

TROUT RIVER LANDING

MAP BOOK **56** PAGE **85**
SHEET (1) OF (4) SHEETS

PART OF THE RAIN AND BAILEY GRANT, SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, SAID PARCEL ALSO BEING A PORTION OF FARM 73 AND THE WEST 1/2 OF FARM 40, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, TOGETHER WITH A PORTION OF A 60.00 FOOT PLATTED ROAD LYING SOUTHERLY OF DUNN AVENUE, EASTERLY OF FARM 73 AND WESTERLY OF FARM 40, AND NORTHERLY OF THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF FARM 39, SAID DINSMORE FARMS

CAPTION

A PARCEL OF LAND BEING A PART OF THE RAIN AND BAILEY GRANT, SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, SAID PARCEL ALSO BEING A PORTION OF FARM 73 AND THE WEST 1/2 OF FARM 40, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, TOGETHER WITH A PORTION OF A 60.00 FOOT PLATTED ROAD LYING SOUTHERLY OF DUNN AVENUE, EASTERLY OF FARM 73 AND WESTERLY OF FARM 40, AND NORTHERLY OF THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF FARM 39, SAID DINSMORE FARMS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF THE WEST 1/2 OF SAID FARM 40; THENCE RUN ALONG AND WITH THE EASTERLY BOUNDARY OF THE SAID WEST 1/2 OF FARM 40 SOUTH 00°03'56" EAST, A DISTANCE OF 610.08 FEET TO THE SOUTHEASTERLY CORNER OF SAID WEST 1/2 OF FARM 40, SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF SAID FARM 39; THENCE RUN ALONG AND WITH THE SOUTHERLY BOUNDARY OF SAID WEST 1/2 OF FARM 40 SOUTH 89°36'55" WEST, A DISTANCE OF 380.22 FEET TO A POINT; THENCE RUN SOUTH 00°03'56" EAST, A DISTANCE OF 54.85 FEET TO A POINT; THENCE RUN SOUTH 55°37'31" WEST, A DISTANCE OF 240 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF TROUT RIVER; THENCE, MEANDERING NORTHERLY AND WESTERLY ALONG SAID MEAN HIGH WATER LINE, RUN 900 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DUNN AVENUE TERRACE, A 100' FOOT ROAD RIGHT-OF-WAY; THENCE RUN ALONG AND WITH SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES AND DISTANCES: COURSE NO. ONE: RUN NORTH 64°06'42" EAST, A DISTANCE OF 319 FEET, MORE OR LESS, TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1095.92 FEET; AND COURSE NO. TWO: RUN ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 25°26'20" AND A TANGENT OF 247.37 FEET, AN ARC LENGTH OF 486.59 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID DUNN AVENUE TERRACE AND THE SOUTHERLY RIGHT-OF-WAY OF DUNN AVENUE, ALSO KNOWN AS STATE ROAD 104, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°49'51" EAST, 482.60 FEET; THENCE RUN ALONG AND WITH SAID SOUTHERLY RIGHT-OF-WAY OF DUNN AVENUE NORTH 89°33'02" EAST, A DISTANCE OF 245.93 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED.

THE ABOVE DESCRIBED LANDS CONTAIN 559,158 SQUARE FEET, OR 12.84 ACRES, MORE OR LESS, IN AREA.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A 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 172, 1999, FLORIDA STATUTES, CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 13 DAY OF January 2004 A.D., 2004.

JONATHAN E. BOWAN
PROFESSIONAL LAND SURVEYOR No. 4600

A & J LAND SURVEYORS, INC.
7950 BELFORT PARKWAY, SUITE 1600
JACKSONVILLE, FLORIDA 32256

TRW, LLC

A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature]

Frank F. Houston
TYPE OR PRINT NAME

WITNESS: [Signature]

KRYSTAL G. WATSON
TYPE OR PRINT NAME

NOTARY FOR TRW, LLC

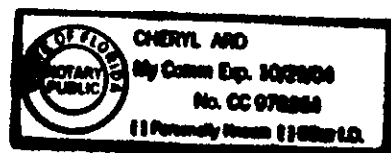
A FLORIDA LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF January A.D., 2004 BY RONALD W. FUSSELL, MANAGING MEMBER OF, TRW, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Cheryl Ard
NOTARY PUBLIC, STATE OF FLORIDA

Cheryl Ard
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: 10/29/10



[Signature]
BY: RONALD W. FUSSELL, MANAGING MEMBER OF TRW, LLC, A FLORIDA LIMITED LIABILITY COMPANY

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT TRW, 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 TROUT RIVER LANDING, 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, PARKWAYS, LANES, COURTS, WALKWAYS, DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE EASEMENTS, UNOBSTRUCTED ACCESS EASEMENTS, UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENTS, STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS, AND UTILITY AND DRAINAGE EASEMENTS, 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 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 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 OWNERS, THEIR 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 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.

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 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 OF OMISSION OF IT AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN OLD PLANK PLANTATION UNIT ONE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNERS DO HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, AND ALSO OVER ALL OF THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS.

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. Current Florida Statutes 177.091(28).

THOSE EASEMENTS DESIGNATED AS "25' UNOBSTRUCTED JEA UTILITY EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM AND UTILITIES.

THOSE EASEMENTS DESIGNATED AS "JEA-EE" 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.

THOSE EASEMENTS DESIGNATED AS PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO TROUT RIVER LANDING, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

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 THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. Current Florida Statutes 177.091(27).

IN WITNESS WHEREOF, THE ABOVE TRW, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 13 DAY OF January A.D. 2004.

APPROVED 3/5/04 DATE
[Signature]
CITY ENGINEER
FOR DIRECTOR OF PUBLIC WORKS
APPROVED 3/10/04 DATE
[Signature]
FOR GENERAL COUNSEL TBF

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 5th DAY OF March A.D. 2004.

[Signature]
GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR No. 4252

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 CHAPTER 654, ORDINANCE CODE.

THIS 12th DAY OF MARCH A.D., 2004.

[Signature]
DIRECTOR OF PUBLIC WORKS

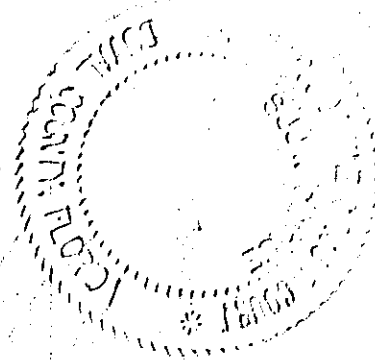
3/12/2004
DATE

CLERK'S CERTIFICATE: 2004086619

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 56 PAGES 85-86 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 11th DAY OF March A.D., 2004.

BY: [Signature]
CLERK: JIM FULLER
BY: [Signature]
DEPUTY CLERK

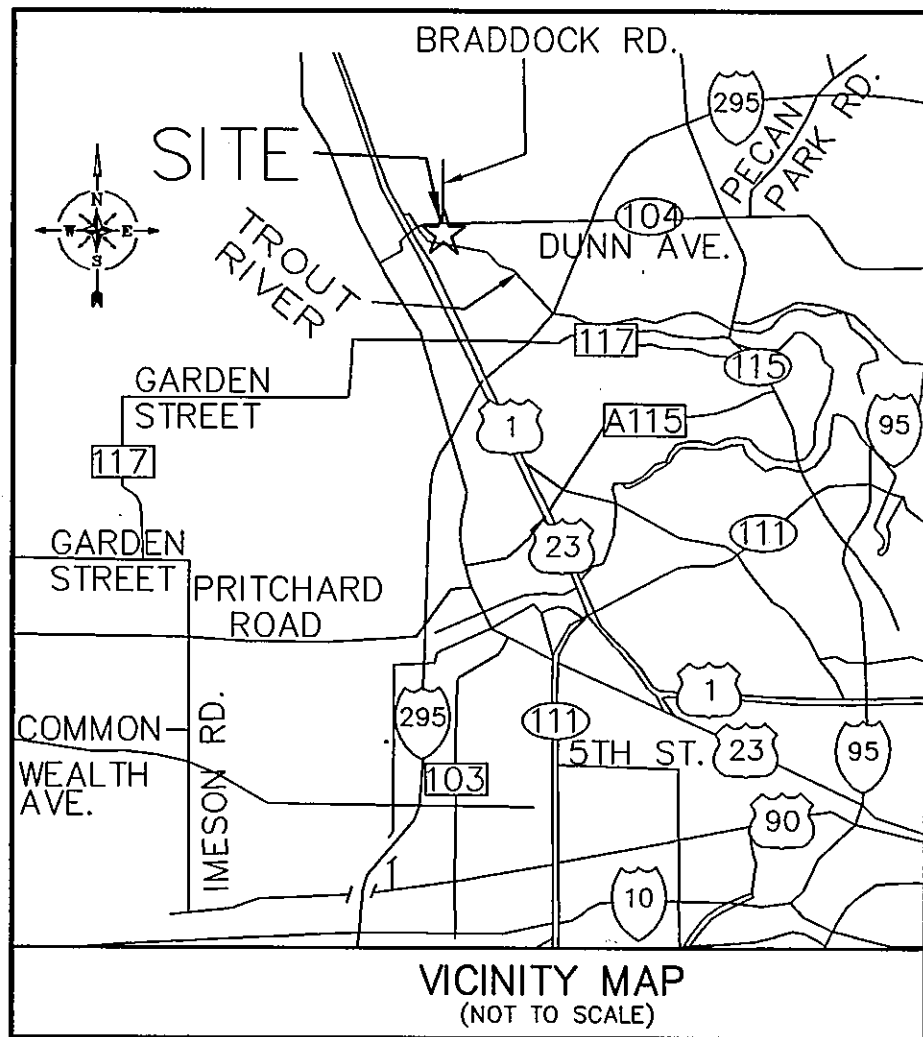


A & J
LAND SURVEYORS, Inc.
Professional Land Surveyors
7950 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 296-1644
Phone (904) 296-1666 L.B. No. 6661

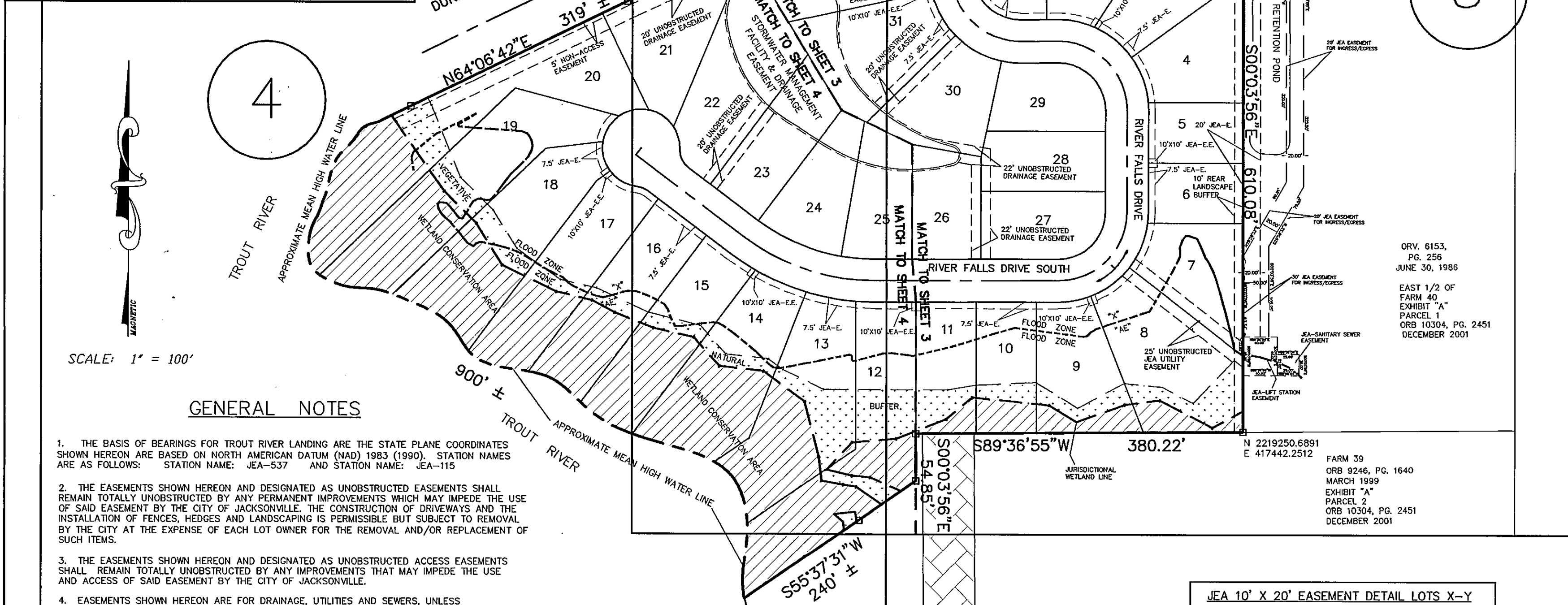
TROUT RIVER LANDING

MAP BOOK **56** PAGE **85A**
SHEET (2) OF (4) SHEETS

PART OF THE RAIN AND BAILEY GRANT, SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, SAID PARCEL ALSO BEING A PORTION OF FARM 73 AND THE WEST 1/2 OF FARM 40, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, TOGETHER WITH A PORTION OF A 60.00 FOOT PLATTED ROAD LYING SOUTHERLY OF DUNN AVENUE, EASTERLY OF FARM 73 AND WESTERLY OF FARM 40, AND NORTHERLY OF THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF FARM 39, SAID DINSMORE FARMS



CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C1	486.59'	1095.92'	N76°49'51"E	482.60'	25°26'20"	247.37'



SCALE: 1" = 100'

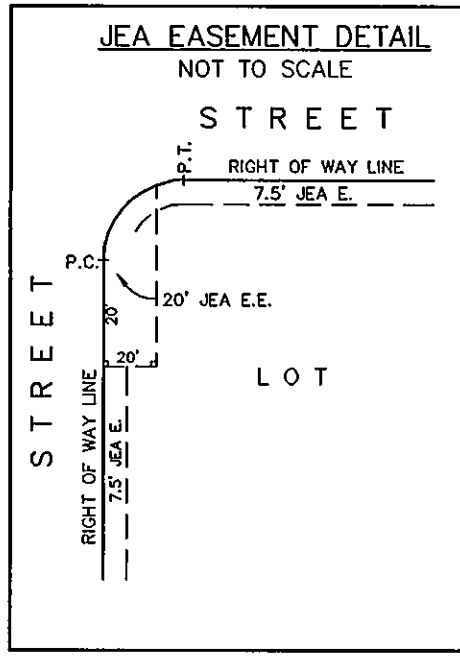
GENERAL NOTES

- THE BASIS OF BEARINGS FOR TROUT RIVER LANDING ARE THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM (NAD) 1983 (1990). STATION NAMES ARE AS FOLLOWS: STATION NAME: JEA-537 AND STATION NAME: JEA-115
- 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 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 EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
- THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
- 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.
- 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.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- "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. 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.
- (100.00') DENOTES DISTANCE TO EASEMENTS OR VEGETATED NATURAL BUFFERS.
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES "X" AND "AE" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0061, SUFFIX (E), DATED AUGUST 15, 1989. 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. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.

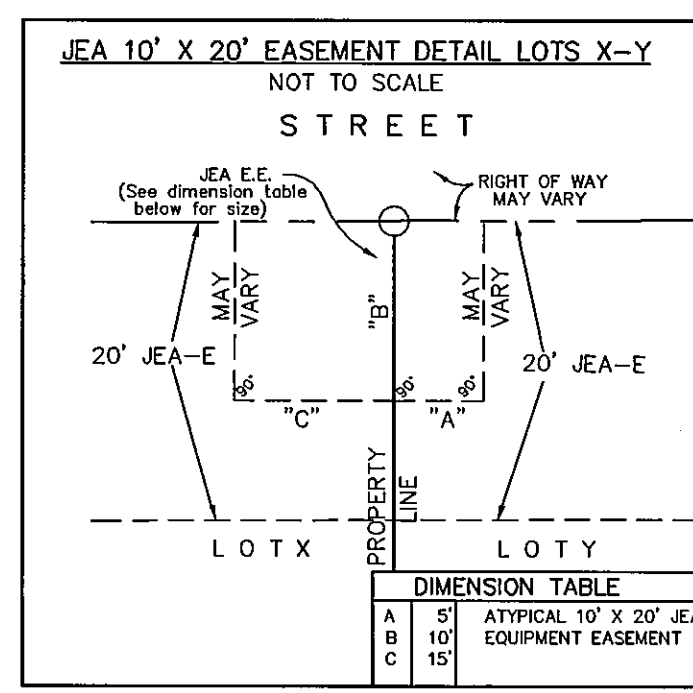
LEGEND

- O.R. VOL. OFFICIAL RECORDS VOLUME
- PG. PAGE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVE
- R.P. RADIUS POINT
- P.I. POINT OF INTERSECTION
- P.C.C. POINT OF COMPOUND CURVE
- RAD. RADIUS
- L. ARC LENGTH
- CH. CHORD DISTANCE
- C4. TABULATED CURVE DATA
- V.N.B. VEGETATED NATURAL BUFFER
- R/W. RIGHT OF WAY
- FOUND PERMANENT REFERENCE MONUMENT (AS NOTED)
- DENOTES PERMANENT REFERENCE MONUMENT SET L.B. NO. 6661
- DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661
- | — STREET NAME CHANGE
- FOUND PERMANENT CONTROL POINT (AS NOTED)

60' ROAD R/W CLOSED 11/29/2001 ORB 10243, PG. 1830 EXHIBIT "A" PARCEL 3 ORB 10304, PG. 2451 DECEMBER 2001

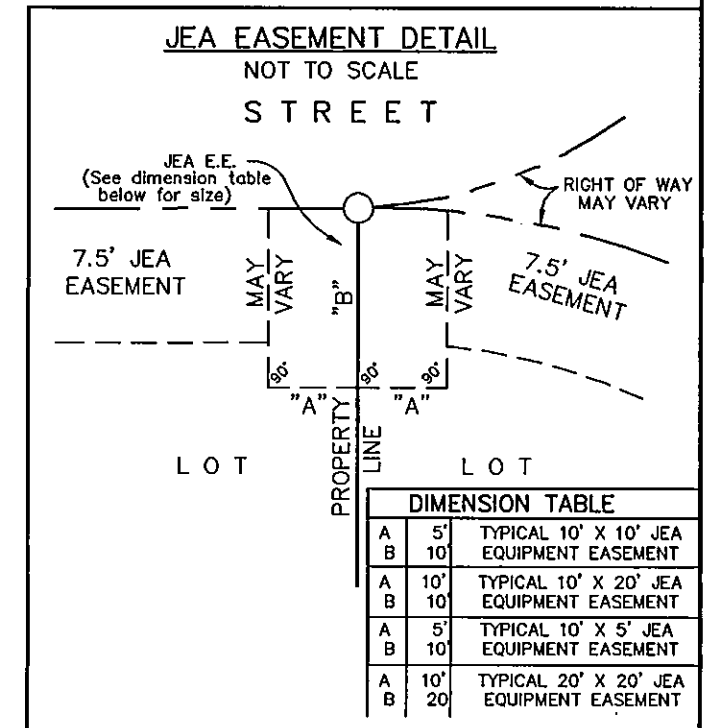


ORV. 6153, PG. 258, JUNE 30, 1986
EAST 1/2 OF FARM 40 EXHIBIT "A" PARCEL 1 ORB 10304, PG. 2451 DECEMBER 2001



DIMENSION TABLE	
A	5'
B	10'
C	15'

ATYPICAL 10' X 20' JEA EQUIPMENT EASEMENT



DIMENSION TABLE	
A	5'
B	10'
A	10'
B	10'
A	10'
B	20'

TYPICAL 10' X 10' JEA EQUIPMENT EASEMENT
TYPICAL 10' X 20' JEA EQUIPMENT EASEMENT
TYPICAL 10' X 5' JEA EQUIPMENT EASEMENT
TYPICAL 20' X 20' JEA EQUIPMENT EASEMENT

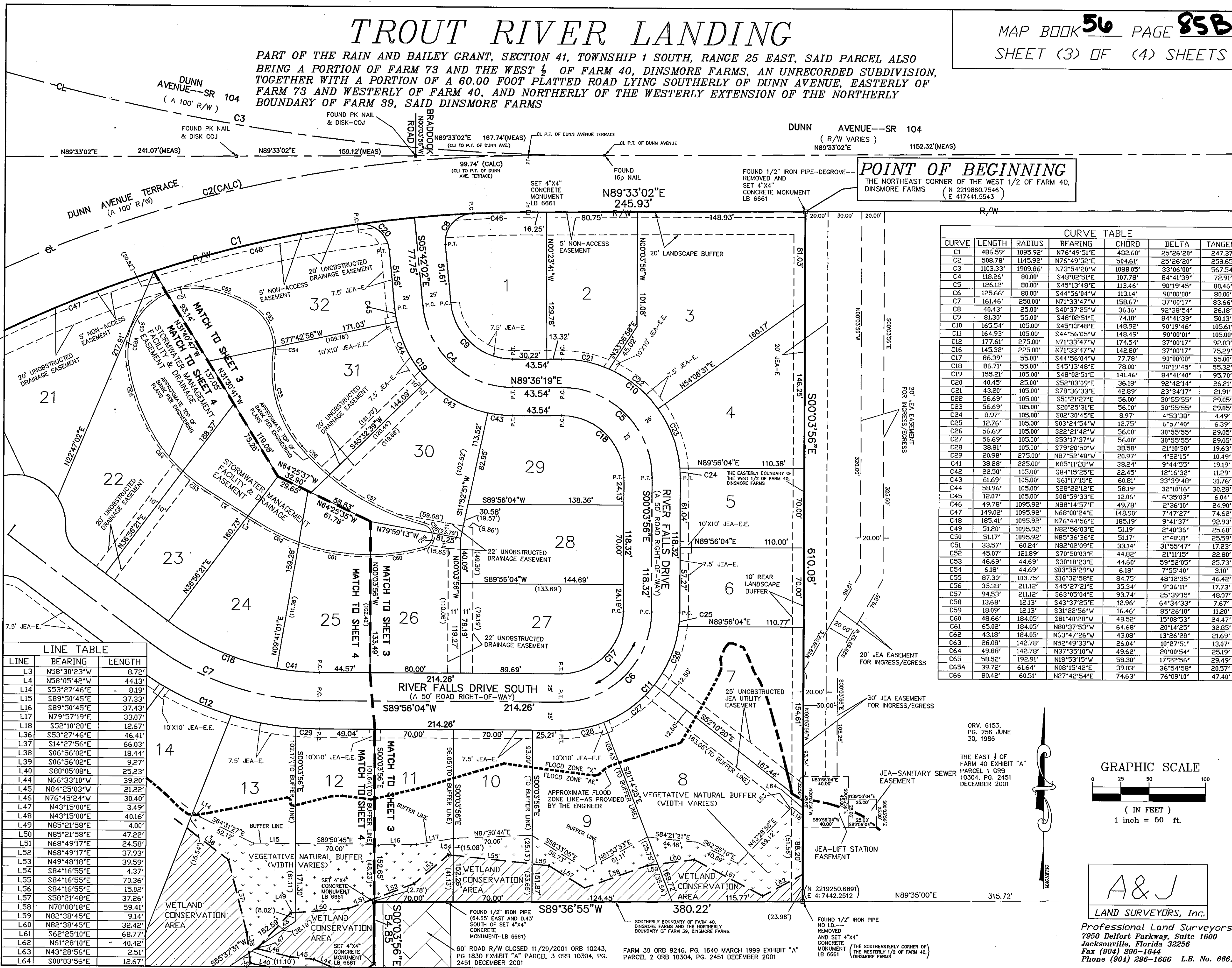
A&J
LAND SURVEYORS, Inc.

Professional Land Surveyors
7950 Belfort Parkway, Suite 1600
Jacksonville, Florida 32258
Fax (904) 296-1644
Phone (904) 296-1666 L.B. No. 6661

TROUT RIVER LANDING

PART OF THE RAIN AND BAILEY GRANT, SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, SAID PARCEL ALSO BEING A PORTION OF FARM 73 AND THE WEST 1/2 OF FARM 40, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, TOGETHER WITH A PORTION OF A 60.00 FOOT PLATTED ROAD LYING SOUTHERLY OF DUNN AVENUE, EASTERLY OF FARM 73 AND WESTERLY OF FARM 40, AND NORTHERLY OF THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF FARM 39, SAID DINSMORE FARMS

MAP BOOK **56** PAGE **85B**
SHEET (3) OF (4) SHEETS



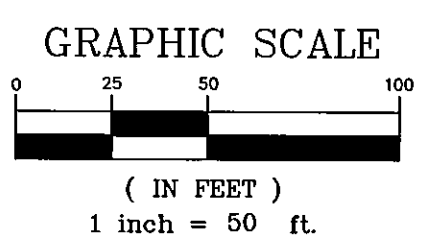
POINT OF BEGINNING
THE NORTHEAST CORNER OF THE WEST 1/2 OF FARM 40, DINSMORE FARMS
(N 2219860.7546)
(E 417441.5543)

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C1	486.59'	1095.92'	N76°49'51"E	482.60'	25°26'20"	247.37'
C2	508.78'	1145.92'	N76°49'52"E	504.61'	25°26'20"	258.65'
C3	1103.33'	1909.86'	N73°54'20"W	1088.05'	33°06'00"	567.54'
C4	118.26'	80.00'	S48°02'51"E	107.78'	84°41'39"	72.91'
C5	126.12'	80.00'	S45°13'48"E	113.46'	90°19'45"	80.46'
C6	125.66'	80.00'	S44°56'04"W	113.14'	90°00'00"	80.00'
C7	161.46'	250.00'	N71°33'47"W	158.67'	37°00'17"	83.66'
C8	40.43'	25.00'	S40°37'25"W	36.16'	92°38'54"	26.18'
C9	81.30'	55.00'	S48°02'51"E	74.10'	84°41'39"	50.13'
C10	165.54'	105.00'	S45°13'48"E	148.92'	90°19'46"	105.61'
C11	164.93'	105.00'	S44°56'05"W	148.49'	90°00'01"	105.00'
C12	177.61'	275.00'	N71°33'47"W	174.54'	37°00'17"	92.03'
C16	145.32'	225.00'	N71°33'47"W	142.80'	37°00'17"	75.29'
C17	86.39'	55.00'	S44°56'04"W	77.78'	90°00'00"	55.00'
C18	86.71'	55.00'	S45°13'48"E	78.00'	90°19'45"	55.32'
C19	155.21'	105.00'	S48°02'51"E	141.46'	84°41'40"	95.70'
C20	40.45'	25.00'	S52°03'09"E	36.18'	92°42'14"	26.21'
C21	43.20'	105.00'	S78°36'33"E	42.89'	23°34'17"	21.91'
C22	56.69'	105.00'	S51°21'27"E	56.00'	30°55'55"	29.05'
C23	56.69'	105.00'	S20°25'31"E	56.00'	30°55'55"	29.05'
C24	8.97'	105.00'	S02°30'45"E	8.97'	4°53'38"	4.49'
C25	12.76'	105.00'	S03°24'54"W	12.75'	6°57'40"	6.39'
C26	56.69'	105.00'	S22°21'42"W	56.00'	30°55'55"	29.05'
C27	56.69'	105.00'	S53°17'37"W	56.00'	30°55'55"	29.05'
C28	38.81'	105.00'	S79°20'50"W	38.58'	21°10'30"	19.63'
C29	20.98'	275.00'	N87°52'48"W	20.97'	4°22'15"	10.49'
C41	38.28'	225.00'	N85°11'28"W	38.24'	9°44'55"	19.19'
C42	22.50'	105.00'	S84°15'25"E	22.45'	12°16'32"	11.29'
C43	61.69'	105.00'	S61°17'15"E	60.81'	33°39'48"	31.76'
C44	58.96'	105.00'	S28°22'12"E	58.19'	32°10'16"	30.28'
C45	12.07'	105.00'	S08°59'33"E	12.06'	6°35'03"	6.04'
C46	49.78'	1095.92'	N88°14'57"E	49.78'	2°36'10"	24.90'
C47	149.02'	1095.92'	N68°00'24"E	148.90'	7°47'27"	74.62'
C48	185.41'	1095.92'	N76°44'56"E	185.19'	9°41'37"	92.93'
C49	51.20'	1095.92'	N82°56'03"E	51.19'	2°40'36"	25.60'
C50	51.17'	1095.92'	N83°36'36"E	51.17'	2°40'31"	25.59'
C51	33.57'	60.24'	N82°02'09"E	33.14'	31°55'47"	17.23'
C52	45.07'	121.89'	S70°50'03"E	44.82'	21°11'15"	22.80'
C53	46.69'	44.69'	S30°18'23"E	44.60'	59°52'05"	25.73'
C54	6.18'	44.69'	S03°35'29"W	6.18'	7°55'40"	3.10'
C55	87.30'	103.75'	S16°32'58"E	84.75'	48°12'35"	46.42'
C56	35.38'	211.12'	S45°27'21"E	35.34'	9°36'11"	17.73'
C57	94.53'	211.12'	S63°05'04"E	93.74'	25°39'15"	48.07'
C58	13.68'	12.13'	S43°37'25"E	12.96'	64°34'33"	7.67'
C59	18.09'	12.13'	S31°22'56"W	16.46'	85°26'10"	11.20'
C60	48.66'	184.05'	S81°40'28"W	48.52'	15°08'53"	24.47'
C61	65.02'	184.05'	N80°37'53"W	64.68'	20°14'25"	32.85'
C62	43.18'	184.05'	N63°47'26"W	43.08'	13°26'28"	21.69'
C63	26.08'	142.78'	N52°49'33"W	26.04'	10°27'51"	13.07'
C64	49.88'	142.78'	N37°35'10"W	49.62'	20°00'54"	25.19'
C65	58.52'	192.91'	N18°53'15"W	58.30'	17°22'56"	29.49'
C65A	39.72'	61.64'	N08°15'42"E	39.03'	36°54'58"	20.57'
C66	80.42'	60.51'	N27°42'54"E	74.63'	76°09'10"	47.40'

LINE	BEARING	LENGTH
L3	N58°30'23"W	8.72'
L4	N58°05'42"W	44.13'
L14	S53°27'46"E	8.19'
L15	S89°50'45"E	37.33'
L16	S89°50'45"E	37.43'
L17	N79°57'19"E	33.07'
L18	S52°10'20"E	12.67'
L36	S53°27'46"E	46.41'
L37	S14°27'56"E	66.03'
L38	S06°56'02"E	18.44'
L39	S06°56'02"E	9.27'
L40	S80°05'08"E	25.23'
L44	N66°33'10"W	39.20'
L45	N84°25'03"W	21.22'
L46	N76°45'24"W	30.40'
L47	N43°15'00"E	3.49'
L48	N43°15'00"E	40.16'
L49	N85°21'58"E	4.00'
L50	N85°21'58"E	47.22'
L51	N68°49'17"E	24.58'
L52	N68°49'17"E	37.93'
L53	N49°48'18"E	39.59'
L54	S84°16'55"E	4.37'
L55	S84°16'55"E	70.36'
L56	S84°16'55"E	15.02'
L57	S58°21'48"E	37.26'
L58	N70°08'18"E	59.41'
L59	N82°38'45"E	9.14'
L60	N82°38'45"E	32.42'
L61	S62°25'10"E	68.77'
L62	N61°28'10"E	40.42'
L63	N43°28'56"E	2.51'
L64	S00°03'56"E	12.67'

ORV. 6153,
PG. 256 JUNE
30, 1986

THE EAST 1/2 OF
FARM 40 EXHIBIT "A"
PARCEL 1 ORB
10304, PG. 2451
DECEMBER 2001



A&J
LAND SURVEYORS, Inc.

Professional Land Surveyors
7950 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 296-1644
Phone (904) 296-1666 L.B. No. 6661

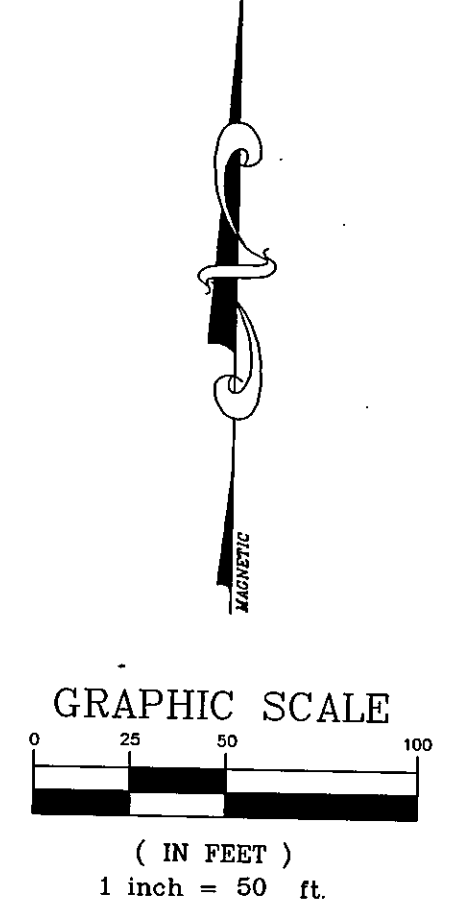
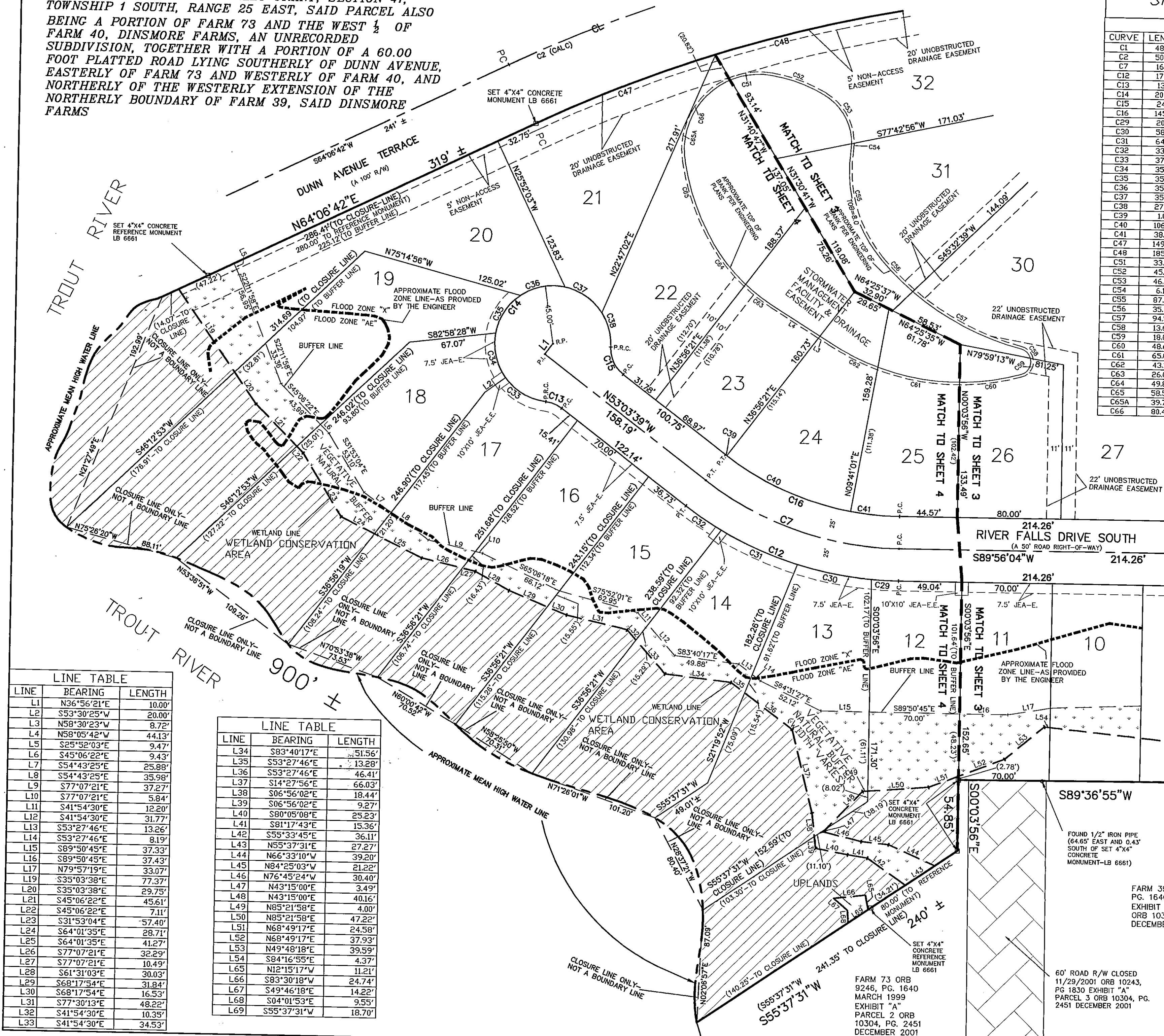
TROUT RIVER LANDING

PART OF THE RAIN AND BAILEY GRANT, SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, SAID PARCEL ALSO BEING A PORTION OF FARM 73 AND THE WEST 1/2 OF FARM 40, DINSMORE FARMS, AN UNRECORDED SUBDIVISION, TOGETHER WITH A PORTION OF A 60.00 FOOT PLATTED ROAD LYING SOUTHERLY OF DUNN AVENUE, EASTERLY OF FARM 73 AND WESTERLY OF FARM 40, AND NORTHERLY OF THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF FARM 39, SAID DINSMORE FARMS

CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C1	486.59'	1095.92'	N76°49'51"E	482.60'	25°26'20"	247.37'
C2	508.78'	1145.92'	N76°49'52"E	504.61'	25°26'20"	258.65'
C7	161.46'	250.00'	N71°33'47"W	158.67'	37°00'17"	83.66'
C12	177.61'	275.00'	N71°33'47"W	174.54'	37°00'17"	92.03'
C13	13.53'	25.00'	N68°33'44"W	13.36'	31°00'10"	6.93'
C14	209.04'	45.00'	N49°00'47"E	65.74'	266°09'10"	48.13'
C15	24.06'	25.00'	N25°29'08"W	23.15'	55°09'00"	13.06'
C16	145.32'	225.00'	N71°33'47"W	142.80'	37°00'17"	75.29'
C29	20.98'	275.00'	N87°52'48"W	20.97'	4°22'15"	10.49'
C30	58.59'	275.00'	N79°35'27"W	58.48'	12°12'28"	29.41'
C31	64.68'	275.00'	N66°44'55"W	64.53'	13°28'36"	32.49'
C32	33.36'	275.00'	N56°32'08"W	33.34'	6°56'59"	16.70'
C33	37.36'	45.00'	N60°16'42"W	36.30'	47°34'13"	19.83'
C34	35.95'	45.00'	N13°36'28"W	35.00'	45°46'14"	19.00'
C35	35.95'	45.00'	N32°09'45"E	35.00'	45°46'14"	19.00'
C36	35.95'	45.00'	S77°55'59"W	35.00'	45°46'14"	19.00'
C37	35.95'	45.00'	N56°17'45"W	35.00'	45°46'14"	19.00'
C38	27.88'	45.00'	N15°39'38"W	27.44'	35°29'59"	14.40'
C39	1.03'	225.00'	N31°11'31"W	1.03'	0°15'46"	0.52'
C40	106.00'	225.00'	N66°49'13"W	105.03'	26°59'36"	54.00'
C41	38.28'	225.00'	N85°11'28"W	38.24'	9°44'55"	19.19'
C47	149.02'	1095.92'	N68°00'24"E	148.90'	7°47'27"	74.62'
C48	185.41'	1095.92'	N76°44'56"E	185.19'	0°34'37"	92.93'
C51	33.57'	60.24'	N82°02'09"E	33.14'	31°53'47"	17.23'
C52	45.07'	121.89'	S70°50'03"E	44.82'	21°11'15"	22.80'
C53	46.69'	44.69'	S30°18'23"E	44.60'	59°52'05"	25.73'
C54	6.18'	44.69'	S03°35'29"W	6.18'	7°55'40"	3.10'
C55	87.30'	103.75'	S16°32'58"E	84.75'	48°12'35"	46.42'
C56	35.38'	211.12'	S45°27'21"E	35.34'	9°36'11"	17.73'
C57	94.53'	211.12'	S63°05'04"E	93.74'	25°39'15"	48.07'
C58	13.68'	12.13'	S43°37'25"E	12.96'	64°34'33"	7.67'
C59	18.09'	12.13'	S31°22'56"W	16.46'	85°26'10"	11.20'
C60	48.66'	184.05'	S81°40'28"W	48.52'	15°08'53"	24.47'
C61	65.02'	184.05'	N80°37'53"W	64.68'	20°14'25"	32.85'
C62	43.18'	184.05'	N63°47'26"W	43.08'	13°26'28"	21.69'
C63	26.08'	142.78'	N52°49'33"W	26.04'	10°27'51"	13.07'
C64	49.88'	142.78'	N37°35'10"W	49.62'	20°00'54"	25.19'
C65	58.52'	192.91'	N18°53'15"W	58.30'	17°22'56"	29.49'
C65A	39.72'	61.64'	N08°15'45"E	39.03'	36°54'58"	20.57'
C66	80.42'	60.51'	N27°42'54"E	74.63'	76°09'10"	47.40'

LINE	BEARING	LENGTH
L1	N36°56'21"E	10.00'
L2	S53°30'25"W	20.00'
L3	N58°30'23"W	8.72'
L4	N58°05'42"W	44.13'
L5	S25°52'03"E	9.47'
L6	S45°06'22"E	9.43'
L7	S54°43'25"E	25.88'
L8	S54°43'25"E	35.98'
L9	S77°07'21"E	37.27'
L10	S77°07'21"E	5.84'
L11	S41°54'30"E	12.20'
L12	S41°54'30"E	31.77'
L13	S53°27'46"E	13.26'
L14	S53°27'46"E	8.19'
L15	S89°50'45"E	37.33'
L16	S89°50'45"E	37.43'
L17	N79°57'19"E	33.07'
L19	S35°03'38"E	77.37'
L20	S35°03'38"E	29.75'
L21	S45°06'22"E	45.61'
L22	S45°06'22"E	7.11'
L23	S31°53'04"E	57.40'
L24	S64°01'35"E	28.71'
L25	S64°01'35"E	41.27'
L26	S77°07'21"E	32.29'
L27	S77°07'21"E	10.49'
L28	S61°31'03"E	30.03'
L29	S68°17'54"E	31.84'
L30	S68°17'54"E	16.53'
L31	S77°30'13"E	48.22'
L32	S41°54'30"E	10.35'
L33	S41°54'30"E	34.53'

LINE	BEARING	LENGTH
L34	S83°40'17"E	51.56'
L35	S53°27'46"E	13.28'
L36	S53°27'46"E	46.41'
L37	S14°27'56"E	66.03'
L38	S06°56'02"E	18.44'
L39	S06°56'02"E	9.27'
L40	S80°05'08"E	25.23'
L41	S81°17'43"E	15.36'
L42	S55°33'45"E	36.11'
L43	N55°37'31"E	27.27'
L44	N66°33'10"W	39.20'
L45	N84°25'03"W	21.22'
L46	N76°45'24"W	30.40'
L47	N43°15'00"E	3.49'
L48	N43°15'00"E	40.16'
L49	N85°21'58"E	4.00'
L50	N85°21'58"E	47.22'
L51	N68°49'17"E	24.58'
L52	N68°49'17"E	37.93'
L53	N49°48'18"E	39.59'
L54	S84°16'55"E	4.37'
L65	N12°15'17"W	11.21'
L66	S83°30'18"W	24.74'
L67	S49°46'18"E	14.22'
L68	S04°01'53"E	9.55'
L69	S55°37'31"W	18.70'



FOUND 1/2" IRON PIPE (64.65' EAST AND 0.43' SOUTH OF SET 4"x4" CONCRETE MONUMENT-LB 6661)

SOUTHERLY BOUNDARY OF FARM 40, DINSMORE FARMS AND THE NORTHERLY BOUNDARY OF FARM 39, SAID DINSMORE FARMS

FARM 39 ORB 9246, PG. 1640 MARCH 1999
EXHIBIT "A" PARCEL 2 ORB 10304, PG. 2451 DECEMBER 2001

FARM 73 ORB 9246, PG. 1640 MARCH 1999
EXHIBIT "A" PARCEL 2 ORB 10304, PG. 2451 DECEMBER 2001

60' ROAD R/W CLOSED 11/29/2001 ORB 10243, PG. 1830 EXHIBIT "A" PARCEL 3 ORB 10304, PG. 2451 DECEMBER 2001

A&J
LAND SURVEYORS, Inc.
Professional Land Surveyors
7950 Belfort Parkway, Suite 1600
Jacksonville, Florida 32266
Fax (904) 296-1644
Phone (904) 296-1666 L.B. No. 6661