

Sweetwater Creek South Unit Three East

A Portion of Section 14, Township 4 South,
Range 27 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK 53 PAGE 73

SHEET 1 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CAPTION

PARCEL A

A PORTION OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 25, SWEETWATER CREEK SOUTH, UNIT TWO EAST, AS RECORDED IN PLAT BOOK 52, PAGES 12, 12A-12H INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHEASTERLY, NORTHWESTERLY AND SOUTHEASTERLY, ALONG THE SOUTHERLY BOUNDARY OF SAID SWEETWATER CREEK SOUTH UNIT TWO, RUN THE FOLLOWING TWELVE (12) COURSES AND DISTANCES; COURSE NO. 1: NORTH 89°18'44" EAST, 160.03 FEET; COURSE NO. 2: SOUTH 00°41'16" EAST, 15.41 FEET; COURSE NO. 3: NORTH 89°18'44" EAST, 135.00 FEET; COURSE NO. 4: NORTH 40°33'29" EAST, 115.51 FEET TO THE ARC OF A CURVE TO THE NORTHWEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 320.00 FEET, AN ARC DISTANCE OF 18.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°04'41" WEST, 18.28 FEET TO THE POINT OF TANGENCY; COURSE NO. 6: NORTH 52°42'52" WEST, 8.62 FEET; COURSE NO. 7: NORTH 37°17'08" EAST, 106.74 FEET; COURSE NO. 8: SOUTH 55°43'37" EAST, 24.39 FEET; COURSE NO. 9: SOUTH 46°44'34" EAST, 75.00 FEET; COURSE NO. 10: SOUTH 36°19'44" EAST, 75.00 FEET; COURSE NO. 11: SOUTH 25°54'54" EAST, 75.00 FEET; COURSE NO. 12: NORTH 69°17'31" EAST, 105.00 FEET; THENCE NORTH 76°20'47" EAST, 50.35 FEET; THENCE NORTH 61°27'54" EAST, 235.34 FEET; THENCE SOUTH 84°15'46" EAST, 65.48 FEET; THENCE SOUTH 6°34'09" WEST, 208.09 FEET; THENCE SOUTH 21°41'12" WEST, 183.61 FEET; THENCE SOUTH 20°32'59" EAST, 63.14 FEET; THENCE SOUTH 15°37'02" WEST, 82.85 FEET; THENCE SOUTH 00°47'44" EAST, 175.24 FEET; THENCE SOUTH 12°49'18" WEST, 156.20 FEET; THENCE NORTH 69°36'13" WEST, 62.41 FEET; THENCE SOUTH 24°27'36" WEST, 50.45 FEET; THENCE SOUTH 02°30'30" WEST, 73.03 FEET; THENCE SOUTH 24°07'37" EAST, 46.94 FEET; THENCE SOUTH 89°48'44" EAST, 45.14 FEET; THENCE SOUTH 16°19'02" WEST, 124.18 FEET TO THE NORTHERLY BOUNDARY OF JULINGTON CROSSING UNIT ONE, AS RECORDED IN PLAT BOOK 40, PAGES 22 THROUGH 22A INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY AND NORTHWESTERLY, ALONG THE NORTHERLY BOUNDARY OF SAID JULINGTON CROSSING UNIT ONE, RUN THE FOLLOWING TWO COURSES AND DISTANCES; COURSE NO. 1: SOUTH 88°14'51" WEST, 804.68 FEET; COURSE NO. 2: NORTH 00°41'16" WEST, 258.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 66, JULINGTON CROSSING UNIT TWO, AS RECORDED IN PLAT BOOK 40, PAGES 40 THROUGH 40A INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUE NORTH 00°41'16" WEST, ALONG THE EASTERLY BOUNDARY OF SAID JULINGTON CROSSING UNIT TWO, A DISTANCE OF 664.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.98 ACRES, MORE OR LESS

PARCEL B

A PORTION OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SWEETWATER CREEK SOUTH UNIT TWO EAST, AS RECORDED IN PLAT BOOK 52, PAGES 12, 12A THROUGH 12H INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG THE WESTERLY BOUNDARY OF SAID SWEETWATER CREEK SOUTH UNIT TWO EAST, RUN THE FOLLOWING ELEVEN(11) COURSES AND DISTANCES; COURSE NO. 1: NORTH 02°52'06" WEST, 181.33 FEET; COURSE NO. 2: NORTH 11°56'33" EAST, 382.48 FEET; COURSE NO. 3: NORTH 02°56'15" WEST, 82.44 FEET; COURSE NO. 4: NORTH 28°42'25" EAST, 116.69 FEET; COURSE NO. 5: NORTH 38°10'29" EAST, 67.29 FEET; COURSE NO. 6: NORTH 52°09'44" EAST, 24.55 FEET; COURSE NO. 7: NORTH 42°20'02" WEST, 104.57 FEET, TO THE ARC OF A CURVE TO THE NORTHEAST; COURSE NO. 8: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 86.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°43'46" EAST, 85.95 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE NORTHEAST; COURSE NO. 9: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 172.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°26'44" EAST, 169.11 FEET; COURSE NO. 10: NORTH 21°57'06" EAST, 56.09 FEET; COURSE NO. 11: NORTH 01°25'46" WEST, 110.05 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF A 200 FOOT WIDE JEA RIGHT-OF-WAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3299, PAGE 1161 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°32'28" WEST, ALONG LAST SAID LINE, 380.02 FEET; THENCE SOUTH 31°14'04" WEST, 476.85 FEET; THENCE NORTH 88°15'07" WEST, 87.28 FEET; THENCE SOUTH 08°22'18" EAST, 99.20 FEET; THENCE SOUTH 13°15'34" EAST, 295.25 FEET; THENCE SOUTH 06°19'38" WEST, 151.37 FEET; THENCE SOUTH 89°46'37" WEST, 100.10 FEET; THENCE SOUTH 02°49'02" EAST, 65.00 FEET; THENCE SOUTH 87°10'58" WEST, 50.00 FEET TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°12'23" WEST, 35.34 FEET; THENCE SOUTH 02°49'02" EAST, 50.00 FEET; THENCE NORTH 87°10'58" EAST, 67.49 FEET; THENCE SOUTH 02°49'02" EAST, 109.86 FEET TO THE NORTHERLY BOUNDARY OF JULINGTON CROSSING UNIT THREE, AS RECORDED IN PLAT BOOK 40, PAGES 47 THROUGH 47A INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 87°07'55" EAST, ALONG LAST SAID LINE AND THE NORTHERLY BOUNDARY OF JULINGTON CROSSING UNIT TWO, AS RECORDED IN PLAT BOOK 40, PAGES 40 THROUGH 40A INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 398.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.66 ACRES, MORE OR LESS

CLERK'S CERTIFICATION 2000 d 302440

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 73-73G of the Public Records of Duval County, Florida.
Signed this 11th day of October A.D., 2000.

Henry Cook By: Robin 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 93 of the Ordinance Code.

By: Joe Miller 10/10/2000
Director of Public Works Date
Joe R. Miller, Director

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 9th DAY OF October, 2000.

Glenn E. McGreggor
GLENN E. MCGREGGOR, P.L.S. 4252
PROFESSIONAL LAND SURVEYOR NUMBER

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 18th day of SEPTEMBER A.D., 2000.

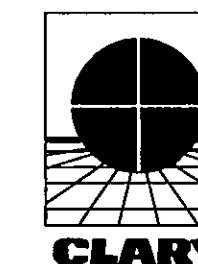
Gregory B. Clary
Gregory B. Clary
Registered Land Surveyor No. 3377
State of Florida

Approved 10-9-2000
Date
Steve
City Engineer
for Director of Public Works
Approved 10-10-00
Date
Steve
for General Counsel

REVIEWS
OFFICE: JBS
FIELD: TDC

CHECKED BY
BNDY: T45-443
CLOSURES/DATA: JBS
COVER SHEET: JBS
PRMS: F.B. 1254; 66-69
F.B. 1274; 71-74
F.B. 1247; 35-37

P.S.D. NO. : 94-015
CITY DEVELOPMENT NO. : 1504.11



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

Sweetwater Creek South Unit Three East

A Portion of Section 14, Township 4 South,
Range 27 East, City of Jacksonville, Duval County, Florida.

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 Three East, 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, 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.

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 Three East. 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 21st day of SEPT. 2000.

SOUTH MANDARIN DEVELOPMENT, L.L.C.

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.

Witness: Jacquelyn R. Hulsider
Print Name: Jacquelyn R. Hulsider

BANK OF AMERICA D/B/A NATIONSBANK, N.A.

Witness: Karen L. Osborne
Print Name: Karen L. Osborne
Michael Fritsch
Senior Vice President

Witness: Crystal R. Pettway
Print Name: Crystal R. Pettway

NOTARY FOR SOUTH MANDARIN DEVELOPMENT, L.L.C.

The foregoing instrument was acknowledged before me this 21st day of Sept. 2000, A.D. by J.D. Collins, President of The Collins Group, Inc. a Florida Corporation, as 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.

Notary Public Beverly J. Holland
State of Florida at Large
My Commission Expires: 4-16-01
Serial No. CC630847
Print Name: Beverly J. Holland

NOTARY FOR BANK OF AMERICA D/B/A NATIONSBANK, N.A.

The foregoing instrument was acknowledged before me this 22nd day of Sept. 2000, A.D. by Michael Fritsch, Senior Vice Preident 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.

Notary Public Karen L. Osborne
State of Florida at Large
My Commission Expires: 11-16-03
Serial No. 111105
Print Name: Karen L. Osborne



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
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(904) 260-2703

Sweetwater Creek South Unit Three East

A Portion of Section 14, Township 4 South,
Range 27 East, City of Jacksonville, Duval County, Florida.

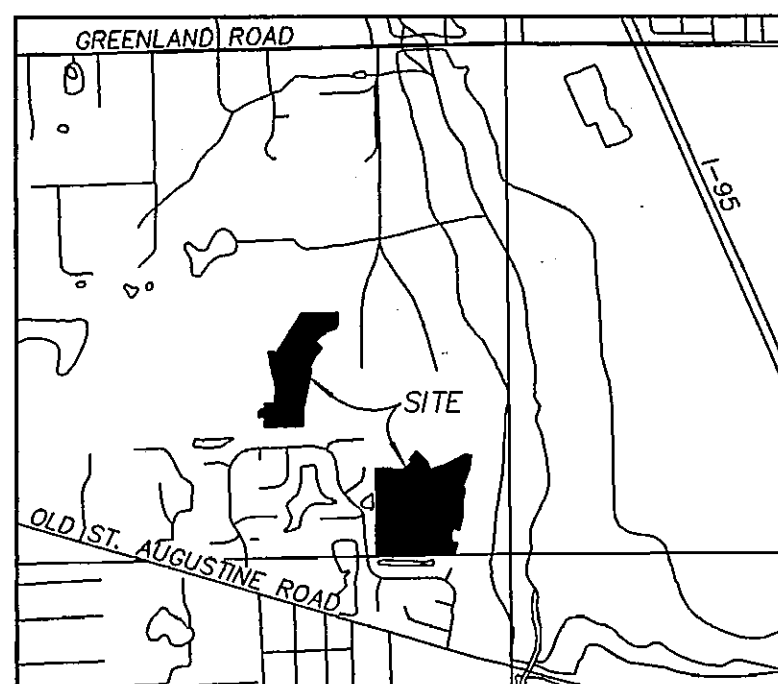
PLAT BOOK 53 PAGE 73B

SHEET 3 OF 8 SHEETS

80 LOTS IN THIS UNIT

VICINITY MAP

SCALE: 1" = 2000'



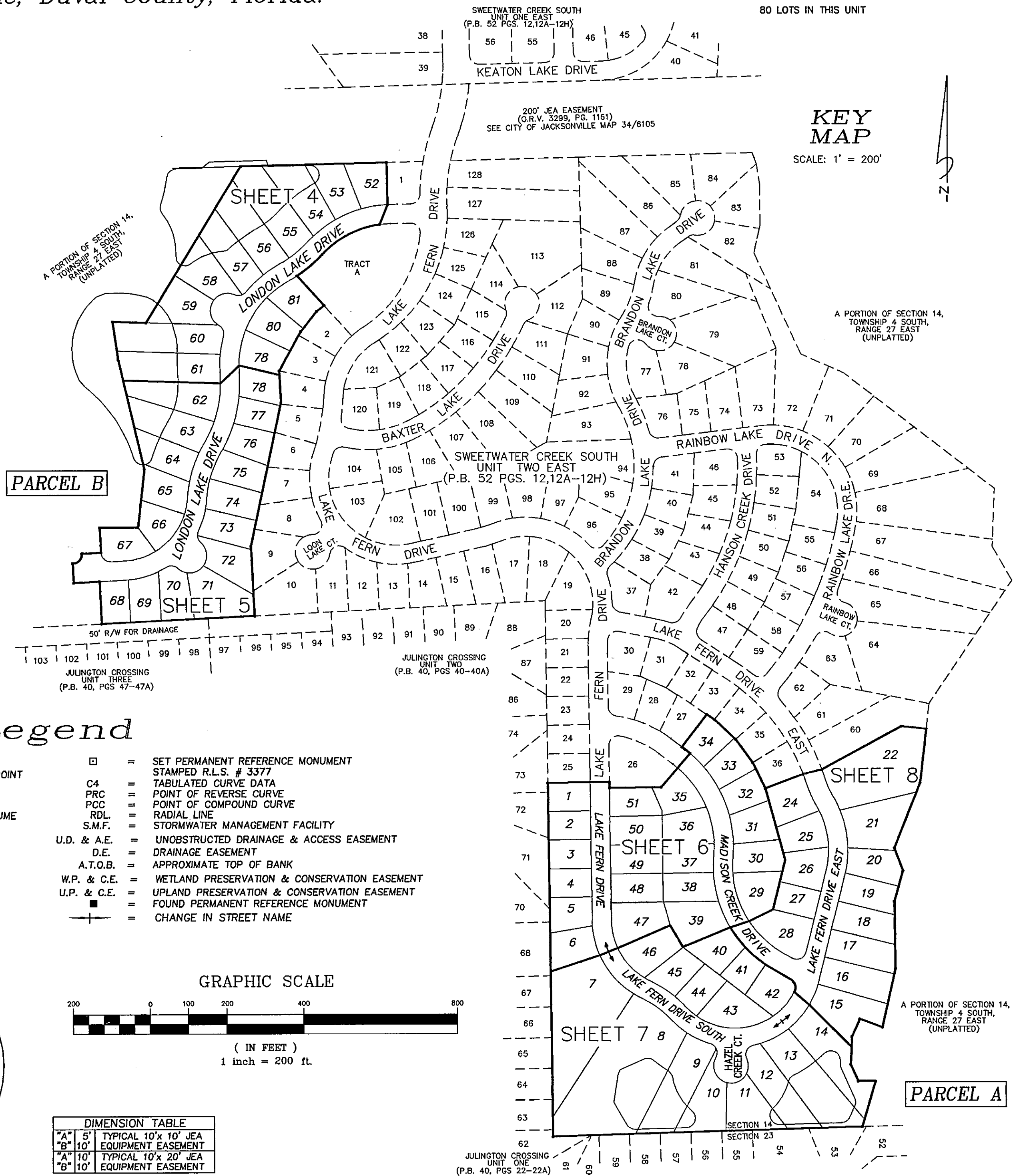
KEY MAP

SCALE: 1" = 200'



General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY BOUNDARY OF SWEETWATER CREEK SOUTH UNIT TWO EAST, PLAT BOOK 52, PAGES 12, 12A-12H, AS NORTH 61°27'54" EAST
- 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 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.



Legend

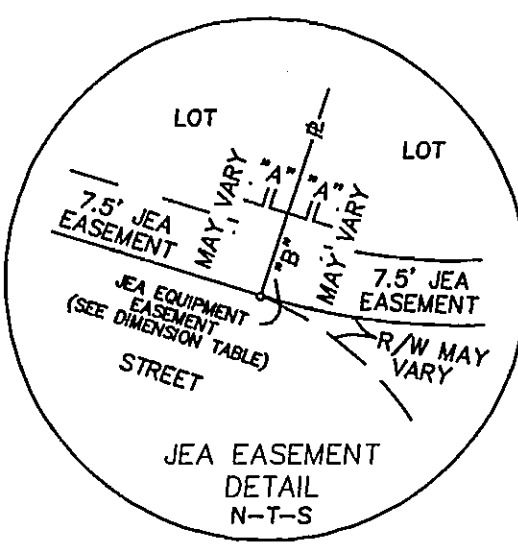
- | | | | | | |
|-------|---|-------------------------|-----------------------|---|--|
| R/W | = | RIGHT-OF-WAY | □ | = | SET PERMANENT REFERENCE MONUMENT |
| ○ | = | PERMANENT CONTROL POINT | STAMPED R.L.S. # 3377 | | |
| PC | = | POINT OF CURVATURE | C4 | = | TABULATED CURVE DATA |
| PT | = | POINT OF TANGENCY | PRC | = | POINT OF REVERSE CURVE |
| ORV | = | OFFICIAL RECORDS VOLUME | PGC | = | POINT OF COMPOUND CURVE |
| PB | = | PLAT BOOK | RDL | = | RADIAL LINE |
| PG(S) | = | PAGE(S) | S.M.F. | = | STORMWATER MANAGEMENT FACILITY |
| L | = | ARC LENGTH | U.D. & A.E. | = | UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT |
| T | = | TANGENT | D.E. | = | DRAINAGE EASEMENT |
| R | = | RADIUS | A.T.O.B. | = | APPROXIMATE TOP OF BANK |
| CH | = | CHORD | W.P. & C.E. | = | WETLAND PRESERVATION & CONSERVATION EASEMENT |
| Δ | = | DELTA | U.P. & C.E. | = | UPLAND PRESERVATION & CONSERVATION EASEMENT |
| RP | = | RADIUS POINT | ■ | = | FOUND PERMANENT REFERENCE MONUMENT |
| | | | + | = | CHANGE IN STREET NAME |

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

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



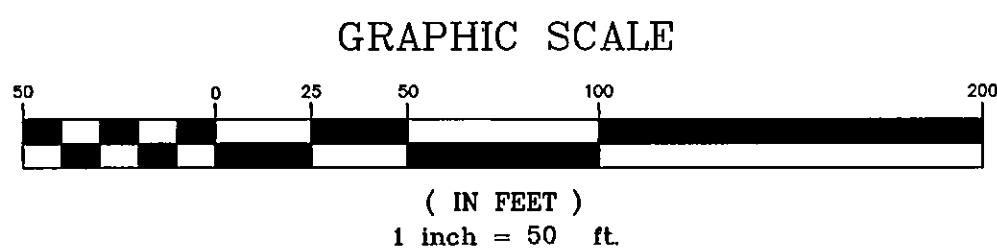
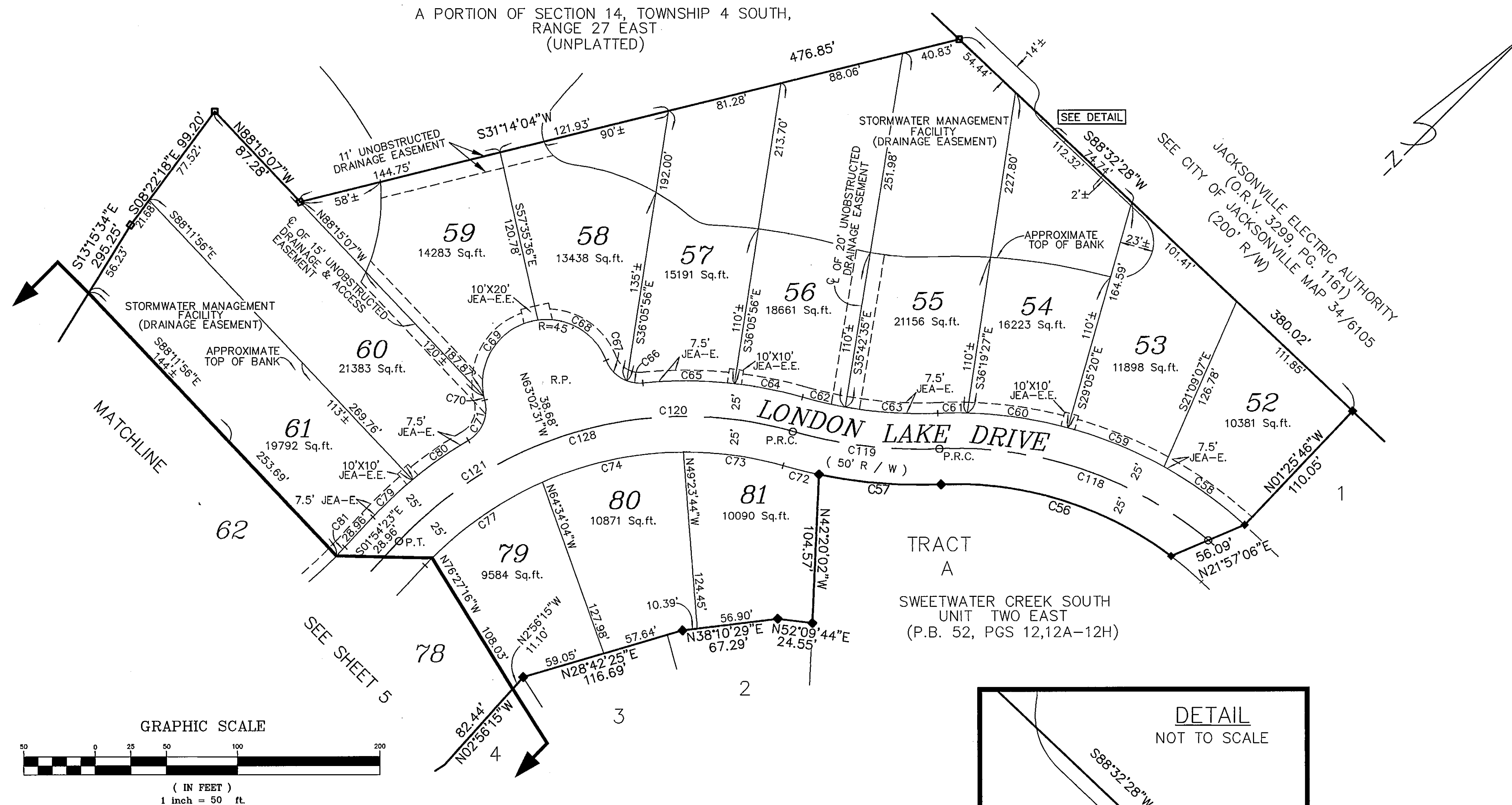
PREPARED BY:
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3350 CROWN POINT ROAD
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Sweetwater Creek South Unit Three East

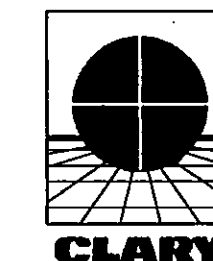
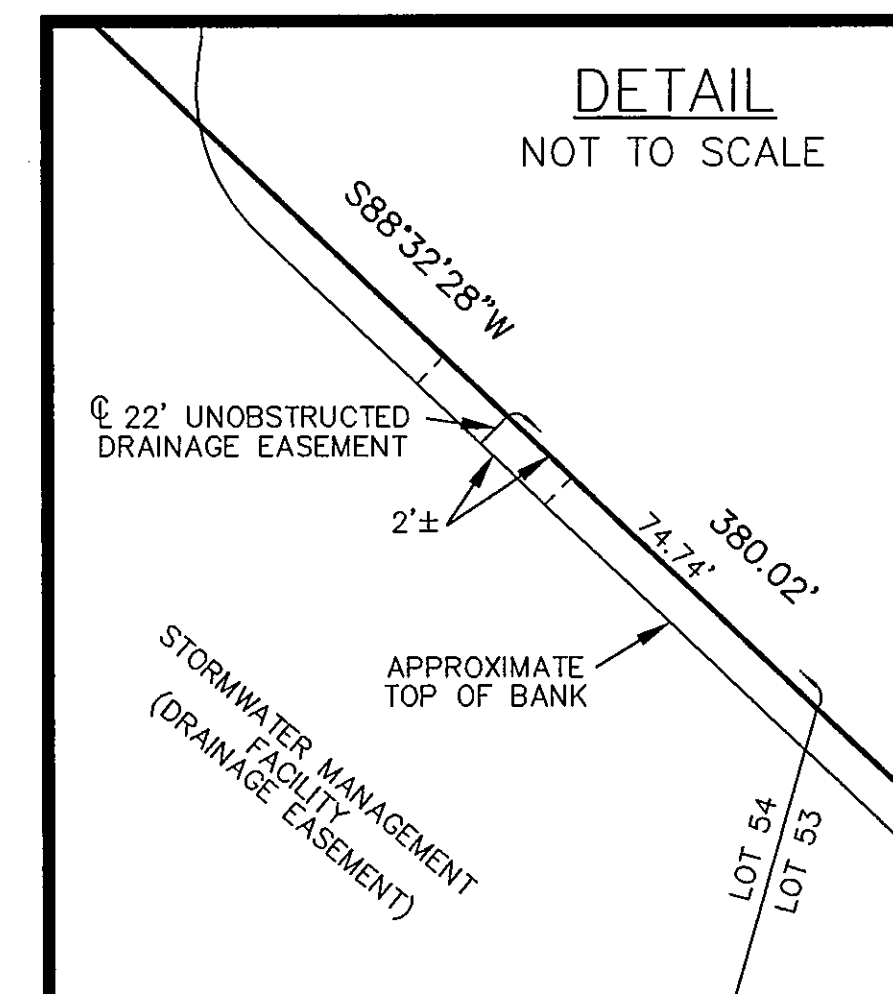
A Portion of Section 14, Township 4 South,
Range 27 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK 53 PAGE 73C

SHEET 4 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE	NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C56	39°32'14"	250.00'	172.52'	N62°26'44"E	169.11'	C70	3°43'40"	45.00'	2.93'	S58°08'13"E	2.93'
C57	14°06'20"	350.00'	86.17'	N49°43'46"E	85.95'	C71	74°32'19"	25.00'	32.52'	N22°43'53"W	30.28'
C58	13°20'26"	300.00'	69.85'	S80°51'56"W	69.69'	C72	4°14'31"	350.00'	25.91'	N58°54'06"E	25.91'
C59	13°56'04"	300.00'	72.96'	S67°13'41"W	72.78'	C73	16°16'32"	250.00'	71.02'	S52°53'06"W	70.78'
C60	13°40'23"	300.00'	71.60'	S53°25'24"W	71.43'	C74	23°20'35"	250.00'	101.85'	S33°04'32"W	101.15'
C61	3°54'32"	300.00'	20.47'	S44°37'53"W	20.47'	C77	21°42'07"	250.00'	94.69'	S10°33'11"W	94.13'
C62	5°53'02"	300.00'	30.81'	N58°04'51"E	30.80'	C79	7°15'40"	300.00'	38.02'	S01°43'27"W	37.99'
C63	12°27'42"	300.00'	65.25'	N48°54'28"E	65.12'	C80	9°10'58"	300.00'	48.08'	S09°56'47"W	48.03'
C64	9°20'43"	300.00'	48.93'	S56°21'00"W	48.88'	C81	1°40'19"	300.00'	8.75'	N01°04'13"W	8.75'
C65	12°17'57"	300.00'	64.40'	S45°31'40"W	64.27'	C118	42°28'19"	275.00'	203.85'	S63°54'45"W	199.22'
C66	26°23'47"	25.00'	11.52'	N52°34'36"E	11.42'	C119	18°20'45"	325.00'	104.07'	N51°50'59"E	103.62'
C67	48°08'31"	25.00'	21.01'	N89°50'45"E	20.39'	C120	34°03'52"	275.00'	163.50'	S43°59'25"W	161.10'
C68	76°29'58"	45.00'	60.08'	S75°40'02"W	55.72'	C121	28°51'52"	275.00'	138.54'	S12°31'33"W	137.08'
C69	93°41'25"	45.00'	73.58'	S09°25'40"E	65.66'	C128	62°55'45"	275.00'	302.04'	S29°33'29"W	287.08'



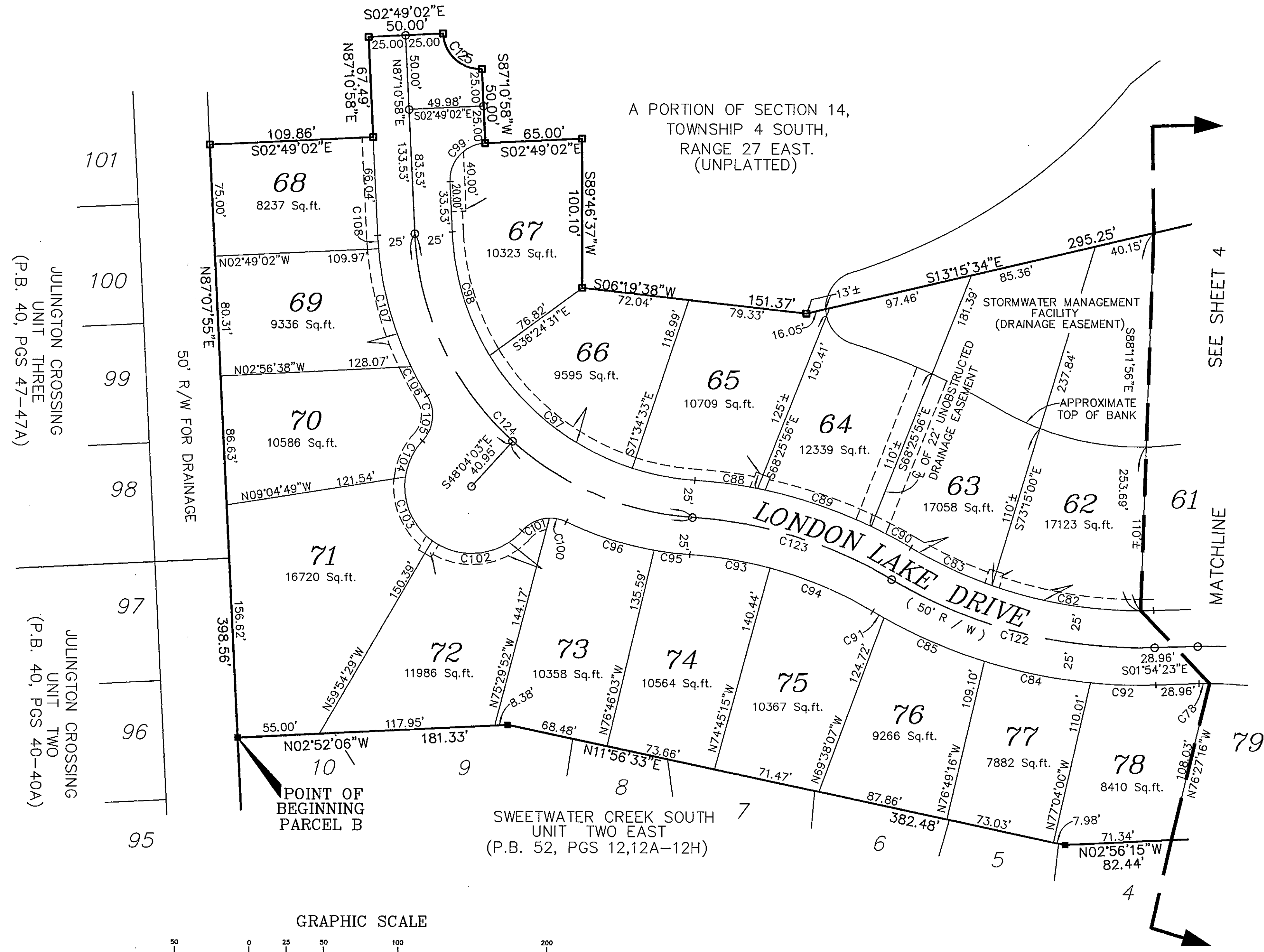
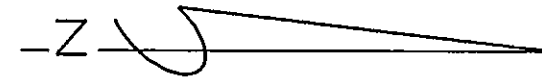
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(904) 260-2703

Sweetwater Creek South Unit Three East

A Portion of Section 14, Township 4 South,
Range 27 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK 53 PAGE 73D

SHEET 5 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

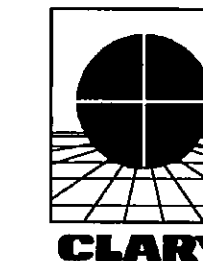


NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C78	1°36'29"	250.00'	7.02'	S01°06'08"E	7.02'
C81	1°40'19"	300.00'	8.75'	N01°04'13"W	8.75'
C82	19°23'12"	300.00'	101.51'	N09°27'32"E	101.02'
C83	11°29'21"	300.00'	60.16'	N24°53'49"E	60.06'
C84	11°54'12"	350.00'	72.71'	N11°13'09"E	72.58'
C85	12°01'49"	350.00'	73.49'	N23°11'10"E	73.35'
C88	7°27'44"	325.00'	42.33'	S07°24'22"W	42.30'
C89	14°09'51"	325.00'	80.34'	S18°13'09"W	80.14'
C90	5°20'24"	325.00'	30.29'	S27°58'17"W	30.28'
C91	1°26'24"	350.00'	8.80'	N29°55'17"E	8.80'
C92	7°10'25"	350.00'	43.82'	N01°40'50"E	43.79'
C93	11°22'13"	275.00'	54.57'	S09°21'36"W	54.48'
C94	15°35'46"	275.00'	74.86'	S22°50'36"W	74.62'
C95	6°12'31"	225.00'	24.38'	N06°46'46"E	24.37'
C96	15°47'29"	225.00'	62.01'	N17°46'46"E	61.82'
C97	40°44'22"	175.00'	124.43'	N38°08'26"E	121.83'
C98	28°40'20"	175.00'	87.57'	N72°50'48"E	86.66'
C99	89°57'16"	25.00'	39.25'	S47°50'24"E	35.34'
C100	27°03'46"	25.00'	11.81'	S12°08'38"W	11.70'
C101	47°27'16"	25.00'	20.71'	S25°06'53"E	20.12'
C102	84°46'17"	45.00'	66.58'	N06°27'23"W	60.67'
C103	62°06'53"	45.00'	48.78'	N66°59'12"E	46.43'
C104	34°39'57"	45.00'	27.23'	S64°37'23"E	26.81'
C105	74°31'02"	25.00'	32.51'	N84°32'55"W	30.27'
C106	5°41'39"	225.00'	22.36'	N61°02'23"E	22.35'
C107	21°00'52"	225.00'	82.52'	N74°23'39"E	82.06'
C108	2°16'52"	225.00'	8.96'	N86°02'32"E	8.96'
C122	32°32'51"	325.00'	184.62'	N14°22'03"E	182.15'
C123	26°57'59"	300.00'	141.20'	S17°09'29"W	139.90'
C124	83°30'28"	200.00'	291.50'	N45°25'44"E	266.37'
C125	89°57'21"	25.00'	39.25'	S42°12'23"W	35.34'

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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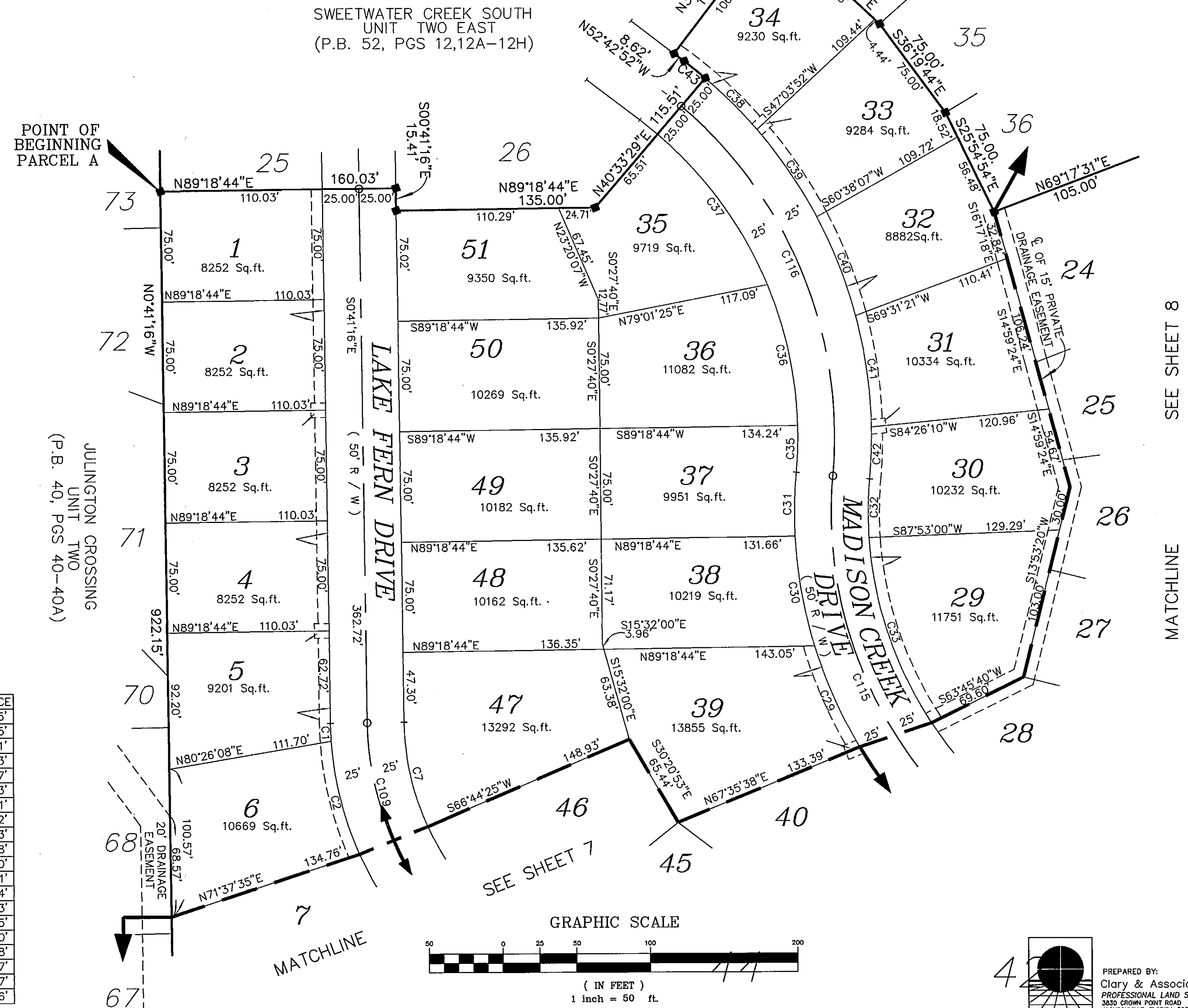
Sweetwater Creek South Unit Three East

A Portion of Section 14, Township 4 South,
Range 27 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK 53 PAGE 13E

SHEET 6 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

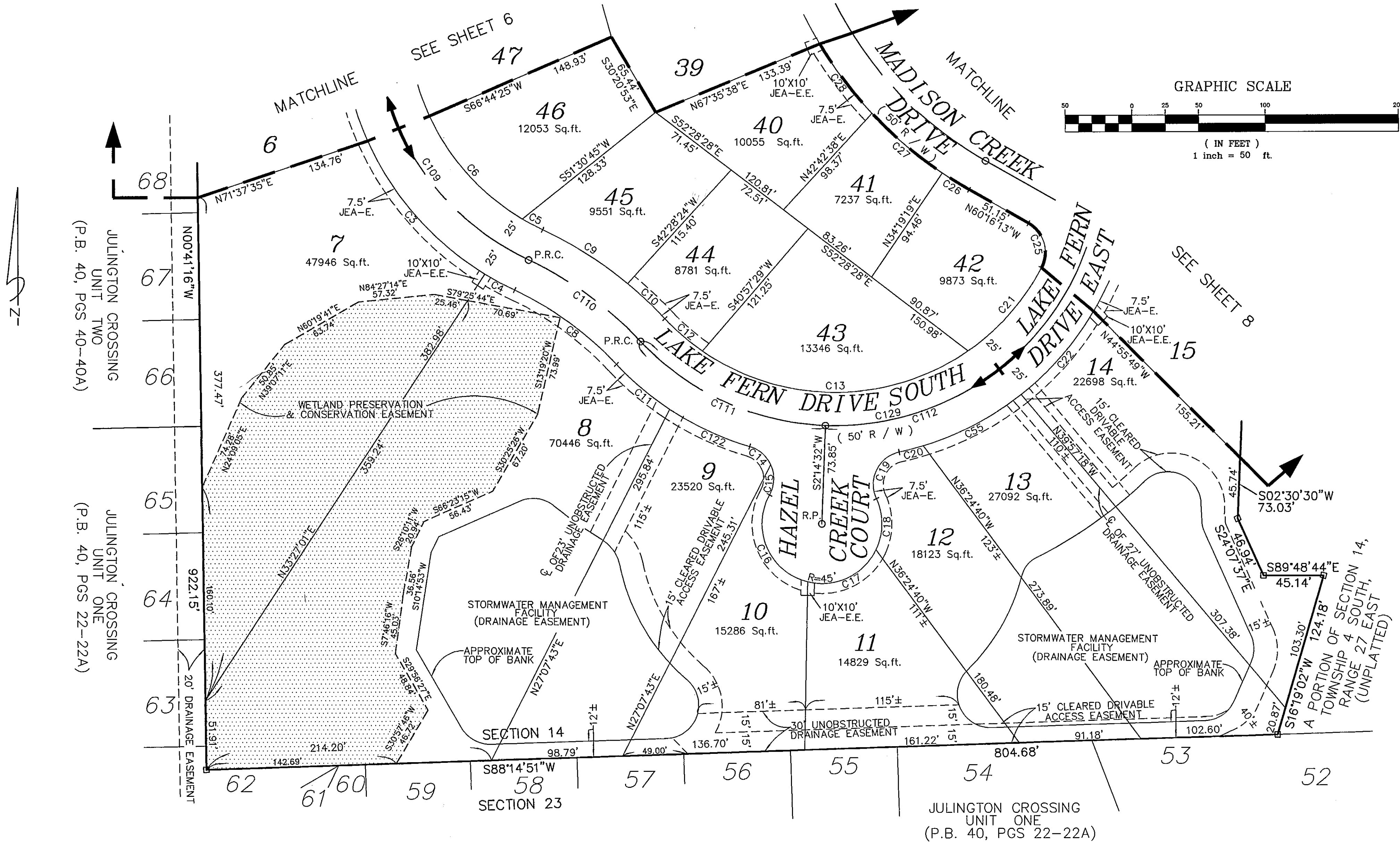
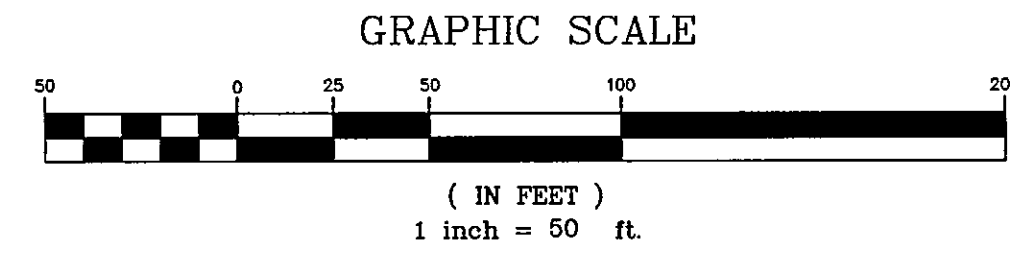
NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C1	3°06'45"	225.48'	12.25'	S2°14'39"E	12.25'
C2	20°09'58"	225.48'	79.36'	S13°53'01"E	78.95'
C7	23°54'54"	175.48'	73.24'	S12°38'43"E	72.71'
C29	13°55'51"	308.52'	75.01'	S23°54'19"E	74.83'
C30	14°08'40"	308.52'	76.16'	S09°52'03"E	75.97'
C31	8°03'10"	308.52'	43.36'	S1°13'52"W	43.33'
C32	8°49'50"	258.52'	39.84'	S00°50'30"W	39.81'
C33	29°46'12"	258.52'	134.32'	S18°27'31"E	132.82'
C35	6°44'13"	270.00'	31.75'	N1°53'16"E	31.73'
C36	20°51'55"	270.00'	98.33'	N11°54'49"W	97.78'
C37	27°05'45"	270.00'	127.69'	N35°53'39"W	126.50'
C38	8°52'25"	320.00'	49.56'	N45°00'19"W	49.51'
C39	12°52'19"	320.00'	71.89'	N34°07'56"W	71.74'
C40	12°55'29"	320.00'	72.19'	N21°14'02"W	72.03'
C41	13°43'18"	320.00'	76.64'	N7°54'38"W	76.45'
C42	6°18'23"	320.00'	35.22'	N2°06'13"E	35.20'
C43	3°16'22"	320.00'	18.28'	N51°04'41"W	18.28'
C109	64°06'02"	200.48'	224.29'	S32°44'17"E	212.77'
C115	65°31'37"	283.52'	324.25'	S27°30'24"E	306.87'
C116	54°41'56"	295.00'	281.63'	N22°05'33"W	271.06'



Sweetwater Creek South Unit Three East

A Portion of Section 14, Township 4 South,
Range 27 East, City of Jacksonville, Duval County, Florida.

SHEET 7 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

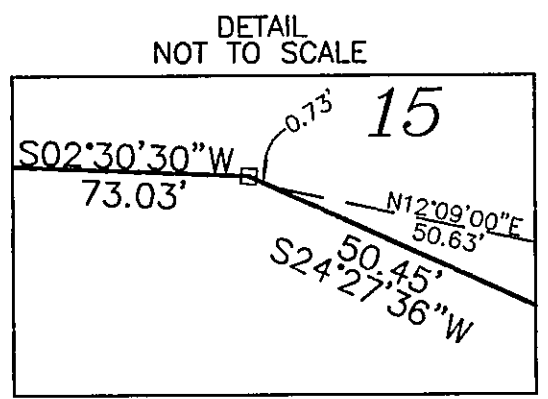
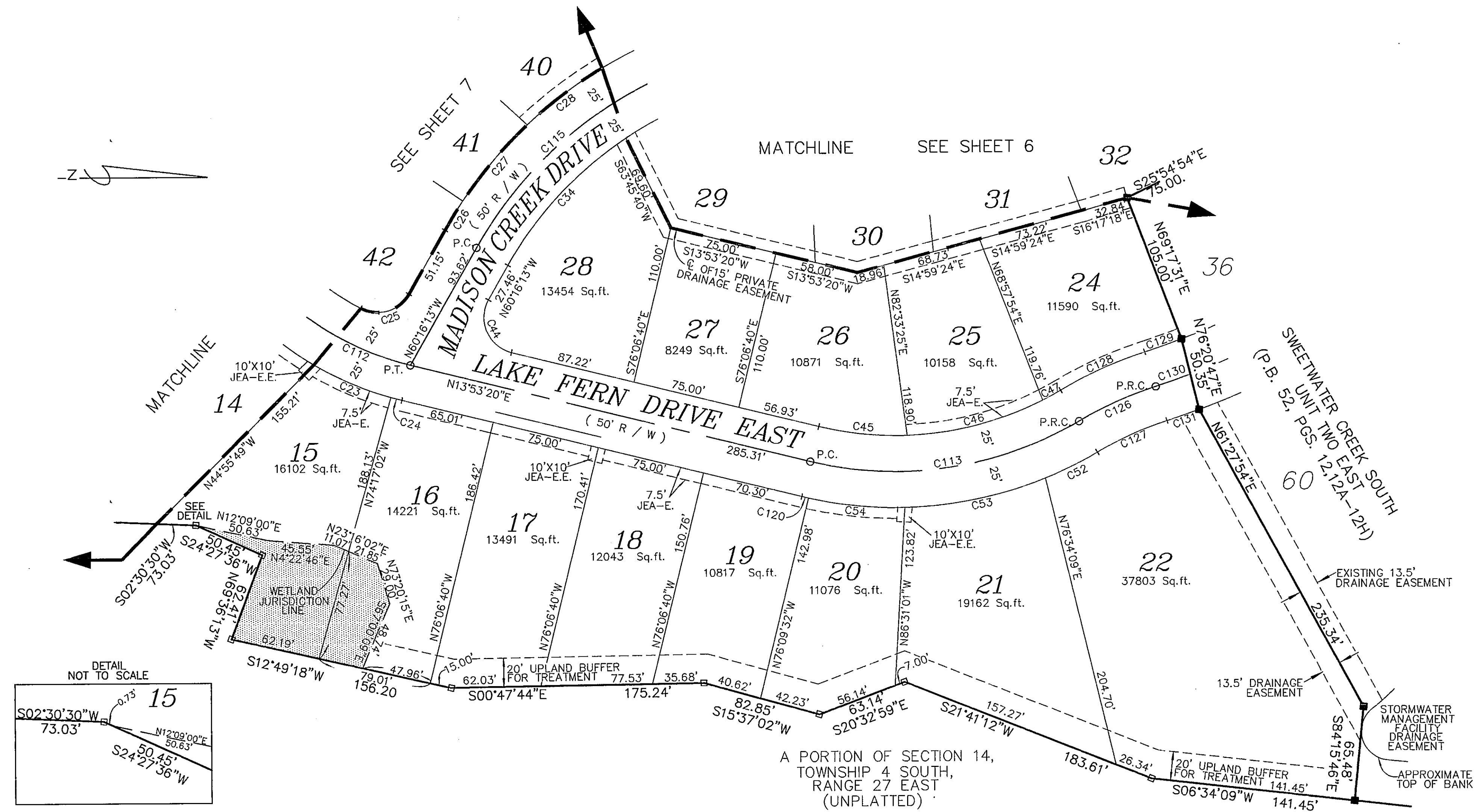


NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE	NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE	NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C3	34°23'30"	225.48'	135.34'	S41°09'46"E	133.32'	C14	49°12'37"	25.00'	21.47'	N48°42'31"W	20.82'	C26	4°22'59"	308.52'	23.60'	S58°04'43"E	23.60'
C4	6°25'47"	225.48'	25.30'	S61°34'24"E	25.29'	C15	53°19'24"	25.00'	23.27'	N2°33'30"E	22.44'	C27	12°52'33"	308.52'	69.33'	S49°26'56"E	69.19'
C5	5°41'02"	175.48'	17.41'	S61°56'47"E	17.40'	C16	104°00'00"	45.00'	81.92'	S22°56'05"E	71.07'	C28	12°08'24"	308.52'	65.37'	S36°56'27"E	65.25'
C6	34°30'05"	175.48'	105.67'	S41°51'13"E	104.08'	C17	79°00'00"	45.00'	62.14'	N65°21'10"E	57.32'	C55	21°00'00"	225.10'	83.47'	N62°27'46"E	82.99'
C8	21°47'15"	250.00'	95.07'	N53°53'41"W	94.49'	C18	50°00'00"	45.00'	39.69'	N0°31'47"E	38.41'	C109	64°06'02"	200.48'	224.29'	S32°44'17"E	212.77'
C9	14°29'09"	300.00'	75.85'	N57°32'43"W	75.65'	C19	102°32'01"	25.00'	44.74'	S26°31'54"W	39.00'	C110	21°47'15"	275.00'	104.57'	N53°53'41"W	103.94'
C10	7°18'05"	300.00'	38.23'	N46°39'06"W	38.21'	C20	4°00'00"	225.10'	18.52'	N75°26'32"E	18.51'	C111	44°45'24"	200.10'	156.31'	S65°22'45"E	152.36'
C11	13°00'00"	225.10'	52.49'	S49°40'54"E	52.38'	C21	27°28'27"	175.10'	83.96'	N41°42'13"E	83.16'	C112	78°21'11"	200.10'	273.64'	N53°03'57"E	252.81'
C12	12°12'54"	175.10'	37.33'	S49°06'30"E	37.26'	C22	21°00'00"	225.10'	83.07'	N41°16'03"E	82.60'	C122	16°00'00"	225.10'	66.60'	S64°50'17"E	66.35'
C13	69°20'35"	175.10'	211.92'	S89°53'15"E	199.22'	C25	88°14'12"	25.00'	38.50'	N16°09'07"W	34.81'	C129	123°00'00"	200.10'	429.95'	N75°26'39"E	351.89'

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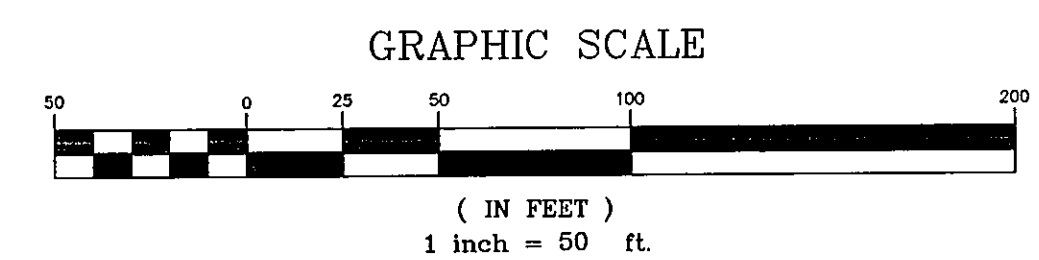
Sweetwater Creek South Unit Three East

A Portion of Section 14, Township 4 South,
Range 27 East, City of Jacksonville, Duval County, Florida.



A PORTION OF SECTION 14,
TOWNSHIP 4 SOUTH,
RANGE 27 EAST
(UNPLATTED)

NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE	NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C23	14°46'20"	225.10'	58.04'	N23°18'33"E	57.88'	C53	20°52'20"	275.00'	101.18'	N11°30'00"W	99.63'
C24	2°02'02"	225.10'	7.99'	N14°54'21"E	7.99'	C54	13°58'27"	275.00'	67.07'	N05°55'24"E	66.91'
C25	88°14'12"	25.00'	38.50'	N16°09'07"W	34.81'	C112	78°21'11"	200.10'	273.64'	N53°03'57"E	252.81'
C26	4°22'59"	308.52'	23.60'	S58°04'43"E	23.60'	C113	44°13'39"	250.00'	192.98'	N08°13'30"W	188.22'
C27	12°52'33"	308.52'	69.33'	S49°26'56"E	69.19'	C115	65°31'37"	283.52'	324.25'	S27°30'24"E	306.87'
C28	12°08'24"	308.52'	65.37'	S36°56'27"E	65.25'	C120	0°58'42"	275.00'	4.70'	N13°23'59"E	4.70'
C34	26°55'36"	258.52'	121.49'	S46°48'25"E	120.38'	C126	12°37'12"	265.61'	58.50'	S24°01'44"E	58.39'
C44	105°50'27"	25.00'	46.18'	N66°48'33"E	39.89'	C127	12°37'12"	240.61'	53.00'	S24°01'44"E	52.89'
C45	15°42'37"	225.00'	61.69'	N6°02'01"E	61.50'	C128	12°37'12"	290.61'	64.01'	S24°01'44"E	63.88'
C46	24°53'14"	225.00'	97.73'	N14°15'54"W	96.97'	C129	2°59'19"	518.21'	27.03'	N19°12'49"W	27.03'
C47	3°37'50"	225.00'	14.26'	N28°31'26"W	14.25'	C130	2°39'45"	543.21'	25.24'	N19°03'01"W	25.24'
C52	08°24'11"	275.00'	40.33'	N26°08'15"W	40.30'	C131	2°21'55"	568.21'	23.46'	N18°54'06"W	23.46'



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