

VICTORIA FOREST UNIT TWO

PLAT BOOK 45 PAGE 21

SHEET 1 OF 6 SHEETS

TAXES VERIFIED DRBF

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

ADOPTION AND DEDICATION

This is to certify that Colt Development Corporation, a 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 Unit Two, having caused the same to be surveyed and subdivided, that First Union National Bank of Florida, a Florida Corporation, under the laws of the State of Florida is the holder of mortgages on said lands; that this plat is made in accordance with said survey, is hereby adopted as a true and correct plat of those lands. All right-of-ways, easements for drainage, utilities, sewers, nonaccess and cable T.V., shown hereon are hereby irrevocably and without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easements through and over the lakes 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 the land: (1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes which these easement traverse, all water which any fall or come upon all right-of-ways hereby dedicated, together with all soil, nutrients, chemical 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 lakes, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or losses 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 shown on this plat are owned in fee simple title by the abutting property owners. The City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants, animals, soil, chemicals or any other substance or thing that may even be or come within said lakes 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 abutting owners; (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 lakes shown on this plat, but shall have the right to modify the existence of the lakes 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. Colt Development Corporation, developer and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, 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 lakes described above, or any part thereof, occasioned wholly or in part by any act of omission of Colt Development Corporation, its agents, contractors, employees, servants, licensees or concessionaires within Victoria Forest Unit Two. This indemnification shall run with the land and the assigns of Colt Development Corporation and shall be subject to it.

CAPTION

A part of the East 1/2 of the Southeast 1/4 of Section 31, Township 2 South, Range 25 East, Duval County, Florida, and a part of Tract 12, Block 4, Jacksonville Heights of said Section 31, as recorded in Plat Book 5, Page 93 of the Public Records of said Duval County, Florida, being more particularly described as follows: COMMENCING at the southeast corner of said Section 31, said point being on the centerline of Blair Road, as established for a width of 80 feet; thence North 01°00'27" East, along said centerline (also being the East line of said Section 31), a distance of 165.04 feet; thence South 89°43'58" West, 40.04 feet to the Westerly right of way line of said Blair Road and the POINT OF BEGINNING; thence North 01°00'27" East, along said Westerly right of way line of Blair Road, a distance of 300.13 feet to the Southeast corner of those lands described and recorded in Official Records Volume 4817, Pages 456 and 457 of said Public Records of Duval County; thence South 89°37'24" West, along the Southerly line of said lands as recorded in Official Records Volume 4817, Pages 456 and 457, a distance of 437.39 feet to the Southwesterly corner of said lands, said point being on the Easterly right of way line of a 190 foot Jacksonville Electric Authority easement; thence North 00°50'14" East, along the Westerly line of said lands described and recorded in Official Records Volume 4817, Pages 456 and 457 of said Public Records and also along the Easterly right of way line of said Jacksonville Electric Authority easement and then on the Westerly boundary line of Timber Creek Unit One, as recorded in Plat Book 38, Pages 43 and 43A, of said Public Records of Duval County, Florida, 609.24 feet; thence North 88°59'33" West, 190.00 feet to the Westerly right of way line of said Jacksonville Electric Authority easement and the Easterly boundary line of Victoria Forest, as recorded in Plat Book 39, Pages 75, 75A and 75B; thence along the Southerly boundary line of said Victoria Forest run the following two (2) courses and distances: Course No. 1, North 88°59'33" West, 375.59 feet; Course No. 2, thence South 84°53'25" West, 370 feet more or less to the Easterly edge of the waters of McGirts Creek; thence Southerly along the Easterly waters of said McGirts Creek and the meanderings thereof, 1170 feet, more or less to a point which lies South 89°43'58" West, 903 feet, more or less from the POINT OF BEGINNING; thence North 89°43'58" East, 903 feet to the POINT OF BEGINNING.

Containing 15.203 acres more or less.

Affidavit Confining error filed May 11, 1989 DR Book 6 Top Page 297

CLERK'S CERTIFICATE

89-16599

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 45, Pages 21, 21A thru 21E of the Public Records of Duval County, Florida.

Signed this 16th day of February A.D., 1989.

Henry W. Cook By: Doris Lacefield
Henry Cook Deputy Clerk
Clerk of Circuit Court

APPROVED FOR THE 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. 89-306 of said City and adopted by its City Council and approved by its Mayor this 27th day of January A.D., 1989.

Mayor of the City of Jacksonville Secretary to the City Council of the City of Jacksonville

DEVELOPER'S CERTIFICATE

This is to certify that Colt Development Corporation has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points (including sidewalks), as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 25th day of February A.D., 1989.

W. Larry O'Steen Director of Public Works
Developer Director of Public Works
W. Larry O'Steen
President, Colt Development Corporation

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 was made under the undersigned's responsible direction and supervision, that the survey data complies with all requirements of Florida Statute 177, that the survey and legal description are accurate and 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 this 6 day of JANUARY A.D., 1989.

Gregory B. Clay
Gregory B. Clay
Registered Land Surveyor No. 2377
State of Florida

IN WITNESS WHEREOF, Colt Development Corporation, has caused these presents to be executed by their appropriate officers by and with the authority of its Board of Directors, with the Corporate Seal affixed this 25th day of February A.D., 1989.

COLT DEVELOPMENT CORPORATION

Witness: W. Larry O'Steen W. Larry O'Steen
Witness: W. Larry O'Steen President

NOTARY FOR COLT DEVELOPMENT CORPORATION

STATE OF FLORIDA)
) ss
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 25th day of February A.D., 1989, by W. Larry O'Steen, President of Colt Development Corp., a Florida Corporation, on behalf of the partnership.

Notary Public at Large February 16, 1991
State of Florida My Commission Expires

FIRST UNION NATIONAL BANK OF FLORIDA

Witness: Stephen Franklin Stephen Franklin
Witness: Stephen Franklin Vice President

FIRST UNION NATIONAL BANK OF FLORIDA

STATE OF FLORIDA)
) ss
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 25th day of February A.D., 1989, by Stephen Franklin, Vice President of First Union National Bank of Florida, a Florida Corporation on behalf of the Corporation.

Notary Public at Large February 16, 1991
State of Florida My Commission Expires

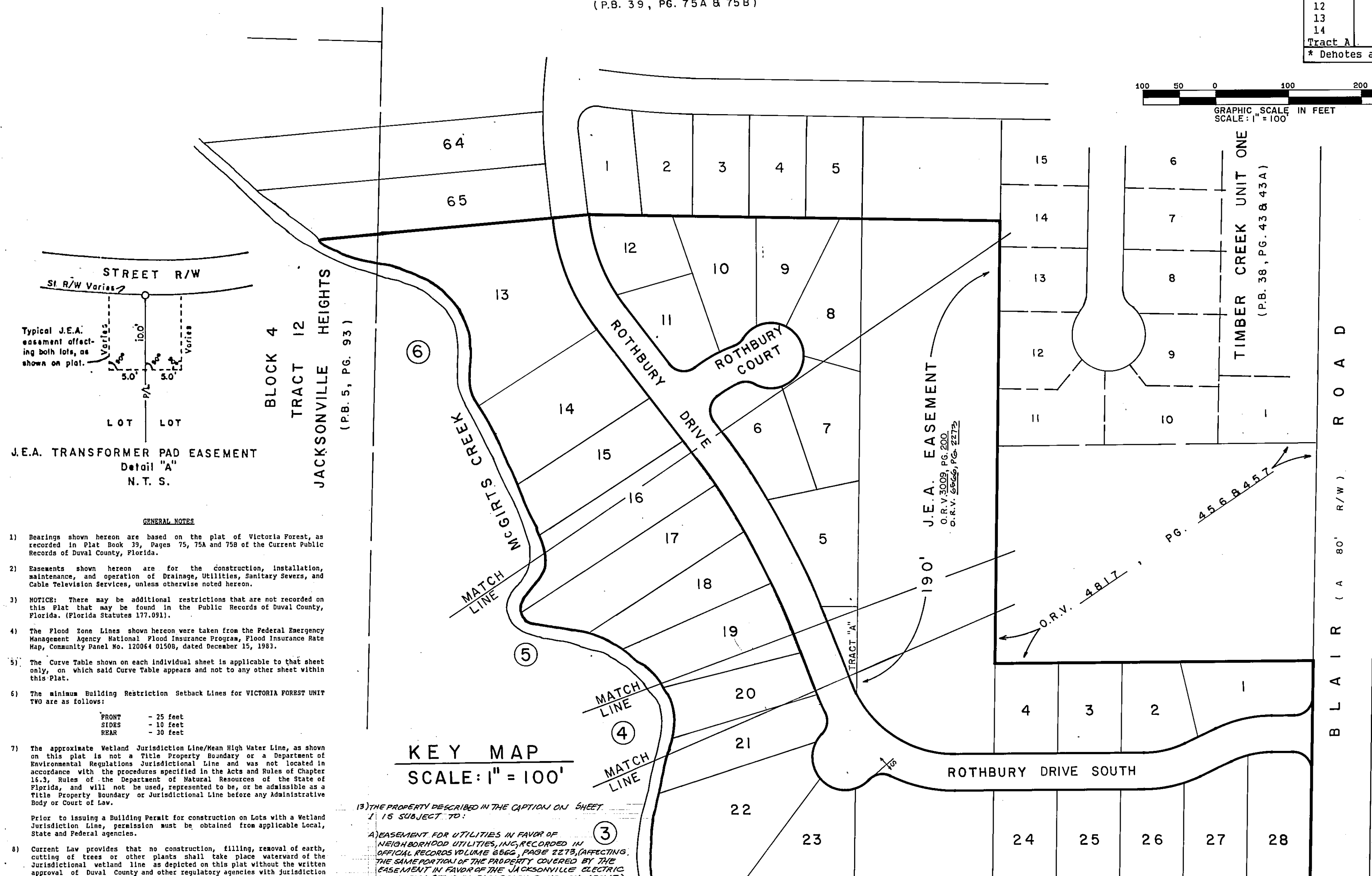
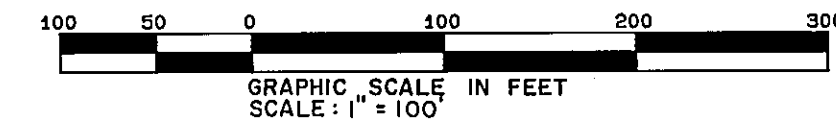
VICTORIA FOREST UNIT TWO

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

VICTORIA FOREST AREA TABLE			
LOT #	SQ. FOOTAGE	LOT #	SQ. FOOTAGE
1	13953	15	17550*
2	11283	16	21400*
3	10838	17	22360*
4	10823	18	15010*
5	14034	19	18240*
6	14071	20	13970*
7	14105	21	15200*
8	14201	22	28980*
9	11474	23	13920
10	14652	24	10939
11	10758	25	10939
12	11336	26	11089
13	42890*	27	13307
14	25450*	28	15138
Tract A		29	2981

* Denotes area to the nearest 10 square feet

VICTORIA FOREST
(P.B. 39, PG. 75A & 75B)



J.E.A. TRANSFORMER PAD EASEMENT
Detail "A"
N. T. S.

GENERAL NOTES

- Bearings shown hereon are based on the plat of Victoria Forest, as recorded in Plat Book 39, Pages 75, 75A and 75B of the Current Public Records of Duval County, Florida.
- Easements shown hereon are for the construction, installation, maintenance, and operation of Drainage, Utilities, Sanitary Sewers, and Cable Television Services, unless otherwise noted hereon.
- NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of Duval County, Florida. (Florida Statutes 177.091).
- The Flood Zone Lines shown hereon were taken from the Federal Emergency Management Agency National Flood Insurance Program, Flood Insurance Rate Map, Community Panel No. 120064 0150B, dated December 15, 1983.
- The Curve Table shown on each individual sheet is applicable to that sheet only, on which said Curve Table appears and not to any other sheet within this Plat.
- The minimum Building Restriction Setback Lines for VICTORIA FOREST UNIT TWO are as follows:

FRONT	- 25 feet
SIDES	- 10 feet
REAR	- 30 feet
- The approximate Wetland Jurisdiction Line/Mean High Water Line, as shown on this plat is not a Title Property Boundary or a Department of Environmental Regulations Jurisdictional Line and was not located in accordance with the procedures specified in the Acts and Rules of Chapter 16.3, Rules of the Department of Natural Resources of the State of Florida, and will not be used, represented to be, or be admissible as a Title Property Boundary or Jurisdictional Line before any Administrative Body or Court of Law.

Prior to issuing a Building Permit for construction on Lots with a Wetland Jurisdiction Line, permission must be obtained from applicable Local, State and Federal agencies.
- Current Law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the Jurisdictional wetland line as depicted on this plat without the written approval of Duval County and other regulatory agencies with jurisdiction over such agent and the entity performing any activity within the wetland area to acquire the necessary written approvals prior to the beginning of any work. The wetland jurisdictional line may be superseded and redefined from time to time by the appropriate governmental agencies.
- Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with the underground electrical distribution system.
 - 10) Denotes permanent reference monument.
 - 11) Denotes permanent control point.
 - 12) Denotes street name change point.

KEY MAP
SCALE: 1" = 100'

1) THE PROPERTY DESCRIBED IN THE CAPTION ON SHEET 1 IS SUBJECT TO:

- A) EASEMENT FOR UTILITIES IN FAVOR OF NEIGHBORHOOD UTILITIES, INC. RECORDED IN OFFICIAL RECORDS VOLUME 6866, PAGE 2273, AFFECTING THE SAME PORTION OF THE PROPERTY COVERED BY THE EASEMENT IN FAVOR OF THE JACKSONVILLE ELECTRIC AUTHORITY CITED IN PARAGRAPH 9 HEREIN ABOVE.
- B) EASEMENT FOR ELECTRIC TRANSMISSION LINES DATED SEPTEMBER 29, 1998 BETWEEN CDDI DEVELOPMENT AND THE JACKSONVILLE DEVELOPMENT AUTHORITY RECORDED IN OFFICIAL RECORDS VOLUME 6603, PAGE 1269 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- C) Covenants and restrictions recorded in Official Records Volume 6259, Page 1317.
- D) Easement recorded in Official Records Volume 5969, Page 1611.
- E) Jacksonville Electric Authority Easement recorded in Official Records Volume 3089, Page 200.

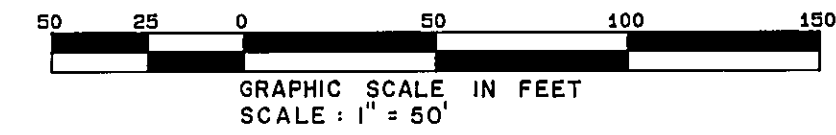
14) Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland line or the private undestructured conservation easement as described on Note 7 of this plat without the written approval of Duval County and other regulatory agencies with jurisdiction over such agent and the entity performing any activity within the wetland area to acquire the necessary written approvals prior to the beginning of any work. This wetland jurisdictional line may be superseded and redefined from time to time by the appropriate governmental agencies.

SECTION 31, TOWNSHIP 3 SOUTH, RANGE-25 EAST

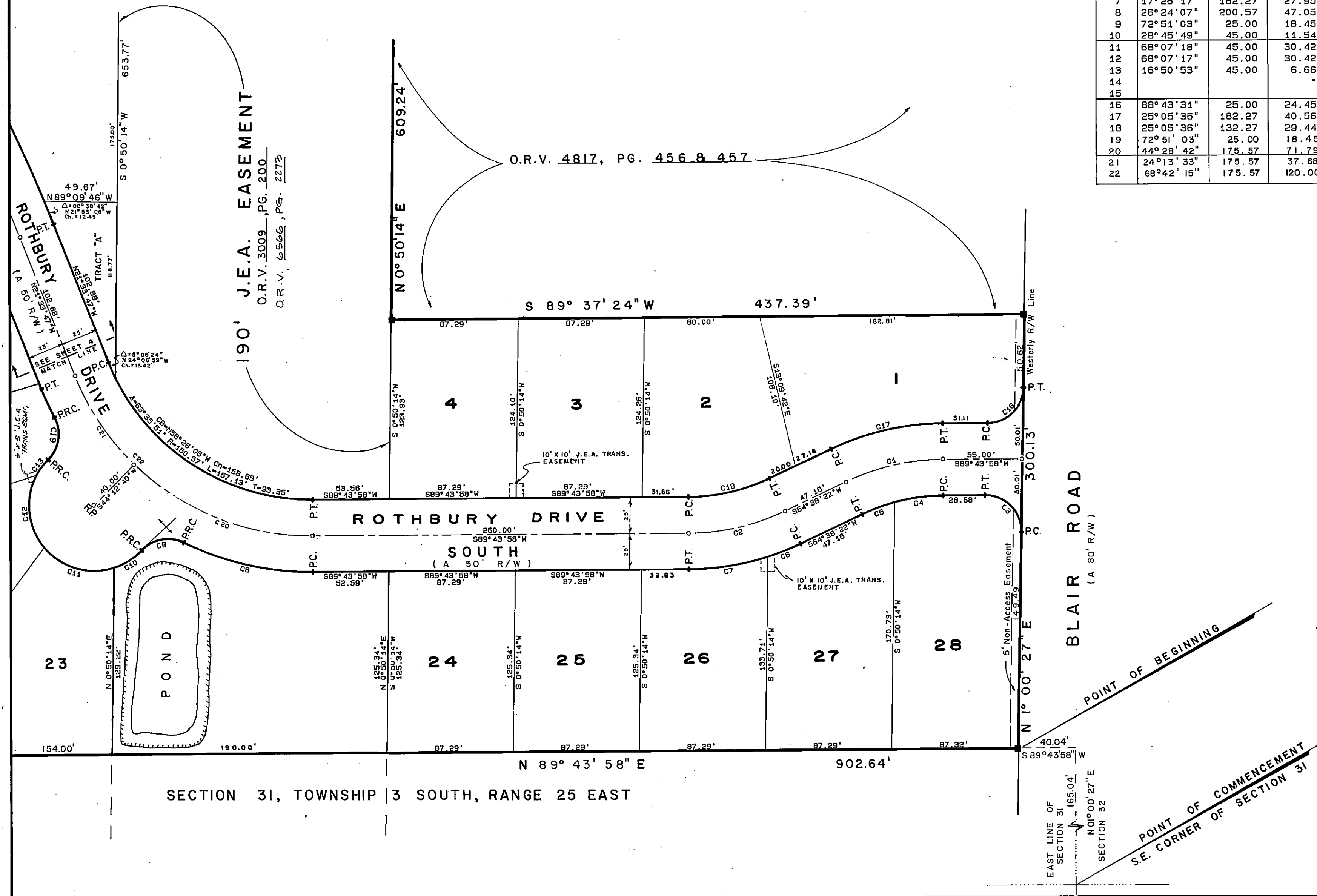
APPROVED
DATE: 11/17/89
Director of Public Works
City Engineer
General Council
City

VICTORIA FOREST UNIT TWO

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***** CURVE TABLE *****						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	25°05'36"	157.27	35.00	68.88	S77°11'10"W	68.33
2	25°05'36"	157.27	35.00	68.88	S77°11'10"W	68.33
3	91°16'29"	25.00	25.56	39.83	N44°37'48"W	35.75
4	14°39'45"	132.27	17.02	33.85	S82°24'05"W	33.76
5	10°25'51"	132.27	12.07	24.08	S69°51'17"W	24.05
6	7°39'19"	182.27	12.19	24.35	S68°28'01"W	24.33
7	17°26'17"	182.27	27.95	55.47	S81°00'49"W	55.26
8	26°24'07"	200.57	47.05	92.42	N77°03'59"W	91.61
9	72°51'03"	25.00	18.45	31.79	S79°42'33"W	29.69
10	28°45'49"	45.00	11.54	22.59	S57°39'56"W	22.35
11	68°07'18"	45.00	30.42	53.50	N73°53'31"W	50.41
12	68°07'17"	45.00	30.42	53.50	N 5°46'14"W	50.41
13	16°50'53"	45.00	6.66	13.23	N36°42'51"E	13.18
14						
15						
16	88°43'31"	25.00	24.45	38.71	S45°22'12"W	34.96
17	25°05'36"	182.27	40.56	79.83	S77°11'10"W	79.19
18	25°05'36"	132.27	29.44	57.93	S77°11'10"W	57.47
19	72°51'03"	25.00	18.45	31.79	N 8°42'46"W	29.69
20	44°28'42"	175.57	71.79	136.29	N68°01'41"W	132.90
21	24°13'33"	175.57	37.68	74.24	N33°40'34"W	73.68
22	68°42'15"	175.57	120.00	210.53	N55°54'54"W	198.14

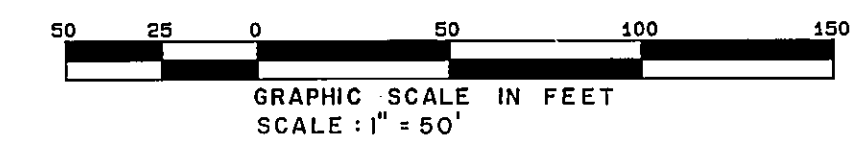


VICTORIA FOREST UNIT TWO

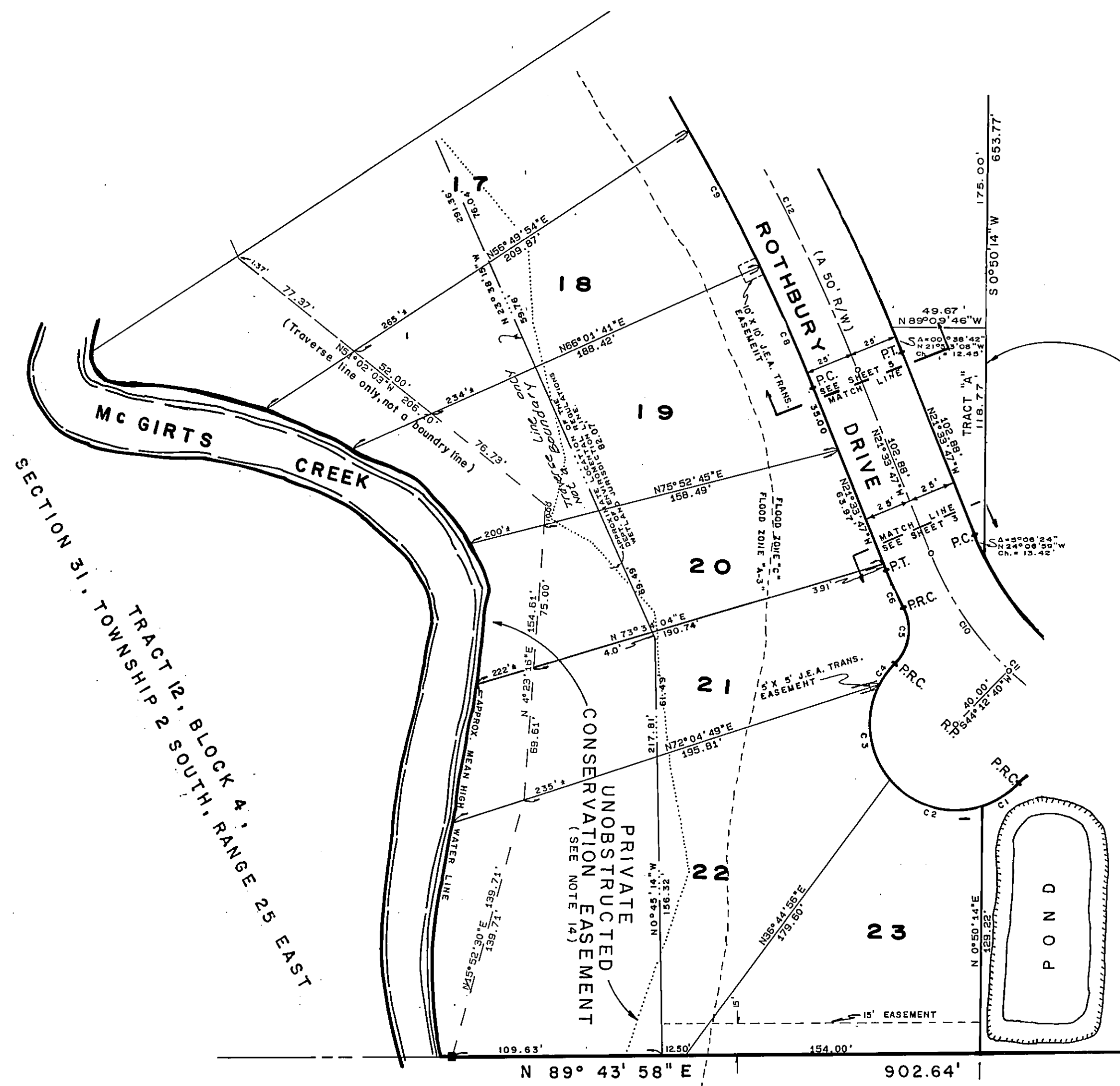
PLAT BOOK 45 PAGE 21C

SHEET 4 OF 6 SHEETS
SEE SHEET TWO FOR GENERAL NOTES

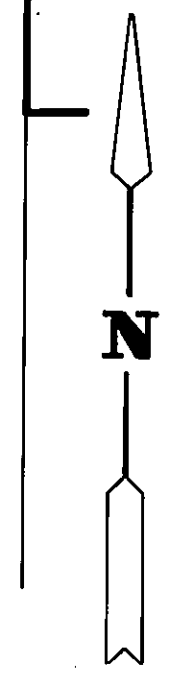
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CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	28°45'49"	45.00	14.54	22.59	S57°39'56"W	22.35
2	68°07'18"	45.00	30.42	53.50	N73°53'31"W	50.41
3	68°07'17"	45.00	30.42	53.50	N 5°46'14"W	50.41
4	18°50'53"	45.00	6.66	13.23	N36°42'51"E	13.18
5	72°51'03"	25.00	16.45	31.79	N 8°42'45"E	29.69
6	8°08'59"	200.57	10.77	21.53	N24°38'16"W	21.52
7						
8	3°45'36"	1055.89	34.66	69.29	N23°26'35"W	69.28
9	4°20'31"	1055.89	40.03	80.02	N27°29'38"W	80.00
10	24°19'33"	173.57	37.68	74.24	N35°40'34"W	73.68
11	68°42'15"	173.57	120.00	210.33	N55°54'54"W	196.14
12	15°57'56"	1080.89	151.58	301.19	N29°32'45"W	300.22



190' J.E.A. EASEMENT
O.R.V. 30.09, PG. 200.
O.R.V. 6566, PG. 2273



SECTION 31, TOWNSHIP 3 SOUTH, RANGE 25 EAST

Clary & Associates, Inc.
Professional Land Surveyors
3830 Crown Point Rd., Suite A,
Jacksonville, Florida 32217
(904) 260-2703

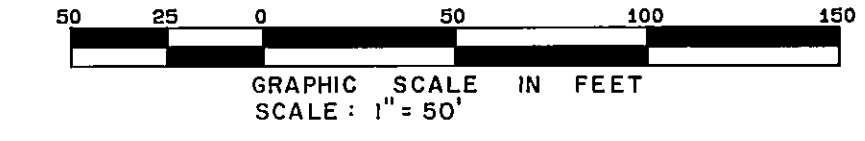
VICTORIA FOREST UNIT TWO

PLAT BOOK 45 PAGE 21E

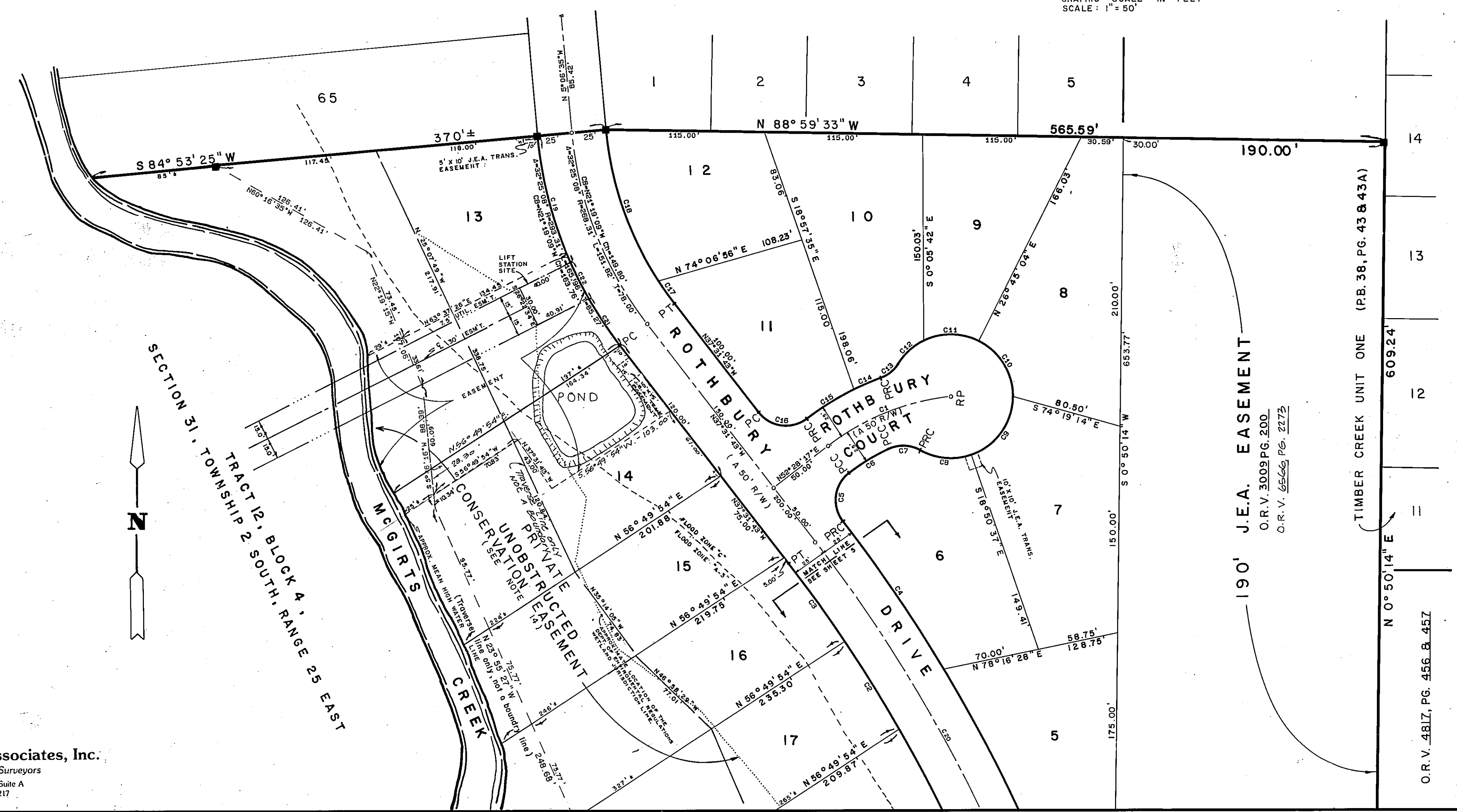
SHEET 6 OF 6 SHEETS
SEE SHEET TWO FOR GENERAL NOTES

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

CURVE		TABLE			CHORD	
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	31°26'24"	177.64	80.00	97.48	N68°11'29"E	96.28
2	4°04'19"	1055.00	37.54	75.04	N31°42'03"W	75.02
3	3°47'30"	1055.00	34.95	69.00	N35°37'50"W	69.07
4	6°44'21"	1405.00	65.14	130.00	N34°03'32"W	130.00
5	90°00'00"	25.00	25.00	39.27	N 7°20'17"E	35.38
6	12°43'02"	152.64	17.01	33.88	N58°49'48"E	33.01
7	54°32'51"	25.00	12.09	23.00	S57°32'16"E	22.91
8	40°31'48"	45.00	20.31	38.15	S54°33'14"E	37.02
9	70°45'31"	45.00	31.56	55.57	N35°48'30"E	52.14
10	63°30'10"	45.00	27.93	49.99	N31°25'32"W	47.48
11	52°46'32"	45.00	22.33	41.45	N29°30'12"W	40.00
12	31°54'47"	45.00	12.07	25.08	S40°01'09"W	24.74
13	37°51'10"	25.00	0.57	16.52	S50°59'25"W	16.22
14	6°07'05"	202.64	10.03	21.64	S55°51'32"W	21.63
15	11°19'42"	202.64	20.10	40.07	S58°00'24"W	40.00
16	90°00'00"	25.00	25.00	39.27	N22°31'43"W	35.38
17	4°42'40"	243.31	10.01	20.01	N35°10'23"W	20.00
18	27°42'20"	243.31	60.01	117.66	N40°57'49"W	116.52
19	20°04'33"	293.31	51.92	102.77	S15°08'51"E	102.25
20	15°57'56"	1080.89	151.59	301.19	N29°32'45"W	300.22
21	7°28'49"	293.31	19.17	38.29	S33°47'19"E	38.27
22	5°51'46"	293.31	15.02	30.03	S28°07'05"E	30.01



VICTORIA FOREST
(PB 39, PGS. 75, 75A & 75B)



Clary & Associates, Inc.
Professional Land Surveyors
3830 Crown Point Rd., Suite A
Jacksonville, Florida 32217
(904) 260-2703

O.R.V. 481I, PG. 456 & 457