

HIGHLAND LAKES ON ARGYLE UNIT ONE

PLAT BOOK 43 PAGE 93

A RESUBDIVISION OF A PORTION OF TRACTS 4, 5, 6 AND 8, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

TAXES VERIFIED D.B.F.

SHEET 1 OF 5 SHEETS

CAPTION

A PORTION OF TRACTS, 4, 5, 6 AND 8, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEASTERLY CORNER OF THE NORTHWEST 1/4 OF SECTION 35; THENCE NORTH 00° 15' 59" EAST, ALONG THE EASTERLY LINE OF THE SAID NORTHWEST 1/4 OF SECTION 35, 33.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARGYLE FOREST BOULEVARD (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 89° 32' 24" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ARGYLE FOREST BOULEVARD, 667.95 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 89° 32' 24" WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF ARGYLE FOREST BOULEVARD, 161.65 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2100.00 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ARGYLE FOREST BOULEVARD, AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 372.78 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ARGYLE FOREST BOULEVARD, WITH THE CENTERLINE OF KIRWIN ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84° 27' 17" WEST, 372.29 FEET; THENCE SOUTH 89° 32' 24" WEST, ALONG THE CENTERLINE OF SAID KIRWIN ROAD, 737.03 FEET; THENCE NORTH 10° 22' 54" EAST, 164.23 FEET; THENCE NORTH 18° 54' 55" EAST, 165.07 FEET; THENCE NORTH 09° 49' 34" EAST, 135.64 FEET; THENCE NORTH 05° 16' 21" WEST, 213.24 FEET; THENCE NORTH 05° 09' 21" EAST, 54.15 FEET; THENCE NORTH 24° 00' 59" EAST, 73.93 FEET; THENCE NORTH 57° 22' 45" WEST, 39.95 FEET; THENCE NORTH 33° 29' 02" EAST, 141.20 FEET; THENCE NORTH 12° 54' 59" EAST, 40.89 FEET; THENCE NORTH 35° 21' 50" WEST, 156.31 FEET; THENCE NORTH 32° 15' 33" WEST, 124.26 FEET; THENCE NORTH 27° 39' 05" WEST, 115.00 FEET; THENCE NORTH 12° 52' 48" WEST, 58.69 FEET; THENCE NORTH 03° 41' 23" EAST, 124.14 FEET; THENCE NORTH 75° 55' 55" EAST, 131.47 FEET; THENCE SOUTH 85° 25' 42" EAST, 47.10 FEET; THENCE SOUTH 72° 05' 23" EAST, 37.64 FEET; THENCE SOUTH 64° 46' 34" EAST, 24.81 FEET; THENCE NORTH 54° 54' 53" EAST, 189.59 FEET; THENCE SOUTH 38° 04' 18" EAST, 35.02 FEET; THENCE NORTH 48° 51' 18" EAST, 236.98 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 354.40 FEET; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 378.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31° 01' 35" EAST, 361.11 FEET; THENCE SOUTH 00° 23' 51" EAST, 174.05 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 859.10 FEET; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 300.50 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10° 25' 06" EAST, 298.97 FEET; THENCE NORTH 65° 32' 15" EAST, 65.17 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 794.10 FEET; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 90.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23° 22' 26" EAST, 90.46 FEET; THENCE SOUTH 26° 38' 21" EAST, 248.01 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1353.62 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 155.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29° 55' 28" EAST, 155.15 FEET; THENCE SOUTH 33° 12' 36" EAST, 90.85 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 712.43 FEET; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 407.22 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16° 50' 06" EAST, 401.70 FEET; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 47.12 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45° 27' 45" EAST, 42.42 FEET TO THE POINT OF BEGINNING.

DEVELOPERS CERTIFICATE

THIS IS TO CERTIFY THAT SUMMERHOMES INCORPORATED HAS DEPOSITED WITH THE CITY OF JACKSONVILLE SUFFICIENT COLLATERAL, IN COMPLIANCE WITH SECTION 654.109 OF THE MUNICIPAL CODE, IN AN AMOUNT EQUIVALENT TO ONE HUNDRED PERCENT OF ALL REMAINING COSTS FOR ENGINEERING AND CONSTRUCTION AND COSTS OF PLACING PERMANENT CONTROL POINTS AND SIDEWALKS, AS GUARANTEE THAT ALL REQUIRED IMPROVEMENTS WILL BE COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JACKSONVILLE. SIGNED THIS 12th DAY OF JANUARY, A.D., 1987.

[Signature]
DIRECTOR OF PUBLIC WORKS

[Signature]
C. A. BROWN, JR., PRESIDENT
SUMMERHOMES INCORPORATED

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORD. No. 87-1488-781 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 14th DAY OF December, A.D., 1987.

[Signature]
MAYOR OF THE CITY OF JACKSONVILLE

[Signature]
SECRETARY TO THE COUNCIL OF THE CITY OF JACKSONVILLE

CLERK'S CERTIFICATE

88- 6171

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA AND BEEN SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 43, PAGES 93, 93A, 93B, 93C, 93D OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 22nd DAY OF Jan., A.D., 1988.

[Signature]
S. MORGAN SLAUGHTER, CLERK OF THE CIRCUIT COURT

[Signature]
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE AND 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 CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 27th DAY OF Oct., A.D., 1987.

[Signature]
W. MONROE HAZEN, JR.
FLORIDA REGISTERED LAND SURVEYOR No. 3398

PREPARED BY:
SUNSHINE STATE SURVEYORS, INC.
3131 ST. JOHNS BLUFF ROAD SOUTH
JACKSONVILLE, FLORIDA 32216
(904) 642-6550

APPROVED
DATE: 11/25/87
BY: [Signature]
CITY ENGINEER
[Signature]
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
[Signature]
ASSISTANT COUNSEL

HIGHLAND LAKES ON ARGYLE UNIT ONE

PLAT BOOK 43 PAGE 93A

A RESUBDIVISION OF A PORTION OF TRACTS 4, 5, 6 AND 8, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 2 OF 5 SHEETS

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT HIGHLANDS - ON - ARGYLE, A JOINT VENTURE COMPRISED OF SUMMERHOMES INCORPORATED, A FLORIDA CORPORATION AND BAITA/LANDTEC ASSOCIATES, IV LTD., A FLORIDA LIMITED PARTNERSHIP, ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS HIGHLAND LAKES ON ARGYLE UNIT ONE, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. ALL RIGHTS-OF-WAY, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS AND NON-ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE UNDERSIGNED OWNERS RESERVE UNTO THEMSELVES AN EASEMENT FOR PURPOSES OF LANDSCAPING AND THE CONSTRUCTION OF SIGNS OVER THE EASEMENTS FOR NON-ACCESS SHOWN ON THIS PLAT OF WHICH MAINTENANCE RESPONSIBILITIES SHALL BE THOSE OF THE HIGHLAND LAKES OWNERS ASSOCIATION, INC. THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKE AND FILTRATION SYSTEM 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 LAKE AND FILTRATION SYSTEM WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL RIGHTS-OF-WAY HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID RIGHTS-OF-WAY, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE AND FILTRATION SYSTEM, WITHOUT LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSSES 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 LAKE AND FILTRATION SYSTEM SHOWN ON THIS PLAT IS OWNED IN FEE SIMPLE TITLE BY THE ADJOINING PROPERTY OWNERS. THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS AND ANIMALS, SOIL, CHEMICALS, OR ANY OTHER SUBSTANCE THAT MAY EVEN BE OR COME WITHIN SAID LAKE AND FILTRATION SYSTEM WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITIES FOR THE MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL, OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE HIGHLAND LAKES OWNERS ASSOCIATION, INC.; (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF ANY WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LAND HEREBY PLATTED, OR OF THE LAKE AND FILTRATION SYSTEM SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKE AND FILTRATION SYSTEM AND THAT WHICH RETAINS IT TO EFFECT ADEQUATE DRAINAGE INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. HIGHLANDS - ON - ARGYLE, DEVELOPER AND OWNER OF THE LANDS CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE, AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGE, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT, OR FROM THE LAKE AND FILTRATION SYSTEM DESCRIBED ABOVE OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF HIGHLANDS ON ARGYLE, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, INVITEES, LICENSEES, OR CONCESSIONAIRES WITHIN HIGHLAND LAKES ON ARGYLE UNIT ONE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF HIGHLANDS - ON - ARGYLE AND SHALL BE SUBJECT TO IT. IN WITNESS WHEREOF, HIGHLANDS - ON - ARGYLE, A JOINT VENTURE COMPRISED OF SUMMERHOMES INCORPORATED, A FLORIDA CORPORATION AND BAITA/LANDTEC ASSOCIATES, IV LTD., A FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY C.A. BROWN, PRESIDENT, SUMMERHOMES, INCORPORATED AND DAVID B. OWEN AND RETO J. SCHNEIDER, GENERAL PARTNERS, BAITA/LANDTEC ASSOCIATES, IV LTD., BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS AND IN ITS NAME, THIS 4th DAY OF Sept A.D., 1987.

SUMMERHOMES INCORPORATED

C.A. BROWN, PRESIDENT

Michael R. Dahlert
WITNESS

Vicki D. Johnson
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF Sept A.D. 1987 BY C.A. BROWN, JR., PRESIDENT OF SUMMERHOMES INCORPORATED ON BEHALF OF SAID CORPORATION

Commodore Shain Chris
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: FEB. 21, 1988

BAITA/LANDTEC ASSOCIATES, IV LTD.

DAVID B. OWEN, PRESIDENT
LANDTEC INTERNATIONAL, INC.
GENERAL PARTNER, BAITA/LANDTEC ASSOCIATES, IV LTD.

Lou Anne Lewis
WITNESS

Jeffrey M. Jacob
WITNESS

RETO J. SCHNEIDER, PRESIDENT
BAITA INTERNATIONAL, INC.
GENERAL PARTNER, BAITA/LANDTEC ASSOCIATES, IV LTD.

Gregory B. Patonira
WITNESS

Lou Anne Lewis
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF Sept A.D., 1987 BY DAVID B. OWEN AND RETO J. SCHNEIDER, GENERAL PARTNERS OF BAITA/LANDTEC ASSOCIATES, IV LTD., ON BEHALF OF SAID PARTNERSHIP.

Commodore Shain Chris
NOTARY PUBLIC,
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: FEB. 21, 1988

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATE ALL RIGHTS-OF-WAY, NON-ACCESS EASEMENTS AND EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS, SHOWN ON THIS PLAT, TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

IN WITNESS WHEREOF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLARD E. ALLEN, JR., VICE PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 16th DAY OF Sept A.D., 1987.

Willard E. Allen, Jr.
WILLARD E. ALLEN, JR. VICE PRESIDENT

Kathryn L. Martin
WITNESS

Gregory B. Patonira
WITNESS

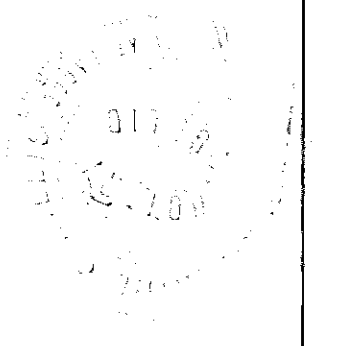
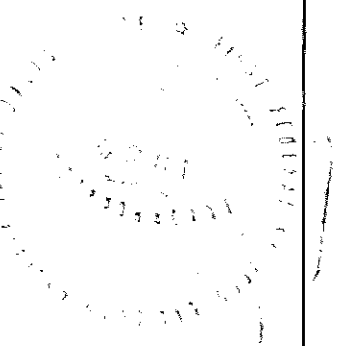
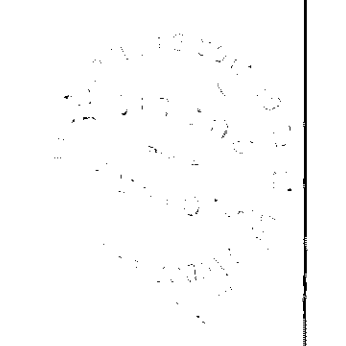
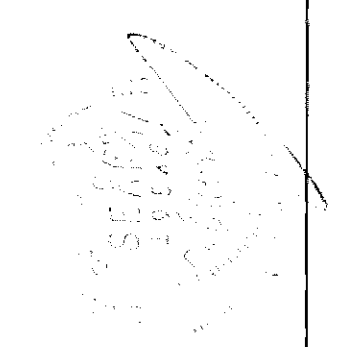
STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF September A.D., 1987 BY WILLARD E. ALLEN, JR., VICE PRESIDENT, ON BEHALF OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE.

Katherine L. Liles
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 2-8-89

PREPARED BY:
SUNSHINE STATE SURVEYORS, INC.
3131 ST. JOHNS BLUFF ROAD SOUTH
JACKSONVILLE, FLORIDA 32216
(904) 642-8550

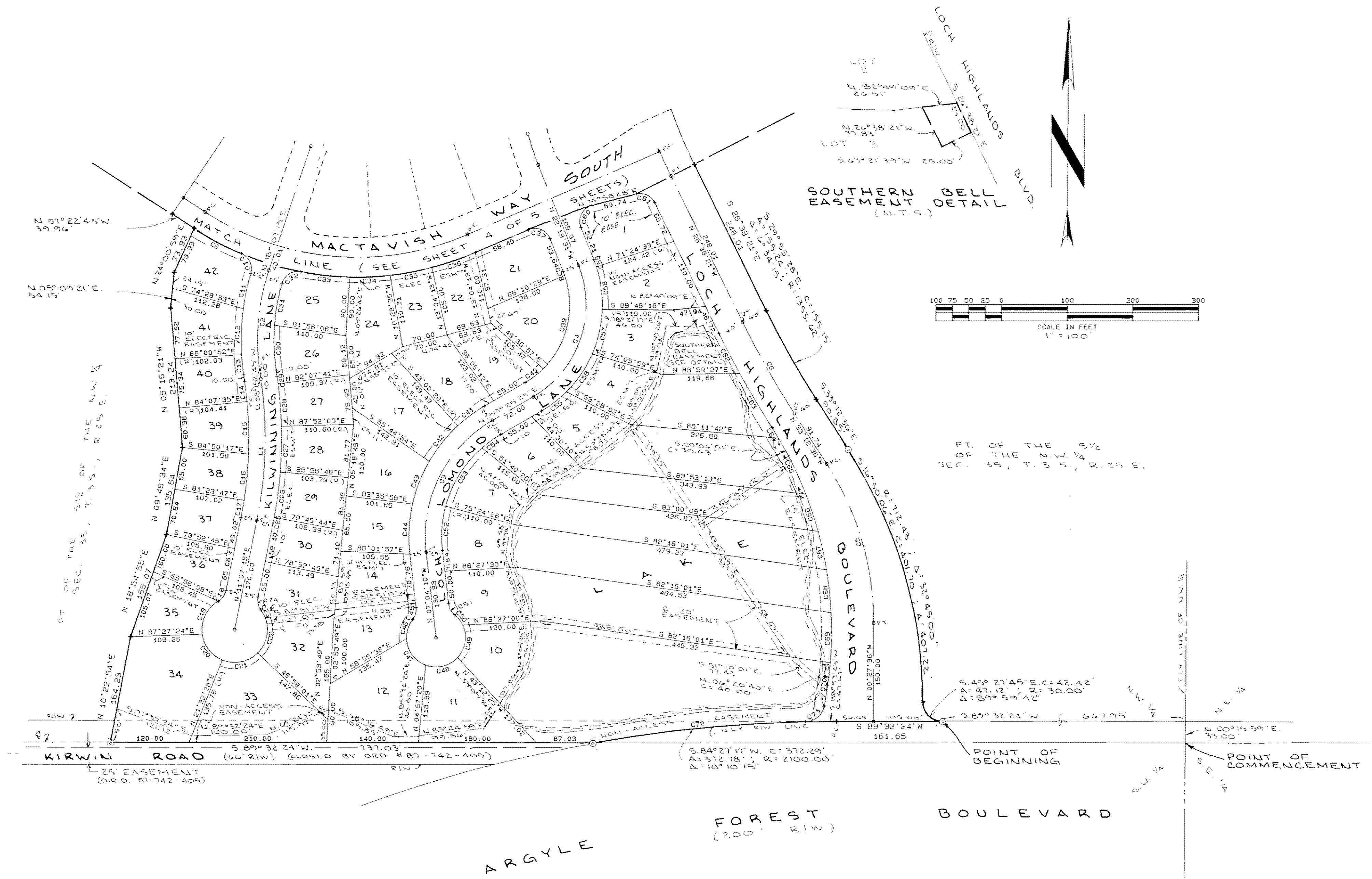


HIGHLAND LAKES ON ARGYLE UNIT ONE

PLAT BOOK **43** PAGE **938**

A RESUBDIVISION OF A PORTION OF TRACTS 4, 5, 6 AND 8, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

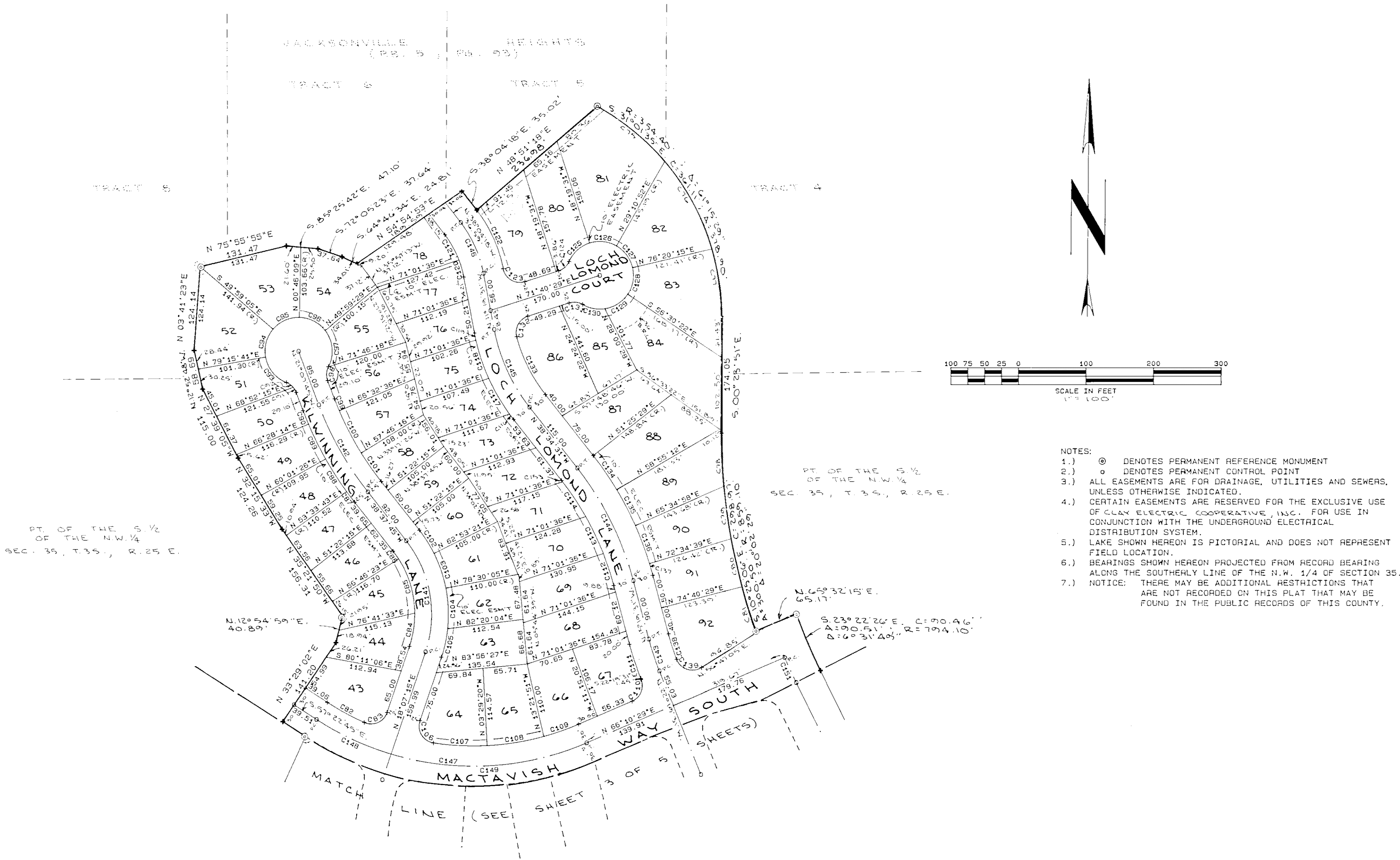
SHEET 3 OF 5 SHEETS



HIGHLAND LAKES ON ARGYLE UNIT ONE

A RESUBDIVISION OF A PORTION OF TRACTS 4, 5, 6 AND 8, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 4 OF 5 SHEETS



HIGHLAND LAKES ON ARGYLE UNIT ONE

PLAT BOOK 43 PAGE 93D

A RESUBDIVISION OF A PORTION OF TRACTS 4, 5, 6 AND 8, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 5 OF 5 SHEETS

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	20°00'00"	623.84	217.76	110.00	216.66	N 01°07'15"E
2	27°00'00"	333.22	157.03	80.00	155.58	N 04°37'15"E
3	66°29'37"	205.93	238.99	135.00	225.80	N 26°10'39"E
4	81°45'00"	161.76	230.80	140.00	211.72	N 18°32'59"E
5	32°45'00"	449.22	256.77	132.00	253.29	N 16°50'06"W
6	6°34'15"	1393.62	159.82	80.00	159.74	N 29°55'28"W
7	24°16'49"	449.22	190.37	96.63	188.95	N 12°36'02"W
8	8°28'11"	449.22	66.41	33.26	66.34	N 28°58'27"W
9	10°18'04"	455.05	81.81	41.02	81.70	S 62°31'49"E
10	83°42'53"	25.00	36.53	22.40	33.36	S 25°49'23"E
11	8°48'20"	358.22	55.05	27.58	55.00	S 11°37'53"W
12	11°12'51"	358.22	70.11	35.17	70.00	S 01°37'18"W
13	4°53'37"	358.22	30.60	15.31	30.59	S 06°25'29"E
14	3°00'20"	598.84	31.41	15.71	31.41	S 07°22'28"E
15	7°39'36"	598.84	80.06	40.09	80.00	S 02°02'37"E
16	6°49'02"	598.84	71.25	35.67	71.21	S 05°11'42"W
17	2°31'02"	598.84	26.31	13.16	26.31	S 09°51'36"W
18	48°11'23"	25.00	21.03	11.18	20.41	S 35°12'56"W
19	67°46'00"	50.00	59.14	33.58	55.75	S 25°25'38"W
20	60°00'00"	50.00	52.36	28.97	50.00	S 38°27'22"E
21	66°44'02"	50.00	58.24	32.93	55.00	N 78°10'37"E
22	66°44'02"	50.00	58.24	32.93	55.00	N 11°26'34"E
23	15°08'41"	50.00	13.22	6.65	13.18	N 29°29'48"W
24	48°11'23"	25.00	21.03	11.18	20.41	N 12°58'26"W
25	0°52'59"	648.84	10.00	5.00	10.00	N 10°40'25"E
26	6°11'04"	648.84	70.03	35.05	70.00	N 07°08'44"E
27	6°11'04"	648.84	70.03	35.05	70.00	N 00°57'41"E
28	5°44'32"	648.84	65.03	32.54	65.00	N 05°00'07"W
29	1°00'22"	648.84	11.39	5.70	11.39	N 08°22'16"W
30	12°41'59"	308.22	68.32	34.30	68.18	N 02°31'33"W
31	12°06'20"	308.22	65.12	32.68	65.00	N 09°52'24"E
32	84°26'10"	25.00	36.84	22.68	33.60	N 58°08'39"E
33	9°27'15"	455.05	75.09	37.63	75.00	S 84°21'53"E
34	7°43'12"	455.05	61.31	30.70	61.27	N 87°02'54"E
35	8°11'28"	455.05	65.06	32.58	65.00	N 79°05'34"E
36	8°49'21"	455.05	70.07	35.10	70.00	N 70°35'15"E
37	91°30'00"	25.00	39.92	25.66	35.82	S 68°04'31"E
38	2°43'24"	136.76	6.50	3.25	6.50	S 20°56'22"E
39	64°19'24"	136.76	153.53	85.99	145.60	S 12°33'35"W
40	14°42'12"	136.76	35.10	17.65	35.00	S 52°04'06"W
41	12°25'47"	230.93	50.10	25.15	50.00	S 53°12'22"W
42	17°26'05"	230.93	70.27	35.41	70.00	S 38°16'37"W
43	17°26'05"	230.93	70.27	35.41	70.00	S 20°50'32"W
44	19°11'40"	230.93	77.36	39.05	77.00	S 02°31'50"W
45	44°24'55"	25.00	19.38	10.21	18.90	S 15°08'17"W
46	40°00'49"	45.00	31.43	16.38	30.79	S 17°20'20"W
47	67°29'53"	45.00	53.01	30.07	50.00	S 36°25'01"E
48	67°29'53"	45.00	53.01	30.07	50.00	N 76°05'06"E
49	67°29'53"	45.00	53.01	30.07	50.00	N 08°35'13"E
50	26°19'23"	45.00	20.67	10.52	20.49	N 38°19'24"W
51	44°24'55"	25.00	19.38	10.21	18.90	N 29°16'38"W
52	21°39'45"	180.93	68.41	34.62	68.00	N 03°45'53"E
53	33°44'09"	180.93	106.53	54.86	105.00	N 31°27'39"E
54	11°05'43"	180.93	35.04	17.57	34.98	N 53°52'19"E
55	14°46'00"	186.76	48.13	24.20	48.00	N 52°02'17"E
56	21°36'10"	186.76	70.42	35.63	70.00	N 87°04'12"E
57	21°36'10"	186.76	70.42	35.63	70.00	N 12°15'14"E
58	20°02'36"	186.76	65.33	33.00	65.00	N 08°34'09"W
59	3°44'04"	186.76	12.17	6.09	12.17	N 20°26'43"W
60	97°17'59"	25.00	42.46	28.41	37.53	N 26°19'28"E
61	77°42'56"	25.00	33.91	20.14	31.37	S 65°29'49"E
62	2°43'45"	1433.62	68.29	34.15	68.28	S 28°00'27"E
63	3°50'30"	1433.62	96.12	48.08	96.10	S 31°17'11"E
64	1°53'01"	578.00	19.00	9.50	19.00	S 32°01'13"E
65	9°25'40"	578.00	95.11	47.66	95.00	S 26°21'53"E
66	5°57'01"	578.00	60.03	30.04	60.00	S 18°40'32"E
67	5°57'01"	578.00	60.03	30.04	60.00	S 12°43'31"E
68	6°32'43"	578.00	66.03	33.05	65.99	S 06°28'39"E
69	7°33'59"	578.00	76.33	38.22	76.27	S 00°34'42"W
70	6°35'57"	578.00	66.57	33.32	66.54	S 07°39'40"W
71	77°16'43"	30.00	40.46	23.98	37.46	S 49°36'00"W
72	8°52'12"	2100.00	325.11	162.88	324.78	S 83°48'16"W
73	13°21'44"	645.99	150.65	75.67	150.31	N 72°58'17"E
74	15°48'55"	215.99	59.62	30.00	59.43	N 71°44'42"E
75	20°47'46"	354.40	129.63	65.03	127.93	S 51°15'27"E
76	24°08'45"	354.40	149.35	75.80	148.25	S 28°47'12"E

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
77	16°18'58"	354.40	100.92	50.80	100.58	S 08°33'20"E
78	5°12'42"	859.10	78.14	39.10	78.12	S 03°00'12"E
79	5°13'48"	859.10	78.42	39.24	78.39	S 08°13'27"E
80	4°50'53"	859.10	72.69	36.37	72.67	S 13°15'48"E
81	4°45'06"	859.10	71.25	35.64	71.23	S 18°03'47"E
82	9°00'35"	395.05	62.12	31.12	62.06	S 61°53'05"E
83	95°29'25"	25.00	41.67	27.52	37.01	N 65°51'58"E
84	19°04'30"	150.88	50.23	25.35	50.00	N 08°34'51"E
85	32°16'22"	150.88	84.99	43.65	83.87	N 17°05'26"W
86	5°24'08"	150.88	14.23	7.12	14.22	N 35°55'09"W
87	2°11'28"	512.28	19.59	9.80	19.59	N 37°31'31"W
88	6°27'43"	512.28	57.78	28.92	57.75	N 33°12'25"W
89	6°26'48"	512.28	57.64	28.85	57.61	N 26°45'10"W
90	2°24'01"	512.28	21.46	10.73	21.46	N 22°20'13"W
91	19°56'31"	25.00	8.70	4.40	8.66	N 31°06'00"W
92	28°14'52"	25.00	12.33	6.29	12.20	N 55°11'42"W
93	58°34'49"	50.00	51.12	28.05	48.92	N 40°01'43"W
94	50°45'14"	50.00	44.29	23.72	42.86	N 14°38'18"E
95	50°45'14"	50.00	44.29	23.72	42.86	N 63°23'32"E
96	50°45'14"	50.00	44.29	23.72	42.86	S 63°51'14"E
97	65°32'15"	50.00	57.19	32.18	54.13	S 05°42'30"E
98	48°11'23"	25.00	21.03	11.18	20.41	S 02°57'56"W
99	2°19'39"	462.28	18.78	9.39	18.78	S 22°18'06"E
100	8°46'19"	462.28	70.78	35.46	70.71	S 27°50'34"E
101	6°24'01"	462.28	51.64	25.85	51.61	S 35°25'33"E
102	11°31'06"	200.88	40.38	20.26	40.32	S 32°52'01"E
103	15°36'44"	200.88	54.74	27.54	54.57	S 19°18'17"E
104	17°15'51"	200.88	60.53	30.50	60.30	S 02°52'00"E
105	12°21'19"	200.88	43.32	21.74	43.23	S 11°56'25"W
106	100°03'10"	25.00	43.66	29.82	38.32	S 31°54'20"E
107	11°33'30"	395.05	79.69	39.98	79.56	S 87°42'40"E
108	12°21'07"	395.05	85.16	42.75	85.00	N 80°20'02"E
109	7°59'00"	395.05	55.04	27.57	55.00	N 70°10'06"E
110	88°30'00"	25.00	38.62	24.35	34.89	N 21°55'29"E
111	7°00'00"	438.74	53.60	26.83	53.57	N 18°49'31"W
112	6°39'27"	431.78	50.17	25.11	50.14	N 18°39'12"W
113	8°01'43"	431.78	60.50	30.30	60.45	N 25°59'49"W
114	8°15'23"	431.78	62.22	31.16	62.17	N 34°08'22"W
115	0°18'28"	431.78	2.32	1.16	2.32	N 38°26'34"W
116	1°55'21"	298.17	10.01	5.00	10.00	N 37°38'36"W
117	11°47'54"	298.17	61.40	30.81	61.29	N 30°45'13"W
118	11°32'57"	298.17	60.10	30.15	60.00	N 19°04'48"W
119	1°58'48"	298.17	10.30	5.15	10.30	N 12°17'15"W
120	10°09'34"	147.49	26.15	13.11	26.12	N 16°23'51"W
121	16°35'13"	147.49	42.70	21.50	42.55	N 23°46'58"W
122	26°28'06"	207.49	95.85	48.80	95.00	S 24°50'23"E
123	96°43'20"	25.00	42.20	28.12	37.37	S 59°57'52"E
124	48°11'22"	25.00	21.03	11.18	20.41	N 47°34'47"E
125	48°32'23"	50.00	42.36	22.54	41.10	N 47°45'17"E
126	47°09'23"	50.00	41.15	21.82	40.00	S 84°23'50"E
127	47°09'23"	50.00	41.15	21.82	40.00	S 37°14'27"E
128	47°09'23"	50.00	41.15	21.82	40.00	S 09°54'56"W
129	47°09'23"	50.00	41.15	21.82	40.00	S 57°04'19"W
130	39°12'51"	50.00	34.22	17.81	33.56	N 79°44'34"W
131	48°11'24"	25.00	21.03	11.18	20.41	N 84°13'50"W
132	87°04'12"	25.00	37.99	23.75	34.44	S 28°08'22"W
133	23°10'47"	238.16	96.35	48.84	95.70	S 26°59'18"E
134	7°09'48"	491.78	61.48	30.78	61.44	S 34°59'40"E
135	6°59'41"	491.78	60.04	30.06	60.00	S 27°54'53"E
136	6°59'41"	491.78	60.04	30.06	60.00	S 20°55'12"E
137	2°05'50"	491.78	18.00	9.00	18.00	S 16°22'18"E
138	6°01'14"	378.74	39.80	19.92	39.78	S 18°20'16"E
139	101°52'10"	25.00	44.45	30.80	38.82	S 72°16'50"E
140	76°09'57"	25.00	33.23	19.59	30.84	N 18°42'07"E
141	56°45'00"	175.88	174.21	95.00	167.17	N 10°15'15"W
142	17°30'00"	487.28	148.83	75.00	148.25	N 29°52'45"W
143	7°00'00"	408.74	49.94	25.00	49.91	N 18°49'31"W
144	23°15'00"	461.78	187.39	95.00	186.10	N 26°57'01"W
145	27°15'00"	268.17	127.54	65.00	126.34	N 24°57'01"W
146	26°44'47"	177.49	82.85	42.20	82.10	N 24°41'55"W
147	56°26'46"	425.05	418.75	228.13	402.02	S 85°36'08"E
148	16°28'04"	425.05	122.17	61.51	121.75	S 65°36'48"E
149	39°58'43"	425.05	296.58	154.62	290.60	N 86°09'51"E
150	7°30'09"	834.10	109.22	54.69	109.14	N 22°53'16"W
151	2°48'49"	834.10	40.96	20.48	40.96	N 25°13'56"W
152	4°41'19"	834.10	68.26	34.15	68.24	N 21°28'52"E
153	0°18'28"	431.78	2.32	1.16	2.32	S 38°26'34"W

HIGHLAND LAKES ON ARGYLE UNIT TWO

CITY OF JACKSONVILLE DUVAL COUNTY FLORIDA

PART OF SECTION 35 T-3-S R-25E

A RESUBDIVISION OF PORTIONS OF JACKSONVILLE HEIGHTS, P.B. 5, PG. 93, CURRENT PUBLIC RECORDS

PLAT BOOK 44 PAGE 55

SHEET 1 OF 3 SHEETS

TAXES VERIFIED R.B.F.

CAPTION

A PART OF TRACTS 2, 3, AND 4, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS SHOWN ON MAP THEREOF RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF AFOREMENTIONED SECTION 35, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT AN IRON PIPE FOUND AT THE SOUTHEASTERLY CORNER OF THE AFOREMENTIONED NORTHWEST ONE-QUARTER OF SECTION 35; RUN THENCE NORTH 00° 15' 59" EAST, ALONG THE EASTERLY LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 35, A DISTANCE OF 33.00 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF ARGYLE FOREST BOULEVARD, AS NOW ESTABLISHED FOR A WIDTH OF 200 FEET; RUN THENCE SOUTH 89° 32' 24" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 667.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 30.00 FEET; RUN THENCE 47.12 FEET NORTHWESTERLY, AROUND THE ARC OF SAID CURVE, TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 45° 27' 45" WEST, 42.42 FEET; FROM AFOREMENTIONED POINT OF REVERSE CURVATURE, RUN THENCE NORTHWESTERLY, AROUND THE ARC OF A CURVE LYING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 712.43 FEET, FOR AN ARC DISTANCE OF 407.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 16° 50' 06" WEST, 401.70 FEET; RUN THENCE ON A TANGENT BEARING OF NORTH 33° 12' 36" WEST, FOR A DISTANCE OF 90.85 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1353.62 FEET; RUN THENCE 155.24 FEET NORTHWESTERLY, AROUND THE ARC OF SAID CURVE, TO THE POINT OF TANGENCY THEREOF, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 29° 55' 29" WEST, 155.15 FEET; RUN THENCE ON A TANGENT BEARING OF NORTH 26° 38' 21" WEST, A DISTANCE OF 95.75 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 26° 38' 21" WEST, A DISTANCE OF 152.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 794.10 FEET; RUN THENCE 90.51 FEET NORTHWESTERLY, AROUND THE ARC OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 23° 22' 26" WEST, 90.46 FEET; DEPARTING FROM SAID CURVE, RUN THENCE SOUTH 65° 32' 15" WEST, A DISTANCE OF 65.17 FEET TO A POINT LYING IN A CURVE, SAID CURVE LYING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 859.10 FEET, AND BEING CONCENTRIC WITH THE PRECEDING CURVE; RUN THENCE 300.50 FEET NORTHWESTERLY, AROUND THE ARC OF SAID CURVE, TO THE POINT OF TANGENCY THEREOF, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10° 25' 06" WEST, 298.97 FEET; RUN THENCE ON A TANGENT BEARING OF NORTH 00° 23' 51" WEST, FOR A DISTANCE OF 174.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 354.40 FEET; RUN THENCE 120.88 FEET NORTHWESTERLY, AROUND THE ARC OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10° 10' 07" WEST, 120.29 FEET; DEPARTING FROM SAID CURVE, RUN THENCE NORTH 67° 30' 00" EAST, A DISTANCE OF 53.01 FEET; THENCE SOUTH 37° 29' 49" EAST, A DISTANCE OF 18.38 FEET; THENCE NORTH 81° 30' 00" EAST, A DISTANCE OF 80.30 FEET; THENCE NORTH 18° 00' 00" WEST, A DISTANCE OF 31.67 FEET; THENCE NORTH 69° 18' 00" EAST, A DISTANCE OF 152.95 FEET; RUN THENCE NORTH 83° 11' 30" EAST, A DISTANCE OF 182.51 FEET TO A POINT LYING IN A CURVE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 360.00 FEET; RUN THENCE 29.75 FEET SOUTHEASTERLY, AROUND THE ARC OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 04° 31' 13" EAST, 29.75 FEET; DEPARTING FROM SAID CURVE, RUN THENCE NORTH 84° 00' 00" EAST, A DISTANCE OF 48.54 FEET; THENCE NORTH 17° 55' 15" EAST, A DISTANCE OF 12.44 FEET; THENCE NORTH 82° 30' 00" EAST, A DISTANCE OF 93.55 FEET; THENCE SOUTH 06° 06' 15" WEST, A DISTANCE OF 281.43 FEET; THENCE SOUTH 07° 40' 00" EAST, A DISTANCE OF 233.86 FEET; THENCE SOUTH 17° 43' 58" WEST, A DISTANCE OF 126.54 FEET; THENCE SOUTH 30° 50' 30" WEST, A DISTANCE OF 129.25 FEET; RUN THENCE SOUTH 58° 15' 50" WEST, A DISTANCE OF 302.99 FEET TO THE POINT OF BEGINNING.

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED, AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CITY ORDINANCE NO. 88-556-253 OF SAID CITY, ADOPTED BY ITS COUNCIL, AND APPROVED BY ITS MAYOR ON THIS 22nd DAY OF June, A.D., 1988.

Thomas R. Hagan
Mayor of the City of Jacksonville

Charles M. Kidd
Secretary to the Council
City of Jacksonville

88-75089

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 44, PAGES 55, 55A, 55B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 28th DAY OF July, A.D., 1988.

Henry W. Cook
Clerk of the Circuit Court

By: *Doris Lasefield*
Deputy Clerk

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED DEVELOPER HAS DEPOSITED WITH THE CITY OF JACKSONVILLE SUFFICIENT COLLATERAL, IN COMPLIANCE WITH SECTION 694.109 OF THE MUNICIPAL CODE, IN AN AMOUNT EQUIVALENT TO ONE HUNDRED PERCENT OF ALL REMAINING COSTS FOR ENGINEERING AND CONSTRUCTION, INCLUDING ANY REQUIRED SIDEWALKS, AND COSTS OF PLACING PERMANENT CONTROL POINTS, AS GUARANTEE THAT ALL REQUIRED IMPROVEMENTS WILL BE COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JACKSONVILLE.

SIGNED THIS 28th DAY OF July, A.D., 1988.

DEVELOPER: SUMMERHOMES INCORPORATED

Director of Public Works

Charles A. Brown, Jr.
President
Summerhomes Incorporated

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 172, THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE, AND 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 CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 28th DAY OF April, A.D., 1988.

W. Monroe Hazen, Jr.
W. Monroe Hazen, Jr.
Registered Land Surveyor No. 3398, Florida

PREPARED BY:

SUNSHINE STATE SURVEYORS, INC.

3131 ST. JOHNS BLUFF ROAD SOUTH
JACKSONVILLE, FL 32216 (904) 642-8550

APPROVED
DATE: <u>5/13/88</u>
BY: <i>W. Monroe Hazen, Jr.</i>
CITY ENGINEER
<i>W. Monroe Hazen, Jr.</i>
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, CR
<i>W. Monroe Hazen, Jr.</i>
CLERK OF THE CIRCUIT COURT

HIGHLAND LAKES ON ARGYLE UNIT TWO

PLAT BOOK 44 PAGE 55A

CITY OF JACKSONVILLE DUVAL COUNTY FLORIDA

SHEET 2 OF 3 SHEETS

PART OF SECTION 35 T-3-S R-25E

A RESUBDIVISION OF PORTIONS OF JACKSONVILLE HEIGHTS, P.B. 5, PG. 93, CURRENT PUBLIC RECORDS

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS HIGHLAND LAKES ON ARGYLE UNIT TWO, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL STREET RIGHTS OF WAY, EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS, AND NON-ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS SHOWN ON THIS PLAT, OF WHICH MAINTENANCE RESPONSIBILITIES SHALL BE THOSE OF THE HIGHLAND LAKES OWNER'S ASSOCIATION, INC.

THE DRAINAGE EASEMENT THROUGH AND OVER THE LAKES AND FILTRATION SYSTEMS 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 AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHTS OF WAY HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICAL, AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY, FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEMS, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS; (2) THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJOINING PROPERTY OWNERS. THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS, OR ANY OTHER SUBSTANCE OR THING THAT MAY EVEN BE OR COME WITHIN SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL, OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE HIGHLAND LAKES OWNER'S ASSOCIATION, INC.; (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 FILTRATION SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND FILTRATION SYSTEMS, AND THAT WHICH REMAINS IT, TO EFFECT ADEQUATE DRAINAGE INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. THE UNDERSIGNED OWNER AND/OR DEVELOPER OF THE LANDS DESCRIBED AND CAPTIONED HEREIN SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, 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 AND FILTRATION SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF THE UNDERSIGNED OWNER, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, INVITEES, LICENSEES, OR CONCESSIONAIRES WITHIN THE LANDS DESCRIBED AND CAPTIONED HEREIN. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE UNDERSIGNED OWNER, AND SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS BELOW ON THIS 28th DAY OF March, A.D., 1988.

OWNER: HIGHLAND LAKES JOINT VENTURE, A JOINT VENTURE OF SUMMERHOMES INCORPORATED, A FLORIDA CORPORATION AND BAITA/LANDTEC ASSOCIATES, IV, LTD., A FLORIDA LIMITED PARTNERSHIP.

Charles L. Conrad
Witness

Joseph A. Zimm
Witness

Charles A. Brown, JR., President
Summerhomes Incorporated

Vickie Ruttleman
Witness

David B. Owen, President,
Landtec International, Inc., General Partner of
Baita/Landtec Associates, IV, LTD.

Vickie Ruttleman
Witness

Reto J. Schneider, President,
Baita International, Inc., General Partner of
Baita/Landtec Associates, IV, LTD.

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF March, A.D., 1988, BY CHARLES A. BROWN, JR., PRESIDENT OF SUMMERHOMES INCORPORATED, A FLORIDA CORPORATION, AND BY DAVID B. OWEN, PRESIDENT OF LANDTEC INTERNATIONAL, INC., AND RETO J. SCHNEIDER, PRESIDENT OF BAITA INTERNATIONAL, INC., GENERAL PARTNERS OF BAITA/LANDTEC ASSOCIATES, IV, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF HIGHLAND LAKES JOINT VENTURE.

MY COMMISSION EXPIRES

Feb 21, 1992

Notary Public, State of Florida at Large

MORTGAGEE DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED BY THE OWNER THEREOF, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS BELOW ON THIS 30th DAY OF March, A.D., 1988.

MORTGAGEE: FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE

Paula V. Bryan
Witness

Debbie Brock
Witness

Willard E. Allen, Jr., Vice President

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF March, A.D., 1988, BY WILLARD E. ALLEN, JR., VICE PRESIDENT, ON BEHALF OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE.

MY COMMISSION EXPIRES 12-8-89

Notary Public, State of Florida at Large

PREPARED BY:

SUNSHINE STATE SURVEYORS, INC.

3131 ST. JOHNS BLUFF ROAD SOUTH
JACKSONVILLE, FL 32216 (904) 642-8550

HIGHLAND LAKES ON ARGYLE UNIT TWO

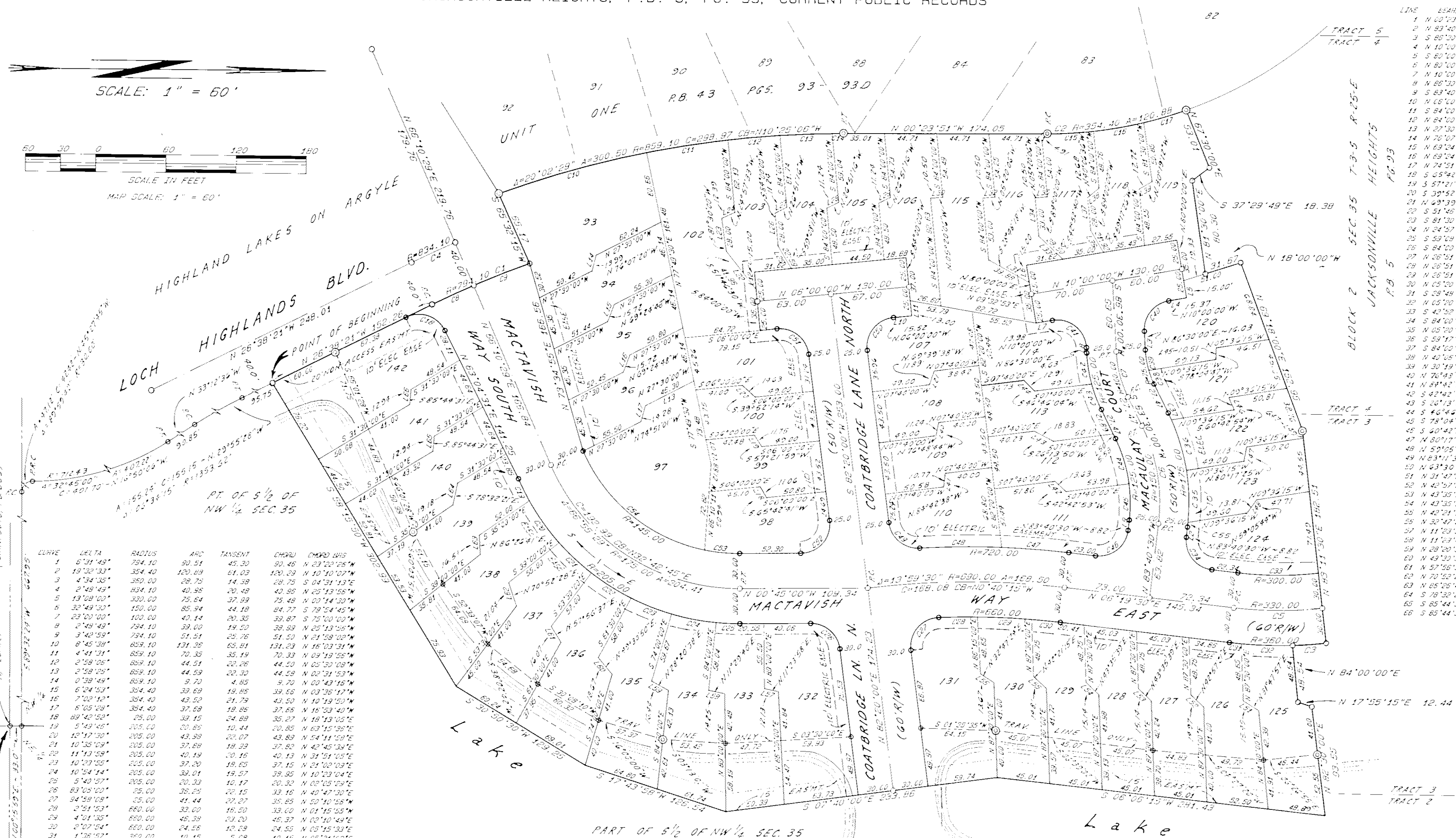
CITY OF JACKSONVILLE DUVAL COUNTY FLORIDA

PART OF SECTION 35 T-3-S R-25-E

A RESUBDIVISION OF PORTIONS OF JACKSONVILLE HEIGHTS, P.B. 5, PG. 93, CURRENT PUBLIC RECORDS

PLAT BOOK 44 PAGE 55B

SHEET 3 OF 3 SHEETS



LINE	BEARING	DISTANCE
1	N 00°23'51"W	4.91
2	N 89°40'30"W	8.40
3	S 88°20'00"W	10.03
4	N 10°00'00"W	15.37
5	S 80°00'00"W	15.00
6	N 80°00'00"E	15.00
7	N 10°00'00"W	13.99
8	N 88°33'00"E	4.63
9	S 83°40'30"E	8.82
10	N 05°00'00"W	15.50
11	S 84°00'00"W	13.00
12	N 84°00'00"E	15.00
13	N 27°30'00"W	40.30
14	N 78°07'00"W	13.99
15	N 63°04'49"W	15.72
16	N 59°04'48"W	15.72
17	N 74°51'01"W	14.08
18	S 65°42'41"W	11.44
19	S 57°21'59"W	11.75
20	S 32°52'14"W	14.63
21	N 42°19'38"W	11.82
22	S 31°46'32"W	41.96
23	S 81°30'00"W	28.00
24	N 24°57'33"W	12.33
25	S 59°04'11"W	20.59
26	S 84°00'00"W	28.00
27	N 28°51'16"W	11.24
28	N 28°51'16"W	11.24
29	N 28°51'16"W	11.24
30	N 05°00'00"W	10.50
31	S 09°49'15"W	39.69
32	N 05°00'00"W	10.50
33	S 42°58'40"W	28.00
34	S 84°00'00"W	33.00
35	N 05°00'00"W	10.50
36	S 58°17'06"W	21.90
37	S 84°00'00"W	28.00
38	N 40°18'36"W	10.69
39	N 30°19'10"W	10.72
40	N 76°43'44"W	11.24
41	N 84°42'38"W	10.77
42	S 42°42'53"W	13.63
43	S 30°13'50"W	18.83
44	S 46°44'04"W	10.91
45	S 78°04'47"W	10.51
46	S 00°42'44"W	11.15
47	N 80°17'25"W	11.13
48	N 50°25'44"W	19.81
49	N 83°11'30"E	6.47
50	N 63°30'00"E	5.58
51	N 31°47'57"E	15.45
52	N 42°17'01"E	14.97
53	N 42°17'01"E	15.14
54	N 42°17'01"E	15.14
55	N 42°17'01"E	14.81
56	N 32°47'04"E	13.67
57	N 11°23'58"E	12.19
58	N 11°23'40"E	14.25
59	N 28°10'38"E	16.44
60	N 43°20'50"E	16.07
61	N 43°20'50"E	16.07
62	N 70°52'28"E	21.04
63	N 05°25'41"E	15.51
64	S 78°22'01"E	19.19
65	S 85°44'31"E	12.94
66	S 85°44'31"E	12.94

GENERAL NOTES:

1. (M) DENOTES PERMANENT REFERENCE MONUMENT
2. (C) DENOTES PERMANENT CONTROL POINT
3. (R) DENOTES RADIAL LINE WHEN SO INDICATED
4. (V) DENOTES POINT WHERE STREET NAME CHANGES, WHEN SO INDICATED
5. BEARINGS SHOWN HEREON PROJECTED FROM NORTHERLY HEIGHT OF WAY LINE OF ARGYLE FOREST BLVD. REF. USED IN D.R.V. 5840, PG. 803.
6. THE LAKE SHOWN HEREON IS FOR ILLUSTRATION PURPOSES ONLY AND DOES NOT REPRESENT AN ACTUAL FIELD LOCATION.
7. ALL EASEMENTS SHOWN ARE FOR UTILITY, AND SEWERS UNLESS OTHERWISE INDICATED.
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF CLAY ELECTRIC COOPERATIVE, INC. IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

BLOCK 2 SEC 35 T-3-S R-25-E
JACKSONVILLE HEIGHTS
P.B. 5 PG. 93

PREPARED BY:
SUNSHINE STATE SURVEYORS, INC.
3131 ST. JOHNS BLUFF ROAD SOUTH
JACKSONVILLE, FL 32216 (904) 642-8050

HIGHLAND LAKES ON ARGYLE UNIT THREE

CITY OF JACKSONVILLE DUVAL COUNTY FLORIDA
PART OF SECTION 35 T-3-S R-25E

PLAT BOOK **44** PAGE **100**

SHEET 1 OF 4 SHEETS

TAXES VERIFIED R.B.F.

CAPTION

A PORTION OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT AN IRON PIPE FOUND AT THE SOUTHEASTERLY CORNER OF THE AFOREMENTIONED NORTHWEST ONE-QUARTER OF SECTION 35; RUN THENCE NORTH 00° 19' 59" EAST, ALONG THE EASTERLY LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 35, A DISTANCE OF 33.00 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF ARGYLE FOREST BOULEVARD, AS NOW ESTABLISHED FOR A WIDTH OF 200 FEET; RUN THENCE SOUTH 89° 32' 24" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 89° 32' 24" WEST ALONG THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF ARGYLE FOREST BOULEVARD, A DISTANCE OF 627.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89° 59' 42", AND DEFINING THE NORTHEASTERLY RIGHT OF WAY LINE OF LOCH HIGHLANDS BOULEVARD, AS SHOWN ON PLAT OF HIGHLAND LAKES ON ARGYLE UNIT ONE, AS RECORDED IN PLAT BOOK 43, PAGES 93 THROUGH 93D, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; RUN THENCE 47.12 FEET NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND AROUND THE ARC OF SAID CURVE, TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 45° 27' 45" WEST, 42.42 FEET; FROM AFOREMENTIONED POINT OF REVERSE CURVATURE AND CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF LOCH HIGHLANDS BOULEVARD, RUN THENCE NORTHWESTERLY AROUND THE ARC OF A CURVE LYING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 712.43 FEET AND A CENTRAL ANGLE OF 32° 45' 00", FOR AN ARC DISTANCE OF 407.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 16° 50' 06" WEST, 401.70 FEET; RUN THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE ON A TANGENT BEARING OF NORTH 33° 12' 36" WEST FOR A DISTANCE OF 5.18 FEET TO A POINT OF CUSP WITH A TANGENT CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 85° 20' 44"; DEPARTING FROM AFOREMENTIONED NORTHEASTERLY RIGHT OF WAY LINE OF LOCH HIGHLANDS BOULEVARD, RUN THENCE 37.24 FEET SOUTHEASTERLY, AROUND THE ARC OF SAID 25.00 FOOT RADIUS CURVE, TO THE POINT OF TANGENCY THEREOF, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 79° 52' 58" EAST, 33.89 FEET; RUN THENCE ON A TANGENT BEARING OF NORTH 61° 26' 40" EAST, A DISTANCE OF 23.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 198.58 FEET AND A CENTRAL ANGLE OF 29° 36' 45"; RUN THENCE 88.77 FEET NORTHEASTERLY, AROUND THE ARC OF SAID CURVE, TO THE POINT OF TANGENCY THEREOF, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 74° 15' 03" EAST, 88.03 FEET; RUN THENCE ON A TANGENT BEARING OF NORTH 87° 03' 28" EAST, A DISTANCE OF 45.96 FEET; THENCE NORTH 14° 45' 12" EAST, A DISTANCE OF 131.61 FEET; THENCE NORTH 24° 40' 00" EAST, A DISTANCE OF 190.00 FEET; RUN THENCE SOUTH 69° 19' 11" EAST, A DISTANCE OF 88.71 FEET TO A POINT LYING IN A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 255.00 FEET; RUN THENCE 127.10 FEET NORTHEASTERLY, AROUND THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 28° 33' 27", SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 38° 50' 32" EAST, 125.79 FEET; RUN THENCE SOUTH 80° 36' 20" EAST, A DISTANCE OF 172.09 FEET; RUN THENCE SOUTH 89° 44' 01" EAST, A DISTANCE OF 211.80 FEET TO A POINT IN THE AFOREMENTIONED EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 35; RUN THENCE SOUTH 00° 15' 59" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 683.64 FEET; RUN THENCE NORTH 89° 44' 10" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00° 15' 59" WEST, A DISTANCE OF 40.51 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 11.518 ACRES, MORE OR LESS.

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED, AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CITY ORDINANCE NO. 88-1178-572, OF SAID CITY, ADOPTED BY ITS COUNCIL, AND APPROVED BY ITS MAYOR ON THIS 10 DAY OF September A.D., 19 88.

[Signature]
Mayor of the City of Jacksonville

[Signature]
Secretary to the Council
City of Jacksonville

CLERK'S CERTIFICATE

88-129977

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 44, PAGES 100, 100A-100C OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 12th DAY OF DEC. A.D., 19 88.

[Signature]
Henry W. Cook, Clerk of the Circuit Court

By: *[Signature]*
Deputy Clerk

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED DEVELOPER HAS DEPOSITED WITH THE CITY OF JACKSONVILLE SUFFICIENT COLLATERAL, IN COMPLIANCE WITH SECTION 654.109 OF THE MUNICIPAL CODE, IN AN AMOUNT EQUIVALENT TO ONE HUNDRED PERCENT OF ALL REMAINING COSTS FOR ENGINEERING AND CONSTRUCTION, INCLUDING ANY REQUIRED SIDEWALKS, AND COSTS OF PLACING PERMANENT CONTROL POINTS, AS GUARANTEE THAT ALL REQUIRED IMPROVEMENTS WILL BE COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JACKSONVILLE.

SIGNED THIS 1 DAY OF DEC. A.D., 19 88.

DEVELOPER: SUMMERHOMES, INCORPORATED

[Signature]
Director of Public Works

[Signature]
Charles A. Brown, Jr., President
Summerhomes Incorporated

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE, AND 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 CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 2nd DAY OF September A.D., 19 88.

[Signature]
W. Monroe Hazen, Jr.
Registered Land Surveyor No. 3392, Florida

PREPARED BY:

SUNSHINE STATE SURVEYORS, INC.
3131 ST. JOHNS BLUFF ROAD SOUTH
JACKSONVILLE, FL 32216 (904) 642-8550

APPROVED

DATE: 9/15/88
For Director of Public Works

By: *[Signature]*
City Engineer

For General Council

By: *[Signature]*

HIGHLAND LAKES ON ARGYLE UNIT THREE

CITY OF JACKSONVILLE DUVAL COUNTY FLORIDA
PART OF SECTION 35 T-3-S R-25E

PLAT BOOK 44 PAGE 100A

SHEET 2 OF 4 SHEETS

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREOF KNOWN AS HIGHLAND LAKES ON ARGYLE UNIT THREE, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL STREET RIGHTS OF WAY, EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS, AND NON-ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS SHOWN ON THIS PLAT OF WHICH MAINTENANCE RESPONSIBILITIES SHALL BE THOSE OF THE HIGHLAND LAKES OWNER'S ASSOCIATION, INC.

THE DRAINAGE EASEMENT THROUGH AND OVER THE LAKES AND FILTRATION SYSTEMS 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 AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHTS OF WAY HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICAL, AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY, FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEMS, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS; (2) THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING PROPERTY OWNERS. THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS, OR ANY OTHER SUBSTANCE OR THING THAT MAY EVEN BE OR COME WITHIN SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL, OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE HIGHLAND LAKES OWNER'S ASSOCIATION, INC.; (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 FILTRATION SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND FILTRATION SYSTEMS, AND THAT WHICH RETAINS IT, TO EFFECT ADEQUATE DRAINAGE INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. THE UNDERSIGNED OWNER AND/OR DEVELOPER OF THE LANDS DESCRIBED AND CAPTIONED HEREIN SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, 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 AND FILTRATION SYSTEMS DESCRIBED ABOVE, ON ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF THE UNDERSIGNED OWNER, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, INVITEES, LICENSEES, OR CONCESSIONAIRES WITHIN THE LANDS DESCRIBED AND CAPTIONED HEREIN. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE UNDERSIGNED OWNER, AND SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS BELOW ON THIS 4th DAY OF August, A.D., 1988.

OWNER:

SUMMERHOMES INCORPORATED, A FLORIDA CORPORATION
AND BAITA/LANDETE ASSOCIATES, IV, LTD., A FLORIDA
LIMITED PARTNERSHIP BY/IN HIGHLAND ON ARGYLE JOINT
VENTURE AND HIGHLAND LAKES JOINT VENTURE, A
FLORIDA JOINT VENTURE.

Michael P. Dulhanty
Witness

Andie Platte
Witness

Charles A. Brown, President,
Summerhomes Incorporated

Theresea Billon
Witness

David B. Owen
Witness

David B. Owen, President,
Landtec International, Inc., General Partner of
Baita/Landtec Associates, IV, LTD.

Marianna Billon
Witness

Reto J. Schneider
Witness

Reto J. Schneider, President,
Baita International, Inc., General Partner of
Baita/Landtec Associates, IV, LTD.

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF August, A.D., 1988, BY CHARLES A. BROWN, JR., PRESIDENT OF SUMMERHOMES INCORPORATED, A FLORIDA CORPORATION, AND BY DAVID B. OWEN, PRESIDENT OF LANDETEC INTERNATIONAL, INC., AND RETO J. SCHNEIDER, PRESIDENT OF BAITA INTERNATIONAL, INC., GENERAL PARTNERS OF BAITA/LANDETE ASSOCIATES, IV, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF SUMMERHOMES INCORPORATED, A FLORIDA CORPORATION, AND BAITA/LANDETE ASSOCIATES, IV, LTD., A FLORIDA LIMITED PARTNERSHIP, BY/IN HIGHLAND ON ARGYLE JOINT VENTURE AND HIGHLAND LAKES JOINT VENTURE, A FLORIDA JOINT VENTURE.

MY COMMISSION EXPIRES 2/21/92 Notary Public, State of Florida at Large

MORTGAGEE DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED BY THE OWNER THEREOF, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS BELOW ON THIS 2nd DAY OF September, A.D., 1988.

MORTGAGEE: FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF JACKSONVILLE

Jinda Cotney
Witness

William E. Allen
Witness

William E. Allen, Vice President

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF September, A.D., 1988, BY WILLARD E. ALLEN, JR., VICE PRESIDENT, ON BEHALF OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE.

MY COMMISSION EXPIRES 2/18/89 Notary Public, State of Florida at Large

PREPARED BY:

SUNSHINE STATE SURVEYORS, INC.

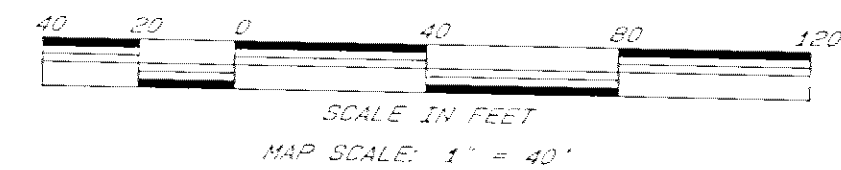
3131 ST. JOHN'S BLUFF ROAD SOUTH
JACKSONVILLE, FL 32216 (904) 642-8550

HIGHLAND LAKES ON ARGYLE UNIT THREE

CITY OF JACKSONVILLE DUVAL COUNTY FLORIDA
PART OF SECTION 35 T-3-S R-25-E

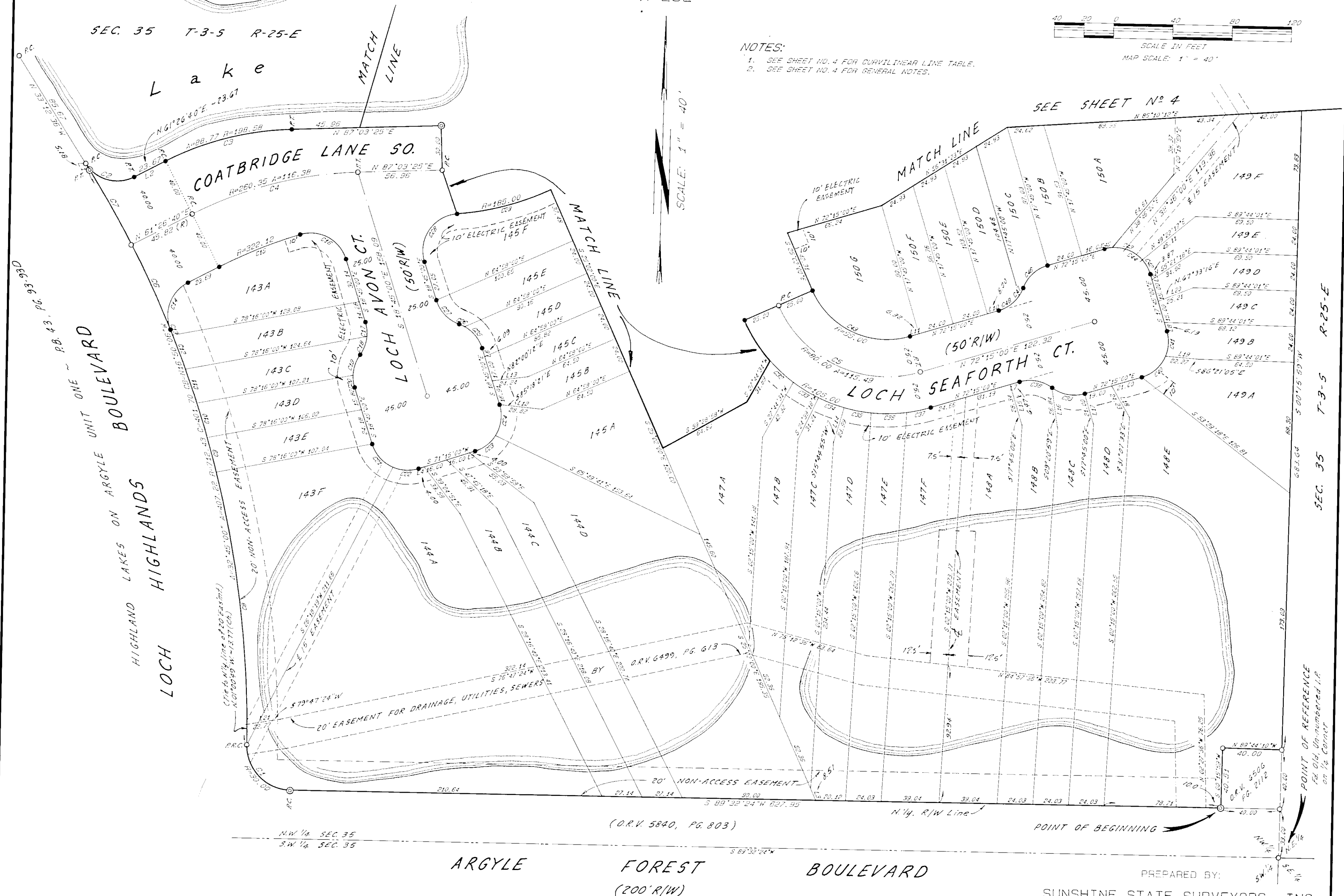
PLAT BOOK 44 PAGE 100B

SHEET 3 OF 4 SHEETS



NOTES:

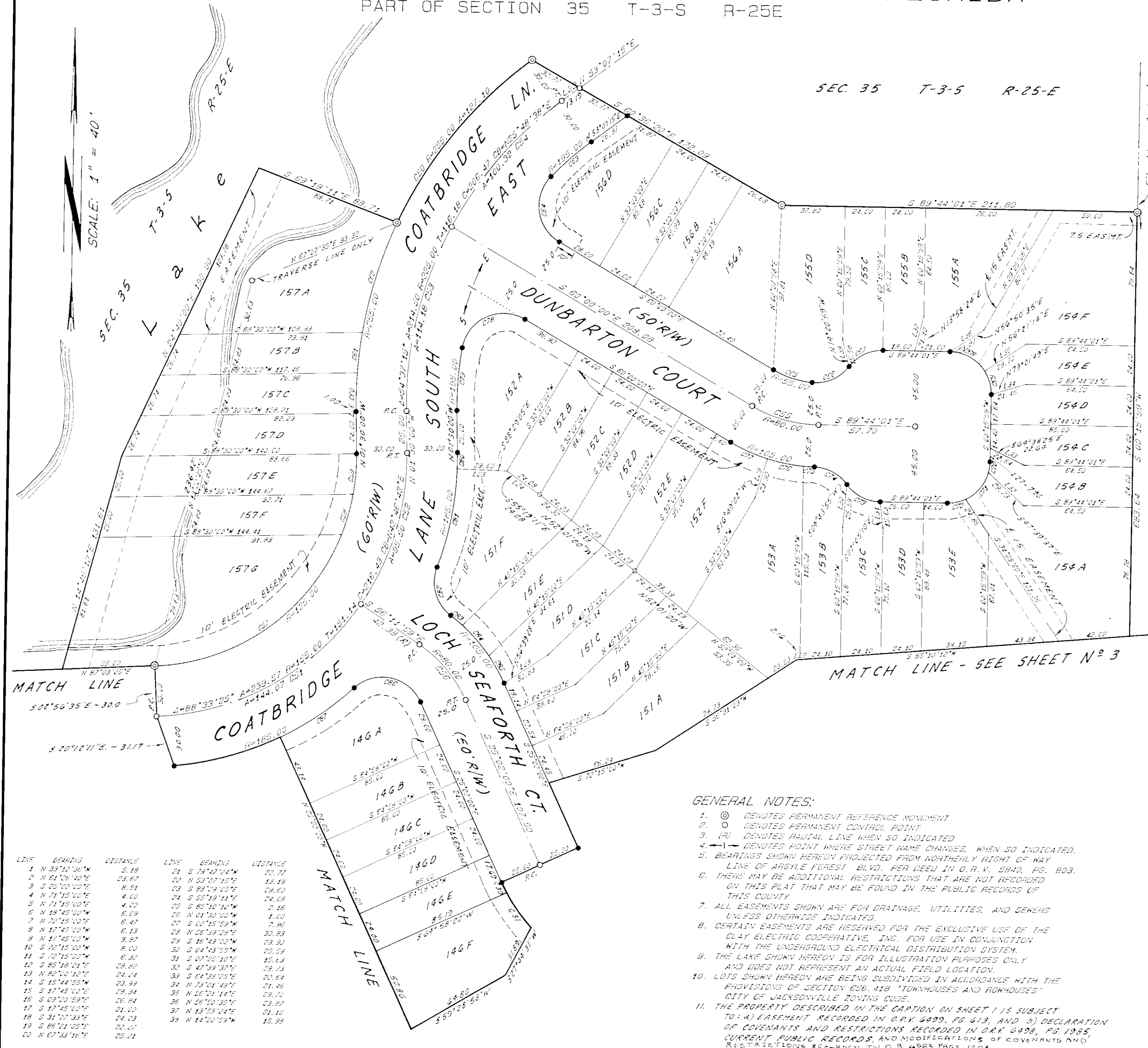
1. SEE SHEET NO. 4 FOR CURVILINEAR LINE TABLE.
2. SEE SHEET NO. 4 FOR GENERAL NOTES.



PREPARED BY:
SUNSHINE STATE SURVEYORS, INC.
3131 ST. JOHNS BLUFF ROAD SOUTH
JACKSONVILLE, FL 32216 (904) 642-8550

PLAT BOOK 44 PAGE 100C

SHEET 4 OF 4 SHEETS



40 80 0 40 80 120

SCALE IN FEET

MAP SCALE: 1" = 40'

CURVE	DELTA	RADIUS	ANGLE	TANGENT	CHORD	CHORD BEARS
1	89°54'43"	30.00	47.10	32.00	43.87	127.45
2	85°50'44"	25.00	37.24	23.05	33.29	87.75
3	75°36'45"	198.59	89.77	45.14	89.03	174.1450102
4	65°26'45"	260.35	116.39	59.19	115.42	174.1450102
5	55°43'00"	89.00	115.49	70.43	105.70	128.3330000
6	45°43'00"	710.43	62.89	31.46	62.86	128.3330000
7	44°13'00"	710.43	62.89	31.46	62.86	128.3330000
8	34°54'09"	710.43	105.47	50.26	104.94	167.1071400
9	1°56'11"	710.43	64.23	30.04	24.16	167.1071400
10	1°56'35"	710.43	64.23	30.04	24.16	167.1071400
11	1°57'06"	710.43	64.21	30.04	24.27	167.1071400
12	1°57'46"	710.43	64.21	30.04	24.41	167.1071400
13	0°19'44"	710.43	4.09	0.04	4.09	167.1071400
14	0°19'44"	710.43	4.09	0.04	4.09	167.1071400
15	0°19'44"	710.43	4.09	0.04	4.09	167.1071400
16	0°19'44"	710.43	4.09	0.04	4.09	167.1071400
17	22°48'35"	25.00	9.94	5.04	9.97	67.1071400
18	30°24'14"	25.00	13.24	6.78	13.09	67.1071400
19	34°02'00"	25.00	14.84	7.64	14.62	67.1071400
20	41°02'00"	25.00	8.35	4.41	8.31	67.1071400
21	49°19'49"	25.00	17.63	11.57	17.40	67.1071400
22	40°19'49"	25.00	17.63	11.57	17.40	67.1071400
23	40°19'49"	25.00	17.63	11.57	17.40	67.1071400
24	49°40'09"	25.00	21.67	11.57	21.60	67.1071400
25	43°40'09"	25.00	19.10	10.04	19.03	67.1071400
26	39°21'00"	25.00	4.09	0.05	4.09	67.1071400
27	53°02'45"	70.00	23.19	12.50	22.36	145.1481000
28	102°56'00"	195.00	44.98	31.40	31.11	145.1481000
29	102°56'00"	195.00	44.98	31.40	31.11	145.1481000
30	3°26'56"	105.00	6.32	3.16	6.32	105.0000000
31	14°26'56"	105.00	25.87	13.00	25.80	105.0000000
32	11°49'06"	105.00	21.66	10.87	21.62	105.0000000
33	10°55'49"	105.00	20.03	10.05	20.00	105.0000000
34	10°19'06"	105.00	18.57	9.31	18.55	105.0000000
35	10°19'06"	105.00	18.57	9.31	18.55	105.0000000
36	13°09'13"	105.00	12.13	6.09	12.13	105.0000000
37	8°59'12"	105.00	10.44	5.24	10.43	105.0000000
38	55°07'49"	25.00	23.19	12.50	22.36	67.1071400
39	53°07'49"	25.00	23.19	12.50	22.36	67.1071400
40	53°07'49"	25.00	23.19	12.50	22.36	67.1071400
41	53°07'49"	25.00	23.19	12.50	22.36	67.1071400
42	53°07'49"	25.00	23.19	12.50	22.36	67.1071400
43	53°07'49"	25.00	23.19	12.50	22.36	67.1071400
44	53°07'49"	25.00	23.19	12.50	22.36	67.1071400
45	11°29'43"	25.00	5.01	2.51	5.00	67.1071400
46	53°07'49"	25.00	23.19	12.50	22.36	67.1071400
47	13°10'14"	25.00	5.82	2.92	5.81	67.1071400
48	34°02'00"	25.00	17.26	9.45	17.02	67.1071400
49	52°43'00"	25.00	73.40	40.46	72.08	105.0000000
50	52°43'00"	255.00	73.40	40.46	72.08	105.0000000
51	53°15'24"	155.00	144.07	77.71	139.84	155.0000000
52	38°18'01"	155.00	38.50	48.32	59.93	155.0000000
53	29°12'32"	225.00	114.18	58.35	112.96	155.0000000
54	25°32'43"	225.00	100.32	51.01	99.49	155.0000000
55	22°44'01"	60.00	41.52	21.84	41.05	74.5000000
56	31°52'59"	105.00	43.52	52.31	64.98	105.0000000
57	65°58'31"	100.00	74.94	44.54	130.11	104.9400000
58	11°31'44"	100.00	20.12	10.60	20.12	104.9400000
59	11°04'10"	100.00	24.15	12.11	24.11	104.9400000
60	5°10'30"	225.00	23.03	11.52	23.02	101.0000000
61	5°26'46"	225.00	24.24	12.13	24.23	101.0000000
62	15°58'31"	225.00	31.73	16.37	31.77	101.0000000
63	27°02'40"	225.00	39.80	20.87	39.82	101.0000000
64	103°46'00"	400.00	103.40	19.84	31.77	400.0000000
65	25°27'05"	55.00	26.45	12.43	26.44	55.0000000
66	57°16'45"	24.00	24.99	13.65	23.96	55.0000000
67	53°02'00"	25.00	23.13	12.47	23.31	60.4000000
68	50°31'20"	25.00	24.66	13.44	24.69	61.7081400
69	30°32'35"	25.00	14.61	7.52	14.40	61.7081400
70	14°07'05"	25.00	6.46	3.25	6.44	67.3330000
71	49°40'09"	25.00	21.67	11.57	21.64	67.3330000
72	26°02'14"	25.00	11.36	5.79	11.34	67.3330000
73	53°08'39"	25.00	23.20	12.51	23.27	60.3000000
74	53°08'39"	25.00	23.75	12.63	21.97	60.3000000
75	3°30'46"	105.00	6.44	3.02	6.44	66.5571400
76	10°01'10"	105.00	22.03	11.05	21.99	74.1133300
77	13°10'58"	105.00	24.16	12.13	24.11	66.5571400
78	10°19'06"	105.00	18.57	9.31	18.53	101.0000000
79	11°00'13"	195.00	39.74	19.69	39.74	101.0000000
80	3°30'05"	185.00	9.46	4.87	9.74	100.0000000
81	19°33'09"	185.00	59.92	30.23	59.65	100.0000000
82	73°21'10"	25.00	32.01	16.62	29.86	100.0000000
83	4°59'30"	105.00	9.15	4.59	9.14	100.0000000
84	13°08'40"	105.00	24.09	12.10	24.03	100.0000000
85	10°06'40"	105.00	18.57	9.31	18.51	100.0000000
86	107°39'03"	25.00	46.97	34.19	57.14	25.0000000
87	16°30'13"	185.00	53.92	26.84	53.13	100.0000000

PREPARED BY:

SUNSHINE STATE SURVEYORS, INC.
3131 ST. JOHNS BLUFF ROAD SOUTH
JACKSONVILLE, FL 32216 (904) 642-8550

HIGHLAND LAKES ON ARGYLE UNIT FOUR

PLAT BOOK 46 PAGE 15

A RESUBDIVISION OF A PORTION OF TRACTS 5, 6, AND 8, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 1 OF 4 SHEETS

TAXES VERIFIED R.B.F.

CAPTION

A RESUBDIVISION OF A PORTION OF TRACTS 5, 6, AND 8, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 34, HIGHLAND LAKES UNIT 1, AS RECORDED IN PLAT BOOK 43, PAGES 93, 93A THROUGH 93D, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY, NORTHWESTERLY, SOUTHWESTERLY, NORTHERLY AND NORTHWESTERLY LINE OF SAID PLAT, RUN THE FOLLOWING 21 COURSES AND DISTANCES: NORTH 10° 22' 54" EAST, A DISTANCE OF 164.23 FEET; THENCE RUN NORTH 18° 54' 55" EAST, A DISTANCE OF 165.07 FEET; THENCE RUN NORTH 09° 49' 34" EAST, A DISTANCE OF 135.64 FEET; THENCE RUN NORTH 05° 16' 21" WEST, A DISTANCE OF 213.24 FEET; THENCE RUN NORTH 05° 09' 21" EAST, A DISTANCE OF 54.15 FEET; THENCE RUN NORTH 24° 00' 59" EAST, A DISTANCE OF 73.93 FEET; THENCE RUN NORTH 57° 22' 45" WEST, A DISTANCE OF 39.96 FEET; THENCE RUN NORTH 33° 29' 02" EAST, A DISTANCE OF 141.20 FEET; THENCE RUN NORTH 12° 54' 59" EAST, A DISTANCE OF 40.89 FEET; THENCE RUN NORTH 35° 21' 50" WEST, A DISTANCE OF 124.26 FEET; THENCE RUN NORTH 32° 15' 33" WEST, A DISTANCE OF 124.26 FEET; THENCE RUN NORTH 27° 39' 05" WEST, A DISTANCE OF 115.00 FEET; THENCE RUN NORTH 12° 52' 48" WEST, A DISTANCE OF 58.69 FEET; THENCE RUN NORTH 03° 41' 23" EAST, A DISTANCE OF 124.14 FEET; THENCE RUN NORTH 75° 55' 55" EAST, A DISTANCE OF 131.47 FEET; THENCE RUN SOUTH 85° 25' 42" EAST, A DISTANCE OF 47.10 FEET; THENCE RUN SOUTH 72° 05' 23" EAST, A DISTANCE OF 37.64 FEET; THENCE RUN SOUTH 64° 46' 34" EAST, A DISTANCE OF 24.81 FEET; THENCE RUN NORTH 54° 54' 53" EAST, A DISTANCE OF 189.59 FEET; THENCE RUN SOUTH 38° 04' 18" EAST, A DISTANCE OF 35.02 FEET; THENCE RUN NORTH 48° 51' 18" EAST, A DISTANCE OF 236.98 FEET TO THE NORTHWEST CORNER OF LOT 81, OF SAID HIGHLAND LAKES UNIT ONE, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 354.40 FEET, AND A CENTRAL ANGLE OF 16° 2' 53" ; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.29 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69° 45' 43" WEST, 99.96 FEET; THENCE RUN NORTH 17° 52' 13" WEST, A DISTANCE OF 324.07 FEET; THENCE RUN SOUTH 87° 30' 15" WEST, A DISTANCE OF 210.43 FEET; THENCE RUN NORTH 49° 14' 40" WEST, A DISTANCE OF 102.02 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 350.00 FEET, AND A CENTRAL ANGLE OF 64° 02' 34" ; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 391.21 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58° 01' 35" WEST, 371.16 FEET; THENCE RUN NORTH 89° 57' 08" WEST, A DISTANCE OF 95.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 AND A CENTRAL ANGLE OF 90° 00' 00" ; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.54 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45° 02' 52" WEST, 70.71 FEET, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF WESTPORT ROAD, (A 66 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED) THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF WESTPORT ROAD RUN SOUTH 00° 02' 52" WEST, A DISTANCE OF 1642.27 FEET TO AN INTERSECTION WITH THE FORMER CENTERLINE OF KIRWIN ROAD, A RIGHT OF WAY CLOSED BY ORDINANCE NO. 87-742-405 OF THE CURRENT PUBLIC RECORDS; THENCE ALONG SAID FORMER CENTERLINE RUN NORTH 89° 32' 24" EAST, A DISTANCE OF 614.00 FEET TO THE POINT OF BEGINNING.

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED DEVELOPER HAS DEPOSITED WITH THE CITY OF JACKSONVILLE SUFFICIENT COLLATERAL, IN COMPLIANCE WITH SECTION 654.109 OF THE MUNICIPAL CODE, IN AN AMOUNT EQUIVALENT TO ONE HUNDRED PERCENT OF ALL THE REMAINING COSTS FOR ENGINEERING AND CONSTRUCTION, INCLUDING ANY REQUIRED SIDEWALKS, AND COSTS OF PLACING PERMANENT CONTROL POINTS, AS GUARANTEE THAT ALL REQUIRED IMPROVEMENTS WILL BE COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JACKSONVILLE.

SIGNED THIS 3RD DAY OF MARCH A.D., 1990.

[Signature]
DIRECTOR OF PUBLIC WORKS

[Signature]
CHARLES A. BROWN, JR., PRESIDENT
SUMMERHOMES INCORPORATED

CLERK'S CERTIFICATE 90-27278

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 46, PAGES 15, 15A, 15B, 15C OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 16 DAY OF MARCH A.D., 1990.

[Signature]
HENRY W. COOK, CLERK OF THE CIRCUIT COURT

[Signature]
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE, AND 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 CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 7th DAY OF JULY A.D., 1989.

[Signature]
W. MONROE HAZEN, JR.
REGISTERED LAND SURVEYOR NO. 3398, FLORIDA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS HIGHLAND LAKES ON ARGYLE UNIT FOUR, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL STREET RIGHTS OF WAY, EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS, AND NON-ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS SHOWN ON THIS PLAT, OF WHICH MAINTENANCE RESPONSIBILITIES SHALL BE THOSE OF THE HIGHLAND LAKES OWNER'S ASSOCIATION, INC.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS BELOW ON THIS 25th DAY OF MAY A.D., 1989.

OWNER:
SUMMERHOMES INCORPORATED, A FLORIDA CORPORATION
AND BAITA/LANDTEC ASSOCIATES, IV, LTD., A FLORIDA
LIMITED PARTNERSHIP F/K/A HIGHLANDS-ON-ARGYLE JOINT
VENTURE D/B/A HIGHLAND LAKES JOINT VENTURE, A
FLORIDA JOINT VENTURE.

[Signature] WITNESS
[Signature] WITNESS
[Signature] WITNESS
[Signature] WITNESS
[Signature] WITNESS
[Signature] WITNESS
CHARLES A. BROWN, JR., PRESIDENT,
SUMMERHOMES INCORPORATED
DAVID B. OWEN, PRESIDENT,
LANDTEC INTERNATIONAL, INC., GENERAL PARTNER OF
BAITA/LANDTEC ASSOCIATES, IV, LTD.
RETO J. SCHNEIDER, PRESIDENT,
BAITA INTERNATIONAL, INC., GENERAL PARTNER OF
BAITA/LANDTEC ASSOCIATES, IV, LTD.

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF MAY A.D., 1989, BY CHARLES A. BROWN JR., PRESIDENT OF SUMMERHOMES INCORPORATED, A FLORIDA CORPORATION; AND BY DAVID B. OWEN, PRESIDENT OF LANDTEC INTERNATIONAL, INC., AND RETO J. SCHNEIDER, PRESIDENT OF BAITA INTERNATIONAL, INC., GENERAL PARTNERS OF BAITA/LANDTEC ASSOCIATES, IV, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF SUMMERHOMES INCORPORATED, A FLORIDA CORPORATION, AND BAITA/LANDTEC ASSOCIATES, IV, LTD., A FLORIDA LIMITED PARTNERSHIP F/K/A HIGHLANDS-ON-ARGYLE JOINT VENTURE D/B/A HIGHLAND LAKES JOINT VENTURE, A FLORIDA JOINT VENTURE.

[Signature]
MY COMMISSION EXPIRES:

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED, AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CITY ORDINANCE NO. 89-742-339 OF SAID CITY, ADOPTED BY ITS COUNCIL, AND APPROVED BY ITS MAYOR THIS 10th DAY OF AUGUST A.D., 1989.

[Signature]
MAYOR OF THE CITY OF JACKSONVILLE

[Signature]
SECRETARY TO THE COUNCIL
CITY OF JACKSONVILLE

MORTGAGEE DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED BY THE OWNER THEREOF, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS BELOW ON THIS 19th DAY OF MAY A.D., 1989.

MORTGAGEE: FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF JACKSONVILLE
[Signature] WITNESS
[Signature] WITNESS
[Signature] VICE PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF MAY A.D., 1989, BY VICE PRESIDENT, ON BEHALF OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE.

12/8/89
MY COMMISSION EXPIRES:

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PREPARED BY:
SUNSHINE STATE SURVEYORS, INC.
3131 ST. JOHNS BLUFF ROAD SOUTH
JACKSONVILLE, FLORIDA 32216
(904) 642-8550

HIGHLAND LAKES ON ARGYLE UNIT FOUR

PLAT BOOK 46 PAGE 15A

A RESUBDIVISION OF A PORTION OF TRACTS 5, 6, AND 8, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 2 OF 4 SHEETS

MORTGAGEE DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THERIN EXPRESSED BY THE OWNER THEREOF, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS BELOW ON THIS 15 DAY OF September A.D., 1989.

MORTGAGEE: LOMAS MORTGAGE U S A, INC.

Richard H. Smith
WITNESS

Patrick S. Reed-Reimer
WITNESS

David W. Bridewell
DAVID BRIDEWELL
VICE PRESIDENT

STATE OF FLORIDA, COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF September A.D., 1989 BY DAVID BRIDEWELL, VICE PRESIDENT, ON BEHALF OF LOMAS MORTGAGE U S A, INC.

Oct. 20, 1991
MY COMMISSION EXPIRES:

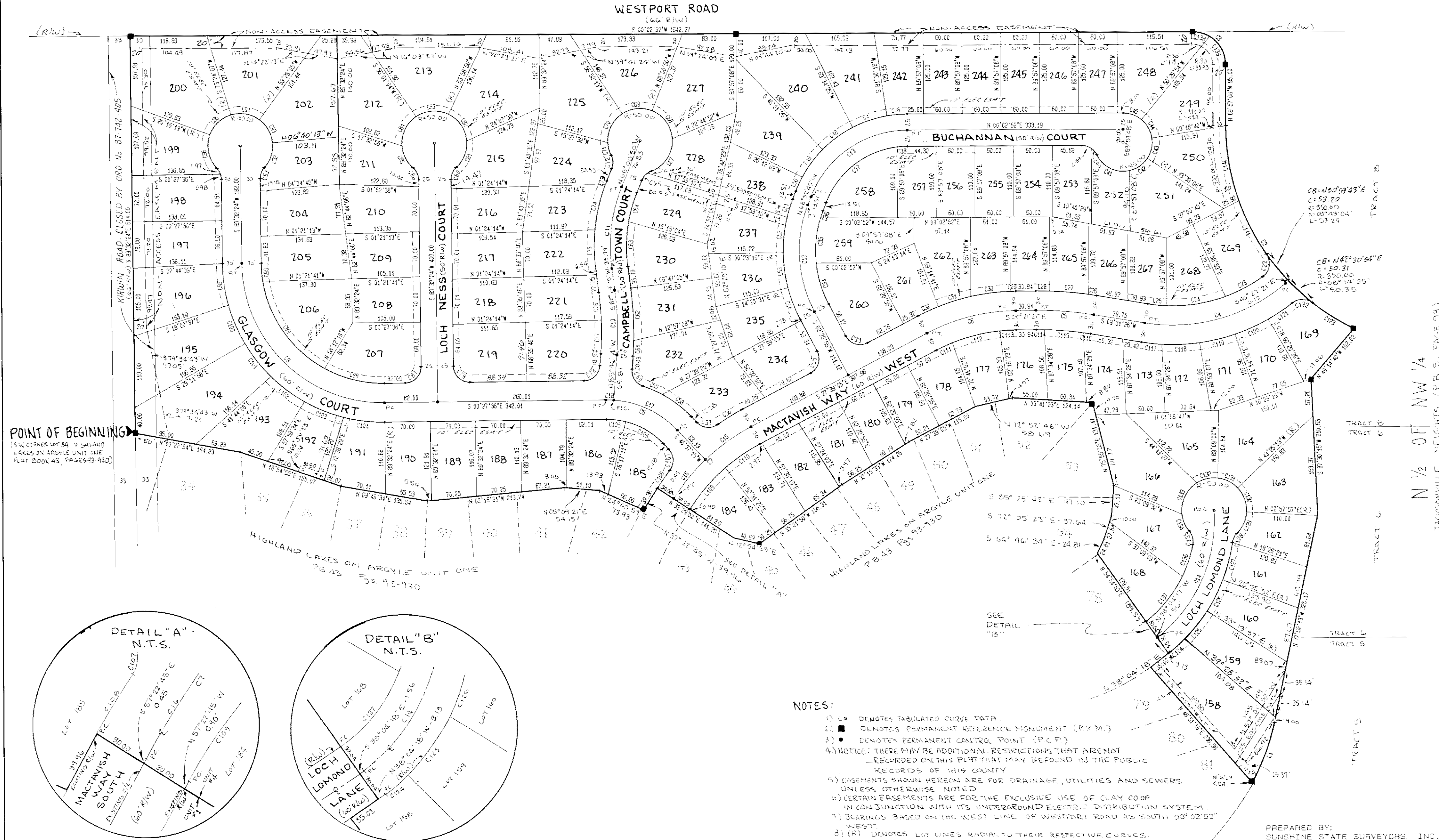
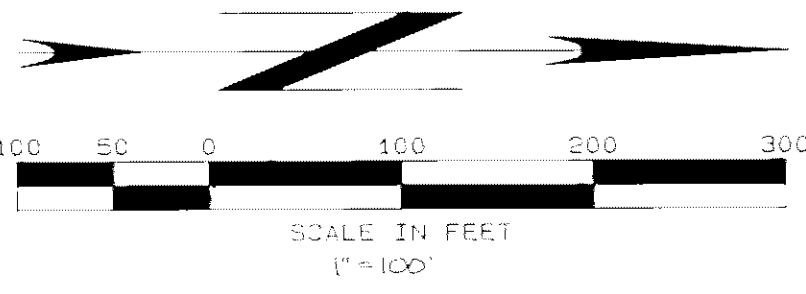
Patrick S. Reed-Reimer
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

HIGHLAND LAKES ON ARGYLE UNIT FOUR

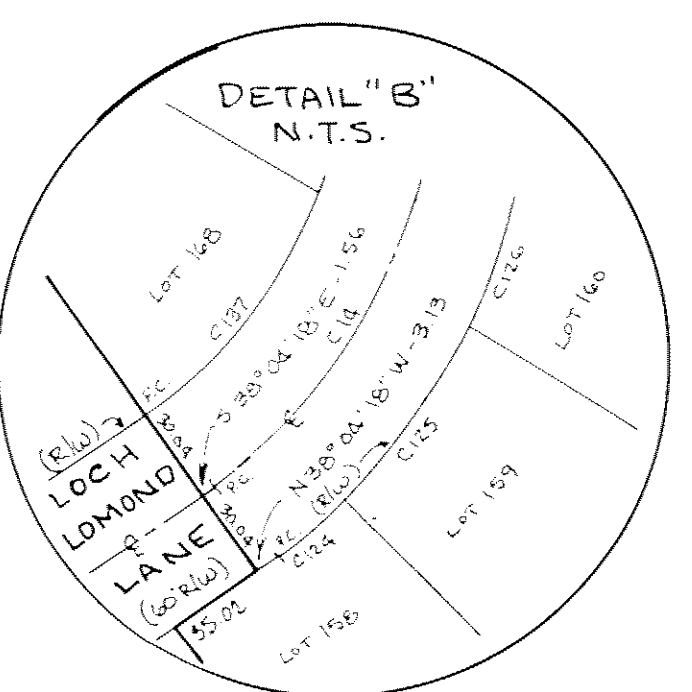
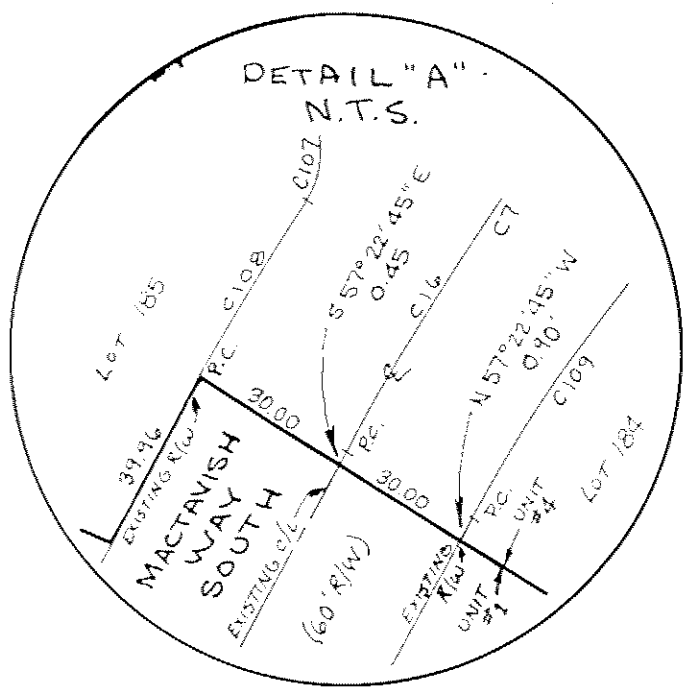
PLAT BOOK 46 PAGE 15B

A RESUBDIVISION OF A PORTION OF TRACTS 5, 6, AND 8, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 3 OF 4 SHEETS



POINT OF BEGINNING
(S.W. CORNER LOT 54, HIGHLAND LAKES ON ARGYLE UNIT ONE, PLAT BOOK 43, PAGE 93-93D)



- NOTES:
- 1) C* DENOTES TABULATED CURVE DATA.
 - 2) ■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.).
 - 3) ● DENOTES PERMANENT CONTROL POINT (P.C.P.).
 - 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - 5) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS UNLESS OTHERWISE NOTED.
 - 6) CERTAIN EASEMENTS ARE FOR THE EXCLUSIVE USE OF CLAY COOP IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.
 - 7) BEARINGS BASED ON THE WEST LINE OF WESTPORT ROAD AS SOUTH 00° 02' 52" WEST.
 - 8) (R) DENOTES LOT LINES RADIAL TO THEIR RESPECTIVE CURVES.

PREPARED BY:
SUNSHINE STATE SURVEYORS, INC.
3131 ST. JOHNS BLUFF ROAD SOUTH
JACKSONVILLE, FLORIDA 32216
(904) 642-8550

HIGHLAND LAKES ON ARGYLE UNIT FOUR

PLAT BOOK 46 PAGE 15 C

A RESUBDIVISION OF A PORTION OF TRACTS 5, 6, AND 8, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 4 OF 4 SHEETS

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG	CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	16°12'53"	354.40	100.29	50.48	99.96	N 69°45'43"W	71	23°04'26"	50.00	20.14	10.21	20.00	N 75°20'00"E
2	64°02'34"	350.00	391.21	218.89	371.16	S 58°01'35"W	72	48°11'23"	25.00	21.03	11.18	20.41	N 87°53'29"E
3	90°00'00"	50.00	78.54	50.00	70.71	S 45°02'52"W	73	1°07'01"	275.00	5.36	2.68	5.36	S 68°34'21"E
4	49°58'47"	266.66	232.61	124.29	225.30	S 15°27'58"E	74	15°07'21"	275.00	72.58	36.50	72.37	S 76°41'32"E
5	9°52'47"	520.00	89.67	44.94	89.55	S 04°35'02"W	75	13°15'37"	275.00	63.65	31.97	63.50	N 89°06'59"E
6	27°17'44"	300.00	142.92	72.84	141.57	S 14°00'13"E	76	5°17'52"	465.00	43.00	21.51	42.98	N 85°08'06"E
7	29°43'40"	317.31	164.64	84.22	162.80	S 42°30'55"E	77	6°26'44"	465.00	52.31	26.18	52.28	S 88°59'36"E
8	47°04'51"	150.00	123.26	65.35	119.82	S 23°04'49"W	78	85°18'38"	25.00	37.22	23.03	33.88	S 43°06'55"E
9	90°00'00"	218.00	342.43	218.00	308.30	S 44°32'24"W	79	90°00'00"	25.00	39.27	25.00	35.36	S 44°32'24"W
10	11°44'36"	490.00	100.43	50.39	100.25	S 88°21'28"W	80	48°11'23"	25.00	21.03	11.18	20.41	N 66°21'55"W
11	29°30'00"	250.00	128.72	65.82	127.30	N 82°45'50"W	81	51°42'43"	50.00	45.13	24.23	43.61	N 68°07'35"W
12	48°46'20"	200.00	170.25	90.67	165.15	S 86°44'05"W	82	60°00'00"	50.00	52.36	28.87	50.00	S 56°01'04"W
13	68°55'37"	160.00	192.48	109.81	181.08	N 34°24'57"W	83	60°00'00"	50.00	52.36	28.87	50.00	S 03°58'56"E
14	55°29'29"	230.00	222.76	120.99	214.15	N 65°49'02"W	84	60°00'00"	50.00	52.36	28.87	50.00	S 63°58'56"E
15	15°43'40"	317.31	87.10	43.83	86.83	S 35°30'55"E	85	44°40'03"	50.00	38.98	20.54	38.00	N 63°41'02"E
16	14°00'00"	317.31	77.53	38.96	77.34	S 50°22'45"E	86	48°11'23"	25.00	21.03	11.18	20.41	N 65°26'43"E
17	42°23'29"	150.00	110.98	58.17	108.47	S 25°25'30"W	87	90°00'00"	25.00	39.27	25.00	35.36	S 45°27'36"E
18	4°41'22"	150.00	12.28	6.14	12.27	S 01°53'05"W	88	29°16'47"	188.00	96.07	49.11	95.03	S 14°10'48"W
19	64°02'34"	280.54	313.57	175.45	297.50	N 58°01'35"E	89	52°06'13"	188.00	170.96	91.90	165.13	S 54°52'18"W
20	40°30'13"	280.54	198.32	103.51	194.22	N 69°47'45"E	90	8°37'00"	188.00	28.27	14.16	28.25	S 85°13'54"W
21	23°32'21"	280.54	115.26	58.45	114.45	N 37°46'29"E	91	42°50'00"	25.00	18.69	9.81	18.26	N 69°02'36"W
22	88°54'26"	25.00	38.79	24.53	35.02	S 80°11'32"E	92	42°38'32"	50.00	37.21	19.52	36.36	N 68°56'52"W
23	15°46'39"	236.66	65.17	32.79	64.96	S 27°51'00"E	93	53°11'56"	50.00	46.42	25.04	44.78	S 63°07'54"W
24	22°18'10"	236.66	92.12	46.65	91.54	S 08°48'36"E	94	53°07'48"	50.00	46.36	25.00	44.72	S 09°58'01"W
25	7°10'56"	236.66	29.67	14.85	29.65	S 05°55'58"W	95	53°07'48"	50.00	46.36	25.00	44.72	S 43°09'47"E
26	1°20'21"	550.00	12.86	6.43	12.86	S 08°51'15"W	96	63°33'56"	50.00	55.47	30.98	52.67	N 78°29'22"E
27	6°16'39"	550.00	60.26	30.16	60.23	S 05°02'45"W	97	25°24'36"	25.00	11.09	5.64	11.00	N 59°24'42"E
28	2°15'47"	550.00	21.72	10.86	21.72	S 00°46'32"W	98	17°25'24"	25.00	7.60	3.83	7.57	N 80°49'42"E
29	1°26'55"	330.00	8.34	4.17	8.34	S 01°04'49"E	99	15°00'00"	248.00	64.93	32.65	64.74	N 82°02'24"E
30	10°41'26"	330.00	61.57	30.88	61.48	S 07°09'00"E	100	15°00'00"	248.00	64.93	32.65	64.74	N 67°02'24"E
31	9°04'35"	330.00	52.29	26.19	52.22	S 17°02'01"E	101	15°00'00"	248.00	64.93	32.65	64.74	N 52°02'24"E
32	6°04'47"	330.00	35.02	17.52	35.00	S 24°36'42"E	102	15°00'00"	248.00	64.93	32.65	64.74	N 37°02'24"E
33	90°00'00"	25.00	39.27	25.00	35.36	S 17°20'55"W	103	15°00'00"	248.00	64.93	32.65	64.74	N 22°02'24"E
34	21°47'25"	175.00	66.55	33.68	66.15	S 73°14'38"W	104	15°00'00"	248.00	64.93	32.65	64.74	N 07°02'24"E
35	23°11'23"	175.00	70.83	35.91	70.35	N 84°15'59"W	105	14°21'41"	120.00	30.08	15.12	30.00	N 06°43'15"E
36	3°47'32"	175.00	11.58	5.79	11.58	N 70°46'31"W	106	32°43'10"	120.00	68.53	35.23	67.60	N 30°15'40"E
37	62°15'20"	135.00	146.69	81.53	139.58	N 37°45'05"W	107	81°30'17"	25.00	35.56	21.54	32.64	N 87°22'24"E
38	6°40'17"	135.00	15.72	7.87	15.71	N 03°17'17"W	108	5°30'17"	347.31	33.37	16.70	33.36	S 54°37'36"E
39	35°06'14"	25.00	15.32	7.91	15.08	N 17°35'59"E	109	16°44'08"	287.31	83.92	42.26	83.62	N 49°00'41"W
40	29°31'09"	25.00	12.88	6.59	12.74	N 49°54'40"E	110	12°59'32"	287.31	65.15	32.72	65.01	N 34°08'51"W
41	78°56'39"	45.00	62.00	37.06	57.21	N 25°11'56"E	111	5°56'40"	270.00	28.01	14.02	28.00	N 24°40'45"W
42	42°04'30"	45.00	33.05	17.31	32.31	N 35°18'39"W	112	15°58'02"	270.00	75.24	37.87	75.00	N 13°43'24"W
43	41°35'20"	45.00	32.66	17.09	31.95	N 77°08'34"W	113	5°23'02"	270.00	25.37	12.69	25.36	N 03°02'52"W
44	42°33'40"	45.00	33.43	17.53	32.66	S 60°46'56"W	114	1°31'12"	490.00	13.00	6.50	13.00	N 00°24'15"E
45	39°27'14"	45.00	30.99	16.14	30.38	S 19°46'29"W	115	7°04'30"	490.00	60.51	30.29	60.47	N 04°42'06"E
46	9°49'52"	185.00	31.74	15.91	31.70	S 04°52'04"E	116	1°17'05"	490.00	10.99	5.49	10.99	N 08°52'53"E
47	17°19'43"	185.00	55.95	28.19	55.74	S 18°26'51"E	117	6°06'12"	296.66	31.60	15.82	31.59	N 06°28'20"E
48	17°51'29"	185.00	57.66	29.07	57.43	S 36°02'27"E	118	11°16'30"	296.66	58.38	29.28	58.28	N 02°13'01"W
49	16°28'16"	185.00	53.18	26.78	53.00	S 53°12'19"E	119	10°54'12"	296.66	56.45	28.31	56.37	N 13°16'22"W
50	7°26'17"	185.00	24.02	12.03	24.00	S 65°09'36"E	120	10°54'12"	296.66	56.45	28.31	56.37	N 24°12'34"W
51	7°20'50"	225.00	28.85	14.45	28.83	S 72°33'10"E	121	8°36'42"	296.66	44.59	22.34	44.55	N 33°58'01"W
52	14°09'44"	225.00	55.61	27.95	55.47	S 83°18'27"E	122	76°39'57"	25.00	33.45	19.77	31.01	N 00°03'37"E
53	13°57'12"	225.00	54.79	27.53	54.66	N 82°38'05"E	123	12°23'17"	350.00	75.67	37.99	75.53	N 32°11'57"E
54	13°18'34"	225.00	52.27	26.25	52.15	N 69°00'12"E	124	05°55'38"	260.00	26.90	13.46	26.88	N 41°02'06"W
55	90°00'00"	25.00	39.27	25.00	35.36	S 72°39'05"E	125	12°46'08"	260.00	57.94	29.09	57.82	N 50°22'59"W
56	7°13'57"	347.31	43.84	21.95	43.81	S 31°16'04"E	126	12°18'05"	260.00	55.82	28.01	55.71	N 62°55'06"W
57	81°30'17"	25.00	35.56	21.54	32.64	S 05°52'06"W	127	13 03 51	260.00	59.28	29.77	59.15	S 75 36 03 E
58	18°02'30"	180.00	56.68	28.58	56.45	S 37°36'00"W	128	37°25'29"	25.00	16.33	8.47	16.04	N 63°25'14"W
59	10°13'58"	180.00	32.15	16.12	32.10	S 23°27'46"W	129	42°19'33"	50.00	36.94	19.36	36.10	N 65°52'17"W
60	78°06'35"	25.00	34.08	20.28	31.50	S 57°24'05"W	130	46°23'50"	50.00	40.49	21.43	39.39	S 69°46'02"W
61	2°41'37"	515.00	24.21	12.11	24.21	N 87°07'03"W	131	39°18'28"	50.00	34.30	17.86	33.63	S 26°54'53"W
62	9°02'59"	515.00	81.34	40.76	81.26	S 87°00'39"W	132	39°18'28"	50.00	34.30	17.86	33.63	S 12°23'35"E
63	17°45'57"	225.00	69.77	35.17	69.49	N 88°37'52"W	133	64°15'56"	50.00	56.08	31.40	33.19	S 64°10'46"E
64	11°44'03"	225.00	46.08	23.12	46.00	N 73°52'52"W	134	33°16'55"	50.00	29.04	14.94	28.64	N 67°02'48"E
65	35°27'10"	25.00	15.47	7.99	15.22	N 50°17'15"W	135	50°37'59"	25.00	22.09	11.83	21.38	N 75°43'20"E
66	12°44'12"	25.00	5.56	2.79	5.55	N 26°11'33"W	136	14°54'24"	200.00	52.03	26.16	51.89	S 71°30'29"E
67	73°18'20"	50.00	63.97	37.20	59.70	N 56°28'37"W	137	25°58'59"	200.00	90.70	46.14	89.92	S 51°03'47"E
68	64°53'03"	50.00	56.62	31.78	53.64	S 54°25'42"W	138	30°57'30"	50.00	27.02	13.85	26.69	N 15°31'37"E
69	55°06'57"	50.00	48.10	26.09	46.26	S 05°34'18"E	139	58°02'30"	50.00	51.52	28.31	49.27	N 60°31'37"E
70	60°00'00"	50.00	52.36	28.87	50.00	S 63°07'47"E	140	18°24'16"	350.00	118.54	59.84	117.97	N 80°20'44"E
							141	15°17'21"	350.00	93.40	46.98	93.12	N 62°59'55"E

HIGHLAND LAKES ON ARGYLE FOREST UNIT FIVE

A REPLAT OF A PORTION OF TRACT 2, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A portion of Tract 2, Block 2, Section 35, Township 3 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93, of the current Public Records of Duval County, Florida, together with a portion of the Southwest 1/4, of the Northwest 1/4, of said Section 35, City of Jacksonville, Duval County, Florida, being more particularly described as follows: BEGIN at the Northeast corner of Highland Lakes On Argyle Forest Unit Three as recorded in Plat Book 44, Pages 100, 100A, 100B, and 100C, of the current Public Records of said County; thence in a Northwesterly direction along the Northerly boundary of said Highland Lakes On Argyle Forest Unit Three, the following Four Courses and Distances: Course Number One (1), North 89°41'57" West, 211.81 feet; Course Number Two (2), North 60°34'04" West, 172.19 feet to a point situate on a curve leading Southwesterly; Course Number Three (3), thence along and around the arc of the curve, said curve being concave Southeasternly and having a radius of 255.00 feet, an arc length of 127.04 feet, said arc being subtended by a chord bearing and distance of South 38°52'18" West, 125.73 feet to a point on said curve; Course Number Four (4), thence North 69°24'25" West, departing from said curve, 89.20 feet to the Northwest corner of Lot 157A, of said Highland Lakes On Argyle Forest Unit Three; thence North 24°40'40" East, departing from said Northerly boundary of Highland Lakes On Argyle Forest Unit Three, 312.88 feet; thence North 73°28'45" West, 242.48 feet to the Southwest corner of Lot 133, Highland Lakes On Argyle Forest Unit Two, as recorded in Plat Book 44, Pages 55, 55A, and 55B, of the current Public Records of said County; thence in a Northerly direction along the Easterly boundary of said Highland Lakes On Argyle Forest Unit Two, the following Two Courses and Distances: Course Number One (1), North 07°40'00" West, 233.65 feet; Course Number Two (2), North 05°06'15" East, 281.43 feet to the Northeast corner of Lot 125, of said Highland Lakes On Argyle Forest Unit Two; thence South 84°47'52" East, departing from the Easterly boundary of said Highland Lakes On Argyle Forest Unit Two, 561.57 feet to a point situate on a curve leading Southwesterly; thence along and around the arc of the curve, said curve being concave Northwesterly and having a radius of 125.00 feet, an arc length of 65.93 feet, said arc being subtended by a chord bearing and distance of South 22°28'45" West, 65.13 feet to a point situate on the curve; thence South 55°02'32" East, departing from said curve, 238.30 feet to a point situate on the Easterly line of the Northwest 1/4, of said Section 35; thence South 00°15'12" West, along last said line, 362.82 feet to the POINT OF BEGINNING.

APPROVED FOR THE RECORD

This is to certify that this Plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. ~~92-227-684~~, of said City adopted by its Council and approved by its Mayor.

Signed this 17th day of AUGUST, A. D., 1992.

James E. Mours
Director of Public Works

Sept. 22, 1992
Date

CLERK'S CERTIFICATE 92-0112132

This is to certify that this Plat has been examined and approved by the City Council of the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 47, Pages 60, 60A of the Public Records of Duval County, Florida.

Signed this 22 day of Sept, A. D., 1992.

Henry W. Cook
Clerk

H. W. Cook
Deputy Clerk

SURVEYOR'S CERTIFICATE

I hereby certify that this Plat is a true and correct representation of the lands hereby surveyed, platted and described in the Caption, that the survey was made under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter No. 177 of the Laws of the State of Florida. I further certify that Permanent Reference Monuments have been placed and that Permanent Control Points will be placed according to the above reference law and that all the zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 21st day of July, A. D., 1992.

James D. Harrison, Jr.
Florida Registered Land Surveyor, No. 2547
All American Surveyors, Inc.
Jacksonville, Florida

ADOPTION AND DEDICATION

This is to certify that Hutson Land Group, Inc., is the lawful owner of the lands described in the caption hereon known as HIGHLAND LAKES ON ARGYLE FOREST UNIT FIVE, and has caused the same to be surveyed and subdivided; that Barnett Bank of Jacksonville, N.A., is the holder of the mortgage on said lands and that this plat made in accordance with said survey, is hereby adopted as a true and correct plat of said lands. All right-of-ways, non-access easements and easements for drainage, utilities and sewers are hereby irrevocably without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easement through and over the retention ponds and filtration systems 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 retention ponds and filtration systems which these easements traverse all water which may fall on or come upon all right-of-ways hereby dedicated together with all soil, nutrients, chemicals and all other substances which may flow or pass from right-of-ways, from adjacent land, or from any other source of public waters into or through said retention ponds and filtration systems without liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damages, injuries or losses 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 retention ponds and filtration systems shown on this plat are owned in fee simple title by the abutting property owners; and the City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants and animals, soil, chemicals or any other substance or thing that may even be or come within said retention ponds or filtration systems which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting owners; (3) The City of Jacksonville, its successors and assigns shall not be liable nor responsible for the creation, operation, failure or destruction of any 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 retention ponds and filtration systems shown on this plat, but shall have the right to modify the existence of the retention ponds and filtration systems and that which retains it, to effect adequate drainage, including, but not limited to, the right to remove any water level control structures or any part thereof; Hutson Land Group, Inc., developer and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages, liability and expense in connection with loss of life, bodily or personal injury, property damage or other damage arising from or out of any occurrence in, upon, or at, or from the retention ponds and filtration systems described above, or any part thereof, on occasions wholly or in part by any act or omission of Hutson Land Group, Inc., its agents, contractors, employees, servants, licensees or concessionaires with HIGHLAND LAKES ON ARGYLE FOREST UNIT FIVE. This indemnification shall run with the land and the assigns of Hutson Land Group, Inc., and shall be subject to it. The Jacksonville Electric Authority and its successors as shown are hereby dedicated to the Jacksonville Electric Authority and its successors for their use in its underground electric distribution system.

In witness thereof the above named Corporations have caused these presents to be executed by their respective agents and seals affixed, this 20th day of JUNE, A. D., 1992.

HUTSON LAND GROUP, INC.

Witness: Cliff Johnson

Witness: Kenneth L. Johnson

Donald P. Hinson
Donald P. Hinson, President
Hutson Land Group, Inc.

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of June, A. D., 1992, by Donald P. Hinson, President, Hutson Land Group, Inc., he is personally known to me and no oath was taken.

Cliff Johnson
Notary Public, State of Florida, at Large

My Commission Expires: January 7, 1996

BARNETT BANK OF JACKSONVILLE, N.A.

Witness: L.V. Belfry

Witness: Patricia A. Blevins

Michael P. Blevins
Michael P. Blevins
Sr. Vice President, Barnett Bank of Jacksonville, N.A.

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of June, A. D., 1992, by Michael P. Blevins, Sr. Vice President, Barnett Bank of Jacksonville, N.A., he is personally known to me and no oath was taken.

Patricia A. Blevins
Notary Public, State of Florida, at Large

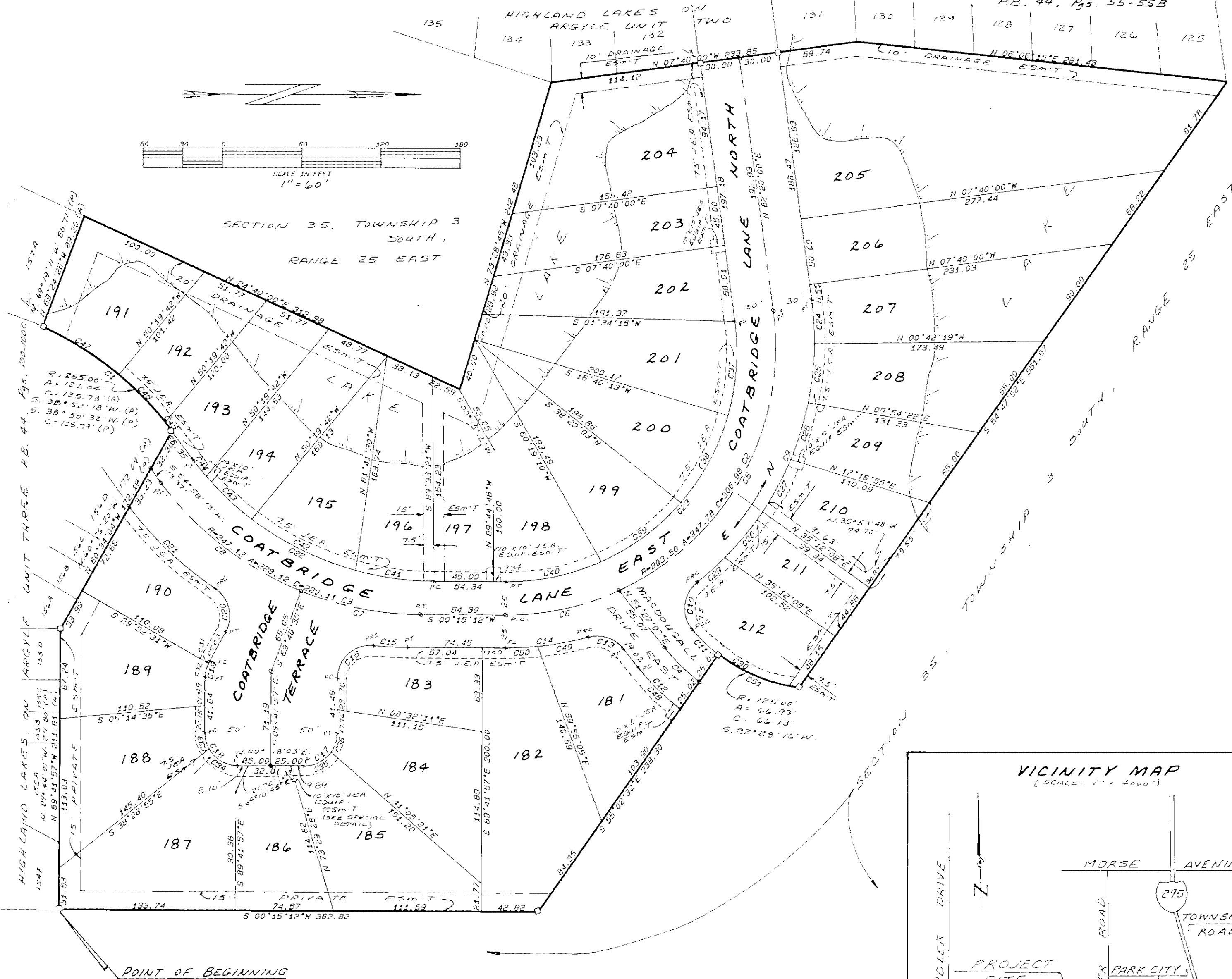
My Commission Expires: Oct. 13, 1994

Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32257
(904) 268-4155

HIGHLAND LAKES ON ARGYLE FOREST UNIT FIVE

A REPLAT OF A PORTION OF TRACT 2, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PB. 44, Pgs. 55-55B

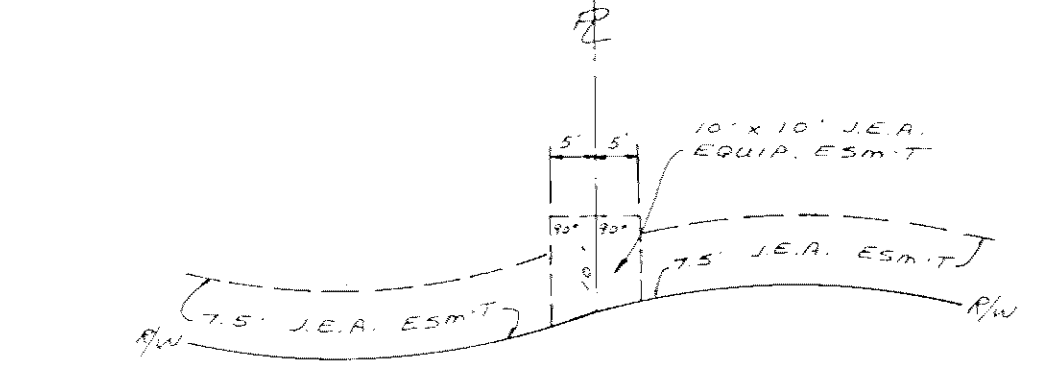
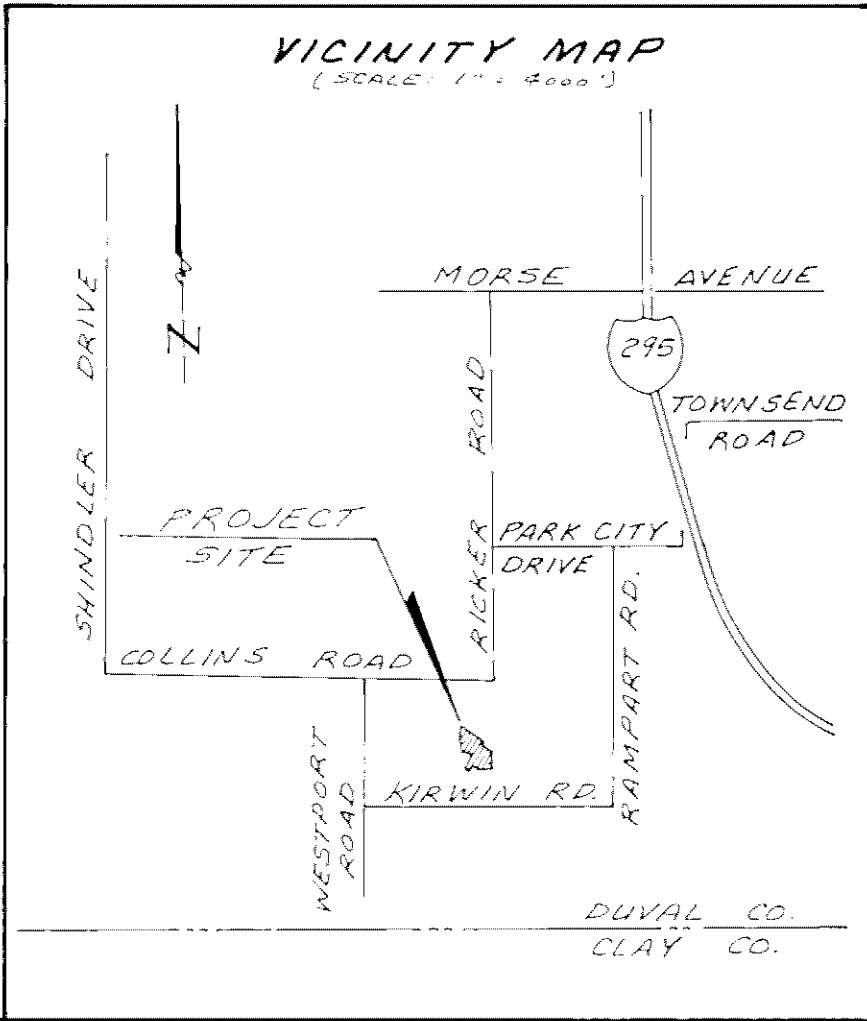


GENERAL NOTES:

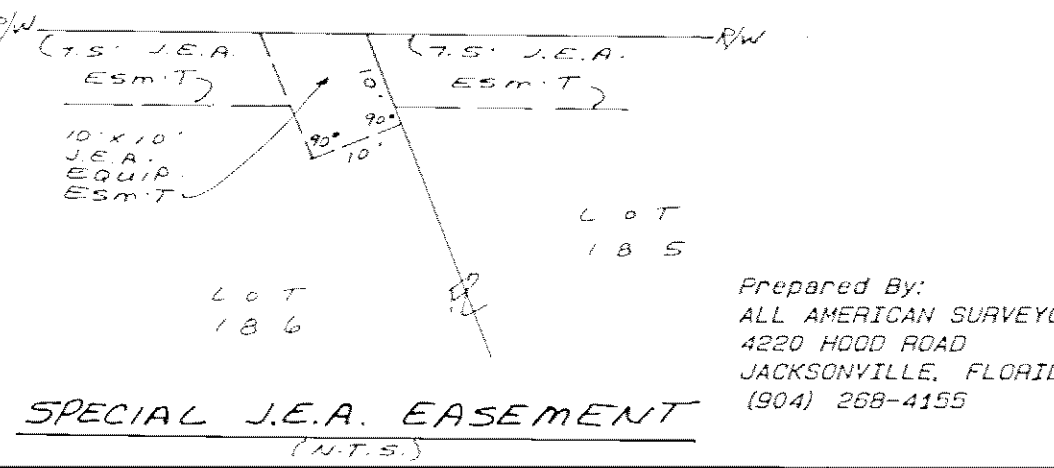
- (1) □ Denotes Permanent Reference Monument (P. R. M.)
- (2) ● Denotes Permanent Control Point (P. C. P.)
- (3) Bearings based on the Northerly boundary line of Highland Lakes on Argyle Forest Unit Three, as recorded in Plat Book 44, Pages 100, 100A, 100B, and 100C, of the current Public Records of the City of Jacksonville, Duval County, Florida.
- (4) NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.
- (5) (C1) Denotes tabulated curve data.
- (6) All Easements are for Drainage, Utilities, Sewers and Cable Television unless otherwise noted.
- (7) Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with its underground electrical distribution system.
- (8) --- Denotes centerline.

CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG
1	28°38'40"	255.00	127.04	64.87	125.73	S 38°52'18"N
2	97°55'12"	203.50	347.78	233.77	306.98	S 48°42'24"E
3	63°15'26"	228.12	228.12	122.32	220.11	S 28°41'55"W
4	14°07'06"	150.00	36.96	19.57	36.87	N 44°23'34"E
5	23°00'44"	203.50	259.32	150.61	242.12	S 51°09'38"E
6	24°54'27"	203.50	88.46	44.94	87.77	S 12°12'02"E
7	21°33'32"	247.12	92.99	47.05	92.44	S 11°01'58"W
8	31°19'54"	247.12	135.14	69.30	133.46	S 37°28'41"W
9	59°28'27"	232.89	241.75	133.04	231.04	S 67°55'46"E
10	91°24'44"	25.00	39.89	25.62	35.79	S 63°53'55"E
11	12°35'11"	125.00	27.46	13.73	27.46	N 44°06'08"E
12	14°27'29"	175.00	44.16	22.20	44.04	S 44°13'23"W
13	66°47'40"	25.00	29.14	16.48	27.52	S 18°03'17"W
14	15°35'44"	232.89	63.39	31.89	63.20	S 07°32'40"E
15	5°32'43"	254.52	25.60	12.81	25.59	S 03°01'33"W
16	55°29'52"	25.00	41.67	27.52	37.01	S 41°57'01"E
17	90°00'00"	25.00	39.27	25.00	35.36	S 44°41'57"E
18	90°00'00"	25.00	39.27	25.00	35.36	S 45°18'03"W
19	29°07'52"	25.00	12.71	6.50	12.57	N 75°08'01"W
20	65°45'59"	25.00	37.42	23.22	34.03	S 76°32'56"W
21	19°28'42"	204.52	89.49	49.49	89.49	S 43°24'17"W
22	52°53'26"	229.73	212.07	114.27	204.62	N 26°41'55"E
23	97°55'12"	174.10	297.55	200.00	262.63	N 48°42'24"W
24	8°14'35"	232.89	33.51	16.78	33.48	N 86°27'17"E
25	11°05'12"	232.89	45.07	22.61	45.00	S 63°52'46"E
26	11°05'12"	232.89	45.07	22.61	45.00	S 72°47'29"E
27	11°05'12"	232.89	45.07	22.61	45.00	S 61°42'12"E
28	11°05'12"	232.89	45.07	22.61	45.00	S 50°36'54"E
29	6°52'43"	232.89	27.96	14.00	27.94	S 41°37'54"E
30	43°15'45"	125.00	94.38	49.57	92.15	N 28°45'51"E
31	4°26'34"	25.00	1.94	0.97	1.94	S 62°47'22"E
32	24°41'18"	25.00	10.77	5.47	10.69	S 77°21'18"E
33	29°59'22"	25.00	13.08	6.59	12.93	N 75°18'52"E
34	60°01'38"	25.00	26.19	14.44	25.01	N 30°18'52"E
35	55°10'24"	25.00	24.07	13.06	23.15	N 27°17'09"W
36	34°49'36"	25.00	15.20	7.84	14.96	N 72°17'09"W
37	23°42'45"	174.10	76.05	38.55	71.54	S 85°48'38"E
38	24°52'37"	174.10	75.59	38.40	75.00	S 81°30'57"E
39	24°52'37"	174.10	75.59	38.40	75.00	S 36°38'24"E
40	24°27'14"	174.10	74.31	37.73	73.74	S 11°58'25"E
41	15°01'19"	229.73	60.29	30.29	60.05	S 07°45'51"W
42	21°59'05"	229.73	88.15	44.62	87.61	S 26°15'03"W
43	11°47'24"	229.73	47.27	23.72	47.19	S 43°09'18"W
44	4°05'38"	229.73	16.41	8.21	16.41	S 51°05'49"W
45	8°42'28"	229.73	24.00	12.24	24.00	S 52°11'25"W
46	11°18'46"	255.00	50.35	25.26	50.27	S 45°34'49"W
47	15°19'28"	255.00	68.20	34.31	68.00	S 32°15'42"W
48	14°27'29"	175.00	44.16	22.20	44.04	N 44°13'23"E
49	9°34'37"	232.89	38.93	19.51	38.88	S 10°33'14"E
50	6°01'07"	232.89	24.46	12.24	24.45	S 02°45'22"E
51	30°40'34"	125.00	66.93	34.29	66.13	S 22°28'16"W



TYPICAL J.E.A. EASEMENTS (N.T.S.)



Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32257
(904) 268-4155

HIGHLAND LAKES ON ARGYLE FOREST UNIT SIX

A REPLAT OF ALL OF TRACT 1, A PORTION OF TRACT 2, A PORTION OF TRACT 3, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHWEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

Tract 1, a portion of Tract 2, a portion of Tract 3, Block 2, Section 35, Township 3 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93, of the current Public Records of Duval County, Florida, together with a portion of the Southwest 1/2 of the Northwest 1/4 of said Section 35, City of Jacksonville, Duval County, Florida, being more particularly described as follows: BEGIN at the Northeast corner of Lot 182, Highland Lakes On Argyle Forest Unit Five, as recorded in Plat Book 47, Pages 60, and 60A, of the current Public Records of said County, said corner also being situated on the Easterly line of the Northwest 1/4 of said Section 35; thence in a Northwesterly direction the following Three (3), Courses and Distances along the Northerly boundary of said Highland Lakes On Argyle Forest Unit Five: Course No. One (1), North 55°02'32" West, 238.30 feet to a point situate on a curve leading to the left; Course No. Two (2), thence along and around the arc of the curve, said curve being concave Northwesterly and having a radius of 125.00 feet, an arc length of 66.93 feet, said arc being subtended by a chord bearing and distance of North 22°29'16" East, 68.13 feet to a point on said curve; Course No. Three (3), thence North 64°47'52" West, departing from said curve, 411.57 feet; thence North 29°39'39" West, 184.51 feet departing from the said Northerly boundary line; thence North 43°39'00" West, 324.13 feet; thence North 64°00'10" West, 135.34 feet; thence North 30°02'23" East, 38.87 feet; thence North 59°57'37" West, 160.00 feet; thence North 38°27'03" East, 87.46 feet; thence North 41°29'54" East, 50.00 feet; thence South 48°30'05" East, 14.25 feet to the point of curvature of a curve leading to the left; thence along and around the arc of the curve, said curve being concave Northeasterly and having a radius of 498.26 feet, an arc length of 23.90 feet, said arc being subtended by a chord bearing and distance of South 49°52'32" East, 23.89 feet to a point on said curve; thence North 38°59'17" East, 502.19 feet; thence North 56°10'56" East, 10.38 feet to the Southerly right-of-way line of Collins Road (a variable width right-of-way as established); thence North 88°35'00" East along said Southerly right-of-way line, 581.45 feet to an angle point in said right-of-way line; thence North 01°24'00" West, 10.00 feet to an angle point in said right-of-way line; thence North 88°35'00" East, along said Southerly right-of-way line, 43.74 feet to a point intersecting with the aforesaid Easterly line of the Northwest 1/4 of Section 35; thence South 00°15'12" West, along last said line 1507.00 feet to the POINT OF BEGINNING.

ADOPTION AND DEDICATION

This is to certify that Hutson Land Group, Inc., is the lawful owner of the lands described in the caption hereon known as HIGHLAND LAKES ON ARGYLE FOREST UNIT SIX, and has caused the same to be surveyed and subdivided; that Barnett Bank of Jacksonville, N.A., is the holder of the mortgage on said lands and that this plat made in accordance with said survey, is hereby adopted as a true and correct plat of said lands. All right-of-ways, non-access easements and easements for drainage, utilities and sewers are hereby irrevocably without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easement through and over the retention ponds and treatment systems 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 retention ponds and treatment systems which these easements traverse all water which may fall on or come upon all right-of-ways hereby dedicated together with all soil, nutrients, chemicals and all other substances which may flow or pass from right-of-ways, from adjacent land, or from any other source of public waters into or through said retention ponds and treatment systems without liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damages, injuries or losses 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 retention ponds and treatment systems shown on this plat are owned in fee simple title by the abutting property owners; and the City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants and animals, soil, chemicals or any other substance or thing that may even be or come within said retention ponds or treatment systems which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting owners; (3) The City of Jacksonville, its successors and assigns shall not be liable nor responsible for the creation, operation, failure or destruction of any 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 retention ponds and treatment systems shown on this plat, but shall have the right to modify the existence of the retention ponds and treatment systems and that which retains it, to effect adequate drainage, including, but not limited to, the right to remove any water level control structures or any part thereof. Hutson Land Group, Inc., developer and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages, liability and expense in connection with loss of life, bodily or personal injury, property damage or other damage arising from or out of any occurrence in, upon, or at, or from the retention ponds and treatment systems described above, on any part thereof, or occasioned wholly or in part by any act or omission of Hutson Land Group, Inc., its agents, contractors, employees, servants, licensees or concessionaires with HIGHLAND LAKES ON ARGYLE FOREST UNIT SIX. This indemnification shall run with the land and the assigns of Hutson Land Group, Inc., and shall be subject to it. The Jacksonville Electric Authority and its successors for their use in its underground electric distribution system. The private easements shown on this plat shall be owned by the abutting land owners and shall be maintained and comply with the rules and regulations set forth by the home owners association.

In witness whereof the above named Corporations have caused these presents to be executed by their respective agents and seals affixed, this 19th day of November, A. D., 1992.

HUTSON LAND GROUP, INC.

Witness: Cheryl L. Johnson
Valerie L. Childers
Donald P. Hinson, President
Hutson Land Group, Inc.

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of November, A. D., 1992, by Donald P. Hinson, President, Hutson Land Group, Inc., he is personally known to me and no oath was taken.

Cheryl L. Johnson
Notary Public, State of Florida, at Large
My Commission Expires:

BARNETT BANK OF JACKSONVILLE, N.A.

Witness: Michael P. Blewins
Michael P. Blewins
Sr. Vice President, Barnett Bank of Jacksonville, N.A.

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this day of A. D., 1992, by Michael P. Blewins, Sr. Vice President, Barnett Bank of Jacksonville, N.A., he is personally known to me and no oath was taken.

Notary Public, State of Florida, at Large
My Commission Expires:

Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32257
(904) 258-4155

12-4-92
For Director of Public Works
By: Cecil H. Rowland
City Engineer
For General Council
By: Sheren E. Matlock

APPROVED FOR THE RECORD

This is to certify that this Plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 92-1025-138, of said City adopted by its Council and approved by its Mayor this 19th day of DECEMBER, A. D., 1992.

Jan E. Mause
Director of Public Works
1/6/93
Date

CLERK'S CERTIFICATE 93-0004764

This is to certify that this Plat has been examined and approved by the City Council of the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 47, Pages 1516A, 1516B, 1516C, 1516D.

Signed this 14th day of January, A. D., 1993
Henry W. Cook
Clerk, Duval County
Katherine G. Smith
Deputy Clerk

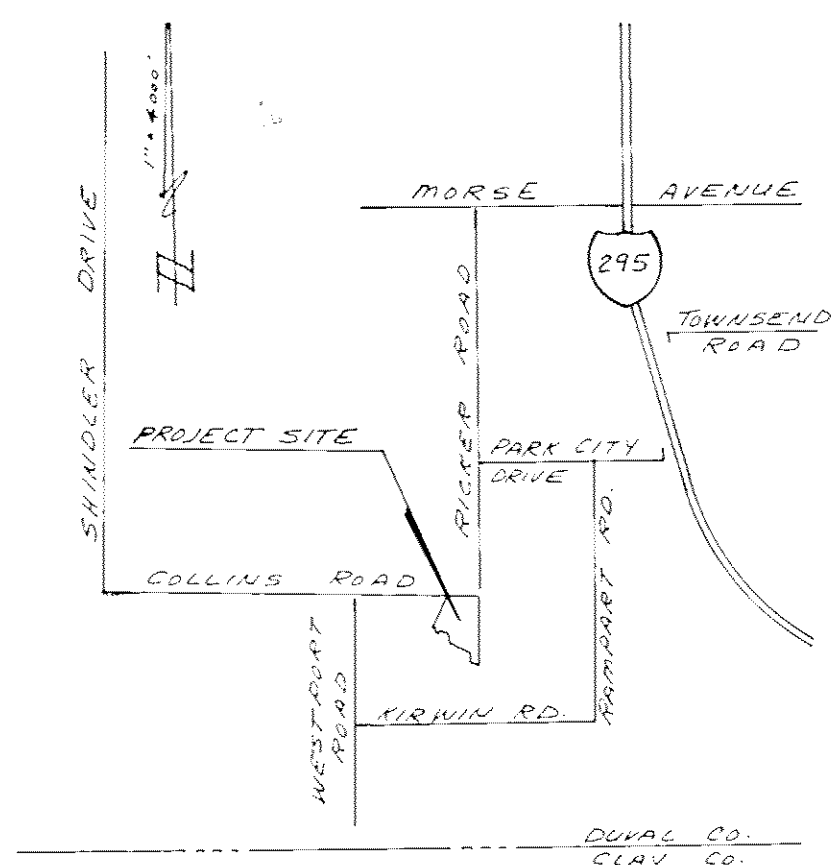
SURVEYOR'S CERTIFICATE

I hereby certify that this Plat is a true and correct representation of the lands hereby surveyed, platted and described in the Caption, that the survey was made under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter No. 177 of the Laws of the State of Florida. I further certify that Permanent Reference Monuments have been placed and that Permanent Control Points will be placed according to the above reference law and that all the zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

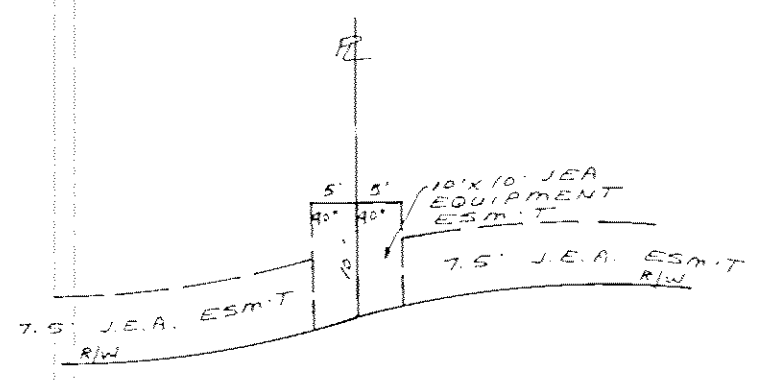
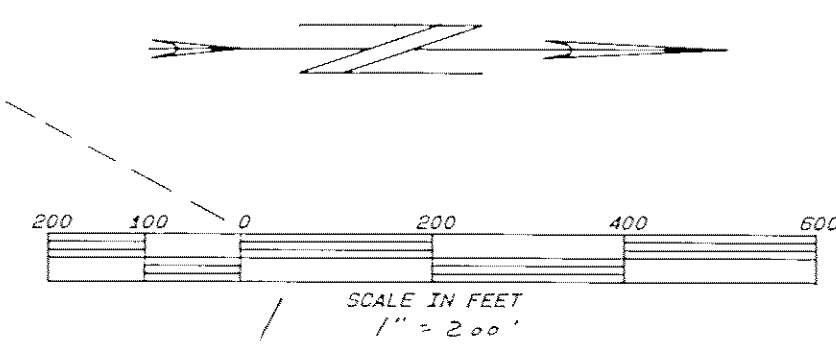
Signed this 3rd day of December, A. D., 1992.
James D. Harrison
Florida Registered Land Surveyor, No. 2647
All American Surveyors, Inc.
Jacksonville, Florida

A REPLAT OF ALL OF TRACT 1, A PORTION OF TRACT 2, A PORTION OF TRACT 3, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHWEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

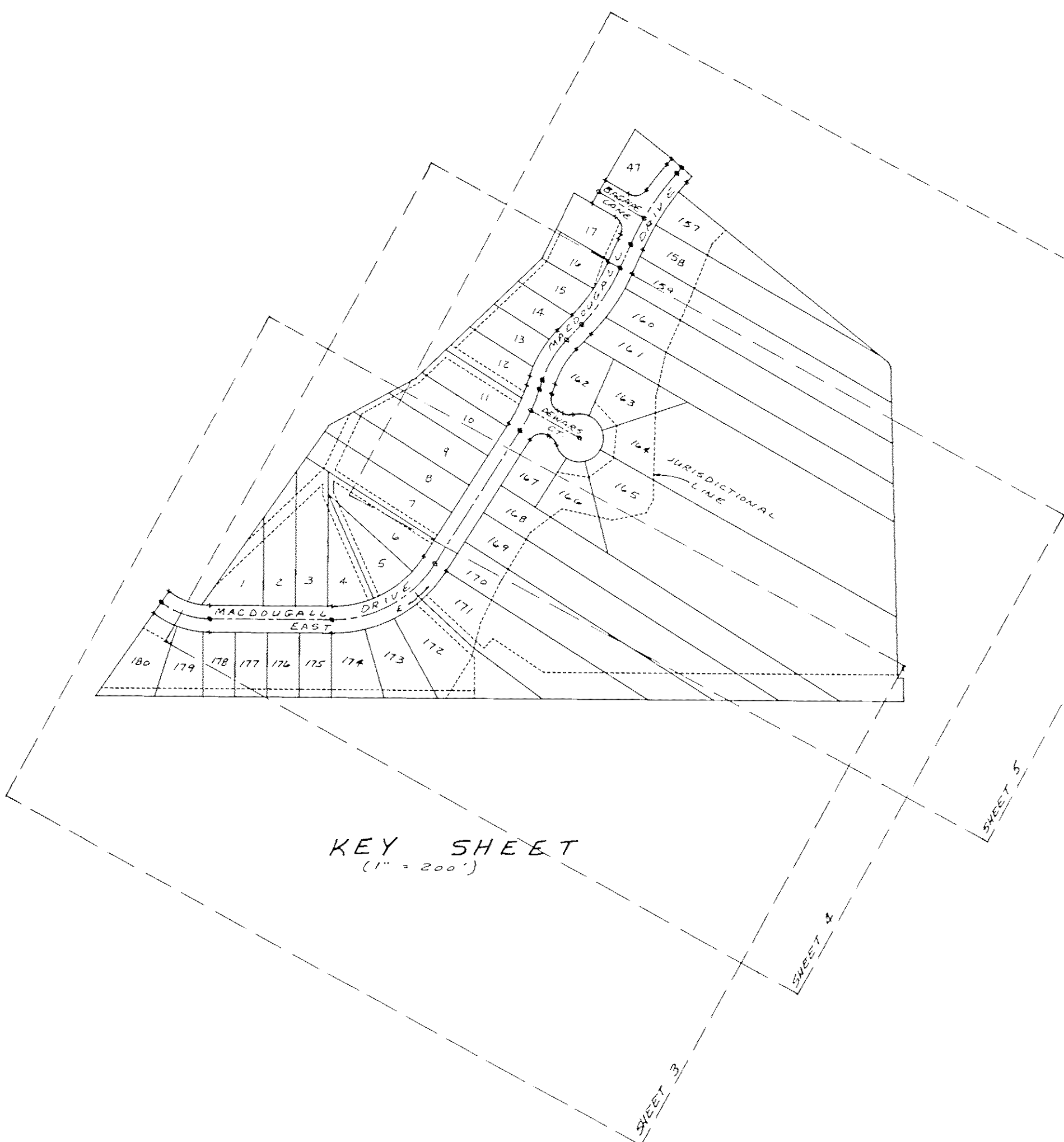
- GENERAL NOTES:
- (1) □ Denotes Permanent Reference Monument (P. R. M.), stamped LB 3857
 - (2) ° Denotes Permanent Control Point (P. C. P.), stamped LB 3857
 - (3) Bearings based on the Northerly boundary line of Highland Lakes on Argyle Forest Unit Three, as recorded in Plat Book 4, Pages 100, 100A, 100B, and 100C, of the current Public Records of the City of Jacksonville, Duval County, Florida, North 89°44'01" West.
 - (4) NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.
 - (5) (C1) Denotes tabulated curve data.
 - (6) All Easements are for Drainage, Utilities, Sewers and Cable Television unless otherwise noted.
 - (7) Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with its underground electrical distribution system.
 - (8) ——— Denotes centerline.
 - (9) (H) Denotes Radial Lines.
 - (10) C.O.E. Denotes Corps of Engineers Jurisdictional Line.
 - (11) B.R.L. Denotes Building Restriction Line.



VICINITY MAP



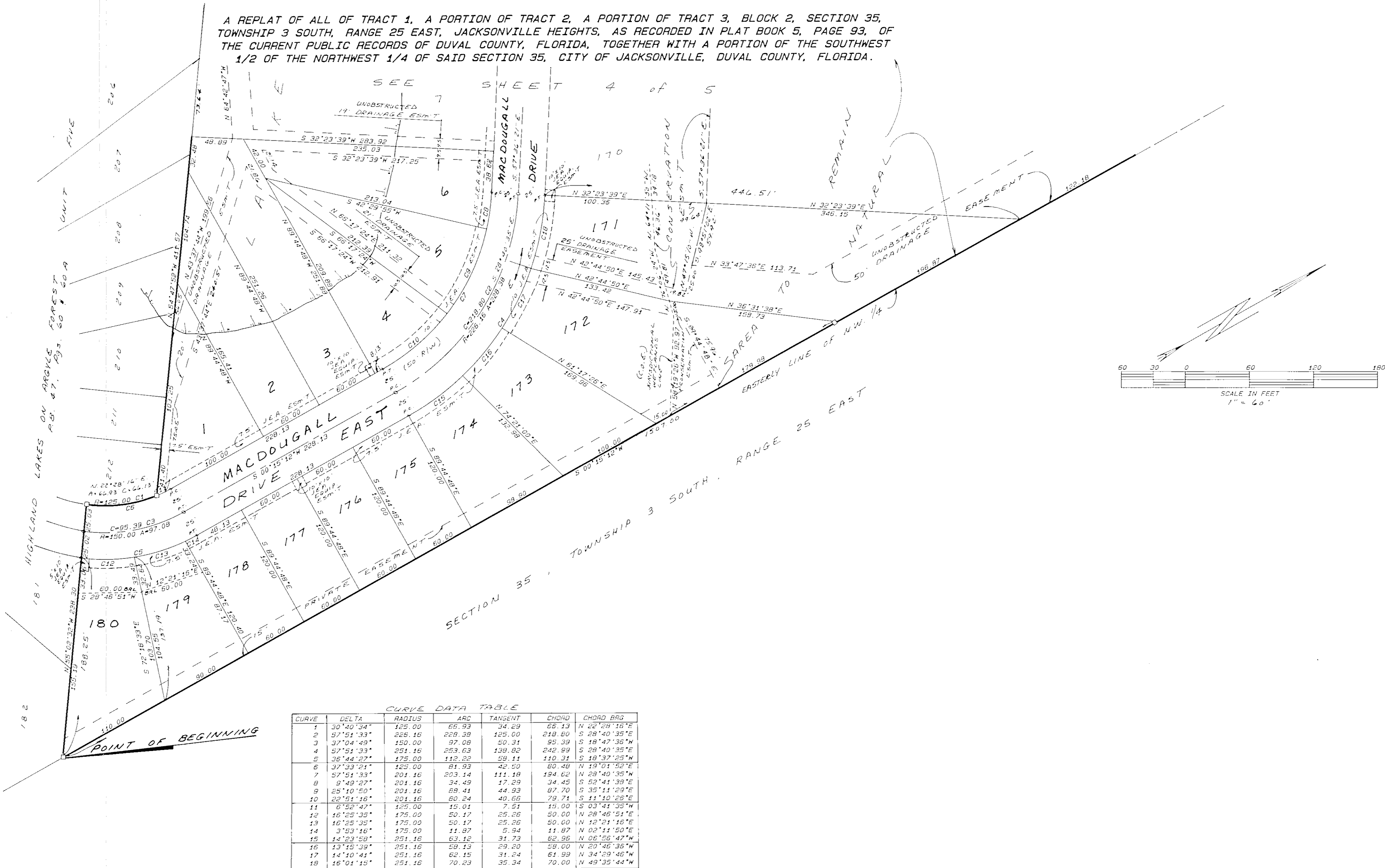
TYPICAL J.E.A. EASEMENTS
(N.T.S.)



Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32257
(904) 268-4155

HIGHLAND LAKES ON ARGYLE FOREST UNIT SIX

A REPLAT OF ALL OF TRACT 1, A PORTION OF TRACT 2, A PORTION OF TRACT 3, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHWEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG
1	30°40'34"	125.00	65.93	34.29	65.13	N 22°28'16"E
2	57°51'33"	225.16	228.39	125.00	210.60	S 28°40'35"E
3	37°04'43"	120.00	97.08	50.31	95.39	S 18°47'38"W
4	57°51'23"	251.16	253.63	139.82	242.99	S 28°40'35"E
5	35°44'27"	175.00	112.22	59.11	110.31	S 18°37'25"W
6	37°33'24"	125.00	81.93	42.50	80.48	N 19°01'52"E
7	57°51'33"	201.16	203.14	111.19	194.62	N 28°40'35"W
8	9°49'27"	201.16	34.49	17.29	34.45	S 52°41'38"E
9	25°10'50"	201.16	69.41	44.93	87.70	S 35°11'28"E
10	22°51'16"	201.16	60.24	40.65	79.71	S 11°10'26"E
11	6°52'47"	125.00	15.01	7.51	15.00	S 03°41'35"W
12	16°25'35"	175.00	50.17	25.26	50.00	N 28°46'51"E
13	16°25'35"	175.00	50.17	25.26	50.00	N 12°21'16"E
14	3°53'16"	175.00	11.87	5.94	11.87	N 02°11'50"E
15	14°23'55"	201.16	63.12	31.73	62.95	N 06°56'47"W
16	13°15'39"	251.16	25.13	29.20	29.00	N 20°46'36"W
17	14°10'41"	251.16	62.15	31.24	61.99	N 34°29'46"W
18	16°01'15"	251.16	70.23	35.34	70.00	N 49°35'44"W

HIGHLAND LAKES ON ARGYLE FOREST UNIT SIX

A REPLAT OF ALL OF TRACT 1, A PORTION OF TRACT 2, A PORTION OF TRACT 3, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHWEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

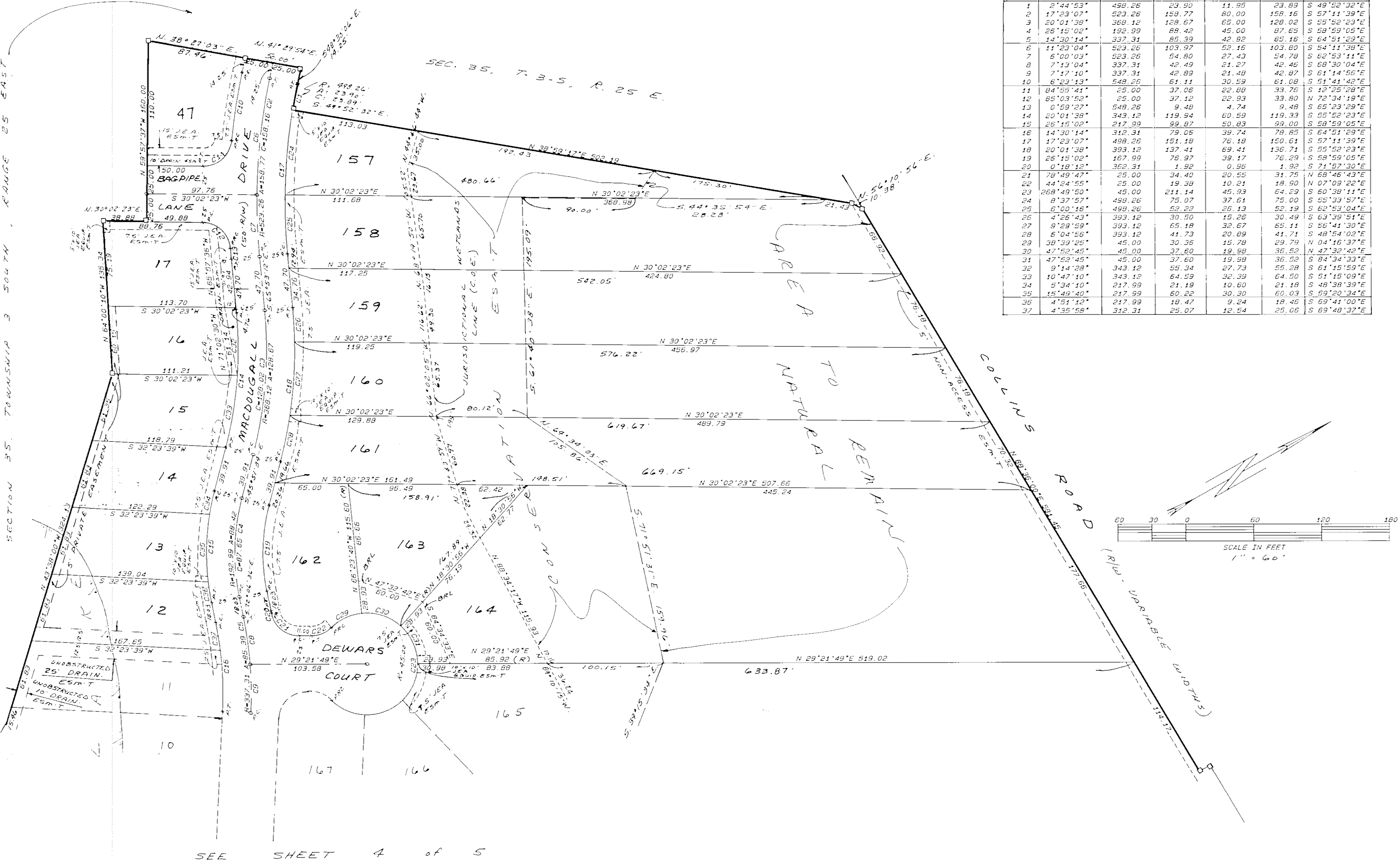


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HIGHLAND LAKES ON ARGYLE FOREST UNIT SIX

Sheet 5 of 5 Sheets

A REPLAT OF ALL OF TRACT 1, A PORTION OF TRACT 2, A PORTION OF TRACT 3, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHWEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE DATA TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
1	2°44'53"	498.26	23.90	11.95	23.89
2	17°23'07"	523.26	158.77	80.00	158.16
3	20°01'38"	368.12	128.67	65.00	128.02
4	25°15'02"	192.99	88.42	45.00	87.69
5	14°30'14"	337.31	85.39	42.92	85.16
6	11°23'04"	523.26	103.97	52.16	103.60
7	6°00'03"	523.26	54.80	27.43	54.78
8	7°13'04"	337.31	42.49	21.27	42.46
9	7°17'10"	337.31	42.89	21.48	42.87
10	6°23'19"	548.26	61.11	30.59	61.08
11	64°55'41"	25.00	37.06	20.68	33.76
12	65°03'52"	25.00	37.12	20.83	33.80
13	0°59'27"	548.26	9.48	4.74	9.48
14	20°01'38"	343.12	119.94	60.59	119.33
15	26°15'02"	217.99	99.87	50.83	99.00
16	14°30'14"	312.31	79.05	39.74	78.85
17	17°23'07"	498.26	151.19	76.19	150.61
18	20°01'38"	393.12	137.41	69.41	136.71
19	25°15'02"	167.99	76.97	39.17	76.29
20	0°18'12"	352.31	1.92	0.95	1.92
21	78°49'47"	25.00	34.40	20.55	31.75
22	44°24'55"	25.00	19.38	10.21	18.50
23	268°48'50"	45.00	211.14	45.83	64.29
24	8°37'57"	498.26	75.07	37.61	75.00
25	6°00'16"	498.26	52.22	26.13	52.19
26	4°25'43"	393.12	30.50	15.25	30.49
27	9°29'59"	393.12	65.18	32.67	65.11
28	6°04'56"	393.12	41.73	20.89	41.71
29	38°39'25"	45.00	30.36	15.78	29.79
30	47°52'45"	45.00	37.60	19.98	36.52
31	47°52'45"	45.00	37.60	19.98	36.52
32	9°14'28"	343.12	55.34	27.73	55.28
33	10°47'10"	343.12	64.59	32.39	64.50
34	5°34'10"	217.99	10.60	5.18	10.60
35	15°49'40"	217.99	60.22	30.30	60.03
36	4°51'12"	217.99	10.47	5.24	10.46
37	4°35'58"	312.31	29.07	12.54	29.05

HIGHLAND LAKES ON ARGYLE FOREST UNIT SEVEN

PLAT BOOK 48 PAGE 44

SHEET 1 OF 2 SHEETS

A PORTION OF TRACTS 1,3,4,5 AND 6, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A PORTION OF TRACTS 1,3,4,5 AND 6, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWESTERLY CORNER OF LOT 39, AS SHOWN ON THE PLAT OF HIGHLAND LAKES ON ARGYLE FOREST UNIT EIGHT, AS RECORDED IN PLAT BOOK 47, PAGES 94 AND 94A, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING SITUATE ON THE NORTHERLY BOUNDARY LINE OF HIGHLAND LAKES ON ARGYLE UNIT FOUR, AS RECORDED IN PLAT BOOK 46, PAGES 15, 15A, 15B, AND 15C, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 77°44' 27" WEST, ALONG SAID NORTHERLY BOUNDARY LINE, 227.20 FEET, THENCE NORTH 15°26' 29" EAST, DEPARTING FROM SAID NORTHERLY BOUNDARY LINE, 240.15 FEET, THENCE NORTH 01°24' 00" WEST, 350.52 FEET TO A POINT SITUATE ON A CURVE LEADING SOUTHEASTERLY, THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 14,778 FEET, AN ARC LENGTH OF 60.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°55'01" EAST, 59.79 FEET TO A POINT ON SAID CURVE, THENCE NORTH 36°45' 13" EAST, DEPARTING FROM SAID CURVE, 50.00 FEET TO A POINT SITUATE ON A CURVE LEADING SOUTHEASTERLY, THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 27.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°18' 16" EAST, 25.80 FEET TO A POINT ON SAID CURVE, THENCE NORTH 01°24' 00" WEST, DEPARTING FROM SAID CURVE, 187.66 FEET TO A POINT SITUATE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLLINS ROAD, (A RIGHT-OF-WAY WITH VARIABLE WIDTHS), THENCE IN A NORTHEASTERLY AND SOUTHEASTERLY DIRECTION, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. ONE (1), THENCE NORTH 88°36' 00" EAST, 95.92 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY BOUNDARY LINE OF HIGHLAND LAKES ON ARGYLE FOREST UNIT SIX, AS RECORDED IN PLAT BOOK 47, PAGES 75, 75A, 75B, 75C AND 75D, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE IN A SOUTHWESTERLY AND NORTHWESTERLY DIRECTION, ALONG SAID NORTHWESTERLY BOUNDARY LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. ONE (1), THENCE SOUTH 56°10' 56" WEST, 50.19 FEET TO A POINT SITUATE ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MACDOUGALL DRIVE, (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), COURSE NO. THREE (3), THENCE ALONG AND AROUND THE ARC OF THE CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 498.26 FEET, AN ARC LENGTH OF 23.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°32' 32" WEST, 23.89 FEET TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. FOUR (4), THENCE NORTH 48°30'06" WEST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 14.25 FEET, COURSE NO. FIVE (5), THENCE SOUTH 41°29' 54" WEST, DEPARTING FROM SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 50.00 FEET TO A POINT SITUATE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID MACDOUGALL DRIVE, THENCE IN A SOUTHWESTERLY AND NORTHWESTERLY DIRECTION, CONTINUING ALONG SAID NORTHWESTERLY BOUNDARY LINE, AND ALONG THE NORTHERLY BOUNDARY LINE OF THE AFORESAID HIGHLAND LAKES ON ARGYLE FOREST UNIT EIGHT, THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. ONE (1), THENCE SOUTH 38°27' 03" WEST, 153.16 FEET, COURSE NO. TWO (2), THENCE NORTH 22°17' 14" WEST, 54.80 FEET, COURSE NO. THREE (3), THENCE SOUTH 73°43' 53" WEST, 222.64 FEET, COURSE NO. FOUR (4), THENCE SOUTH 51°18' 12" WEST, 125.00 FEET, COURSE NO. FIVE (5), THENCE SOUTH 07°54' 00" WEST, 105.00 FEET, COURSE NO. SIX (6), THENCE SOUTH 35°07' 00" WEST, 171.13 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT HUTSON LAND GROUP, INC. IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS HIGHLAND LAKES ON ARGYLE FOREST UNIT SEVEN, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED; THAT SOUTHRUST BANK OF JACKSONVILLE, N.A., IS THE HOLDER OF THE MORTGAGE ON SAID LANDS AND THAT THIS PLAT MADE IN ACCORDANCE WITH SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL RIGHT-OF-WAYS, NON-ACCESS EASEMENTS AND EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS ARE HEREBY IRREVOCABLY WITHOUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS AND THAT ALL PRIVATE EASEMENTS ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE DEVELOPER AND ITS SUCCESSORS AND GRANTEES, IF ANY OF SAID EASEMENTS. THE DRAINAGE EASEMENT THROUGH AND OVER THE RETENTION PONDS AND TREATMENT SYSTEMS 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 RETENTION PONDS AND TREATMENT SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL RIGHT-OF-WAYS HEREBY DEDICATED TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS THROUGH SAID RETENTION POND AND TREATMENT SYSTEMS, WITHOUT LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGES, INJURIES OR LOSSES 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 RETENTION PONDS AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJOINING PROPERTY OWNERS; AND THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS AND ANIMALS, SOIL, CHEMICALS OR ANY OTHER SUBSTANCE OR THING THAT MAY EVEN BE OR COME WITHIN SAID RETENTION POND OR TREATMENT SYSTEMS WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH WHICH RESPONSIBILITIES SHALL BE THOSE OF THE ADJOINING OWNERS; (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF ANY 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 RETENTION PONDS AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE RETENTION PONDS AND TREATMENT SYSTEMS AND THAT WHICH RETAINS IT, TO EFFECT ADEQUATE DRAINAGE, INCLUDING, BUT NOT LIMITED TO THE RIGHT TO REMOVE ANY WATER CONTROL STRUCTURES OR ANY PART THEREOF. HUTSON LAND GROUP, INC., DEVELOPER AND OWNER OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, INJURY, PROPERTY DAMAGE OR OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, OR AT, OR FROM THE RETENTION PONDS AND TREATMENT SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF, OR OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF HUTSON LAND GROUP, INC., ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN HIGHLAND LAKES ON ARGYLE FOREST UNIT SEVEN. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF HUTSON LAND GROUP, INC. AND SHALL BE SUBJECT TO IT. THOSE EASEMENTS DESIGNATED AS "J.E.A. EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR RESPECTIVE AGENTS AND SEALS AFFIXED, THIS 23 DAY OF JULY, A.D., 1993.

HUTSON LAND GROUP, INC.

Witness: Steven J. Mitchell
STEVEN J. MITCHELL

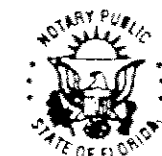
Witness: Deborah Dunbar
DEBORAH DUNBAR

Kenneth L. Johnson Jr.
Kenneth L. Johnson, Jr.
Vice President
Hutson Land Group, Inc.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23 day of JULY, A.D., 1993 by Kenneth L. Johnson, Jr., Vice President, Hutson Land Group, Inc., he is personally known to me and no oath was taken.

Deborah Dunbar
Notary, (Signature)
Commission Number OC 289691
Notary Public, State of
Florida, at Large



DEBORAH H. DUNBAR
My Commission OC 289691
Expires May 25, 1997
Bonded by ANB
800-652-5878

Deborah Dunbar
Notary, (Please Print)
My Commission Expires 5-25-97

SOUTHRUST BANK OF JACKSONVILLE, N.A.

Witness: Mary L. Brown
MARY L. BROWN

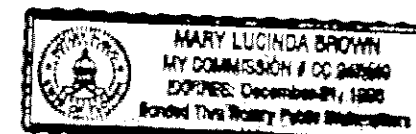
Witness: Glenn Ayers
GLENN AYERS

Campbell L. Patterson
Campbell L. Patterson
Vice President
Southtrust Bank of Jacksonville, N.A.

STATE OF FLORIDA
COUNTY OF DUVAL

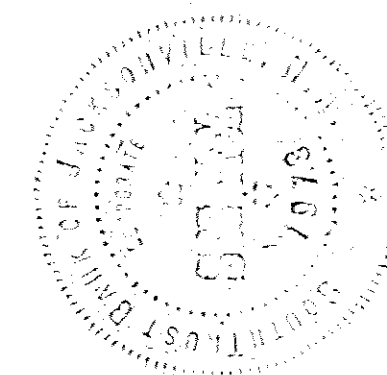
The foregoing instrument was acknowledged before me this 22 day of JULY, A.D., 1993 by Campbell L. Patterson, Vice President, Southtrust Bank of Jacksonville, N.A., he is personally known to me and no oath was taken.

Mary Lucinda Brown
Notary, (Signature)
Commission Number
Notary Public, State of
Florida, at Large



Mary Lucinda Brown
Notary, (Please Print)
My Commission Expires

Prepared By:
ALL AMERICAN SURVEYORS, INC.
8789 SAN JOSE BLVD, SUITE 301
JACKSONVILLE, FLORIDA 32217
(904) 739-2217

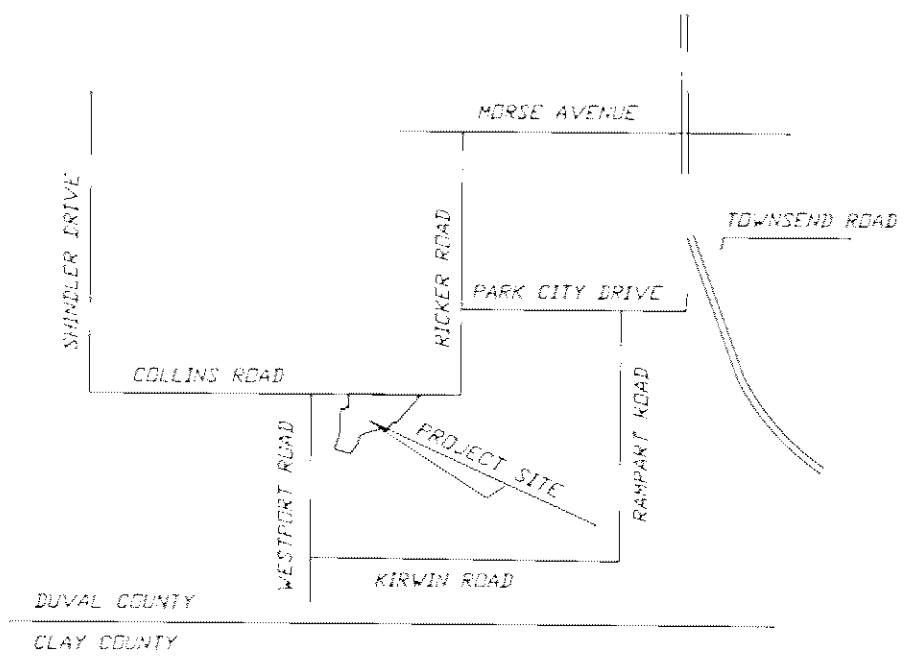
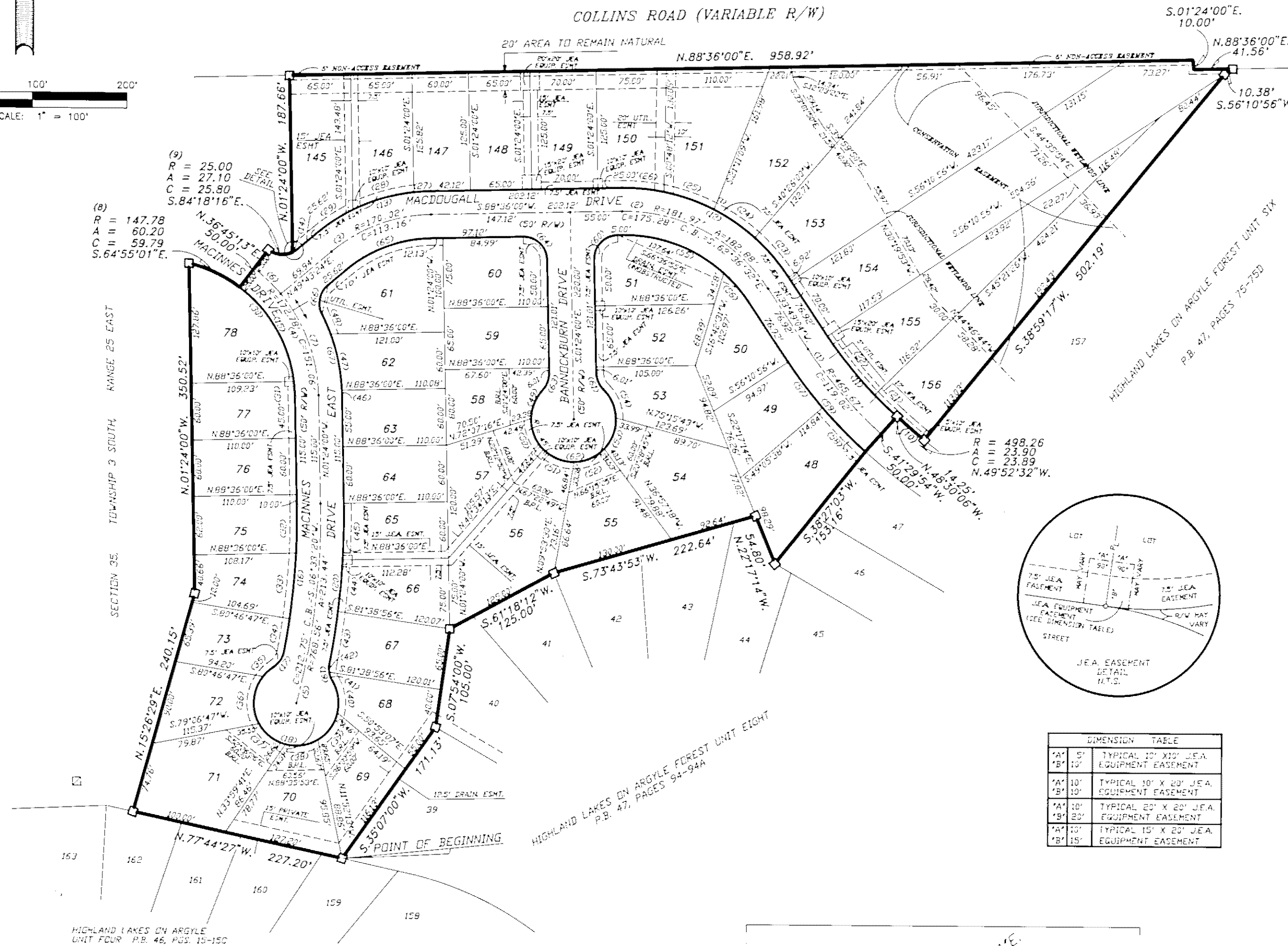
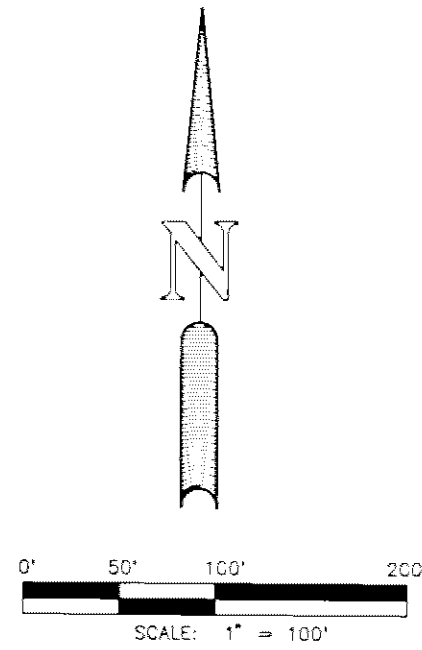


HIGHLAND LAKES ON ARGYLE FOREST UNIT SEVEN

A PORTION OF TRACTS 1,3,4,5 AND 6, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 48 PAGE 44A

SHEET 2 OF 2 SHEETS



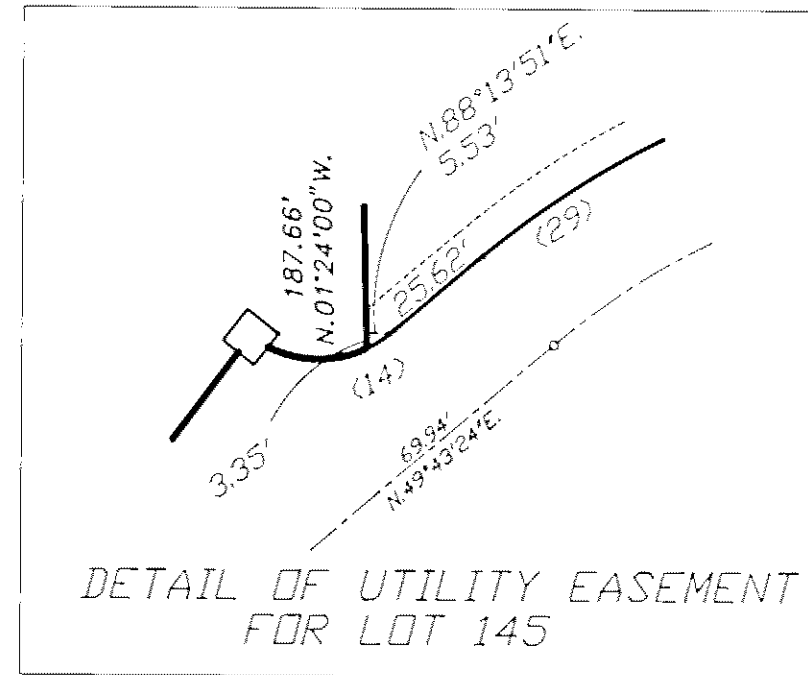
VICINITY MAP (N.T.S.)

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	465.67'	14°51'04"	119.35'	119.35'	119.35'	N41°09'35"W
2	181.97'	57°34'56"	182.88'	100.00'	175.52'	S52°36'02"E
3	170.02'	38°52'33"	115.36'	60.00'	112.16'	N69°09'42"E
4	172.78'	51°50'41"	156.34'	83.98'	151.05'	S27°19'12"E
5	175.54'	15°54'41"	213.44'	107.41'	212.75'	S06°33'20"W
6	172.78'	38°52'39"	117.24'	60.98'	115.02'	S46°45'10"E
7	147.78'	23°20'29"	60.20'	30.52'	59.79'	S64°55'01"E
8	25.00'	62°07'03"	27.10'	15.06'	25.80'	S64°18'16"E
9	439.25'	05°44'53"	33.90'	11.95'	23.89'	S49°52'32"E
10	430.67'	14°41'04"	112.94'	56.78'	112.63'	N41°09'35"W
11	205.97'	57°34'56"	208.00'	113.74'	199.26'	S62°36'02"E
12	147.78'	23°20'29"	60.20'	30.52'	59.79'	S64°55'01"E
13	195.02'	38°52'33"	132.32'	68.82'	129.60'	N69°09'42"E
14	25.00'	14°54'29"	6.50'	3.27'	6.49'	S57°07'26"W
15	147.78'	51°50'41"	133.72'	71.83'	129.21'	S27°19'12"E
16	175.54'	15°54'41"	157.47'	79.30'	157.17'	S06°33'20"W
17	25.00'	46°20'09"	20.22'	10.70'	19.67'	S33°54'05"E
18	45.00'	268°46'16"	211.09'	45.96'	64.32'	N77°18'58"W
19	25.00'	42°40'25"	18.62'	9.77'	18.19'	N10°21'54"W
20	293.56'	12°52'03"	171.36'	86.01'	171.02'	S04°47'09"W
21	440.67'	10°25'00"	80.12'	40.17'	80.00'	S46°22'05"E
22	206.97'	14°44'53"	53.27'	26.79'	53.13'	N41°11'30"W
23	206.97'	14°36'17"	52.88'	26.58'	52.73'	N55°53'05"W
24	206.97'	15°38'13"	56.49'	28.42'	56.31'	N71°01'21"W
25	206.97'	12°33'37"	45.37'	22.68'	45.28'	N85°07'14"W
26	195.02'	05°15'34"	17.80'	8.66'	17.90'	S65°58'14"E
27	195.02'	19°53'21"	67.70'	34.19'	67.36'	S73°23'44"W
28	195.02'	13°43'38"	46.72'	23.47'	46.61'	S56°35'15"W
29	147.78'	69°21'40"	179.90'	102.25'	169.17'	S41°34'15"E
30	147.78'	05°49'30"	15.02'	7.51'	15.02'	S04°18'35"E
31	743.56'	04°00'37"	52.04'	26.03'	52.03'	S00°36'18"W
32	743.56'	05°23'45"	70.03'	35.04'	70.00'	S05°18'25"W
33	743.56'	02°43'39"	35.40'	17.70'	35.39'	S09°22'11"W
34	45.00'	18°07'42"	15.02'	7.51'	14.95'	N47°30'18"E
35	45.00'	67°36'02"	33.01'	30.00'	30.00'	S04°11'28"W
36	45.00'	45°46'13"	35.95'	19.00'	35.00'	S52°26'41"E
37	45.00'	45°46'28"	35.95'	19.00'	35.00'	N61°46'58"E
38	45.00'	45°46'13"	35.95'	19.00'	35.00'	N36°00'38"E
39	45.00'	44°49'09"	35.21'	18.56'	34.32'	N09°17'19"W
40	25.00'	22°23'53"	9.77'	4.95'	9.77'	N20°30'19"E
41	25.00'	20°16'50"	8.85'	4.47'	8.80'	S00°49'54"W
42	793.56'	04°03'50"	56.29'	28.16'	56.28'	N08°56'24"E
43	793.56'	03°58'19"	55.01'	27.52'	55.00'	N04°55'19"E
44	793.56'	04°50'10"	60.05'	30.04'	60.04'	N00°46'04"E
45	197.78'	01°26'56"	3.00'	1.50'	3.00'	N00°07'21"W
46	197.78'	17°44'17"	61.23'	30.86'	60.99'	N11°42'56"W
47	197.78'	06°43'14"	23.20'	11.61'	23.19'	N23°56'43"W
48	45.00'	42°02'21"	33.25'	17.43'	32.50'	S21°50'45"W
49	45.00'	45°46'02"	35.95'	19.00'	35.00'	S62°12'38"E
50	45.00'	45°46'02"	35.95'	19.00'	35.00'	S62°12'38"E
51	45.00'	45°46'02"	35.95'	19.00'	35.00'	S62°12'38"E
52	45.00'	45°46'02"	35.95'	19.00'	35.00'	S62°12'38"E
53	45.00'	45°46'02"	35.95'	19.00'	35.00'	S62°12'38"E
54	45.00'	45°46'02"	35.95'	19.00'	35.00'	S62°12'38"E
55	45.00'	45°46'02"	35.95'	19.00'	35.00'	S62°12'38"E
56	150.37'	14°38'14"	117.24'	60.98'	115.02'	S46°45'10"E
57	490.67'	07°05'20"	60.71'	30.39'	60.67'	S37°21'43"E
58	490.67'	07°35'44"	65.05'	32.57'	65.00'	S44°42'15"E
59	490.67'	14°41'04"	125.75'	63.22'	125.41'	N41°09'35"W
60	25.00'	90°00'00"	25.00'	25.00'	25.00'	N43°36'00"E
61	25.00'	44°24'55"	19.38'	9.69'	19.36'	N23°56'28"W
62	45.00'	268°49'50"	211.14'	45.93'	64.25'	S66°36'00"W
63	25.00'	44°24'55"	19.38'	9.69'	19.36'	S20°48'28"W
64	25.00'	50°00'00"	39.27'	25.00'	35.36'	S46°24'00"E
65	25.00'	39°52'33"	36.40'	18.20'	36.34'	N69°09'42"E
66	25.00'	77°01'44"	33.67'	16.80'	31.14'	N11°15'24"E
67	197.78'	25°54'28"	89.43'	45.49'	88.67'	S14°21'06"E

GENERAL NOTES:

- (1) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.), STAMPED LB 3857
- (2) DENOTES PERMANENT CONTROL POINT (P.C.P.), STAMPED LB 3857
- (3) BEARINGS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLLINS ROAD (A RIGHT-OF-WAY WITH VARIABLE WIDTHS), NORTH 88°36'00" EAST.
- (4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- (5) (1) DENOTES TABULATED CURVE DATA.
- (6) ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, SEWERS AND CABLE TELEVISION, UNLESS OTHERWISE NOTED.
- (7) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- (8) DENOTES CENTERLINE
- (9) (R) DENOTES RADIAL LINES
- (10) B.R.L. DENOTES BUILDING RESTRICTION LINE
- (11) DENOTES STREET NAME CHANGE POINT



PREPARED BY:
ALL AMERICAN SURVEYORS, INC.
8789 SAN JOSE BLVD, SUITE 301
JACKSONVILLE, FLORIDA 32217
(904) 739-2217

HIGHLAND LAKES ON ARGYLE FOREST UNIT EIGHT

A REPLAT OF A PORTION OF TRACTS 2, 3, 4, AND 5, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A Replat of a portion of Tracts 2, 3, 4, and 5, Block 2, Section 35, Township 3 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93, of the Current Public Records of the City of Jacksonville, Duval County, Florida, being more particularly described as follows: BEGIV at the Southwesterly corner of Highland Lakes On Argyle Forest Unit Six, as recorded in Plat Book 47, Pages 75, 75A, 75B, 75C, and 75D, of the Current Public Records of said County; thence in a Southeasterly and Southwesterly direction along the Southerly boundary line of said Highland Lakes on Argyle Forest Unit Six, the following five (5) Courses and Distances: Course Number One (1), thence South 59°57'37" East, 160.00 feet; Course Number Two (2), thence South 30°02'23" West, 38.89 feet; Course Number Three (3), thence South 64°00'10" East, 135.34 feet; Course Number Four (4), thence South 43°38'00" East, 324.13 feet; Course Number Five (5), thence South 28°38'39" East, 184.51 feet to the Northeastern corner of lot 205, as shown on the Plat of Highland Lakes on Argyle Forest Unit Five, as recorded in Plat Book 47, Pages 60 and 60A, of the Current Public Records of said County; thence North 54°47'52" West, departing from said Southerly boundary line of Highland Lakes on Argyle Forest Unit Six, and along the Northerly boundary line of said lot 205 and lot 206, of said Highland Lakes on Argyle Forest Unit Five, 150.00 feet to the Northwesterly corner of said lot 205, said corner also being the Northeastern corner of Highland Lakes on Argyle Unit Two, as recorded in Plat Book 44, Pages 55, 55A, and 55B, of the Current Public Records of said County; thence in a Southwesterly and Northwesterly direction along said Northerly boundary line, the following ten (10) Courses and Distances: Course Number One (1), thence South 82°01'55" West, 93.89 feet; Course Number Two (2), thence South 17°55'15" West, 12.27 feet; Course Number Three (3), thence South 84°00'00" West, 48.63 feet to a point situate on a curve leading Northwesterly; Course Number Four (4), thence along and around the arc of the curve, said curve being concave Northwesterly and having a radius of 350.00 feet, an arc length of 29.39 feet, said arc being subtended by a chord bearing and distance of North 03°53'11" West, 29.39 feet to a point on said curve; Course Number Five (5), thence South 83°11'30" West, departing from said curve, 182.51 feet; Course Number Six (6), thence South 69°03'45" West, 153.11 feet; Course Number Seven (7), thence South 18°39'55" East, 31.79 feet; Course Number Eight (8), thence South 81°33'09" West, 80.55 feet; Course Number Nine (9), thence North 38°06'42" West, 18.41 feet; Course Number Ten (10), thence South 67°32'58" West, 53.00 feet to a point situate on a curve leading Northwesterly and lying on the Northeastern boundary line of Highland Lakes on Argyle Unit One, as recorded in Plat Book 43, Pages 93, 93A, 93B, 93C, and 93D, and the Northeastern boundary line of Highland Lakes on Argyle Unit Four, as recorded in Plat Book 46, Pages 15, 15A, 15B, and 15C, both being of the Current Public Records of said County; thence along and around the arc of the curve and said Northeastern boundary lines, said curve being concave Southwesterly and having a radius of 354.50 feet, an arc length of 358.21 feet, said arc being subtended by a chord bearing and distance of North 48°53'13" West, 343.15 feet to the Point of Tangency of said curve; thence North 77°44'27" West, 70.00 feet; thence North 35°07'00" East, departing from said Northeastern boundary line of Highland Lakes on Argyle Unit Four, 171.13 feet; thence North 07°54'00" East, 105.00 feet; thence North 61°18'12" East, 125.00 feet; thence North 73°43'53" East, 222.64 feet; thence South 22°17'14" East, 54.80 feet; thence North 38°27'03" East, 65.71 feet to the POINT OF BEGINNING.

APPROVED FOR THE RECORD

This is to certify that this Plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 93-295-102, of said City adopted by its Council and approved by its Mayor this 27th day of April, A. D., 1993.

Sam E. Meun 4/7/93
Director of Public Works Date

CLERK'S CERTIFICATE 93-0041945

This is to certify that this Plat has been examined and approved by the City Council of the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 47, Pages 94, 94A, 94B, and 94C, of the Public Records of Duval County, Florida.

Signed this 7th day of April, A. D., 1993.

Henry W. Cook
Clerk: Henry W. Cook By: H. X. Oclom Deputy Clerk

SURVEYOR'S CERTIFICATE

I hereby certify that this Plat is a true and correct representation of the lands hereby surveyed, platted and described in the Caption, that the survey was made under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter No. 177 of the Laws of the State of Florida. I further certify that Permanent Reference Monuments have been placed and that Permanent Control Points will be placed according to the above reference law and that all the zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 11th day of March, A. D., 1993.

Jay S. Harrison
Jay S. Harrison
Florida Registered Land Surveyor, No. 2647
All American Surveyors, Inc.
Jacksonville, Florida



ADOPTION AND DEDICATION

This is to certify that Hutson Land Group, Inc., is the lawful owner of the lands described in the caption hereon known as HIGHLAND LAKES ON ARGYLE FOREST UNIT EIGHT and has caused the same to be surveyed and subdivided, that Barnett Bank of Jacksonville, N.A., is the holder of the mortgage on said lands and that this plat made in accordance with said survey, is hereby adopted as a true and correct plat of said lands. All right-of-ways, non-access easements and easements for drainage, utilities and sewers are hereby irrevocably without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easement through and over the retention ponds and treatment systems 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 retention ponds and treatment systems which these easements traverse, all water which may fall on or come upon all right-of-ways hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from right-of-ways, from adjacent land, or from any other source of public waters into or through said retention ponds and treatment systems without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damages, injuries or losses 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 retention ponds and treatment systems shown on this plat are owned in fee simple title by the abutting property owners, and the City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants and animals, soil, chemicals or any other substance or thing that may even be or come within said retention ponds or treatment systems which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting owners; (3) The City of Jacksonville, its successors and assigns shall not be liable nor responsible for the creation, operation, failure or destruction of any 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 retention ponds and treatment systems shown on this plat, but shall have the right to modify the existence of the retention ponds and treatment systems and that which retains it, to effect adequate drainage, including, but not limited to, the right to remove any water level control structures on any part thereof; Hutson Land Group, Inc., developer and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages, liability and expense in connection with loss of life, bodily or personal injury, property damage or other damage arising from or out of any occurrence in, upon, or at, or from the retention ponds and treatment systems described above, or any part thereof, on occasioned wholly or in part by any act or omission of Hutson Land Group, Inc., its agents, contractors, employees, servants, licensees or successors, and HIGHLAND LAKES ON ARGYLE FOREST UNIT EIGHT. This indemnification shall run with the land and the assigns of Hutson Land Group, Inc., and shall be subject to it. The Jacksonville Electric Authority easements as shown are hereby dedicated to the Jacksonville Electric Authority and its successors for their use in its underground electric distribution system. The private easements shown on this plat shall be owned by the abutting land owners and shall be maintained and comply with the rules and regulations set forth by the home owners association and private easements shown on this plat shall remain privately owned and the sole and exclusive property of the developer, its successors and assigns. In witness whereof the above named Corporations have caused these presents to be executed by their respective agents and seals affixed, this 10th day of March, A. D., 1993.

HUTSON LAND GROUP, INC.

Witness: Cl. Johnson
Witness: Donald P. Hinson
Donald P. Hinson, President
Hutson Land Group, Inc.

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of March, A. D., 1993, by Donald P. Hinson, President, Hutson Land Group, Inc., he is personally known to me and no oath was taken.

Cheryl Johnson
Notary, (Signature)
Commission Number CC201218
Notary Public, State of Florida, at Large
Cheryl Johnson
Notary, (Please Print)
My Commission Expires January 7, 1996

BARNETT BANK OF JACKSONVILLE, N.A.

Witness: Michael P. Bleivins
Witness: Michael P. Bleivins
Michael P. Bleivins
Sr. Vice President, Barnett Bank of Jacksonville, N.A.

STATE OF FLORIDA

COUNTY OF DUVAL

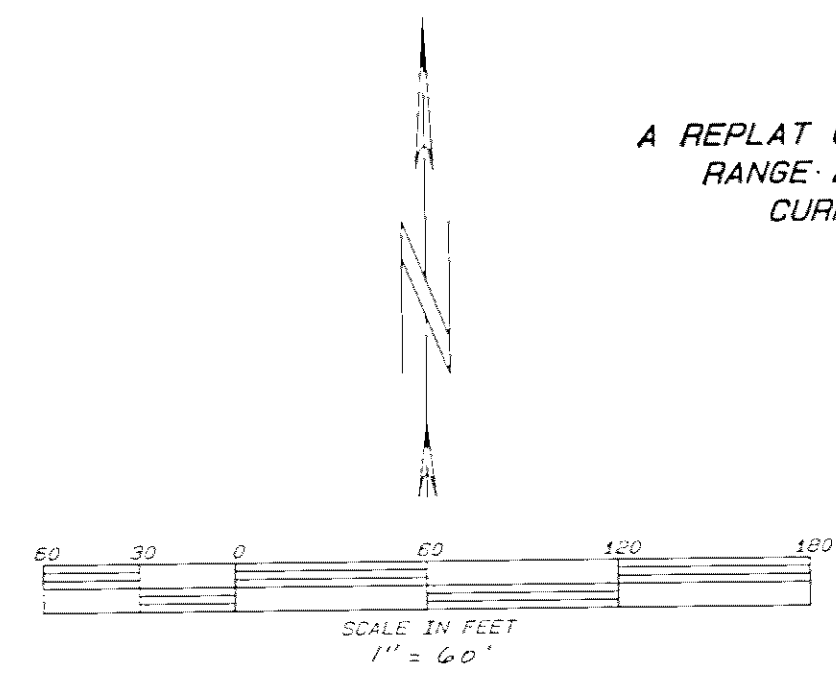
The foregoing instrument was acknowledged before me this 10th day of March, A. D., 1993, by Michael P. Bleivins, Sr. Vice President, Barnett Bank of Jacksonville, N.A., he is personally known to me and no oath was taken.

Patricia A. Ausmus
Notary, (Signature)
Commission Number AA716983
Notary Public, State of Florida, at Large
Patricia A. Ausmus
Notary, (Please Print)
My Commission Expires Oct. 19, 1993

Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32257

HIGHLAND LAKES ON ARGYLE FOREST UNIT EIGHT

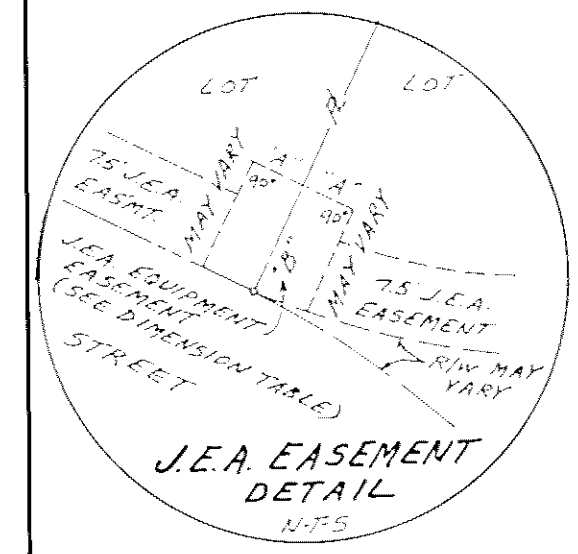
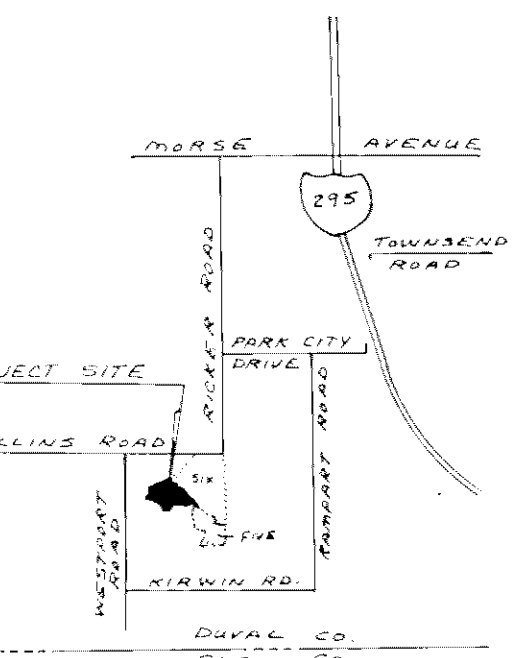
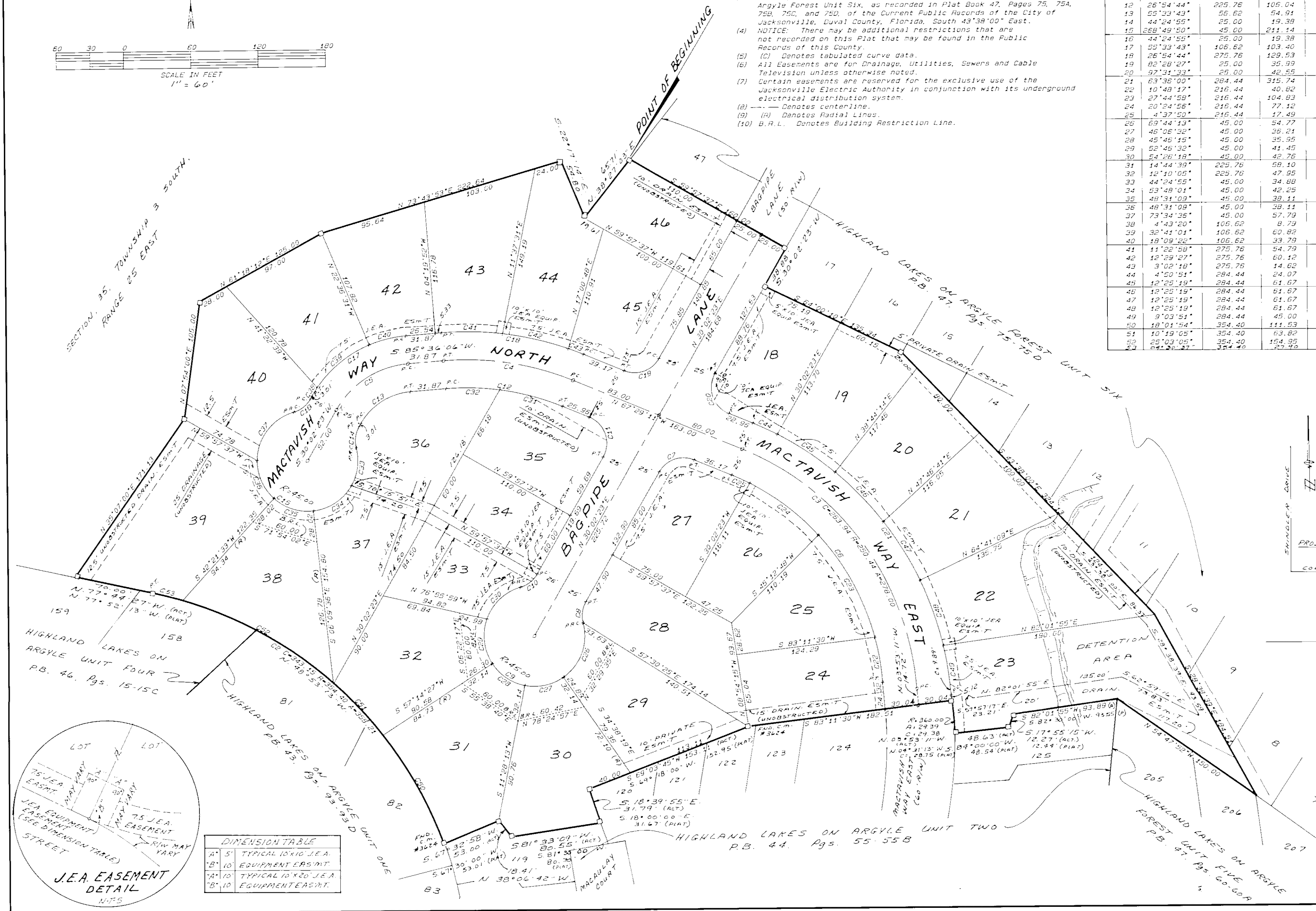
A REPLAT OF A PORTION OF TRACTS 2, 3, 4, AND 5, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



GENERAL NOTES:

- (1) □ Denotes Permanent Reference Monument (P.R.M.), stamped LB 3857
- (2) ● Denotes Permanent Control Point (P.C.P.), stamped LB 3857
- (3) Bearings based on the Southern boundary line of Highland Lakes on Argyle Forest Unit Six, as recorded in Plat Book 47, Pages 75, 75A, 75B, 75C, and 75D, of the Current Public Records of the City of Jacksonville, Duval County, Florida, South 43°38'00" East.
- (4) NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.
- (5) (C) Denotes tabulated curve data.
- (6) All Easements are for Drainage, Utilities, Sewers and Cable Television unless otherwise noted.
- (7) Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with its underground electrical distribution system.
- (8) ——— Denotes centerline.
- (9) (R) Denotes Radial Lines.
- (10) B.R.L. Denotes Building Restriction Line.

CURVE DATA TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
1	4°40'39"	360.00	29.39	14.70	29.38
2	5°13'42"	324.40	38.21	18.99	38.20
3	5°36'00"	250.44	117.79	60.00	117.71
4	26°54'44"	250.76	81.62	79.15	76.09
5	55°33'43"	215.44	240.25	134.20	224.11
6	63°35'00"	250.00	35.99	21.91	35.96
7	82°28'27"	25.00	10.21	19.90	19.90
8	44°24'55"	45.00	211.14	45.93	64.29
9	44°24'55"	25.00	19.38	10.21	19.50
10	44°24'55"	25.00	19.38	10.21	19.50
11	97°31'33"	25.00	42.55	28.52	37.60
12	26°54'44"	225.76	105.04	54.02	105.07
13	55°33'43"	56.62	54.94	29.83	55.78
14	44°24'55"	25.00	10.21	19.90	19.90
15	26°54'44"	45.00	211.14	45.93	64.29
16	44°24'55"	25.00	19.38	10.21	19.50
17	55°33'43"	106.62	103.40	56.17	99.39
18	26°54'44"	275.76	129.53	65.98	129.34
19	82°28'27"	25.00	35.99	21.91	35.96
20	92°31'33"	25.00	42.55	28.52	37.60
21	63°35'00"	294.44	315.74	175.36	299.78
22	10°48'17"	216.44	40.82	20.47	40.75
23	27°44'59"	216.44	104.83	53.46	103.80
24	20°24'56"	216.44	77.12	38.97	76.71
25	4°37'50"	216.44	17.49	8.75	17.49
26	69°44'13"	45.00	31.35	51.45	51.45
27	45°06'32"	45.00	36.21	19.15	35.24
28	45°45'15"	45.00	35.55	19.00	35.00
29	52°45'32"	45.00	41.45	22.33	40.00
30	54°26'18"	45.00	42.76	23.15	41.17
31	14°44'39"	225.76	58.10	29.21	57.94
32	12°10'09"	225.76	47.95	24.06	47.85
33	44°24'55"	45.00	34.88	18.37	34.02
34	53°48'01"	45.00	42.25	22.83	40.72
35	48°31'09"	45.00	38.11	20.28	36.98
36	48°31'09"	45.00	38.11	20.28	36.98
37	73°34'28"	45.00	57.79	33.65	53.90
38	4°43'20"	106.62	9.73	4.40	9.79
39	32°41'01"	106.62	80.82	31.26	60.00
40	18°09'22"	106.62	33.79	17.04	33.65
41	11°22'58"	275.76	54.79	27.48	54.70
42	12°29'27"	275.76	60.12	30.18	60.00
43	3°02'18"	275.76	14.62	7.31	14.52
44	1°00'51"	284.44	24.07	12.04	24.06
45	12°25'19"	284.44	61.67	30.96	61.55
46	12°25'19"	284.44	61.67	30.96	61.55
47	12°25'19"	284.44	61.67	30.96	61.55
48	9°03'51"	284.44	45.00	22.55	44.95
49	58°23'11"	354.40	111.53	58.23	111.07
50	10°19'05"	354.40	63.82	32.00	63.74
51	25°03'05"	354.40	154.95	79.74	153.72
52	6°12'27"	324.40	23.48	12.36	23.44



DIMENSION TABLE	
5'	TYPICAL 10'X10' J.E.A.
10'	EQUIPMENT EASMENT
15'	TYPICAL 10'X20' J.E.A.
15'	EQUIPMENT EASMENT

Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32257
(904) 268-4155

HIGHLAND LAKES ON ARGYLE FOREST UNIT NINE

PLAT BOOK **49** PAGE **18**

SHEET 1 OF 4 SHEETS

TRACT 7, TOGETHER WITH A PORTION OF TRACTS 6 AND 8, BLOCK 2, SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

TRACT 7, TOGETHER WITH A PORTION OF TRACTS 6 AND 8, BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWESTERLY CORNER OF LOT 145, AS SHOWN ON THE PLAT OF HIGHLAND LAKES ON ARGYLE FOREST UNIT SEVEN, AS RECORDED IN PLAT BOOK 48, PAGES 44 AND 44A, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE IN A SOUTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY DIRECTION ALONG THE WESTERLY BOUNDARY LINE OF SAID HIGHLAND LAKES ON ARGYLE FOREST UNIT SEVEN, THE FOLLOWING SIX COURSES AND DISTANCES: COURSE NUMBER ONE (1), THENCE SOUTH 01°24'00" EAST, A DISTANCE OF 187.66 FEET TO A POINT SITUATE ON A CURVE LEADING NORTHWESTERLY; COURSE NUMBER TWO (2), THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 27.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°18'16" WEST, 25.80 FEET TO A POINT ON SAID CURVE; COURSE NUMBER THREE (3), THENCE SOUTH 36°45'13" WEST, DEPARTING FROM SAID CURVE, A DISTANCE OF 50.00 FEET TO A POINT SITUATE ON A CURVE LEADING NORTHWESTERLY; COURSE NUMBER FOUR (4), THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 147.78 FEET, AN ARC LENGTH OF 60.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°55'01" WEST, 59.79 FEET TO A POINT ON SAID CURVE; COURSE NUMBER FIVE (5), THENCE SOUTH 01°24'00" EAST, DEPARTING FROM SAID CURVE, A DISTANCE OF 350.52 FEET; COURSE NUMBER SIX (6), THENCE SOUTH 15°26'29" WEST, A DISTANCE OF 240.15 FEET TO A POINT SITUATE ON THE NORTHERLY BOUNDARY LINE OF HIGHLAND LAKES ON ARGYLE UNIT FOUR, AS RECORDED IN PLAT BOOK 46, PAGES 15, 15A, 15B AND 15C OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE IN A NORTHWESTERLY AND SOUTHWESTERLY DIRECTION ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NUMBER ONE (1), THENCE NORTH 77°44'27" WEST, A DISTANCE OF 29.03 FEET; COURSE NUMBER TWO (2), THENCE SOUTH 87°33'45" WEST, A DISTANCE OF 210.72 FEET; COURSE NUMBER THREE (3), THENCE NORTH 49°15'42" WEST, A DISTANCE OF 102.04 FEET TO A POINT SITUATE ON A CURVE LEADING SOUTHWESTERLY; COURSE NUMBER FOUR (4), THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 391.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°00'21" WEST, 371.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NUMBER FIVE (5) THENCE NORTH 89°52'42" WEST, A DISTANCE OF 95.26 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NUMBER SIX (6), THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°02'51" WEST, 70.71 FEET TO A POINT ON SAID CURVE, SAID POINT ALSO BEING SITUATE ON THE EASTERLY RIGHT-OF-WAY LINE OF WESTPORT ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 00°02'52" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 892.62 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 77.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°19'26" EAST, 69.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT ALSO BEING SITUATE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLLINS ROAD (A 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 88°36'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 887.51 FEET TO THE POINT OF BEGINNING.

APPROVED

DATE: 8-1-94
For Director of Public Works

By: Philip R. Harrison
City Engineer

For General Counsel

By: James D. Harrison, Jr.

APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 94-525-303 OF SAID CITY ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 25th DAY OF JUNE, A.D., 1994.

Sam E. Mauer
DIRECTOR OF PUBLIC WORKS

8/2/94
DATE

CLERK'S CERTIFICATE 94-0115594

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 49, PAGES 18 AND 19 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 3rd DAY OF August, A.D., 1994.

Henry W. Cook
CLERK: HENRY W. COOK

Ruby Loulady
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREBY SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER NO. 177 OF THE LAWS OF THE STATE OF FLORIDA. I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE ABOVE REFERENCE LAW AND THAT ALL THE ZONING RULES AND REGULATIONS OF THE CITY OF JACKSONVILLE, CURRENTLY IN EFFECT HAVE BEEN COMPLIED WITH.

SIGNED THIS 11th DAY OF May, A.D., 1994.

James D. Harrison, Jr.
JAMES D. HARRISON, JR.
FLORIDA REGISTERED LAND SURVEYOR, NO. 2647
ALL AMERICAN SURVEYORS, INC.
JACKSONVILLE, FLORIDA

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT HUTSON LAND GROUP, INC., IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS HIGHLAND LAKES ON ARGYLE FOREST UNIT NINE, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED; THAT NATIONSBANK OF FLORIDA, N.A. IS THE HOLDER OF THE MORTGAGE ON SAID LANDS AND THAT THIS PLAT MADE IN ACCORDANCE WITH SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL RIGHT-OF-WAYS, NON-ACCESS EASEMENTS AND EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS ARE HEREBY IRREVOCABLY WITHOUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS AND THAT ALL PRIVATE EASEMENTS ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE DEVELOPER AND ITS SUCCESSORS AND GRANTEES, IF ANY, OF SAID EASEMENTS. THOSE EASEMENTS DESIGNATED AS "J.E.A. EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR RESPECTIVE AGENTS AND SEALS AFFIXED, THIS 5 DAY OF May, A.D., 1994.

HUTSON LAND GROUP, INC.

WITNESS: Elinore C. Cox
ELINORE C. COX

WITNESS: Deborah H. Dunbar

Donald P. Hinson
DONALD P. HINSON
PRESIDENT
HUTSON LAND GROUP, INC.

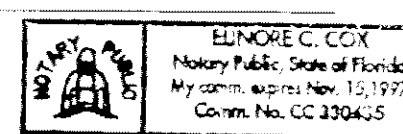
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5 DAY OF May, A.D., 1994 BY DONALD P. HINSON, PRESIDENT, HUTSON LAND GROUP, INC., HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Elinore C. Cox
NOTARY, (SIGNATURE)
COMMISSION NUMBER CC 330435
NOTARY PUBLIC, STATE OF
FLORIDA, AT LARGE

ELINORE C. COX

NOTARY, (PLEASE PRINT)
MY COMMISSION EXPIRES:



NATIONSBANK OF FLORIDA, N.A.

WITNESS: Deborah H. Dunbar

WITNESS: Bryan R. White
BRYAN R. WHITE
VICE PRESIDENT
NATIONSBANK OF FLORIDA, N.A.

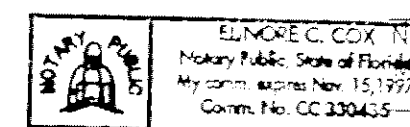
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF May, A.D., 1994 BY BRYAN R. WHITE, VICE PRESIDENT, NATIONSBANK OF FLORIDA, N.A. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Elinore C. Cox
NOTARY, (SIGNATURE)
COMMISSION NUMBER CC 330435
NOTARY PUBLIC, STATE OF
FLORIDA, AT LARGE

ELINORE C. COX

NOTARY, (PLEASE PRINT)
COMMISSION EXPIRES:



Prepared By:
ALL AMERICAN SURVEYORS, INC.
8789 SAN JOSE BLVD., SUITE 301
JACKSONVILLE, FLORIDA 32217
(904) 739-2217

PSD No. 89-001
DEVP. NO. 59.6

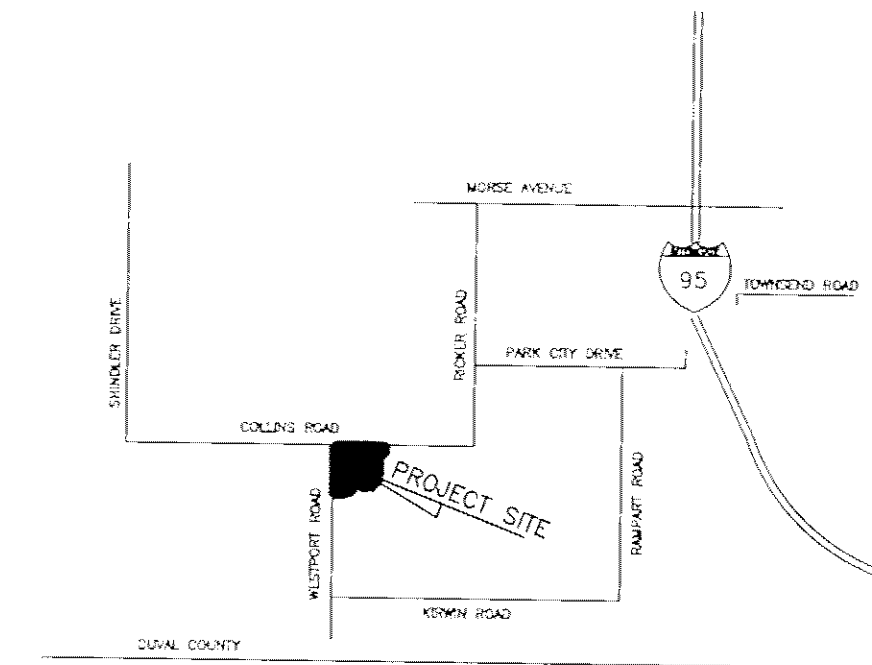
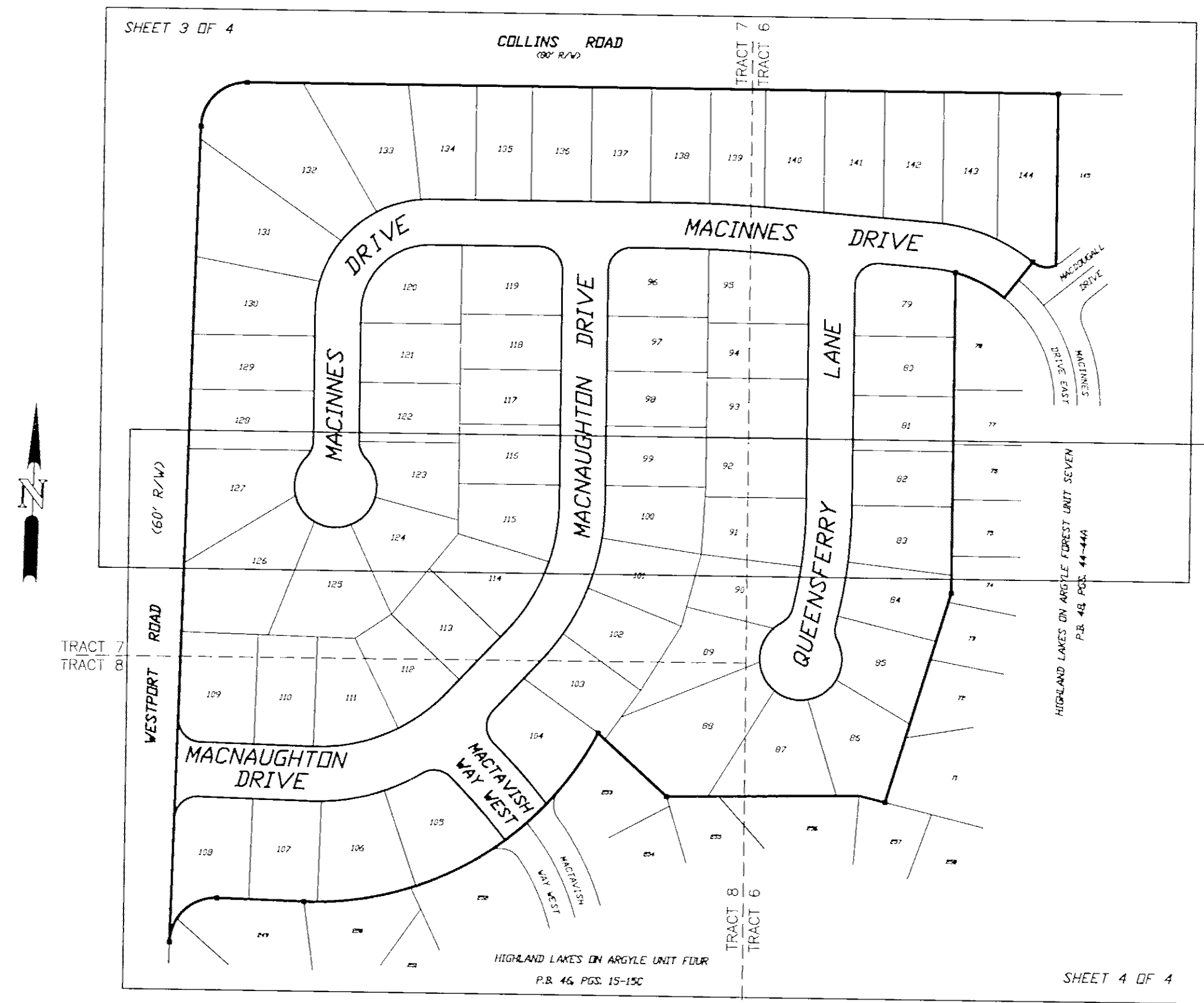
HIGHLAND LAKES ON ARGYLE FOREST UNIT NINE

PLAT BOOK 49

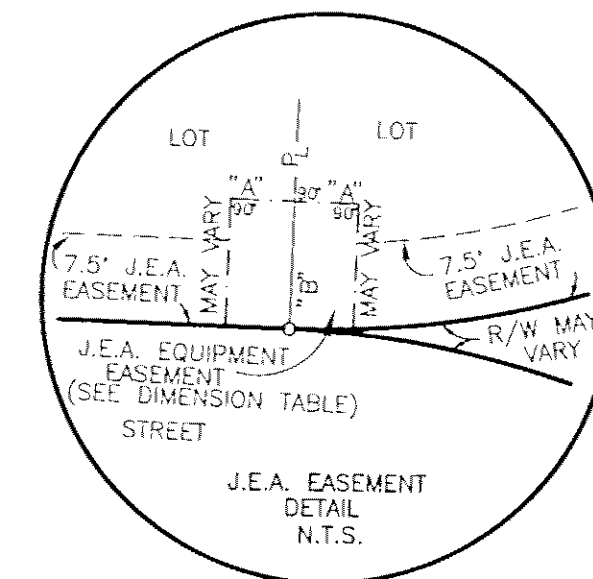
PAGE 18A

SHEET 2 OF 4 SHEETS

TRACT 7, TOGETHER WITH A PORTION OF TRACTS 6 AND 8, BLOCK 2, SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



VICINITY MAP
(N.T.S.)



DIMENSION TABLE		
"A"	5'	TYPICAL 10'x10' J.E.A. EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'x20' J.E.A. EQUIPMENT EASEMENT

GENERAL NOTES:

- (1) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.), STAMPED RLS #2647
- (2) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.), FOUND
- (3) DENOTES PERMANENT CONTROL POINT (P.C.P.), STAMPED RLS #2647
- (4) (1) DENOTES TABULATED CURVE DATA
- (5) DENOTES CENTERLINE
- (6) (R) DENOTES RADIAL LINES
- (7) B.R.L. DENOTES BUILDING RESTRICTION LINE
- (8) U.D.E. DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
- (9) P.C. DENOTES POINT OF CURVATURE
- (10) P.T. DENOTES POINT OF TANGENCY
- (11) P.R.C. DENOTES POINT OF REVERSE CURVATURE
- (12) P.C.C. DENOTES POINT OF COMPOUND CURVATURE
- (13) O.R.V. DENOTES OFFICIAL RECORDS VOLUME
- (14) ESMT. DENOTES EASEMENT
- (15) R/W DENOTES RIGHT-OF-WAY
- (16) P.O.C. DENOTES POINT ON CURVE
- (17) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, SEWERS AND CABLE TELEVISION UNLESS OTHERWISE NOTED.
- (18) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- (19) BEARINGS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLLINS ROAD, (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), NORTH 88°36'00" EAST.

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HIGHLAND LAKES ON ARGYLE FOREST UNIT NINE

PLAT BOOK 49 PAGE 18B

SHEET 3 OF 4 SHEETS

TRACT 7, TOGETHER WITH A PORTION OF TRACTS 6 AND 8, BLOCK 2, SECTION 35,
TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

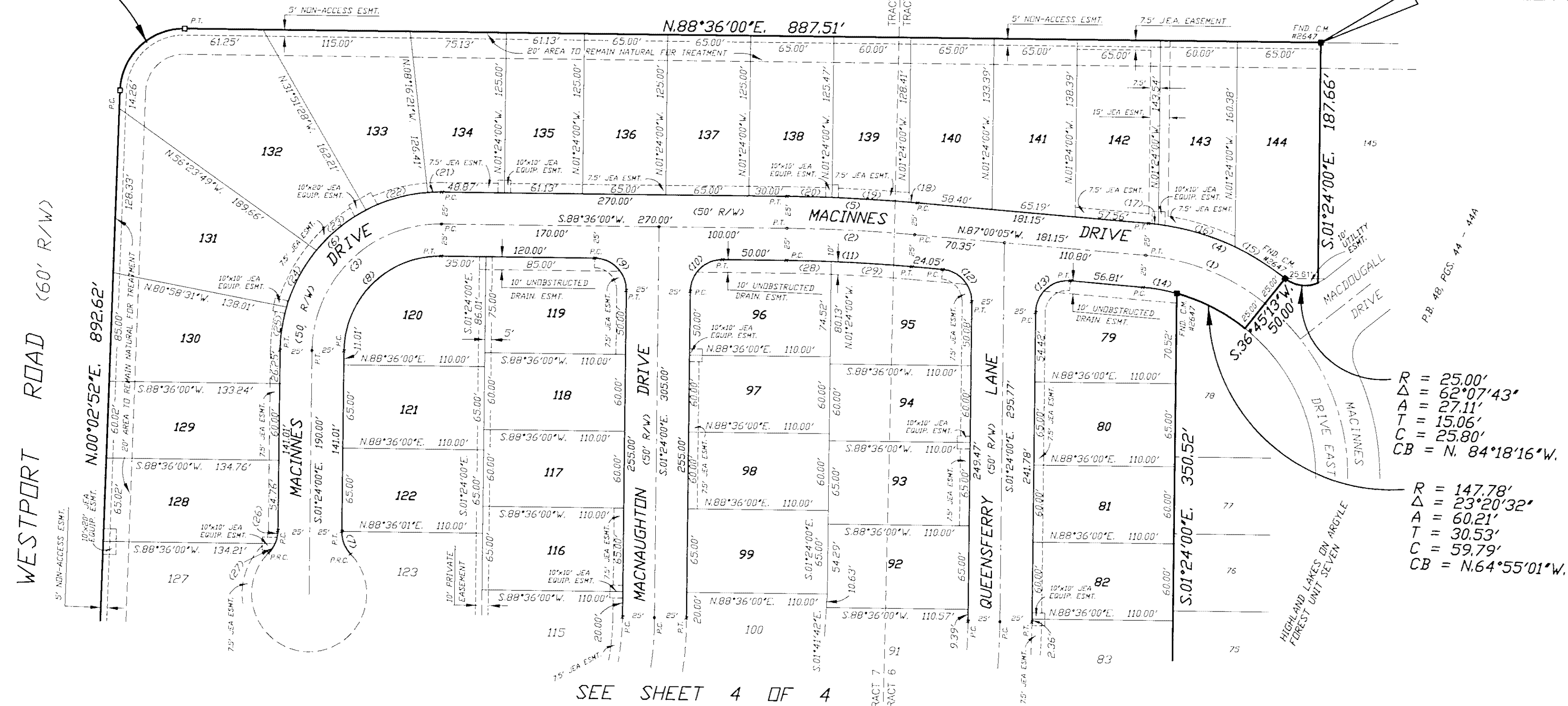
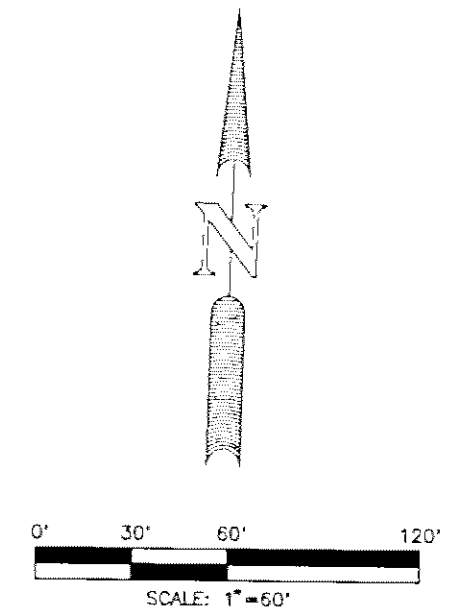
$R = 50.00'$
 $\Delta = 88^\circ 32' 58''$
 $A = 77.27'$
 $T = 48.75'$
 $C = 69.81'$
 $CB = N.44^\circ 19' 26'' E.$

COLLINS ROAD

(80' R/W)

POINT OF BEGINNING

(N.W. CORNER OF LOT 145)



SEE SHEET 4 OF 4

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	172.78'	33°45'11"	101.79'	52.42'	100.32'	N.70°07'28"W.
2	1301.92'	04°23'56"	99.93'	50.00'	99.93'	N.89°12'02"W.
3	100.00'	89°59'56"	157.08'	100.00'	141.42'	S.43°36'00"W.
4	197.78'	33°45'11"	116.51'	60.00'	114.54'	N.70°07'28"W.
5	1326.92'	04°23'56"	101.87'	50.96'	101.85'	N.89°12'02"W.
6	125.00'	89°59'56"	196.35'	125.00'	175.78'	S.43°36'00"W.
7	25.00'	44°24'55"	19.38'	10.21'	18.90'	N.23°36'28"W.
8	75.00'	89°59'56"	117.81'	75.00'	106.07'	N.43°36'00"E.
9	25.00'	90°00'00"	39.27'	25.00'	35.36'	S.46°24'00"E.
10	25.00'	90°00'00"	39.27'	25.00'	35.36'	N.43°36'00"E.
11	1275.92'	04°23'56"	98.04'	49.04'	98.01'	S.89°12'02"E.
12	25.00'	89°59'56"	23.15'	23.15'	33.97'	S.44°12'03"E.
13	25.00'	94°23'55"	41.19'	27.00'	36.69'	N.45°47'57"E.
14	147.78'	10°24'41"	26.85'	13.46'	26.82'	S.81°48'20"E.
15	197.78'	13°24'29"	46.28'	23.25'	46.18'	N.59°57'07"W.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
16	197.78'	18°07'44"	62.58'	31.55'	62.32'	N.75°43'14"W.
17	197.78'	02°12'58"	7.65'	3.83'	7.65'	N.85°53'35"W.
18	1326.92'	00°17'35"	6.79'	3.39'	6.79'	N.87°08'52"W.
19	1326.92'	02°35'39"	60.08'	30.04'	60.07'	N.88°35'29"W.
20	1326.92'	01°38'42"	35.01'	17.51'	35.01'	S.89°21'21"W.
21	125.00'	89°59'56"	196.35'	125.00'	175.78'	S.43°36'00"W.
22	25.00'	44°24'55"	19.38'	10.21'	18.90'	N.23°36'28"W.
23	125.00'	89°59'56"	117.81'	75.00'	106.07'	N.43°36'00"E.
24	125.00'	90°00'00"	39.27'	25.00'	35.36'	S.46°24'00"E.
25	125.00'	90°00'00"	39.27'	25.00'	35.36'	N.43°36'00"E.
26	25.00'	24°10'17"	10.55'	5.28'	10.47'	S.10°41'08"W.
27	25.00'	20°14'38"	8.83'	4.46'	8.79'	S.32°53'36"W.
28	1276.92'	01°34'14"	35.00'	17.50'	35.00'	N.89°23'07"E.
29	1276.92'	02°49'42"	63.03'	31.52'	63.02'	S.88°24'55"E.

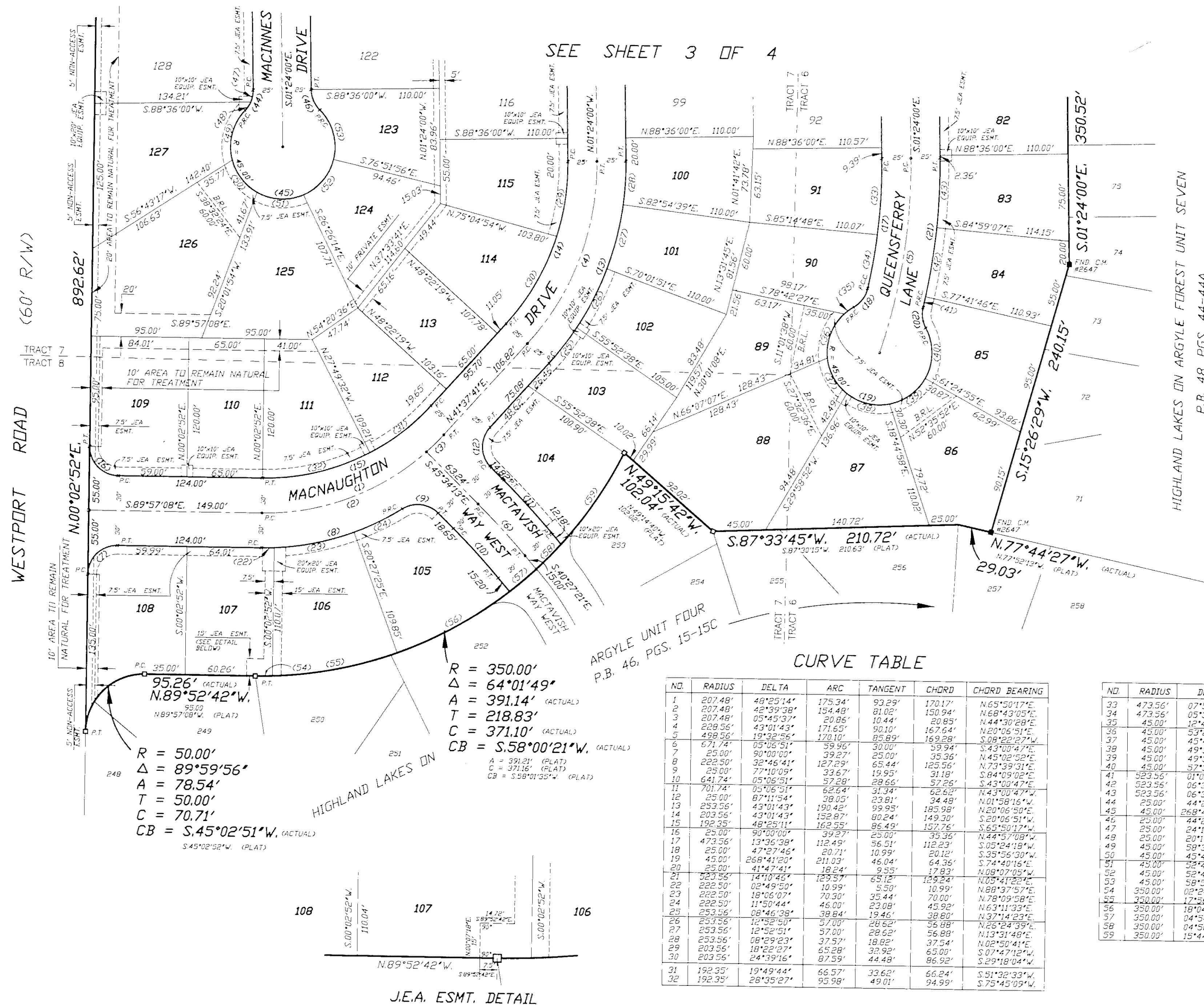
$R = 25.00'$
 $\Delta = 62^\circ 07' 43''$
 $A = 27.11'$
 $T = 15.06'$
 $C = 25.80'$
 $CB = N. 84^\circ 18' 16'' W.$

$R = 147.78'$
 $\Delta = 23^\circ 20' 32''$
 $A = 60.21'$
 $T = 30.53'$
 $C = 59.79'$
 $CB = N.64^\circ 55' 01'' W.$

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PLAT BOOK 49 PAGE 18C

TRACT 7, TOGETHER WITH A PORTION OF TRACTS 6 AND 8, BLOCK 2, SECTION 35,
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CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	207.48'	46°25'14"	175.34'	93.29'	170.17'	N65°50'17"E
2	207.48'	42°39'38"	154.48'	81.02'	150.94'	N68°43'05"E
3	207.48'	05°45'37"	20.86'	10.44'	20.85'	N0°30'28"E
4	226.56'	43°01'43"	171.65'	90.10'	167.54'	N20°06'51"E
5	192.35'	19°25'56"	170.10'	85.89'	169.28'	N08°22'27"E
6	571.74'	05°58'51"	39.27'	30.00'	39.94'	S43°00'47"E
7	25.00'	90°00'00"	39.27'	25.00'	39.35'	N45°02'02"E
8	222.50'	32°46'41"	127.29'	65.44'	125.56'	N73°39'31"E
9	25.00'	77°10'05"	33.67'	15.95'	31.18'	N09°09'02"E
10	641.74'	05°06'51"	57.28'	28.66'	57.26'	N43°00'47"E
11	701.74'	05°06'51"	62.64'	31.34'	62.62'	N43°00'47"E
12	25.00'	87°11'34"	38.05'	23.81'	34.48'	N01°58'16"W
13	253.56'	43°01'43"	193.42'	99.58'	185.58'	N20°06'50"E
14	203.56'	43°01'43"	152.87'	80.24'	143.30'	S40°56'51"E
15	192.35'	48°25'11"	162.55'	86.45'	157.76'	N63°50'17"E
16	25.00'	90°00'00"	39.27'	25.00'	35.36'	S44°57'08"W
17	473.56'	13°36'38"	112.49'	56.51'	112.23'	S05°24'18"W
18	25.00'	47°12'46"	20.71'	10.99'	20.12'	S35°56'30"W
19	45.00'	268°41'22"	21.93'	10.54'	64.36'	S74°40'16"E
20	25.00'	41°47'41"	18.24'	9.55'	17.93'	N08°70'05"E
21	523.56'	14°10'46"	129.57'	65.12'	129.24'	N03°47'22"E
22	222.50'	28°49'50"	10.99'	5.50'	10.99'	N88°13'57"E
23	222.50'	18°06'07"	70.30'	35.44'	70.00'	N78°09'58"E
24	222.50'	11°59'44"	49.60'	23.08'	45.92'	N67°11'33"E
25	253.56'	38°44'38"	38.04'	19.46'	38.00'	N37°14'23"E
26	253.56'	10°40'00"	20.70'	10.52'	36.08'	N25°24'39"E
27	253.56'	12°52'51"	57.00'	28.62'	56.80'	N13°14'48"E
28	253.56'	16°29'23"	37.57'	18.82'	37.54'	N05°50'41"E
29	203.56'	18°22'27"	65.28'	32.92'	65.00'	S07°47'12"E
30	203.56'	24°39'16"	87.59'	44.48'	86.92'	S29°18'04"W
31	192.35'	19°49'44"	66.57'	33.62'	66.24'	S51°32'33"E
32	192.35'	28°35'27"	95.98'	49.01'	94.99'	S75°45'03"W

NO	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
32	473.56'	07°56'48"	65.68'	32.88'	65.63'	S 02°34'23"W
34	473.56'	05°39'50"	45.81'	23.43'	46.79'	S 09°22'42"E
35	45.00'	12°42'58"	10.00'	5.03'	10.00'	S 53°17'37"W
36	45.00'	53°23'57"	43.94'	40.44'	43.94'	S 20°12'51"W
37	45.00'	45°44'43"	35.93'	18.98'	34.98'	S 29°21'29"E
38	45.00'	49°36'01"	38.96'	20.73'	37.75'	S 77°01'51"E
39	45.00'	49°35'54"	38.95'	20.79'	37.75'	N 53°22'11"E
40	45.00'	37°39'11"	45.23'	24.73'	43.35'	N 00°13'21"W
41	45.00'	10°02'28"	9.52'	4.76'	9.51'	N 12°15'31"E
42	523.56'	06°34'06"	60.02'	30.03'	60.02'	N 08°27'11"E
43	45.00'	44°24'55"	19.98'	10.21'	18.90'	S 20°45'02"E
44	268.49'50"	21.11'	45.93'	46.42'	45.93'	N 88°36'00"E
46	25.00'	44°24'55"	19.98'	10.21'	18.90'	N 23°36'28"W
47	25.00'	24°10'17"	10.35'	5.35'	10.42'	N 10°41'08"E
48	25.00'	20°14'38"	8.89'	4.46'	8.79'	S 32°53'36"W
49	45.00'	58°34'00"	40.93'	18.99'	44.02'	S 13°43'55"W
50	45.00'	45°45'33"	35.94'	18.99'	34.98'	S 38°22'51"E
51	45.00'	32°46'24"	41.43'	22.33'	40.03'	S 07°40'59"E
52	45.00'	52°49'01"	41.48'	22.35'	40.03'	N 29°30'26"E
53	45.00'	58°54'51"	46.27'	25.42'	44.26'	N 16°21'29"W
54	350.00'	08°24'49"	14.74'	7.37'	14.74'	N 88°48'51"E
55	350.00'	15°56'23"	10.52'	5.26'	10.91'	N 27°38'15"E
56	350.00'	19°04'58"	15.01'	7.50'	15.01'	N 60°37'35"E
57	350.00'	04°54'56"	30.01'	15.01'	30.00'	N 49°07'43"E
58	350.00'	04°56'02"	30.01'	15.08'	30.00'	N 44°41'51"E
59	350.00'	15°44'51"	96.20'	48.40'	95.89'	N 78°13'52"E

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