

TALA CAY

A PART OF SECTION 41, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

PARCEL "A"

A PART OF SECTION 41, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LOT 1, EVERCHARM, AS RECORDED IN PLAT BOOK 37, PAGES 60 AND 60A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF SCOTT MILL ROAD (AN 80 FOOT RIGHT OF WAY); THENCE NORTH 17°12'44" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 187.25 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RIDGEFIELD DRIVE (A 50 FOOT RIGHT OF WAY) AS SHOWN ON THE PLAT OF EVERCHARM NORTH AS RECORDED IN PLAT BOOK 39, PAGES 76, 76A AND 76B OF SAID PUBLIC RECORDS; THENCE SOUTH 74°39'54" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 80.17 FEET; THENCE, DEPARTING FROM LAST SAID RIGHT OF WAY LINE, SOUTH 18°31'27" EAST, A DISTANCE OF 140.80 FEET TO THE NORTH LINE OF CASA DEL RIO TERRACE (A PRIVATE INGRESS, EGRESS AND UTILITIES EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 7942, PAGE 1649 OF SAID PUBLIC RECORDS); THENCE SOUTH 73°12'01" WEST, ALONG THE NORTHERLY LINE OF SAID CASA DEL RIO TERRACE, A DISTANCE OF 75.49 FEET; THENCE NORTH 18°28'23" WEST, A DISTANCE OF 142.72 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF RIDGEFIELD DRIVE; THENCE SOUTH 74°39'54" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID EVERCHARM NORTH, A DISTANCE OF 612.54 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED AS PARCEL 1 IN OFFICIAL RECORDS VOLUME 8062, PAGE 1651 OF SAID PUBLIC RECORDS; THENCE SOUTH 18°28'17" EAST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 119.22 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED AS PARCEL 11 IN OFFICIAL RECORDS VOLUME 7942, PAGE 1646 OF SAID PUBLIC RECORDS; THENCE NORTH 71°31'48" EAST, ALONG LAST SAID NORTH LINE, A DISTANCE OF 10.94 FEET TO THE EAST LINE OF LAST SAID LANDS; THENCE SOUTH 18°28'12" EAST, ALONG LAST SAID EAST LINE, A DISTANCE OF 110.00 FEET TO THE NORTHERLY LINE OF SAID EVERCHARM; THENCE NORTH 71°31'48" EAST, ALONG SAID NORTHERLY LINE OF EVERCHARM, A DISTANCE OF 751.96 FEET TO THE POINT OF BEGINNING. CONTAINING 147,423 SQUARE FEET, OR, 3.38 ACRES, MORE OR LESS.

PARCEL "B"

A PART OF SECTION 41, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 1, EVERCHARM AS RECORDED IN PLAT BOOK 37, PAGES 60 AND 60A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 71°31'48" WEST, ALONG THE NORTHERLY LINE OF SAID EVERCHARM, A DISTANCE OF 1002.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 18°28'12" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 71°31'48" EAST, A DISTANCE OF 118.75 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED AS PARCEL 11 IN OFFICIAL RECORDS VOLUME 7942, PAGE 1646 OF SAID PUBLIC RECORDS; THENCE NORTH 11°22'48" EAST, ALONG LAST SAID WEST LINE, A DISTANCE OF 117.14 FEET TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AS PARCEL 11 IN OFFICIAL RECORDS VOLUME 8062, PAGE 1651 OF SAID PUBLIC RECORDS, SAID POINT LYING ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 80.00 FEET; THENCE ALONG SAID SOUTHERLY LINE, THE FOLLOWING FOR (4) COURSES: NO. 1- NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.10 FEET, MAKING A CENTRAL ANGLE OF 36°35'51" AND HAVING A CHORD BEARING OF NORTH 78°41'51" WEST AND A CHORD DISTANCE OF 50.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; NO. 2- NORTH 60°23'55" WEST, A DISTANCE OF 31.11 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 80.00 FEET; NO. 3- NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, A DISTANCE OF 37.22 FEET, MAKING A CENTRAL ANGLE OF 26°39'23" AND HAVING A CHORD BEARING OF NORTH 73°43'37" WEST AND A CHORD DISTANCE OF 36.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; NO. 4- NORTH 87°03'18" WEST, A DISTANCE OF 38.34 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8483, PAGE 348 OF SAID PUBLIC RECORDS; THENCE SOUTH 39°58'08" WEST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 79.06 FEET; THENCE SOUTH 74°39'54" WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 205 FEET, MORE OR LESS, TO THE APPARENT MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE SOUTHEASTERLY, ALONG SAID APPARENT MEAN HIGH WATER LINE, A DISTANCE OF 165 FEET, MORE OR LESS, TO THE AFOREMENTIONED NORTH LINE OF EVERCHARM; THENCE NORTH 71°31'48" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 229 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 60,256 SQUARE FEET, OR, 1.38 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT SAVA HOLDINGS, INC. IS THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS TALA CAY, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. TRACT "A" (INGRESS, EGRESS AND UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 7942, PAGE 1649) IS HEREBY DEDICATED TO THE TALA CAY HOMEOWNERS ASSOCIATION, AND SHALL BE MAINTAINED BY SAME, AND THE FIVE (5) AND TEN (10) FOOT LANDSCAPE EASEMENTS SHALL REMAIN PRIVATELY OWNED, AND THE SOLE AND EXCLUSIVE PROPERTY OF THE ABUTTING OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, AND MAINTAINED BY SAME. 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 DISTRIBUTION 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 DISTRIBUTION SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS THEREOF, SAFA MANSOURI, PRESIDENT OF SAVA HOLDINGS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 7th DAY OF JUNE, A.D., 1999.

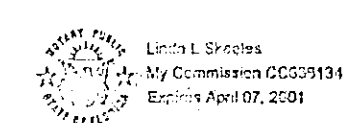
Dan Renaud
WITNESS
PRINT NAME: Dan Renaud
Suzellen Reimer
WITNESS
PRINT NAME: Suzellen Reimer

[Signature]
SAFA MANSOURI, PRESIDENT
SAVA HOLDINGS, INC.

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS DAY OF June, A.D., 1999, BY SAFA MANSOURI. SAFA MANSOURI IS PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH.

Linda L. Skeeles
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: Linda L. Skeeles
COMMISSION NO. CC 636134
MY COMMISSION EXPIRES April 7, 2001



CONSENT AND SUBORDINATION BY MORTGAGEE

OCEANSIDE BANK, AS THE HOLDER OF A CERTAIN MORTGAGE ON THE LANDS DESCRIBED IN THE CAPTION HEREON, HEREBY JOINS IN AND CONSENTS TO THE FOREGOING ADOPTION AND DEDICATION.

IN WITNESS THEREOF, BARRY CHANDLER, PRESIDENT OF OCEANSIDE BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 7th DAY OF June, A.D., 1999.

Barbara J. White
WITNESS
PRINT NAME: Barbara J. White
Linda L. Skeeles
WITNESS
PRINT NAME: Linda L. Skeeles

[Signature]
BARRY CHANDLER, PRESIDENT
OCEANSIDE BANK

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS DAY OF June, A.D., 1999, BY BARRY CHANDLER, AS PRESIDENT OF OCEANSIDE BANK. BARRY CHANDLER IS PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH.

Guadalupe Conley
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: Guadalupe Conley
COMMISSION NO. CC 759353
MY COMMISSION EXPIRES July 15, 2002

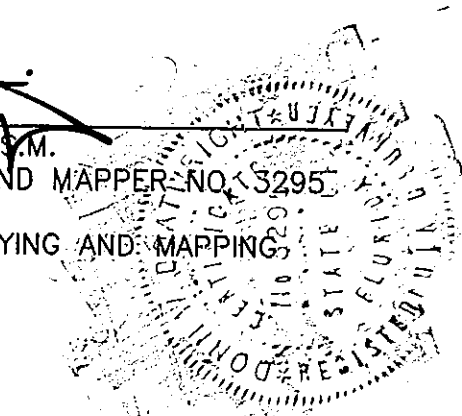


SURVEYORS'S CERTIFICATE

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 MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUE 177, THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 7th DAY OF JUNE, A.D., 1999.

[Signature]
DONN W. BOATWRIGHT, P.S.M.
REGISTERED SURVEYOR AND MAPPER NO. 3295
STATE OF FLORIDA
FLORIDA LICENSED SURVEYING AND MAPPING
BUSINESS No. 3672



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, ORDINANCE CODE.

[Signature]
DIRECTOR OF PUBLIC WORKS

6/29/99
DATE

CLERKS CERTIFICATE 99162002

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 52, PAGES 89, 89A, 89B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SIGNED THIS 29th DAY OF June, A.D., 1999.

[Signature]
CLERK OF THE CIRCUIT COURT
HENRY W. COOK

[Signature]
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 11th DAY OF June, 1999.

[Signature]
GLENN E. MCGREGOR, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLA. LICENSE No. 4852

P.S.D. 98-042
DEVELOPMENT No. 4344.1

PREPARED BY:
DONN W. BOATWRIGHT, P.S.M.
FLA. REGISTRATION No. 3295
BOATWRIGHT LAND SURVEYORS, INC.
1711 5th STREET SOUTH
JACKSONVILLE BEACH, FLORIDA
(904) 241-8550

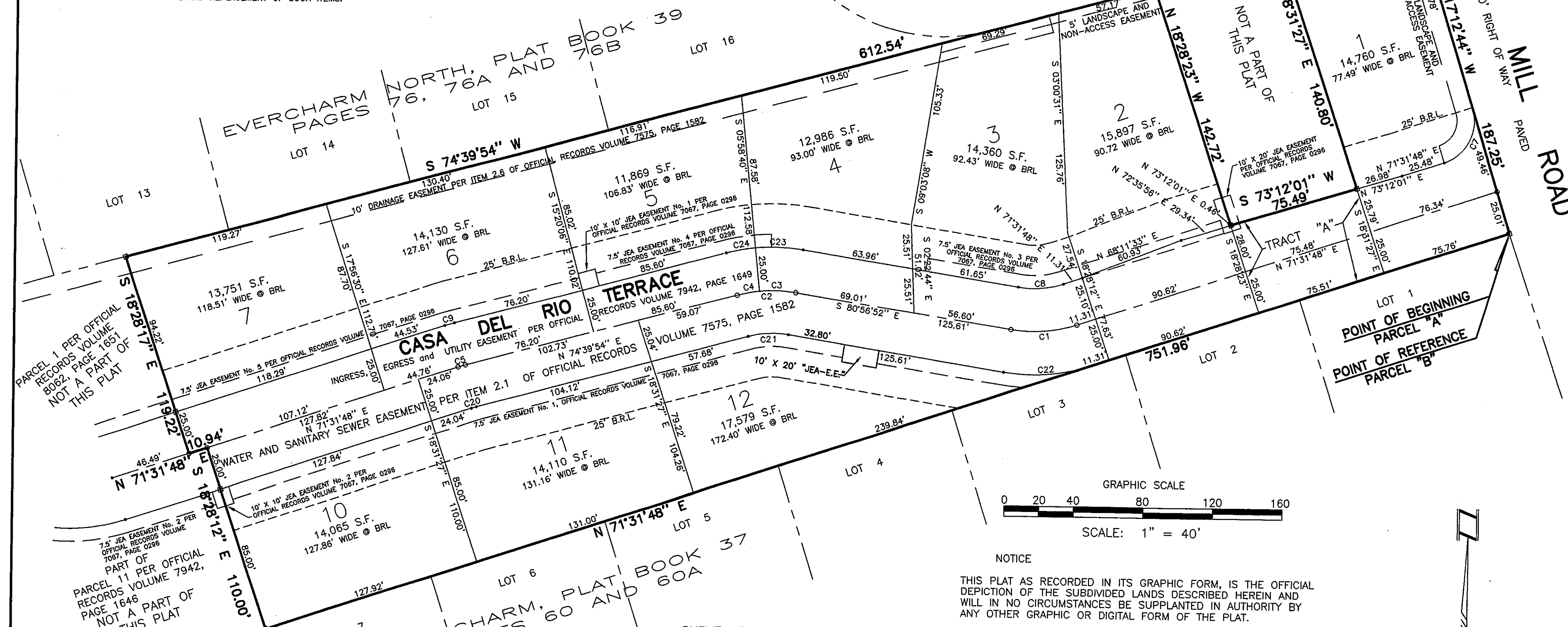
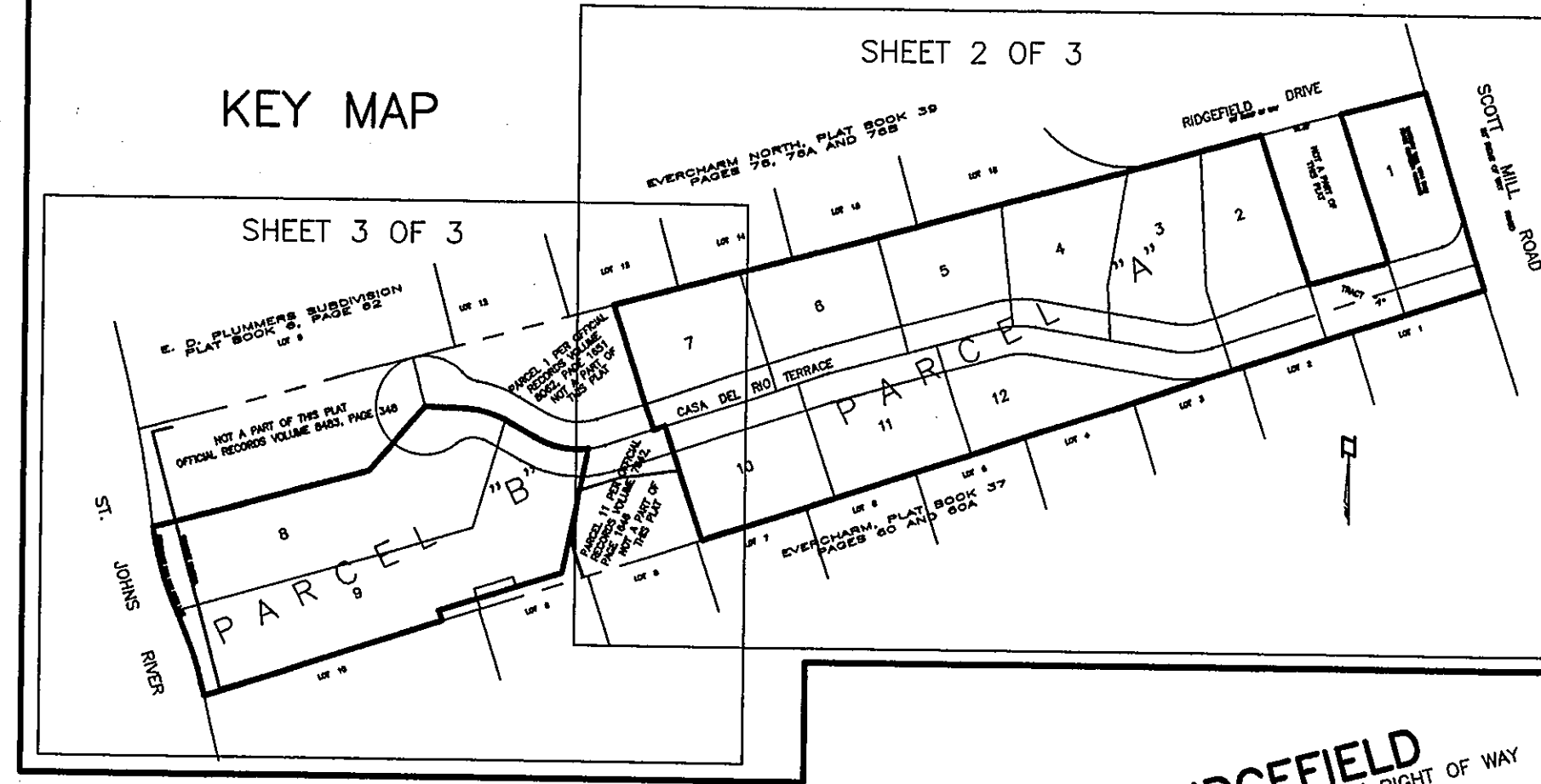
Approved 6/9/99
[Signature]
for Director of Public Works
Approved 6/28/99
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TALA CAY

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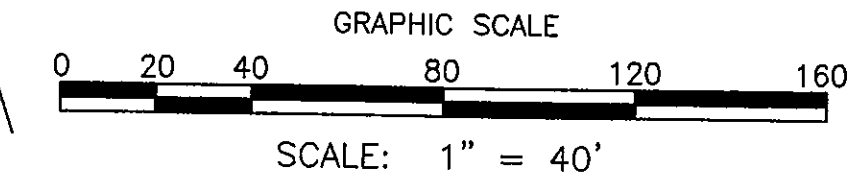
NOTES
 BEARINGS BASED ON THE NORTH LINE OF EVERCHARM AS RECORDED IN PLAT BOOK 37, PAGES 60 AND 60A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 B.R.L. DENOTES BUILDING RESTRICTION LINE.
 P.C. DENOTES POINT OF CURVATURE.
 P.T. DENOTES POINT OF TANGENCY.
 C2 DENOTES CURVE NUMBER, SEE CURVE TABLE.
 □ DENOTES PERMANENT REFERENCE MONUMENT (4" X 4" X 24" CONCRETE MONUMENT, STAMPED L.B. 3672).
 ○ DENOTES PERMANENT CONTROL POINT.
 CASA DEL RIO TERRACE, PER ITEM 2.1 OF THE COVENANTS AND RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS VOLUME 7575, PAGE 1582 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, IS A "ROADWAY EASEMENT" FOR: a) INGRESS AND EGRESS FOR EACH RESIDENT, OWNER AND INVITEE; b) MAINTENANCE AND REPAIR OF WATER AND SANITARY SEWER LINES BY THE CITY OF JACKSONVILLE; c) INGRESS AND EGRESS TO THE JEA FOR ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
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 "JEA-E." DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPERE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA AT THE EXPENSE OF EACH LOT OWNER FOR AT THE THE REMOVAL AND REPLACEMENT OF SUCH ITEMS.

KEY MAP



CURVE TABLE

NUMBER	RADIUS	CHORD BEARING	CHORD	ARC	TANGENT	DELTA
C1	80.00	N 85°17'28" E	38.06	38.43	19.59	27°31'20"
C2	80.00	N 86°51'31" E	33.79	34.05	17.29	24°23'14"
C3	80.00	S 88°27'46" E	20.93	20.99	10.55	15°01'48"
C4	80.00	N 79°20'37" E	13.05	13.07	6.55	09°21'26"
C5	80.00	N 73°05'51" E	4.38	4.38	2.19	03°08'06"
C7	25.00	S 27°09'32" W	34.97	38.72	24.46	88°44'32"
C8	55.00	N 85°17'28" E	26.17	26.42	13.47	27°31'20"
C9	105.00	N 73°05'51" E	5.74	5.75	2.87	03°08'06"
C20	55.00	N 73°05'51" E	3.01	3.01	1.51	03°08'06"
C21	55.00	N 86°51'31" E	23.23	23.41	11.89	24°23'14"
C22	105.00	N 85°17'28" E	49.95	50.44	25.71	27°31'20"
C23	105.00	S 88°27'46" E	27.47	27.54	13.85	15°01'48"
C24	105.00	N 79°20'37" E	17.13	17.15	8.59	09°21'26"



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 ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE PROPERTY SHOWN HEREON LIE WITHIN FLOOD ZONES "AE" (EL 5) AND "X" (AREA OUTSIDE 500 YEAR FLOOD PLAIN) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120077, PANEL NO. 0208, SUFFIX "E", DATED AUGUST 15, 1989 FOR THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY BE SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.

P.S.D. 98-042
 DEVELOPMENT No. 4344.1

PREPARED BY:
 DONN W. BOATWRIGHT, P.S.M.
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TALA CAY

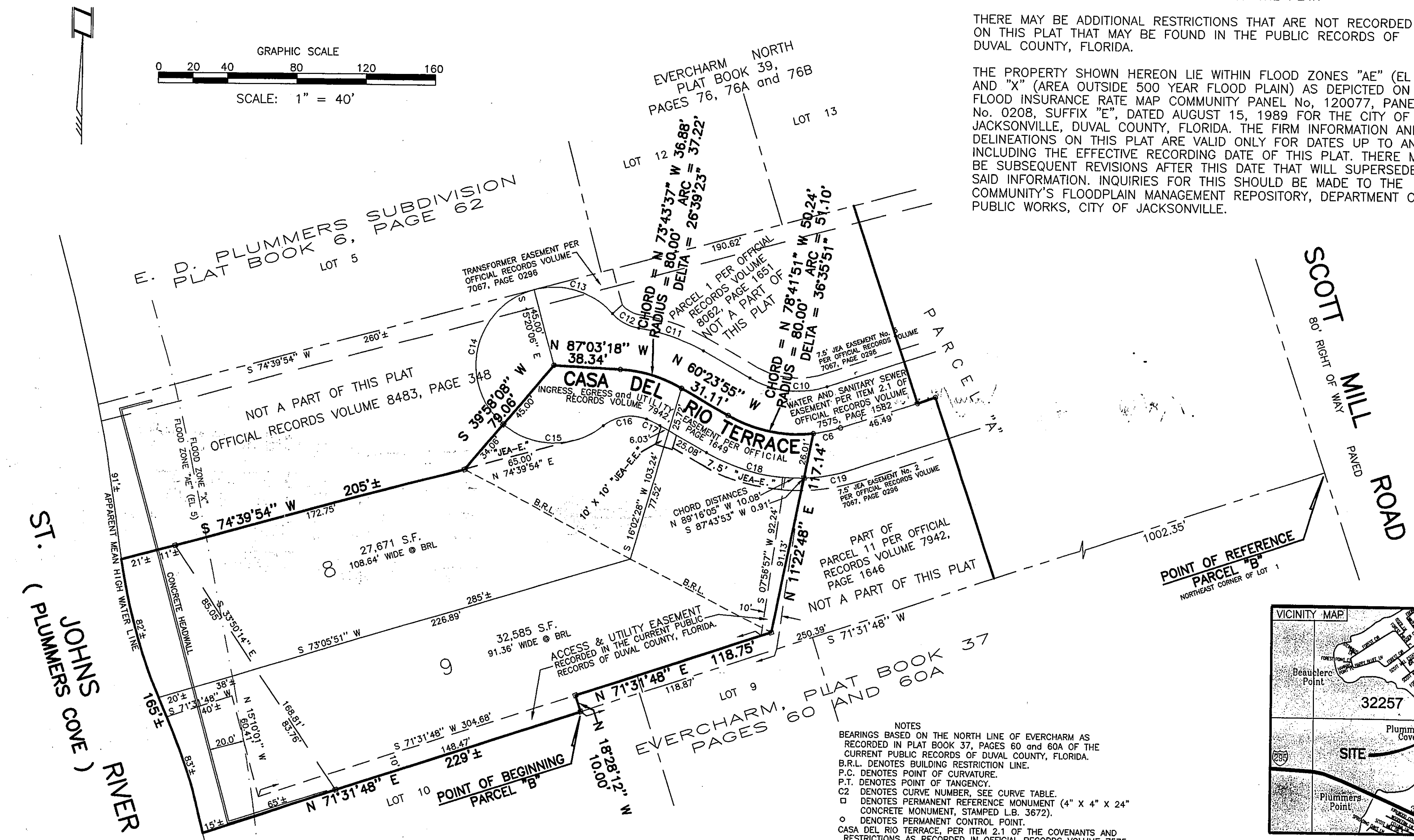
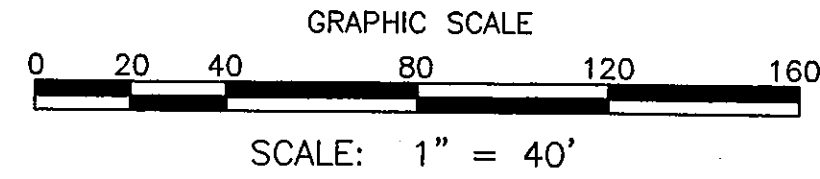
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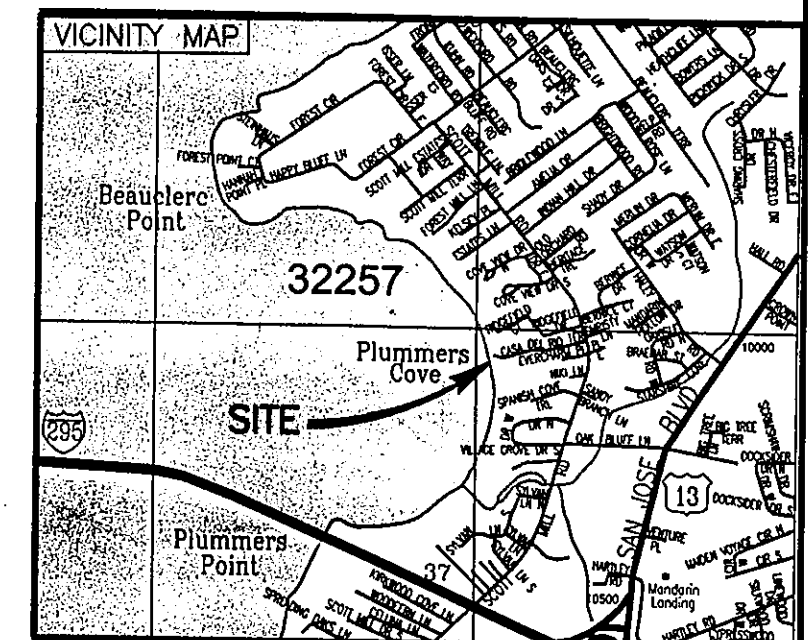
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NUMBER	RADIUS	CHORD BEARING	CHORD	ARC	TANGENT	DELTA
C6	80.00	S 77°16'01" W	15.99	16.02	8.04	11°28'26"
C10	55.00	N 84°26'03" W	44.80	46.15	24.53	48°04'17"
C11	105.00	N 71°16'18" W	39.61	39.85	20.17	21°44'46"
C12	25.00	N 62°06'52" W	17.13	17.48	9.11	40°03'37"
C13	45.00	N 73°42'35" W	47.19	49.68	27.71	63°15'02"
C14	45.00	S 12°19'01" W	79.72	97.94	85.89	124°41'46"
C15	45.00	S 89°54'11" E	57.70	62.63	37.59	79°44'37"
C16	25.00	N 80°27'31" E	25.18	26.38	14.57	60°28'00"
C17	55.00	S 64°51'12" E	8.54	8.55	4.28	08°54'34"
C18	105.00	S 76°27'30" E	58.09	58.86	30.23	32°07'10"
C19	105.00	N 79°30'22" E	29.14	29.23	14.71	15°57'07"

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