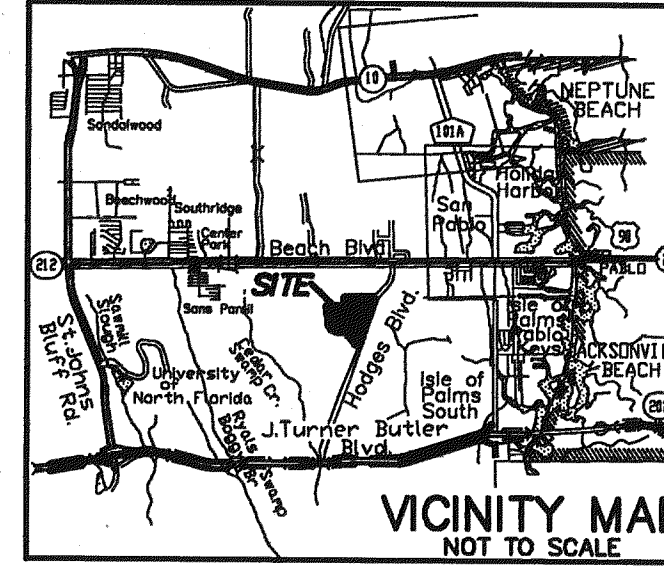


VIZCAYA

A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
TOGETHER WITH A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH,
RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA



CAPTION

A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 28 EAST, TOGETHER WITH A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 12328, PAGE 774 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212), A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED, WITH THE WESTERLY RIGHT OF WAY LINE OF HODGES BOULEVARD, A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED, THENCE SOUTH 07°30'32" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 338.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3719.72 FEET; THENCE CONTINUE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 131°34'5", AN ARC LENGTH OF 858.86 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°06'21" WEST, 856.95 FEET.

FROM SAID POINT OF BEGINNING, THENCE CONTINUE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF HODGES BOULEVARD THE FOLLOWING TWO COURSES: COURSE 1) ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3719.72 FEET, THROUGH A CENTRAL ANGLE OF 04°03'15", AN ARC LENGTH OF 263.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°44'51" WEST, 263.15 FEET; COURSE 2) SOUTH 16°46'28" WEST, 2179.64 FEET AN INTERSECTION WITH THE APPROXIMATE CENTERLINE OF OPEN CREEK AND REFERENCE POINT A; THENCE WESTERLY AND NORTHWESTERLY ALONG THE MEANDERINGS OF SAID CENTERLINE OF OPEN CREEK THE FOLLOWING FIVE COURSES: COURSE 1) NORTH-NORTHWESTERLY, 936 FEET, MORE OR LESS; COURSE 2) WEST-NORTHWESTERLY, 850 FEET, MORE OR LESS; COURSE 3) NORTH-NORTHWESTERLY, 345 FEET, MORE OR LESS TO A POINT LYING ON THE EASTERLY LINE OF JACKSONVILLE GOLF & COUNTRY CLUB UNIT ONE - A, AS RECORDED IN PLAT BOOK 49, PAGES 66, 68A - 68C OF SAID PUBLIC RECORDS; COURSE 4) NORTHERLY, ALONG SAID EASTERLY LINE, 869 FEET, MORE OR LESS TO THE NORTHEASTERLY CORNER OF SAID PLAT; COURSE 5) NORTHERLY, DEPARTING SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8514, PAGE 297 OF SAID PUBLIC RECORDS, 62 FEET, MORE OR LESS TO A POINT LYING ON THE SOUTHERLY LINE OF WOLF CREEK AS RECORDED IN PLAT BOOK 57, PAGES 62, 62A THROUGH 62J OF SAID PUBLIC RECORDS, SAID POINT LYING NORTH 40°06'31" WEST, 2457.74 FEET FROM SAID REFERENCE POINT A; THENCE NORTH 89°29'48" EAST, ALONG SAID SOUTHERLY LINE, 882.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID WOLF CREEK; THENCE NORTH 00°29'34" WEST, ALONG THE EASTERLY LINE OF SAID WOLF CREEK, 441.72 FEET; THENCE NORTH 89°30'08" EAST, DEPARTING SAID EASTERLY LINE, 1401.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 73.86 ACRES, MORE OR LESS.

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED, AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

Joy V. Duncan, P.E.
Director of Public Works

9/1/2006
Date

CLERK'S CERTIFICATE 2006309931

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 62, PAGES 59-66 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 6 DAY OF September A.D., 2006.

Jim Fuller
Clerk of the Circuit Court

Juan Marshall
Deputy Clerk

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 28 DAY OF August, 2006.

W. Monroe Hazen, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 3388

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

SIGNED AND SEALED THIS 22nd DAY OF August A.D., 2006.

Joseph Leslie Reynolds, III
Professional Surveyor and Mapper
State of Florida LS No. 6517

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PULTE HOME CORPORATION, A MICHIGAN CORPORATION (THE "OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS VIZCAYA, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. ALL RIGHTS OF WAYS BEING MONTEBELLO WAY, ISLA VISTA DRIVE, MONTECITO PLACE, AND CASITAS DRIVE, UNOBSTRUCTED DRAINAGE EASEMENTS, UTILITY AND ACCESS EASEMENTS, SIDEWALK EASEMENT, TRACT A (RECREATION AREA), TRACTS B-1, B-2, E, G, H, K, AND L (OPEN AREAS), TRACTS F, M AND N (CONSERVATION AREAS), AND TRACTS D AND J (STORMWATER MANAGEMENT FACILITIES), SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. NO PART OF SAID LANDS IS DEDICATED TO THE CITY OF JACKSONVILLE OR THE PUBLIC.

THE UNDERSIGNED LAWFUL OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AND TELECOMMUNICATION COMPANIES AUTHORIZED BY SAID OWNER IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE EASEMENT AND PERPETUAL RIGHT OF INGRESS AND EGRESS AND MAINTENANCE OVER AND ACROSS PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

ANY UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(26) OF THE CURRENT FLORIDA STATUTES; HOWEVER, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED IN WRITING BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

THOSE EASEMENTS DESIGNATED AS "EA-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 "EA-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.

TRACTS F, M AND N ARE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES.

TRACT C (IEA PUMP STATION), AND JEA UNOBSTRUCTED WATER EASEMENT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

THE UNDERSIGNED LAWFUL OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AND SHALL HAVE SOLE AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF JACKSONVILLE TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS ON THIS PLAT DESIGNATED AS ROADWAYS.

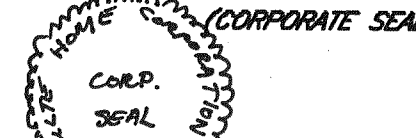
IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THEIR DESIGNATED OFFICER SHOWN BELOW ON THIS 23rd DAY OF August A.D., 2006.

OWNER

Sherry Greenslet
Witness
Sherry Greenslet
Printed Name

Denise M. Downey
Witness
Denise M. Downey
Printed Name

OWNER: PULTE HOME CORPORATION
A MICHIGAN CORPORATION
BY: David A. Smith
DAVID A. SMITH
DIVISION PRESIDENT



STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF August A.D., 2006, BY DAVID A. SMITH, DIVISION PRESIDENT, ON BEHALF OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION; HE BEING KNOWN TO ME AND DID NOT TAKE AN OATH.

Linda A. Schaedel
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

LINDA A. SCHAEDEL
Printed Name

MY COMMISSION EXPIRES June 25, 2009

COMMISSION NUMBER DD 437799



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

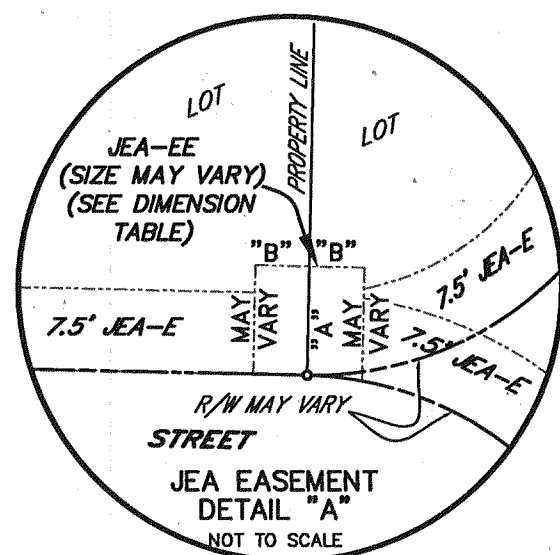
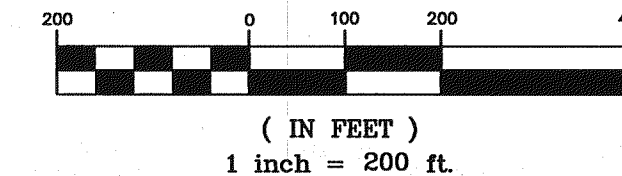
SEE SHEET 2 FOR NOTES

CITY DEV. NO. 6441.2
APT NO. 2005-015

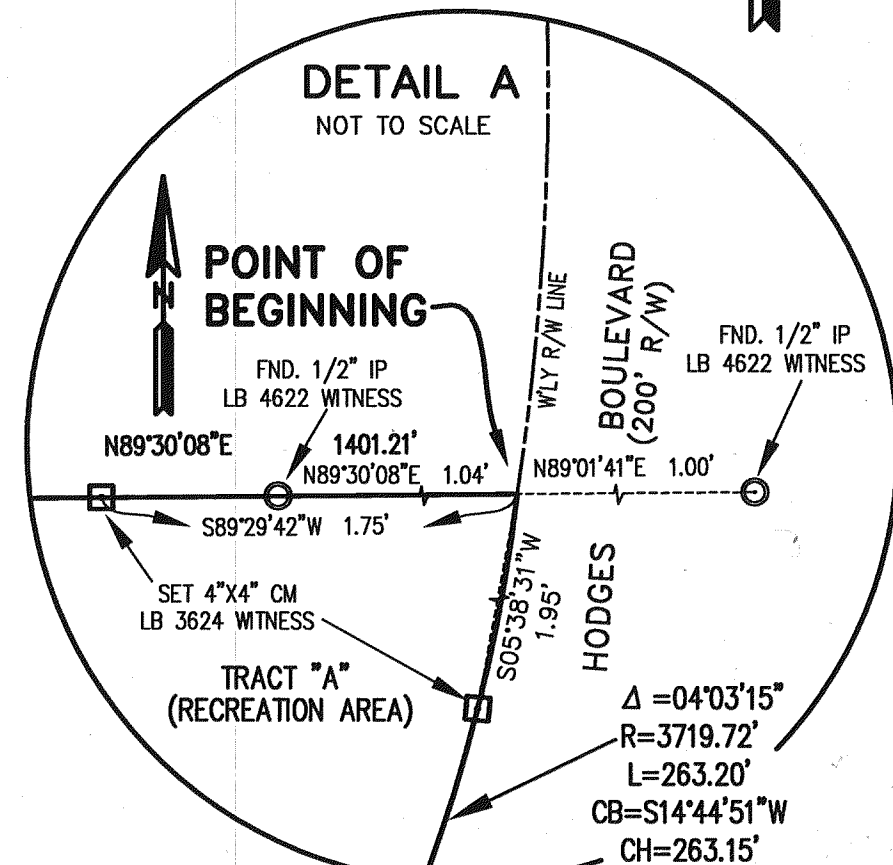
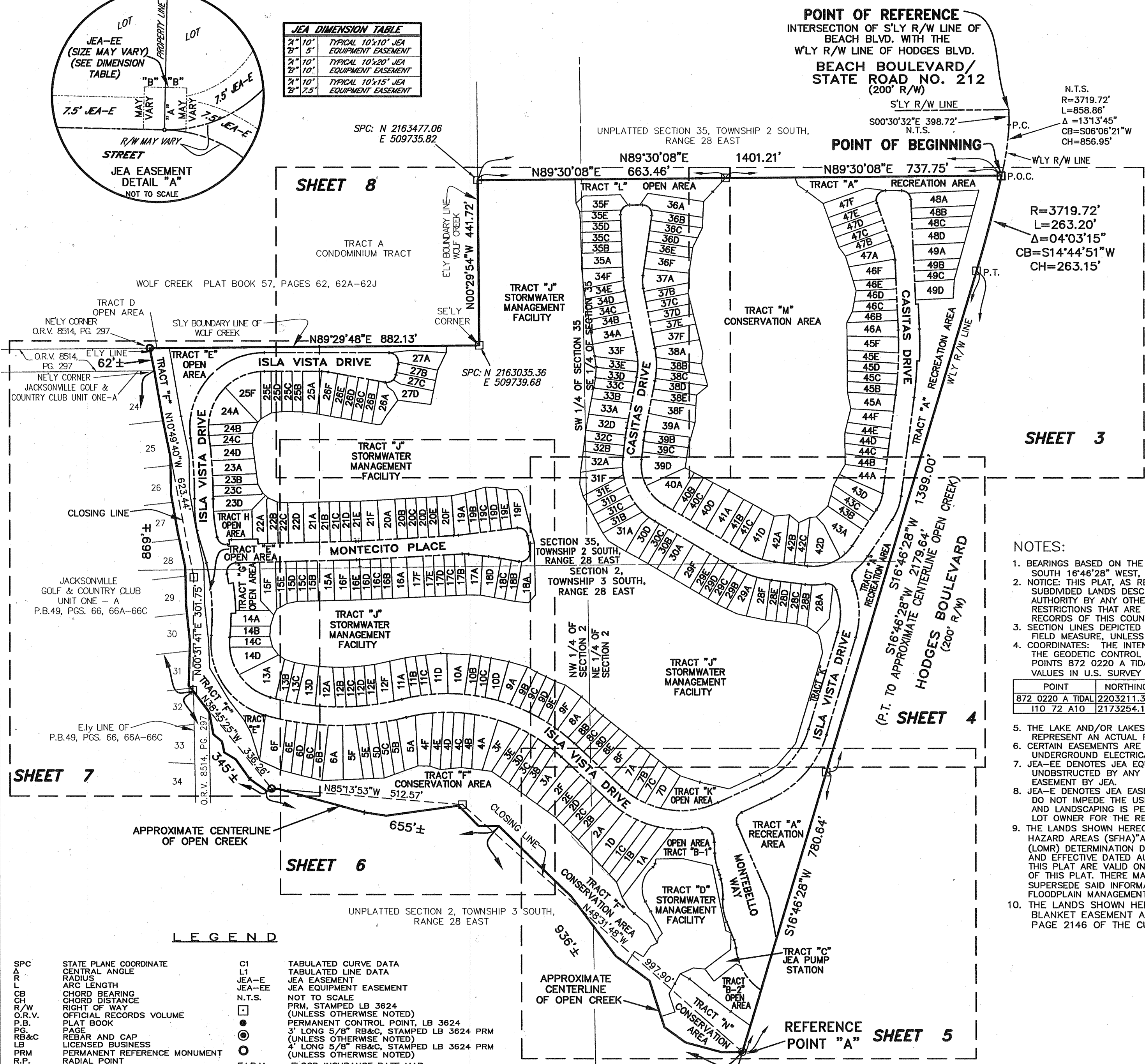
VIZCAYA

A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
TOGETHER WITH A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH,
RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

GRAPHIC SCALE



2' x 10'	TYPICAL 10'-10' JEA EQUIPMENT EASEMENT
2' x 5'	TYPICAL 10'-20' JEA EQUIPMENT EASEMENT
2' x 10'	TYPICAL 10'-20' JEA EQUIPMENT EASEMENT
2' x 10'	TYPICAL 10'-15' JEA EQUIPMENT EASEMENT



NOTES:

- BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF HODGES BOULEVARD AS BEING SOUTH 16°46'28" WEST, REFLECTIVE OF STATE PLANE COORDINATE MEASUREMENT (SEE NOTE 6).
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE 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.
- SECTION LINES DEPICTED HEREON ARE GRAPHICAL REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASURE, UNLESS OTHERWISE STATED.
- COORDINATES: THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WERE NATIONAL GEODETIC SURVEY POINTS 872 0220 A TIDAL AND I10 72 A10. COORDINATES ARE IN STATE PLANE GRID VALUES IN U.S. SURVEY FEET. (FLORIDA EAST ZONE 901, N.A.D. 1983/91.)

POINT	NORTHING	EASTING	DESCRIPTION
872 0220 A TIDAL	2203211.3152	520176.0559	TIDAL STATION DISK AND STAINLESS STEEL ROD W/O SLEEVE
I10 72 A10	2173254.1678	388416.8630	SURVEY DISK IN PAVEMENT

- THE LAKE AND/OR LAKES SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- JEA-EE 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.
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES "X" AND "X" SHADED AND SPECIAL FLOOD HAZARD AREAS (SFHA) "AE" AND "AE FLOODWAY", AS DEPICTED ON THE LETTER OF MAP REVISION (LOWR) DETERMINATION DOCUMENT, CASE NUMBER 05-04-A260P, APPROVED ON APRIL 27, 2006 AND EFFECTIVE DATED AUGUST 21, 2006. THE F.I.R.M. INFORMATION AND DESIGNATIONS 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.
- THE LANDS SHOWN HEREON ARE SUBJECT TO A BELLSOUTH TELECOMMUNICATIONS, INC. BLANKET EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13150, PAGE 2146 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SPC	STATE PLANE COORDINATE	C1	TABULATED CURVE DATA
AP	CENTRAL ANGLE	L1	TABULATED LINE DATA
R	RADIUS	JEA-E	JEA EASEMENT
L	ARC LENGTH	JEA-EE	JEA EQUIPMENT EASEMENT
CB	CHORD BEARING	N.T.S.	NOT TO SCALE
CH	CHORD DISTANCE	PRM	PERMANENT CONTROL POINT, LB 3624
CD	CHORD DISTANCE	(UNLESS OTHERWISE NOTED)	(UNLESS OTHERWISE NOTED)
R/W	RIGHT OF WAY	3' LONG 5/8" RB&C, STAMPED LB 3624 PRM	(UNLESS OTHERWISE NOTED)
O.R.V.	OFFICIAL RECORDS VOLUME	4' LONG 5/8" RB&C, STAMPED LB 3624 PRM	(UNLESS OTHERWISE NOTED)
P.B.	PLAT BOOK	F.I.R.M.	FLOOD INSURANCE RATE MAP
PG.	PAGE	SPC	STATE PLANE COORDINATE
RB&C	REBAR AND CAP	N.T.S.	NOT TO SCALE
LB	LICENSED BUSINESS		
PRM	PERMANENT REFERENCE MONUMENT		
R.P.	RADIAL POINT		
P.C.	POINT OF CURVATURE		
P.T.	POINT OF TANGENCY		
P.O.C.	POINT OF COMPOUND CURVATURE		
P.R.C.	POINT OF REVERSE CURVATURE		
CM	CONCRETE MONUMENT		
ID.	IDENTIFICATION		

SEE SHEET 2 FOR NOTES

CITY DEV. NO. 6441.2
APT. NO. 2005-015

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

VIZCAYA

A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
TOGETHER WITH A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH,
RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

UNPLATTED LANDS OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST

POINT OF REFERENCE
INTERSECTION OF S'LY R/W LINE OF BEACH BLVD.
WITH THE W'LY R/W LINE OF HODGES BLVD.

R=3719.72'
L=858.86'
Δ=131°3'45"
CB=S06°06'21"W
CH=856.95'

GRAPHIC SCALE



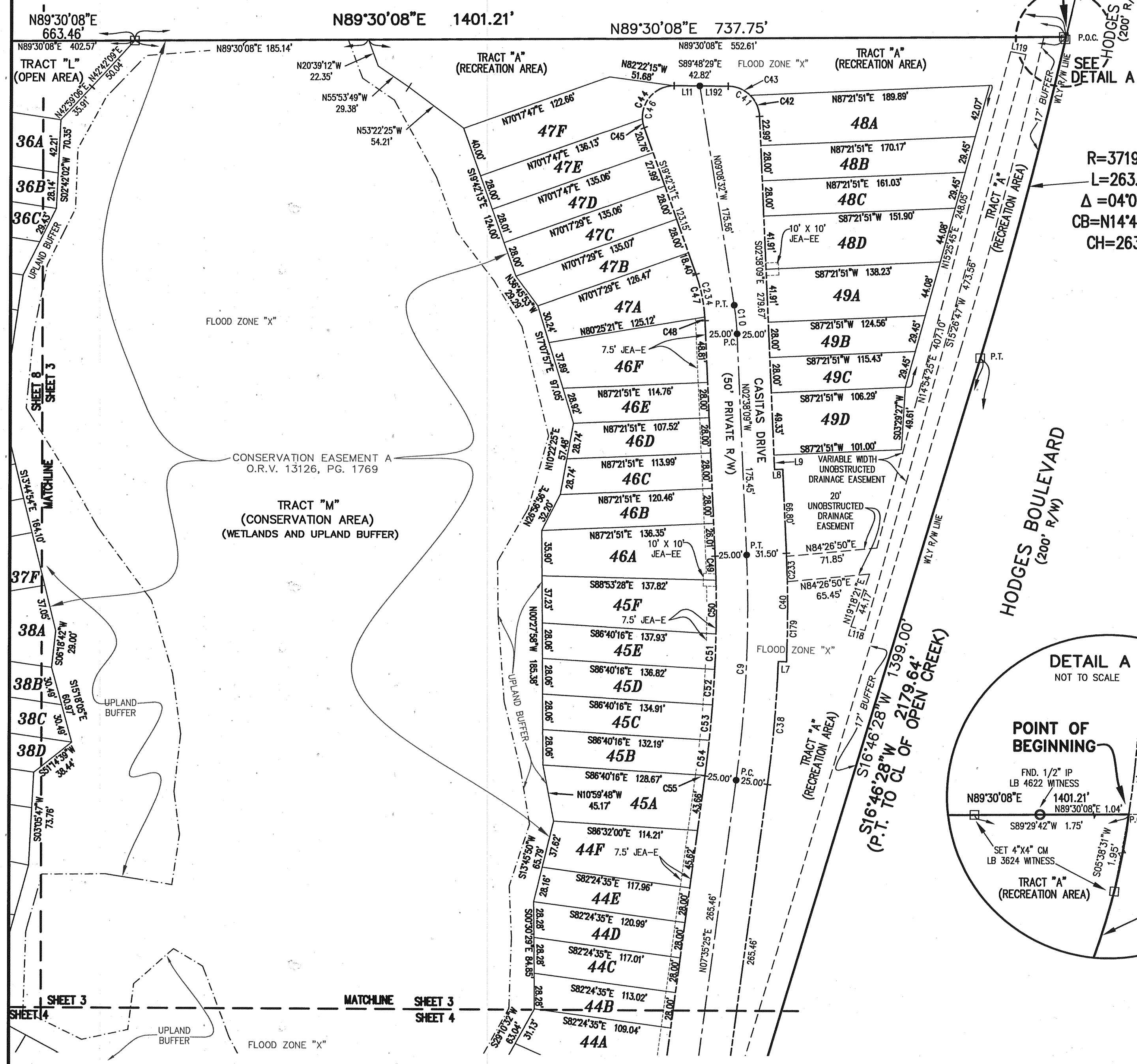
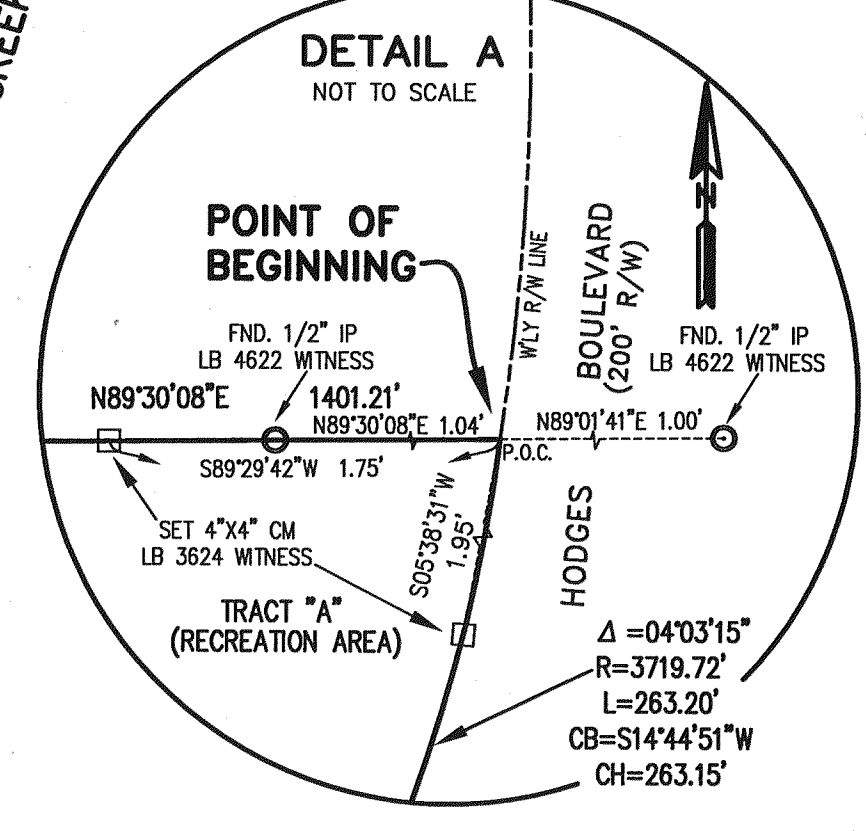
LINE TABLE

LINE	BEARING	DISTANCE
L7	N87°57'13"W	6.50'
L8	N87°21'51"E	6.50'
L9	S02°38'09"E	11.53'
L11	N89°48'29"W	20.38'
L12	N89°29'49"E	6.56'
L118	S74°34'03"E	11.35'
L119	S79°12'05"E	12.26'
L192	N89°48'29"W	22.44'

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C9	1000.00'	10°13'35"	178.48'	N02°28'38"E	178.25'
C10	200.00'	6°30'23"	22.71'	N05°53'20"W	22.70'
C38	1025.00'	5°27'37"	97.68'	N04°51'37"E	97.65'
C40	1031.50'	4°45'56"	85.79'	N00°15'11"W	85.77'
C41	25.00'	87°10'21"	38.04'	N46°13'19"W	34.47'
C42	25.00'	42°52'46"	18.71'	N24°04'32"W	18.28'
C43	25.00'	44°17'34"	19.33'	N67°39'42"W	18.85'
C44	25.00'	93°04'07"	40.61'	S43°39'27"W	36.29'
C45	25.00'	16°49'55"	7.34'	S11°17'34"E	7.32'
C46	25.00'	109°54'02"	47.95'	S35°14'30"W	40.93'
C47	125.00'	15°41'51"	34.25'	N11°51'36"W	34.14'
C48	125.00'	1°22'32"	3.00'	N03°19'25"W	3.00'
C49	975.00'	1°06'32"	18.87'	N02°04'53"W	18.87'
C50	975.00'	2°30'07"	42.58'	N00°16'34"W	42.57'
C51	975.00'	1°38'46"	28.01'	N01°47'53"E	28.01'
C52	975.00'	1°38'44"	28.00'	N03°26'38"E	28.00'
C53	975.00'	1°38'47"	28.01'	N05°05'23"E	28.01'
C54	975.00'	1°38'54"	28.05'	N06°44'13"E	28.05'
C55	975.00'	0°01'45"	0.50'	N07°34'33"E	0.50'
C179	1031.50'	3°31'11"	63.37'	N00°22'11"E	63.36'
C233	1031.50'	1°06'47"	20.04'	N01°56'48"W	20.04'
C234	125.00'	17°04'22"	37.25'	N11°10'20"W	37.11'

R=3719.72'
L=263.20'
Δ=04°03'15"
CB=N14°44'51"E
CH=263.15'



- LEGEND:
- Δ CENTRAL ANGLE
 - R RADIUS
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - R/W RIGHT OF WAY
 - O.R.V. OFFICIAL RECORDS VOLUME
 - P.B. PLAT BOOK
 - P.P. PAGE
 - LB LICENSED BUSINESS
 - PRM PERMANENT REFERENCE MONUMENT
 - R.P. RADIAL POINT
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - CM CONCRETE MONUMENT
 - ID IDENTIFICATION
 - CI TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - JEA-E JEA EASEMENT
 - JEA-EE JEA EQUIPMENT EASEMENT
 - JEA-UE JEA UTILITY EASEMENT
 - CL CENTERLINE
 - BLVD. BOULEVARD
 - PRM, STAMPED LB 3624 (UNLESS OTHERWISE NOTED)
 - PERMANENT CONTROL POINT LB 3624
 - ⊙ 3' LONG 5/8" RB&C, STAMPED LB 3624 PRM (UNLESS OTHERWISE NOTED)
 - 4' LONG 5/8" RB&C, STAMPED LB 3624 PRM (UNLESS OTHERWISE NOTED)

SEE SHEET 2 FOR NOTES

CITY DEV. NO. 6441.2
APT. NO. 2005-015

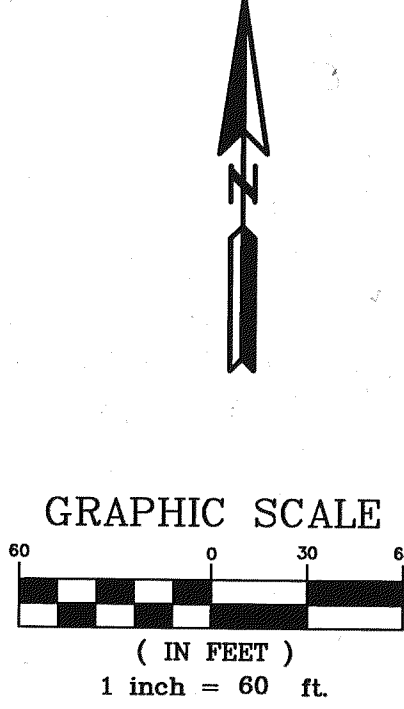
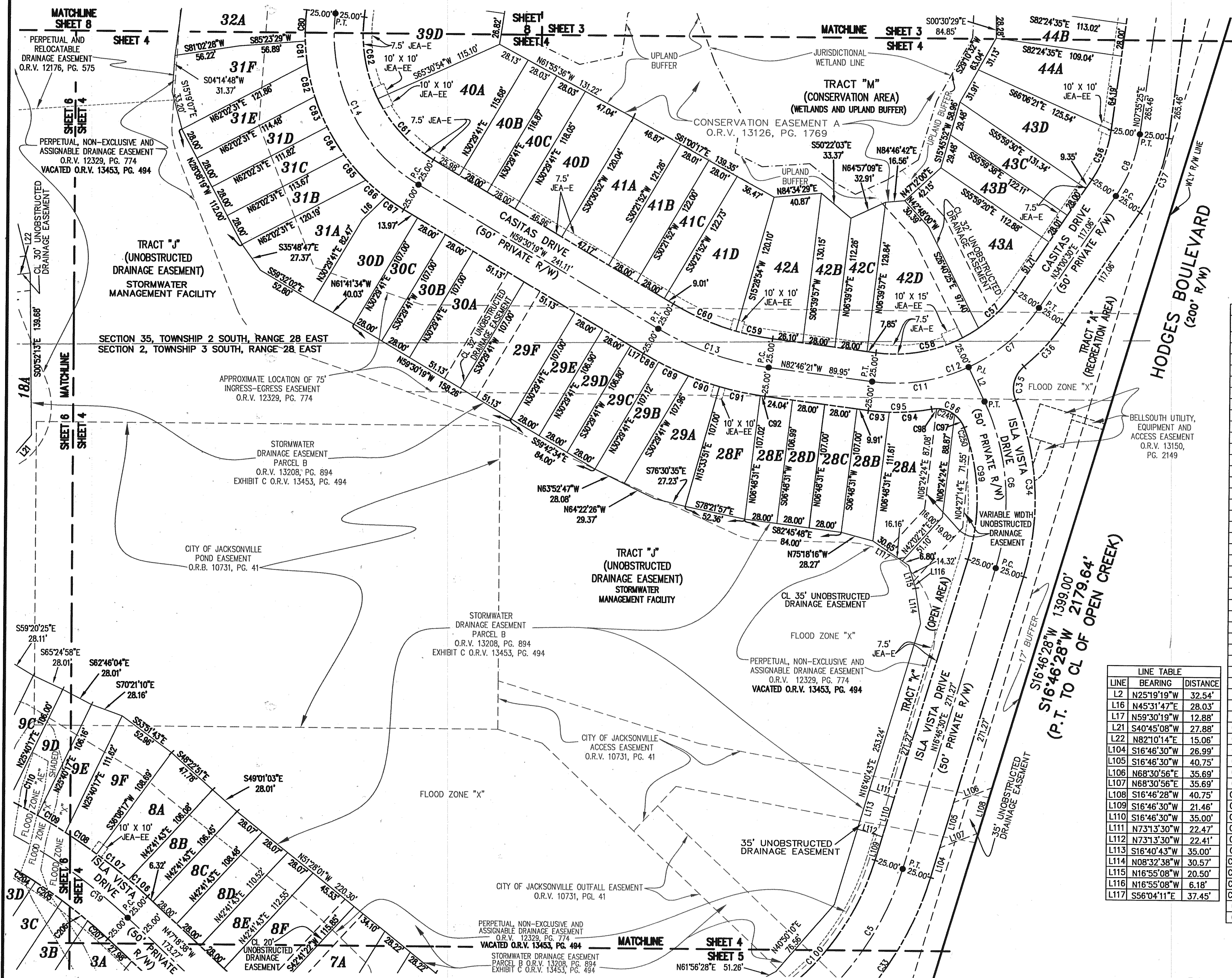
PREPARED BY:
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VIZCAYA

A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
TOGETHER WITH A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH,
RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

LEGEND

A	CENTRAL ANGLE	R.P.	RADIAL POINT	C1	TABULATED CURVE DATA
R	RADIUS	P.C.	POINT OF CURVATURE	L1	TABULATED LINE DATA
L	ARC LENGTH	P.T.	POINT OF TANGENCY	EA-E	EASEMENT
CB	CHORD BEARING	P.I.	POINT OF INTERSECTION	JE-E	JEA EASEMENT
CH	CHORD DISTANCE	P.O.C.	POINT ON CURVE	PE-E	PERMANENT EASEMENT
R/W	RIGHT OF WAY	P.C.C.	POINT OF COMPOUND CURVATURE	PRM	PRM, STAMPED LB 3624
O.R.V.	OFFICIAL RECORDS VOLUME	P.R.C.	POINT OF REVERSE CURVATURE	(UNLESS OTHERWISE NOTED)	
P.B.	PLAT BOOK	CL	CENTERLINE	PC	PERMANENT CONTROL POINT, LB 3624
PG.	PAGE	BLVD.	BOULEVARD	3"	LONG 5/8" RB&C, STAMPED LB 3624 PRM
LB	LICENSED BUSINESS	CON	CONCRETE MONUMENT	(UNLESS OTHERWISE NOTED)	
PRM	PERMANENT REFERENCE MONUMENT	ID.	IDENTIFICATION	4"	LONG 5/8" RB&C, STAMPED LB 3624 PRM
				(UNLESS OTHERWISE NOTED)	



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	250.00	48°30'49"	211.68	N41°07'55"E	205.41
C6	200.00	42°05'49"	146.95	N04°16'24"W	143.66
C7	150.00	30°40'11"	80.29	N49°20'36"E	79.34
C8	125.00	26°25'06"	57.64	N20°47'58"E	57.13
C11	150.00	32°32'58"	85.21	N80°57'10"E	84.07
C12	150.00	63°13'09"	165.51	N65°37'05"E	157.24
C13	250.00	23°16'02"	101.52	S71°08'20"E	100.83
C14	150.00	66°06'46"	173.08	S26°26'56"E	163.64
C19	475.00	56°51'50"	471.42	N75°44'34"W	452.31
C33	275.00	48°30'50"	232.85	N41°01'55"E	225.96
C34	225.00	39°32'07"	155.25	N02°59'33"W	152.19
C35	25.00	73°02'05"	31.87	S13°45'26"W	29.75
C36	175.00	16°15'58"	49.68	N42°08'29"E	49.52
C37	150.00	26°25'06"	69.16	N20°47'58"E	68.55
C56	100.00	26°25'06"	46.11	N20°47'58"E	45.70
C57	125.00	20°35'13"	44.91	N44°18'07"E	44.67
C58	125.00	42°37'56"	93.01	N75°54'41"E	90.88
C59	225.00	8°15'15"	32.41	S78°38'43"E	32.39
C60	225.00	15°00'47"	58.96	S67°00'42"E	58.79
C61	125.00	33°03'23"	72.12	S42°58'38"E	71.12
C62	125.00	33°03'23"	72.12	S09°55'15"E	71.12
C80	175.00	8°48'56"	26.93	S02°11'59"W	26.90
C81	175.00	6°24'53"	19.59	S05°24'55"E	19.58
C82	175.00	9°29'02"	28.97	S13°21'53"E	28.93
C83	175.00	9°12'57"	28.15	S22°42'52"E	28.12
C84	175.00	9°11'57"	28.10	S31°55'19"E	28.07
C85	175.00	9°25'47"	28.80	S41°14'11"E	28.77
C86	175.00	7°24'02"	22.60	S49°39'05"E	22.59
C87	175.00	6°09'14"	18.80	S56°25'43"E	18.79
C88	275.00	3°09'04"	15.12	S61°04'51"E	15.12
C89	275.00	5°52'10"	28.17	S65°35'28"E	28.16
C90	275.00	5°54'36"	28.37	S71°28'51"E	28.35
C91	275.00	7°30'41"	36.05	S78°11'30"E	36.03
C92	275.00	0°49'30"	3.96	S82°21'36"E	3.96
C93	175.00	5°55'53"	18.12	S85°44'17"E	18.11
C94	175.00	12°01'16"	36.72	N85°17'09"E	36.65
C95	175.00	17°57'08"	54.83	N88°15'05"E	54.61
L104	36.00	79°36'36"	34.74	N60°55'11"W	32.01
L105	25.00	31°34'24"	13.78	N36°54'05"W	13.60
C98	25.00	48°02'12"	20.96	N76°42'23"W	20.35
C99	175.00	37°53'23"	115.73	N02°10'11"W	113.63
L108	36.00	48°30'49"	190.51	N41°01'55"E	184.87
L109	500.00	2°29'07"	21.69	N48°33'12"W	21.69
L110	500.00	4°03'57"	35.48	N51°49'44"W	35.47
L111	500.00	7°31'30"	22.47	N73°13'30"W	22.47
L112	500.00	31°3'18"	28.12	N59°13'15"W	28.11
L113	500.00	31°2'39"	28.02	N62°26'12"W	28.02
L114	500.00	33°4'07"	28.03	N59°12'41"W	28.02
L115	450.00	3°33'59"	28.01	N55°38'38"W	28.01
L116	450.00	3°34'41"	28.10	N52°04'17"W	28.10
C207	450.00	2°58'18"	23.34	N48°47'48"W	23.34
C249	25.00	38°09'57"	16.85	N71°46'15"W	16.35
C250	175.00	51°0'56"	15.83	N18°31'25"W	15.82

LINE TABLE

LINE	BEARING	DISTANCE
L2	N25°19'19"W	32.54
L16	N45°31'47"E	28.03
L17	N59°30'19"W	12.88
C92	0°49'30"	3.96
C93	5°55'53"	18.12
C94	12°01'16"	36.72
C95	17°57'08"	54.83
C96	25°00'00"	26.99
C97	31°34'24"	40.75
C98	37°53'23"	115.73
C99	44°12'23"	20.96
L108	48°30'49"	190.51
L109	50°00'00"	21.69
L110	51°49'44"	35.48
L111	53°13'30"	22.47
L112	54°11'11"	28.12
L113	55°13'15"	28.02
L114	56°12'41"	28.03
L115	57°11'30"	28.01
L116	58°15'19"	28.10
C207	59°13'30"	23.34
C249	60°09'57"	16.85
C250	61°00'56"	15.83

SEE SHEET 2 FOR NOTES

CITY DEV. NO. 6441.2
APT. NO. 2005-015

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

VIZCAYA

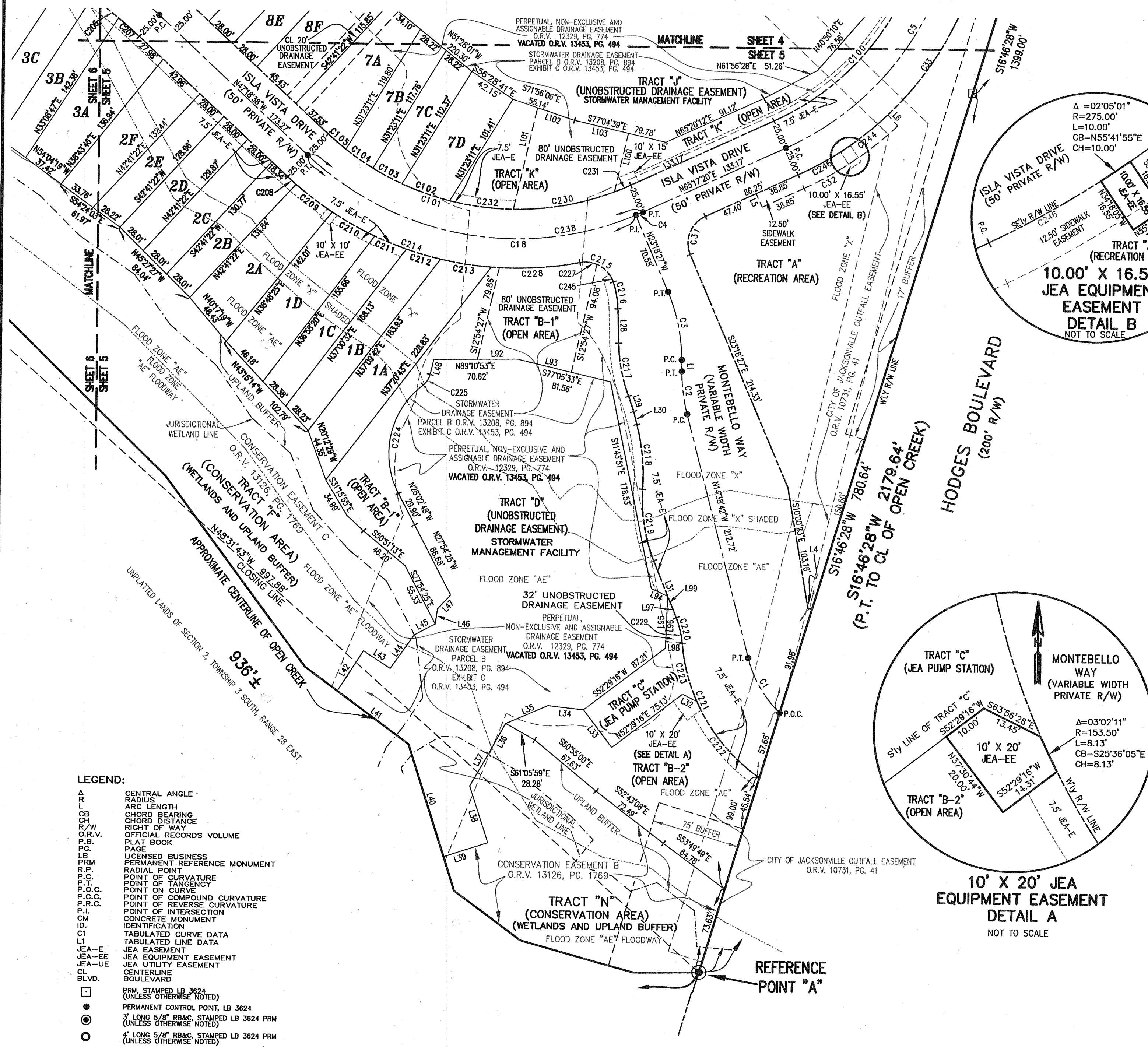
A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
TOGETHER WITH A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH,
RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

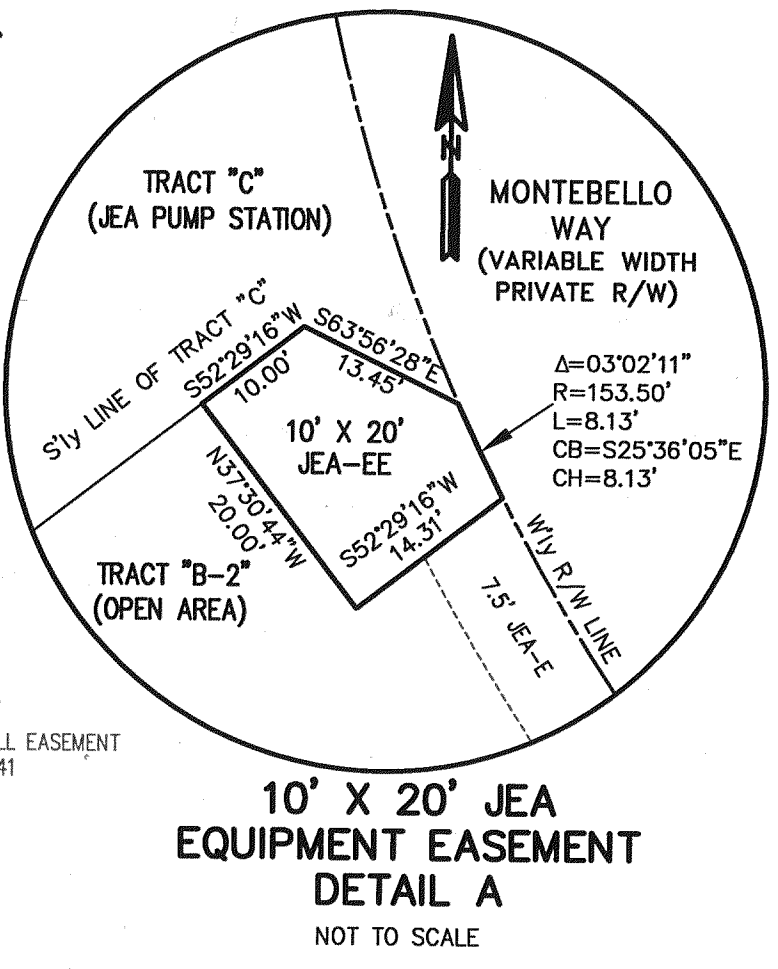
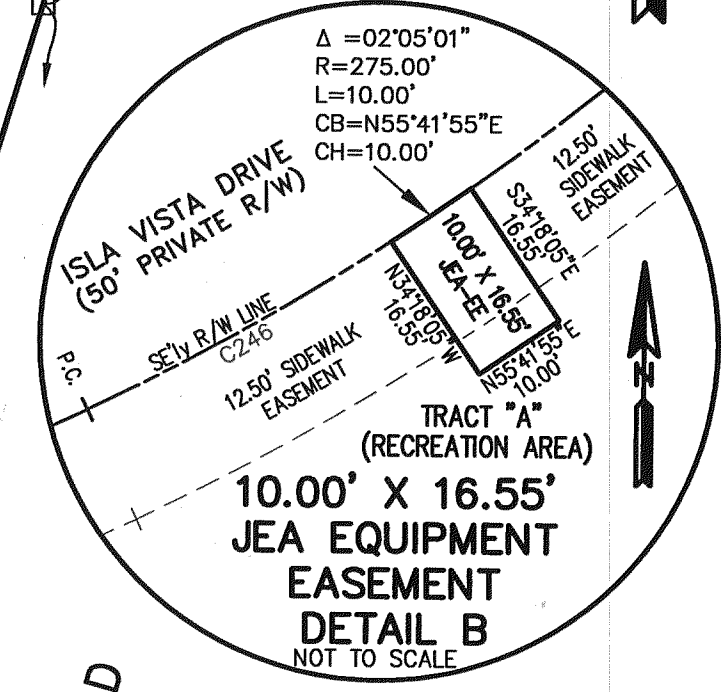
PLAT BOOK 62 PAGE 63
SHEET 5 OF 8 SHEETS



- LEGEND:**
- A CENTRAL ANGLE
 - R RADIUS
 - L ARC LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - R/W RIGHT OF WAY
 - O.R.V. OFFICIAL RECORDS VOLUME
 - P.B. PLAT BOOK
 - P.G. PAGE
 - LB LICENSED BUSINESS
 - PRM PERMANENT REFERENCE MONUMENT
 - R.P.C. RADIAL POINT
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.I. POINT OF INTERSECTION
 - CM CONCRETE MONUMENT IDENTIFICATION
 - ID. IDENTIFICATION
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - JEA-E JEA EASEMENT
 - JEA-EE JEA EQUIPMENT EASEMENT
 - JEA-UE JEA UTILITY EASEMENT
 - CL CENTERLINE
 - BLVD. BOULEVARD
 - PRM, STAMPED LB 3624 (UNLESS OTHERWISE NOTED)
 - PERMANENT CONTROL POINT, LB 3624
 - 3" LONG 5/8" RB&C, STAMPED LB 3624 PRM (UNLESS OTHERWISE NOTED)
 - 4" LONG 5/8" RB&C, STAMPED LB 3624 PRM (UNLESS OTHERWISE NOTED)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°38'42"W	9.68'
L4	S73°13'30"E	3.55'
L5	S24°42'40"E	12.50'
L6	N42°39'48"W	12.50'
L28	N01°38'42"W	29.16'
L29	N19°13'57"W	13.67'
L30	N14°38'42"W	11.26'
L31	S22°09'49"E	51.92'
L32	S63°56'28"E	13.45'
L33	S37°30'44"E	40.00'
L34	N84°17'38"W	30.33'
L35	S66°33'42"W	39.02'
L36	N28°54'01"E	30.00'
L37	N29°53'08"E	31.10'
L38	N18°06'58"W	50.61'
L39	N71°53'02"E	40.±
L40	NORTHWESTERLY	100'±
L41	NORTHWESTERLY	76'±
L42	S32°38'43"W	41.±
L43	N57°21'17"W	27.29'
L44	S35°09'23"W	35.11'
L45	S62°05'35"W	20.00'
L46	S07°42'31"W	12.82'
L47	S42°54'06"W	16.45'
L48	N13°31'58"E	13.11'
L92	N89°10'53"E	33.61'
L93	S77°05'33"E	47.35'
L94	S65°08'06"E	15.42'
L95	S01°50'00"W	43.78'
L96	S01°50'00"W	32.00'
L97	S22°09'49"E	12.68'
L98	N88°52'05"W	13.83'
L99	N88°52'05"W	2.86'
L100	S12°54'27"W	51.12'
L101	S12°54'27"W	88.53'
L102	S71°56'06"E	32.93'
L103	S77°04'39"E	47.21'



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	31°09'53"	54.39'	S30°13'39"E	53.72'
C2	150.00'	14°00'00"	36.65'	S07°38'42"E	36.56'
C3	150.00'	22°39'45"	59.33'	N11°58'35"W	58.94'
C4	260.00'	1°24'13"	6.37'	N65°59'26"E	6.37'
C5	250.00'	48°30'49"	211.68'	N41°01'55"E	205.41'
C18	260.00'	65°59'49"	299.48'	S80°18'33"E	283.20'
C31	25.00'	88°35'47"	38.66'	S20°59'26"W	34.92'
C32	287.50'	19°08'53"	96.08'	N55°42'53"E	95.64'
C33	275.00'	48°30'50"	232.85'	N41°01'55"E	225.96'
C100	225.00'	48°30'49"	190.51'	N41°01'55"E	184.87'
C101	235.00'	67°24'02"	276.44'	S81°00'39"E	260.78'
C102	235.00'	10°30'14"	43.08'	S71°07'20"E	43.02'
C103	235.00'	6°50'46"	28.08'	S62°26'50"E	28.06'
C104	235.00'	6°50'25"	28.06'	S55°36'15"E	28.04'
C105	235.00'	4°52'24"	19.99'	S49°44'51"E	19.98'
C206	450.00'	3°34'41"	28.10'	N52°04'17"W	28.10'
C207	450.00'	2°58'18"	23.34'	N48°47'48"W	23.34'
C208	285.00'	1°56'33"	9.66'	S48°16'55"E	9.66'
C209	285.00'	7°46'33"	38.68'	S53°08'28"E	38.65'
C210	285.00'	8°19'36"	41.42'	S61°11'32"E	41.38'
C211	285.00'	5°51'12"	29.12'	S68°16'56"E	29.10'
C212	285.00'	6°06'37"	30.39'	S74°15'51"E	30.38'
C213	285.00'	8°45'00"	43.52'	S81°41'39"E	43.48'
C214	285.00'	5°57'52"	268.43'	S74°17'34"E	258.62'
C215	25.00'	82°00'00"	35.78'	N60°16'30"W	32.80'
C216	75.00'	17°37'47"	23.23'	N10°27'36"W	23.14'
C217	138.50'	19°00'00"	45.93'	S11°08'42"E	45.72'
C218	175.50'	18°04'59"	55.39'	N05°36'13"W	55.16'
C219	138.50'	25°38'05"	61.89'	S09°21'46"E	61.37'
C220	75.50'	16°59'41"	22.39'	N13°39'58"W	22.31'
C221	153.50'	50°31'46"	135.37'	S30°26'01"E	131.03'
C222	153.50'	31°41'13"	84.89'	S39°55'36"E	83.81'
C223	153.50'	18°54'52"	50.67'	S14°37'34"E	50.44'
C224	73.00'	80°27'38"	102.51'	S12°19'24"W	94.30'
C225	16.00'	39°38'46"	11.07'	N32°43'50"E	10.85'
C227	25.00'	34°08'37"	14.90'	N84°12'12"W	14.68'
C228	285.00'	13°48'35"	68.69'	N85°37'48"E	68.53'
C229	75.50'	16°03'41"	21.16'	N14°07'58"W	21.10'
C230	235.00'	21°21'33"	87.60'	N79°36'55"E	87.10'
C231	235.00'	3°38'49"	14.98'	N67°08'44"E	14.96'
C232	235.00'	13°18'51"	54.68'	S83°02'23"E	54.55'
C238	260.00'	67°24'02"	305.85'	S81°00'39"E	288.52'
C244	275.00'	19°12'09"	92.17'	N55°41'15"E	91.73'
C245	275.00'	8°32'54"	41.03'	N61°00'53"E	40.99'

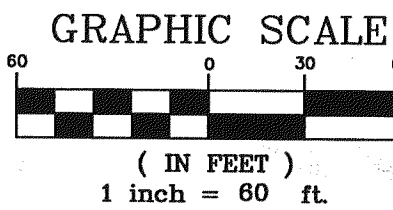
SEE SHEET 2 FOR NOTES

CITY DEV. NO. 6441.2
APT. NO. 2005-015

PREPARED BY:
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14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

VIZCAYA

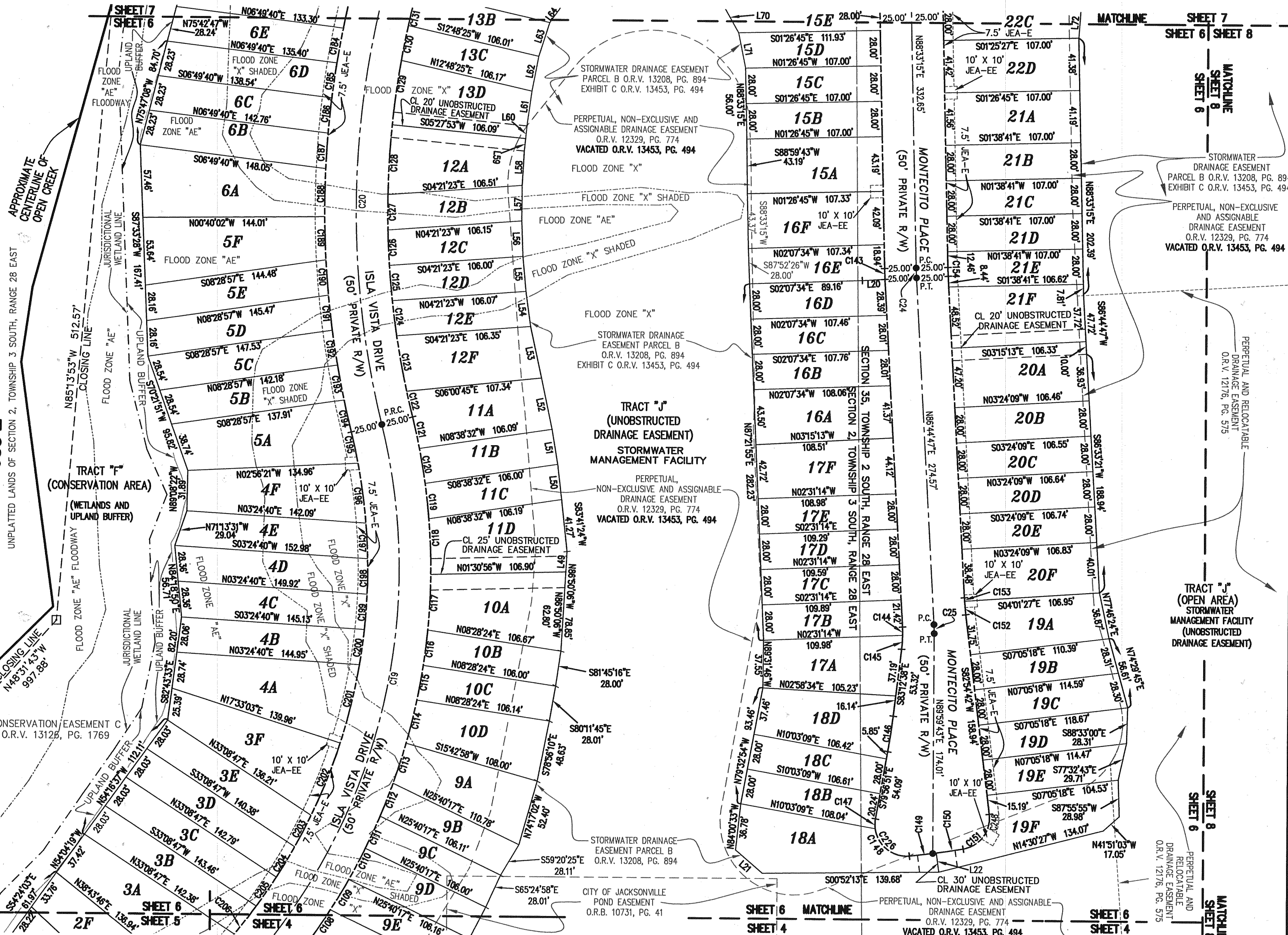
A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
TOGETHER WITH A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH,
RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L20	N03°21'44"W	18.00'	L53	N77°43'59"E	41.74'	L60	S84°32'07"E	10.00'
L21	S40°45'08"W	27.88'	L54	N81°57'55"E	28.06'	L61	S82°09'02"E	27.78'
L22	N82°10'14"E	15.06'	L55	N84°45'48"E	28.00'	L62	S79°21'56"E	28.02'
L49	N86°50'06"W	16.05'	L56	N87°33'35"E	28.02'	L63	S72°18'35"E	28.10'
L50	N83°10'26"E	28.01'	L57	S89°38'23"E	28.10'	L64	S54°33'36"E	19.74'
L51	N80°31'31"E	28.00'	L58	S86°53'07"E	27.08'	L70	S60°32'32"W	31.72'
L52	N78°04'23"E	41.43'	L59	S84°32'07"E	10.00'	L71	S78°34'36"W	28.43'
						L72	N85°53'13"W	28.13'

CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C19	475.00'	56°51'50"	471.42'	N75°44'34"W
C20	705.00'	29°54'19"	367.97'	S89°13'19"E
C24	250.00'	1°48'29"	7.89'	N87°39'01"E
C25	125.00'	3°14'56"	7.09'	S88°22'15"W
C108	500.00'	3°44'51"	32.70'	N55°44'08"W
C109	500.00'	3°13'18"	28.12'	N59°13'13"W
C110	500.00'	3°12'39"	28.02'	N62°26'12"W
C111	500.00'	3°12'35"	28.01'	N65°38'49"W
C112	500.00'	3°13'09"	28.09'	N68°51'41"W
C113	500.00'	3°48'47"	33.27'	N72°22'38"W
C114	500.00'	4°01'28"	35.12'	N76°17'46"W
C115	500.00'	3°12'37"	28.01'	N79°54'48"W
C116	500.00'	3°12'37"	28.01'	N83°07'25"W
C117	500.00'	5°04'04"	44.22'	N87°15'46"W
C118	500.00'	5°02'19"	43.97'	S87°41'03"W
C119	500.00'	3°12'41"	28.02'	S83°33'33"W
C120	500.00'	3°12'34"	28.01'	S80°20'56"W
C121	500.00'	2°55'07"	25.47'	S77°17'05"W
C122	680.00'	1°45'54"	20.95'	N76°42'28"E
C123	680.00'	3°46'03"	44.72'	N79°28'27"E
C124	680.00'	2°21'46"	28.04'	N82°32'22"E
C125	680.00'	2°21'35"	28.00'	N84°54'03"E
C126	680.00'	2°21'37"	28.01'	N87°15'39"E
C127	680.00'	2°21'54"	28.07'	N89°37'24"E
C128	680.00'	4°39'32"	55.29'	S86°51'53"E
C129	680.00'	4°19'42"	51.37'	S82°22'16"E
C130	680.00'	2°21'38"	28.02'	S79°01'36"E
C131	680.00'	2°21'34"	28.00'	S76°39'59"E
C143	275.00'	1°48'29"	8.68'	N87°39'01"E
C144	100.00'	3°46'13"	6.58'	S88°37'53"W
C145	100.00'	6°16'23"	10.95'	N86°20'49"W
C146	500.00'	3°15'47"	28.48'	N81°34'44"W
C147	25.00'	18°04'22"	7.89'	S88°59'02"E
C148	25.00'	8°37'40"	38.23'	N38°09'57"E
C149	563.60'	2°10'48"	21.44'	N06°44'17"W
C150	563.60'	2°10'48"	21.44'	N08°55'06"W
C151	25.00'	8°70'48"	38.00'	N53°32'54"W
C152	200.00'	3°03'51"	10.70'	N84°26'38"E
C153	200.00'	0°46'14"	2.69'	N86°21'40"E
C154	225.00'	1°48'29"	7.10'	N87°39'01"E
C184	730.00'	2°12'04"	28.05'	S79°58'32"E
C185	730.00'	2°11'53"	28.01'	S82°10'31"E
C186	730.00'	2°11'54"	28.01'	S84°22'25"E
C187	730.00'	2°12'06"	28.05'	S86°34'25"E
C188	730.00'	2°59'35"	38.13'	S89°10'15"E
C189	730.00'	2°40'02"	33.98'	N87°59'57"E
C190	730.00'	2°12'12"	28.07'	N85°33'50"E
C191	730.00'	2°11'56"	28.02'	N83°21'46"E
C192	730.00'	2°11'52"	28.00'	N81°09'51"E
C193	730.00'	2°12'00"	28.03'	N78°57'55"E
C194	730.00'	2°02'24"	25.99'	N76°50'43"E
C195	450.00'	3°12'34"	25.21'	S77°25'48"W
C196	450.00'	6°04'44"	47.74'	S82°04'27"W
C197	450.00'	3°35'19"	28.19'	S86°54'29"W
C198	450.00'	3°34'13"	28.04'	N89°30'45"W
C199	450.00'	3°33'57"	28.01'	N85°56'40"W

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C200	450.00'	3°34'31"	28.08'	N82°22'26"W	28.08'
C201	450.00'	8°08'13"	63.91'	N76°31'04"W	63.85'
C202	450.00'	7°52'07"	61.80'	N68°30'53"W	61.75'
C203	450.00'	3°35'06"	28.16'	N62°47'17"W	28.15'
C204	450.00'	3°34'07"	28.03'	N59°12'41"W	28.02'
C205	450.00'	3°33'59"	28.01'	N55°38'38"W	28.01'
C206	450.00'	3°34'41"	28.10'	N52°04'17"W	28.10'
C207	450.00'	2°58'18"	23.34'	N48°47'48"W	23.34'



LEGEND:

- A CENTRAL ANGLE
- R RADIUS
- CB CHORD BEARING
- CL CHORD LENGTH
- CR CHORD BEARING
- CD CHORD DISTANCE
- R/W RIGHT OF WAY
- O.R.V. OFFICIAL RECORDS VOLUME
- P.B. PLAT BOOK
- P.G. PAGE
- L.B. LICENSED BUSINESS
- P.R.M. PERMANENT REFERENCE MONUMENT
- R.P. RADIAL POINT
- JEA-E JEA EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- JEA-UE JEA UTILITY EASEMENT
- PRM STAMPED LB 3624 (UNLESS OTHERWISE NOTED)
- PERMANENT CONTROL POINT, LB 3624
- P.O.C. POINT ON CURVE
- P.O.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- CM CONCRETE MONUMENT IDENTIFICATION
- ID IDENTIFICATION
- CL TABULATED CURVE DATA
- LT TABULATED LINE DATA
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- CP CENTERLINE
- B.V. BOULEVARD
- BLVD. 4" LONG 5/8" RB&C, STAMPED LB 3624 PRM (UNLESS OTHERWISE NOTED)
- 3" LONG 5/8" RB&C, STAMPED LB 3624 PRM (UNLESS OTHERWISE NOTED)

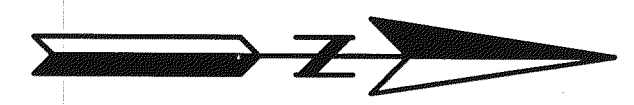
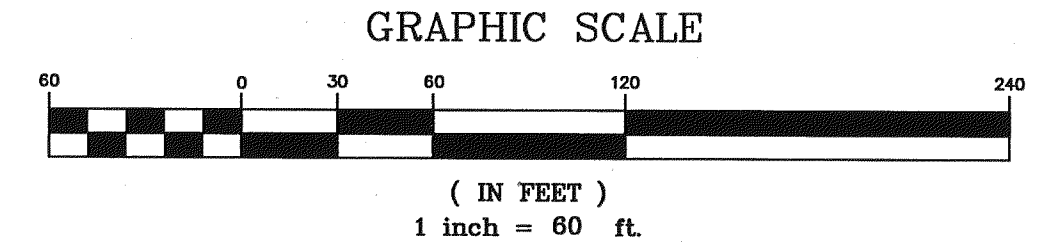
SEE SHEET 2 FOR NOTES

CITY DEV. NO. 6441.2
APT. NO. 2005-015

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

VIZCAYA

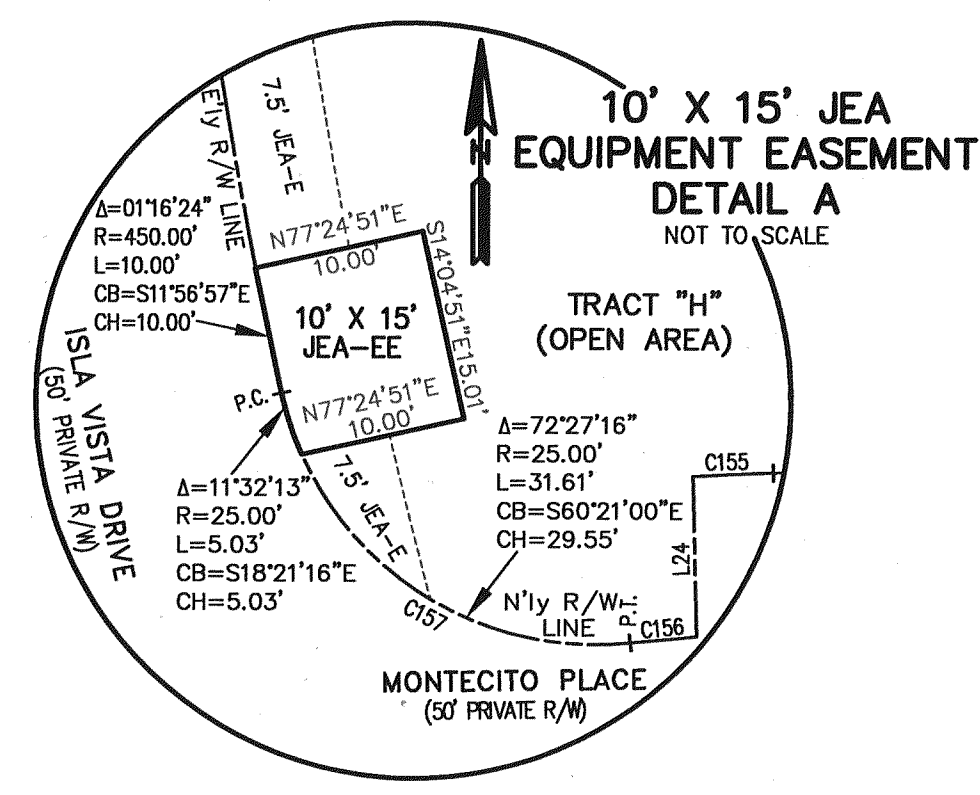
A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
TOGETHER WITH A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH,
RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA



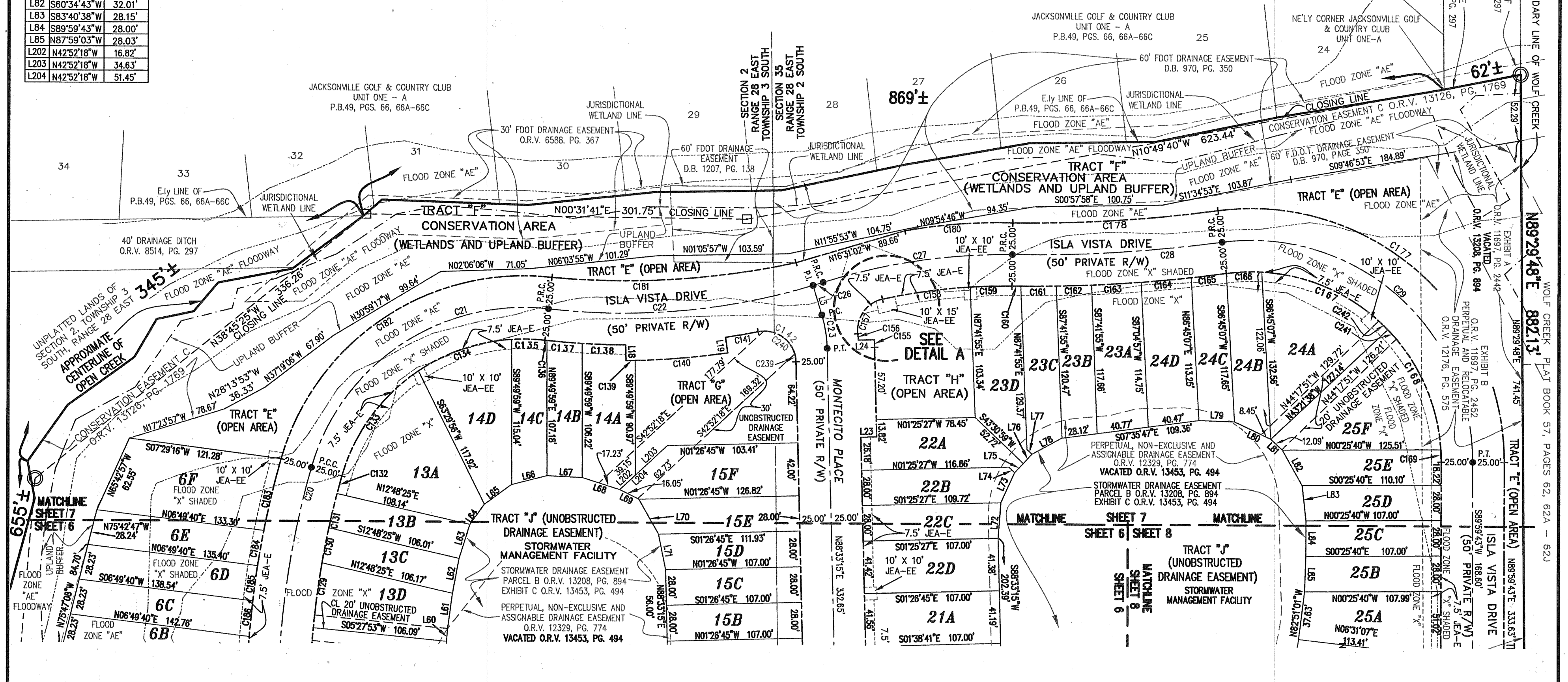
LINE	BEARING	DISTANCE
L3	N73°08'19"E	24.28'
L18	N88°49'10"E	12.50'
L19	N82°05'51"E	12.50'
L23	S01°26'45"E	12.50'
L24	S01°26'45"E	12.51'
L60	S84°32'07"E	10.00'
L61	S82°09'02"E	27.78'
L62	S79°21'56"E	28.02'
L63	S72°18'35"E	28.10'
L64	S54°33'35"E	19.74'
L65	S36°14'50"E	26.71'
L66	S14°17'57"E	28.87'
L67	S02°42'44"W	28.04'
L68	S17°37'39"W	31.13'
L69	S26°14'56"W	17.12'
L70	S60°32'32"W	31.72'
L71	S78°34'36"W	28.43'
L72	N85°53'13"W	28.13'
L73	S65°22'38"E	26.27'
L74	S43°30'59"W	6.23'
L75	S47°08'20"E	10.00'
L76	S47°08'20"E	10.00'
L77	S43°30'59"W	5.50'
L78	S28°37'26"E	26.96'
L79	S01°47'34"W	28.11'
L80	S25°21'29"W	31.89'
L81	S42°56'40"W	12.64'
L82	S60°34'43"W	32.01'
L83	S83°40'38"W	28.15'
L84	S89°59'43"W	28.00'
L85	N87°59'03"W	28.03'
L202	N42°52'18"W	16.82'
L203	N42°52'18"W	34.63'
L204	N42°52'18"W	51.45'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C20	705.00'	29°54'19"	367.97'	S89°13'19"E	363.81'
C21	175.00'	80°32'50"	246.02'	S33°59'44"E	226.25'
C22	525.00'	23°08'22"	212.03'	N05°17'30"W	210.59'
C23	100.00'	15°24'56"	26.91'	S80°50'47"W	26.82'
C26	525.00'	0°54'41"	8.35'	N17°19'01"W	8.35'
C27	475.00'	18°21'17"	152.17'	S08°35'43"E	151.52'
C28	1125.00'	8°28'34"	166.43'	N03°39'21"W	166.27'
C29	175.00'	97°53'21"	298.99'	S41°03'02"W	263.93'
C129	680.00'	4°19'42"	51.37'	S82°22'16"E	51.36'
C130	680.00'	2°21'38"	28.02'	S79°01'36"E	28.01'
C131	680.00'	2°21'34"	28.00'	S76°39'59"E	28.00'
C132	680.00'	1°13'03"	14.45'	S74°52'41"E	14.45'
C133	150.00'	40°16'25"	105.44'	S54°07'57"E	103.28'
C134	150.00'	30°09'21"	78.95'	S18°55'04"E	78.04'
C135	150.00'	10°07'04"	26.49'	N04°39'05"E	26.45'
C136	550.00'	0°09'46"	1.56'	N06°11'47"E	1.56'
C137	550.00'	2°55'39"	28.10'	N04°39'05"E	28.10'
C138	550.00'	3°35'12"	34.43'	N01°23'39"E	34.42'
C139	562.50'	0°45'02"	7.37'	N00°47'30"W	7.37'
C140	562.50'	7°29'58"	73.63'	N04°55'00"W	73.57'
C141	550.00'	2°44'15"	26.28'	N10°03'09"W	26.28'
C142	25.00'	99°58'32"	43.62'	S38°33'59"E	38.30'
C155	137.50'	2°29'36"	5.98'	S87°18'28"W	5.98'
C156	125.00'	2°23'20"	5.21'	S84°37'02"W	5.21'
C157	25.00'	83°59'29"	36.65'	S54°34'54"E	33.45'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C158	450.00'	8°57'41"	70.38'	S08°06'19"E	70.31'
C159	450.00'	4°12'24"	33.04'	S01°31'16"E	33.03'
C160	1150.00'	0°20'52"	6.98'	N00°24'30"E	6.98'
C161	1150.00'	1°23'45"	28.02'	N00°27'49"W	28.01'
C162	1150.00'	1°23'42"	28.00'	N01°51'32"W	28.00'
C163	1150.00'	1°37'43"	39.38'	N03°32'15"W	39.38'
C164	1150.00'	1°58'44"	39.72'	N05°30'28"W	39.72'
C165	1150.00'	1°23'47"	28.03'	N07°11'44"W	28.03'
C166	150.00'	10°43'34"	28.08'	S02°31'51"E	28.04'
C167	150.00'	42°52'13"	112.23'	S24°16'02"W	109.63'
C168	150.00'	40°33'22"	106.18'	S65°58'50"W	103.97'
C169	150.00'	3°44'12"	9.78'	S88°07'37"W	9.78'
C177	200.00'	97°53'21"	341.70'	S41°03'02"W	301.63'
C178	1100.00'	8°28'34"	162.73'	N03°39'21"W	162.58'
C180	416.11'	11°50'33"	86.01'	S04°24'41"E	85.85'
C181	643.56'	17°19'29"	194.59'	N03°43'44"E	193.85'
C182	200.00'	80°32'50"	281.16'	S33°59'44"E	258.58'
C183	730.00'	4°36'21"	58.68'	S76°34'20"E	58.67'
C184	730.00'	2°12'04"	28.05'	S79°58'32"E	28.04'
C185	730.00'	2°11'53"	28.01'	S82°10'31"E	28.00'
C186	730.00'	2°11'54"	28.01'	S84°22'25"E	28.01'
C239	25.00'	14°36'37"	6.37'	S81°14'57"W	6.36'
C240	25.00'	75°18'32"	32.86'	S36°17'23"W	30.54'
C241	150.00'	3°49'21"	10.01'	S47°36'49"W	10.01'
C242	150.00'	3°49'21"	10.01'	S43°47'28"W	10.01'



- LEGEND:**
- A R L
 - CB
 - R/W
 - O.R.V.
 - P.B.
 - PC
 - LB
 - PRM
 - R.P.
 - P.P.C.
 - P.O.C.
 - P.C.C.C.
 - P.R.C.
 - CM
 - ID.
 - CI
 - LI
 - JEA-E
 - JEA-EE
 - JEA-UE
 - CL
 - BLVD.
 - P.I.
- CENTRAL ANGLE
RADIUS
ARC LENGTH
CHORD BEARING
CHORD DISTANCE
RIGHT OF WAY
OFFICIAL RECORDS VOLUME
PLAT BOOK
PAGE
LICENSED BUSINESS
PERMANENT REFERENCE MONUMENT
RADIAL POINT
POINT OF CURVATURE
POINT OF TANGENCY
POINT ON CURVE
POINT OF COMPOUND CURVATURE
POINT OF REVERSE CURVATURE
CONCRETE MONUMENT
IDENTIFICATION
TABULATED CURVE DATA
TABULATED LINE DATA
JEA EASEMENT
JEA EQUIPMENT EASEMENT
JEA UTILITY EASEMENT
CENTERLINE
BOULEVARD
POINT OF INTERSECTION
PRM STAMPED LB 3624
(UNLESS OTHERWISE NOTED)
PERMANENT CONTROL POINT, LB 3624
3" LONG 5/8" RB&C STAMPED LB 3624 PRM
(UNLESS OTHERWISE NOTED)
3" LONG 5/8" RB&C STAMPED LB 3624 PRM
(UNLESS OTHERWISE NOTED)



SEE SHEET 2 FOR NOTES

CITY DEV. NO. 6441.2
APT. NO. 2005-015

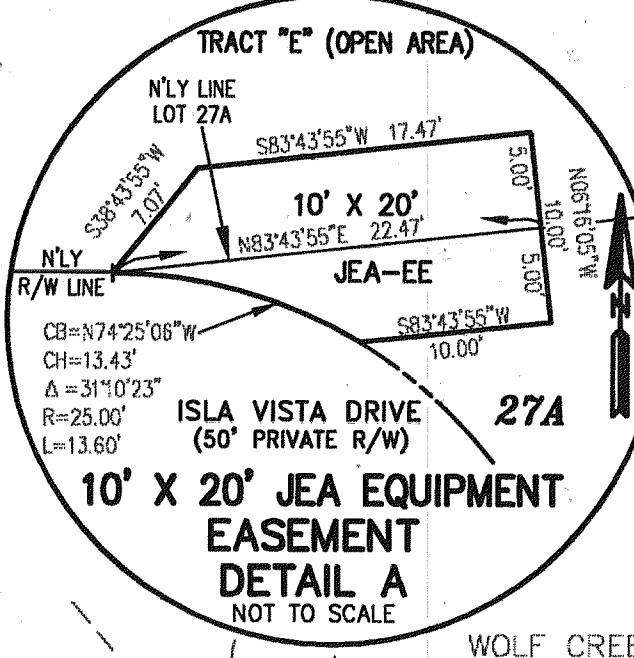
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
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JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

VIZCAYA

A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
TOGETHER WITH A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH,
RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C14	150.00'	66°06'46"	173.08'	S26°26'56"E	163.64'
C15	300.00'	4°36'18"	24.11'	S08°54'36"W	24.11'
C16	200.00'	22°11'58"	77.49'	N00°06'47"E	77.01'
C17	200.00'	13°30'44"	47.17'	S04°13'49"E	47.06'
C30	200.00'	5°25'26"	18.93'	N87°17'34"W	18.93'
C62	125.00'	33°03'23"	72.12'	S09°55'16"E	71.12'
C63	275.00'	4°36'18"	22.10'	S08°54'36"W	22.10'
C64	225.00'	1°40'49"	6.60'	N10°22'21"E	6.60'
C65	225.00'	7°08'21"	28.04'	N05°57'46"E	28.02'
C66	225.00'	7°13'41"	28.38'	N01°13'15"W	28.37'
C67	225.00'	6°09'06"	24.16'	N07°54'39"W	24.15'
C68	100.00'	19°24'28"	33.87'	S01°16'59"E	33.71'
C69	25.00'	38°22'31"	16.74'	N10°46'01"W	16.43'
C70	25.00'	60°32'55"	26.42'	N60°13'44"W	25.21'
C71	25.00'	52°05'17"	22.73'	S55°02'41"W	21.95'
C72	25.00'	31°24'35"	13.71'	S13°17'45"W	13.53'
C73	225.00'	2°04'26"	8.14'	S03°26'45"E	8.14'
C74	225.00'	6°30'14"	25.54'	S07°44'04"E	25.53'
C75	175.00'	8°18'20"	25.37'	N06°50'02"W	25.35'
C76	175.00'	9°12'32"	28.13'	N01°55'24"E	28.10'
C77	175.00'	4°41'06"	14.31'	N08°52'13"E	14.31'
C78	325.00'	3°10'51"	18.04'	S09°37'19"W	18.04'
C79	325.00'	1°25'27"	8.08'	S07°19'10"W	8.08'
C80	175.00'	8°48'56"	26.93'	S02°11'59"W	26.90'
C81	175.00'	6°24'53"	19.59'	S05°24'55"E	19.58'
C170	100.00'	10°06'33"	17.64'	N84°57'00"W	17.62'
C171	25.00'	3°54'57"	1.71'	S81°51'12"E	1.71'
C172	25.00'	50°17'02"	21.94'	N71°02'48"E	21.24'
C173	25.00'	88°31'37"	38.63'	N55°50'28"E	34.90'
C174	25.00'	34°19'37"	14.98'	N28°44'28"E	14.76'
C175	25.00'	11°53'56"	5.19'	N05°37'42"E	5.18'
C176	25.00'	89°41'01"	39.13'	N45°09'47"W	35.26'
C243	25.00'	21°13'30"	9.26'	N85°34'34"E	9.21'
C246	25.00'	8°24'29"	3.67'	S85°17'35"W	3.67'

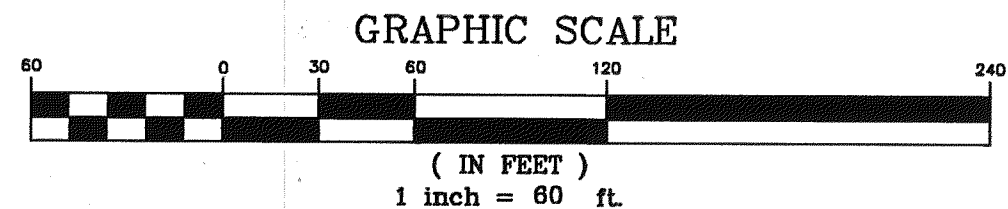
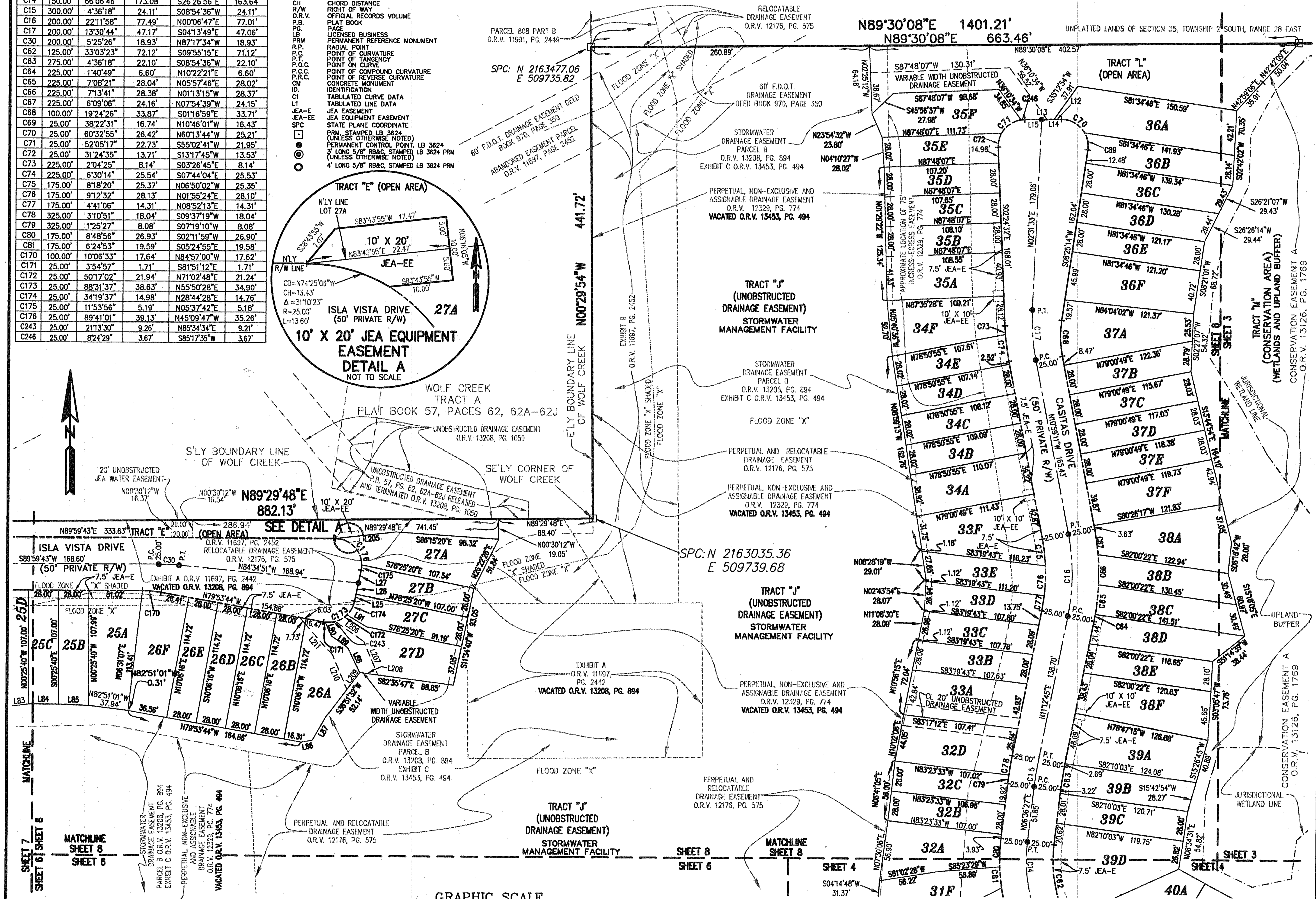
- LEGEND:**
- A CENTRAL ANGLE
 - R RADIUS
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - R/W RIGHT OF WAY
 - O.R.V. OFFICIAL RECORDS VOLUME
 - P.B. PLAT BOOK
 - P.P. PAGES
 - L.B. LICENSED BUSINESS
 - PRM PERMANENT REFERENCE MONUMENT
 - R.P. RADIAL POINT
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - CON CONCRETE MONUMENT
 - ID IDENTIFICATION
 - CI CURVE IDENTIFICATION
 - L1 LINE
 - JE-E JEA EQUIPMENT EASEMENT
 - JE-E-E JEA-E-E
 - SPC STATE PLANE COORDINATE
 - PRM STAMPED LB 3624
 - 3" LONG 5/8" RB&C, STAMPED LB 3624 PRM (UNLESS OTHERWISE NOTED)
 - 4" LONG 5/8" RB&C, STAMPED LB 3624 PRM (UNLESS OTHERWISE NOTED)



LINE	BEARING	DISTANCE
L12	N89°29'49"E	6.56'
L13	N89°29'49"E	27.66'
L14	S89°29'49"W	18.43'
L15	S89°29'49"W	15.80'
L25	S11°34'40"W	6.89'
L26	N11°34'40"E	10.75'
L27	N11°34'40"E	12.09'
L83	S83°40'38"W	28.15'

LINE	BEARING	DISTANCE
L84	S89°59'43"W	28.00'
L85	N87°59'03"W	27.83'
L86	N79°34'27"E	10.52'
L87	N29°54'22"E	25.25'
L88	S25°45'09"E	25.60'
L89	S54°17'03"E	19.58'
L90	S22°19'25"E	13.71'

LINE	BEARING	DISTANCE
L91	N69°14'06"W	21.35'
L205	S83°43'55"W	57.61'
L206	N55°10'54"W	32.44'
L207	S23°11'18"E	34.36'
L208	N82°35'47"W	17.26'
L209	S36°51'32"W	19.79'
L210	S23°11'18"E	35.46'
L211	N41°09'05"W	38.22'



SEE SHEET 2 FOR NOTES

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