TIMMERMAN'S WALK

THAT PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST BEING A REPLAT OF THE WEST 1/2 OF TRACT 1, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF SAID TRACT 1 NOW LYING WITHIN THE RIGHT-OF-WAY OF TOWNSEND ROAD.

PLAT BOOK 63 PAGE 32

SHEET 1 OF 3 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

Approved 1/5/07
Date
City Engineer
for Director of Public Works
Approved 2/21/2007
Date
for General Counsel

CAPTION

THAT PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST BEING A REPLAT OF THE WEST 1/2 OF TRACT 1, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF SAID TRACT 1 NOW LYING WITHIN THE RIGHT-OF-WAY OF TOWNSEND ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWNSEND ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); FROM THE POINT OF REFERENCE THUS DESCRIBED, THENCE SOUTH 89°39'37" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWNSEND ROAD, A DISTANCE OF 331.98 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 00°24'06" WEST, A DISTANCE OF 634.72 FEET TO A POINT SITUATE ON THE LINE DIVIDING SAID TRACT 1 AND TRACT 2 OF SAID BLOCK 1; THENCE NORTH 89°55'32" WEST ALONG SAID DIVIDING LINE, A DISTANCE OF 331.93 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID TRACT 2, SAID CORNER ALSO BEING SITUATE ON THE LINE DIVIDING SAID TRACT 1 AND TRACT 3 OF SAID BLOCK 1; THENCE NORTH 00°25'21" EAST ALONG SAID DIVIDING LINE, A DISTANCE OF 632.32 FEET TO ITS INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWNSEND ROAD; THENCE NORTH 89°39'37" EAST, DEPARTING SAID DIVIDING LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 331.72 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 4.83 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT *CAPSTONE DEVELOPMENT*, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS TIMMERMAN'S WALK, 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 ROADS, LANES, WALKWAYS 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 ROADS, LANES, WALKWAYS AND COURTS HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID ROADS, LANES, WALKWAYS & 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 OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. 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 OWNER 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.

CAPSTONE DEVELOPMENT, LLC, A FLORIDA 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 AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN TIMMERMAN'S WALK. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER SHALL BE SUBJECT TO IT.

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. 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 UNOBSTRUCTED DRAINAGE EASEMENTS, TRACT "A" (OPEN SPACE), TRACT "B" (RECREATIONAL AREA), TRACT "C" (RECREATIONAL AREA), TRACT "D" (LAKE/STORMWATER MANAGEMENT AREA) AND TRACT "E" (LAKE/STORMWATER MANAGEMENT AREA) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

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

ALL LANDSCAPE AND SIGNAGE BUFFERS AND NON-ACCESS EASEMENTS SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY 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 SYSTEMS; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE *CAPSTONE DEVELOPMENT*, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 29th DAY OF September, A.D., 2006.

ATLANTIC COAST BANK
A FLORIDA CORPORATION

BY: _____
BOB KRAUS, VICE PRESIDENT

WITNESS: _____
Amy L Williams
TYPE OR PRINT NAME

WITNESS: _____
Nichelle Luck
TYPE OR PRINT NAME

SEAL

NOTARY FOR ATLANTIC COAST BANK
A FLORIDA CORPORATION

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF September A.D., 2006 BY BOB KRAUS, VICE PRESIDENT OF ATLANTIC COAST BANK, A FLORIDA CORPORATION ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

_____
NOTARY PUBLIC, STATE OF FLORIDA
Margarita D. Cavanagh
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: 2/20/10

MARGARITA D. CAVANAGH
Notary Public - State of Florida
My Commission Expires Feb 20, 2010
Commission # DD 529531
Bonded By National Notary Assn.

CAPSTONE DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
WILLIAM CUTTS, MANAGING MEMBER

WITNESS: _____
IRVIN B. LEVEROCK
TYPE OR PRINT NAME

WITNESS: Sam Higginbotham
SAM Higginbotham
TYPE OR PRINT NAME

SEAL

NOTARY FOR CAPSTONE DEVELOPMENT, LLC.
A FLORIDA LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF September A.D., 2006 BY WILLIAM CUTTS, MANAGING MEMBER OF *CAPSTONE DEVELOPMENT*, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

_____
NOTARY PUBLIC, STATE OF FLORIDA
Wendy Boyer
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC-STATE OF FLORIDA
Wendy Boyer
Commission # DD457396
Expires: AUG. 02, 2009
Bonded Thru Atlantic Bonding Co., Inc.

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

APT NO. 2005-020 CITY DEV. 6834.000

TIMMERMAN'S WALK

THAT PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST BEING A REPLAT OF THE WEST 1/2 OF TRACT 1, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF SAID TRACT 1 NOW LYING WITHIN THE RIGHT-OF-WAY OF TOWNSEND ROAD.

PLAT BOOK 63 PAGE 32

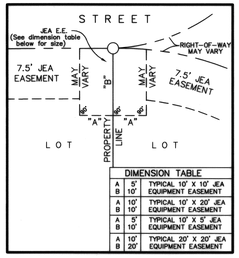
SHEET 2 OF 3 SHEETS

GENERAL NOTES

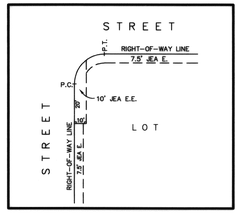
1. THE BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 83/90, STATE PLANE COORDINATES – FLORIDA EAST ZONE 901 IN U.S. FEET USING NATIONAL GEODETIC SURVEY MARKERS JEA 657 AND JEA 591 WITH BEARINGS REFERENCED TO THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWNSEND BOULEVARD AS BEING S89°39'37"W.
2. EASEMENTS 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 AND ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS 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. 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.
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. 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.
10. THE JURISDICTIONAL WETLANDS SHOWN HEREON FLAGGED BY DATED
11. ALL 5' NON-ACCESS BEFFERS ARE FOR THE SOLE PURPOSE OT RESTRICTING VEHICULAR TRAFFIC.
12. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTION WETLAND LINE OR WITHIN DESIGNATED UPLAND BUFFER AREAS, WITHOUT WRITTEN APPROVAL OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, UNITED STATES ARMY CORPS OF ENGINEERS AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS OR UPLAND BUFFER AREAS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA OR UPLAND BUFFER AREAS, TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES. THE WETLAND JURISDICTION LINES AND UPLAND BUFFER AREAS ARE IDENTIFIED HEREON AS VEGETATED NATURAL BUFFERS AND MUST BE KEPT IN A NATURAL STATE.
13. ALL BOUNDARY CORNERS ARE SET CONCRETE MONUMENTS (#3857) UNLESS OTHERWISE NOTED.
14. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X"(UNSHADED), AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER: 120077, PANEL NUMBER: 0150, SUFFIX (E), F.I.R.M. REVISED INDEX DATE: JUNE 16, 1999.
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.

LEGEND/ABBREVIATIONS

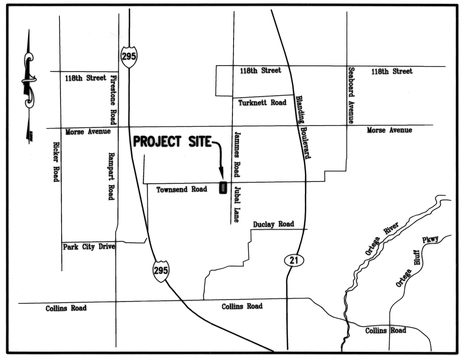
- ⊡ . . . . . DENOTES SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- ○ . . . . . DENOTES PERMANENT CONTROL POINT (NAIL AND DISK LABELED "LB 3857", UNLESS OTHERWISE INDICATED).
- dk . . . . . DENOTES DESIGNATED WETLANDS AREA.
- C9 . . . . . DENOTES TABULATED CURVE DATA DESIGNATION
- ℄ . . . . . DENOTES CENTERLINE
- JEA E. . . . . DENOTES JEA EASEMENT
- JEA E.E. . . . . DENOTES JEA EQUIPMENT EASEMENT
- L9 . . . . . DENOTES TABULATED LINE DATA DESIGNATION
- LB . . . . . DENOTES LICENSED BUSINESS
- P.C.P. . . . . DENOTES PERMANENT CONTROL POINT
- P.C. . . . . DENOTES POINT OF CURVATURE
- 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.P. . . . . DENOTES RADIUS POINT
- T.O.B. . . . . DENOTES TOP OF BANK
- P.U.D.E. . . . . DENOTES PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
- U.D.A.E. . . . . DENOTES UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- U.D.E. . . . . DENOTES UNOBSTRUCTED DRAINAGE EASEMENT



JEA EASEMENT DETAIL
(NOT TO SCALE)



JEA EASEMENT DETAIL
(NOT TO SCALE)



VICINITY MAP
(Not To Scale)

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER NO. 654, ORDINANCE CODE THIS 11TH DAY OF January, A.D., 2007.

DIRECTOR OF PUBLIC WORKS
JOEY V. DUNCAN, P.E.

CLERK'S CERTIFICATE 2007014680

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 63 PAGES 32-34 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 11 DAY OF January, A.D., 2007.

JM FULLER, CLERK OF THE CIRCUIT COURTS

DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 5 DAY OF January, A.D., 2007.

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 (P.R.M.), PERMANENT CONTROL POINTS (P.C.P.), 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 2ND DAY OF October, A.D., 2006.

JAMES D. HARRISON, JR.
FLORIDA REGISTERED SURVEYOR AND MAPPER, NO. 2647
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

APT NO. 2005-020 CITY DEV. 6834.000

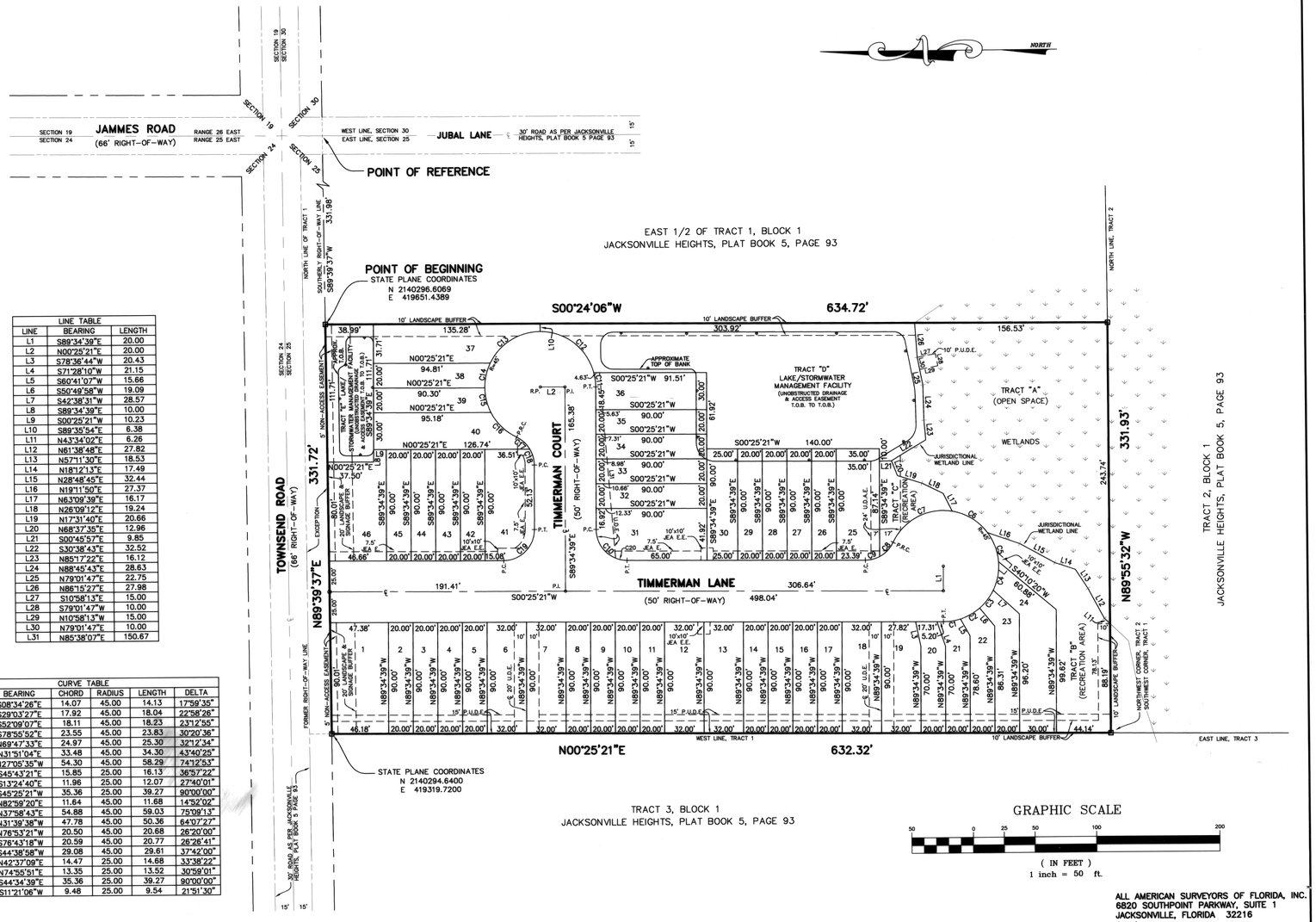
TIMMERMAN'S WALK

THAT PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST BEING A REPLAT OF THE WEST 1/2 OF TRACT 1, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF SAID TRACT 1 NOW LYING WITHIN THE RIGHT-OF-WAY OF TOWNSEND ROAD.

PLAT BOOK 63 PAGE 34

SHEET 3 OF 3 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°34'39"E	20.00
L2	N00°25'21"E	20.00
L3	S78°36'44"W	20.43
L4	S71°28'10"W	21.15
L5	S60°41'07"W	15.66
L6	S50°49'58"W	19.09
L7	S42°38'31"W	28.57
L8	S89°34'39"E	10.00
L9	S00°25'21"W	10.23
L10	S89°35'54"E	6.38
L11	N43°34'02"E	6.26
L12	N61°38'48"E	27.82
L13	N57°11'30"E	18.53
L14	N18°12'13"E	17.49
L15	N28°48'45"E	32.44
L16	N19°11'50"E	27.37
L17	N63°09'39"E	16.17
L18	N26°09'12"E	19.24
L19	N17°31'40"E	20.66
L20	N86°37'35"E	12.96
L21	S00°45'57"E	9.85
L22	S30°38'43"E	32.52
L23	N85°17'22"E	16.12
L24	N88°45'43"E	28.63
L25	N79°01'47"E	22.75
L26	N86°15'27"E	27.98
L27	S10°58'13"E	15.00
L28	S79°01'47"W	10.00
L29	N10°58'13"W	15.00
L30	N79°01'47"E	10.00
L31	N85°38'07"E	150.67

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S08°34'26"E	14.07	45.00	14.13	17°59'35"
C2	S29°03'27"E	17.92	45.00	18.04	22°58'26"
C3	S52°09'07"E	18.11	45.00	18.23	23°12'55"
C4	S78°55'52"E	23.55	45.00	23.83	30°20'36"
C5	N69°47'33"E	24.97	45.00	25.30	32°12'34"
C6	N31°51'04"E	33.48	45.00	34.30	43°40'25"
C7	N27°05'35"W	54.30	45.00	58.29	74°12'53"
C8	S45°43'21"E	15.85	25.00	16.13	36°57'22"
C9	S13°24'40"E	11.96	25.00	12.07	27°40'01"
C10	S45°25'21"W	35.36	25.00	39.27	90°00'00"
C11	N82°59'20"E	11.64	45.00	11.68	14°52'02"
C12	N37°58'43"E	54.88	45.00	59.03	75°09'13"
C13	N31°39'38"W	47.78	45.00	50.36	64°07'27"
C14	N76°53'21"W	20.50	45.00	20.68	26°20'00"
C15	S76°43'18"W	20.59	45.00	20.77	26°26'41"
C16	S44°38'58"W	29.08	45.00	29.61	37°42'00"
C17	N42°37'09"E	14.47	25.00	14.68	33°38'22"
C18	N74°55'51"E	13.35	25.00	13.52	30°59'01"
C19	S44°34'39"E	35.36	25.00	39.27	90°00'00"
C20	S11°21'06"W	9.48	25.00	9.54	21°51'30"

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