THREE OAKS

A PORTION OF GOVERNMENT LOT 9, SECTION 13, TOWNSHIP 4 SOUTH, RANGE 26 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 64 PAGE 188

SHEET 1 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

Approved 8/1/08 Date
City Engineer
for Director of Public Works
Approved 8-1-08 Date
for General Counsel

CAPTION

A PORTION OF GOVERNMENT LOT 9, SECTION 13, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, **COMMENCE** AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BRADY ROAD (A 40 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY LINE OF BRADY MANOR, AS RECORDED IN PLAT BOOK 43, PAGE 83 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE ON SAID EASTERLY LINE, NORTH 00 DEGREES 28 MINUTES 37 SECONDS WEST, 242.96 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE (SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID SECTION 13) AND THE **POINT OF BEGINNING**; THENCE, CONTINUING ON SAID EASTERLY LINE, NORTH 00 DEGREES 50 MINUTES 59 SECONDS WEST, 407.34 FEET TO THE NORTHEAST CORNER OF SAID BRADY MANOR; THENCE ON THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7887, PAGE 1622 OF SAID PUBLIC RECORDS, NORTH 00 DEGREES 53 MINUTES 42 SECONDS EAST, 153.84 FEET TO THE SOUTHERLY LINE OF ROYAL POINT, AS RECORDED IN PLAT BOOK 47, PAGES 2 AND 2A OF SAID PUBLIC RECORDS; THENCE, ON SAID SOUTHERLY LINE, NORTH 89 DEGREES 30 MINUTES 48 SECONDS EAST, 674.29 FEET TO THE EASTERLY LINE OF LOT 38, SAID ROYAL POINT; THENCE ON SAID EASTERLY LINE NORTH 00 DEGREES 47 MINUTES 41 SECONDS WEST, 66.62 FEET TO THE SOUTHERLY LINE OF SAID ROYAL POINT; THENCE ON SAID SOUTHERLY LINE, NORTH 88 DEGREES 37 MINUTES 49 SECONDS EAST, 525.05 FEET TO THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9290, PAGE 648 OF SAID PUBLIC RECORDS; THENCE ON SAID WESTERLY LINE, SOUTH 00 DEGREES 34 MINUTES 59 SECONDS EAST, 105.01 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE ON SAID SOUTHERLY LINE, NORTH 89 DEGREES 22 MINUTES 27 SECONDS EAST, 104.92 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FLYNN ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 32 MINUTES 54 SECONDS EAST, 521.39 FEET TO THE SOUTHERLY LINE OF SAID SECTION 13; THENCE ON SAID SOUTHERLY LINE, SOUTH 89 DEGREES 05 MINUTES 49 SECONDS WEST, 1305.73 FEET TO THE **POINT OF BEGINNING**. SUBJECT TO A 50-FOOT DRAINAGE OUTFALL EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 1333, PAGE 57, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. CONTAINING 17.46 ACRES MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT INTRACOASTAL ASSOCIATES, LLC, A LIMITED LIABILITY COMPANY, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS THREE OAKS, 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. ALL STREETS, ROADS, LANES AND COURTS 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 LAKE/STORMWATER MANAGEMENT FACILITIES, AS 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 LAKE/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRANSVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (STREETS, ROADS, LANES AND COURTS, AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (STREETS, ROADS, LANES AND COURTS), FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OR PUBLIC WATERS INTO OR THROUGH SAID LAKE/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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE THREE OAKS PROPERTY OWNERS ASSOCIATION, INC., A NOT-FOR-PROFIT ORGANIZATION. THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES.

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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

INTRACOASTAL ASSOCIATES, LLC, A LIMITED LIABILITY COMPANY, 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 DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE/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 THREE OAKS. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. FLORIDA STATUTES 177.091(28).

ALL PRIVATE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE LAWFUL OWNERS THEIR SUCCESSORS AND ASSIGNS.

ALL UNOBSTRUCTED DRAINAGE EASEMENTS ARE HEREBY DEDICATED THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

ALL UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENTS ARE HEREBY DEDICATED THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

ALL BUFFERS SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE LAWFUL OWNERS, THEIR SUCCESSORS AND ASSIGNS.

TRACT "A" (CONSERVATION EASEMENT TRACT) IS HEREBY DEDICATED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR ITS EXCLUSIVE USE.

TRACT "B" AND TRACT "E" (VEGETATED NATURAL BUFFER) ARE HEREBY DEDICATED TO THE LAWFUL OWNERS THEIR SUCCESSORS AND ASSIGNS.

TRACT "C" AND TRACT "D" (LAKE/STORMWATER MANAGEMENT FACILITY) ARE HEREBY DEDICATED TO THE LAWFUL OWNERS THEIR SUCCESSORS AND ASSIGNS.

ALL WATER AND SEWER UTILITIES LOCATED WITHIN THE ROADWAYS AND UNOBSTRUCTED JEA UTILITY EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, 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 SYSTEMS; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE INTRACOASTAL ASSOCIATES, LLC, A LIMITED LIABILITY COMPANY,

HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 29 DAY OF July, 2008.

TRACT "A" IS SUBJECT TO A CONSERVATION EASEMENT PURSUANT TO SECTION 704.06, F.S. IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. ANY ACTIVITY IN OR USE OF THE CONSERVATION EASEMENT AREAS INCONSISTENT WITH THE PURPOSE OF THE CONSERVATION EASEMENT IS PROHIBITED. THE CONSERVATION EASEMENT EXPRESSLY PROHIBITS THE FOLLOWING ACTIVITIES AND USES:

(A) CONSTRUCTION OR PLACING BUILDINGS, ROADS, SIGNS, BILLBOARDS OR OTHER ADVERTISING, UTILITIES OR OTHER STRUCTURES ON OR ABOVE THE GROUND.

(B) DUMPING OR PLACING SOIL OR OTHER SUBSTANCE OR MATERIAL AS LANDFILL OR DUMPING OR PLACING OF TRASH, WASTE OR UNSIGHTLY OR OFFENSIVE MATERIALS.

(C) REMOVING, DESTROYING OR TRIMMING TREES, SHRUBS, OR OTHER VEGETATION.

(D) EXCAVATING, DREDGING OR REMOVING LOAM, PEAT, GRAVEL, SOIL, ROCK OR OTHER MATERIAL SUBSTANCES IN SUCH A MANNER AS TO AFFECT THE SURFACE.

(E) SURFACE USE, EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN PREDOMINANTLY IN ITS NATURAL CONDITION.

(F) ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION, OR FISH AND WILDLIFE HABITAT PRESERVATION.

(G) ACTS OR USES DETRIMENTAL TO SUCH RETENTION OF LAND OR WATER AREAS.

(H) ACTS OR USES DETRIMENTAL TO THE PRESERVATION OF THE STRUCTURAL INTEGRITY OR PHYSICAL APPEARANCE OF SITES OR PROPERTIES OF HISTORICAL, ARCHITECTURAL, ARCHAEOLOGICAL, OR CULTURAL SIGNIFICANCE."

INTRACOASTAL ASSOCIATES, LLC

A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Deanna Cope
DEANNA COPE
TYPE OR PRINT NAME
WITNESS: Linda C. Flad
LINDA C. FLAD
TYPE OR PRINT NAME

BY: _____
RACHAEL L. BENNETT, VICE PRESIDENT OF
INTRACOASTAL ASSOCIATES, LLC,
A LIMITED LIABILITY COMPANY

NOTARY FOR INTRACOASTAL ASSOCIATES, LLC

A LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF July 2008
BY RACHAEL L. BENNETT, VICE PRESIDENT OF INTRACOASTAL ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
ON BEHALF OF THE COMPANY; WHO IS PERSONALLY KNOWN TO ME .

Linda C. Flad
NOTARY PUBLIC, STATE OF FLORIDA
LINDA C. FLAD
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: 6-1-09

LINDA C. FLAD
Notary Public, State of Florida
My comm. exp. June 1, 2009
Comm. No. DD 424698

APPROVED FOR 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 NO. 654, ORDINANCE CODE THIS 12TH DAY OF August 2008.

JOEY V. DUNCAN
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2008208334

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 64 PAGES 188-191 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 12 DAY OF August 2008.

Jim Fuller
JIM FULLER, CLERK OF THE CIRCUIT COURTS

Juan Marshall
DEPUTY CLERK

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD NO. 2006-027 CITY DEV. NO. 7068.009

THREE OAKS

A PORTION OF GOVERNMENT LOT 9, SECTION 13, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 64 PAGE 189

SHEET 2 OF 4 SHEETS

GENERAL NOTES :

1. BASIS OF BEARINGS FOR THIS PLAT IS FLORIDA STATE PLANE EAST ZONE (ZONE 901) GRID DERIVED FROM PUBLISHED COORDINATE VALUES OF JEA CONTROL MONUMENTS JEA 184 AND JEA 682. ALL DISTANCES SHOWN ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET.

2. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.

3. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.

4. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE 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.

5. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.

6. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.

7. "JEA-E." DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY 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.

8. "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.

9. ALL 20-FOOT NON-ACCESS BUFFERS ARE FOR THE PURPOSE OF RESTRICTING VEHICULAR TRAFFIC.

10. THE STORMWATER LAKES/PONDS (SPECIFICALLY THE TOP OF BANK) AS SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.

11. (100.00') DENOTES DISTANCES, ALONG PROPERTY LINES, FROM ROAD RIGHT-OF-WAY TO DRAINAGE EASEMENTS.

12. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.

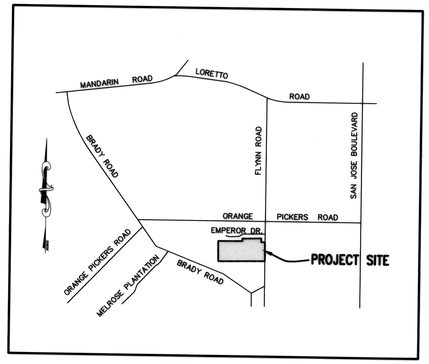
13. ALL BOUNDARY CORNERS ARE SET CONCRETE MONUMENTS (#3857) UNLESS OTHERWISE NOTED.

14. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X"(UNSHADED), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NUMBER: 120077 0212 E, MAP REVISED INDEX DATE: JUNE 16, 1999. 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 HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.

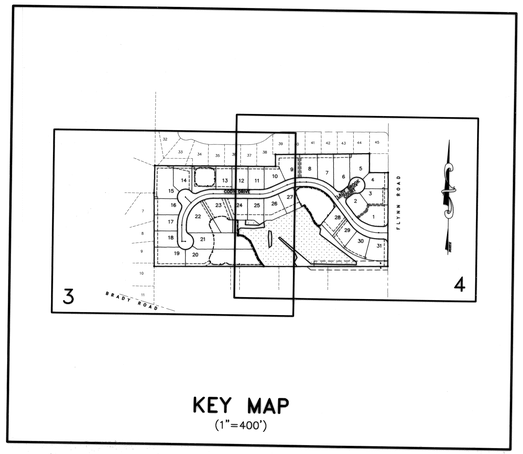
15. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ABBREVIATIONS/LEGEND

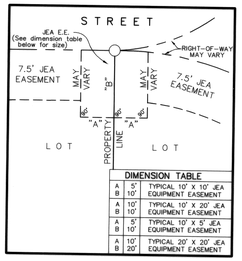
- ⊡ . . . . . DENOTES SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- ■ . . . . . DENOTES FOUND PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 1576" UNLESS OTHERWISE INDICATED).
- ○ . . . . . DENOTES PERMANENT CONTROL POINT (NAIL AND DISK LABELED "LB 3857", UNLESS OTHERWISE INDICATED).
- C99 . . . . . DENOTES TABULATED CURVE DATA DESIGNATION
- ℄ . . . . . DENOTES CENTERLINE
- F.D.O.T. . . . . FLORIDA DEPARTMENT OF TRANSPORTATION
- JEA E. . . . . DENOTES JEA EASEMENT
- JEA E.E. . . . . DENOTES JEA EQUIPMENT EASEMENT
- L9 . . . . . DENOTES TABULATED LINE DATA DESIGNATION
- LB . . . . . DENOTES LICENSED BUSINESS
- ORV . . . . . DENOTES OFFICIAL RECORDS VOLUME
- P.C. . . . . DENOTES POINT OF CURVATURE
- P.C.P. . . . . DENOTES PERMANENT CONTROL POINT
- PG . . . . . DENOTES PAGE
- P.I. . . . . DENOTES POINT OF INTERSECTION
- P.R.C. . . . . DENOTES POINT OF REVERSE CURVATURE
- P.R.M. . . . . DENOTES PERMANENT REFERENCE MONUMENT
- P.T. . . . . DENOTES POINT OF TANGENCY
- R= . . . . . DENOTES RADIUS EQUALS
- R/W . . . . . DENOTES RIGHT-OF-WAY LINE
- (R) . . . . . DENOTES RADIAL LINE, WHEN SO INDICATED
- R.P. . . . . DENOTES RADIUS POINT
- T.O.B. . . . . DENOTES TOP OF BANK



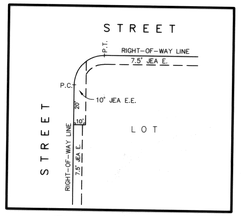
VICINITY MAP
(Not To Scale)



KEY MAP
(1"=400')



JEA EASEMENT DETAIL
(NOT TO SCALE)



JEA EASEMENT DETAIL
(NOT TO SCALE)

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 5 DAY OF August 2008.

W. MONROE HAZEN, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 3398

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT THIS PLAT IS 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 THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 651.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE.

CERTIFIED THIS 10 DAY OF July 2008.

MICHAEL A. GARRETT
FLORIDA REGISTERED SURVEYOR AND MAPPER, NO. 6643
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD NO. 2006-027 CITY DEV. NO. 7068-000

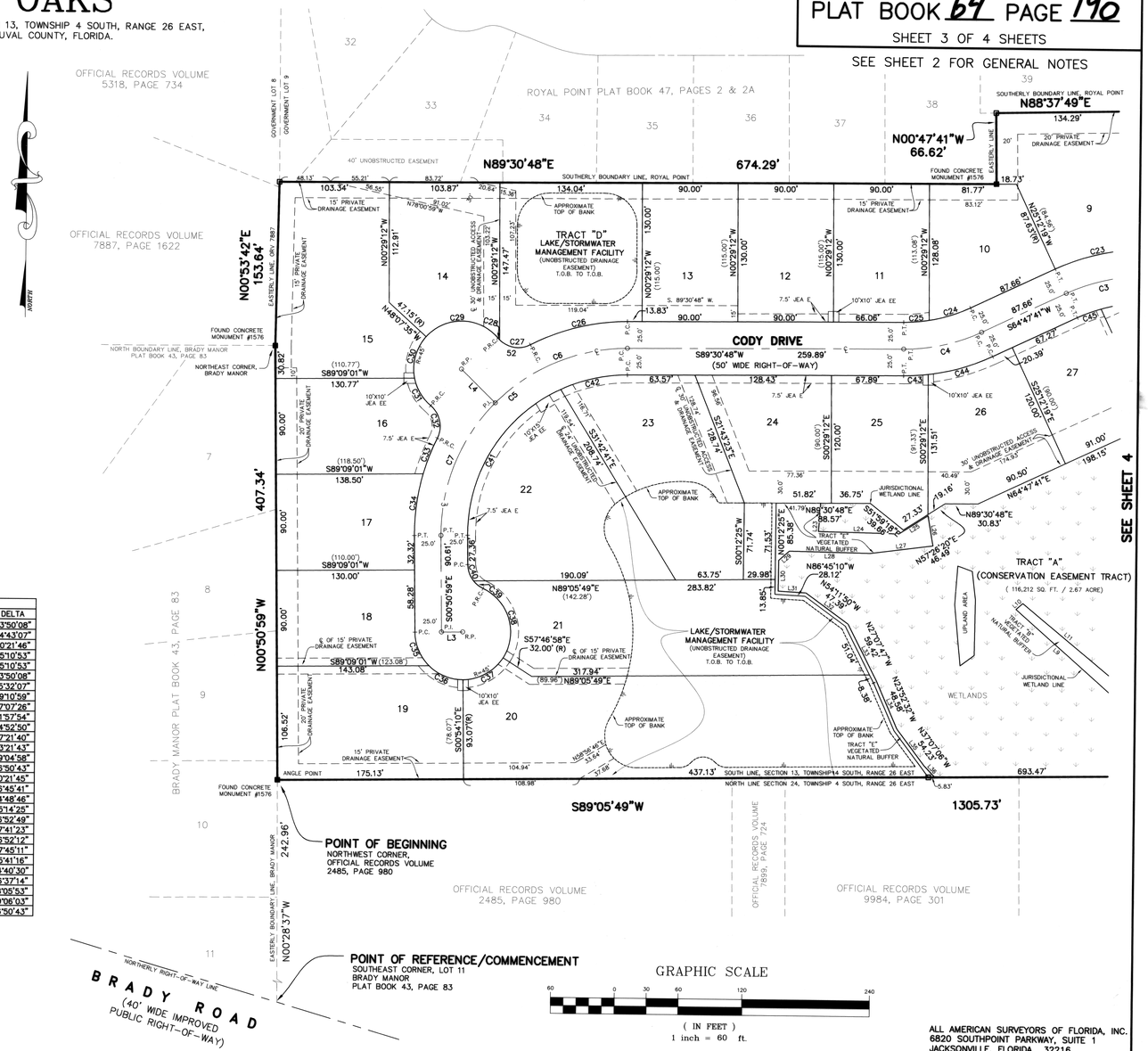
THREE OAKS

A PORTION OF GOVERNMENT LOT 9, SECTION 13, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 64 PAGE 190

SHEET 3 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L3	N89°09'01"E	20.00
L4	N45°40'06"W	44.90
L9	N48°40'07"W	122.60
L10	N48°47'57"E	8.45
L11	S50°33'40"E	228.93
L23	S03°52'58"W	26.51
L24	S88°56'50"E	75.70
L25	N57°26'20"E	32.24
L26	S09°52'03"E	28.59
L27	S82°27'17"W	59.34
L28	N89°06'08"W	76.14
L29	S48°49'41"W	13.27
L30	S00°12'25"W	28.79
L31	S86°45'10"E	26.15
L32	S54°11'50"E	48.99
L33	S27°07'47"E	60.23
L34	S23°52'32"E	48.32
L35	S37°07'06"E	43.24
L36	S43°41'38"E	14.27

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C3	S76°42'45"W	72.28	175.00	72.80	23°50'08"
C4	S77°09'14"W	74.91	175.00	75.50	24°43'07"
C5	S44°19'54"W	248.27	175.00	276.00	90°21'46"
C6	S66°55'21"W	134.45	175.00	138.00	45°10'53"
C7	S21°44'28"W	134.45	175.00	138.00	45°10'53"
C23	S76°42'45"W	82.60	200.00	83.20	23°50'08"
C24	N72°33'45"E	40.55	150.00	40.67	15°32'07"
C25	N84°55'18"E	24.02	150.00	24.04	09°10'59"
C26	S75°57'05"W	93.80	200.00	94.68	27°07'26"
C27	S81°37'41"E	29.38	25.00	31.40	71°57'54"
C28	S43°12'20"E	2.13	25.00	2.13	04°52'50"
C29	N89°26'45"W	67.59	45.00	76.47	97°21'40"
C30	S15°11'34"W	40.41	45.00	41.91	53°21'43"
C31	S31°01'47"E	30.10	45.00	30.70	39°04'58"
C32	N12°08'55"W	31.07	25.00	33.53	76°50'43"
C33	S21°05'35"W	36.12	200.00	36.17	10°21'45"
C34	S07°31'52"W	58.30	200.00	58.51	16°45'41"
C35	S23°15'22"E	34.31	45.00	35.20	44°48'46"
C36	S68°16'57"E	34.62	45.00	35.53	45°14'25"
C37	N60°39'26"E	42.86	45.00	44.67	56°52'49"
C38	N16°37'40"W	67.76	45.00	76.73	97°41'23"
C39	S82°02'16"E	11.62	25.00	11.72	26°52'12"
C40	S19°43'34"E	16.18	25.00	16.47	37°46'11"
C41	S31°59'39"W	162.71	150.00	171.97	65°41'16"
C42	S77°10'32"W	64.10	150.00	64.60	24°40'30"
C43	N86°12'11"E	23.10	200.00	23.11	06°37'14"
C44	N73°50'37"E	62.91	200.00	63.17	18°05'53"
C45	S69°20'42"W	23.80	150.00	23.83	09°06'03"
C52	N79°11'17"W	31.07	25.00	33.53	76°50'43"

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD NO. 2006-027 CITY DEV. NO. 7068.000

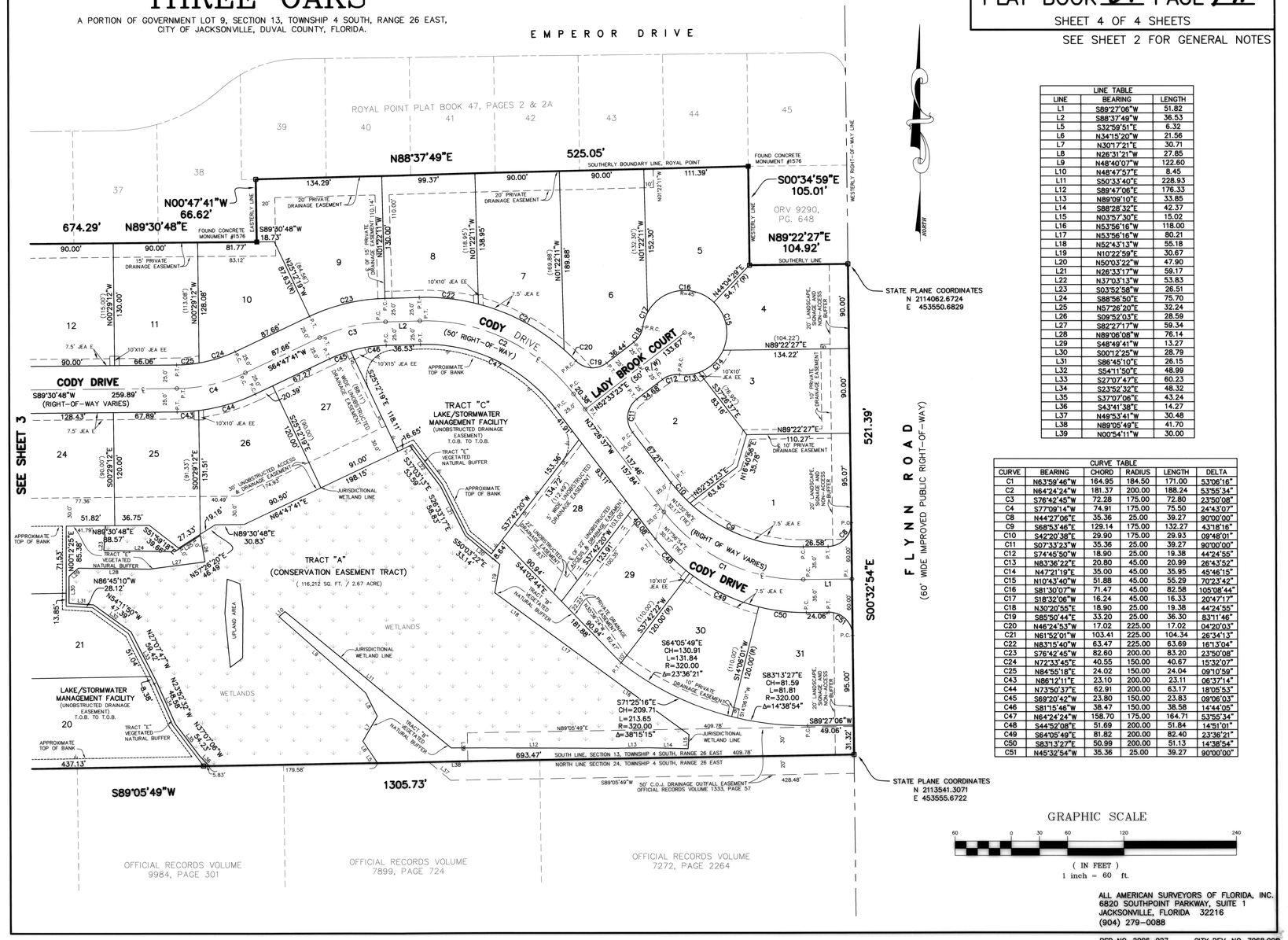
THREE OAKS

A PORTION OF GOVERNMENT LOT 9, SECTION 13, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 64 PAGE 191

SHEET 4 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



STATE PLANE COORDINATES
N 2114062.6724
E 453550.6829

STATE PLANE COORDINATES
N 2113541.3071
E 453555.6722

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°27'06"W	51.82
L2	S88°37'49"W	36.53
L5	S32°59'51"E	6.32
L6	N34°15'20"W	21.56
L7	N30°17'21"E	30.71
L8	N26°31'21"W	27.85
L9	N48°40'07"W	122.60
L10	N48°47'57"E	8.45
L11	S50°33'40"E	228.93
L12	S89°47'06"E	176.33
L13	N89°09'10"E	33.85
L14	S88°28'32"E	42.37
L15	N03°57'30"E	15.02
L16	N53°56'16"W	118.00
L17	N53°56'16"W	80.21
L18	N52°43'13"W	55.18
L19	N10°22'59"E	30.67
L20	N50°03'22"W	47.90
L21	N26°33'17"W	59.17
L22	N37°03'13"W	53.83
L23	S03°52'58"W	28.51
L24	S88°56'50"E	75.70
L25	N57°26'20"E	32.24
L26	S09°52'03"E	28.59
L27	S82°27'17"W	59.34
L28	N89°06'08"W	76.14
L29	S48°49'41"W	13.27
L30	S00°12'25"W	28.79
L31	S86°45'10"E	26.15
L32	S54°11'50"E	48.99
L33	S27°07'47"E	60.23
L34	S23°52'32"E	48.32
L35	S37°07'06"E	43.24
L36	S43°41'38"E	14.27
L37	N49°53'41"W	30.48
L38	N89°05'49"E	41.70
L39	N00°54'11"W	30.00

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N63°59'46"W	164.95	184.50	171.00	53°06'16"
C2	N64°24'24"W	181.37	200.00	188.24	53°55'34"
C3	S76°42'45"W	72.28	175.00	72.80	23°50'08"
C4	S77°09'14"W	74.91	175.00	75.50	24°43'07"
C5	N44°27'06"E	35.36	25.00	39.27	90°00'00"
C6	S68°53'46"E	129.14	175.00	132.27	43°18'16"
C10	S42°20'38"E	29.90	175.00	29.93	09°48'01"
C11	S07°33'23"W	35.36	25.00	39.27	90°00'00"
C12	S74°45'50"W	18.90	25.00	19.38	44°24'55"
C13	N83°36'22"E	20.80	45.00	20.99	26°43'52"
C14	N47°21'19"E	35.00	45.00	35.95	45°46'15"
C15	N10°43'40"W	51.88	45.00	55.29	70°23'42"
C16	S81°30'07"W	71.47	45.00	82.58	105°08'44"
C17	S18°32'06"W	16.24	45.00	16.33	20°47'17"
C18	N30°20'55"E	18.90	25.00	19.38	44°24'55"
C19	S85°50'44"E	33.20	25.00	36.30	83°11'46"
C20	N46°24'53"W	17.02	225.00	17.02	04°20'03"
C21	N61°52'01"W	103.41	225.00	104.34	26°34'13"
C22	N83°15'40"W	63.47	225.00	63.69	16°13'04"
C23	S76°42'45"W	82.60	200.00	83.20	23°50'08"
C24	N72°33'45"E	40.55	150.00	40.67	15°32'07"
C25	N84°50'18"E	24.02	150.00	24.04	09°10'59"
C43	N86°12'11"E	23.10	200.00	23.11	06°37'14"
C44	N73°50'37"E	62.91	200.00	63.17	18°05'53"
C45	S89°20'42"W	23.80	150.00	23.83	09°06'03"
C46	S81°15'46"W	38.47	150.00	38.58	14°44'05"
C47	N64°24'24"W	158.70	175.00	164.71	53°55'34"
C48	S44°52'08"E	51.69	200.00	51.84	14°51'01"
C49	S64°05'49"E	81.82	200.00	82.40	23°36'21"
C50	S83°13'27"E	50.99	200.00	51.13	14°38'54"
C51	N45°32'54"W	35.36	25.00	39.27	90°00'00"

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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