

Springtree Village - Unit Three

PLAT BOOK 49 PAGE 99

SHEET No. 1 OF 5

BEING A PORTION OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 25 EAST; AND A REPLAT OF A PORTION OF SPRINGTREE VILLAGE UNIT TWO AS RECORDED IN PLAT BOOK 42, PAGES 95 AND 95A, OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A portion of the Southwest 1/4 and the Southeast 1/4 of Section 3, Township 3 South, Range 25 East, Jacksonville, Duval County, Florida; together with a portion of Springtree Village - Unit Two as recorded in Plat Book 42, Pages 95 and 95A of the current public records of said County, all being more particularly described as follows:

For a Point of Beginning commence at the northeast corner of Lot 12, Block 2, said Springtree Village - Unit Two and run South 61° 25' 33" West along the northerly line of said Lot 12, Block 2, Springtree Village - Unit Two, and along the northerly terminus of Star Tree Road (a 60 foot right-of-way as now established), a distance of 264.02 feet to a point in the westerly right-of-way line of said Star Tree Road; run thence South 28° 34' 27" East along said westerly right-of-way line, a distance of 17.54 feet to the northeast corner of Lot 52, Block 1, said Springtree Village - Unit Two; run thence South 61° 25' 33" West along the northerly line of said Lot 52, Block 1, a distance of 102.0 feet to the northwest corner thereof; run thence South 75° 08' 52" West along the northerly line of Lots 2, 3 and 4, Block 17, Springtree Village - Unit Three-A, as recorded in Plat Book 44, Pages 21 and 21A of said current public records, a distance of 253.33 feet to the northwest corner of said Lot 4, Block 17, Springtree Village - Unit Three-A; run thence the following six (6) courses and distances along the westerly boundary of said Springtree Village - Unit Three-A: 1st Course, South 00° 29' 23" East, 150.0 feet; 2nd Course, South 11° 47' 59" East, 101.98 feet; 3rd Course, South 89° 30' 37" West, 20.0 feet; 4th Course, South 00° 29' 23" East, 105.37 feet; 5th Course, North 89° 09' 00" East, 0.09 feet; 6th Course, South 00° 51' 00" East, 167.84 feet to a point on the south line of the previously mentioned Southwest 1/4 of Section 3, Township 3 South, Range 25 East; run thence South 89° 30' 37" West along said south line of the Southwest 1/4, Section 3, Township 3 South, Range 25 East, (also being the north line of Tract 1, Block 2, Section 10, Township 3 South, Range 25 East, Jacksonville Heights, as shown on the plat recorded in Plat Book 5, Page 93 of the current public records of said County), a distance of 461.34 feet to a point; run thence North 00° 29' 23" West to and along the west line of lands described in deed recorded in the Official Records of said County in Volume 5231, Page 101 and Volume 5507, Page 715, and the northerly prolongation of the last mentioned west line, a distance of 1,313.24 feet to a point; run thence North 89° 30' 37" East, a distance of 280.21 feet to a point; run thence South 69° 30' 00" East, a distance of 311.84 feet to a point on the west line of the Springtree Village Sewage Treatment Plant Site, as described in deed recorded in the Official Records of said County in Volume 4290, Page 715 - Parcel "B"; run thence South 00° 08' 47" West along last mentioned west line, a distance of 142.82 feet to a point on a curve; run thence in a southeasterly direction along the arc of a curve, said curve being concave northeasterly and having a radius of 610.0 feet, a chord bearing and distance of South 77° 46' 08" East, 268.64 feet to the Point of Tangency of said curve; run thence North 89° 30' 37" East, a distance of 168.51 feet to a point; run thence South 00° 24' 11" East along the westerly terminus of Springtree Road (an 80 foot right-of-way as now established) and the westerly line of Lot 8, Block 2, as shown on the plat of Springtree Village - Unit One, as recorded in Plat Book 35, Pages 54 through 54D of the current public records of said County, a distance of 190.0 feet to the southwest corner of said Lot 8, Block 2, Springtree Village - Unit One; run thence South 30° 00' 21" East, along the westerly line of Lot 7, Block 2, said Springtree Village - Unit One, a distance of 41.08 feet to the Point of Beginning.

ADOPTION AND DEDICATION

This is to certify that Edward L. Toney, a married individual, and dedicating property which is not homestead property under Florida Law or the Florida Constitution, is the lawful owner of the lands described in the caption hereon known as Springtree Village - 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 and that all rights-of-way, and easements for drainage, utilities and sewers are hereby irrevocably dedicated to the City of Jacksonville, its successors, and assigns. The drainage easements through and over the pond 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 pond and filtration system, which these easements traverse, all water which may fall 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 said right-of-ways, adjacent land, or from any other source of public waters into or through said pond and filtration system, 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 pond and filtration system shown on this plat are owned in fee simple title by the abutting 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 or thing that may even be or come within said pond and filtration system which these easements traverse, nor any responsibility for the maintenance or preservation of the water purity, water level, or water depth, which responsibilities shall be those of the abutting property owners; and (3) The City of Jacksonville, its successors and assigns, shall not be liable or 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 pond and filtration system shown on this plat, but shall have the right to modify the existence of the pond 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 structure, or any part thereof. Edward L. Toney, developer and owner of the lands described and captioned hereon shall hereby indemnify the City of Jacksonville, its successors and assigns, 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 pond and filtration system shown on this plat, or any part thereof, or occasioned wholly or in part by any act or omission of the undersigned, its agents, contractors, employees, servants, invitees, licensees, or concessionaires within Springtree Village - Unit Three. This indemnification shall run with the land and the assigns of the undersigned owner and shall be subject to it.

THOSE EASEMENTS DESIGNATED AS "U.E.A. EASEMENTS" ARE HEREBY IRREVOCABLE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

Tract "A" (Private Conservation Easement) shown hereon is and shall remain privately owned and sole exclusive property of the owner, Edward L. Toney, his successors, assigns and grantees, if any.

In witness whereof, Edward L. Toney has caused these presents to be executed.

WITNESSES:

(Signature) Joe A. Hill Jr.

(Print Name) JOSE A. HILL JR.

(Signature) P. Ahluwalia

(Print Name) P. AHLUWALIA

Edward L. Toney
EDWARD L. TONEY

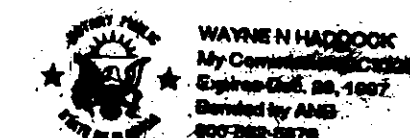
STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of MAY, A.D., 1995, by EDWARD L. TONEY. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH

(SIGNATURE) Wayne N. Haddock
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:

(PRINT NAME) WAYNE N. HADDOCK



APPROVED
DATE: 7-28-95
For Director of Public Works
By: Philip R. Quisling
City Engineer
For General Council
By: Thomas P. Pridgen
8-4-95

APPROVED FOR RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 95-431-286 of said City, adopted by its Council and approved by its Mayor this 17th day of MAY, A.D., 1995.

Sam E. Mauer
DIRECTOR OF PUBLIC WORKS

8/8/95
DATE

CLERK'S CERTIFICATE

This is to certify that this Plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 49, Pages 99 through 99D of the public records of Duval County, Florida, this 17th day of August, A.D., 1995.

Henry W. Cook
HENRY W. COOK, CLERK OF THE CIRCUIT COURT

W. X. Odorn
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

This is to certify that the undersigned is a currently licensed and registered land surveyor in and by the State of Florida and as such does hereby certify that this plat is a true and correct representation of the lands as surveyed under his responsible direction and supervision and that the survey data complies with all the requirements of Chapter 177, Florida Statutes, and further certifies that permanent reference monuments have been set and that permanent control points will be set according to the requirements of said Chapter 177.
Signed this 14th day of JULY, A.D., 1995.

RICHARD P. CLARSON AND ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Florida 32207
PH: (904) 396-2623

By: Joe A. Hill
JOSE A. HILL
Registered Land Surveyor
No. 2361, State of Florida



PSD 87-058

DEVELOPMENT NO. 333.2

Springtree Village - Unit Three

PLAT BOOK 49 PAGE 99A
SHEET No. 2 OF 5

City of Jacksonville, Duval County, Florida

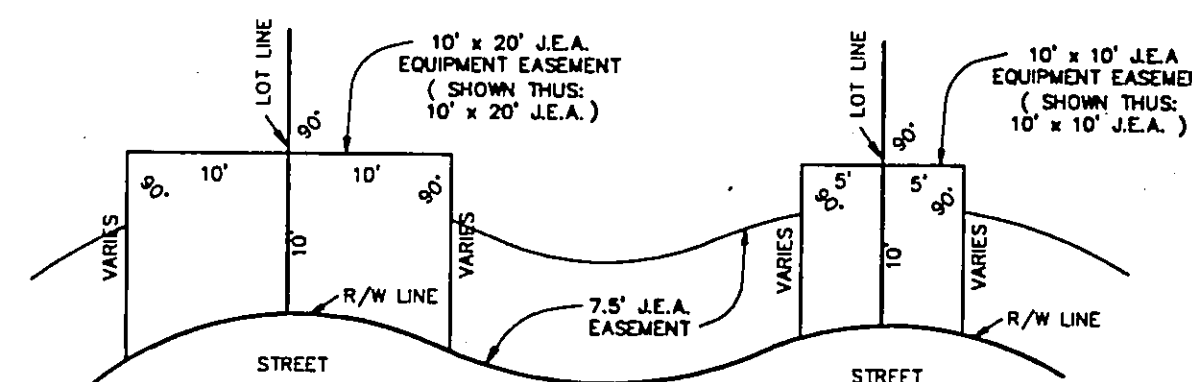
BEING A PORTION OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 25 EAST;
AND A REPLAT OF A PORTION OF SPRINGTREE VILLAGE - UNIT TWO AS RECORDED IN PLAT BOOK 42, PAGES 95 AND 95A,
OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

LEGEND:

- PERMANENT REFERENCE MONUMENT (NO. 2361)
- PERMANENT CONTROL POINT (NO. 2361)
- (10) CURVE NUMBER
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVE
- P.C.C. POINT OF COMPOUND CURVE
- (R) RADIAL LINE
- POINT OF STREET NAME CHANGE
- R. RADIUS
- R.P. RADIUS POINT
- R/W RIGHT OF WAY
- O.R.V. OFFICIAL RECORDS VOLUME
- (17) BLOCK NUMBER

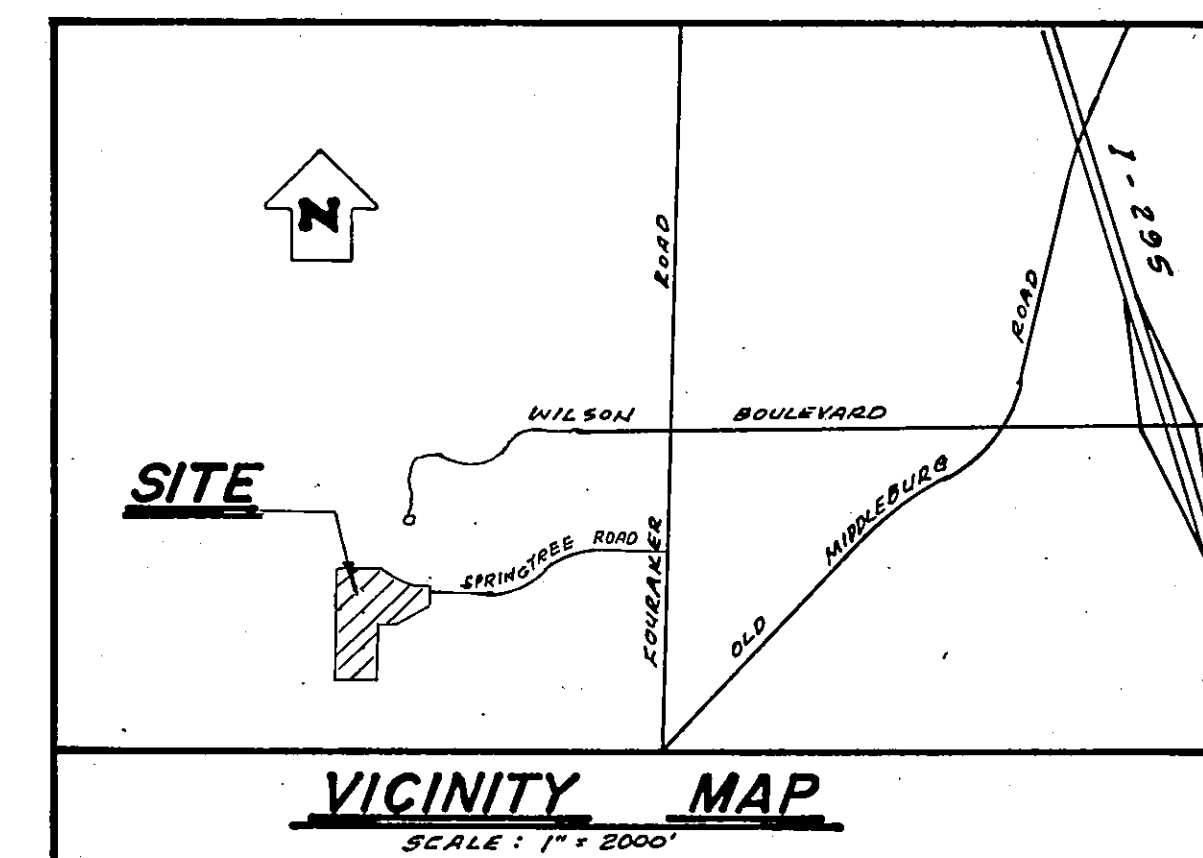
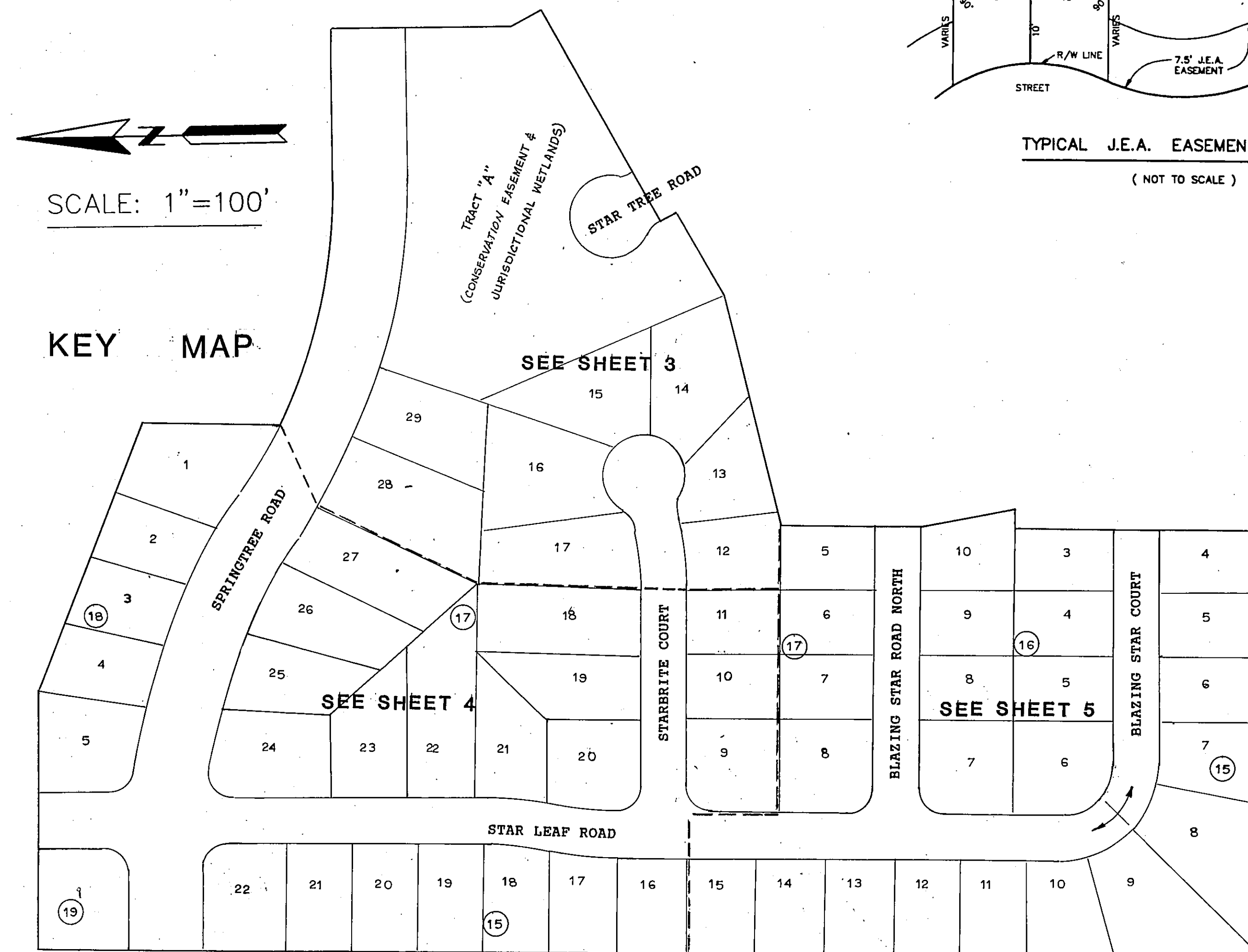
NOTES:

- ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, AND SEWERS, UNLESS OTHERWISE INDICATED. CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONJUNCTION WITH UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- BEARING REFERENCE: NORTH 75° 08' 52" EAST FOR THE NORTH LINE OF SPRINGTREE VILLAGE - UNIT THREE-A, RECORDED IN PLAT BOOK 44, PAGES 21 AND 21A.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE WETLAND JURISDICTION LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF DUVAL COUNTY OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLANDS JURISDICTION LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.



TYPICAL J.E.A. EASEMENT DETAILS

(NOT TO SCALE)



PSD-87-058

DEVELOPMENT NO. 333.2

PREPARED BY
CLARSON AND ASSOCIATES, INC.
LAND SURVEYORS
1842 WALDO AVENUE
JACKSONVILLE, FLORIDA 32207

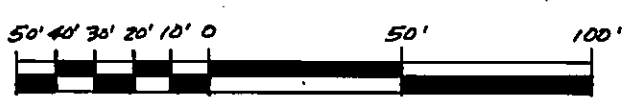
Springtree Village - Unit Three

City Of Jacksonville, Duval County, Florida

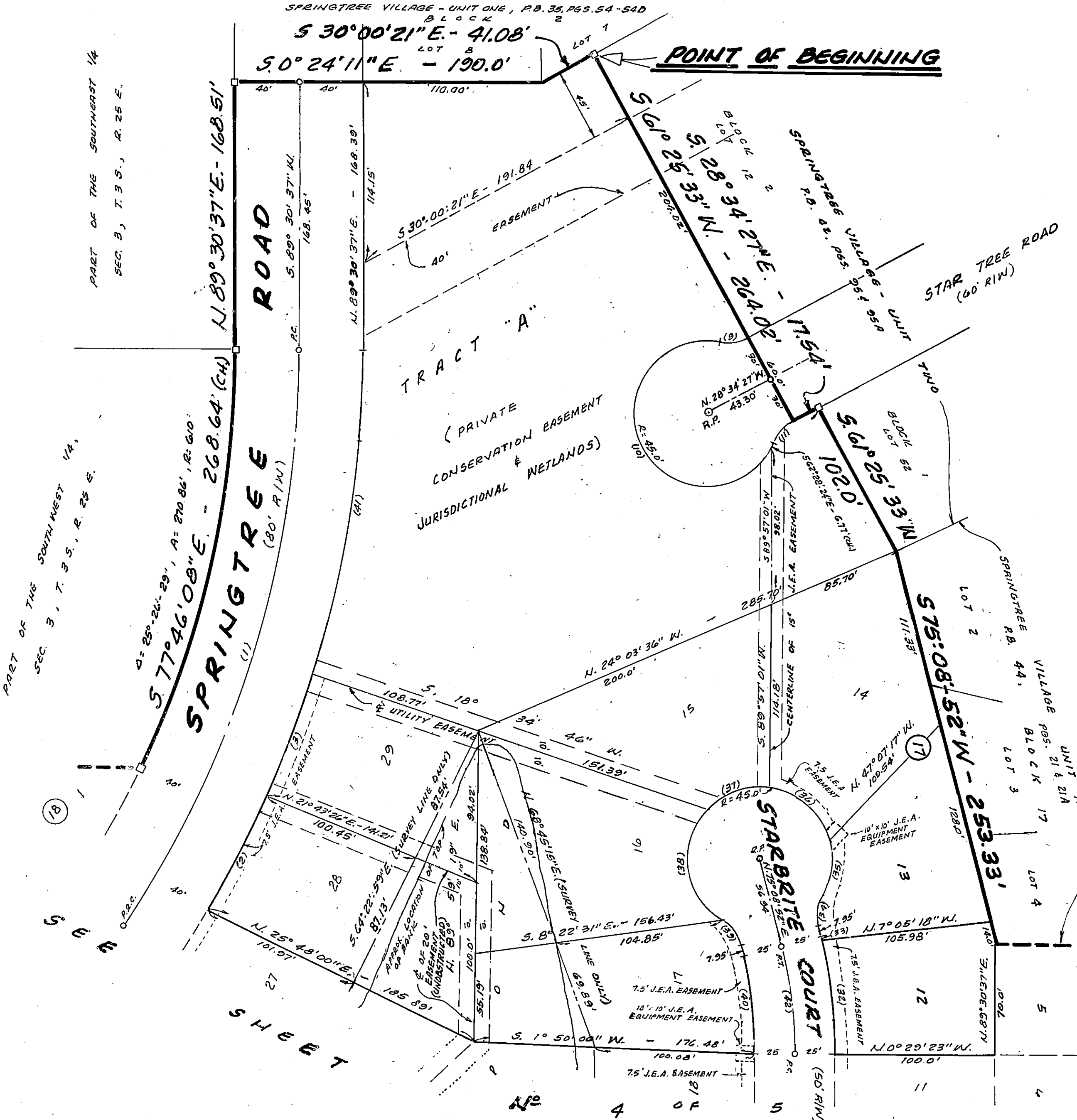
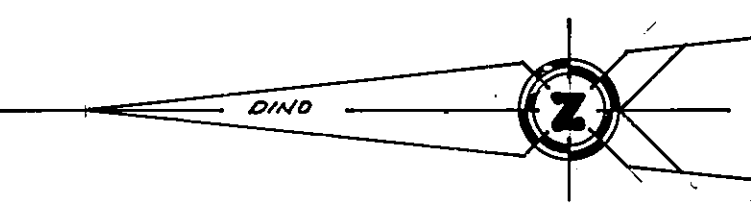
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AND A REPLAT OF A PORTION OF SPRINGTREE VILLAGE-UNIT TWO AS RECORDED IN PLAT BOOK 42, PAGES 95 AND 95A,
OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

PLAT BOOK 49 PAGE 99B

SHEET No. 3 OF 5



GRAPHIC SCALE: 1" = 50'



CURVE DATA

Nº	BEARING	CH.	RAD.	DELTA	ARC	TAN.
1	N. 79° 37' 34" W.	377.01'	650.0'	33° 42' 55"	382.50'	196.97'
2	S. 63° 07' 40" E.	80.0'	690.0'	6° 38' 48"	80.05'	40.07'
3	S. 69° 49' 59" E.	81.40'	690.0'	6° 45' 48"	81.45'	40.77'
9	S. 09° 28' 03" E.	16.37'	25.0'	38° 12' 48"	16.67'	8.66'
10	S. 41° 25' 33" W.	70.71'	45.0'	254° 25' 35"	201.40'	57.16'
11	S. 47° 40' 51" E.	16.37'	25.0'	38° 12' 48"	16.67'	8.66'
32	N. 82° 31' 22" E.	71.92'	295.59'	13° 58' 30"	72.10'	36.23'
33	N. 75° 20' 29" E.	2.00'	295.59'	0° 23' 16"	2.00'	1.00'
34	S. 82° 38' 41" E.	18.90'	25.0'	44° 24' 55"	19.38'	10.21'
35	S. 83° 19' 21" E.	35.0'	45.0'	45° 46' 15"	35.95'	19.01'
36	N. 40° 02' 36" E.	50.0'	45.0'	67° 29' 53"	53.01'	30.07'
37	N. 21° 40' 38" W.	42.21'	45.0'	55° 56' 36"	43.84'	23.90'
38	S. 80° 32' 30" W.	68.75'	45.0'	99° 37' 07"	78.24'	53.27'
39	S. 52° 54' 24" W.	18.90'	25.0'	44° 24' 55"	19.38'	10.21'
40	S. 82° 19' 44" W.	61.40'	245.59'	14° 21' 45"	61.56'	30.92'
41	S. 81° 51' 08" E.	207.25'	690.0'	17° 16' 31"	209.04'	104.82'
42	N. 82° 19' 44" E.	67.65'	270.59'	14° 21' 45"	67.83'	34.09'

NOTE:

SEE SHEET Nº 2 OF 5 FOR NOTES AND LEGEND

SEE SHEET Nº 5 OF 5

PSD 87-058
DEVELOPMENT NO. 333.2

PREPARED BY
CLARSON AND ASSOCIATES, INC.
LAND SURVEYORS
1642 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207

Springtree Village - Unit Three

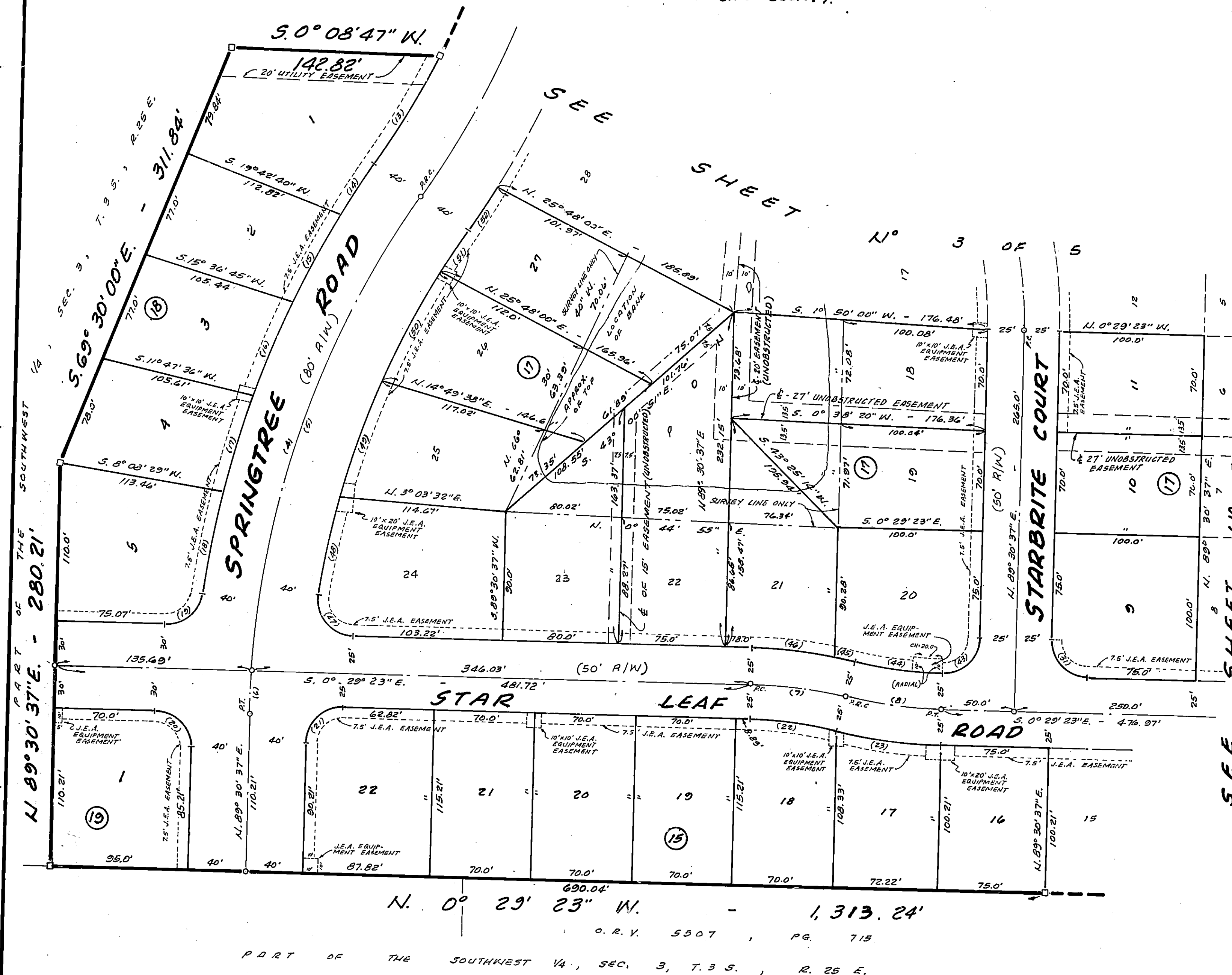
City Of Jacksonville, Duval County, Florida

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PLAT BOOK 49 PAGE 97C

SHEET No. 4 OF 5

GRAPHIC SCALE: 1" = 50'



CURVE DATA

LOT	BEARING	CH.	RAD.	DELTA	ARC	TAN.
1	N. 78° 37' 54" W.	377.01'	650.0'	33° 42' 59"	382.50'	156.27'
2	N. 72° 18' 32" W.	348.19'	650.0'	31° 04' 16"	352.43'	180.70'
3	N. 69° 10' 10" W.	30.01'	650.0'	2° 38' 43"	30.01'	15.01'
4	S. 6° 55' 46" W.	67.08'	300.0'	12° 50' 19"	67.22'	33.75'
5	S. 5° 55' 46" W.	67.08'	300.0'	12° 50' 19"	67.22'	33.75'
6	N. 60° 54' 39" W.	88.08'	610.0'	8° 16' 30"	88.10'	44.13'
7	N. 58° 30' 16" W.	41.68'	690.0'	3° 27' 44"	41.69'	20.85'
8	N. 63° 08' 35" W.	70.01'	690.0'	5° 48' 54"	70.03'	35.05'
9	N. 68° 57' 29" W.	70.01'	690.0'	5° 48' 54"	70.03'	35.05'
10	N. 74° 46' 24" W.	70.01'	690.0'	5° 48' 54"	70.03'	35.05'
11	N. 80° 01' 17" W.	70.01'	690.0'	5° 48' 54"	70.03'	35.05'
12	N. 42° 04' 33" W.	33.19'	25.0'	83° 10' 21"	36.29'	22.19'
13	S. 44° 30' 33" W.	35.36'	25.0'	90° 00' 00"	35.27'	25.0'
14	S. 43° 29' 29" E.	85.86'	25.0'	90° 00' 00"	89.27'	26.0'
15	S. 5° 58' 46" W.	41.49'	275.0'	12° 50' 19"	61.62'	30.94'
16	S. 5° 55' 46" W.	72.67'	325.0'	12° 50' 19"	72.82'	36.57'
17	N. 48° 30' 37" W.	35.36'	25.0'	90° 00' 00"	35.27'	25.0'
18	N. 45° 29' 29" W.	35.36'	25.0'	90° 00' 00"	35.27'	25.0'
19	N. 5° 58' 46" E.	41.49'	275.0'	12° 50' 19"	61.62'	30.94'
20	N. 11° 02' 55" E.	14.78'	325.0'	2° 30' 02"	14.18'	7.09'
21	N. 48° 26' 45" E.	58.56'	325.0'	10° 20' 17"	58.64'	29.40'
22	N. 48° 26' 45" E.	37.70'	25.0'	97° 51' 36"	42.70'	28.69'
23	S. 72° 01' 38" E.	70.0'	610.0'	6° 34' 43"	70.04'	39.06'
24	S. 43° 58' 45" E.	85.61'	610.0'	8° 02' 53"	85.68'	42.91'
25	S. 58° 21' 51" E.	33.87'	610.0'	8° 02' 53"	85.69'	42.91'
26	S. 58° 17' 20" E.	36.50'	690.0'	3° 01' 52"	36.50'	18.26'

NOTE:

SEE SHEET NO. 2 OF 5 FOR NOTES AND LEGEND.

Springtree Village - Unit Three

City Of Jacksonville, Duval County, Florida

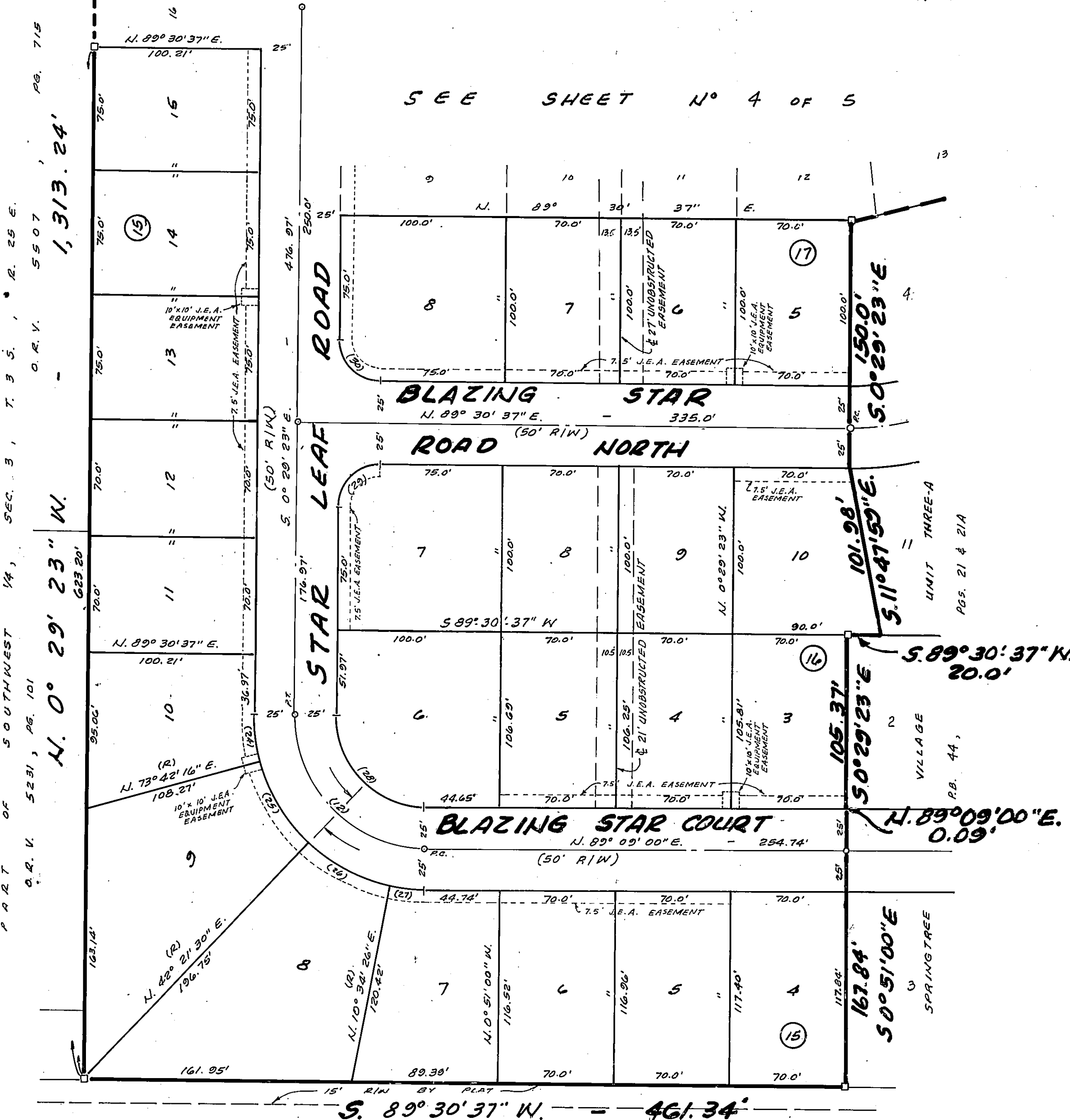
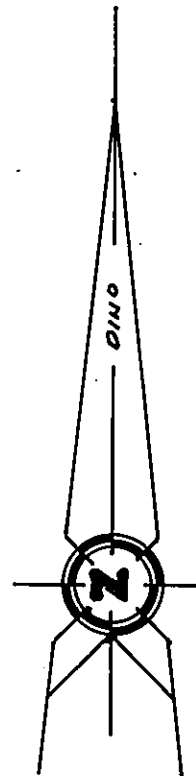
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OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

PLAT BOOK 49 PAGE 99D

SHEET No. 5 OF 5



GRAPHIC SCALE: 1" = 50'



CURVE DATA

LINE	BEARING	CH.	RAD.	DELTA	ARC	TAN.
12	S. 45° 40' 11" E.	113.49	80.0'	90° 21' 37"	124.17'	80.51'
24	S. 8° 23' 33" E.	28.87'	105.0'	15° 48' 21"	28.97'	14.58'
25	S. 31° 58' 07" E.	56.73'	105.0'	31° 20' 47"	57.45'	29.42'
26	S. 63° 32' 02" E.	57.56'	105.0'	31° 47' 04"	58.25'	29.90'
27	S. 85° 00' 17" E.	20.90'	105.0'	11° 25' 26"	20.94'	10.50'
28	N. 45° 20' 11" W.	78.03'	55.0'	90° 21' 37"	86.74'	55.35'
29	N. 44° 30' 37" E.	35.36'	25.0'	90° 00' 00"	39.27'	25.00'
30	N. 45° 29' 23" W.	35.36'	25.0'	90° 00' 00"	39.27'	25.00'

NOTE:

SEE SHEET N° 2 OF 5 FOR NOTES AND LEGEND

TRACT 1, BLOCK 2, JACKSONVILLE HEIGHTS, P.B. 5, PG. 93

PSD 87-058
DEVELOPMENT NO. 333.2

PREPARED BY
CLARSON AND ASSOCIATES, INC.
- LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207

SPRINGTREE VILLAGE - UNIT FOUR

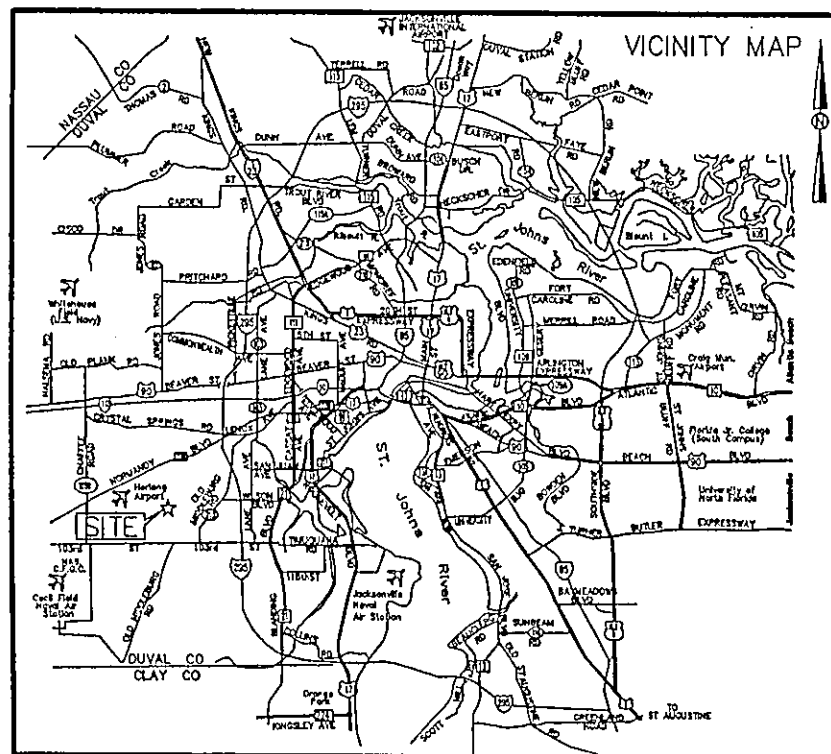
A Portion of the Southwest 1/4 of Section 3, Township 3 South, Range 25 East;
City of Jacksonville, Duval County, Florida.

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE NORTHWEST CORNER OF SPRING LAKE UNIT FIVE, AS RECORDED IN PLAT BOOK 48, PAGES 34, 34A, 34B, & 34C, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. AND RUN THENCE S06°45'33"E, ALONG THE WESTERLY LINE OF SPRING LAKE UNIT FIVE A DISTANCE OF 1120.79 FEET TO A POINT ON THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4290, PAGE 715 OF SAID CURRENT PUBLIC RECORDS; RUN THENCE ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4290, PAGE 715 S00°08'47"W, A DISTANCE OF 149.58 FEET TO A POINT ON THE INTERSECTION OF SAID WESTERLY LINE WITH THE NORTHERLY LINE OF SPRINGTREE VILLAGE UNIT THREE AS RECORDED IN PLAT BOOK 49, PAGES 99, 99A, 99B, 99C, & 99D, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA; RUN THENCE ALONG THE BOUNDARY LINE OF AFORESAID PLAT, THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1, N69°30'00"W, A DISTANCE OF 311.84 FEET TO A POINT; COURSE NO. 2, S89°30'37"W, A DISTANCE OF 280.21 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID SPRINGTREE VILLAGE UNIT THREE; RUN THENCE ALONG THE WESTERLY LINE OF SAID SPRINGTREE VILLAGE UNIT THREE S00°29'23"E, A DISTANCE OF 325.24 FEET TO A POINT; RUN THENCE LEAVING SAID WESTERLY LINE S89°30'37"W, A DISTANCE OF 533.09 FEET TO A POINT; RUN THENCE N00°10'16"E, A DISTANCE OF 144.72 FEET TO A POINT; RUN THENCE N13°54'12"W, A DISTANCE OF 82.24 FEET TO A POINT; RUN THENCE N00°10'16"E, A DISTANCE OF 332.21 FEET TO A POINT; RUN THENCE N13°22'54"E, A DISTANCE OF 69.15 FEET TO A POINT; RUN THENCE N27°38'38"E, A DISTANCE OF 239.98 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 275.00 FEET; RUN THENCE NORTHWESTERLY ALONG ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°11'54", AN ARC DISTANCE OF 111.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N57°23'39"W, 110.58 FEET TO A POINT; RUN THENCE N44°12'18"E, A DISTANCE OF 50.00 FEET TO A POINT; RUN THENCE N30°26'30"E, A DISTANCE OF 67.80 FEET TO A POINT; RUN THENCE N06°57'27"E, A DISTANCE OF 80.25 FEET TO A POINT; RUN THENCE N02°55'57"W, A DISTANCE OF 66.24 FEET TO A POINT; RUN THENCE N09°35'46"E, A DISTANCE OF 153.78 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4290, PAGE 715, OF SAID CURRENT PUBLIC RECORDS, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 30.00 FEET, RUN THENCE ALONG THE BOUNDARIES OF SAID LANDS RECORDED IN OFFICIAL RECORDS VOLUME 4290, PAGE 715 OF SAID CURRENT PUBLIC RECORDS, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1, SOUTHEASTERLY ALONG ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°13'57", AN ARC DISTANCE OF 39.39 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S52°22'50"E, 36.62 FEET TO A POINT; COURSE NO. 2, THENCE S89°59'48"E, A DISTANCE OF 169.70 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET; COURSE NO. 3, SOUTHEASTERLY ALONG ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 141.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S44°59'48"E, 127.28 FEET TO A POINT; COURSE NO. 4, S00°00'12"W, A DISTANCE OF 90.00 FEET TO A POINT; COURSE NO. 5, S89°59'48"E, A DISTANCE OF 240.00 FEET TO A POINT; COURSE NO. 6, N00°00'12"E, A DISTANCE OF 310.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 90.00 FEET; COURSE NO. 7, NORTHEASTERLY ALONG ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 141.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N45°00'12"E, 127.28 FEET TO A POINT; COURSE NO. 8, S89°59'48"E, A DISTANCE OF 235.30 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 26.70 ACRES MORE OR LESS.

Approved 1/25/2001
Date
J. Hall
City Engineer
for Director of Public Works
Approved 1/26/2001
Date
Theresa M. Smith
for General Counsel



ADOPTION and DEDICATION:

THIS IS TO CERTIFY THAT SPRINGTREE IV, INC., A FLORIDA CORPORATION, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS SPRINGTREE VILLAGE - UNIT FOUR. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, DRAINAGE EASEMENTS; EXCEPT TRACT "A", WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; AND EXCEPT JEA EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES AS 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/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (ROADS, PARKWAYS, LANES AND COURTS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (ROADS, PARKWAYS, LANES AND COURTS); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

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

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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN SPRINGTREE VILLAGE-UNIT FOUR, THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THOSE EASEMENTS DESIGNATED AS "JEA-E.E.", ARE HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "JEA-E." ARE HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE NAMED SPRINGTREE IV, INC. A FLORIDA CORPORATION, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 12th DAY OF January, A.D. 2001.

SPRINGTREE IV, INC.
A Florida Corporation

Witness: Theresa M. Smith

Theresa M. Smith
Type or Print Name

Witness: Cris Rizzuto

Cris Rizzuto
Type or Print Name

By: Edward L. Toney
Edward L. Toney, President of
Springtree IV, Inc.



NOTARY FOR SPRINGTREE IV, INC., A Florida Corporation
The foregoing instrument was acknowledged before me this 12th day of

January, A.D., 2001 by Edward L. Toney, President of Springtree IV, a Florida Corporation, who is personally known to me and who has/has not taken an oath on behalf of the Corporation.

Theresa M. Smith
Notary Public, State of Florida

Theresa M. Smith
Type or Print Name
My Commission Expires: 10/14/01



THERESA MAHONEY SMITH
Comm. No. CC 688561
My Comm. Exp. Oct. 14, 2001
Bonded thru Pichard Ins. Agcy.

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 CHAPTER 654, ORDINANCE CODE.

THIS 26th DAY OF January, A.D., 2001.

John Miller
DIRECTOR OF PUBLIC WORKS

January 26th, 2001
DATE

CLERK'S CERTIFICATE: 2001020931

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 53, PAGES 94-94E, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 29th DAY OF January, A.D. 2001.

BY: Jim Fuller
CLERK: JIM FULLER

Robin Buler
DEPUTY CLERK

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 25th DAY OF January, A.D., 2001.

Glenn E. McGreggor

GLENN E. MCGREGGOR, PLS
PROFESSIONAL LAND SURVEYOR No. 4252

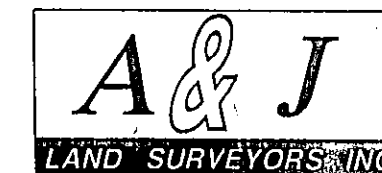
SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS 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 PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 26th DAY OF OCTOBER, A.D., 2000.

Jonathon B. Bowan
JONATHON B. BOWAN
PROFESSIONAL LAND SURVEYOR No. 4600

A&J LAND SURVEYORS, INC.
7950 BELFORT PARKWAY
SUITE 1600
JACKSONVILLE, FLORIDA 32256



Professional Land Surveyors
7950 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 296-4583
Phone (904) 296-1666 L.B. No. 6661

SPRINGTREE VILLAGE - UNIT FOUR

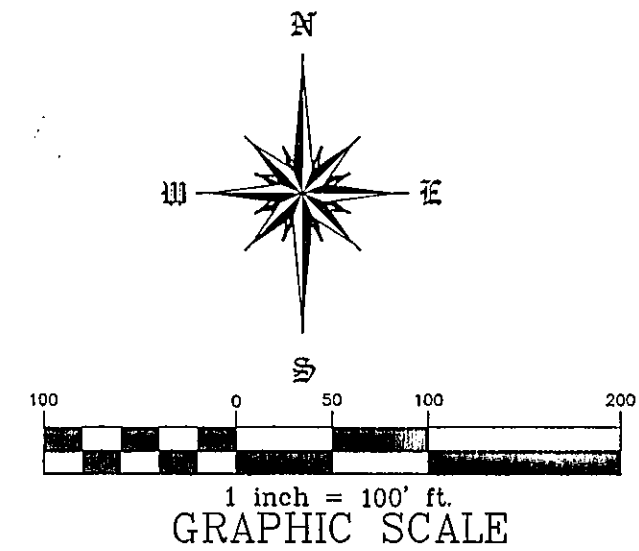
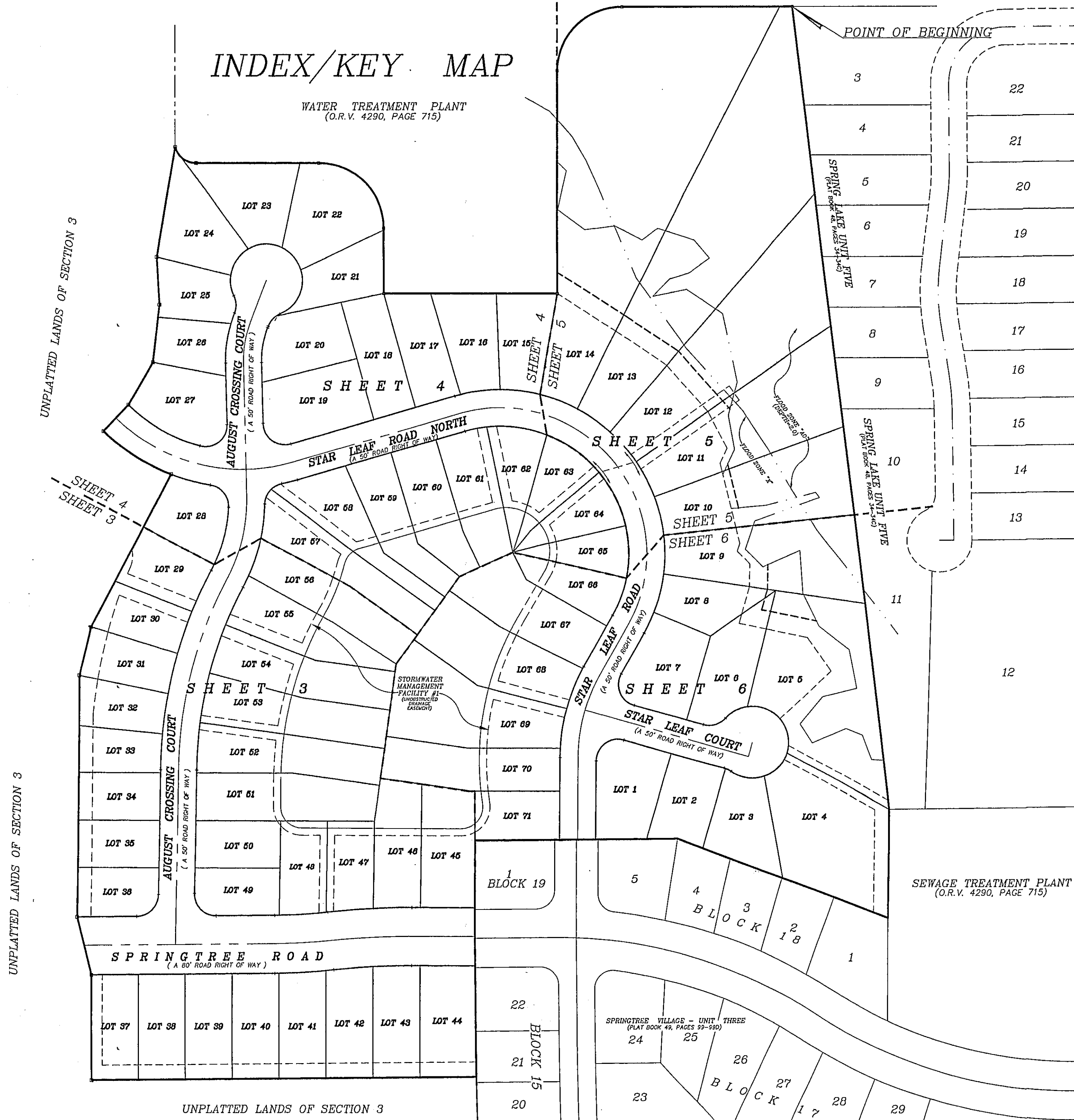
A Portion of the Southwest 1/4 of Section 3, Township 3 South, Range 25 East;
City of Jacksonville, Duval County, Florida.

PLAT BOOK 53 PAGE 94A

SHEET TWO (2) OF SIX (6) SHEETS

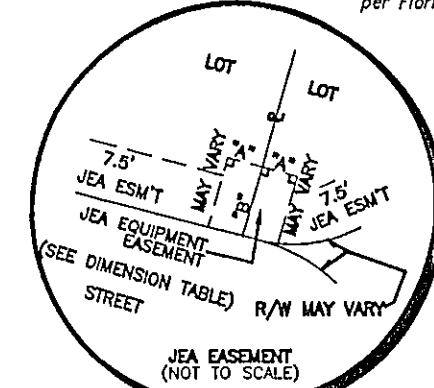
INDEX/KEY MAP

WATER TREATMENT PLANT
(O.R.V. 4290, PAGE 715)



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF SPRINGTREE VILLAGE UNIT THREE (P.B. 49, PG'S. 99-99D) AS SOUTH 85°30'37" WEST.
2. □ - DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-6661"
3. ● - DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB-6661"
4. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" & "AO" (DEPTH 2.0), AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 0150E, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
5. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
6. THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
7. THE LAKE SHOWN HEREON IS NOT BASED ON AN AS-BUILT SURVEY, SHOWN AS DEPICTED ON ENGINEERING PLANS, BY CGS CONSULTING ENGINEERS, INC.
8. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND AND SEWERS, UNLESS OTHERWISE NOTED HEREON.
9. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED HEREON.
10. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
11. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
12. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
13. CERTAIN EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
"JEA-E-E" DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JEA.
"JEA-E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
14. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, per Florida Statute (177.091).

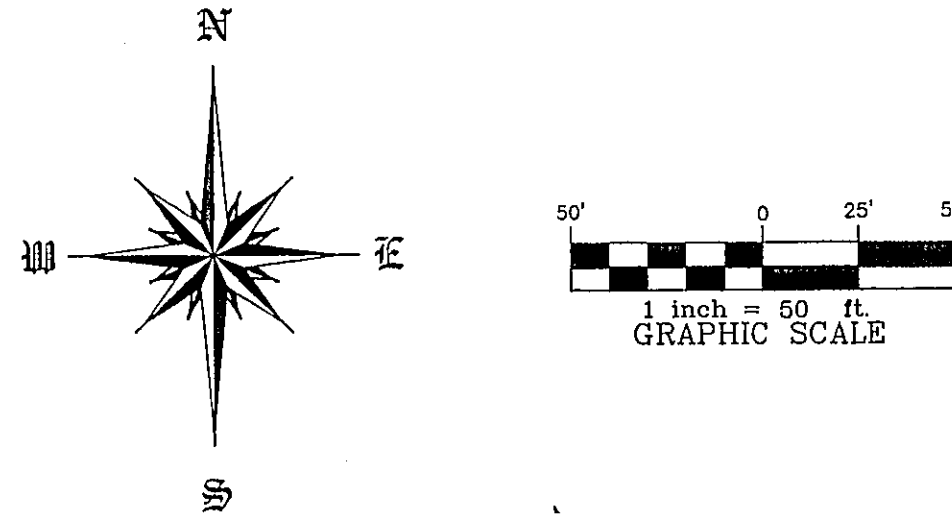


DIMENSION TABLE	
"A" 5' TYPICAL 10'X10' JEA	"B" 10' EQUIPMENT EASEMENT
"A" 10' TYPICAL 10'X20' JEA	"B" 10' EQUIPMENT EASEMENT
"A" 5' TYPICAL 5'X10' JEA	"B" 10' EQUIPMENT EASEMENT
"A" 7.5' TYPICAL 10'X15' JEA	"B" 10' EQUIPMENT EASEMENT

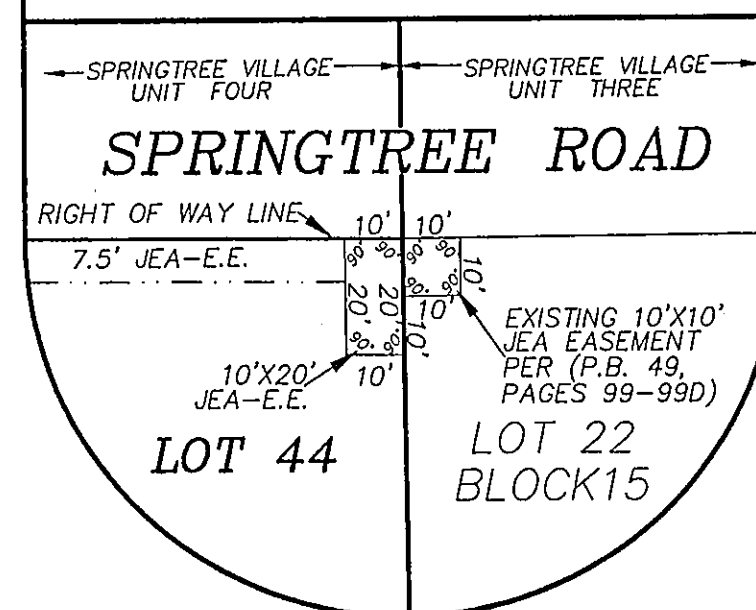
LEGEND:	
U.D.E.=UNOBSTRUCTED DRAINAGE EASEMENT	Δ=DELTA ANGLE
P.C.=POINT OF CURVATURE	R/W=RIGHT-OF-WAY
P.I.=POINT OF INTERSECTION	P.B.=PLAT BOOK
P.O.I.=POINT OF INTERSECTION	H.B.=HARD BOOK
P.O.R.=POINT OF REVERSE CURVATURE	O.B.=OCEAN BOOK
P.O.C.=POINT OF COMPOUND CURVATURE	O.R.V.=OFFICIAL RECORDS VOLUME
R=RAADIUS	P.C.=PAGE
CH=CHORD	Q=QUARTER
L=LENGTH	HT=NOT TO SCALE
MSL=MEAN SEA LEVEL	JEA-E=JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
SEC=SECTION	JEA-E-E=JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
SP=SPRINT PILE	
CM=CONCRETE MONUMENT	
PRM=PERMANENT REFERENCE MONUMENT	
SRWD=ST. JOHNS RIVER WATER MANAGEMENT DISTRICT	
USE=UNOBSTRUCTED DRAINAGE EASEMENTS	
D=CENTRAL ANGLE / DELTA ANGLE	

SPRINGTREE VILLAGE - UNIT FOUR

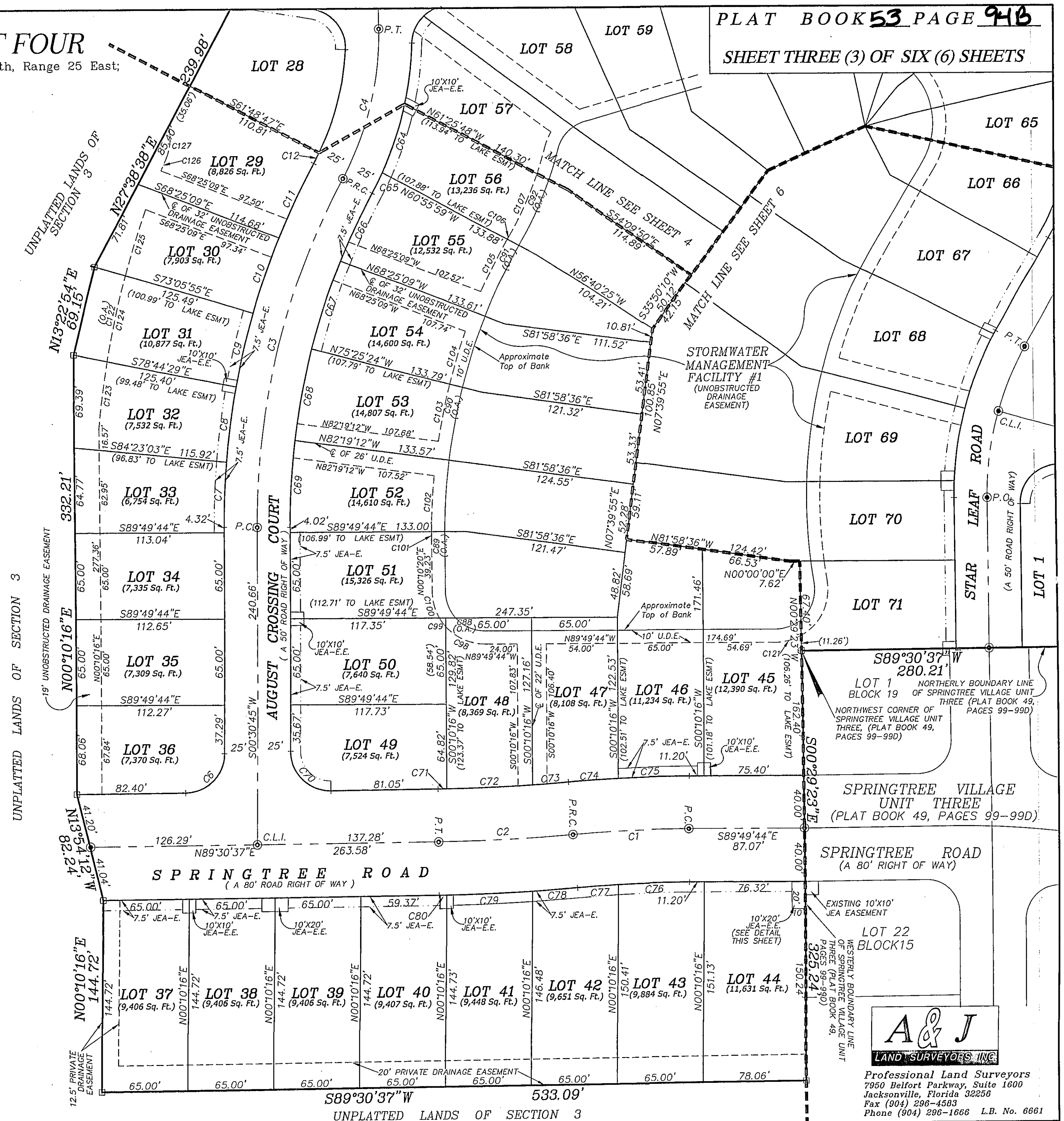
A Portion of the Southwest 1/4 of Section 3, Township 3 South, Range 25 East;
City of Jacksonville, Duval County, Florida.



DETAIL - Not to Scale



CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C1	88.25'	1030.33'	N87°43'02"E	88.23'	44.15'	04°34'28"
C2	101.89'	1374.62'	S87°23'13"W	101.86'	50.97'	04°14'49"
C3	275.59'	577.36'	S14°11'14"W	272.98'	140.47'	27°20'57"
C4	119.95'	238.70'	N13°27'56"E	118.69'	61.27'	28°47'33"
C5	46.60'	30.00'	N45°00'41"E	42.05'	29.48'	88°59'52"
C6	49.51'	602.36'	S02°52'03"W	49.50'	24.77'	04°42'35"
C7	56.81'	602.36'	S07°55'27"W	56.79'	28.43'	05°24'13"
C8	56.83'	602.36'	S13°19'43"W	56.81'	28.43'	05°24'19"
C9	61.27'	602.36'	S18°56'43"W	61.24'	30.66'	05°49'39"
C10	63.11'	602.36'	S24°51'37"W	63.08'	31.58'	06°00'10"
C11	9.23'	213.70'	N26°37'26"E	9.23'	4.62'	02°28'32"
C12	55.50'	263.70'	N17°57'25"E	55.40'	27.85'	12°03'32"
C13	17.84'	263.70'	N25°55'27"E	17.83'	8.92'	03°52'32"
C14	57.63'	552.36'	S24°52'23"W	57.60'	28.84'	05°58'40"
C15	70.63'	552.36'	S18°13'16"W	70.58'	35.36'	07°19'33"
C16	69.54'	552.36'	S10°57'05"W	69.49'	34.82'	07°12'48"
C17	65.87'	552.36'	S03°55'43"W	65.83'	32.97'	06°49'56"
C18	47.65'	30.00'	S44°59'19"E	42.80'	30.53'	91°00'08"
C19	6.56'	1334.62'	N89°22'10"E	6.56'	3.28'	00°16'53"
C20	65.06'	1334.62'	N87°49'56"E	65.05'	32.54'	02°47'35"
C21	27.31'	1334.62'	N85°50'59"E	27.31'	13.65'	01°10'20"
C22	37.86'	1070.33'	S86°16'36"W	37.86'	18.93'	02°01'36"
C23	53.82'	1070.33'	S88°43'50"W	53.81'	53.82'	02°52'52"
C24	53.82'	990.33'	S88°36'51"W	53.82'	26.92'	03°06'50"
C25	31.00'	990.33'	S86°09'37"W	31.00'	15.50'	01°47'32"
C26	34.17'	1414.62'	N85°57'19"E	34.17'	17.08'	01°23'02"
C27	65.05'	1414.62'	N87°57'53"E	65.05'	32.53'	02°38'05"
C28	5.63'	1414.62'	N89°23'46"E	5.63'	2.82'	00°13'41"
C29	62.83'	40.00'	S44°49'44"E	56.57'	40.00'	90°00'05"
C30	48.59'	470.00'	S03°07'59"W	48.57'	24.32'	05°55'28"
C31	85.02'	470.00'	S14°26'51"W	84.91'	42.63'	10°21'54"
C32	48.29'	470.00'	S26°28'30"W	48.27'	24.17'	05°53'12"
C33	74.96'	280.00'	N21°44'54"E	74.74'	37.71'	15°20'23"
C34	33.92'	40.00'	S65°32'00"E	32.92'	18.06'	48°35'28"
C35	7.96'	40.00'	S35°32'00"E	7.95'	4.00'	11°24'30"
C36	20.94'	40.00'	S14°49'45"E	20.71'	10.72'	30°00'01"
C37	5.77'	470.00'	S00°31'22"W	5.77'	2.88'	00°42'12"
C38	42.82'	470.00'	S03°29'05"W	42.81'	21.43'	05°13'14"
C39	43.57'	470.00'	S11°55'15"W	43.56'	21.80'	05°18'42"
C40	41.45'	470.00'	S17°06'12"W	41.44'	20.74'	05°03'12"
C41	45.40'	470.00'	S26°17'57"W	45.39'	22.72'	05°32'06"
C42	2.88'	470.00'	S29°14'33"W	2.88'	1.44'	00°21'06"
C43	52.75'	280.00'	N24°01'18"E	52.67'	26.45'	10°47'36"
C44	20.36'	40.00'	N75°35'29"E	20.14'	10.40'	29°09'34"
C45	170.41'	726.22'	S12°17'30"W	170.02'	85.60'	13°26'40"
C46	50.07'	726.22'	S07°32'41"W	50.06'	25.05'	03°57'02"
C47	66.73'	726.22'	S12°09'08"W	66.71'	33.39'	05°15'53"
C48	53.60'	726.22'	S16°53'57"W	53.59'	26.81'	04°13'45"
C49	9.43'	730.00'	S23°12'25"W	9.43'	4.72'	00°44'25"
C50	26.18'	40.00'	N04°49'25"E	25.72'	13.58'	37°30'24"
C51	50.33'	50.00'	N69°19'14"W	48.23'	27.53'	57°40'18"



PLAT BOOK 53 PAGE 94B

SHEET THREE (3) OF SIX (6) SHEETS

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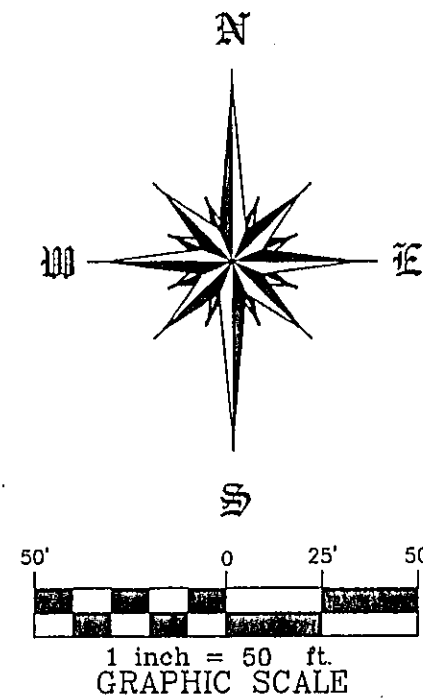
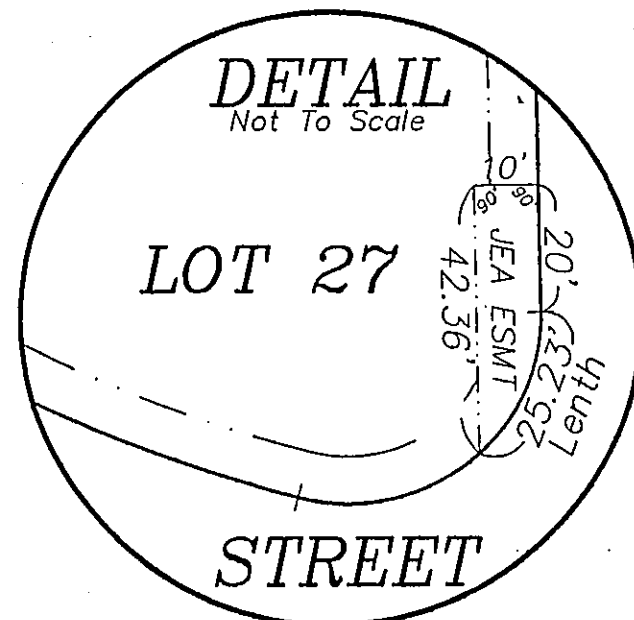
Professional Land Surveyors
7960 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 296-4583
Phone (904) 296-1666 L.B. No. 6661

SPRINGTREE VILLAGE - UNIT FOUR

A Portion of the Southwest 1/4 of Section 3, Township 3 South, Range 25 East;
City of Jacksonville, Duval County, Florida.

PLAT BOOK 53 PAGE 94C

SHEET FOUR (4) OF SIX (6) SHEETS



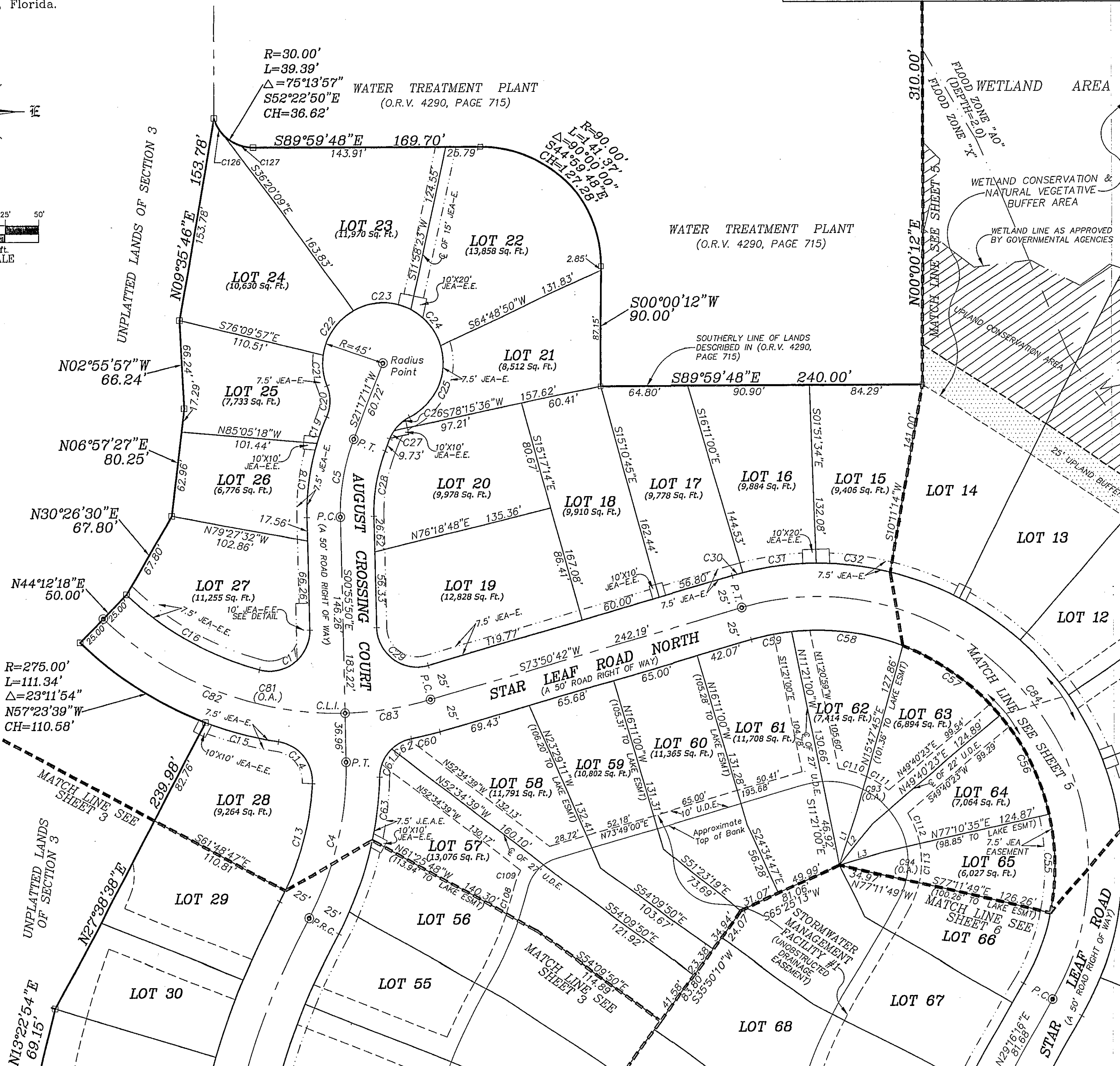
UPLAND CONSERVATION AREA
UPLAND BUFFER

LINE	BEARING	DISTANCE
L1	S18°06'57"W	42.24'
L2	S39°04'06"W	39.25'
L3	S74°21'41"W	35.85'

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C4	119.95'	238.70'	N13°27'56"E	118.69'	61.27'	28°47'33"
C5	58.92'	151.94'	S10°10'40"W	58.55'	29.83'	22°13'01"
C16	114.87'	225.00'	S60°25'16"E	113.63'	58.72'	29°15'08"
C17	55.44'	30.00'	N52°00'40"E	47.88'	39.73'	105°53'01"
C18	55.86'	176.94'	S08°06'48"W	55.63'	28.16'	18°05'16"
C19	20.87'	176.94'	S20°32'11"W	20.86'	10.45'	06°45'31"
C20	23.93'	30.00'	N01°03'44"W	23.30'	12.64'	45°42'25"
C21	23.18'	45.00'	S07°02'15"E	22.92'	11.85'	29°30'28"
C22	41.59'	45.00'	S34°11'32"W	40.12'	22.41'	52°57'07"
C23	44.68'	45.00'	S89°06'40"W	42.87'	24.37'	56°53'08"
C24	36.09'	45.00'	N39°28'11"W	35.13'	19.08'	45°57'10"
C25	63.31'	45.00'	N23°48'48"E	58.22'	38.17'	80°36'42"
C26	15.33'	30.00'	S49°28'37"W	15.17'	7.84'	29°17'09"
C27	7.09'	30.00'	S28°03'36"W	7.08'	3.56'	13°32'51"
C28	49.22'	126.94'	S10°10'40"W	48.91'	24.92'	22°13'01"
C29	55.10'	30.00'	S53°32'34"E	47.67'	39.26'	105°13'28"
C30	8.29'	226.52'	S74°53'35"W	8.29'	4.14'	02°05'47"
C31	55.46'	226.52'	S82°57'20"W	55.32'	27.87'	14°01'41"
C32	55.63'	226.52'	N82°59'44"W	55.49'	27.95'	14°04'11"
C55	73.65'	176.52'	N00°44'00"W	73.11'	37.37'	23°54'17"
C56	83.13'	176.52'	N26°10'37"W	82.36'	42.35'	26°58'58"
C57	89.72'	176.52'	N54°13'42"W	88.75'	45.85'	29°07'13"
C58	84.41'	176.52'	N82°29'13"W	83.60'	43.03'	27°23'49"
C59	30.72'	176.52'	S78°49'47"W	30.68'	15.40'	09°58'11"
C60	21.97'	275.00'	N76°08'01"E	21.96'	10.99'	04°34'37"
C61	23.22'	30.00'	S23°44'35"W	22.65'	12.23'	44°21'09"
C62	17.02'	30.00'	S62°10'14"W	16.79'	8.74'	32°30'10"
C63	47.68'	263.70'	N06°44'50"E	47.62'	23.91'	10°21'38"
C81	263.37'	250.00'	S75°58'30"E	251.36'	145.39'	60°21'36"
C82	198.57'	250.00'	S68°32'59"E	193.39'	104.86'	45°30'35"
C83	64.80'	250.00'	N81°16'13"E	64.62'	32.58'	14°51'01"
C84	476.32'	201.52'	N38°26'31"W	372.93'	491.68'	135°25'34"
C92	74.96'	280.00'	N21°44'54"E	74.74'	37.71'	15°20'23"
C93	41.40'	70.00'	N66°18'46"W	40.80'	21.33'	33°53'21"
C94	75.08'	70.00'	N00°33'27"W	71.54'	41.61'	61°27'26"
C108	22.22'	280.00'	N16°21'06"E	22.21'	11.11'	04°32'47"
C109	11.64'	40.00'	S22°24'43"W	11.59'	5.86'	16°40'01"
C110	21.83'	70.00'	N74°19'24"W	21.74'	11.00'	17°52'04"
C111	19.57'	70.00'	N57°22'44"W	19.51'	9.85'	16°01'17"
C112	24.70'	70.00'	N21°10'37"W	24.57'	12.48'	20°13'06"
C113	29.16'	70.00'	N00°52'04"E	28.95'	14.80'	23°52'16"
C114	21.22'	70.00'	N21°29'14"E	21.14'	10.69'	17°22'04"

A & J
LAND SURVEYORS, INC.

Professional Land Surveyors
7950 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 296-4583
Phone (904) 296-1666
L.B. No. 6661



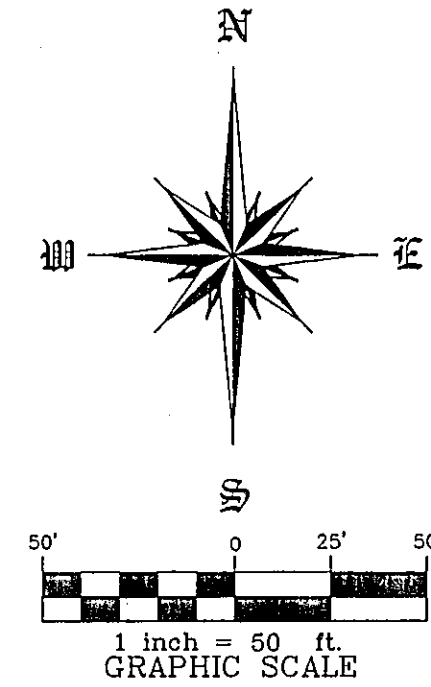
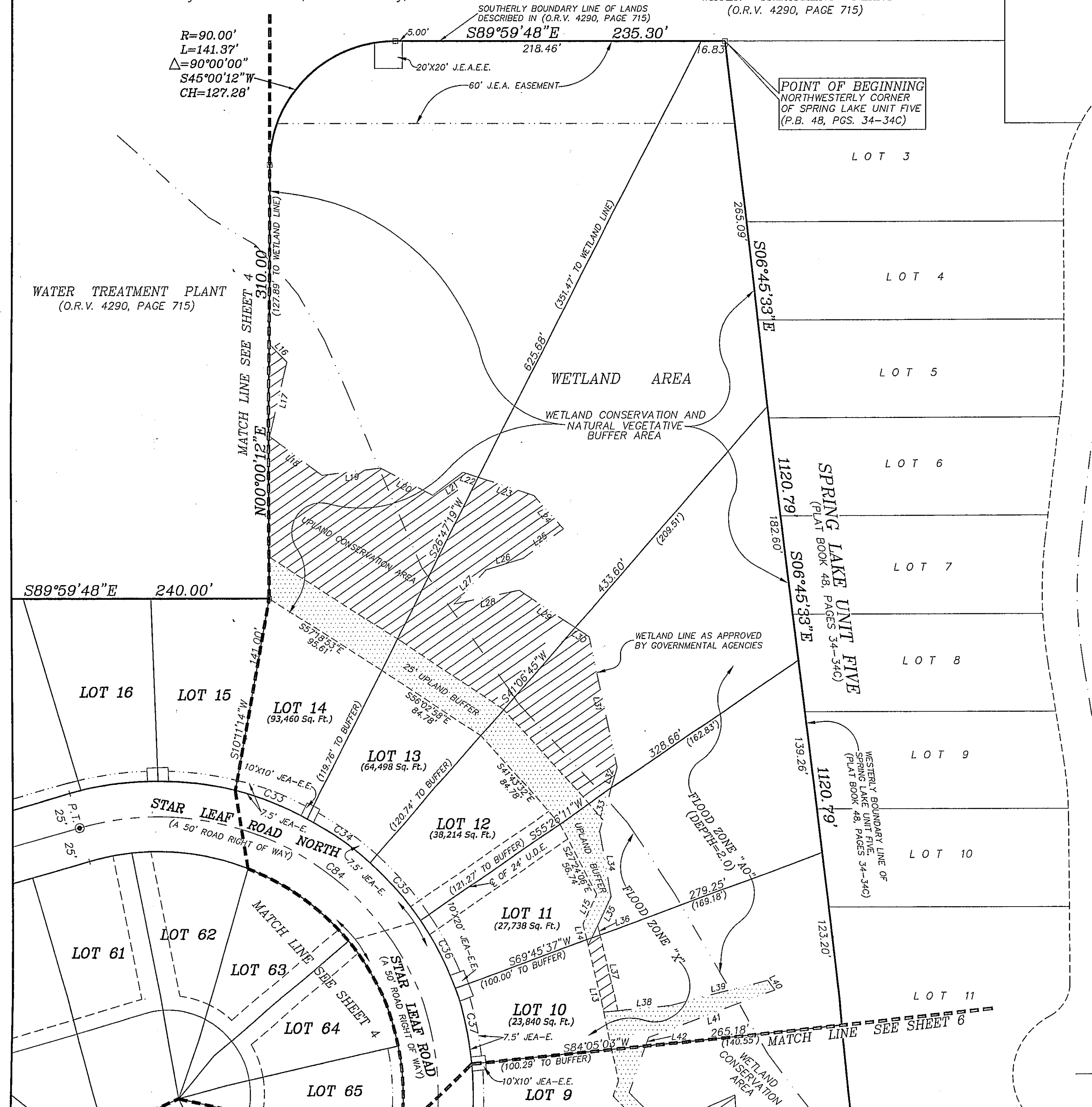
SPRINGTREE VILLAGE - UNIT FOUR

A Portion of the Southwest 1/4 of Section 3, Township 3 South, Range 25 East;
City of Jacksonville, Duval County, Florida.

WATER TREATMENT PLANT
(O.R.V. 4290, PAGE 715)

PLAT BOOK **53** PAGE **94D**

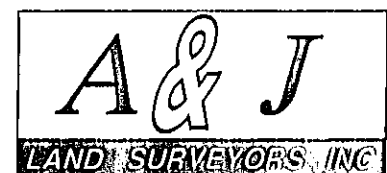
SHEET FIVE (5) OF SIX (6) SHEETS



UPLAND CONSERVATION AREA
UPLAND BUFFER

LINE	BEARING	DISTANCE
L13	S13°34'18"E	79.55'
L14	S13°34'18"E	11.83'
L15	S25°26'43"W	23.01'
L16	N44°40'45"W	18.28'
L17	S12°27'44"W	54.88'
L18	S63°31'02"E	46.54'
L19	N83°00'12"E	42.20'
L20	S62°09'37"E	42.05'
L21	N52°54'55"E	27.27'
L22	S71°46'00"E	11.39'
L23	S71°46'00"E	41.88'
L24	S41°10'29"E	31.70'
L25	S54°09'00"W	35.78'
L26	S72°54'57"W	27.52'
L27	S43°34'42"W	33.54'
L28	N78°17'03"E	47.73'
L29	S56°03'24"E	47.89'
L30	S56°03'24"E	11.99'
L31	S11°40'54"E	95.99'
L32	S15°32'42"W	15.73'
L33	S15°32'42"W	31.44'
L34	S09°44'40"E	47.78'
L35	S25°26'43"W	22.31'
L36	S13°34'18"E	7.12'
L37	S13°34'18"E	55.66'
L38	N84°37'12"E	38.12'
L39	N75°09'39"E	71.26'
L40	S35°30'51"E	8.95'
L41	S70°00'35"W	95.34'
L42	S18°35'41"W	6.48'

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C33	55.24'	226.52'	N68°58'29"W	55.10'	27.76'	13°58'19"
C34	54.94'	226.52'	N55°02'27"W	54.80'	27.60'	13°53'45"
C35	54.74'	226.52'	N41°10'11"W	54.61'	27.51'	13°50'42"
C36	54.66'	226.52'	N27°19'59"W	54.53'	27.47'	13°49'36"
C37	54.71'	226.52'	N13°30'03"W	54.58'	27.49'	13°50'17"
C84	476.32'	201.52'	N38°26'31"W	372.93'	491.68'	135°25'34"



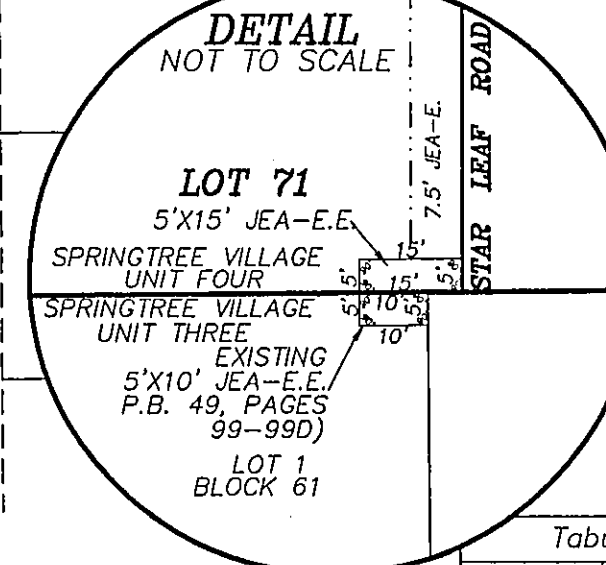
Professional Land Surveyors
7950 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 296-4583
Phone (904) 296-1666 L.B. No. 6661

SPRINGTREE VILLAGE - UNIT FOUR

A Portion of the Southwest 1/4 of Section 3, Township 3 South, Range 25 East;
Duval County, Florida.

PLAT BOOK 53 PAGE 94E

SHEET SIX (6) OF SIX (6) SHEETS



UPLAND CONSERVATION AREA
UPLAND BUFFER

Tabulated Line Table

LINE	BEARING	DISTANCE
L1	S18°06'57"W	42.24'
L2	S39°04'06"W	39.25'
L3	S74°21'41"W	35.85'
L4	S34°51'18"E	57.09'
L5	S78°19'43"E	58.25'
L6	S78°19'43"E	38.33'
L7	S15°34'12"W	13.50'
L8	S15°34'12"W	39.75'
L9	S01°14'46"W	31.48'
L10	S44°23'34"E	25.29'
L11	S18°35'41"W	11.51'
L12	S13°34'18"E	22.82'
L13	S13°34'18"E	79.55'
L14	S13°34'18"E	11.83'
L15	S25°26'43"W	23.01'
L16	N44°40'45"W	18.28'
L17	S12°27'44"W	54.88'
L18	S53°31'02"E	46.54'
L19	N83°00'12"E	42.20'
L20	S62°09'37"E	42.05'
L21	N52°54'55"E	27.27'
L22	S71°46'00"E	11.39'
L23	S71°46'00"E	41.88'
L24	S41°10'29"E	31.70'
L25	S54°09'00"W	35.78'
L26	S72°54'57"W	27.52'
L27	S43°34'42"W	33.54'

Tabulated Line Table

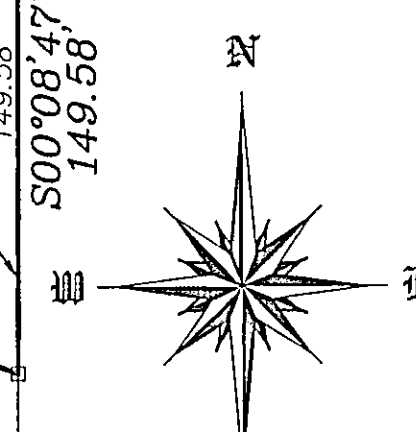
LINE	BEARING	DISTANCE
L28	N78°17'03"E	47.73'
L29	S56°03'24"E	47.89'
L30	S56°03'24"E	11.99'
L31	S11°40'54"E	95.99'
L32	S15°32'42"W	15.73'
L33	S15°32'42"W	31.44'
L34	S09°44'40"E	47.78'
L35	S25°26'43"W	22.31'
L36	S13°34'18"E	7.12'
L37	S13°34'18"E	55.66'
L38	N84°37'12"E	38.12'
L39	N75°09'39"E	71.26'
L40	S35°30'51"E	8.95'
L41	S70°00'35"W	95.34'
L42	S18°35'41"W	6.48'
L43	S18°35'41"W	34.79'
L44	S44°23'34"E	34.89'
L45	N65°46'51"E	56.03'
L46	S03°58'40"E	59.78'
L47	S25°45'46"E	1.83'
L48	S25°45'46"E	49.19'
L49	S52°16'00"E	52.51'
L50	S10°54'56"E	54.59'
L51	S76°20'53"W	48.24'
L52	S39°16'20"W	49.43'
L53	S33°20'45"E	30.76'
L54	N67°38'55"E	50.51'
L55	S68°43'44"E	24.22'
L56	S21°01'56"E	35.97'
L57	S86°32'39"E	16.61'

Tabulated Curve Table

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C38	54.87'	226.52'	N00°21'28"E	54.74'	27.57'	13°52'45"
C39	55.14'	226.52'	N14°16'18"E	55.01'	27.71'	13°56'54"
C40	31.73'	226.52'	N25°15'31"E	31.70'	15.89'	08°01'32"
C41	45.15'	30.00'	S22°28'01"E	39.26'	31.70'	103°28'35"
C42	33.54'	30.00'	N73°46'01"E	31.82'	18.77'	64°03'20"
C43	27.99'	45.00'	S61°26'05"W	27.55'	14.47'	35°38'37"
C44	91.19'	45.00'	N42°41'19"W	76.73'	72.17'	116°06'35"
C45	42.48'	45.00'	N42°24'22"E	40.92'	22.97'	54°04'55"
C46	28.55'	45.00'	N87°32'18"E	28.07'	14.77'	36°20'47"
C47	8.58'	30.00'	N62°02'18"W	8.55'	4.32'	16°23'41"
C48	2.08'	30.00'	N72°13'14"W	2.08'	1.04'	03°58'10"
C49	45.15'	30.00'	S52°53'51"W	39.88'	33.05'	105°47'41"
C50	15.93'	256.00'	S01°46'59"W	15.93'	7.97'	03°33'58"
C51	55.68'	256.00'	S09°47'50"W	55.57'	27.95'	12°27'44"
C52	59.17'	256.00'	S22°38'59"W	59.04'	29.72'	13°14'35"
C54	55.62'	176.52'	N20°14'43"E	55.39'	28.04'	18°03'08"
C84	476.32'	201.52'	N38°26'31"W	372.93'	491.68'	135°25'34"
C85	118.01'	231.00'	S14°38'08"W	116.73'	60.32'	29°16'16"
C86	48.41'	231.00'	S23°16'03"W	48.32'	24.29'	12°00'27"
C87	69.90'	231.00'	S08°37'55"W	69.34'	35.07'	17°15'49"
C94	75.08'	70.00'	N00°33'27"W	71.54'	41.61'	61°27'26"
C95	90.46'	380.00'	S23°21'05"W	90.25'	45.45'	13°38'22"
C96	143.31'	380.00'	S01°48'24"W	142.46'	72.51'	21°36'27"
C97	69.23'	40.00'	N40°35'13"E	60.91'	46.97'	99°10'07"
C114	21.22'	70.00'	N21°29'14"E	21.14'	10.69'	17°22'04"
C115	22.06'	380.00'	S28°30'29"W	22.06'	11.03'	03°19'33"
C116	68.40'	380.00'	S21°41'18"W	68.31'	34.29'	10°18'49"
C117	68.16'	380.00'	S07°28'20"W	68.07'	34.17'	10°16'36"
C118	60.11'	380.00'	S02°11'51"E	60.04'	30.12'	09°03'46"
C119	15.04'	380.00'	S07°51'47"E	15.04'	7.52'	02°16'05"
C120	48.88'	40.00'	N26°00'26"E	45.89'	28.01'	70°00'32"
C128	47.53'	45.00'	N70°28'58"W	45.35'	26.25'	60°31'16"

SOUTHWEST CORNER
OF SPRING LAKE
UNIT FIVE (P.B. 48,
PGS. 34-34C)

NORTHWEST CORNER
OF LANDS DESCRIBED
IN (O.R.V. 4290,
PG. 715)



SEWAGE TREATMENT PLANT
(O.R.V. 4290, PAGE 715)

1 inch = 50 ft.
GRAPHIC SCALE

A & J
LAND SURVEYORS, INC.

Professional Land Surveyors
7950 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 296-4583
Phone (904) 296-1666 L.B. No. 6861

SPRINGTREE VILLAGE - UNIT FIVE -

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH,
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SPRINGTREE VILLAGE UNIT FOUR, AS RECORDED IN PLAT BOOK 53, PAGES 44, 44A, 44B, 44C, 44D AND 44E OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 84°30'31" WEST, ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID SPRINGTREE VILLAGE UNIT FOUR, A DISTANCE OF 1,005.14 FEET, TO A POINT; THENCE NORTH 00°10'16" EAST, A DISTANCE OF 346.25 FEET, TO A POINT; THENCE NORTH 07°05'52" EAST, A DISTANCE OF 503.36 FEET, TO A POINT; THENCE NORTH 00°10'16" EAST, A DISTANCE OF 210.00 FEET, TO A POINT; THENCE SOUTH 84°44'44" EAST, A DISTANCE OF 112.35 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY, BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF FEET 175.00 FEET; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF LAST SAID CURVE A DISTANCE OF 122.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25°06'36" EAST 114.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°05'14" EAST, A DISTANCE OF 302.51 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 131.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°32'28" EAST 133.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 84°54'41" EAST, A DISTANCE OF 110.64 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF LAST SAID CURVE A DISTANCE OF 47.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°54'44" EAST 42.43 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 84°54'48" EAST, A DISTANCE OF 50.00 FEET, TO A POINT; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 47.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°00'28" EAST 42.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 84°54'41" EAST, A DISTANCE OF 121.88 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF LAST SAID CURVE A DISTANCE OF 35.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°55'23" EAST 35.10 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 13°51'05" EAST, A DISTANCE OF 32.56 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF LAST SAID CURVE A DISTANCE OF 41.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°04'53" EAST 38.38 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 275.00 FEET; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF LAST SAID CURVE A DISTANCE OF 28.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°45'38" WEST 28.04 FEET, TO A POINT; THENCE SOUTH 84°44'58" EAST, A DISTANCE OF 50.00 FEET, TO THE INTERSECTION WITH THE ARC OF A CURVE, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF LAST SAID CURVE A DISTANCE OF 16.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°52'41" EAST 16.06 FEET, TO A POINT; THENCE NORTH 84°58'07" EAST, A DISTANCE OF 111.27 FEET, TO A POINT SITUATE ON THE WESTERLY BOUNDARY LINE OF AFORESAID SPRINGTREE VILLAGE UNIT FOUR; THENCE SOUTHWESTERLY, SOUTHEASTERLY, SOUTHWESTERLY AND SOUTHERLY, ALONG THE WESTERLY BOUNDARY LINE OF SAID SPRINGTREE VILLAGE UNIT FOUR RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 02°55'11" EAST 126 FEET; COURSE NO. 2: SOUTH 06°51'21" WEST 80.25 FEET; COURSE NO. 3: SOUTH 30°26'30" WEST 67.80 FEET; COURSE NO. 4: SOUTH 44°12'18" WEST 50.00 FEET, TO THE INTERSECTION WITH THE ARC OF A CURVE TO THE LEFT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 275.00 FEET; COURSE NO. 5: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF LAST SAID CURVE, A DISTANCE OF 111.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°23'34" EAST 110.58 FEET; COURSE NO. 6: SOUTH 21°38'38" WEST 234.48 FEET; COURSE NO. 7: SOUTH 13°22'54" WEST 64.15 FEET; COURSE NO. 8: SOUTH 00°10'16" WEST 332.21 FEET; COURSE NO. 9: SOUTH 13°54'12" EAST 82.24 FEET; COURSE NO. 10: SOUTH 00°10'16" WEST 144.72 FEET, TO THE SOUTHWEST CORNER OF AFORESAID SPRINGTREE VILLAGE UNIT FOUR AND THE POINT OF BEGINNING.

CONTAINING 22.02 ACRES AND/OR 954,082.0 SQUARE FEET, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT SPRINGTREE IV, INC., A FLORIDA CORPORATION, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS SPRINGTREE VILLAGE - UNIT FIVE. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL STREETS, ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, DRAINAGE EASEMENTS AND UNOBTAINED DRAINAGE EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, THE DRAINAGE EASEMENTS, OVER, UNDER, ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES, AS 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/STORMWATER MANAGEMENT FACILITIES ALL WATER WHICH THESE EASEMENTS TRAVEL, AND ALL WATER WHICH MAY FALL ON OR COME UPON ALL (STREETS, ROADS, PARKWAYS, LANES AND COURTS, AS NOTED ABOVE) HEREBY DEDICATED TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (STREETS, ROADS, PARKWAYS, LANES AND COURTS), FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OR PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

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

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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISION OF IT AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN SPRINGTREE VILLAGE - UNIT FIVE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. Florida Statutes 171.041(28).

TRACT "A" (LIFT STATION SITE) IS HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS WATER AND SEWER SYSTEMS.

TRACT "B" (OPEN SPACE) SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF SPRINGTREE IV, INC., ITS SUCCESSORS AND ASSIGNS.

PLAT BOOK **56** PAGE **31**
SHEET **1** OF **5** SHEETS

THOSE EASEMENTS DESIGNATED AS PRIVATE UNOBTAINED DRAINAGE EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO SPRINGTREE IV, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS.

ALL WATER AND SEWER EASEMENTS SHOWN HEREON, ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE.

THOSE EASEMENTS DESIGNATED AS "JEA-EE" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "JEA-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. Florida Statutes 171.041(28)

IN WITNESS WHEREOF, THE ABOVE SPRINGTREE IV, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 17 DAY OF April, A.D. 2003.

SPRINGTREE IV, INC.
A FLORIDA CORPORATION

WITNESS: Julie T. Kelley

TYPE OR PRINT NAME

WITNESS: W.D. BRANSON

TYPE OR PRINT NAME

BY: Edward L. Toney
EDWARD L. TONEY, PRESIDENT OF
SPRINGTREE IV, INC., A
FLORIDA CORPORATION

NOTARY FOR SPRINGTREE IV, INC.
A FLORIDA CORPORATION

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF April, A.D., 2003 BY EDWARD L. TONEY, PRESIDENT OF SPRINGTREE IV, INC., A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Vera T. Herringdine
NOTARY PUBLIC, STATE OF FLORIDA

Vera T. Herringdine
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: 3-29-2004

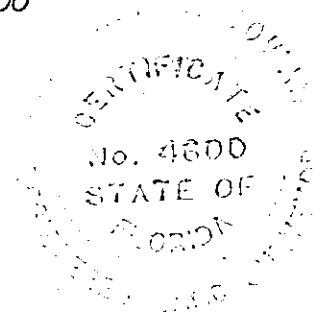


SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 171, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 171.041, FLORIDA STATUTES, CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 651.10, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 17 DAY OF April, A.D., 2003.

Jonathan B. Bowman
JONATHAN B. BOWMAN
PROFESSIONAL LAND SURVEYOR No. 4600
7450 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256



A & J LAND SURVEYORS, INC.
Professional Land Surveyors
7450 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 246-1644
Phone (904) 246-1666 L.B. No. 6661

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH,
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER NO. 654, ORDINANCE CODE. THIS 1ST DAY OF AUGUST A.D., 2003.

Chall
FOR DIRECTOR OF PUBLIC WORKS

8-1-2003
DATE

CLERK'S CERTIFICATE 2003252924

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA
AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 56
PAGES 31-AB, C, D OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
THIS 05 DAY OF August A.D., 2003.

Jim Fuller
JIM FULLER, CLERK OF THE CIRCUIT COURT

Dean Marshall
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES,
THIS 30th DAY OF July A.D., 2003.

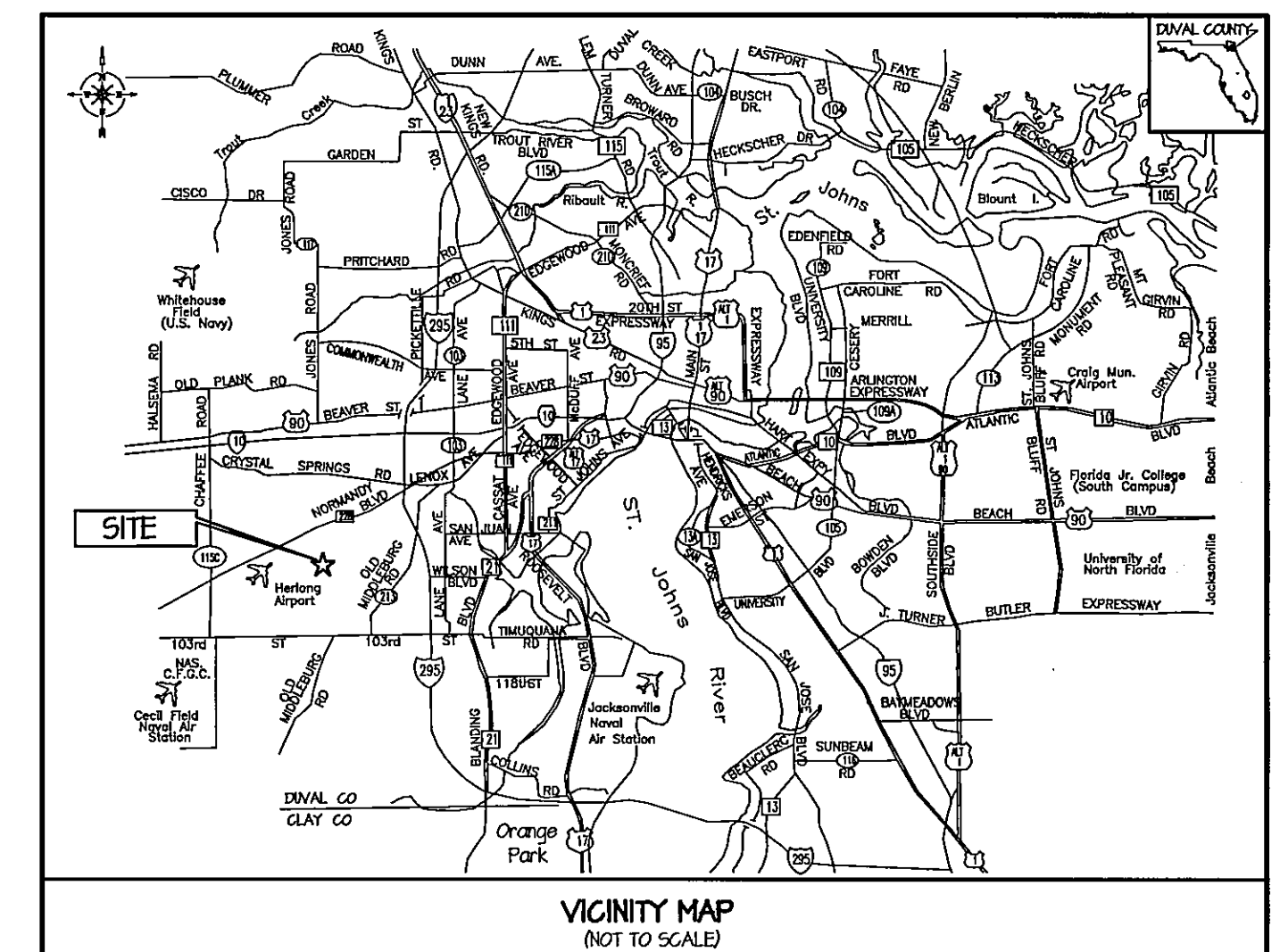
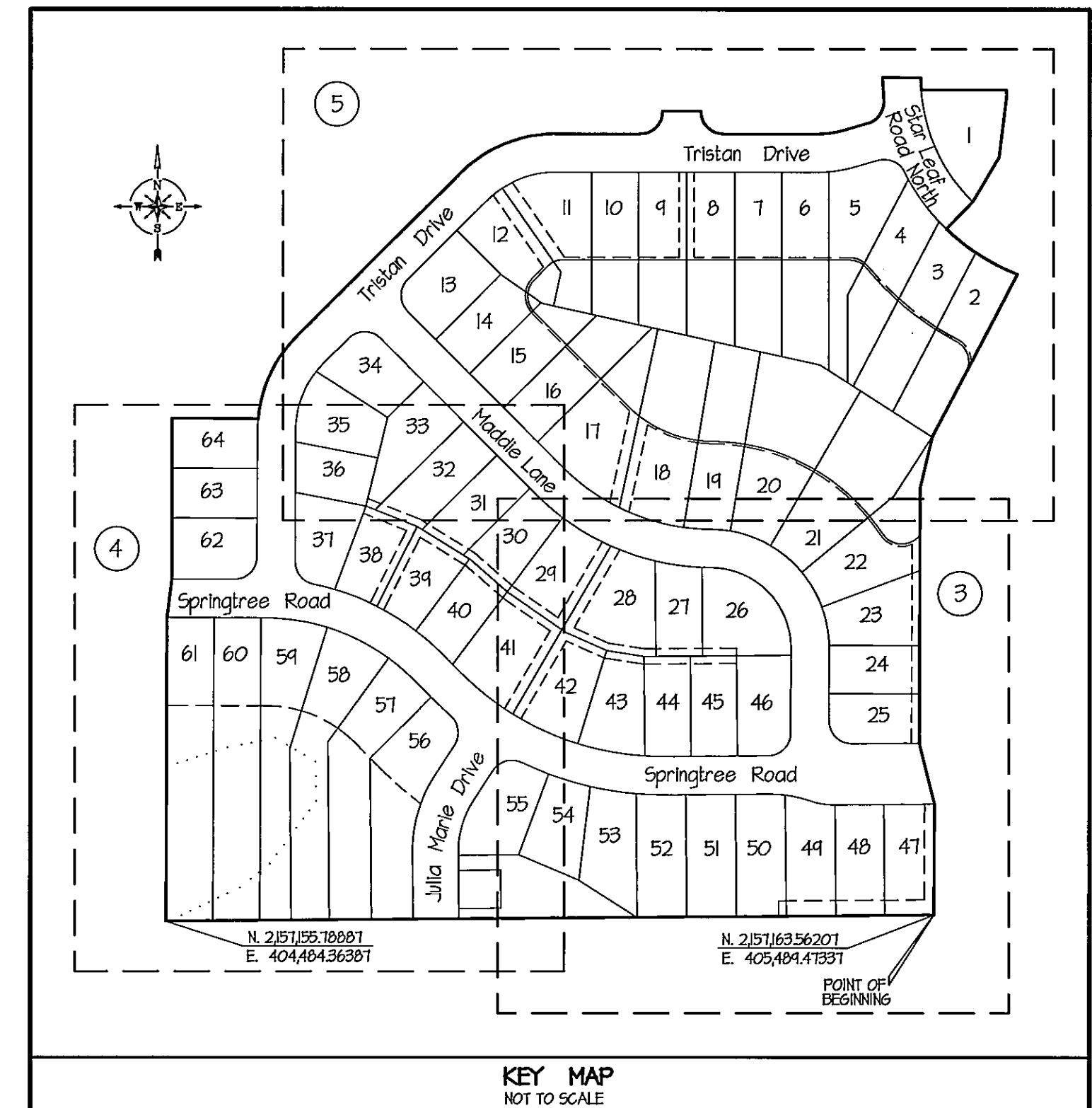
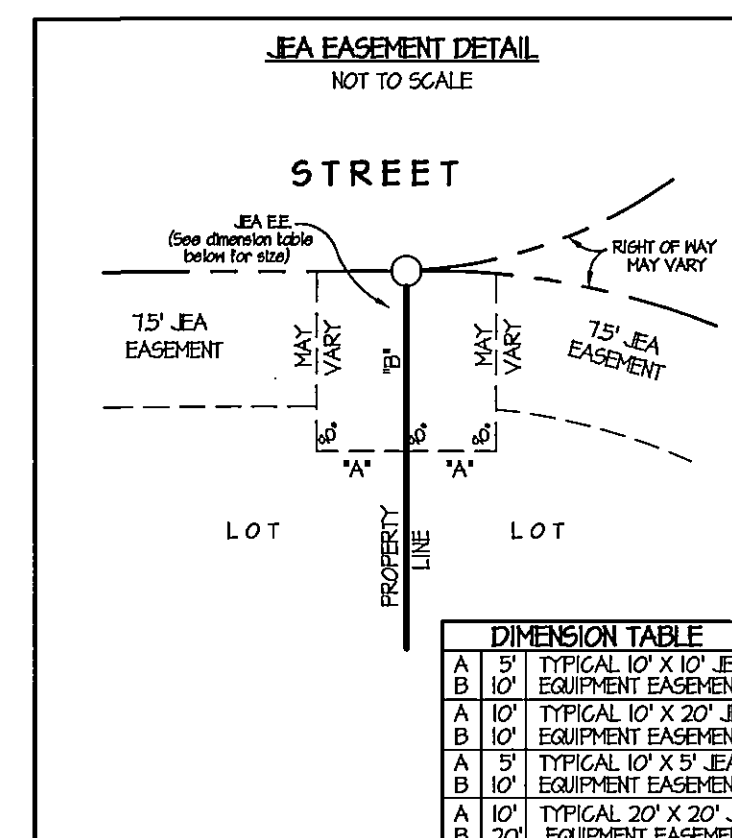
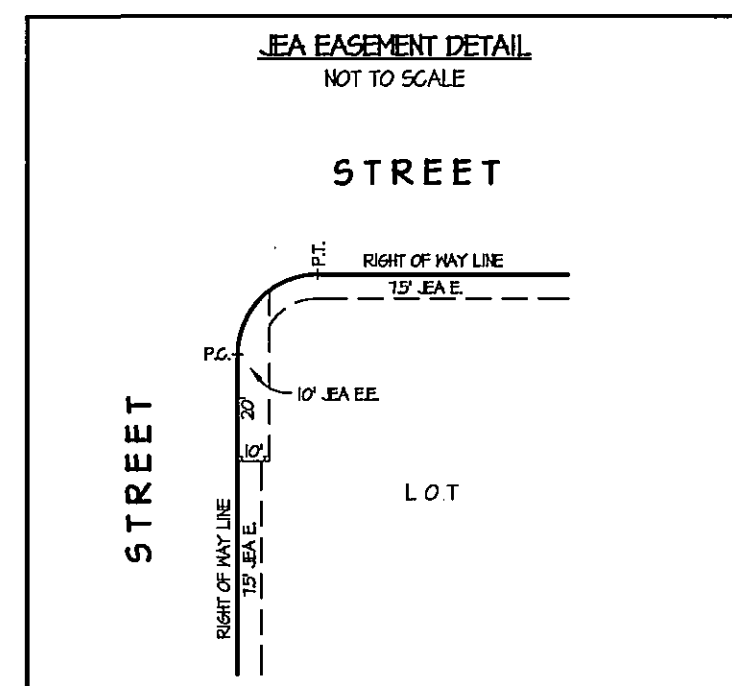
Glenn E. McGregor
GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR NUMBER 4252

GENERAL NOTES

1. BASIS OF BEARING, STATION PLANE CO-ORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL STATION NAME USED FOR THIS SURVEY AREA. JEA-0641 AND JEA-0590. CO-ORDINATES SHOWN ARE BASED ON NAD 83/NO STATE PLANE, FLORIDA EAST ZONE (ZONE 90) IN U.S. FEET.
2. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
3. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.
4. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
5. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
6. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
8. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
9. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
10. "JEA EE." DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
11. "JEA EE." DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
12. (100.00') DENOTES DISTANCE TO EASEMENTS OR UPLAND BUFFERS.
13. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X", AS SHOWN ON THE FEDERAL EROSION MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER: 120071 - 0150 E, MAP REVISED DATE: AUGUST 15, 1984.

LEGEND

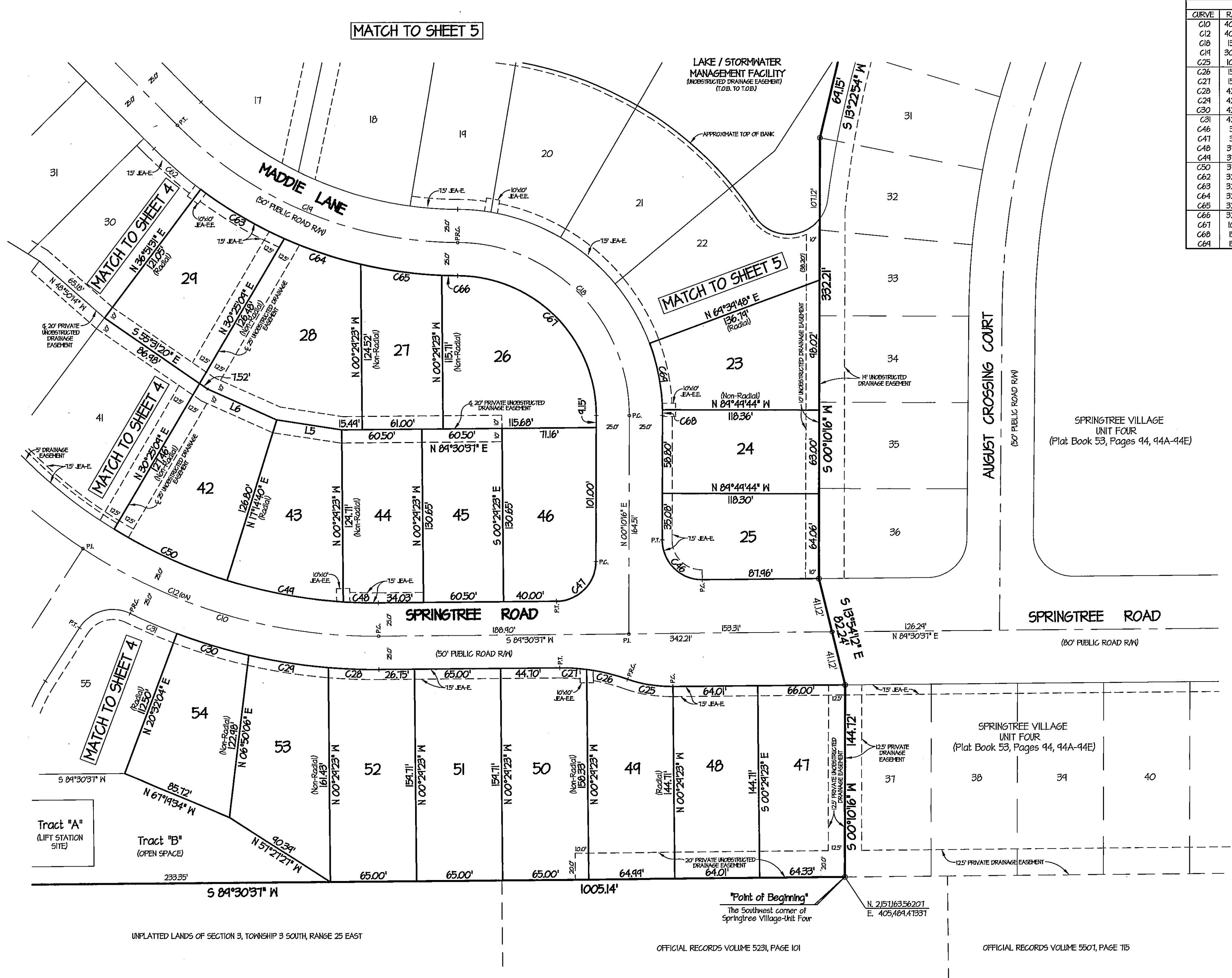
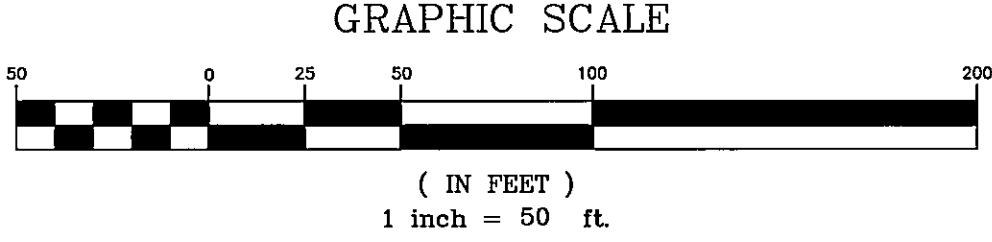
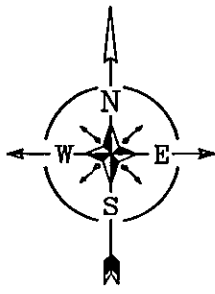
ESMT.	EASMENT
OR VOL.	OFFICIAL RECORDS VOLUME
Pg.	PAGE
(OA)	OVERALL
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
R.P.	RADIUS POINT
P.I.	POINT OF INTERSECTION
P.C.C.	POINT OF COMPOUND CURVE
R.	RADIUS
L.	ARC LENGTH
CH.	CHORD DISTANCE
CA	TABULATED CURVE DATA
V.N.B.	VEGETATED NATURAL BUFFER
R/W	RIGHT OF WAY
◎ DENOTES PERMANENT REFERENCE MONUMENT FOUND (I.B. NO. 666)
□ DENOTES PERMANENT REFERENCE MONUMENT SET I.B. NO. 666
○ DENOTES PERMANENT CONTROL POINT SET I.B. NO. 666
I STREET NAME CHANGE



A & J LAND SURVEYORS, INC.
Professional Land Surveyors
7450 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 246-1644
Phone (904) 246-1666 L.B. No. 6661

SPRINGTREE VILLAGE
- UNIT FIVE -

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH,
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C10	400.00'	236.18'	232.11'	N 13°34'28" W	33°44'50"
C12	400.00'	318.71'	310.40'	N 61°34'33" W	45°34'34"
C18	130.00'	204.20'	183.85'	S 44°44'44" E	90°00'00"
C19	300.00'	235.18'	224.20'	S 61°22'15" E	44°54'58"
C25	100.00'	34.82'	34.64'	N 80°30'52" W	14°51'01"
C26	150.00'	31.86'	31.80'	N 16°31'34" W	12°10'11"
C27	150.00'	20.36'	20.35'	N 86°36'01" W	07°46'44"
C28	425.00'	38.30'	38.28'	N 81°54'30" W	05°04'41"
C29	425.00'	60.45'	60.40'	N 81°30'06" W	08°12'54"
C30	425.00'	56.11'	56.66'	N 73°11'16" W	07°38'41"
C31	425.00'	38.28'	38.21'	N 66°53'06" W	05°04'40"
C46	30.00'	41.41'	42.61'	N 45°04'33" W	90°34'34"
C47	30.00'	46.78'	42.18'	N 44°50'21" E	84°20'21"
C48	315.00'	26.44'	26.48'	N 88°21'58" W	04°02'44"
C49	315.00'	84.59'	84.31'	N 74°35'51" W	13°41'14"
C50	315.00'	43.13'	43.48'	N 65°55'43" W	14°18'14"
C62	325.00'	46.68'	46.64'	S 44°10'15" E	08°13'43"
C63	325.00'	73.34'	73.19'	S 54°36'23" E	12°55'44"
C64	325.00'	61.03'	60.94'	S 71°27'03" E	10°45'32"
C65	325.00'	61.73'	61.63'	S 82°16'11" E	10°52'55"
C66	325.00'	12.01'	12.01'	S 88°46'14" E	02°01'00"
C67	105.00'	164.93'	148.44'	S 44°49'44" E	90°00'00"
C68	155.00'	4.20'	4.20'	N 00°36'20" W	01°33'12"
C69	155.00'	51.28'	51.04'	N 10°51'34" W	18°51'16"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L5	N 81°18'25" W	44.78'
L6	N 65°51'51" W	56.42'

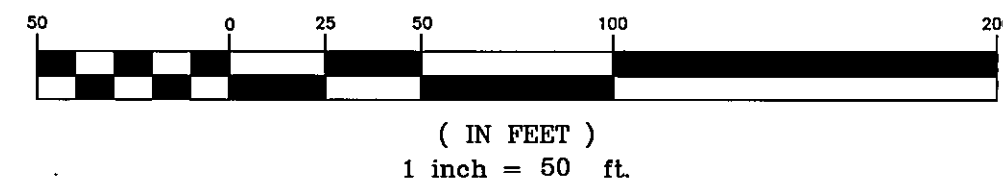
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Jacksonville, Florida 32256
Fax (904) 246-1644
Phone (904) 246-1666 L.B. No. 6661

SPRINGTREE VILLAGE

- UNIT FIVE -

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH,
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

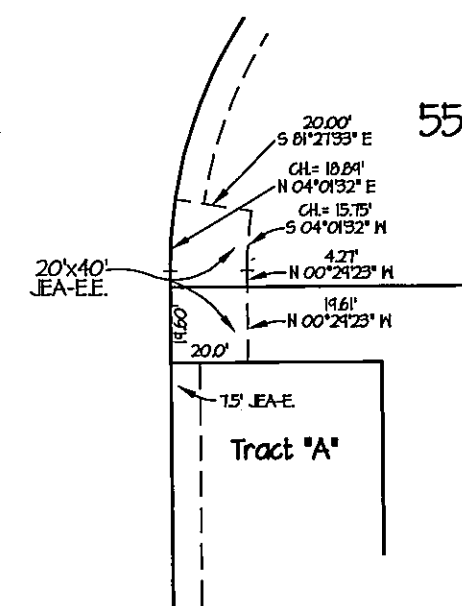
GRAPHIC SCALE



UNPLATTED LANDS OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 25 EAST

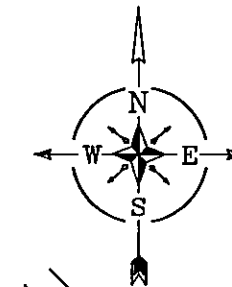
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	175.00'	122.03'	114.58'	N 25°06'36" E	34°57'16"
C10	400.00'	236.18'	232.71'	N 73°34'28" W	33°44'50"
C11	400.00'	82.54'	82.44'	N 50°44'38" W	11°44'44"
C12	400.00'	318.71'	310.40'	N 67°34'33" W	45°34'34"
C13	150.00'	87.01'	85.74'	S 16°07'40" W	33°14'06"
C14	300.00'	222.14'	217.10'	N 66°02'24" W	42°25'31"
C15	300.00'	13.48'	13.48'	N 88°32'24" W	02°34'24"
C16	300.00'	235.62'	224.61'	N 67°14'44" W	45°00'00"
C17	150.00'	117.54'	114.60'	N 22°37'46" E	44°54'51"
C18	300.00'	235.18'	224.20'	S 67°22'15" E	44°54'58"
C30	425.00'	56.71'	56.66'	N 73°17'16" W	07°38'41"
C31	425.00'	38.28'	38.27'	N 66°53'06" W	05°04'40"
C32	30.00'	43.43'	34.74'	S 74°19'14" W	82°57'01"
C33	120.00'	64.61'	68.64'	S 16°07'40" W	33°14'08"
C35	180.00'	104.41'	102.45'	S 16°07'40" W	33°14'08"
C36	30.00'	42.88'	34.32'	N 08°12'06" W	81°53'58"
C37	425.00'	32.04'	32.03'	N 46°59'14" W	04°19'11"
C38	275.00'	43.80'	43.75'	N 44°23'24" W	04°07'30"
C39	275.00'	40.15'	84.75'	N 63°20'43" W	18°46'58"
C40	275.00'	82.04'	81.73'	N 81°16'58" W	17°05'32"
C41	160.00'	44.63'	44.44'	S 81°50'14" E	15°51'00"
C42	160.00'	52.49'	52.75'	S 64°21'27" E	18°58'33"
C43	160.00'	28.04'	28.00'	S 44°50'57" E	10°02'27"
C44	440.00'	67.11'	67.04'	S 44°11'53" E	08°44'14"
C45	180.00'	34.78'	34.70'	N 26°24'53" E	12°34'40"
C50	375.00'	43.73'	43.48'	N 65°35'43" W	14°14'14"
C51	375.00'	84.05'	88.84'	N 51°37'55" W	13°36'22"
C52	325.00'	43.48'	43.44'	N 48°42'14" W	07°45'04"
C53	325.00'	60.24'	60.16'	N 57°53'31" W	10°37'15"
C54	325.00'	54.63'	54.54'	N 68°21'30" W	10°30'43"
C55	325.00'	28.32'	28.31'	N 76°12'34" W	04°54'35"
C56	30.00'	41.30'	38.12'	N 34°16'05" W	78°52'42"
C57	30.00'	47.12'	42.43'	N 45°10'16" E	90°00'00"
C58	175.00'	15.15'	15.15'	N 02°34'07" E	04°51'40"
C59	125.00'	83.50'	81.45'	N 14°18'28" E	38°16'21"
C62	325.00'	46.68'	46.64'	S 44°10'37" E	08°13'43"
C63	325.00'	73.34'	73.14'	S 54°36'23" E	12°55'44"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L4	N 44°44'44" W	33.44'
L5	N 81°18'25" W	44.78'
L6	N 65°57'51" W	56.42'
L10	N 84°30'47" E	55.00'
L11	S 00°24'23" E	50.00'
L12	S 84°30'41" E	55.00'



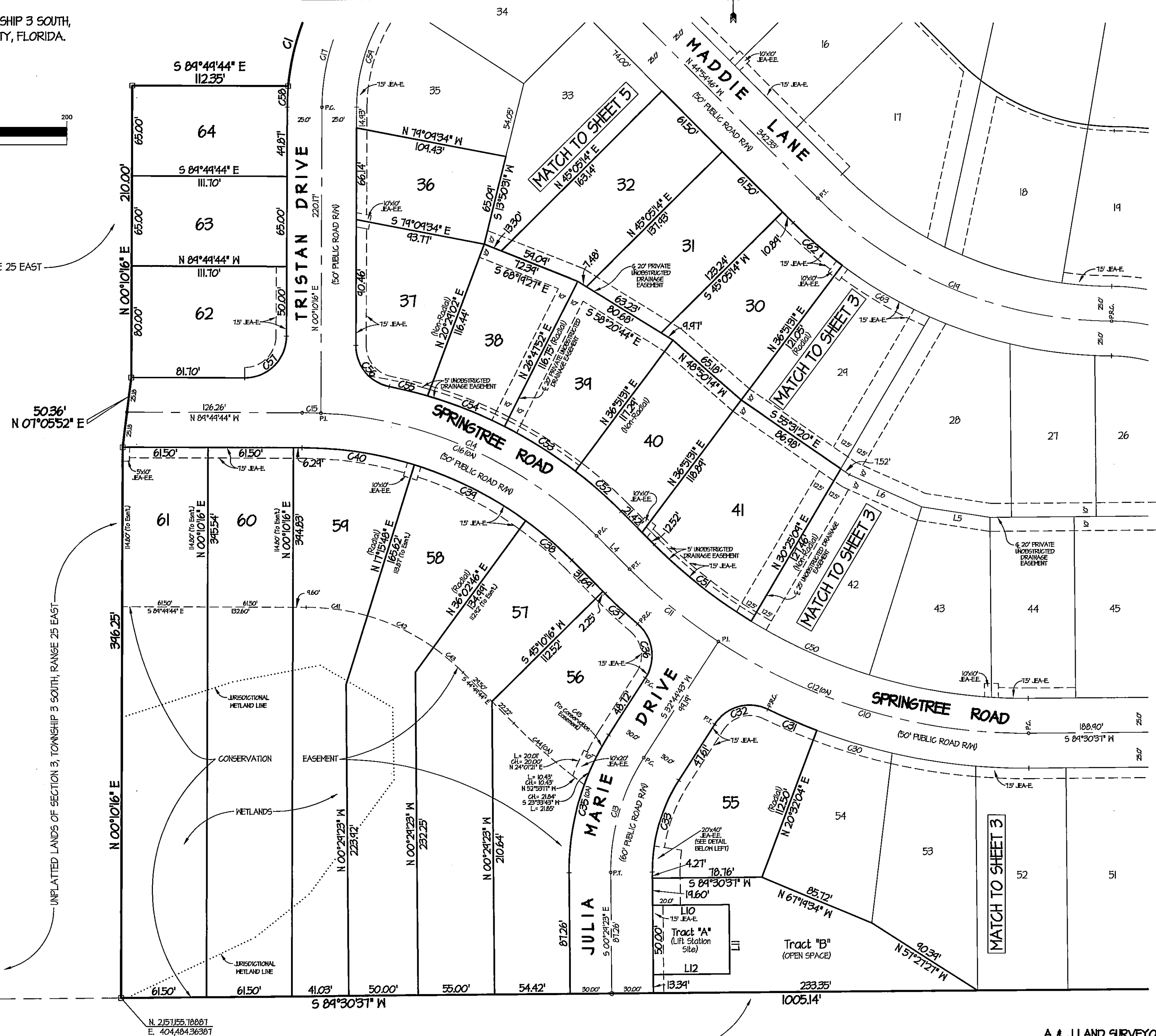
JEA DETAIL

MATCH TO SHEET 5



PLAT BOOK **56** PAGE **316**
SHEET 4 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



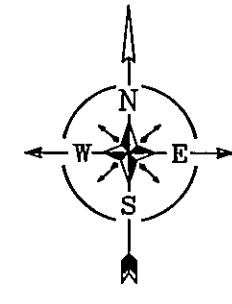
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
7450 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 246-1644
Phone (904) 246-1666 L.B. No. 6661

PSD #21-020 DEV. # 3336

SPRINGTREE VILLAGE - UNIT FIVE -

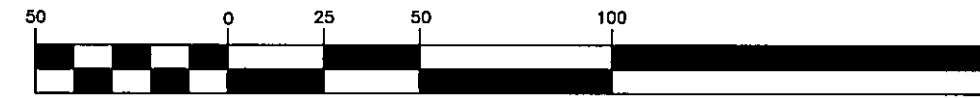
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH,
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	175.00'	122.03'	118.58'	N 25°06'36" E	94°51'18"
C2	175.00'	131.16'	128.68'	N 61°32'28" E	44°54'21"
C3	300.00'	411.2'	42.43'	N 44°54'44" E	84°54'53"
C4	300.00'	411.2'	42.43'	S 45°00'28" E	84°54'41"
C5	125.00'	35.22'	35.10'	N 81°55'23" E	16°08'36"
C6	300.00'	416.5'	38.38'	N 34°04'58" E	14°52'23"
C7	275.00'	28.11'	28.04'	N 02°45'38" E	05°51'20"
C8	225.00'	16.06'	16.06'	S 01°52'41" E	04°07'25"
C9	275.00'	11.34'	10.58'	S 51°23'34" E	23°15'50"
C10	150.00'	17.54'	14.60'	N 22°31'46" E	44°54'51"
C11	130.00'	204.20'	183.85'	S 44°44'44" E	40°00'00"
C12	300.00'	235.18'	224.20'	S 61°22'15" E	44°54'58"
C13	150.00'	117.51'	14.58'	N 61°52'28" E	44°54'21"
C14	150.00'	42.26'	42.12'	N 81°55'28" E	16°08'36"
C15	250.00'	124.13'	128.28'	S 30°55'44" E	24°13'55"
C16	250.00'	100.82'	10.58'	S 01°56'53" E	16°13'44"
C17	250.00'	200.55'	145.21'	S 22°48'50" E	45°51'44"
C18	125.00'	83.50'	81.95'	N 14°10'28" E	38°16'21"
C19	125.00'	14.44'	14.44'	N 41°45'56" E	06°58'36"
C20	300.00'	411.2'	42.43'	S 84°54'46" E	40°00'00"
C21	150.00'	52.24'	51.91'	N 24°54'32" E	14°18'54"
C22	150.00'	54.34'	54.07'	N 44°41'24" E	20°05'16"
C23	150.00'	56.14'	55.88'	N 10°07'13" E	20°46'10"
C24	150.00'	25.22'	25.20'	N 85°10'01" E	04°11'26"
C25	275.00'	36.08'	36.06'	N 86°04'12" E	07°31'04"
C26	275.00'	88.44'	88.06'	N 13°05'55" E	18°25'34"
C27	275.00'	40.64'	40.64'	N 54°23'38" E	10°50'20"
C28	300.00'	411.2'	42.43'	N 00°05'14" E	40°00'00"
C29	125.00'	24.74'	24.70'	N 50°45'28" E	11°20'28"
C30	125.00'	73.23'	72.14'	N 13°12'42" E	33°33'54"
C31	175.00'	15.73'	15.72'	N 87°25'11" E	05°04'01"
C32	175.00'	33.58'	33.53'	N 14°20'53" E	10°54'36"
C33	300.00'	41.12'	38.44'	S 66°18'28" E	14°40'55"



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C34	275.00'	10.45'	10.45'	S 21°36'26" E	02°16'51"
C35	275.00'	68.86'	68.86'	S 35°56'16" E	14°20'50"
C36	275.00'	63.18'	63.04'	N 44°40'34" E	13°04'46"
C37	275.00'	61.13'	61.00'	N 62°37'30" E	12°44'08"
C38	275.00'	31.24'	31.24'	N 24°43'43" E	64°54'46"
C39	381.00'	31.21'	31.20'	N 54°52'50" E	04°51'18"
C40	381.00'	62.41'	62.34'	N 52°56'42" E	04°42'22"
C41	381.00'	51.82'	51.76'	N 44°02'43" E	08°33'36"
C42	381.00'	6.96'	6.95'	N 45°48'24" E	12°05'08"
C43	381.00'	21.87'	21.87'	N 10°55'26" E	38°08'44"
C44	381.00'	20.52'	20.47'	S 21°16'36" E	35°37'16"
C45	381.00'	28.65'	28.65'	S 15°24'33" E	44°45'02"
C46	163.00'	2.67'	2.67'	S 42°35'53" E	04°31'42"
C47	163.00'	10.04'	64.56'	S 10°25'14" E	24°38'11"
C48	163.00'	14.28'	14.27'	S 86°07'42" E	06°46'38"
C49	261.00'	42.00'	41.95'	S 85°00'40" E	04°00'43"
C50	261.00'	46.74'	46.26'	S 10°07'13" E	20°46'10"
C51	261.00'	43.61'	43.19'	S 44°41'24" E	20°05'16"
C52	261.00'	28.31'	28.30'	S 36°36'34" E	06°04'33"
C53	33.00'	46.68'	42.84'	S 14°05'54" E	81°02'11"
C54	225.00'	164.43'	160.80'	N 24°51'32" E	41°52'18"

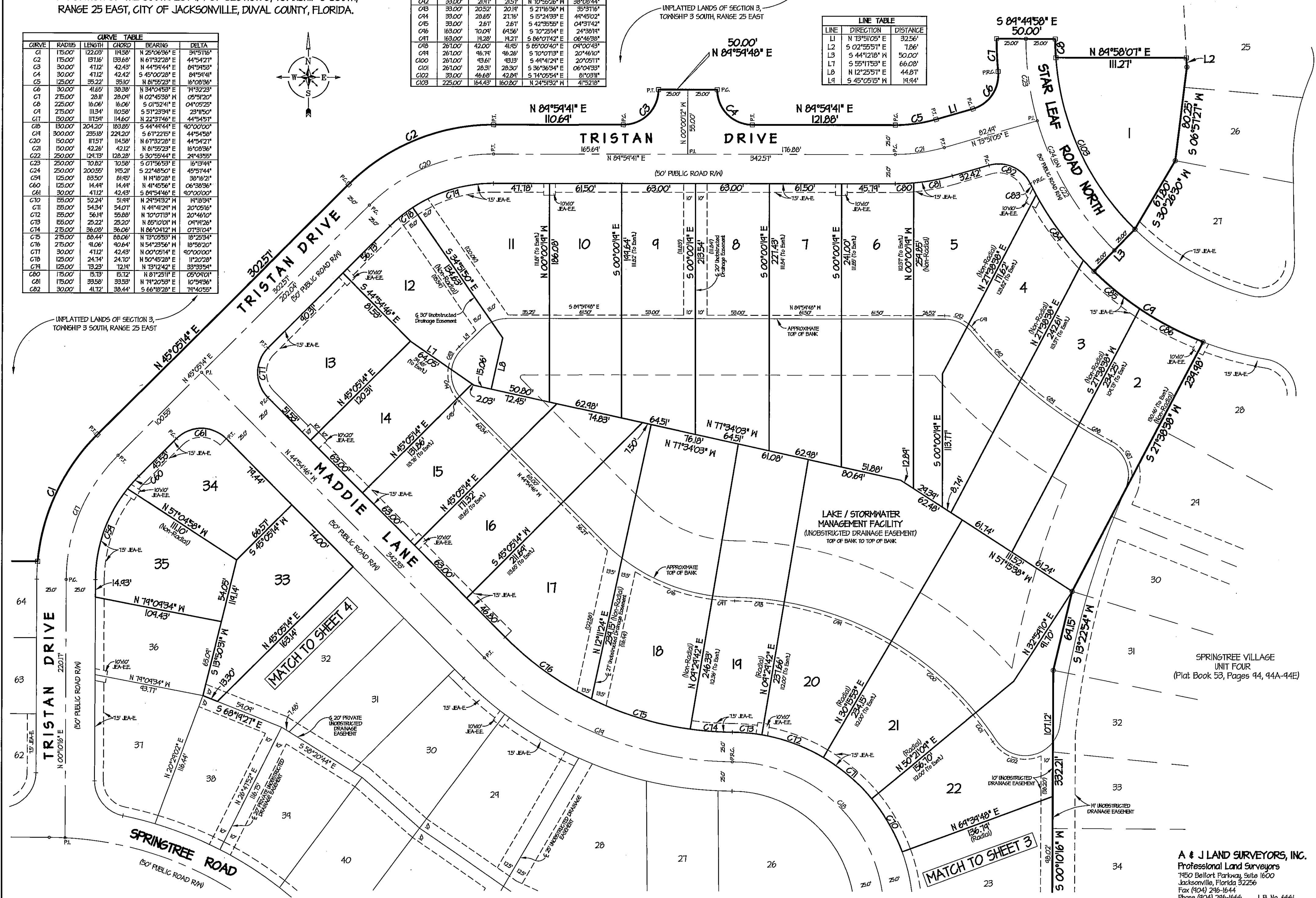
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

PLAT BOOK **56** PAGE **310**
SHEET **5** OF **5** SHEETS

SEE SHEET 2 FOR GENERAL NOTES



SPRINGTREE VILLAGE
UNIT FOUR
(Plat Book 53, Pages 44, 44A-44E)

A & J LAND SURVEYORS, INC.
Professional Land Surveyors
1450 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 246-1644
Phone (904) 246-1666 L.B. No. 6661

PSD # 81-058 DEV. # 3336

SPRINGTREE VILLAGE

- UNIT SIX -

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH,
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

CAPTION

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SPRINGTREE VILLAGE UNIT FIVE, AS RECORDED IN PLAT BOOK 56, PAGES 31, 31A, 31B, 31C AND 31D, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE SOUTH 84°30'31" WEST, A DISTANCE OF 287.85 FEET, TO A POINT SITUATE ON THE WESTERLY LINE OF SAID SECTION 3 (ALSO BEING THE EASTERLY LINE OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 25 EAST); THENCE NORTH 00°10'02" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 3 AND THE EASTERLY LINE OF SAID SECTION 4, A DISTANCE OF 1616.31 FEET, TO A POINT; THENCE NORTH 84°54'41" EAST, A DISTANCE OF 125.63 FEET, TO THE NORTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4290, PAGE 115, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE SOUTHERLY, EASTERLY, SOUTHEASTERLY AND SOUTHERLY, ALONG THE WESTERLY LINE OF SAID LAST MENTIONED LANDS, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 00°00'12" WEST, A DISTANCE OF 114.83 FEET, TO A POINT; COURSE NO. 2: SOUTH 84°54'40" EAST, A DISTANCE OF 18.64 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 40.00 FEET; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 141.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°54'48" EAST 127.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 00°00'12" WEST, A DISTANCE OF 100.00 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 30.00 FEET; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 1.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°22'50" EAST 1.71 FEET, TO THE MOST NORTHERLY CORNER OF LOT 24, SPRINGTREE VILLAGE UNIT FOUR, AS RECORDED IN PLAT BOOK 53, PAGES 44, 44A, 44B, 44C, 44D AND 44E OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG THE WESTERLY BOUNDARY OF SAID SPRINGTREE VILLAGE UNIT FOUR, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 04°35'46" WEST, A DISTANCE OF 153.78 FEET, TO A POINT; COURSE NO. 2: SOUTH 02°55'51" EAST, A DISTANCE OF 58.34 FEET, TO THE NORTHEAST CORNER OF LOT 1, AFORESAID SPRINGTREE VILLAGE UNIT FIVE; THENCE ALONG THE BOUNDARY LINE OF SAID SPRINGTREE VILLAGE UNIT FIVE, RUN THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 84°58'07" WEST, A DISTANCE OF 111.21 FEET, TO A POINT SITUATE IN A CURVE, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 225.00 FEET; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 16.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°51'10" WEST 16.06 FEET, TO A POINT; COURSE NO. 3: NORTH 84°44'58" WEST, A DISTANCE OF 50.00 FEET, TO A POINT BEING SITUATE IN A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 275.00 FEET; COURSE NO. 4: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 28.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°45'58" EAST 28.04 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; COURSE NO. 5: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 41.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°04'53" WEST 38.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: SOUTH 13°51'05" WEST, A DISTANCE OF 32.56 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 125.00 FEET; COURSE NO. 7: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 35.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°58'23" WEST 35.10 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 8: SOUTH 84°54'41" WEST, A DISTANCE OF 121.88 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; COURSE NO. 9: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 471.2 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°00'28" WEST 42.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 10: SOUTH 84°54'48" WEST, A DISTANCE OF 50.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY, BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; COURSE NO. 11: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 471.2 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°54'44" WEST 42.43 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 12: SOUTH 84°54'41" WEST, A DISTANCE OF 110.64 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 175.00 FEET; COURSE NO. 13: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 1371.6 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°32'27" WEST 133.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 14: SOUTH 45°05'14" WEST, A DISTANCE OF 302.51 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 175.00 FEET; COURSE NO. 15: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 122.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°06'36" WEST 114.58 FEET, TO A POINT; COURSE NO. 16: NORTH 84°44'44" WEST, A DISTANCE OF 112.35 FEET; COURSE NO. 17: SOUTH 00°10'16" WEST, A DISTANCE OF 210.00 FEET, TO A POINT; COURSE NO. 18: SOUTH 07°05'52" WEST, A DISTANCE OF 50.36 FEET, TO A POINT; COURSE NO. 19: SOUTH 00°10'16" WEST, A DISTANCE OF 346.25 FEET, TO THE SOUTHWEST CORNER OF SAID SPRINGTREE VILLAGE UNIT FIVE AND THE POINT OF BEGINNING.

CONTAINING 271.6 ACRES AND/OR 1183,081.60 SQUARE FEET, MORE OR LESS.

SURVEYOR'S CERTIFICATE

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

CERTIFIED THIS 24 DAY OF August, A.D., 2004.

JONATHAN B. BOWMAN
PROFESSIONAL LAND SURVEYOR No. 4600
7450 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT CHC ENTERPRISES, A FLORIDA GENERAL PARTNERSHIP, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS SPRINGTREE VILLAGE - UNIT SIX. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL STREETS, ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, DRAINAGE EASEMENTS AND UNOBSTRUCTED DRAINAGE EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, THE DRAINAGE EASEMENTS, OVER, UNDER, ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES, AS 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/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (STREETS, ROADS, PARKWAYS, LANES AND COURTS, AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (STREETS, ROADS, PARKWAYS, LANES AND COURTS); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OR PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

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

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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN SPRINGTREE VILLAGE - UNIT SIX. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. Florida Statutes 177.041(28).

THOSE EASEMENTS DESIGNATED AS PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO SPRINGTREE IV, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS.

ALL WATER AND SEWER EASEMENTS SHOWN HEREON, ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE.

THOSE EASEMENTS DESIGNATED AS "JEA-EE" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "JEA-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. Florida Statutes 177.041(28)

IN WITNESS WHEREOF, THE ABOVE CHC ENTERPRISES, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 27 DAY OF August, A.D. 2004.

CHC ENTERPRISES
A FLORIDA GENERAL PARTNERSHIP

WITNESS: Ida-Lou Stephens

IDA-LOU STEPHENS
TYPE OR PRINT NAME

WITNESS: Ame M. Pilkinton

Ame M. Pilkinton
TYPE OR PRINT NAME

NOTARY FOR CHC ENTERPRISES
A FLORIDA GENERAL PARTNERSHIP

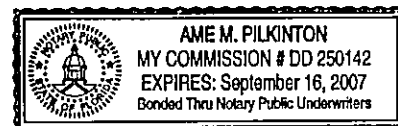
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF August, A.D., 2004 BY CARI COPPENBARGER, GENERAL PARTNER OF CHC ENTERPRISES, A FLORIDA GENERAL PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Ame M. Pilkinton
NOTARY PUBLIC, STATE OF FLORIDA

Ame M. Pilkinton
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: September 16, 2007



PLAT BOOK 57 PAGE 46
SHEET 1 OF 6 SHEETS

WITNESS: Ida-Lou Stephens

IDA-LOU STEPHENS
TYPE OR PRINT NAME

WITNESS: Ame M. Pilkinton

Ame M. Pilkinton
TYPE OR PRINT NAME

NOTARY FOR CHC ENTERPRISES
A FLORIDA GENERAL PARTNERSHIP

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF August, A.D., 2004 BY CRISTEN COPPENBARGER, GENERAL PARTNER OF CHC ENTERPRISES, A FLORIDA GENERAL PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

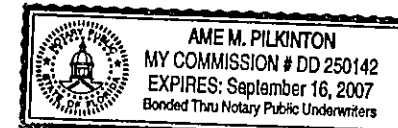
Ame M. Pilkinton
NOTARY PUBLIC, STATE OF FLORIDA

Ame M. Pilkinton
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: September 16, 2007

BY: Cristen Coppenbarger

CRISTEN COPPENBARGER, GENERAL PARTNER OF
CHC ENTERPRISES, A FLORIDA GENERAL PARTNERSHIP



WITNESS: Ida-Lou Stephens

IDA-LOU STEPHENS
TYPE OR PRINT NAME

WITNESS: Ame M. Pilkinton

Ame M. Pilkinton
TYPE OR PRINT NAME

NOTARY FOR CHC ENTERPRISES
A FLORIDA GENERAL PARTNERSHIP

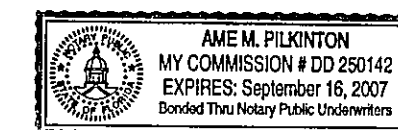
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF August, A.D., 2004 BY HEATHER SNOW, GENERAL PARTNER OF CHC ENTERPRISES, A FLORIDA GENERAL PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Ame M. Pilkinton
NOTARY PUBLIC, STATE OF FLORIDA

Ame M. Pilkinton
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: September 16, 2007



BY: Cari Coppenbarger

CARI COPPENBARGER, GENERAL PARTNER OF
CHC ENTERPRISES, A FLORIDA GENERAL PARTNERSHIP

PREPARED BY:
A & J LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
FAX (904) 234-1414
PHONE (904) 234-1414

LD. NO. 664

PD # 2023-05 DEV. # 2227

SPRINGTREE VILLAGE

- UNIT SIX -

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH,
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER NO. 654, ORDINANCE CODE.
THIS 20TH DAY OF OCTOBER A.D., 2004.

[Signature]
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2004339801

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA
AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 57
PAGES 46-46E OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
THIS 22ND DAY OF OCTOBER A.D., 2004.

[Signature]
JIM FULLER, CLERK OF THE CIRCUIT COURT

[Signature]
DEPUTY CLERK

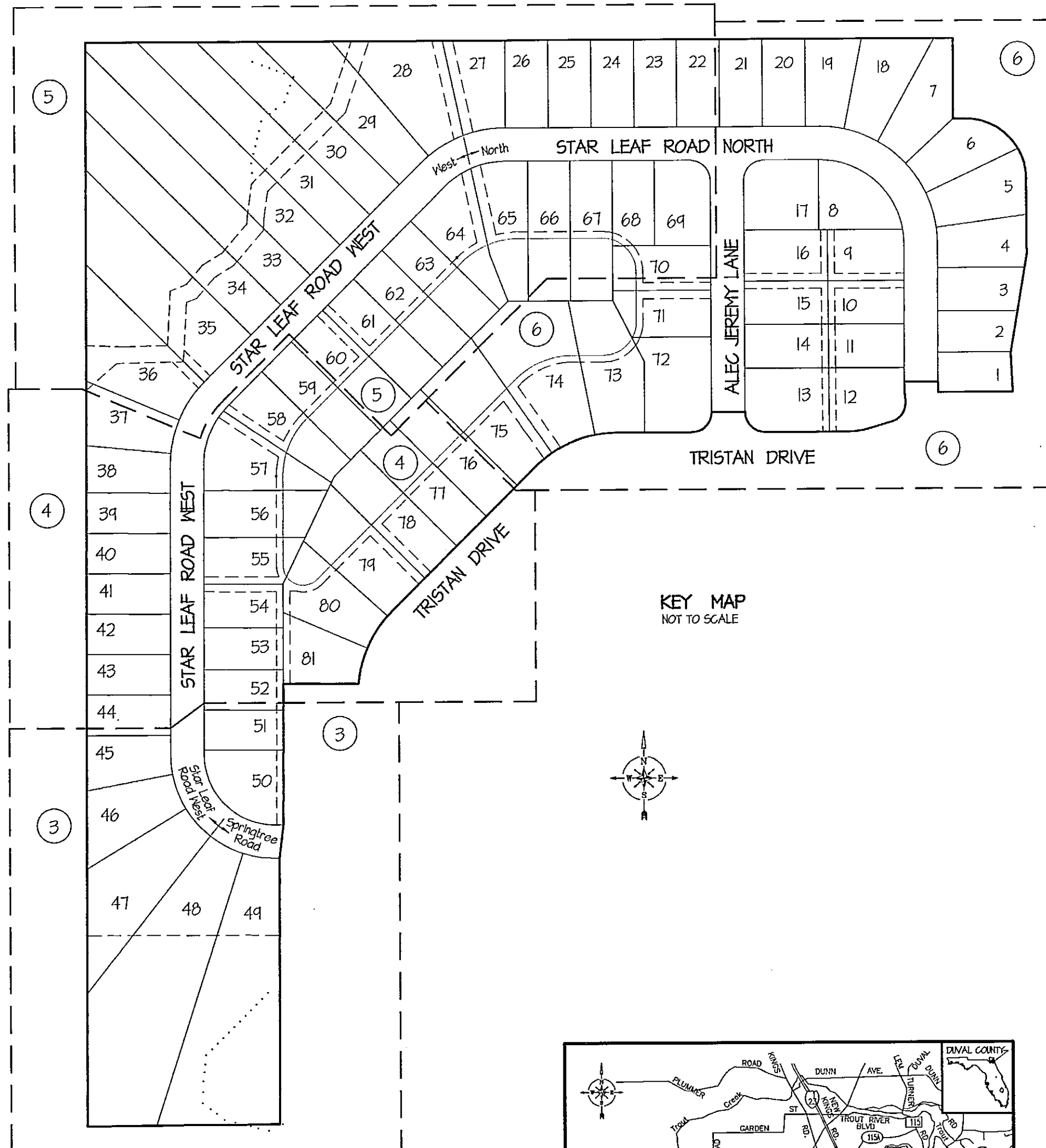
PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES,
THIS 14TH DAY OF OCTOBER A.D., 2004.

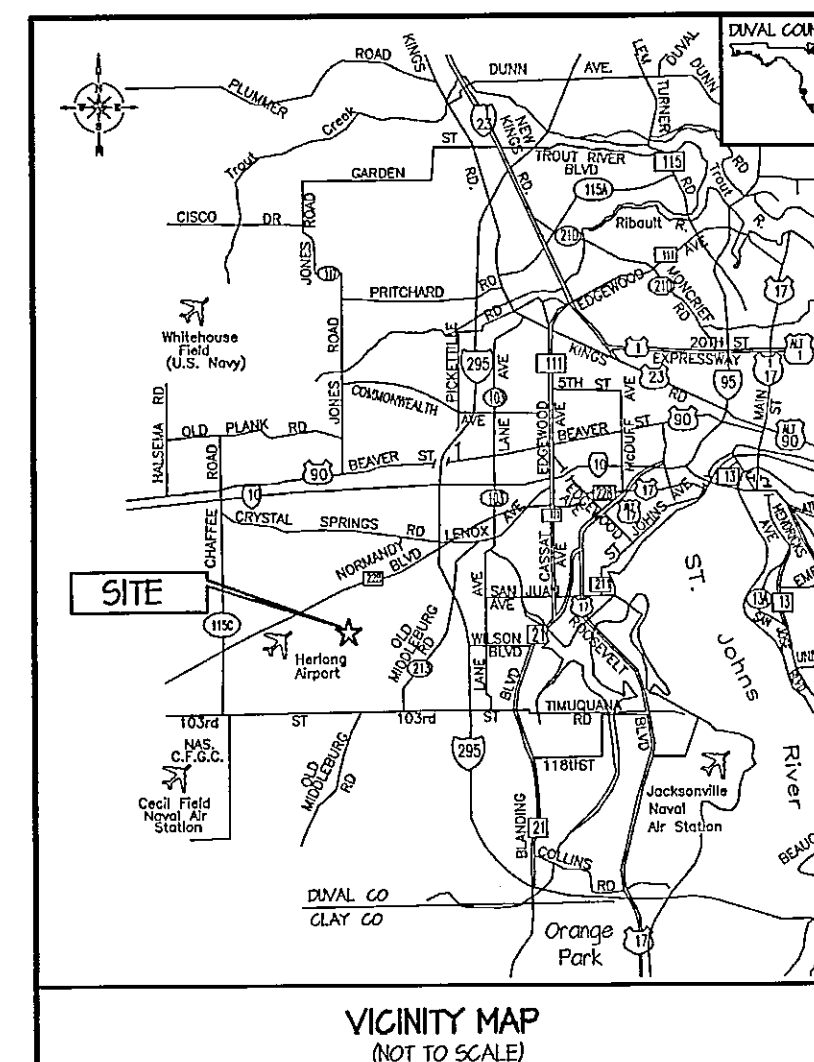
[Signature]
GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR NUMBER 4252

GENERAL NOTES

1. BASIS OF BEARING: STATE PLANE CO-ORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL. STATION NAME USED FOR THIS SURVEY ARE: JEA-0641 AND JEA-0540. CO-ORDINATES SHOWN ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 401) IN U.S. FEET.
2. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
3. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.
4. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
5. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
6. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
8. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
9. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
10. "JEA EE" DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
11. "JEA E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
12. (100.00') DENOTES DISTANCE TO EASEMENTS OR UPLAND BUFFERS.
13. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X", AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER: 120071 - 0150 E; MAP REVISED DATE: AUGUST 15, 1994.



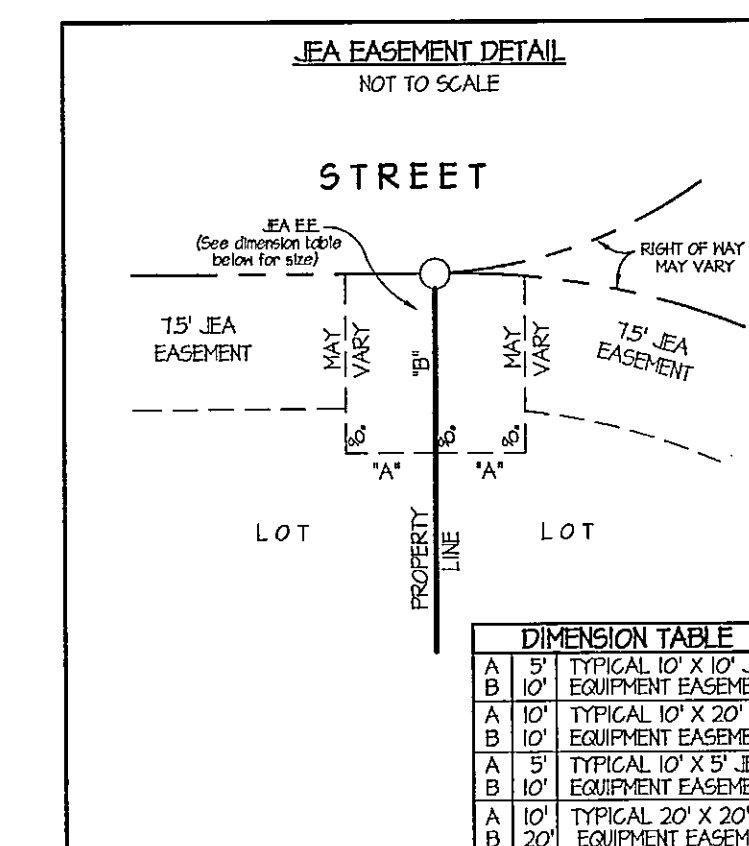
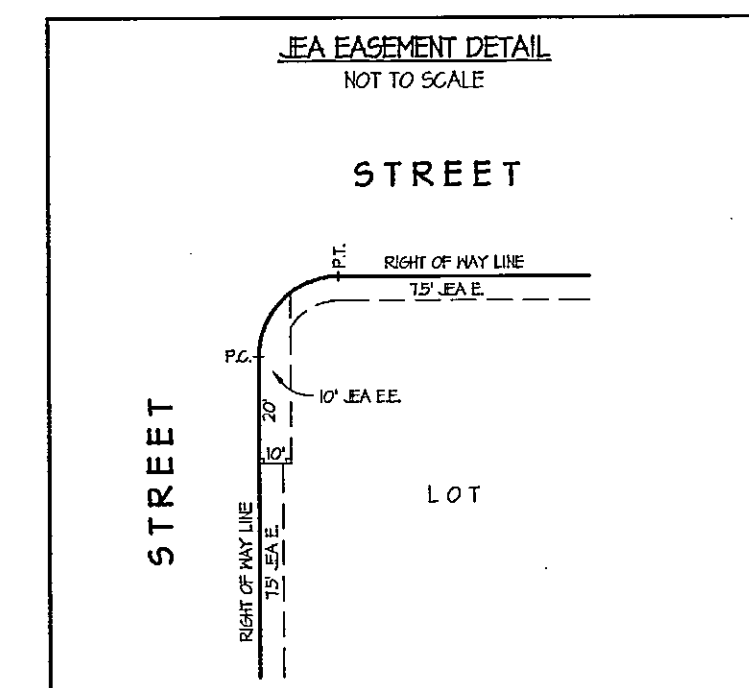
KEY MAP
NOT TO SCALE



PLAT BOOK 57 PAGE 46A
SHEET 2 OF 6 SHEETS

LEGEND

ESMT. EASEMENT
O.R. VOL. OFFICIAL RECORDS VOLUME
Pg. PAGE
(OA) OVERALL
P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVE
R.P. RADIUS POINT
P.I. POINT OF INTERSECTION
P.C.C. POINT OF COMPOUND CURVE
R. RADIUS
L. ARC LENGTH
CH. CHORD DISTANCE
C4. TABULATED CURVE DATA
V.N.B. VEGETATED NATURAL BUFFER
R/W. RIGHT OF WAY
● DENOTES PERMANENT REFERENCE
MONUMENT FOUND (L.B. NO. 6661)
□ DENOTES PERMANENT REFERENCE
MONUMENT SET L.B. NO. 6661
○ DENOTES PERMANENT CONTROL
POINT SET L.B. NO. 6661
+ STREET NAME CHANGE



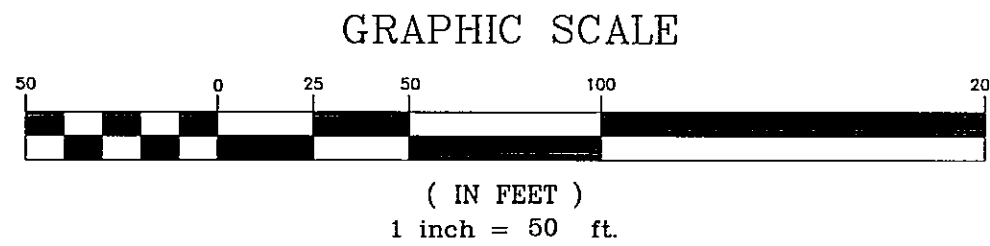
DIMENSION TABLE	
A	5' TYPICAL 10' X 10' JEA EQUIPMENT EASEMENT
B	10' TYPICAL 10' X 20' JEA EQUIPMENT EASEMENT
A	5' TYPICAL 10' X 5' JEA EQUIPMENT EASEMENT
B	10' TYPICAL 20' X 20' JEA EQUIPMENT EASEMENT

PREPARED BY:
A & J LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
5841 WILMA STREET
JACKSONVILLE, FLORIDA 32207
FAX (904) 236-1444
PHONE (904) 236-1446 L.D. NO. 6661

SPRINGTREE VILLAGE

- UNIT SIX -

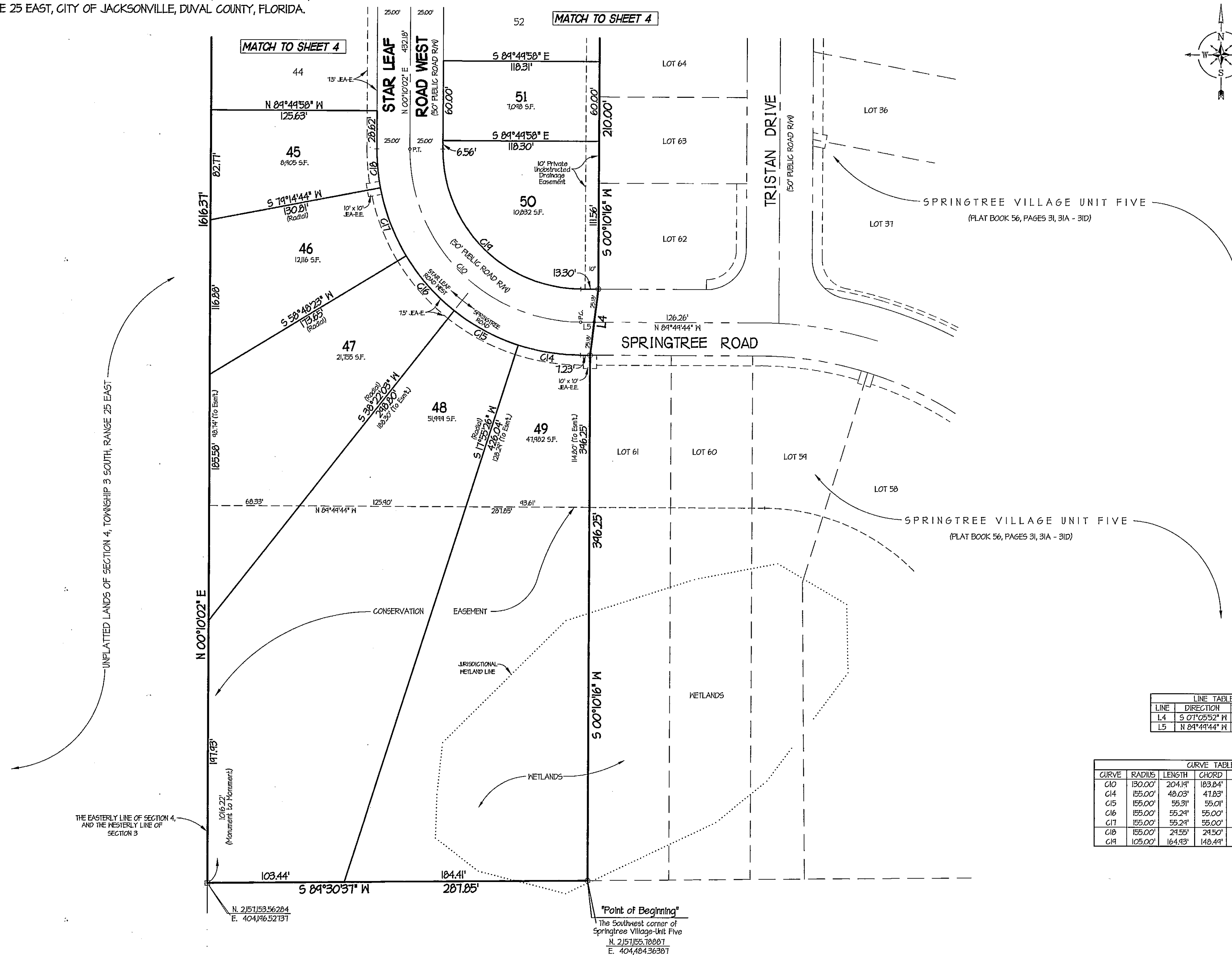
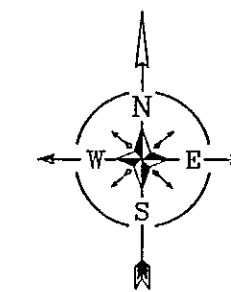
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH,
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



PLAT BOOK **57** PAGE **466**

SHEET **3** OF **6** SHEETS

SEE SHEET 2 FOR GENERAL NOTES



LINE TABLE		
LINE	DIRECTION	DISTANCE
L4	S 01°05'52" W	50.36'
L5	N 84°44'44" W	10.21'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C10	130.00'	204.19'	183.84'	N 44°44'51" W	84°54'46"
C14	155.00'	48.03'	41.83'	N 80°57'04" W	17°45'10"
C15	155.00'	55.31'	55.01'	N 61°51'15" W	20°26'31"
C16	155.00'	55.24'	55.00'	N 41°24'41" W	20°26'20"
C17	155.00'	55.24'	55.00'	N 20°58'21" W	20°26'20"
C18	155.00'	24.55'	24.50'	N 05°11'31" W	10°55'18"
C19	105.00'	164.43'	148.44'	S 44°44'51" E	84°54'46"

PREPARED BY:
A & J LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
5847 WELLS STREET
JACKSONVILLE, FLORIDA 32207
FAX (904) 236-1444
PHONE (904) 236-1444

L.D. NO. 664

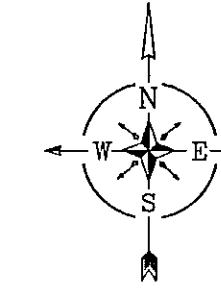
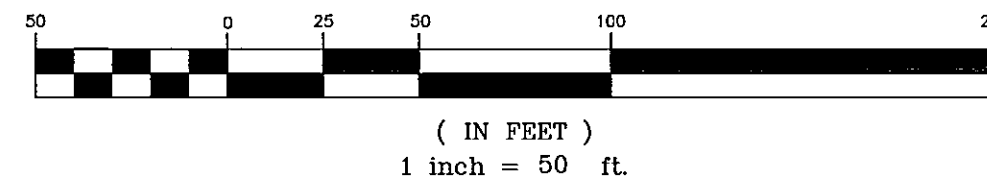
PSP # 2002-45 DEV. # 3337

SPRINGTREE VILLAGE

- UNIT SIX -

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH,
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

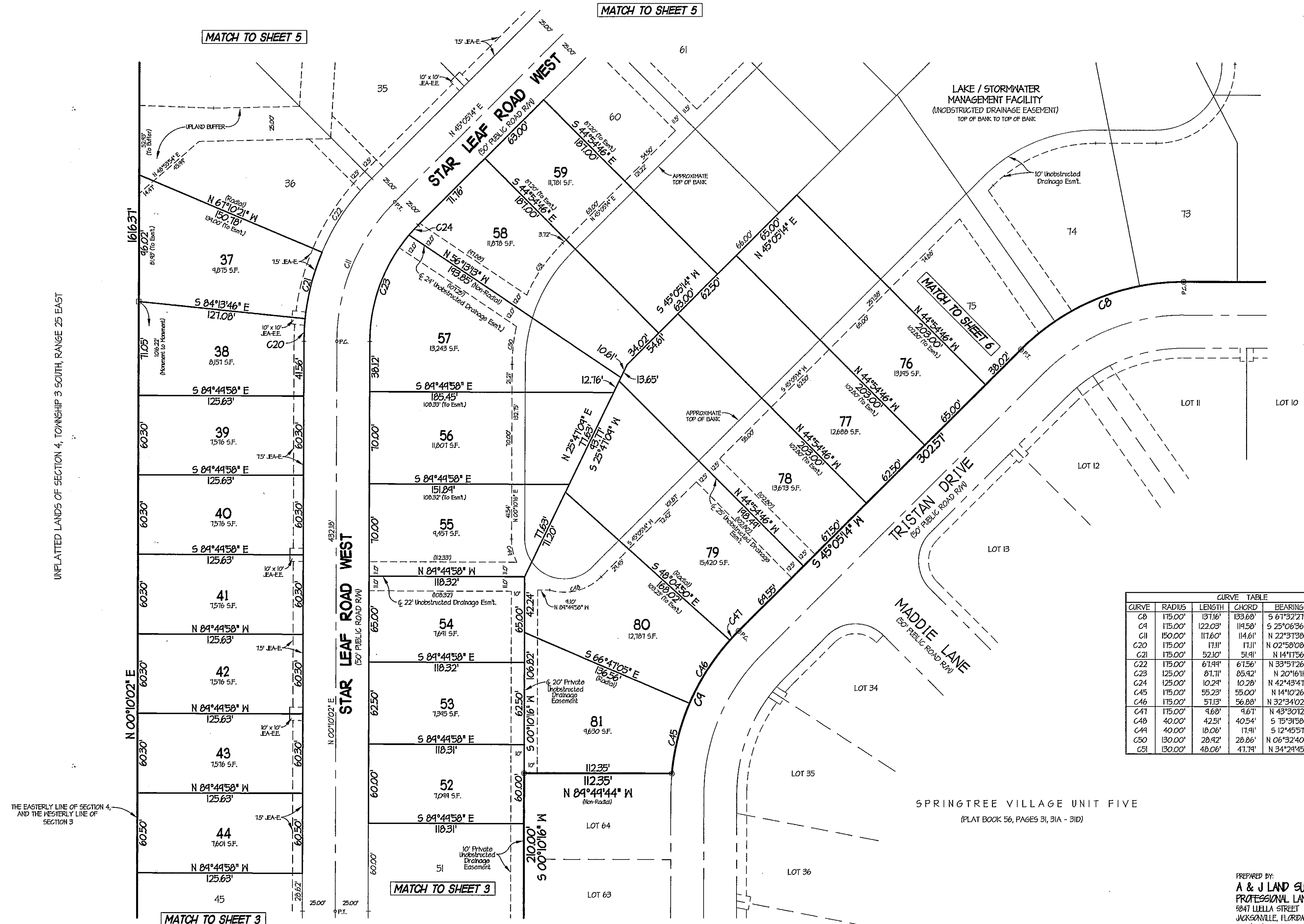
GRAPHIC SCALE



PLAT BOOK **57** PAGE **46C**

SHEET **4** OF **6** SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C8	175.00'	131.16'	133.68'	S 61°52'27\"	44°54'21\"
C9	175.00'	122.03'	119.58'	S 25°06'36\"	34°51'16\"
C11	150.00'	117.60'	114.61'	N 22°31'38\"	44°55'12\"
C20	175.00'	171.11'	171.11'	N 02°58'08\"	05°36'12\"
C21	175.00'	52.10'	51.41'	N 14°11'56\"	17°03'25\"
C22	175.00'	67.44'	67.56'	N 33°51'26\"	22°15'35\"
C23	125.00'	87.11'	85.92'	N 20°16'11\"	40°12'11\"
C24	125.00'	10.24'	10.28'	N 42°43'41\"	04°42'55\"
C45	175.00'	55.23'	55.00'	N 14°10'26\"	18°04'51\"
C46	175.00'	51.13'	56.88'	N 32°34'02\"	18°42'15\"
C47	175.00'	4.68'	4.67'	N 43°30'12\"	03°10'04\"
C48	40.00'	42.51'	40.54'	S 75°31'58\"	60°53'24\"
C49	40.00'	18.06'	17.41'	S 12°45'51\"	25°52'25\"
C50	130.00'	28.86'	28.86'	N 06°32'40\"	12°44'44\"
C51	130.00'	48.06'	47.74'	N 34°24'45\"	21°10'51\"

SPRINGTREE VILLAGE UNIT FIVE
(PLAT BOOK 56, PAGES 31, 31A - 31D)

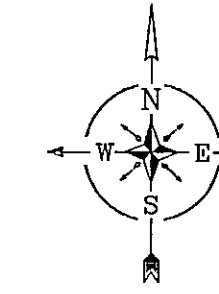
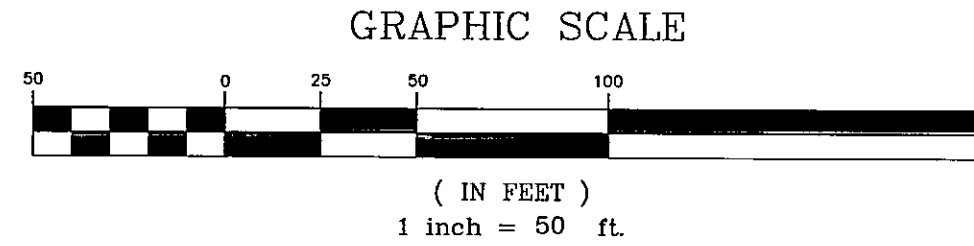
PREPARED BY:
A & J LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
5847 WELLS STREET
JACKSONVILLE, FLORIDA 32207
FAX (904) 236-1444
PHONE (904) 236-1444

LD. NO. 664
REV. # 3331

SPRINGTREE VILLAGE

- UNIT SIX -

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH,
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

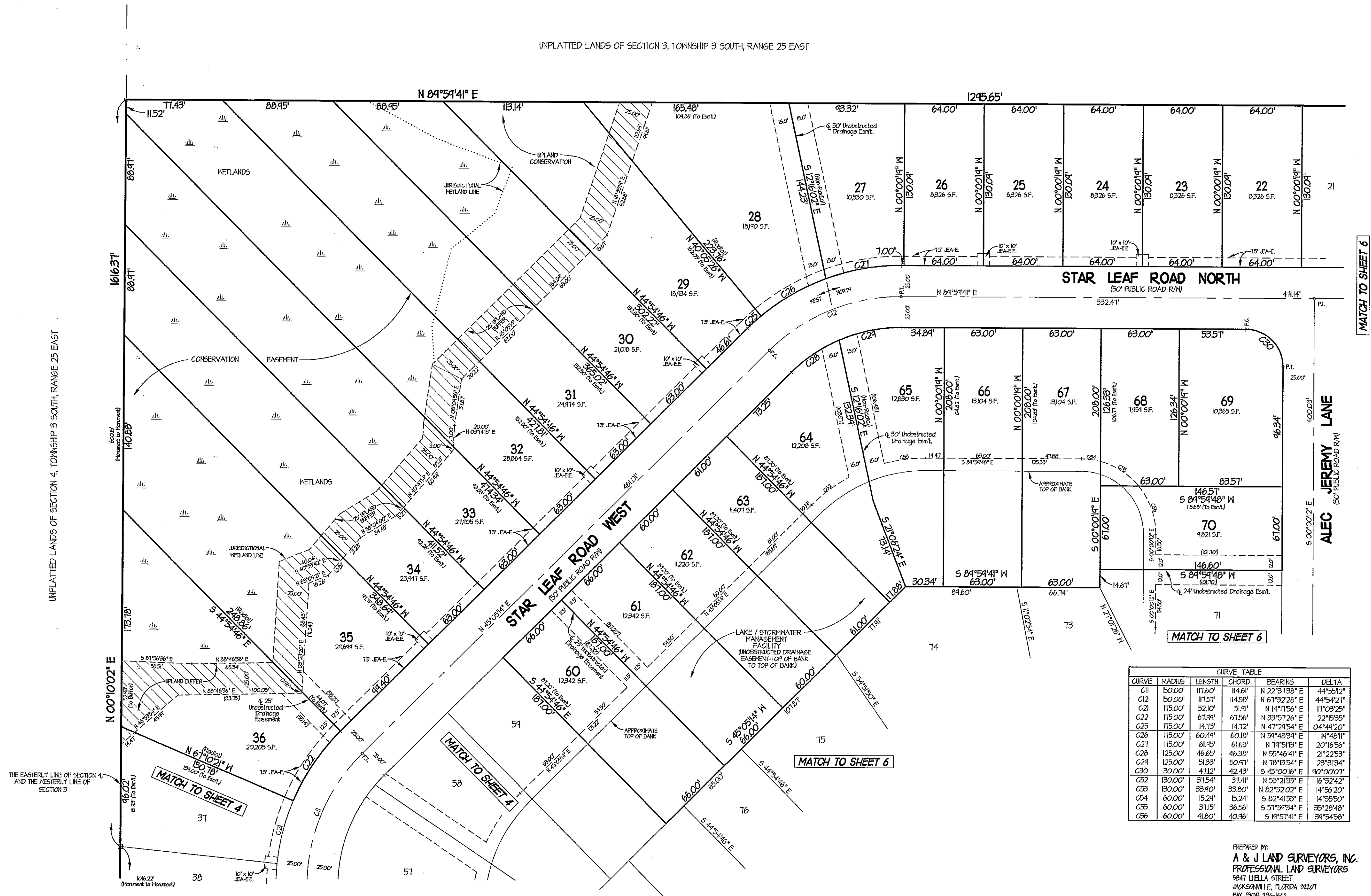


PLAT BOOK **57** PAGE **46D**

SHEET **5** OF **6** SHEETS

SEE SHEET 2 FOR GENERAL NOTES

UNPLATTED LANDS OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 25 EAST



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C11	150.00'	117.60'	114.61'	N 22°31'38" E	44°55'12"
C12	150.00'	117.51'	114.58'	N 61°32'28" E	44°54'21"
C21	175.00'	52.10'	51.91'	N 14°17'56" E	17°03'25"
C22	175.00'	61.94'	61.56'	N 33°51'26" E	22°15'35"
C25	175.00'	14.73'	14.72'	N 47°24'54" E	04°49'20"
C26	175.00'	60.44'	60.18'	N 54°48'34" E	14°48'11"
C27	175.00'	61.95'	61.63'	N 71°51'13" E	20°16'56"
C28	125.00'	46.65'	46.38'	N 55°46'41" E	21°22'53"
C24	125.00'	51.33'	50.47'	N 78°13'54" E	23°31'34"
C30	30.00'	47.12'	42.43'	S 45°00'16" E	90°00'07"
C32	150.00'	37.54'	37.41'	N 53°21'55" E	16°32'42"
C33	150.00'	33.40'	33.80'	N 82°32'02" E	14°56'20"
C34	60.00'	15.24'	15.24'	S 82°41'53" E	14°35'50"
C35	60.00'	37.15'	36.56'	S 57°34'34" E	35°28'48"
C36	60.00'	41.80'	40.46'	S 14°51'41" E	34°54'58"

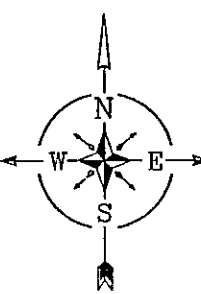
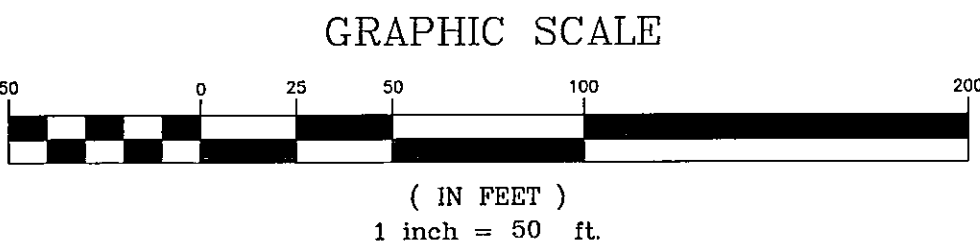
PREPARED BY:
A & J LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
5847 ULLA STREET
JACKSONVILLE, FLORIDA 32217
FAX (904) 236-1644
PHONE (904) 236-1666

LD. NO. 6661

PSD # 1002-45 REV. # 3332

SPRINGTREE VILLAGE
- UNIT SIX -

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH,
RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



PLAT BOOK **57** PAGE **46 E**

SHEET **6** OF **6** SHEETS

SEE SHEET 2 FOR GENERAL NOTES

UNPLATTED LANDS OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 25 EAST

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	1.13'	7.11'	S 07°22'50" E	14°46'03"
C2	225.00'	16.06'	16.06'	N 01°51'10" W	04°05'25"
C3	275.00'	28.11'	28.04'	S 02°45'38" E	05°51'20"
C4	30.00'	41.65'	38.38'	S 34°04'53" W	74°32'23"
C5	125.00'	35.22'	35.10'	S 81°55'23" W	16°08'36"
C6	30.00'	47.12'	42.42'	N 45°00'28" W	84°54'41"
C7	30.00'	47.12'	42.43'	S 44°54'44" W	84°54'53"
C8	175.00'	137.16'	133.68'	S 67°32'21" W	44°54'21"
C9	150.00'	236.07'	212.45'	S 44°55'04" E	90°10'21"
C91	30.00'	47.12'	42.43'	N 44°54'44" E	84°54'53"
C32	125.00'	115.27'	101.28'	S 44°50'14" E	80°20'11"
C33	175.00'	36.47'	36.40'	S 83°51'13" E	12°08'13"
C34	175.00'	53.83'	53.62'	S 64°05'22" E	17°31'24"
C35	175.00'	53.00'	52.80'	S 51°36'02" E	17°21'11"
C36	175.00'	53.50'	53.24'	S 34°04'54" E	17°30'54"
C37	175.00'	53.12'	53.51'	S 16°36'53" E	17°39'11"
C38	175.00'	24.40'	24.38'	S 03°49'36" E	07°54'11"
C39	125.00'	21.46'	21.43'	N 04°45'03" W	04°50'10"
C40	90.00'	44.03'	84.82'	S 60°03'52" E	54°51'51"
C41	90.00'	47.34'	46.74'	S 15°03'52" E	30°08'04"
C42	175.00'	33.51'	33.46'	N 50°34'23" E	10°58'14"
C43	175.00'	64.42'	64.46'	N 67°30'20" E	22°53'33"
C44	175.00'	33.13'	33.68'	N 84°28'24" E	11°02'35"
C51	60.00'	24.15'	23.98'	S 11°31'33" W	23°03'30"
C58	60.00'	12.74'	12.72'	S 24°08'15" W	12°04'55"
C54	60.00'	57.37'	55.21'	S 62°36'42" W	54°46'54"
C60	110.00'	86.23'	84.04'	S 67°32'43" W	44°54'58"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 84°44'58" W	50.00'
L2	S 13°51'05" W	32.56'
L3	S 84°54'48" W	50.00'



PREPARED BY:
A & J LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
3841 WELLS STREET
JACKSONVILLE, FLORIDA 32207
FAX (904) 236-1644
PHONE (904) 236-1666
L.D. NO. 6661

SPRINGTREE VILLAGE UNIT SIX-A

PLAT BOOK 64 PAGE 180
SHEET 1 OF 4 SHEETS

BEING A REPLAT OF LOTS 5, 6 AND 7, SPRINGTREE VILLAGE UNIT SIX, AS RECORDED IN PLAT BOOK 57, PAGES 46, 46A - 46E (INCLUSIVE) OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 25 EAST, SAID CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

LOTS 5, 6 AND 7, SPRINGTREE VILLAGE UNIT SIX, AS RECORDED IN PLAT BOOK 57, PAGES 46, 46A - 46E (INCLUSIVE) OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 25 EAST, SAID DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE NORTHWEST CORNER OF LOT 1, SAID SPRINGTREE VILLAGE UNIT SIX, THENCE NORTH 84°54'41" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1 AND THE NORTHERLY LINE OF SPRINGTREE VILLAGE UNIT SIX, A DISTANCE OF 21.84 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1, SPRINGTREE VILLAGE UNIT SIX; THENCE SOUTH 84°58'24" EAST, ALONG LAST SAID LINE AND THE NORTHERLY LINE OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4290, PAGE 115 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1463.51 FEET, TO THE NORTHEAST CORNER THEREOF, ALSO BEING THE NORTHWEST CORNER OF LOT 2, AS SHOWN ON THE PLAT OF SPRING LAKE - UNIT FIVE, AS RECORDED IN PLAT BOOK 48, PAGES 34, 34A, 34B AND 34C, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°01'01" WEST, ALONG THE WESTERLY LINE OF SAID LOT 2, AND THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4290, PAGE 115, A DISTANCE OF 120.00 FEET, TO THE NORTHEAST CORNER OF LOT 3, SAID SPRING LAKE - UNIT FIVE; THENCE NORTH 84°58'04" WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID SPRING LAKE - UNIT FIVE, AND SPRINGTREE VILLAGE UNIT FOUR, AS RECORDED IN PLAT BOOK 53, PAGES 94, 94A - 94E (INCLUSIVE), OF THE PUBLIC RECORDS OF SAID COUNTY, ALSO BEING THE BOUNDARY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4290, PAGE 115, A DISTANCE OF 435.20 FEET, TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 90.00 FEET; THENCE ALONG THE BOUNDARY LINE OF SAID SPRINGTREE VILLAGE UNIT FOUR AND LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4290, PAGE 115, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; COURSE NO. 1: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 141.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°00'12" WEST, 121.28 FEET, TO THE END OF SAID CURVE; COURSE NO. 2: SOUTH 00°02'54" EAST, A DISTANCE OF 310.33 FEET, TO A POINT; COURSE NO. 3: NORTH 84°58'04" WEST, A DISTANCE OF 240.30 FEET, TO A POINT; COURSE NO. 4: NORTH 00°00'12" EAST, A DISTANCE OF 90.00 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 90.00 FEET; COURSE NO. 5: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 141.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°54'48" WEST, 121.28 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 84°54'48" WEST, A DISTANCE OF 164.10 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; COURSE NO. 7: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 34.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°22'50" WEST, 36.62 FEET, TO THE MOST NORTHERLY CORNER OF LOT 24, SAID SPRINGTREE VILLAGE UNIT FOUR, SAID POINT ALSO BEING SITUATE ON THE EASTERLY BOUNDARY OF LOT 4, SAID SPRINGTREE VILLAGE UNIT SIX; THENCE ALONG SAID EASTERLY BOUNDARY OF SAID LOT 4, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 1.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°22'50" WEST, 1.11 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°00'12" WEST, CONTINUING ALONG SAID EASTERLY BOUNDARY OF LOT 4, A DISTANCE OF 41.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 5, SPRINGTREE VILLAGE UNIT SIX; THENCE SOUTH 82°10'48" WEST ALONG THE NORTH LINE OF SAID LOT 4 AND SOUTH LINE OF SAID LOT 5, A DISTANCE OF 135.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 AND SOUTHWEST CORNER OF SAID LOT 5, SPRINGTREE VILLAGE UNIT SIX, SAID POINT BEING SITUATE ON THE NORTHEASTERLY RIGHT OF WAY LINE OF STAR LEAF ROAD NORTH (A 50 FOOT RIGHT OF WAY, AS SHOWN ON SAID SPRINGTREE VILLAGE UNIT SIX), SAID POINT ALSO BEING ON A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, ALONG AND AROUND THE ARC OF SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 160.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°01'43" WEST, 154.14 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 1, SPRINGTREE VILLAGE UNIT SIX; THENCE NORTH 28°55'32" EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, SPRINGTREE VILLAGE UNIT SIX, A DISTANCE OF 174.45 FEET TO THE POINT OF BEGINNING.

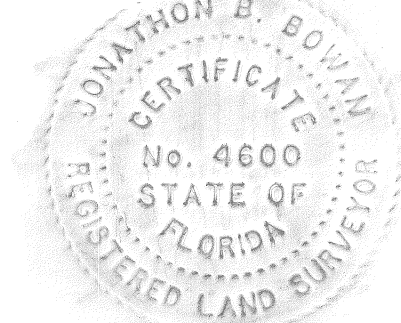
CONTAINING 7.122 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 171, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 171.091, FLORIDA STATUTES, CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 65110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 30TH DAY OF July, 2007.

Jonathon B. Bowman
JONATHAN B. BOWMAN
PROFESSIONAL LAND SURVEYOR No. 4600
5847 Luella Street
Jacksonville, Florida 32207



APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER NO. 654, ORDINANCE CODE. THIS 30TH DAY OF July, 2007.

JOEY V. DUNCAN, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 64 PAGES 180, 181, 182, 183 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THIS 30TH DAY OF July, 2007.

Jim E. Fuller
JIM E. FULLER, CLERK OF THE CIRCUIT COURT

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 171, FLORIDA STATUTES. THIS 28 DAY OF July, 2007.

W. Monroe Hazen, PLS
W. MONROE HAZEN, PLS
PROFESSIONAL LAND SURVEYOR NUMBER 3348

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT CONQUEST CONSULTANT & DEVELOPMENT CORP., INC., A FLORIDA CORPORATION (THE "OWNER"), UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS SPRINGTREE VILLAGE UNIT SIX-A. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. MEADOW SPRINGS DRIVE IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. Florida Statutes 171.091(28).

TRACT "A" (CONSERVATION AREA), TRACT "B" (UPLAND BUFFER) AND TRACT "C" (LANDSCAPE / RECREATION), ARE HEREBY IRREVOCABLY DEDICATED TO SPRINGTREE VILLAGE OF JACKSONVILLE OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO SPRINGTREE VILLAGE OF JACKSONVILLE OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS.

ALL WATER AND SEWER UTILITIES LOCATED WITHIN THE ROADWAYS AND UNOBSTRUCTED JEA UTILITY EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS FOR INSTALLATION AND MAINTENANCE OF WATER AND SEWER.

THOSE EASEMENTS DESIGNATED AS "JEA-E.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "JEA-E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE CONQUEST CONSULTANT & DEVELOPMENT CORP., INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 6TH DAY OF November, 2007.

CONQUEST CONSULTANT & DEVELOPMENT CORP., INC.
A FLORIDA CORPORATION

WITNESS: Opal L. King

TYPE OR PRINT NAME: Opal L. King

WITNESS: C. Gary Smith

TYPE OR PRINT NAME: C. Gary Smith

NOTARY FOR CONQUEST CONSULTANT & DEVELOPMENT CORP., INC.
A FLORIDA CORPORATION

STATE OF FLORIDA
COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6TH DAY OF November, 2007
2007 BY JULIE T. KELLEY, PRESIDENT OF CONQUEST CONSULTANT & DEVELOPMENT CORP., INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME.

Julie T. Herringdine
NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME: Julie T. Herringdine

MY COMMISSION EXPIRES: 3-30-2008



"OFFICIAL SEAL"
VERA T. HERRINGDINE
COMMISSION NO. DD305607
MY COMMISSION EXPIRES 3-30-2008

PREPARED BY:
A & J LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
PHONE (904) 346-1733
FAX (904) 346-1736
L.D. NO. 6661

PSD # 200A-051 DEV. # 399211

SPRINGTREE VILLAGE

UNIT SIX-A

BEING A REPLAT OF LOTS 5, 6 AND 7, SPRINGTREE VILLAGE UNIT SIX, AS RECORDED IN PLAT BOOK 57, PAGES 46, 46A - 46E (INCLUSIVE) OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 25 EAST, SAID CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

GENERAL NOTES

1. BASIS OF BEARING: STATE PLANE CO-ORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL. STATION NAME USED FOR THIS SURVEY ARE: JEA-0641 AND JEA-0590. CO-ORDINATES SHOWN ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 90) IN U.S. FEET.
2. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
3. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.
4. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SENSERS, UNLESS OTHERWISE NOTED.
5. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
6. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
8. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL, THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
9. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
10. "JEA E.E." DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
11. "JEA E." DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
12. (100.00') DENOTES DISTANCE TO EASEMENTS OR UPLAND BUFFERS.
13. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X", AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER: 120071 - 0150 E; MAP REVISED DATE: AUGUST 15, 1984. THE FIRM INFORMATION DELINEATED ON THIS PLAT IS VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.
14. THIS SUBDIVISION IS LOCATED NEXT TO HERLONG AIRPORT AND MAY BE SUBJECT TO INCREASED NOISE LEVELS.
15. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
16. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS SHOWN ON THIS PLAT WITHOUT THE APPROVAL THIS COUNTY, AND/OR ANY OTHER FEDERAL, STATE OF LOCAL GOVERNMENTAL REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THE JURISDICTIONAL WETLAND LINE SHOWN HEREON MAY BE SUPERSEDED AND REDEFINED AT ANY TIME, BY THE APPROPRIATE AGENCY(IES).

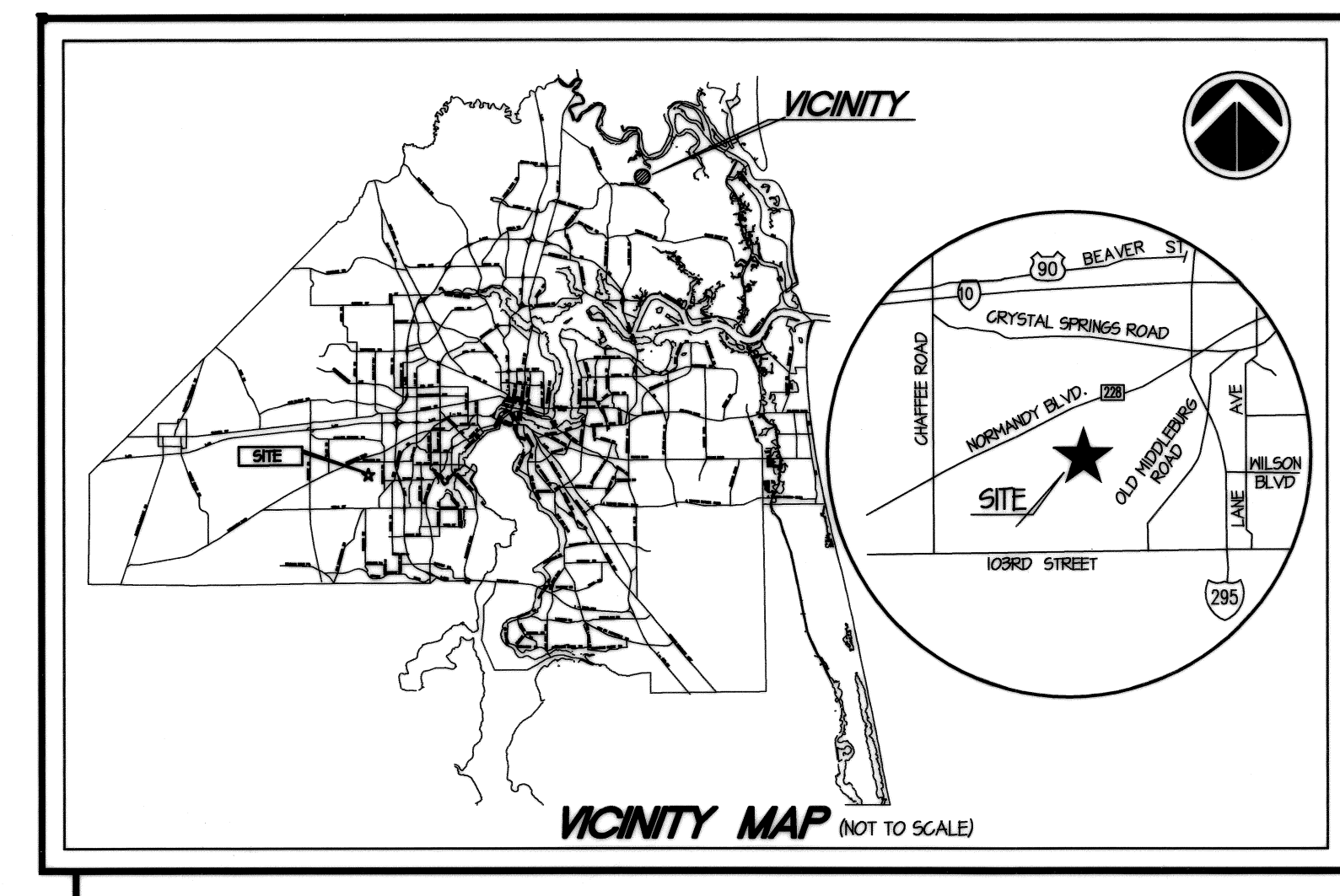
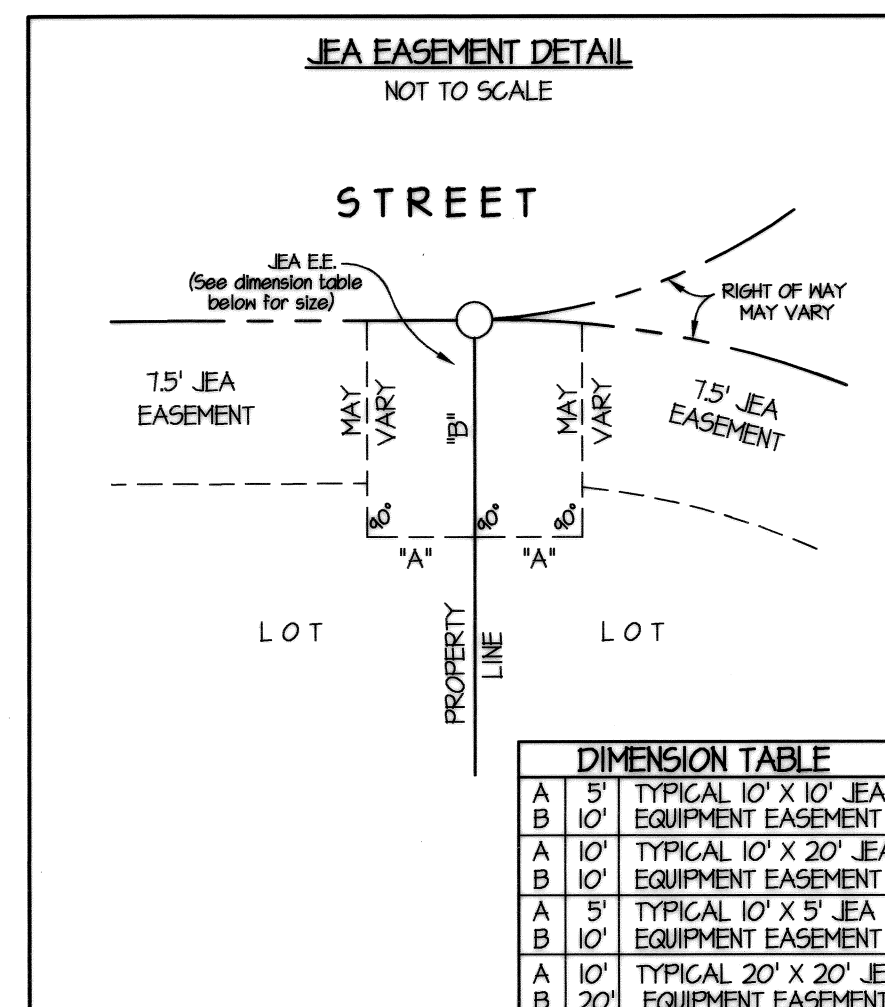
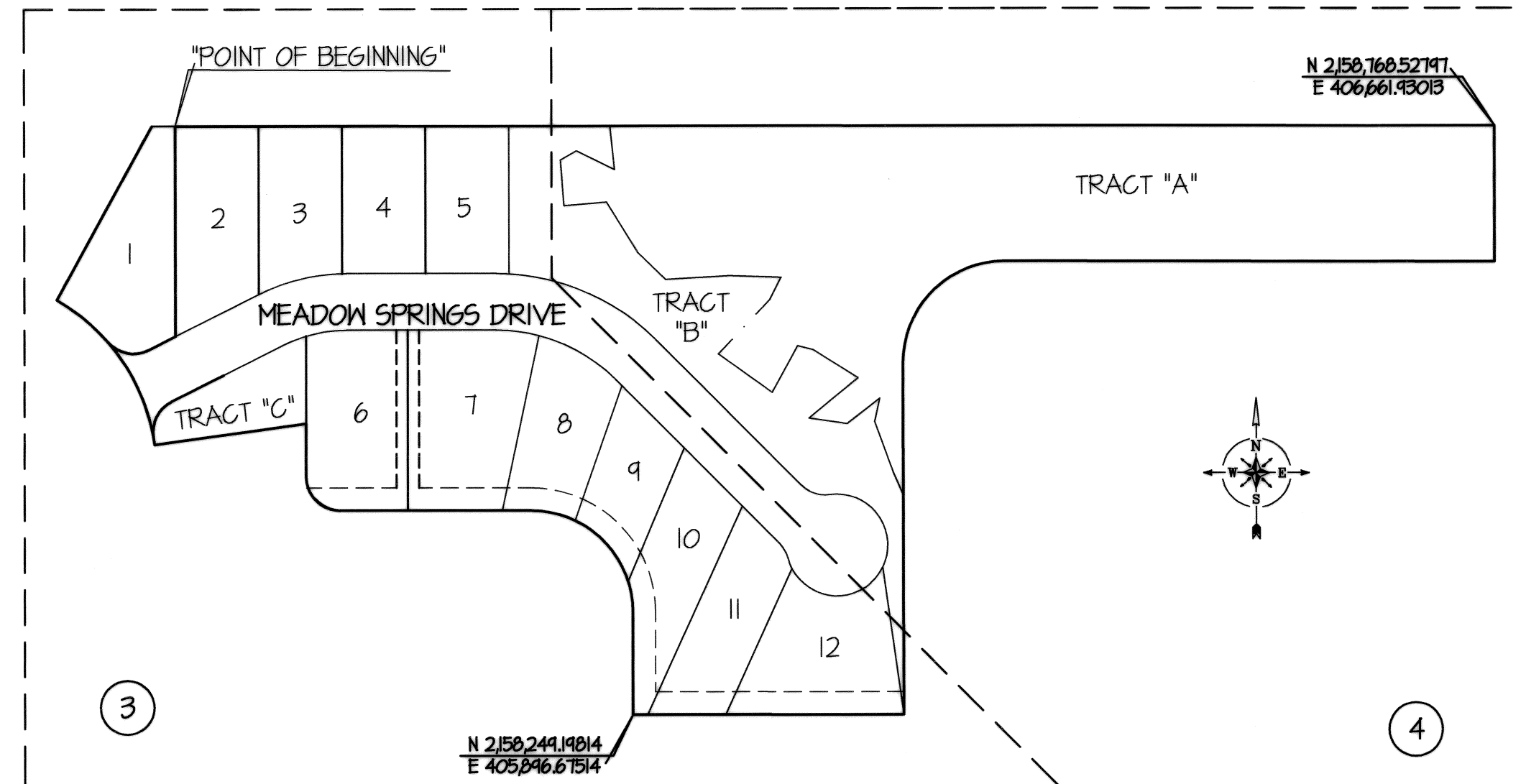
LEGEND

ESMT. EASEMENT
O.R. VOL. OFFICIAL RECORDS VOLUME
PG. PAGE
P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVE
R.P. RADIUS POINT
P.I. POINT OF INTERSECTION
P.C.C. POINT OF COMPOUND CURVE
R. RADIUS
L. ARC LENGTH
CH. CHORD DISTANCE
C4 TABULATED CURVE DATA
R/W. RIGHT OF WAY

- DENOTES PERMANENT REFERENCE MONUMENT FOUND (L.B. NO. 6661)
□ DENOTES PERMANENT REFERENCE MONUMENT SET L.B. NO. 6661
○ DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661

KEY MAP

NOT TO SCALE

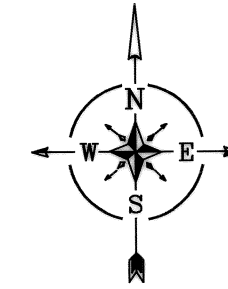
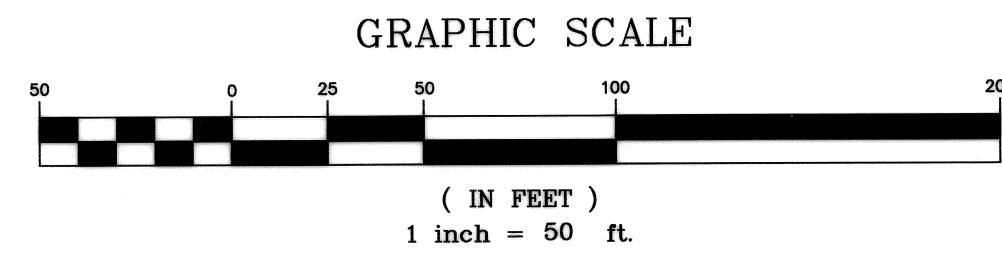


PREPARED BY:
A & J LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
PHONE (904) 346-1793
FAX (904) 346-1736 L.B. NO. 6661

PSD # 2004-051 DEV. # 22311

SPRINGTREE VILLAGE UNIT SIX-A

BEING A REPLAT OF LOTS 5, 6 AND 7, SPRINGTREE VILLAGE UNIT SIX, AS RECORDED IN PLAT BOOK 57, PAGES 46, 46A - 46E (INCLUSIVE) OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 25 EAST, SAID CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



PLAT BOOK **64** PAGE **182**
SHEET **3** OF **4** SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	34.39'	N 52°22'50" W	36.62'	75°19'51"
C2	30.00'	30.29'	S 26°42'20" W	35.14'	75°07'21"
C3	175.00'	160.34'	N 34°01'43" W	154.14'	52°24'41"
C4	30.00'	34.66'	S 70°51'41" E	36.83'	75°44'31"
C5	175.00'	41.03'	N 17°33'10" W	46.84'	15°23'55"
C6	175.00'	48.06'	N 33°07'14" W	41.41'	15°44'07"
C7	150.00'	64.48'	N 16°31'56" E	64.35'	26°43'52"
C8	175.00'	151.50'	S 67°24'36" E	153.44'	45°01'02"
C9	175.00'	144'	S 63°21'33" W	144'	00°22'26"
C10	175.00'	16.81'	S 16°12'53" W	16.20'	25°08'54"
C11	200.00'	11.42'	S 08°21'51" E	11.42'	03°16'22"
C12	200.00'	145.12'	S 65°51'25" E	142.51'	41°44'41"
C13	30.00'	21.82'	S 71°32'54" E	26.83'	53°07'40"
C14	45.00'	41.51'	S 36°02'14" E	74.52'	124°04'11"
C15	45.00'	44.22'	S 84°12'20" W	80.31'	126°14'52"
C16	45.00'	4.87'	N 21°20'36" W	4.85'	12°34'44"
C17	30.00'	15.57'	N 30°01'11" W	15.44'	24°55'36"
C18	150.00'	14.38'	N 60°08'41" W	18.45'	30°19'11"
C19	150.00'	38.48'	N 82°39'12" W	38.31'	14°41'51"
C20	125.00'	36.22'	S 01°41'45" W	36.10'	16°36'15"
C21	40.00'	40.14'	S 77°13'08" E	34.81'	25°33'22"
C22	40.00'	73.55'	S 41°01'46" E	71.52'	46°44'23"
C23	40.00'	21.68'	S 08°48'26" E	21.51'	17°37'18"
C24	30.00'	7.13'	N 07°22'50" W	7.11'	14°46'03"
C25	125.00'	22.04'	S 68°14'41" W	22.06'	10°07'19"
C26	175.00'	3.64'	S 84°23'36" W	3.64'	01°12'33"
C27	175.00'	6.34'	N 08°44'07" W	6.34'	02°04'28"
C28	175.00'	58.41'	N 50°37'58" W	58.63'	14°17'11"
C29	200.00'	81.03'	N 14°15'44" W	86.34'	24°55'54"
C30	200.00'	26.28'	N 58°02'00" W	26.26'	07°31'43"
C31	200.00'	32.41'	N 44°31'31" W	32.37'	04°17'04"

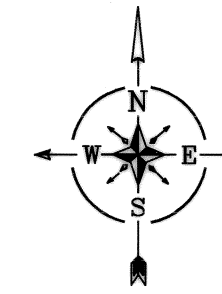
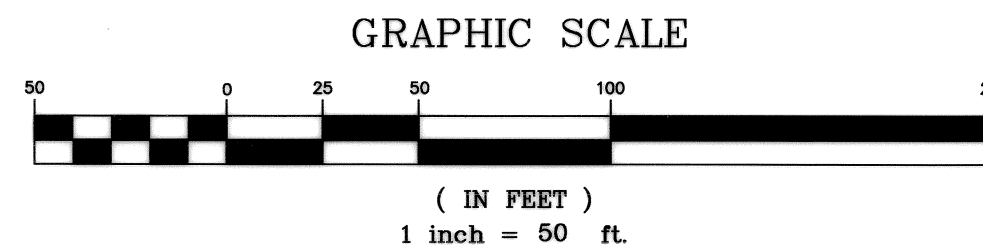
LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 40°00'00" E	14.14'
L2	S 06°03'03" E	30.83'
L3	N 63°37'32" W	31.72'
L4	S 94°53'31" W	16.32'
L5	S 04°14'25" E	40.34'
L6	N 05°04'00" E	31.84'
L7	S 32°06'41" E	52.55'
L8	S 45°46'31" E	34.02'
L9	N 86°38'54" E	56.82'
L10	S 87°44'01" E	45.90'
L11	S 26°54'14" W	21.47'
L12	S 43°46'21" W	66.32'
L13	S 54°20'25" E	50.83'
L14	N 28°48'42" E	41.27'
L15	S 16°00'06" E	13.34'
L16	S 57°54'57" E	41.40'
L17	S 50°28'50" W	56.22'
L18	S 01°51'15" E	34.20'
L19	N 52°11'24" E	36.63'
L20	S 12°06'37" W	21.25'
L21	S 20°10'08" E	41.47'
L22	S 23°52'40" E	22.08'

PREPARED BY:
A & J LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
PHONE (904) 346-1733
FAX (904) 346-1736
L.D. NO. 6661

PSD # 1004-051 DEV. # 99911

SPRINGTREE VILLAGE UNIT SIX-A

BEING A REPLAT OF LOTS 5, 6 AND 7, SPRINGTREE VILLAGE UNIT SIX, AS RECORDED IN PLAT BOOK 57, PAGES 46, 46A - 46E (INCLUSIVE) OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 25 EAST, SAID CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



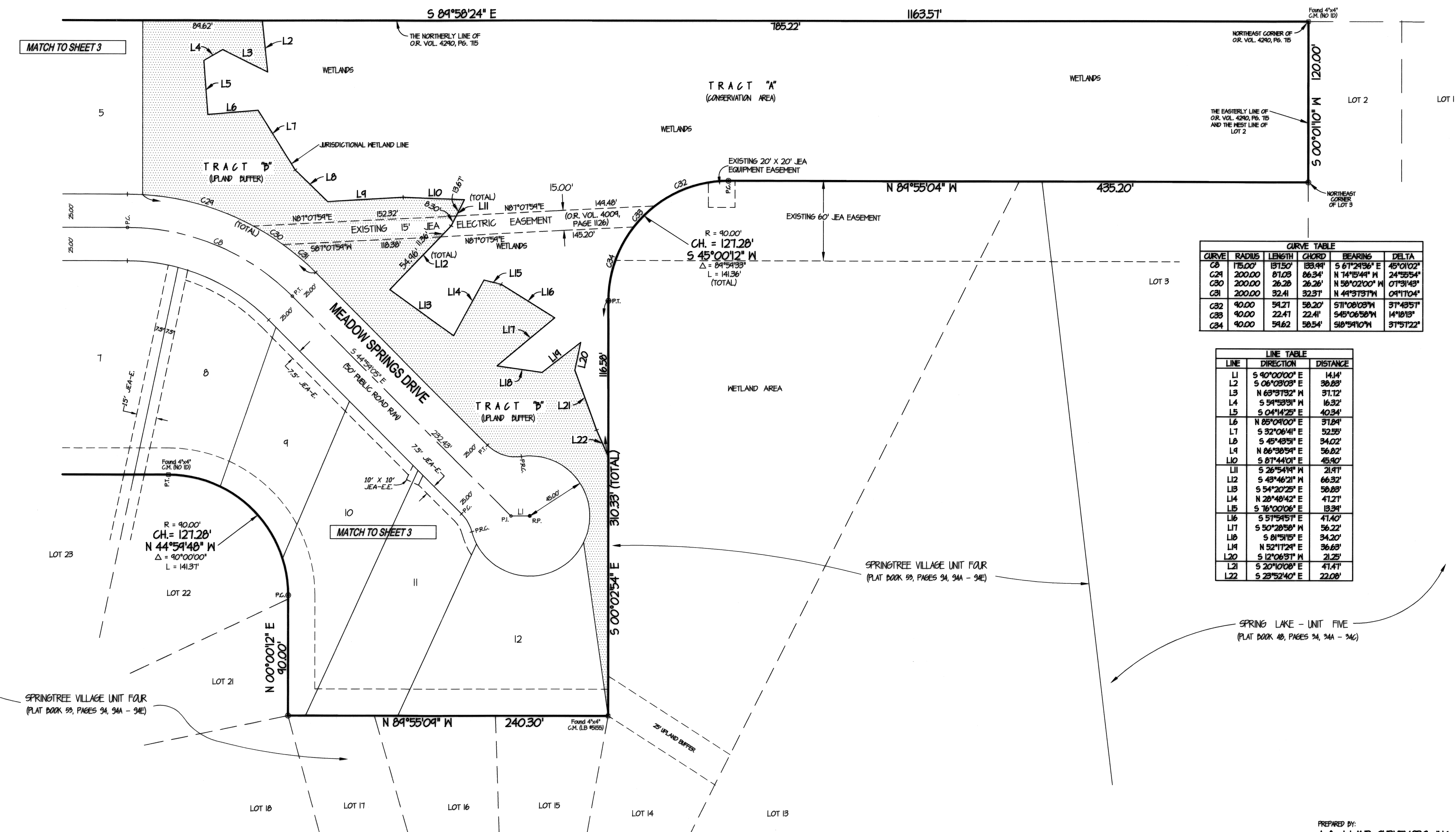
PLAT BOOK **64** PAGE **183**
SHEET **4** OF **4** SHEETS

SEE SHEET 2 FOR GENERAL NOTES

HERLONG AIRPORT

UNPLATTED LANDS OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 25 EAST

UNPLATTED LANDS OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 25 EAST



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C8	175.00'	87.50'	88.44'	S 61°24'36\"	45°01'02\"
C21	200.00'	87.03'	86.34'	N 14°15'44\"	24°55'54\"
C30	200.00'	26.26'	26.26'	N 58°02'00\"	07°51'48\"
C31	200.00'	32.41'	32.37'	N 44°31'31\"	04°11'04\"
C32	90.00'	54.21'	56.20'	S 11°08'03\"	31°48'57\"
C33	90.00'	22.41'	22.41'	S 45°06'58\"	14°18'13\"
C34	90.00'	54.62'	58.54'	S 18°54'10\"	31°51'22\"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 40°00'00\"	14.14'
L2	S 06°03'03\"	38.85'
L3	N 68°51'32\"	31.12'
L4	S 54°53'51\"	16.32'
L5	S 04°14'29\"	40.34'
L6	N 85°04'00\"	57.84'
L7	S 32°06'41\"	52.55'
L8	S 45°43'51\"	34.02'
L9	N 86°38'54\"	56.82'
L10	S 87°44'01\"	45.40'
L11	S 28°54'44\"	24.97'
L12	S 49°46'21\"	66.32'
L13	S 54°20'29\"	58.83'
L14	N 28°48'42\"	47.21'
L15	S 76°00'06\"	13.34'
L16	S 57°54'57\"	47.40'
L17	S 50°28'58\"	56.22'
L18	S 81°51'85\"	34.20'
L19	N 52°17'24\"	36.65'
L20	S 12°06'57\"	21.25'
L21	S 20°10'08\"	47.47'
L22	S 23°52'40\"	22.08'

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