

Bent Tree

A REPLAT OF A PART OF LOT 1, JOHN H. GARDNER, AS RECORDED IN PLAT BOOK 2, PAGE 52, (LYING IN SECTION 24, TOWNSHIP 2 SOUTH, RANGE 25 EAST) OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK **60** PAGE **11**

SHEET 1 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A PART OF LOT 1, JOHN H. GARDNER, AS RECORDED IN PLAT BOOK 2, PAGE 52, (LYING IN SECTION 24, TOWNSHIP 2 SOUTH, RANGE 25 EAST) OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

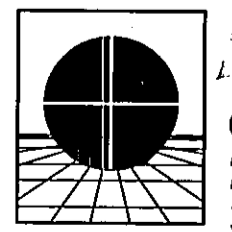
BEGIN AT THE SOUTHEAST CORNER OF LOT 9, E.F. GARDNER SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°54'38" WEST, ALONG THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 89.14 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FAITH MEMORIAL DRIVE, (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 19°34'21" EAST, 88.66 FEET; COURSE NO. 2: NORTH 00°44'05" WEST, 749.52 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF RAMONA BOULEVARD, (A 60 FOOT RIGHT-OF-WAY); THENCE EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO. 1: NORTH 89°37'22" EAST, 170.52 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 2: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3857.22 FEET, AN ARC DISTANCE OF 578.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°19'39" EAST, 577.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 81°01'55" EAST, 85.21 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 4: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1407.30 FEET, AN ARC DISTANCE OF 6.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°17'57" EAST, 6.29 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5474, PAGE 285, SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°44'46" EAST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 334.57 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3004, PAGE 6, SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 03°41'53" WEST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 156.84 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3927, PAGE 349, SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 02°53'22" WEST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 191.46 FEET TO THE NORTH CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8003, PAGE 1447, SAID CURRENT PUBLIC RECORDS AND THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG THE WEST LINE OF LAST SAID LANDS, AND ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 671.65 FEET, AN ARC DISTANCE OF 276.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°08'24" WEST, 274.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 07°21'59" WEST, CONTINUING ALONG SAID WESTERLY LINE OF OFFICIAL RECORDS VOLUME 8003, PAGE 1447, A DISTANCE OF 30.43 FEET TO THE NORTHERLY BOUNDARY OF MINATURE ACRES, AS RECORDED IN PLAT BOOK 31, PAGE 27, SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°59'22" WEST, ALONG SAID NORTHERLY BOUNDARY LINE, 746.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.36 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE. SIGNED THE 31 DAY OF October A.D., 2005.

Gregory B. Clary
GREGORY B. CLARY
REGISTERED LAND SURVEYOR NO. 3377



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
L.B. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257

CLARY (904) 280-2703

ADOPTION AND DEDICATION

This is to certify that Kendale Land Development, Inc., a Florida corporation, (the Owner), a company under the laws of the state of Florida, is the lawful owner of the lands described in the caption hereon known as Bent Tree, having caused the same to be surveyed and subdivided, and that Suntrust Bank, is the holder of the mortgage of said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All roads, parkways, lanes, courts, walkways, unobstructed easements for drainage, utilities, non-access easements, (except all private easements and conservation easements, which shall remain privately owned and the sole exclusive property of the Owner, its successors and assigns as shown hereon), are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. All landscape, sign and non-access easements shall remain privately owned and the sole exclusive property of the Owner, its successors and assigns.

Tract "B" (recreation), as shown on this plat shall remain privately owned and the sole exclusive property of the undersigned owner, its successors and assigns, if any.

Tract "A" (lift station), water and sewer, are hereby irrevocably and without reservation dedicated to JEA, its successors and assigns, if any.

(1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all roads, parkways, lanes and courts as noted above, hereby dedicated, together with all substances or matter which may flow or pass from roads, parkways, lanes and courts, from adjacent land or from any other source of public waters into or through said lakes/stormwater management facilities, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns;

(2) The lakes and treatment systems shown on this plat are owned in fee simple title by the Owner and shall remain privately owned and the sole and exclusive property of the undersigned Owner, its successors and assigns if any, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the Owner, its successor and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.

(3) The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the Owner or any other person within the area of the lands hereby platted, or of the lakes and treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/stormwater management facilities and the control structures to effect adequate drainage.

The Owner, its successors and assigns of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damages arising from or out of any occurrence in, upon, at or from the lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act or omission of its agent, contractors, employees, servants, licensees or concessionaires within Bent Tree. This indemnification shall run with the land and the successors and assigns of the owner shall be subject to it.

The undersigned Owner does hereby reserve unto itself and its assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all the lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors, and assigns.

Those easements designated as 'JEA-E.E.' are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction, with its underground electrical system.

Those easements designated as 'JEA-E.' are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

In witness thereof, Kendale Land Development, Inc., a Florida corporation, has caused these presents to be signed, by its managing member, this _____ day of _____ 2005.

CLERK'S CERTIFICATION 2005464661

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 60 Pages 11-16 of the Public Records of Duval County, Florida. Signed this 21 day of December A.D., 2005.

Jim Fuller
JIM FULLER
Clerk of Circuit Court

By: Juan Marshall
Deputy Clerk

KENDALE LAND DEVELOPMENT, INC., a Florida Corporation

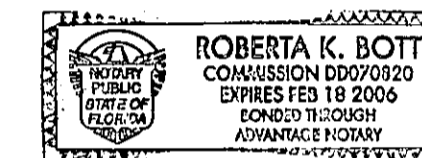
Witness: Molly S. Mason Kenyon S. Altee
Print Name: Molly S. Mason Kenyon S. Altee as
Witness: Roberta K. Bott President
Print Name: Roberta K. Bott Kendale Land Development, Inc.

NOTARY FOR KENDALE LAND DEVELOPMENT, INC.

The foregoing instrument was acknowledged before me this 14 day of November 2005, A.D., by Kenyon S. Altee, President of Kendale Land Development, Inc., a Florida corporation under the laws of the state of Florida on behalf of the corporation. He is personally known to me and did not take an oath.

Roberta K. Bott
Notary Public
State of Florida at Large
Print Name: Roberta K. Bott

My Commission Expires: 2/18/06
Serial No. DD070810



SUNTRUST BANK

Witness: Zacharia J. Scott Mark Kapelka
Print Name: Zacharia J. Scott Mark Kapelka
Witness: Michelle Diaz First Vice President
Print Name: Michelle Diaz

NOTARY FOR SUNTRUST BANK

The foregoing instrument was acknowledged before me this 1 day of November 2005, A.D., by Mark Kapelka, First Vice President of SunTrust Bank. He is personally known to me and did not take an oath.

Michelle Diaz
Notary Public
State of Florida at Large
Print Name: Michelle Diaz

My Commission Expires: 0-29-08
Serial No. DD233881



PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 20th DAY OF Dec. 2005.

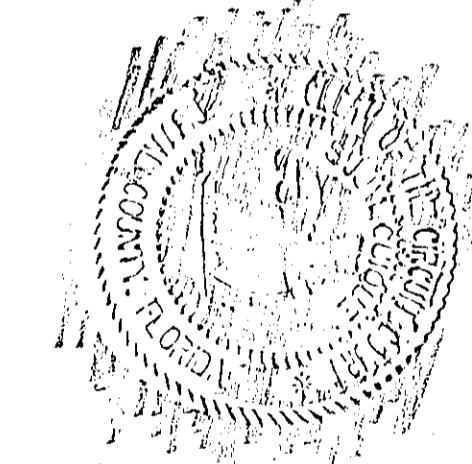
Glenn E. McGreggor
GLENN E. MCGREGGOR, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 4252

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, of the Ordinance Code.

By: Alan R. Mosley
Director of Public Works
Date: 12/21/05

Approved 12/20/05
Date
John P. Rogers
City Engineer
For Director of Public Works
Approved 12/20/2005
Date
Bl. B. J. W.
for General Counsel



REVIEWS
OFFICE: MAG BHP
FIELD: RWG
CHECKED BY
CLOSURES/DATA: MAG
COVER SHEET: MAG
PRMS: RWG

Bent Tree

A REPLAT OF A PART OF LOT 1, JOHN H. GARDNER, AS RECORDED IN PLAT BOOK 2, PAGE 52, (LYING IN SECTION 24, TOWNSHIP 2 SOUTH, RANGE 25 EAST) OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

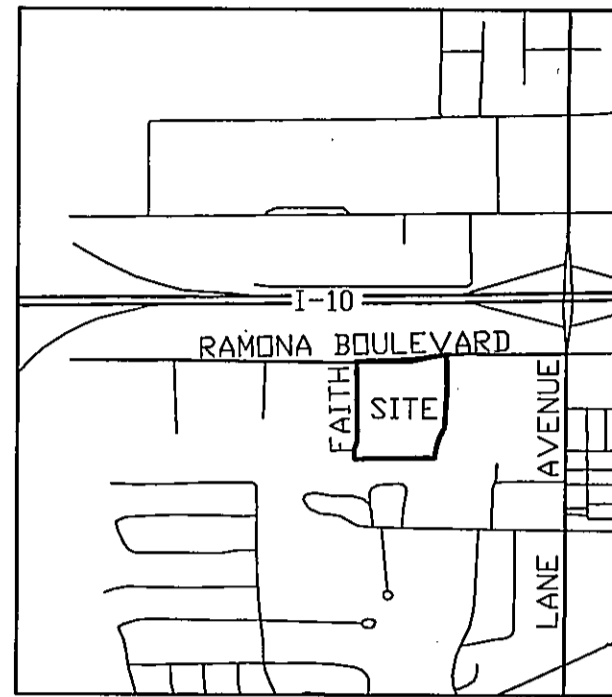
PLAT BOOK **60** PAGE **12**

SHEET 2 OF 6 SHEETS
138 LOTS IN THIS UNIT

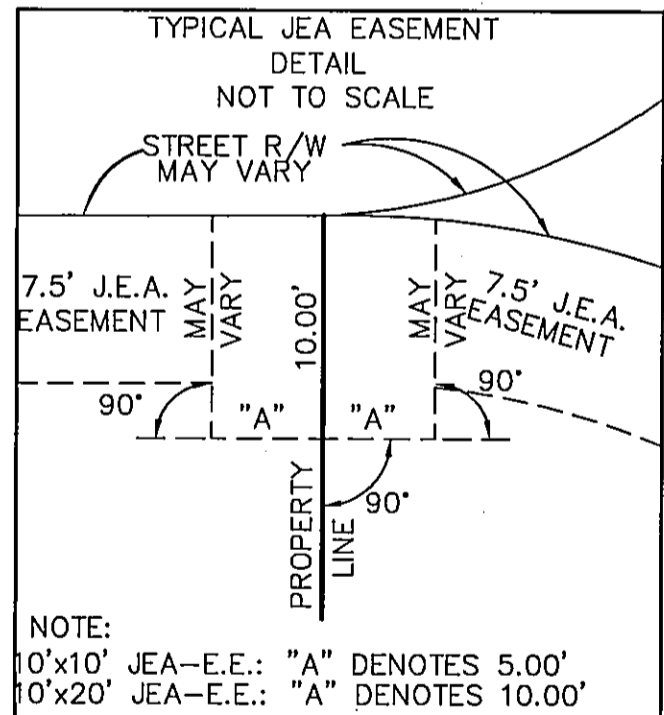
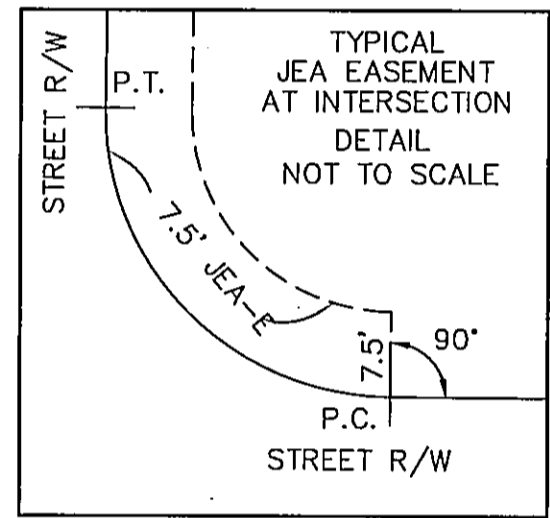
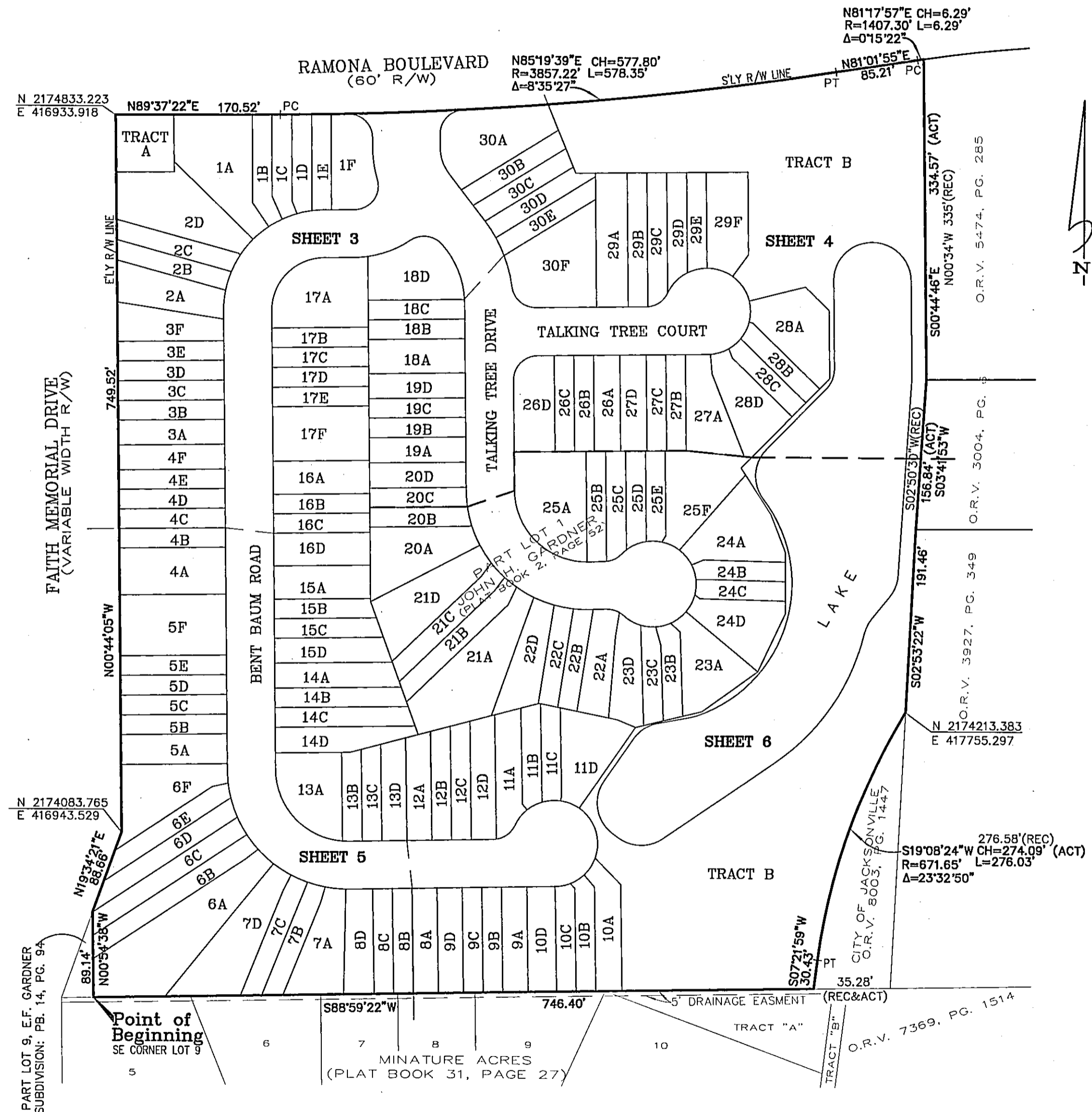
General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY R/W LINE OF FAITH MEMORIAL DRIVE AS S13°29'50"W, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- N 2174833.223 E 416933.918 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983/1990 NGS ADJUSTMENT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X", "X" (500YR), "AE" (EL 11), "AE" (EL 12), AND "AE" (FW) AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL NO. 0131E, DATED AUGUST 15, 1989.. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- 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.
- 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 EASEMENT BY THE CITY OF JACKSONVILLE.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- 'JEA-E.E.' DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
- JEA-E.' DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
- THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT. THE LIMITS ARE FROM TOP OF BANK TO TOP OF BANK OF EACH STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

VICINITY MAP
(NOT TO SCALE)



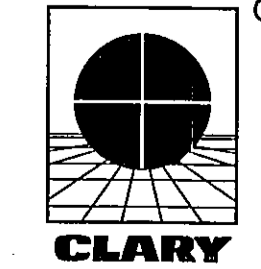
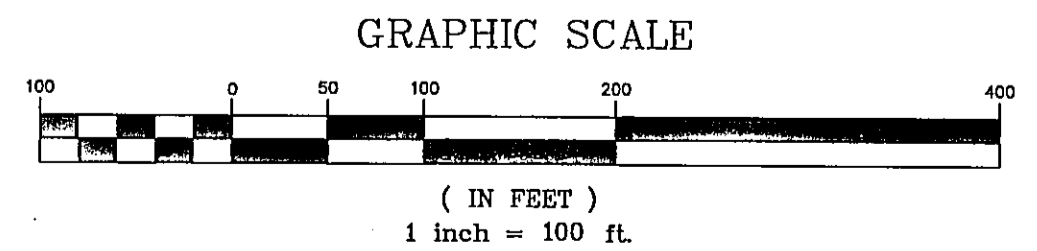
KEY MAP
SCALE : 1"=100'



NOTE:
10'x10' JEA-E.E.: "A" DENOTES 5.00'
10'x20' JEA-E.E.: "A" DENOTES 10.00'

LEGEND

R/W	=	RIGHT-OF-WAY	JEA-E	=	JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
o	=	PERMANENT CONTROL POINT	JEA-E.E.	=	JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
PC	=	POINT OF CURVATURE	☉	=	CENTERLINE
PT	=	POINT OF TANGENCY	□	=	FOUND 4"x4" CONCRETE MONUMENT
ORV	=	OFFICIAL RECORDS VOLUME			
PB	=	PLAT BOOK			
PG(S)	=	PAGE(S)			
L	=	ARC LENGTH			
R	=	RADIUS	D.B.	=	DEED BOOK
CH	=	CHORD	UDE	=	UNOBSTRUCTED DRAINAGE EASEMENT
Δ	=	DELTA	L4	=	TABULATED LINE DATA
RP	=	RADIUS POINT	UADE	=	UNOBSTRUCTED ACCESS & DRAINAGE EASEMENT
C4	=	TABULATED CURVE DATA	ATB	=	APPROXIMATE TOP OF BANK
PRC	=	POINT OF REVERSE CURVE	W/L	=	WETLAND JURISDICTIONAL LINE
RADIAL	=	RADIAL LINE			



APT NO. : 2004-19
CITY DEVELOPMENT NO. : 6357.1

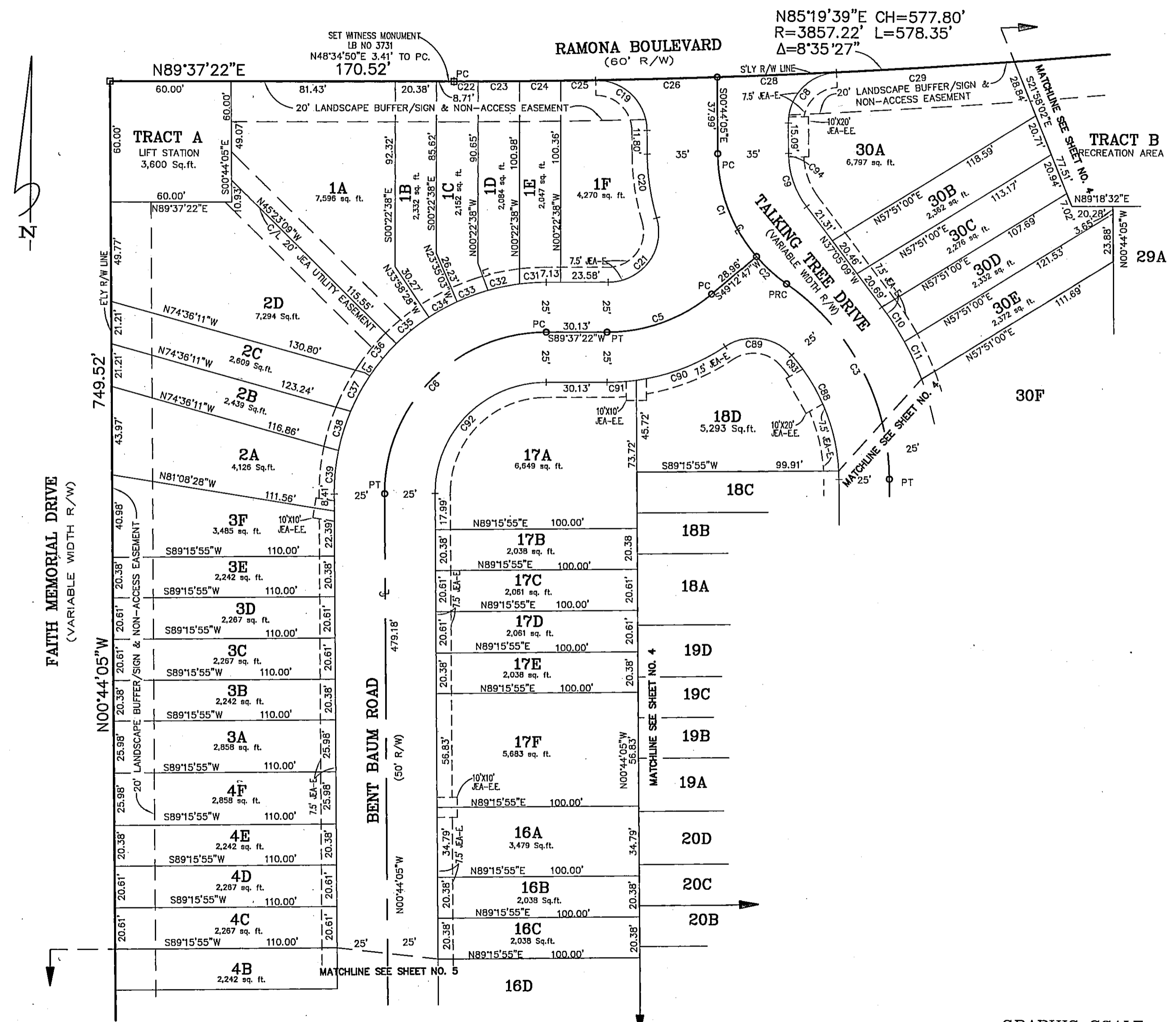
PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD LB NO. 3731
JACKSONVILLE, FLORIDA 32257
(904) 280-2703

Bent Tree

A REPLAT OF A PART OF LOT 1, JOHN H. GARDNER, AS RECORDED IN PLAT BOOK 2, PAGE 52, (LYING IN SECTION 24, TOWNSHIP 2 SOUTH, RANGE 25 EAST) OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

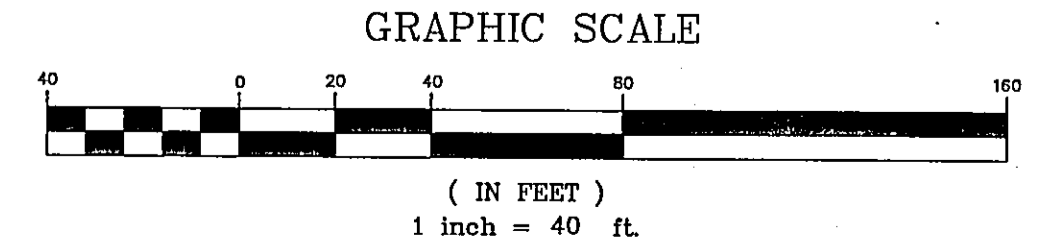
PLAT BOOK **60** PAGE **13**

SHEET 3 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

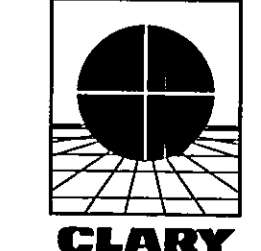


NUM	BEARING	DISTANCE
L1	S20°33'59"E	14.31'
L5	S56°37'02"E	2.75'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	40°03'08"	55.92'	80.00'	S20°45'39"E	54.79'
C2	14°29'38"	20.24'	80.00'	S48°02'02"E	20.18'
C3	54°32'46"	114.24'	120.00'	N28°00'28"W	109.98'
C5	40°24'35"	56.42'	80.00'	N69°25'05"E	55.26'
C6	90°21'27"	126.16'	80.00'	S44°26'39"W	113.49'
C8	87°32'35"	38.20'	25.00'	S43°02'13"W	34.59'
C9	36°21'04"	28.55'	45.00'	S18°54'37"E	28.07'
C10	08°09'06"	20.63'	145.00'	N33°00'36"W	20.61'
C11	08°07'31"	20.56'	145.00'	N24°52'18"W	20.55'
C19	90°41'07"	39.57'	25.00'	N46°04'38"W	35.57'
C20	16°07'29"	32.36'	115.00'	S8°47'50"E	32.26'
C21	106°28'56"	46.46'	25.00'	N36°22'54"E	40.06'
C22	00°10'36"	11.90'	3857.22'	N89°32'04"E	11.90'
C23	00°18'22"	20.61'	3857.22'	N89°17'35"E	20.61'
C24	00°18'10"	20.38'	3857.22'	N88°59'19"E	20.38'
C25	00°15'25"	17.30'	3857.22'	N88°42'31"E	17.30'
C26	00°53'45"	60.31'	3857.22'	N88°07'56"E	60.31'
C28	05°52'33"	58.97'	3857.22'	N87°14'47"E	58.96'
C29	01°18'44"	88.35'	3857.22'	N86°09'08"E	88.35'
C31	07°15'05"	13.29'	105.00'	S85°58'49"W	13.28'
C32	08°44'21"	16.02'	105.00'	S78°00'06"W	16.00'
C33	08°52'02"	16.25'	105.00'	S69°11'54"W	16.23'
C34	08°44'21"	16.02'	105.00'	S60°23'43"W	16.00'
C35	11°24'41"	20.91'	105.00'	S50°19'12"W	20.88'
C36	11°22'07"	20.83'	105.00'	S38°55'48"W	20.80'
C37	10°55'30"	20.02'	105.00'	S27°46'59"W	19.99'
C38	11°08'19"	20.41'	105.00'	S16°45'04"W	20.38'
C39	11°54'59"	21.84'	105.00'	S05°13'25"W	21.80'
C88	38°13'21"	63.38'	95.00'	N22°24'05"W	62.21'
C89	82°47'30"	36.12'	25.00'	N82°54'30"W	33.06'
C90	25°58'32"	47.60'	105.00'	N68°41'01"E	47.20'
C91	07°57'05"	14.57'	105.00'	N85°38'49"E	14.55'
C92	90°21'27"	86.74'	55.00'	S44°26'39"W	78.02'
C93	05°19'20"	8.82'	95.00'	N38°51'05"W	8.82'
C94	02°17'05"	1.79'	45.00'	S1°52'38"E	1.79'



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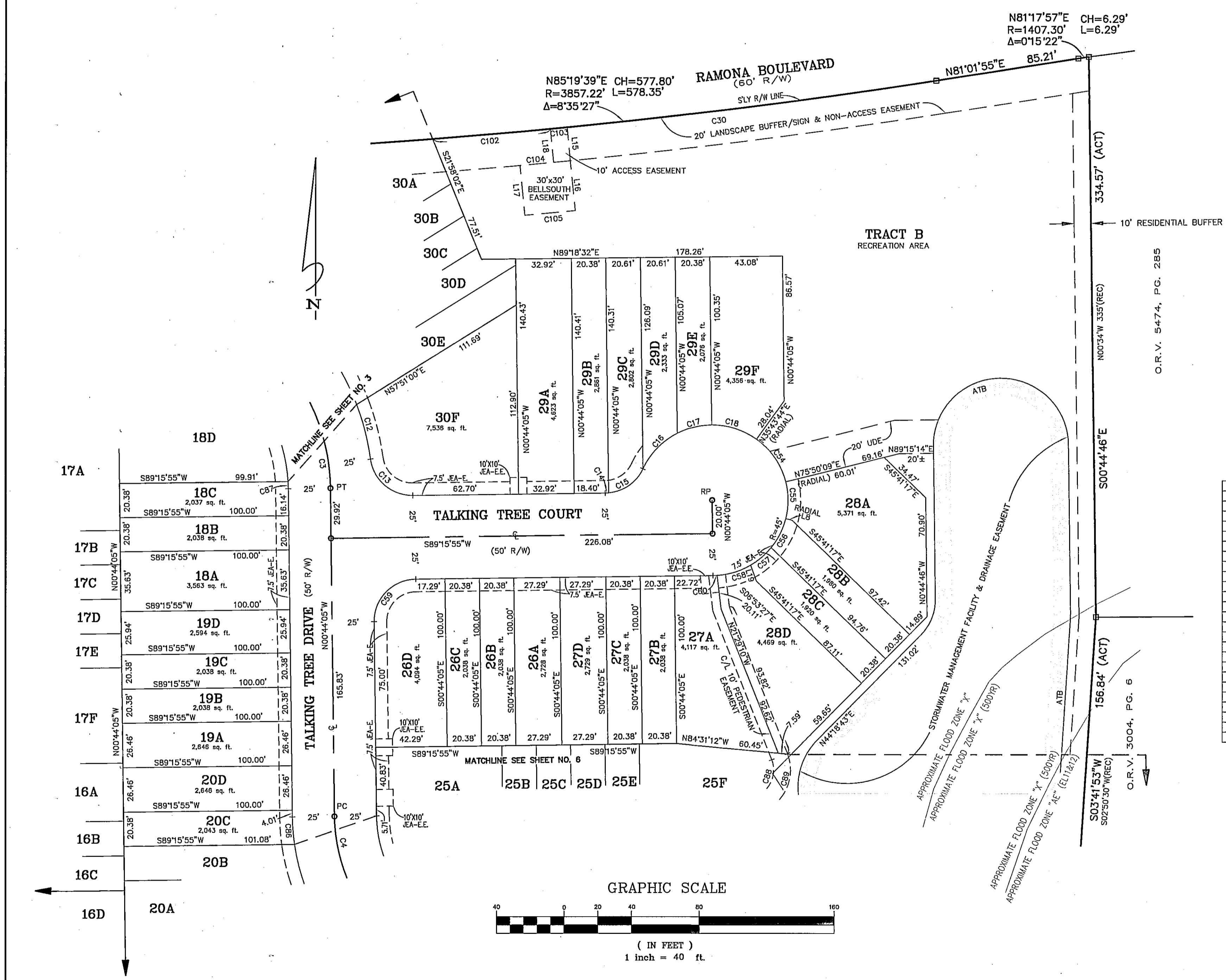
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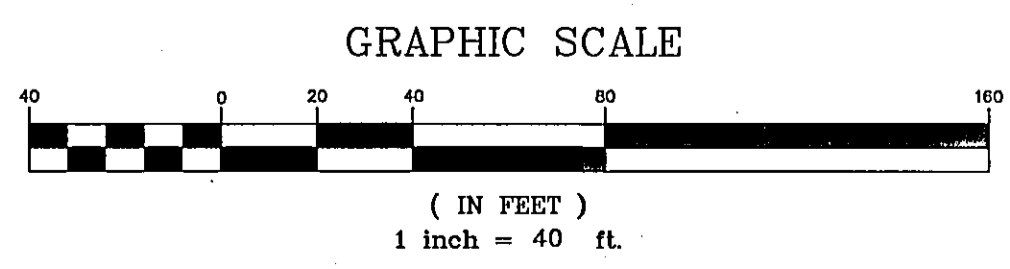
PLAT BOOK **60** PAGE **14**

SHEET 4 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



NUM	BEARING	DISTANCE
L8	S75°53'59"E	3.76'
L15	N05°19'27"W	20.00'
L16	N05°41'27"W	30.00'
L17	N05°32'39"W	30.00'
L18	N05°32'39"W	20.00'
L19	N19°31'09"W	10.05'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C3	54°32'46"	114.24'	120.00'	N28°00'28"W	109.98'
C4	91°15'01"	159.26'	100.00'	S46°21'35"E	142.96'
C12	13°17'23"	33.63'	145.00'	N14°09'51"W	33.56'
C13	83°12'56"	36.31'	25.00'	S49°07'37"E	33.20'
C14	04°32'14"	1.98'	25.00'	N86°59'48"E	1.98'
C15	60°05'09"	26.22'	25.00'	N54°41'06"E	25.03'
C16	38°10'02"	29.98'	45.00'	N43°43'33"E	29.43'
C17	26°52'43"	21.11'	45.00'	N76°14'56"W	20.92'
C18	36°02'27"	28.31'	45.00'	S72°17'29"E	27.84'
C30	04°27'51"	300.53'	3857.22'	N83°15'50"E	300.45'
C54	40°06'24"	31.50'	45.00'	N34°13'04"W	30.86'
C55	28°15'52"	22.20'	45.00'	N00°01'55"W	21.97'
C56	24°54'12"	19.56'	45.00'	N26°33'07"E	19.41'
C57	20°28'51"	16.09'	45.00'	N49°14'38"E	16.00'
C58	26°43'29"	20.99'	45.00'	N72°50'48"E	20.80'
C59	90°00'00"	39.27'	25.00'	N44°15'55"E	35.36'
C60	03°03'01"	2.40'	45.00'	N87°44'14"E	2.40'
C66	07°31'21"	16.41'	125.00'	S04°29'45"E	16.40'
C67	02°33'20"	4.24'	95.00'	N02°00'45"W	4.24'
C68	62°54'02"	18.66'	17.00'	N8°57'51"E	17.74'
C69	62°54'02"	29.64'	27.00'	N8°57'51"E	28.17'
C102	01°02'25"	70.03'	3857.22'	N84°58'33"E	70.03'
C103	00°08'55"	10.00'	3857.22'	N84°22'53"E	10.00'
C104	00°17'44"	20.00'	3877.22'	N84°36'13"E	20.00'
C105	00°26'24"	30.00'	3907.22'	N84°31'45"E	30.00'



APT NO. : 2004-19
CITY DEVELOPMENT NO. : 6357.1

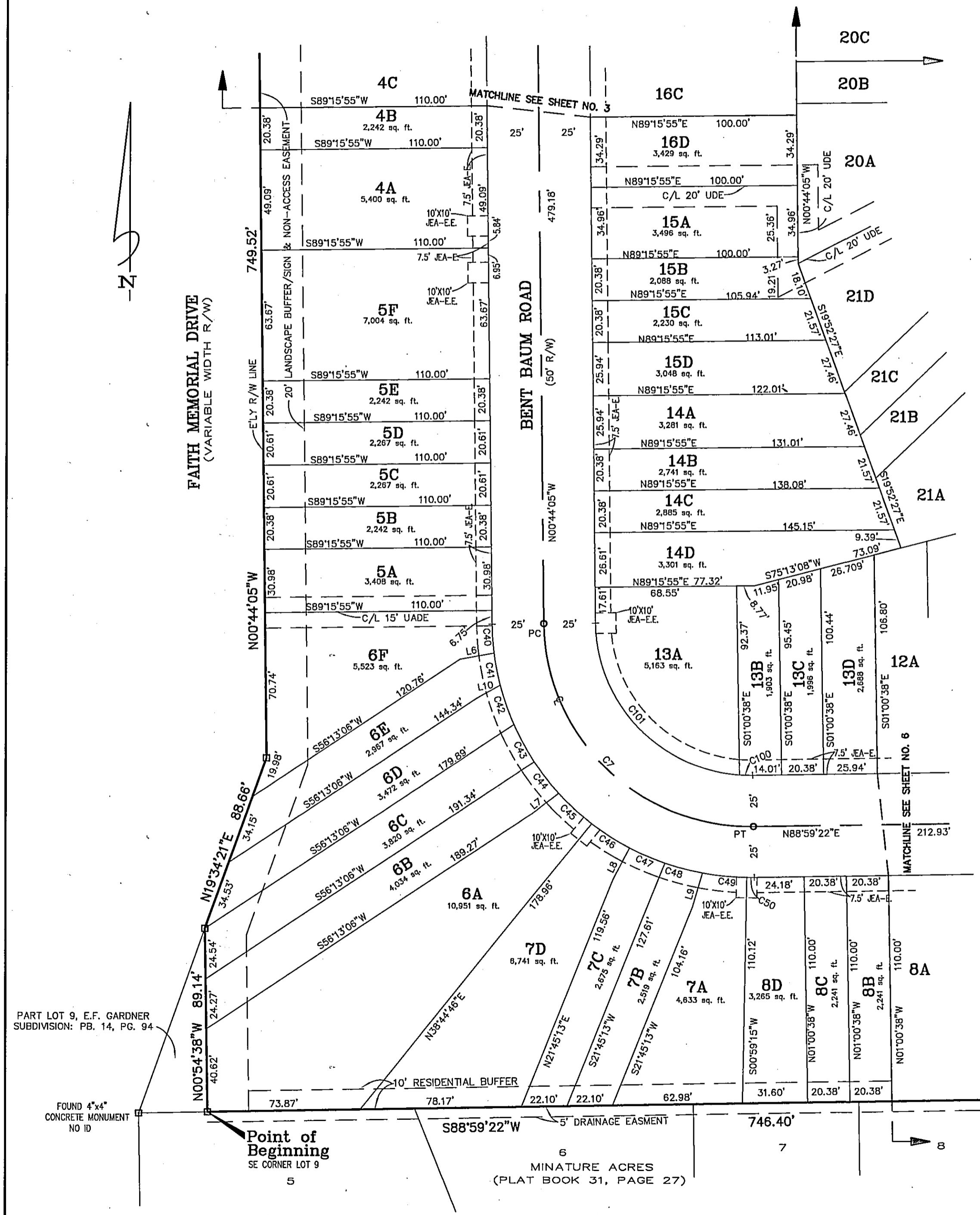
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Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3530 CROWN POINT ROAD, LB NO 3731
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

Bent Tree

PLAT BOOK 60 PAGE 15

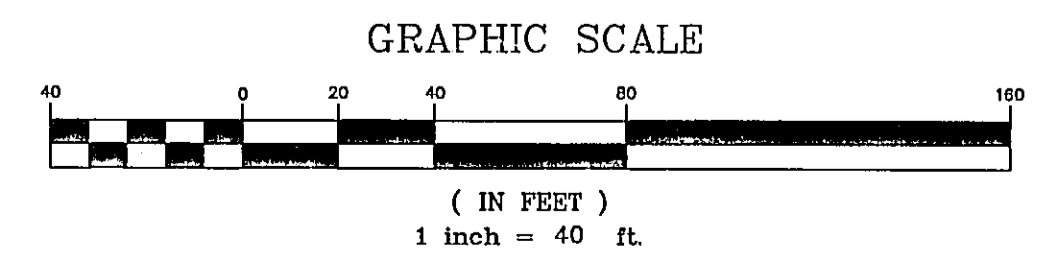
A REPLAT OF A PART OF LOT 1, JOHN H. GARDNER, AS RECORDED IN PLAT BOOK 2, PAGE 52, (LYING IN SECTION 24, TOWNSHIP 2 SOUTH, RANGE 25 EAST) OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 5 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



NUM	BEARING	DISTANCE
L6	N79°29'41"E	16.74'
L7	N52°34'37"E	16.61'
L8	S27°14'39"W	17.24'
L9	S16°04'30"W	17.24'
L10	S60°30'29"W	13.00'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C7	90°16'33"	157.56'	100.00'	S45°52'22"E	141.76'
C40	06°26'52"	14.07'	125.00'	S03°57'31"E	14.06'
C41	07°20'19"	16.01'	125.00'	S10°51'08"E	16.00'
C42	09°18'43"	20.32'	125.00'	S19°10'39"E	20.29'
C43	09°29'49"	20.72'	125.00'	S28°34'55"E	20.70'
C44	08°53'18"	19.39'	125.00'	S37°46'28"E	19.37'
C45	09°59'49"	21.81'	125.00'	S47°13'02"E	21.78'
C46	10°01'20"	21.87'	125.00'	S57°13'36"E	21.84'
C47	08°35'42"	18.75'	125.00'	S66°32'07"E	18.73'
C48	08°37'40"	18.82'	125.00'	S75°08'48"E	18.81'
C49	09°54'30"	21.62'	125.00'	S84°24'54"E	21.59'
C50	01°38'29"	3.58'	125.00'	N89°48'37"E	3.58'
C100	04°51'53"	6.37'	75.00'	S88°34'41"E	6.37'
C101	85°24'40"	111.80'	75.00'	S43°26'25"E	101.73'



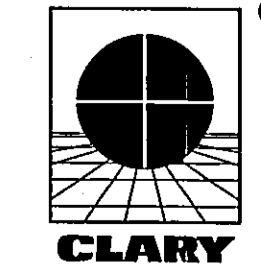
PART LOT 9, E.F. GARDNER
SUBDIVISION: PB. 14, PG. 94

FOUND 4"x4"
CONCRETE MONUMENT
NO 10

Point of
Beginning
SE CORNER LOT 9

6 MINATURE ACRES
(PLAT BOOK 31, PAGE 27)

APT NO. : 2004-19
CITY DEVELOPMENT NO. : 6357.1



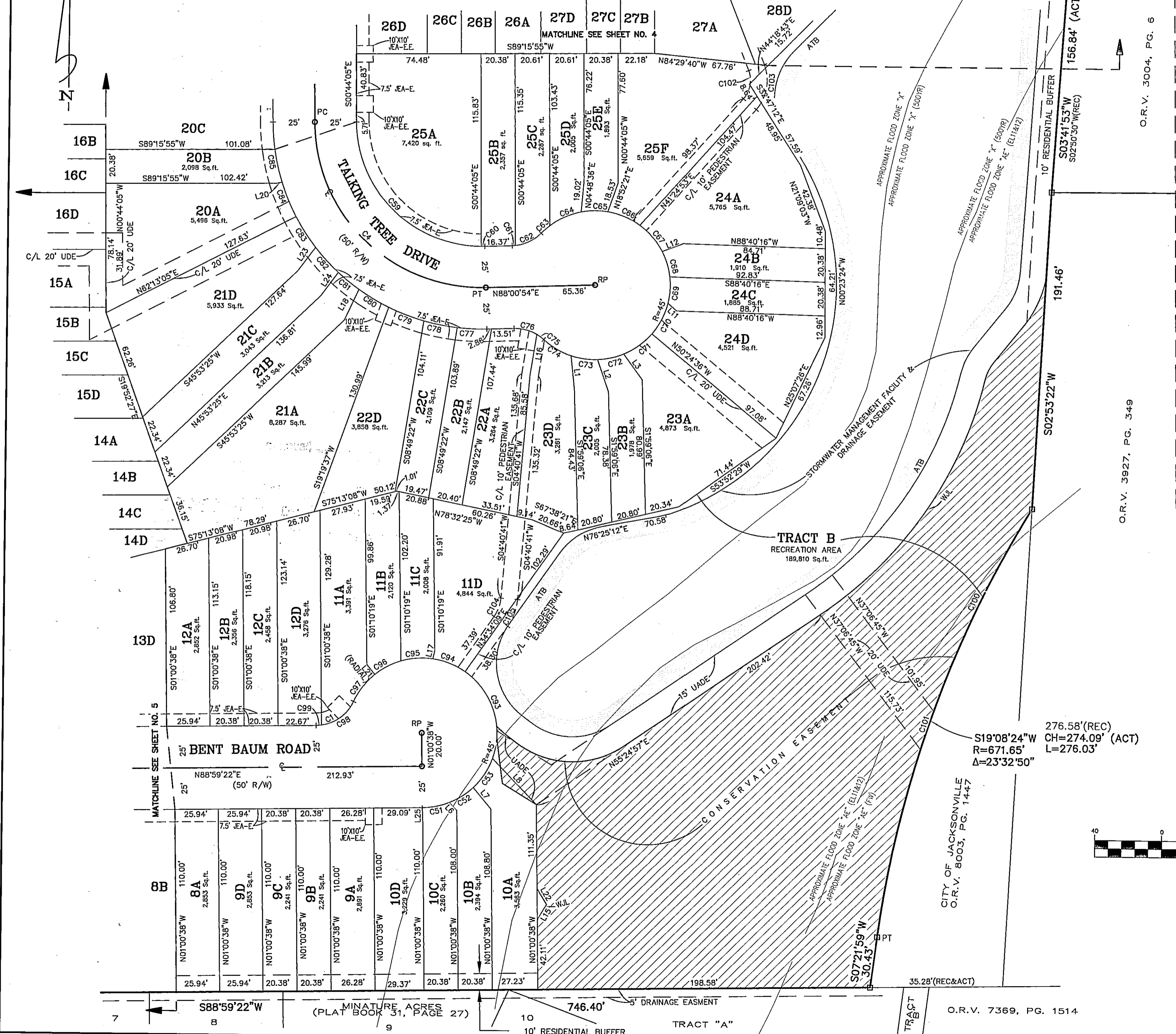
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Bent Tree

A REPLAT OF A PART OF LOT 1, JOHN H. GARDNER, AS RECORDED IN PLAT BOOK 2, PAGE 52, (LYING IN SECTION 24, TOWNSHIP 2 SOUTH, RANGE 25 EAST) OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

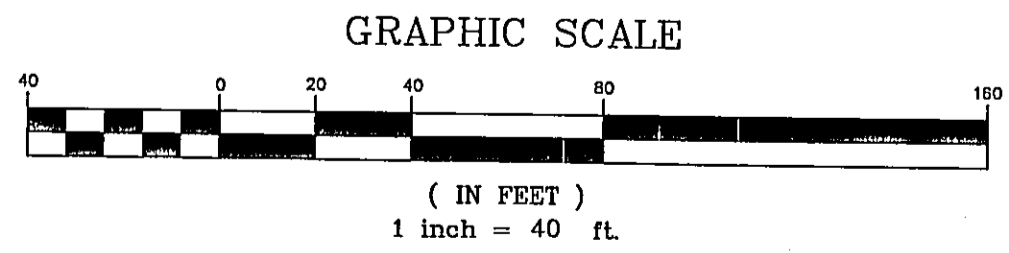
PLAT BOOK 60 PAGE 16

SHEET 6 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



NUM	BEARING	DISTANCE
L1	N6°05'36"W	20.66'
L2	N19°08'52"W	20.69'
L3	N36°03'36"W	19.16'
L6	S43°58'36"E	6.77'
L7	N39°42'48"W	16.82'
L8	N43°56'54"W	38.26'
L11	N48°57'38"W	6.86'
L12	S68°52'10"W	13.62'
L15	N30°44'58"E	10.62'
L16	N8°49'22"E	24.79'
L17	N13°53'37"E	4.79'
L18	N24°49'23"E	20.46'
L20	N76°40'34"E	2.97'
L21	N39°17'00"W	7.58'
L22	N31°31'22"W	11.01'
L23	N36°28'57"E	17.98'
L24	N36°11'18"E	17.44'
L25	N02°37'16"W	10.00'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	25°19'27"	11.05'	25.00'	N68°49'08"E	10.96'
C4	91°15'01"	159.26'	100.00'	S46°21'35"E	142.96'
C51	20°52'53"	16.40'	45.00'	N78°32'56"E	16.31'
C52	21°49'01"	17.14'	45.00'	N57°11'58"E	17.03'
C53	26°58'07"	21.18'	45.00'	N32°48'23"E	20.99'
C59	89°36'01"	117.29'	75.00'	S45°32'06"E	105.70'
C60	1°38'59"	2.16'	75.00'	N88°50'24"E	2.16'
C61	4°15'59"	1.86'	25.00'	N85°52'55"E	1.86'
C62	40°08'56"	17.52'	25.00'	N63°40'27"E	17.16'
C63	8°42'25"	6.84'	45.00'	N47°57'12"E	6.83'
C64	26°21'05"	20.70'	45.00'	S65°28'57"W	20.51'
C65	20°28'50"	16.09'	45.00'	S88°53'56"W	16.00'
C66	26°43'29"	20.99'	45.00'	N67°29'54"W	20.80'
C67	26°43'29"	20.99'	45.00'	N40°46'24"W	20.80'
C68	20°28'50"	16.09'	45.00'	N17°10'14"W	16.00'
C69	20°28'50"	16.09'	45.00'	N3°18'37"E	16.00'
C70	26°43'29"	20.99'	45.00'	N26°54'47"E	20.80'
C71	26°43'29"	20.99'	45.00'	N53°38'17"E	20.80'
C72	20°28'50"	16.09'	45.00'	N77°14'27"E	16.00'
C73	20°28'50"	16.09'	45.00'	S82°16'42"E	16.00'
C74	24°28'08"	19.22'	45.00'	S59°48'14"E	19.07'
C75	11°41'53"	5.10'	25.00'	N53°25'07"W	5.10'
C76	32°43'02"	14.28'	25.00'	N75°37'35"W	14.08'
C77	8°06'55"	17.70'	125.00'	S87°55'38"E	17.69'
C78	9°21'19"	20.41'	125.00'	S79°11'31"E	20.39'
C79	10°20'20"	22.56'	125.00'	S69°20'42"E	22.53'
C80	9°33'29"	20.85'	125.00'	S59°23'48"E	20.83'
C81	7°22'18"	16.08'	125.00'	S50°55'54"E	16.07'
C82	9°21'11"	20.40'	125.00'	S42°34'10"E	20.38'
C83	10°06'39"	22.06'	125.00'	S32°50'15"E	22.03'
C84	10°15'54"	22.39'	125.00'	S22°38'58"E	22.37'
C85	9°15'35"	20.20'	125.00'	S12°33'13"E	20.18'
C93	74°45'09"	58.71'	45.00'	N18°03'16"W	54.63'
C94	26°43'29"	20.99'	45.00'	N68°47'36"W	20.80'
C95	24°35'12"	19.31'	45.00'	S85°33'03"W	19.16'
C96	22°32'27"	17.70'	45.00'	S61°59'13"W	17.59'
C97	26°21'00"	20.70'	45.00'	S37°32'29"W	20.51'
C98	57°06'52"	24.92'	25.00'	N52°55'25"E	23.90'
C99	7°30'30"	3.28'	25.00'	N85°14'07"E	3.27'
C100	11°33'20"	135.46'	671.65'	S25°08'08"W	135.23'
C101	2°04'19"	24.29'	671.65'	S18°19'19"W	24.29'
C102	62°54'02"	18.66'	17.00'	N9°57'51"E	17.74'
C103	62°54'02"	29.64'	27.00'	N9°57'51"E	28.17'
C104	29°53'29"	12.00'	23.00'	N19°37'25"E	11.86'
C105	29°53'29"	17.22'	33.00'	N19°37'25"E	17.02'



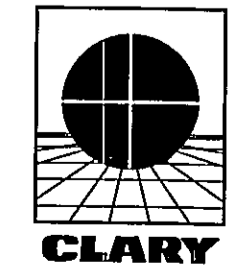
O.R.V. 3004, PG. 6
O.R.V. 3927, PG. 349

276.58'(REC)
S19°08'24"W
R=671.65'
L=276.03'
Δ=23°32'50"

CITY OF JACKSONVILLE
O.R.V. 8003, PG. 1447

O.R.V. 7369, PG. 1514

APT NO. : 2004-19
CITY DEVELOPMENT NO. : 6357.1



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MINIATURE ACRES
BOOK 31, PAGE 27