

VICTORIA FOREST

PLAT BOOK 39 PAGE 75

A PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AND A REPLAT OF A PORTION OF TRACTS 5, 6 AND 12, BLOCK 4, OF SAID SECTION 31, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SHEET 1 OF 3 SHEETS

TAXES VERIFIED R.B.F.

CAPTION:

A part of the Southeast 1/4 of Section 31, Township 2 South, Range 25 East, Duval County, Florida and a part of Tracts 5, 6 and 12, Block 4, Section 31, said Township 2 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 said County, being more particularly described as follows: COMMENCE at the Northwest corner of Lot 57, Timber Creek Unit One as recorded in Plat Book 38, Pages 43 and 43-A, of said Current Public Records; thence South 89°59'24" West along the Northerly line of the Southeast 1/4 of said Section 31, 190.00 feet, to the POINT OF BEGINNING also being the Westerly line of a 190 foot Jacksonville Electric Authority Easement; thence South 00°50'14" West along last said line, 1,236.93 feet, to the Northeastly corner of Tract "A" as shown on said Plat of Timber Creek Unit One; thence North 88°59'33" West along the Northerly line of said Tract "A", 60.00 feet; thence South 00°50'14" West along the Westerly line of said Tract "A" and the Westerly right of way line of Timber Creek Lane as shown on said Plat of Timber Creek Unit One, 190.00 feet, to the Southerly right of way line of said Timber Creek Lane; thence South 89°59'33" East along said Southerly right of way line, 60.00 feet, to the Westerly line of said 190 foot Jacksonville Electric Authority Easement; thence South 00°50'14" West along last said line, 141.50 feet; thence North 88°59'33" West, 375.59 feet; thence South 84°53'25" West, 370 feet, more or less, to the Easterly water's edge of McGirt's Creek; thence Northerly along the Easterly water's edge of said McGirt's Creek and the meanderings thereof, 1820 feet, more or less, to the Northerly line of the Southeast 1/4 of aforesaid Section 31; thence North 89°59'24" East along last said line, 1046 feet, more or less, to the POINT OF BEGINNING.

ADOPTION AND DEDICATION:

This is to certify that Colt Development Corporation, a Florida Corporation under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon, known as Victoria Forest and has caused the same to be surveyed and subdivided, that Tucker Bros. Inc. a Florida Corporation under the laws of the State of Florida, is the holder of a Mortgage on said lands and that this plat made in accordance with said survey is hereby adopted as the true and correct plat of said lands and that all streets and easements for drainage, utilities and sewers are hereby irrevocably dedicated to the City of Jacksonville and its successors, the J.E.A. easements as shown are dedicated to the Jacksonville Electric Authority and its successors for use in its underground electric distribution system.

In witness whereof, the above named corporations have caused these presents to be executed by their respective appropriate officers by and with the full authority of said corporations.

COLT DEVELOPMENT CORPORATION

Witness: Karl S. Sugi
 Witness: Betty K. Chasteen
 W. Larry O'Steen, President

TUCKER BROS. INC.

Witness: Karl S. Sugi
 Witness: Betty K. Chasteen
 Vice-President

CLERK'S CERTIFICATE: 84-40659

This is to certify that this Plat has been approved by the City Council of the City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 39 Pages 75, 75A, 75B, of the Public Records of Duval County, Florida, this 3rd day of May A.D., 1984.

S. Morgan Slaughter By: Doris Laceyfield
 S. Morgan Slaughter Deputy Clerk
 Clerk of the Circuit Court

APPROVED FOR RECORD:

This is to certify that the above Plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 84-336-137 of said City, adopted by its Council and approved by its Mayor, this 29th day of MARCH A.D., 1984.

[Signature] Ronald E. Johnson
 Mayor of the City of Jacksonville Secretary of the City Council of the City of Jacksonville

DEVELOPER'S CERTIFICATE:

This is to certify that Colt Development Corporation has furnished the City of Jacksonville a Plat Bond and a Sidewalk Bond secured with Irreversible Letters of Credit as surety that the proposed improvements within public space will be constructed according to the plans and specifications approved by the City of Jacksonville. Said Bonds are equivalent to one hundred percent of the Engineering costs and estimated Costs of Construction and cost of placing permanent Control Points.

Signed this 1st day of MAY A.D., 1984.
[Signature] [Signature]
 W. Larry O'Steen, President DEPUTY DIRECTOR OF PUBLIC WORKS

SURVEYOR'S CERTIFICATE:

This is to certify that the above Plat is a true and correct representation of the lands surveyed, platted and described in the caption, that the survey data complies with all the requirements of Florida Statute 177. That the survey and legal description is accurate and 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 City of Jacksonville, Florida.

Signed this 29th day of FEBRUARY A.D., 1984.
Gregory B. Clary
 Gregory B. Clary
 Registered Land Surveyor No. 3377
 State of Florida

STATE OF FLORIDA)
 COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 24th day of FEBRUARY A.D., 1984 by W. Larry O'Steen, President of Colt Development Corporation, a Florida Corporation on behalf of the Corporation.

Notary Public at Large Karl Sugi
 My Commission Expires: 11-4-84

STATE OF FLORIDA)
 COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 24th day of FEBRUARY A.D., 1984 by CW ROBERT HARRELL SR. Vice President of Tucker Bros., Inc., a Florida Corporation on behalf of the Corporation.

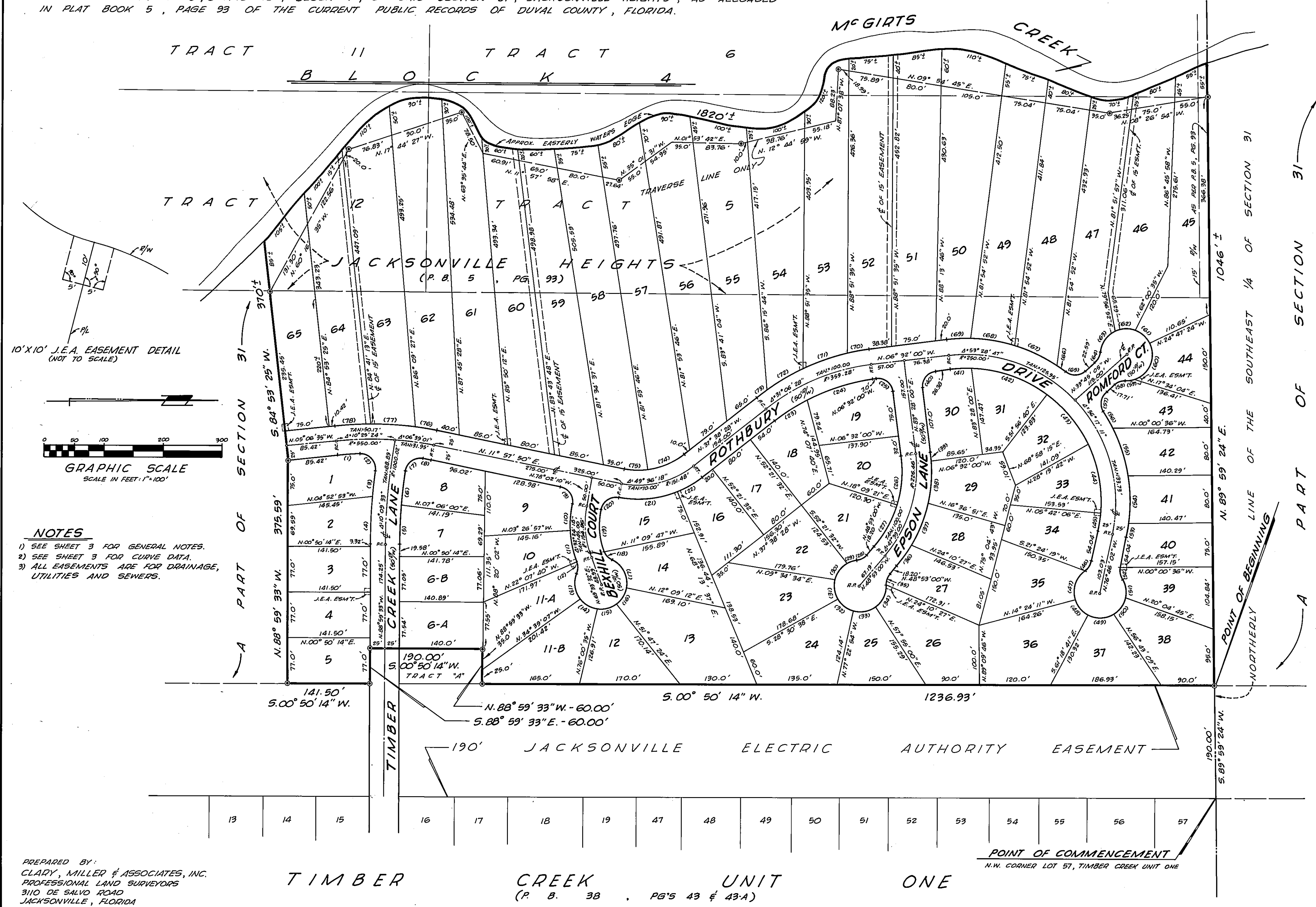
Notary Public at large Karl Sugi
 My Commission Expires: 11-4-84

APPROVED
 DATE: 3/7/84
 BY: [Signature] CITY ENGINEER
[Signature] DIRECTOR OF PUBLIC WORKS
 GENERAL COUNSEL OR
[Signature] ASSISTANT COUNSEL

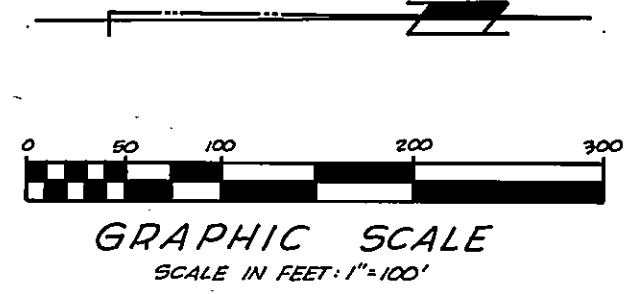
PREPARED BY:
 Clary, Miller & Associates, Inc.
 3110 DeSalvo Road
 Jacksonville, Florida 32216
 904-642-1144

VICTORIA FOREST

A PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AND A REPLAT OF A PORTION OF TRACTS 5, 6 AND 12, BLOCK 4, OF SAID SECTION 31, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



10'x10' J.E.A. EASEMENT DETAIL
(NOT TO SCALE)



- NOTES**
- 1) SEE SHEET 3 FOR GENERAL NOTES.
 - 2) SEE SHEET 3 FOR CURVE DATA.
 - 3) ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES AND SEWERS.

PREPARED BY:
CLARY, MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3110 DE SALVO ROAD
JACKSONVILLE, FLORIDA

TIMBER CREEK UNIT ONE
(P. B. 38, PG'S 43 & 43-A)

POINT OF COMMENCEMENT
N.W. CORNER LOT 57, TIMBER CREEK UNIT ONE

VICTORIA FOREST

A PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AND A REPLAT OF A PORTION OF TRACTS 5, 6 AND 12, BLOCK 4, OF SAID SECTION 31, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CURVE TABLE						
CURVE NO.	DELTA	RADIUS	TAN.	ARC	CHORD	CHORD BEARING
1	04°12'56"	525.00	19.32	38.63	38.62	North 03°00'07" West
2	98°53'06"	25.00	29.21	43.15	37.99	North 48°32'54" East
3	02°27'50"	1025.02	22.04	44.08	44.08	South 83°14'28" East
4	04°31'10"	1025.02	40.45	80.85	80.83	South 86°43'58" East
5	03°49'44"	975.02	32.59	65.16	65.15	North 87°04'41" West
6	03°29'06"	975.02	29.66	59.31	59.30	North 83°25'16" West
7	92°16'55"	25.00	26.02	40.27	36.05	North 35°32'16" West
8	01°21'38"	525.00	6.24	12.47	12.47	North 11°17'01" East
9	90°00'00"	25.00	25.00	39.27	35.36	North 56°57'50" East
10	14°22'21"	179.86	22.68	45.12	45.00	South 85°13'20" East
11	18°01'58"	179.86	28.54	56.61	56.38	North 78°34'31" East
12	44°24'55"	25.00	10.21	19.38	18.90	South 88°14'00" East
13	58°37'34"	45.00	29.27	46.04	44.06	North 64°39'40" East
14	45°46'15"	45.00	19.00	35.95	35.00	North 92°27'46" East
15	45°46'15"	45.00	19.00	35.95	35.00	North 13°18'29" West
16	45°46'15"	45.00	19.00	35.95	35.00	North 59°04'44" West
17	72°53'32"	45.00	33.23	57.25	53.47	South 61°35'23" West
18	44°24'55"	25.00	10.21	19.38	18.90	South 47°21'04" West
19	32°24'18"	129.86	37.74	73.45	72.47	South 85°45'41" West
20	90°00'00"	25.00	25.00	39.27	35.36	North 33°02'10" West
21	33°19'01"	176.48	52.81	102.62	101.18	North 04°41'40" West
22	16°17'17"	176.48	25.26	50.17	50.00	North 29°29'49" West
23	10°17'53"	334.28	30.13	60.08	60.00	North 32°29'32" West
24	20°48'35"	334.28	61.38	121.41	120.74	North 16°56'18" West
25	90°00'00"	25.00	25.00	39.27	35.36	North 38°28'00" East
26	24°21'25"	201.46	43.48	85.64	85.00	South 84°21'18" East
27	23°17'36"	201.46	41.53	81.90	81.34	South 60°31'48" East
28	44°24'55"	25.00	10.21	19.38	18.90	South 26°40'32" East
29	22°29'42"	45.00	8.95	17.67	17.55	South 15°42'56" East
30	45°46'15"	45.00	19.00	35.95	35.00	South 49°50'54" East
31	45°46'15"	45.00	19.00	35.95	35.00	North 84°22'51" East
32	45°46'15"	45.00	19.00	35.95	35.00	North 38°36'36" East
33	54°30'42"	45.00	23.18	42.81	41.22	North 11°31'52" West
34	54°30'42"	45.00	23.18	42.81	41.22	North 66°02'34" West
35	44°24'55"	25.00	10.21	19.38	18.90	North 71°05'128" West
36	10°12'13"	251.46	22.45	44.78	44.72	North 53°59'06" West
37	17°09'10"	251.46	37.93	75.28	75.00	North 67°39'48" West
38	16°11'20"	251.46	35.76	71.05	70.82	North 84°20'03" West
39	04°06'17"	251.46	9.01	18.02	18.01	South 85°31'09" West
40	90°00'00"	25.00	25.00	39.27	35.36	North 51°32'00" West
41	08°35'36"	225.00	16.90	33.75	33.71	North 02°14'12" West
42	34°54'55"	225.00	70.76	137.11	135.00	North 19°31'04" East
43	28°17'53"	225.00	56.72	111.13	110.00	North 51°07'28" East
44	30°18'52"	225.00	60.95	119.04	117.66	North 80°25'50" East
45	07°38'42"	225.00	15.03	30.02	30.00	South 80°35'23" East
46	44°24'55"	25.00	10.21	19.38	18.90	South 54°33'34" East
47	72°03'04"	45.00	32.73	56.59	52.93	South 68°22'39" East
48	46°54'29"	45.00	19.52	36.84	35.82	North 52°08'34" East
49	61°58'11"	45.00	27.02	48.67	46.33	North 02°17'46" West
50	45°46'15"	45.00	19.00	35.95	35.00	North 56°09'59" West
51	42°07'51"	45.00	17.33	33.09	32.35	South 79°52'59" West
52	44°24'55"	25.00	10.21	19.38	18.90	South 81°01'30" West
53	04°45'10"	275.00	11.41	22.81	22.81	North 79°08'37" West
54	16°43'38"	275.00	40.43	80.29	80.00	North 89°53'02" West
55	17°29'46"	275.00	42.32	83.97	83.65	South 73°00'17" West
56	07°11'35"	275.00	17.28	34.52	34.50	South 60°39'37" West
57	83°11'06"	25.00	22.19	36.30	33.19	North 81°20'38" West
58	44°25'55"	25.00	10.21	19.38	18.90	North 17°32'37" West
59	19°11'17"	45.00	7.61	15.07	15.00	North 04°55'49" West
60	100°15'57"	45.00	53.88	78.75	69.08	North 64°39'26" West
61	45°46'15"	45.00	19.00	35.95	35.00	South 42°19'29" West
62	45°46'15"	45.00	19.00	35.95	35.00	South 03°26'46" East
63	57°50'07"	45.00	24.86	45.42	43.52	South 55°14'57" East
64	44°24'55"	25.00	10.21	19.38	18.90	South 61°57'33" East
65	77°36'14"	25.00	20.10	33.86	31.33	South 00°56'58" East
66	04°10'04"	275.00	10.01	20.00	20.00	South 35°46'07" West
67	16°25'49"	275.00	39.70	78.86	78.59	South 25°28'10" West
68	15°40'45"	275.00	37.86	75.26	75.02	South 09°24'53" West
69	08°06'31"	275.00	19.49	38.92	38.88	South 02°28'45" East
70	05°36'25"	384.28	18.82	37.61	37.59	South 09°20'13" East
71	11°51'48"	384.28	39.93	79.57	79.42	South 18°04'19" East
72	10°27'06"	384.28	35.15	70.10	70.00	South 29°13'46" East
73	03°11'10"	384.28	10.69	21.37	21.37	South 36°02'53" East
74	31°19'35"	126.48	35.46	69.15	68.29	South 21°58'41" East
75	18°16'43"	126.48	20.35	40.35	40.18	South 02°49'28" West
76	03°29'17"	575.00	17.51	35.01	35.00	South 10°13'11" West
77	07°28'43"	575.00	37.58	75.05	75.00	South 04°44'11" West
78	06°06'25"	575.00	30.67	61.29	61.26	South 02°03'23" East

GENERAL NOTES:

- ⊙ Denotes permanent reference monument.
- Denotes permanent control point.
- (R) Denotes radial lines.
- All radii are 25 feet, unless otherwise shown.
- Bearings based on the Plat of Timber Creek Unit One, Plat Book 38, Pages 43 and 43-A.
- (25) Denotes curve data tabulation.
- The approximate water's edge as shown on this map is not a title property boundary or a Department of Environmental Regulation Jurisdictional Line and was not located in accordance with procedures specified in the act and rules of Chapter 16-3, Rules of the Department of Natural Resources of the State of Florida, and will not be used as, represented to be, or be admissible as a title property boundary or jurisdictional line before any administrative body or court of law.

AREA TABLE			
LOT NO.	ACRES	LOT NO.	ACRES
1	0.250	33	0.256
2	0.251	34	0.288
3	0.250	35	0.331
4	0.250	36	0.426
5	0.250	37	0.307
6A	0.250	38	0.365
6B	0.250	39	0.269
7	0.251	40	0.256
8	0.251	41	0.254
9	0.300	42	0.276
10	0.292	43	0.265
11A	0.923	44	0.262
11B	0.962	45	0.70
12	0.301	46	0.74
13	0.530	47	0.76
14	0.330	48	0.77
15	0.260	49	0.79
16	0.297	50	0.93
17	0.257	51	0.87
18	0.280	52	0.85
19	0.312	53	0.80
20	0.270	54	0.80
21	0.286	55	0.91
22	0.284	56	0.96
23	0.415	57	0.95
24	0.387	58	0.92
25	0.275	59	0.86
26	0.413	60	0.78
27	0.296	61	0.93
28	0.268	62	1.02
29	0.301	63	0.93
30	0.289	64	0.71
31	0.262	65	0.62
32	0.259		

PREPARED BY:
Clay, Miller & Associates, Inc.
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Jacksonville, Florida 32216
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