

Wellhouse Estates Unit Two

A REPLAT OF A PORTION OF BLOCKS 3, 4, 7 AND 8, AS SHOWN ON THE PLAT OF WHITE CITY, AS RECORDED IN PLAT BOOK 5, PAGES 70 AND 70A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE STREET RIGHT-OF-WAYS LYING BETWEEN THE BLOCKS AFOREMENTIONED, TOGETHER WITH THAT CERTAIN 15 FOOT RIGHT-OF WAY LYING EASTERLY OF BLOCK 4, ALL AS SHOWN ON THE PLAT OF SAID WHITE CITY, TOGETHER WITH A PORTION OF BLOCK 5, AS SHOWN ON THE PLAT OF WHITE CITY AS RECORDED IN PLAT BOOK 5, PAGE 71, TOGETHER WITH A PORTION OF TRACTS 7, 8 AND 9, BLOCK 3, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93, OF SAID CURRENT PUBLIC RECORDS, LYING IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

SHEET 1 OF 5 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF BLOCKS 3, 4, 7 AND 8, AS SHOWN ON THE PLAT OF WHITE CITY, AS RECORDED IN PLAT BOOK 5, PAGES 70 AND 70A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE STREET RIGHT-OF-WAYS LYING BETWEEN THE BLOCKS AFOREMENTIONED, TOGETHER WITH THAT CERTAIN 15 FOOT RIGHT-OF-WAY LYING EASTERLY OF BLOCK 4, ALL AS SHOWN ON THE PLAT OF SAID WHITE CITY, TOGETHER WITH A PORTION OF BLOCK 5, AS SHOWN ON THE PLAT OF WHITE CITY AS RECORDED IN PLAT BOOK 5, PAGE 71, TOGETHER WITH A PORTION OF TRACTS 7, 8 AND 9, BLOCK 3, SECTION 17, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93, OF SAID CURRENT PUBLIC RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 82, WELLHOUSE ESTATES UNIT ONE, AS RECORDED IN PLAT BOOK 50, PAGES 80A THROUGH 80D, INCLUSIVE, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°00'57" EAST, ALONG THE EASTERLY LINE OF THE WEST ONE-HALF OF SAID BLOCK 3, AS SHOWN ON THE PLAT OF WHITE CITY, A DISTANCE OF 486.09 FEET; THENCE NORTH 89°59'03" EAST, 719.52; THENCE NORTH 00°24'28" WEST, 100.00 FEET TO NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE NORTH 89°35'32" EAST, ALONG LAST SAID LINE, 651.12 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF AFORESAID TRACT 7, BLOCK 3, JACKSONVILLE HEIGHTS; THENCE SOUTH 00°01'56" EAST, ALONG LAST SAID LINE, AND ALONG THE EASTERLY LINE OF THE AFOREMENTIONED TRACTS 7, 8 AND 9, SAID BLOCK 3, JACKSONVILLE HEIGHTS, A DISTANCE OF 1334.75 FEET; THENCE SOUTH 00°09'47" EAST, CONTINUING ALONG LAST SAID LINE, 50.28 FEET; THENCE SOUTH 89°35'32" WEST, 681.99 FEET, TO THE EASTERLY LINE

OF A 125 FOOT JEA RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS VOLUME 3414, PAGE 639, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°03'02" WEST, ALONG LAST SAID LINE, 147.07 FEET; THENCE SOUTH 89°19'17" WEST, 417.34 FEET; THENCE NORTH 75°38'03" WEST, 27.71 FEET; THENCE NORTH 70°12'16" WEST, 155.77 FEET; THENCE NORTH 87°57'56" WEST, 188.28 FEET; THENCE NORTH 69°33'38" WEST, 151.41 FEET; THENCE NORTH 89°34'10" WEST, 80.29 FEET; THENCE SOUTH 31°35'27" WEST, 123.87 FEET; NORTH 59°41'45" WEST, 85.73 FEET; THENCE NORTH 75°47'58" WEST, 80.12 FEET TO THE EASTERLY PROLONGATION OF THE NORTHEASTERLY BOUNDARY OF CONFEDERATE CROSSING II UNIT ONE, AS RECORDED IN PLAT BOOK 52, PAGES 22A THROUGH 22D, INCLUSIVE, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 75°27'27" WEST, ALONG LAST SAID LINE AND ALONG THE NORTHEASTERLY BOUNDARY OF SAID CONFEDERATE CROSSING II UNIT ONE, A DISTANCE OF 144.18 FEET TO A NORTHEASTERLY LINE OF SAID CONFEDERATE CROSSING II UNIT ONE; THENCE NORTHWESTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 33°59'48" WEST, 750.77 FEET; COURSE NO.2: NORTH 58°37'08" WEST, 487.45 FEET TO THE SOUTHEASTERLY LINE OF SAID WELLHOUSE ESTATES UNIT ONE, THENCE NORTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO.1: NORTH 50°11'09" EAST, 971.11 FEET; COURSE NO.2: NORTH 88°40'27" EAST, 758.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 76.30 ACRES MORE OR LESS.

Approved 3-25-2002

Date

CHall

City Engineer

for Director of Public Work

Approved 3-27-2002

Date

John A. Matson

for General Counsel

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 25th DAY OF March, 2002.

Glenn E. McGregor

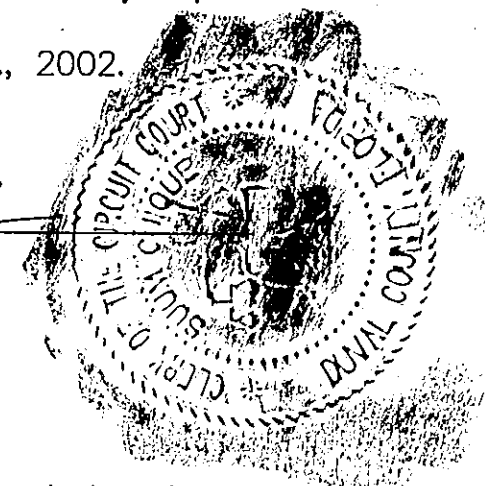
GLENN E. MCGREGOR, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 4252

CLERK'S CERTIFICATION # 2002089957

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 55, Pages 6, 6A, 6B, 6C, 6D of the Public Records of Duval County, Florida. Signed this 1st day of April, A.D., 2002.

Jim Fuller
JIM FULLER
Clerk of Circuit Court

By: *[Signature]*
Deputy Clerk

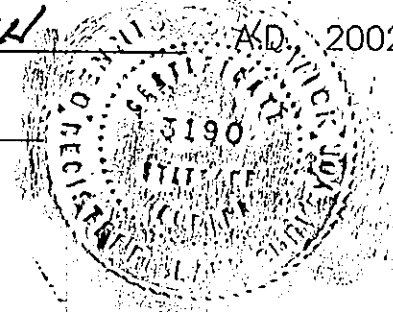


SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, 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 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 THE 16th DAY OF MARCH, A.D., 2002.

Dennis E. Elswick
DENNIS E. ELSWICK
REGISTERED LAND SURVEYOR NO. 3190



REVIEWS

OFFICE: *JES*
FIELD: *TDC*

CHECKED BY

CLOSURES/DATA: *MMS*
COVER SHEET: *JES*
PRMS: *1738-12-16*

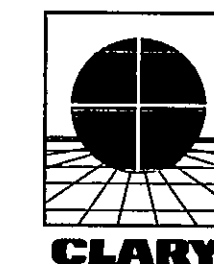
APPROVED FOR THE RECORD

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, of the Ordinance Code.

By: *CHall*
for Director of Public Works

3-29-2002
Date

P.S.D. NO. : 94-029
CITY DEVELOPMENT NO. : 2227.2



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
L.S. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

Wellhouse Estates Unit Two

A REPLAT OF A PORTION OF BLOCKS 3, 4, 7 AND 8, AS SHOWN ON THE PLAT OF WHITE CITY, AS RECORDED IN PLAT BOOK 5, PAGES 70 AND 70A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE STREET RIGHT-OF-WAYS LYING BETWEEN THE BLOCKS AFOREMENTIONED, TOGETHER WITH THAT CERTAIN 15 FOOT RIGHT-OF WAY LYING EASTERLY OF BLOCK 4, ALL AS SHOWN ON THE PLAT OF SAID WHITE CITY, TOGETHER WITH A PORTION OF BLOCK 5, AS SHOWN ON THE PLAT OF WHITE CITY AS RECORDED IN PLAT BOOK 5, PAGE 71, TOGETHER WITH A PORTION OF TRACTS 7, 8 AND 9, BLOCK 3, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93, OF SAID CURRENT PUBLIC RECORDS, LYING IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

SHEET 2 OF 5 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

ADOPTION AND DEDICATION

This is to certify that the Regency Group, Inc., and SEDA Construction Company, both being corporations under the laws of the State of Florida, are the lawful owners of the lands described in the caption hereon known as Wellhouse Estates Unit Two, having caused the same to be surveyed and subdivided and that Fidelity National Bank, a national banking association, is the holder of the mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All roads, boulevards, drives, courts, walkways, unobstructed easements for drainage, utilities (except water and sewer), and non-access easements, except all private easements and conservation easements which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, and except all JEA easements, WHICH INCLUDE water and sewer, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements over, under, across and through the lakes/stormwater management facilities shown on this plat are hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns, and are subject to the following covenants which shall run with the land:

(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 lakes/stormwater management facilities and the control structures to effect adequate drainage, provided however, that in the event of a replacement of a lake, such replacement lake shall not extend beyond the boundaries of the existing lakes and easements.

(1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all roads, drives, lanes and courts as noted above hereby dedicated, together with all substances or matter which may flow or pass from roads, drives, lanes and courts; from adjacent land or from any other source of public waters into or through said lakes/stormwater management facilities without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns;

The Owner, its successors and assigns, of each lot abutting the lakes and stormwater management system 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 damaged arising from or out of any occurrence in, upon, at or from the lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act or omission of such lot owner or its agent, contractors, employees, servants, licenses or concessionaires within Wellhouse Estates Unit Two. This indemnification shall be limited to each owner of each particular lot for the period of time such owner owns the lot and shall otherwise run with the land such that each owner is bound for its acts and omissions for the period of such owner's ownership, but not for the acts or omissions of previous or subsequent owner.

(2) The lakes/stormwater management facilities and treatment systems shown on this plat are owned in fee simple title by the abutting owner(s), its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of such owners and their respective successor and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for the maintenance of said lakes and treatment systems.

The undersigned Owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all the lands designated as private drainage 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 the JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system."

"Those easement designated as "JEA-E." are hereby irrevocably dedicated to the 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."

In witness thereof, The Regency Group, Inc., and SEDA Construction Company have caused these presents to be signed by their Presidents.

Witness Ellen S. Dyal THE REGENCY GROUP, INC.
Print Name: ELLEN S. DYAL
Witness Kristen A. Wine
Print Name: Kristen A. WINE



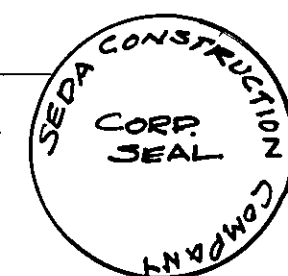
NOTARY FOR THE REGENCY GROUP, INC.
STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 14th day of MARCH, A.D., 2002 by George S. Brookshire, President of The Regency Group Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Notary Public D. Brian Smith My Commission Expires: 9/18/05
State of Florida at Large Serial No.: DD057965
Print name: D. BRIAN SMITH



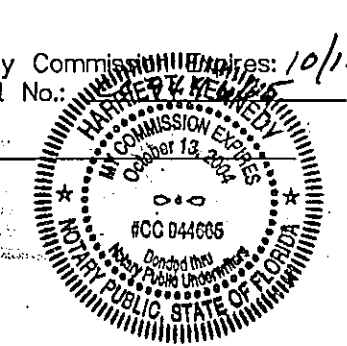
Witness Jennie M. Lesniak SEDA CONSTRUCTION COMPANY
Print Name: JENNIE M. LESNIAK
Witness David R. Allen
Print Name: DAVID R. ALLEN



NOTARY FOR SEDA CONSTRUCTION COMPANY
STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 12th day of MARCH, A.D., 2002 by John Semanik, President of SEDA Construction Company, on behalf of the Company. He is personally known to me and did not take an oath.

Notary Public Harriet T. Kennedy My Commission Expires: 10/3/04
State of Florida at Large Serial No.: DD057965
Print name: HARRIET T. KENNEDY



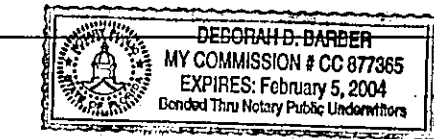
Witness Tammy Stuart FIDELITY NATIONAL BANK
Print Name: TAMMY STUART
Witness Michael Levitt
Print Name: DEBORAH D. BARBER



NOTARY FOR FIDELITY NATIONAL BANK
STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 12th day of MARCH, A.D., 2002 by Michael Levitt, Loan Officer for Fidelity National Bank, on behalf of the Banking Association. He is personally known to me and did not take an oath.

Notary Public Deborah D. Barber My Commission Expires: 2-5-04
State of Florida at Large Serial No.: CC 877365
Print name: DEBORAH D. BARBER



P.S.D. NO. : 94-029
CITY DEVELOPMENT NO. : 2227.2



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
L.S. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

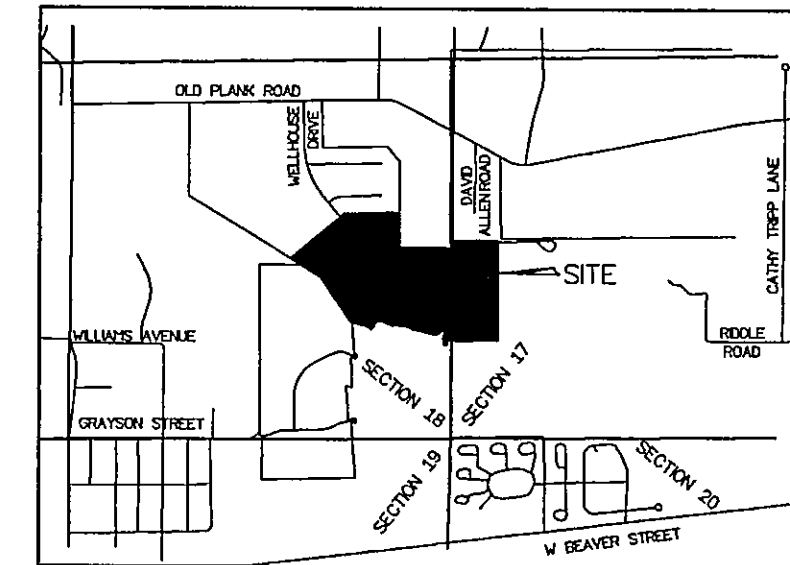
Wellhouse Estates Unit Two

PLAT BOOK 55 PAGE 6B

A REPLAT OF A PORTION OF BLOCKS 3, 4, 7 AND 8, AS SHOWN ON THE PLAT OF WHITE CITY, AS RECORDED IN PLAT BOOK 5, PAGES 70 AND 70A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE STREET RIGHT-OF-WAYS LYING BETWEEN THE BLOCKS AFOREMENTIONED, TOGETHER WITH THAT CERTAIN 15 FOOT RIGHT-OF WAY LYING EASTERLY OF BLOCK 4, ALL AS SHOWN ON THE PLAT OF SAID WHITE CITY, TOGETHER WITH A PORTION OF BLOCK 5, AS SHOWN ON THE PLAT OF WHITE CITY AS RECORDED IN PLAT BOOK 5, PAGE 71, TOGETHER WITH A PORTION OF TRACTS 7, 8 AND 9, BLOCK 3, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93, OF SAID CURRENT PUBLIC RECORDS, LYING IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

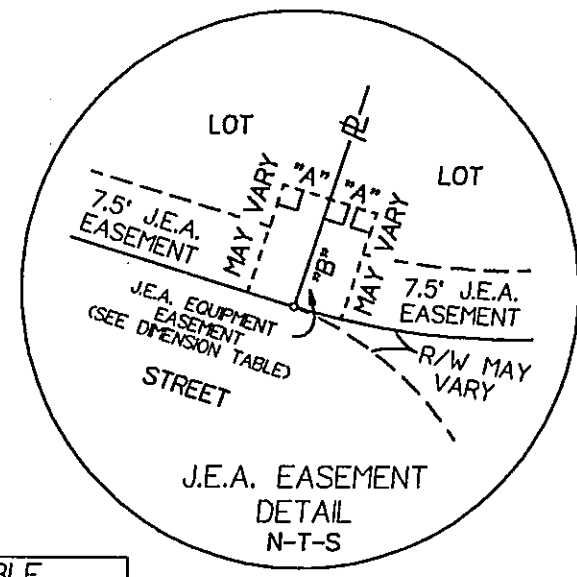
SHEET 3 OF 5 SHEETS
60 LOTS IN THIS UNIT

Vicinity Map
NOT TO SCALE



General Notes

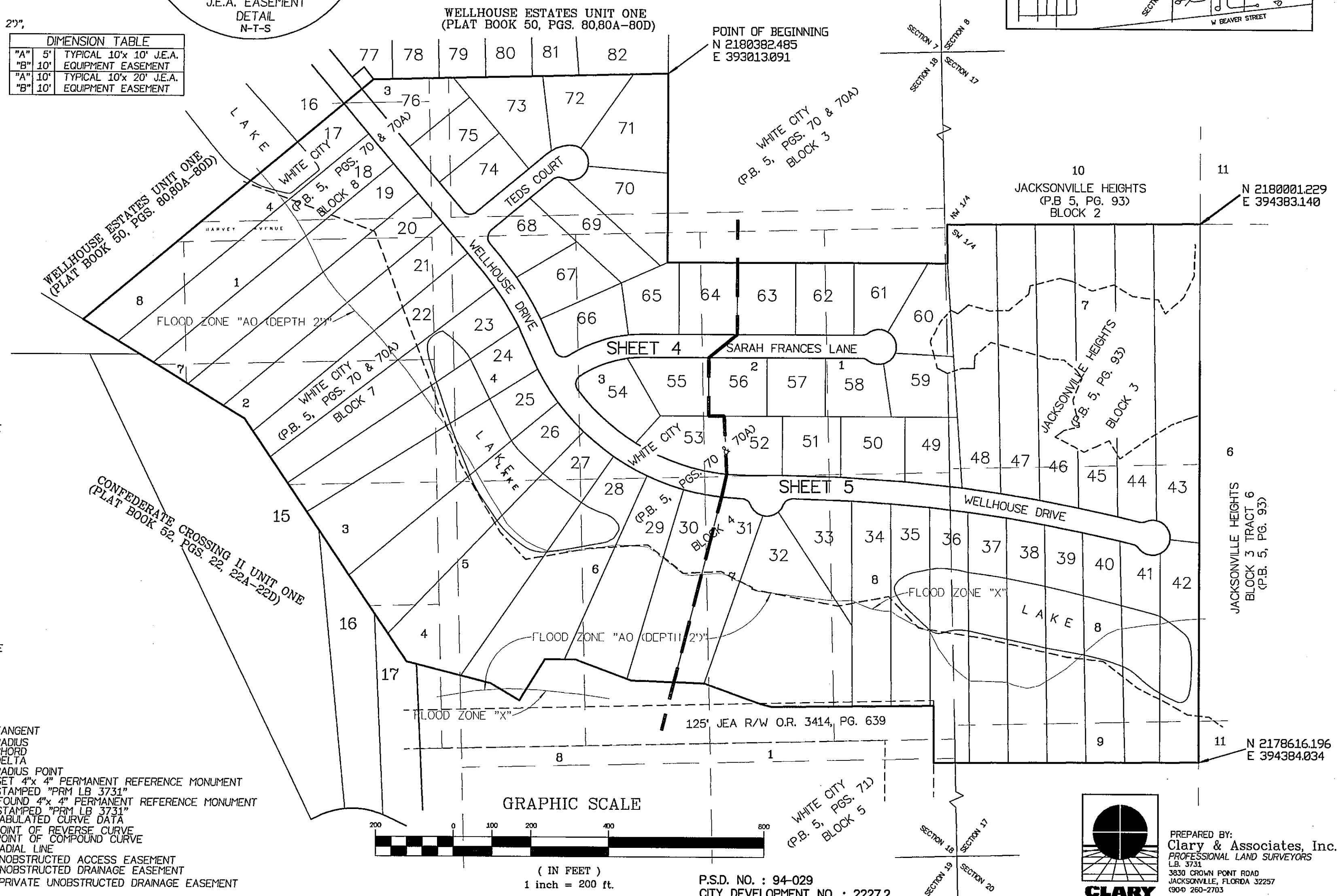
- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- N 2180382.485 E 393013.091 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983/1990 ADJUSTMENT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AND "AO (DEPTH 2)"; AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 0050 E, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- JACKSONVILLE HEIGHTS RIGHT-OF-WAYS SHOWN ON PLAT FOR INFORMATIONAL PURPOSES ONLY.
- THE LAKES SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED HEREON.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JEA IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- 'JEA-E.E.' DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
- 'JEA-E.' DENOTES JEA EASEMENT. THESE EASEMENT SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT 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.



Key Map

SCALE: 1" = 200'

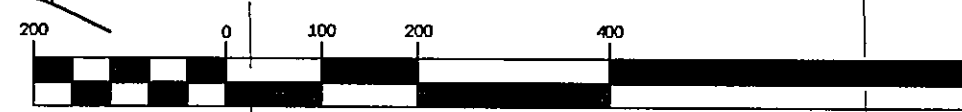
DIMENSION TABLE	
"A"	5' TYPICAL 10'x 10' JEA.
"B"	10' EQUIPMENT EASEMENT
"A"	10' TYPICAL 10'x 20' JEA.
"B"	10' EQUIPMENT EASEMENT



LEGEND

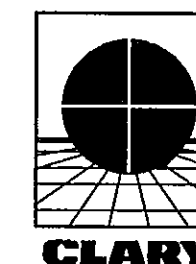
- | | |
|--|---|
| R/W = RIGHT-OF-WAY | T = TANGENT |
| BRL = BUILDING RESTRICTION LINE | R = RADIUS |
| ○ = PERMANENT CONTROL POINT | CH = CHORD |
| ○ = STAMPED "PRM LB 3731" | Δ = DELTA |
| PC = POINT OF CURVATURE | RP = RADIUS POINT |
| PT = POINT OF TANGENCY | ■ = SET 4"x 4" PERMANENT REFERENCE MONUMENT |
| ORV = OFFICIAL RECORDS VOLUME | ■ = STAMPED "PRM LB 3731" |
| PB = PLAT BOOK | ■ = FOUND 4"x 4" PERMANENT REFERENCE MONUMENT |
| PG(S) = PAGE(S) | ■ = STAMPED "PRM LB 3731" |
| ESHT = EASEMENT | ■ = TABULATED CURVE DATA |
| COE = US ARMY CORPS OF ENGINEERS | PRC = POINT OF REVERSE CURVE |
| SURWMD = ST. JOHNS RIVER WATER MANAGEMENT DISTRICT | PCC = POINT OF COMPOUND CURVE |
| L = ARC LENGTH | RDL = RADIAL LINE |
| | UAE = UNOBSTRUCTED ACCESS EASEMENT |
| | UDE = UNOBSTRUCTED DRAINAGE EASEMENT |
| | PUDE = PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT |

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

P.S.D. NO. : 94-029
CITY DEVELOPMENT NO. : 2227.2

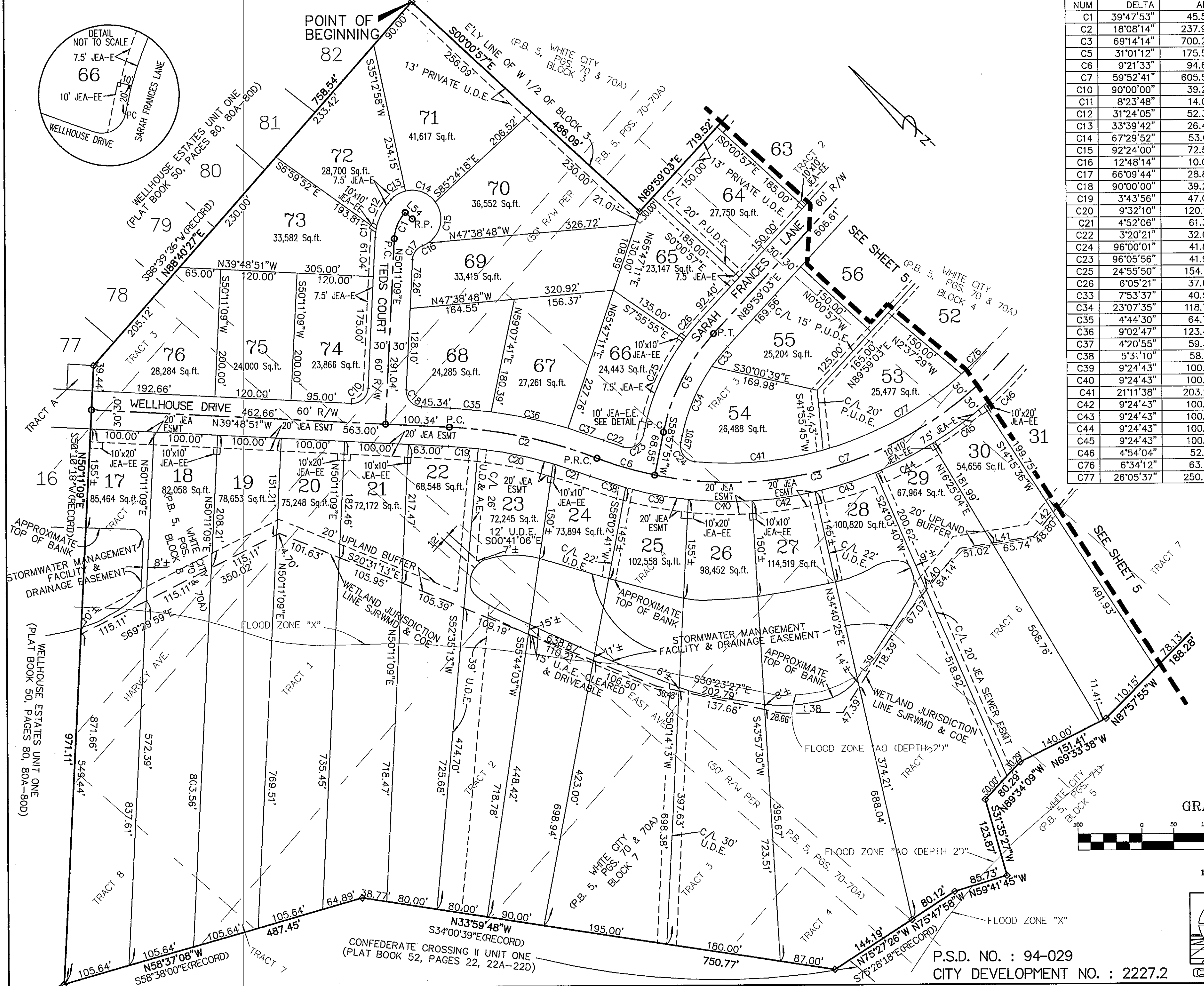


PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
L.B. 3731
3630 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

Wellhouse Estates Unit Two

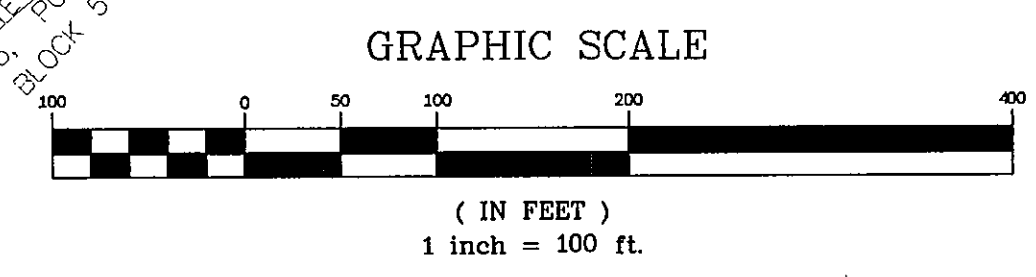
A REPLAT OF A PORTION OF BLOCKS 3, 4, 7 AND 8, AS SHOWN ON THE PLAT OF WHITE CITY, AS RECORDED IN PLAT BOOK 5, PAGES 70 AND 70A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE STREET RIGHT-OF-WAYS LYING BETWEEN THE BLOCKS AFOREMENTIONED, TOGETHER WITH THAT CERTAIN 15 FOOT RIGHT-OF WAY LYING EASTERLY OF BLOCK 4, ALL AS SHOWN ON THE PLAT OF SAID WHITE CITY, TOGETHER WITH A PORTION OF BLOCK 5, AS SHOWN ON THE PLAT OF WHITE CITY AS RECORDED IN PLAT BOOK 5, PAGE 71, TOGETHER WITH A PORTION OF TRACTS 7, 8 AND 9, BLOCK 3, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93, OF SAID CURRENT PUBLIC RECORDS, LYING IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

SHEET 4 OF 5 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	39°47'53"	45.52'	65.54'	S70°05'06"W	44.61'
C2	18°08'14"	237.99'	751.81'	N30°44'44"W	237.00'
C3	69°14'14"	700.20'	579.43'	S56°17'44"E	658.36'
C5	31°01'12"	175.58'	324.31'	S74°28'27"W	173.45'
C6	9°21'33"	94.65'	579.43'	S26°21'23"E	94.55'
C7	59°52'41"	605.55'	579.43'	S60°58'31"E	578.36'
C10	90°00'00"	39.27'	25.00'	S84°48'51"E	35.36'
C11	8°23'48"	14.00'	95.54'	S54°23'03"W	13.99'
C12	31°24'05"	52.36'	95.54'	S74°17'00"W	51.71'
C13	33°39'42"	26.44'	45.00'	N73°11'06"W	26.06'
C14	67°29'52"	53.01'	45.00'	N22°36'18"W	50.00'
C15	92°24'00"	72.57'	45.00'	N57°20'39"E	64.96'
C16	12°48'14"	10.06'	45.00'	S70°03'13"E	10.04'
C17	66°09'44"	28.87'	25.00'	S83°16'02"W	27.29'
C18	90°00'00"	39.27'	25.00'	S5°11'09"W	35.36'
C19	3°43'56"	47.02'	721.81'	N37°56'52"W	47.01'
C20	9°32'10"	120.14'	721.81'	N31°18'49"W	120.00'
C21	4°52'06"	61.33'	721.81'	N24°06'40"W	61.31'
C22	3°20'21"	32.02'	549.43'	S23°20'47"E	32.02'
C24	96°00'01"	41.89'	25.00'	S10°56'38"W	37.16'
C25	96°05'56"	41.93'	25.00'	S73°03'56"E	37.19'
C26	24°55'50"	154.17'	354.31'	S71°25'46"W	152.95'
C26	6°05'21"	37.66'	354.31'	S86°56'22"W	37.64'
C33	7°53'37"	40.55'	294.31'	S86°02'14"W	40.52'
C34	23°07'35"	118.79'	294.31'	S70°31'38"W	117.99'
C35	4°44'30"	64.70'	781.81'	N37°26'35"W	64.69'
C36	9°02'47"	123.44'	781.81'	N30°32'56"W	123.31'
C37	4°20'55"	59.34'	781.81'	N23°51'04"W	59.33'
C38	5°31'10"	58.71'	609.43'	S24°26'12"E	58.69'
C39	9°24'43"	100.11'	609.43'	S31°54'09"E	100.00'
C40	9°24'43"	100.11'	609.43'	S41°18'52"E	100.00'
C41	21°11'38"	203.24'	549.43'	S47°39'12"E	202.08'
C42	9°24'43"	100.11'	609.43'	S50°43'36"E	100.00'
C43	9°24'43"	100.11'	609.43'	S60°08'19"E	100.00'
C44	9°24'43"	100.11'	609.43'	S69°33'03"E	100.00'
C45	9°24'43"	100.11'	609.43'	S78°57'46"E	100.00'
C46	4°54'04"	52.13'	609.43'	S86°07'10"E	52.12'
C76	6°34'12"	63.00'	549.43'	S87°37'45"E	62.97'
C77	26°05'37"	250.22'	549.43'	S71°17'50"E	248.07'

NUM	DISTANCE	BEARING
L38	95.05'	S43°23'55"E
L39	165.78'	N79°48'58"E
L40	151.21'	N86°25'31"E
L41	116.76'	S51°46'41"E
L42	97.21'	N87°03'19"E
L54	15.00'	S00°00'57"E

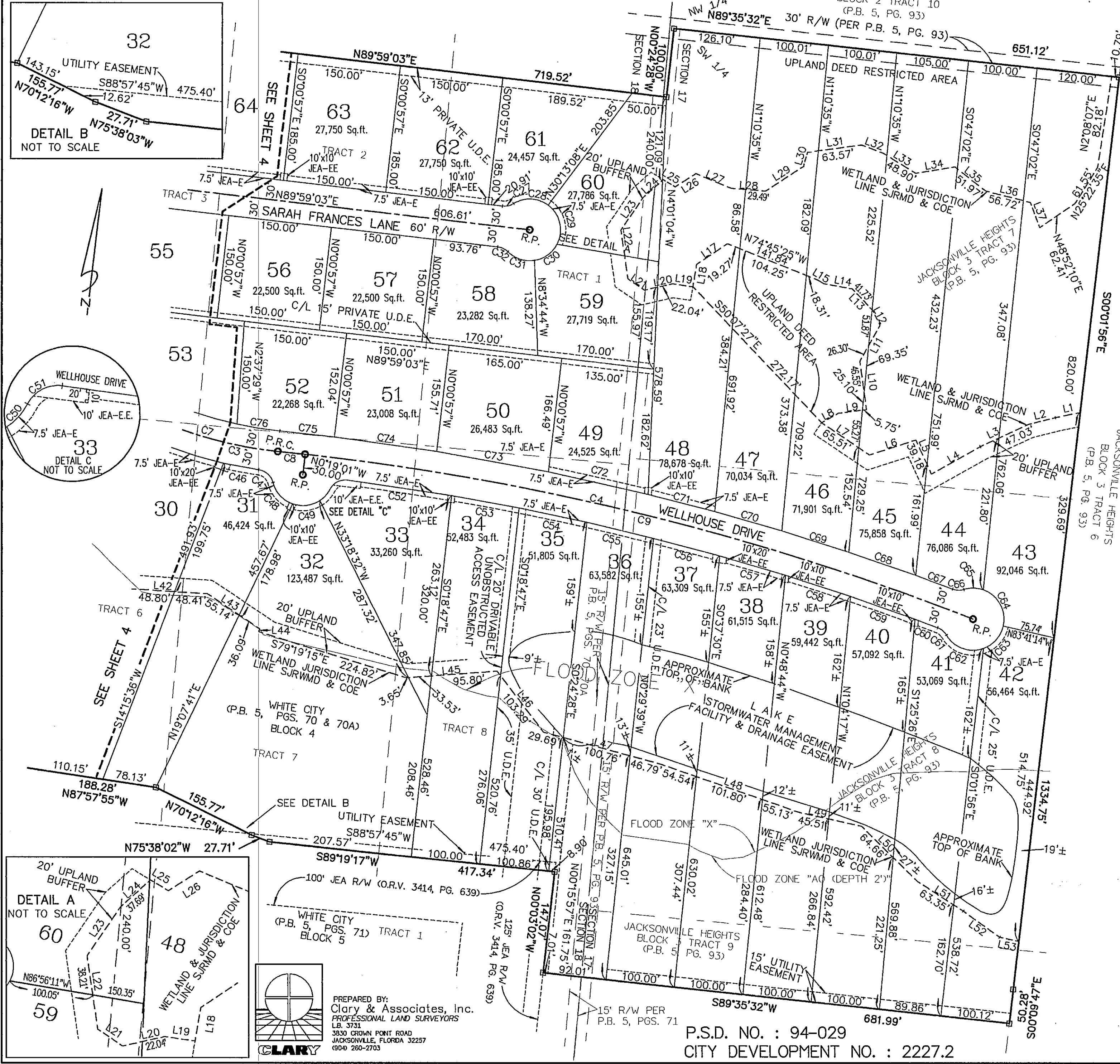


PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
L.S. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

P.S.D. NO. : 94-029
CITY DEVELOPMENT NO. : 2227.2

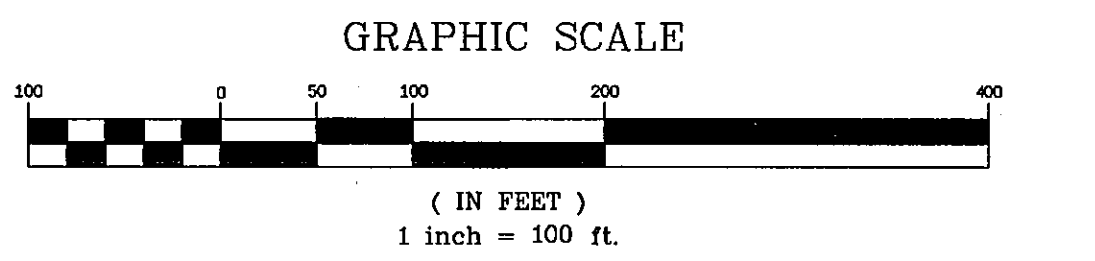
Wellhouse Estates Unit Two

A REPLAT OF A PORTION OF BLOCKS 3, 4, 7 AND 8, AS SHOWN ON THE PLAT OF WHITE CITY, AS RECORDED IN PLAT BOOK 5, PAGES 70 AND 70A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE STREET RIGHT-OF-WAYS LYING BETWEEN THE BLOCKS AFOREMENTIONED, TOGETHER WITH THAT CERTAIN 15 FOOT RIGHT-OF-WAY LYING EASTERLY OF BLOCK 4, ALL AS SHOWN ON THE PLAT OF SAID WHITE CITY, TOGETHER WITH A PORTION OF BLOCK 5, AS SHOWN ON THE PLAT OF WHITE CITY AS RECORDED IN PLAT BOOK 5, PAGE 71, TOGETHER WITH A PORTION OF TRACTS 7, 8 AND 9, BLOCK 3, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93, OF SAID CURRENT PUBLIC RECORDS, LYING IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C3	69°14'14"	700.20'	579.43'	S56°17'44"E	658.36'
C4	15°34'27"	1043.52'	3838.99'	N83°07'38"W	1040.31'
C7	59°52'41"	605.55'	579.43'	S60°58'31"E	578.36'
C8	0°35'50"	40.03'	3838.99'	S89°23'04"W	40.03'
C9	14°58'36"	1003.50'	3838.99'	N82°49'42"W	1000.64'
C27	38°12'47"	16.67'	25.00'	N70°52'39"E	16.37'
C28	68°26'52"	53.76'	45.00'	S85°59'42"W	50.62'
C29	81°03'15"	63.66'	45.00'	N19°15'14"W	58.48'
C30	52°46'32"	41.45'	45.00'	N47°39'40"E	40.00'
C31	54°08'54"	42.53'	45.00'	S78°52'36"E	40.96'
C32	38°12'47"	16.67'	25.00'	N70°54'33"W	16.37'
C46	4°54'04"	52.13'	609.43'	S86°07'10"E	52.12'
C47	67°22'34"	29.40'	25.00'	N54°52'55"W	27.73'
C48	56°16'36"	44.20'	45.00'	S49°19'56"E	42.44'
C49	52°46'32"	41.45'	45.00'	N76°08'29"E	40.00'
C50	28°39'11"	22.50'	45.00'	N35°25'37"E	22.27'
C51	69°34'09"	30.36'	25.00'	S55°53'07"W	28.52'
C52	2°17'56"	152.83'	3808.99'	N88°10'50"W	152.82'
C53	1°30'28"	100.25'	3808.99'	N86°16'38"W	100.25'
C54	1°30'41"	100.49'	3808.99'	N84°46'03"W	100.49'
C55	1°30'04"	99.81'	3808.99'	N83°15'39"W	99.80'
C56	1°30'00"	99.72'	3808.99'	N81°45'37"W	99.72'
C57	1°29'54"	99.63'	3808.99'	N80°15'39"W	99.62'
C58	1°29'48"	99.51'	3808.99'	N78°45'48"W	99.51'
C59	1°29'40"	99.36'	3808.99'	N77°16'03"W	99.36'
C60	0°31'45"	35.18'	3808.99'	N76°15'20"W	35.18'
C61	38°32'23"	16.82'	25.00'	N56°43'16"W	16.50'
C62	78°58'08"	62.02'	45.00'	S76°56'08"E	57.23'
C63	57°16'01"	44.98'	45.00'	N34°56'47"E	43.13'
C64	83°30'19"	65.58'	45.00'	N35°26'24"W	59.93'
C65	36°40'57"	28.81'	45.00'	S84°27'58"W	28.32'
C66	37°53'36"	16.53'	25.00'	N85°04'18"E	16.23'
C67	0°50'59"	57.38'	3868.99'	N76°24'24"W	57.38'
C68	1°31'15"	102.71'	3868.99'	N77°35'31"W	102.71'
C69	1°30'51"	102.26'	3868.99'	N79°06'35"W	102.26'
C70	1°30'23"	101.72'	3868.99'	N80°37'13"W	101.72'
C71	1°28'51"	100.00'	3868.99'	N82°06'50"W	100.00'
C72	2°12'01"	148.58'	3868.99'	N83°57'16"W	148.58'
C73	2°26'55"	165.36'	3868.99'	N86°16'45"W	165.35'
C74	2°13'19"	150.05'	3868.99'	N88°36'53"W	150.04'
C75	1°11'18"	80.26'	3868.99'	S89°40'48"W	80.26'
C76	6°34'12"	63.00'	549.43'	S87°37'45"E	62.97'

NUM	DISTANCE	BEARING	NUM	DISTANCE	BEARING
L1	36.64'	S71°27'01"W	L26	35.88'	N51°12'21"E
L2	40.75'	S69°16'47"W	L27	55.54'	S73°56'58"E
L3	76.95'	S58°21'00"W	L28	50.42'	N87°42'09"E
L4	81.44'	S54°02'52"W	L29	65.49'	N50°14'33"E
L5	54.46'	N31°14'29"W	L30	21.36'	N92°25'55"E
L6	70.89'	S65°28'55"W	L31	79.39'	N75°35'29"E
L7	84.00'	N62°32'55"W	L32	33.62'	S75°47'19"E
L8	28.66'	N54°13'31"E	L33	55.26'	S64°41'49"E
L9	40.50'	N76°10'40"E	L34	58.12'	N74°06'01"E
L10	71.03'	N14°24'44"W	L35	56.64'	S58°23'14"E
L11	60.12'	N22°43'47"E	L36	67.14'	S82°27'33"E
L12	24.75'	N34°11'17"W	L37	39.24'	S27°05'19"E
L13	42.02'	N50°09'45"W	L42	97.21'	N87°03'19"E
L14	42.06'	N85°58'07"W	L43	91.23'	S62°53'21"E
L15	10.01'	N65°59'27"W	L44	4.24'	S18°45'17"W
L17	53.95'	S49°37'22"W	L45	132.97'	N79°10'57"E
L18	32.99'	S3°05'41"W	L46	111.71'	S43°54'03"E
L19	30.05'	N88°33'03"W	L47	177.24'	S81°21'20"E
L20	41.65'	S70°40'22"W	L48	211.46'	S77°19'30"E
L21	29.05'	N62°16'31"W	L49	94.29'	S83°58'56"E
L22	71.69'	N14°51'38"W	L50	113.34'	S52°01'39"E
L23	57.42'	N27°36'10"E	L51	79.78'	S63°52'57"E
L24	38.99'	N41°44'18"E	L52	65.42'	S60°53'01"E
L25	20.13'	S65°33'09"E	L53	28.26'	S84°16'45"E



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
LB. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
904-260-2703

P.S.D. NO. : 94-029
CITY DEVELOPMENT NO. : 2227.2