

Approved 2-26-2026
Date
[Signature]
City Engineer
for Director of Public Works
Approved _____
Date _____
for General Counsel

TERRAPIN CREEK

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA

SHEET 1 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

CAPTION

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 32 WITH THE NORTHERLY RIGHT OF WAY LINE OF CEDAR POINT ROAD (A 60' RIGHT OF WAY), THENCE S77°38'49"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 437 FEET, MORE OR LESS TO THE CENTERLINE OF AN UN-NAMED CREEK AND THE POINT OF BEGINNING; THENCE S77°38'49"W, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 897 FEET, MORE OR LESS TO THE WEST LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4; THENCE N01°25'02"W, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG SAID WEST LINE, A DISTANCE OF 1440.47 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9494, PAGE 267 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE S89°16'17"E, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 658.72 FEET TO THE SOUTHEAST CORNER OF LAST SAID LANDS; THENCE N01°19'04"W, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 657.06 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE S89°34'21"E, ALONG LAST SAID NORTH LINE, A DISTANCE OF 660.52 FEET TO SAID EAST LINE OF SECTION 32; THENCE S01°06'30"E, ALONG SAID EAST LINE OF SECTION 32, A DISTANCE OF 711 FEET, MORE OR LESS TO THE CENTERLINE OF SAID UN-NAMED CREEK; THENCE SOUTHWESTERLY, DEPARTING SAID EAST LINE OF SECTION 32 AND ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 1417 FEET, MORE OR LESS TO SAID NORTHERLY RIGHT OF WAY LINE OF CEDAR POINT ROAD AND THE POINT OF BEGINNING.

CONTAINING 41.03 ACRES, MORE OR LESS

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS TERRAPIN CREEK, 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 SAID LANDS.

RIGHTS OF WAY SHOWN HEREON AS MARSH TERRAPIN DRIVE, ANDRING WAY, CANDELOR COURT, UNOBSTRUCTED DRAINAGE EASEMENTS, AND UNOBSTRUCTED DRAINAGE, ACCESS, AND MAINTENANCE EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY").

TRACT "L" (R/W DEDICATION) AND TRACT "M" (R/W DEDICATION) ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). HOWEVER, ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID TRACTS ARE THE RESPONSIBILITY OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID TRACTS.

THE NON-EXCLUSIVE DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE EASEMENTS, AND EASEMENTS FOR DRAINAGE, ACCESS, & MAINTENANCE (COLLECTIVELY, THE "DRAINAGE EASEMENTS"), OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- (1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.
- (2) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE MAINTENANCE OF SAID STORMWATER MANAGEMENT FACILITIES.
- (3) THE CITY 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 OWNER, ITS SUCCESSORS AND ASSIGNS, OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAY DEDICATED HEREON.

OWNER AND ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGES ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN TERRAPIN CREEK, OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

UPON FAILURE OF THE HOMEOWNERS' ASSOCIATION OR SUCH OTHER ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE AND OPERATION PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH SUCH FACILITIES, THE OBLIGATION SHALL THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT, OWNER, AND ITS SUCCESSORS AND ASSIGNS, SHALL BE BOUND TO THIS PROVISION ONLY DURING THE PERIOD OF SUCH OWNER'S OWNERSHIP OF ALL OR A PORTION OF TERRAPIN CREEK ENCUMBERED BY SUCH FACILITIES OR DURING THE PERIOD WHEN IT IS OBLIGATED FOR MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT FACILITIES.

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, OWNER RESERVES FOR ITSELF AND RESERVES THE RIGHT TO GRANT TO THE PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION OF SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH SUCH FACILITIES, EASEMENTS FOR ACCESS, OPERATION AND MAINTENANCE OF AND OVER SUCH STORMWATER MANAGEMENT FACILITIES AND TRACTS AND PARCELS ASSOCIATED WITH SUCH FACILITIES.

TRACT "B" (OPEN SPACE), TRACT "C" (OPEN SPACE), AND TRACT "D" (OPEN SPACE), TRACT "E" (OPEN SPACE/RECREATION AREA), TRACT "F" (PERIMETER BUFFER), TRACT "G" (SWME), TRACT "H" (SWME), TRACT "I" (CONSERVATION), AND TRACT "J" (CONSERVATION) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A HOMEOWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACT "A" (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY AND ACCESS EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER, ELECTRIC, AND/OR OTHER PUBLIC UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

ADOPTION AND DEDICATION CONTINUED

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 (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

TITLE TO TRACT "K" (LANDSCAPE BUFFER TRACT) IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH TRACT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER TRACT FOR TRACT "A" (LIFT STATION) IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE. UPON FAILURE OF THE HOMEOWNERS' ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE PERTAINING TO SAID TRACT "K" (LANDSCAPE BUFFER TRACT) THE OBLIGATION SHALL THEN EQUALLY FALL ON THE LOT OWNERS SHOWN HEREON SAID PLAT.

THE OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER TRACT "K" (LANDSCAPE BUFFER TRACT), FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF TRACT "A" (LIFT STATION).

THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, AND INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM TRACT "K" (LANDSCAPE BUFFER TRACT), OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT "A" (LIFT STATION) OR JEA'S EASEMENT UPON TRACT "K" (LANDSCAPE BUFFER TRACT). OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON TRACT "K" (LANDSCAPE BUFFER TRACT) WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE. THE OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS PROVISION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. OWNER, AND ITS SUCCESSORS IN TITLE TO ALL OR ANY PORTION OF TERRAPIN CREEK AND ASSIGNS, SHALL BE BOUND TO THIS PROVISION ONLY DURING THE PERIOD OF SUCH OWNER'S OWNERSHIP OF ALL OR A PORTION OF TERRAPIN CREEK OR DURING THE PERIOD WHEN IT IS OBLIGATED FOR MAINTENANCE AND OPERATION OF TRACT "K" (LANDSCAPE BUFFER TRACT).

THE OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL EASEMENTS THAT ARE NOT ACCESS EASEMENTS, AND ALSO EASEMENTS OVER ALL THE LANDS DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS, DRAINAGE AND ACCESS EASEMENTS, AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE OWNER RESERVES THE RIGHT TO PARTIALLY OR FULLY ASSIGN ANY OR ALL SUCH EASEMENT(S) TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A HOMEOWNERS' ASSOCIATION, MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES THAT ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS, THE OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE PURPOSES; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO PARTIALLY OR FULLY ASSIGN ANY OR ALL SUCH EASEMENT(S) TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A HOMEOWNERS' ASSOCIATION, MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

UPON FAILURE OF THE HOMEOWNERS' ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE PERTAINING TO SAID TRACTS OR EASEMENTS, THE OBLIGATION WOULD THEN EQUALLY FALL ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

IN WITNESS WHEREOF, JUSTIN DUDLEY OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THE SE PRESENTS TO BE SIGNED THIS 13 DAY OF FEBRUARY, 2026, ON BEHALF OF THE COMPANY.

WITNESS: [Signature]
OWNER: PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

PRINT NAME: Jonathan Simons
[Signature]
BY: [Signature]
JUSTIN DUDLEY
AUTHORIZED SIGNATORY

WITNESS: [Signature]
PRINT NAME: Brandon Shue

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 13 DAY OF FEBRUARY, 2026, BY JUSTIN DUDLEY AS AUTHORIZED SIGNATORY, OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION.

Christina Lastraglio
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: Christina Lastraglio
COMMISSION NO. HH479382
MY COMMISSION EXPIRES: Jan 14, 2028



CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED, AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 86 PAGES 136-140 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 13 DAY OF March, 2026.
[Signature]
JODY PHILLIPS
CLERK OF THE 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, ORDINANCE CODE, THIS 27th DAY OF February, 2026.

[Signature]
NINA SICKLER P.E.
DIRECTOR OF PUBLIC WORKS

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 24th DAY OF February, 2026.

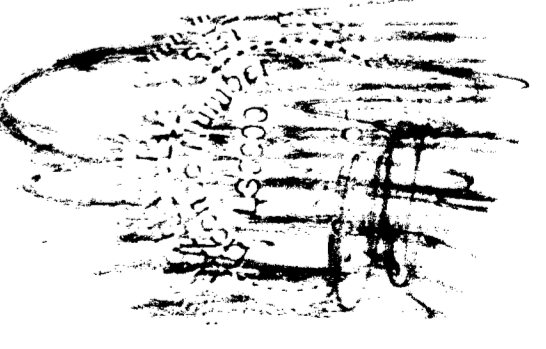
[Signature]
DANNY S. WHEELER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. 6902

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 PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART I, PLATTING; AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 59-17, F.A.C. AND SECTION 654.127, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED THIS 10th DAY OF February, 2026.

[Signature]
NATHAN P. PERRET, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.

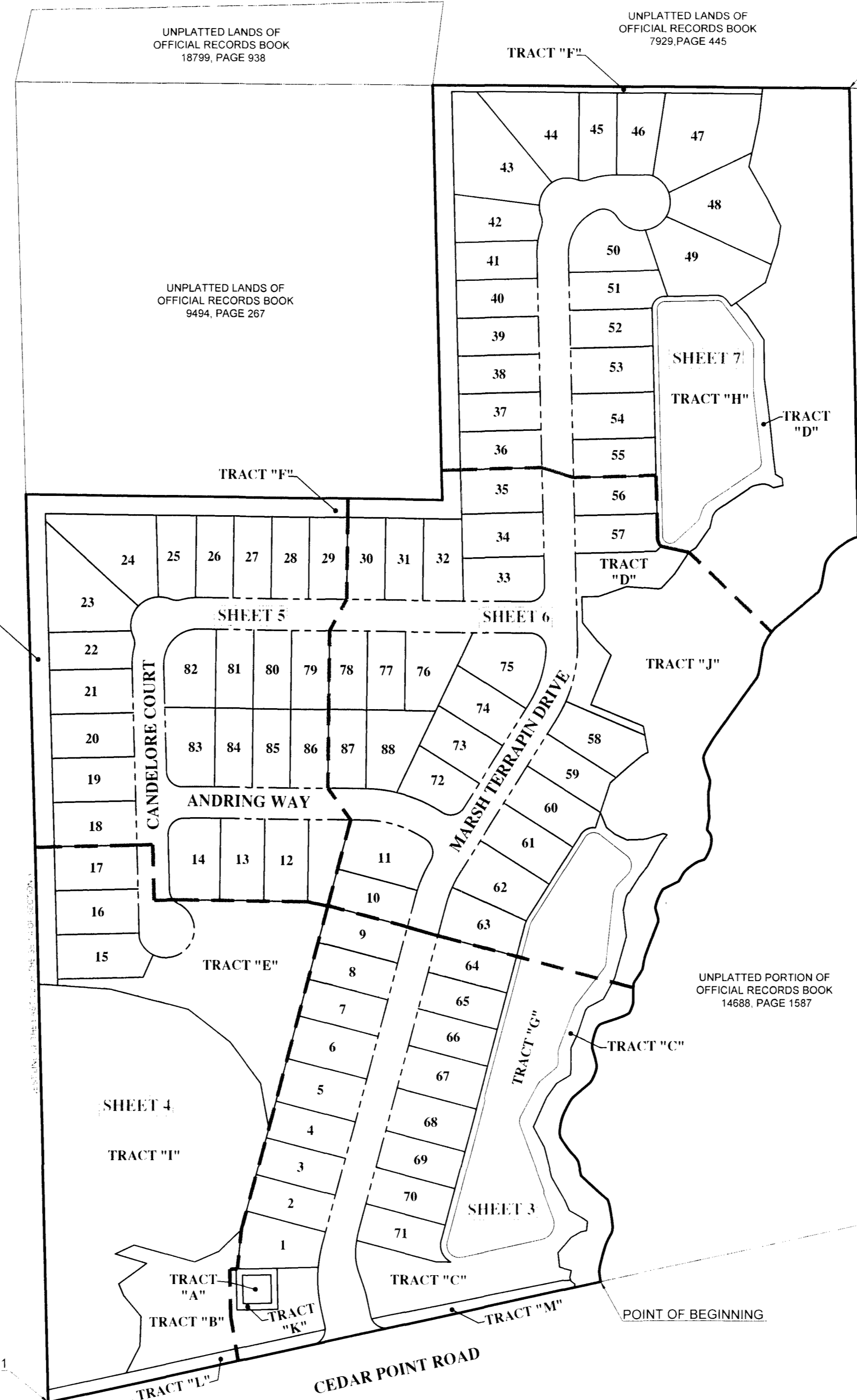
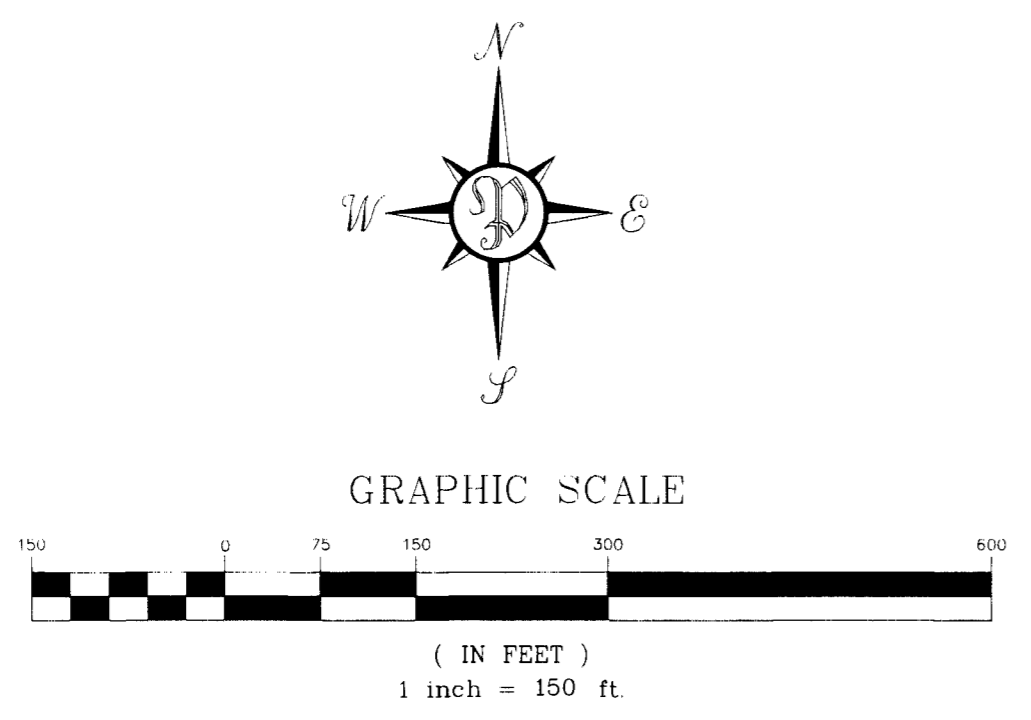


PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 ~ L.B. NO. 6715

TERRAPIN CREEK

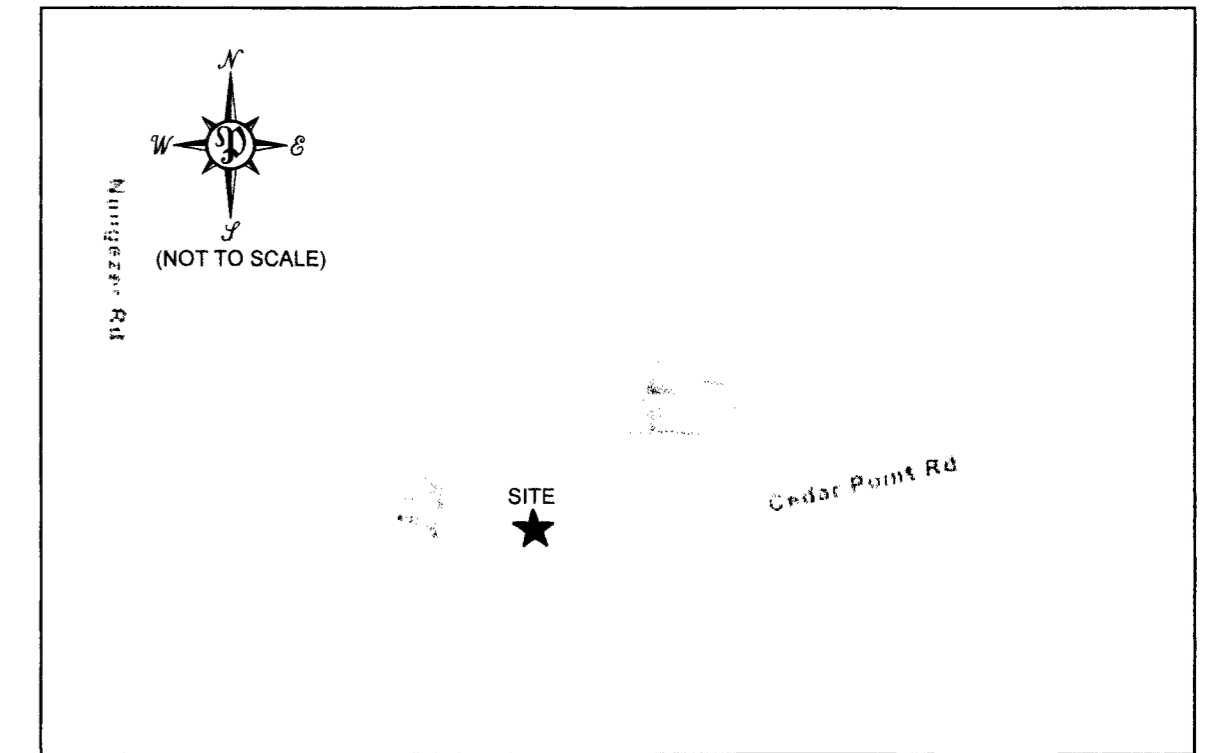
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA

SHEET 2 OF 7 SHEETS



STATE PLANE COORDINATE NO. 2

VICINITY MAP



LEGEND

- DENOTES SET #5 REBAR P.R.M. STAMPED L.B. 6715
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- C1 DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (M) MEASURED
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- CB CHORD BEARING
- D DELTA
- R.P. RADIUS POINT
- (100.1') DENOTES DISTANCE TO EASEMENT
- JEA-E JEA EASEMENT
- JEA-E-E JEA EQUIPMENT EASEMENT
- ORB OFFICIAL RECORDS BOOK
- POB POINT OF BEGINNING
- PRM PERMANENT REFERENCE MONUMENT
- SWMF STORMWATER MANAGEMENT FACILITY
- UDAME UNOBSTRUCTED DRAINAGE, ACCESS, & MAINTENANCE EASEMENT
- WETLANDS
- UPLAND BUFFER

TRACT	AREA
E	1.4± ACRES

POINT	NORTHING	EASTING	DESCRIPTION
1	2226815.8742	493716.7116	SW CORNER OF TRACT "I"
2	2228899.4780	494985.1410	NE CORNER OF TRACT "J"

NOTES

- 1) 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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 2) ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY R/W LINE OF CEDAR POINT ROAD AS S77°38'49"W.
- 3) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NSRS 2011), FLORIDA EAST ZONE 0901.
- 4) 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 ARE PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- 5) THIS PLAT IS NOT THE SOURCE OF FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA") INFORMATION INQUIRIES RELATING TO FEMA INFORMATION, FLOOD INSURANCE RATE MAPS ("FIRM"), OR OTHER FLOODPLAIN MANAGEMENT DOCUMENTS SHOULD BE MADE TO THE CITY OF JACKSONVILLE'S DEVELOPMENT SERVICES DIVISION.
- 6) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 7) THE PUMPKIN HILL CREEK STATE PRESERVE (PHCSP) IS OWNED BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND (I.E. STATE OF FLORIDA) AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) AND IS MANAGED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. PART OF THE MANAGEMENT OF THESE PUBLICLY OWNED FOREST SITES MAY INCLUDE USING THE FOREST MANAGEMENT TOOL OF PRESCRIBED BURNING FOR RESOURCE ENHANCEMENT AND TO REDUCE THE POTENTIAL IMPACTS OF WILDFIRES. PRESCRIBED BURNING WILL CREATE SMOKE, WHICH MAY TEMPORARILY IMPACT THE NEIGHBORHOOD AND SURROUNDING AREAS. HOWEVER, SUCH EFFORTS ARE NECESSARY TO THE MANAGEMENT OF THESE FORESTS FOR WILDFIRE, RESOURCE PROTECTION AND RECREATIONAL USES. ALL HOMEOWNERS ARE STRONGLY ENCOURAGED TO REVIEW AND IMPLEMENT "FIREWISE" MANAGEMENT AND DESIGN TECHNIQUES. TO THE EXTENT THAT THESE ARE CONSISTENT WITH WATER CONSERVATION AND FLORIDA-FRIENDLY LANDSCAPING REQUIREMENTS IN THE JACKSONVILLE ZONING CODE. IN PARTICULAR, LANDSCAPING SHOULD BE MAINTAINED TO PREVENT THE ACCUMULATION OF FLAMMABLE BRUSH, DEAD LEAVES OR LANDSCAPING NEAR HOMES WHERE SUCH HOMES ARE ADJACENT TO FOREST AREAS. PLEASE CONSULT THE FLORIDA FOREST SERVICE'S AND FLORIDA DIVISION OF EMERGENCY MANAGEMENT'S LATEST GUIDANCE ON HOME AND LANDSCAPING MAINTENANCE NEAR FOREST AREAS.

POINT OF COMMENCEMENT
INTERSECTION OF THE EAST LINE OF SECTION 32 WITH THE R/W LINE OF CEDAR POINT ROAD

STATE PLANE COORDINATE NO. 1

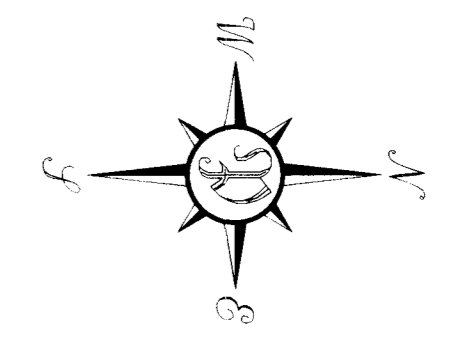
POINT OF BEGINNING

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 ~ L.B. NO. 6715

TERRAPIN CREEK

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA

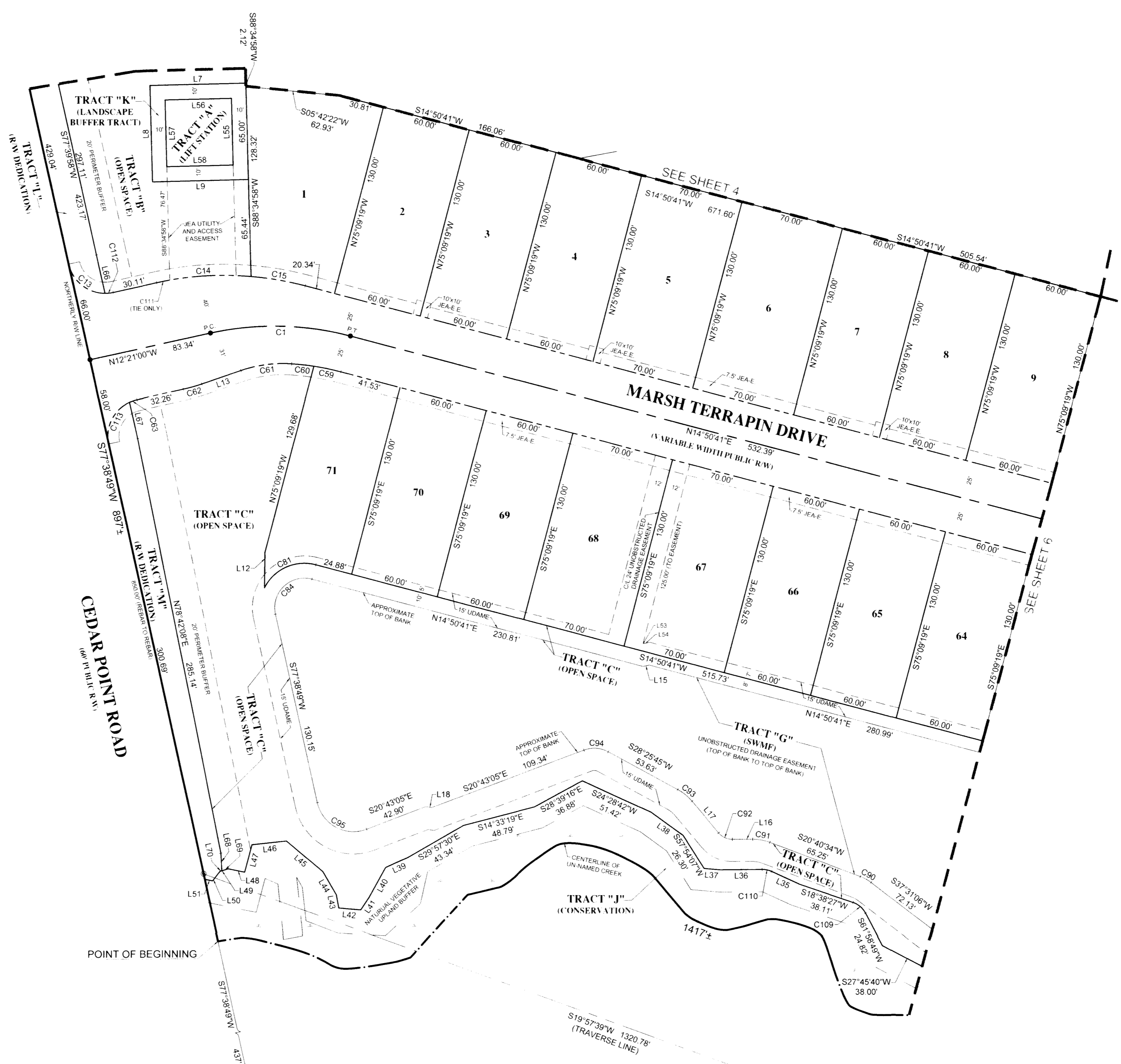
SHEET 3 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L7	65.00'	S01°25'02"E
L8	65.00'	N88°34'58"E
L9	65.00'	N01°25'02"W
L12	23.85'	S89°09'26"E
L13	28.03'	S18°53'44"E
L15	4.41'	N12°06'06"W
L16	13.62'	S00°00'00"E
L17	27.91'	S50°03'53"W
L18	4.08'	S08°39'56"W
L35	20.67'	S24°47'46"W
L36	28.16'	S00°28'00"E
L37	10.99'	S04°51'41"W
L38	26.69'	S35°40'37"W
L39	16.57'	S23°55'45"E
L40	23.08'	S60°33'23"E
L41	10.25'	S56°01'45"E
L42	14.87'	S05°06'50"W
L43	9.07'	S79°30'12"W
L44	17.94'	S59°59'12"W
L46	23.28'	S05°57'41"E
L47	19.17'	S75°20'51"E
L48	11.28'	S11°23'06"W
L49	5.86'	S16°58'57"E
L50	8.08'	S51°54'02"E
L51	5.46'	S11°23'06"W
L53	0.34'	N14°50'41"E
L54	4.41'	N12°06'06"W
L55	45.00'	S88°34'58"W
L56	45.00'	S01°25'02"E
L57	45.00'	N88°34'58"E
L58	45.00'	N01°25'02"W
L66	26.47'	N77°32'11"E
L67	25.17'	N77°32'11"E
L68	11.98'	N87°08'00"E
L69	4.57'	S16°58'57"E
L70	1.29'	S16°58'57"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	94.93'	200.00'	27°11'41"	N01°14'50"E	94.04'
C13	33.77'	25.00'	77°24'04"	N38°56'47"E	31.26'
C14	64.24'	213.00'	17°16'47"	N03°42'36"W	64.00'
C15	36.86'	213.00'	9°54'54"	N09°53'14"E	36.81'
C59	18.50'	175.00'	6°03'27"	S11°48'57"W	18.49'
C60	15.03'	175.00'	4°55'17"	S06°19'35"W	15.03'
C61	34.56'	87.00'	22°45'41"	S07°30'53"E	34.33'
C62	12.91'	113.00'	6°32'44"	S15°37'22"E	12.90'
C63	5.35'	25.00'	12°15'43"	S18°28'51"E	5.34'
C68	40.88'	30.00'	78°04'50"	S24°11'44"E	37.79'
C64	40.91'	20.00'	117°11'52"	N43°45'15"W	34.14'
C90	8.23'	28.00'	16°50'33"	S29°05'50"W	8.20'
C91	11.91'	33.00'	20°40'34"	S10°20'17"W	11.84'
C92	10.49'	12.00'	50°03'53"	S25°01'56"W	10.16'
C93	12.46'	33.00'	21°38'08"	S39°14'49"W	12.39'
C94	17.16'	20.00'	49°08'50"	S03°51'20"W	16.63'
C95	42.92'	25.00'	98°21'54"	S28°27'52"W	37.84'
C109	11.35'	15.00'	43°20'23"	S40°18'38"W	11.08'
C110	6.61'	15.00'	25°15'46"	S12°09'53"W	6.56'
C111	9.08'	213.00'	2°26'28"	S11°07'46"E	9.07'
C112	5.50'	25.00'	12°35'45"	N06°03'07"W	5.48'
C113	33.92'	25.00'	77°44'28"	S63°28'57"E	31.38'

POINT OF COMMENCEMENT
INTERSECTION OF THE EAST LINE OF SECTION 32
WITH THE NLY ROWLINE OF CEDAR
POINT ROAD

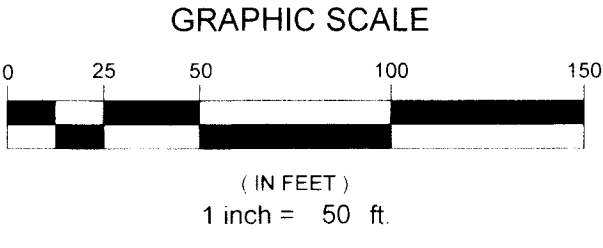
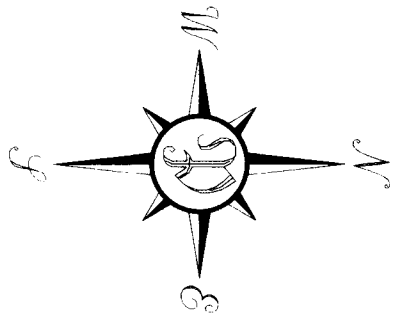
UNPLATTED PORTION OF
OFFICIAL RECORDS BOOK
14688 PAGE 1587

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TERRAPIN CREEK

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA

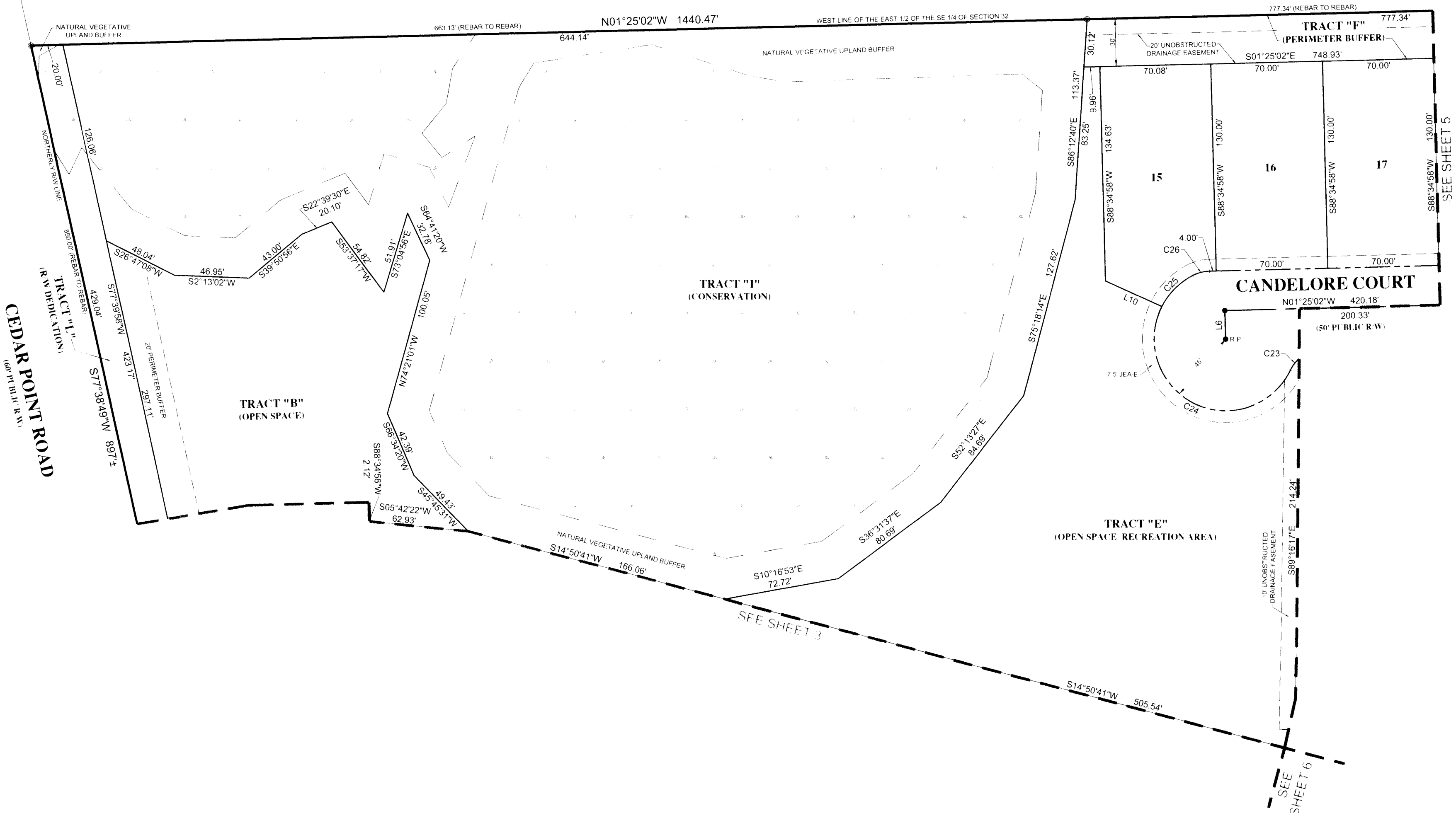
SHEET 4 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



UNPLATTED LANDS OF
OFFICIAL RECORDS BOOK
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LINE TABLE		
LINE #	LENGTH	DIRECTION
L6	17.99'	S88°34'58"W
L10	39.11'	S24°09'50"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C23	10.71'	25.00'	24°33'04"	S51°55'46"E	10.63'
C24	142.39'	45.00'	181°17'36"	S26°26'30"W	89.99'
C25	27.95'	45.00'	35°35'13"	N45°07'05"W	27.50'
C26	11.30'	25.00'	25°54'27"	N14°22'15"W	11.21'



SEE SHEET 5

SEE SHEET 6

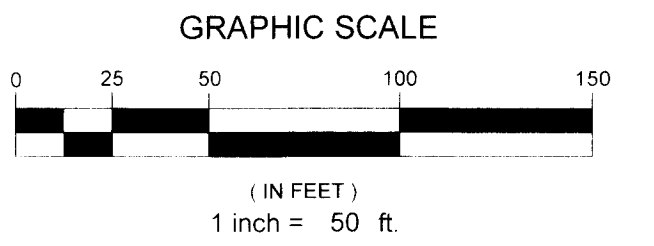
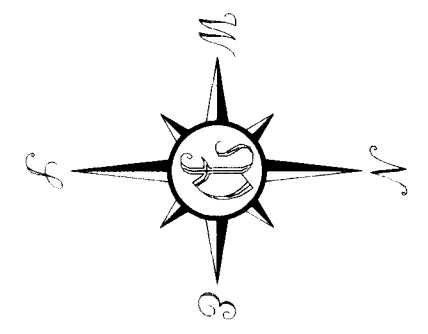
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TERRAPIN CREEK

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA

PLAT BOOK **86** PAGE **140**

SHEET 5 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



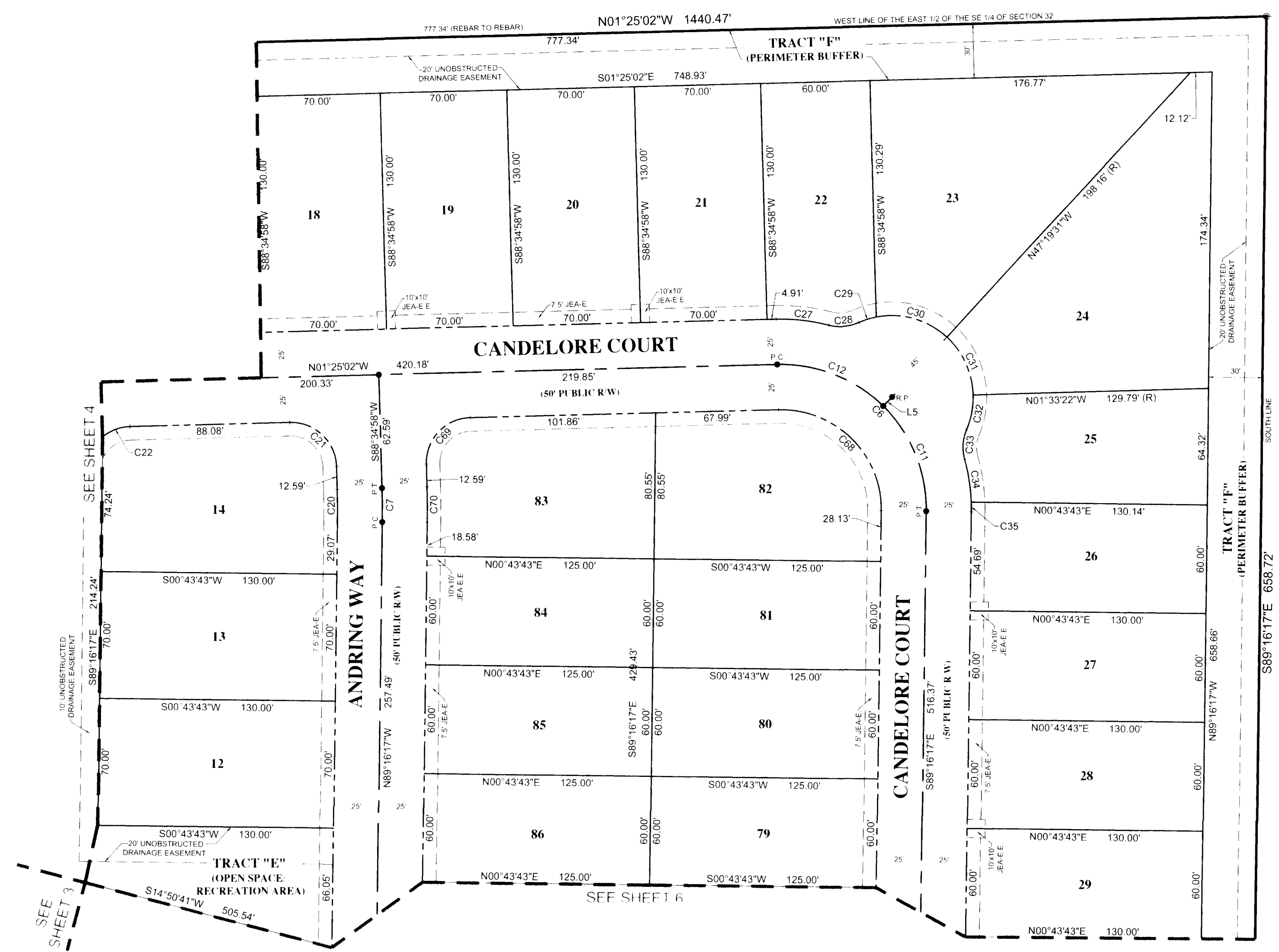
UNPLATTED LANDS OF
OFFICIAL RECORDS BOOK
7929, PAGE 445

LINE TABLE

LINE #	LENGTH	DIRECTION
L5	7.00'	S45°20'39"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C6	128.66'	80.00'	92°08'45"	N44°39'21"E	115.24'
C7	18.73'	500.00'	2°08'45"	S89°39'21"W	18.72'
C11	64.33'	80.00'	46°04'22"	N67°41'32"E	62.61'
C12	64.33'	80.00'	46°04'22"	N21°37'09"E	62.61'
C20	17.79'	475.00'	2°08'45"	S89°39'21"W	17.79'
C21	39.27'	25.00'	90°00'00"	S43°34'58"W	35.36'
C22	16.68'	25.00'	38°14'12"	S20°32'08"E	16.38'
C27	29.27'	105.00'	15°58'09"	N06°34'03"E	29.17'
C28	16.83'	25.00'	38°33'47"	N04°43'46"W	16.51'
C29	10.13'	45.00'	12°54'14"	N17°33'33"W	10.11'
C30	42.24'	45.00'	53°46'55"	N15°47'02"E	40.71'
C31	35.95'	45.00'	45°46'06"	N65°33'32"E	35.00'
C32	19.54'	45.00'	24°52'46"	S79°07'02"E	19.39'
C33	16.83'	25.00'	38°33'47"	S85°57'33"E	16.51'
C34	23.95'	105.00'	13°04'15"	N81°17'42"E	23.90'
C35	5.31'	105.00'	2°53'54"	N89°16'46"E	5.31'
C68	88.45'	55.00'	92°08'45"	S44°39'21"W	79.22'
C69	39.27'	25.00'	90°00'00"	S46°25'02"E	35.36'
C70	19.66'	525.00'	2°08'45"	N89°39'21"E	19.66'



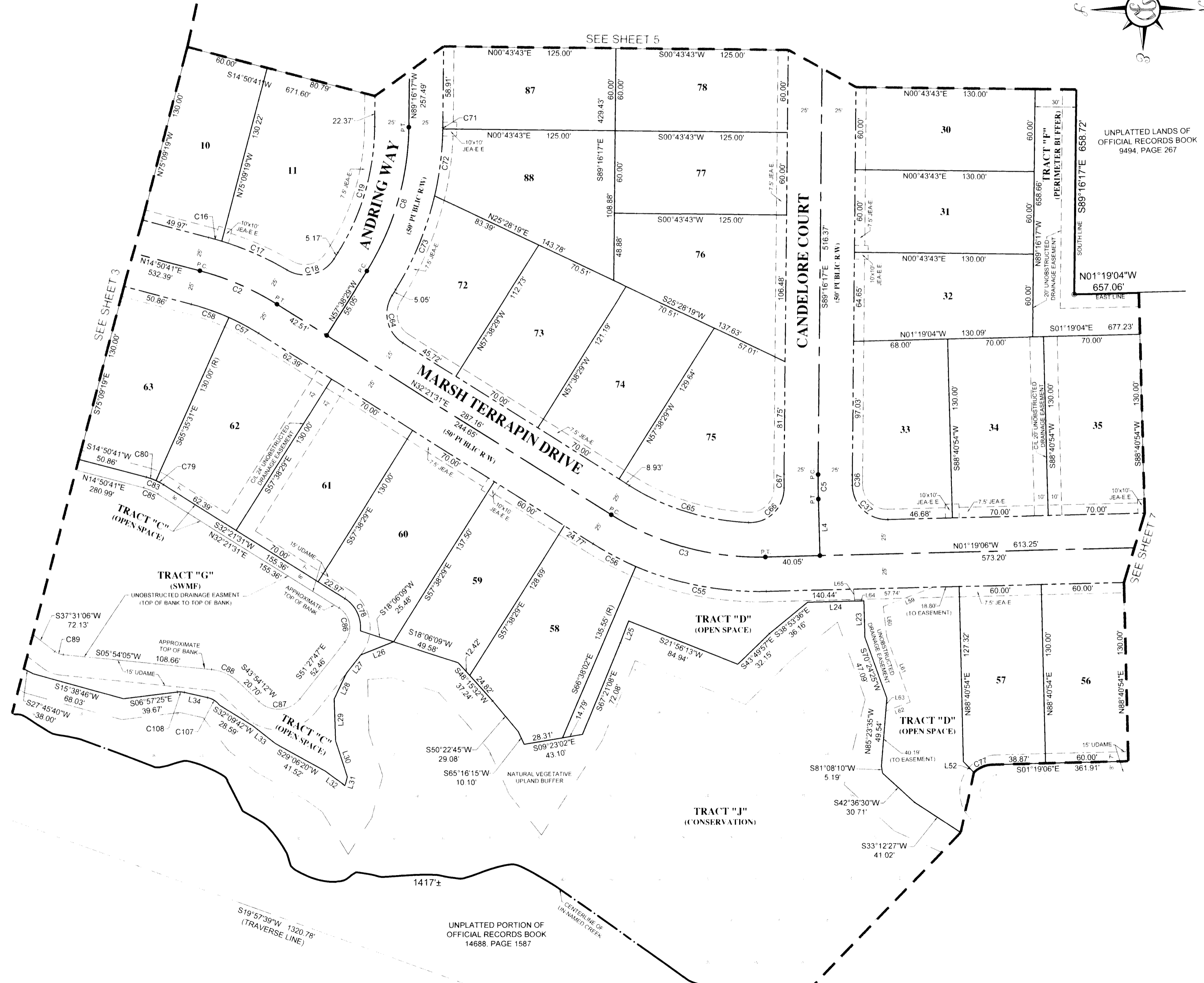
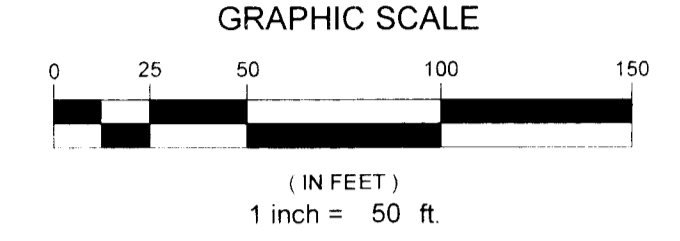
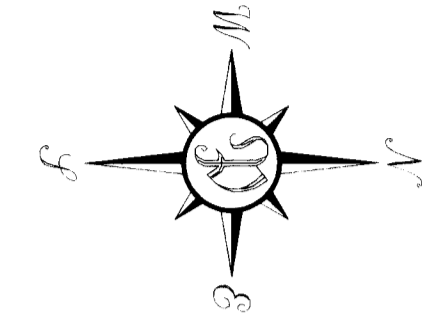
UNPLATTED LANDS OF
OFFICIAL RECORDS BOOK
9494, PAGE 267

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TERRAPIN CREEK

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA

SHEET 6 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE

LINE #	LENGTH	DIRECTION
L4	41.07'	N88°40'56"E
L23	26.44'	S88°40'56"W
L24	41.08'	S01°19'04"E
L25	17.05'	S68°59'19"E
L26	25.89'	S21°38'42"E
L27	16.91'	S51°27'47"E
L28	20.71'	S84°10'45"E
L29	30.48'	N88°09'02"E
L30	27.72'	N72°06'11"E
L31	6.47'	S75°40'15"E
L32	17.90'	S36°35'27"W
L33	20.52'	S38°37'00"W
L34	17.42'	S12°39'45"W
L52	11.00'	N45°42'37"E
L59	38.76'	S21°02'03"E
L60	22.25'	N83°34'06"E
L61	50.32'	N70°24'25"E
L62	18.84'	S20°11'36"E
L63	9.35'	N85°23'35"W
L64	6.62'	S01°19'04"E
L65	8.69'	N83°34'06"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	61.14	200.00	17°30'50"	N23°36'06"E	60.90'
C3	117.55	200.00	33°40'37"	N15°31'13"E	115.87'
C5	17.86	500.00	2°02'47"	N89°42'20"E	17.86'
C8	110.41	200.00	31°37'48"	N73°27'23"W	109.01'
C16	10.04	225.00	2°33'21"	N16°07'21"E	10.04'
C17	51.99	225.00	13°14'25"	N24°01'14"E	51.88'
C18	38.52	25.00	88°16'56"	N13°30'01"W	34.82'
C19	96.61	175.00	31°37'48"	N73°27'23"W	95.39'
C36	7.53	475.00	0°54'31"	S89°43'33"E	7.53'
C37	39.77	25.00	91°08'18"	N44°15'03"E	35.70'
C55	96.94	225.00	24°41'04"	S11°01'26"W	96.19'
C56	35.31	225.00	8°59'33"	S27°51'44"W	35.28'
C57	24.28	175.00	7°57'02"	S28°23'00"W	24.26'
C58	29.21	175.00	9°33'48"	S19°37'35"W	29.18'
C64	39.27	25.00	90°00'00"	N77°21'31"E	35.36'
C65	91.34	175.00	29°54'13"	N17°24'24"E	90.30'
C66	40.50	25.00	92°48'29"	N43°56'57"W	36.21'
C67	9.91	525.00	1°04'55"	N89°48'44"W	9.91'
C71	1.09	225.00	0°16'39"	S89°07'57"E	1.09'
C72	49.11	225.00	12°30'24"	S82°44'26"E	49.02'
C73	74.01	225.00	18°50'45"	S67°03'51"E	73.67'
C77	15.00	20.00	42°58'17"	S22°48'14"E	14.65'
C78	27.62	25.00	63°18'39"	S64°00'50"W	26.24'
C79	6.24	45.00	7°57'02"	S28°23'00"W	6.24'
C80	7.51	45.00	9°33'48"	S19°37'35"W	7.50'
C83	13.76	45.00	17°30'50"	S23°36'06"W	13.70'
C85	11.31	37.00	17°30'50"	N23°36'06"E	11.27'
C86	28.54	17.00	96°10'42"	N80°26'52"E	25.30'
C87	33.29	20.00	95°21'59"	S03°46'48"E	29.58'
C88	21.89	33.00	38°00'07"	S24°54'08"W	21.49'
C89	6.62	12.00	31°37'02"	S21°42'36"W	6.54'
C107	10.46	15.00	39°58'19"	S32°38'55"W	10.25'
C108	5.14	15.00	19°37'10"	S02°51'10"W	5.11'

UNPLATTED LANDS OF OFFICIAL RECORDS BOOK 9494, PAGE 267

UNPLATTED PORTION OF OFFICIAL RECORDS BOOK 14688, PAGE 1587

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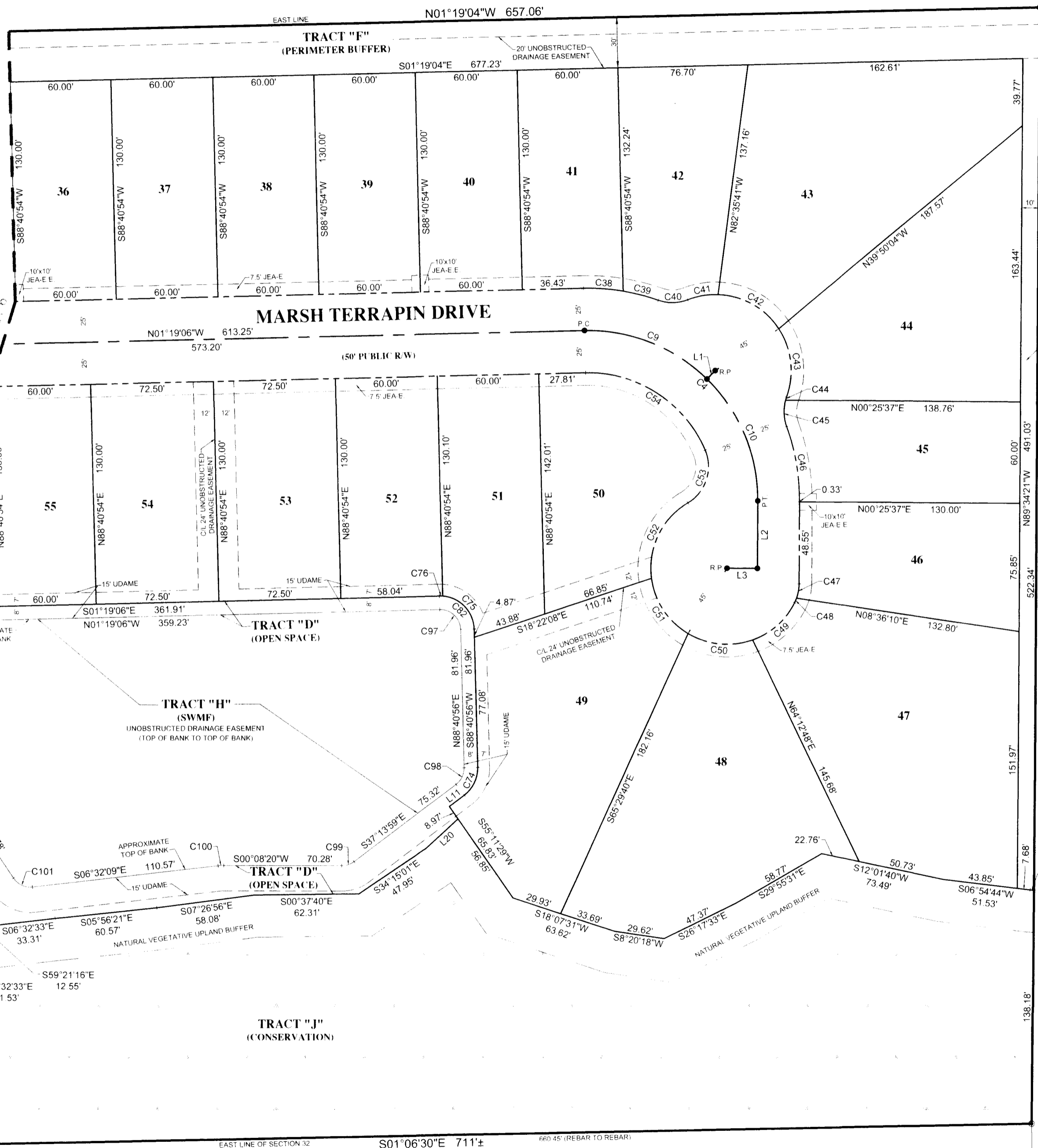
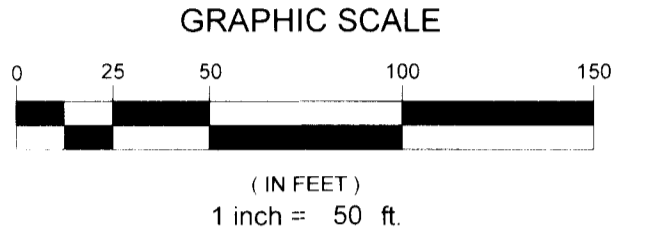
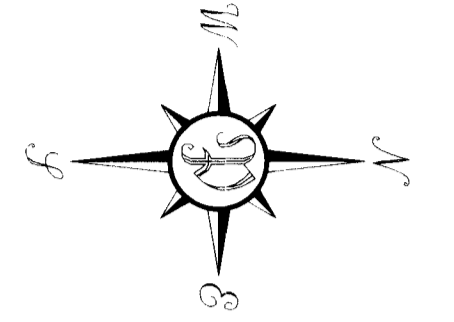
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TERRAPIN CREEK

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA

SHEET 7 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

UNPLATTED LANDS OF
OFFICIAL RECORDS BOOK
9494, PAGE 267



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.00'	N45°26'44"W
L2	39.98'	S89°34'23"E
L3	17.91'	S00°25'37"W
L11	11.10'	N37°13'59"W
L14	2.37'	N03°29'57"E
L19	11.82'	S18°38'56"W
L20	25.34'	S42°55'22"E
L21	4.47'	N59°21'16"W
L22	7.03'	S76°59'24"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	160.13'	100.00'	91°44'43"	N44°33'16"E	143.56'
C9	80.06'	100.00'	45°52'22"	N21°37'05"E	77.94'
C10	80.06'	100.00'	45°52'21"	N67°29'26"E	77.94'
C38	23.71'	125.00'	10°52'09"	N04°06'59"E	23.68'
C39	21.42'	125.00'	9°49'13"	N14°27'40"E	21.40'
C40	17.70'	25.00'	40°34'25"	N00°54'56"W	17.34'
C41	18.29'	45.00'	23°17'00"	N09°33'38"W	18.16'
C42	42.78'	45.00'	54°27'55"	N29°18'50"E	41.18'
C43	42.23'	45.00'	53°45'52"	N83°25'43"E	40.69'
C44	1.92'	25.00'	4°23'37"	S71°53'09"E	1.92'
C45	15.79'	25.00'	36°10'48"	N87°49'39"E	15.53'
C46	45.14'	125.00'	20°41'23"	N80°04'56"E	44.89'
C47	8.58'	25.00'	19°40'08"	S79°44'19"E	8.54'
C48	2.95'	25.00'	6°45'30"	S66°31'30"E	2.95'
C49	34.32'	45.00'	43°42'08"	S41°17'41"E	33.50'
C50	39.50'	45.00'	50°17'21"	S05°42'04"W	38.24'
C51	40.47'	45.00'	51°31'48"	S56°36'39"W	39.12'
C52	52.53'	45.00'	66°53'02"	N64°10'56"W	49.60'
C53	35.91'	25.00'	82°18'22"	N71°53'36"W	32.90'
C54	89.37'	75.00'	68°16'19"	S32°49'04"W	84.17'
C74	18.88'	20.00'	54°05'05"	N84°16'32"W	18.19'
C75	29.47'	20.00'	84°24'53"	S46°28'29"W	26.87'
C76	1.95'	20.00'	5°35'09"	S01°28'29"W	1.95'
C82	31.42'	20.00'	90°00'02"	S43°40'55"W	28.28'
C96	27.59'	12.00'	131°44'16"	N67°11'14"W	21.90'
C97	18.85'	12.00'	90°00'02"	N43°40'55"E	16.97'
C98	11.33'	12.00'	54°05'05"	S64°16'32"E	10.91'
C99	7.83'	12.00'	37°22'19"	S18°32'49"E	7.69'
C100	3.26'	28.00'	6°40'29"	S03°11'54"E	3.26'
C101	13.12'	12.00'	62°40'02"	S24°47'52"W	12.48'
C102	18.32'	28.00'	37°28'57"	S37°23'25"W	17.99'
C103	5.93'	12.00'	28°17'42"	S32°47'47"W	5.87'
C104	19.05'	25.00'	43°39'20"	N81°10'56"W	18.59'
C105	9.10'	25.00'	20°51'31"	S66°33'39"W	9.05'
C106	18.89'	25.00'	43°17'19"	S34°29'14"W	18.44'

UNPLATTED PORTION OF
OFFICIAL RECORDS BOOK
14688, PAGE 1587

UNPLATTED LANDS OF
OFFICIAL RECORDS BOOK
14518, PAGE 1543

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