

# Sweetwater Creek South Unit Four East

PLAT BOOK **54** PAGE **77**

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

SHEET 1 OF 13 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

**CAPTION**

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 68, AS SHOWN ON THE PLAT OF SWEETWATER CREEK SOUTH UNIT THREE EAST, AS RECORDED IN PLAT BOOK 53, PAGES 73, 73A THROUGH 73G, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY SOUTHWESTERLY, NORTHEASTERLY AND SOUTHEASTERLY, ALONG THE WESTERLY BOUNDARY OF SAID SWEETWATER CREEK SOUTH UNIT THREE EAST, RUN THE FOLLOWING TWELVE (12) COURSES AND DISTANCES; COURSE NO. 1: NORTH 02°47'23" WEST, 109.84 FEET; COURSE NO. 2: SOUTH 87°12'38" WEST, 67.50 FEET; COURSE NO. 3: NORTH 02°46'24" WEST, 50.00 FEET TO THE ARC OF A CURVE TO THE NORTHEAST; COURSE NO. 4: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°12'16" EAST, 35.35 FEET; COURSE NO. 5: NORTH 87°12'30" EAST, 50.00 FEET; COURSE NO. 6: NORTH 02°47'30" WEST, 65.00 FEET; COURSE NO. 7: NORTH 89°47'22" EAST, 100.10 FEET; COURSE NO. 8: NORTH 06°21'10" EAST, 151.37 FEET; COURSE NO. 9: NORTH 13°14'02" WEST, 295.25 FEET; COURSE NO. 10: NORTH 08°20'44" WEST, 99.20 FEET; COURSE NO. 11: SOUTH 88°13'35" EAST, 87.27 FEET; COURSE NO. 12: NORTH 31°15'37" EAST, 476.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF A 100 FOOT WIDE JACKSONVILLE ELECTRIC AUTHORITY RIGHT-OF-WAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3299, PAGE 1161 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°33'58" WEST, ALONG LAST SAID LINE, 3216.83 FEET TO THE WESTERLY LINE OF SAID SECTION 14, ALSO BEING THE EASTERLY LINE OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 27 EAST, SAID DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°22'07" EAST, ALONG LAST SAID LINE, 1213.40 FEET; THENCE NORTH 87°11'23" EAST, 200.21 FEET; THENCE SOUTH 00°48'51" EAST, 35.01 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 14; THENCE NORTH 87°16'01" EAST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY BOUNDARY OF TEAL RUN AS RECORDED IN PLAT BOOK 41, PAGE 77 THROUGH 77A OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1134.56 FEET; THENCE NORTH 87°12'28" EAST, ALONG THE NORTHERLY BOUNDARY OF GREEN'S SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 77 OF SAID CURRENT PUBLIC RECORDS, AND ALONG THE NORTHERLY BOUNDARY OF JULINGTON CROSSING UNIT THREE, AS RECORDED IN PLAT BOOK 40, PAGES 47 THROUGH 47A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1333.12 FEET; THENCE NORTH 87°09'25" EAST, ALONG SAID NORTHERLY BOUNDARY OF JULINGTON CROSSING UNIT THREE, A DISTANCE OF 178.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 82.34 ACRES, MORE OR LESS.

**CLERK'S CERTIFICATION** 2001-303677

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 54, Pages 77 thru 77h of the Public Records of Duval County, Florida. Signed this 30th day of November A.D., 2001.

Jimi Fuller By: Bob Graves  
Clerk of Circuit Court Deputy Clerk

**APPROVED FOR THE RECORD**

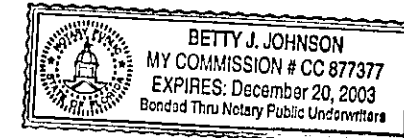
This is to certify that the above plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 177 of the Florida Statutes.

John Hull 11/29/2001  
Director of Public Works Date

**NOTARY FOR BANK OF AMERICA D/B/A NATIONS BANK**

The foregoing instrument was acknowledged before me this 13 day of November, 2001, A.D., by G. Rose McWilliams, Senior Vice President of Bank of America D/B/A Nations Bank, N/A, a Corporation under the laws of the state of Florida on behalf of the bank. He is personally known to me and did not take an oath.

Betty J. Johnson  
Notary Public My Commission Expires: 12/31/02  
State of Florida at Large Serial No. CC877377

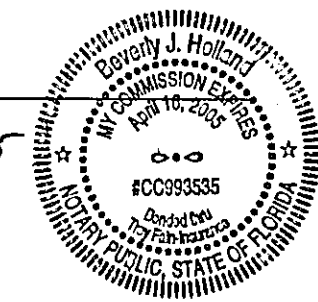


**NOTARY FOR SOUTH MANDARIN DEVELOPMENT, LLC**

The foregoing instrument was acknowledged before me this 12th day of October, 2001, A.D., by J.D. Collins, President of South Mandarin Development, LLC, a Corporation under the laws of the state of Florida on behalf of the corporation. He is personally known to me and did not take an oath.

Beverly J. Holland 4-16-05  
Notary Public My Commission Expires: 4-16-05  
State of Florida at Large Serial No. CC993535

Print Name: Beverly J. Holland



**PLAT CONFORMITY REVIEW**

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 27th DAY OF Nov., 2001.

Glenn E. McGregor  
GLENN E. MCGREGOR, P.L.S.  
PROFESSIONAL LAND SURVEYOR NUMBER 4252

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, 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 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 15th DAY OF October A.D., 2001.

Gregory B. Clary  
GREGORY B. CLARY  
REGISTERED LAND SURVEYOR NO. 73377

**ADOPTION AND DEDICATION**

This is to certify that South Mandarin Development, LLC, 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 Four 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, boulevards, drives, courts, walkways, unobstructed easements for drainage, utilities (except water and sewer), non-access easements, except all private easements and landscape tract 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, its 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, drives, lanes and courts as noted above, hereby dedicated, together with all substances or matter which may flow or pass from roads, drives, lanes 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/stormwater management facilities 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, licensees or concessionaires within Sweetwater Creek South Unit Four 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 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 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, LLC, has caused these presents to be signed this 14th day of November, 2001.

Witness: Beverly J. Holland J. Daniel Collins  
Print Name: Beverly J. Holland J.D. Collins, President  
Witness: Curtis L. Hart The Collins Group, Inc. as Manager  
Print Name: CURTIS L. HART of South Mandarin Development, LLC

Witness: Betty Johnson G. Rose McWilliams  
Print Name: Betty Johnson Senior Vice President  
Witness: Mary L. Brown  
Print Name: MARY L. BROWN



PREPARED BY:  
**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
L.S. 3731  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703

P.S.D. NO. : 94-015  
CITY DEVELOPMENT NO. : 1504.8

APPROVED 11/27/2001  
DATE

J. Hall  
CITY ENGINEER  
FOR DIRECTOR OF PUBLIC WORKS

APPROVED 11/28/2001  
DATE  
Gregory B. Clary  
FOR GENERAL COUNSEL

**REVIEWS**

OFFICE: RS  
FIELD: RWJ

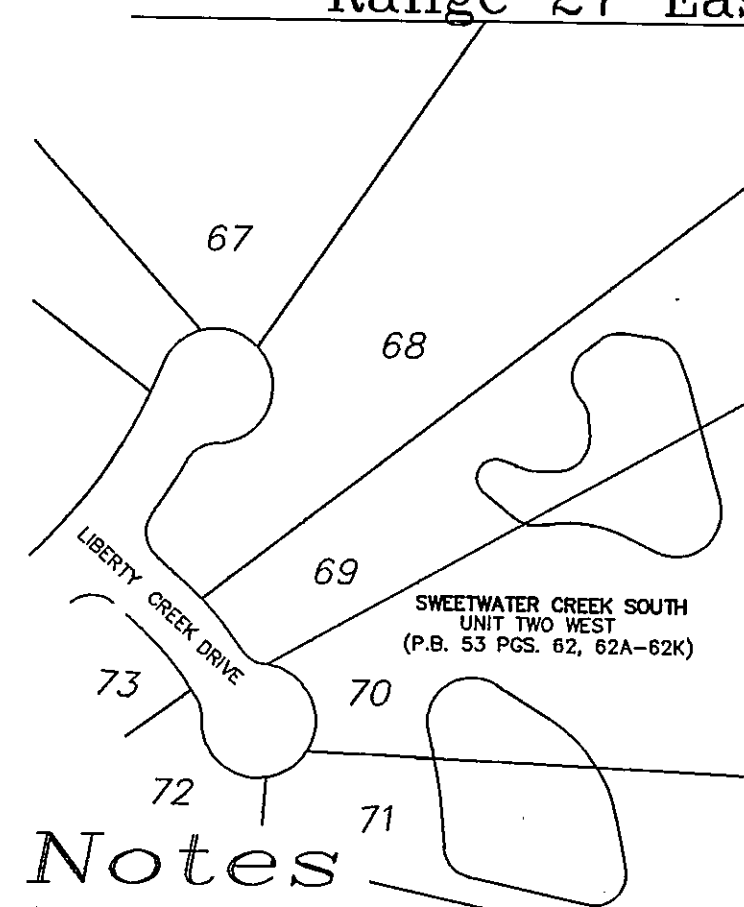
CHECKED BY  
CLOSURES/DATA: RS  
COVER SHEET: RS  
PRMS: RS

# Sweetwater Creek South Unit Four East

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

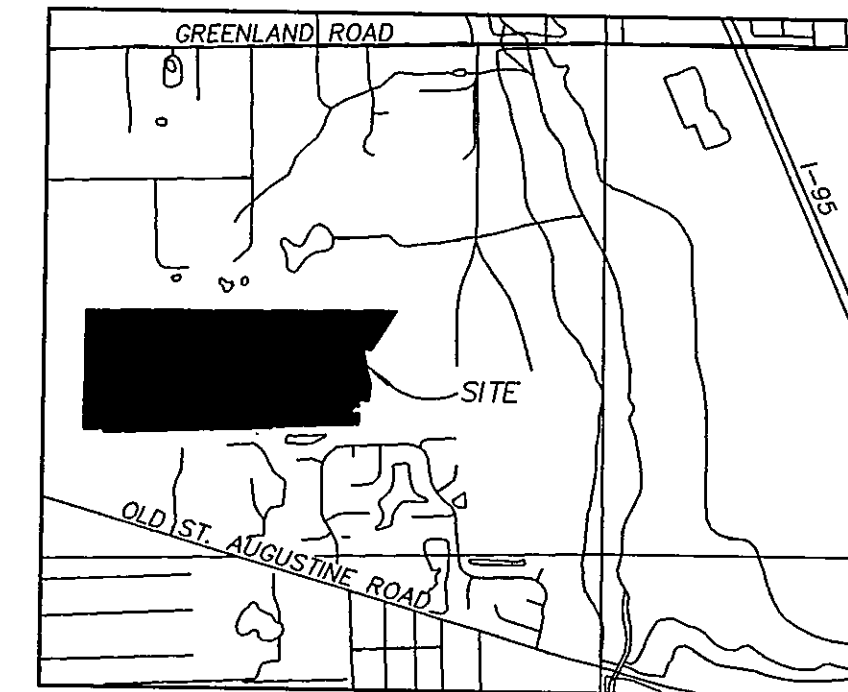
PLAT BOOK 54 PAGE 77A

SHEET 2 OF 13 SHEETS  
165 LOTS IN THIS UNIT



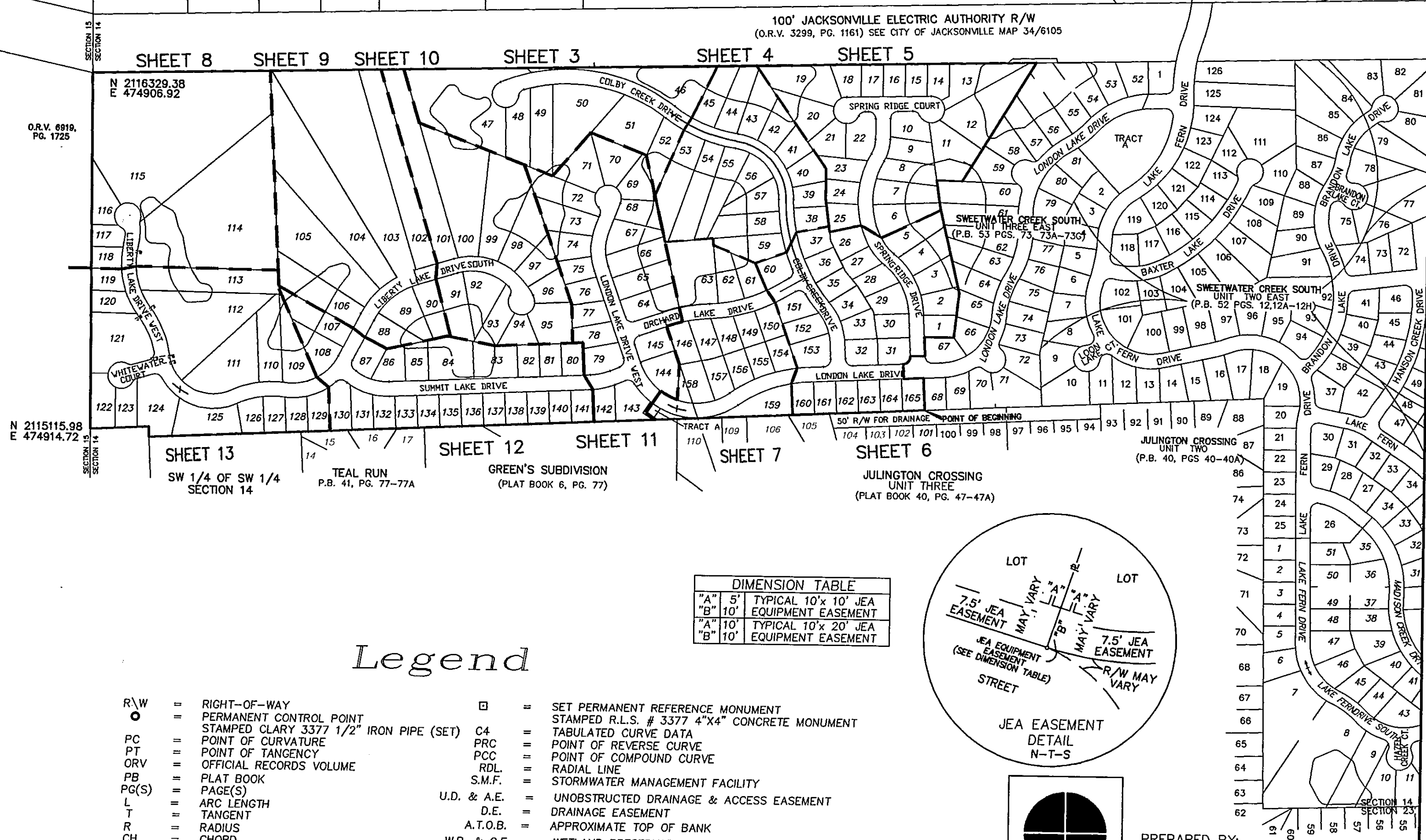
KEY MAP  
SCALE: 1"=300

VICINITY  
MAP  
NOT TO SCALE



## General Notes

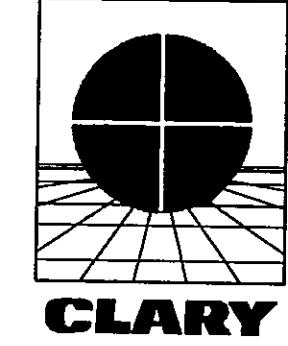
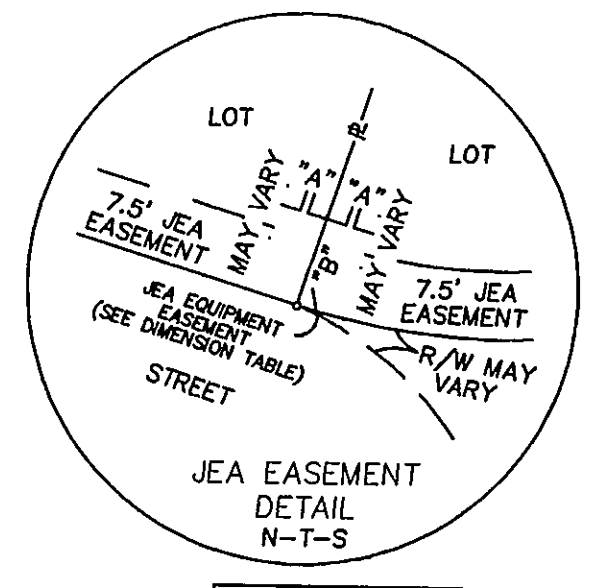
- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- N 2116329.38 E 474906.92 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983/1990 NGS ADJUSTMENT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS 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" 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.
- UNLESS OTHERWISE NOTED HEREON, ALL WETLAND JURISDICTION LINES SHOWN ON THIS PLAT HAVE BEEN APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS, PERMIT NO. 199402132, DATED APRIL 20, 2000.



## Legend

- |       |   |                         |             |   |  |
|-------|---|-------------------------|-------------|---|--|
| R/W   | = | RIGHT-OF-WAY            | □           | = | SET PERMANENT REFERENCE MONUMENT                           |
| ○     | = | PERMANENT CONTROL POINT | ■           | = | STAMPED R.L.S. # 3377 4"x4" CONCRETE MONUMENT              |
| PT    | = | POINT OF CURVATURE      | C4          | = | TABULATED CURVE DATA                                       |
| ORV   | = | OFFICIAL RECORDS VOLUME | PRC         | = | POINT OF REVERSE CURVE                                     |
| PB    | = | PLAT BOOK               | PCC         | = | POINT OF COMPOUND CURVE                                    |
| PG(S) | = | PAGE(S)                 | RDL         | = | RADIAL LINE  |
| L     | = | ARC LENGTH              | S.M.F.      | = | STORMWATER MANAGEMENT FACILITY                             |
| T     | = | TANGENT                 | U.D. & A.E. | = | UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT                    |
| R     | = | RADIUS                  | D.E.        | = | DRAINAGE EASEMENT  |
| CH    | = | CHORD                   | A.T.O.B.    | = | APPROXIMATE TOP OF BANK                                    |
| Δ     | = | DELTA                   | W.P. & C.E. | = | WETLAND PRESERVATION & CONSERVATION EASEMENT               |
| RP    | = | RADIUS POINT            | U.P. & C.E. | = | UPLAND PRESERVATION & CONSERVATION EASEMENT                |
|       |   |                         | ■           | = | FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT |
|       |   |                         | — —         | = | CHANGE IN STREET NAME                                      |

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



PREPARED BY:  
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3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
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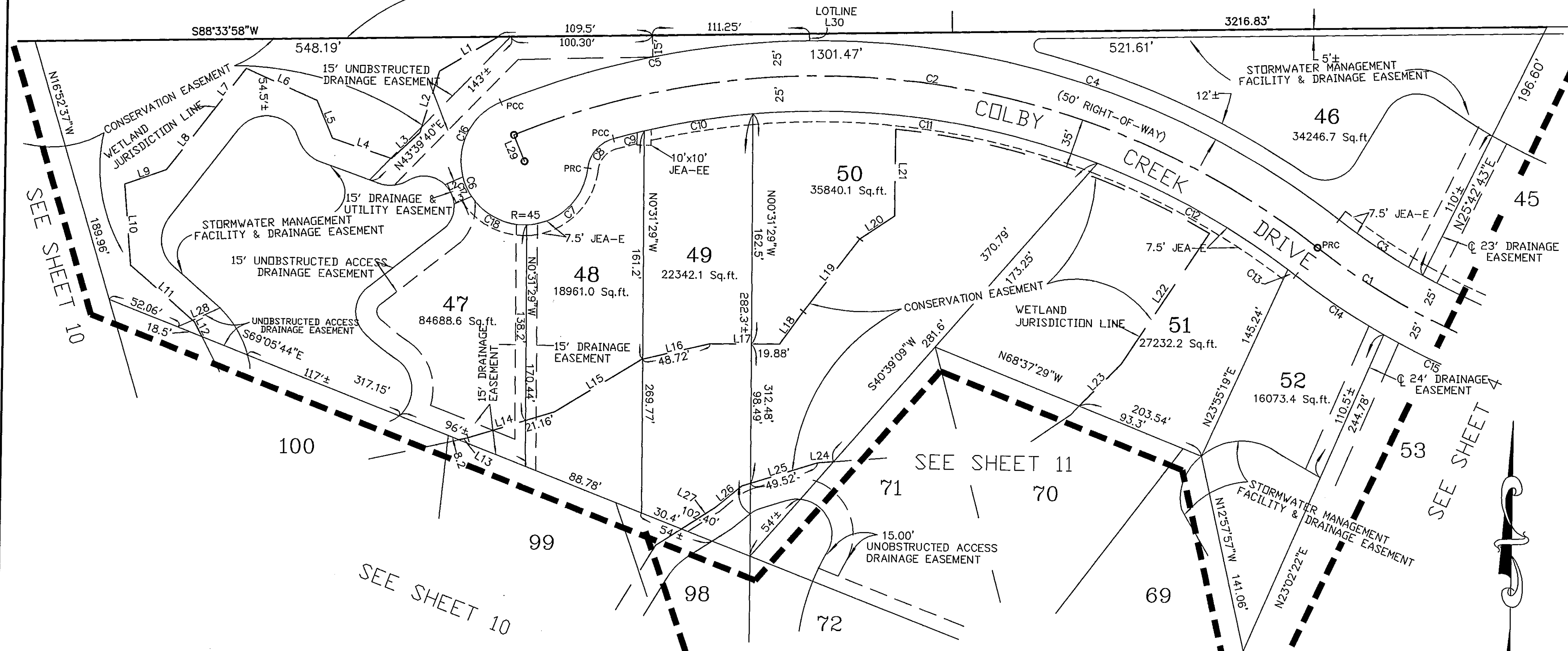
# Sweetwater Creek South Unit Four East

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

PLAT BOOK 54 PAGE 77B

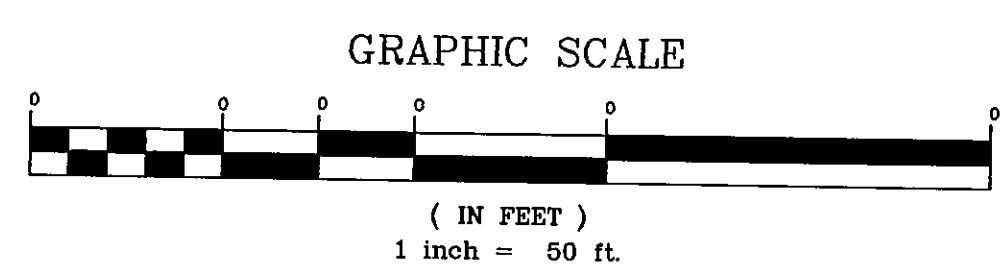
SHEET 3 OF 13 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

JACKSONVILLE ELECTRIC AUTHORITY  
(D.R.V. 3299, PG. 1161) SEE CITY OF JACKSONVILLE MAP 34/76105



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	28°38'52"	250.00'	500.00'	S67°17'23"E	247.40'
C2	59°53'45"	601.09'	575.00'	N82°54'50"W	574.10'
C3	08°33'36"	70.97'	475.00'	S57°14'45"E	70.90'
C4	38°28'10"	402.85'	600.00'	N72°12'02"W	395.33'
C5	21°25'34"	224.38'	600.00'	S77°51'05"W	223.07'
C6	160°05'05"	125.73'	45.00'	S12°54'15"E	88.64'
C7	81°38'00"	64.11'	45.00'	N46°14'12"E	58.83'
C8	67°17'32"	29.36'	25.00'	S40°12'31"W	27.70'
C9	02°20'09"	22.42'	550.00'	S75°01'22"W	22.42'
C10	08°07'56"	78.06'	550.00'	S80°15'25"W	78.00'
C11	25°53'15"	248.50'	550.00'	N82°43'59"W	246.39'
C12	16°05'09"	154.41'	550.00'	N61°44'47"W	153.91'
C13	00°44'14"	7.08'	550.00'	N53°19'56"W	7.08'
C14	08°10'59"	74.98'	525.00'	S57°03'27"E	74.92'
C15	08°46'03"	80.34'	525.00'	S65°31'58"E	80.26'
C16	83°05'57"	65.27'	45.00'	S25°35'19"W	59.69'
C17	19°50'31"	15.58'	45.00'	S25°04'39"E	15.51'
C18	58°36'18"	46.03'	45.00'	S63°38'38"E	44.05'

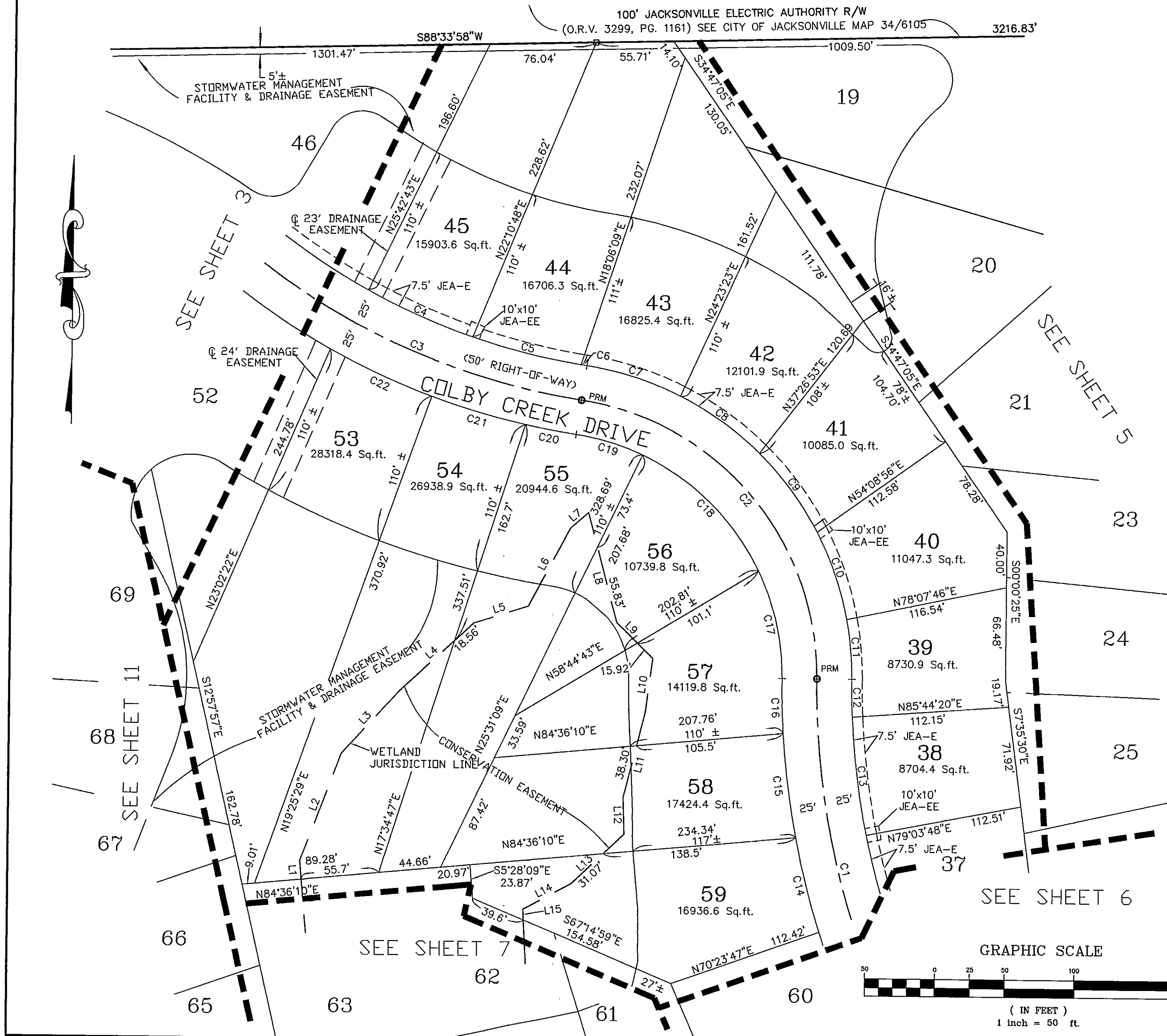
NUM	DISTANCE	BEARING	NUM	DISTANCE	BEARING
L1	47.73'	S58°34'20"W	L17	49.44'	N89°25'28"E
L2	45.79'	S16°55'44"W	L18	28.43'	S35°13'40"W
L3	27.27'	S46°58'57"W	L19	65.07'	N37°08'52"E
L4	44.00'	N72°03'25"W	L20	29.58'	N55°36'01"E
L5	28.90'	N23°12'40"W	L21	61.16'	S0°04'57"E
L6	55.19'	N66°27'48"W	L22	111.78'	S33°11'34"W
L7	42.68'	S36°59'37"W	L23	41.37'	S44°04'25"W
L8	48.87'	N37°40'17"E	L24	11.44'	S85°02'46"W
L9	30.84'	N70°08'36"E	L25	56.29'	S72°10'14"W
L10	57.47'	N4°52'18"W	L26	23.51'	N50°05'26"E
L11	60.33'	N49°24'08"W	L27	28.60'	S56°50'13"W
L12	11.53'	N27°47'08"W	L28	32.92'	S65°12'24"W
L13	6.52'	N77°05'19"E	L29	20.00'	S22°51'39"E
L14	63.64'	N72°29'48"E	L30	4.88'	S1°26'08"E
L15	71.89'	N58°02'19"E			
L16	49.82'	N76°17'34"E			



PREPARED BY:  
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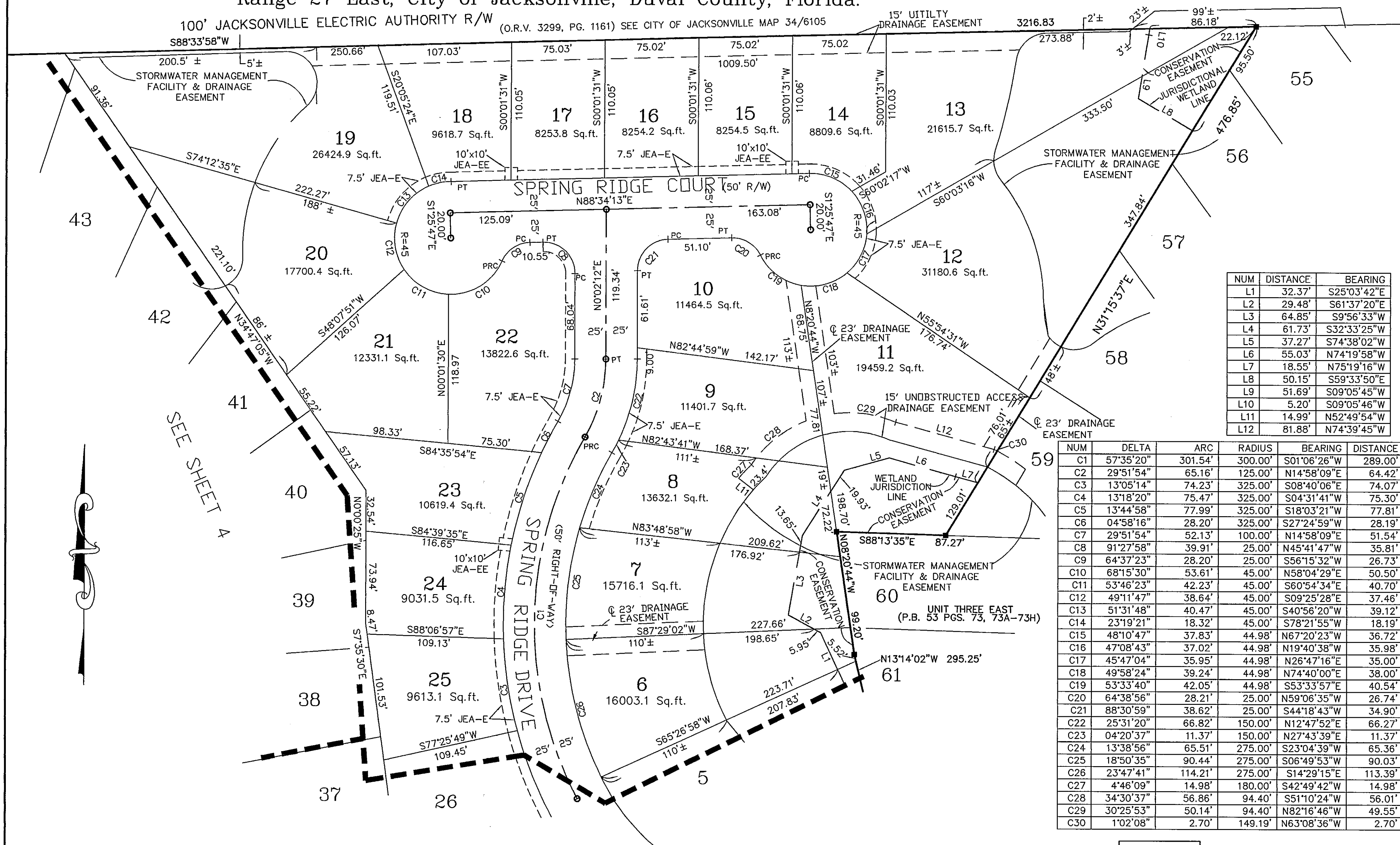
# Sweetwater Creek South Unit Four East

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

PLAT BOOK 54 PAGE 710

SHEET 5 OF 13 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

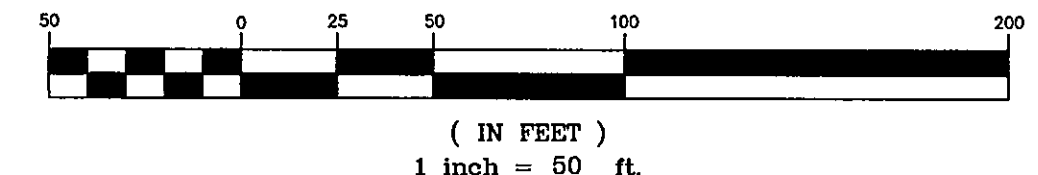
100' JACKSONVILLE ELECTRIC AUTHORITY R/W (O.R.V. 3299, PG. 1161) SEE CITY OF JACKSONVILLE MAP 34/6105



NUM	DISTANCE	BEARING
L1	32.37'	S25°03'42"E
L2	29.48'	S61°37'20"E
L3	64.85'	S9°56'33"W
L4	61.73'	S32°33'25"W
L5	37.27'	S74°38'02"W
L6	55.03'	N74°19'58"W
L7	18.55'	N75°19'16"W
L8	50.15'	S59°33'50"E
L9	51.69'	S09°05'45"W
L10	5.20'	S09°05'46"W
L11	14.99'	N52°49'54"W
L12	81.88'	N74°39'45"W

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	57°35'20"	301.54'	300.00'	S01°06'26"W	289.00'
C2	29°51'54"	65.16'	125.00'	N14°58'09"E	64.42'
C3	13°05'14"	74.23'	325.00'	S08°40'06"E	74.07'
C4	13°18'20"	75.47'	325.00'	S04°31'41"W	75.30'
C5	13°44'58"	77.99'	325.00'	S18°03'21"W	77.81'
C6	04°58'16"	28.20'	325.00'	S27°24'59"W	28.19'
C7	29°51'54"	52.13'	100.00'	N14°58'09"E	51.54'
C8	91°27'58"	39.91'	25.00'	N45°41'47"W	35.81'
C9	64°37'23"	28.20'	25.00'	S56°15'32"W	26.73'
C10	68°15'30"	53.61'	45.00'	N58°04'29"E	50.50'
C11	53°46'23"	42.23'	45.00'	S60°54'34"E	40.70'
C12	49°11'47"	38.64'	45.00'	S09°25'28"E	37.46'
C13	51°31'48"	40.47'	45.00'	S40°56'20"W	39.12'
C14	23°19'21"	18.32'	45.00'	S78°21'55"W	18.19'
C15	48°10'47"	37.83'	44.98'	N67°20'23"W	36.72'
C16	47°08'43"	37.02'	44.98'	N19°40'38"W	35.98'
C17	45°47'04"	35.95'	44.98'	N26°47'16"E	35.00'
C18	49°58'24"	39.24'	44.98'	N74°40'00"E	38.00'
C19	53°33'40"	42.05'	44.98'	S53°33'57"E	40.54'
C20	64°38'56"	28.21'	25.00'	N59°06'35"W	26.74'
C21	88°30'59"	38.62'	25.00'	S44°18'43"W	34.90'
C22	25°31'20"	66.82'	150.00'	N12°47'52"E	66.27'
C23	04°20'37"	11.37'	150.00'	N27°43'39"E	11.37'
C24	13°38'56"	65.51'	275.00'	S23°04'39"W	65.36'
C25	18°50'35"	90.44'	275.00'	S06°49'53"W	90.03'
C26	23°47'41"	114.21'	275.00'	S14°29'15"E	113.39'
C27	4°46'09"	14.98'	180.00'	S42°49'42"W	14.98'
C28	34°30'37"	56.86'	94.40'	S51°10'24"W	56.01'
C29	30°25'53"	50.14'	94.40'	N82°16'46"W	49.55'
C30	1°02'08"	2.70'	149.19'	N63°08'36"W	2.70'

GRAPHIC SCALE



SEE SHEET 6



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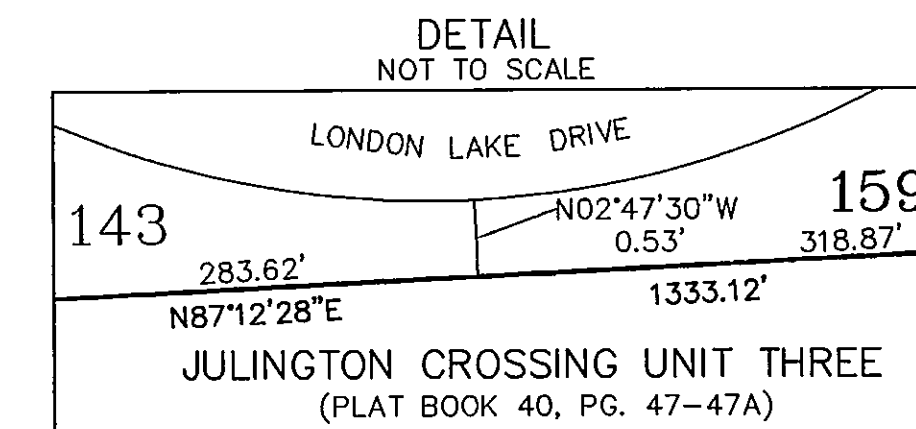
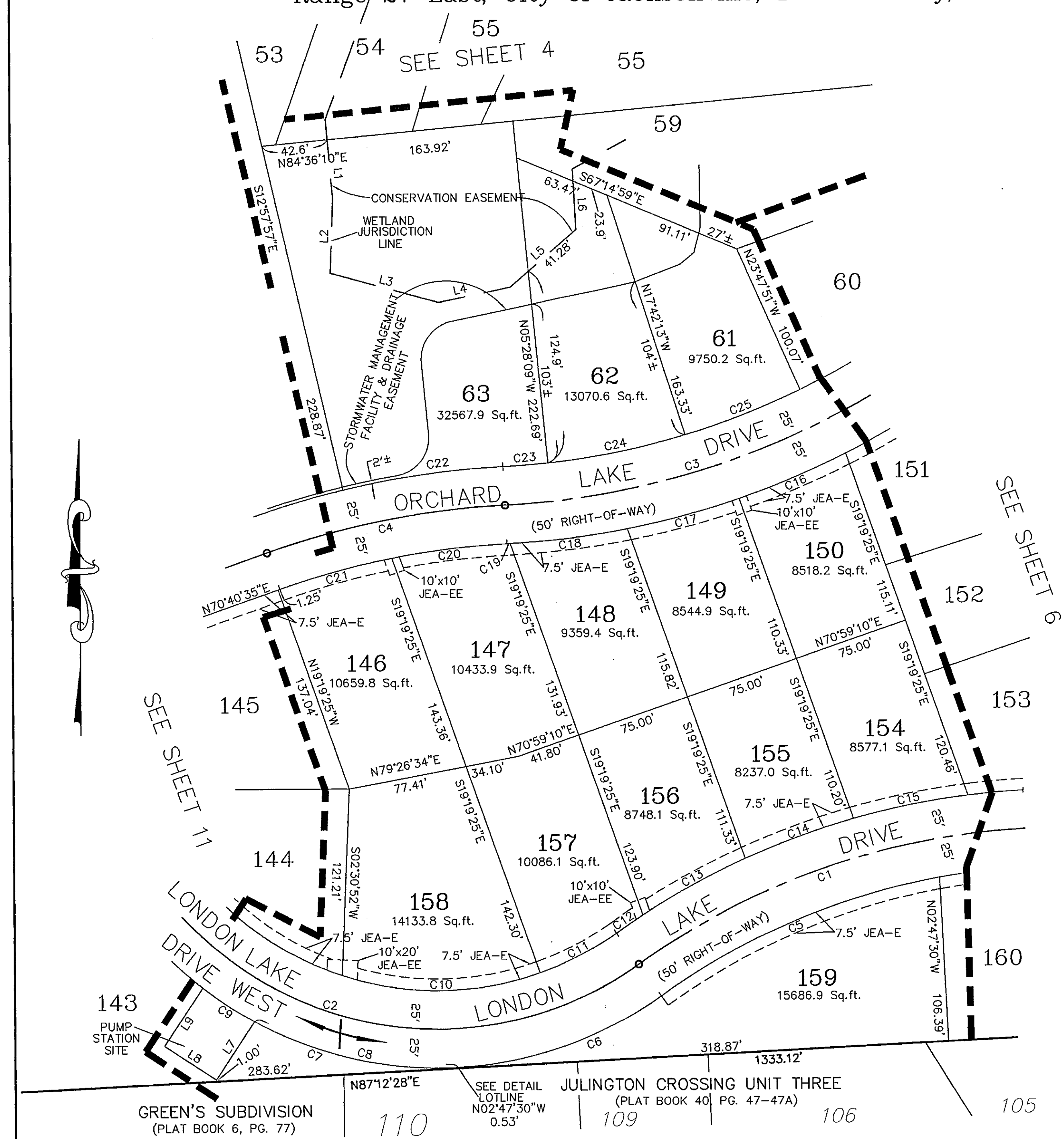
# Sweetwater Creek South Unit Four East

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

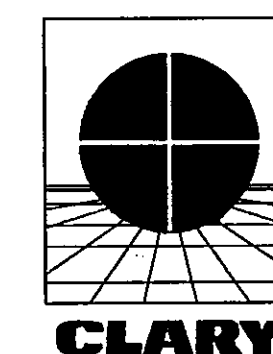
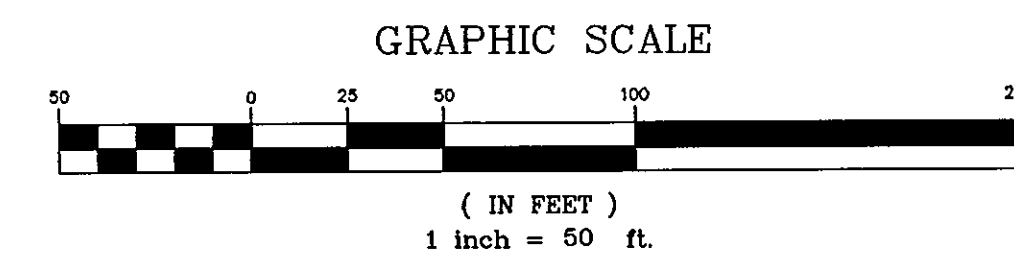
PLAT BOOK 54 PAGE 77F

SHEET 7 OF 13 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	32°28'50"	269.27'	475.00'	S70°58'13"W	265.68'
C2	105°56'45"	416.05'	225.00'	S72°17'50"E	359.26'
C3	27°17'39"	250.10'	525.00'	N73°39'42"E	247.74'
C4	16°37'57"	158.21'	545.00'	S78°59'33"W	157.65'
C5	25°11'55"	197.91'	450.00'	S67°19'45"W	196.32'
C6	32°28'47"	141.72'	250.00'	N70°58'12"E	139.83'
C7	53°38'51"	234.08'	250.00'	S65°57'59"E	225.62'
C8	31°25'00"	137.08'	250.00'	S77°04'54"E	135.37'
C9	09°10'38"	40.04'	250.00'	S56°47'05"E	40.00'
C10	37°28'42"	130.82'	200.00'	N89°33'40"E	128.51'
C11	16°05'30"	56.17'	200.00'	N62°46'33"E	55.99'
C12	02°22'32"	20.73'	500.00'	S55°55'04"W	20.73'
C13	08°42'54"	76.05'	500.00'	S61°27'47"W	75.98'
C14	08°36'09"	75.07'	500.00'	S70°07'19"W	75.00'
C15	08°41'20"	75.83'	500.00'	S78°46'04"W	75.75'
C16	07°49'56"	75.19'	550.00'	N67°20'05"E	75.13'
C17	07°50'35"	75.29'	550.00'	N75°10'21"E	75.23'
C18	08°00'24"	76.86'	550.00'	N83°05'51"E	76.80'
C19	00°12'28"	2.00'	550.00'	N87°12'17"E	2.00'
C20	08°18'42"	75.44'	520.00'	S83°09'10"W	75.37'
C21	08°19'15"	75.52'	520.00'	S74°50'12"W	75.45'
C22	10°33'43"	105.08'	570.00'	S82°01'39"W	104.93'
C23	03°21'02"	29.24'	500.00'	N85°38'00"E	29.24'
C24	10°26'33"	91.13'	500.00'	N78°44'12"E	91.00'
C25	09°11'14"	80.18'	500.00'	N68°55'18"E	80.09'



NUM	DISTANCE	BEARING
L1	38.73'	N5°02'45"W
L2	47.95'	N2°14'23"E
L3	72.85'	N7°40'16"W
L4	47.44'	S78°21'04"W
L5	56.92'	S49°03'39"W
L6	31.26'	S3°11'00"E
L7	45.00'	N33°41'06"E
L8	40.00'	N56°47'05"W
L9	45.00'	N33°41'06"E



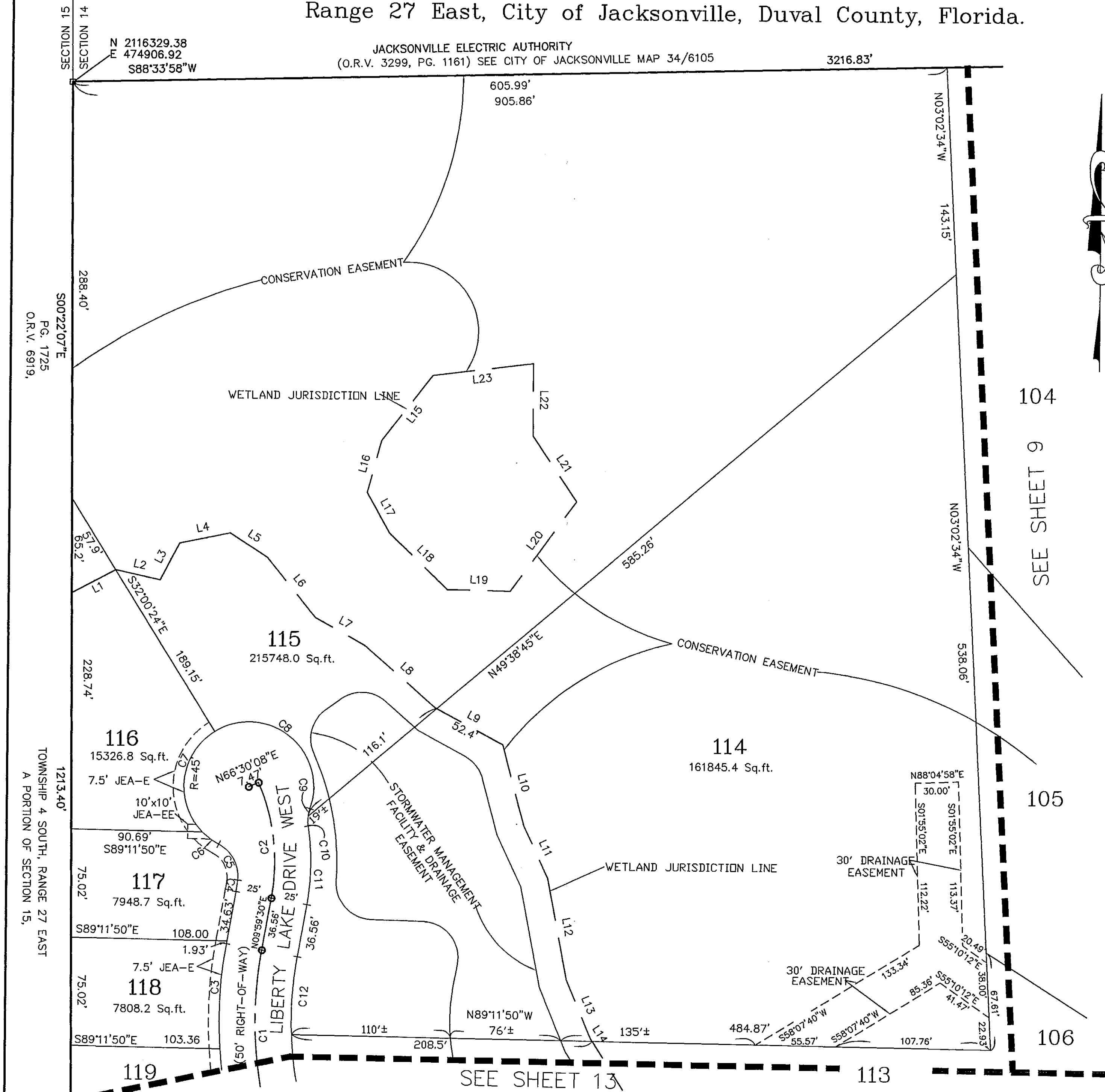
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3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703

# Sweetwater Creek South Unit Four East

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

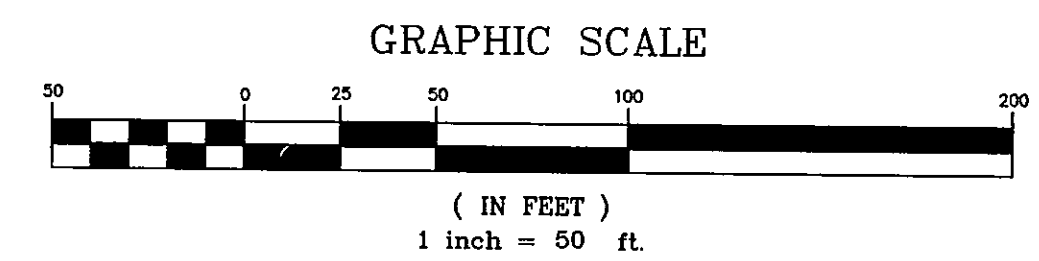
PLAT BOOK 54 PAGE 776

SHEET 8 OF 13 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



NUM	DISTANCE	BEARING
L1	34.28'	N61°56'43"E
L2	31.60'	S77°55'01"E
L3	28.69'	N27°23'14"E
L4	35.95'	N78°27'38"E
L5	30.62'	S57°29'26"E
L6	53.26'	S38°58'25"E
L7	39.89'	S61°13'02"E
L8	64.50'	S48°52'19"E
L9	53.68'	S61°41'15"E
L10	57.86'	S15°01'52"E
L11	39.93'	S25°02'43"E
L12	71.28'	S10°57'47"E
L13	44.32'	S22°34'59"E
L14	2.22'	S32°32'54"E
L15	57.17'	S37°44'39"W
L16	37.52'	S15°01'40"W
L17	32.08'	S28°57'04"E
L18	55.81'	S46°28'46"E
L19	43.46'	S88°54'38"E
L20	77.04'	N36°18'50"E
L21	54.39'	N34°09'05"W
L22	50.50'	N0°10'07"W
L23	70.22'	S82°46'41"W

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	47°09'09"	226.32'	275.00'	S13°35'04"E	219.98'
C2	33°29'10"	81.73'	139.84'	N6°45'06"W	80.57'
C3	14°00'17"	73.33'	300.00'	S02°59'21"W	73.15'
C4	03°58'36"	7.97'	114.84'	N8°00'12"E	7.97'
C5	68°39'19"	29.96'	25.00'	N28°25'10"W	28.20'
C6	18°14'39"	14.33'	45.00'	S53°37'30"E	14.27'
C7	102°16'48"	80.33'	45.00'	S06°38'14"W	70.08'
C8	141°26'05"	111.08'	45.00'	N51°30'19"W	84.95'
C9	11°58'52"	5.23'	25.00'	S13°13'17"W	5.22'
C10	16°14'33"	7.09'	25.00'	S00°53'25"E	7.06'
C11	19°00'10"	54.67'	164.84'	N00°29'25"E	54.42'
C12	12°26'30"	54.29'	250.00'	S03°46'15"W	54.18'



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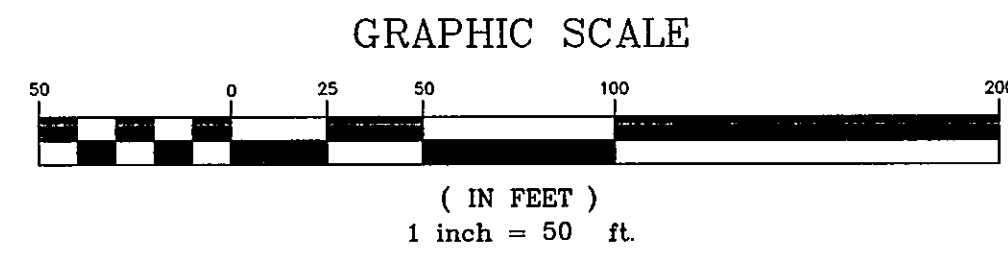
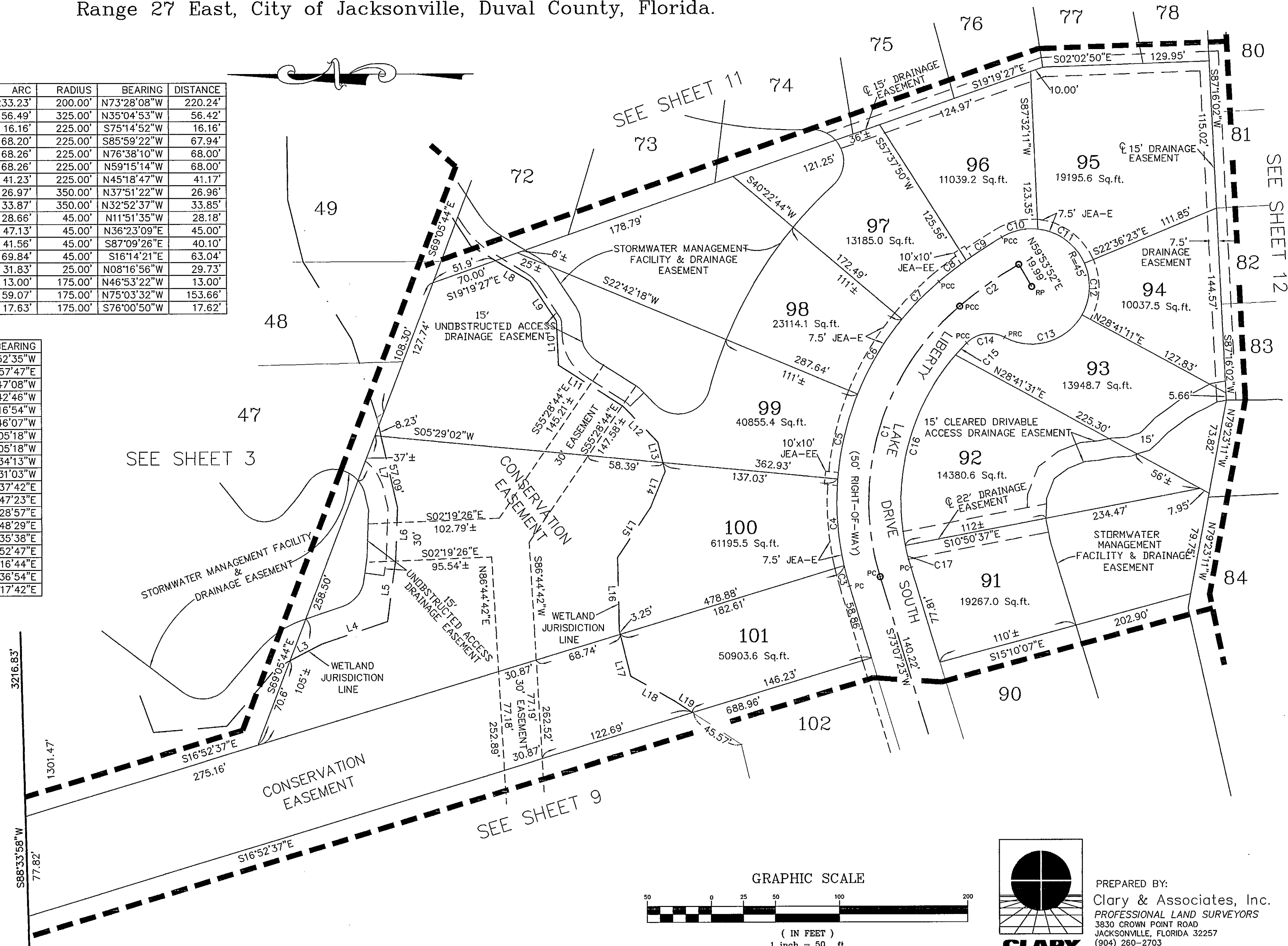
# Sweetwater Creek South Unit Four East

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

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	66°48'58"	233.23'	200.00'	N73°28'08"W	220.24'
C2	09°57'30"	56.49'	325.00'	N35°04'53"W	56.42'
C3	04°06'57"	16.16'	225.00'	S75°14'52"W	16.16'
C4	17°22'02"	68.20'	225.00'	S85°59'22"W	67.94'
C5	17°22'54"	68.26'	225.00'	N76°38'10"W	68.00'
C6	17°22'56"	68.26'	225.00'	N59°15'14"W	68.00'
C7	10°29'58"	41.23'	225.00'	N45°18'47"W	41.17'
C8	04°24'52"	26.97'	350.00'	N37°51'22"W	26.96'
C9	05°32'37"	33.87'	350.00'	N32°52'37"W	33.85'
C10	36°29'25"	28.86'	45.00'	N11°51'35"W	28.18'
C11	60°00'03"	47.13'	45.00'	N36°23'09"E	45.00'
C12	52°54'46"	41.56'	45.00'	S87°09'26"E	40.10'
C13	88°55'22"	69.84'	45.00'	S16°14'21"E	63.04'
C14	72°57'34"	31.83'	25.00'	N08°16'56"W	29.73'
C15	04°15'27"	13.00'	175.00'	N46°53'22"W	13.00'
C16	52°04'54"	159.07'	175.00'	N75°03'32"W	153.66'
C17	05°46'21"	17.63'	175.00'	S76°00'50"W	17.62'

NUM	DISTANCE	BEARING
L1	46.78'	N14°52'35"W
L2	3.94'	N51°57'47"E
L3	27.80'	N27°47'08"W
L4	54.78'	N18°42'46"W
L5	48.53'	N82°16'54"W
L6	40.89'	N87°46'07"W
L7	71.90'	S77°05'18"W
L8	31.49'	S31°05'18"W
L9	37.34'	S56°34'13"W
L10	34.60'	S87°31'03"W
L11	60.03'	N32°37'42"E
L12	38.58'	N45°47'23"E
L13	23.76'	N76°28'57"E
L14	29.78'	S67°48'29"E
L15	47.08'	S56°35'38"E
L16	56.83'	N88°52'47"E
L17	37.15'	N76°16'44"E
L18	39.69'	N29°36'54"E
L19	16.11'	N33°17'42"E

100' JACKSONVILLE ELECTRIC AUTHORITY R/W  
(O.R.V. 3299, PG. 1161) SEE CITY OF JACKSONVILLE MAP 34/6105



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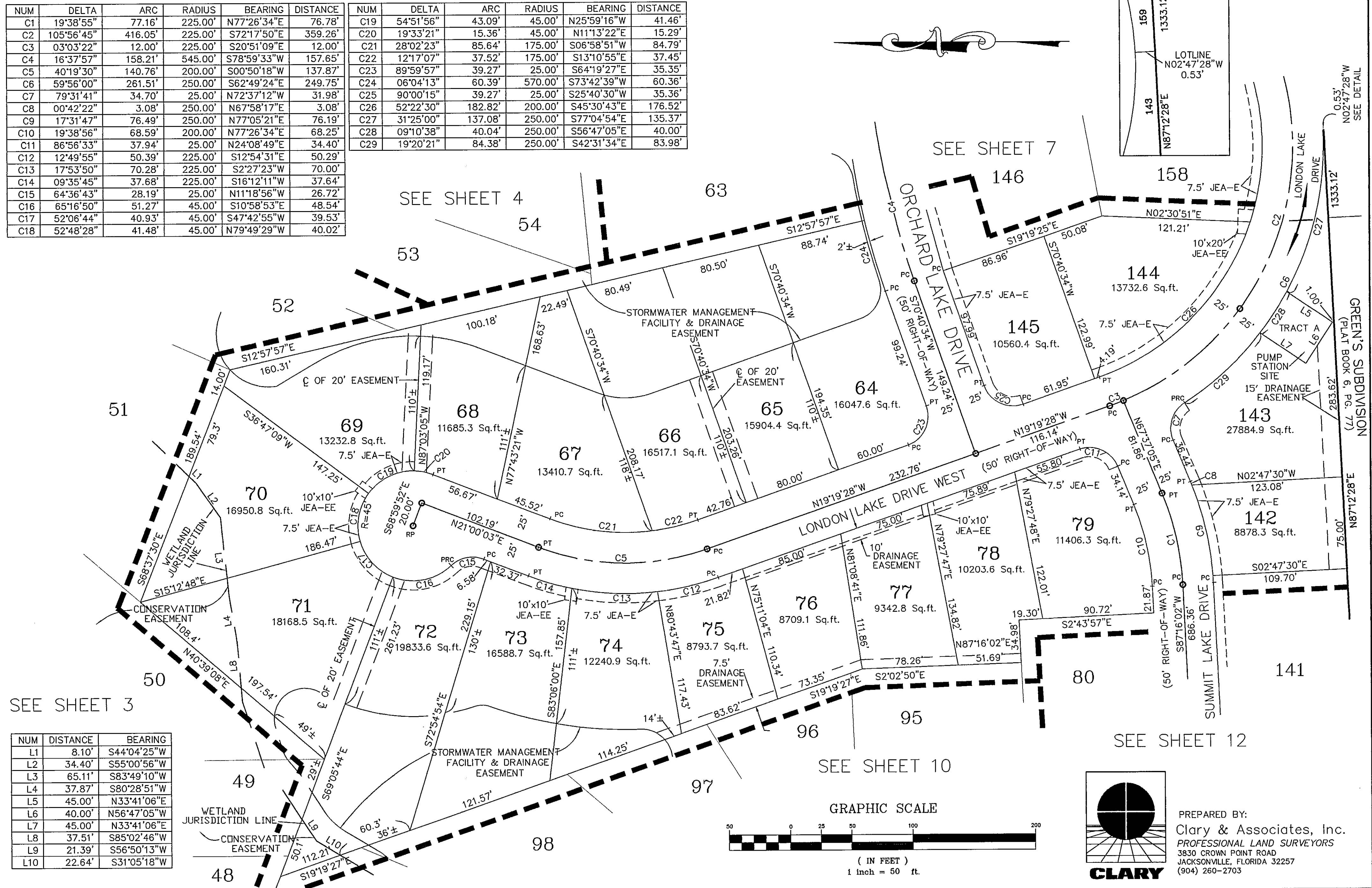
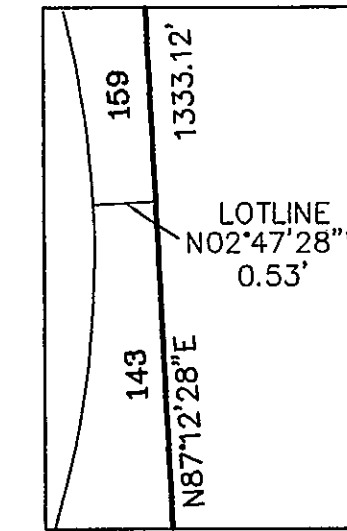
# Sweetwater Creek South Unit Four East

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

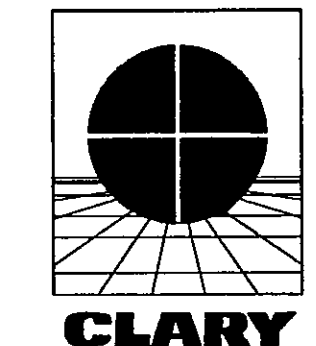
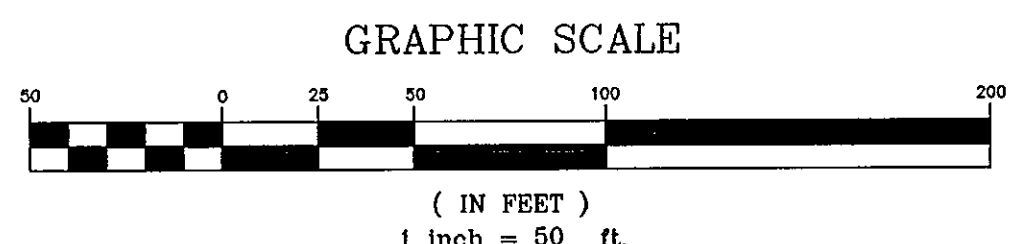
SHEET 11 OF 13 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE	NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	19°38'55"	77.16'	225.00'	N77°26'34"E	76.78'	C19	54°51'56"	43.09'	45.00'	N25°59'16"W	41.46'
C2	105°56'45"	416.05'	225.00'	S72°17'50"E	359.26'	C20	19°33'21"	15.36'	45.00'	N11°13'22"E	15.29'
C3	03°03'22"	12.00'	225.00'	S20°51'09"E	12.00'	C21	28°02'23"	85.64'	175.00'	S06°58'51"W	84.79'
C4	16°37'57"	158.21'	545.00'	S78°59'33"W	157.65'	C22	12°17'07"	37.52'	175.00'	S13°10'55"E	37.45'
C5	40°19'30"	140.76'	200.00'	S00°50'18"W	137.87'	C23	89°59'57"	39.27'	25.00'	S64°19'27"E	35.35'
C6	59°56'00"	261.51'	250.00'	S62°49'24"E	249.75'	C24	06°04'13"	60.39'	570.00'	S73°42'39"W	60.36'
C7	79°31'41"	34.70'	25.00'	N72°37'12"W	31.98'	C25	90°00'15"	39.27'	25.00'	S25°40'30"W	35.36'
C8	00°42'22"	3.08'	250.00'	N67°58'17"E	3.08'	C26	52°22'30"	182.82'	200.00'	S45°30'43"E	176.52'
C9	17°31'47"	76.49'	250.00'	N77°05'21"E	76.19'	C27	31°25'00"	137.08'	250.00'	S77°04'54"E	135.37'
C10	19°38'56"	68.59'	200.00'	N77°26'34"E	68.25'	C28	09°10'38"	40.04'	250.00'	S56°47'05"E	40.00'
C11	86°56'33"	37.94'	25.00'	N24°08'49"E	34.40'	C29	19°20'21"	84.38'	250.00'	S42°31'34"E	83.98'
C12	12°49'55"	50.39'	225.00'	S12°54'31"E	50.29'						
C13	17°53'50"	70.28'	225.00'	S2°27'23"W	70.00'						
C14	09°35'45"	37.68'	225.00'	S16°12'11"W	37.64'						
C15	64°36'43"	28.19'	25.00'	N11°18'56"W	26.72'						
C16	65°16'50"	51.27'	45.00'	S10°58'53"E	48.54'						
C17	52°06'44"	40.93'	45.00'	S47°42'55"W	39.53'						
C18	52°48'28"	41.48'	45.00'	N79°49'29"W	40.02'						

DETAIL  
NOT TO SCALE



NUM	DISTANCE	BEARING
L1	8.10'	S44°04'25"W
L2	34.40'	S55°00'56"W
L3	65.11'	S83°49'10"W
L4	37.87'	S80°28'51"W
L5	45.00'	N33°41'06"E
L6	40.00'	N56°47'05"W
L7	45.00'	N33°41'06"E
L8	37.51'	S85°02'46"W
L9	21.39'	S56°50'13"W
L10	22.64'	S31°05'18"W



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JACKSONVILLE, FLORIDA 32257  
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# Sweetwater Creek South Unit Four East

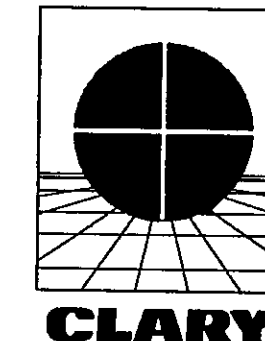
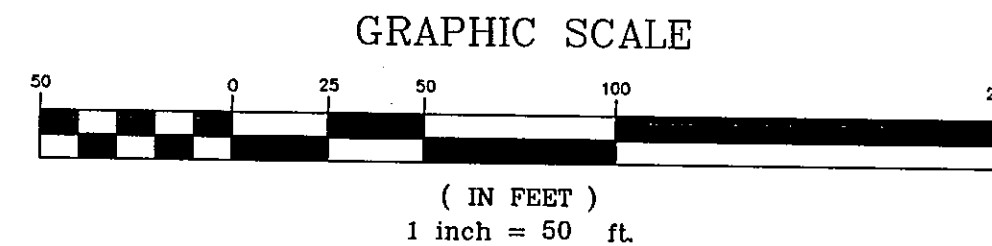
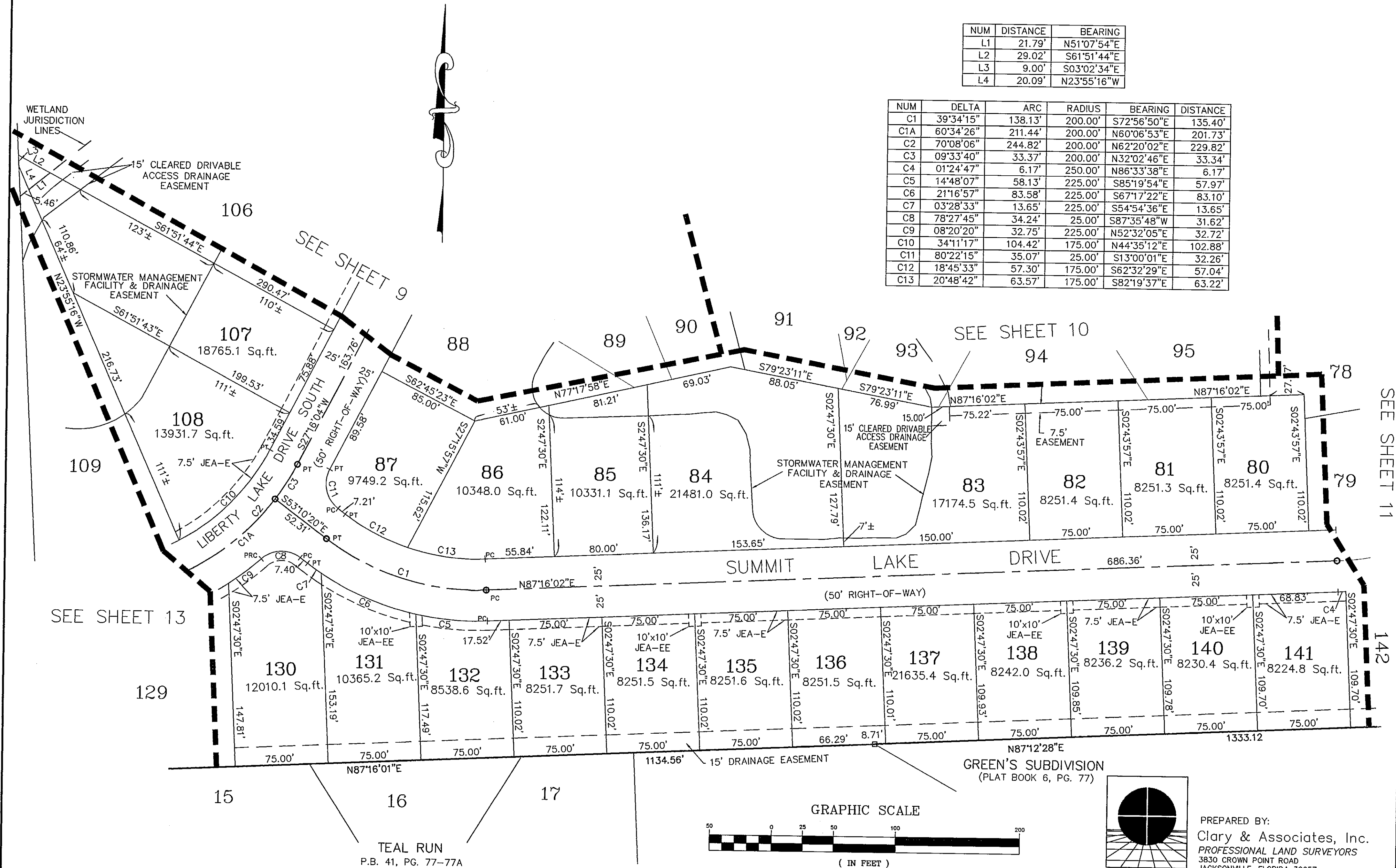
A Portion of Section 14, Township 4 South,  
Range 27 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK 54 PAGE 71K

SHEET 12 OF 13 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

NUM	DISTANCE	BEARING
L1	21.79'	N51°07'54"E
L2	29.02'	S61°51'44"E
L3	9.00'	S03°02'34"E
L4	20.09'	N23°55'16"W

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	39°34'15"	138.13'	200.00'	S72°56'50"E	135.40'
C1A	60°34'26"	211.44'	200.00'	N60°06'53"E	201.73'
C2	70°08'06"	244.82'	200.00'	N62°20'02"E	229.82'
C3	09°33'40"	33.37'	200.00'	N32°02'46"E	33.34'
C4	01°24'47"	6.17'	250.00'	N86°33'38"E	6.17'
C5	14°48'07"	58.13'	225.00'	S85°19'54"E	57.97'
C6	21°16'57"	83.58'	225.00'	S67°17'22"E	83.10'
C7	03°28'33"	13.65'	225.00'	S54°54'36"E	13.65'
C8	78°27'45"	34.24'	25.00'	S87°35'48"W	31.62'
C9	08°20'20"	32.75'	225.00'	N52°32'05"E	32.72'
C10	34°11'17"	104.42'	175.00'	N44°35'12"E	102.88'
C11	80°22'15"	35.07'	25.00'	S13°00'01"E	32.26'
C12	18°45'33"	57.30'	175.00'	S62°32'29"E	57.04'
C13	20°48'42"	63.57'	175.00'	S82°19'37"E	63.22'



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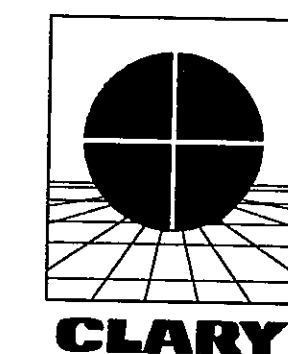
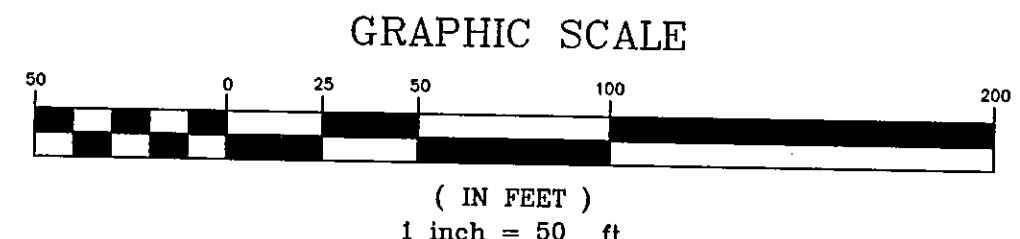
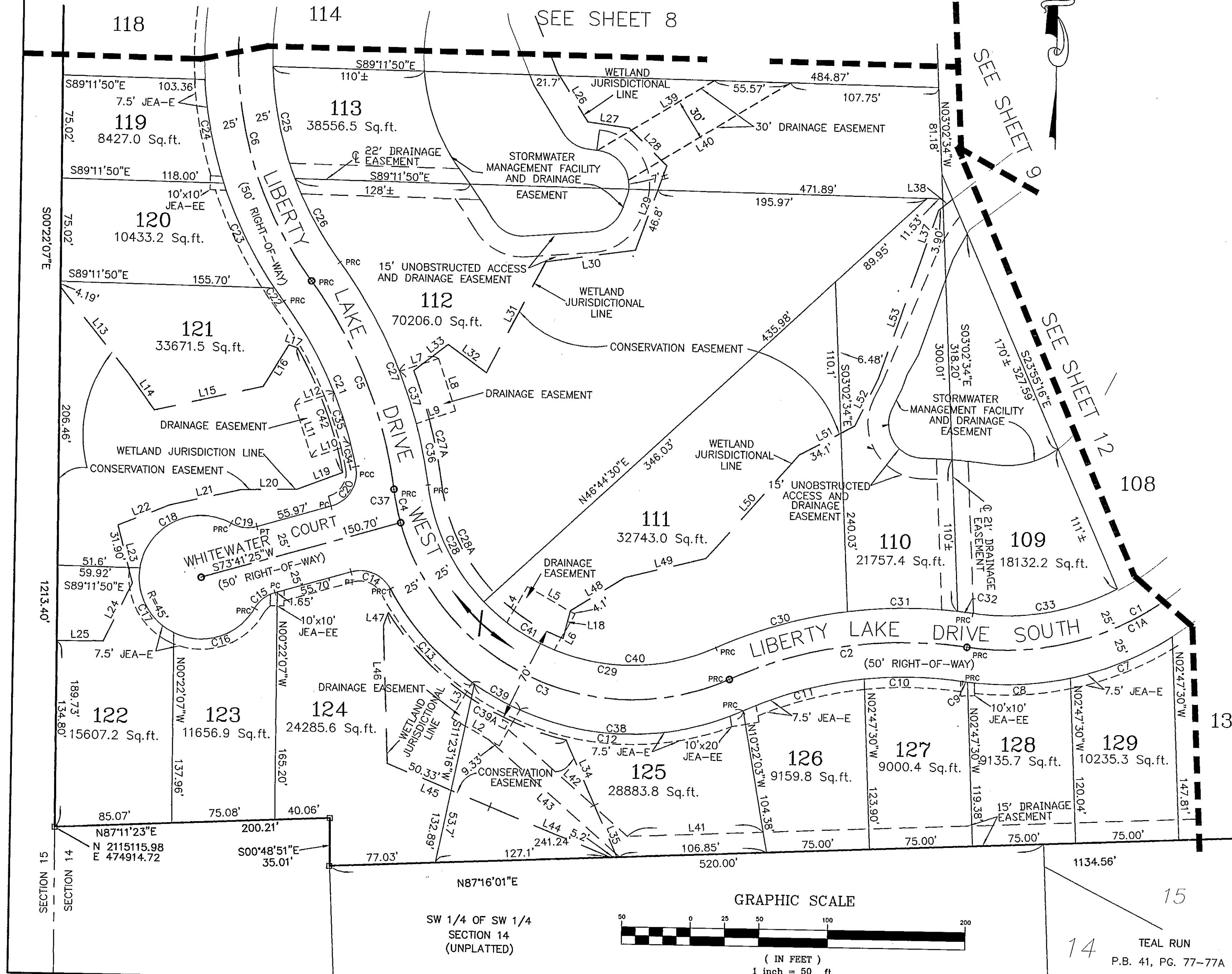
# Sweetwater Creek South Unit Four East

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

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	70°08'06"	244.82'	200.00'	N62°20'03"E	229.82'
C1A	60°34'26"	211.44'	200.00'	N60°06'53"E	201.73'
C2	32°08'43"	176.73'	315.00'	S81°19'45"W	174.42'
C3	98°26'00"	300.65'	175.00'	S65°31'36"E	265.02'
C4	8°09'02"	24.90'	175.00'	S12°14'05"E	24.87'
C5	29°00'05"	164.51'	325.00'	N22°39'36"W	162.76'
C6	47°09'09"	226.32'	275.00'	S13°35'04"E	219.98'
C7	20°28'05"	80.38'	225.00'	N66°56'18"E	79.95'
C8	19°11'19"	75.35'	225.00'	N86°46'00"E	75.00'
C9	01°02'26"	4.09'	225.00'	S83°07'07"E	4.09'
C10	14°04'42"	71.26'	290.00'	N89°38'15"W	71.08'
C11	18°04'01"	91.44'	290.00'	S74°17'24"W	91.07'
C12	58°52'46"	205.53'	200.00'	S85°18'14"E	196.60'
C13	26°42'51"	93.25'	200.00'	S42°30'24"E	92.41'
C14	77°09'26"	33.67'	25.00'	N67°43'42"W	31.18'
C15	44°23'51"	19.37'	25.00'	S51°28'25"W	18.89'
C16	85°58'47"	67.53'	45.00'	N72°15'53"E	61.37'
C17	72°29'18"	56.93'	45.00'	S28°30'04"E	53.21'
C18	110°21'47"	86.68'	45.00'	S62°55'30"W	73.89'
C19	44°24'44"	19.38'	25.00'	S84°06'09"E	18.90'
C20	85°38'33"	37.37'	25.00'	N30°52'02"E	33.99'
C21	25°12'25"	131.98'	300.00'	N24°33'27"W	130.92'
C22	02°14'02"	11.70'	300.00'	S36°02'37"E	11.70'
C23	16°13'13"	84.93'	300.00'	S26°48'59"E	84.65'
C24	14°41'34"	76.93'	300.00'	S11°21'35"E	76.72'
C25	19°07'37"	83.46'	250.00'	S12°00'49"E	83.07'
C26	15°35'01"	68.00'	250.00'	S29°22'08"E	67.79'
C27	29°00'05"	177.16'	350.00'	N22°39'37"W	175.28'
C27A	13°26'11"	84.42'	360.00'	S14°54'27"E	84.23'
C28	36°38'13"	95.92'	150.00'	S26°28'39"E	94.29'
C28A	61°44'47"	150.88'	140.00'	S38°57'20"E	143.68'
C29	69°56'50"	183.12'	150.00'	S79°46'12"E	171.96'
C30	16°50'02"	99.89'	340.00'	S73°40'24"W	99.53'
C31	13°33'04"	80.41'	340.00'	S88°51'57"W	80.23'
C32	01°45'37"	10.45'	340.00'	N83°28'42"W	10.45'
C33	35°43'16"	109.10'	175.00'	N79°32'29"E	107.35'
C34	03°05'51"	16.22'	300.00'	N13°29'45"W	16.22'
C35	07°38'42"	40.03'	300.00'	N18°52'26"W	40.00'
C36	07°26'22"	45.45'	350.00'	N11°52'45"W	45.41'
C37	06°33'06"	40.02'	350.00'	N18°52'29"W	40.00'
C38	47°59'12"	167.51'	200.00'	N89°14'33"E	162.65'
C39	11°28'42"	40.07'	200.00'	S61°00'54"E	40.00'
C39A	44°32'46"	163.27'	210.00'	S55°24'55"E	159.19'
C40	46°03'35"	120.58'	150.00'	N88°17'11"E	117.36'
C41	15°19'28"	40.12'	150.00'	S61°00'54"E	40.00'
C42	19°07'26"	96.79'	290.00'	N21°01'52"W	96.35'

NUM	DISTANCE	BEARING	NUM	DISTANCE	BEARING
L1	30.00'	S28°59'06"W	L23	43.62'	S14°50'19"E
L2	40.00'	S61°00'54"E	L24	47.17'	S25°40'20"W
L3	30.00'	S28°59'06"W	L25	33.83'	S89°22'49"W
L4	30.00'	N28°59'06"E	L26	39.76'	S32°32'54"E
L5	40.00'	S61°00'54"E	L27	30.33'	S82°40'46"E
L6	30.00'	N28°59'06"E	L28	38.82'	S45°58'20"E
L7	30.00'	N71°07'14"E	L29	65.55'	S19°26'44"W
L8	40.00'	S18°52'46"E	L30	65.80'	N81°42'54"E
L9	30.00'	N71°07'14"E	L31	91.35'	N27°18'11"E
L10	30.00'	N71°07'14"E	L32	34.39'	S54°34'56"E
L11	40.00'	S18°52'46"E	L33	31.39'	N52°05'49"E
L12	30.00'	N71°07'14"E	L34	51.47'	S24°31'18"E
L13	80.77'	S39°17'11"E	L35	41.06'	S24°31'18"E
L14	31.51'	S36°11'05"E	L36	83.33'	N38°44'10"E
L15	81.08'	N76°49'12"E	L37	39.63'	N18°38'20"E
L16	35.46'	N30°53'19"E	L38	12.73'	N51°07'54"E
L17	6.53'	S71°45'20"E	L39	99.53'	S58°07'40"W
L18	20.98'	S13°48'49"W	L40	137.59'	S58°07'40"W
L19	35.49'	S68°51'41"W	L41	96.75'	N87°16'01"E
L20	40.63'	S88°28'11"W	L42	116.15'	N49°16'18"W
L21	53.41'	S76°51'35"W	L43	128.52'	N49°16'18"W
L22	40.15'	S67°52'06"W	L44	94.86'	N68°14'34"W
L45	80.70'	N68°14'34"W	L46	100.47'	N2°35'43"W
L47	9.93'	N19°35'12"E	L48	46.02'	S57°47'59"W
L48	46.02'	S57°47'59"W	L49	60.81'	S75°45'52"W
L49	60.81'	S75°45'52"W	L50	101.75'	S41°05'16"W
L50	101.75'	S41°05'16"W	L51	45.65'	S81°22'16"W
L51	45.65'	S81°22'16"W	L52	38.89'	S25°25'27"W
L52	38.89'	S25°25'27"W	L53	89.78'	S18°48'56"W



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

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TEAL RUN  
P.B. 41, PG. 77-77A

SW 1/4 OF SW 1/4  
SECTION 14  
(UNPLATTED)