

VICTORIA POINTE

PLAT BOOK 58 PAGE 102
SHEET 1 OF 6 SHEETS

A REPLAT OF A PORTION OF LOTS 8 AND 9 OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A PORTION OF LOTS 8 AND 9 OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 9939, PAGE 114 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SUBDIVISION OF PINE VIEW, RECORDED IN PLAT BOOK 14, PAGE 14, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°22'18" WEST, ALONG THE NORTH LINE OF SAID PINE VIEW SUBDIVISION, A DISTANCE OF 226.93 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL ROAD (A 60 FOOT RIGHT-OF-WAY AT THIS LOCATION, AS NOW ESTABLISHED); SAID RIGHT-OF-WAY LINE BEING THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE ALONG SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 809.60 FEET, AN ARC DISTANCE OF 103.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°07'37" EAST, 103.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE NORTH 38°08'00" EAST, A DISTANCE OF 176.01 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 1316, PAGE 273 OF SAID PUBLIC RECORDS; THENCE NORTH 84°25'34" EAST, ALONG LAST SAID LINE, ALSO BEING THE SOUTH LINE OF TRACT 6 OF AN UNRECORDED SUBDIVISION BY M.L. YANCY DATED OCTOBER 1946, AND REVISED OCTOBER 23, 1951 OF LOT 3 OF COMMISSIONER'S SUBDIVISION OF LOT 8 OF SAID SECTION 49 RECORDED IN CHANCERY ORDER BOOK 115, PAGES 282 THROUGH 299, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING THE NORTH LINE OF LOT 4 OF SAID SUBDIVISION OF LOT 8, A DISTANCE OF 1654.58 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 8; THENCE SOUTH 00°41'21" EAST, ALONG LAST SAID LINE, A DISTANCE OF 1320.64 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 4 AND SAID DEED BOOK 1316, PAGE 273; THENCE SOUTH 89°22'06" WEST, A DISTANCE OF 1942.87 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 8, ALSO BEING THE EAST LINE OF SAID SUBDIVISION OF PINE VIEW; THENCE NORTH 00°09'12" EAST, ALONG LAST SAID LINE, A DISTANCE OF 640.46 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 54.40 ACRES, MORE OR LESS, IN AREA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT EQUITY INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS VICTORIA POINTE, 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, DRIVES, LANES, AND NON-ACCESS EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS; TRACT I (CONSERVATION EASEMENT), TRACT IA (PARK), TRACTS II, III, IV, V (COMMON AREAS) AND A CONSERVATION EASEMENT SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON. ALL UTILITY EASEMENTS TOGETHER WITH AN EASEMENT FOR WATER, SEWER AND ELECTRIC OVER ALL STREET RIGHT-OF-WAYS, AS DESIGNATED ON THIS PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF WATER AND/OR SEWER LINES. THE DRAINAGE EASEMENTS, OVER, UNDER, ACROSS AND THROUGH THE LAKE/STORM WATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE 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/STORM WATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL ROADS, DRIVES, AND LANES ARE HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM ROADS, DRIVES AND LANES, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORM WATER 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 ADJUTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORM WATER 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 DEVELOPER 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 LAKE/STORM WATER 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 LAKES/STORM WATER 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 VICTORIA POINTE, THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNERS AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNERS DO HEREBY RESERVE INTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS 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.

TITLE TO THE JURISDICTIONAL WETLAND AREAS ARE HEREBY CONVEYED TO THE OWNER, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, EQUITY INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 4th DAY OF May, A.D., 2005.

David Shapiro
DAVID SHAPIRO, MANAGING MEMBER
EQUITY INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

Christina A. Lopez
WITNESS

Brenda Morrow
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF May, A.D., 2005 BY DAVID SHAPIRO, MANAGING MEMBER OF EQUITY INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE SAME, WHO IS PERSONALLY KNOWN TO ME.

Brenda D. Morrow
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

March 5, 2006
MY COMMISSION EXPIRES

Brenda D. Morrow
PLEASE PRINT NAME

DD097106
COMMISSION NUMBER



APPROVED FOR 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.

[Signature]
DIRECTOR OF PUBLIC WORKS

June 29, 2005
DATE

CLERK'S CERTIFICATE 2005240930

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 58, PAGES 102, 103, 104-107 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 1 DAY OF July, A.D., 2005.

Jim Fuller
CLERK: JIM FULLER

BY: Sean Marshall
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 7th DAY OF June, A.D., 2005.

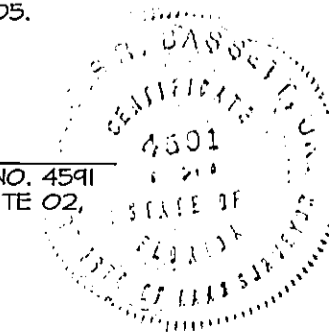
Glenn E. McGregor
GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR NO. 4252

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 PLAT WAS PREPARED UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF FLORIDA STATUTE CHAPTER 177, PART I, PLATTING, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., CHAPTER 61617-6.003 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 31st DAY OF MAY, A.D., 2005.

Charles R. Bassett Jr.
CHARLES R. BASSETT JR., FLORIDA REGISTERED LAND SURVEYOR NO. 4591
CHARLES BASSETT & ASSOCIATES, INC., 200 CENTURY 21 DRIVE, SUITE 02,
JACKSONVILLE, FLORIDA 32216, LICENSED BUSINESS NUMBER 6628



PREPARED BY:
CHARLES BASSETT & ASSOCIATES, INC.
SURVEYORS - MAPPERS - LAND PLANNERS
200 CENTURY 21 DRIVE - SUITE 02
JACKSONVILLE, FLORIDA 32216
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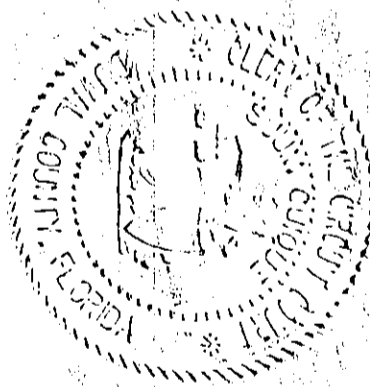
Approved 6/8/05

[Signature]
City Engineer

for Director of Public Works

Approved 6/28/05

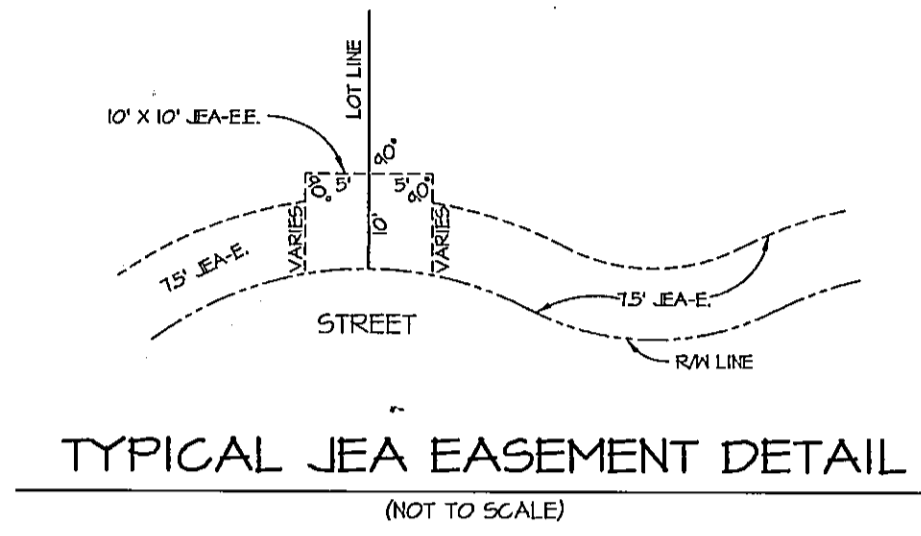
[Signature]
for Council/ Council



VICTORIA POINTE

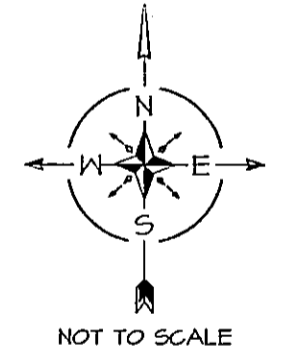
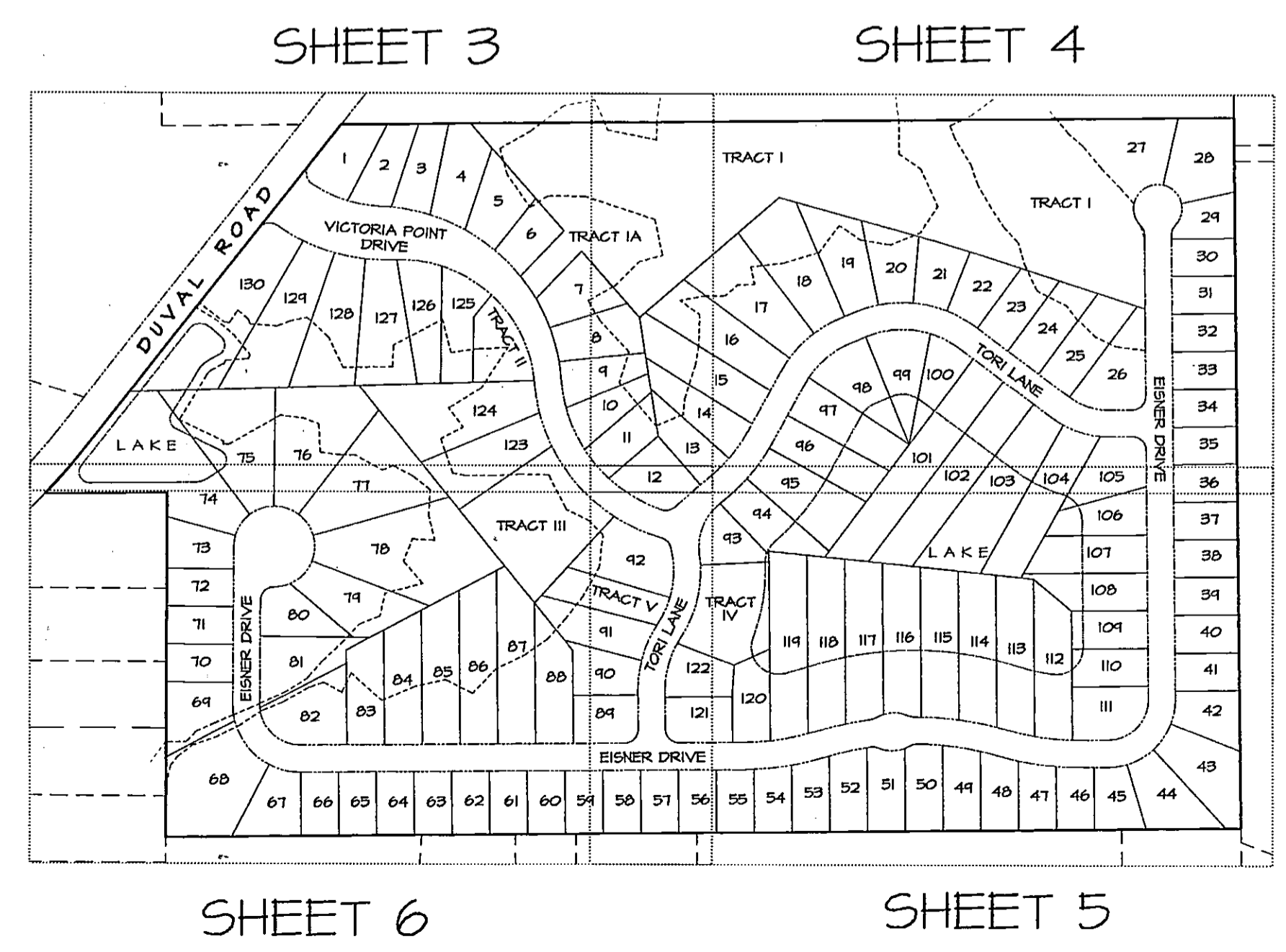
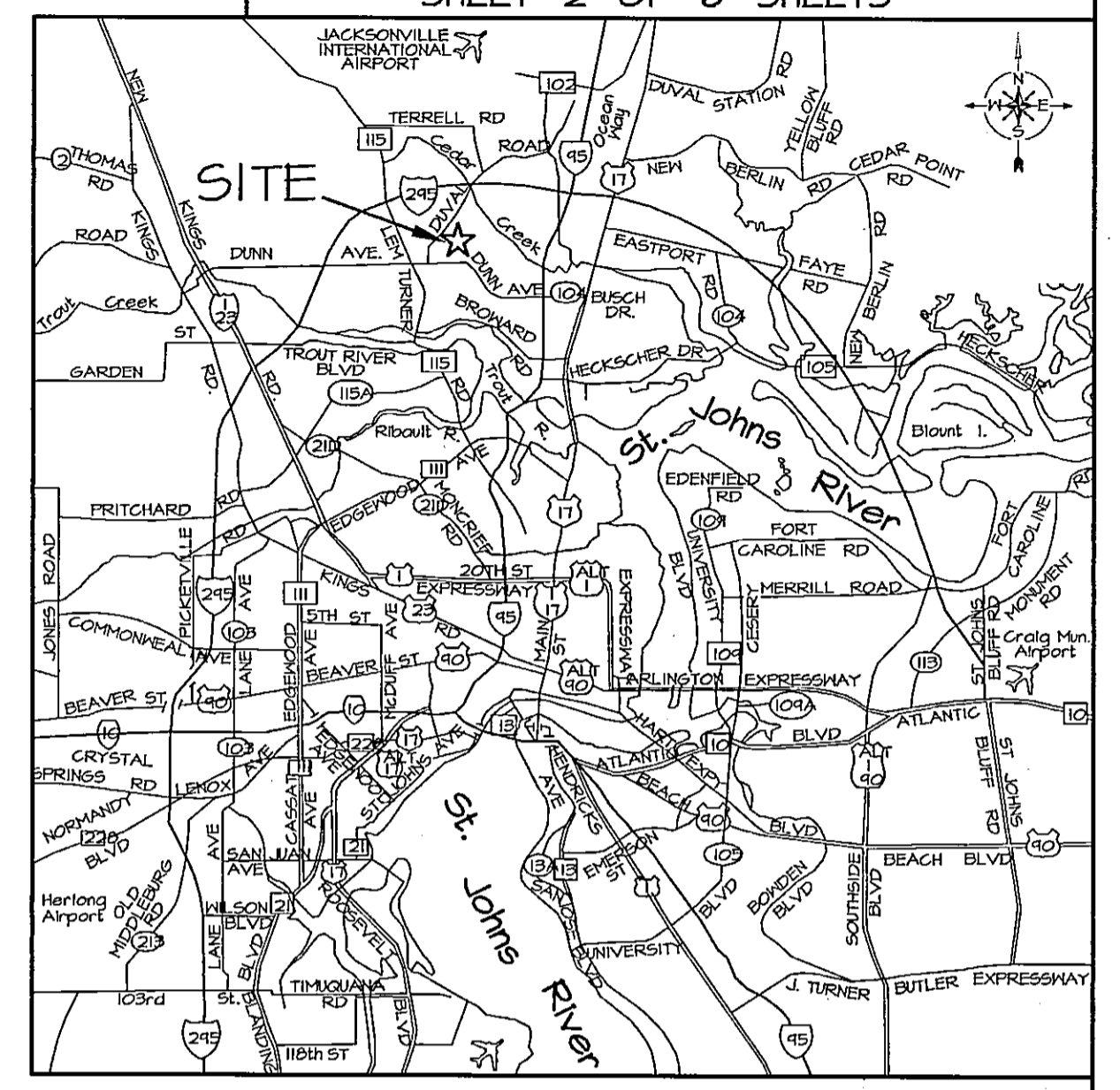
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PLAT BOOK **58** PAGE **103**
SHEET 2 OF 6 SHEETS



- LEGEND:**
-DENOTES 4"X4" CONCRETE PERMANENT REFERENCE MONUMENT SET, STAMPED "LB # 6628"
 -DENOTES PERMANENT CONTROL POINT, SET STAMPED, "LB # 6628"
 - R/W.....RIGHT OF WAY LINE
 - PC.....POINT OF CURVATURE
 - PI.....POINT OF INTERSECTION
 - PT.....POINT OF TANGENT
 - PRC.....POINT OF REVERSE CURVATURE
 - PCC.....POINT OF COMPOUND CURVATURE
 - P.B.....PLAT BOOK
 - PG(S).....PAGE(S)
 - PRM.....PERMANENT REFERENCE MONUMENT
 - JEA-E.....JEA EASEMENT
 - JEA-E.E.....JEA EQUIPMENT EASEMENT
 - TOB.....APPROXIMATE TOP OF BANK
 - O.R.V.....OFFICIAL RECORDS VOLUME
 - R.....RADIUS
 - RP.....RADIUS POINT
 - (R).....RADIAL LINE
 - LB #.....LICENSED BUSINESS #
 - (70') OR (34.2').....TOP OF BANK DISTANCES
 - DE.....DRAINAGE EASEMENT
 - BRL.....BUILDING RESTRICTION LINE
 - SJRMMD.....ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

KEY MAP



GENERAL NOTES:

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 ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

BEARINGS SHOWN HEREON BASED ON THE CENTERLINE OF DUVAL ROAD AS BEING NORTH 38°08'00" EAST, REFERENCED TO FLORIDA STATE PLANE COORDINATE SYSTEM 1983/FLORIDA EAST ZONE, JEA GPS CONTROL NETWORK.

EASEMENTS SHOWN HEREON AS JEA-E. AND JEA-E.E. ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL 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 THE REPLACEMENT OF SUCH ITEMS.

FLOOD ZONE(S): THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES "X" AND "A" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 12001T, PANEL NUMBER 0065, SUFFIX "E", DATED AUGUST 15, 1984. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR THE 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 FLOOD PLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE. THE FLOOD ZONE LINES SHOWN HEREON WERE SCALED FROM THE FLOOD MAP AND TRANSFERRED TO THIS PLAT IN A LIKEWISE MANNER. FLOOD ZONE "A" IS DEFINED NO BASE FLOOD DETERMINED.

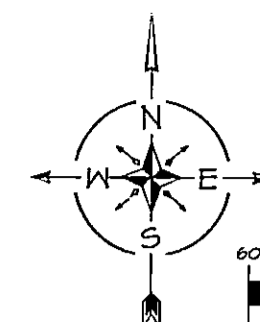
THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVENWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

MINIMUM BUILDING RESTRICTION LINES: FRONT = 20 FEET; REAR = 10 FEET; SIDE = 5 FEET, UNLESS OTHERWISE INDICATED.

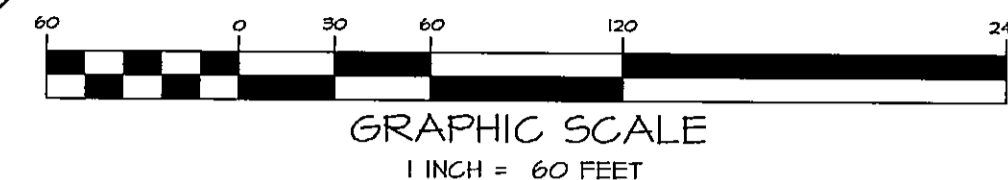
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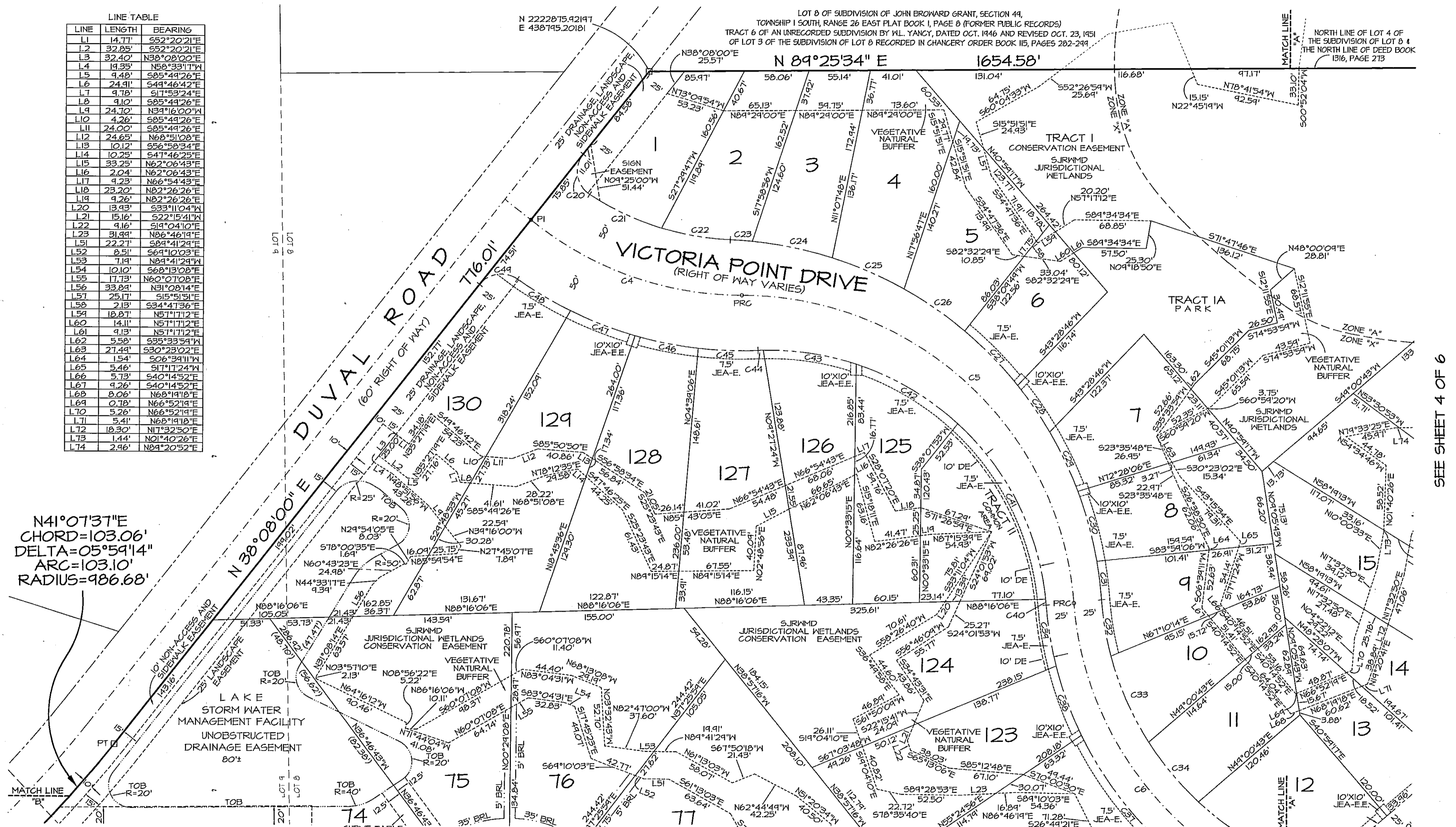


PLAT BOOK **58** PAGE **104**
SHEET 3 OF 6 SHEETS



LINE TABLE

LINE	LENGTH	BEARING
L1	14.77'	S52°20'21"E
L2	32.85'	S52°20'21"E
L3	32.40'	N38°08'00"E
L4	14.35'	N58°33'17"W
L5	9.48'	S85°44'26"E
L6	24.91'	S49°46'42"E
L7	9.78'	S17°52'41"E
L8	9.10'	S85°43'26"E
L9	24.70'	N39°16'00"W
L10	4.26'	S85°43'26"E
L11	24.00'	S85°43'26"E
L12	24.65'	N68°51'08"E
L13	10.25'	S47°46'23"E
L14	10.25'	S47°46'23"E
L15	33.25'	N62°06'43"E
L16	2.04'	N62°06'43"E
L17	9.23'	N66°54'43"E
L18	23.20'	N82°26'26"E
L19	9.26'	N82°26'26"E
L20	13.93'	S33°11'04"W
L21	15.16'	S22°15'41"W
L22	9.16'	S91°04'07"E
L23	31.99'	N86°46'19"E
L51	22.27'	S89°41'24"E
L52	8.51'	S69°10'03"E
L53	7.19'	N89°41'24"W
L54	10.10'	S68°13'08"E
L55	17.73'	N60°07'08"E
L56	33.84'	N31°08'14"E
L57	25.17'	S15°51'51"E
L58	2.13'	S34°47'36"E
L59	18.87'	N51°17'12"E
L60	14.11'	N51°17'12"E
L61	9.13'	N51°17'12"E
L62	5.56'	S35°33'59"W
L63	27.44'	S30°23'02"E
L64	1.54'	S26°39'11"W
L65	5.46'	S17°11'24"W
L66	5.73'	S40°14'52"E
L67	9.26'	S40°14'52"E
L68	8.06'	N88°19'18"E
L69	0.78'	N66°52'14"E
L70	5.26'	N66°52'14"E
L71	5.41'	N68°14'18"E
L72	18.30'	N7°32'50"E
L73	1.44'	N01°40'20"E
L74	2.46'	N84°20'52"E



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C4	205.91'	350.00'	107.23'	34°20'15"	S70°34'50"E	201.93'	C31	35.16'	350.00'	17.54'	5°45'19"	N07°10'34"W	35.14'
C5	448.84'	300.00'	218.44'	85°43'59"	N47°39'01"W	408.17'	C32	51.59'	275.00'	25.86'	10°44'45"	S04°40'11"E	51.50'
C6	361.91'	300.00'	206.64'	81°07'52"	S34°05'00"E	340.41'	C33	85.13'	275.00'	42.41'	17°44'12"	S23°54'46"E	84.74'
C20	41.50'	25.00'	21.33'	45°05'54"	S04°25'00"E	36.84'	C34	70.20'	275.00'	35.24'	14°37'39"	S40°05'34"E	70.01'
C21	71.67'	250.00'	36.08'	16°25'30"	S65°10'44"E	71.42'	C37	325.00'	90.24'	31°03'11"	S41°57'25"E	173.94'	
C22	63.04'	250.00'	31.72'	14°27'36"	S80°31'11"E	62.93'	C38	66.57'	325.00'	33.40'	11°44'10"	S20°13'45"E	66.45'
C23	19.49'	350.00'	9.94'	3°16'13"	N86°12'58"W	19.47'	C39	56.83'	325.00'	27.94'	4°50'36"	S04°26'22"E	55.77'
C24	73.52'	350.00'	36.90'	12°02'10"	N78°33'46"W	73.34'	C40	5.25'	250.00'	2.62'	1°12'04"	N05°25'36"W	5.25'
C25	10.63'	350.00'	5.31'	1°39'44"	N66°45'44"W	10.51'	C41	181.31'	250.00'	44.85'	41°39'12"	N26°48'18"W	177.36'
C26	66.50'	350.00'	33.33'	10°53'31"	N55°32'01"W	66.40'	C42	106.60'	250.00'	54.23'	24°28'37"	N94°44'13"W	105.94'
C27	68.55'	350.00'	34.38'	11°13'16"	N44°24'07"W	68.44'	C43	85.05'	275.00'	42.44'	17°44'12"	N81°49'16"W	84.64'
C28	51.13'	350.00'	25.61'	8°22'13"	N34°41'23"W	51.04'	C44	4.76'	250.00'	2.38'	1°05'21"	N81°54'11"W	4.76'
C29	54.51'	350.00'	27.26'	9°44'33"	N25°38'00"W	54.44'	C45	53.94'	350.00'	27.02'	8°44'47"	S88°13'32"E	53.88'
C30	65.41'	350.00'	32.80'	10°42'30"	N15°24'28"W	65.32'	C46	58.18'	350.00'	29.16'	9°31'26"	S74°02'55"E	58.11'

SEE SHEET 6 OF 6

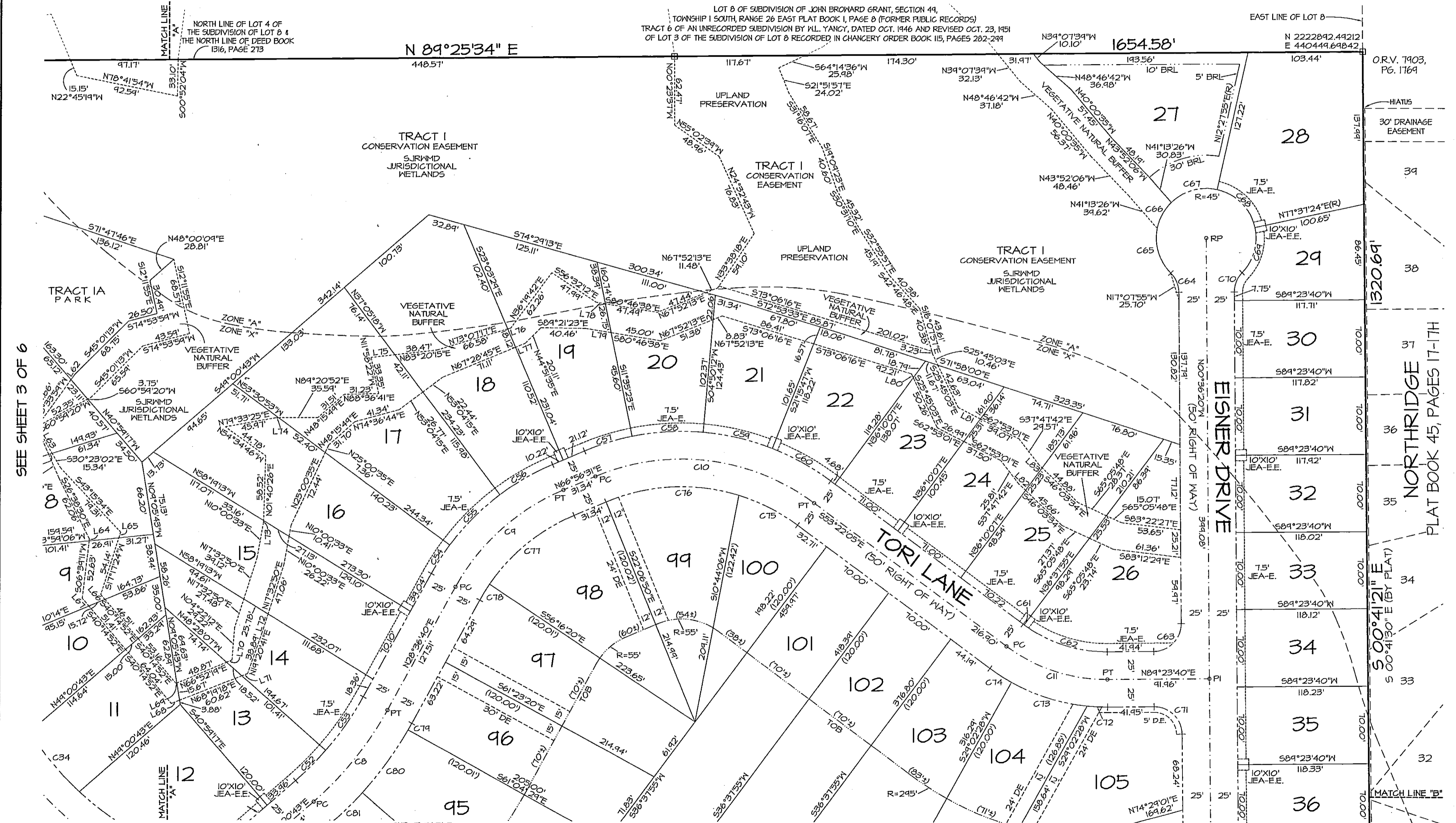
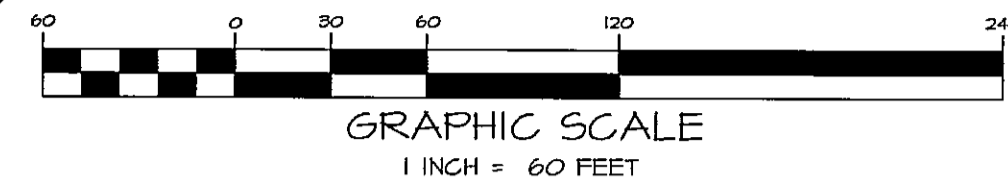
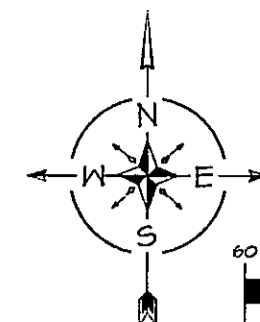
NOTE: SEE SHEET 2 OF 6 FOR NOTES, LEGEND AND DETAILS.

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VICTORIA POINTE

PLAT BOOK 58 PAGE 105
SHEET 4 OF 6 SHEETS

A REPLAT OF A PORTION OF LOTS 8 AND 9 OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



SEE SHEET 3 OF 6

SEE SHEET 5 OF 6

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C8	106.82'	300.00'	53.48'	20°24'03"	N88°48'42"E	106.26'	C61	1.07'	125.00'	0.54'	0°24'27"	S53°36'28"E	1.07'	C75	54.78'	175.00'	30.18'	19°34'17"	N63°04'14"W	54.44'
C9	139.80'	200.00'	64.51'	38°14'51"	S47°46'39"W	131.32'	C62	80.20'	125.00'	41.53'	36°45'32"	S72°13'58"E	78.83'	C76	122.54'	175.00'	63.40'	40°07'07"	S87°00'04"W	120.05'
C10	208.361'	200.00'	141.75'	54°41'24"	N83°12'47"W	149.06'	C63	34.21'	25.00'	25.00'	40°00'00"	N44°23'40"E	35.36'	C77	100.08'	175.00'	51.45'	32°46'01"	S50°33'30"W	48.72'
C11	41.52'	150.00'	50.58'	57°14'55"	S71°54'15"E	43.81'	C64	14.98'	25.00'	10.21'	44°24'55"	N27°48'48"W	18.40'	C78	16.44'	175.00'	8.50'	5°33'50"	S51°23'30"W	16.44'
C34	10.20'	215.00'	35.24'	14°31'33"	S40°03'34"E	10.01'	C65	43.48'	45.00'	23.43'	56°00'03"	S17°01'14"E	42.25'	C79	6.78'	325.00'	3.34'	1°11'44"	N24°12'32"E	6.78'
C52	38.62'	215.00'	14.34'	8°02'44"	N44°54'14"E	38.54'	C66	27.11'	45.00'	13.98'	34°30'41"	S28°14'04"W	26.70'	C80	10.14'	325.00'	3.34'	1°11'44"	N24°12'32"E	10.00'
C53	54.24'	215.00'	24.76'	12°21'14"	N34°47'11"E	54.18'	C67	44.15'	45.00'	24.42'	56°58'26"	S78°58'42"W	42.43'	C81	38.80'	325.00'	14.42'	6°50'27"	N45°35'30"E	38.78'
C54	30.42'	225.00'	15.44'	7°52'21"	S32°32'53"W	30.40'	C68	51.17'	45.00'	28.76'	65°04'24"	N15°42'54"E	48.46'							
C55	64.51'	225.00'	32.48'	16°25'35"	S44°41'54"W	64.24'	C69	44.13'	45.00'	24.02'	56°11'11"	N15°42'54"E	42.38'							
C56	55.10'	225.00'	27.64'	14°01'44"	S54°55'36"W	54.46'	C70	14.38'	25.00'	10.21'	44°24'55"	S21°36'07"W	18.40'							
C57	45.04'	225.00'	22.54'	11°28'06"	S72°40'34"W	44.48'	C71	34.27'	25.00'	25.00'	40°00'00"	N45°36'20"W	35.36'							
C58	64.51'	225.00'	32.48'	16°25'35"	S66°37'24"W	64.24'	C72	18.57'	175.00'	4.21'	61°03'51"	S27°34'12"E	18.51'							
C59	64.51'	225.00'	32.48'	16°25'35"	N76°57'01"W	64.24'	C73	12.02'	175.00'	3.653'	23°34'43"	S72°45'10"E	11.51'							
C60	60.35'	225.00'	30.36'	15°22'08"	N61°03'04"W	60.17'	C74	23.22'	175.00'	11.63'	7°36'04"	S57°04'47"E	23.20'							

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L62	5.58'	S35°33'54"W	L73	1.44'	N01°40'26"E
L63	27.44'	S30°23'02"E	L74	2.46'	N84°20'52"E
L64	1.54'	S06°34'11"W	L75	21.50'	N83°20'15"E
L65	5.46'	S17°17'24"W	L76	2.88'	N73°07'17"E
L66	5.73'	S40°14'52"E	L77	4.34'	N61°28'45"E
L67	4.26'	S40°14'52"E	L78	8.54'	S80°46'38"E
L68	8.06'	N68°14'18"E	L79	23.46'	S80°46'38"E
L69	0.78'	N66°52'14"E	L80	3.45'	S25°45'03"E
L70	5.26'	N68°55'18"E	L81	22.58'	S62°53'01"E
L71	5.41'	N68°19'18"E	L82	4.25'	S46°03'34"E
L72	18.30'	N71°32'50"E			

NOTE: SEE SHEET 2 OF 6 FOR NOTES, LEGEND AND DETAILS.

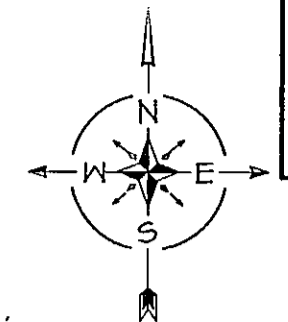
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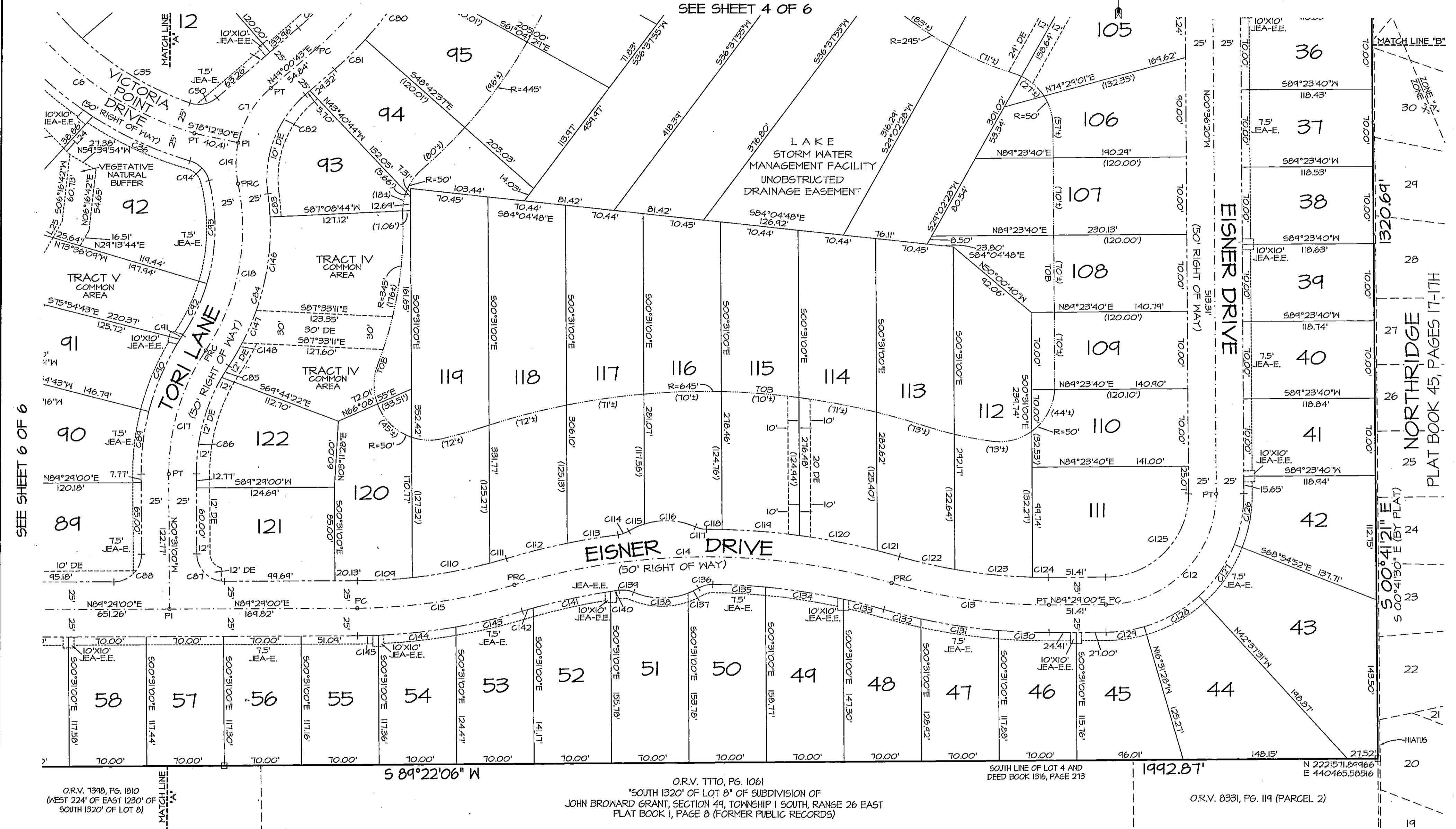
A REPLAT OF A PORTION OF LOTS 8 AND 9 OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 58 PAGE 106

SHEET 5 OF 6 SHEETS



NOTE: SEE SHEET 2 OF 6 FOR NOTES, LEGEND AND DETAILS.



SEE SHEET 6 OF 6

SEE SHEET 4 OF 6

MATCH LINE "B"

MATCH LINE "A"

OR.V. 1348, PG. 1810
(WEST 224' OF EAST 1230' OF
SOUTH 1320' OF LOT 8)

OR.V. T170, PG. 1061
"SOUTH 1320' OF LOT 8" OF SUBDIVISION OF
JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST
PLAT BOOK 1, PAGE 8 (FORMER PUBLIC RECORDS)

SOUTH LINE OF LOT 4 AND
DEED BOOK 1316, PAGE 213

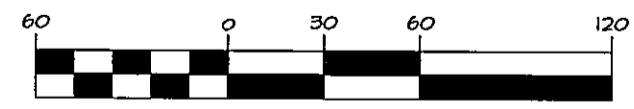
OR.V. 8331, PG. 119 (PARCEL 2)

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C6	361.47'	300.00'	206.64'	64°07'52"	S34°05'00"E	340.41'	C87	34.21'	25.00'	25.00'	90°00'00"	S45°31'00"E	35.36'	C10	11.43'	625.00'	35.15'	6°32'54"	N14°11'02"W	71.94'
C7	58.47'	90.00'	30.31'	37°13'13"	S30°24'06"W	51.44'	C88	34.21'	25.00'	25.00'	90°00'00"	N44°29'00"E	35.36'	C11	10.25'	625.00'	10.28'	1°53'02"	N74°58'04"W	20.55'
C12	151.23'	100.00'	100.16'	40°05'20"	N44°26'20"E	141.53'	C89	57.35'	225.00'	28.83'	14°36'18"	S06°41'04"W	51.20'	C12	20.55'	625.00'	10.28'	1°53'02"	N74°58'04"W	20.55'
C13	143.91'	500.00'	72.46'	16°24'21"	S82°16'16"E	143.41'	C90	71.18'	225.00'	35.84'	18°07'34"	S23°04'05"W	70.88'	C13	70.45'	475.00'	35.24'	8°24'53"	S84°30'08"E	70.34'
C14	345.33'	600.00'	171.62'	32°58'55"	S84°29'00"W	340.64'	C91	4.46'	225.00'	2.23'	1°08'11"	S32°46'51"W	4.46'	C14	14.64'	475.00'	7.32'	1°45'55"	S84°38'03"E	14.63'
C15	143.91'	500.00'	72.46'	16°24'21"	N81°14'16"E	143.41'	C92	51.18'	175.00'	26.08'	16°57'11"	N24°52'27"E	51.54'	C15	117.93'	75.00'	75.12'	40°05'20"	N44°26'20"E	106.15'
C17	118.22'	200.00'	60.84'	33°52'02"	N10°42'44"E	116.51'	C93	44.52'	175.00'	48.45'	30°56'51"	N00°55'26"E	43.38'	C16	57.35'	125.00'	24.18'	26°11'22"	N84°19'44"E	56.85'
C18	158.03'	200.00'	83.41'	45°16'36"	N10°42'44"E	153.81'	C94	26.02'	25.00'	14.33'	54°38'26"	N44°29'00"E	24.86'	C17	125.00'	28.41'	26°06'02"	N60°25'31"E	36.45'	
C19	37.26'	90.00'	18.40'	23°43'04"	S00°04'02"E	36.94'	C95	44.96'	475.00'	25.00'	6°01'34"	N86°28'13"E	44.94'	C18	56.94'	125.00'	28.41'	16°00'28"	N81°28'46"E	34.81'
C35	114.13'	275.00'	57.40'	23°46'40"	S54°11'46"E	113.31'	C10	71.22'	475.00'	35.68'	8°35'26"	N74°04'43"E	71.15'	C19	34.42'	125.00'	17.58'	16°00'28"	N81°28'46"E	34.81'
C36	96.66'	325.00'	48.64'	17°02'25"	S65°40'13"E	46.30'	C11	15.54'	475.00'	7.77'	1°52'21"	N73°55'46"E	15.54'	C20	45.64'	525.00'	22.84'	4°58'53"	S88°01'34"E	45.63'
C50	26.04'	25.00'	14.33'	54°48'11"	N78°54'44"E	24.93'	C12	56.71'	625.00'	28.37'	5°11'55"	S75°35'30"W	56.64'	C31	70.45'	525.00'	35.50'	7°44'15"	S81°40'00"E	70.84'
C80	70.14'	325.00'	35.20'	12°21'53"	N55°54'20"E	70.00'	C13	46.80'	625.00'	23.31'	4°16'14"	S80°19'31"W	46.54'	C32	34.56'	525.00'	17.24'	3°46'20"	S75°54'43"E	34.56'
C81	38.80'	325.00'	19.42'	6°50'21"	N45°35'30"E	38.78'	C14	10.44'	25.00'	5.30'	23°56'11"	N70°24'42"E	10.37'	C33	37.74'	575.00'	18.40'	3°45'55"	N75°54'30"W	37.78'
C82	44.90'	100.00'	54.57'	57°14'21"	S20°23'33"E	49.80'	C15	15.54'	65.00'	7.83'	13°44'38"	S65°23'55"W	15.55'	C34	70.46'	575.00'	35.52'	7°04'13"	N81°19'34"W	70.91'
C83	21.10'	225.00'	10.56'	05°22'22"	N05°32'21"E	21.04'	C16	47.07'	65.00'	24.62'	41°29'20"	N86°54'06"W	46.05'	C35	47.18'	575.00'	23.94'	4°49'44"	N87°14'31"W	47.77'
C84	142.17'	225.00'	73.55'	36°12'18"	S15°14'53"W	139.82'	C17	10.44'	25.00'	5.30'	23°56'11"	S78°12'32"E	10.37'	C36	13.55'	25.00'	6.45'	31°03'24"	S74°50'31"W	13.94'
C85	12.30'	175.00'	6.15'	4°01'35"	S31°20'14"W	12.30'	C18	13.91'	625.00'	6.46'	1°16'32"	N84°32'21"W	13.91'	C37	10.34'	65.00'	5.20'	4°04'21"	N63°53'55"E	10.38'
C86	41.14'	175.00'	46.63'	24°50'21"	S14°24'13"W	40.12'	C19	70.24'	625.00'	35.18'	6°26'36"	N85°40'41"W	70.25'	C38	50.47'	65.00'	26.58'	44°24'20"	S84°16'45"E	44.21'

LINE TABLE

LINE	LENGTH	BEARING
L24	8.02'	S44°02'38"E
L25	17.13'	S24°13'44"W



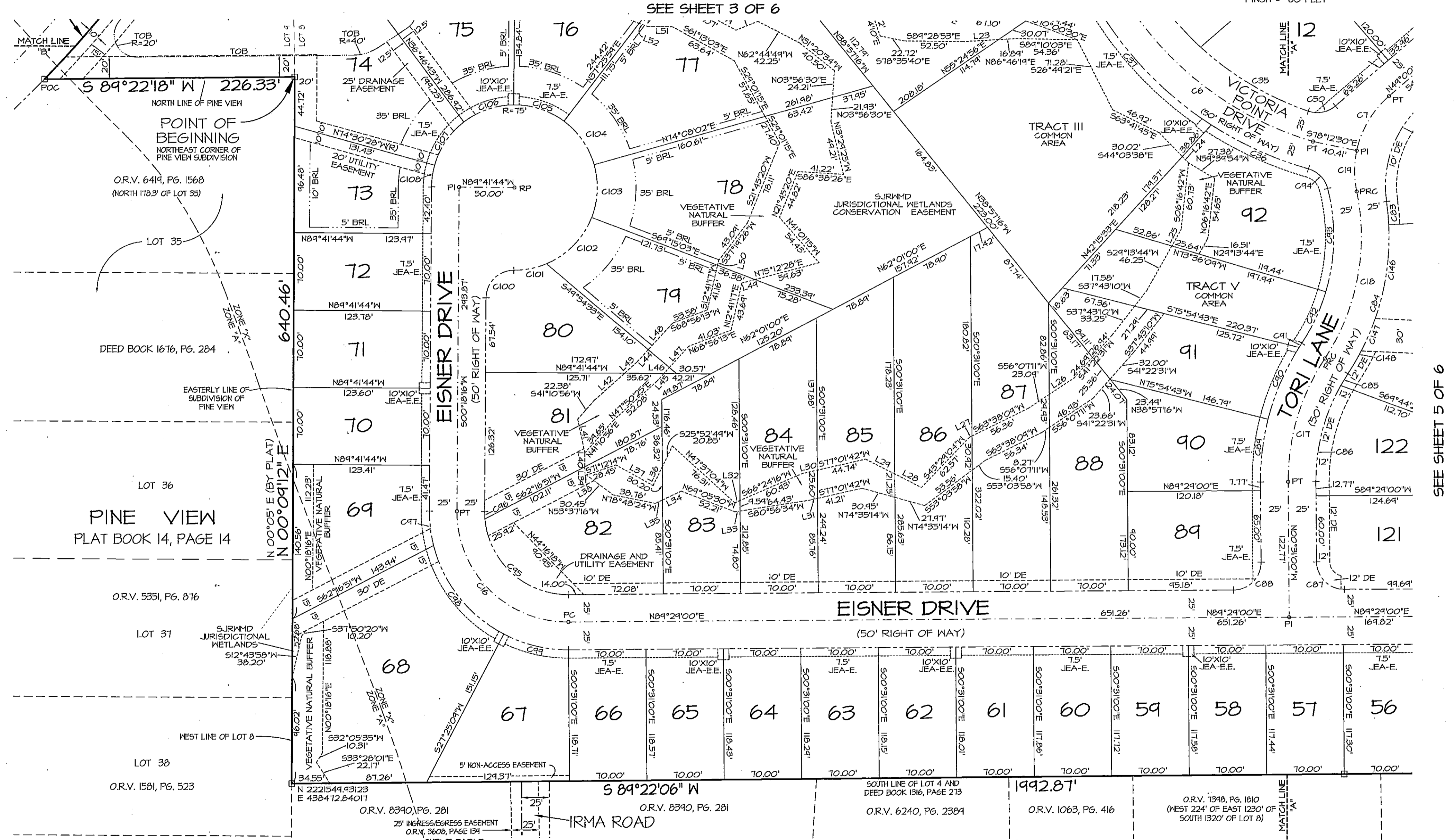
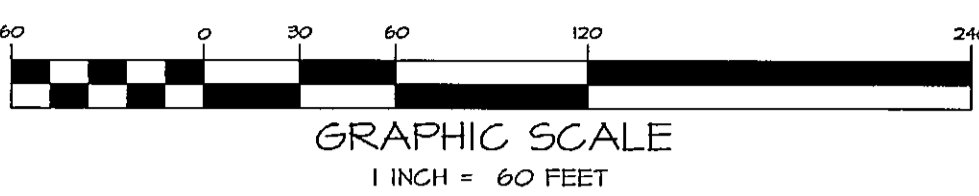
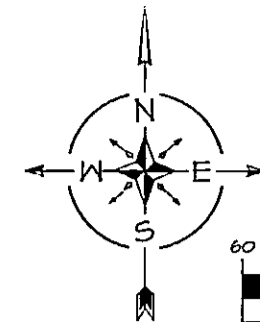
GRAPHIC SCALE
1 INCH = 60 FEET

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VICTORIA POINTE

PLAT BOOK 58 PAGE 107
SHEET 6 OF 6 SHEETS

A REPLAT OF A PORTION OF LOTS 8 AND 9 OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C6	361.97'	300.00'	206.64'	64°07'52"	S34°05'00"E	340.41'
C7	58.47'	40.00'	30.31'	37°13'13"	S30°24'06"W	51.44'
C16	159.51'	100.00'	101.44'	40°44'16"	S43°08'22"E	142.43'
C17	118.22'	200.00'	60.89'	33°52'02"	S16°25'01"W	116.51'
C18	159.05'	200.00'	83.41'	45°16'36"	N10°42'44"E	153.47'
C35	121.26'	215.00'	61.63'	25°15'48"	S60°02'14"E	120.28'
C36	46.66'	325.00'	48.64'	17°02'25"	S65°40'13"E	46.30'
C37	176.14'	325.00'	90.29'	31°03'11"	S41°37'25"E	173.94'
C50	32.51'	25.00'	19.02'	74°31'04"	N10°04'15"E	30.21'
C82	49.90'	100.00'	54.57'	57°14'21"	S20°23'33"W	45.80'
C83	21.10'	225.00'	10.56'	05°22'22"	N05°32'21"W	21.04'
C84	142.17'	225.00'	73.55'	36°12'18"	S15°14'53"W	139.62'
C85	12.30'	175.00'	6.15'	4°01'35"	S31°20'14"W	12.30'
C86	9.14'	175.00'	4.63'	24°50'27"	S14°24'13"W	9.012'
C100	34.27'	25.00'	25.00'	40°00'00"	S45°18'16"W	35.36'
C101	30.37'	75.00'	15.40'	23°12'15"	N78°42'08"E	30.17'
C102	60.15'	75.00'	31.80'	45°51'02"	N44°07'30"E	50.55'
C103	48.87'	75.00'	25.34'	37°20'06"	N02°28'56"E	48.01'
C104	48.82'	75.00'	25.31'	37°11'43"	N54°48'57"W	47.96'
C105	48.87'	75.00'	25.23'	37°10'48"	N72°04'14"W	47.82'
C106	48.48'	75.00'	25.12'	37°10'56"	S10°44'24"W	47.64'
C107	48.14'	75.00'	24.46'	36°48'54"	S33°53'54"W	47.37'
C108	14.88'	75.00'	10.00'	51°11'16"	S07°53'54"W	14.82'
C109	86.15'	225.00'	43.61'	21°56'18"	N08°06'53"E	85.63'
C110	23.92'	225.00'	11.97'	6°05'30"	N30°18'17"E	23.91'

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L23	31.91'	N86°46'19"E	L37	38.41'	N61°04'03"W
L24	8.03'	S44°03'38"E	L38	1.31'	S54°40'58"W
L25	17.13'	S24°13'44"W	L39	8.09'	N00°18'10"W
L26	21.28'	S56°07'11"W	L40	12.65'	N00°18'10"W
L27	2.78'	S63°38'03"W	L41	31.24'	N11°54'03"W
L28	21.05'	N63°04'34"W	L42	37.14'	S47°50'25"W
L29	24.62'	N63°04'34"W	L43	15.20'	S47°50'25"W
L30	14.28'	S77°01'42"W	L44	15.19'	S42°21'11"W
L31	6.44'	S77°01'42"W	L45	9.93'	N42°21'11"E
L32	5.25'	S66°24'16"W			
L33	4.67'	S80°56'34"W			
L34	10.41'	S64°38'23"W			
L35	7.31'	S64°38'23"W			
L36	14.07'	S25°52'44"W			

NOTE: SEE SHEET 2 OF 6 FOR NOTES, LEGEND AND DETAILS.

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