

SUMMERTON

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

CAPTION

ALL OF THE LAND AND IMPROVEMENTS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS VOLUME 1773, PAGE 291, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; EXCEPTING THEREFROM THE PROPERTY DESCRIBED IN THE INSTRUMENTS RECORDED IN OFFICIAL RECORDS VOLUME 2570, PAGE 459, OFFICIAL RECORDS VOLUME 4594, PAGE 249, OFFICIAL RECORDS VOLUME 5251, PAGE 415, AND OFFICIAL RECORDS VOLUME 5528, PAGE 963, ALL IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE NORTHWEST CORNER OF "JULINGTON PINES", AS SHOWN ON THE PLAT THEREOF, AND RECORDED IN PLAT BOOK 37, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND RUN THENCE, SOUTH 00°32'46" EAST, ALONG THE WESTERLY LINE OF SAID "JULINGTON PINES", A DISTANCE OF 41.38 FEET, TO A POINT ON THE MONUMENTED NORTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4594, PAGE 249 (AND CURRENTLY IN OFFICIAL RECORDS BOOK 15062, PAGE 27), ALL IN THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE SOUTH 79°00'55" WEST, ALONG LAST SAID LINE, A DISTANCE OF 250.00 FEET, TO A POINT ON THE EAST LINE OF "STEEPLECHASE", AS RECORDED IN PLAT BOOK 41, PAGES 87 AND 87A OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE NORTH 00°34'00" WEST, ALONG THE AFORESAID EAST LINE OF "STEEPLECHASE", A DISTANCE OF 668.32 FEET, TO A POINT ON THE MONUMENTED SOUTH LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5528, PAGE 963 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE N 88°26'27" EAST, ALONG THE MONUMENTED SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5528, PAGE 963, AND THEN THE MONUMENTED SOUTH LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 2570, PAGE 459, A DISTANCE OF 631.59 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HOOD LANDING ROAD (A 66 FOOT ROAD RIGHT OF WAY, AS CURRENTLY ESTABLISHED), SAID POINT ALSO LYING 907.54 FEET NORTHERLY OF THE INTERSECTION OF HOOD LANDING ROAD AND JULINGTON CREEK ROAD, AS PER OFFICIAL RECORDS VOLUME 5528, PAGE 963 OF THE AFORESAID CURRENT PUBLIC RECORDS; RUN THENCE, ALONG THE WESTERLY RIGHT OF WAY LINE OF HOOD LANDING ROAD, THE FOLLOWING TWO COURSES AND DISTANCES:

(1) RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 5,729.65 FEET, THROUGH A CENTRAL ANGLE OF 00°21'30" TO THE LEFT, AN ARC DISTANCE OF 35.82 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°45'10" EAST, 35.82 FEET;

(2) COURSE NO. 2: SOUTH 01°55'23" EAST, A DISTANCE OF 495.81 FEET, TO A POINT LYING ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11727, PAGE 2432, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE SOUTH 80°41'38" WEST, ALONG LAST SAID LINE, AND THEN ALONG THE NORTH LINE OF AFORESAID "JULINGTON PINES", AS RECORDED IN PLAT BOOK 37, PAGE 66 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 402.74 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 378,438 SQUARE FEET OR 8.69 ACRES, MORE OR LESS, IN AREA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT SUMMERTON LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE "OWNER", UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS SUMMERTON, 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 RIGHTS-OF-WAY (PLACE, CIRCLE, BOULEVARD), WALKWAYS, SIDEWALKS, EASEMENTS FOR DRAINAGE, AND NON-ACCESS EASEMENTS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS (CITY OF JACKSONVILLE). THE NON-EXCLUSIVE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND.

(1) THE DRAINAGE EASEMENTS SHOWN HEREBY DEDICATED SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED TO THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE OWNER, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.

(2) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNERS, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNERS. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES.

(3) THE CITY 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 OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAYS DEDICATED HEREON.

OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY 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 LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF THE OWNER, ITS SUCCESSORS AND ASSIGNS OR THEIR AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN SUMMERTON. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

ALL PRIVATE EASEMENTS AND CONSERVATION EASEMENTS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER ITS SUCCESSORS AND ASSIGNS. OWNER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSOR AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS, AND ALSO NON-EXCLUSIVE EASEMENTS 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.

ANY UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES AND OTHER TELECOMMUNICATION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE CURRENT FLORIDA STATUTES; HOWEVER, ONLY CABLE TELEVISION SERVICE AND OTHER TELECOMMUNICATION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE OWNER OR THE ASSOCIATION OF LOT OWNERS TO SERVE THE LANDS SHOWN ON THIS PLAT SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

ALL JEA UTILITY EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. THOSE EASEMENTS DESIGNATED AS "JEA-E.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEMS. 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 SYSTEMS; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS. TRACT "A" (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. LANDSCAPE EASEMENTS, & TRACT "B" IS HEREBY IRREVOCABLY DEDICATED TO SUMMERTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT ITS SUCCESSORS AND ASSIGNS.

GENERAL NOTES

1. BASIS OF BEARING: STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL MONUMENTATION. COORDINATES SHOWN ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 901) IN U.S. FEET AND ARE REFERENCED TO THE WESTERLY RIGHT-OF-WAY LINE OF HOOD LANDING ROAD AS BEING SOUTH 01°55'23" EAST.
2. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN 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 BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
3. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.
4. 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.
5. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
6. "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.
7. "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.
8. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY NUMBER: 120077, PANEL 0218 SUFFIX E; MAP REVISED INDEX DATE: JUNE 16, 1999. 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. INQUIRES OF PUBLIC WORKS, CITY OF JACKSONVILLE.
9. (100.00') DENOTES DISTANCES, ALONG PROPERTY LINES, FROM ROAD RIGHTS-OF-WAY TO DRAINAGE EASEMENTS.
10. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
11. ALL BOUNDARY CORNERS ARE SET CONCRETE MONUMENTS (#3857) UNLESS OTHERWISE NOTED.
12. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL REPRESENTATION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL REPRESENTATION OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, RECORDS OF DUVAL COUNTY, FLORIDA.

SUMMERTON LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: Lawrence R. Towers

LAWRENCE R. TOWERS, MANAGER

WITNESS: [Signature]

CARLETTA J. JONES

TYPE OR PRINT NAME

WITNESS: Jaime Martinez

Jaime Martinez

TYPE OR PRINT NAME

NOTARY FOR SUMMERTON LAND, LLC

STATE OF FLORIDA COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF JUNE, 2012 BY LAWRENCE R. TOWERS, MANAGER OF SUMMERTON LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED IDENTIFICATION.

Jaime Marie Martinez

NOTARY PUBLIC, STATE OF FLORIDA

Jaime Marie Martinez

TYPE OR PRINT NAME

MY COMMISSION EXPIRES: Aug 17, 2015

NOTARY PUBLIC-STATE OF FLORIDA
Jaime Marie Martinez
Commission # EE123080
Expires: AUG. 17, 2015
NOTED THROUGH ATLANTIC BONDING CO., INC.

APPROVED FOR RECORD

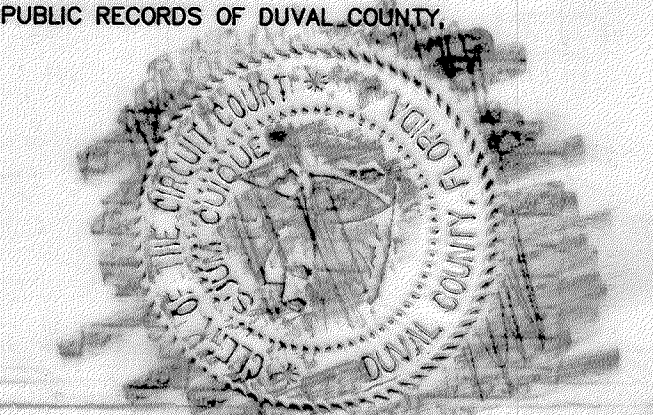
THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER NO. 654, ORDINANCE CODE THIS 20th DAY OF JUNE, 2012.

James M. Robinson, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2012137711

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 65 PAGES 187-188 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 2 DAY OF July, 2012.

Jim Fuller
J. FULLER, CLERK OF THE CIRCUIT COURTS
Juan Marshall
DEPUTY CLERK



PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 26 DAY OF JUNE, 2012.

William Monroe Hazen, P.L.S.
W. MONROE HAZEN, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 3398

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT THIS PLAT IS TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 651.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE.

CERTIFIED THIS 24th DAY OF MAY, 2012.

Michael A. Carrett
MICHAEL A. GARRETT
FLORIDA REGISTERED SURVEYOR AND MAPPER, NO. 6643
6820 SOUTHPOINT PARKWAY, SUITE 4
JACKSONVILLE, FLORIDA 32216

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 4
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

Approved 6/26/12
Date
[Signature]
City Engineer
for Director of Public Works
Approved 6-25-12
Date
[Signature]
for General Counsel

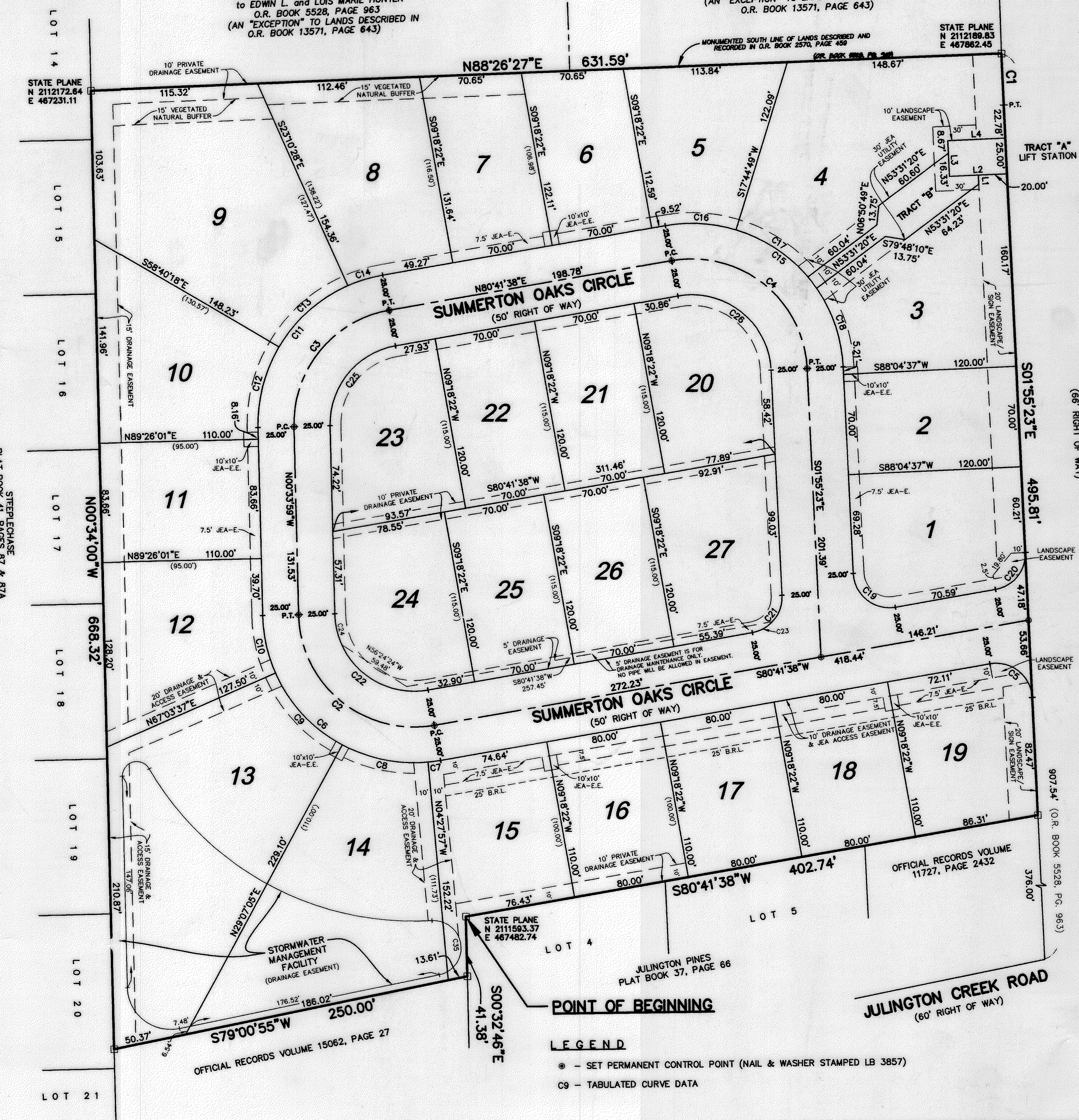
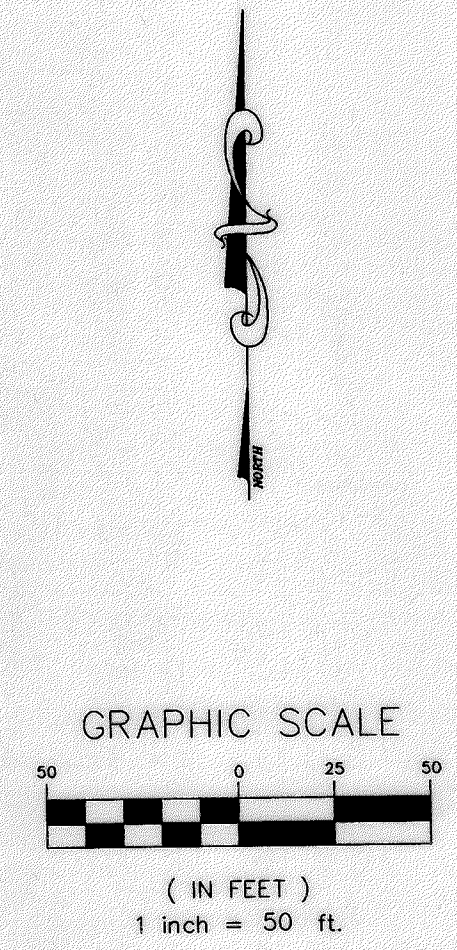
SUMMERTON

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

WARRANTY DEED
KENNETH J. and DOROTHY E. LOURCEY
to EDWIN L. and LOIS MARIE HUNTER
O.R. BOOK 5528, PAGE 963
(AN "EXCEPTION" TO LANDS DESCRIBED IN
O.R. BOOK 13571, PAGE 643)

WARRANTY DEED
KENNETH J. and DOROTHY E. LOURCEY
to WELLY C. and JOSEPHINE L. COWART
O.R. BOOK 2570, PAGE 458
(AN "EXCEPTION" TO LANDS DESCRIBED IN
O.R. BOOK 13571, PAGE 643)

STATE PLANE
N 2112186.83
E 467862.45



- ABBREVIATIONS/LEGEND**
- ☐ DENOTES SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
 - DENOTES PERMANENT CONTROL POINT (NAIL AND DISK LABELED "LB 3857", UNLESS OTHERWISE INDICATED).
 - C99 DENOTES TABULATED CURVE DATA DESIGNATION
 - E DENOTES CENTERLINE
 - JE-E DENOTES JEA EASEMENT
 - JE-E-E DENOTES JEA EQUIPMENT EASEMENT
 - LD DENOTES TABULATED LINE DATA DESIGNATION
 - LB DENOTES LICENSED BUSINESS
 - NO. DENOTES NUMBER
 - O.R.B. DENOTES OFFICIAL RECORDS BOOK
 - O.R.V. DENOTES OFFICIAL RECORDS VOLUME
 - P.C. DENOTES POINT OF CURVATURE
 - P.C.P. DENOTES PERMANENT CONTROL POINT
 - P. DENOTES PAGE
 - P.I. DENOTES POINT OF INTERSECTION
 - P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
 - P.R.C. DENOTES POINT OF REVERSE CURVATURE
 - P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
 - P.T. DENOTES POINT OF TANGENCY
 - R DENOTES RADIUS EQUALS
 - (R) DENOTES RADIAL LINE, WHEN SO INDICATED
 - RD DENOTES ROAD
 - R.P. DENOTES RADIUS POINT
 - T.O.B. DENOTES TOP OF BANK
 - U.E. DENOTES UTILITY EASEMENT

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N01°55'23"W	6.33'
L2	N88°04'37"E	40.00'
L3	N01°55'23"W	25.00'
L4	N88°04'37"E	40.00'

CURVE TABLE

CURVE	DIRECTION	CHORD	RADIUS	LENGTH	DELTA
C1	S01°45'10"E	35.82'	5729.65'	35.82'	0°21'30"
C2	N49°56'11"W	121.43'	80.00'	137.87'	98°44'22"
C3	N40°03'49"E	104.19'	80.00'	113.46'	81°15'38"
C4	S50°36'52"E	120.19'	80.00'	135.97'	97°22'59"
C5	N50°36'52"W	37.56'	25.00'	42.49'	97°22'59"
C6	N49°56'11"W	159.37'	105.00'	180.95'	98°44'22"
C7	S83°06'51"W	8.87'	105.00'	8.87'	4°50'25"
C8	N77°40'26"W	60.67'	105.00'	61.55'	33°35'02"
C9	N41°54'39"W	68.27'	105.00'	69.53'	37°56'32"
C10	N11°45'11"W	40.74'	105.00'	41.00'	22°22'24"
C11	N40°03'49"E	136.75'	105.00'	148.92'	81°15'38"
C12	N15°22'51"E	57.70'	105.00'	58.45'	31°53'42"
C13	N49°04'37"E	64.02'	105.00'	65.05'	35°29'50"
C14	N73°45'35"E	25.35'	105.00'	25.42'	13°52'06"
C15	S50°36'52"E	157.74'	105.00'	178.46'	97°22'59"
C16	S85°46'47"E	49.12'	105.00'	49.58'	27°03'11"
C17	S55°43'49"E	59.72'	105.00'	60.56'	33°02'45"
C18	S20°33'55"E	67.13'	105.00'	68.33'	37°17'03"
C19	S50°36'52"E	37.56'	25.00'	42.49'	97°22'59"
C20	N39°23'08"E	33.01'	25.00'	36.05'	82°37'01"
C21	S39°23'08"W	33.01'	25.00'	36.05'	82°37'01"
C22	N49°56'11"W	83.48'	55.00'	94.78'	98°44'22"
C23	N82°15'32"E	15.81'	25.00'	16.09'	10°10'05"
C24	N12°07'16"W	22.03'	55.00'	22.18'	36°52'12"
C25	N40°03'49"E	71.63'	55.00'	78.00'	81°15'38"
C26	S50°36'52"E	82.63'	55.00'	93.48'	97°22'59"
C27	S01°42'22"E	30.00'	5729.65'	30.00'	0°18'00"
C28	S01°53'07"E	5.82'	5729.65'	5.82'	0°03'30"
C29	N81°12'16"W	7.82'	19.00'	7.67'	23°07'15"
C30	N76°37'24"W	117.14'	210.67'	118.70'	32°16'59"
C31	N44°42'53"W	114.49'	210.67'	115.94'	31°32'02"
C32	S75°14'34"W	19.39'	10.00'	26.46'	151°37'07"
C33	S90°48'32"E	46.10'	30.00'	52.58'	100°25'06"
C34	N69°51'50"E	6.04'	19.00'	6.07'	18°18'09"
C35	N04°27'57"W	34.49'	19.00'	43.23'	130°21'24"

POINT OF BEGINNING

LEGEND

- ⊙ - SET PERMANENT CONTROL POINT (NAIL & WASHER STAMPED LB 3857)
- C9 - TABULATED CURVE DATA

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 4
JACKSONVILLE, FLORIDA 32216
(904) 279-0088