

# Sweetwater Creek South Unit Two West

A Portion of Government Lots 6, 7 & 8, All Lying in Section 15, Township 4 South,  
Range 27 East, City of Jacksonville, Duval County, Florida.

**CAPTION**

A PORTION OF GOVERNMENT LOTS 6,7 AND 8, SECTION 15, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE SOUTHWESTERLY CORNER OF LOT 114, SWEETWATER CREEK SOUTH, UNIT ONE WEST, AS RECORDED IN PLAT BOOK 50, PAGE 10, 10A-10K OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARY OF SAID SWEETWATER CREEK SOUTH, UNIT ONE WEST, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1, SOUTH 71°00'25" EAST, 95.19 FEET; COURSE NO. 2, NORTH 40°17'49" EAST, 126.95 FEET; COURSE NO. 3, NORTH 68°35'35" EAST, 59.37 FEET; COURSE NO. 4, NORTH 36°29'38" EAST, 59.20 FEET TO THE NORTHERLY LINE OF SAID GOVERNMENT LOT 7; THENCE NORTH 89°02'32" EAST ALONG LAST SAID LINE, AND ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 2656.89 FEET TO THE EASTERLY LINE OF SAID GOVERNMENT LOT 8; THENCE SOUTH 00°28'14" EAST, ALONG LAST SAID LINE, 1333.92 FEET TO THE NORTHERLY BOUNDARY OF A 100 FOOT JACKSONVILLE ELECTRIC AUTHORITY RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS VOLUME 3299, PAGE 1161 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1, NORTH 77°37'03" WEST, 430.36 FEET; COURSE NO. 2, SOUTH 88°58'26" WEST, 2234.56 FEET; COURSE NO. 3, SOUTH 89°01'07" WEST, 264.01 FEET TO THE WESTERLY LINE OF THE EASTERLY 264 FEET OF SAID GOVERNMENT LOT 6, SAID LINE ALSO BEING THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 6919, PAGE 1752 AND ALSO BEING THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 2759, PAGE 1199, ALL OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°35'53" WEST, ALONG LAST SAID LINE, 1106.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 82.69 ACRES, MORE OR LESS

**ADOPTION AND DEDICATION**

This is to certify that South Mandarin Development, L.L.C., a corporation under the laws of the state of Florida, is the lawful owner of the lands described in the caption hereon known as Sweetwater Creek South Unit Two West, having caused the same to be surveyed and subdivided, and that Bank of America, N.A., a National Banking Association under the laws of the State of Florida, doing business as NationsBank, N.A., is the holder of mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All roads, parkways, boulevards, courts, walkways, easements for drainage, utilities and non-access easements, all private easements and conservation easements which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, and except all JEA easements, which includes Tract A, water and sewer, are hereby irrevocably and without reservation dedicated to the City of Jacksonville their successors and assigns. The drainage easements over, under, across and through the lakes/stormwater management facilities shown on this plat are hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns, and are subject to the following covenants which shall run with the land:

- (1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all roads, parkways, boulevards and courts as noted above, hereby dedicated, together with all substances or matter which may flow or pass from roads, parkways, boulevards and courts; from adjacent land or from any other source of public waters into or through said lakes/stormwater management facilities without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns;
- (2) The lakes and treatment systems shown on this plat are owned in fee simple title by the abutting owner(s), its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the owner, its successor and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.
- (3) The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the developer or any other person within the area of the lands hereby platted, or of the lakes and treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/stormwater management facilities and the control structures to effect adequate drainage.

**CLERK'S CERTIFICATION 2000176413**

This is to certify that this plat has been examined and approved by the City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 53, Pages 62-62K of the Public Records of Duval County, Florida.  
Signed this 4th day of August, A.D., 2000.

Henry Cook By: Robin A Bailey  
HENRY COOK Deputy Clerk  
Clerk of Circuit Court

**APPROVED FOR THE RECORD**

This is to certify that the above plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, of the Ordinance Code.  
For: Stall 8/3/2000  
Director of Public Works Date

**PLAT CONFORMITY REVIEW**

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 28th DAY OF July, 2000.  
Glenn E. M. Gregor  
GLENN E. MCGREGOR, P.L.S.  
PROFESSIONAL LAND SURVEYOR NUMBER 4252

The Owner, its successors and assigns of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damaged arising from or out of any occurrence in, upon, at or from the lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act or omission of its agent, contractors, employees, servants, licenses or concessionaires within Sweetwater Creek South Unit Two West. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

The undersigned Owners does hereby reserve unto itself and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all the lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors, and assigns.

Those easements designated as 'JEA-E.E.' are hereby irrevocably dedicated to the JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

Those easements designated as 'JEA-E.' are hereby irrevocably dedicated to the JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

In witness thereof, South Mandarin Development, L.L.C., has caused these presents to be signed this 11th day of July, 2000.

SOUTH MANDARIN DEVELOPMENT, L.L.C.  
Beverly J. Holland  
Witness: Beverly J. Holland  
Print Name: Beverly J. Holland  
J.D. Collins, President  
The Collins Group, Inc. as Manager  
of South Mandarin Development, L.L.C.

BANK OF AMERICA D/B/A NATIONSBANK, N.A.  
Michael Fritsch  
Witness: Michael Fritsch  
Print Name: Michael Fritsch  
Senior Vice President

BANK OF AMERICA D/B/A NATIONSBANK, N.A.  
Erik Rostholder  
Witness: Erik Rostholder  
Print Name: Erik Rostholder

NOTARY FOR SOUTH MANDARIN DEVELOPMENT, L.L.C.  
The foregoing instrument was acknowledged before me this 11th day of July, 2000, A.D. by J.D. Collins, President of The Collins Group, Inc. a Florida Corporation, the Manager of South Mandarin Development, L.L.C., a Florida Limited Liability Corporation, on behalf of the Corporation. He is personally known to me and did not take an oath.  
Beverly J. Holland  
Notary Public State of Florida at Large  
My Commission Expires: April 19, 2001  
Serial No. 99020847-14-01

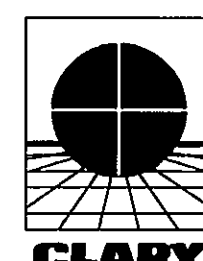
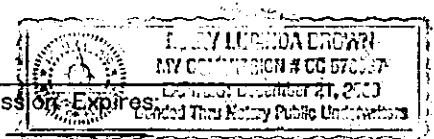
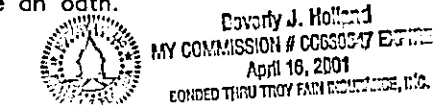
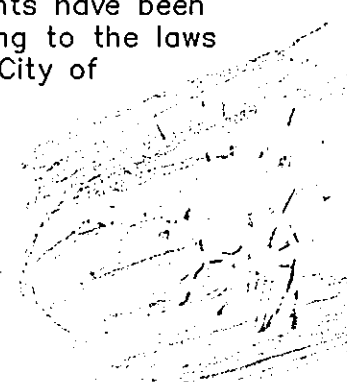
NOTARY FOR BANK OF AMERICA D/B/A NATIONSBANK, N.A.  
The foregoing instrument was acknowledged before me this 13 day of July, 2000, A.D. by Michael Fritsch, Senior Vice President of Bank of America d/b/a NationsBank, N.A., a National Banking Association, on behalf of the Association. He is personally known to me and did not take an oath.  
Mary L. Brown  
Notary Public State of Florida at Large  
My Commission Expires: August 21, 2003  
Serial No. 99020847-14-01

PREPARED BY:  
**CLARY & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3530 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703

Approved 7/28/2000  
Date  
Stall  
City Engineer  
for Director of Public Works  
Approved 8/2/00  
Date  
Glenn E. M. Gregor  
for General Counsel

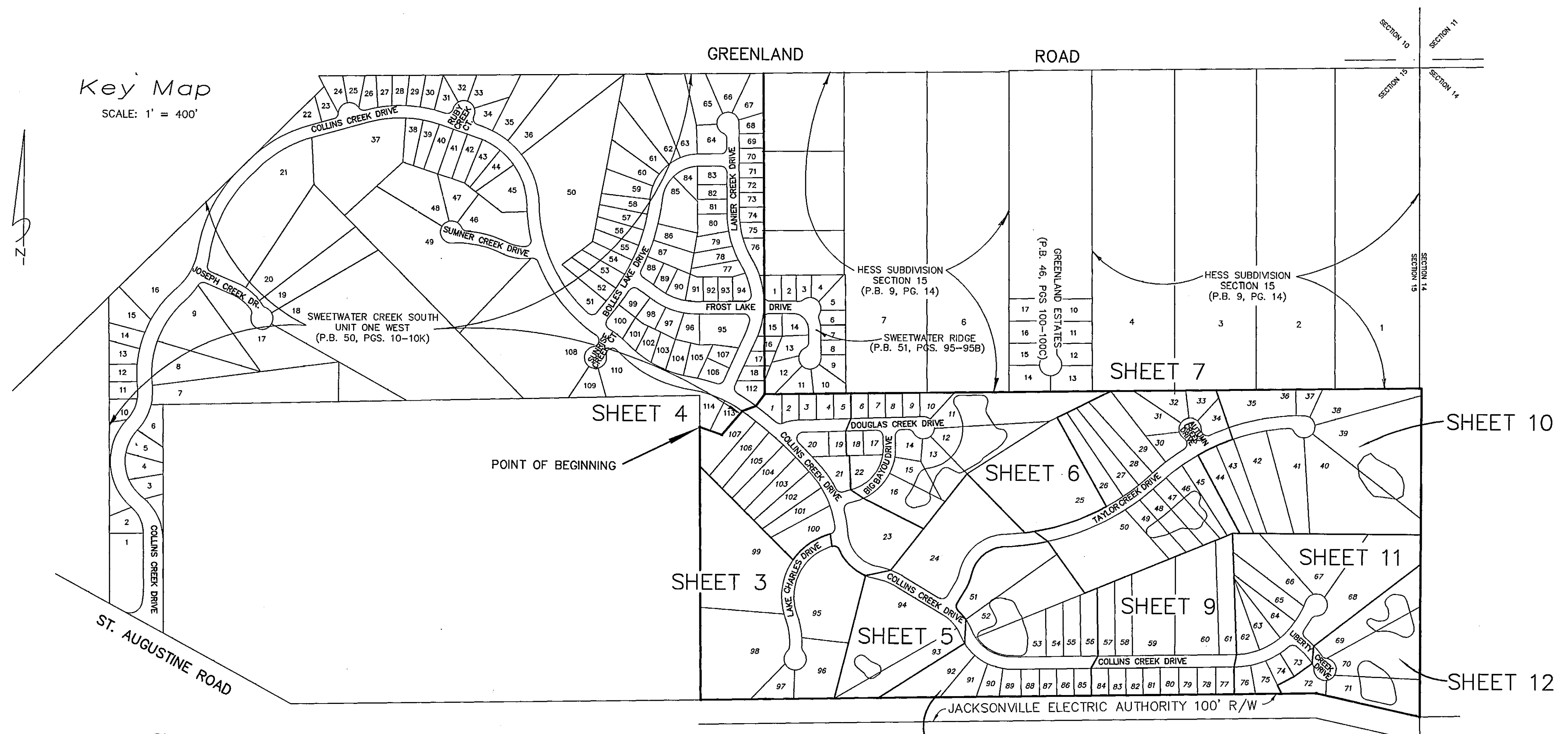
REVIEWS  
OFFICE: JES  
FIELD: J.D.C.  
CHECKED BY  
DRAFT: JES  
CLOSURES/DATA: JES  
COVER SHEET: JES  
PRMS: 1247-18-19  
1254-53-54

**SURVEYOR'S CERTIFICATE**  
This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described in the Caption: that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all requirements of Florida Statute 177, that the survey and legal description are accurate and permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State of Florida and the current regulations of the City of Jacksonville.  
Signed the 21st day of July, A.D., 2000.  
Gregory J. Clay  
Gregory J. Clay  
Registered Land Surveyor No. 3377  
State of Florida



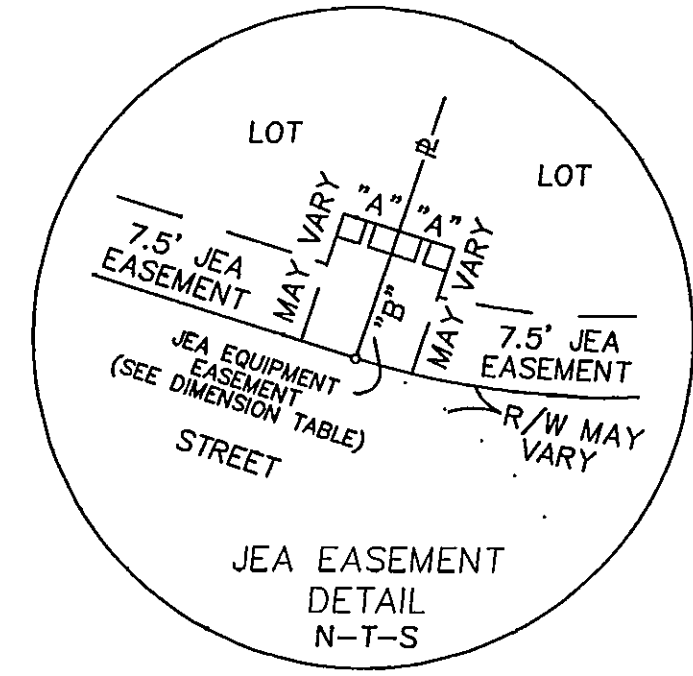
# Sweetwater Creek South Unit Two West

A Portion of Government Lots 6, 7 & 8, All Lying in Section 15, Township 4 South, Range 27 East, City of Jacksonville, Duval County, Florida.



### General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF SWEETWATER RIDGE (AS RECORDED IN PLAT BOOK 51, PGS. 95-95B) AS N 89°02'32" E.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" & "A", AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 218E, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 8)
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- 'JEA-E.E.' DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JEA.
- 'JEA-E.' DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
- THE STORMWATER MANAGEMENT FACILITIES SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
- [455.90] DENOTES LOT DIMENSIONS WHERE APPLICABLE TO DISTINGUISH FROM OTHER DATA.

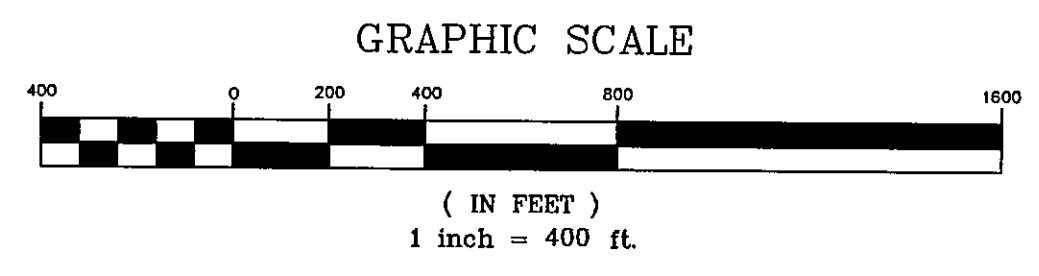


DIMENSION TABLE		
"A"	5'	TYPICAL 10'x 10' JEA EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'x 20' JEA EQUIPMENT EASEMENT

SHEET 8

### Legend

- R/W = RIGHT-OF-WAY
- = PERMANENT CONTROL POINT
- PC = STAMPED CLARY 3377
- PT = POINT OF CURVATURE
- ORV = POINT OF TANGENCY
- PB = OFFICIAL RECORDS VOLUME
- PG(S) = PLAT BOOK
- L = PAGE(S)
- T = ARC LENGTH
- R = TANGENT
- CH = RADIUS
- Δ = CHORD
- RP = DELTA
- = RADIUS POINT
- = SET PERMANENT REFERENCE MONUMENT
- STAMPED LB 3731
- C4 = TABULATED CURVE DATA
- PC = POINT OF CURVATURE
- PCC = POINT OF REVERSE CURVE
- RDL = POINT OF TANGENCY
- ROL = RADIAL LINE
- JEA-E = JEA EASEMENT
- JEA-E.E. = JEA EQUIPMENT EASEMENT
- S.M.F. = STORMWATER MANAGEMENT FACILITY
- U.D. & A.E. = UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- A.T.O.B. = APPROXIMATE TOP OF BANK
- W.P. & C.E. = WETLAND PRESERVATION & CONSERVATION EASEMENT
- U.P. & C.E. = UPLAND PRESERVATION & CONSERVATION EASEMENT
- = FOUND PERMANENT REFERENCE MONUMENT
- STAMPED LB 3731



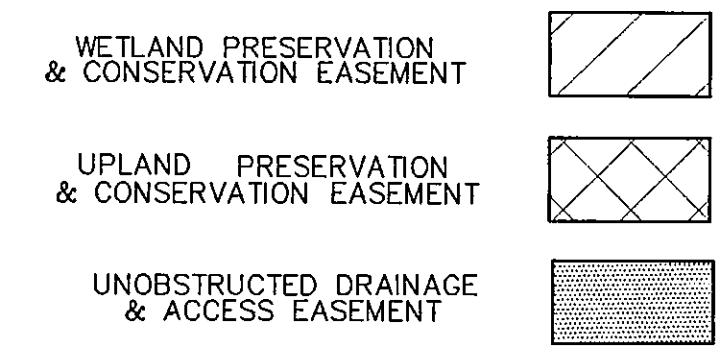
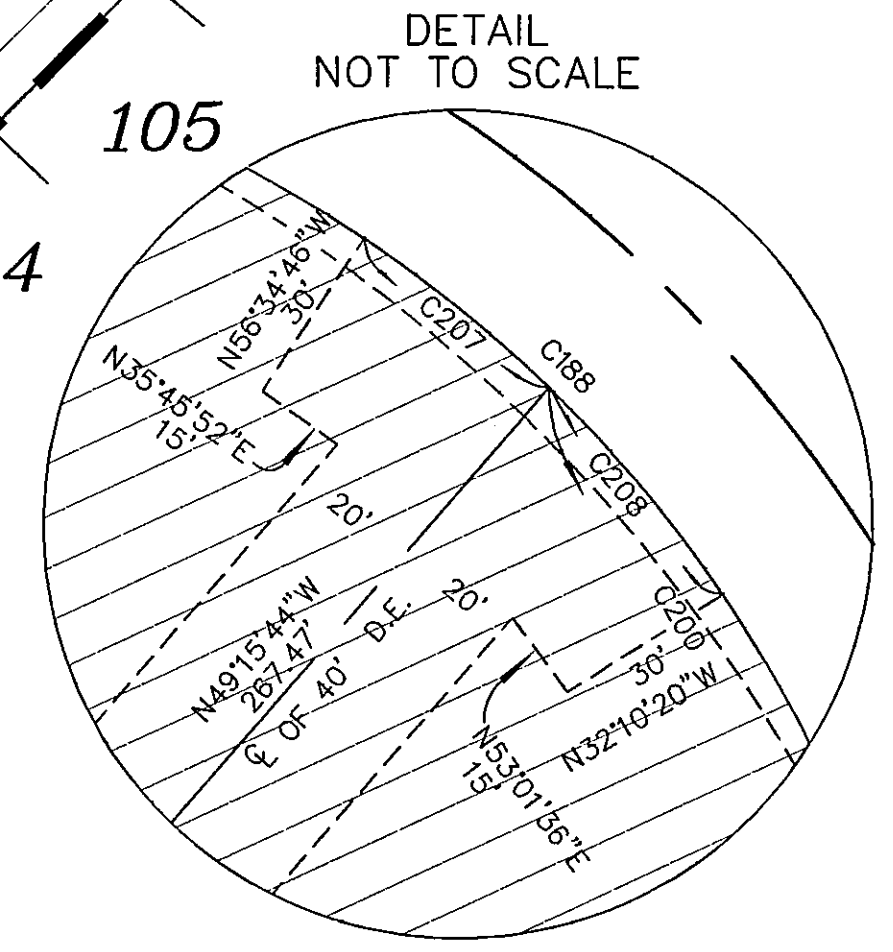
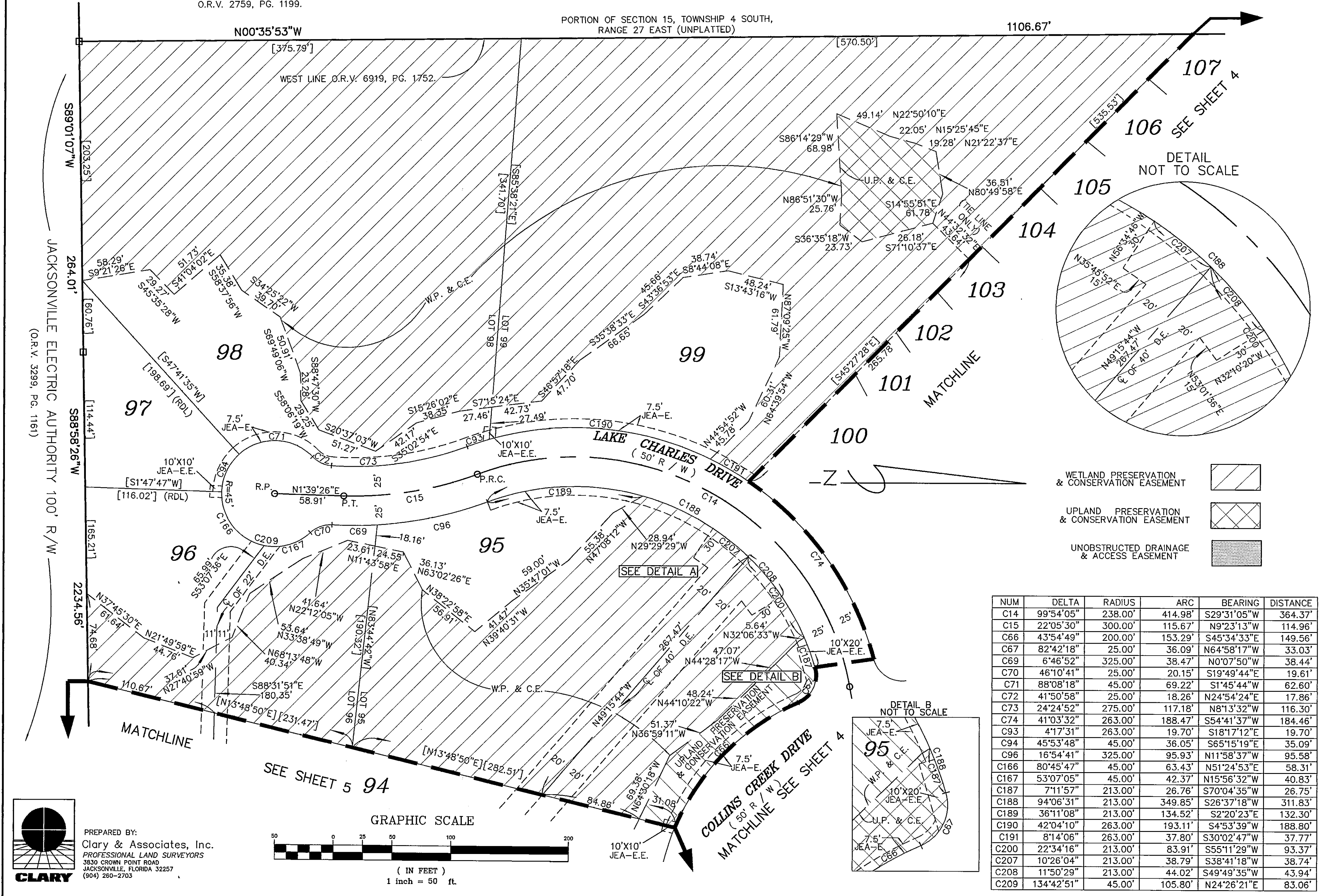
PREPARED BY:  
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PROFESSIONAL LAND SURVEYORS  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703

# Sweetwater Creek South Unit Two West

A Portion of Government Lots 6, 7 & 8, All Lying in Section 15, Township 4 South, Range 27 East, City of Jacksonville, Duval County, Florida.

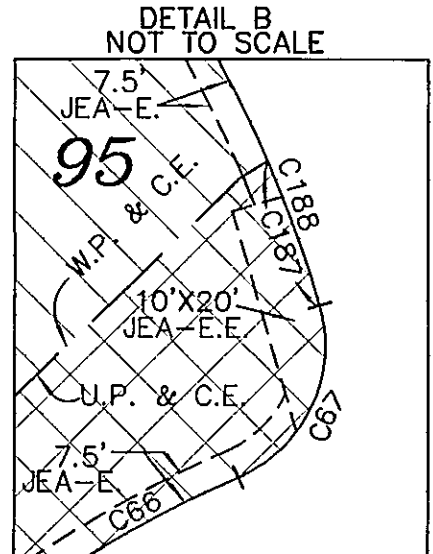
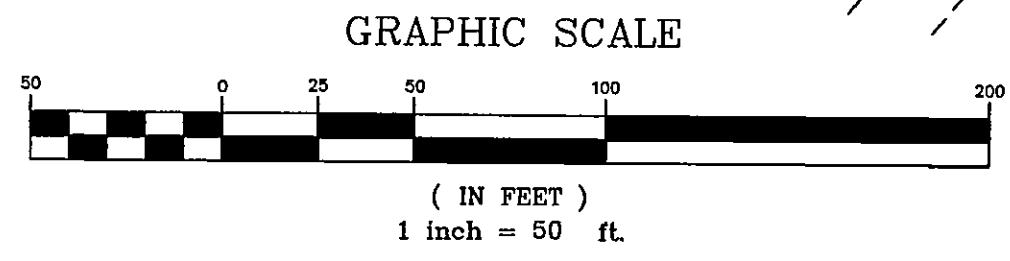
O.R.V. 2759, PG. 1199.

PORTION OF SECTION 15, TOWNSHIP 4 SOUTH,  
RANGE 27 EAST (UNPLATTED)



NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C14	99°54'05"	238.00'	414.98'	S29°31'05"W	364.37'
C15	22°05'30"	300.00'	115.67'	N9°23'13"W	114.96'
C66	43°54'49"	200.00'	153.29'	S45°34'33"E	149.56'
C67	82°42'18"	25.00'	36.09'	N64°58'17"W	33.03'
C69	6°46'52"	325.00'	38.47'	N0°07'50"W	38.44'
C70	46°10'41"	25.00'	20.15'	S19°49'44"E	19.61'
C71	88°08'18"	45.00'	69.22'	S1°45'44"W	62.60'
C72	41°50'58"	25.00'	18.26'	N24°54'24"E	17.86'
C73	24°24'52"	275.00'	117.18'	N8°13'32"W	116.30'
C74	41°03'32"	263.00'	188.47'	S54°41'37"W	184.46'
C93	4°17'31"	263.00'	19.70'	S18°17'12"E	19.70'
C94	45°53'48"	45.00'	36.05'	S65°15'19"E	35.09'
C96	16°54'41"	325.00'	95.93'	N11°58'37"W	95.58'
C166	80°45'47"	45.00'	63.43'	N51°24'53"E	58.31'
C167	53°07'05"	45.00'	42.37'	N15°56'32"W	40.83'
C187	7°11'57"	213.00'	26.76'	S70°04'35"W	26.75'
C188	94°06'31"	213.00'	349.85'	S26°37'18"W	311.83'
C189	36°11'08"	213.00'	134.52'	S2°20'23"E	132.30'
C190	42°04'10"	263.00'	193.11'	S4°53'39"W	188.80'
C191	8°14'06"	263.00'	37.80'	S30°02'47"W	37.77'
C200	22°34'16"	213.00'	83.91'	S55°11'29"W	93.37'
C207	10°26'04"	213.00'	38.79'	S38°41'18"W	38.74'
C208	11°50'29"	213.00'	44.02'	S49°49'35"W	43.94'
C209	134°42'51"	45.00'	105.80'	N24°26'21"E	83.06'

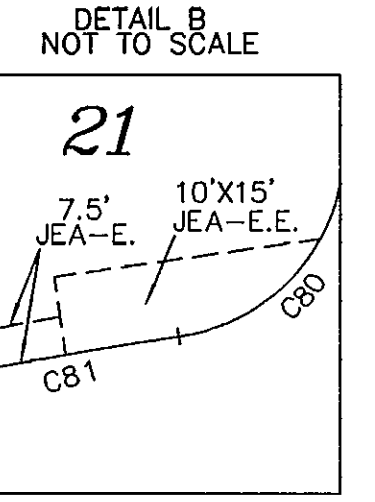
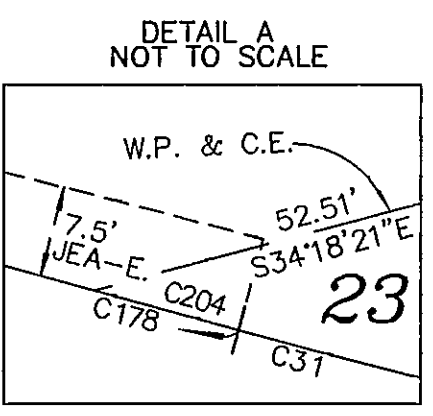
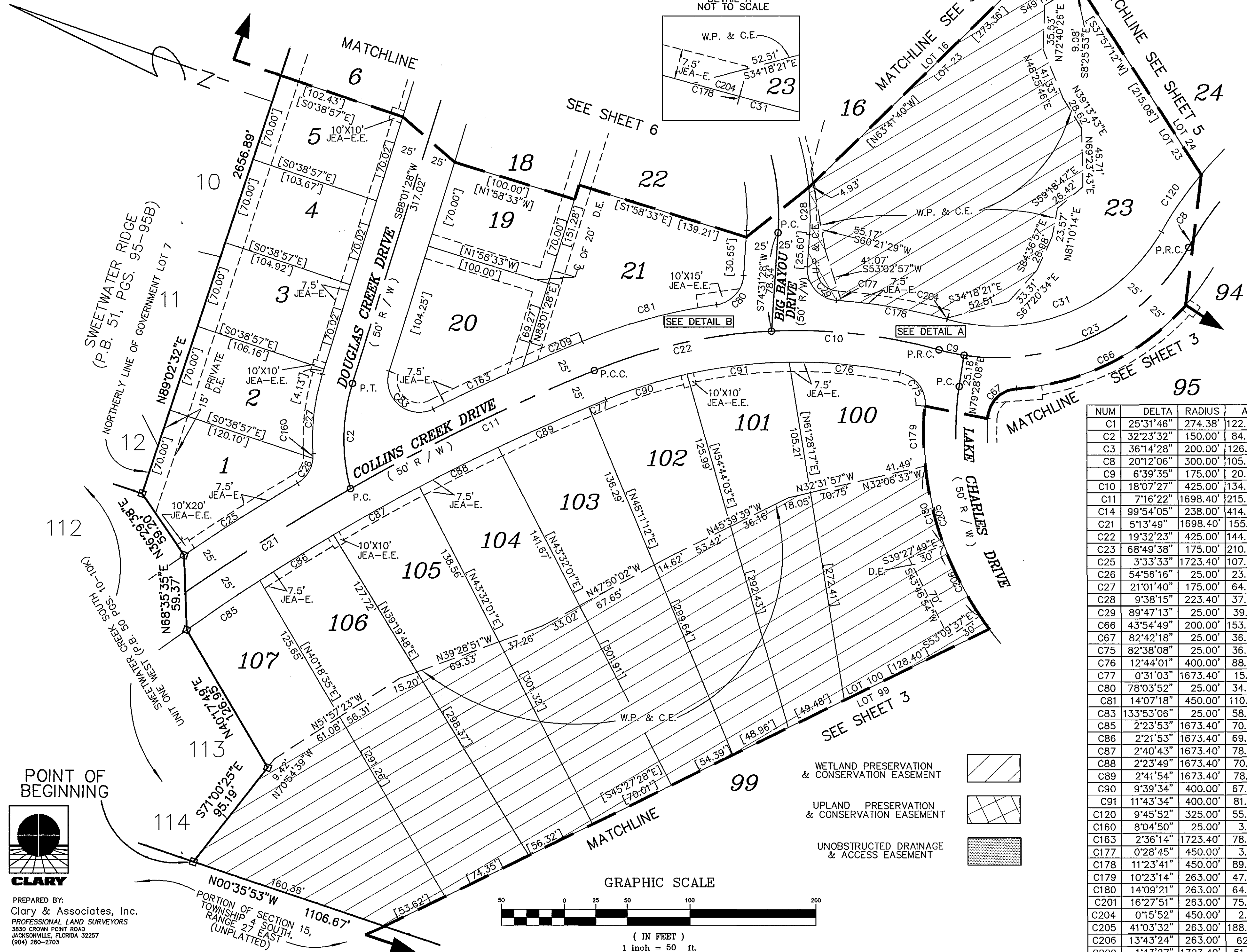
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**CLARY**



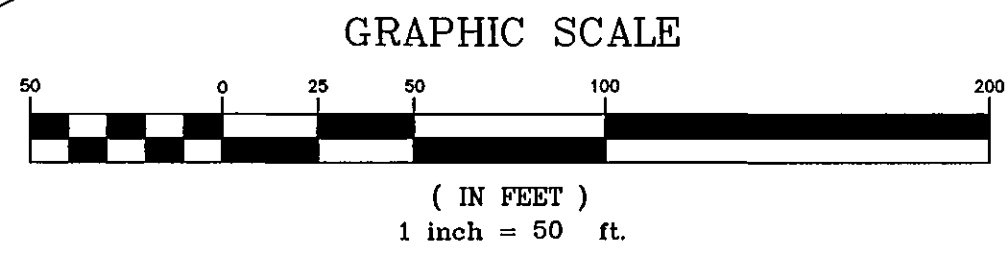
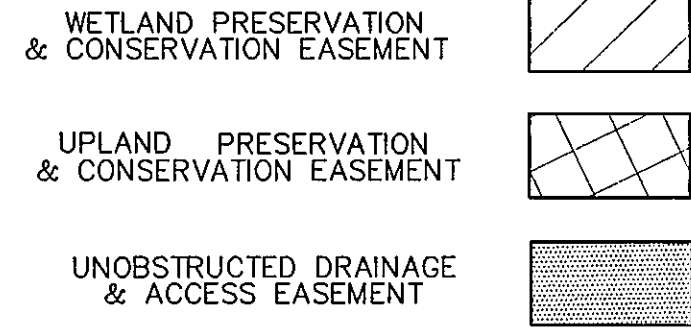
# Sweetwater Creek South Unit Two West

A Portion of Government Lots 6, 7 & 8, All Lying in Section 15, Township 4 South, Range 27 East, City of Jacksonville, Duval County, Florida.

SHEET 4 OF 12 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C1	25'31'46"	274.38'	122.26'	N35'55'24"W	121.25'
C2	32'23'32"	150.00'	84.80'	S71'49'42"W	83.68'
C3	36'14'28"	200.00'	126.51'	N41'01'58"W	124.41'
C8	20'12'06"	300.00'	105.78'	N69'15'15"W	105.23'
C9	6'39'35"	175.00'	20.34'	N7'11'52"W	20.33'
C10	18'07'27"	425.00'	134.44'	N12'55'48"W	133.88'
C11	7'16'22"	1698.40'	215.59'	S45'10'06"E	215.44'
C14	99'54'05"	238.00'	414.98'	S29'31'05"W	364.37'
C21	5'13'49"	1698.40'	155.04'	N51'25'12"W	154.99'
C22	19'32'23"	425.00'	144.94'	N31'45'44"W	144.24'
C23	68'49'38"	175.00'	210.22'	S44'56'29"E	197.81'
C25	3'33'33"	1723.40'	107.06'	N51'43'30"W	107.04'
C26	54'56'16"	25.00'	23.97'	S77'24'51"E	23.06'
C27	21'01'40"	175.00'	64.23'	S77'30'38"W	63.87'
C28	9'38'15"	223.40'	37.58'	N69'42'20"E	37.53'
C29	89'47'13"	25.00'	39.18'	S29'37'51"W	35.29'
C66	43'54'49"	200.00'	153.29'	S45'34'33"E	149.56'
C67	82'42'18"	25.00'	36.09'	N64'58'17"W	33.03'
C75	82'38'08"	25.00'	36.06'	N33'54'18"E	33.01'
C76	12'44'01"	400.00'	88.90'	N13'46'47"W	88.72'
C77	0'31'03"	1673.40'	15.12'	N41'47'27"W	15.12'
C80	78'03'52"	25.00'	34.06'	S66'26'36"E	31.49'
C81	14'07'18"	450.00'	110.91'	N34'28'19"W	110.63'
C83	133'53'06"	25.00'	58.42'	S21'04'55"W	46.01'
C85	2'23'53"	1673.40'	70.04'	N53'23'16"W	70.04'
C86	2'21'53"	1673.40'	69.07'	N51'00'23"W	69.06'
C87	2'40'43"	1673.40'	78.24'	N48'29'04"W	78.23'
C88	2'23'49"	1673.40'	70.01'	N45'56'48"W	70.00'
C89	2'41'54"	1673.40'	78.81'	N43'23'56"W	78.80'
C90	9'39'34"	400.00'	67.44'	N36'42'09"W	67.36'
C91	11'43'34"	400.00'	81.86'	N26'00'35"W	81.72'
C120	9'45'52"	325.00'	55.39'	N74'28'22"W	55.32'
C160	8'04'50"	25.00'	3.53'	N71'01'52"E	3.52'
C163	2'36'14"	1723.40'	78.33'	N44'33'31"W	78.32'
C177	0'28'45"	450.00'	3.77'	N15'01'22"W	3.77'
C178	11'23'41"	450.00'	89.49'	N9'33'55"W	89.35'
C179	10'23'14"	263.00'	47.68'	S70'01'45"W	47.62'
C180	14'09'21"	263.00'	64.98'	S57'45'27"W	64.81'
C201	16'27'51"	263.00'	75.57'	S42'23'46"W	75.31'
C204	0'15'52"	450.00'	2.08'	N4'00'00"W	2.08'
C205	41'03'32"	263.00'	188.47'	S54'41'37"W	184.46'
C206	13'43'24"	263.00'	62.99'	N43'49'05"E	62.84'
C209	1'43'27"	1723.40'	51.86'	N42'23'40"W	51.86'



POINT OF BEGINNING

**CLARY**

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PROFESSIONAL LAND SURVEYORS  
3850 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 280-2703

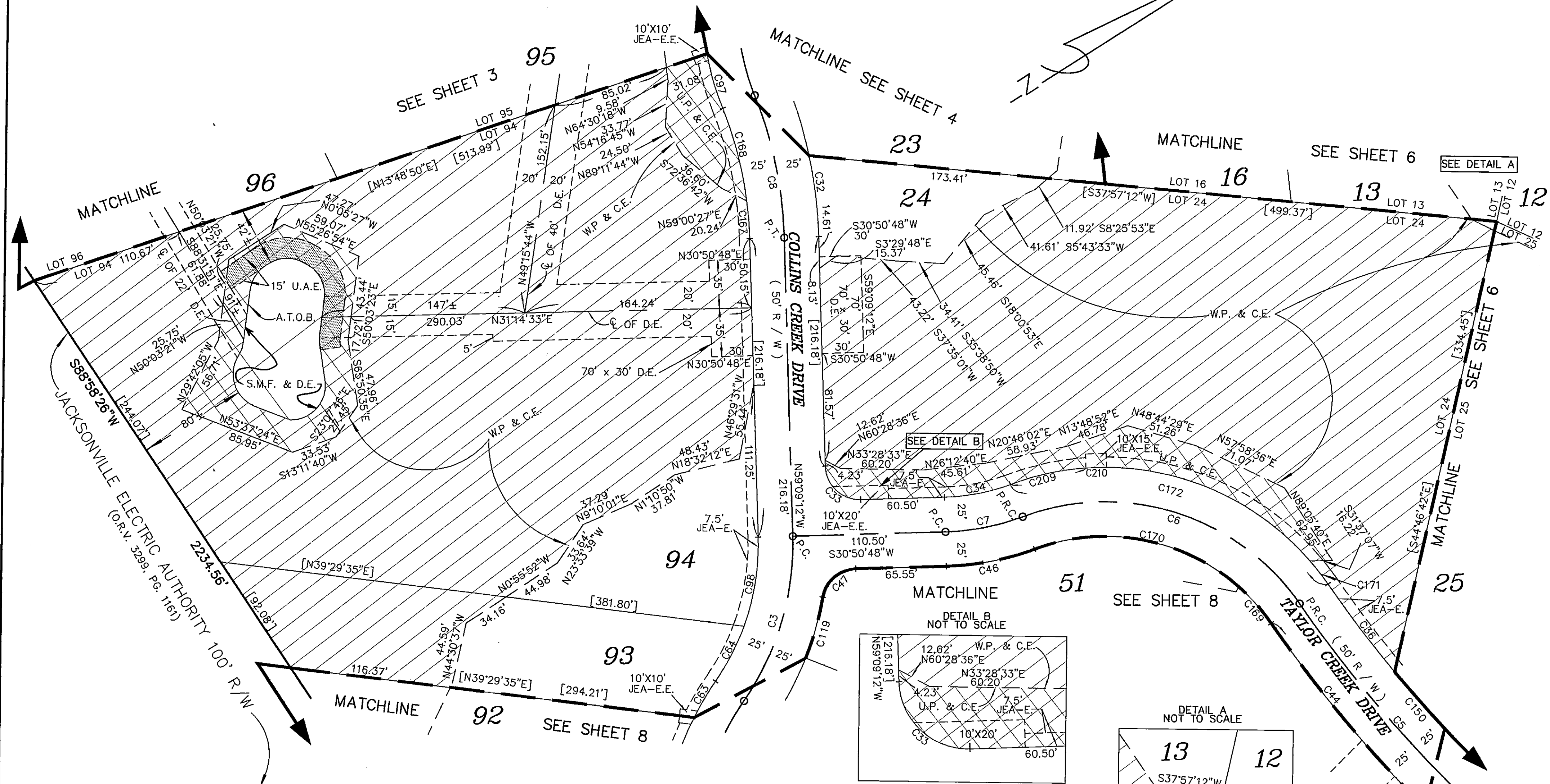
PORTION OF SECTION 15,  
TOWNSHIP 4 SOUTH,  
RANGE 27 EAST,  
(UNPLATTED)

# Sweetwater Creek South Unit Two West

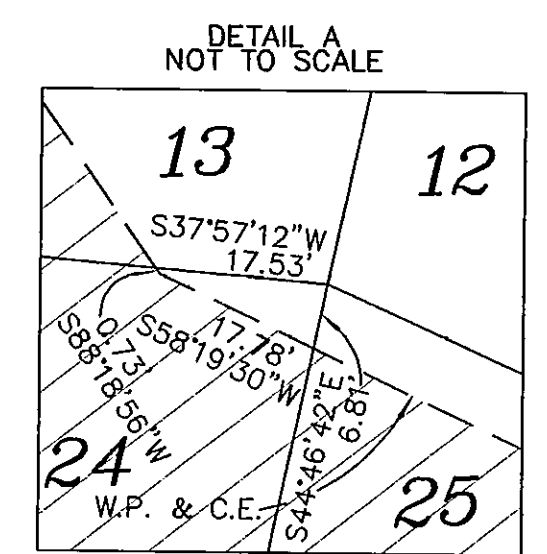
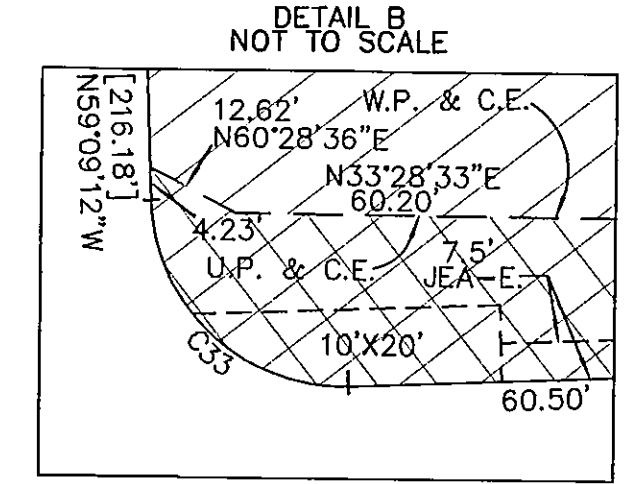
A Portion of Government Lots 6, 7 & 8, All Lying in Section 15, Township 4 South, Range 27 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK 53 PAGE 62D

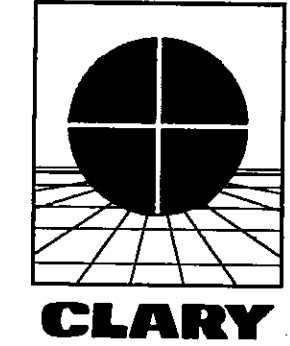
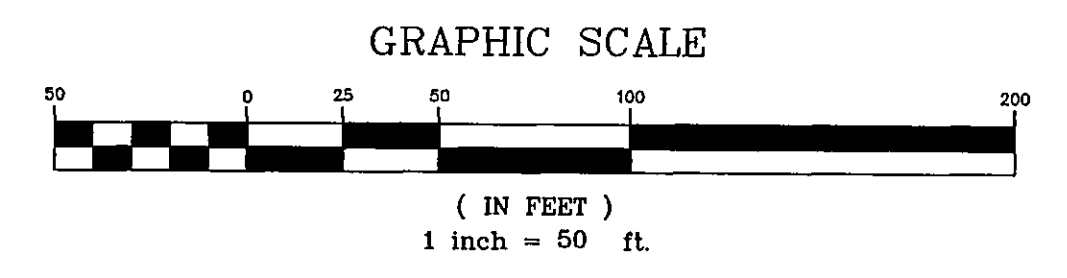
SHEET 5 OF 12 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE	NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C3	36°14'28"	200.00'	126.51'	N41°01'58"W	124.41'	C97	11°49'20"	200.00'	41.27'	S73°26'38"E	41.19'
C5	41°12'22"	933.87'	671.63'	N67°16'28"E	657.25'	C98	21°30'29"	175.00'	65.69'	N48°23'57"W	65.31'
C6	75°50'47"	170.68'	225.94'	S49°57'16"W	209.80'	C119	11°40'39"	225.00'	45.86'	N41°46'39"W	45.78'
C7	18°48'55"	174.02'	57.15'	N21°26'20"E	56.89'	C150	22°04'55"	908.87'	350.28'	N71°48'30"E	348.12'
C8	20°12'06"	300.00'	105.78'	N69°15'15"W	105.23'	C167	5°43'43"	275.00'	27.50'	N62°01'04"W	27.48'
C32	10°26'14"	325.00'	59.20'	N64°22'19"W	59.12'	C168	20°12'06"	275.00'	96.96'	N69°15'15"W	96.46'
C33	90°00'00"	25.00'	39.27'	N75°50'48"E	35.36'	C169	13°47'09"	145.68'	35.05'	S80°59'05"W	34.97'
C34	18°48'55"	149.02'	48.94'	N21°26'20"E	48.72'	C170	75°50'47"	145.68'	192.85'	S49°57'16"W	179.07'
C36	5°01'42"	908.87'	79.77'	N85°21'49"E	79.74'	C171	6°15'02"	195.68'	21.35'	S84°45'08"W	21.34'
C44	10°23'45"	958.87'	173.98'	N82°40'47"E	173.74'	C172	75°50'47"	195.68'	259.04'	S49°57'16"W	240.53'
C46	18°48'55"	199.02'	65.36'	N21°26'20"E	65.06'	C202	1°52'46.0"	958.87'	31.45'	N78°25'17"E	31.45'
C47	78°27'46"	25.00'	34.24'	S8°23'05"E	31.62'	C209	16°00'00"	55.88'	195.68'	S20°12'46"W	55.69'
C63	7°45'55"	224.95'	30.49'	S26°47'46"E	30.47'	C210	4°00'00"	14.99'	195.68'	S30°35'21"W	14.99'
C64	14°43'54"	175.00'	45.00'	N30°16'45"W	44.87'						



- WETLAND PRESERVATION & CONSERVATION EASEMENT
- UPLAND PRESERVATION & CONSERVATION EASEMENT
- UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT

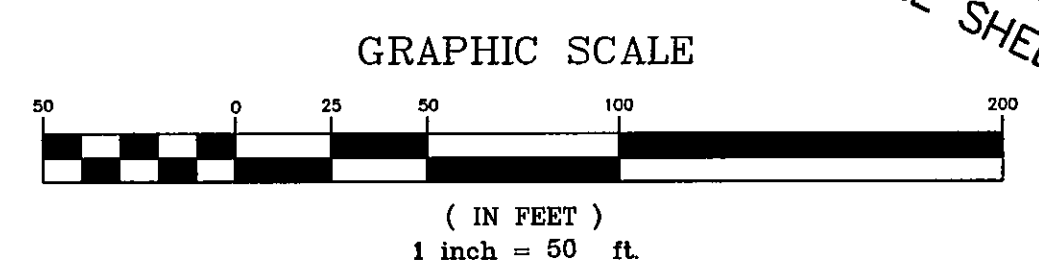
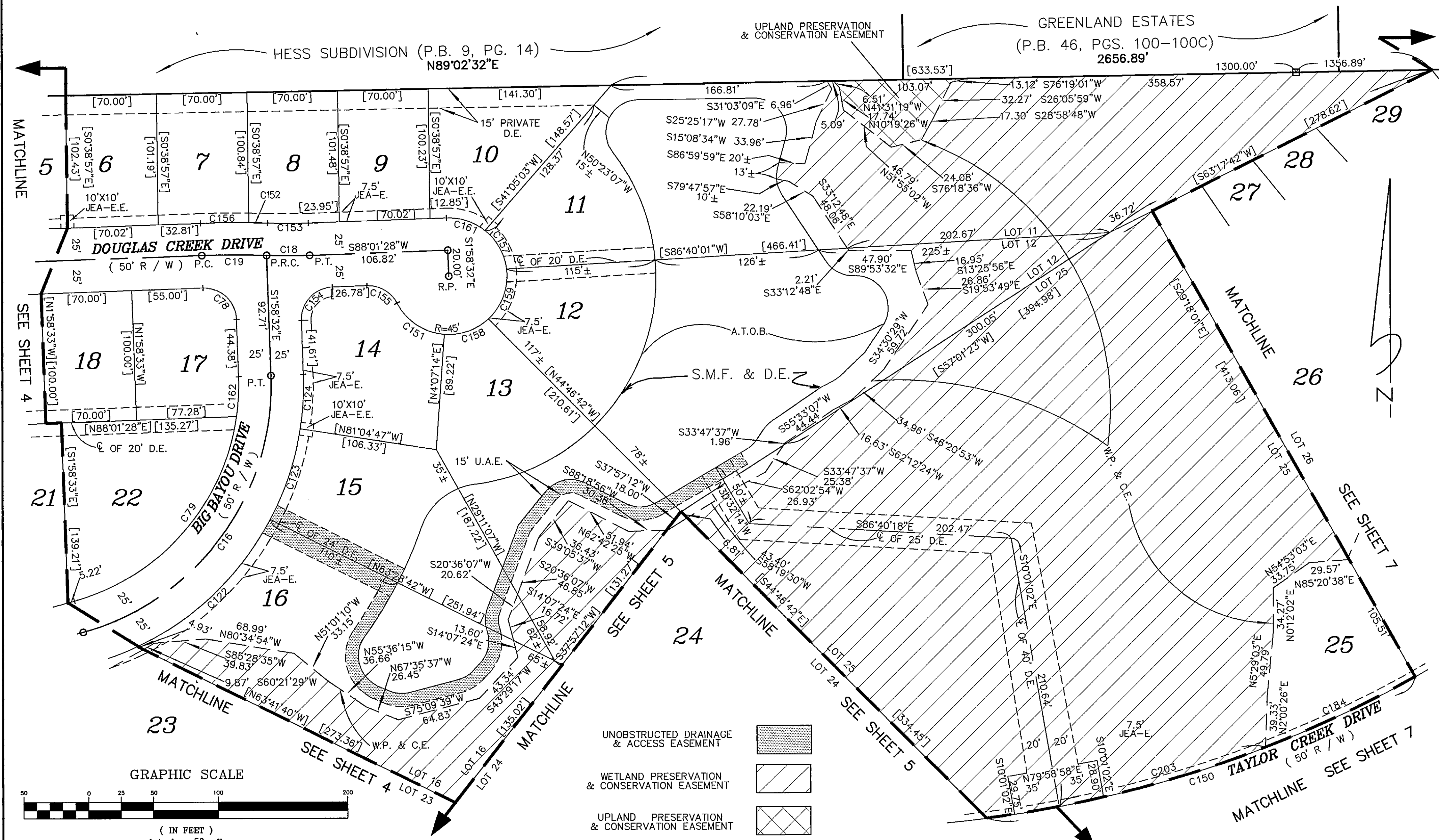


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JACKSONVILLE, FLORIDA 32257  
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# Sweetwater Creek South Unit Two West

A Portion of Government Lots 6, 7 & 8, All Lying in Section 15, Township 4 South, Range 27 East, City of Jacksonville, Duval County, Florida.

SHEET 6 OF 12 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



- UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
- WETLAND PRESERVATION & CONSERVATION EASEMENT
- UPLAND PRESERVATION & CONSERVATION EASEMENT

NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE	NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE	NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C16	76°29'59"	198.40'	264.90'	N36°16'28"E	245.66'	C124	10°45'48"	223.40'	41.97'	N3°24'22"E	41.91'	C157	44°27'39"	45.00'	34.92'	N29°06'00"W	34.05'
C18	3°49'21"	498.12'	33.23'	N89°56'09"E	33.23'	C150	22°04'55"	908.87'	350.28'	N71°48'30"E	348.12'	C158	47°20'44"	45.00'	37.19'	N70°49'23"E	36.14'
C19	3°49'21"	750.00'	50.04'	S89°56'09"W	50.03'	C151	58°09'05"	45.00'	45.67'	S56°25'42"E	43.74'	C159	54°01'10"	45.00'	42.43'	N20°08'25"E	40.87'
C78	90°00'00"	25.00'	39.27'	N46°58'32"W	35.36'	C152	1°04'20"	775.00'	14.50'	N88°41'21"W	14.50'	C161	40°38'42"	45.00'	31.92'	N71°39'11"W	31.26'
C79	66°19'49"	173.40'	200.74'	N41°21'33"E	189.72'	C153	3°49'21"	473.12'	31.56'	N89°56'09"E	31.56'	C162	10°10'10"	173.40'	30.78'	N3°06'33"E	30.74'
C122	37°00'33"	223.40'	144.30'	N46°22'55"E	141.81'	C154	90°00'00"	25.00'	39.27'	S43°01'28"W	35.36'	C184	8°03'44"	908.87'	127.89'	N64°47'55"E	127.79'
C123	19°05'21"	223.40'	74.43'	N18°19'57"E	74.09'	C155	64°37'23"	25.00'	28.20'	N59°39'50"W	26.73'	C203	10°27'06"	908.87'	165.79'	N74°03'20"E	165.56'
C156	2°45'00"	775.00'	37.20'	S89°23'58"W	37.20'	C204	3°34'05"	908.87'	56.60'	N81°03'55"E	56.59'						

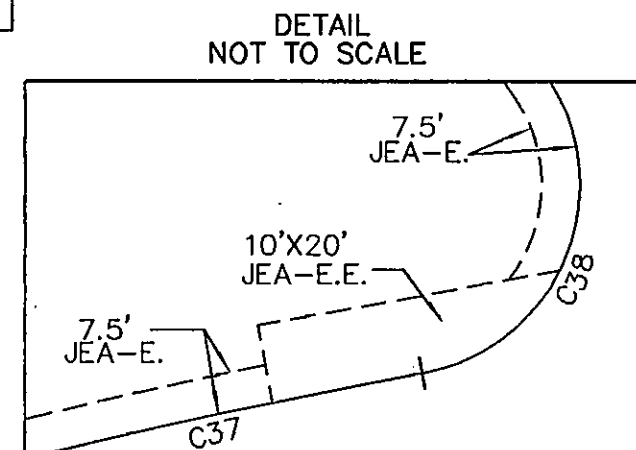
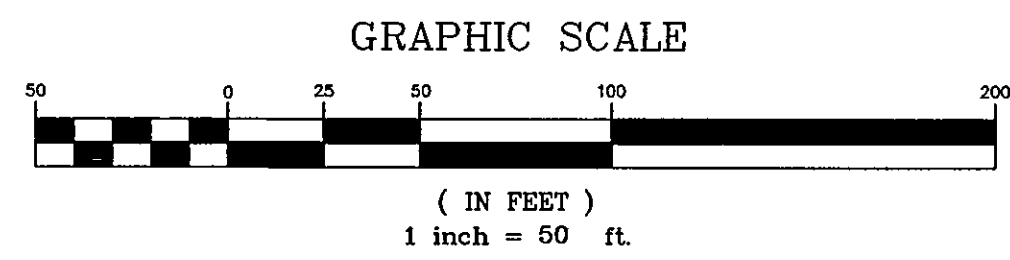


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# Sweetwater Creek South Unit Two West

A Portion of Government Lots 6, 7 & 8, All Lying in Section 15, Township 4 South, Range 27 East, City of Jacksonville, Duval County, Florida.

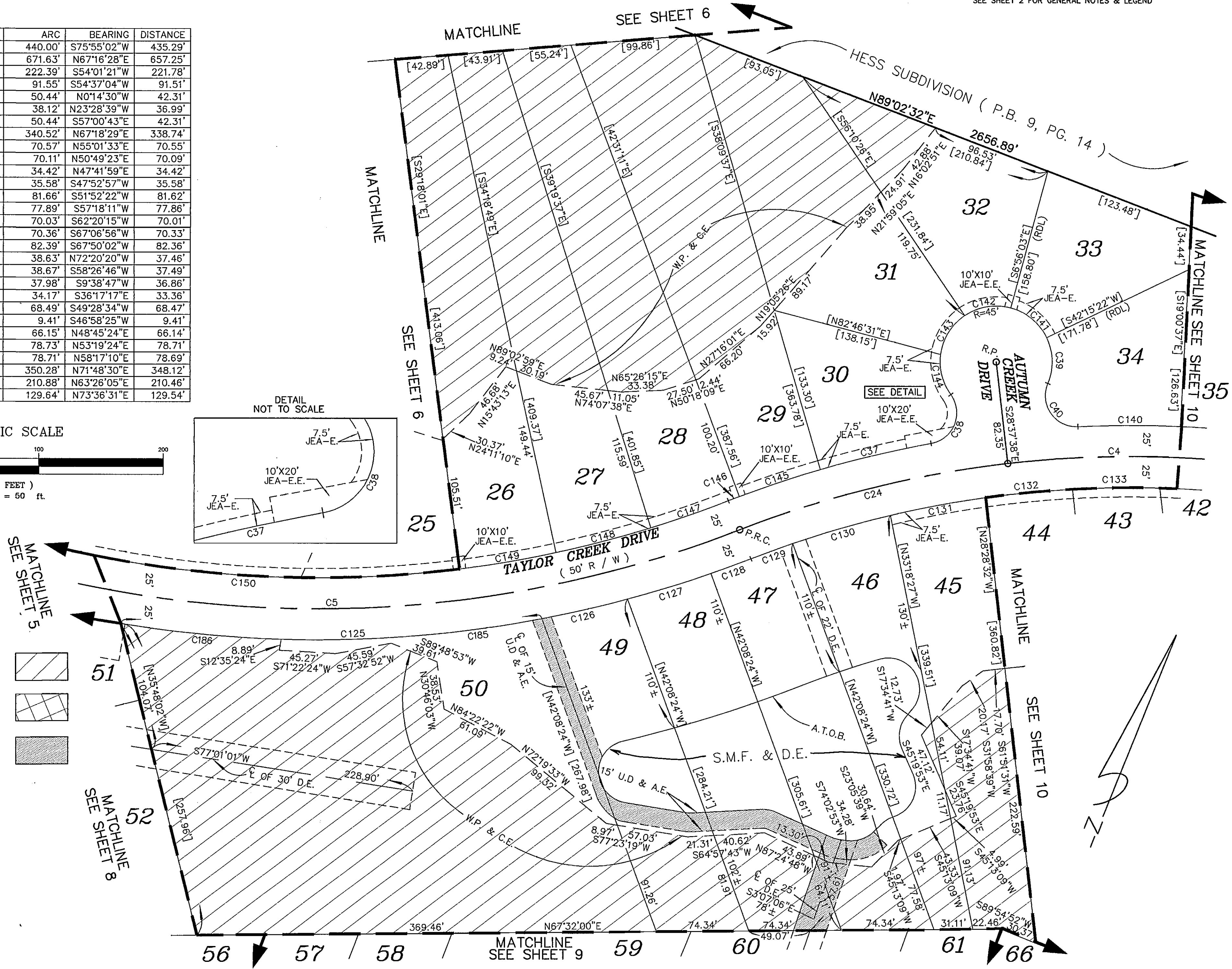
NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C4	29°05'16"	866.70'	440.00'	S75°55'02"W	435.29'
C5	41°12'22"	933.87'	671.63'	N67°16'28"E	657.25'
C24	14°42'07"	866.70'	222.39'	S54°01'21"W	221.78'
C37	5°52'58"	891.70'	91.55'	S54°37'04"W	91.51'
C38	115°36'07"	25.00'	50.44'	N0°14'30"W	42.31'
C39	48°31'57"	45.00'	38.12'	N23°28'39"W	36.99'
C40	115°36'07"	25.00'	50.44'	S57°00'43"E	42.31'
C125	20°20'50"	958.87'	340.52'	N67°18'29"E	338.74'
C126	4°12'59"	958.87'	70.57'	N55°01'33"E	70.55'
C127	4°11'21"	958.87'	70.11'	N50°49'23"E	70.09'
C128	2°03'24"	958.87'	34.42'	N47°41'59"E	34.42'
C129	2°25'19"	841.70'	35.58'	S47°52'57"W	35.58'
C130	5°33'30"	841.70'	81.66'	S51°52'22"W	81.62'
C131	5°18'07"	841.70'	77.89'	S57°18'11"W	77.86'
C132	4°46'00"	841.70'	70.03'	S62°20'15"W	70.01'
C133	4°47'21"	841.70'	70.36'	S67°06'56"W	70.33'
C140	5°17'37"	891.70'	82.39'	S67°50'02"W	82.36'
C141	49°11'25"	45.00'	38.63'	N72°20'20"W	37.46'
C142	49°14'22"	45.00'	38.67'	S58°26'46"W	37.49'
C143	48°21'35"	45.00'	37.98'	S9°38'47"W	36.86'
C144	43°30'33"	45.00'	34.17'	S36°17'17"E	33.36'
C145	4°24'01"	891.70'	68.49'	S49°28'34"W	68.47'
C146	0°36'15"	891.70'	9.41'	S46°58'25"W	9.41'
C147	4°10'13"	908.87'	66.15'	N48°45'24"E	66.14'
C148	4°57'47"	908.87'	78.73'	N53°19'24"E	78.71'
C149	4°57'43"	908.87'	78.71'	N58°17'10"E	78.69'
C150	22°04'55"	908.87'	350.28'	N71°48'30"E	348.12'
C185	12°36'03"	958.87'	210.88'	N63°26'05"E	210.46'
C186	7°44'47"	958.87'	129.64'	N73°36'31"E	129.54'



- WETLAND PRESERVATION & CONSERVATION EASEMENT
- UPLAND PRESERVATION & CONSERVATION EASEMENT
- UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT



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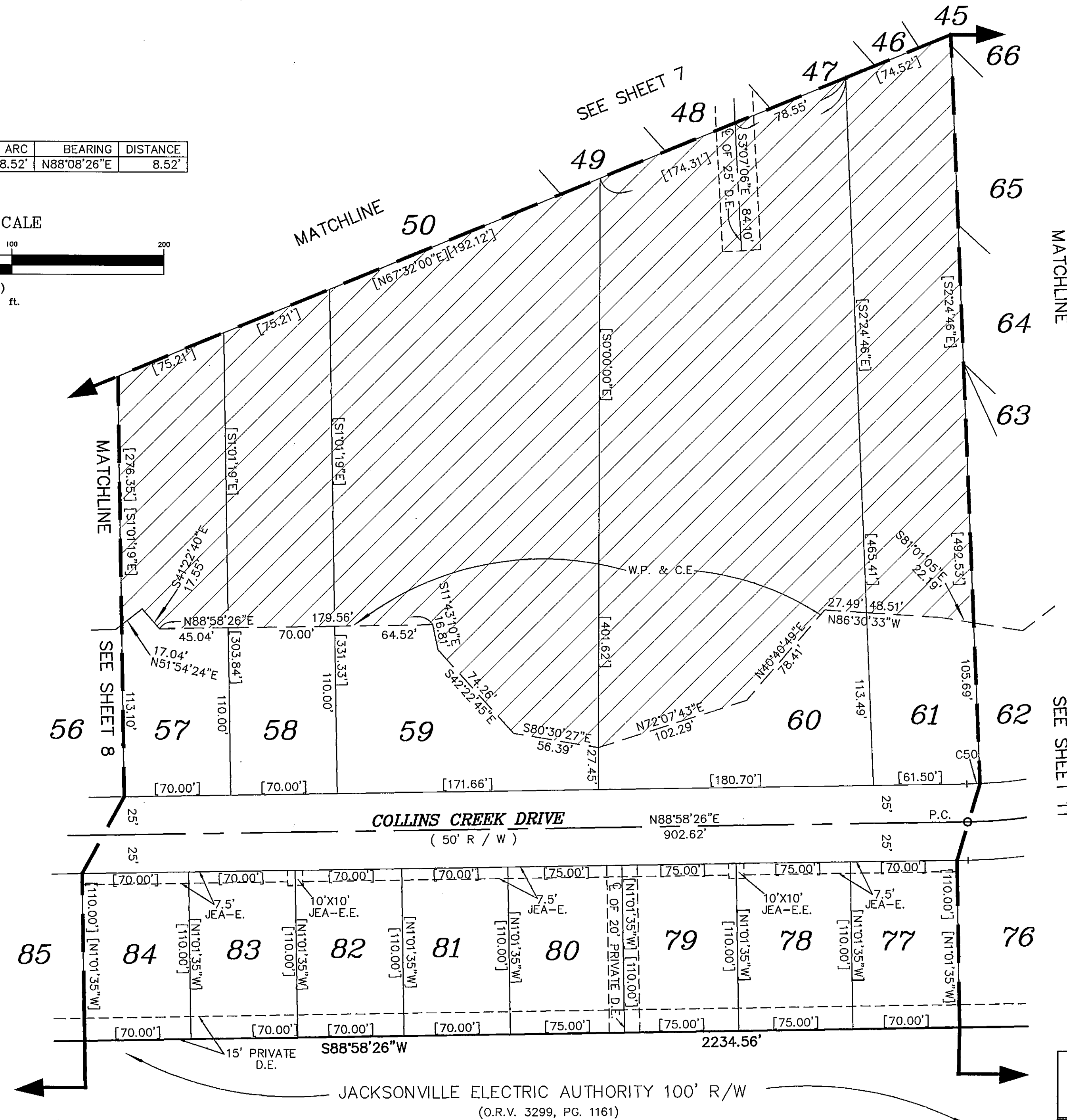
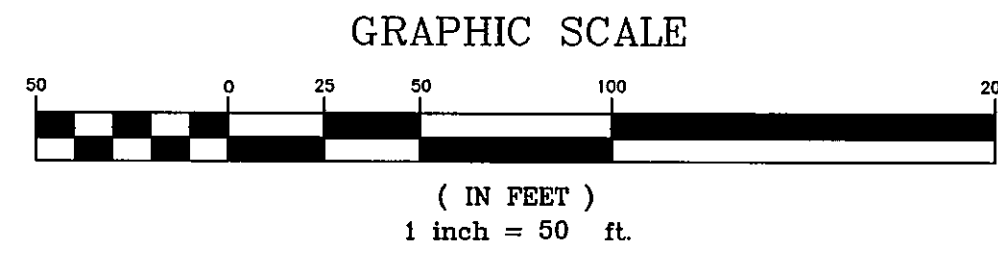




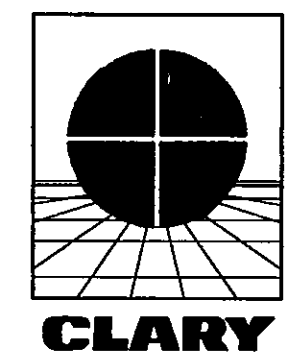
# Sweetwater Creek South Unit Two West

A Portion of Government Lots 6, 7 & 8, All Lying in Section 15, Township 4 South, Range 27 East, City of Jacksonville, Duval County, Florida.

NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C50	1'40'00"	292.85'	8.52'	N88°08'26"E	8.52'



- UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
- WETLAND PRESERVATION & CONSERVATION EASEMENT
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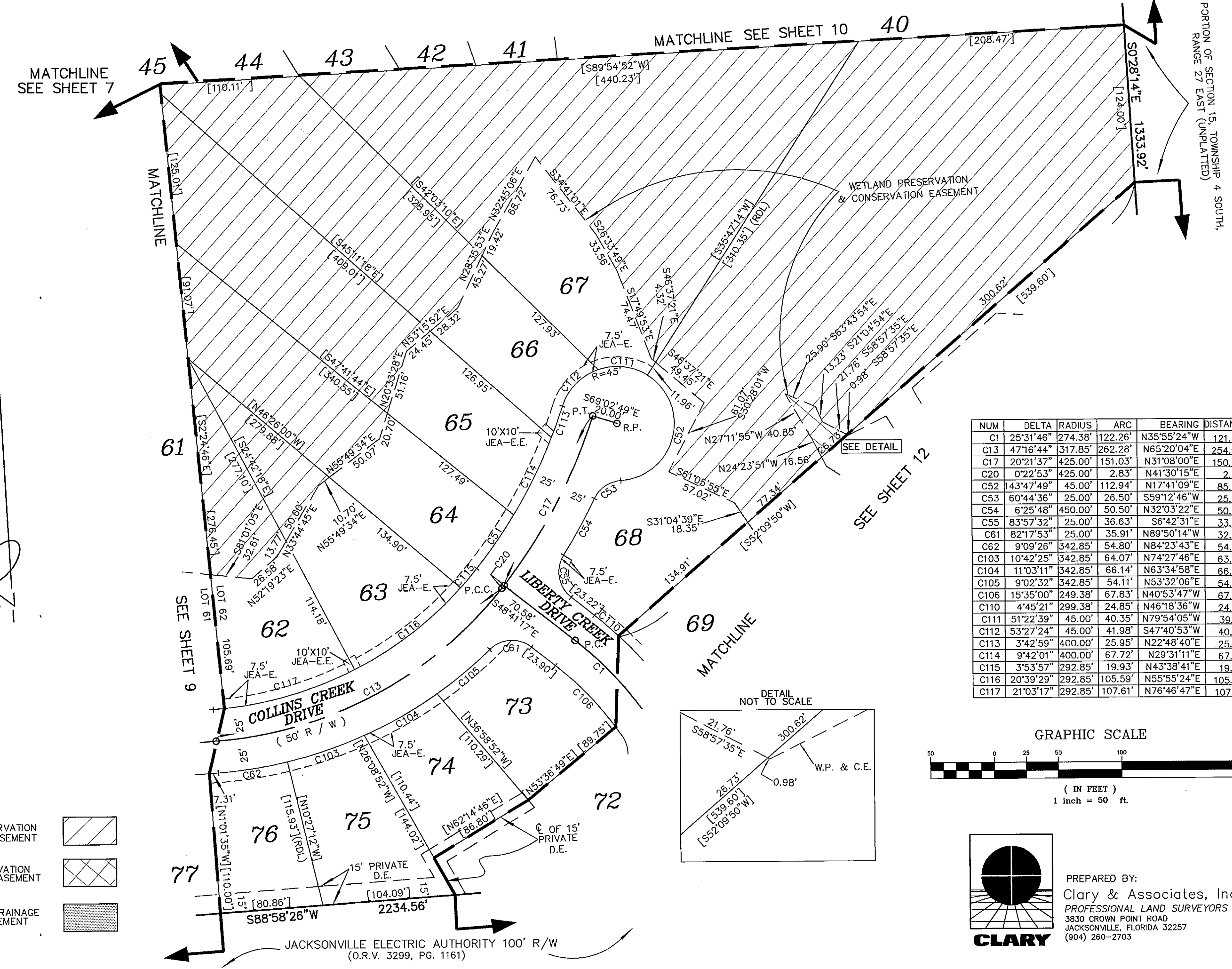


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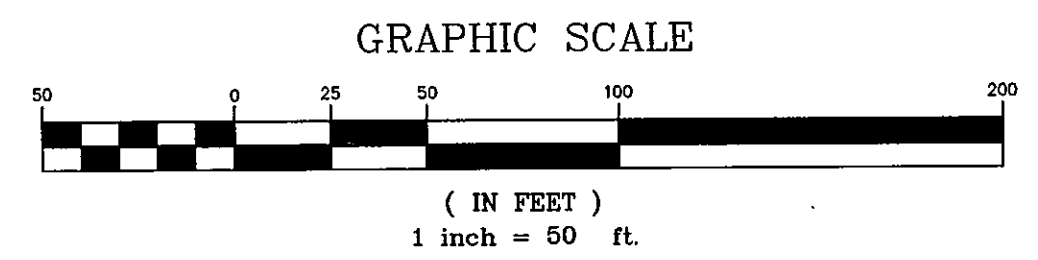
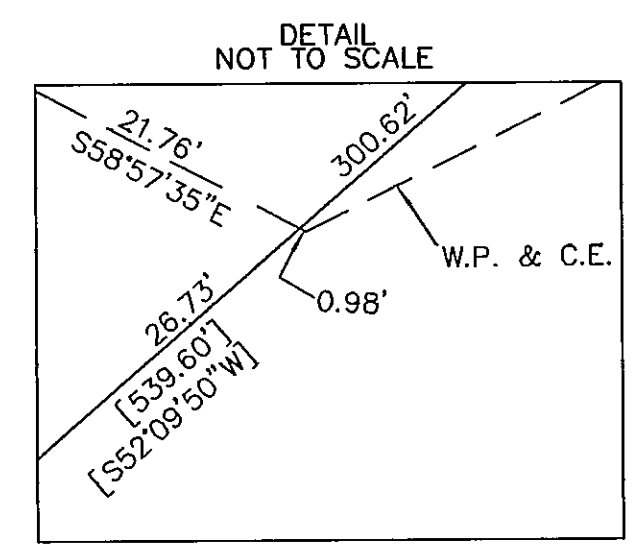


# Sweetwater Creek South Unit Two West

A Portion of Government Lots 6, 7 & 8, All Lying in Section 15, Township 4 South,  
Range 27 East, City of Jacksonville, Duval County, Florida.



NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C1	25°31'46"	274.38'	122.26'	N35°55'24"W	121.25'
C13	47°16'44"	317.85'	262.28'	N65°20'04"E	254.90'
C17	20°21'37"	425.00'	151.03'	N31°08'00"E	150.23'
C20	0°22'53"	425.00'	2.83'	N41°30'15"E	2.83'
C52	143°47'49"	45.00'	112.94'	N17°41'09"E	85.55'
C53	60°44'36"	25.00'	26.50'	S59°12'46"W	25.28'
C54	6°25'48"	450.00'	50.50'	N32°03'22"E	50.47'
C55	83°57'32"	25.00'	36.63'	S6°42'31"E	33.44'
C61	82°17'53"	25.00'	35.91'	N89°50'14"W	32.90'
C62	9°09'26"	342.85'	54.80'	N84°23'43"E	54.74'
C103	10°42'25"	342.85'	64.07'	N74°27'46"E	63.98'
C104	11°03'11"	342.85'	66.14'	N63°34'58"E	66.04'
C105	9°02'32"	342.85'	54.11'	N53°32'06"E	54.05'
C106	15°35'00"	249.38'	67.83'	N40°53'47"W	67.62'
C110	4°45'21"	299.38'	24.85'	N46°18'36"W	24.84'
C111	51°22'39"	45.00'	40.35'	N79°54'05"W	39.01'
C112	53°27'24"	45.00'	41.98'	S47°40'53"W	40.48'
C113	3°42'59"	400.00'	25.95'	N22°48'40"E	25.94'
C114	9°42'01"	400.00'	67.72'	N29°31'11"E	67.64'
C115	3°53'57"	292.85'	19.93'	N43°38'41"E	19.93'
C116	20°39'29"	292.85'	105.59'	N55°55'24"E	105.02'
C117	21°03'17"	292.85'	107.61'	N76°46'47"E	107.01'



- WETLAND PRESERVATION & CONSERVATION EASEMENT
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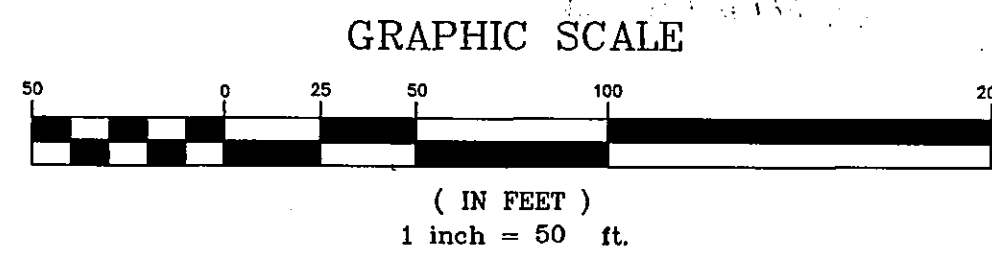
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3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703

JACKSONVILLE ELECTRIC AUTHORITY 100' R/W  
(O.R.V. 3299, PG. 1161)

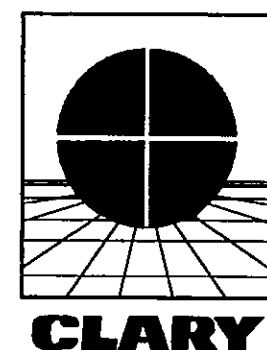
# Sweetwater Creek South Unit Two West

A Portion of Government Lots 6, 7 & 8, All Lying in Section 15, Township 4 South, Range 27 East, City of Jacksonville, Duval County, Florida.

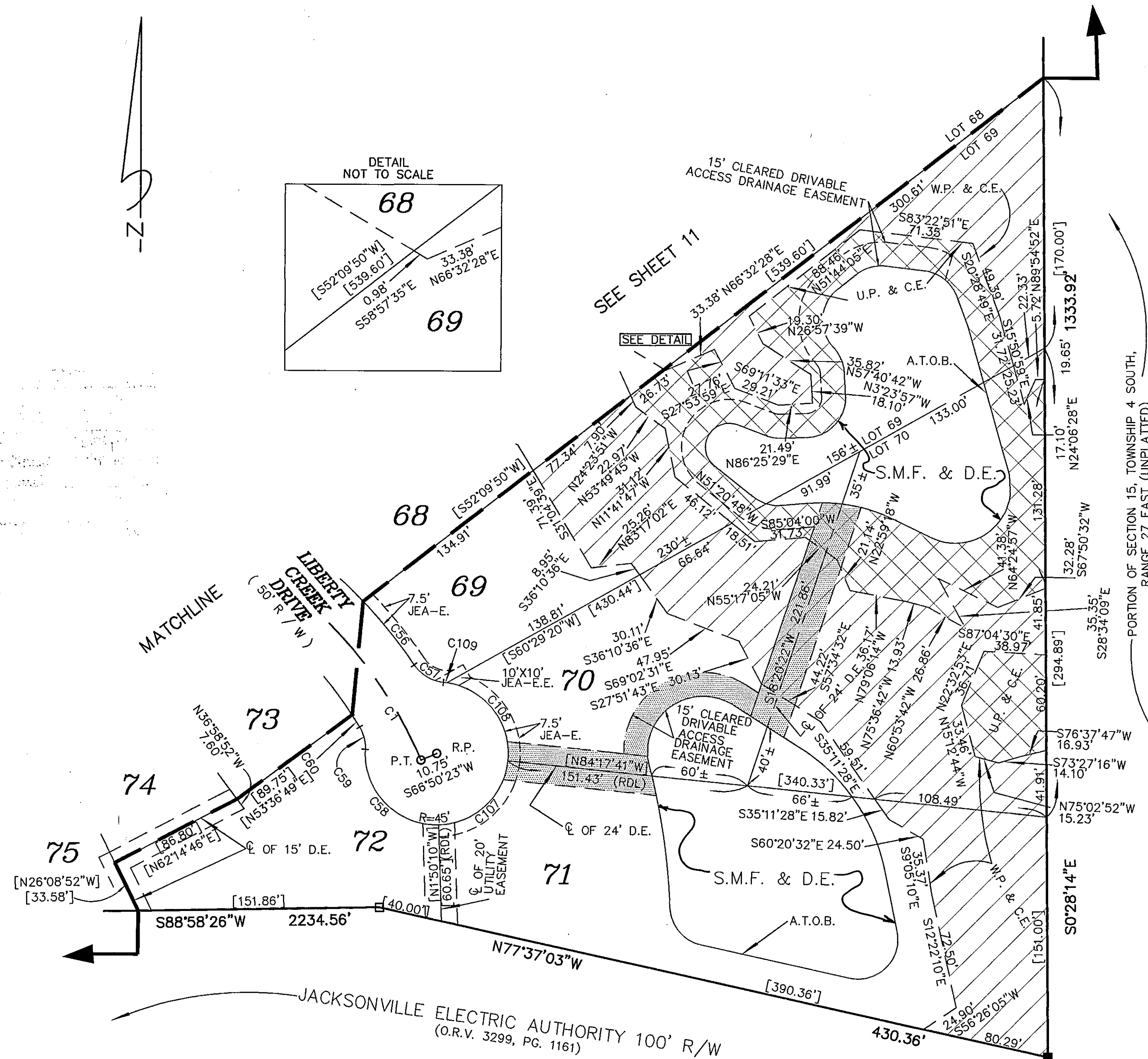
NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C1	25°31'46"	274.38'	122.26'	N35°55'24"W	121.25'
C56	9°50'13"	299.38'	51.40'	N39°00'48"W	51.34'
C57	50°36'11"	25.00'	22.08'	S59°23'47"E	21.37'
C58	94°45'39"	45.00'	74.43'	S44°27'21"E	66.23'
C59	33°58'02"	25.00'	14.82'	N14°03'32"W	14.60'
C60	2°03'43"	249.38'	8.98'	N32°04'25"W	8.97'
C107	82°27'30"	45.00'	64.76'	N46°56'04"E	59.32'
C108	87°31'10"	45.00'	68.74'	N38°03'16"W	62.25'
C109	2°53'00"	45.00'	2.26'	N83°15'22"W	2.26'



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PORTION OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 27 EAST (UNPLATTED)