

Dunns Creek Plantation Unit One

A REPLAT OF A PORTION OF SECTION 9 AND 10, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **56** PAGE **58**

SHEET 1 OF 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF SECTIONS 9 AND 10, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9, ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE NORTH 00°19'06" WEST, ALONG THE DIVISION LINE BETWEEN SAID SECTIONS 9 AND 10, A DISTANCE OF 1416.39 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL NUMBER 3, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 7708, PAGE 1018 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; THENCE NORTH 80°58'40" WEST, ALONG THE WESTERLY PROLONGATION OF LAST SAID LINE, A DISTANCE OF 25.54 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF PULASKI ROAD, COUNTY ROAD NO. 1062 (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1176.30 FEET, AN ARC DISTANCE OF 534.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°22'05" WEST, 529.44 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 3 AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4970, PAGE 858, SAID LINE ALSO BEING THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 7948, PAGE 747, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 79°01'31" EAST, ALONG LAST SAID LINE, A DISTANCE OF 245.20 FEET TO THE AFORESAID DIVISION LINE BETWEEN SECTIONS 9 AND 10; THENCE SOUTH 00°19'06" EAST, ALONG LAST SAID LINE, 225.49 FEET; THENCE SOUTH 69°59'55" EAST, 78.30 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 63.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°23'40" EAST, 62.84 FEET; THENCE NORTH 00°19'06" WEST, 426.42 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF AFORESAID SECTION 9; THENCE NORTH 89°38'07" EAST, ALONG LAST SAID LINE, A DISTANCE OF 1362.37 FEET; THENCE SOUTH 52°25'13" EAST, 168.97 FEET; THENCE SOUTH 29°58'59" WEST, 72.90 FEET; THENCE SOUTH 60°01'01" EAST, 113.27 FEET; THENCE SOUTH 70°14'21" EAST, 51.07 FEET; THENCE SOUTH 60°01'01" EAST, 152.35 FEET; THENCE NORTH 56°45'56" EAST, 78.41 FEET; THENCE SOUTH 60°01'01" EAST, 108.36 FEET; THENCE SOUTH 23°14'11" WEST, 16.40 FEET; THENCE SOUTH 63°35'13" EAST, 165.28 FEET; THENCE SOUTH 59°31'48" EAST, 60.13 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 10.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°40'13" WEST, 10.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 21.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°34'13" WEST, 21.42 FEET; THENCE SOUTH 67°13'13" EAST, 183.14 FEET; THENCE SOUTH 52°34'34" WEST, 73.76 FEET; THENCE SOUTH 32°46'11" WEST, 251.32 FEET; THENCE SOUTH 59°29'36" EAST, 153.59 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 22.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°13'09" EAST, 22.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 80°56'42" EAST, 39.21 FEET; THENCE SOUTH 09°03'18" WEST, 170.00 FEET; THENCE NORTH 80°56'42" WEST, 32.80 FEET; THENCE SOUTH 09°03'18" WEST, 108.67 FEET TO THE NORTHERLY LINE OF AFORESAID LANDS DESIGNATED AS PARCEL 3, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 7708, PAGE 1018; THENCE NORTH 80°58'40" WEST, ALONG LAST SAID LINE, 2189.38 FEET; THENCE NORTH 00°19'06" WEST, 292.13 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 30.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°57'25" WEST, 30.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 69°59'55" WEST, 107.92 FEET; THENCE SOUTH 00°19'06" EAST, 222.51 FEET TO THE POINT OF BEGINNING.

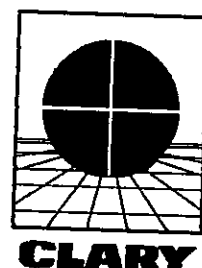
CONTAINING 45.50 ACRES, MORE OR LESS.

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 12 DAY OF NOVEMBER A.D., 2003.

Gregory B. Clary
REGISTERED LAND SURVEYOR NO. 3377



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

ADOPTION AND DEDICATION

This is to certify that Dunns Creek Plantation, L.L.C., a company under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as Dunns Creek Plantation Unit One, 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, boulevards, drives, courts, walkways, unobstructed easements for drainage, utilities (except water and sewer), and non-access easements, except all private easements, and Tracts "A", "B", "C-1", "C-2", "E" and "H", 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, water and sewer, and Tract "D", 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:

(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;

(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.

(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.

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, licensees or concessionaires within Dunns Creek Plantation Unit One. 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.

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, Dunns Creek Plantation L.L.C., has caused these presents to be signed by its President.

Witness: Mark Knowles
Print Name: Beverly J. Holland
Witness: Mark Knowles
Print Name: MARK KNOWLES

NOTARY FOR DUNNS CREEK PLANTATION L.L.C.

The foregoing instrument was acknowledged before me this 3rd day of December, A.D., 2003 by J.D. Collins, President of Dunns Creek Plantation L.L.C., He is personally known to me and did not take an oath. The Collins Group, Inc. as manager of

Notary Public
State of Florida at Large
My Commission Expires: 4-16-05
Serial No.: CC993535
Print name: Beverly J. Holland

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 17 DAY OF Dec, 2003.

Glenn E. McGreggor, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 4252

CLERK'S CERTIFICATION 20040002951

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 56, Pages 58-A-G of the Public Records of Duval County, Florida. Signed this 3rd day of JANUARY, A.D., 2004.
Jim Fuller
Clerk of Circuit Court

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: et hall
Director of Public Works
Date: 12/23/2003

CNB NATIONAL BANK

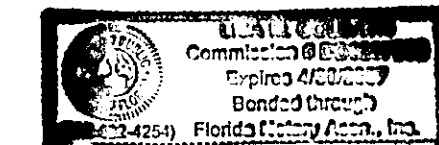
Witness: Tracie C. McRae
Print Name: Tracie C. McRae
Witness: Lisa M Colbath
Print Name: Lisa M Colbath

David H. Sheffield
President

NOTARY FOR CNB NATIONAL BANK

The foregoing instrument was acknowledged before me this 5th day of December, 2003, A.D., by David H. Sheffield, President of CNB National Bank, He is personally known to me and did not take an oath.

Lisa M Colbath
Notary Public
State of Florida at Large
My Commission Expires: 4-30-07
Serial No.: DD0207533
Print Name: Lisa M Colbath



Approved 12/17/03
Date
John P. Rogers
City Engineer
for Director of Public Works
Approved 12/23/03
Date
et hall
for General Counsel

REVIEWS
OFFICE: MMS BIP
FIELD: RWG

CHECKED BY
CLOSURES/DATE: MMS
COVER SHEET: MMS
PRMS: RWG

P.S.D. NO.: 2001-037
CITY DEVELOPMENT NO.: 4874.4

Dunns Creek Plantation Unit One

A REPLAT OF A PORTION OF SECTION 9 AND 10, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37,
TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT
BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **56** PAGE **58A**

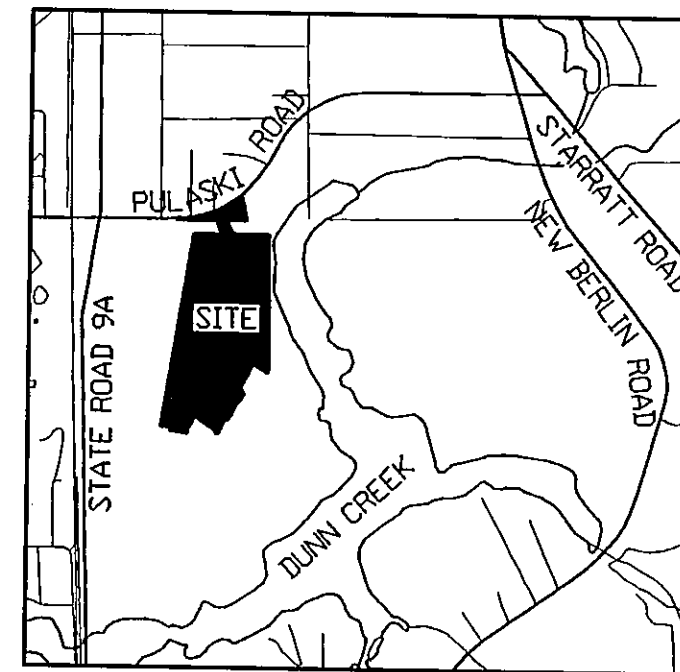
SHEET 2 OF 8 SHEETS
110 LOTS IN THIS UNIT

General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. N 2227670.994
E 462979.926 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983/1990 NGS ADJUSTMENT.
3. 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
4. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 0050E, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
5. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
6. THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
7. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 9)
8. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
9. 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 BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
10. 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.
11. 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.
12. '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.
13. 'JEA-E.' DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE 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.
14. THE LAKE/STORMWATER MANAGEMENT FACILITIES (DRAINAGE EASEMENT) 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. THE LIMITS ARE FROM TOP OF BANK TO TOP OF BANK OF EACH LAKE/STORMWATER MANAGEMENT FACILITIES (DRAINAGE EASEMENT).

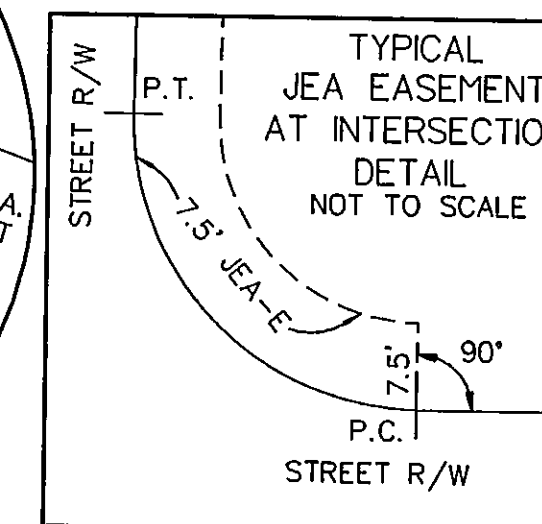
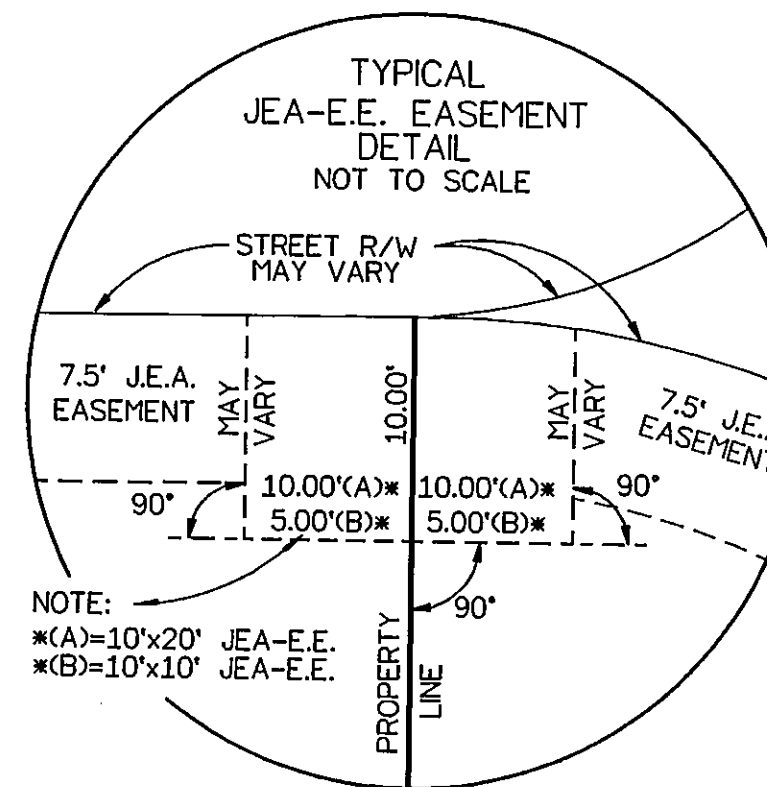
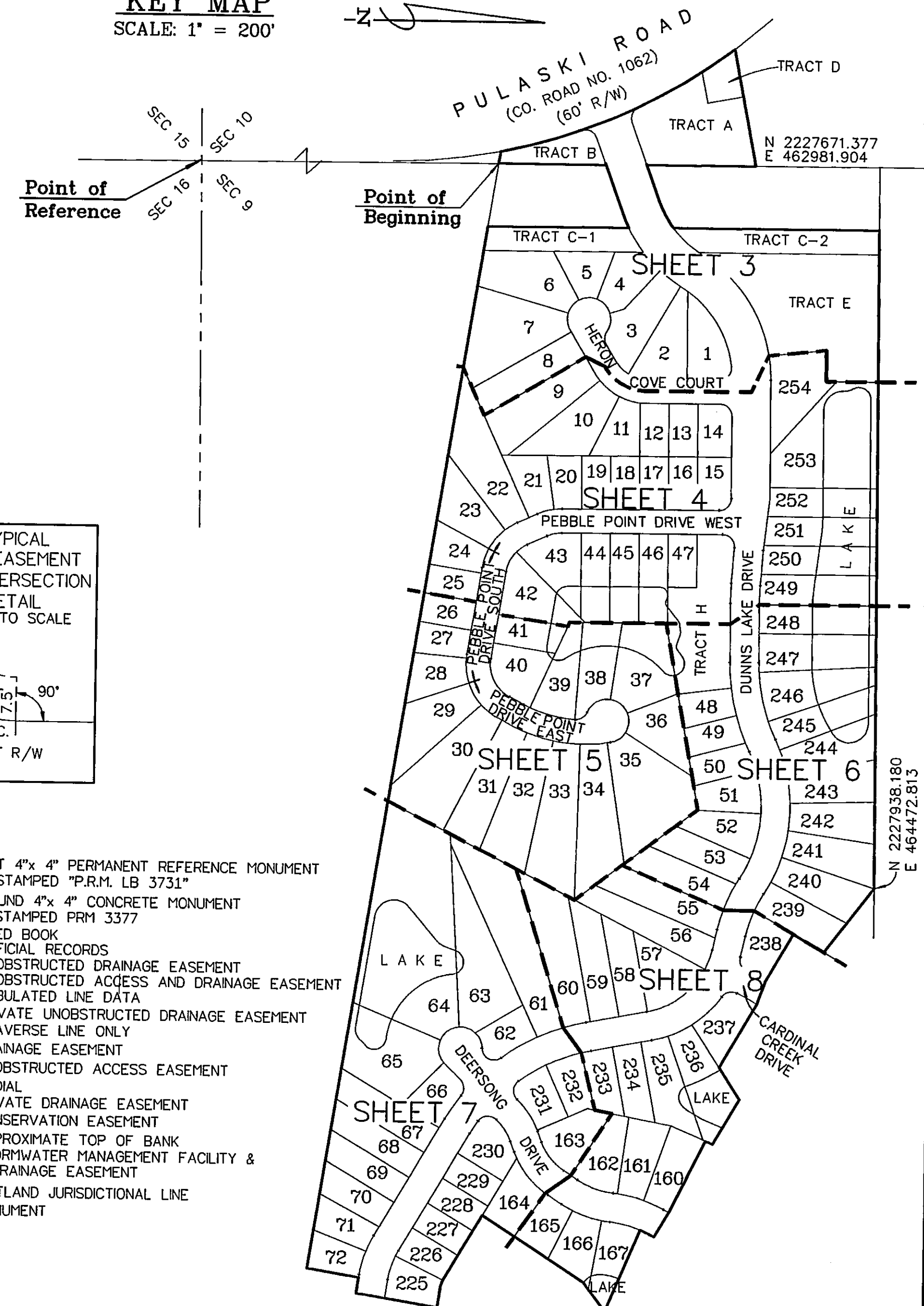
VICINITY MAP

SCALE: 1" = 1000'



KEY MAP

SCALE: 1" = 200'



LEGEND

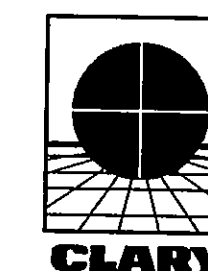
| | | | | | |
|----------|---|---|---------------|---|---|
| R/W | = | RIGHT-OF-WAY | □ | = | SET 4"x 4" PERMANENT REFERENCE MONUMENT STAMPED "P.R.M. LB 3731" |
| ○ | = | PERMANENT CONTROL POINT STAMPED CLARY 3377 | ■ | = | FOUND 4"x 4" CONCRETE MONUMENT STAMPED PRM 3377 |
| PC | = | POINT OF CURVATURE | D.B. | = | DEED BOOK |
| PT | = | POINT OF TANGENCY | O.R. | = | OFFICIAL RECORDS |
| ORV | = | OFFICIAL RECORDS VOLUME | U.D.E. | = | UNOBSTRUCTED DRAINAGE EASEMENT |
| PB | = | PLAT BOOK | U.A.D.E. | = | UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT |
| PG(S) | = | PAGE(S) | L4 | = | TABULATED LINE DATA |
| A | = | ARC LENGTH | P.U.D.E. | = | PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT |
| R | = | RADIUS | (TLO) | = | TRAVERSE LINE ONLY |
| CH | = | CHORD | D.E. | = | DRAINAGE EASEMENT |
| Δ | = | DELTA | U.A.E. | = | UNOBSTRUCTED ACCESS EASEMENT |
| RP | = | RADIUS POINT | (R) | = | RADIAL |
| C4 | = | TABULATED CURVE DATA | P.D.E. | = | PRIVATE DRAINAGE EASEMENT |
| PRC | = | POINT OF REVERSE CURVE | C.E. | = | CONSERVATION EASEMENT |
| PCC | = | POINT OF COMPOUND CURVE | A.T.B. | = | APPROXIMATE TOP OF BANK |
| RADIAL | = | RADIAL LINE | S.M.F. & D.E. | = | STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT |
| JEA-E | = | JACKSONVILLE ELECTRIC AUTHORITY EASEMENT | W.J.L. | = | WETLAND JURISDICTIONAL LINE |
| JEA-E.E. | = | JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT | MON. | = | MONUMENT |
| ℄ | = | CENTERLINE | | | |
| U.B. | = | UPLAND BUFFER | | | |

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

P.S.D. NO.: 2001-037
CITY DEVELOPMENT NO.: 4874.4



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

Dunns Creek Plantation Unit One

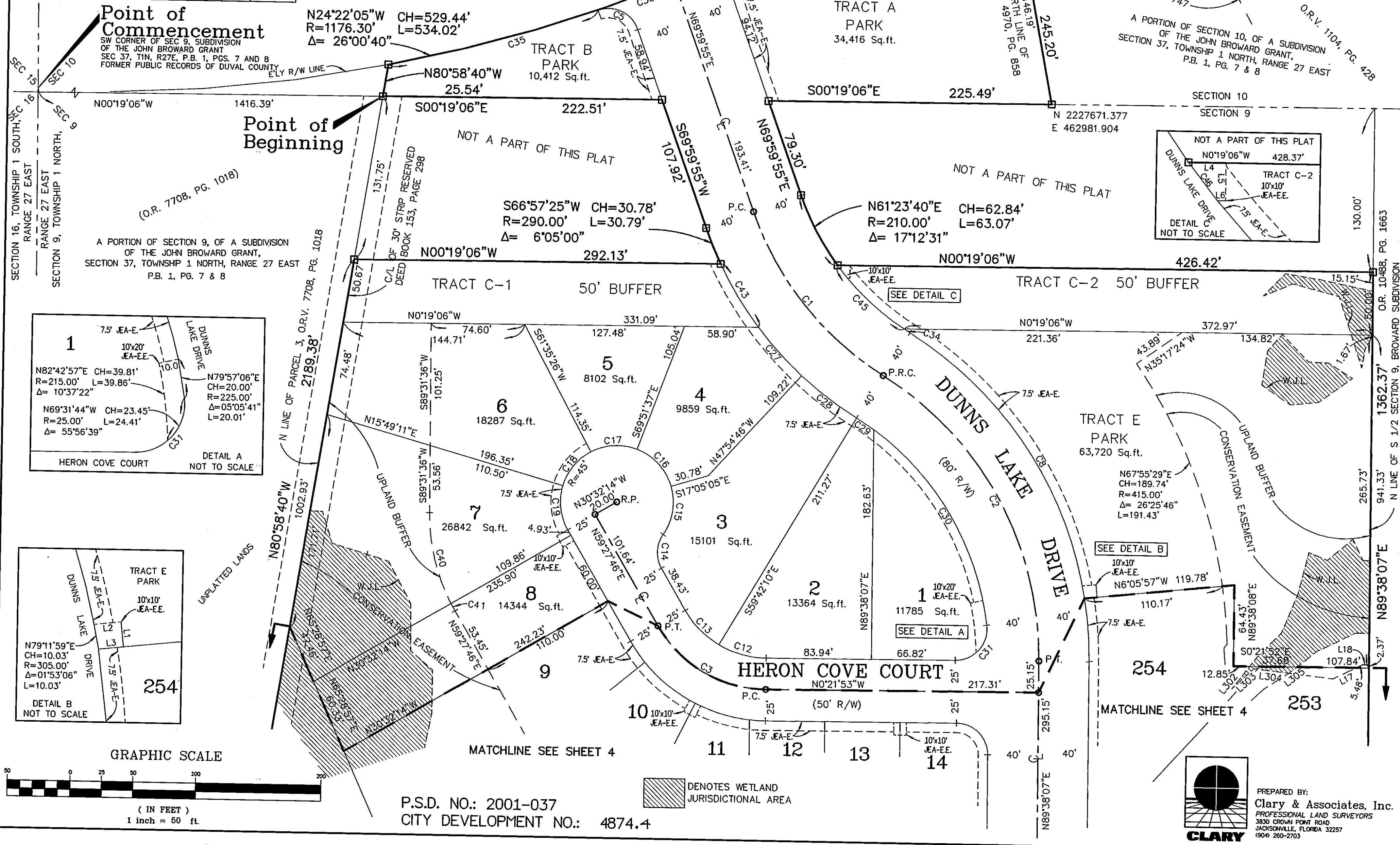
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PLAT BOOK 56 PAGE 58B

SHEET 3 OF 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE | NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|-----|-----------|---------|---------|-------------|----------|------|-----------|---------|----------|-------------|----------|
| C1 | 38°48'41" | 169.35' | 250.00' | N50°35'35"E | 166.13' | C29 | 4°15'12" | 16.70' | 225.00' | S33°18'50"W | 16.70' |
| C2 | 58°26'53" | 270.33' | 265.00' | S60°24'41"W | 258.76' | C30 | 47°03'30" | 184.80' | 225.00' | S58°58'11"W | 179.65' |
| C3 | 59°49'38" | 104.42' | 100.00' | N29°32'56"E | 99.74' | C31 | 97°08'28" | 42.39' | 25.00' | N48°55'49"W | 37.49' |
| C4 | 84°00'05" | 36.65' | 25.00' | S67°59'44"E | 33.46' | C34 | 1°31'24" | 5.58' | 210.00' | N31°56'56"E | 5.58' |
| C5 | 89°46'18" | 39.17' | 25.00' | S25°06'09"W | 35.28' | C35 | 8°25'15" | 172.89' | 1176.30' | N15°34'23"W | 172.73' |
| C8 | 48°57'18" | 260.60' | 305.00' | S55°39'53"W | 252.75' | C36 | 3°09'45" | 64.93' | 1176.30' | N21°21'53"W | 64.92' |
| C12 | 30°10'25" | 39.50' | 75.00' | N14°43'20"E | 39.04' | C37 | 3°02'54" | 62.59' | 1176.30' | N24°28'14"W | 62.58' |
| C13 | 29°39'13" | 38.82' | 75.00' | N44°38'09"E | 38.39' | C39 | 7°22'00" | 151.24' | 1176.30' | N29°40'41"W | 151.14' |
| C14 | 64°32'36" | 28.16' | 25.00' | S88°11'09"E | 26.70' | C39A | 4°00'43" | 82.37' | 1176.30' | N35°22'03"W | 82.35' |
| C15 | 51°10'13" | 40.19' | 45.00' | N81°29'58"W | 38.87' | C40 | 27°38'32" | 74.78' | 155.00' | N75°42'19"E | 74.06' |
| C16 | 52°46'32" | 41.45' | 45.00' | S46°31'39"W | 40.00' | C41 | 2°25'17" | 6.55' | 155.00' | N60°40'24"E | 6.55' |
| C17 | 48°32'57" | 38.13' | 45.00' | S4°08'06"E | 37.00' | C43 | 11°36'53" | 58.79' | 290.00' | S58°06'29"E | 58.69' |
| C18 | 45°46'14" | 35.95' | 45.00' | S51°17'42"E | 35.00' | C45 | 20°04'46" | 73.60' | 210.00' | N42°45'01"E | 73.22' |
| C19 | 46°21'24" | 36.41' | 45.00' | N82°38'28"E | 35.42' | C46 | 3°29'37" | 12.80' | 210.00' | N51°02'36"E | 12.80' |
| C27 | 10°12'47" | 51.69' | 290.00' | N47°11'38"E | 51.63' | | | | | | |
| C28 | 10°54'00" | 55.17' | 290.00' | N36°38'14"E | 55.09' | | | | | | |

| NUM | DISTANCE | BEARING |
|------|----------|-------------|
| L1 | 10.00' | S83°54'03"W |
| L2 | 10.82' | N6°05'57"W |
| L3 | 10.00' | N6°05'57"W |
| L4 | 10.00' | N0°19'06"W |
| L5 | 10.00' | S89°54'15"W |
| L6 | 2.01' | S0°05'45"E |
| L17 | 26.10' | N26°25'04"W |
| L18 | 5.06' | N0°07'43"E |
| L302 | 22.85' | N52°36'22"W |
| L303 | 23.72' | S43°42'25"E |
| L304 | 28.31' | S6°08'51"W |
| L305 | 8.03' | S38°48'16"E |



Dunns Creek Plantation Unit One

A REPLAT OF A PORTION OF SECTION 9 AND 10, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT, BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 56 PAGE 58C

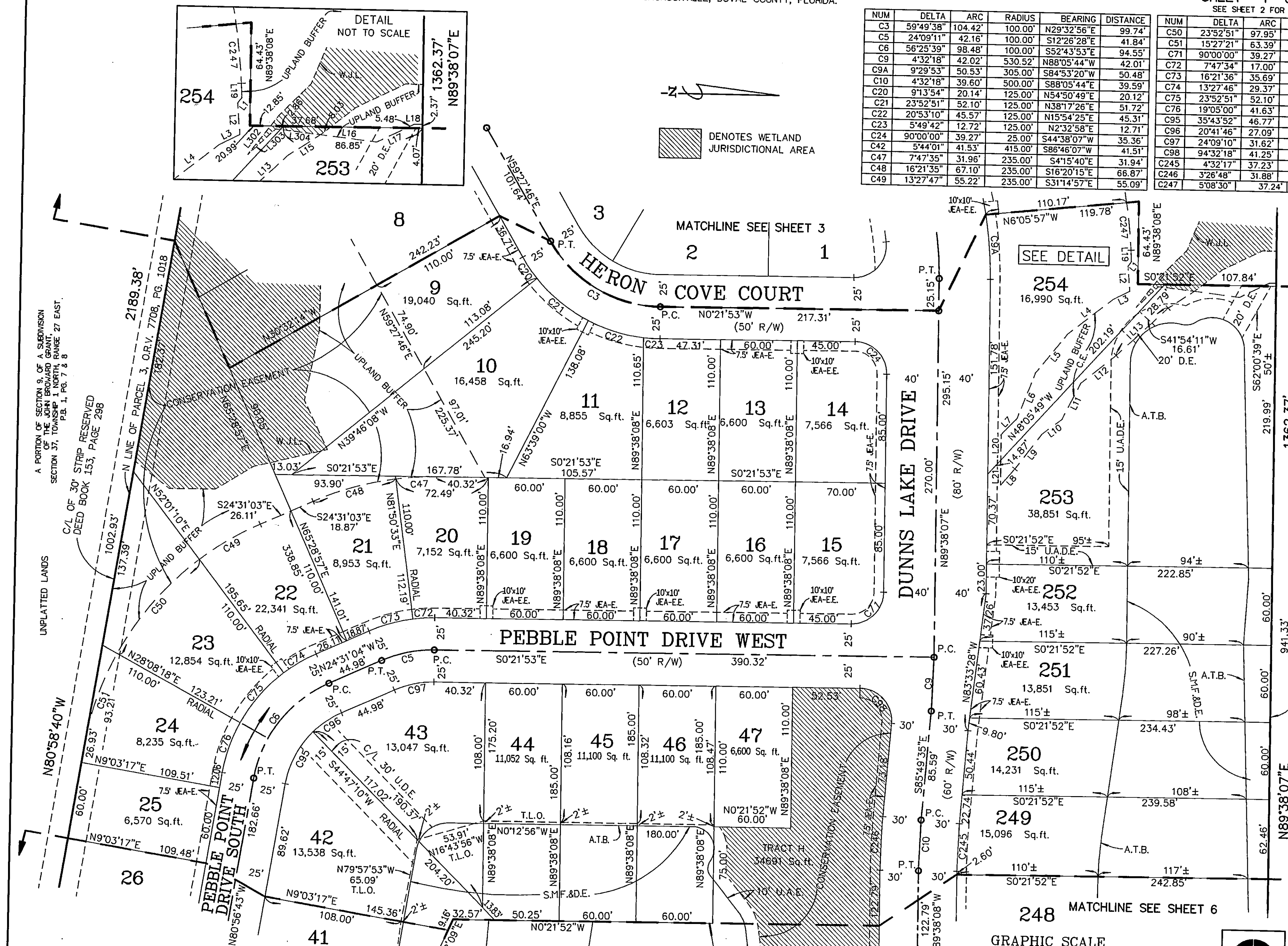
SHEET 4 OF 8 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

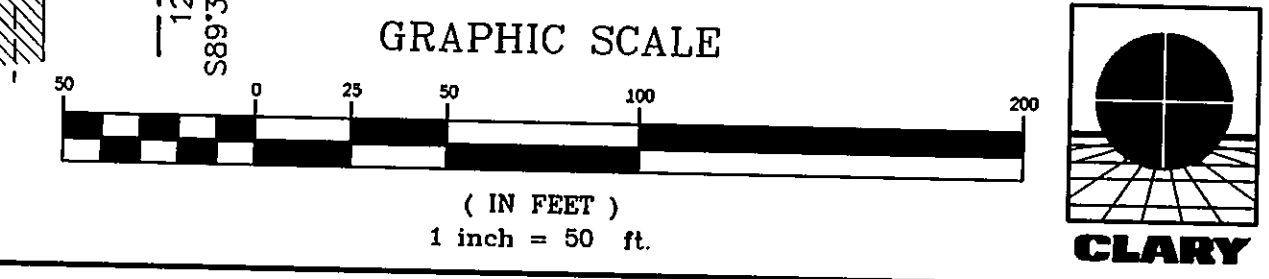
| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|-----|-----------|---------|---------|-------------|----------|
| C3 | 59°49'38" | 104.42' | 100.00' | N29°32'56"E | 99.74' |
| C5 | 24°09'11" | 42.16' | 100.00' | S12°26'28"E | 41.84' |
| C6 | 56°25'39" | 98.48' | 100.00' | S52°43'53"E | 94.55' |
| C9 | 4°32'18" | 42.02' | 530.52' | N88°05'44"W | 42.01' |
| C9A | 9°29'53" | 50.53' | 305.00' | S84°53'20"W | 42.01' |
| C10 | 4°32'18" | 39.60' | 500.00' | S88°05'44"E | 39.59' |
| C20 | 9°13'54" | 20.14' | 125.00' | N54°50'49"E | 20.12' |
| C21 | 23°52'51" | 52.10' | 125.00' | N38°17'26"E | 51.72' |
| C22 | 20°53'10" | 45.57' | 125.00' | N15°54'25"E | 45.31' |
| C23 | 5°49'42" | 12.72' | 125.00' | N2°32'58"E | 12.71' |
| C24 | 90°00'00" | 39.27' | 25.00' | S44°38'07"W | 35.36' |
| C42 | 5°44'01" | 41.53' | 415.00' | S86°46'07"W | 41.51' |
| C47 | 7°47'35" | 31.96' | 235.00' | S4°15'40"E | 31.94' |
| C48 | 16°21'35" | 67.10' | 235.00' | S16°20'15"E | 66.87' |
| C49 | 13°27'47" | 55.22' | 235.00' | S31°14'57"E | 55.09' |

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|------|-----------|--------|---------|-------------|----------|
| C50 | 23°52'51" | 97.95' | 235.00' | S49°55'17"E | 97.24' |
| C51 | 15°27'21" | 63.39' | 235.00' | N69°35'23"W | 63.20' |
| C71 | 90°00'00" | 39.27' | 25.00' | N45°21'53"W | 35.36' |
| C72 | 7°47'34" | 17.00' | 125.00' | S4°15'40"E | 16.99' |
| C73 | 16°21'36" | 35.69' | 125.00' | S16°20'15"E | 35.57' |
| C74 | 13°27'46" | 29.37' | 125.00' | S31°14'57"E | 29.30' |
| C75 | 23°52'51" | 52.10' | 125.00' | S49°55'16"E | 51.72' |
| C76 | 19°05'00" | 41.63' | 125.00' | S71°24'12"E | 41.44' |
| C95 | 35°43'52" | 46.77' | 75.00' | S63°04'46"E | 46.02' |
| C96 | 20°41'46" | 27.09' | 75.00' | S34°51'57"E | 26.94' |
| C97 | 24°09'10" | 31.62' | 75.00' | S12°26'28"E | 31.38' |
| C98 | 94°32'18" | 41.25' | 25.00' | S46°54'16"W | 36.73' |
| C245 | 4°32'17" | 37.23' | 470.00' | S88°05'43"E | 37.22' |
| C246 | 3°26'48" | 31.88' | 530.00' | S88°38'28"E | 31.88' |
| C247 | 5°08'30" | 37.24' | 415.00' | S83°42'37"W | 37.23' |

| NUM | DISTANCE | BEARING |
|------|----------|-------------|
| L1 | 4.17' | S52°36'22"E |
| L2 | 19.87' | N85°05'39"E |
| L3 | 14.65' | S27°16'05"E |
| L4 | 44.22' | N38°34'15"W |
| L5 | 39.32' | S51°35'14"E |
| L6 | 38.48' | S68°50'55"E |
| L7 | 17.51' | S46°15'23"E |
| L8 | 17.06' | N49°48'33"W |
| L9 | 34.41' | N53°08'30"W |
| L10 | 19.13' | N37°40'36"W |
| L11 | 31.75' | N63°24'04"W |
| L12 | 35.13' | N39°22'57"W |
| L13 | 55.00' | N43°33'08"W |
| L15 | 24.29' | N33°34'08"W |
| L16 | 35.33' | N61°42'26"E |
| L17 | 26.10' | N26°25'04"W |
| L18 | 5.06' | N0°07'43"E |
| L19 | 9.04' | N86°54'19"E |
| L20 | 19.92' | N89°38'07"E |
| L21 | 19.70' | N89°38'07"E |
| L302 | 22.85' | N52°36'22"W |
| L303 | 23.72' | S43°42'25"E |
| L304 | 28.31' | S6°08'51"W |



P.S.D. NO.: 2001-037
CITY DEVELOPMENT NO.: 4874.4




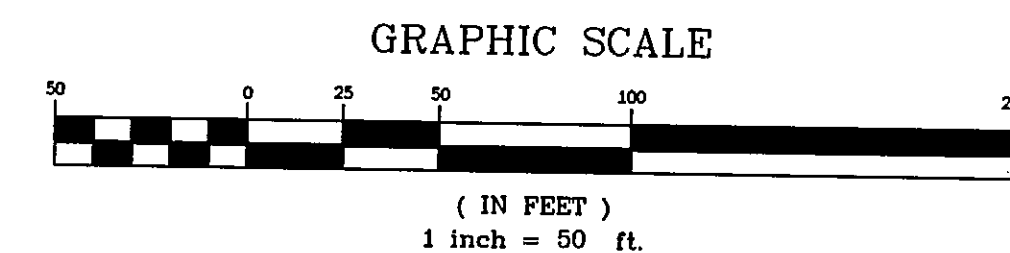
PREPARED BY:
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PROFESSIONAL LAND SURVEYORS
3830 GROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

A REPLAT OF A PORTION OF SECTION 9 AND 10, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 5 OF 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|------|-----------|---------|---------|-------------|----------|
| C7 | 71°45'48" | 125.25' | 100.00' | N63°10'23"E | 117.22' |
| C8 | 37°06'04" | 194.26' | 300.00' | N8°44'27"E | 190.89' |
| C77 | 3°42'57" | 8.11' | 125.00' | S82°48'11"E | 8.11' |
| C78 | 23°52'52" | 52.10' | 125.00' | N83°23'54"E | 51.72' |
| C79 | 23°52'52" | 52.10' | 125.00' | N59°31'01"E | 51.72' |
| C80 | 20°17'05" | 44.25' | 125.00' | N37°26'02"E | 44.02' |
| C81 | 6°01'57" | 34.22' | 325.00' | N24°16'31"E | 34.20' |
| C82 | 9°58'37" | 56.59' | 325.00' | N16°16'13"E | 56.52' |
| C83 | 9°58'35" | 56.59' | 325.00' | N6°17'37"E | 56.52' |
| C84 | 9°58'17" | 56.56' | 325.00' | N3°40'50"W | 56.49' |
| C85 | 1°08'36" | 6.49' | 325.00' | N9°14'17"W | 6.49' |
| C86 | 48°01'06" | 37.71' | 45.00' | N33°49'09"W | 36.62' |
| C87 | 54°09'49" | 42.54' | 45.00' | N84°54'37"W | 40.97' |
| C88 | 59°59'59" | 47.12' | 45.00' | S38°00'28"W | 45.00' |
| C89 | 75°46'15" | 59.51' | 45.00' | S29°52'39"E | 55.27' |
| C90 | 71°40'56" | 31.28' | 25.00' | N31°55'19"W | 29.28' |
| C92 | 20°12'42" | 97.01' | 275.00' | N14°01'30"E | 96.51' |
| C93 | 3°09'38" | 15.17' | 275.00' | N25°42'40"E | 15.17' |
| C94 | 71°45'47" | 93.94' | 75.00' | N63°10'23"E | 87.92' |
| C332 | 19°37'34" | 53.09' | 155.00' | N67°38'30"W | 52.84' |
| C333 | 48°01'06" | 129.90' | 155.00' | N33°49'09"W | 126.13' |
| C334 | 1°07'03" | 8.49' | 435.00' | N9°15'04"W | 8.49' |
| C335 | 9°59'50" | 75.90' | 435.00' | N3°41'37"W | 75.81' |
| C336 | 9°58'35" | 75.74' | 435.00' | N6°17'37"E | 75.65' |
| C337 | 9°58'37" | 75.75' | 435.00' | N16°16'13"E | 75.65' |
| C338 | 6°01'57" | 45.80' | 435.00' | N24°16'31"E | 45.78' |
| C339 | 20°17'05" | 83.20' | 235.00' | N37°26'02"E | 82.77' |
| C340 | 23°52'52" | 97.95' | 235.00' | N59°31'01"E | 97.24' |
| C341 | 23°31'27" | 96.48' | 235.00' | N83°13'11"E | 95.81' |
| C343 | 3°47'23" | 35.72' | 540.00' | N70°27'01"E | 35.71' |
| C344 | 4°12'33" | 39.67' | 540.00' | N66°27'02"E | 39.66' |
| C345 | 7°29'49" | 20.94' | 160.00' | S68°05'40"W | 20.92' |
| C346 | 20°40'48" | 57.75' | 160.00' | S82°10'59"W | 57.44' |



CLARY

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P.S.D. NO.: 2001-037
CITY DEVELOPMENT NO.: 4874.4

Dunns Creek Plantation Unit One

A REPLAT OF A PORTION OF SECTION 9 AND 10, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **56** PAGE **58 E**

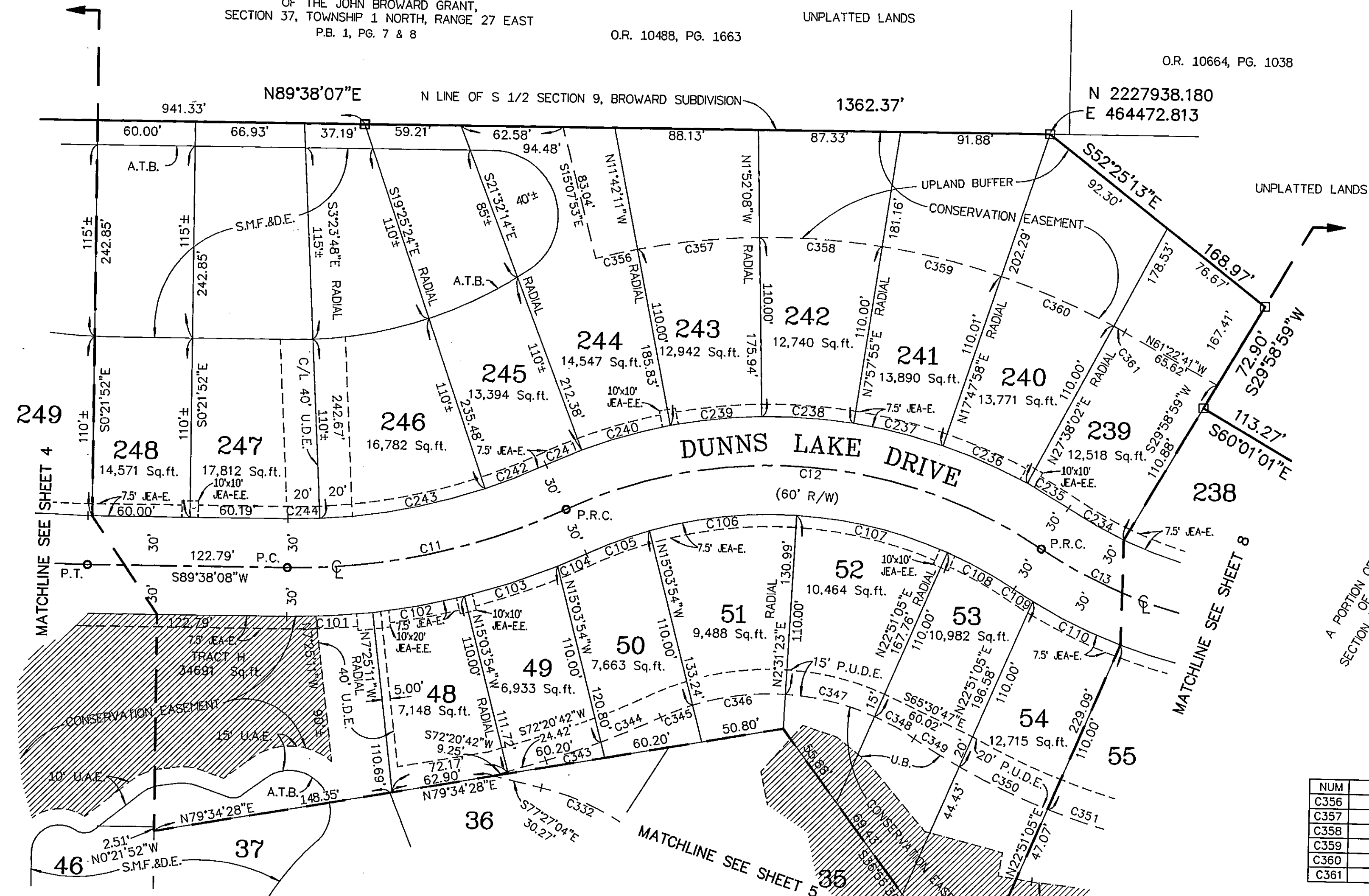
SHEET 6 OF 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST P.B. 1, PG. 7 & 8

O.R. 10488, PG. 1663

UNPLATTED LANDS

O.R. 10664, PG. 1038



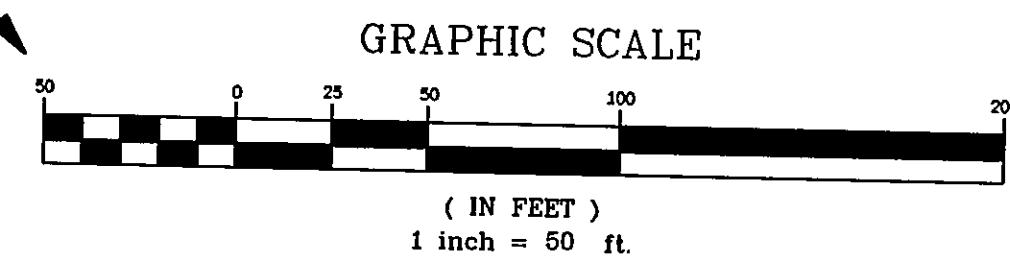
A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST P.B. 1, PG. 7 & 8

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|------|----------|--------|---------|-------------|----------|
| C356 | 3°25'42" | 26.33' | 440.00' | S76°34'58"W | 26.32' |
| C357 | 9°50'03" | 75.52' | 440.00' | S83°12'51"W | 75.43' |
| C358 | 9°50'03" | 75.52' | 440.00' | N86°57'06"W | 75.43' |
| C359 | 9°50'03" | 75.52' | 440.00' | N77°07'03"W | 75.43' |
| C360 | 9°50'03" | 75.52' | 440.00' | N67°17'00"W | 75.43' |
| C361 | 0°59'17" | 7.59' | 440.00' | N61°52'19"W | 7.59' |

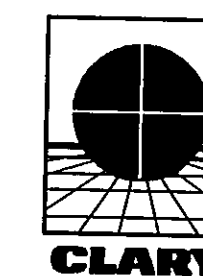
| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|------|-----------|---------|---------|-------------|----------|
| C11 | 25°17'21" | 176.55' | 400.00' | N76°59'27"E | 175.12' |
| C12 | 58°24'59" | 305.87' | 300.00' | N86°26'43"W | 292.79' |
| C13 | 20°11'01" | 105.68' | 300.00' | S67°19'44"E | 105.14' |
| C101 | 7°03'19" | 52.95' | 430.00' | N86°06'28"E | 52.92' |
| C102 | 7°38'42" | 57.38' | 430.00' | N78°45'27"E | 57.33' |
| C103 | 8°01'15" | 60.20' | 430.00' | N70°55'29"E | 60.15' |
| C104 | 2°34'04" | 19.27' | 430.00' | N65°37'49"E | 19.27' |
| C105 | 8°45'24" | 41.27' | 270.00' | S68°43'29"W | 41.23' |
| C106 | 19°25'11" | 91.51' | 270.00' | S82°48'47"W | 91.08' |
| C107 | 20°19'42" | 95.80' | 270.00' | N77°18'46"W | 95.29' |
| C108 | 9°54'41" | 46.71' | 270.00' | N62°11'34"W | 46.65' |
| C109 | 2°22'33" | 13.69' | 330.00' | S58°25'31"E | 13.68' |
| C110 | 10°26'25" | 60.13' | 330.00' | S64°50'00"E | 60.05' |
| C234 | 8°18'59" | 39.19' | 270.00' | S61°23'43"E | 39.16' |
| C235 | 5°07'44" | 29.54' | 330.00' | N59°48'06"W | 29.53' |
| C236 | 9°50'03" | 56.64' | 330.00' | N67°17'00"W | 56.57' |
| C237 | 9°50'03" | 56.64' | 330.00' | N77°07'03"W | 56.57' |

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|------|-----------|---------|---------|-------------|----------|
| C238 | 9°50'03" | 56.64' | 330.00' | N86°57'06"W | 56.57' |
| C239 | 9°50'03" | 56.64' | 330.00' | S83°12'51"W | 56.57' |
| C240 | 9°50'03" | 56.64' | 330.00' | S73°22'48"W | 56.57' |
| C241 | 4°06'59" | 23.71' | 330.00' | S66°24'16"W | 23.70' |
| C242 | 6°13'49" | 40.23' | 370.00' | N67°27'41"E | 40.21' |
| C243 | 16°01'36" | 103.50' | 370.00' | N78°35'24"E | 103.16' |
| C244 | 3°01'55" | 19.58' | 370.00' | N88°07'10"E | 19.58' |
| C332 | 19°37'34" | 53.09' | 155.00' | N67°38'30"W | 52.84' |
| C343 | 3°47'23" | 35.72' | 540.00' | N70°27'01"E | 35.71' |
| C344 | 4°12'33" | 39.67' | 540.00' | N66°27'02"E | 39.66' |
| C345 | 7°29'49" | 20.94' | 160.00' | S68°05'40"W | 20.92' |
| C346 | 20°40'48" | 57.75' | 160.00' | S82°10'59"W | 57.44' |
| C347 | 20°19'42" | 56.77' | 160.00' | N77°18'46"W | 56.47' |
| C348 | 9°54'40" | 27.68' | 160.00' | N62°11'34"W | 27.64' |
| C349 | 4°16'01" | 32.77' | 440.00' | S59°22'15"E | 32.76' |
| C350 | 7°49'21" | 60.07' | 440.00' | S65°24'57"E | 60.03' |
| C351 | 4°47'13" | 36.76' | 440.00' | S71°43'15"E | 36.75' |

DENOTES WETLAND JURISDICTIONAL AREA



P.S.D. NO.: 2001-037
CITY DEVELOPMENT NO.: 4874.4



PREPARED BY:
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PLAT BOOK 56 PAGE 58F

A REPEAT OF A PORTION OF SECTION 9 AND 10, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.


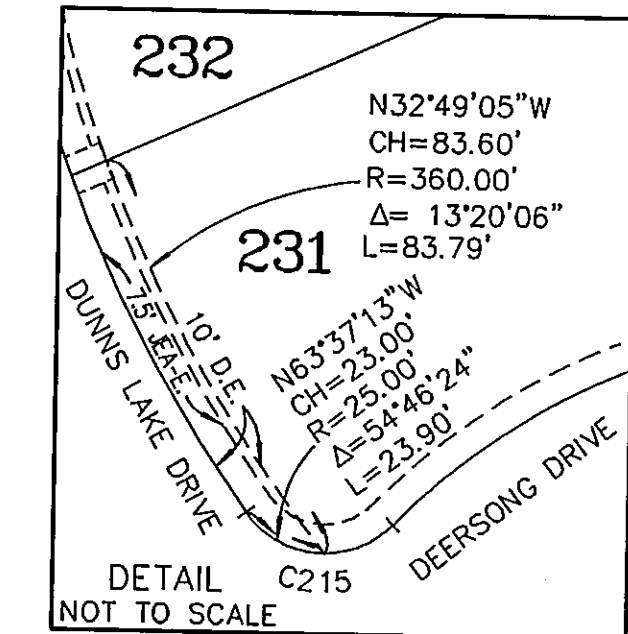
SHEET 7 OF 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|------|------------|---------|---------|-------------|----------|
| C18 | 48°40'15" | 339.79' | 400.00' | S35°09'29"E | 329.66' |
| C19 | 34°34'56" | 241.43' | 400.00' | S28°06'49"E | 237.76' |
| C20 | 14°05'19" | 98.36' | 400.00' | S52°26'57"E | 98.11' |
| C21 | 24°36'42" | 64.43' | 150.00' | S56°54°04"W | 63.94' |
| C22 | 36°26'14" | 95.39' | 150.00' | N50°59'18"E | 93.79' |
| C27 | 21°27'05" | 74.88' | 200.00' | S70°13°09"E | 74.44' |
| C116 | 7°38'42" | 57.38' | 430.00' | S21°08'42"E | 57.33' |
| C117 | 11°28'48" | 86.16' | 430.00' | S30°42'27"E | 86.01' |
| C118 | 124°27'51" | 54.31' | 25.00' | N25°47'05"E | 44.24' |
| C119 | 45°44'13" | 35.92' | 45.00' | S65°08°33"W | 34.98' |
| C120 | 45°46'14" | 35.95' | 45.00' | S19°23'39"W | 35.00' |
| C121 | 64°00'36" | 50.27' | 45.00' | S35°29'46"E | 47.70' |
| C122 | 63°41'00" | 50.02' | 45.00' | N80°39'25"E | 47.48' |
| C123 | 4°13'11" | 3.31' | 45.00' | N46°42'19"E | 3.31' |
| C124 | 83°41'27" | 36.52' | 25.00' | S86°26'27"W | 33.36' |
| C125 | 7°46'47" | 58.39' | 430.00' | S55°36'13"E | 58.34' |
| C126 | 9°02'32" | 36.30' | 230.00' | S64°00'53"E | 36.26' |
| C127 | 12°24'33" | 49.81' | 230.00' | S74°44'25"E | 49.72' |
| C212 | 36°26'14" | 76.31' | 120.00' | N50°59'18"E | 75.03' |
| C213 | 0°54'18" | 2.84' | 180.00' | S68°45'16"W | 2.84' |
| C214 | 24°20'52" | 76.49' | 180.00' | S56°07'41"W | 75.92' |
| C215 | 99°48'44" | 43.55' | 25.00' | S86°08'23"E | 38.25' |
| C216 | 10°08'05" | 65.45' | 370.00' | S31°09'58"E | 65.36' |

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|------|------------|---------|---------|-------------|----------|
| C217 | 12°03'55" | 77.92' | 170.00' | S20°03'57"E | 77.77' |
| C251 | 25°59'30" | 54.44' | 120.00' | S56°12'40"W | 53.97' |
| C252 | 97°47'52" | 42.67' | 25.00' | S5°41'01"E | 37.68' |
| C253 | 14°14'41" | 12.59' | 170.00' | S61°36'57"E | 12.55' |
| C254 | 17°12'23" | 51.05' | 170.00' | S72°20'30"E | 50.88' |
| C306 | 29°53'02" | 93.88' | 180.00' | N49°45'29"E | 92.82' |
| C307 | 4°30'25" | 14.16' | 180.00' | N66°57'13"E | 14.16' |
| C308 | 14°14'41" | 4.45' | 60.00' | S61°36'57"E | 4.44' |
| C309 | 17°12'23" | 18.02' | 60.00' | S72°20'30"E | 17.95' |
| C330 | 4°54'38" | 31.71' | 370.00' | S57°02'17"E | 31.70' |
| C352 | 6°29'59" | 61.26' | 540.00' | S14°04'22"E | 61.23' |
| C353 | 7°38'42" | 72.05' | 540.00' | S21°08'43"E | 72.00' |
| C354 | 1°35'37" | 15.02' | 540.00' | S25°45'53"E | 15.02' |
| C355 | 33°32'10" | 90.72' | 155.00' | S22°50'00"W | 89.43' |
| C356 | 120°11'37" | 115.38' | 55.00' | N10°26'49"W | 95.36' |
| C357 | 44°26'16" | 19.39' | 25.00' | N14°13'43"W | 18.91' |

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|------|-----------|--------|---------|-------------|----------|
| C363 | 51°43'42" | 36.11' | 40.00' | N26°09'23"E | 34.90' |
| C364 | 28°36'32" | 77.39' | 155.00' | N68°29'50"E | 76.39' |
| C365 | 9°02'32" | 53.66' | 340.00' | S64°00'53"E | 53.60' |
| C366 | 7°22'29" | 43.76' | 340.00' | N72°13'24"W | 43.73' |
| C368 | 3°12'38" | 14.57' | 260.00' | S12°25'40"E | 14.57' |
| C369 | 3°57'05" | 17.93' | 260.00' | S16°00'32"E | 17.93' |

| NUM | DISTANCE | BEARING |
|-----|----------|-------------|
| L54 | 13.78' | S27°09'50"W |
| L55 | 30.27' | S0°40'46"E |
| L56 | 41.28' | S56°02'31"W |
| L57 | 16.42' | S7°03'26"W |
| L58 | 26.36' | S62°30'52"W |
| L59 | 30.82' | S49°39'00"W |
| L60 | 11.14' | N49°39'00"E |

 DENOTES WETLAND JURISDICTIONAL AREA

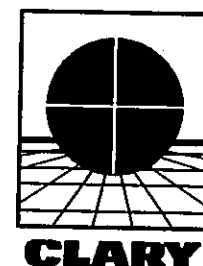
UNPLATTED LANDS

A PORTION OF SECTION 9, OF A SUBDIVISION
OF THE JOHN BROWARD GRANT,
SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST
P.B. 1, PG. 7 & 8

S70°13'09"E
CH=22.33'
R=60.00'
Δ=21°27'06"
L=22.46'

S80°56'42"E
39.21'

A PORTION OF SECTION 9, OF A SUBDIVISION
OF THE JOHN BROWARD GRANT,
SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST
P.B. 1, PG. 7 & 8



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

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

UNPLATTED LANDS

P.S.D. NO.: 2001-037
CITY DEVELOPMENT NO.: 4874.4

Dunns Creek Plantation Unit One

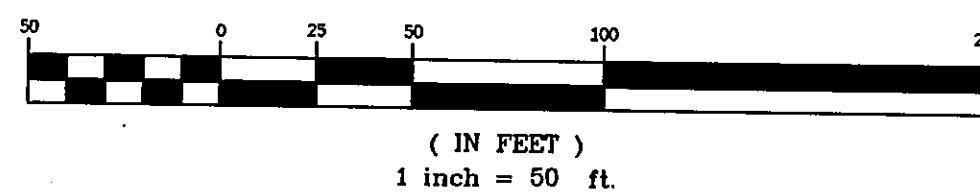
A REPLAT OF A PORTION OF SECTION 9 AND 10, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 56 PAGE 586

SHEET 8 OF 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

N LINE OF S 1/2 SEC 9, BROWARD SUBDIVISION
N89°38'07"E
1362.37'
N 2227938.180
E 464472.813

GRAPHIC SCALE



| NUM | DISTANCE | BEARING |
|------|----------|-------------|
| L128 | 17.62' | S38°42'23"W |
| L129 | 39.06' | S30°37'50"W |
| L130 | 47.01' | S22°28'45"W |

A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST
P.B. 1, PG. 7 & 8

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|------|-----------|---------|---------|-------------|----------|
| C13 | 20°11'01" | 105.68' | 300.00' | S67°19'44"E | 105.14' |
| C14 | 66°35'54" | 232.47' | 200.00' | N44°07'18"W | 219.60' |
| C15 | 11°36'27" | 40.52' | 200.00' | N71°37'01"W | 40.45' |
| C16 | 54°59'26" | 191.95' | 200.00' | N38°19'04"W | 184.67' |
| C17 | 7°17'41" | 50.93' | 400.00' | S27°50'04"W | 50.89' |
| C19 | 34°34'56" | 241.43' | 400.00' | S28°06'49"E | 237.78' |
| C23 | 26°54'16" | 93.91' | 200.00' | N19°19'03"E | 93.05' |
| C24 | 22°29'44" | 98.16' | 250.00' | S17°06'46"W | 97.53' |
| C25 | 01°38'35" | 11.47' | 400.00' | N27°32'21"E | 11.47' |
| C111 | 7°22'02" | 42.43' | 330.00' | S73°44'14"E | 42.40' |
| C112 | 14°27'56" | 42.92' | 170.00' | N70°11'17"W | 42.81' |
| C113 | 51°33'54" | 153.00' | 170.00' | N37°10'22"W | 147.89' |
| C114 | 0°34'03" | 1.68' | 170.00' | N11°06'23"W | 1.68' |
| C115 | 6°29'59" | 48.78' | 430.00' | S14°04'21"E | 48.76' |
| C207 | 1°56'51" | 12.58' | 370.00' | N27°23'13"E | 12.58' |
| C208 | 9°05'43" | 44.45' | 280.00' | N23°48'47"E | 44.40' |
| C209 | 11°35'01" | 56.61' | 280.00' | N13°28'25"E | 56.51' |
| C210 | 1°49'00" | 8.88' | 280.00' | S6°46'24"W | 8.88' |
| C211 | 26°54'16" | 79.83' | 170.00' | N19°19'03"E | 79.10' |
| C218 | 3°12'38" | 20.73' | 370.00' | S12°25'40"E | 20.73' |
| C219 | 8°37'40" | 34.63' | 230.00' | N15°08'11"W | 34.60' |
| C220 | 13°47'03" | 55.33' | 230.00' | N26°20'33"W | 55.20' |
| C221 | 21°15'42" | 85.35' | 230.00' | N43°51'56"W | 84.86' |
| C222 | 79°32'35" | 34.71' | 25.00' | S14°43'29"E | 31.99' |
| C223 | 65°32'35" | 28.60' | 25.00' | S69°23'10"W | 27.06' |
| C224 | 42°49'14" | 33.63' | 45.00' | N80°44'50"E | 32.85' |
| C225 | 74°40'23" | 58.65' | 45.00' | N22°00'01"E | 54.58' |
| C226 | 54°58'22" | 43.18' | 45.00' | N42°49'22"W | 41.54' |
| C227 | 54°58'22" | 43.18' | 45.00' | S82°12'16"W | 41.54' |
| C228 | 17°08'18" | 13.46' | 45.00' | S46°08'56"W | 13.41' |
| C229 | 6°47'46" | 50.41' | 425.00' | S34°10'53"W | 50.38' |
| C230 | 5°55'31" | 43.95' | 425.00' | S27°49'14"W | 43.93' |
| C231 | 77°43'16" | 33.91' | 25.00' | N63°43'07"E | 31.37' |
| C233 | 11°52'01" | 55.92' | 270.00' | S71°29'14"E | 55.82' |
| C299 | 1°22'50" | 10.36' | 430.00' | N27°40'13"E | 10.36' |
| C300 | 16°54'52" | 64.95' | 220.00' | S14°19'20"W | 64.71' |
| C301 | 4°18'16" | 17.28' | 230.00' | N8°01'02"E | 17.28' |
| C302 | 15°56'20" | 63.98' | 230.00' | N18°08'21"E | 63.78' |
| C303 | 6°39'39" | 26.74' | 230.00' | N29°26'21"E | 26.72' |
| C304 | 2°02'47" | 6.43' | 180.00' | N33°47'35"E | 6.43' |
| C328 | 7°13'43" | 47.31' | 375.00' | S28°39'40"W | 47.28' |
| C329 | 4°20'20" | 28.40' | 375.00' | S34°26'42"W | 28.39' |
| C350 | 7°49'21" | 60.07' | 440.00' | S65°24'57"E | 60.03' |
| C351 | 4°47'13" | 36.76' | 440.00' | S71°43'15"E | 36.75' |
| C352 | 6°29'59" | 61.26' | 540.00' | S14°04'22"E | 61.23' |
| C353 | 7°38'42" | 72.05' | 540.00' | S21°08'43"E | 72.00' |
| C354 | 54°45'00" | 23.89' | 25.00' | S2°19'42"E | 22.99' |

S27°40'13"W CH=10.36'
R=430.00' L=10.36'
Δ=01°22'51"

S25°34'13"W CH=21.42'
R=220.00' L=21.43'
Δ=05°34'52"

S67°13'13"E
105.00' (RADIAL)
10,577 Sq.ft.
WITNESS CORNER

P.S.D. NO.: 2001-037
CITY DEVELOPMENT NO.: 4874.4



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 269-2703

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|------|-----------|--------|---------|-------------|----------|
| C368 | 3°12'38" | 14.57' | 260.00' | S12°25'40"E | 14.57' |
| C369 | 3°57'05" | 17.93' | 260.00' | S16°00'32"E | 17.93' |
| C370 | 26°54'16" | 28.17' | 60.00' | N19°19'03"E | 27.92' |
| C371 | 1°49'00" | 12.37' | 390.00' | S6°46'24"W | 12.37' |
| C372 | 11°28'42" | 78.13' | 390.00' | S13°25'16"W | 78.00' |
| C373 | 9°12'01" | 62.63' | 390.00' | S23°45'38"W | 62.56' |
| C374 | 1°56'51" | 8.84' | 260.00' | N27°23'13"E | 8.84' |
| C375 | 10°26'06" | 66.48' | 365.00' | S27°03'28"W | 66.38' |

Islands At Dunns Creek Unit One

A REPLAT OF A PORTION OF SECTIONS 9 AND 10, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **58** PAGE **179**

SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 241 AS SHOWN ON THE PLAT OF DUNNS CREEK PLANTATION UNIT ONE AS RECORDED IN PLAT BOOK 56, PAGES 58, 58A THROUGH 58C, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE NORTH LINE OF THE SOUTH ONE-HALF OF AFORESAID SECTION 9; THENCE NORTH 89°38'07" EAST, ALONG SAID NORTH LINE OF THE SOUTH ONE-HALF OF SECTION 9, A DISTANCE OF 7.63 FEET TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL "A" AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 7903, PAGE 1769 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, ALSO BEING THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 10664, PAGE 1038 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°21'53" WEST, ALONG LAST SAID LINE, 405.04 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 10664, PAGE 1038; THENCE NORTH 52°56'00" EAST, ALONG LAST SAID LINE, 452.19 FEET; THENCE SOUTH 68°39'00" EAST, CONTINUING ALONG SAID NORTHWESTERLY BOUNDARY, A DISTANCE OF 233.06 FEET; THENCE SOUTH 62°00'05" EAST, 243.03 FEET; THENCE SOUTH 12°26'35" EAST, 158.25 FEET; THENCE SOUTH 00°21'53" EAST, 318.87 FEET TO THE AFORESAID NORTH LINE OF THE SOUTH ONE-HALF OF SECTION 9; THENCE SOUTH 89°38'07" WEST, ALONG LAST SAID LINE, 172.39 FEET; THENCE SOUTH 44°00'31" WEST, 105.41 FEET; THENCE SOUTH 06°09'30" WEST, 177.93 FEET; THENCE SOUTH 23°14'11" WEST, 85.85 FEET TO THE NORTHEASTERLY BOUNDARY OF AFORESAID DUNNS CREEK PLANTATION UNIT ONE; THENCE NORTHEASTERLY, SOUTHWESTERLY AND NORTHEASTERLY, ALONG SAID NORTHEASTERLY BOUNDARY, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; COURSE NO. 1: NORTH 60°01'01" WEST, 108.36 FEET; COURSE NO. 2: SOUTH 56°45'56" WEST, 78.41 FEET; COURSE NO. 3: NORTH 60°01'01" WEST, 152.35 FEET; COURSE NO. 4: NORTH 70°14'21" WEST, 51.07 FEET; COURSE NO. 5: NORTH 60°01'01" WEST, 113.28 FEET; COURSE NO. 6: NORTH 29°58'59" EAST, 72.90 FEET; COURSE NO. 7: NORTH 52°25'13" WEST, 168.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.60 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

This is to certify that Dunns Creek Plantation, L.L.C., a company under the laws of the state of Florida, are the lawful owners of the lands described in the caption hereon known as Islands at Dunns Creek Unit One, having caused the same to be surveyed and subdivided, and that Synovus Bank of Jacksonville, is the holder of the mortgage of 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 and easements for drainage are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. All easements for utilities and sewers are hereby irrevocably dedicated to JEA, its successors and assigns. All private easements and non-access easements, shall remain privately owned and the sole exclusive property of the owner, its successors and assigns. The drainage easements over, under, across and through "stormwater management facilities and drainage easements" 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:

(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;

(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.

(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.

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 Islands at Dunns Creek Unit One. 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.

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, Dunns Creek Plantation L.L.C., has caused these presents to be signed by its President.

Witness: [Signature] DUNNS CREEK PLANTATION, L.L.C.
J.D. Collins
President
Print Name: Beverly S. Holland
Witness: [Signature] The Collins Group, Inc, as manager
of Dunns Creek Plantation, L.L.C.
Print Name: Sarah M. Bolin

NOTARY FOR DUNNS CREEK PLANTATION L.L.C.

The foregoing instrument was acknowledged before me this 11th day of July, A.D., 2005 by J.D. Collins, President of Dunns Creek Plantation L.L.C. He is personally known to me and did not take an oath.

Notary Public: [Signature] My Commission Expires: 4-16-09
State of Florida at Large Serial No.: DD 417994
Print name: Beverly S. Holland

SYNOVUS BANK OF JACKSONVILLE

Witness: [Signature]
Print Name: Karen C. Fandrud
Witness: [Signature] Jerry L. Dean
Executive Vice President
Print Name: DIANE CLAY

NOTARY FOR SYNOVUS BANK OF JACKSONVILLE

The foregoing instrument was acknowledged before me this 13 day of JULY, 2005, A.D., by Jerry L. Dean, Executive Vice President of Synovus Bank of Jacksonville. He is personally known to me and did not take an oath.

Notary Public: [Signature] My Commission Expires: 11.09.2006
State of Florida at Large Serial No.: DD141981
Print Name: DIANE CLAY

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 28th DAY OF July, 2005.

[Signature]
GLENN E. MCGREGOR, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 4152

CLERK'S CERTIFICATION 2005290538

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 179-182 of the Public Records of Duval County, Florida.
Signed this 8th day of August, A.D., 2005.
By: [Signature] Deputy Clerk
JIM FULLER
Clerk of Circuit Court

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: [Signature] 8/8/05
Director of Public Works ALAN MOSLEY Date

P.S.D. NO.: 2002-048
CITY DEVELOPMENT NO.: 4874.3

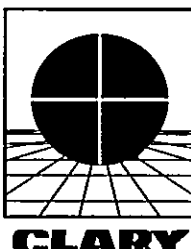
Approved 8/1/2005
Date
[Signature]
City Engineer
for Director of Public Works
Approved 8/3/2005
Date
[Signature]
for General Counsel



REVIEWS

OFFICE: [Signature]
FIELD: [Signature]

CHECKED BY
CLOSURES/DATA: [Signature]
COVER SHEET: [Signature]
PRMS: [Signature]



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

Islands At Dunns Creek Unit One

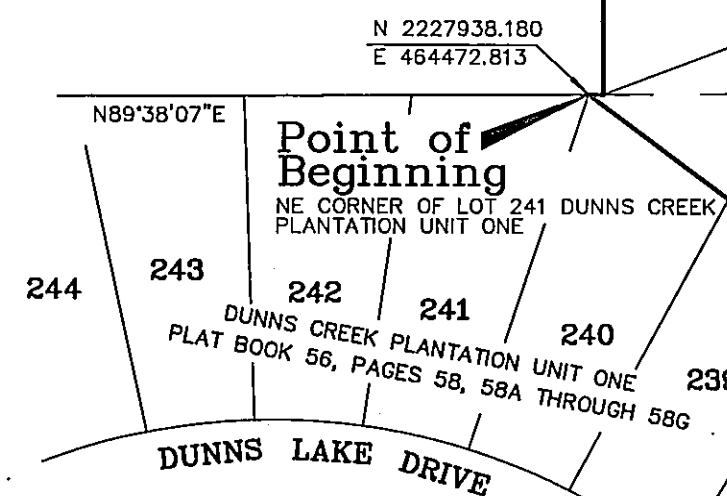
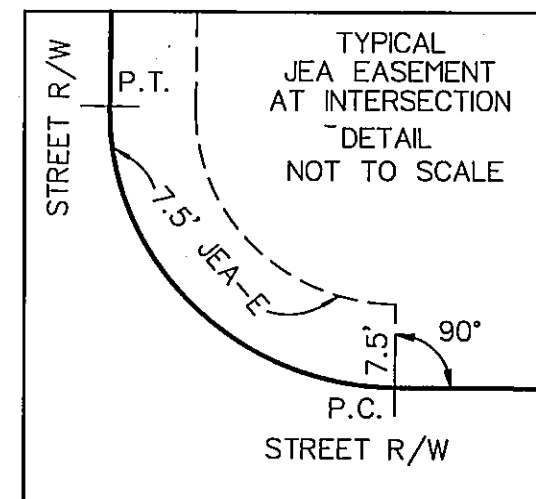
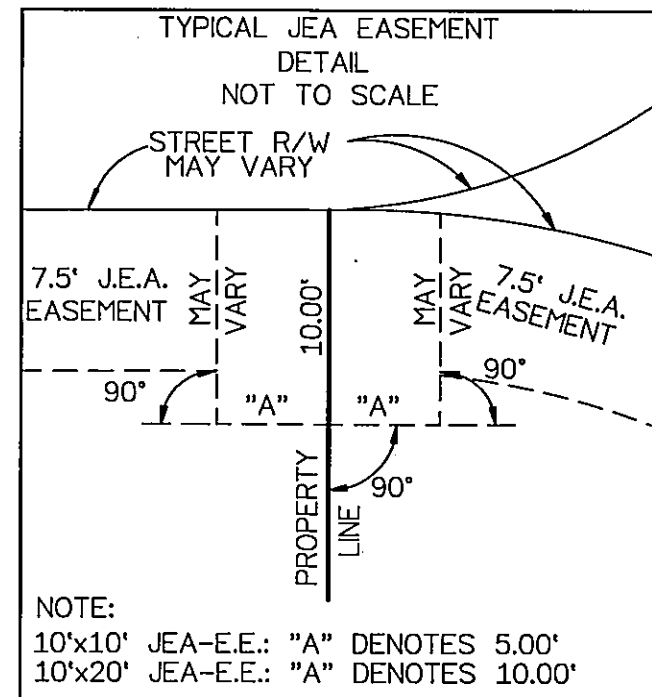
A REPLAT OF A PORTION OF SECTIONS 9 AND 10, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37,
TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT
BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **58** PAGE **180**

SHEET 2 OF 4 SHEETS
31 LOTS IN THIS UNIT

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY BOUNDARY OF DUNNS CREEK PLANTATION UNIT ONE AS N89°38'07"E, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- N 2227938.180 E 464472.813 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983/1990 NGS 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 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", "AE(EL 6)" AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 0157E, 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.
- 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 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.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS AND DRAINAGE 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.
- '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 EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE 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 STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS 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. THE LIMITS ARE FROM TOP OF BANK TO TOP OF BANK OF EACH STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

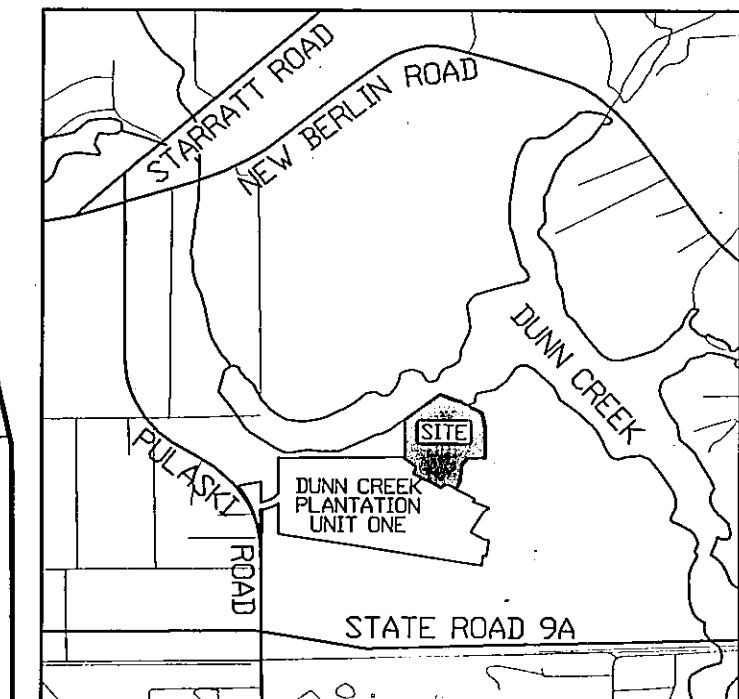


LEGEND

| | | | | | |
|----------|---|--|---------------|---|--|
| R/W | = | RIGHT-OF-WAY | D.B. | = | DEED BOOK |
| ○ | = | PERMANENT CONTROL POINT | O.R. | = | OFFICIAL RECORDS |
| □ | = | FOUND 4"x 4" CONCRETE MONUMENT | U.D.E. | = | UNOBSTRUCTED DRAINAGE EASEMENT |
| | = | STAMPED P.C.P. LB 3731 | U.A.D.E. | = | UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT |
| | = | UNLESS OTHERWISE NOTED | L4 | = | TABULATED LINE DATA |
| PC | = | POINT OF CURVATURE | P.U.D.E. | = | PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT |
| PT | = | POINT OF TANGENCY | U.A.E. | = | UNOBSTRUCTED ACCESS EASEMENT |
| ORV | = | OFFICIAL RECORDS VOLUME | P.D.E. | = | PRIVATE DRAINAGE EASEMENT |
| PB | = | PLAT BOOK | A.T.B. | = | APPROXIMATE TOP OF BANK |
| PG(S) | = | PAGE(S) | S.M.F. & D.E. | = | STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT |
| A | = | ARC LENGTH | W.J.L. | = | WETLAND JURISDICTIONAL LINE |
| R | = | RADIUS | | | |
| CH | = | CHORD | | | |
| Δ | = | DELTA | | | |
| RP | = | RADIUS POINT | | | |
| C4 | = | TABULATED CURVE DATA | | | |
| RADIAL | = | RADIAL LINE | | | |
| JEA-E | = | JACKSONVILLE ELECTRIC AUTHORITY EASEMENT | | | |
| JEA-E.E. | = | JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT | | | |
| CL | = | CENTERLINE | | | |

KEY MAP
SCALE: 1" = 100'

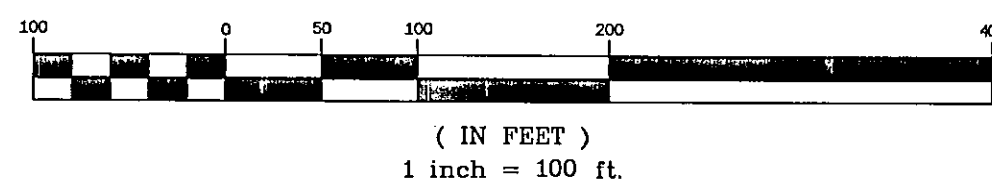
VICINITY MAP
SCALE: 1" = 2000'



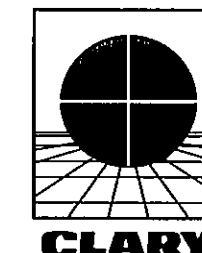
NORTH 1/2 OF SECTION 9, OF THE
BROWARD SUBDIVISION (P.B. 1, PG. 7 & 8)
AS DESCRIBED AND RECORDED IN DEED BOOK 153, PAGE 298

NORTH LINE OF THE SOUTH 1/2
OF SECTION 9, BROWARD SUBDIVISION
SOUTH 1/2 OF SECTION 9, OF THE BROWARD SUBDIVISION (P.B. 1, PG. 7 & 8)
AS DESCRIBED AND RECORDED IN DEED BOOK 153, PAGE 298

GRAPHIC SCALE



P.S.D. NO.: 2002-048
CITY DEVELOPMENT NO.: 4874.3



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3350 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

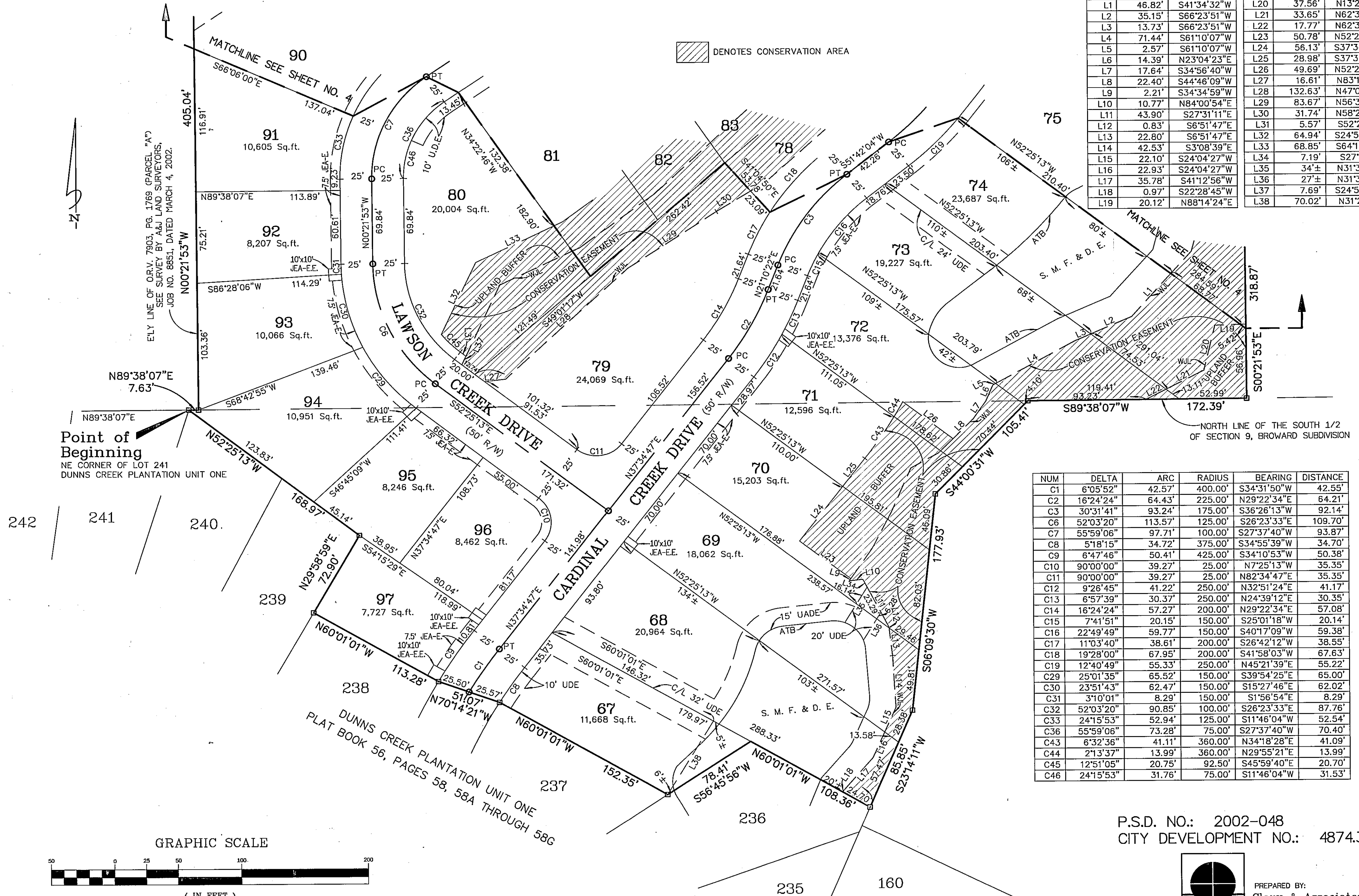
Islands At Dunns Creek Unit One

A REPLAT OF A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37,
TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT,
PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

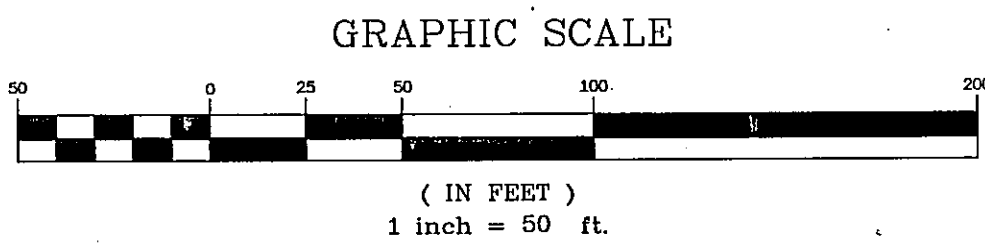
PLAT BOOK **58** PAGE **181**

SHEET 3 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

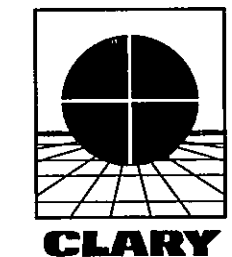
| NUM | DISTANCE | BEARING | NUM | DISTANCE | BEARING |
|-----|----------|-------------|-----|----------|-------------|
| L1 | 46.82' | S41°34'32"W | L20 | 37.56' | N13°25'04"E |
| L2 | 35.15' | S66°23'51"W | L21 | 33.65' | N62°39'37"E |
| L3 | 13.73' | S66°23'51"W | L22 | 17.77' | N62°39'37"E |
| L4 | 71.44' | S61°10'07"W | L23 | 50.78' | N52°25'13"W |
| L5 | 2.57' | S61°10'07"W | L24 | 56.13' | S37°34'47"W |
| L6 | 14.39' | N23°04'23"E | L25 | 28.98' | S37°34'47"W |
| L7 | 17.64' | S34°56'40"W | L26 | 49.69' | N52°25'13"W |
| L8 | 22.40' | S44°46'09"W | L27 | 16.61' | N83°13'29"E |
| L9 | 2.21' | S34°34'59"W | L28 | 132.63' | N47°04'00"E |
| L10 | 10.77' | N84°00'54"E | L29 | 83.67' | N56°37'55"E |
| L11 | 43.90' | S27°31'11"E | L30 | 31.74' | N58°27'03"E |
| L12 | 0.83' | S6°51'47"E | L31 | 5.57' | S52°25'13"E |
| L13 | 22.80' | S6°51'47"E | L32 | 64.94' | S24°54'55"W |
| L14 | 42.53' | S3°08'39"E | L33 | 68.85' | S64°13'38"W |
| L15 | 22.10' | S24°04'27"W | L34 | 7.19' | S27°31'11"E |
| L16 | 22.93' | S24°04'27"W | L35 | 34± | N31°39'37"E |
| L17 | 35.78' | S41°12'56"W | L36 | 27± | N31°39'37"E |
| L18 | 0.97' | S22°28'45"W | L37 | 7.69' | S24°54'55"W |
| L19 | 20.12' | N88°14'24"E | L38 | 70.02' | N31°21'35"E |



| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|-----|-----------|---------|---------|-------------|----------|
| C1 | 6°05'52" | 42.57' | 400.00' | S34°31'50"W | 42.55' |
| C2 | 16°24'24" | 64.43' | 225.00' | N29°22'34"E | 64.21' |
| C3 | 30°31'41" | 93.24' | 175.00' | S36°26'13"W | 92.14' |
| C6 | 52°03'20" | 113.57' | 125.00' | S26°23'33"E | 109.70' |
| C7 | 55°59'06" | 97.71' | 100.00' | S27°37'40"W | 93.87' |
| C8 | 5°18'15" | 34.72' | 375.00' | S34°55'39"W | 34.70' |
| C9 | 6°47'46" | 50.41' | 425.00' | S34°10'53"W | 50.38' |
| C10 | 90°00'00" | 39.27' | 25.00' | N7°25'13"W | 35.35' |
| C11 | 90°00'00" | 39.27' | 25.00' | N82°34'47"E | 35.35' |
| C12 | 9°26'45" | 41.22' | 250.00' | N32°51'24"E | 41.17' |
| C13 | 6°57'39" | 30.37' | 250.00' | N24°39'12"E | 30.35' |
| C14 | 16°24'24" | 57.27' | 200.00' | N29°22'34"E | 57.08' |
| C15 | 7°41'51" | 20.15' | 150.00' | S25°01'18"W | 20.14' |
| C16 | 22°49'49" | 59.77' | 150.00' | S40°17'09"W | 59.38' |
| C17 | 11°03'40" | 38.61' | 200.00' | S26°42'12"W | 38.55' |
| C18 | 19°28'00" | 67.95' | 200.00' | S41°58'03"W | 67.63' |
| C19 | 12°40'49" | 55.33' | 250.00' | N45°21'39"E | 55.22' |
| C29 | 25°01'35" | 65.52' | 150.00' | S39°54'25"E | 65.00' |
| C30 | 23°51'43" | 62.47' | 150.00' | S15°27'46"E | 62.02' |
| C31 | 3°10'01" | 8.29' | 150.00' | S1°56'54"E | 8.29' |
| C32 | 52°03'20" | 90.85' | 100.00' | S26°23'33"E | 87.76' |
| C33 | 24°15'53" | 52.94' | 125.00' | S11°46'04"W | 52.54' |
| C36 | 55°59'06" | 73.28' | 75.00' | S27°37'40"W | 70.40' |
| C43 | 6°32'36" | 41.11' | 360.00' | N34°18'28"E | 41.09' |
| C44 | 2°13'37" | 13.99' | 360.00' | N29°55'21"E | 13.99' |
| C45 | 12°51'05" | 20.75' | 92.50' | S45°59'40"E | 20.70' |
| C46 | 24°15'53" | 31.76' | 75.00' | S11°46'04"W | 31.53' |



P.S.D. NO.: 2002-048
CITY DEVELOPMENT NO.: 4874.3



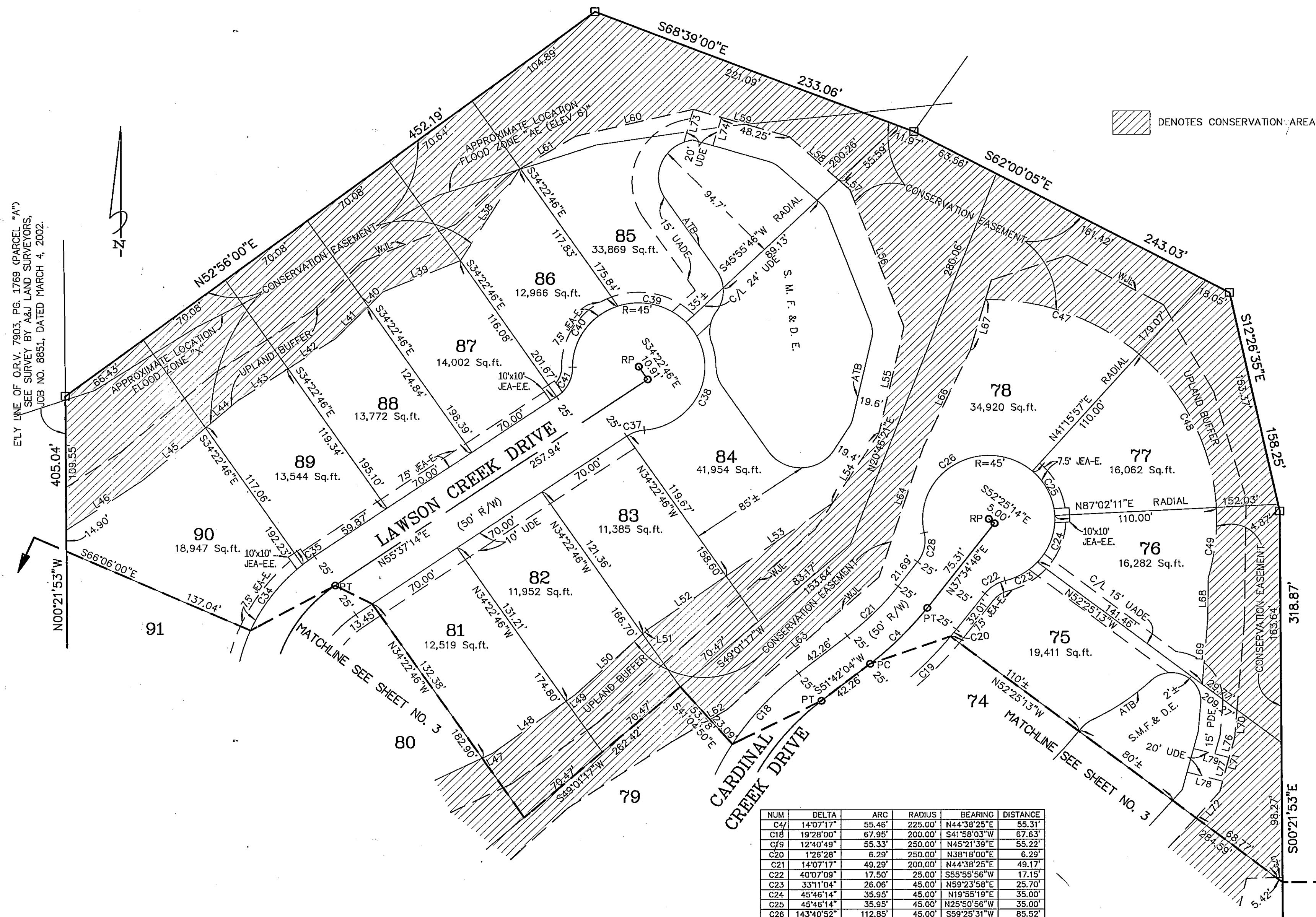
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JACKSONVILLE, FLORIDA 32257
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Islands At Dunns Creek Unit One

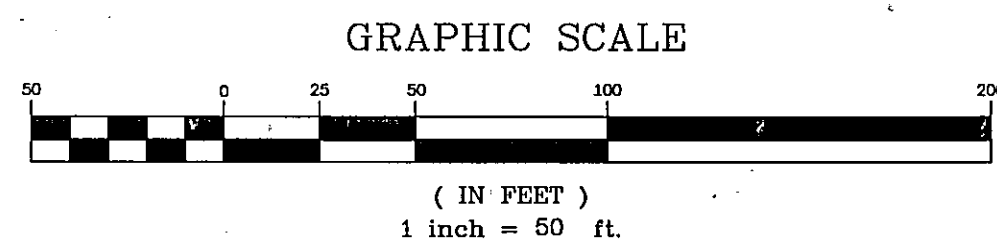
A REPLAT OF A PORTION OF SECTIONS 9 AND 10, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37,
TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT
BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 58 PAGE 182

SHEET 4 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

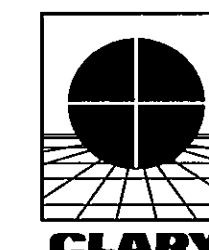


| NUM | DISTANCE | BEARING |
|-----|----------|-------------|
| L38 | 77.03' | N31°58'32"E |
| L39 | 57.08' | N67°18'44"E |
| L40 | 14.38' | N44°21'58"E |
| L41 | 31.45' | N44°21'38"E |
| L42 | 39.16' | N58°33'21"E |
| L43 | 41.44' | N58°33'21"E |
| L44 | 28.76' | N48°53'06"E |
| L45 | 56.80' | N48°53'06"E |
| L46 | 62.90' | N55°51'16"E |
| L47 | 7.73' | S64°13'38"W |
| L48 | 62.40' | S53°28'46"W |
| L49 | 7.67' | S53°28'46"W |
| L50 | 63.06' | S46°54'04"W |
| L51 | 3.97' | S46°54'04"W |
| L52 | 66.09' | N54°40'50"E |
| L53 | 88.99' | N54°40'50"E |
| L54 | 58.63' | S32°30'15"W |
| L55 | 76.88' | S12°50'44"W |
| L56 | 103.68' | S20°42'59"E |
| L57 | 10.35' | S47°35'04"E |
| L58 | 45.53' | S47°35'04"E |
| L59 | 68.25' | S73°28'43"E |
| L60 | 82.58' | N70°36'00"E |
| L61 | 43.98' | N58°35'13"E |
| L62 | 13.55' | N58°27'03"E |
| L63 | 139.69' | N47°55'13"E |
| L64 | 96.00' | N18°07'50"E |
| L66 | 76.01' | N25°00'38"E |
| L67 | 37.20' | N16°15'01"E |
| L68 | 29.16' | S0°44'25"W |
| L69 | 46.07' | S44°11'11"W |
| L70 | 19.47' | S44°11'11"W |
| L71 | 39.82' | S14°49'48"W |
| L72 | 24.48' | S41°34'32"W |
| L73 | 24'± | N15°07'53"E |
| L74 | 21'± | N16°31'17"E |
| L75 | 4.28' | N88°14'24"E |
| L76 | 14.95' | S14°49'48"W |
| L77 | 17.32' | S14°49'48"W |
| L78 | 25'± | S75°10'12"E |
| L79 | 25'± | S75°10'12"E |



| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|-----|------------|---------|---------|-------------|----------|
| C4 | 14°07'17" | 55.46' | 225.00' | N44°38'25"E | 55.31' |
| C18 | 19°28'00" | 67.95' | 200.00' | S41°58'03"W | 67.63' |
| C19 | 12°40'49" | 55.33' | 250.00' | N45°21'39"E | 55.22' |
| C20 | 1°26'28" | 6.29' | 250.00' | N38°18'00"E | 6.29' |
| C21 | 14°07'17" | 49.29' | 200.00' | N44°38'25"E | 49.17' |
| C22 | 40°07'09" | 17.50' | 25.00' | S55°55'56"W | 17.15' |
| C23 | 33°11'04" | 26.06' | 45.00' | N59°23'58"E | 25.70' |
| C24 | 45°46'14" | 35.95' | 45.00' | N19°55'19"E | 35.00' |
| C25 | 45°46'14" | 35.95' | 45.00' | N25°50'56"W | 35.00' |
| C26 | 14°34'05" | 112.85' | 45.00' | S59°25'31"W | 85.52' |
| C28 | 49°59'41" | 21.81' | 25.00' | N12°34'55"E | 21.13' |
| C34 | 27°04'16" | 59.06' | 125.00' | S37°26'09"W | 58.51' |
| C35 | 4°38'56" | 10.14' | 125.00' | S53°17'46"W | 10.14' |
| C37 | 29°31'12" | 12.88' | 25.00' | S70°22'50"W | 12.74' |
| C38 | 129°12'40" | 101.48' | 45.00' | N20°32'06"E | 81.30' |
| C39 | 64°11'41" | 50.42' | 45.00' | N76°10'05"W | 47.82' |
| C40 | 72°10'10" | 56.68' | 45.00' | S35°38'59"W | 53.01' |
| C41 | 56°03'20" | 24.46' | 25.00' | N27°35'34"E | 23.50' |
| C47 | 42°05'56" | 113.89' | 155.00' | N69°47'02"W | 111.34' |
| C48 | 45°46'14" | 123.82' | 155.00' | N25°50'56"W | 120.56' |
| C49 | 18°35'58" | 50.32' | 155.00' | N6°20'11"E | 50.10' |

P.S.D. NO.: 2002-048
CITY DEVELOPMENT NO.: 4874.3



PREPARED BY:
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3535 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

Dunns Creek Plantation Unit Two

A REPLAT OF A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT
RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 58 PAGE 183

SHEET 1 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF SECTIONS 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 72 OF DUNNS CREEK PLANTATION UNIT ONE AS RECORDED IN PLAT BOOK 56, PAGE 58, 58A THROUGH 58G, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE NORTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 3, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 7708, PAGE 1018 SAID CURRENT PUBLIC RECORDS; THENCE NORTHEASTERLY, SOUTHEASTERLY AND NORTHWESTERLY, ALONG THE EASTERLY BOUNDARY OF SAID DUNNS CREEK PLANTATION UNIT ONE, RUN THE FOLLOWING **FOURTEEN (14) COURSES** AND DISTANCES; **COURSE NO. 1:** NORTH 09°03'18" EAST, 108.67 FEET; **COURSE NO. 2:** SOUTH 80°56'42" EAST, 32.80 FEET; **COURSE NO. 3:** NORTH 09°03'18" EAST, 170.00 FEET; **COURSE NO. 4:** NORTH 80°56'42" WEST, 39.21 FEET TO A POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; **COURSE NO. 5:** NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 22.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°13'09" WEST, 22.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; **COURSE NO. 6:** NORTH 59°29'36" WEST, 153.59 FEET; **COURSE NO. 7:** NORTH 32°46'11" EAST, 251.32 FEET; **COURSE NO. 8:** NORTH 52°34'34" EAST, 73.76 FEET; **COURSE NO. 9:** NORTH 67°13'13" WEST, 183.14 FEET TO A POINT ON A CURVE LEADING NORTHEASTERLY; **COURSE NO. 10:** NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS 220.00 FEET, AN ARC DISTANCE OF 21.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25°34'12" EAST, 21.42 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; **COURSE NO. 11:** NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS 430.00 FEET, AN ARC DISTANCE OF 10.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°40'13" EAST, 10.36 FEET; **COURSE NO. 12:** NORTH 59°31'48" WEST, 60.13 FEET; **COURSE NO. 13:** NORTH 63°35'13" WEST, 165.28 FEET; **COURSE NO. 14:** NORTH 23°14'11" EAST, 102.25 FEET; **THENCE** NORTH 06°09'30" EAST, 177.93 FEET; **THENCE** NORTH 44°00'31" EAST, 105.41 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 9, ALSO BEING THE SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 10664, PAGE 1038, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; **THENCE** NORTH 89°38'07" EAST, ALONG LAST SAID LINE, A DISTANCE OF 1591.15 FEET; **THENCE** SOUTH 31°23'12" EAST, 6.84 FEET; **THENCE** SOUTH 31°17'46" WEST, 476.19 FEET; **THENCE** SOUTH 05°58'28" WEST, 232.34 FEET; **THENCE** SOUTH 51°09'02" WEST, 200.19 FEET; **THENCE** SOUTH 06°48'48" WEST, 157.03 FEET; **THENCE** NORTH 82°42'01" EAST, 21.26 FEET; **THENCE** SOUTH 07°17'59" EAST, 95.00 FEET; **THENCE** SOUTH 82°42'01" WEST, 53.89 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; **THENCE** NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS 225.00 FEET, AN ARC DISTANCE OF 133.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°21'00" WEST, 131.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; **THENCE** NORTH 63°24'00" WEST, 18.42 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; **THENCE** NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS 175.00 FEET, AN ARC DISTANCE OF 60.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°26'06" WEST, 60.57 FEET; **THENCE** SOUTH 51°09'02" WEST, 28.01 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 10211, PAGE 1381 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; **THENCE** SOUTHWESTERLY, NORTHWESTERLY AND SOUTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES **COURSE NO. 1:** NORTH 63°24'01" WEST, 9.31 FEET; **COURSE NO. 2:** NORTH 89°52'17" WEST, 137.76 FEET; **COURSE NO. 3:** SOUTH 23°35'52" WEST, 153.58 FEET; **COURSE NO. 4:** SOUTH 05°24'00" WEST, 31.86 FEET; **COURSE NO. 5:** SOUTH 19°13'05" EAST, 138.82 FEET TO THE NORTHERLY LINE OF THE AFORESAID LANDS DESIGNATED AS PARCEL 3, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 7708, PAGE 1018; **THENCE** NORTH 80°58'40" WEST, ALONG LAST SAID LINE, A DISTANCE OF 611.52 FEET TO THE POINT OF BEGINNING.

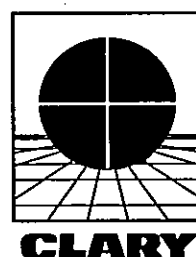
CONTAINING 32.53 ACRES, MORE OR LESS.

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 21 DAY OF APRIL A.D., 2005.

GREGORY E. CLARY
REGISTERED LAND SURVEYOR NO. 337



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
904-280-2703

ADOPTION AND DEDICATION

This is to certify that Dunns Creek Plantation, L.L.C., a company under the laws of the state of Florida, are the lawful owners of the lands described in the caption hereon known as Dunns Creek Plantation Unit Two, having caused the same to be surveyed and subdivided, and that Synovus Bank of Jacksonville, is the holder of the mortgage of 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, easements for drainage, easements for utilities and sewers are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. All private easements, non-access easement, and Tract "B" (access parcel), shall remain privately owned and the sole exclusive property of the owner, its successors and assigns. Tract "A", (lift station site) is hereby irrevocably and without reservation dedicated to the JEA, its successors and assigns.

The drainage easements over, under, across and through "stormwater management facilities and drainage easements" 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:

(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;

(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.

(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.

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, licensees or concessionaires within Dunns Creek Plantation 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.

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, Dunns Creek Plantation L.L.C., has caused these presents to be signed by its President.

DUNNS CREEK PLANTATION L.L.C.
Witness: Beverly J. Holland J.D. Collins
Print Name: Beverly J. Holland President
Witness: Sarah M. Bolin The Collins Group, Inc., as manager
Print Name: Sarah M. Bolin of Dunns Creek Plantation, L.L.C.

NOTARY FOR DUNNS CREEK PLANTATION L.L.C.

The foregoing instrument was acknowledged before me this 17th day of July, A.D., 2005, by J.D. Collins, President of Dunns Creek Plantation L.L.C. He is personally known to me and did not take an oath.

Notary Public: Beverly J. Holland My Commission Expires: 4-16-09
State of Florida at Large Serial No.: DD 417994
Print name: Beverly J. Holland

SYNOVUS BANK OF JACKSONVILLE

Witness: Karen C. Fanarch Jerry L. Dean
Print Name: Karen C. Fanarch Jerry L. Dean
Witness: Diane Clay Executive Vice President
Print Name: DIANE CLAY

NOTARY FOR SYNOVUS BANK OF JACKSONVILLE

The foregoing instrument was acknowledged before me this 13 day of July, 2005, A.D., by Jerry L. Dean, Executive Vice President of Synovus Bank of Jacksonville, He is personally known to me and did not take an oath.

Notary Public: Diane Clay My Commission Expires: 11.09.2006
State of Florida at Large Serial No.: DD 141941
Print Name: DIANE CLAY

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 28th DAY OF July, 2005.

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

CLERK'S CERTIFICATION 2005290572

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 183-188 of the Public Records of Duval County, Florida.
Signed this 28th day of August A.D., 2005.
JIM FULLER By: Duan Marshall
Clerk of Circuit Court Deputy Clerk

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: Alan R. Mobley 8/8/05
Director of Public Works Date

Approved 8/1/2005
for Director of Public Works
Approved 8/3/2005
for General Counsel

REVIEWS

OFFICE: MMS
FIELD: RWC

CHECKED BY

CLOSURES/DATA: MMS BLP
COVER SHEET: MMS
PRMS: RWC

Dunns Creek Plantation Unit Two

A REPLAT OF A PORTION OF SECTION 9 AND 10, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37,
TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT
BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **58** PAGE **184**

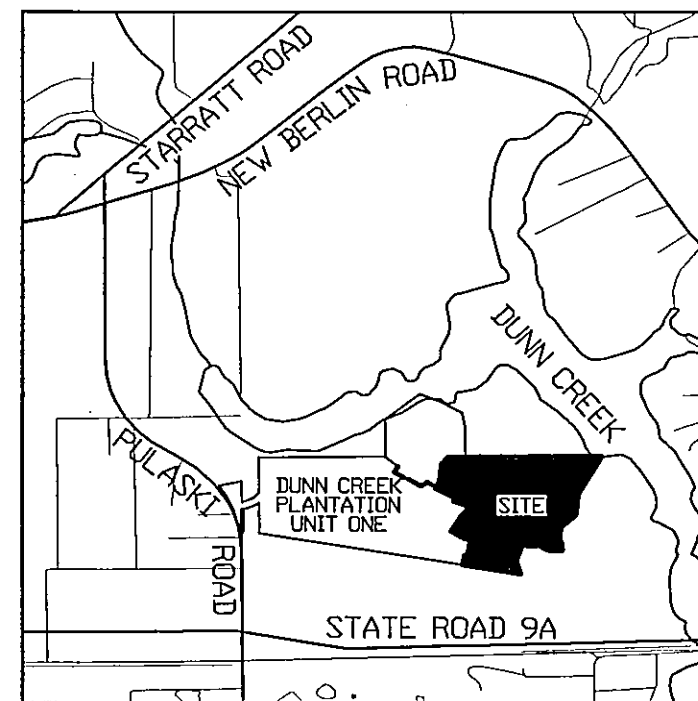
SHEET 2 OF 6 SHEETS
107 LOTS IN THIS UNIT

General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY BOUNDARY OF DUNNS CREEK PLATATION UNIT ONE AS S80°58'40"E, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. N 2227942.389
E 465134.069 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983/1990 NGS ADJUSTMENT.
3. 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
4. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES "X" AND "AE (EL6)" AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 0157E, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
5. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
6. THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
7. 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 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.
8. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
9. 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.
10. '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.
11. JEA-E.' DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE 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.
12. THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS 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. THE LIMITS ARE FROM TOP OF BANK TO TOP OF BANK OF EACH STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT.
13. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

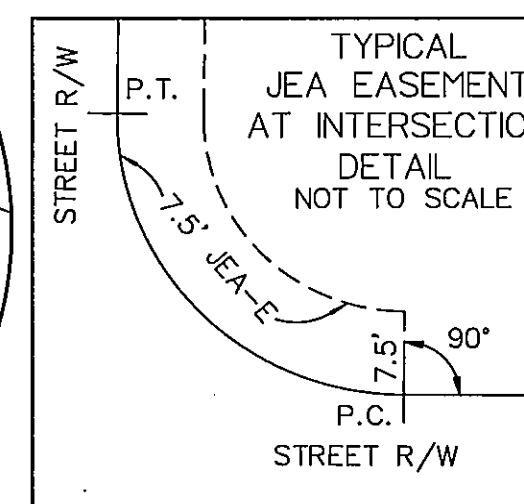
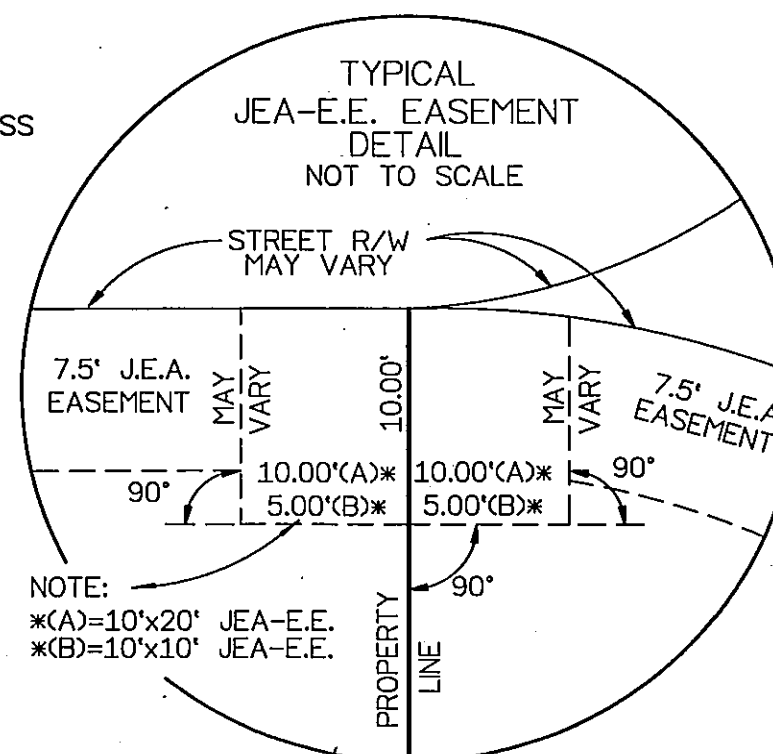
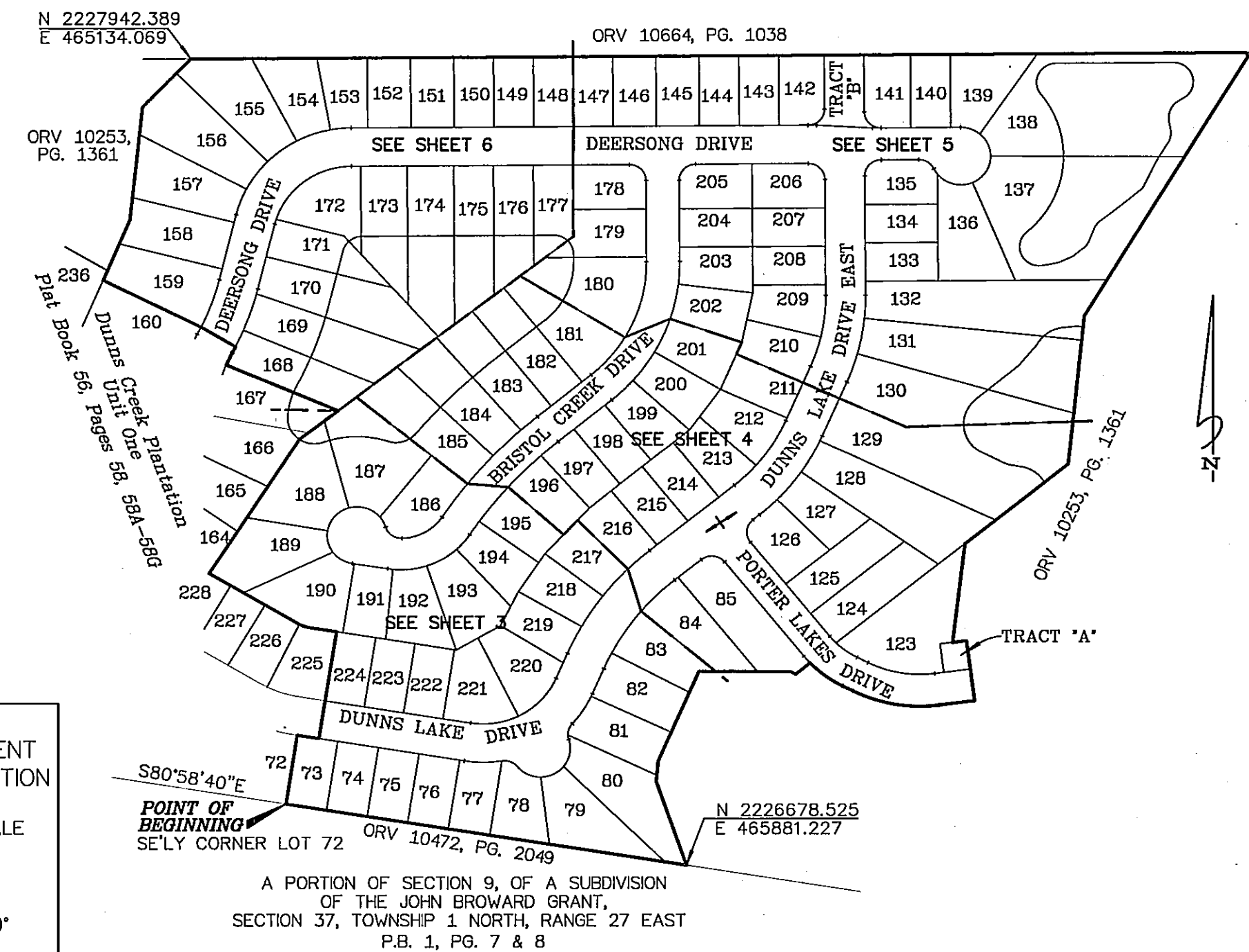
VICINITY MAP

SCALE: 1" = 1000'



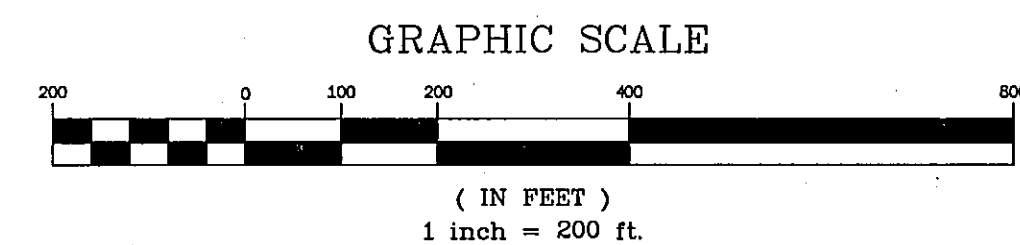
KEY MAP

SCALE: 1" = 200'

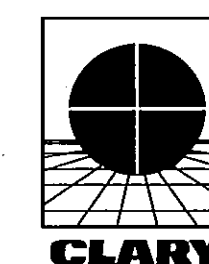


LEGEND

| | | | | | |
|----------|---|--|---------------|---|--|
| R/W | = | RIGHT-OF-WAY | □ | = | SET 4"x 4" PERMANENT REFERENCE MONUMENT |
| ○ | = | PERMANENT CONTROL POINT | ■ | = | FOUND 4"x 4" CONCRETE MONUMENT |
| PC | = | POINT OF CURVATURE | | = | STAMPED "P.R.M. LB 3731" |
| PT | = | POINT OF TANGENCY | | = | STAMPED PRM 3377 |
| ORV | = | OFFICIAL RECORDS VOLUME | D.B. | = | DEED BOOK |
| PB | = | PLAT BOOK | O.R. | = | OFFICIAL RECORDS |
| PG(S) | = | PAGE(S) | U.D.E. | = | UNOBSTRUCTED DRAINAGE EASEMENT |
| A | = | ARC LENGTH | U.A.D.E. | = | UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT |
| R | = | RADIUS | L4 | = | TABULATED LINE DATA |
| CH | = | CHORD | P.U.D.E. | = | PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT |
| Δ | = | DELTA | (TLO) | = | TRAVERSE LINE ONLY |
| RP | = | RADIUS POINT | D.E. | = | DRAINAGE EASEMENT |
| C4 | = | TABULATED CURVE DATA | U.A.E. | = | UNOBSTRUCTED ACCESS EASEMENT |
| PRC | = | POINT OF REVERSE CURVE | (R) | = | RADIAL |
| PCC | = | POINT OF COMPOUND CURVE | P.D.E. | = | PRIVATE DRAINAGE EASEMENT |
| RADIAL | = | RADIAL LINE | C.E. | = | CONSERVATION EASEMENT |
| JEA-E | = | JACKSONVILLE ELECTRIC AUTHORITY EASEMENT | A.T.B. | = | APPROXIMATE TOP OF BANK |
| JEA-E.E. | = | JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT | S.M.F. & D.E. | = | STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT |
| ⊕ | = | CENTERLINE | W.J.L. | = | WETLAND JURISDICTIONAL LINE |
| U.B. | = | UPLAND BUFFER | MON. | = | MONUMENT |



P.S.D. NO.: 2001-037
CITY DEVELOPMENT NO.: 4874.5



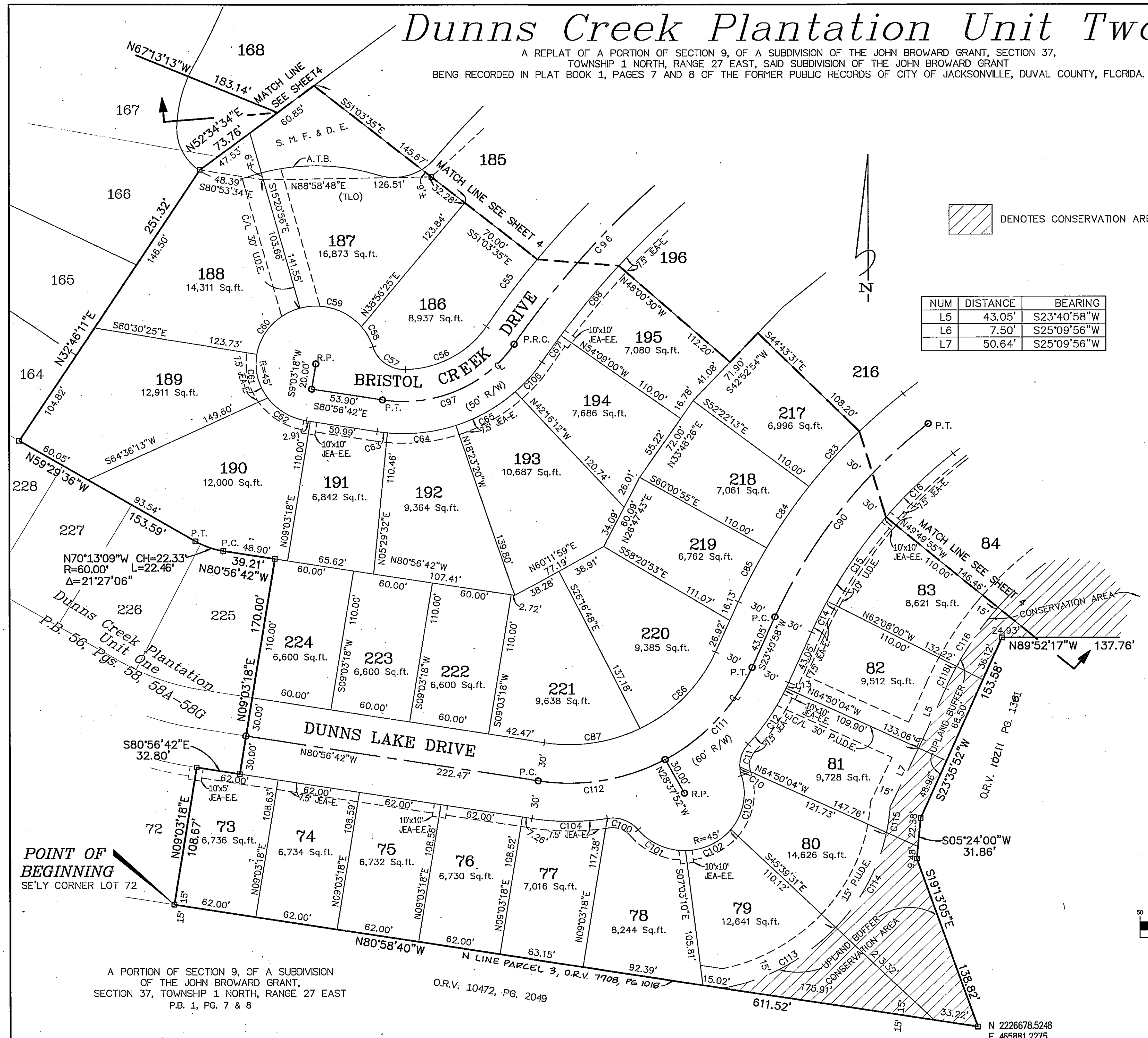
PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

Dunns Creek Plantation Unit Two

PLAT BOOK 58 PAGE 185

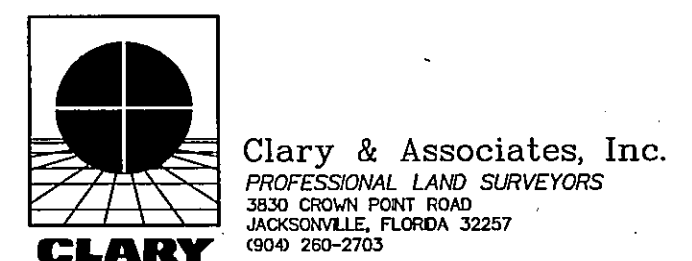
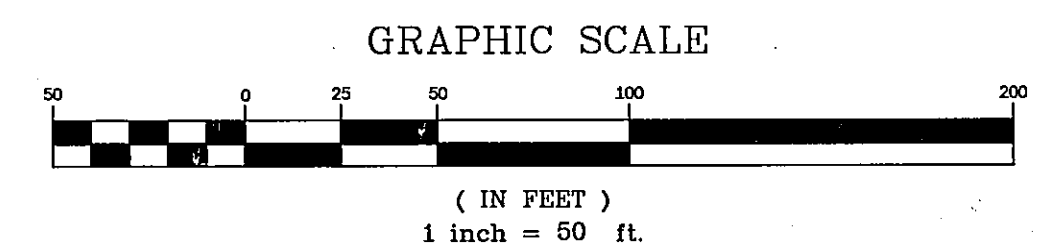
A REPLAT OF A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 3 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



| NUM | DISTANCE | BEARING |
|-----|----------|-------------|
| L5 | 43.05' | S23°40'58"W |
| L6 | 7.50' | S25°09'56"W |
| L7 | 50.64' | S25°09'56"W |

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|------|------------|---------|---------|-------------|----------|
| C10 | 15°49'35" | 6.91' | 25.00' | S9°54'39"E | 6.88' |
| C11 | 43°46'08" | 19.10' | 25.00' | S19°53'13"W | 18.64' |
| C12 | 16°36'21" | 52.17' | 180.00' | N33°28'07"E | 51.99' |
| C13 | 1°28'57" | 4.66' | 180.00' | N24°25'27"E | 4.66' |
| C14 | 4°11'01" | 27.02' | 370.00' | S25°46'29"W | 27.01' |
| C15 | 12°18'04" | 79.44' | 370.00' | S34°01'02"W | 79.29' |
| C16 | 10°58'57" | 70.92' | 370.00' | S45°39'33"W | 70.81' |
| C55 | 5°18'57" | 64.95' | 700.00' | S36°16'56"W | 64.92' |
| C56 | 55°06'44" | 72.14' | 75.00' | N61°10'50"E | 69.39' |
| C57 | 74°12'23" | 32.38' | 25.00' | S54°09'36"E | 30.16' |
| C58 | 243°53'17" | 191.55' | 45.00' | S40°59'57"W | 76.37' |
| C58 | 23°03'57" | 18.12' | 45.00' | N28°35'23"W | 17.99' |
| C59 | 65°13'34" | 51.23' | 45.00' | N72°44'09"W | 48.51' |
| C60 | 65°09'28" | 51.17' | 45.00' | S42°04'20"W | 48.46' |
| C61 | 45°46'14" | 35.95' | 45.00' | S13°23'32"E | 35.00' |
| C62 | 44°40'02" | 35.08' | 45.00' | S58°36'41"E | 34.20' |
| C63 | 3°33'46" | 7.77' | 125.00' | S82°43'35"E | 7.77' |
| C64 | 23°52'51" | 52.10' | 125.00' | N83°33'08"E | 51.72' |
| C65 | 23°52'51" | 52.10' | 125.00' | N59°40'14"E | 51.72' |
| C67 | 2°13'32" | 25.25' | 650.00' | S34°44'14"W | 25.25' |
| C82 | 5°52'32" | 44.10' | 430.00' | S48°12'46"W | 44.08' |
| C83 | 7°38'42" | 57.38' | 430.00' | S41°27'08"W | 57.33' |
| C84 | 7°38'42" | 57.38' | 430.00' | S33°48'26"W | 57.33' |
| C85 | 6°18'06" | 47.29' | 430.00' | S26°50'01"W | 47.27' |
| C86 | 40°02'13" | 83.85' | 120.00' | N43°42'05"E | 82.16' |
| C87 | 35°20'06" | 74.01' | 120.00' | N81°23'15"E | 72.84' |
| C90 | 27°28'04" | 191.76' | 400.00' | S37°25'00"W | 189.93' |
| C100 | 59°35'44" | 26.00' | 25.00' | N69°14'09"W | 24.85' |
| C101 | 51°24'05" | 40.37' | 45.00' | S65°08'19"E | 39.03' |
| C102 | 49°51'55" | 39.16' | 45.00' | N64°13'40"E | 37.94' |
| C103 | 57°07'09" | 44.86' | 45.00' | N10°44'08"E | 43.03' |
| C104 | 18°05'19" | 56.83' | 180.00' | S89°59'22"E | 56.59' |
| C106 | 14°06'20" | 30.77' | 125.00' | N40°40'38"E | 30.70' |
| C111 | 37°41'09" | 98.66' | 150.00' | N42°31'33"E | 96.89' |
| C112 | 37°41'09" | 98.66' | 150.00' | N80°12'43"E | 96.89' |
| C113 | 36°32'02" | 98.83' | 155.00' | N61°08'43"E | 97.17' |
| C114 | 31°15'48" | 84.58' | 155.00' | N27°14'47"E | 83.53' |
| C115 | 7°29'58" | 20.29' | 155.00' | N7°51'54"E | 20.27' |
| C116 | 12°18'04" | 55.82' | 260.00' | S34°01'02"W | 55.71' |
| C117 | 10°58'57" | 49.84' | 260.00' | S45°39'33"W | 49.76' |
| C118 | 4°11'01" | 18.98' | 260.00' | S25°46'29"W | 18.98' |



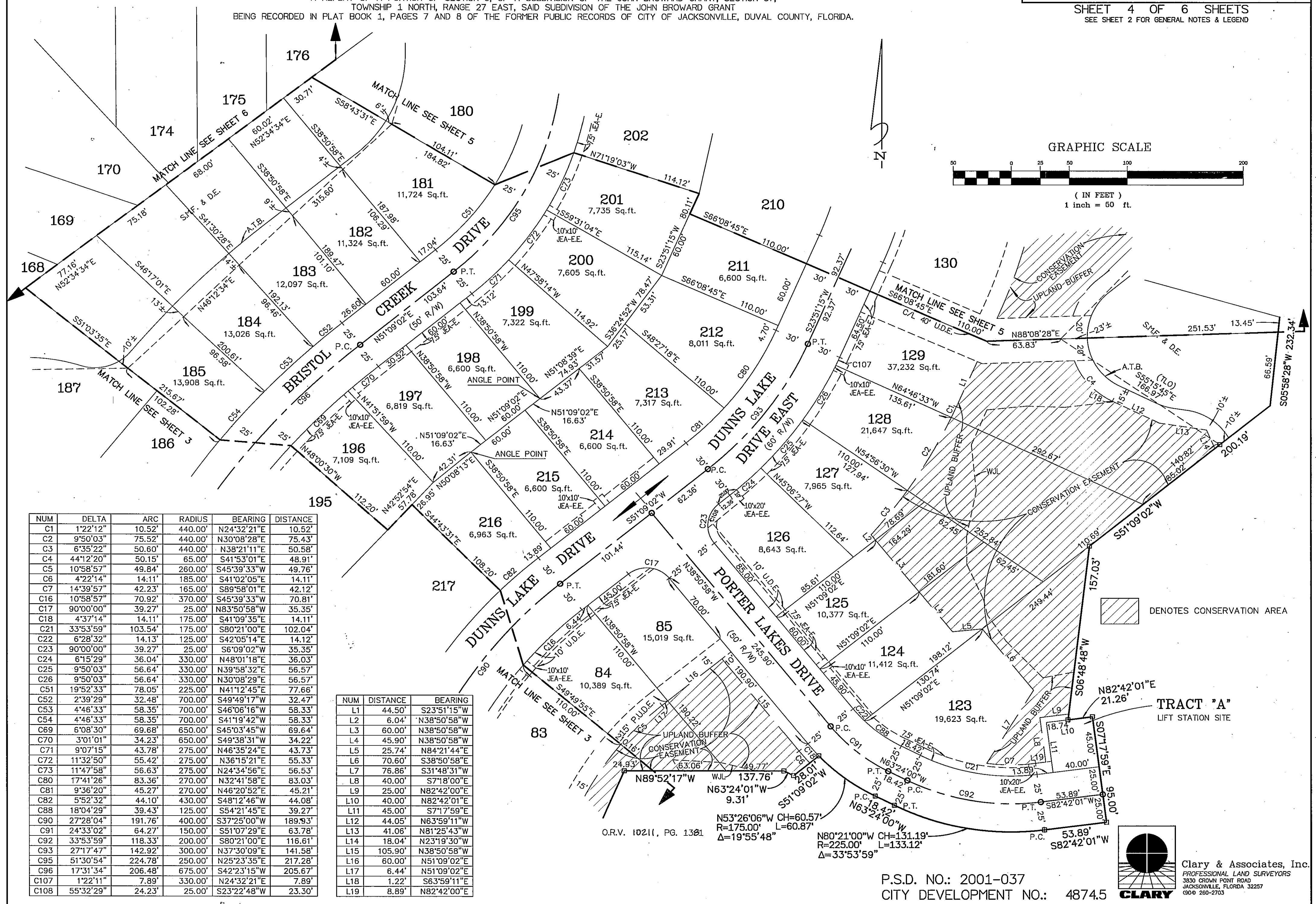
P.S.D. NO.: 2001-037
CITY DEVELOPMENT NO.: 4874.5

Dunns Creek Plantation Unit Two

A REPLAT OF A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37,
TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT
BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **58** PAGE **186**

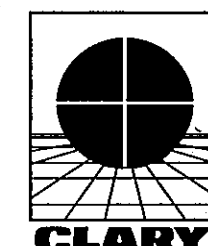
SHEET 4 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|------|-----------|---------|---------|-------------|----------|
| C1 | 1°22'12" | 10.52' | 440.00' | N24°32'21"E | 10.52' |
| C2 | 9°50'03" | 75.52' | 440.00' | N30°08'28"E | 75.43' |
| C3 | 6°35'22" | 50.60' | 440.00' | N38°21'11"E | 50.58' |
| C4 | 44°12'20" | 50.15' | 65.00' | S41°53'01"E | 48.91' |
| C5 | 10°58'57" | 49.84' | 260.00' | S45°39'33"W | 49.76' |
| C6 | 4°22'14" | 14.11' | 185.00' | S41°02'05"E | 14.11' |
| C7 | 14°39'57" | 42.23' | 165.00' | S89°58'01"E | 42.12' |
| C16 | 10°58'57" | 70.92' | 370.00' | S45°39'33"W | 70.81' |
| C17 | 90°00'00" | 39.27' | 25.00' | N83°50'58"W | 35.35' |
| C18 | 4°37'14" | 14.11' | 175.00' | S41°09'35"E | 14.11' |
| C21 | 33°53'59" | 103.54' | 175.00' | S80°21'00"E | 102.04' |
| C22 | 6°28'32" | 14.13' | 125.00' | S42°05'14"E | 14.12' |
| C23 | 90°00'00" | 39.27' | 25.00' | S6°09'02"W | 35.35' |
| C24 | 6°15'29" | 36.04' | 330.00' | N48°01'18"E | 36.03' |
| C25 | 9°50'03" | 56.64' | 330.00' | N39°58'32"E | 56.57' |
| C26 | 9°50'03" | 56.64' | 330.00' | N30°08'29"E | 56.57' |
| C51 | 19°52'33" | 78.05' | 225.00' | N41°12'45"E | 77.66' |
| C52 | 2°39'29" | 32.48' | 700.00' | S49°49'17"W | 32.47' |
| C53 | 4°46'33" | 58.35' | 700.00' | S46°06'16"W | 58.33' |
| C54 | 4°46'33" | 58.35' | 700.00' | S41°19'42"W | 58.33' |
| C69 | 6°08'30" | 69.68' | 650.00' | S45°03'45"W | 69.64' |
| C70 | 3°01'01" | 34.23' | 650.00' | S49°38'31"W | 34.22' |
| C71 | 9°07'15" | 43.78' | 275.00' | N46°35'24"E | 43.73' |
| C72 | 11°32'50" | 55.42' | 275.00' | N36°15'21"E | 55.33' |
| C73 | 11°47'58" | 56.63' | 275.00' | N24°34'56"E | 56.53' |
| C80 | 17°41'26" | 83.36' | 270.00' | N32°41'58"E | 83.03' |
| C81 | 9°36'20" | 45.27' | 270.00' | N46°20'52"E | 45.21' |
| C82 | 5°52'32" | 44.10' | 430.00' | S48°12'46"W | 44.08' |
| C88 | 18°04'29" | 39.43' | 125.00' | S54°21'45"E | 39.27' |
| C90 | 27°28'04" | 191.76' | 400.00' | S37°25'00"W | 189.93' |
| C91 | 24°33'02" | 64.27' | 150.00' | S51°07'29"E | 63.78' |
| C92 | 33°53'59" | 118.33' | 200.00' | S80°21'00"E | 116.61' |
| C93 | 27°17'47" | 142.92' | 300.00' | N37°30'09"E | 141.58' |
| C95 | 51°30'54" | 224.78' | 250.00' | N25°23'35"E | 217.28' |
| C96 | 17°31'34" | 206.48' | 675.00' | S42°23'15"W | 205.67' |
| C107 | 1°22'11" | 7.89' | 330.00' | N24°32'21"E | 7.89' |
| C108 | 55°32'29" | 24.23' | 25.00' | S23°22'48"W | 23.30' |

| NUM | DISTANCE | BEARING |
|-----|----------|-------------|
| L1 | 44.50' | S23°51'15"W |
| L2 | 6.04' | N38°50'58"W |
| L3 | 60.00' | N38°50'58"W |
| L4 | 45.90' | N38°50'58"W |
| L5 | 25.74' | N84°21'44"E |
| L6 | 70.60' | S38°50'58"E |
| L7 | 76.86' | S31°48'31"W |
| L8 | 40.00' | S7°18'00"E |
| L9 | 25.00' | N82°42'00"E |
| L10 | 40.00' | N82°42'01"E |
| L11 | 45.00' | S71°7'59"E |
| L12 | 44.05' | N63°59'11"W |
| L13 | 41.06' | N81°25'43"W |
| L14 | 18.04' | N23°19'30"W |
| L15 | 105.90' | N38°50'58"W |
| L16 | 60.00' | N51°09'02"E |
| L17 | 6.44' | N51°09'02"E |
| L18 | 1.22' | S63°59'11"E |
| L19 | 8.89' | N82°42'00"E |

P.S.D. NO.: 2001-037
CITY DEVELOPMENT NO.: 4874.5



Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 GROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|------|-----------|---------|---------|--------------|----------|
| C1 | 71°15'25" | 36.73' | 290.00' | S66°00'24"W | 36.71' |
| C2 | 17°15'48" | 87.38' | 290.00' | S53°44'47"W | 87.05' |
| C3 | 17°15'13" | 87.33' | 290.00' | S36°29'16"W | 87.00' |
| C4 | 13°43'54" | 69.50' | 290.00' | S20°59'42"W | 69.34' |
| C5 | 12°17'02" | 55.74' | 260.00' | N20°16'16"E | 55.64' |
| C37 | 9°59'37" | 31.40' | 180.00' | S84°38'19"W | 31.36' |
| C38 | 17°15'48" | 54.23' | 180.00' | S71°00'36"W | 54.03' |
| C39 | 17°15'48" | 54.23' | 180.00' | S53°44'47"W | 54.03' |
| C40 | 17°15'13" | 54.20' | 180.00' | S36°29'16"W | 54.00' |
| C41 | 13°43'54" | 43.14' | 180.00' | S20°59'42"W | 43.04' |
| C42 | 12°17'02" | 79.33' | 370.00' | N20°16'16"E | 79.17' |
| C43 | 5°09'10" | 38.67' | 430.00' | N254°70'04"E | 38.66' |
| C44 | 8°01'00" | 60.17' | 430.00' | N19°11'58"E | 60.12' |
| C45 | 1°03'43" | 7.97' | 430.00' | N14°39'36"E | 7.97' |
| C47 | 71°56'02" | 150.66' | 120.00' | S53°40'07"W | 140.96' |
| C98 | 75°30'23" | 197.68' | 150.00' | S51°52'56"W | 183.66' |
| C99 | 12°35'19" | 87.89' | 400.00' | N20°25'24"E | 87.71' |
| C108 | 3°34'21" | 7.48' | 120.00' | S15°54'55"W | 7.48' |

Dunns Creek Plantation Unit Three

A REPLAT OF A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37,
TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT
RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 61 PAGE 37

SHEET 1 OF 5 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 72 AS SHOWN ON THE PLAT OF DUNNS CREEK PLANTATION UNIT ONE AS RECORDED IN PLAT BOOK 56, PAGES 58, 58A THROUGH 58G, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE NORTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 3, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 7708, PAGE 1018 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 80°58'40" EAST ALONG SAID NORTHERLY LINE OF PARCEL 3, AND ALONG THE SOUTHERLY BOUNDARY OF DUNNS CREEK PLANTATION UNIT TWO, AS RECORDED IN PLAT BOOK 58, PAGES 183 THROUGH 188, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 611.52 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 10211, PAGE 1381 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, ALSO BEING THE EASTERLY BOUNDARY OF SAID DUNNS CREEK PLANTATION UNIT TWO; THENCE NORTHWESTERLY, NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID LINE, RUN THE FOLLOWING FIVE COURSES AND DISTANCES; COURSE NO. 1: NORTH 19°13'05" WEST, 138.82 FEET; COURSE NO. 2: NORTH 05°24'00" EAST, 31.86 FEET; COURSE NO. 3: NORTH 23°35'52" EAST, 153.58 FEET; COURSE NO. 4: SOUTH 89°52'17" EAST, 137.76 FEET; COURSE NO. 5: SOUTH 63°24'01" EAST, 9.31 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTHEASTERLY BOUNDARY OF AFORESAID DUNNS CREEK PLANTATION UNIT TWO; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY, ALONG THE SOUTHEASTERLY AND EASTERLY BOUNDARY OF SAID DUNNS CREEK PLANTATION UNIT TWO, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES; COURSE NO. 1: NORTH 51°09'02" EAST, 28.01 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 2: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 60.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 53°26'06" EAST, 60.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 63°24'00" EAST, 18.42 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 4: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 133.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°21'00" EAST, 131.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 82°42'01" EAST, 53.89 FEET; COURSE NO. 6: NORTH 07°17'59" WEST, 95.00 FEET; COURSE NO. 7: SOUTH 82°42'01" WEST, 21.26 FEET; COURSE NO. 8: NORTH 06°48'48" EAST, 157.03 FEET; COURSE NO. 9: NORTH 51°09'02" EAST, 200.19 FEET; COURSE NO. 10: NORTH 05°58'28" EAST, 232.34 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT A; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY AND NORTHEASTERLY, ALONG THE NORTHERLY LINE OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 10211, PAGE 1381, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 63°24'01" EAST, 121.27 FEET; COURSE NO. 2: NORTH 89°08'52" EAST, 114.65 FEET; COURSE NO. 3: SOUTH 70°08'08" EAST, 117.96 FEET; COURSE NO. 4: SOUTH 89°52'23" EAST, 155.90 FEET; COURSE NO. 5: SOUTH 71°15'30" EAST, 220.35 FEET; COURSE NO. 6: SOUTH 80°57'54" EAST, 125.77 FEET; COURSE NO. 7: NORTH 40°29'59" EAST, 120.40 FEET; THENCE NORTH 29°43'22" WEST, 124.74 FEET; THENCE NORTH 60°16'38" EAST, 60 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE OF DUNNS CREEK (ALSO KNOWN AS SWEETWATER CREEK); THENCE NORTHWESTERLY, SOUTHWESTERLY AND NORTHEASTERLY ALONG THE MEANDERINGS OF SAID APPROXIMATE MEAN HIGH WATER LINE, A DISTANCE OF 1310 FEET, MORE OR LESS TO A LINE BEARING NORTH 31°17'46" EAST FROM AFORESAID REFERENCE POINT A; THENCE SOUTH 31°17'46" WEST, A DISTANCE OF 475 FEET, MORE OR LESS TO SAID REFERENCE POINT A, AND TO CLOSE.

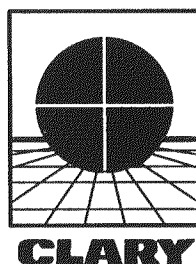
CONTAINING 15.02 ACRES, MORE OR LESS.

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 10 DAY OF MARCH, A.D., 2006.

GREGORY B. CLARY
GREGORY B. CLARY
REGISTERED LAND SURVEYOR NO. 3377



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

ADOPTION AND DEDICATION

This is to certify that Dunns Creek Plantation, L.L.C., a company under the laws of the state of Florida, hereinafter referred to as the "Owner", is the lawful owner of the lands described in the caption hereon known as Dunns Creek Plantation Unit Three, having caused the same to be surveyed and subdivided, and that Synovus Bank of Jacksonville 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 and easements for drainage, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. All private easements, non-access easements and Tract "G" (recreation area), shall remain privately owned and the sole exclusive property of the Owner, its successors and assigns. Easements for utilities and sewers are hereby irrevocably and without reservation dedicated to the JEA, is successors and assigns. The drainage easements over, under, across and through "stormwater management facilities and drainage easements" 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:

(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;

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

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 Dunns Creek Plantation Unit three. 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.

The undersigned Owner does hereby reserve unto itself and its 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, Dunns Creek Plantation L.L.C., has caused these presents to be signed by its President.

Witness Beverly T. Holland J.D. Collins
Print Name: Beverly T. Holland President
Witness Curtis L. Hunt The Collins Group, Inc., as manager
Print Name: CURTIS L. HUNT of Dunns Creek Plantation, L.L.C.

NOTARY FOR DUNNS CREEK PLANTATION L.L.C.

The foregoing instrument was acknowledged before me this 7th day of MARCH, A.D., 2006, by J.D. Collins, President, The Collins Group, Inc., as manager of Dunns Creek Plantation L.L.C. He is personally known to me and did not take an oath.

Notary Public Beverly T. Holland My Commission Expires: 4-16-09
State of Florida at Large Serial No: 22417994
Print name: Beverly T. Holland

SYNOVUS BANK OF JACKSONVILLE

Witness: Gayle R. Magin Damon B. Olinto
Print Name: Gayle R. Magin President
Witness: Martha Hendey
Print Name: MARTHA HENDEY

NOTARY FOR SYNOVUS BANK OF JACKSONVILLE

The foregoing instrument was acknowledged before me this 7 day of MARCH, 2006, A.D., by Damon B. Olinto, President of Synovus Bank of Jacksonville, He is personally known to me and did not take an oath.

Notary Public Diade Clay My Commission Expires: 11-09-2006
State of Florida at Large Serial No. 2241941
Print Name: DIADE CLAY

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 21st DAY OF MARCH, 2006.

GLENN E. MCGREGOR, P.L.S. V. MONROE HAZEN, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 3398

CLERK'S CERTIFICATION 200602930

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 61, Pages 37-41 of the Public Records of Duval County, Florida. Signed this 24 day of MARCH, A.D., 2006.
By: Robin O. Bailey
JIM FULLER Deputy Clerk
Clerk of Circuit Court

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: Alan R. Mosely, PE 3/23/2006
for Director of Public Works Date

Approved 3/22/06
John P. Reynolds
City Engineer
for Director of Public Works
Approved 3/23/2006
CB Bell
for General Counsel

REVIEWS

OFFICE: MA
FIELD: RWC

CHECKED BY: BA
CLOSURES/DATA: BA
COVER SHEET: MA
PRMS: RWC

P.S.D. NO.: 2001-037
CITY DEVELOPMENT NO.: 4874.6

Dunns Creek Plantation Unit Three

A REPLAT OF A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37,
TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT
BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

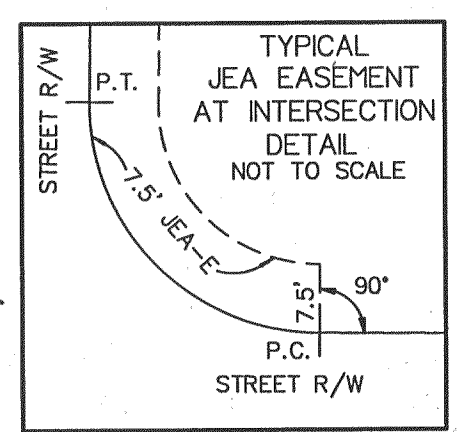
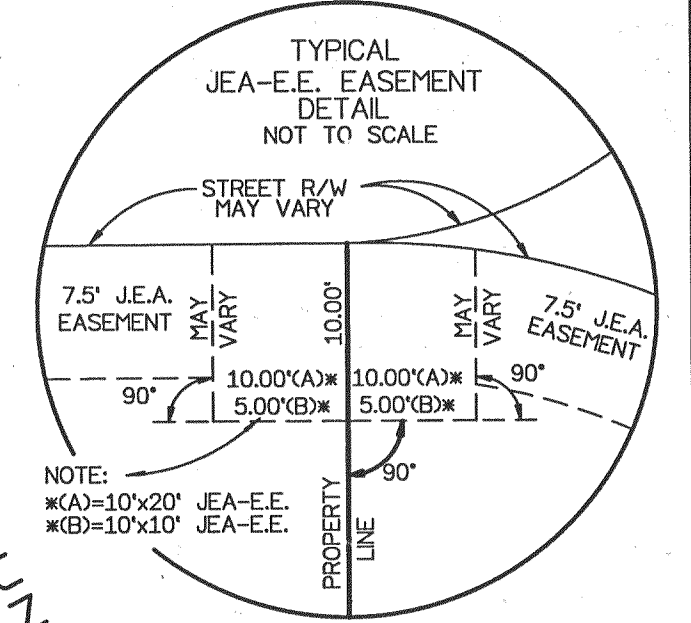
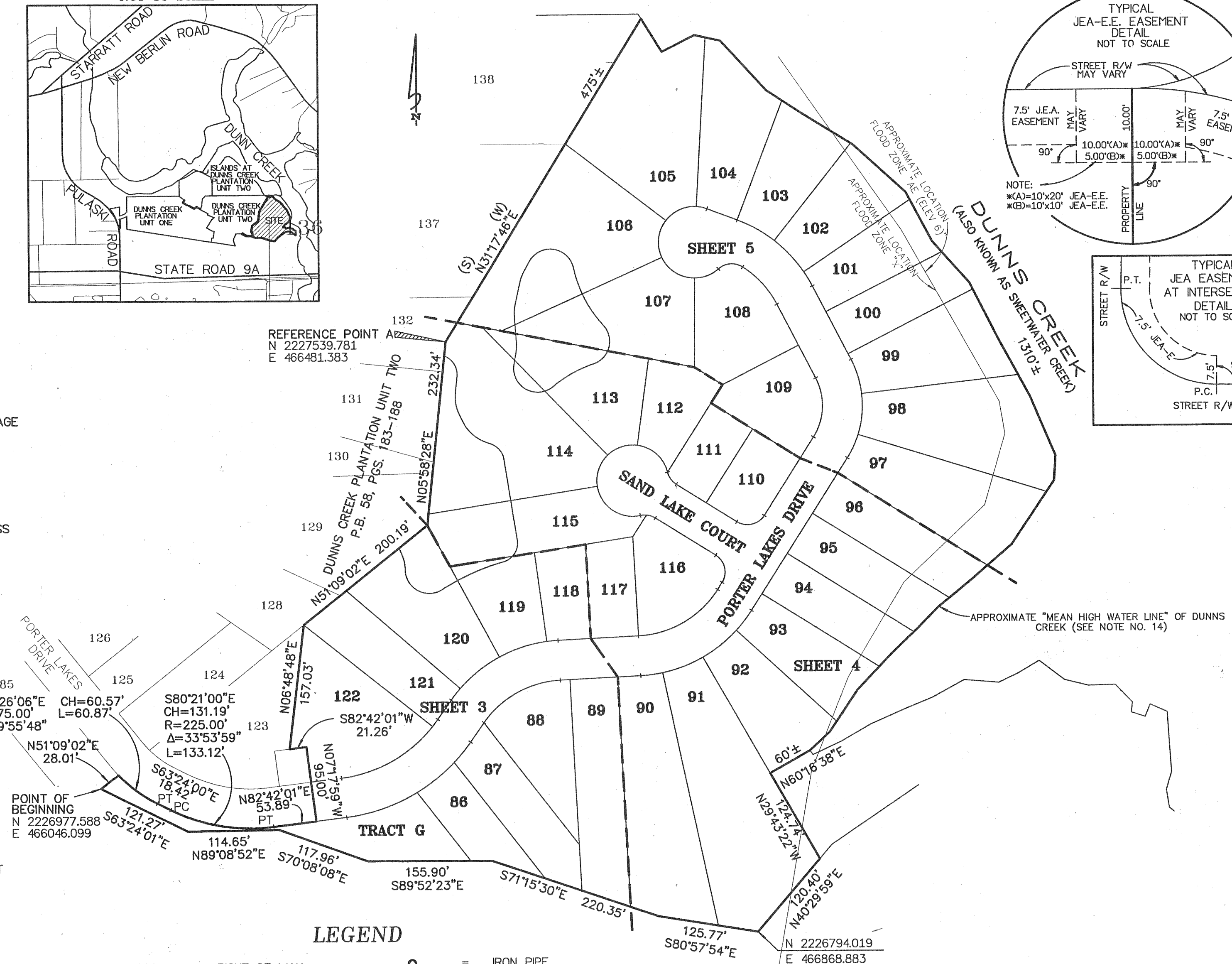
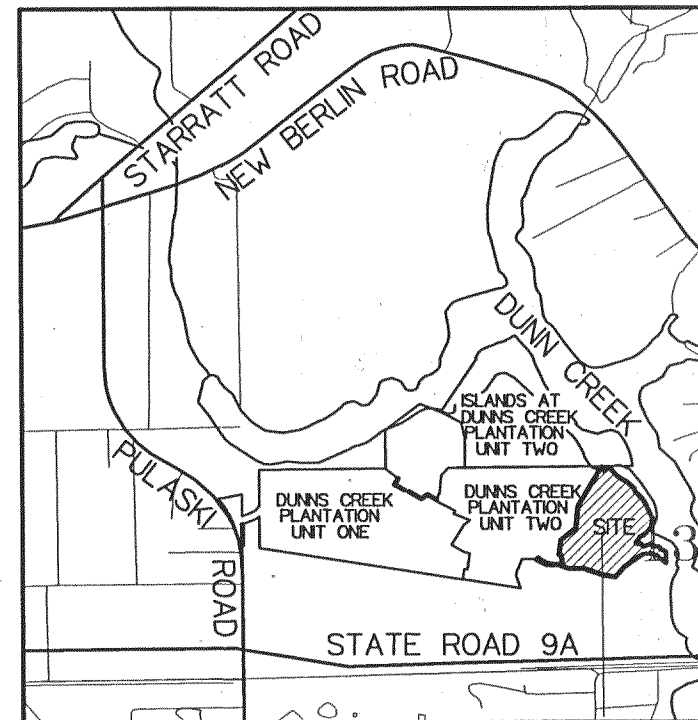
PLAT BOOK 61 PAGE 38

SHEET 2 OF 5 SHEETS
37 LOTS, 1 TRACT IN THIS UNIT

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY BOUNDARY OF DUNNS CREEK PLANTATION UNIT ONE AS S80°58'40"E PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- N 2227539.781 E 466481.383 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983/1990 NGS ADJUSTMENT. (US FEET)
- 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 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 "AE(EL 6)" AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 0157E, 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.
- 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 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.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS AND DRAINAGE 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.
- '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 EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE 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 STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS 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. THE LIMITS ARE FROM TOP OF BANK TO TOP OF BANK OF EACH STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- THE APPROXIMATE TOP OF BANK/MEAN HIGH WATER LINE/WATERS EDGE, AS SHOWN ON THIS MAP IS NOT A TITLE PROPERTY BOUNDARY OR A DEPARTMENT OF ENVIRONMENTAL PROTECTION JURISDICTIONAL LINE AND WAS NOT LOCATED IN ACCORDANCE WITH PROCEDURES SPECIFIED IN THE ACTS AND RULES OF THE DEPARTMENT OF NATURAL RESOURCES OF THE STATE OF FLORIDA, AND WILL NOT BE USED AS, REPRESENTED TO BE, OR BE ADMISSIBLE AS A TITLE PROPERTY BOUNDARY OF JURISDICTIONAL LINE BEFORE ANY ADMINISTRATIVE OR COURT OF LAW.

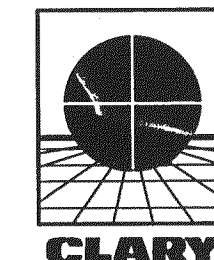
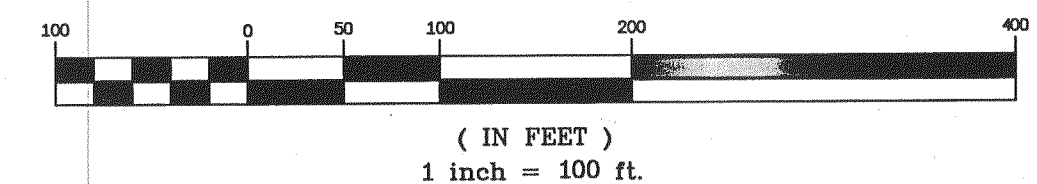
VICINITY MAP NOT TO SCALE



LEGEND

| | | | | | |
|-------|---|-------------------------|---------------|---|--|
| R/W | = | RIGHT-OF-WAY | ○ | = | IRON PIPE |
| PB | = | PLAT BOOK | ⊙ | = | STAMPED CLARY 3377 |
| PG(S) | = | PAGE(S) | | = | PERMANENT CONTROL POINT |
| A | = | ARC LENGTH | | = | STAMPED CLARY 3377 |
| R | = | RADIUS | C4 | = | TABULATED CURVE DATA |
| CH | = | CHORD | A.T.B. | = | APPROXIMATE TOP OF BANK |
| Δ | = | DELTA | W.J.L. | = | WETLAND JURISDICTIONAL LINE |
| RDL | = | RADIAL LINE | U.D.E. | = | UNOBSTRUCTED DRAINAGE EASEMENT |
| CL | = | CENTERLINE | JEA-E | = | JACKSONVILLE ELECTRIC AUTHORITY EASEMENT |
| RP | = | RADIUS POINT | S.M.F. & D.E. | = | STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT |
| D.B. | = | DEED BOOK | JEA-E.E. | = | JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT |
| O.R. | = | OFFICIAL RECORDS | ■ | = | 4"x 4" PERMANENT REFERENCE MONUMENT |
| L4 | = | TABULATED LINE DATA | | = | STAMPED "CLARY 3377" |
| (TLO) | = | TRAVERSE LINE ONLY | | | |
| PC | = | POINT OF CURVATURE | | | |
| PT | = | POINT OF TANGENCY | | | |
| ORV | = | OFFICIAL RECORDS VOLUME | | | |

GRAPHIC SCALE



P.S.D. NO: 2001-037
CITY DEVELOPMENT NO: 48746
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3850 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703


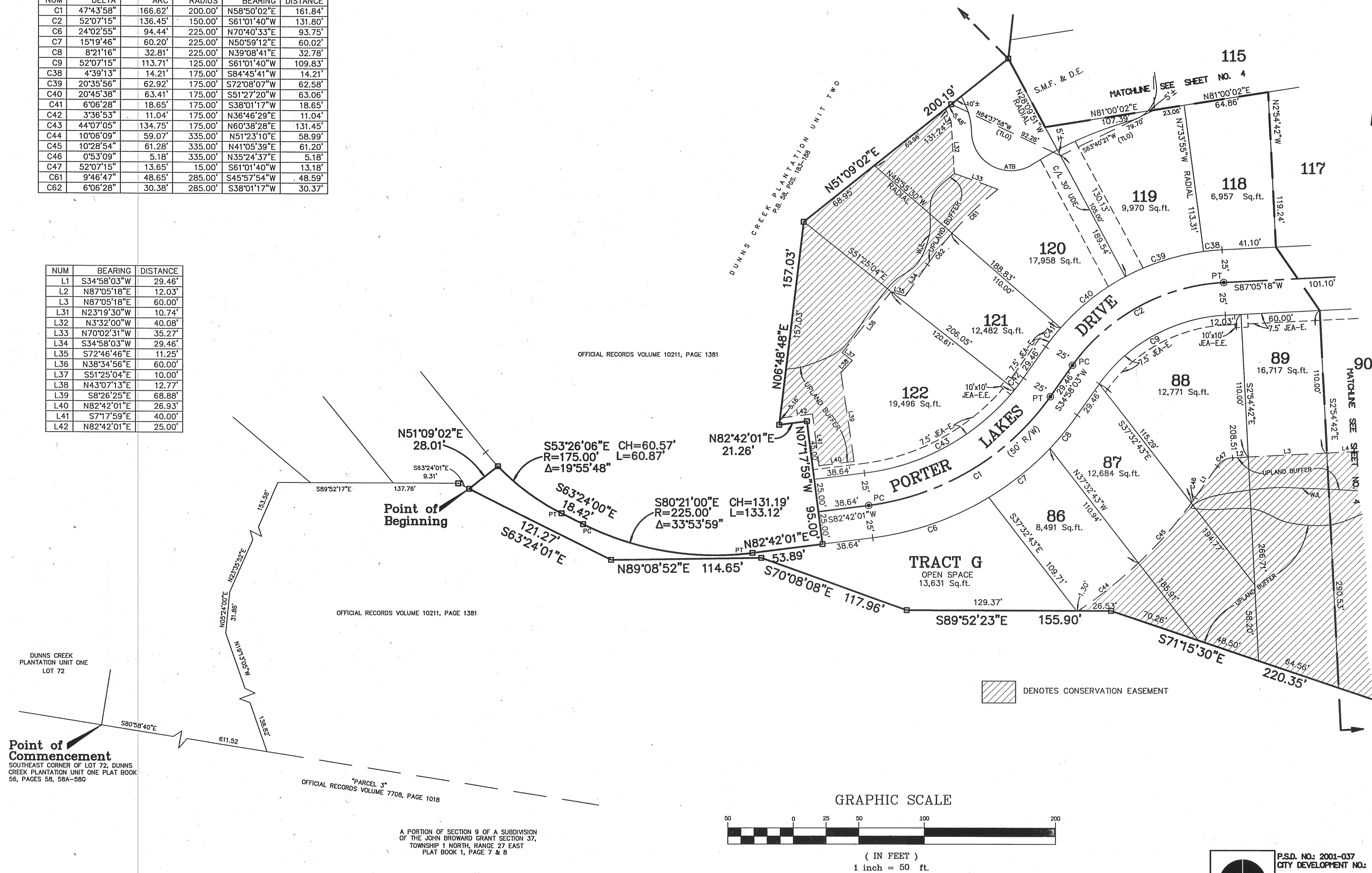
PLAT BOOK 61 PAGE 39

A REPLAT OF A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|-----|-----------|---------|---------|-------------|----------|
| C1 | 47°43'58" | 166.62° | 200.00' | N58°50'02"E | 161.84' |
| C2 | 52°07'15" | 136.45° | 150.00' | S61°01'40"W | 131.80' |
| C3 | 24°02'55" | 90.44° | 225.00' | N70°40'33"E | 93.75' |
| C7 | 15°19'46" | 64.20° | 225.00' | N50°59'12"E | 60.02' |
| C8 | 8°21'16" | 32.81° | 225.00' | N39°08'41"E | 32.78' |
| C9 | 52°07'15" | 113.71° | 125.00' | S61°01'40"W | 109.83' |
| C38 | 4°39'13" | 14.21° | 175.00' | S84°45'41"W | 14.21' |
| C39 | 20°35'56" | 62.92° | 175.00' | S72°08'07"W | 62.58' |
| C40 | 20°45'38" | 63.41° | 175.00' | S51°27'20"W | 63.06' |
| C41 | 6°06'28" | 18.65° | 175.00' | S38°01'17"W | 18.65' |
| C42 | 3°36'53" | 11.04° | 175.00' | N36°46'29"E | 11.04' |
| C43 | 44°07'05" | 134.75° | 175.00' | N60°38'28"E | 131.45' |
| C44 | 10°06'09" | 59.07° | 335.00' | N51°23'10"E | 58.99' |
| C45 | 10°28'54" | 61.28° | 335.00' | N41°05'39"E | 61.20' |
| C46 | 05°03'09" | 5.18° | 335.00' | N35°24'37"E | 5.18' |
| C47 | 52°07'15" | 13.65° | 15.00' | S61°01'40"W | 13.18' |
| C61 | 9°46'47" | 48.65° | 285.00' | S45°57'54"W | 48.59' |
| C62 | 6°06'28" | 30.38° | 285.00' | S38°01'17"W | 30.37' |

| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| L1 | S34°58'03"W | 29.46' |
| L2 | N87°05'18"E | 12.03' |
| L3 | N87°05'18"E | 60.00' |
| L31 | N23°19'30"W | 10.74' |
| L32 | N3°32'00"W | 40.08' |
| L33 | N70°02'31"W | 35.27' |
| L34 | S34°58'03"W | 29.46' |
| L35 | S72°46'46"E | 11.25' |
| L36 | N38°34'56"E | 60.00' |
| L37 | S51°25'04"E | 10.00' |
| L38 | N43°07'13"E | 12.77' |
| L39 | S8°26'25"E | 68.88' |
| L40 | N82°42°01"E | 26.93' |
| L41 | S71°17'59"E | 40.00' |
| L42 | N82°42°01"E | 25.00' |



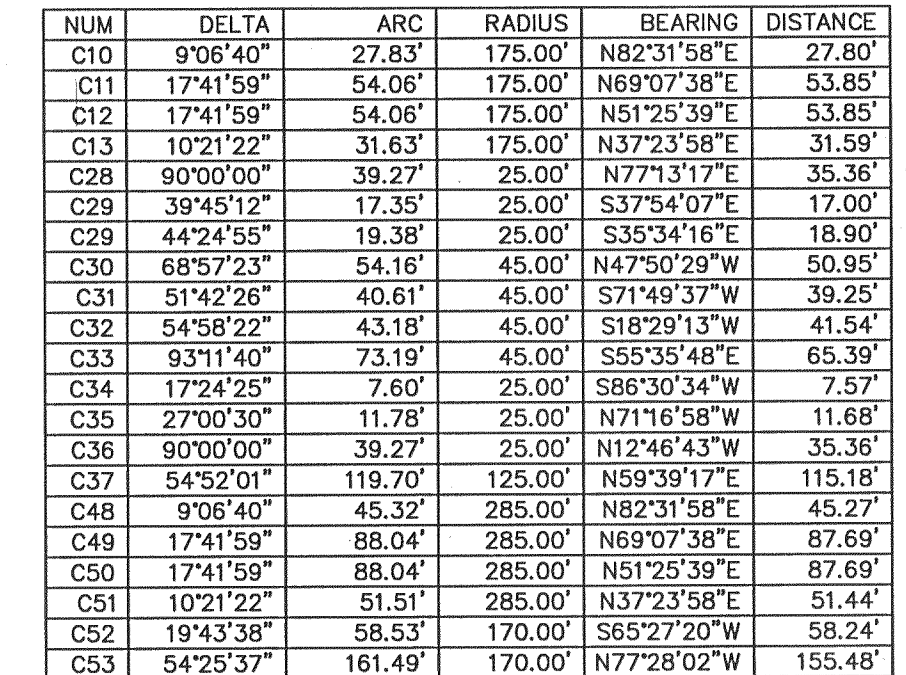
CLARY

P.S.D. NO.: 2001-037
CITY DEVELOPMENT NO.: 48746

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

PLAT BOOK 61 PAGE 40

A REPLAT OF A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT, IS SHOWN IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



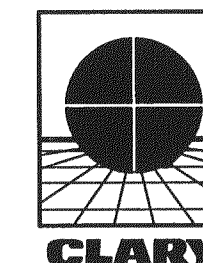
| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| L4 | N87°05'18"E | 29.07' |
| L5 | S32°31'17"W | 24.86' |
| L6 | S32°31'17"W | 60.00' |
| L7 | S32°31'17"W | 60.00' |
| L8 | S32°31'17"W | 60.00' |
| L9 | S32°31'17"W | 22.36' |
| L22 | S41°01'5"E | 19.42' |
| L23 | S91°8'53"W | 3.83' |
| L24 | S91°8'53"W | 32.75' |
| L25 | S71°34'9"E | 30.58' |
| L26 | N69°25'56"W | 29.54' |
| L27 | N26°13'31"W | 35.19' |
| L28 | N6°05'07"E | 39.86' |
| L29 | N21°05'51"W | 27.32' |
| L30 | N62°17'35"W | 22.90' |
| L43 | N83°52'00"W | 17.28' |
| L44 | S76°23'11"E | 12.17' |

| | |
|-----------------|--|
| [10,701 Sq.ft.] | DENOTES SQUARE FOOTAGE OF LOT FROM R/W TO THE BUFFER LINE |
| O.A.=0.8 Acres. | DENOTES THE APPROXIMATE OVERALL AREA OF LOT FROM THE R/W TO THE MEAN HIGH WATERLINE. |

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



P.S.D. NO.: 2001-037
CITY DEVELOPMENT NO.: 4874.6

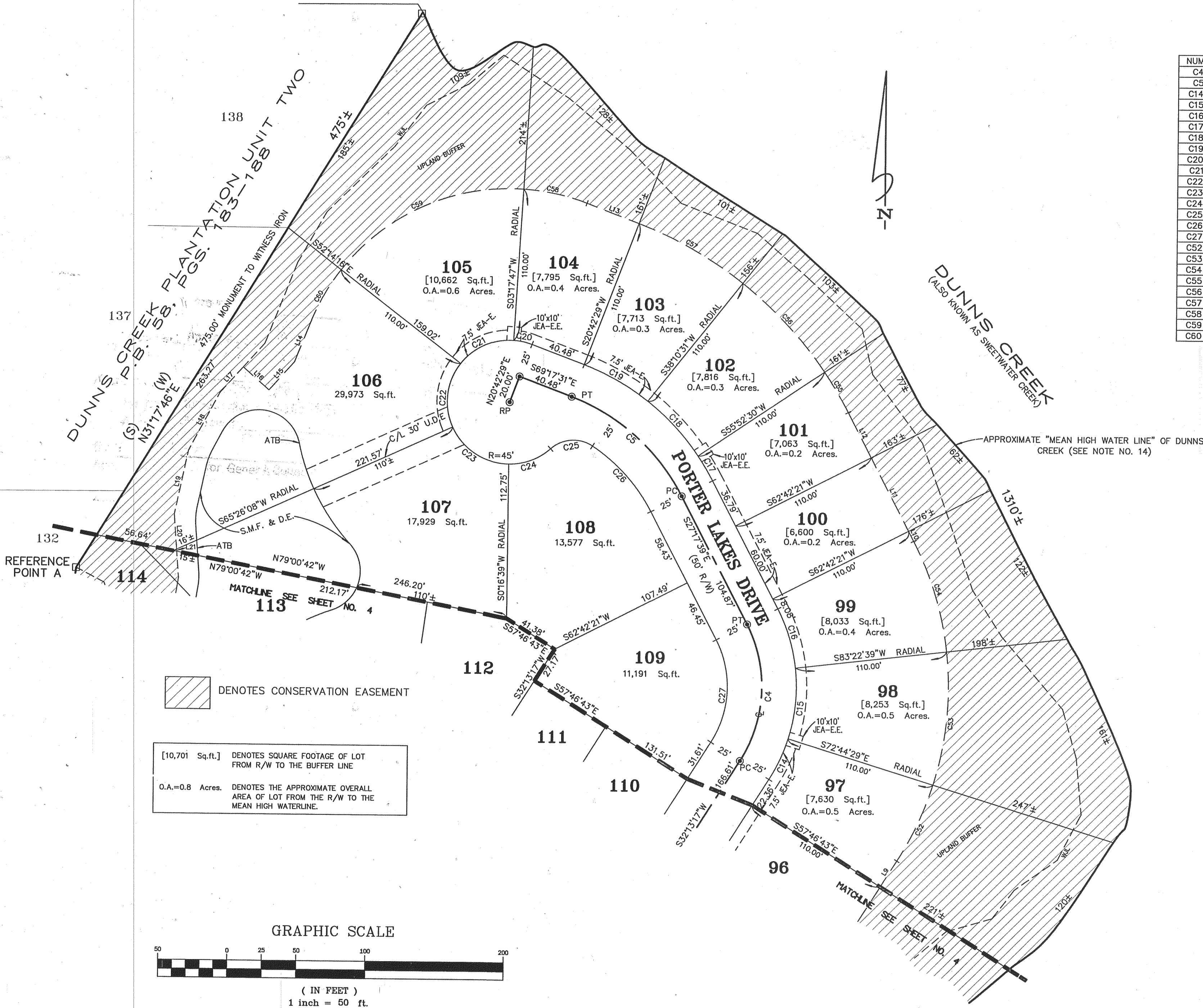
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3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

Dunns Creek Plantation Unit Three

A REPLAT OF A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37,
TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT
BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

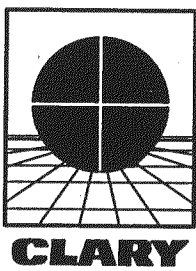
PLAT BOOK 61 PAGE 41

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



| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|-----|-----------|---------|---------|-------------|----------|
| C4 | 59°30'56" | 103.87' | 100.00' | N2°27'49"E | 99.27' |
| C5 | 41°59'52" | 109.95' | 150.00' | N48°17'35"W | 107.50' |
| C14 | 14°57'46" | 32.64' | 125.00' | N24°44'24"E | 32.55' |
| C15 | 23°52'52" | 52.10' | 125.00' | N5°19'05"E | 51.72' |
| C16 | 20°40'18" | 45.10' | 125.00' | N16°57'30"W | 44.85' |
| C17 | 6°49'51" | 20.86' | 175.00' | N30°42'35"W | 20.85' |
| C18 | 17°41'59" | 54.06' | 175.00' | N42°58'30"W | 53.85' |
| C19 | 17°28'02" | 53.35' | 175.00' | N60°33'30"W | 53.14' |
| C20 | 17°24'42" | 13.68' | 45.00' | N77°59'52"W | 13.62' |
| C21 | 55°32'03" | 43.62' | 45.00' | S65°31'45"W | 41.93' |
| C22 | 62°19'36" | 48.95' | 45.00' | S6°35'56"W | 46.57' |
| C23 | 65°09'29" | 51.17' | 45.00' | S57°08'37"E | 48.46' |
| C24 | 42°02'06" | 33.01' | 45.00' | N69°15'36"E | 32.28' |
| C25 | 74°56'14" | 32.70' | 25.00' | S85°42'40"W | 30.42' |
| C26 | 29°31'34" | 64.42' | 125.00' | N42°03'26"W | 63.71' |
| C27 | 59°30'56" | 77.91' | 75.00' | N2°27'49"E | 74.45' |
| C52 | 14°57'46" | 61.37' | 235.00' | N24°44'24"E | 61.20' |
| C53 | 23°52'52" | 97.95' | 235.00' | N5°19'05"E | 97.24' |
| C54 | 20°40'18" | 84.79' | 235.00' | N16°57'30"W | 84.33' |
| C55 | 6°49'51" | 33.98' | 285.00' | N30°42'35"W | 33.96' |
| C56 | 17°41'59" | 88.04' | 285.00' | N42°58'30"W | 87.69' |
| C57 | 17°28'02" | 86.88' | 285.00' | N60°33'30"W | 86.55' |
| C58 | 17°24'42" | 47.10' | 155.00' | N77°59'52"W | 46.92' |
| C59 | 55°32'03" | 150.23' | 155.00' | S65°31'45"W | 144.42' |
| C60 | 16°11'21" | 43.80' | 155.00' | S29°40'03"W | 43.65' |

| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| L9 | S32°13'17"W | 22.36' |
| L10 | S27°17'39"E | 8.08' |
| L11 | S27°17'39"E | 60.00' |
| L12 | S27°17'39"E | 36.79' |
| L13 | S69°17'31"E | 40.48' |
| L14 | S21°34'23"W | 31.78' |
| L15 | S41°37'54"W | 27.63' |
| L16 | N48°22'06"W | 25.00' |
| L17 | S41°37'54"W | 25.14' |
| L18 | S28°04'31"W | 47.73' |
| L19 | S11°56'20"W | 47.52' |
| L20 | S4°10'15"E | 25.76' |
| L21 | S4°10'15"E | 1.63' |



P.S.D. NO.: 2001-037
CITY DEVELOPMENT NO.: 48746
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3930 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

Islands at Dunns Creek Unit Two

A REPLAT OF A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **61** PAGE **42**

SHEET 1 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 74 AS SHOWN ON THE PLAT OF ISLANDS AT DUNNS CREEK UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGES 179 THROUGH 182, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE NORTHERLY BOUNDARY OF DUNNS CREEK PLANTATION UNIT TWO, AS RECORDED IN PLAT BOOK 58, PAGES 183 THROUGH 188, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY, ALONG THE EASTERLY AND NORTHEASTERLY BOUNDARY OF SAID ISLANDS AT DUNNS CREEK UNIT ONE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: NORTH 00°21'53" WEST, 318.87 FEET; COURSE NO. 2: NORTH 12°26'35" WEST, 158.25 FEET; COURSE NO. 3: NORTH 62°00'05" WEST, 243.03 FEET; THENCE NORTH 34°22'23" EAST, 668.76 FEET; THENCE SOUTH 54°43'28" EAST, 60 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE OF DUNNS CREEK (ALSO KNOWN AS SWEETWATER CREEK); THENCE EASTERLY, SOUTHEASTERLY, SOUTHWESTERLY AND NORTHEASTERLY, ALONG THE MEANDERINGS OF SAID APPROXIMATE MEAN HIGH WATER LINE, A DISTANCE OF 1980 FEET, MORE OR LESS TO A LINE BEARING NORTH 89°38'07" EAST FROM AFORESAID POINT OF BEGINNING SAID LINE BEING THE NORTHERLY BOUNDARY OF AFORESAID DUNNS CREEK PLANTATION UNIT TWO; THENCE SOUTH 89°38'07" WEST, ALONG LAST SAID LINE, 1420 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 24.96 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

This is to certify that Dunns Creek Plantation, L.L.C., (the Owner), a company under the laws of the state of Florida, is the lawful owner of the lands described in the caption hereon known as Islands at Dunns Creek Unit Two, having caused the same to be surveyed and subdivided, and that Synovus Bank of Jacksonville, is the holder of the mortgage of 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, parkways, lanes, boulevards, drives, courts, walkways, and easements for drainage are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. All easements for utilities and sewers are hereby irrevocably dedicated to JEA, its successors and assigns. Tract A (recreation area), all private drainage easements, unobstructed drainage easements and unobstructed access & drainage easements and non-access easements, shall remain privately owned and the sole exclusive property of the owner, its successors and assigns. The drainage easements over, under, across and through "stormwater management facilities and drainage easements" 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:

(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;

(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.

(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.

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 damage 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 its agent, contractors, employees, servants, licenses or concessionaires within Islands at Dunns Creek Unit Two. This indemnification shall run with the land and the successors and assigns of the Owner shall be subject to it.

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."

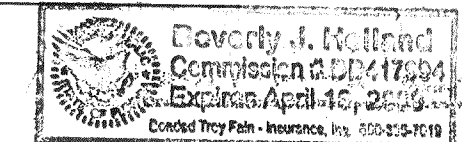
In witness thereof, Dunns Creek Plantation L.L.C., has caused these presents to be signed by its President.

Witness *James J. Hall* DUNNS CREEK PLANTATION, L.L.C.
Print Name: *Brendly J. Holland* J.D. Collins
Witness *Carl L. Hall* President
Print Name: *Carl L. Hall* The Collins Group, Inc, as manager of Dunns Creek Plantation, L.L.C.

NOTARY FOR DUNNS CREEK PLANTATION L.L.C.

The foregoing instrument was acknowledged before me this 7th day of MARCH, A.D., 2006 by J.D. Collins, President, The Collins Group, Inc., as manager of Dunns Creek Plantation L.L.C., He is personally known to me and did not take an oath.

Notary Public *James J. Hall* My Commission Expires: 4-16-09
State of Florida at Large Serial No.: DD 417994
Print name: *Brendly J. Holland*



SYNOVUS BANK OF JACKSONVILLE

Witness: *Gayle R. Magin*
Print Name: *Gayle R. Magin*
Witness: *Martha Hendry*
Print Name: *MARTHA HENDRY*

Damon B. Olinto
President

NOTARY FOR SYNOVUS BANK OF JACKSONVILLE

The foregoing instrument was acknowledged before me this 7 day of MARCH, 2006, A.D., by Damon B. Olinto, President of Synovus Bank of Jacksonville, He is personally known to me and did not take an oath.

Diane Clay
Notary Public My Commission Expires: 11-09-2006
State of Florida at Large Serial No. DD 41941
Print Name: *DIANE CLAY*



PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 21st DAY OF MARCH, 2006.

Glenn E. McGregor, P.L.S. *W. Monroe Hazen, P.L.S.*
PROFESSIONAL LAND SURVEYOR NUMBER 3398

CLERK'S CERTIFICATION 2006103197

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 61, Pages 42-48 of the Public Records of Duval County, Florida.
Signed this 24 day of MARCH, A.D., 2006.
By: *Juan Marshall*
JIM FULLER Deputy Clerk
Clerk of Circuit Court

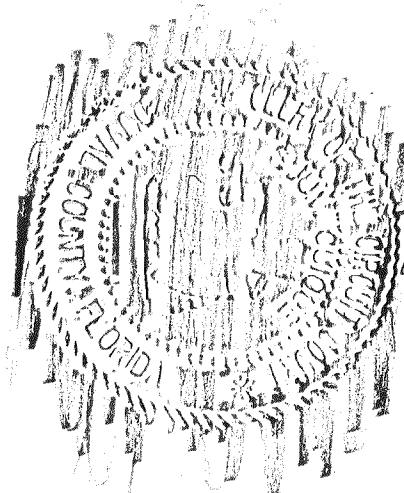
APPROVED FOR THE RECORD

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: *Alan R. Mosley* 3/23/06
ALAN R. MOSLEY, P.E. Date
Director of Public Works

P.S.D. NO.: 2002-048
CITY DEVELOPMENT NO.: 4874.7

Approved 3/22/06
John P. Kopp
City Engineer
Director of Public Works
Approved 3/23/06
Gregory B. Clary
for General Counsel

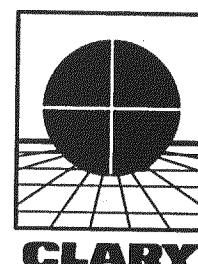


SURVEYOR'S CERTIFICATE

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 10 DAY OF MARCH, A.D., 2006.

Gregory B. Clary
GREGORY B. CLARY
REGISTERED LAND SURVEYOR NO. 3377



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

REVIEWS

OFFICE: *AK*
FIELD: *RWC*

CHECKED BY: *AK*
CLOSURES/DATE: *AK*
COVER SHEET: *AK*
PRMS: *RWC*

Islands at Dunns Creek Unit Two

A REPLAT OF A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

MAP BOOK **61** PAGE **43**

SHEET 2 OF 7 SHEETS
66 LOTS, 1 TRACT IN THIS UNIT

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY BOUNDARY OF DUNNS CREEK PLANTATION UNIT ONE AS N89°38'07"E PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- N 2228530.9659
E 465055.7495 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983/1990 NGS ADJUSTMENT. (US FEET)
- 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 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 "AE(EL 6)" AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 0157E, 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.
- 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 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.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS AND DRAINAGE 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.
- '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 EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE 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 STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS 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. THE LIMITS ARE FROM TOP OF BANK TO TOP OF BANK OF EACH STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- THE APPROXIMATE TOP OF BANK/MEAN HIGH WATER LINE/WATERS EDGE, AS SHOWN ON THIS MAP IS NOT A TITLE PROPERTY BOUNDARY OR A DEPARTMENT OF ENVIRONMENTAL PROTECTION JURISDICTIONAL LINE AND WAS NOT LOCATED IN ACCORDANCE WITH PROCEDURES SPECIFIED IN THE ACTS AND RULES OF THE DEPARTMENT OF NATURAL RESOURCES OF THE STATE OF FLORIDA, AND WILL NOT BE USED AS, REPRESENTED TO BE, OR BE ADMISSIBLE AS A TITLE PROPERTY BOUNDARY OF JURISDICTIONAL LINE BEFORE ANY ADMINISTRATIVE OR COURT OF LAW.

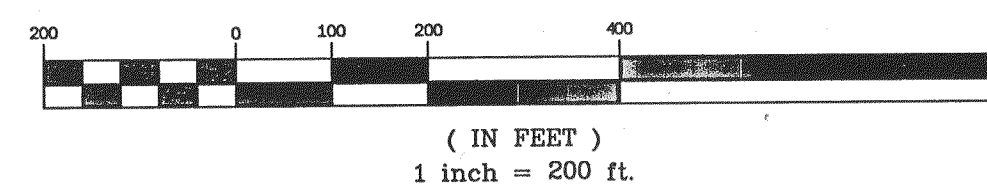
KEY MAP

SCALE: 1" = 200'

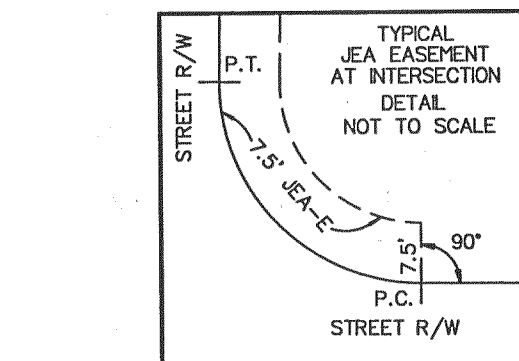
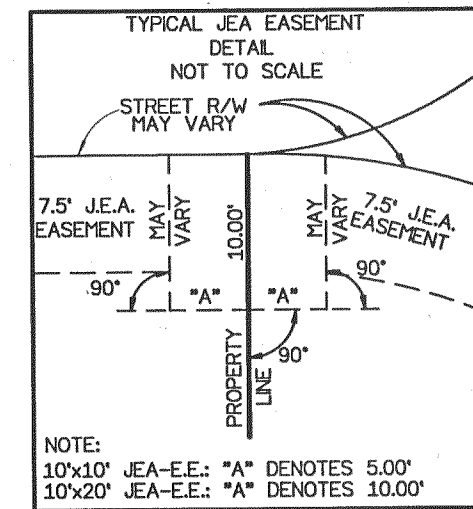
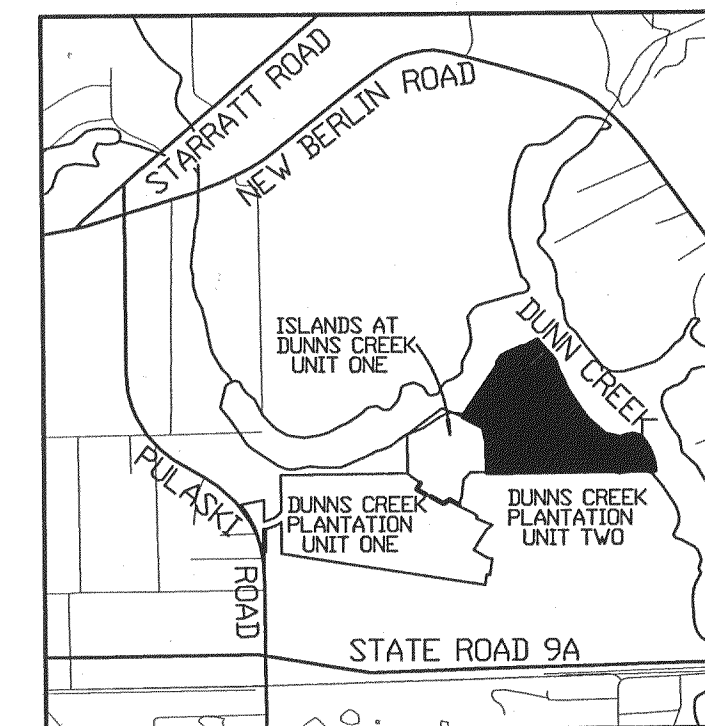
LEGEND

| | | |
|---------------|---|---|
| R/W | = | RIGHT-OF-WAY |
| PB | = | PLAT BOOK |
| PG(S) | = | PAGE(S) |
| A | = | ARC LENGTH |
| R | = | RADIUS |
| CH | = | CHORD |
| Δ | = | DELTA |
| RDL | = | RADIAL LINE |
| CL | = | CENTERLINE |
| RP | = | RADIUS POINT |
| (R) | = | RADIAL |
| D.B. | = | DEED BOOK |
| O.R. | = | OFFICIAL RECORDS |
| L4 | = | TABULATED LINE DATA |
| (TLO) | = | TRAVERSE LINE ONLY |
| PC | = | POINT OF CURVATURE |
| PT | = | POINT OF TANGENCY |
| ORV | = | OFFICIAL RECORDS VOLUME |
| ○ | = | PERMANENT CONTROL POINT STAMPED CLARY 3377 |
| C4 | = | TABULATED CURVE DATA |
| PRC | = | POINT OF REVERSE CURVE |
| PCC | = | POINT OF COMPOUND CURVE |
| A.T.B. | = | APPROXIMATE TOP OF BANK |
| W.J.L. | = | WETLAND JURISDICTIONAL LINE |
| U.D.E. | = | UNOBSTRUCTED DRAINAGE EASEMENT |
| JEA-E | = | JACKSONVILLE ELECTRIC AUTHORITY EASEMENT |
| S.M.F. & D.E. | = | STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT |
| JEA-E.E. | = | JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT |
| U.A.D.E. | = | UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT |
| □ | = | SET 4"x 4" PERMANENT REFERENCE MONUMENT STAMPED "P.R.M. LB 3731" |
| ■ | = | FOUND 4"x 4" PERMANENT REFERENCE MONUMENT STAMPED "CLARY 3377" |

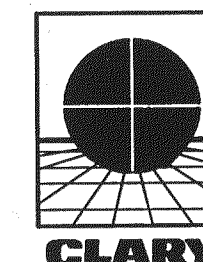
GRAPHIC SCALE



VICINITY MAP NOT TO SCALE



P.S.D. NO. : 2002-048
CITY DEVELOPMENT NO. : 4874.7



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Islands at Dunns Creek Unit Two

A REPLAT OF A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

MAP BOOK 61 PAGE 44

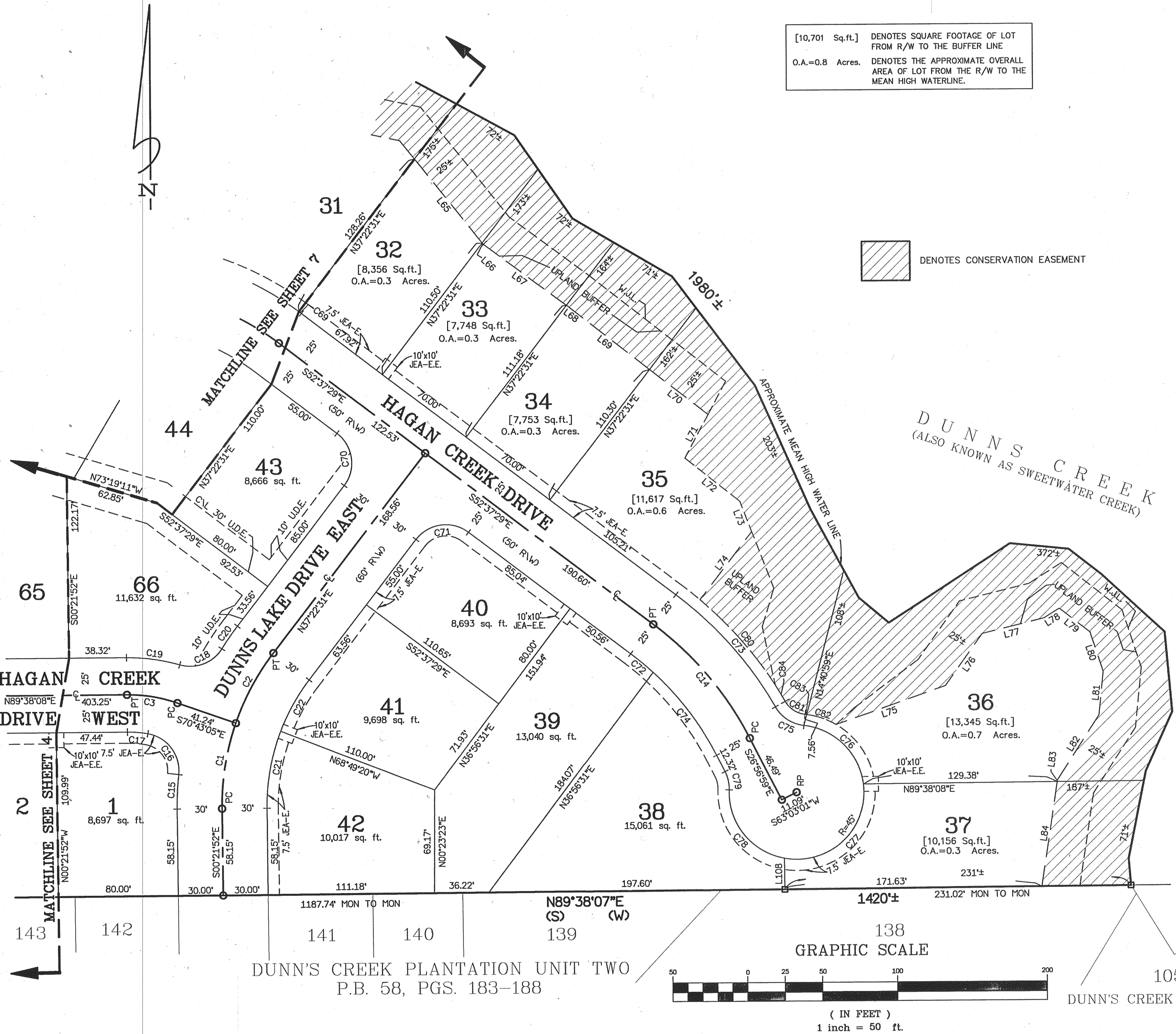
SHEET 3 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L65 | 72.21' | N38°24'05"W |
| L66 | 1.26' | N38°24'05"W |
| L67 | 68.79' | N53°26'26"W |
| L68 | 1.24' | N53°26'26"W |
| L69 | 68.77' | N51°52'55"W |
| L70 | 49.38' | N51°52'55"W |
| L71 | 33.20' | N27°59'23"E |
| L72 | 46.82' | N51°18'50"W |
| L73 | 21.63' | N20°57'47"W |
| L74 | 57.41' | N37°22'31"E |
| L75 | 77.41' | N70°35'56"E |
| L76 | 42.93' | S35°20'01"W |
| L77 | 42.47' | S76°06'19"W |
| L78 | 12.18' | S57°43'43"W |
| L79 | 26.03' | N51°34'43"W |
| L80 | 27.93' | N17°59'01"W |
| L81 | 29.39' | N05°47'23"E |
| L82 | 51.48' | N32°47'04"E |
| L83 | 1.29' | N08°41'35"E |
| L84 | 70.67' | N08°41'35"E |
| L108 | 20.83' | N00°21'52"W |

[10,701 Sq.ft.] DENOTES SQUARE FOOTAGE OF LOT FROM R/W TO THE BUFFER LINE
O.A.=0.8 Acres. DENOTES THE APPROXIMATE OVERALL AREA OF LOT FROM THE R/W TO THE MEAN HIGH WATERLINE.

DENOTES CONSERVATION EASEMENT

| CURVE TABLE | | | | | | |
|-------------|---------|---------|------------|---------|-------------|---------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | BEARING | CHORD |
| C1 | 58.29' | 170.00' | 19°38'42" | 29.43' | S09°27'29"W | 58.00' |
| C2 | 53.69' | 170.00' | 18°05'41" | 27.07' | S28°19'41"W | 53.47' |
| C3 | 34.29' | 100.00' | 19°38'47" | 17.31' | N80°32'29"W | 34.12' |
| C14 | 100.83' | 225.00' | 25°40'30" | 51.27' | N39°47'14"W | 99.98' |
| C15 | 23.17' | 200.00' | 6°38'17" | 11.60' | S02°57'16"W | 23.16' |
| C16 | 37.60' | 25.00' | 86°11'00" | 23.39' | N36°49'05"W | 34.16' |
| C17 | 13.69' | 75.00' | 10°27'17" | 6.86' | N85°08'14"W | 13.67' |
| C18 | 32.33' | 25.00' | 74°05'28" | 18.87' | N69°06'28"E | 30.12' |
| C19 | 36.04' | 125.00' | 16°31'04" | 18.14' | N82°06'20"W | 35.91' |
| C20 | 18.55' | 200.00' | 5°18'48" | 9.28' | S34°43'08"W | 18.54' |
| C21 | 52.63' | 140.00' | 21°32'26" | 26.63' | S10°24'21"W | 52.32' |
| C22 | 39.58' | 140.00' | 16°11'58" | 19.92' | S29°16'33"W | 39.45' |
| C69 | 2.08' | 200.00' | 0°35'42" | 1.04' | N52°55'19"W | 2.08' |
| C70 | 39.27' | 25.00' | 90°00'00" | 25.00' | N07°37'29"W | 35.36' |
| C71 | 39.27' | 25.00' | 90°00'00" | 25.00' | S82°22'31"W | 35.36' |
| C72 | 19.48' | 200.00' | 5°34'50" | 9.75' | N49°50'03"W | 19.47' |
| C73 | 101.23' | 250.00' | 23°12'04" | 51.32' | N41°01'27"W | 100.54' |
| C74 | 70.14' | 200.00' | 20°05'39" | 35.44' | N36°59'48"W | 69.78' |
| C75 | 23.57' | 25.00' | 54°00'44" | 12.74' | S56°25'47"E | 22.70' |
| C76 | 60.23' | 45.00' | 76°41'28" | 35.60' | N45°05'25"W | 55.84' |
| C77 | 84.44' | 45.00' | 107°30'33" | 61.38' | N47°00'36"E | 72.58' |
| C78 | 64.01' | 45.00' | 81°30'13" | 38.78' | S38°29'01"E | 58.75' |
| C79 | 12.75' | 25.00' | 29°13'05" | 6.52' | N12°20'27"W | 12.61' |
| C80 | 76.71' | 257.88' | 17°02'38" | 38.64' | N40°47'42"W | 76.43' |
| C81 | 16.50' | 17.50' | 54°00'44" | 8.92' | S56°25'47"E | 15.89' |
| C82 | 20.94' | 52.50' | 22°51'17" | 10.61' | N70°50'32"W | 20.80' |
| C83 | 1.07' | 52.50' | 1°09'58" | 0.53' | N82°51'10"W | 1.07' |
| C84 | 12.76' | 257.88' | 02°50'05" | 6.38' | N30°51'23"W | 12.76' |



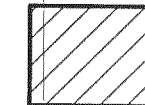
P.S.D. NO. : 2002-048
CITY DEVELOPMENT NO. : 48747
PREPARED BY:
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3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

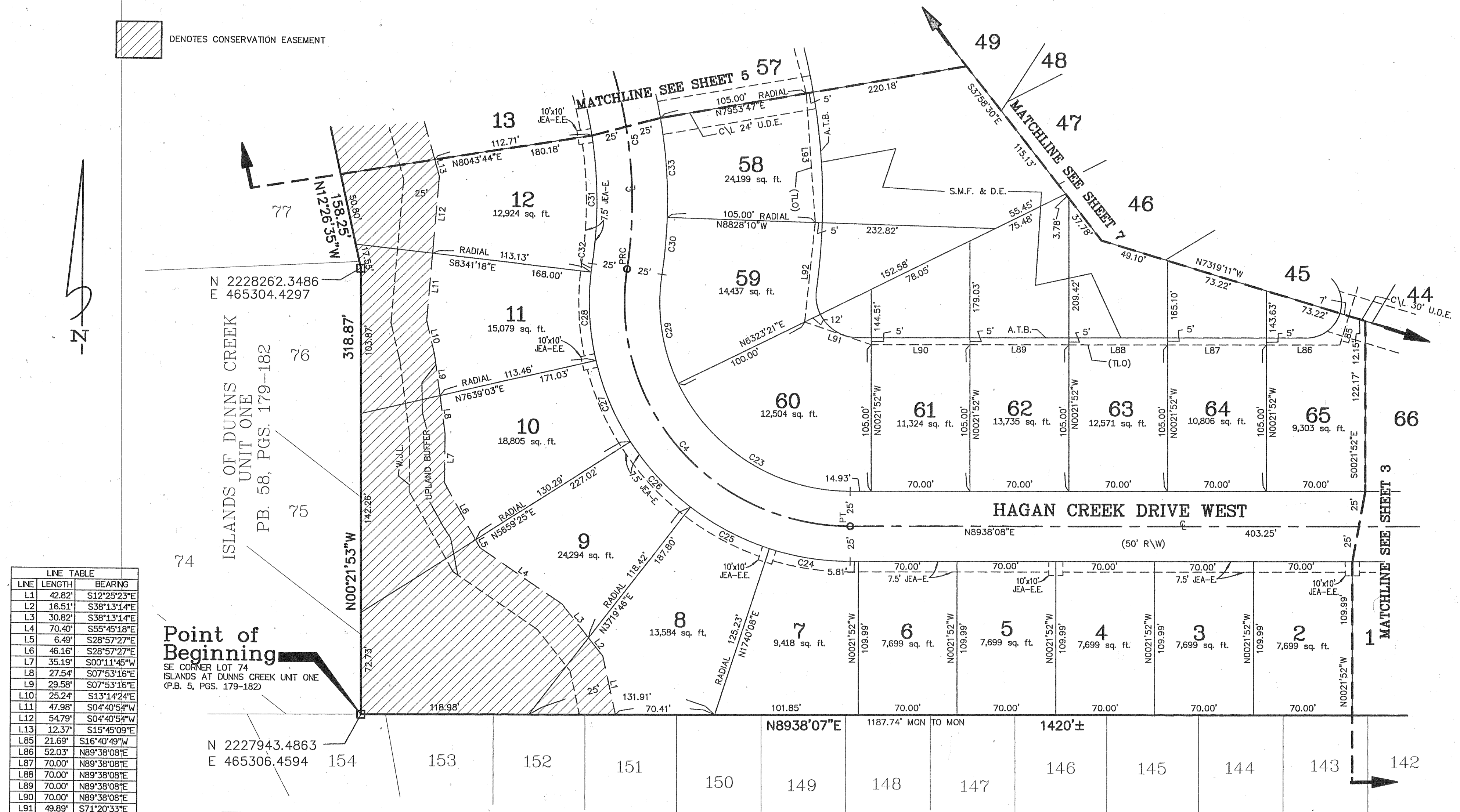
Islands at Dunns Creek Unit Two

MAP BOOK 61 PAGE 45

A REPLAT OF A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 4 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

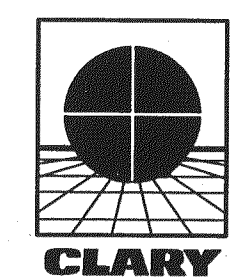
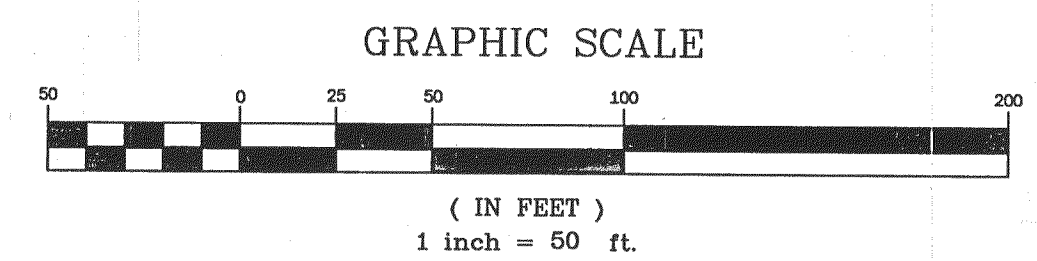
 DENOTES CONSERVATION EASEMENT



| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 42.82' | S12°25'23"E |
| L2 | 16.51' | S38°13'14"E |
| L3 | 30.82' | S38°13'14"E |
| L4 | 70.40' | S55°45'18"E |
| L5 | 6.49' | S28°57'27"E |
| L6 | 46.16' | S28°57'27"E |
| L7 | 35.19' | S00°11'45"W |
| L8 | 27.54' | S07°53'16"E |
| L9 | 29.58' | S07°53'16"E |
| L10 | 25.24' | S13°14'24"E |
| L11 | 47.98' | S04°40'54"W |
| L12 | 54.79' | S04°40'54"W |
| L13 | 12.37' | S15°45'09"E |
| L85 | 21.69' | S16°40'49"W |
| L86 | 52.03' | N89°38'08"E |
| L87 | 70.00' | N89°38'08"E |
| L88 | 70.00' | N89°38'08"E |
| L89 | 70.00' | N89°38'08"E |
| L90 | 70.00' | N89°38'08"E |
| L91 | 49.89' | S71°20'33"E |
| L92 | 71.24' | S05°35'02"W |
| L93 | 92.23' | S04°17'11"E |

Point of Beginning
SE CORNER LOT 74
ISLANDS AT DUNNS CREEK UNIT ONE
(P.B. 5, PGS. 179-182)

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | BEARING | CHORD |
|-------|---------|---------|-----------|---------|-------------|---------|
| C4 | 275.22' | 160.00' | 98°33'23" | 185.87' | S41°05'11"E | 242.52' |
| C5 | 186.40' | 325.00' | 32°51'39" | 95.84' | N08°14'19"W | 183.85' |
| C23 | 152.15' | 135.00' | 64°34'24" | 85.30' | S58°04'40"E | 144.22' |
| C24 | 58.23' | 185.00' | 18°02'00" | 29.36' | S81°20'52"E | 57.99' |
| C25 | 63.48' | 185.00' | 19°39'39" | 32.06' | S62°30'03"E | 63.17' |
| C26 | 63.48' | 185.00' | 19°39'39" | 32.06' | S42°50'24"E | 63.17' |
| C27 | 63.48' | 185.00' | 19°39'39" | 32.06' | S23°10'46"E | 63.17' |
| C28 | 63.48' | 185.00' | 19°39'39" | 32.06' | S03°31'07"E | 63.17' |
| C29 | 80.07' | 135.00' | 33°59'00" | 41.25' | S08°47'59"E | 78.90' |
| C30 | 40.69' | 350.00' | 6°39'41" | 20.37' | N04°51'40"E | 40.67' |
| C31 | 91.44' | 300.00' | 17°27'48" | 46.08' | N00°32'23"W | 91.08' |
| C32 | 6.07' | 185.00' | 1°52'49" | 3.04' | S07°15'07"W | 6.07' |
| C33 | 71.07' | 350.00' | 11°38'02" | 35.66' | N04°17'11"W | 70.95' |



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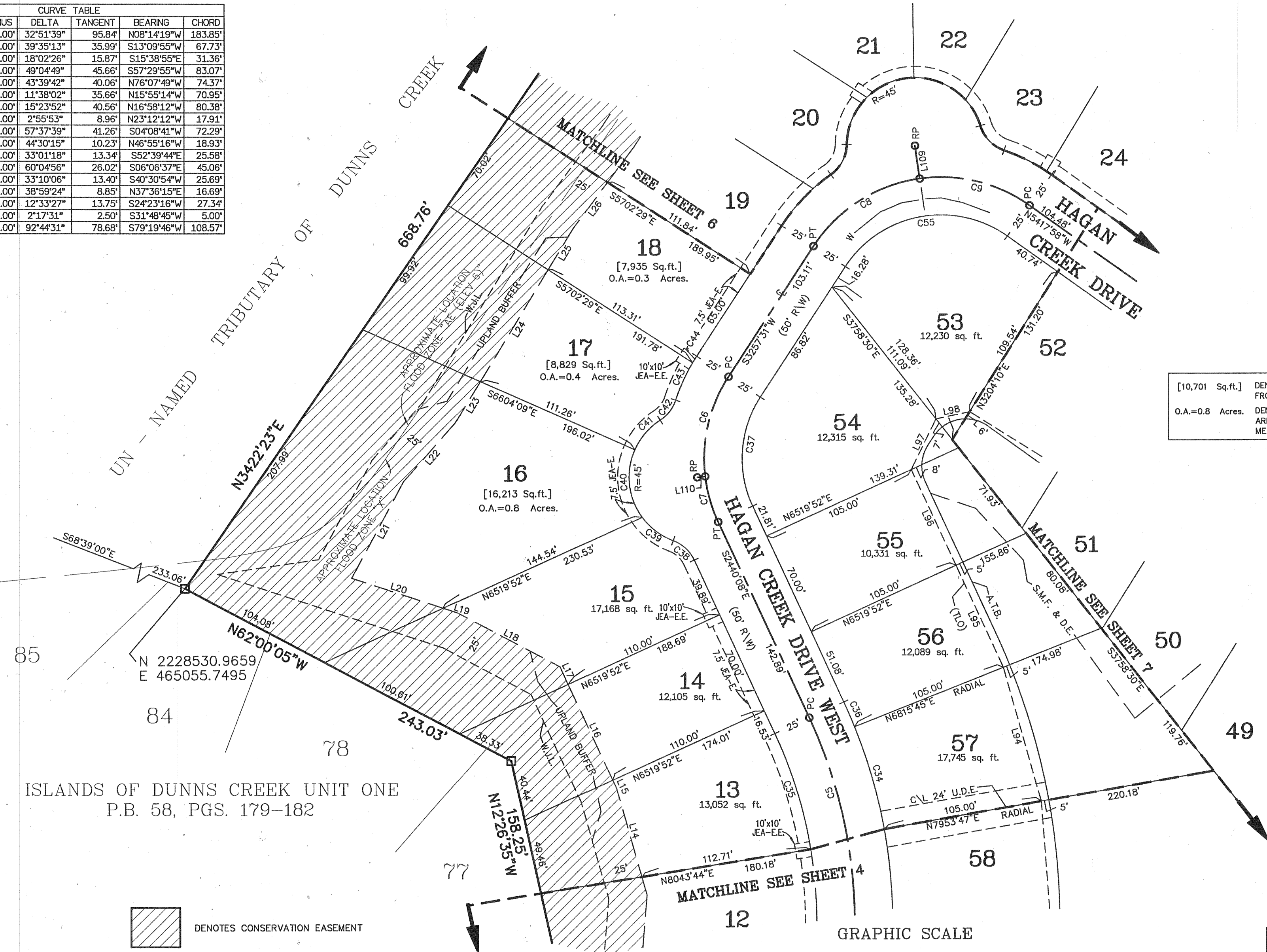
Islands at Dunns Creek Unit Two

MAP BOOK **61** PAGE **46**

A REPLAT OF A PORTION OF SECTION 9, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID SUBDIVISION OF THE JOHN BROWARD GRANT BEING RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

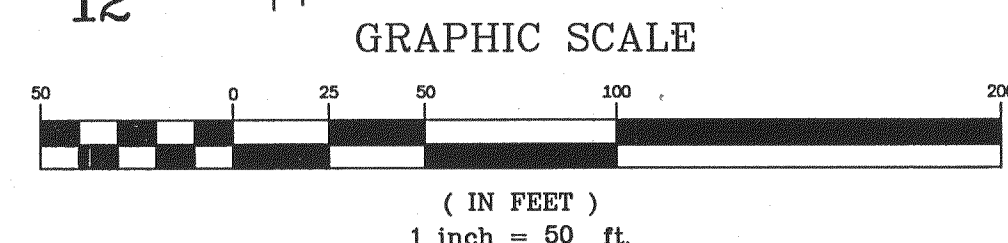
SHEET 5 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | BEARING | CHORD |
|-------|---------|---------|-----------|---------|-------------|---------|
| C5 | 186.40' | 325.00' | 32°51'39" | 95.84' | N08°14'19"W | 183.85' |
| C6 | 69.09' | 100.00' | 39°35'13" | 35.99' | S13°09'55"W | 67.73' |
| C7 | 31.49' | 100.00' | 18°02'26" | 15.87' | S15°38'55"E | 31.36' |
| C8 | 85.66' | 100.00' | 49°04'49" | 45.66' | S57°29'55"W | 83.07' |
| C9 | 76.20' | 100.00' | 43°39'42" | 40.06' | N76°07'49"W | 74.37' |
| C34 | 71.07' | 350.00' | 11°38'02" | 35.66' | N15°55'14"W | 70.95' |
| C35 | 80.62' | 300.00' | 15°23'52" | 40.56' | N16°58'12"W | 80.38' |
| C36 | 17.91' | 350.00' | 2°55'53" | 8.96' | N23°12'12"W | 17.91' |
| C37 | 75.43' | 75.00' | 57°37'39" | 41.26' | S04°08'41"W | 72.29' |
| C38 | 19.42' | 25.00' | 44°30'15" | 10.23' | N46°55'16"W | 18.93' |
| C39 | 25.94' | 45.00' | 33°01'18" | 13.34' | S52°39'44"E | 25.58' |
| C40 | 47.19' | 45.00' | 60°04'56" | 26.02' | S06°06'37"E | 45.06' |
| C41 | 26.05' | 45.00' | 33°10'06" | 13.40' | S40°30'54"W | 25.69' |
| C42 | 17.01' | 25.00' | 38°59'24" | 8.85' | N37°36'15"E | 16.69' |
| C43 | 27.40' | 125.00' | 12°33'27" | 13.75' | S24°23'16"W | 27.34' |
| C44 | 5.00' | 125.00' | 2°17'31" | 2.50' | S31°48'45"W | 5.00' |
| C55 | 121.40' | 75.00' | 92°44'31" | 78.68' | S79°19'46"W | 108.57' |



[10,701 Sq.ft.] DENOTES SQUARE FOOTAGE OF LOT FROM R/W TO THE BUFFER LINE
O.A.=0.8 Acres. DENOTES THE APPROXIMATE OVERALL AREA OF LOT FROM THE R/W TO THE MEAN HIGH WATERLINE.

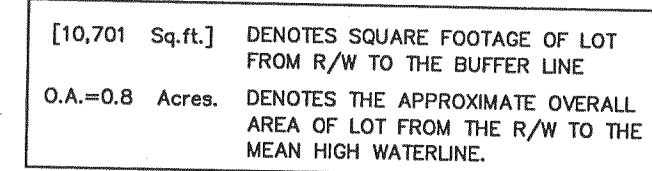
| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L14 | 60.88' | S15°45'09"E |
| L15 | 6.12' | S24°40'08"E |
| L16 | 70.00' | S24°40'08"E |
| L17 | 12.70' | S24°40'08"E |
| L18 | 76.03' | S62°06'56"E |
| L19 | 10.21' | S71°49'43"E |
| L20 | 63.42' | S71°49'43"E |
| L21 | 73.11' | S28°14'03"W |
| L22 | 50.95' | S41°24'44"W |
| L23 | 32.54' | S31°07'33"W |
| L24 | 86.64' | S31°07'33"W |
| L25 | 32.45' | S31°07'33"W |
| L26 | 37.64' | S36°36'56"W |
| L94 | 92.29' | S15°33'08"E |
| L95 | 74.38' | S24°40'08"E |
| L96 | 70.00' | S24°40'08"E |
| L97 | 37.15' | S26°01'26"W |
| L98 | 22.63' | S77°54'28"W |
| L109 | 22.14' | S07°57'40"E |
| L110 | 5.25' | N83°22'18"E |



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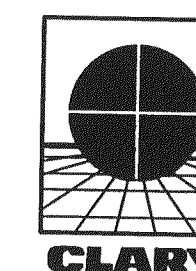
SHEET 6 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



| LINE TABLE | | |
|------------|--------|------------|
| LINE | LENGTH | BEARING |
| L27 | 28.91' | S36°36'56" |
| L28 | 41.15' | S32°57'31" |
| L29 | 58.08' | S32°57'31" |
| L30 | 11.94' | S29°59'04" |
| L31 | 74.78' | S29°59'04" |
| L32 | 68.61' | S51°52'27" |
| L33 | 31.98' | S87°07'42" |
| L34 | 35.87' | S87°07'42" |
| L35 | 65.65' | N71°36'28" |
| L36 | 28.59' | N29°14'16" |
| L37 | 59.39' | N29°14'16" |
| L38 | 19.79' | N37°30'34" |
| L39 | 45.99' | N37°30'34" |
| L40 | 35.89' | N53°10'54" |

| CURVE TABLE | | | | | | |
|-------------|---------|---------|-----------|---------|-------------|--------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | BEARING | CHORD |
| C8 | 85.66' | 100.00' | 49°04'49" | 45.66' | S57°29'55"W | 83.00' |
| C9 | 76.20' | 100.00' | 43°39'42" | 40.06' | N76°07'49"W | 74.13' |
| C45 | 125.25' | 125.00' | 14°46'57" | 16.22' | S40°20'59"W | 32.31' |
| C46 | 14.95' | 125.00' | 6°51'12" | 7.48' | N51°10'04"W | 2.49' |
| C47 | 23.36' | 25.00' | 53°31'47" | 12.61' | N27°49'46"E | 11.55' |
| C48 | 34.73' | 45.00' | 44°12'59" | 18.28' | S23°10'22"W | 33.87' |
| C49 | 35.95' | 45.00' | 45°46'15" | 19.00' | S68°09'59"W | 35.00' |
| C50 | 36.73' | 45.00' | 46°46'05" | 19.46' | N65°33'51"W | 35.70' |
| C51 | 19.79' | 45.00' | 25°11'34" | 10.06' | N29°35'01"W | 19.63' |
| C52 | 23.36' | 25.00' | 53°31'47" | 12.61' | S43°45'07"E | 22.52' |
| C53 | 31.34' | 125.00' | 14°21'54" | 15.75' | N63°20'40"W | 31.26' |
| C54 | 40.40' | 125.00' | 1°51'08" | 2.02' | N55°13'32"W | 40.26' |

(IN FEET)
1 inch = 50 ft.



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MAP BOOK 61 PAGE 48

SHEET 7 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | BEARING | CHORD |
|-------|--------|---------|-----------|---------|-------------|--------|
| C10 | 14.26" | 225.00' | 3°3'52" | 7.13' | S56°06'54"E | 14.26' |
| C11 | 92.63' | 175.00' | 30°19'37" | 47.43' | N42°46'02"W | 91.55' |
| C12 | 74.72' | 100.00' | 42°48'40" | 39.20' | S49°00'33"E | 72.99' |
| C13 | 54.34' | 175.00' | 17°47'24" | 29.37' | N61°31'10"W | 54.12' |
| C56 | 12.67' | 200.00' | 3°3'52" | 6.34' | S56°06'54"E | 12.67' |
| C57 | 6.41' | 250.00' | 1°28'05" | 3.20' | S55°02'01"E | 6.41' |
| C58 | 9.44' | 250.00' | 2°09'47" | 4.72' | S56°50'57"E | 9.44' |
| C59 | 37.61' | 200.00' | 10°46'32" | 18.86' | N52°33'24"W | 37.56' |
| C60 | 68.25' | 200.00' | 19°33'06" | 34.46' | N37°22'46"W | 67.92' |
| C61 | 79.40' | 150.00' | 30°19'37" | 40.65' | N42°46'02"W | 78.47' |
| C62 | 41.61' | 67.50' | 35°19'03" | 21.49' | S45°15'44"E | 40.95' |
| C63 | 56.04' | 75.00' | 42°48'40" | 29.40' | S49°00'33"E | 54.74' |
| C64 | 8.96' | 125.00' | 4°06'18" | 4.48' | S29°39'22"E | 8.95' |
| C65 | 60.95' | 125.00' | 27°56'09" | 31.09' | S45°40'35"E | 60.34' |
| C66 | 23.50' | 125.00' | 10°46'13" | 11.78' | S45°01'46"E | 23.46' |
| C67 | 46.57' | 150.00' | 17°47'24" | 23.48' | N61°31'10"W | 46.39' |
| C68 | 60.02' | 200.00' | 17°11'42" | 30.24' | N61°49'01"W | 59.80' |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE | LENGTH | BEARING |
| L41 | 29.85' | N53°10'54"W |
| L42 | 40.85' | N59°18'36"W |
| L43 | 31.25' | N59°18'36"W |
| L44 | 38.80' | N60°35'25"W |
| L45 | 21.69' | N60°35'25"W |
| L46 | 48.47' | N53°32'36"W |
| L47 | 21.87' | N53°32'36"W |
| L48 | 48.46' | N63°53'10"W |
| L49 | 7.93' | N63°53'10"W |
| L50 | 67.66' | N60°51'09"W |
| L51 | 12.88' | N48°16'25"W |
| L52 | 29.62' | N48°16'25"W |
| L53 | 37.44' | N17°45'37"W |
| L54 | 29.40' | N33°53'33"W |
| L55 | 17.84' | S56°06'27"W |
| L56 | 6.79' | N08°38'44"W |
| L57 | 42.79' | N08°38'44"W |
| L58 | 64.88' | N33°10'26"W |
| L59 | 62.24' | S27°36'13"E |
| L60 | 9.10' | N12°36'13"E |
| L61 | 114.54' | S34°00'13"E |
| L62 | 15.00' | N54°16'30"W |
| L63 | 51.20' | N77°58'40"W |
| L64 | 15.84' | N38°24'05"W |
| L99 | 70.00' | N57°55'50"W |
| L100 | 80.00' | N57°55'50"W |
| L101 | 80.00' | N57°55'50"W |
| L102 | 70.00' | N57°55'50"W |
| L103 | 79.94' | S52°33'56"E |
| L104 | 69.47' | S27°36'13"E |
| L105 | 76.13' | S27°36'13"E |
| L106 | 89.42' | S44°28'43"E |
| L107 | 21.69' | S16°40'49"W |

