

TRAVIS TRACE UNIT TWO

A PORTION OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A PORTION OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWESTERLY CORNER OF TRAVIS TRACE UNIT ONE, AS RECORDED IN PLAT BOOK 49, PAGES 13, 13A, 13B AND 13C, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE IN A SOUTHEASTERLY AND SOUTHWESTERLY DIRECTION ALONG THE WESTERLY BOUNDARY OF SAID TRAVIS TRACE UNIT ONE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NUMBER ONE (1), THENCE SOUTH 00°13'46" WEST, 280.00 FEET; COURSE NUMBER TWO (2), THENCE SOUTH 89°46'14" EAST, 30.00 FEET; COURSE NUMBER THREE (3), THENCE SOUTH 00°13'46" WEST, 110.00 FEET; COURSE NUMBER FOUR (4), THENCE SOUTH 89°46'14" EAST, 30.00 FEET; COURSE NUMBER FIVE (5), THENCE SOUTH 00°13'46" WEST, 160.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 39 OF SAID TRAVIS TRACE UNIT ONE; THENCE NORTH 89°46'14" WEST, DEPARTING FROM SAID WESTERLY BOUNDARY LINE OF TRAVIS TRACE UNIT ONE, 310.00 FEET; THENCE SOUTH 00°13'46" WEST, 85.00 FEET; THENCE NORTH 89°46'14" WEST, 50.00 FEET; THENCE NORTH 00°13'46" EAST, 40.00 FEET; THENCE NORTH 89°46'14" WEST, 330.71 FEET TO A POINT SITUATE ON THE EASTERLY BOUNDARY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5846, PAGE 594 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE IN A NORTHEASTERLY AND NORTHWESTERLY DIRECTION ALONG SAID EASTERLY BOUNDARY LINE, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NUMBER ONE (1), THENCE NORTH 01°11'37" EAST, 77.95 FEET; COURSE NUMBER TWO (2), THENCE NORTH 73°16'51" WEST, 49.70 FEET; COURSE NUMBER THREE (3), THENCE NORTH 15°59'03" WEST, 113.59 FEET; COURSE NUMBER FOUR (4), THENCE NORTH 36°15'22" WEST, 195.51 FEET; COURSE NUMBER FIVE (5), THENCE NORTH 62°37'58" WEST, 63.42 FEET; COURSE NUMBER SIX (6), THENCE NORTH 46°40'54" EAST, 28.39 FEET; COURSE NUMBER SEVEN (7), THENCE NORTH 36°15'22" WEST, 229.48 FEET TO A POINT SITUATE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 118TH STREET, (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 89°52'39" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 602.88 FEET; THENCE SOUTH 89°46'14" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 394.47 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT HUTSON LAND COMPANY, INC., IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS TRAVIS TRACE UNIT TWO AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED; THAT SOUTH-TRUST BANK OF JACKSONVILLE, IS THE HOLDER OF THE MORTGAGE ON SAID LANDS AND THAT THIS PLAT MADE IN ACCORDANCE WITH SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL RIGHT-OF-WAYS, NON-ACCESS EASEMENTS AND UNOBSTRUCTED EASEMENTS FOR DRAINAGE, UTILITIES, SEWERS AND DRAINAGE ACCESS ARE HEREBY IRREVOCABLY WITHOUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS AND THAT ALL PRIVATE EASEMENTS THROUGH AND OVER THE DETENTION AREAS AND TREATMENT SYSTEMS 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 UNOBSTRUCTED DRAINAGE EASEMENTS HEREBY DEDICATED, SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID DETENTION AREAS AND TREATMENT SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL RIGHT-OF-WAYS ARE HEREBY DEDICATED TOGETHER WITH ALL SOIL NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM RIGHT-OF-WAYS, FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID DETENTION AREAS AND TREATMENT SYSTEMS, WITHOUT MY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGES, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE UNOBSTRUCTED DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS; (2) THE DETENTION AREAS AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING PROPERTY OWNERS; AND THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS AND ANIMALS, SOIL, CHEMICALS OR ANY OTHER SUBSTANCE OR THING THAT MAY EVEN BE OR COME WITHIN SAID DETENTION AREAS OR TREATMENT SYSTEMS WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH WHICH RESPONSIBILITIES SHALL BE THOSE OF THE ADJUTING OWNERS; (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF ANY 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 DETENTION AREAS AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE DETENTION AREAS AND TREATMENT SYSTEMS AND THAT WHICH RETAINS IT, TO EFFECT ADEQUATE DRAINAGE, INCLUDING, BUT NOT LIMITED TO THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. HUTSON LAND COMPANY, INC., DEVELOPER AND OWNER OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY, PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURENCE IN, UPON, OR AT, OR FROM THE DETENTION AREAS AND TREATMENT SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF, OR OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF HUTSON LAND COMPANY, INC., ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITH TRAVIS TRACE UNIT TWO. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF HUTSON LAND COMPANY, INC., AND SHALL BE SUBJECT TO IT. THOSE EASEMENTS DESIGNATED AS "J.E.A. EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR RESPECTIVE AGENTS AND SEALS AFFIXED, THIS 12 DAY OF October, A.D. 1994.

HUTSON LAND COMPANY, INC.

WITNESS: *Elinore C. Cox*
ELINORE C. COX

WITNESS: *Deborah H. Dunbar*
DEBORAH H. DUNBAR

Donald P. Hinson
DONALD P. HINSON
PRESIDENT
HUTSON LAND GROUP, INC.

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF October A.D., 1994, BY DONALD P. HINSON, PRESIDENT, HUTSON LAND COMPANY, INC., HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Deborah H. Dunbar
NOTARY, (SIGNATURE)
COMMISSION NUMBER CC289691
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE



DEBORAH H. DUNBAR
My Commission CC289691
Expires May 25, 1997
Bonded by ABE
800-852-5878

Deborah H. Dunbar
NOTARY, (PLEASE PRINT)
MY COMMISSION EXPIRES:
5/25/97

SOUTHTRUST BANK OF JACKSONVILLE

WITNESS: *John Gessner*
JOHN GESSNER

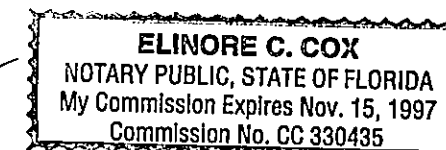
WITNESS: *Gregory A. Bowles*
GREGORY A. BOWLES

C. L. Patterson
C. L. PATTERSON
VICE PRESIDENT
SOUTHTRUST BANK OF JACKSONVILLE

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF October A.D., 1994, BY C. L. PATTERSON, VICE PRESIDENT, SOUTHTRUST BANK OF JACKSONVILLE, HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Elinore C. Cox
NOTARY, (SIGNATURE)
COMMISSION NUMBER: CC 330435
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE



ELINORE C. COX
NOTARY, (PLEASE PRINT)
MY COMMISSION EXPIRES:
11/15/97

PREPARED BY:
ALL AMERICAN SURVEYORS, INC.
8789 SAN JOSE BLVD., SUITE 301
JACKSONVILLE, FLORIDA 32217
(904) 739-2217

APPROVED

DATE: *7-24-95*
For Director of Public Works
By: *Philip R. Ginnig*
City Engineer

For General Counsel

By: *James E. Drabinski*
7-25-95

APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. *94-215-770*, OF SAID CITY ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS *24th* DAY OF *AUGUST*, A.D., 1994.

James E. Mason
DIRECTOR OF PUBLIC WORKS

7/25/95
DATE

CLERK'S CERTIFICATE 95-140968

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 49, PAGES 97 AND 97B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED THIS *25th* DAY OF *July*, A.D., 1995.

Henry W. Cook
CLERK: HENRY W. COOK

M. Y. Adams
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

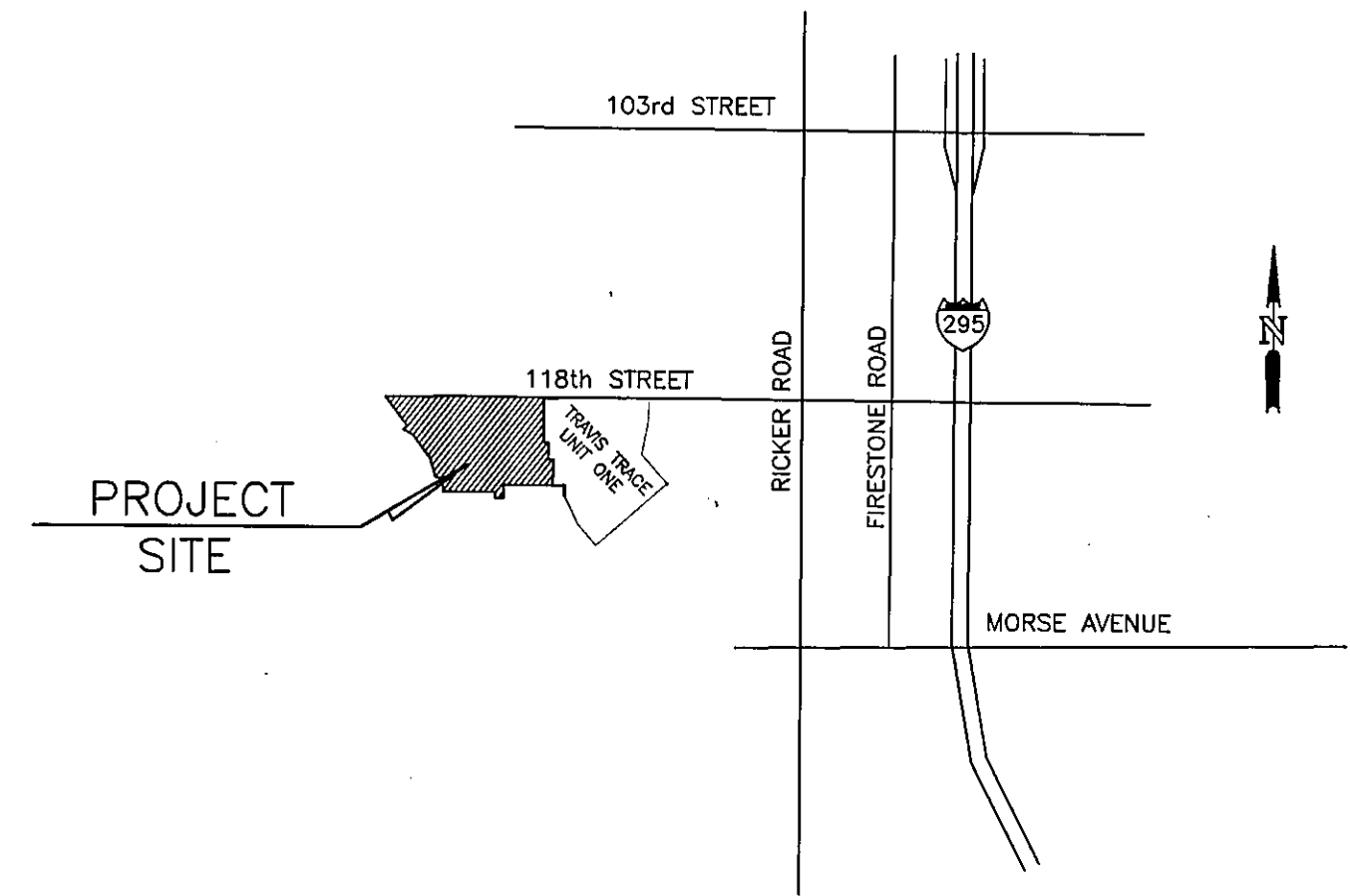
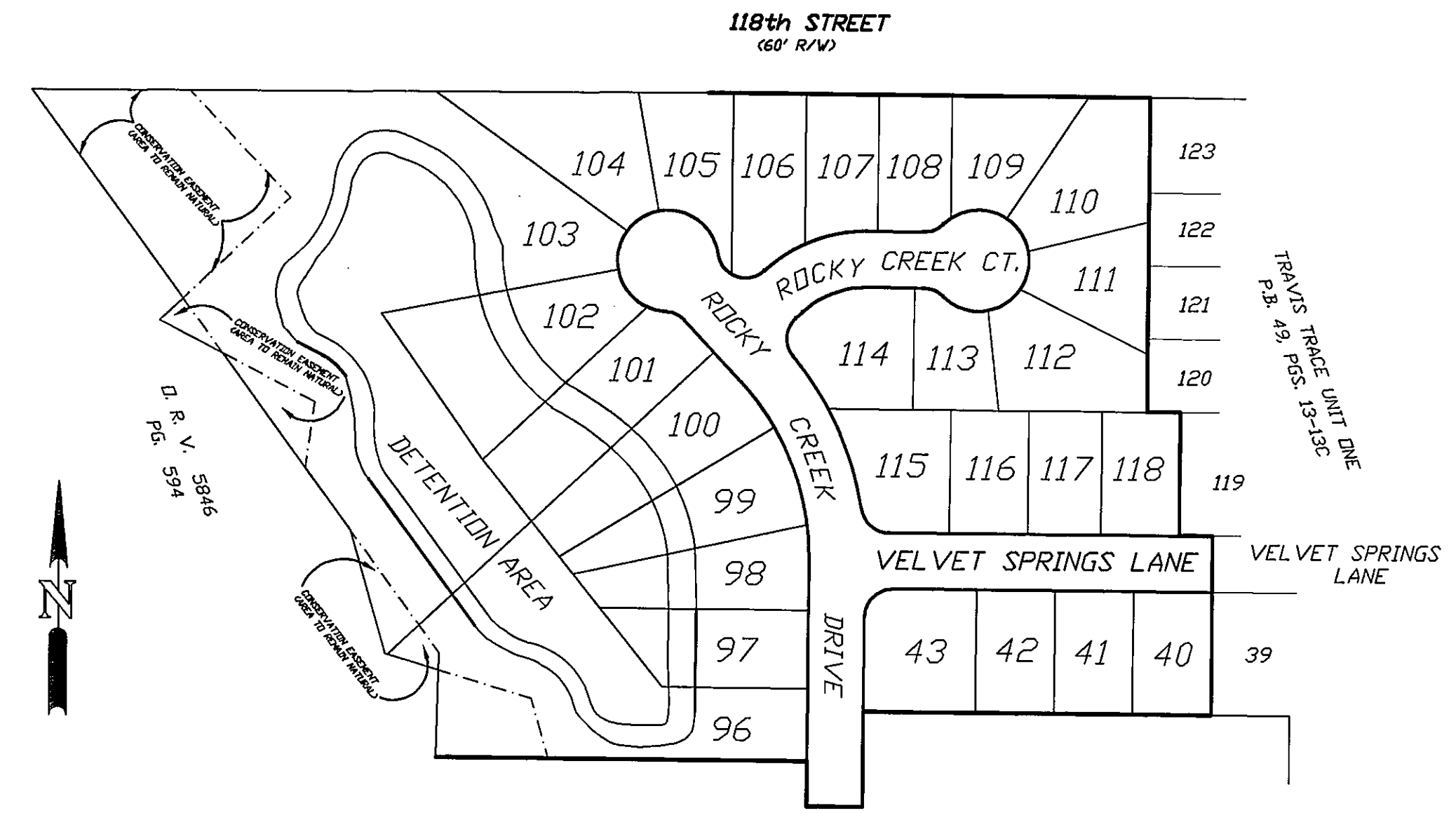
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREBY SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER NO. 177 OF THE LAWS OF THE STATE OF FLORIDA. I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE ABOVE REFERENCE LAW AND THAT ALL THE ZONING RULES AND REGULATIONS OF THE CITY OF JACKSONVILLE, CURRENTLY IN EFFECT HAVE BEEN COMPLIED WITH.

SIGNED THIS *13th* DAY OF *Oct.*, A.D., 1994.

James D. Harrison, Jr.
JAMES D. HARRISON, JR.
FLORIDA REGISTERED LAND SURVEYOR, NO. 2647
ALL AMERICAN SURVEYORS, INC.
JACKSONVILLE, FLORIDA

TRAVIS TRACE UNIT TWO

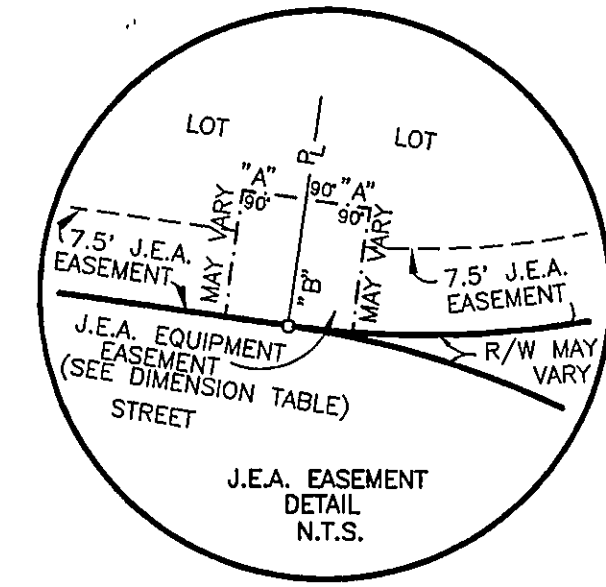
A PORTION OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



VICINITY MAP
SCALE: 1" = 2000'

SECTION 22, TOWNSHIP 3 SOUTH, RANGE 25 EAST

KEY MAP
SCALE: 1" = 100'



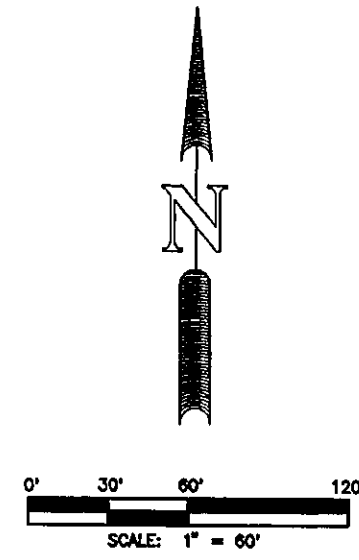
DIMENSION TABLE		
A	5'	TYPICAL 10' X 10' J.E.A. EQUIPMENT EASEMENT
B	10'	EQUIPMENT EASEMENT
A	10'	TYPICAL 10' X 20' J.E.A. EQUIPMENT EASEMENT
B	10'	EQUIPMENT EASEMENT

- GENERAL NOTES:**
- (1) □ DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.), STAMPED RLS # 2647
 - (2) ○ DENOTES SET PERMANENT CONTROL POINT (P.C.P.), STAMPED RLS # 2647
 - (3) (1) DENOTES TABULATED CURVE DATA
 - (4) --- DENOTES CENTERLINE
 - (5) (R) DENOTES RADIAL LINES
 - (6) B.R.L. DENOTES BUILDING RESTRICTION LINE
 - (7) U.D.E. DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
 - (8) P.C. DENOTES POINT OF CURVATURE
 - (9) P.T. DENOTES POINT OF TANGENCY
 - (10) P.R.C. DENOTES POINT OF REVERSE CURVATURE
 - (11) P.C.C. DENOTES POINT OF COMPOUND CURVATURE
 - (12) O.R.V. DENOTES OFFICIAL RECORDS VOLUME
 - (13) ESMT. DENOTES EASEMENT
 - (14) R/W DENOTES RIGHT-OF-WAY
 - (15) P.O.C. DENOTES POINT ON CURVE
 - (16) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - (17) ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, SEWERS AND CABLE TELEVISION UNLESS OTHERWISE NOTED.
 - (18) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - (19) BEARINGS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 118TH STREET, S.89°46'14" E.
 - (20) ■ DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.), STAMPED RLS # 2647 (UNLESS OTHERWISE NOTED).

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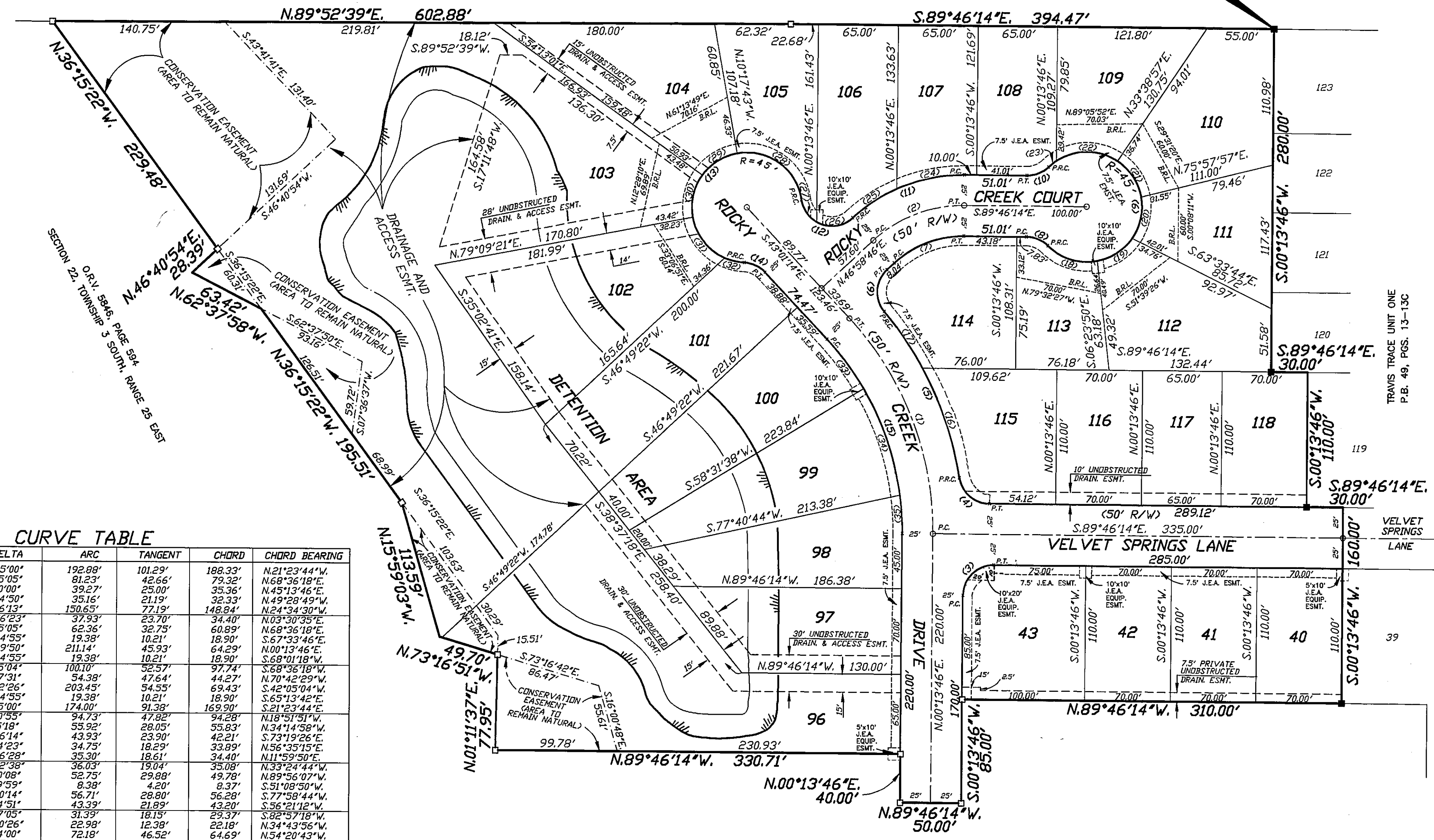
TRAVIS TRACE UNIT TWO

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118th STREET
(60' R/W)

POINT OF BEGINNING
(N.W. CORNER OF TRAVIS TRACE UNIT ONE)



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	255.51'	43°15'00"	192.88'	101.29'	188.33'	N.21°23'44"W.
2	107.61'	43°15'05"	81.23'	42.66'	79.32'	N.68°36'18"E.
3	25.00'	90°00'00"	39.27'	25.00'	35.36'	N.45°13'46"E.
4	25.00'	80°34'50"	35.16'	21.19'	32.33'	N.49°28'49"W.
5	280.51'	30°46'13"	150.65'	77.19'	148.84'	N.24°34'30"W.
6	25.00'	86°56'23"	37.93'	23.70'	34.40'	N.03°30'35"E.
7	82.61'	43°15'05"	62.36'	32.75'	60.89'	N.68°36'18"E.
8	25.00'	44°24'55"	19.38'	10.21'	18.90'	S.67°33'46"E.
9	45.00'	268°49'50"	211.14'	45.93'	64.29'	N.00°13'46"E.
10	25.00'	44°24'55"	19.38'	10.21'	18.90'	S.68°01'18"W.
11	132.61'	43°15'04"	100.10'	52.57'	97.74'	S.68°36'18"W.
12	25.00'	124°37'31"	54.38'	47.64'	44.27'	N.70°42'29"W.
13	45.00'	259°02'26"	203.45'	54.55'	69.43'	S.42°05'04"W.
14	25.00'	44°24'55"	19.38'	10.21'	18.90'	S.65°13'42"E.
15	230.51'	43°15'00"	174.00'	91.38'	169.90'	S.21°23'44"E.
16	280.51'	19°20'55"	94.73'	47.82'	94.28'	N.18°51'51"W.
17	280.51'	11°25'18"	55.92'	28.05'	55.83'	N.34°14'58"W.
18	45.00'	55°56'14"	43.93'	23.90'	42.21'	S.73°19'26"E.
19	45.00'	44°14'23"	34.75'	18.29'	33.99'	N.56°35'15"E.
20	45.00'	44°56'28"	35.30'	18.61'	34.40'	N.11°59'50"E.
21	45.00'	45°52'38"	36.03'	19.04'	35.08'	N.33°24'44"W.
22	45.00'	67°10'08"	52.75'	29.88'	49.78'	N.89°56'07"W.
23	45.00'	10°39'59"	8.38'	4.20'	8.37'	S.51°08'50"W.
24	132.61'	24°30'14"	56.71'	28.80'	56.28'	S.77°58'44"W.
25	132.61'	18°44'31"	43.39'	21.89'	43.20'	S.56°21'12"W.
26	25.00'	71°57'05"	31.39'	18.19'	29.37'	S.82°57'18"W.
27	45.00'	52°40'26"	22.98'	12.38'	22.18'	N.34°43'36"W.
28	45.00'	91°54'00"	72.18'	46.52'	64.49'	N.54°20'43"W.
29	45.00'	43°55'18"	34.50'	18.15'	33.66'	S.57°44'38"W.
30	45.00'	46°27'39"	36.49'	19.32'	35.50'	S.12°33'10"W.
31	45.00'	55°48'10"	43.83'	23.83'	42.12'	S.38°34'45"E.
32	45.00'	20°57'20"	16.46'	8.32'	16.37'	S.76°57'29"E.
33	230.51'	12°27'08"	50.10'	25.15'	50.00'	S.36°47'40"E.
34	230.51'	23°01'19"	92.62'	46.94'	92.00'	S.19°03'26"E.
35	230.51'	07°46'33"	31.28'	15.67'	31.26'	S.03°39'30"E.

SECTION 22, TOWNSHIP 3 SOUTH, RANGE 25 EAST

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DEVP. NO. 980.4