VICTORIA LAKES UNIT ONE

Being a portion of Government Lot 4, and a portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 1 North, Range 27 East, together with all of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 1 North, Range 27 East, and a portion of Government Lot 2, and a portion of the South 1/2 of the Northeast 1/4 of aforesaid Section 26, all in the City of Jacksonville, Duval County, Florida.

PLAT BOOK 55 PAGE 96
SHEET 1 OF 13 SHEETS

CAPTION

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOT 4, AND A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH ALL OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, AND A PORTION OF GOVERNMENT LOT 2, AND A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 26, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4, SECTION 23, RUN THENCE SOUTH 01°05'21" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4, SECTION 23, (ALSO BEING THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23), A DISTANCE OF 17.42 FEET, TO A POINT; RUN THENCE NORTH 84°27'10" WEST, A DISTANCE OF 66.43 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD, (A 100 FOOT PUBLIC ROAD RIGHT OF WAY AS PRESENTLY ESTABLISHED); RUN THENCE SOUTH 10°57'25" WEST, ALONG LAST SAID LINE, A DISTANCE OF 523.42 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, SAID POINT BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 34.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°03'21" EAST 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE SOUTH 74°04'08" EAST, A DISTANCE OF 128.43 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 34.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°56'34" EAST 35.35 FEET, TO A POINT; RUN THENCE SOUTH 79°02'35" EAST, A DISTANCE OF 50.00 FEET, TO A POINT; RUN THENCE SOUTH 10°57'25" WEST, A DISTANCE OF 9.45 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 25.00 FEET; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 34.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°03'21" EAST 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE SOUTH 74°04'08" EAST, A DISTANCE OF 67.00 FEET, TO A POINT; RUN THENCE NORTH 10°55'52" EAST, A DISTANCE OF 130.00 FEET, TO A POINT; RUN THENCE SOUTH 74°04'08" EAST, A DISTANCE OF 28.05 FEET, TO A POINT; RUN THENCE NORTH 53°50'18" EAST, A DISTANCE OF 80.71 FEET, TO A POINT; RUN THENCE NORTH 10°55'52" EAST, A DISTANCE OF 15.88 FEET, TO A POINT; RUN THENCE SOUTH 74°04'08" EAST, A DISTANCE OF 128.18 FEET, TO A POINT; RUN THENCE SOUTH 48°21'30" EAST, A DISTANCE OF 416.36 FEET, TO A POINT; RUN THENCE SOUTH 14°07'53" WEST, A DISTANCE OF 31.31 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 120.00 FEET; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 52.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°33'06" WEST 51.62 FEET, TO A POINT; RUN THENCE SOUTH 51°01'41" EAST, A DISTANCE OF 206.16 FEET, TO A POINT; RUN THENCE SOUTH 15°33'48" EAST, A DISTANCE OF 74.18 FEET, TO A POINT; RUN THENCE NORTH 14°26'11" EAST, A DISTANCE OF 80.34 FEET, TO A POINT; RUN THENCE NORTH 18°25'13" EAST, A DISTANCE OF 284.82 FEET, TO A POINT; RUN THENCE NORTH 88°41'49" EAST, A DISTANCE OF 150.00 FEET, TO A POINT; RUN THENCE NORTH 25°23'38" EAST, A DISTANCE OF 111.80 FEET, TO A POINT; RUN THENCE NORTH 01°01'11" WEST, A DISTANCE OF 227.05 FEET, TO A POINT; RUN THENCE NORTH 88°41'49" EAST, A DISTANCE OF 130.00 FEET, TO A POINT; RUN THENCE SOUTH 88°24'11" EAST, A DISTANCE OF 60.08 FEET, TO A POINT; RUN THENCE NORTH 88°41'49" EAST, A DISTANCE OF 150.34 FEET, TO A POINT SITUATE IN THE EASTERLY LINE OF AFORESAID GOVERNMENT LOT 4, SECTION 23, (ALSO BEING THE WEST LINE OF SECTION 38, CHARLES SETON GRANT); RUN THENCE SOUTH 01°12'48" EAST, ALONG LAST SAID LINE, A DISTANCE OF 809.33 FEET, TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4, SECTION 23; RUN THENCE SOUTH 01°21'16" EAST, ALONG THE EAST LINE OF GOVERNMENT LOT 2, AFORESAID SECTION 26, (ALSO BEING THE WEST LINE OF AFORESAID SECTION 38), A DISTANCE OF 356.82 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 38, THE CHARLES SETON GRANT; RUN THENCE NORTH 87°59'00" EAST, ALONG THE SOUTH LINE OF SAID SECTION 38, CHARLES SETON GRANT, (ALSO BEING THE NORTH LINE OF THE SECTION 26), A DISTANCE OF 282.56 FEET, TO A POINT; RUN THENCE SOUTH 05°34'15" EAST, A DISTANCE OF 503.48 FEET, TO A POINT; RUN THENCE SOUTH 28°07'22" EAST, A DISTANCE OF 64.51 FEET, TO A POINT; RUN THENCE SOUTH 07°16'52" EAST, A DISTANCE OF 121.61 FEET, TO A POINT; RUN THENCE SOUTH 21°25'21" WEST, A DISTANCE OF 223.11 FEET, TO A POINT; RUN THENCE NORTH 62°34'38" WEST, A DISTANCE OF 101.74 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 310.00 FEET; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 205.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 46°40'08" WEST 202.81 FEET, TO A POINT; RUN THENCE SOUTH 54°14'16" WEST, A DISTANCE OF 60.00 FEET, TO A POINT; RUN THENCE SOUTH 44°52'08" WEST, A DISTANCE OF 124.14 FEET, TO A POINT; RUN THENCE SOUTH 18°11'00" WEST, A DISTANCE OF 106.82 FEET, TO A POINT; RUN THENCE SOUTH 65°20'24" WEST, A DISTANCE OF 305.61 FEET, TO THE SOUTHWEST CORNER OF AFORESAID GOVERNMENT LOT 2, SECTION 26, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, OF SAID SECTION 26; RUN THENCE SOUTH 84°40'13" WEST, ALONG THE SOUTH LINE OF SAID NORTH-EAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26, (ALSO BEING THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 26), A DISTANCE OF 1,318.17 FEET, TO THE SOUTHWEST CORNER THEREOF; RUN THENCE NORTH 00°08'07" EAST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, OF SAID SECTION 26, (ALSO BEING THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, OF SAID SECTION 26), A DISTANCE OF 1,341.99, TO THE NORTHEAST CORNER THEREOF; RUN THENCE NORTH 54°40'13" EAST, A DISTANCE OF 209.04 FEET, TO A POINT; RUN THENCE NORTH 14°41'57" WEST, A DISTANCE OF 164.35 FEET, TO A POINT; RUN THENCE NORTH 10°57'25" EAST, A DISTANCE OF 150.00 FEET, TO A POINT; RUN THENCE NORTH 30°02'11" WEST, A DISTANCE OF 92.71 FEET, TO A POINT; RUN THENCE NORTH 74°04'08" WEST, A DISTANCE OF 45.41 FEET, TO A POINT; RUN THENCE NORTH 10°55'52" EAST, A DISTANCE OF 130.00 FEET, TO A POINT; RUN THENCE NORTH 74°04'08" WEST, A DISTANCE OF 55.00 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 34.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°56'34" WEST 35.35 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE SOUTH 10°57'25" WEST, A DISTANCE OF 10.05 FEET, TO A POINT; RUN THENCE NORTH 79°02'35" WEST, A DISTANCE OF 50.00 FEET, TO A POINT; RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 34.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°03'21" WEST 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE NORTH 74°04'08" WEST, A DISTANCE OF 128.43 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; RUN THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 34.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°56'34" WEST 35.35 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SITUATE IN THE AFORESAID EASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD; RUN THENCE NORTH 10°57'25" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 89.71 ACRES AND/OR 3,846,492.0 SQUARE FEET, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT VICTORIA LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UNDER THE LANS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS VICTORIA LAKES UNIT ONE, AND THAT SUNTRUST BANK, A GEORGIA CORPORATION, IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL STREETS, ROADS, PARKWAYS, LANES, COURTS, UNOBSTRUCTED DRAINAGE EASEMENTS, AND UNOBSTRUCTED DRAINAGE AND ACCESS 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 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 ASSOCIATION OF VICTORIA LAKES, INC., A NOT-FOR-PROFIT ORGANIZATION. 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 OWNERS ASSOCIATION OF VICTORIA LAKES, INC., A NOT-FOR-PROFIT ORGANIZATION, 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 IT AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN VICTORIA LAKES UNIT ONE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

Approved 3/21/03
Date
John D. Peppers
City Engineer
for Director of Public Works
Approved 3/28/03
Date
Ellen Cooney
for General Counsel

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 177.091(28).

TRACTS "R-1" AND "R-2" (RECREATION TRACTS), AND TRACTS "C-1" AND "C-2" (CONSERVATION TRACTS) ARE HEREBY DEDICATED TO THE OWNERS ASSOCIATION OF VICTORIA LAKES, INC., A NOT-FOR-PROFIT ORGANIZATION, FOR ITS EXCLUSIVE USE.

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

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-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.

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 BY FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. Florida Statutes 177.091(28)

IN WITNESS WHEREOF, THE ABOVE VICTORIA LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SUNTRUST BANK, A GEORGIA CORPORATION, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF MARCH, A.D. 2003.

VICTORIA LAKES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Mary Louise Dungey
MARY Louise Dungey
TYPE OR PRINT NAME

WITNESS: Eddie Marinko
EDDIE MARINKO
TYPE OR PRINT NAME

BY: V. Hawley Smith, Jr.
V. HAWLEY SMITH, JR., MANAGING MEMBER OF VICTORIA LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

NOTARY FOR VICTORIA LAKES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 18TH DAY OF MARCH, A.D., 2003 BY V. HAWLEY SMITH, JR., MANAGING MEMBER OF VICTORIA LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Donna Passmore
NOTARY PUBLIC, STATE OF FLORIDA

DONNA PASSMORE
TYPE OR PRINT NAME

MY COMMISSION EXPIRES:

DONNA PASSMORE
MY COMMISSION # CC 879171
EXPIRES: Oct 12, 2003
1-800-3-NOTARY Fla. Notary Service & Bonding Co.

SUNTRUST BANK
A GEORGIA CORPORATION

WITNESS: Mary Louise Dungey
MARY Louise Dungey
TYPE OR PRINT NAME

WITNESS: Eddie Marinko
EDDIE MARINKO
TYPE OR PRINT NAME

BY: Lynn E. Vermilya
LYNN E. VERMILYA, FIRST VICE PRESIDENT OF SUNTRUST BANK, A GEORGIA CORPORATION

SUNTRUST CORPORATE SEAL BANK

NOTARY FOR SUNTRUST BANK
A GEORGIA CORPORATION

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 18TH DAY OF MARCH, A.D., 2003 BY LYNN E. VERMILYA, FIRST VICE PRESIDENT OF SUNTRUST BANK, A GEORGIA CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Donna Passmore
NOTARY PUBLIC, STATE OF FLORIDA

DONNA PASSMORE
TYPE OR PRINT NAME

MY COMMISSION EXPIRES:

DONNA PASSMORE
MY COMMISSION # CC 879171
EXPIRES: Oct 12, 2003
1-800-3-NOTARY Fla. Notary Service & Bonding Co.

Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
7450 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 296-1644
Phone (904) 296-1666 L.B. No. 6661

PSD # 2002-024 CITY DEV. # 5616

VICTORIA LAKES UNIT ONE

Being a portion of Government Lot 4, and a portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 1 North, Range 27 East, together with all of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 1 North, Range 27 East, and a portion of Government Lot 2, and a portion of the South 1/2 of the Northeast 1/4 of aforesaid Section 26, all in the City of Jacksonville, Duval County, Florida.

PLAT BOOK 55 PAGE 96A
SHEET 2 OF 13 SHEETS

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 31 ST DAY OF MARCH A.D., 2003.

for _____
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE # 2003099105

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 55 PAGES 96-96A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 15t DAY OF April A.D., 2003.

JIM FULLER, CLERK OF THE CIRCUIT COURT

DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 21st DAY OF March A.D., 2003.

GLENN E. McGREGOR, PLS
PROFESSIONAL LAND SURVEYOR NUMBER 4252

SURVEYOR'S CERTIFICATE

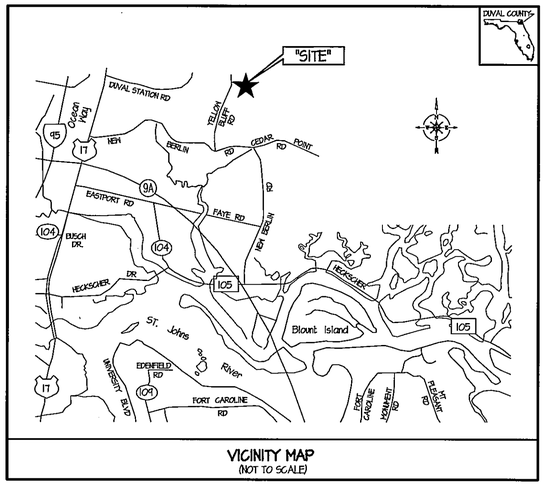
THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT 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 12 DAY OF March A.D., 2003.

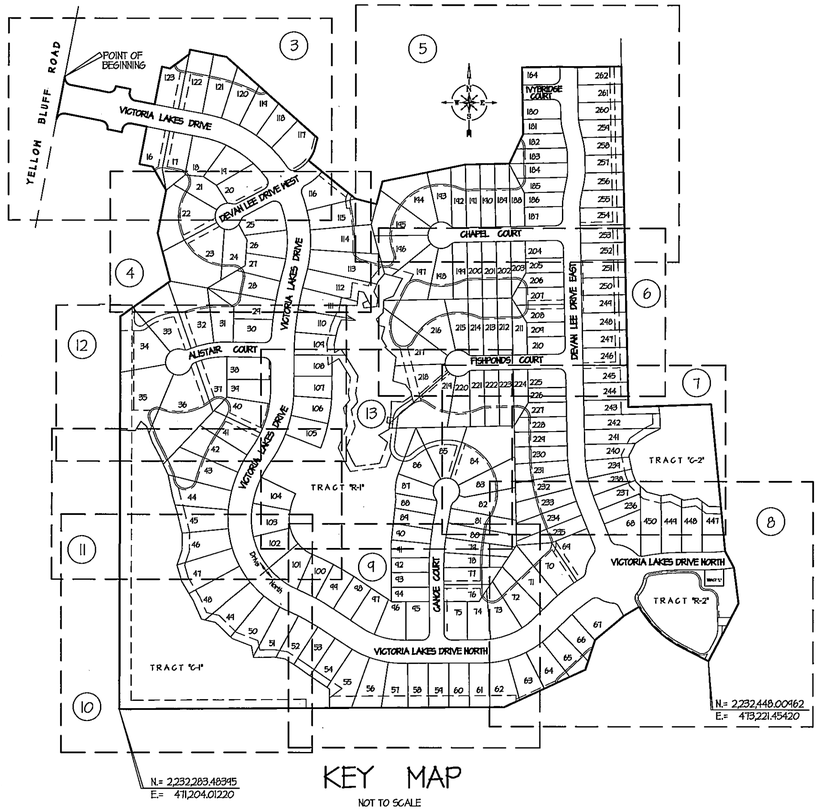
JONATHON B. BOWAN
PROFESSIONAL LAND SURVEYOR No. 4600
7450 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256

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-0105 AND JEA-0118. CO-ORDINATES SHOWN ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 0901) 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 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" (UNSHADED), 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 NUMBERS: 120077 - 0116 E & 0151 E; MAP REVISED DATE: AUGUST 15, 1989.

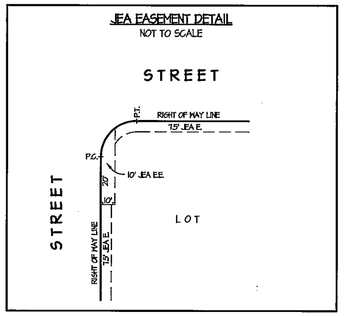


VICINITY MAP
(NOT TO SCALE)

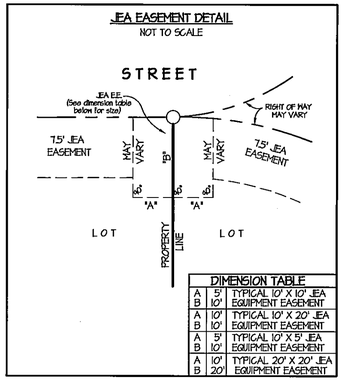


KEY MAP
NOT TO SCALE

JEA EASEMENT DETAIL
NOT TO SCALE



JEA EASEMENT DETAIL
NOT TO SCALE



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

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
CA	TABULATED CURVE DATA
V.N.B.	VEGETATED NATURAL BUFFER
R/W	RIGHT OF WAY
⊙	DENOTES PERMANENT REFERENCE MONUMENT SET (L.B. NO. 6661)
○	DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661
E W	STREET NAME CHANGE

Prepared By:
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Jacksonville, Florida 32256
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Phone (904) 296-1666 L.B. No. 6661

PSD # 2002-024 CITY DEV. # 56161

VICTORIA LAKES UNIT ONE

Being a portion of Government Lot 4, and a portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 1 North, Range 27 East, together with all of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 1 North, Range 27 East, and a portion of Government Lot 2, and a portion of the South 1/2 of the Northeast 1/4 of aforesaid Section 26, all in the City of Jacksonville, Duval County, Florida.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PLAT BOOK 55 PAGE 96B
SHEET 3 OF 13 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	39.28'	35.36'	S 34°03'21" E	90°01'33"
C2	25.00'	39.26'	35.35'	N 55°56'34" E	89°58'27"
C3	25.00'	39.28'	35.36'	S 34°03'21" E	90°01'33"
C4	120.00'	52.03'	51.62'	S 26°33'06" W	24°50'26"
C6	25.00'	39.26'	35.35'	S 55°56'34" W	89°58'27"
C7	25.00'	39.28'	35.36'	N 34°03'21" W	90°01'33"
C8	25.00'	39.26'	35.35'	S 55°56'34" W	89°58'27"
C9	400.00'	356.00'	344.31'	S 53°34'20" E	50°59'36"
C10	400.00'	309.83'	302.14'	S 05°59'09" E	44°22'45"
C11	400.00'	665.83'	591.58'	S 31°22'51" E	95°22'22"
C12	150.00'	60.04'	59.64'	N 50°26'59" E	22°57'09"
C34	440.00'	51.67'	51.64'	S 75°42'11" E	06°43'41"
C35	440.00'	67.02'	66.96'	S 67°58'38" E	08°43'38"
C36	440.00'	67.02'	66.96'	S 59°14'54" E	08°43'38"
C37	440.00'	67.02'	66.96'	S 50°31'21" E	08°43'38"
C38	440.00'	86.68'	86.54'	S 40°30'53" E	11°17'16"
C39	25.00'	35.18'	32.81'	S 75°52'33" E	82°00'36"
C40	120.00'	50.51'	50.20'	N 51°02'44" E	24°06'50"
C41	120.00'	102.60'	99.50'	N 38°31'31" E	48°54'16"
C42	360.00'	86.73'	86.52'	S 12°10'01" E	13°48'14"
C43	360.00'	112.17'	111.72'	S 56°20'18" E	17°51'11"
C44	360.00'	67.56'	67.46'	S 42°02'08" E	10°45'04"
C45	25.00'	43.02'	37.90'	S 12°37'58" W	98°35'01"
C46	25.00'	19.38'	18.90'	S 84°07'56" W	44°24'55"
C47	45.00'	14.84'	14.82'	N 83°08'16" W	18°53'24"
C48	45.00'	44.79'	42.96'	S 58°52'11" W	57°01'26"
C241	30.00'	35.12'	33.15'	S 45°51'38" E	67°04'59"
C242	565.00'	66.35'	66.31'	S 75°42'11" E	06°43'41"
C243	565.00'	86.06'	85.98'	S 67°58'38" E	08°43'38"
C244	565.00'	4.99'	4.99'	N 63°21'31" W	00°30'23"
C245	30.00'	33.12'	31.41'	N 84°41'33" E	64°24'03"
C246	34.00'	16.82'	16.64'	N 51°44'46" E	24°42'24"
C247	43.43'	21.55'	21.33'	N 66°54'56" W	28°25'18"
C248	43.43'	16.00'	15.91'	S 42°04'12" E	21°06'04"
C249	43.43'	51.30'	48.31'	S 02°14'04" W	67°40'23"
C250	165.88'	30.00'	29.96'	S 28°46'58" W	10°21'45"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 10°57'25" W	9.85'
L2	S 79°04'08" E	28.05'
L3	N 10°55'52" E	15.88'
L4	N 79°04'08" W	55.00'
L5	S 10°57'25" W	10.05'

"Point of Commencement" (The Northwest corner of Government Lot 4, Section 23)
GOVERNMENT LOT 3, SECTION 23
SOUTH LINE OF GOVERNMENT LOT 3, SECTION 23
NORTH LINE OF GOVERNMENT LOT 4, SECTION 23
60.43' N 89°27'10" W
17.42' S 01°05'21" E
323.42' S 10°57'25" W
EASTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD
EAST LINE OF WEST 1/2 OF THE SOUTHWEST 1/4, SECTION 23
WEST LINE OF GOVERNMENT LOT 4, SECTION 23
UNPLATTED LANDS OF GOVERNMENT LOT 4, SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST
"Point of Beginning"
YELLOW BLUFF ROAD (A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED)
N 10°57'25" E 150.00'
S 79°04'08" E 128.43'
S 79°02'35" E 50.00'
S 79°04'08" E 67.00'
N 10°55'52" E 130.00'
S 79°04'08" E 128.18'
S 49°27'30" E 97.99'
S 40°32'30" E 90.16'
VICTORIA LAKES DRIVE (80' PUBLIC ROAD RIGHT OF WAY)
502.50' 249.06'
S 79°04'08" E 203.44'
N 79°04'08" W 128.43'
N 79°02'35" W 50.00'
N 10°57'25" E 150.00'
N 10°55'52" E 130.00'
N 53°05'08" E 80.11'
L1 L2 L3 L4 L5
C1 C2 C3 C4 C6 C7 C8 C9 C10 C11 C12 C34 C35 C36 C37 C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C241 C242 C243 C244 C245 C246 C247 C248 C249 C250
123 122 121 120 119 118 117 116 115 22 25 21 20 19 18 17 16
PROPOSED LAKE/STORMWATER MANAGEMENT FACILITY
LAKE/STORMWATER MANAGEMENT FACILITY
(UNOBSTRUCTED DRAINAGE EASEMENT T.O.B. TO T.O.B.)
Approximate Top of Bank
5' Unobstructed Drainage Easement
10' Unobstructed Drainage Easement
15' JEA-E.
10'x10' JEA-E.E.
10'x20' JEA-E.E.
S 38°06'50" W 183.51' (Radial)
S 45°50'24" W 80.42' (Radial)
N 36°18'02" E 132.51' (Radial)
N 54°42'18" E 147.04' (Radial)
N 32°10'00" W 75.00' (Radial)
N 17°29'38" E 183.38' (Radial)
N 36°25'12" E 120.50' (Radial)
N 10°55'52" E 136.31' (To East)
N 10°55'52" E 80.18' (To East)
N 10°55'52" E 184.12' (To East)
N 10°55'52" E 205.00' (To East)
S 84°45'58" W 50.28' (To East)
N 84°45'58" W 63.54'
N 79°04'08" W 45.91'
N 30°02'11" W 82.31'
N 10°10'47" W 147.91'
N 50°44'52" E 85.02'
S 64°00'22" E 186.58' (To East)
N 10°57'25" E 150.00'
S 14°07'58" W 31.31'
S 51°01'41" E 206.96'
S 64°52'28" E 221.31'
S 10°57'25" W 103.63'
S 79°04'08" E 44.19'
S 10°10'47" E 147.91'
S 30°02'11" W 82.31'
S 10°55'52" E 130.00'
S 10°55'52" E 205.00'
S 10°55'52" E 205.00'
S 10°55'52" E 130.00'
S 10°55'52" E 205.00'
S 10°55'52" E 205.00'
S 10°55'52" E 205

VICTORIA LAKES UNIT ONE

Being a portion of Government Lot 4, and a portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 1 North, Range 27 East, together with all of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 1 North, Range 27 East, and a portion of Government Lot 2, and a portion of the South 1/2 of the Northeast 1/4 of aforesaid Section 26, all in the City of Jacksonville, Duval County, Florida.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PLAT BOOK 55 PAGE 96C

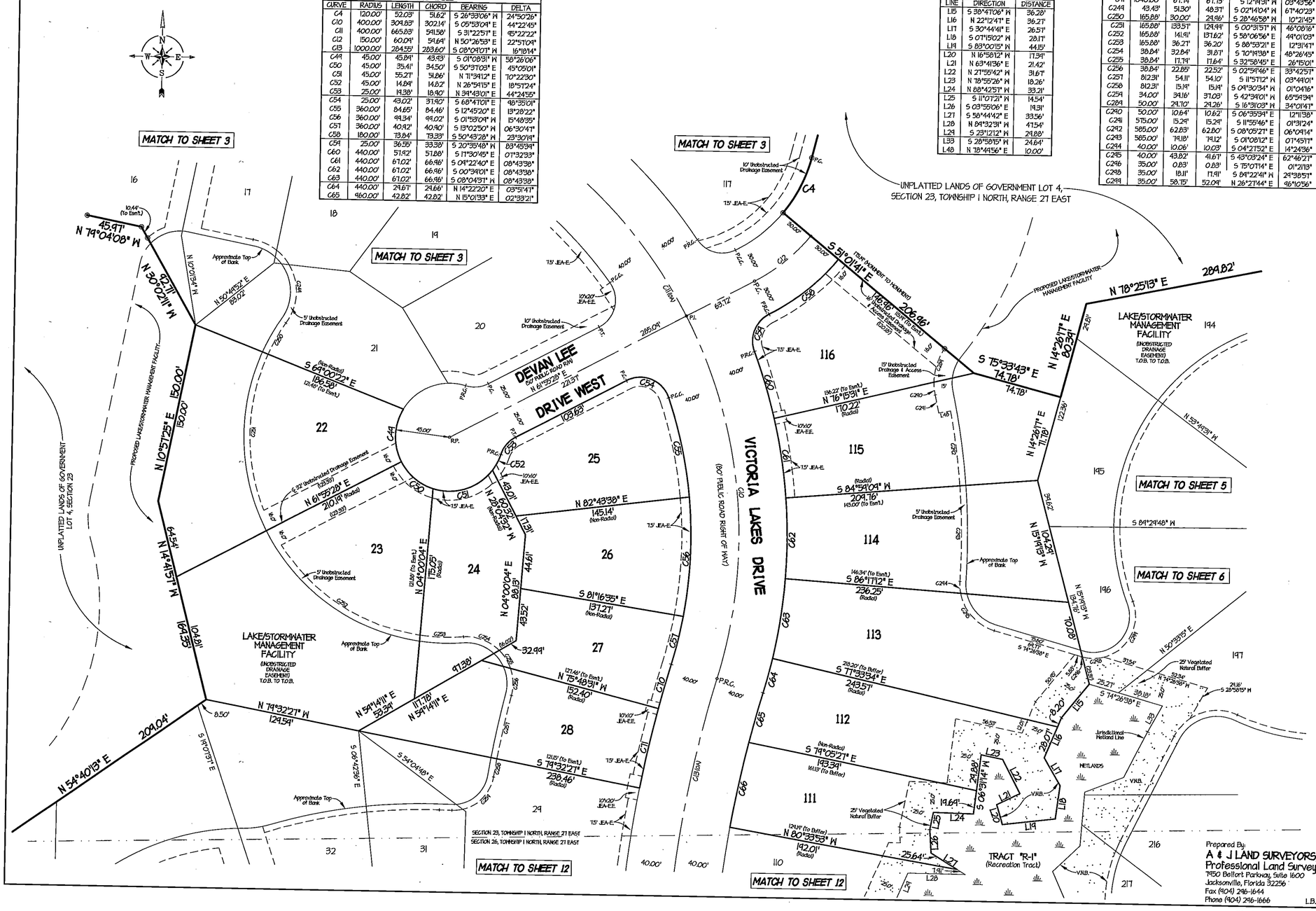
SHEET 4 OF 13 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C4	120.00'	52.03'	51.62'	S 26°33'06" W	24°50'26"
C10	400.00'	304.83'	302.14'	S 05°53'04" E	44°22'45"
C11	400.00'	665.83'	591.58'	S 31°22'51" E	95°22'22"
C12	150.00'	60.04'	59.64'	N 50°26'53" E	22°51'04"
C13	1000.00'	284.55'	283.60'	S 08°04'01" W	16°18'14"
C49	45.00'	45.84'	43.93'	S 01°08'31" W	58°26'06"
C50	45.00'	39.41'	34.50'	S 50°57'09" E	45°05'01"
C51	45.00'	55.27'	51.86'	N 71°39'12" E	70°22'30"
C52	45.00'	14.84'	14.82'	N 26°59'15" E	18°53'24"
C53	25.00'	19.38'	18.90'	N 39°43'01" E	44°24'55"
C54	25.00'	43.02'	37.90'	S 68°47'01" E	98°35'01"
C55	360.00'	84.65'	84.46'	S 12°45'20" E	13°28'22"
C56	360.00'	98.34'	98.02'	S 01°58'04" W	15°48'35"
C57	360.00'	40.42'	40.40'	S 13°02'50" W	06°30'41"
C58	180.00'	73.84'	73.33'	S 50°43'28" W	23°30'49"
C59	25.00'	36.55'	33.38'	S 20°38'48" W	83°45'54"
C60	440.00'	51.42'	51.88'	S 11°30'45" E	01°39'33"
C61	440.00'	61.02'	66.96'	S 04°22'40" E	08°43'38"
C62	440.00'	61.02'	66.96'	S 00°34'01" E	08°43'38"
C63	440.00'	61.02'	66.96'	S 08°04'37" W	08°43'38"
C64	440.00'	24.61'	24.66'	N 14°22'20" E	03°12'47"
C65	960.00'	42.82'	42.82'	N 15°01'33" E	02°33'21"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L15	S 38°47'06" W	36.28'
L16	N 22°12'47" E	36.27'
L17	S 30°44'41" E	26.51'
L18	S 01°15'02" W	28.17'
L19	S 83°00'15" W	44.15'
L20	N 16°58'12" W	17.39'
L21	N 63°41'36" E	21.42'
L22	N 27°55'42" W	31.67'
L23	N 78°55'26" W	18.26'
L24	N 88°42'57" W	33.21'
L25	S 11°07'21" W	14.54'
L26	S 03°55'06" E	19.31'
L27	S 58°44'42" E	33.56'
L28	N 84°32'31" W	47.54'
L29	S 23°12'12" W	24.88'
L33	S 28°58'15" W	24.64'
L48	N 78°44'56" E	10.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C66	960.00'	12.26'	12.25'	S 11°35'30" W	04°18'46"
C70	1040.00'	38.34'	38.34'	S 15°14'51" W	02°06'45"
C71	1040.00'	67.74'	67.73'	S 12°19'31" W	03°43'56"
C249	49.49'	51.30'	49.31'	S 02°14'04" W	67°40'23"
C250	165.88'	30.00'	29.96'	S 28°46'58" W	10°21'45"
C251	165.88'	133.51'	129.99'	S 00°59'57" W	46°08'16"
C252	165.88'	141.91'	137.62'	S 58°06'56" E	49°01'03"
C253	165.88'	36.27'	36.20'	S 88°59'21" E	12°31'47"
C254	38.84'	32.84'	31.87'	S 70°19'38" E	48°26'45"
C255	38.84'	17.79'	17.64'	S 32°58'45" E	26°15'01"
C256	38.84'	22.85'	22.52'	S 02°54'46" E	33°42'57"
C257	812.31'	54.11'	54.10'	S 11°57'12" W	03°49'01"
C258	812.31'	15.19'	15.19'	S 04°30'34" W	01°04'16"
C259	34.00'	34.16'	31.03'	S 42°34'01" W	69°04'34"
C284	50.00'	24.70'	24.26'	S 16°39'03" W	34°00'47"
C240	50.00'	10.64'	10.62'	S 06°35'34" E	12°11'36"
C241	575.00'	15.24'	15.24'	S 11°55'46" E	01°31'24"
C242	585.00'	62.83'	62.80'	S 08°05'27" E	06°09'14"
C243	585.00'	74.18'	74.12'	S 01°08'12" E	07°15'17"
C244	40.00'	10.06'	10.03'	S 04°21'52" E	14°24'36"
C245	40.00'	43.82'	41.67'	S 43°03'24" E	62°46'21"
C246	35.00'	0.83'	0.83'	S 75°07'14" E	01°21'13"
C248	35.00'	18.11'	17.91'	S 84°22'41" W	29°38'51"
C299	35.00'	58.75'	52.09'	N 26°27'44" E	96°10'56"


MATCH TO SHEET 3
MATCH TO SHEET 3
MATCH TO SHEET 3
MATCH TO SHEET 12
MATCH TO SHEET 12
MATCH TO SHEET 5
MATCH TO SHEET 6
UNPLATTED LANDS OF GOVERNMENT LOT 4, SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST
UNPLATTED LANDS OF GOVERNMENT LOT 4, SECTION 23
DEVAN LEE
60' PUBLIC ROAD R/W
DRIVE WEST
VICTORIA LAKES DRIVE
(80' PUBLIC ROAD RIGHT-OF-WAY)
LAKE/STORMWATER MANAGEMENT FACILITY
(UNOBSTRUCTED DRAINAGE EASEMENT) T.O.B. TO T.O.B.
PROPOSED LAKE/STORMWATER MANAGEMENT FACILITY
TRACT "R-1" (Recreation Tract)
WETLANDS
Jurisdictional Wetland Line
SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST
SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST
N 10°57'25" E 150.00'
N 30°02'11" W 62.71'
45.91' N 79°04'08" W
N 50°44'52" E 88.02
N 61°55'28" E 201.19' (Radial)
N 14°41'51" W 164.35'
N 54°40'13" E 209.04'
N 74°32'27" W 124.54'
N 04°00'04" E 175.05' (Radial)
N 82°43'38" E 145.14' (Non-Radial)
S 81°16'35" E 137.27' (Non-Radial)
N 54°14'11" E 55.39'
N 54°14'11" E 117.78'
S 74°32'27" E 238.46' (Radial)
S 54°04'48" E
S 51°01'41" E 206.96'
S 15°33'43" E 74.78'
N 14°26'17" E 80.34'
N 78°25'13" E 284.82'
N 84°54'04" W 209.76' (Radial)
N 15°18'14" W 104.26'
S 84°29'48" W
N 14°26'17" E 71.78'
N 50°23'15" E
S 77°33'54" E 243.57' (Radial)
S 74°28'38" E
N 80°33'53" W 142.01' (Radial)
S 06°31'14" W 19.69'
S 10°40'59" E
S 14°07'59" E
S 06°42'36" E
N 52°49'29" W
N 14°26'17" E 122.36'
N 50°23'15" E
S 74°28'38" E
S 22°50'15" W
S 14°26'38" W
S 84°29'48" W
N 15°18'14" W
N 14°26'17" E
S 74°28'38" E
S 74°05'27" E 149.34' (Non-Radial)
S 84°54'04" W
S 86°17'12" E 236.25' (Radial)
N 74°32'27" W
N 54°40'13" E
N 14°26'17" E
N 14°26'38" W
S 14°26'38" W
S 22°50'15" W
N 52°49'29" W
S 06°42'36" E
S 54°04'48" E
S 14°07'59" E
S 06°31'14" W
N 80°33'53" W
S 74°32'27" E
S 74°05'27" E
S 77°33'54" E
S 86°17'12" E
S 84°54'04" W
N 84°29'48" W
N 15°18'14" W
N 14°26'17" E
N 50°23'15" E
S 74°28'38" E

VICTORIA LAKES UNIT ONE

Being a portion of Government Lot 4, and a portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 1 North, Range 27 East, together with all of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 1 North, Range 27 East, and a portion of Government Lot 2, and a portion of the South 1/2 of the Northeast 1/4 of aforesaid Section 26, all in the City of Jacksonville, Duval County, Florida.

GRAPHIC SCALE

50 0 25 50 100 200

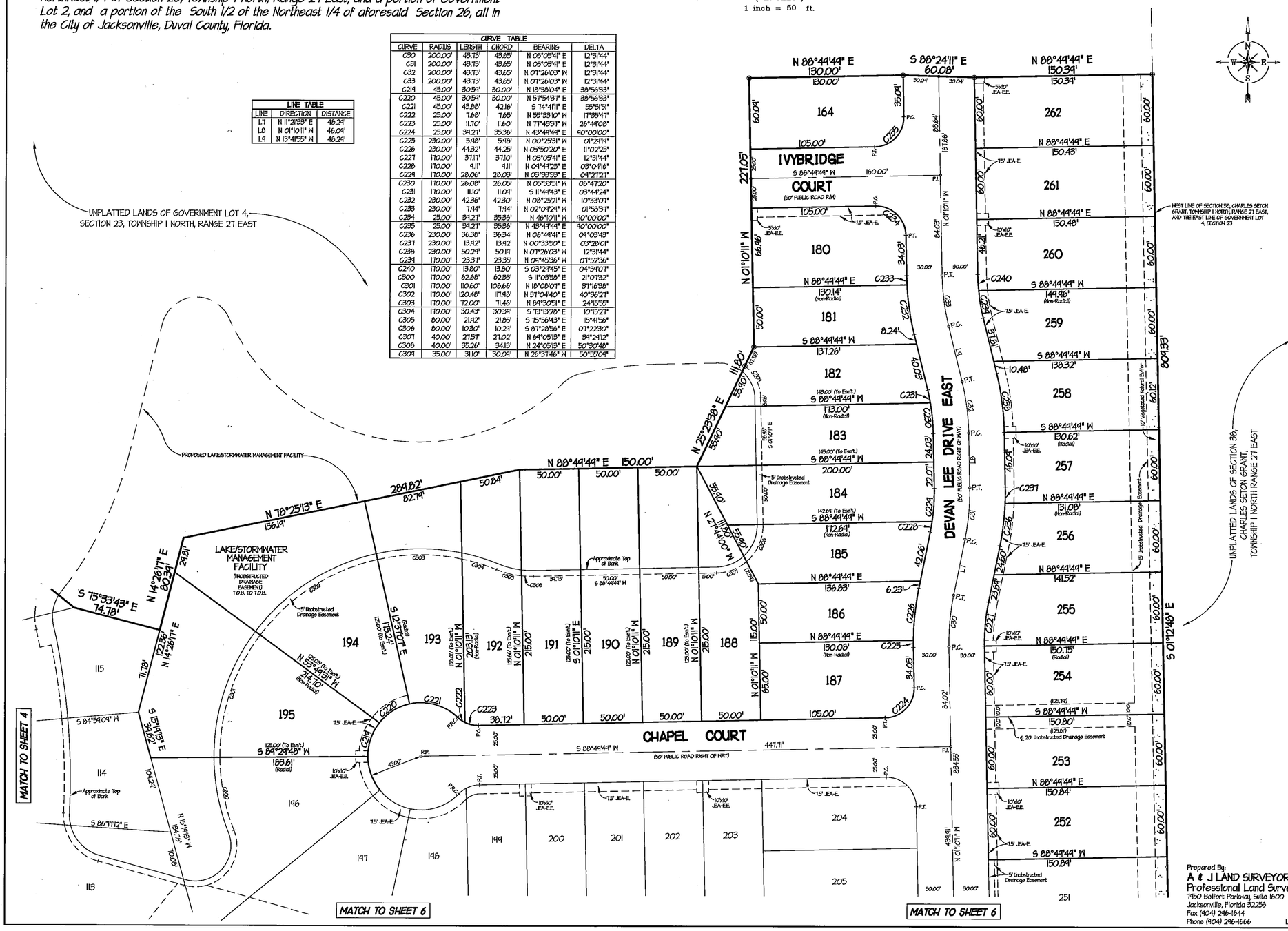
(IN FEET)
1 inch = 50 ft.

PLAT BOOK 55 PAGE 96D
SHEET 5 OF 13 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

LINE TABLE		
LINE	DIRECTION	DISTANCE
L7	N 11°21'39" E	48.24'
L8	N 01°10'11" W	46.04'
L9	N 13°41'55" W	48.24'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C30	200.00'	43.73'	43.65'	N 05°05'41" E	12°31'44"
C31	200.00'	43.73'	43.65'	N 05°05'41" E	12°31'44"
C32	200.00'	43.73'	43.65'	N 07°26'03" W	12°31'44"
C33	200.00'	43.73'	43.65'	N 07°26'03" W	12°31'44"
C219	45.00'	30.54'	30.00'	N 18°58'04" E	38°56'33"
C220	45.00'	30.54'	30.00'	N 57°54'31" E	38°56'33"
C221	45.00'	43.88'	42.16'	S 74°41'11" E	55°51'51"
C222	25.00'	7.68'	7.65'	N 55°33'10" W	17°35'47"
C223	25.00'	11.70'	11.60'	N 71°45'51" W	26°48'08"
C224	25.00'	34.27'	31.36'	N 43°48'44" E	90°00'00"
C225	230.00'	5.48'	5.48'	N 00°25'31" W	01°21'49"
C226	230.00'	44.32'	44.25'	N 05°56'20" E	11°02'25"
C227	170.00'	37.17'	37.10'	N 05°05'41" E	12°31'44"
C228	170.00'	9.11'	9.11'	N 09°44'25" E	03°04'16"
C229	170.00'	28.06'	28.03'	N 03°33'33" E	09°27'27"
C230	170.00'	26.08'	26.05'	N 05°33'51" W	08°47'20"
C231	170.00'	11.10'	11.09'	S 11°44'43" E	03°44'24"
C232	230.00'	42.36'	42.30'	N 08°25'21" W	10°33'01"
C233	230.00'	7.44'	7.44'	N 02°09'24" W	01°58'31"
C234	25.00'	34.27'	31.36'	N 46°10'11" W	90°00'00"
C235	25.00'	34.27'	31.36'	N 43°48'48" E	90°00'00"
C236	230.00'	36.38'	36.34'	N 06°48'41" E	09°03'49"
C237	230.00'	13.42'	13.42'	N 00°33'50" E	03°28'01"
C238	230.00'	50.24'	50.14'	N 07°26'03" W	12°31'44"
C239	170.00'	23.31'	23.35'	N 04°45'36" W	07°52'36"
C240	170.00'	13.80'	13.80'	S 03°24'45" E	04°39'07"
C300	170.00'	62.68'	62.33'	S 11°03'58" E	21°07'32"
C301	170.00'	110.60'	108.66'	N 18°08'07" E	37°16'38"
C302	170.00'	120.48'	117.98'	N 51°04'40" E	40°36'27"
C303	170.00'	12.00'	11.46'	N 84°30'51" E	24°15'55"
C304	170.00'	30.43'	30.34'	S 73°13'28" E	10°15'21"
C305	80.00'	21.42'	21.85'	S 75°56'43" E	15°41'56"
C306	80.00'	10.30'	10.29'	S 87°28'56" E	07°22'30"
C307	40.00'	27.51'	27.02'	N 69°05'13" E	39°24'12"
C308	40.00'	35.26'	34.13'	N 24°05'13" E	50°30'48"
C309	35.00'	31.10'	30.09'	N 26°31'46" W	50°55'09"



Prepared By:
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Jacksonville, Florida 32256
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Phone (904) 296-1666 L.B. No. 6661

PSD # 2002-024 CITY DEV. # 56761

VICTORIA LAKES UNIT ONE

Being a portion of Government Lot 4, and a portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 1 North, Range 27 East, together with all of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 1 North, Range 27 East, and a portion of Government Lot 2, and a portion of the South 1/2 of the Northeast 1/4 of aforesaid Section 26, all in the City of Jacksonville, Duval County, Florida.

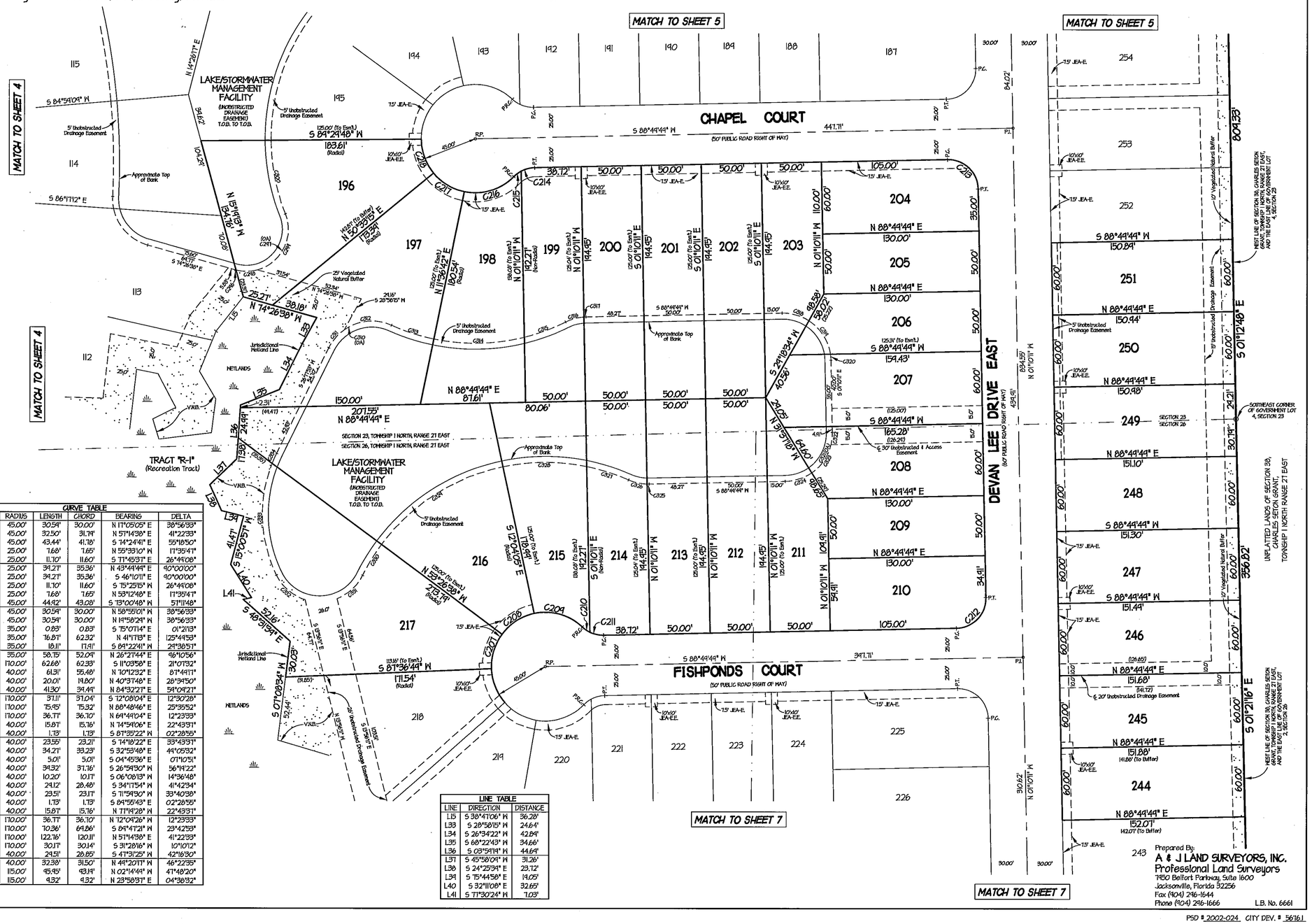
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PLAT BOOK 55 PAGE 96E
SHEET 6 OF 13 SHEETS

SEE SHEET 2 FOR GENERAL NOTES


MATCH TO SHEET 5
MATCH TO SHEET 4
MATCH TO SHEET 7
CHAPEL COURT
(50' PUBLIC ROAD RIGHT OF WAY)
S 88°44'44" W 447.71'
FISHPONDS COURT
(50' PUBLIC ROAD RIGHT OF WAY)
S 88°44'44" W 347.71'
DEVAN LEE DRIVE EAST
(50' PUBLIC ROAD RIGHT OF WAY)
LAKE/STORMWATER MANAGEMENT FACILITY
(UNOBSTRUCTED DRAINAGE EASEMENT) T.O.B. TO T.O.B.
LAKE/STORMWATER MANAGEMENT FACILITY
(UNOBSTRUCTED DRAINAGE EASEMENT) T.O.B. TO T.O.B.
TRACT "R-1" (Recreation Tract)
HETLANDS
Jurisdictional Wetland Line
Approximate Top of Bank
5' Unobstructed Drainage Easement
25' Vegetated Natural Buffer
20' Unobstructed Drainage Easement
15' JEA-E.
10'x10' JEA-E.
SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST
SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST
WEST LINE OF SECTION 39, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, AND THE EAST LINE OF GOVERNMENT LOT 4, SECTION 23
UNPLATTED LANDS OF SECTION 39, CHARLES SETON GRANT, TOWNSHIP 1 NORTH RANGE 27 EAST
SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 23
SECTION 23 SECTION 26
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S 84°54'09" W
N 14°26'17" E
S 86°17'12" E
N 15°19'13" W 84.76'
N 50°38'59" E 183.54' (Radial)
N 11°36'42" E 180.54' (Radial)
S 01°08'34" W 30.08'
S 01°12'46" E 804.33'
S 01°12'46" E 356.92'
S 01°01'11" W 434.91'
S 01°01'11" W 310.62'
S 01°01'11" W 834.55'
S 24°19'34" W 40.56'
S 37°58'01" W 64.60'
S 49°39'39" E 52.16'
S 87°36'44" W 171.54' (Radial)
N 88°44'44" E 87.61'
N 88°44'44" E 207.55'
S 88°44'44" W 183.61' (Radial)
S 74°26'38" W 38.18'
N 74°26'38" W 25.27'
S 74°26'38" E 24.71'
S 74°26'38" E 59.54'
S 28°58'15" W 24.16'
S 05°58'15" E 52.44'
S 05°58'15" E 41.47'
S 05°58'15" E 125'
S 05°58'15" E 44.84'
S 05°58'15" E 44.84'
S 05°58'15" E 125'
S 05°58'15" E 125'
S 05°58'15" E 125

VICTORIA LAKES UNIT ONE

Being a portion of Government Lot 4, and a portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 1 North, Range 27 East, together with all of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 1 North, Range 27 East, and a portion of Government Lot 2, and a portion of the South 1/2 of the Northeast 1/4 of aforesaid Section 26, all in the City of Jacksonville, Duval County, Florida.

GRAPHIC SCALE

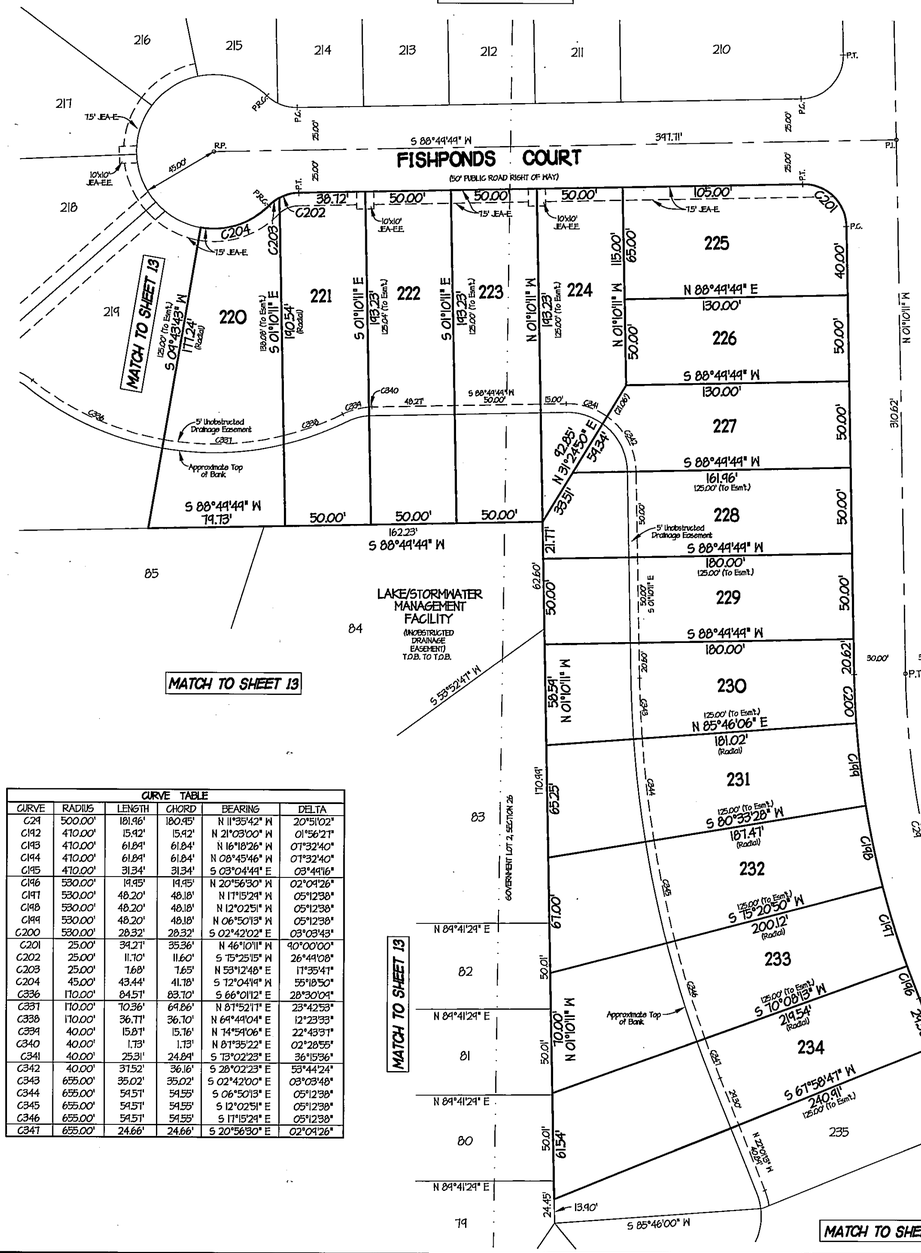
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PLAT BOOK 55 PAGE 96F
SHEET 7 OF 13 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

MATCH TO SHEET 6


FISHPONDS COURT
(50' PUBLIC ROAD RIGHT OF WAY)
S 88°44'44" W 347.11'
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80
79
P.T.
P.C.
P.R.C.
R.P.
15' JEA-E.
10'x10' JEA-E.E.
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MATCH TO SHEET 13
MATCH TO SHEET 13
MATCH TO SHEET 13
MATCH TO SHEET 8
MATCH TO SHEET 8
MATCH TO SHEET 6
DEVAN LEE DRIVE EAST
(80' PUBLIC ROAD RIGHT OF WAY)
LAKE/STORMWATER MANAGEMENT FACILITY
(UNCONSTRUCTED DRAINAGE EASEMENT T.O.B. TO T.O.B.
5' Unobstructed Drainage Easement
Approximate Top of Bank
GOVERNMENT LOT 2, SECTION 26
S 88°44'44" W 79.73'
S 88°44'44" W 162.23'
S 55°52'41" W
N 01°10'11" W 1170.98'
N 01°10'11" W 310.62'
S 01°10'11" E 1405.34' (Radial)
S 04°34'45" W 171.24' (Radial)
N 01°10'11" W 1405.34' (Radial)
S 01°10'11" E 1405.34

VICTORIA LAKES UNIT ONE

Being a portion of Government Lot 4, and a portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 1 North, Range 27 East, together with all of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 1 North, Range 27 East, and a portion of Government Lot 2, and a portion of the South 1/2 of the Northeast 1/4 of aforesaid Section 26, all in the City of Jacksonville, Duval County, Florida.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PLAT BOOK 55 PAGE 96G
SHEET 8 OF 13 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C5	310.00'	205.44'	202.81'	N 46°40'08" W	31°48'44"
C23	300.00'	221.23'	221.84'	N 61°54'33" E	43°23'51"
C24	600.00'	454.19'	443.42'	N 61°58'41" E	43°22'18"
C25	600.00'	227.09'	225.74'	N 51°08'12" E	21°41'09"
C26	600.00'	227.09'	225.74'	N 78°49'21" E	21°41'09"
C27	800.00'	85.54'	85.50'	N 86°36'08" E	06°07'35"
C28	400.00'	61.03'	60.97'	S 26°23'28" E	08°44'31"
C29	500.00'	181.46'	180.45'	N 11°35'42" W	20°51'02"
C159	260.00'	44.07'	48.99'	N 51°42'00" E	10°48'45"
C163	340.00'	66.22'	66.11'	N 51°19'36" E	11°09'30"
C164	340.00'	32.36'	32.35'	N 44°01'14" E	05°27'15"
C165	560.00'	20.91'	20.91'	N 41°21'44" E	02°08'22"
C166	560.00'	85.35'	85.27'	N 52°41'54" E	08°43'54"
C167	25.00'	28.03'	26.58'	N 84°16'51" E	64°13'46"
C168	100.00'	48.85'	48.36'	S 72°35'51" E	27°59'12"
C169	25.00'	26.27'	25.07'	S 56°24'33" E	60°11'44"
C170	430.00'	32.78'	32.77'	S 28°34'41" E	04°22'05"
C171	640.00'	24.28'	24.27'	N 41°36'15" E	02°37'15"
C172	640.00'	83.03'	82.97'	N 52°37'53" E	07°25'54"
C173	640.00'	21.62'	21.62'	N 51°18'56" E	01°56'08"
C174	25.00'	23.54'	22.68'	N 31°18'40" E	53°56'54"
C175	100.00'	65.51'	64.35'	N 23°06'27" E	37°32'12"
C176	25.00'	27.88'	26.46'	N 04°55'40" E	63°53'46"
C177	25.00'	27.88'	26.46'	S 53°58'06" E	63°53'46"
C178	100.00'	75.12'	73.37'	S 64°23'45" E	43°02'24"
C179	25.00'	17.60'	17.24'	S 63°02'33" E	40°20'04"
C180	25.00'	8.04'	8.05'	N 81°31'17" E	18°32'16"
C181	632.81'	62.61'	62.65'	N 81°06'56" E	05°40'21"
C182	632.81'	62.82'	62.79'	N 86°47'46" E	05°41'13"
C183	310.00'	70.38'	70.26'	N 87°22'41" E	05°14'14"
C184	830.00'	35.51'	35.56'	S 83°56'47" W	02°27'19"
C185	830.00'	65.01'	65.05'	S 81°25'11" W	04°29'30"
C186	510.00'	103.61'	103.53'	N 84°27'19" E	10°25'15"
C187	25.00'	30.40'	28.56'	S 44°24'46" W	69°39'51"
C188	100.00'	54.93'	54.24'	S 25°19'00" W	31°28'20"
C189	25.00'	24.93'	28.18'	S 06°45'01" W	68°36'18"
C190	310.00'	20.73'	20.73'	S 24°04'26" E	03°49'36"
C191	310.00'	226.11'	222.61'	S 45°03'50" E	39°01'25"
C341	655.00'	24.66'	24.66'	S 20°56'30" E	02°09'26"
C348	40.00'	9.19'	9.17'	S 15°26'08" E	13°10'10"
C349	50.00'	21.23'	21.07'	S 04°27'05" W	24°19'23"
C350	50.00'	15.23'	15.17'	S 25°20'14" W	17°26'55"
C351	40.00'	12.74'	12.68'	S 31°10'20" W	18°14'35"
C352	135.00'	12.02'	12.02'	S 48°50'44" W	05°06'13"
C353	40.00'	42.86'	40.83'	S 82°04'58" W	61°22'16"
C354	40.00'	25.62'	25.18'	N 48°59'01" W	36°41'45"
C372	40.00'	46.36'	45.85'	S 12°40'03" W	24°30'44"
C373	363.48'	54.32'	54.26'	N 51°58'36" W	04°21'04"
C374	310.00'	30.01'	30.00'	N 50°54'38" W	04°38'44"
C375	363.48'	133.87'	133.12'	N 38°01'10" W	21°06'04"
C376	35.00'	36.04'	34.47'	N 81°55'32" E	58°54'50"
C377	35.00'	54.98'	49.50'	S 45°20'04" E	90°00'00"
C378	15.00'	22.23'	20.25'	S 42°41'34" E	84°55'00"
C379	35.00'	54.98'	49.50'	S 41°26'40" E	90°00'03"
C380	35.00'	28.99'	28.17'	N 21°51'25" E	47°27.01"
C381	465.00'	28.47'	28.47'	N 44°55'43" E	03°30'30"
C382	465.00'	15.26'	15.26'	N 47°14'03" E	01°52'51"
C383	35.00'	18.48'	18.26'	N 61°25'01" E	30°14'46"
C384	20.00'	23.44'	22.54'	N 06°45'19" E	68°35'41"
C385	20.00'	24.32'	22.85'	N 44°24'46" E	69°39'51"
C386	565.00'	102.78'	102.64'	N 84°27'22" E	10°25'21"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L13	S 00°20'04" E	55.00'
L14	S 00°20'04" E	51.55'
L49	S 02°05'22" E	6.81'
L50	N 34°03'51" E	4.45'
L51	N 34°03'51" E	4.43'
L52	N 81°54'01" E	9.12'

MATCH TO SHEET 7
MATCH TO SHEET 9
DEVAN LEE DRIVE EAST
(60' PUBLIC ROAD RIGHT OF WAY)
VICTORIA LAKES DRIVE NORTH
(60' PUBLIC ROAD RIGHT OF WAY)
VICTORIA LAKES DRIVE NORTH
(60' PUBLIC ROAD RIGHT OF WAY)
WETLANDS
TRACT "C-2"
(Conservation Tract)
TRACT "L"
(Lift Station Site)
TRACT "R-2"
(Recreation Tract)
LAKE/STORMWATER MANAGEMENT FACILITY
(UNOBSTRUCTED DRAINAGE EASEMENT)
T.O.B. TO T.O.B.
LAKE/STORMWATER MANAGEMENT FACILITY
(UNOBSTRUCTED DRAINAGE EASEMENT)
T.O.B. TO T.O.B.
UNPLATTED LANDS OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST
SECTION 26 TOWNSHIP 1 NORTH, RANGE 27 EAST
UNPLATTED LANDS OF GOVERNMENT LOT 2.
PROPOSED LAKE/STORMWATER MANAGEMENT FACILITY
GOVERNMENT LOT 2, SECTION 26
Approximate Top of Bank
5' Unobstructed Drainage Easement
15' Unobstructed Drainage & Access Easement
30' Unobstructed Drainage Easement
25' Vegetated Natural Buffer
15' JEA-E.
10'x40' JEA-EE.
10'x20' JEA-EE.
5'x10' JEA-EE.
10'x30' JEA-EE.
20'x30' JEA-EE.
S 61°58'47" W 240.91' (120.00' (To Each))
N 61°58'47" E (30.49') 11.22' (To Each)
S 38°45'25" W 67.19'
N 39°31'09" W 150.00' (Radial)
N 45°02'23" W 201.64'
N 32°28'37" W 151.22'
S 39°31'09" E 152.44' (Radial)
S 27°02'55" E 129.29' (Radial)
S 65°20'24" W 412.07' (MONUMENT TO MONUMENT)
S 46°18'48" E 24.01'
S 20°56'14" E
S 75°09'34" E 50.90'
S 65°09'36" E 34.97'
N 81°59'44" E 41.51'
S 54°10'56" E 19.08'
S 88°12'48" E 41.16'
S 05°34'19" E 503.98'
S 28°07'22" E 64.51'
S 07°16'52" E 121.67'
S 27°25'27" W 223.11'
N 62°34'53" W 101.74'
S 54°14'16" W 60.00'
S 44°52'08" W 124.19'
S 18°11'00" W 106.82'
N 41°24'01" W 113.23' (Radial)
N 40°57'13" W 158.22' (Radial)
S 65°20'24" W 305.61'
N 61°58'47" E 124.19'
N 00°20'04" W 160.60'
S 00°20'04" E 179.26'
S 00°20'04" E 181.44'
S 00°20'04" E 142.28'
N 00°20'04" W 146.09'
N 90°00'00" E 41.50'
S 02°05'22" E 62.53'
S 21°09'22" E 19.52'
L = 31.98'
R = 1150.00'
Δ = 01°35'42"
C = S 20°32'13" E
31.98'
(ON) C188
GL= 30.00'
N 23°47'28" E
(ON) C191
GL= 30.00'
N 23°47'28" E
C5
GL= 30.00'
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C23
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GL= 30.00'
N 23°47'28" E
C27
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N 23°47'28" E
C28
GL= 30.00'
N 23°47'28" E

VICTORIA LAKES UNIT ONE

Being a portion of Government Lot 4, and a portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 1 North, Range 27 East, together with all of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 1 North, Range 27 East, and a portion of Government Lot 2, and a portion of the South 1/2 of the Northeast 1/4 of aforesaid Section 26, all in the City of Jacksonville, Duval County, Florida.

GRAPHIC SCALE

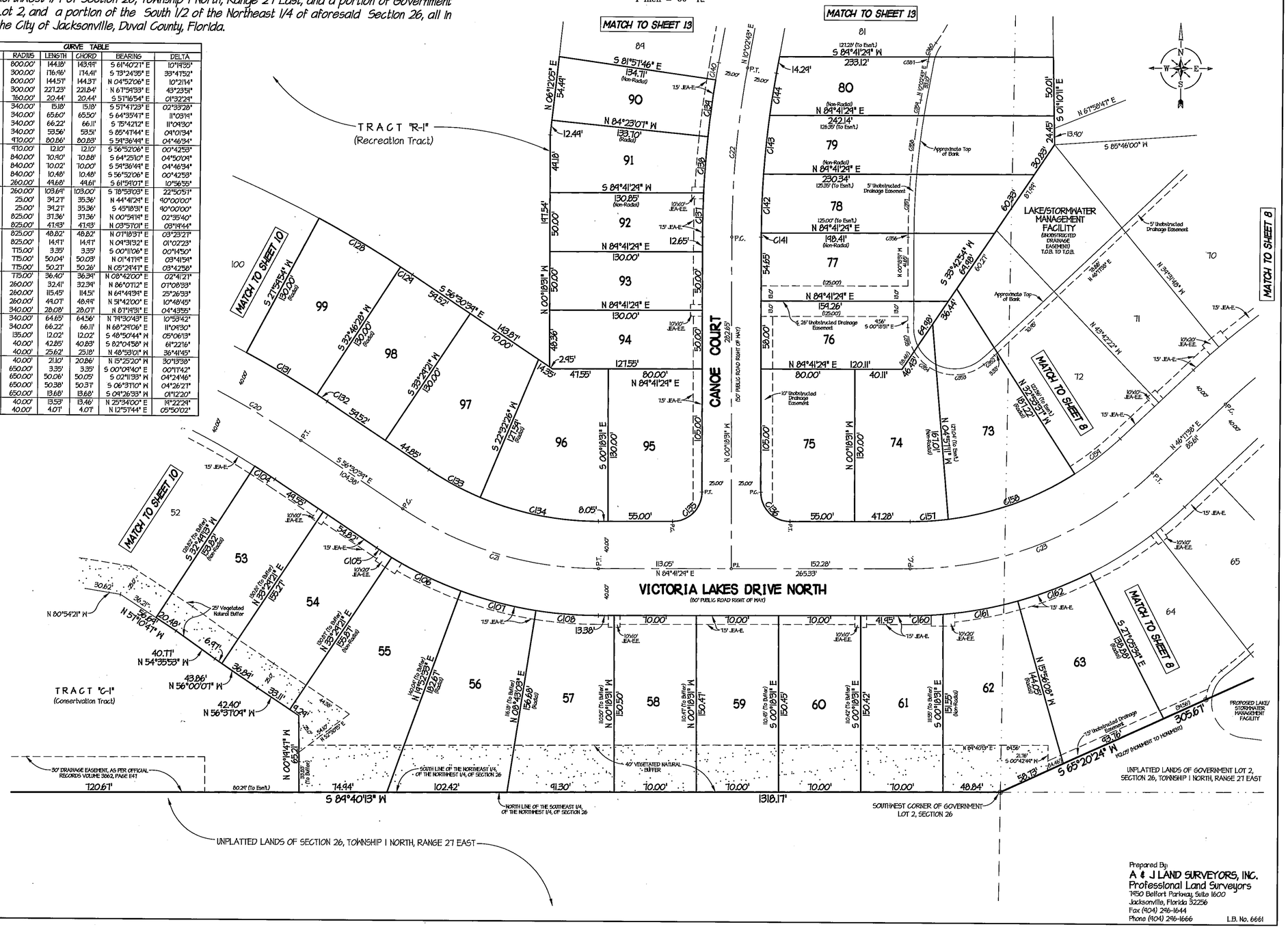
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PLAT BOOK 55 PAGE 96H
SHEET 9 OF 13 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C20	800.00'	144.18'	143.99'	S 61°40'21" E	10°19'55"
C21	300.00'	176.96'	174.41'	S 73°24'35" E	33°47'52"
C22	800.00'	144.51'	144.31'	N 04°52'06" E	10°21'14"
C23	300.00'	227.23'	221.84'	N 61°54'33" E	43°23'51"
C104	760.00'	20.44'	20.44'	S 51°16'54" E	01°32'24"
C105	340.00'	15.18'	15.18'	S 51°47'23" E	02°33'28"
C106	340.00'	65.60'	65.50'	S 64°35'47" E	11°03'16"
C107	340.00'	66.22'	66.11'	S 75°42'12" E	11°09'30"
C108	340.00'	53.56'	53.51'	S 85°41'44" E	09°01'39"
C128	910.00'	80.86'	80.83'	S 54°36'48" E	04°46'34"
C129	910.00'	12.10'	12.10'	S 56°52'06" E	00°45'53"
C130	840.00'	10.90'	10.88'	S 64°25'10" E	04°50'09"
C131	840.00'	10.02'	10.00'	S 54°36'44" E	04°46'34"
C132	840.00'	10.48'	10.48'	S 56°52'06" E	00°45'53"
C133	260.00'	49.68'	49.61'	S 61°59'07" E	10°56'55"
C134	260.00'	103.69'	103.00'	S 78°53'03" E	22°50'57"
C135	25.00'	39.27'	35.36'	N 44°41'24" E	90°00'00"
C136	25.00'	39.27'	35.36'	S 45°18'31" E	90°00'00"
C137	825.00'	37.36'	37.36'	N 00°59'14" E	02°35'40"
C138	825.00'	47.93'	47.93'	N 03°51'01" E	03°19'44"
C139	825.00'	48.82'	48.82'	N 07°18'37" E	03°23'27"
C140	825.00'	14.97'	14.97'	N 04°31'32" E	01°02'23"
C141	775.00'	3.35'	3.35'	S 00°11'06" E	00°14'50"
C142	775.00'	50.04'	50.03'	N 01°47'19" E	03°41'54"
C143	775.00'	50.27'	50.26'	N 05°29'47" E	03°43'58"
C144	775.00'	36.40'	36.39'	N 08°43'00" E	02°41'27"
C157	260.00'	32.41'	32.39'	N 86°07'12" E	07°08'33"
C158	260.00'	115.45'	114.51'	N 64°49'39" E	25°26'33"
C159	260.00'	44.01'	43.99'	N 51°42'00" E	10°48'45"
C160	340.00'	28.08'	28.07'	N 81°49'31" E	04°43'55"
C161	340.00'	64.65'	64.56'	N 74°30'43" E	10°53'42"
C162	340.00'	66.22'	66.11'	N 66°29'06" E	11°09'30"
C352	135.00'	12.02'	12.02'	S 48°50'44" W	05°06'13"
C353	40.00'	42.85'	40.83'	S 82°04'58" W	61°22'16"
C354	40.00'	25.62'	25.18'	N 48°53'01" W	36°41'45"
C355	40.00'	21.10'	20.86'	N 15°25'20" W	30°13'36"
C356	650.00'	3.35'	3.35'	S 00°09'40" E	00°11'42"
C357	650.00'	50.06'	50.05'	S 02°11'33" W	04°24'46"
C358	650.00'	50.38'	50.37'	S 06°37'10" W	04°26'27"
C359	650.00'	13.68'	13.68'	S 04°26'33" W	01°12'20"
C360	40.00'	13.59'	13.46'	N 25°34'00" E	19°27'24"
C361	40.00'	4.07'	4.07'	N 12°57'44" E	05°50'02"


MATCH TO SHEET 13
MATCH TO SHEET 10
MATCH TO SHEET 8
TRACT "R-1"
(Recreation Tract)
TRACT "C-1"
(Conservation Tract)
CANOE COURT
50' PUBLIC ROAD RIGHT OF WAY
VICTORIA LAKES DRIVE NORTH
(80' PUBLIC ROAD RIGHT OF WAY)
LAKE/STORMWATER MANAGEMENT FACILITY
(UNOBSTRUCTED DRAINAGE EASEMENT T.O.B. TO T.O.B.)
PROPOSED LAKE/STORMWATER MANAGEMENT FACILITY
UNPLATTED LANDS OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST
UNPLATTED LANDS OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST
SOUTHWEST CORNER OF GOVERNMENT LOT 2, SECTION 26
NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 26
SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 26
30' DRAINAGE EASEMENT, AS PER OFFICIAL RECORDS VOLUME 3962, PAGE 1147
75' Vegetated Natural Buffer
40' VEGETATED NATURAL BUFFER
5' Unobstructed Drainage Easement
7.5' Unobstructed Drainage Easement
10' Unobstructed Drainage Easement
15' JEA-E.
10'x10' JEA-E.E.
10'x20' JEA-E.E.
Approximate Top of Bank
S 84°41'24" W 233.12'
N 84°41'24" E 242.14'
N 84°41'24" E 230.34'
N 84°41'24" E 198.41'
N 84°41'24" E 154.26'
N 84°41'24" E 120.11'
S 84°40'13" W 1318.17'
S 65°20'24" W 305.67'
N 84°41'24" E 113.05'
N 84°41'24" E 265.33'
S 84°46'00" W
N 67°58'47" E
S 01°01'11" E
S 85°41'24" W 64.98'
S 33°42'54" W 64.98'
S 84°23'07" W 133.10'
S 81°57'46" E 134.71'
S 84°41'24" W 130.85'
N 84°41'24" E 130.00'
S 84°41'24" W 127.55'
N 84°41'24" E 80.00'
S 56°30'39" E 143.81'
S 27°58'54" W 130.00'
S 32°46'28" W 130.00'
S 33°21'21" W 130.00'
S 27°32'28" W 127.59'
S 56°30'39" E 101.30'
S 32°46'13" W 133.82'
S 33°21'21" W 133.21'
S 27°32'28" W 127.59'
N 54°35'53" W 40.77'
N 56°00'07" W 43.86'
N 56°37'09" W 42.40'
N 51°10'41" W 52.64'
N 80°54'21" W 30.62'
N 00°19'47" W 65.21'
N 06°12'05" E 54.44'
N 01°02'48" E 282.69'
N 00°18'31" W 130.00'
N 00°18'31" E 130.00'
N 00°18'31" W 105.00'
N 00°18'31" E 105.00'
N 00°18'31" W 150.50'
N 00°18'31" E 150.45'
N 00°18'31" W 150.41'
N 00°18'31" E 150.42'
N 00°18'31" W 151.55'
N 15°54'05" W 61.70'
N 27°58'54" E 130.00'
N 32°46'28" E 130.00'
N 33°21'21" E 133.21'
N 27°32'28" E 127.59'
N 48°11'38" E 85.26'
N 43°42'22" W
N 29°59'48" W
S 27°58'54" E 138.99'
S 00°42'44" W 21.38'
S 89°40'13" E 64.58'
S 84°40'13" W 74.94'
S 84°40'13" W 102.42'
S 84°40'13" W 91.30'
S 84°40'13" W 48.84'
S 84°40'13" W 58.73'
S 84°40'13" W 120.67'
S 84°40'13" W 80.24' (To Eom)
S 84°40'13" W 33.76'
S 84°40'13" W 10.00'
S 84°40'13" W 10.00'
S 84°40'13" W 10.00'
S 84°40'13" W 10.00'
S 84°40'13" W 10.00'
S 84°40'13" W 41.95'
S 84°40'13" W 10.00'
S 84°40'13" W 10.00'
S 84°40'13" W 10.00'
S 84°40'13" W 10.00'
S 84°40'13" W 10.00

VICTORIA LAKES UNIT ONE

Being a portion of Government Lot 4, and a portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 1 North, Range 27 East, together with all of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 1 North, Range 27 East, and a portion of Government Lot 2, and a portion of the South 1/2 of the Northeast 1/4 of aforesaid Section 26, all in the City of Jacksonville, Duval County, Florida.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PLAT BOOK 55 PAGE 96I
SHEET 10 OF 13 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C19	300.00'	308.35'	861.80'	S 24°45'08" E	14°10'12"
C20	800.00'	144.18'	143.99'	S 61°40'27" E	10°19'35"
C46	340.00'	61.90'	61.74'	S 11°14'18" E	11°26'33"
C47	340.00'	66.66'	66.55'	S 22°34'33" E	11°13'58"
C48	340.00'	66.22'	66.11'	S 33°46'17" E	11°09'30"
C99	340.00'	66.22'	66.11'	S 44°55'48" E	11°09'30"
C100	340.00'	66.22'	66.11'	S 56°05'18" E	11°09'30"
C101	340.00'	30.68'	30.67'	S 64°15'04" E	05°10'11"
C102	760.00'	34.45'	34.45'	S 65°21'01" E	02°36'21"
C103	760.00'	71.08'	71.05'	S 60°51'28" E	05°48'34"
C120	260.00'	120.86'	119.77'	S 26°42'03" E	26°37'58"
C121	260.00'	121.71'	120.60'	S 53°25'38" E	26°49'13"
C125	130.00'	60.43'	59.89'	S 26°42'03" E	26°37'58"
C126	130.00'	60.85'	60.30'	S 53°25'38" E	26°49'13"
C127	970.00'	81.87'	81.84'	S 64°25'10" E	04°50'09"
C130	840.00'	70.90'	70.88'	S 64°25'10" E	04°50'09"

MATCH TO SHEET 11

MATCH TO SHEET 11

MATCH TO SHEET 9

MATCH TO SHEET 9

45 46 47 48 49 50 51 52 53 54

103 102 101 100 99

VICTORIA LAKES DRIVE (80' PUBLIC ROAD RIGHT-OF-WAY)

VICTORIA LAKES DRIVE NORTH (80' PUBLIC ROAD RIGHT-OF-WAY)

TRACT "R-1"
(Recreation Tract)

TRACT "C-1"
(Conservation Tract)

25' Vegetated Natural Buffer

15' JEA-E

10'x10' JEA-E.E.

P.R.C.

P.T.

DRIVE

NORTH

N 82°34'04" E 134.54' (To Buffer) 134.18' (Non-Radial)

N 76°36'56" E 130.00' (Radial)

N 13°23'56" E 54.43'

N 00°19'46" E 51.91'

N 18°27'09" W 96.78'

N 31°22'45" W 44.34'

N 24°15'58" W 67.78'

N 11°09'41" W 36.86'

N 46°02'29" W 71.87'

N 68°30'21" W 10.04'

N 10°41'22" W 40.51'

S 13°02'26" W 147.82' (Radial)

S 61°48'28" W 196.72' (Radial)

N 50°38'57" E 200.52' (Radial)

S 39°21'03" E 141.36' (Radial)

S 29°19'58" W 161.30' (Radial)

S 29°19'58" W 161.58' (Non-Radial)

S 33°44'15" W 153.32' (Non-Radial)

S 23°04'46" W 130.00' (Radial)

S 27°35'54" W 130.00' (Radial)

S 56°30'03" E 104.36'

N 76°36'56" E 130.00' (Radial)

N 46°59'58" E 130.00' (Radial)

S 88°44'01" W 37.35'

N 80°54'21" W 30.62'

N 57°10'41" W 36.21'

N 54°35'53" W 40.77'

N 56°00'01" W 43.86'

N 56°37'04" W 42.40'

N 00°19'41" W 85.21'

N 00°08'07" E 451.34'

EAST LINE OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SECTION 26 AND THE WEST LINE OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4, OF SECTION 26

UNPLATTED LANDS OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST

1341.99'

40' DRAINAGE EASEMENT, AS PER OFFICIAL RECORDS VOLUME 3862, PAGE 1141

30' DRAINAGE EASEMENT, AS PER OFFICIAL RECORDS VOLUME 3862, PAGE 1141 (640.38' to End of Easement)

720.61'

S 89°40'13" W

SOUTHWEST CORNER OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4 OF SECTION 26

SOUTH LINE OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4, OF SECTION 26

1318.17'

80.21' (To East)

NORTH LINE OF THE SOUTHEAST 1/4, OF THE NORTHWEST 1/4, OF SECTION 26

UNPLATTED LANDS OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST

Prepared By:
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Professional Land Surveyors
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Fax (904) 296-1644
Phone (904) 296-1666 L.B. No. 6661

PSD # 2002-024 CITY DEV. # 56161

VICTORIA LAKES UNIT ONE

Being a portion of Government Lot 4, and a portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 1 North, Range 27 East, together with all of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 1 North, Range 27 East, and a portion of Government Lot 2, and a portion of the South 1/2 of the Northeast 1/4 of aforesaid Section 26, all in the City of Jacksonville, Duval County, Florida.

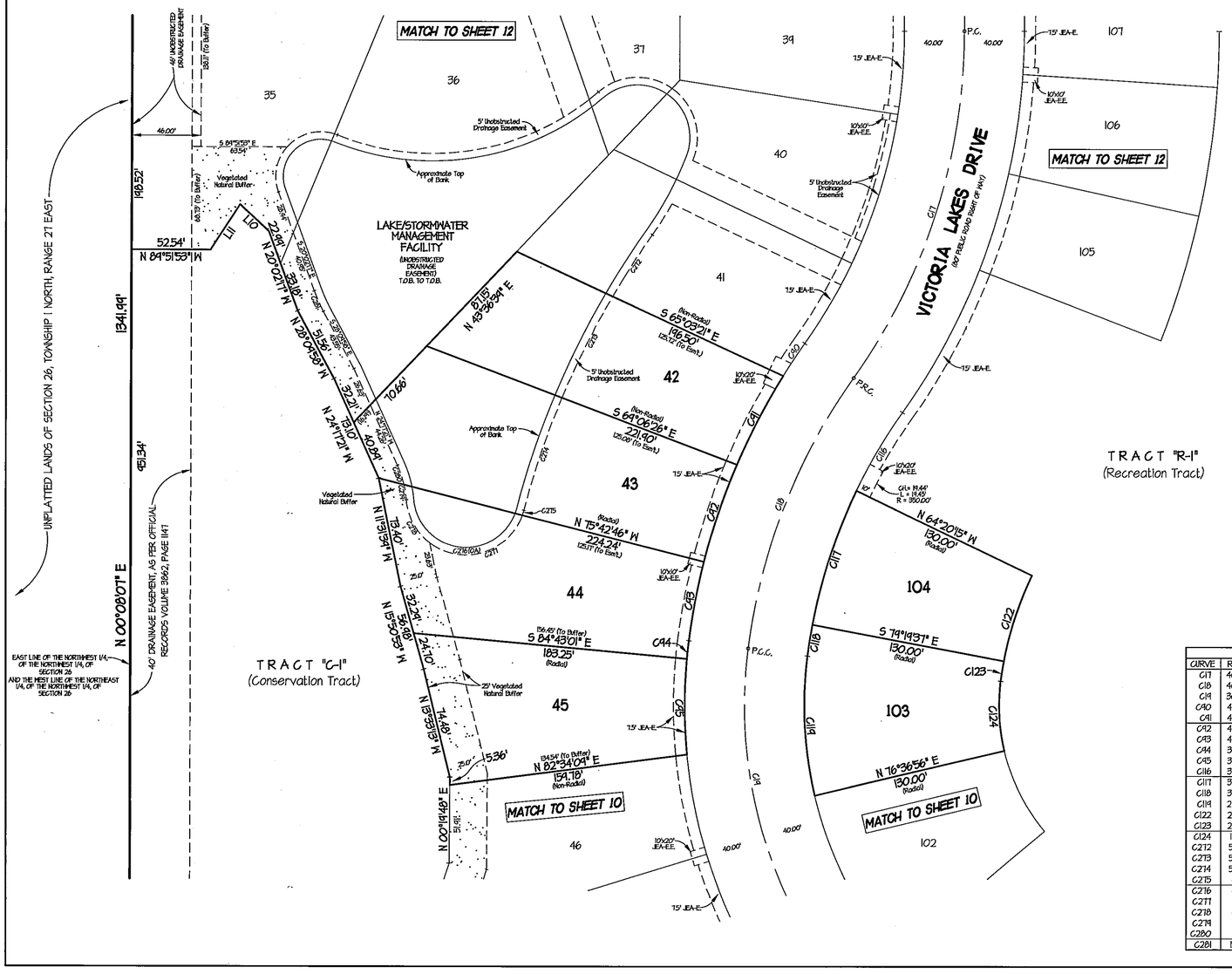
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PLAT BOOK 55 PAGE 963
SHEET 11 OF 13 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



LINE TABLE		
LINE	DIRECTION	DISTANCE
L10	N 41°04'52" W	26.13'
L11	S 33°19'02" W	36.19'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C11	400.00'	246.56'	242.67'	S 11°39'50" W	35°19'00"
C18	400.00'	185.36'	183.69'	S 21°19'29" W	21°54'02"
C19	300.00'	388.35'	361.80'	S 24°45'08" E	74°10'12"
C40	440.00'	26.15'	26.15'	S 33°36'50" W	03°24'19"
C41	440.00'	61.02'	66.96'	S 21°32'51" W	08°43'38"
C42	440.00'	68.32'	68.25'	S 18°44'08" W	08°53'48"
C43	440.00'	53.41'	53.31'	S 10°48'36" W	06°57'16"
C44	340.00'	12.16'	12.16'	S 06°18'24" W	02°02'54"
C45	340.00'	64.09'	64.00'	S 00°07'01" E	10°48'01"
C116	360.00'	60.66'	60.59'	S 30°28'22" W	09°39'15"
C117	360.00'	94.18'	93.91'	S 18°10'04" W	14°54'22"
C118	360.00'	20.99'	20.98'	S 09°00'10" W	03°20'25"
C119	260.00'	94.01'	93.50'	S 03°01'33" E	20°43'02"
C122	230.00'	60.11'	60.00'	N 18°10'04" E	14°54'22"
C123	230.00'	13.41'	13.41'	S 09°00'10" W	03°20'25"
C124	130.00'	47.01'	46.75'	S 03°01'33" E	20°43'02"
C212	565.00'	48.83'	48.82'	S 32°50'26" W	04°57'07"
C213	565.00'	75.81'	75.75'	S 26°39'15" W	07°41'16"
C214	565.00'	98.17'	98.11'	S 18°34'45" W	08°01'43"
C215	40.00'	3.51'	3.56'	N 17°12'08" E	05°06'24"
C216	40.00'	108.52'	78.17'	N 82°31'25" W	155°26'24"
C217	40.00'	74.91'	64.44'	S 73°24'34" W	107°18'23"
C218	40.00'	33.60'	32.62'	N 28°52'14" W	48°08'01"
C219	70.00'	10.10'	10.09'	N 08°56'08" W	08°15'51"
C280	70.00'	13.71'	13.69'	S 18°40'42" E	11°13'17"
C281	105.00'	14.90'	14.88'	N 24°06'07" W	08°07'41"

Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
7450 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 296-1644
Phone (904) 296-1666 L.B. No. 6661

PSD # 2002-024 CITY DEV. # 56761

VICTORIA LAKES UNIT ONE

Being a portion of Government Lot 4, and a portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 1 North, Range 27 East, together with all of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 1 North, Range 27 East, and a portion of Government Lot 2, and a portion of the South 1/2 of the Northeast 1/4 of aforesaid Section 26, all in the City of Jacksonville, Duval County, Florida.

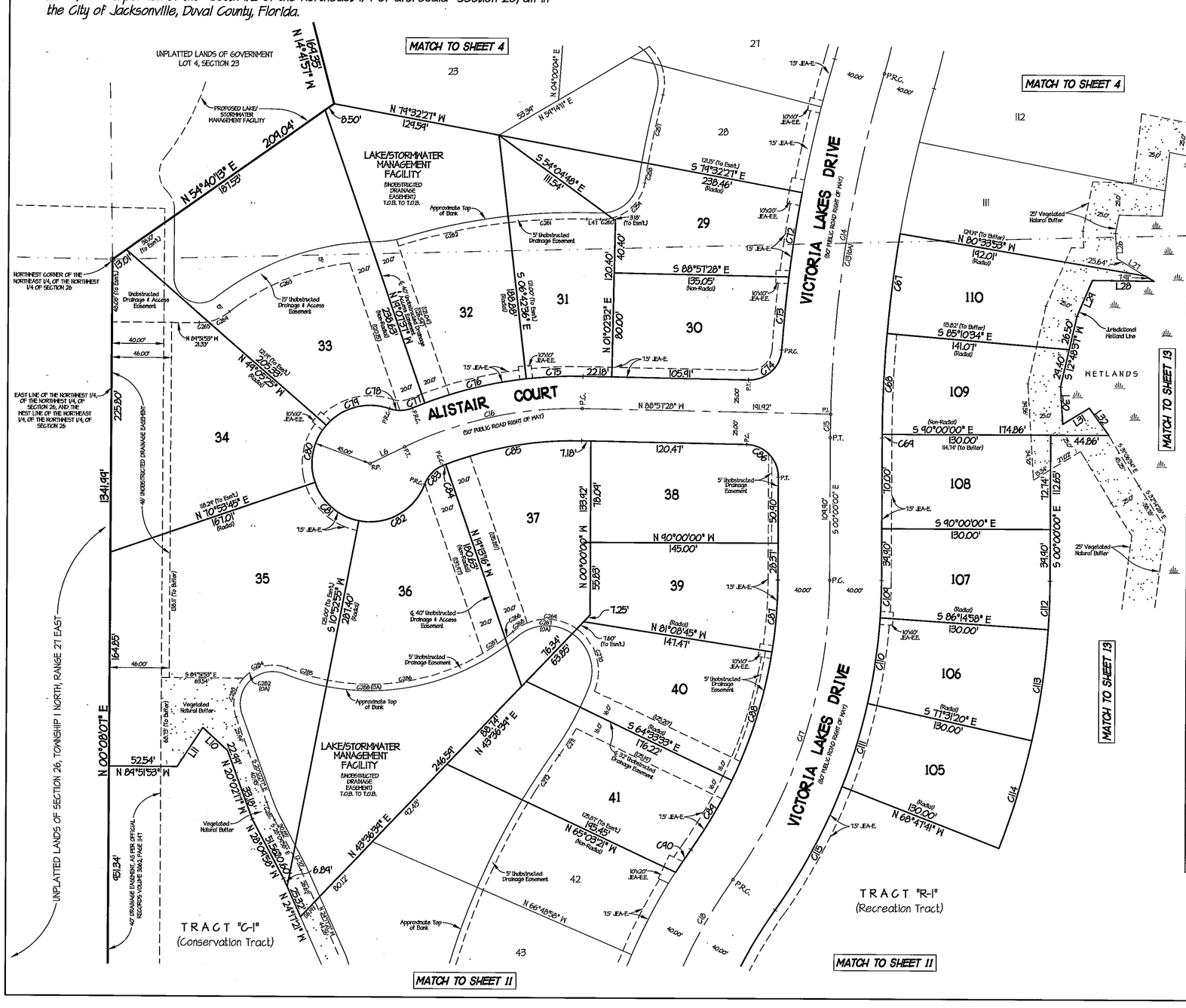
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PLAT BOOK 55 PAGE 96K
SHEET 12 OF 13 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



LINE TABLE		
LINE	DIRECTION	DISTANCE
L6	S 63°58'33" W	24.61'
L10	N 41°04'52" W	26.13'
L11	S 33°19'02" W	36.14'
L26	S 03°55'06" E	19.31'
L27	S 58°44'42" E	33.56'
L28	N 84°32'31" W	47.54'
L29	S 23°12'12" W	24.88'
L30	S 03°35'13" E	24.11'
L31	N 58°24'54" E	23.97'
L32	S 35°55'30" E	25.84'
L47	N 88°51'28" W	10.55'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C13	1000.00'	284.55'	283.60'	S 08°09'01" W	16°18'14"
C14	1000.00'	266.37'	265.58'	S 08°40'23" W	15°15'42"
C15	1000.00'	18.19'	18.19'	S 00°31'16" W	01°02'32"
C16	300.00'	141.72'	140.40'	S 77°30'32" W	27°03'54"
C17	400.00'	246.56'	242.61'	S 17°34'30" W	35°19'00"
C18	400.00'	185.56'	183.83'	S 21°19'24" W	27°34'02"
C61	960.00'	71.26'	71.24'	S 01°07'46" W	04°15'40"
C68	960.00'	78.08'	78.06'	S 02°28'38" W	04°39'36"
C69	960.00'	2.74'	2.74'	S 00°04'55" W	00°09'50"
C72	1040.00'	65.75'	65.74'	S 08°38'53" W	03°37'21"
C73	1040.00'	56.33'	56.33'	S 05°11'06" W	03°06'13"
C74	25.00'	38.10'	34.52'	S 41°23'15" W	87°18'33"
C75	325.00'	43.91'	43.94'	S 87°04'58" W	07°45'08"
C76	325.00'	80.80'	80.54'	S 76°10'03" W	14°14'40"
C77	325.00'	10.21'	10.21'	S 68°08'42" W	01°48'02"
C78	25.00'	18.24'	17.84'	S 89°08'56" W	41°48'31"
C79	45.00'	53.52'	50.42'	S 74°58'53" W	68°08'31"
C80	45.00'	47.13'	45.01'	S 10°54'10" W	60°00'50"
C81	45.00'	47.13'	45.01'	S 44°06'40" E	60°00'50"
C82	45.00'	63.22'	58.15'	N 60°31'55" E	80°29'58"
C83	25.00'	20.84'	20.24'	N 44°19'10" E	47°45'28"
C84	215.00'	2.01'	2.01'	N 68°28'22" E	00°25'56"
C85	215.00'	101.24'	100.61'	N 74°51'56" E	22°28'12"
C86	25.00'	38.82'	35.09'	S 44°28'44" E	88°57'28"
C87	360.00'	55.69'	55.58'	S 04°23'31" W	08°51'35"
C88	360.00'	104.22'	103.85'	S 11°08'51" W	16°35'12"
C89	360.00'	62.05'	61.97'	S 30°22'43" W	09°52'33"
C90	440.00'	21.11'	21.11'	S 33°56'32" W	02°44'56"
C109	440.00'	28.80'	28.80'	S 01°52'31" W	03°45'02"
C110	440.00'	67.02'	66.96'	S 08°06'51" W	08°43'38"
C111	440.00'	67.02'	66.96'	S 16°50'24" W	08°43'38"
C112	510.00'	31.31'	31.30'	S 01°52'31" W	03°45'02"
C113	510.00'	86.82'	86.74'	S 08°06'51" W	08°43'38"
C114	510.00'	86.82'	86.74'	S 16°50'24" W	08°43'38"
C115	440.00'	108.31'	108.04'	S 28°15'34" W	14°06'41"
C251	812.31'	54.11'	54.10'	S 11°51'12" W	03°49'01"
C258	812.31'	15.19'	15.19'	S 04°30'34" W	01°04'16"
C259	34.00'	34.16'	31.03'	S 42°34'01" W	65°54'34"
C260	34.00'	4.14'	4.11'	S 83°20'41" W	13°23'42"
C261	446.00'	60.34'	60.30'	S 81°04'58" W	07°45'08"
C262	446.00'	81.02'	86.88'	S 71°42'01" W	11°10'45"
C263	184.52'	101.23'	100.03'	S 61°50'45" W	30°36'11"
C264	34.99'	18.53'	18.31'	S 63°37'52" W	30°20'16"
C265	34.99'	1.03'	1.01'	S 84°33'08" W	1°30'16"
C266	110.00'	7.46'	7.46'	N 50°35'40" E	02°40'58"
C267	40.00'	53.01'	44.26'	N 87°15'31" E	76°00'51"
C268	40.00'	12.88'	12.82'	N 58°28'34" E	18°26'55"
C269	40.00'	40.19'	38.52'	S 83°30'56" E	57°33'56"
C270	40.00'	54.01'	50.00'	S 16°02'58" E	77°21'54"
C271	235.00'	24.48'	24.48'	S 32°15'51" W	05°58'14"
C272	565.00'	43.91'	43.90'	S 33°05'43" W	04°26'33"
C281	105.00'	14.90'	14.88'	N 24°06'07" W	08°07'41"
C282	30.00'	66.46'	53.90'	N 43°54'13" E	127°52'54"
C283	30.00'	32.11'	30.65'	N 10°41'06" E	61°26'46"
C284	30.00'	34.19'	32.51'	N 74°31'35" E	66°26'13"
C285	110.00'	32.62'	32.51'	N 73°37'17" W	10°54'31"
C286	110.00'	124.41'	121.71'	N 74°54'22" E	41°57'06"
C287	110.00'	20.15'	20.14'	N 55°25'54" E	06°54'34"
C288	110.00'	177.24'	164.84'	N 81°54'21" E	54°56'23"

Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
1450 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 296-1644
Phone (904) 296-1666 L.B. No. 6661

PSD # 2002-024 CITY DEV. # 56161

VICTORIA LAKES UNIT ONE

Being a portion of Government Lot 4, and a portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 1 North, Range 27 East, together with all of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 1 North, Range 27 East, and a portion of Government Lot 2, and a portion of the South 1/2 of the Northeast 1/4 of aforesaid Section 26, all in the City of Jacksonville, Duval County, Florida.

PLAT BOOK 55 PAGE 96L

SHEET 13 OF 13 SHEETS

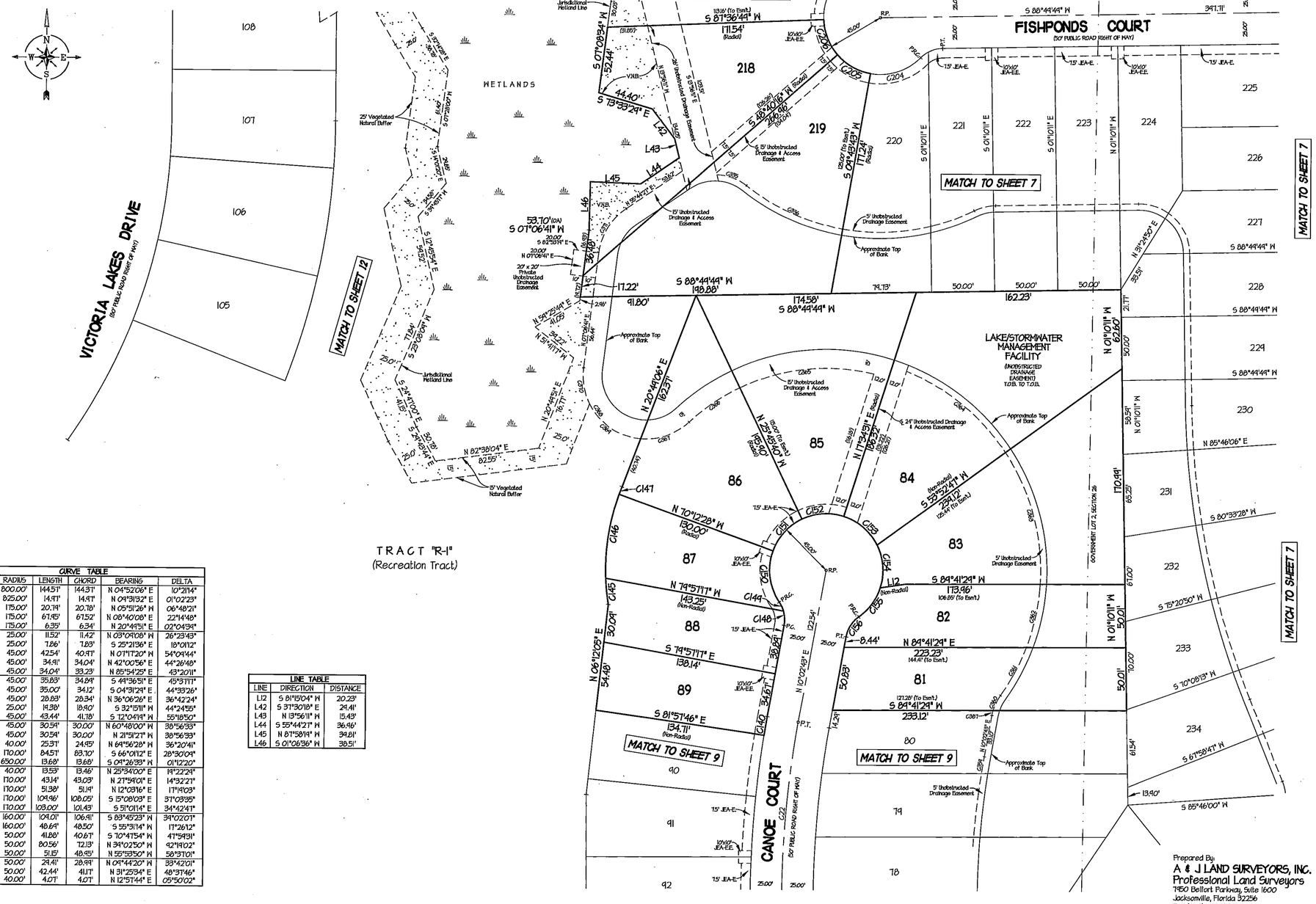
SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.


MATCH TO SHEET 6
MATCH TO SHEET 7
MATCH TO SHEET 12
MATCH TO SHEET 9
FISHPONDS COURT
(50' PUBLIC ROAD RIGHT OF WAY)
VICTORIA LAKES DRIVE
(80' PUBLIC ROAD RIGHT OF WAY)
CANOE COURT
(80' PUBLIC ROAD RIGHT OF WAY)
LAKE/STORMWATER MANAGEMENT FACILITY
(UNOBSTRUCTED DRAINAGE EASEMENT)
METLANDS
TRACT "R-1"
(Recreation Tract)
GOVERNMENT LOT 2, SECTION 26
S 88°44'44" W 347.11'
S 01°01'11" E
N 01°01'11" W
N 20°49'06" E 162.31'
N 17°34'51" E 106.32'
N 29°58'40" W 185.00'
S 59°53'47" W 239.12'
N 70°12'28" W 130.00'
S 79°57'17" W 143.25'
N 06°12'05" E 54.48'
S 81°57'46" E 134.71'
S 84°41'29" E 223.23'
S 84°41'29" W 233.12'
S 84°41'29" W 173.96'
N 31°24'50" E 35.51'
N 01°01'11" W 62.80'
N 01°01'11" W 170.99'
S 67°58'47" W 13.90'
S 85°46'06" W
N 85°46'06" E
S 80°33'28" W
S 15°20'50" W
S 70°08'13" W
S 67°58'47" W
S 85°46'00" W
S 07°08'34" W 52.44'
S 13°33'24" E 44.40'
S 49°40'06" W 200.86'
S 04°43'43" W 171.24'
S 01°06'41" W 53.70'
S 88°44'44" W 198.88'
S 88°44'44" W 174.58'
S 88°44'44" W 74.73'
S 88°44'44" W 162.23'
S 88°44'44" W 91.80'
S 88°44'44" W 17.22'
S 01°06'41" W 36.48'
S 01°06'41" W 34.61'
S 01°02'43" E 122.54'
S 01°01'11" E 170.99'
S 01°01'11" E 50.83'
S 01°01'11" E 14.24'
S 01°01'11" E 50.01'
S 01°01'11" E 61.54'
S 01°01'11" E 61.00'
S 01°01'11" E 50.01'
S 01°01'11" E 10.00'
S 01°01'11" E 61.54'
S 01°01'11" E 50.00'
S 01°01'11" E 50.00'
S 01°01'11" E 50.00

VICTORIA LAKES UNIT TWO

Being a portion of Government Lot 4, and a portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 1 North, Range 27 East, the City of Jacksonville, Duval County, Florida

PLAT BOOK 56 PAGE 76
SHEET 1 OF 4 SHEETS

CAPTION

LEGAL DESCRIPTION OF PARCEL 1

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 4, AND A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE NORTHEAST CORNER OF LOT 262, AS SHOWN ON THE PLAT OF VICTORIA LAKES UNIT ONE, PLAT BOOK 55, PAGES 96, 96A–96L (INCLUSIVE) OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; RUN THENCE SOUTH 88°49'49" WEST A DISTANCE OF 150.39 FEET TO A POINT; RUN THENCE NORTH 88°24'11" WEST A DISTANCE OF 60.08 FEET TO A POINT; RUN THENCE SOUTH 88°49'49" WEST A DISTANCE OF 130.00 FEET TO A POINT; RUN THENCE SOUTH 01°10'11" EAST A DISTANCE OF 227.05 FEET TO A POINT; RUN THENCE SOUTH 25°23'38" WEST A DISTANCE OF 111.80 FEET TO A POINT; RUN THENCE SOUTH 88°49'49" WEST A DISTANCE OF 150.00 FEET TO A POINT; RUN THENCE SOUTH 78°25'13" WEST A DISTANCE OF 289.82 FEET TO A POINT; RUN THENCE SOUTH 14°26'17" WEST A DISTANCE OF 80.39 FEET TO A POINT; RUN THENCE NORTH 75°33'43" WEST A DISTANCE OF 74.78 FEET TO A POINT; RUN THENCE NORTH 51°01'41" WEST A DISTANCE OF 206.96 FEET TO A POINT LYING ON A CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 120.00 FEET; RUN THENCE AROUND AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.03 FEET TO A POINT OF TANGENCY; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°33'06" EAST, 51.62 FEET; RUN THENCE NORTH 14°07'53" EAST A DISTANCE OF 31.31 FEET TO A POINT; RUN THENCE NORTH 48°27'30" WEST A DISTANCE OF 416.36 FEET TO A POINT; RUN THENCE NORTH 79°04'08" WEST A DISTANCE OF 128.18 FEET TO A POINT; RUN THENCE SOUTH 10°55'52" WEST A DISTANCE OF 15.88 FEET TO A POINT; RUN THENCE SOUTH 53°50'18" WEST A DISTANCE OF 80.71 FEET TO A POINT; RUN THENCE NORTH 79°04'08" WEST A DISTANCE OF 28.05 FEET TO A POINT; RUN THENCE SOUTH 10°55'52" WEST A DISTANCE OF 130.00 FEET TO A POINT; RUN THENCE NORTH 79°04'08" WEST A DISTANCE OF 67.00 FEET TO A POINT OF CURVATURE; RUN THENCE AROUND AND ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET A DISTANCE OF 39.28 FEET TO A POINT OF TANGENCY; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°03'21" WEST , 35.36 FEET; RUN THENCE NORTH 10°57'25" EAST A DISTANCE OF 9.95 FEET TO A POINT; RUN THENCE NORTH 79°02'35" WEST A DISTANCE OF 50.00 FEET TO A POINT; RUN THENCE NORTH 10°57'25" EAST A DISTANCE OF 274.84 FEET TO A POINT OF CURVATURE; RUN THENCE AROUND AND ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 175.00 FEET , A DISTANCE OF 120.11 FEET TO A POINT OF NON–TANGENCY; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°37'09" EAST, 117.77 FEET; RUN THENCE NORTH 46°41'34" WEST A DISTANCE OF 258.12 FEET TO A POINT; RUN THENCE SOUTH 89°27'10" EAST A DISTANCE OF 68.93 FEET TO A POINT RUN THENCE NORTH 01°05'27" WEST A DISTANCE OF 17.42 FEET TO A POINT; RUN THENCE NORTH 89°36'19" EAST A DISTANCE OF 1,622.98 FEET TO A POINT; RUN THENCE SOUTH 00°23'41" EAST A DISTANCE OF 150.00 FEET TO A POINT; RUN THENCE NORTH 89°36'19" EAST A DISTANCE OF 20.00 FEET TO A POINT; RUN THENCE SOUTH 00°23'41" EAST A DISTANCE OF 60.00 FEET TO A POINT; RUN THENCE NORTH 89°36'19" EAST A DISTANCE OF 87.20 FEET TO A POINT; RUN THENCE SOUTH 01°12'48" EAST A DISTANCE OF 297.35 FEET TO THE POINT OF BEGINNING.

LANDS DESCRIBED ABOVE CONTAIN 1,130,913 SQUARE FEET OR 25.96 ACRES, MORE OR LESS IN AREA.

LEGAL DESCRIPTION OF PARCEL 2

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 4, SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE NORTHWEST CORNER OF LOT 16 AS SHOWN ON THE AFOREMENTIONED PLAT OF VICTORIA LAKES UNIT ONE; RUN THENCE SOUTH 10°55'52" WEST A DISTANCE OF 130.00 FEET TO A POINT; RUN THENCE NORTH 79°04'08" WEST A DISTANCE OF 80.06 FEET TO A POINT; RUN THENCE NORTH 10°57'25" EAST A DISTANCE OF 105.01 FEET TO A POINT OF CURVATURE; RUN THENCE AROUND AND ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET A DISTANCE OF 39.26 FEET TO A POINT OF TANGENCY; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°56'39" EAST, 35.35 FEET; RUN THENCE SOUTH 79°04'08" EAST A DISTANCE OF 55.01 FEET TO THE POINT OF BEGINNING.

LANDS DESCRIBED ABOVE CONTAIN 10,270 SQUARE FEET OR 0.24 ACRES, MORE OR LESS IN AREA

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT VICTORIA LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS VICTORIA LAKES UNIT TWO, AND THAT SUNTRUST BANK, A GEORGIA CORPORATION, IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL STREETS, ROADS, PARKWAYS, LANES, COURTS, UNOBSTRUCTED DRAINAGE EASEMENTS, AND UNOBSTRUCTED DRAINAGE AND ACCESS 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 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 ASSOCIATION OF VICTORIA LAKES, INC., A NOT–FOR–PROFIT ORGANIZATION. 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 OWNERS ASSOCIATION OF VICTORIA LAKES, INC., A NOT–FOR–PROFIT ORGANIZATION, 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 IT AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN VICTORIA LAKES UNIT TWO. 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. Florido Statutes 177.091(28).

TRACT "W–1" (WETLANDS AREA) IS HEREBY DEDICATED TO THE OWNERS ASSOCIATION OF VICTORIA LAKES, INC., A NOT–FOR–PROFIT ORGANIZATION, FOR ITS EXCLUSIVE USE.

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–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.

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 BY FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. Florida Statutes 177.091(28)

IN WITNESS WHEREOF, THE ABOVE VICTORIA LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SUNTRUST BANK, A GEORGIA CORPORATION, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, A.D. 2004.

Approved 2/20/04
Date
John L. Peppers
City Engineer
for Director of Public Works
Approved 2/25/04
Date
for General Counsel

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 17 DAY OF FEBRUARY, A.D., 2004.

JONATHON B. BOWAN
PROFESSIONAL LAND SURVEYOR No. 4609
7950 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256

STATE OF FLORIDA — No. 4609 — CERTIFICATE — REGISTERED LAND SURVEYOR

VICTORIA LAKES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Mary Louise Dungey
MARY Louise Dungey
TYPE OR PRINT NAME

WITNESS: Donna Passmore
Passmore, Donna
TYPE OR PRINT NAME

BY: J. Hawley Smith, Jr.
V. HAWLEY SMITH, JR., MANAGING MEMBER OF VICTORIA LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SEAL

NOTARY FOR VICTORIA LAKES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF February A.D., 2004 BY V. HAWLEY SMITH, JR., MANAGING MEMBER OF VICTORIA LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Anne G. Lara
NOTARY PUBLIC, STATE OF FLORIDA

Anne G. Lara
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: _____

ANNE G. LARA
NOTARY PUBLIC, STATE OF FLORIDA
MY COMM. EXPIRES APRIL 18, 2004
Comm. No. CC929157

SUNTRUST BANK
A GEORGIA CORPORATION

WITNESS: Rebecca B. Patel
Rebecca B. Patel
TYPE OR PRINT NAME

WITNESS: Mark Kapelka
MARK D. KAPELKA
TYPE OR PRINT NAME

BY: _____
LYNN E. VERMILYA, FIRST VICE PRESIDENT OF SUNTRUST BANK, A GEORGIA CORPORATION

SEAL

NOTARY FOR SUNTRUST BANK
A GEORGIA CORPORATION

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF FEBRUARY A.D., 2004 BY LYNN E. VERMILYA, FIRST VICE PRESIDENT OF SUNTRUST BANK, A GEORGIA CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Loretha Sessions
NOTARY PUBLIC, STATE OF FLORIDA

LORETHA SESSIONS
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: _____

LORETHA SESSIONS
MY COMMISSION # DD 072186
EXPIRES: January 11, 2006
Bonded Thru Notary Public Underwriters

SEAL

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 26TH DAY OF FEBRUARY A.D., 2004.

FOR DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 200406643 4

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 76-76C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 27th DAY OF February A.D., 2004.

JIM FULLER, CLERK OF THE CIRCUIT COURT

Robin N Bailey
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 20th DAY OF Feb. A.D., 2004.

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

Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
7950 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Phone (904) 296–1666
Fax (904) 296–1644
L.B. No. 6661

PSD # 2002–0024 CITY DEV. # 5676.4

VICTORIA LAKES UNIT TWO

Being a portion of Government Lot 4, and a portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 1 North, Range 27 East, the City of Jacksonville, Duval County, Florida

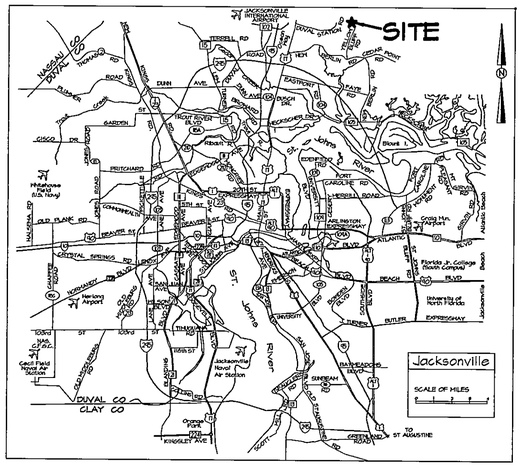
PLAT BOOK 56 PAGE 76A
SHEET 2 OF 4 SHEETS

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-0105 AND JEA-0118. CO-ORDINATES SHOWN ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 901) 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 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" (UNSHADED), 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 NUMBERS: 120077 - 0176 E & 0151 E; MAP REVISED DATE: AUGUST 15, 1984.

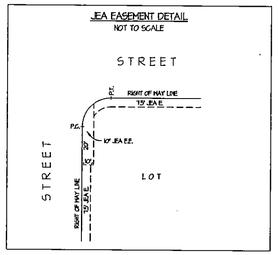
LEGEND

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
CA	TABULATED CURVE DATA
V.N.B.	VEGETATED NATURAL BUFFER
R/W	RIGHT OF WAY
◉	DENOTES PERMANENT REFERENCE MONUMENT SET (L.B. NO. 6661)
○	DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661
E W	STREET NAME CHANGE

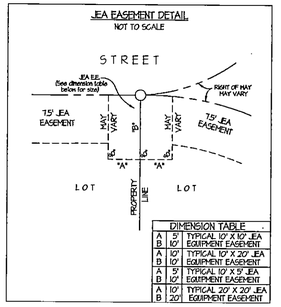


VICINITY MAP
NOT TO SCALE

JEA EASEMENT DETAIL
NOT TO SCALE

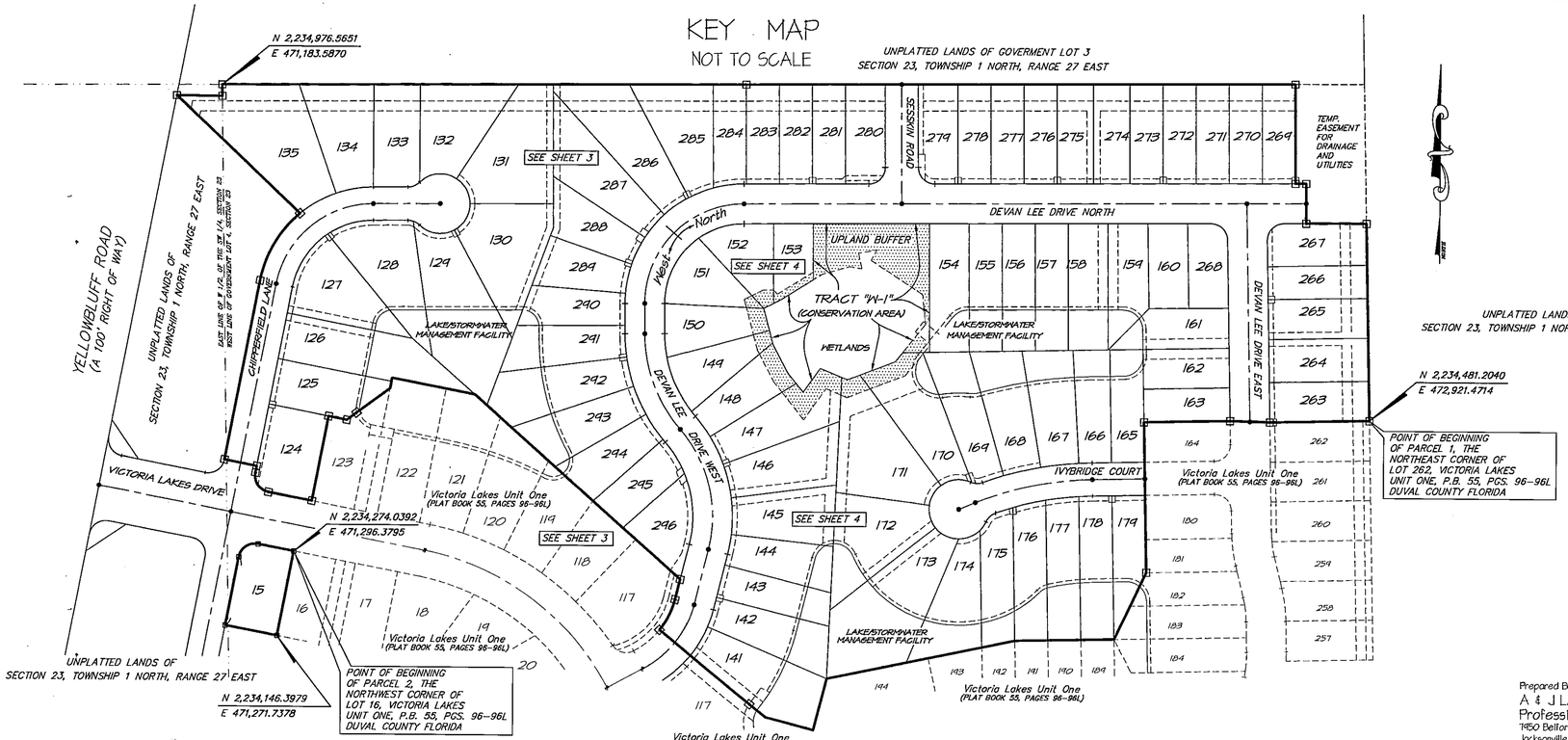


JEA EASEMENT DETAIL
NOT TO SCALE



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

KEY MAP
NOT TO SCALE



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PSD # 2002-0024 CITY DEV. # 5616.4

VICTORIA LAKES UNIT TWO

Being a portion of Government Lot 4, and a portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 1 North, Range 27 East, the City of Jacksonville, Duval County, Florida

GRAPHIC SCALE

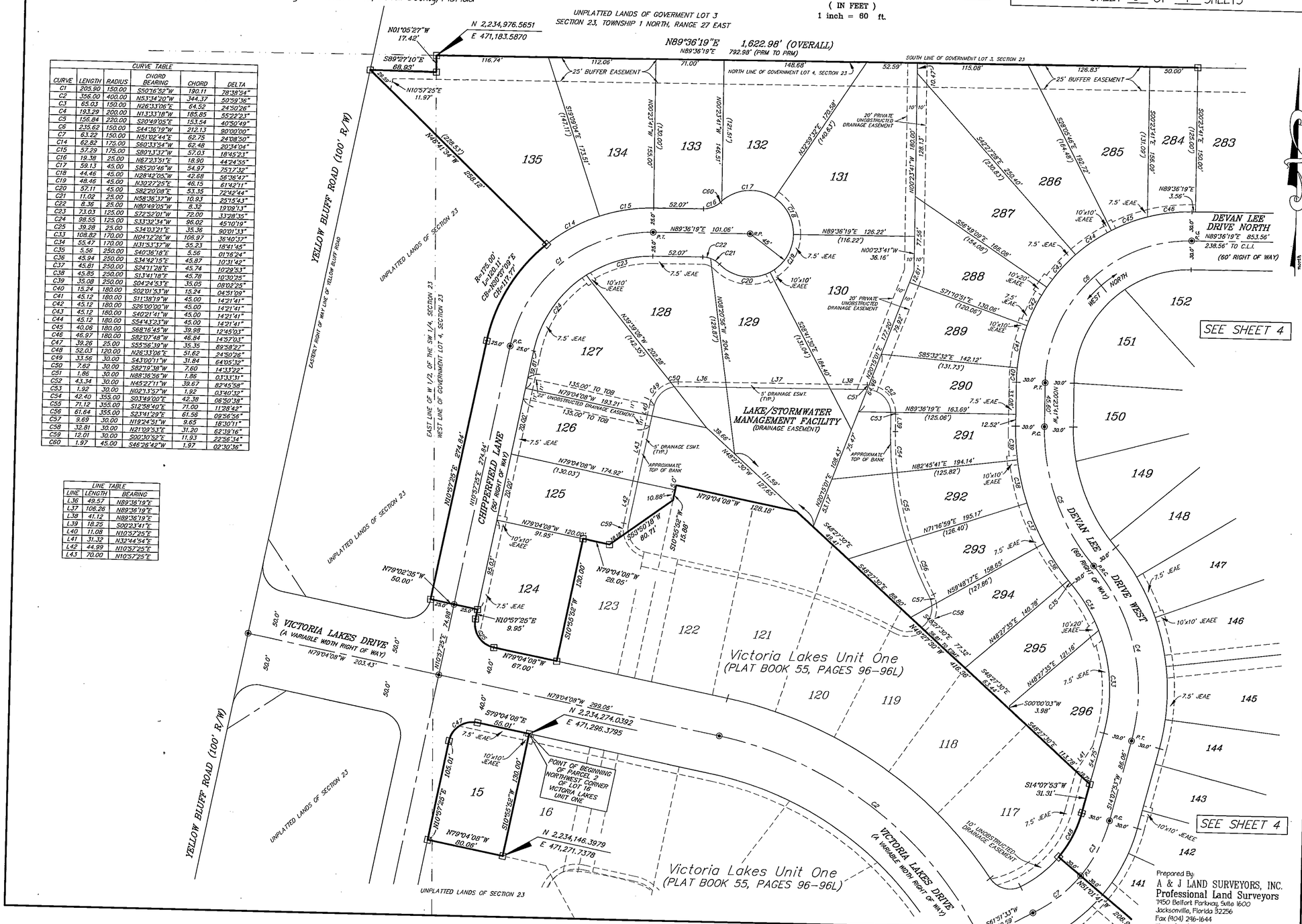
60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PLAT BOOK 56 PAGE 76B
SHEET 3 OF 4 SHEETS

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	205.90	150.00	S50°16'52"W	190.11	78°38'54"
C2	356.00	400.00	N53°34'20"W	344.37	50°59'36"
C3	65.03	150.00	N26°33'06"E	64.52	24°50'26"
C4	193.29	200.00	N13°33'18"W	185.85	55°22'23"
C5	156.84	220.00	S20°49'05"E	153.54	40°50'49"
C6	235.62	150.00	S44°36'19"W	212.13	90°00'00"
C7	63.22	150.00	N51°02'44"E	62.75	24°08'50"
C14	62.82	175.00	S60°33'54"W	62.48	20°34'04"
C15	57.29	175.00	S80°13'37"W	57.03	18°45'23"
C16	19.38	25.00	N62°23'51"E	18.90	44°24'55"
C17	59.13	45.00	S85°20'46"W	54.97	75°17'32"
C18	44.46	45.00	N28°42'05"W	42.68	56°36'42"
C19	48.46	45.00	N30°27'25"E	46.15	61°42'11"
C20	57.11	45.00	S82°20'08"E	53.35	72°42'44"
C21	11.02	25.00	N58°36'37"W	10.93	25°15'43"
C22	8.36	25.00	N80°49'05"W	8.32	19°09'13"
C23	73.03	125.00	S72°52'01"W	72.00	33°28'35"
C24	98.55	125.00	S33°32'34"W	96.02	45°10'19"
C25	39.28	25.00	S34°03'21"E	35.36	90°01'33"
C33	108.82	170.00	N04°12'26"W	106.97	36°40'37"
C34	55.47	170.00	N31°13'32"W	55.23	18°41'45"
C35	5.56	250.00	S40°38'18"E	5.56	01°16'24"
C36	45.94	250.00	S34°42'15"E	45.87	10°31'42"
C37	45.81	250.00	S24°11'28"E	45.74	10°29'53"
C38	45.85	250.00	S13°41'18"E	45.78	10°30'25"
C39	35.08	250.00	S04°24'53"E	35.05	08°02'25"
C40	15.24	180.00	S02°31'53"W	15.24	04°51'09"
C41	45.12	180.00	S11°38'19"W	45.00	14°21'41"
C42	45.12	180.00	S26°00'00"W	45.00	14°21'41"
C43	45.12	180.00	S40°21'41"W	45.00	14°21'41"
C44	45.12	180.00	S54°43'23"W	45.00	14°21'41"
C45	40.06	180.00	S68°16'45"W	39.98	12°45'03"
C46	46.97	180.00	S82°07'48"W	46.84	14°57'03"
C47	39.26	25.00	S55°56'39"W	35.35	89°58'27"
C48	52.03	120.00	N26°33'06"E	51.62	24°50'26"
C49	33.56	30.00	S43°00'11"W	31.84	64°05'32"
C50	7.62	30.00	S82°19'38"W	7.60	14°33'22"
C51	1.86	30.00	N88°36'56"W	1.86	03°33'31"
C52	43.34	30.00	N45°27'11"W	39.67	82°45'59"
C53	1.92	30.00	N02°13'57"W	1.92	03°40'32"
C54	42.40	355.00	S03°49'00"E	42.38	06°50'38"
C55	71.12	355.00	S12°58'40"E	71.00	11°28'42"
C56	61.64	355.00	S23°41'29"E	61.56	09°56'56"
C57	9.69	30.00	N19°24'51"W	9.65	18°30'11"
C58	32.81	30.00	N21°09'53"E	31.20	62°39'16"
C59	12.01	30.00	S00°30'52"E	11.93	22°56'34"
C60	1.97	45.00	S46°26'42"W	1.97	02°30'36"

LINE TABLE		
LINE	LENGTH	BEARING
L36	49.57	N89°36'19"E
L37	106.26	N89°36'19"E
L38	41.12	N89°36'19"E
L39	18.25	S00°23'41"E
L40	11.08	N10°57'25"E
L41	31.32	N32°44'54"E
L42	44.99	N10°57'25"E
L43	70.00	N10°57'25"E



VICTORIA LAKES UNIT TWO

Being a portion of Government Lot 4, and a portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 1 North, Range 27 East, the City of Jacksonville, Duval County, Florida

PLAT BOOK 56 PAGE 76C

SHEET 4 OF 4 SHEETS

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

UNPLATTED LANDS OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST

Government Lot 3, Section 23

N89°36'19"E 1,622.98' (OVERALL)

N89°36'19"E 830.00' (PRM TO PRM)

SOUTH LINE OF GOVERNMENT LOT 3, SECTION 23

NORTH LINE OF GOVERNMENT LOT 4, SECTION 23

UNPLATTED LANDS OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST

SEE SHEET 3

SEE SHEET 3

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C3	150.00	65.03	N26°33'06"E	64.52	24°50'26"
C4	200.00	193.29	N13°33'18"W	185.85	55°22'23"
C5	220.00	156.84	S20°49'05"E	153.54	40°50'49"
C6	150.00	235.62	S44°36'19"W	212.13	90°00'00"
C10	500.00	181.09	S28°27'17"W	180.10	20°45'05"
C47	25.00	39.27	N44°36'19"E	35.36	90°00'00"
C48	25.00	39.27	S45°23'41"E	35.36	90°00'00"
C72	475.00	20.75	S87°34'43"W	20.75	02°30'11"
C73	475.00	50.26	S83°17'46"W	50.23	06°03'44"
C74	475.00	51.08	S77°11'04"W	51.05	06°09'39"
C75	475.00	27.42	S72°27'00"W	27.42	03°18'28"
C76	25.00	20.31	S47°31'39"W	19.75	46°32'15"
C77	45.00	15.42	N34°04'32"E	15.35	19°38'02"
C78	45.00	35.95	N66°46'41"E	35.00	45°46'15"
C79	45.00	40.84	S64°20'22"E	39.45	51°59'40"
C80	45.00	35.95	S15°27'24"E	35.00	45°46'15"
C81	45.00	35.95	S30°18'50"W	35.00	45°46'15"
C82	45.00	46.98	S83°06'37"W	44.88	59°49'19"
C83	25.00	2.37	S69°41'22"E	2.36	05°25'17"
C84	25.00	16.23	N89°00'07"E	15.95	37°11'45"
C85	525.00	33.22	S72°13'00"W	33.21	03°37'31"
C86	525.00	57.82	S77°11'03"W	57.79	06°18'35"
C87	525.00	57.82	S83°29'37"W	57.79	06°18'35"
C88	525.00	19.99	S87°44'22"W	19.99	02°10'54"
C91	120.00	73.20	S72°07'45"W	72.07	34°57'08"
C92	120.00	115.29	S27°07'45"W	110.91	55°02'52"
C93	190.00	35.71	S05°46'43"E	35.66	10°46'05"
C94	190.00	90.29	S24°46'35"E	89.44	27°13'39"
C95	190.00	9.46	S39°48'57"E	9.45	02°51'05"
C96	230.00	37.62	N36°33'22"W	37.58	09°22'16"
C97	230.00	46.09	N26°07'48"W	46.01	11°28'52"
C98	230.00	52.51	N13°50'57"W	52.40	13°04'51"
C99	230.00	55.30	N00°25'14"W	55.17	13°46'36"
C100	230.00	30.76	N10°17'59"E	30.74	07°39'48"
C101	180.00	27.55	N18°30'57"E	27.52	08°46'08"
C102	180.00	50.49	N30°56'10"E	50.33	16°04'18"
C103	35.00	32.76	N63°34'39"W	31.58	53°38'04"
C104	35.00	21.74	N18°57'54"W	21.39	35°35'26"
C105	35.00	18.94	N14°19'54"E	18.71	31°00'10"
C106	35.00	36.04	N59°19'54"E	34.47	58°59'50"
C107	650.00	24.75	S87°44'22"W	24.75	02°10'54"
C108	650.00	71.58	S83°29'37"W	71.55	06°18'35"
C109	650.00	71.58	S77°11'03"W	71.54	06°18'35"
C110	650.00	2.03	S73°56'24"W	2.03	00°10'43"
C111	40.00	15.07	N84°38'48"E	14.99	21°35'32"
C112	170.00	41.95	S88°22'27"W	41.84	14°08'14"
C113	40.00	92.11	S27°11'44"E	73.06	131°55'32"
C114	35.00	31.05	S64°11'15"W	30.04	50°50'07"
C115	40.00	3.86	N84°04'20"E	3.86	05°32'00"
C117	35.00	23.87	N71°37'46"W	23.41	39°04'51"
C118	350.00	20.76	S87°07'52"W	20.75	03°23'53"
C119	350.00	48.37	S81°28'23"W	48.33	07°55'05"
C120	35.00	2.12	S75°46'37"W	2.12	03°28'22"
C121	35.00	17.45	S59°45'38"W	17.27	28°33'30"
C122	170.00	43.30	N52°46'39"E	43.18	14°35'33"
C123	170.00	103.48	S55°46'48"E	101.89	34°52'32"
C124	170.00	85.24	S87°34'54"E	84.35	28°43'41"
C125	170.00	53.35	N69°03'50"E	53.13	17°58'59"
C126	170.00	42.76	S31°08'10"E	42.65	14°24'43"
C127	35.00	41.89	N58°13'06"W	39.44	68°34'36"
C128	35.00	21.45	S69°56'21"W	21.11	35°06'30"
C129	35.00	23.37	S33°15'30"W	22.94	38°15'13"
C130	305.00	46.68	N18°30'27"E	46.63	08°46'08"
C131	305.00	52.67	N27°50'50"E	52.60	09°53'39"
C132	25.00	39.61	S44°13'04"W	35.59	90°46'30"
C133	25.00	38.93	N45°46'56"W	35.12	89°13'30"
C134	295.00	26.66	N35°35'43"E	26.66	05°10'44"
C135	150.00	63.22	N51°02'44"E	62.75	24°08'50"

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.35	N59°03'23"E
L2	42.72	S74°34'29"W
L3	18.53	N81°06'45"W
L4	23.98	S12°16'55"E
L5	28.32	S80°01'00"W
L6	18.00	N29°19'13"E
L7	93.50	N56°51'06"W
L8	45.29	N05°29'51"W
L9	54.37	N38°46'12"E
L10	17.80	S38°46'12"W
L11	56.81	N69°01'16"E
L12	20.51	S69°01'16"W
L13	9.12	S67°28'01"E
L14	35.11	S67°28'01"E
L15	44.52	N35°30'42"E
L16	17.09	N38°38'54"W
L17	20.38	S38°38'54"E
L18	48.11	S27°48'29"E
L19	2.84	S15°02'13"E
L20	18.94	S15°02'13"E
L21	34.57	S15°02'13"E
L22	16.71	S63°27'03"W
L23	11.85	N63°27'03"E
L24	57.93	S58°03'23"W
L25	63.60	S58°03'23"W
L26	8.16	S45°40'42"E
L27	16.53	S89°36'19"W
L28	18.17	S63°27'03"W
L29	12.82	S63°27'03"W
L30	12.61	N15°02'13"W
L31	42.38	N15°02'13"W

LINE TABLE		
LINE	LENGTH	BEARING
L32	24.58	S15°02'13"E
L33	5.80	S27°48'29"E
L34	47.48	S27°48'29"E
L35	19.79	N38°38'54"W
L36	53.14	S38°38'54"E
L37	57.71	N35°30'42"E
L38	24.32	S67°28'01"E
L39	9.99	N67°28'01"W
L40	37.57	S69°01'16"W
L41	56.48	N69°01'16"E
L42	37.04	N38°46'12"E
L43	30.00	S51°13'48"E
L44	20.00	N38°46'12"E
L45	30.00	N51°13'48"W
L47	29.44	S01°10'11"E
L48	10.09	S01°10'11"E
L49	20.00	S88°49'49"W
L50	29.25	S88°49'49"W
L51	20.00	N88°49'49"E
L52	29.25	N88°49'49"E
L53	43.76	N14°07'53"E
L54	50.00	N14°07'53"E
L55	19.46	N14°07'53"E
L57	27.14	N88°04'44"E
L58	7.07	S44°36'19"W
L59	15.09	S63°25'02"E

Victoria Lakes Unit One (PLAT BOOK 55, PAGES 96-96L)

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PSD # 2002-0024 CITY DEV. # 5616.4

VICTORIA LAKES UNIT THREE

A PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF GOVERNMENT LOT 2, SAID SECTION 26, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 57 PAGE 48

SHEET 1 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CAPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF GOVERNMENT LOT 2, OF SAID SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF TRACT "C-2" (CONSERVATION TRACT) AS SHOWN ON PLAT OF VICTORIA LAKES, UNIT ONE AS RECORDED IN PLAT BOOK 55, PAGES 96 THROUGH 98L, INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, SAID POINT OF BEGINNING LYING ON THE NORTH LINE OF SAID SECTION 26, SAID LINE ALSO BEING THE SOUTH LINE OF THE CHARLES SETON GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 27 EAST; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 87°59'00" EAST ALONG THE SAID NORTH LINE OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST AND ALONG THE SAID SOUTH LINE OF THE CHARLES SETON GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 27 EAST, A DISTANCE OF 1909.03 FEET TO THE NORTHEAST CORNER OF SAID SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST; THENCE RUN SOUTH 00°36'24" EAST ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1001.83 FEET; THENCE, DEPARTING SAID EAST LINE OF SECTION 26, RUN SOUTH 89°23'36" WEST, A DISTANCE OF 268.20 FEET; THENCE RUN SOUTH 63°08'22" WEST, A DISTANCE OF 50.34 FEET; THENCE RUN SOUTH 75°39'20" WEST, A DISTANCE 48.81 FEET; THENCE RUN SOUTH 81°47'57" WEST, A DISTANCE OF 50.84 FEET; THENCE RUN NORTH 89°02'44" WEST, A DISTANCE OF 48.52 FEET; THENCE RUN NORTH 79°49'49" WEST, A DISTANCE OF 52.28 FEET; THENCE RUN SOUTH 51°00'38" WEST, A DISTANCE OF 17.12 FEET TO A POINT ON A CURVE LEADING SOUTHEASTERLY, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 150.00 FEET; THENCE RUN SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 60.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°37'50" EAST, 60.53 FEET; SAID REVERSE CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 300.00 FEET; THENCE RUN SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID REVERSE CURVE, AN ARC DISTANCE OF 49.50' TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°32'41" EAST, 49.45 FEET; THENCE RUN SOUTH 37°10'57" WEST, A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 62°52'26" WEST, A DISTANCE OF 153.86 FEET; THENCE RUN SOUTH 09°51'57" WEST, A DISTANCE OF 83.10 FEET; THENCE RUN SOUTH 52°42'50" WEST, A DISTANCE OF 76.15 FEET; THENCE RUN SOUTH 22°38'42" EAST, A DISTANCE OF 255.49 FEET; THENCE RUN SOUTH 59°12'40" WEST, A DISTANCE OF 278.87 FEET; THENCE RUN NORTH 88°08'32" WEST, A DISTANCE OF 407.74 FEET; THENCE RUN NORTH 25°31'57" WEST, A DISTANCE OF 380.98 FEET; THENCE RUN SOUTH 64°28'03" WEST, A DISTANCE OF 145.00 FEET; THENCE RUN SOUTH 46°26'59" WEST, A DISTANCE OF 63.09 FEET; THENCE RUN SOUTH 64°28'03" WEST, A DISTANCE OF 60.00 FEET; THENCE RUN NORTH 25°24'51" WEST, A DISTANCE OF 349.52 FEET; THENCE RUN SOUTH 64°28'03" WEST, A DISTANCE OF 90.72 FEET; THENCE RUN NORTH 44°50'49" WEST, A DISTANCE OF 121.28 FEET; THENCE RUN NORTH 62°34'33" WEST, A DISTANCE OF 225.58 FEET; THENCE RUN SOUTH 32°04'50" WEST, A DISTANCE OF 80.69 FEET; THENCE RUN NORTH 48°55'42" WEST, A DISTANCE OF 212.69 FEET TO THE MOST SOUTHEASTERLY CORNER OF LOT 65 AS SHOWN ON SAID PLAT OF VICTORIA LAKES UNIT ONE; THENCE RUN ALONG THE EASTERLY LINE OF SAID VICTORIA LAKES UNIT ONE, THE FOLLOWING NINE (9) COURSES; COURSE NO. 1: THENCE RUN NORTH 18°11'00" EAST, A DISTANCE OF 106.82 FEET; COURSE NO. 2: THENCE RUN NORTH 49°52'08" EAST, A DISTANCE OF 129.19 FEET; COURSE NO. 3: THENCE RUN NORTH 59°14'16" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE LEADING SOUTHEASTERLY, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 370.00 FEET; COURSE NO. 4: THENCE RUN SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 205.44 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°40'08" EAST, 202.81 FEET; COURSE NO. 5: THENCE RUN SOUTH 62°34'33" EAST, A DISTANCE OF 101.74 FEET; COURSE NO. 6: THENCE RUN NORTH 27°25'27" EAST, A DISTANCE OF 223.11 FEET; COURSE NO. 7: THENCE RUN NORTH 07°16'52" WEST, A DISTANCE OF 121.67 FEET; COURSE NO. 8: THENCE RUN NORTH 28°07'22" WEST, A DISTANCE OF 64.57 FEET; COURSE NO. 9: THENCE RUN NORTH 05°34'18" WEST, A DISTANCE OF 503.98 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 60.94 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT VICTORIA LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS VICTORIA LAKES UNIT THREE, AND THAT SUNTRUST BANK, A GEORGIA CORPORATION, IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL STREETS, ROADS, PARKWAYS, LANES, COURTS, UNOBSTRUCTED DRAINAGE EASEMENTS, AND UNOBSTRUCTED DRAINAGE AND ACCESS 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 TRANSVERSE, 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 ASSOCIATION OF VICTORIA LAKES, INC., A NOT-FOR-PROFIT ORGANIZATION. 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 OWNERS ASSOCIATION OF VICTORIA LAKES, INC., A NOT-FOR-PROFIT ORGANIZATION, 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 OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN VICTORIA LAKES UNIT THREE. 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 177.091(28).

TRACT "A" (CONSERVATION TRACT), TRACT "C" (RECREATION TRACT) AND TRACT "D" (20' UNOBSTRUCTED ACCESS & DRAINAGE EASEMENT) ARE HEREBY DEDICATED TO THE OWNERS ASSOCIATION OF VICTORIA LAKES, INC., A NOT-FOR-PROFIT ORGANIZATION, FOR ITS EXCLUSIVE USE. TRACT "B" (CONSERVATION TRACT) AND TRACT "E" (FUTURE PHASE, VICTORIA LAKES P.U.D.) SHALL BE RETAINED BY VICTORIA LAKES, LLC, IT 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-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 SYSTEMS; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE VICTORIA LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SUNTRUST BANK, A GEORGIA

CORPORATION, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, A.D. 2004.

Approved 10/20/04
Date
John P. Pappas
City Engineer
for Director of Public Works
Approved 10/15/04
Date
for General Counsel 75F

CLERK OF CIRCUIT COURT DUVAL COUNTY, FLORIDA

VICTORIA LAKES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Mary Louise Dungey
TYPE OR PRINT NAME MARY Louise Dungey
WITNESS: Anne G. Lara
TYPE OR PRINT NAME Anne G. Lara

BY: V. Hawley Smith, Jr.
V. HAWLEY SMITH, JR., MANAGING MEMBER OF VICTORIA LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SEAL

NOTARY FOR VICTORIA LAKES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF Oct., A.D., 2004 BY V. HAWLEY SMITH, JR., MANAGING MEMBER OF VICTORIA LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Anne G. Lara
NOTARY PUBLIC, STATE OF FLORIDA
Anne G. Lara
TYPE OR PRINT NAME
MY COMMISSION EXPIRES:

ANNE G. LARA
MY COMMISSION # DD 301477
EXPIRES: April 18, 2008
Bonded Thru Notary Public Underwriters

SUNTRUST BANK
A GEORGIA CORPORATION

WITNESS: Anne G. Lara
TYPE OR PRINT NAME Anne G. Lara
WITNESS: Mary Louise Dungey
TYPE OR PRINT NAME MARY Louise Dungey

BY: Ronald A. Brame
RONALD A. BRAME, JR., VICE PRESIDENT OF SUNTRUST BANK, A GEORGIA CORPORATION,

CORPORATE SEAL GEORGIA

NOTARY FOR SUNTRUST BANK
A GEORGIA CORPORATION

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF October, A.D., 2004 BY RONALD A. BRAME, JR., VICE PRESIDENT OF SUNTRUST BANK, A GEORGIA CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Anne G. Lara
NOTARY PUBLIC, STATE OF FLORIDA
Anne G. Lara
TYPE OR PRINT NAME
MY COMMISSION EXPIRES:

ANNE G. LARA
MY COMMISSION # DD 301477
EXPIRES: April 18, 2008
Bonded Thru Notary Public Underwriters

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 26TH DAY OF OCTOBER, A.D., 2004.

DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2004341646

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 48-48E OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 26th DAY OF October, A.D., 2004.

Jim Fuller
JIM FULLER, CLERK OF THE CIRCUIT COURTS

Ivan Marshall
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 20th DAY OF October, A.D., 2004.

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

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD # 2002-024 CITY DEV. # 5676.6

VICTORIA LAKES UNIT THREE

A PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF GOVERNMENT LOT 2, SAID SECTION 26, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 57 PAGE 48A

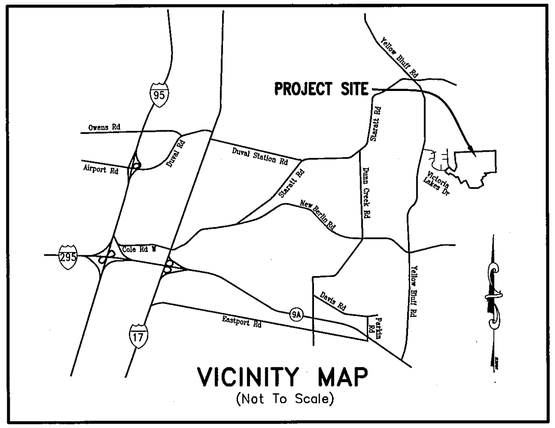
SHEET 2 OF 6 SHEETS

GENERAL NOTES

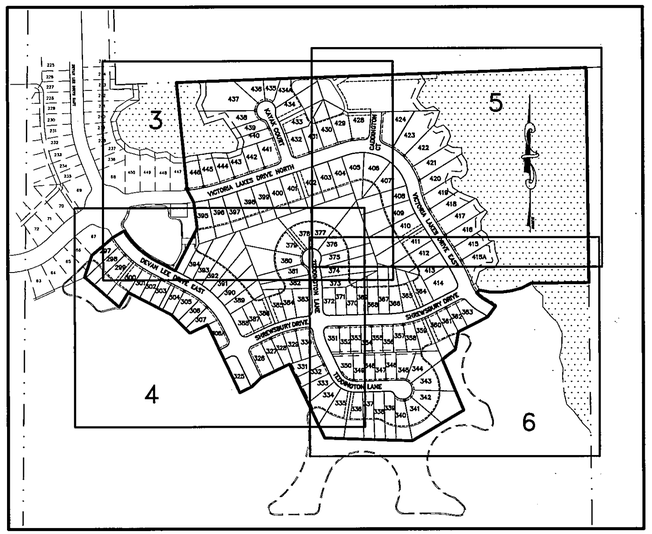
1. BASIS OF BEARING: STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL. STATION NAMES USED FOR THIS SURVEY ARE: JEA-0105 AND JEA-0118. COORDINATES SHOWN ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 901) IN U.S. FEET.
2. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
3. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
4. 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.
5. 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.
6. 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.
7. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
8. "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.
9. "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.
10. THE STORMWATER LAKES/PONDS (SPECIFICALLY THE TOP OF BANK) AS SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
11. THE JURISDICTIONAL WETLANDS SHOWN HEREON ARE BASED ON WETLANDS MAP BY A & J LAND SURVEYORS, INC., FILE NO. T1N-12B, DATED AUGUST 28, 2002.
12. THE UPLAND BUFFER IS TO REMAIN IN AN UNDISTURBED, NATURAL VEGETATIVE STATE.
13. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTION WETLAND LINE OR WITHIN DESIGNATED UPLAND BUFFER AREAS, WITHOUT WRITTEN APPROVAL OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, UNITED STATES ARMY CORPS OF ENGINEERS AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS OR UPLAND BUFFER AREAS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA OR UPLAND BUFFER AREAS, TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES. THE WETLAND JURISDICTION LINES AND UPLAND BUFFER AREAS ARE IDENTIFIED HEREON AS VEGETATED NATURAL BUFFERS AND MUST BE KEPT IN A NATURAL STATE.
14. (100.00') DENOTES DISTANCES, ALONG PROPERTY LINES, FROM ROAD RIGHTS-OF-WAY TO DRAINAGE EASEMENTS.
15. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
16. ALL BOUNDARY CORNERS ARE SET CONCRETE MONUMENTS (#6661) UNLESS OTHERWISE NOTED.
17. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X"(UNSHADED), 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 NUMBERS: 120077 0176 E & 120077 0157 E; MAP REVISED INDEX DATE: JUNE 16, 1999.
18. 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.

ABBREVIATIONS/LEGEND

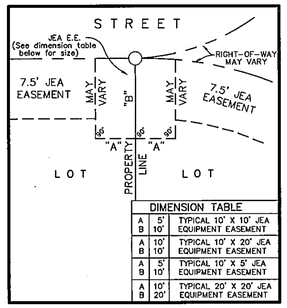
- ⊡ . . . . . DENOTES SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- ■ . . . . . DENOTES FOUND PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- ○ . . . . . DENOTES PERMANENT CONTROL POINT (NAIL AND DISK LABELED "LB 6661", UNLESS OTHERWISE INDICATED).
- ⚘ . . . . . DENOTES DESIGNATED WETLANDS AREA.
- ⊻ . . . . . DENOTES STREET NAME CHANGE
- C99 . . . . . DENOTES TABULATED CURVE DATA DESIGNATION
- ℄ . . . . . DENOTES CENTERLINE
- CT. . . . . DENOTES COURT
- JEA E. . . . . DENOTES JEA EASEMENT
- JEA E.E. . . . DENOTES JEA EQUIPMENT EASEMENT
- DR. . . . . DENOTES DRIVE
- ESM'T . . . . DENOTES EASEMENT
- GOV'T . . . . DENOTES GOVERNMENT
- L9 . . . . . DENDTES TABULATED LINE DATA DESIGNATION
- LB . . . . . DENOTES LICENSED BUSINESS
- NO. . . . . DENOTES NUMBER
- P.C. . . . . DENOTES POINT OF CURVATURE
- P.C.C. . . . . DENOTES POINT OF COMPOUND CURVATURE
- P.C.P. . . . . DENOTES PERMANENT CONTROL POINT
- P.I. . . . . DENOTES POINT OF INTERSECTION
- P.R.C. . . . . DENOTES POINT OF REVERSE CURVATURE
- P.R.M. . . . . DENOTES PERMANENT REFERENCE MONUMENT
- P.T. . . . . DENOTES POINT OF TANGENCY
- P.U.D. . . . . DENOTES PLANNED URBAN DEVELOPMENT
- R= . . . . . DENOTES RADIUS EQUALS
- (R) . . . . . DENOTES RADIAL LINE, WHEN SO INDICATED
- RD. . . . . DENOTES ROAD
- R.P. . . . . DENOTES RADIUS POINT
- T.O.B. . . . . DENOTES TOP OF BANK



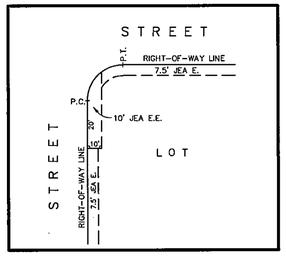
VICINITY MAP
(Not To Scale)



KEY MAP
(1"=400')



JEA EASEMENT DETAIL
(NOT TO SCALE)



JEA EASEMENT DETAIL
(NOT TO SCALE)

CERTIFICATE OF SURVEYOR

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

CERTIFIED THIS 18TH DAY OF Oct, A.D., 2004.

JAMES D. HARRISON, JR.
FLORIDA REGISTERED SURVEYOR AND MAPPER, NO. 2647
6620 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD # 2002-024 CITY DEV. # 5676.6

VICTORIA LAKES UNIT THREE

A PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF GOVERNMENT LOT 2, SAID SECTION 26, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

UNPLATTED LANDS OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 27 EAST
(CHARLES SETON GRANT)

PLAT BOOK 57 PAGE 46B
SHEET 3 OF 6 SHEETS

SEE SHEET 2, FOR GENERAL NOTES

SOUTHWEST CORNER
SECTION 38,
CHARLES SETON GRANT

282.56'

SOUTH LINE, CHARLES SETON GRANT, SOUTH LINE, SECTION 38

POINT OF BEGINNING
NORTHEAST CORNER
~TRACT "C-2"
N 2233325.2828
E 473229.4258

NORTH LINE, SECTION 26

N87°59'00"E 1909.03'

TRACT "E"
(FUTURE PHASE, VICTORIA LAKES P.U.D.)

LAKE/STORMWATER MANAGEMENT FACILITY
(UNOBSTRUCTED DRAINAGE EASEMENT)
T.O.B. TO T.O.B.

TRACT "C-2"
(CONSERVATION TRACT)

WETLANDS

TRACT "A"
(CONSERVATION TRACT)

WETLANDS

N05°43'18"W 503.98'

JURISDICTIONAL WETLAND LINE

KAYAK COURT
(50' RIGHT-OF-WAY)

CADDINGTON COURT
(50' RIGHT-OF-WAY)

VICTORIA LAKES DRIVE NORTH
(60' RIGHT-OF-WAY)

TEDDINGTON LANE

VICTORIA LAKES UNIT ONE
PLAT BOOK 55, PAGES 96-96L

RECREATIONAL AREA

TRACT "F"
RECREATIONAL AREA

LAKE/STORMWATER MANAGEMENT FACILITY
(UNOBSTRUCTED DRAINAGE EASEMENT)
T.O.B. TO T.O.B.

LAKE/STORMWATER MANAGEMENT FACILITY
(UNOBSTRUCTED DRAINAGE EASEMENT)
T.O.B. TO T.O.B.

SEE SHEET 4

SEE SHEET 5

CURVE TABLE					
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA
C1	N77°37'00"E	165.09	165.38	800.00	11°50'41"
C2	N59°09'08"W	370.67	420.37	245.00	98°18'30"
C3	S87°24'43"W	132.74	134.42	245.00	31°26'07"
C15	N26°23'36"W	140.69	141.16	500.00	16°10'31"
C16	N08°17'41"W	69.35	69.51	300.00	13°16'32"
C19	N81°28'41"E	79.26	79.30	770.00	05°54'03"
C20	N75°34'39"E	79.26	79.30	770.00	05°54'03"
C21	N72°09'38"E	12.54	12.54	770.00	00°55'58"
C22	N28°41'39"E	35.36	39.27	25.00	90°00'00"
C23	N18°51'57"W	9.29	9.29	475.00	01°07'12"
C24	N22°27'02"W	50.13	50.15	475.00	06°02'59"
C25	N27°01'05"W	25.58	25.58	475.00	03°05'07"
C26	N52°17'15"W	20.12	20.71	25.00	47°27'12"
C27	S68°04'06"E	12.44	12.48	45.00	15°53'31"
C28	S30°15'20"E	44.82	46.91	45.00	59°44'00"
C29	S20°51'42"W	32.62	33.38	45.00	42°30'04"
C30	S63°21'45"W	32.62	33.38	45.00	42°30'04"
C31	N74°08'11"W	32.62	33.38	45.00	42°30'04"
C32	N33°03'47"W	30.52	31.14	45.00	39°38'45"
C33	N00°16'57"W	20.18	20.35	45.00	25°54'56"
C34	S08°13'32"E	17.84	18.24	25.00	41°48'07"
C35	N27°34'13"W	28.52	28.52	525.00	03°06'45"
C36	N22°40'00"W	61.31	61.35	525.00	06°41'42"
C37	N18°48'45"W	9.28	9.29	525.00	01°00'48"
C38	S83°18'21"E	35.36	39.27	25.00	90°00'00"
C39	S76°09'58"W	42.88	42.93	275.00	08°56'37"
C40	S86°18'44"W	54.38	54.47	275.00	11°20'55"
C41	N48°17'04"E	34.55	38.14	25.00	87°24'16"
C42	N01°37'33"E	28.37	28.38	275.00	05°54'46"
C43	N01°37'33"E	33.52	33.54	325.00	05°54'46"
C44	N01°37'33"E	30.94	30.96	300.00	05°54'46"
C45	N02°47'23"W	14.00	14.01	275.00	02°55'05"
C46	S26°47'23"W	18.90	19.38	25.00	44°24'55"
C48	S32°02'50"E	29.83	31.97	25.00	73°15'32"
C50	N63°44'10"W	47.37	47.43	275.00	09°52'52"
C61	N80°21'32"E	68.35	68.37	830.00	04°43'11"
C62	N75°38'21"E	68.35	68.37	830.00	04°43'11"
C63	N72°29'12"E	22.96	22.96	830.00	01°35'06"
C64	S82°13'38"W	78.61	79.05	215.00	21°03'58"
C65	N69°31'15"W	130.87	132.98	215.00	35°26'16"
C101	N13°24'09"W	21.75	21.76	275.00	04°32'00"
C102	N37°29'47"W	18.59	19.05	25.00	43°39'15"
C103	S46°28'57"E	20.00	20.17	45.00	25°40'54"
C104	S11°12'05"E	34.35	35.25	45.00	44°52'50"
C105	S30°42'36"W	30.00	30.59	45.00	38°56'33"
C106	S69°39'09"W	30.00	30.59	45.00	38°56'33"
C107	N71°24'18"W	30.00	30.59	45.00	38°56'33"
C108	N32°27'46"W	30.00	30.59	45.00	38°56'33"
C109	N08°15'15"E	32.61	33.37	45.00	42°29'29"
C110	S07°01'25"W	19.12	19.61	25.00	44°57'10"
C111	N15°15'03"W	2.29	2.29	325.00	00°24'15"
C112	N10°53'23"W	47.14	47.18	325.00	08°19'04"
C144	S05°32'43"E	34.49	36.07	35.00	59°02'42"
C145	N33°54'48"W	26.20	26.20	650.00	02°18'35"
C146	N30°17'19"W	56.01	56.03	650.00	04°56'20"
C147	N23°14'28"W	27.87	27.87	650.00	02°27'23"
C148	S41°14'59"E	23.06	23.50	35.00	38°28'29"
C149	S81°28'18"E	25.07	25.64	35.00	41°58'09"
C150	N74°37'08"E	3.57	3.57	35.00	05°50'58"
C151	N59°46'21"E	14.46	14.57	35.00	23°50'37"
C152	N02°13'57"W	14.78	14.84	45.00	18°53'56"
C153	N22°07'13"W	61.60	61.94	170.00	20°52'36"
C154	N48°39'16"W	24.95	25.28	45.00	32°11'31"
C155	N21°38'44"W	43.79	43.80	535.00	04°41'27"
C156	N18°48'11"W	9.28	9.29	535.00	00°59'40"
C157	S24°25'35"W	30.06	31.07	35.00	50°51'57"
C158	S65°44'22"W	19.15	19.40	35.00	31°45'39"
C167	N79°48'34"E	60.34	60.35	955.00	03°37'14"
C168	N75°38'21"E	78.65	78.67	955.00	04°43'11"
C169	N72°29'12"E	26.42	26.42	955.00	01°35'06"
C170	S82°13'38"W	32.90	33.09	90.00	21°03'58"
C171	N69°31'15"W	54.78	55.67	90.00	35°26'16"
C172	N34°04'58"W	54.78	55.67	90.00	35°26'16"
C173	N13°10'50"W	10.00	10.00	90.00	06°22'00"
C174	S13°33'49"E	60.34	60.38	485.00	07°07'58"
C175	S22°24'53"E	89.34	89.47	485.00	10°34'10"
C184	N08°02'16"W	37.79	37.87	170.00	12°45'43"
C185	N33°10'35"W	109.33	111.31	170.00	37°30'55"
C186	N71°24'18"W	113.33	115.54	170.00	38°56'33"
C187	S71°45'39"W	101.46	103.03	170.00	34°43'33"
C188	S28°36'06"W	101.46	103.03	170.00	34°43'33"
C189	S04°16'56"E	90.98	92.10	170.00	31°02'31"
C190	S27°59'09"E	48.39	48.56	170.00	16°21'55"
C201	N47°18'10"W	61.67	61.70	555.00	06°22'10"
C202	N53°40'20"W	61.67	61.70	555.00	06°22'10"
C203	N59°42'59"W	55.37	55.40	555.00	05°43'08"
C204	S47°13'20"E	18.53	18.76	35.00	30°42'25"
C205	S16°26'16"E	18.63	18.85	35.00	30°51'44"

LINE TABLE		
LINE	BEARING	LENGTH
L62	N87°59'00"E	47.94'
L63	N02°01'00"W	25.00'
L64	N71°41'39"E	66.43
L65	N71°41'39"E	51.83
L66	N90°00'00"E	28.35
L67	N90°00'00"E	13.33
L68	N01°00'24"W	11.08
L69	N01°00'24"W	9.32
L71	N62°34'33"W	5.11
L72	N62°34'33"W	32.13

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PREPARED BY:
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
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VICTORIA LAKES UNIT THREE

A PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF GOVERNMENT LOT 2, SAID SECTION 26, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 57 PAGE 48C

SHEET 4 OF 6 SHEETS

SEE SHEET 3

SEE SHEET 2 FOR GENERAL NOTES

SEE SHEET 6

VICTORIA LAKES UNIT ONE
PLAT BOOK 55, PAGES 96–96L

UNPLATTED LANDS OF SECTION 26
TOWNSHIP 1 NORTH, RANGE 27 EAST

UNPLATTED LANDS OF SECTION 26,
TOWNSHIP 1 NORTH, RANGE 27 EAST

DEVAN LEE DRIVE EAST
(60' RIGHT-OF-WAY)

TEDDINGTON LANE
(50' RIGHT-OF-WAY)

SHREWSBURY DRIVE
(50' RIGHT-OF-WAY)

LAKE/STORMWATER MANAGEMENT FACILITY

LAKE/STORMWATER MANAGEMENT FACILITY (UNOBSTRUCTED DRAINAGE EASEMENT) T.O.B. TO T.O.B.

RECREATIONAL AREA

TRACT "C" RECREATIONAL AREA

NORTH LINE OF THE S 1/2 OF THE NE 1/4

S.W. 1/4 OF THE N.E. 1/4

S.E. 1/4 OF THE N.E. 1/4

CURVE TABLE					
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA
C11	S46°40'08"E	219.26	222.10	400.00	31°48'49"
C12	N44°03'15"W	254.13	258.61	400.00	37°02'36"
C13	S76°24'19"W	206.85	208.35	500.00	23°52'32"
C16	N08°17'41"W	69.35	69.51	300.00	13°16'32"
C17	S13°35'41"E	72.40	72.92	175.00	23°52'32"
C18	S58°35'41"E	109.11	115.41	100.00	66°07'28"
C76	N59°42'59"W	42.90	42.92	430.00	05°43'07"
C77	N53°40'20"W	47.78	47.80	430.00	06°22'10"
C78	N47°18'10"W	47.78	47.80	430.00	06°22'10"
C79	N40°56'00"W	47.78	47.80	430.00	06°22'10"
C80	N34°33'50"W	47.78	47.80	430.00	06°22'10"
C81	N28°27'21"W	43.86	43.88	430.00	05°50'48"
C82	S70°31'57"E	35.36	39.27	25.00	90°00'00"
C83	S19°28'03"W	35.36	39.27	25.00	90°00'00"
C84	S34°05'43"E	50.00	50.03	430.00	06°39'58"
C85	S40°40'03"E	48.60	48.62	430.00	06°28'43"
C86	S47°24'38"E	52.56	52.59	430.00	07°00'26"
C87	S54°25'00"E	52.54	52.57	430.00	07°00'19"
C88	S60°14'51"E	34.94	34.95	430.00	04°39'23"
C89	N57°31'38"W	65.13	65.21	370.00	10°05'53"
C90	N48°36'39"W	49.90	49.94	370.00	07°44'01"
C91	N38°40'40"W	78.20	78.35	370.00	12°07'57"
C92	N29°04'19"W	45.69	45.71	370.00	07°04'45"
C93	N19°28'03"E	35.36	39.27	25.00	90°00'00"
C94	N70°31'57"W	35.36	39.27	25.00	90°00'00"
C95	S66°56'38"W	45.37	45.38	525.00	04°57'10"
C96	S72°33'27"W	57.46	57.49	525.00	06°16'27"
C97	S78°17'59"W	47.73	47.74	525.00	05°12'38"
C98	S83°19'17"W	44.27	44.28	525.00	04°49'59"
C99	N42°02'26"E	34.54	38.13	25.00	87°23'41"
C100	N05°23'47"W	45.44	45.50	275.00	09°28'45"
C101	N13°24'09"W	21.75	21.76	275.00	04°32'00"
C102	N37°29'47"W	18.59	19.05	25.00	43°39'15"
C103	S46°28'57"E	20.00	20.17	45.00	25°40'54"
C104	S11°12'05"E	34.35	35.25	45.00	44°52'50"
C105	S30°42'36"W	30.00	30.59	45.00	38°56'33"
C106	S69°39'09"W	30.00	30.59	45.00	38°56'33"
C107	N71°24'18"W	30.00	30.59	45.00	38°56'33"
C108	N32°27'46"W	30.00	30.59	45.00	38°56'33"
C109	N08°15'15"E	32.61	33.37	45.00	42°29'29"
C110	S07°01'25"W	18.12	19.61	25.00	44°57'10"
C111	N15°15'03"W	2.29	2.29	325.00	00°24'15"
C112	N10°53'23"W	47.14	47.18	325.00	08°19'04"
C113	N04°11'38"W	26.77	28.78	325.00	05°04'27"
C114	S46°39'25"E	35.36	39.27	25.00	90°00'00"
C118	S67°41'11"W	53.34	53.37	475.00	06°26'15"
C119	S74°37'42"W	61.69	61.73	475.00	07°26'46"
C120	S81°45'55"W	56.57	56.61	475.00	06°49'41"
C121	N49°20'01"W	35.65	39.69	25.00	90°58'27"
C122	S14°41'22"E	75.25	75.70	200.00	21°41'09"
C123	S31°53'51"E	27.72	27.77	125.00	12°43'49"
C124	S48°11'27"E	43.10	43.32	125.00	19°51'23"
C125	S89°25'10"E	48.99	49.31	125.00	22°36'03"

CURVE TABLE					
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA
C128	S86°11'18"E	23.82	23.88	125.00	10°56'14"
C135	S88°11'05"E	9.08	9.09	75.00	06°56'40"
C136	S55°07'20"E	74.07	77.47	75.00	59°10'48"
C137	S15°24'32"E	52.73	53.01	150.00	20°14'50"
C138	S41°31'44"W	36.46	40.85	25.00	93°37'42"
C157	N70°31'18"W	38.06	40.24	25.00	85°52'35"
C158	S38°09'58"E	11.29	11.29	555.00	01°09'56"
C159	S41°19'40"E	49.95	49.96	555.00	05°09'29"
C160	S46°44'22"E	54.85	54.87	555.00	05°39'54"
C161	S54°35'51"E	45.34	45.36	555.00	04°40'57"
C162	N48°02'42"W	9.61	9.64	35.00	15°47'15"
C163	N32°17'39"W	10.78	10.82	35.00	17°42'50"
C164	S66°04'12"W	29.92	29.92	535.00	03°12'16"
C165	S24°25'35"W	30.06	31.07	35.00	50°51'57"
C166	S65°44'22"W	19.15	19.40	35.00	31°45'38"
C167	N79°48'34"E	60.34	60.35	955.00	03°37'14"
C168	N75°38'21"E	78.65	78.67	955.00	04°43'11"
C169	N72°29'12"E	26.42	26.42	955.00	01°35'06"
C182	S63°59'05"E	32.51	33.81	35.00	55°20'39"
C183	S18°59'05"E	20.85	21.17	35.00	34°39'21"
C184	N08°02'16"W	37.79	37.87	170.00	12°45'43"
C185	N33°10'35"W	109.33	111.31	170.00	37°30'55"
C187	S71°45'39"W	101.46	103.03	170.00	34°43'33"
C188	S28°36'06"W	101.46	103.03	170.00	34°43'33"
C189	S04°16'56"E	90.98	92.10	170.00	31°02'31"
C190	S27°59'09"E	48.39	48.56	170.00	16°21'55"
C191	S38°04'21"E	11.30	11.30	170.00	03°48'29"
C192	N10°46'28"W	34.17	35.70	35.00	58°26'16"
C193	N42°09'00"E	28.12	28.94	35.00	47°22'41"
C194	N70°30'58"E	5.71	5.71	35.00	09°21'15"
C195	S72°50'08"W	53.48	53.50	650.00	04°42'56"
C196	S67°15'05"W	9.18	9.18	650.00	00°48'32"
C197	S84°57'27"E	33.07	34.45	35.00	56°23'28"
C198	S44°47'57"E	14.51	14.62	35.00	23°55'32"
C199	N35°17'33"W	47.57	47.58	555.00	4°54'44"
C200	N40°56'00"W	61.67	61.70	555.00	6°22'10"
C201	N47°18'10"W	61.67	61.70	555.00	6°22'10"
C202	N53°40'20"W	61.67	61.70	555.00	6°22'10"
C203	N59°42'59"W	55.37	55.40	555.00	5°43'08"
C204	S47°13'20"E	18.53	18.76	35.00	30°42'25"
C205	S16°26'16"E	18.63	18.85	35.00	30°51'44"
C206	S88°38'19"W	60.63	65.14	50.00	74°38'31"
C207	S56°04'47"E	17.79	17.80	250.00	4°04'43"
C208	S67°48'51"E	84.20	84.61	250.00	19°23'26"

LINE TABLE		
LINE	BEARING	LENGTH
L66	N90°00'00"E	28.35
L67	N90°00'00"E	13.33
L68	N01°00'24"W	11.08
L69	N01°00'24"W	9.32
L71	N62°34'33"W	5.11
L72	N62°34'33"W	32.13

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
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PSD # 2002–024 CITY DEV. # 5676.6

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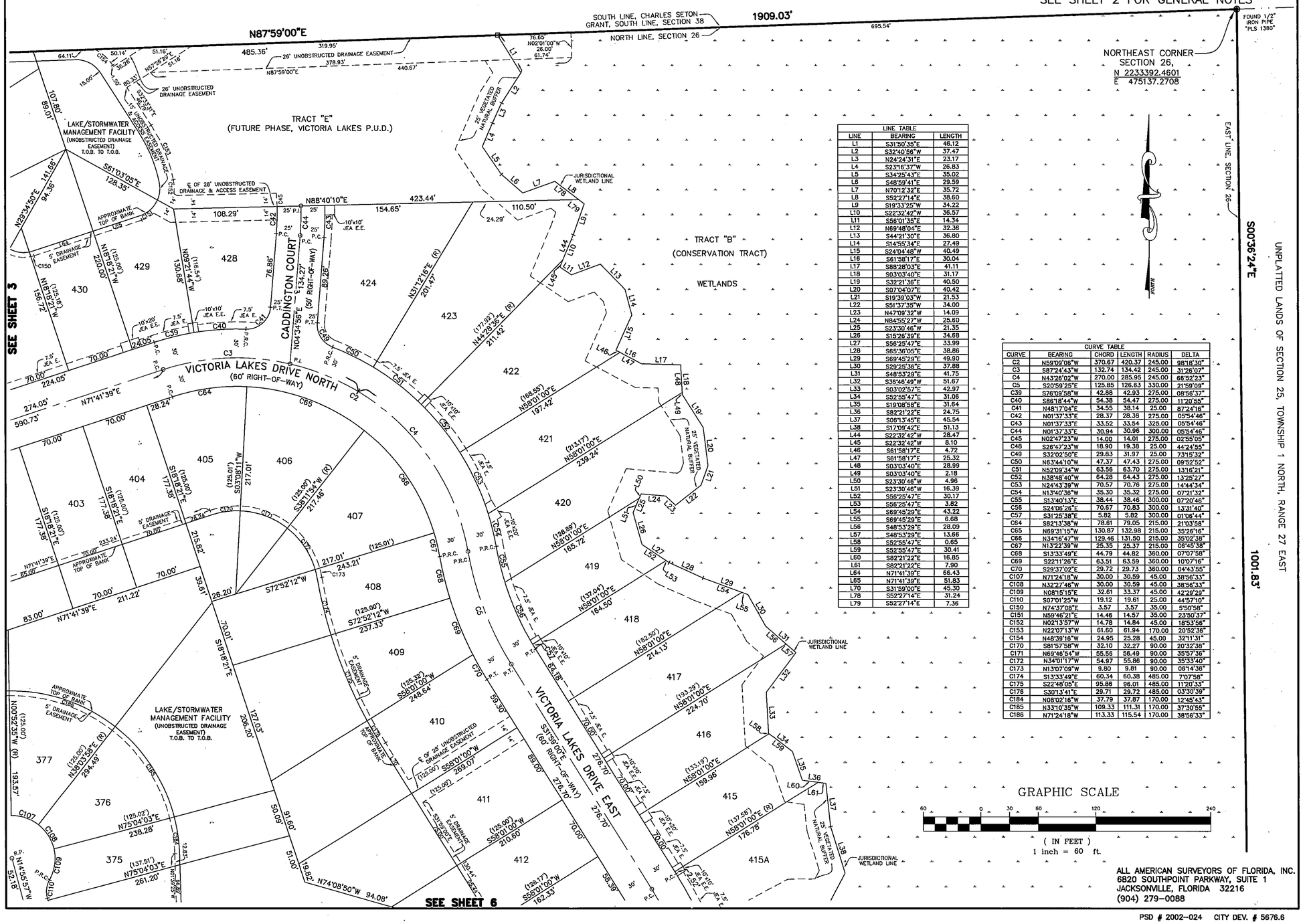
UNPLATTED LANDS OF SECTION 38, TOWNSHIP 1 NORTH, RANGE 27 EAST
CHARLES SETON GRANT

PLAT BOOK 57 PAGE 48D
SHEET 5 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L1	S31°50'35"E	46.12
L2	S32°40'56"W	37.47
L3	N24°24'31"E	23.17
L4	S23°16'37"W	26.83
L5	S34°25'43"E	35.02
L6	S48°59'41"E	29.59
L7	N70°12'32"E	35.72
L8	S52°27'14"E	38.60
L9	S19°33'25"W	34.22
L10	S22°32'42"W	36.57
L11	S56°01'35"E	14.34
L12	N69°48'04"E	32.36
L13	S44°21'30"E	36.80
L14	S14°55'34"E	27.49
L15	S24°04'48"W	40.49
L16	S61°58'17"E	30.04
L17	S89°28'03"E	41.11
L18	S03°03'40"E	31.17
L19	S32°21'36"E	40.50
L20	S07°04'07"E	40.42
L21	S19°39'03"W	21.53
L22	S51°37'35"W	34.00
L23	N47°09'32"W	14.09
L24	N84°55'27"W	25.60
L25	S23°30'46"W	21.35
L26	S15°26'39"E	34.68
L27	S35°25'47"E	33.99
L28	S65°36'05"E	38.86
L29	S69°45'29"E	49.90
L30	S29°25'36"E	37.88
L31	S48°53'29"E	41.75
L32	S36°46'48"W	51.67
L33	S03°02'57"E	42.97
L34	S52°55'47"E	31.06
L35	S19°08'58"E	31.64
L36	S82°21'22"E	24.75
L37	S08°13'45"E	45.54
L38	S17°09'42"E	51.13
L44	S22°32'42"W	28.47
L45	S22°32'42"W	8.10
L46	S61°58'17"E	4.72
L47	S61°58'17"E	25.32
L48	S03°03'40"E	28.99
L49	S03°03'40"E	2.18
L50	S23°30'46"W	4.96
L51	S23°30'46"W	16.39
L52	S55°25'47"E	30.17
L53	S55°25'47"E	3.82
L54	S69°45'29"E	43.22
L55	S69°45'29"E	6.68
L56	S48°53'29"E	28.09
L57	S48°53'29"E	13.66
L58	S52°55'47"E	0.65
L59	S52°55'47"E	30.41
L60	S82°21'22"E	16.85
L61	S82°21'22"E	7.90
L64	N71°41'39"E	66.43
L65	N71°41'39"E	51.83
L70	S31°59'00"E	45.30
L78	S52°27'14"E	31.24
L79	S52°27'14"E	7.36

CURVE TABLE					
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA
C2	N59°09'06"W	370.67	420.37	245.00	98°18'30"
C3	S87°24'43"W	132.74	134.42	245.00	31°26'07"
C4	N43°26'02"W	270.00	285.95	245.00	66°52'23"
C5	S20°59'25"E	125.85	126.83	330.00	21°59'09"
C39	S76°09'58"W	42.88	42.93	275.00	08°56'37"
C40	S86°18'44"W	54.38	54.47	275.00	11°20'55"
C41	N48°17'04"E	34.55	38.14	25.00	87°24'16"
C42	N01°37'33"E	28.37	28.38	275.00	05°54'46"
C43	N01°37'33"E	33.52	33.54	325.00	05°54'46"
C44	N01°37'33"E	30.94	30.96	300.00	05°54'46"
C45	N02°47'23"W	14.00	14.01	275.00	02°55'05"
C48	S26°47'23"W	18.90	19.38	25.00	44°24'55"
C49	S32°02'50"E	29.83	31.97	25.00	73°15'32"
C50	N63°44'10"W	47.37	47.43	275.00	09°52'52"
C51	N52°09'34"W	63.56	63.70	275.00	13°16'21"
C52	N38°48'40"W	64.28	64.43	275.00	13°25'27"
C53	N24°43'39"W	70.57	70.76	275.00	14°44'34"
C54	N13°40'36"W	35.30	35.32	275.00	07°21'32"
C55	S13°40'13"E	38.44	38.46	300.00	07°20'46"
C56	S24°06'26"E	70.67	70.83	300.00	13°31'40"
C57	S31°25'38"E	5.82	5.82	300.00	01°06'44"
C64	S82°13'38"W	78.81	79.05	215.00	21°03'58"
C65	N69°31'15"W	130.87	132.98	215.00	35°26'16"
C66	N34°16'47"W	129.46	131.50	215.00	35°02'38"
C67	N13°22'39"W	25.35	25.37	215.00	06°45'38"
C68	S13°33'49"E	44.79	44.82	360.00	07°07'58"
C69	S22°11'26"E	63.51	63.59	360.00	10°07'16"
C70	S28°37'02"E	29.72	29.73	360.00	04°43'55"
C107	N71°24'18"W	30.00	30.59	45.00	38°56'33"
C108	N32°27'46"W	30.00	30.59	45.00	38°56'33"
C109	N08°15'15"E	32.61	33.37	45.00	42°29'29"
C110	S07°01'25"W	19.12	19.61	25.00	44°57'10"
C150	N74°37'08"E	3.57	3.57	35.00	5°50'58"
C151	N59°48'21"E	14.46	14.57	35.00	23°50'37"
C152	N02°13'57"W	14.78	14.84	45.00	18°53'56"
C153	N22°07'13"W	61.60	61.94	170.00	20°52'36"
C154	N48°39'16"W	24.95	25.28	45.00	32°11'31"
C170	S81°57'58"W	32.10	32.27	90.00	20°32'38"
C171	N69°46'54"W	55.56	56.48	90.00	35°57'35"
C172	N34°01'17"W	54.97	55.86	90.00	35°33'40"
C173	N13°07'09"W	9.80	9.81	90.00	06°14'36"
C174	S13°33'49"E	60.34	60.38	485.00	7°07'58"
C175	S22°48'05"E	95.86	96.01	485.00	11°20'33"
C176	S30°13'41"E	29.71	29.72	485.00	03°30'39"
C184	N08°02'16"W	37.79	37.97	170.00	12°45'43"
C185	N33°10'35"W	109.33	111.31	170.00	37°30'55"
C186	N71°24'18"W	113.33	115.54	170.00	38°56'33"

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
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VICTORIA LAKES UNIT THREE

A PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF GOVERNMENT LOT 2, SAID SECTION 26, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 57 PAGE 48E

SHEET 6 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

SEE SHEET 5

SEE SHEET 4

TEDDINGTON LANE (50' RIGHT-OF-WAY)

SHREWSBURY DRIVE (50' RIGHT-OF-WAY)

VICTORIA LAKES EAST DRIVE (60' RIGHT-OF-WAY)

LAKE/STORMWATER MANAGEMENT FACILITY (UNOBSTRUCTED DRAINAGE EASEMENT) T.O.B. TO T.O.B.

TRACT "B" (CONSERVATION TRACT) WETLANDS

JURISDICTIONAL WETLAND LINE

25' VEGETATED NATURAL BUFFER

UNPLATTED LANDS OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 27 EAST

EAST LINE, SECTION 26

1001.83' S00°36'24"E

NORTH LINE OF THE S 1/2 OF THE NE 1/4

S51°00'38"W 17.12'

N79°49'49"W 52.28'

S81°47'57"W 50.84'

S63°08'22"W 50.34'

S89°23'36"W 268.20'

N89°02'44"W 48.52'

S75°39'20"W 48.81'

S50°37'50"E CH=60.53 R=150.00 A=60.95 Δ=23°16'56"

S57°32'41"E CH=49.45 R=300.00 A=49.50 Δ=9°27'15"

S37°10'57"W 60.00'

S62°52'26"W 153.86'

S09°51'57"W 83.10'

S52°42'50"W 76.15'

S22°38'42"E 255.49'

S59°12'40"W 278.87'

N88°08'32"W 407.74'

N25°31'57"W 360.98'

UNPLATTED LANDS OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST

LAKE/STORMWATER MANAGEMENT FACILITY

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

CURVE TABLE					
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA
C6	N29°37'41"W	104.05	104.27	470.00	12°42'38"
C7	S40°46'20"E	131.94	135.09	180.00	42°59'57"
C8	S23°11'58"E	24.65	24.67	180.00	07°51'13"
C9	S44°41'57"E	108.69	110.41	180.00	35°08'44"
C10	N57°32'41"W	44.50	44.55	270.00	09°27'15"
C14	N75°36'30"E	176.35	177.81	400.00	25°28'10"
C16	N08°17'41"W	69.35	69.51	300.00	13°16'32"
C17	S13°35'41"E	72.40	72.92	175.00	23°52'32"
C18	S58°35'41"E	109.11	115.41	100.00	66°07'28"
C58	N25°37'41"W	110.69	110.92	500.00	12°42'38"
C59	S21°23'45"E	11.11	11.12	150.00	04°14'47"
C60	S42°53'43"E	99.53	101.45	150.00	38°45'10"
C71	N30°38'31"W	21.11	21.11	440.00	02°44'57"
C71A	N25°29'48"W	57.36	57.40	440.00	07°28'29"
C72	N20°33'26"E	33.66	36.93	25.00	84°37'59"
C73	N78°16'06"W	31.37	33.91	25.00	77°42'56"
C74	S50°50'29"E	83.24	83.79	210.00	22°51'40"
C75	N57°32'41"W	39.56	39.60	240.00	09°27'15"
C107	N71°24'18"W	30.00	30.59	45.00	38°56'33"
C108	N32°27'46"W	30.00	30.59	45.00	38°56'33"
C109	N08°15'15"E	32.61	33.37	45.00	42°29'29"
C110	S07°01'25"W	19.12	19.61	25.00	44°57'10"
C111	N15°15'03"W	2.29	2.29	325.00	00°24'15"
C112	N10°53'23"W	47.14	47.18	325.00	08°19'04"
C113	N04°11'38"W	28.77	28.78	325.00	05°04'27"
C114	S46°39'25"E	35.36	39.27	25.00	90°00'00"
C115	N84°12'08"E	54.16	54.20	375.00	08°16'55"
C116	N73°47'54"E	81.82	81.98	375.00	12°31'33"
C117	N65°12'17"E	30.50	30.51	375.00	04°39'42"
C122	S14°41'22"E	75.25	75.70	200.00	21°41'09"
C123	S31°53'51"E	27.72	27.77	125.00	12°43'49"
C124	S48°11'27"E	43.10	43.32	125.00	19°51'23"
C125	S89°25'10"E	48.99	49.31	125.00	22°36'03"
C126	S86°11'18"E	23.82	23.86	125.00	10°56'14"
C127	N59°20'43"W	26.73	28.20	25.00	64°37'23"
C128	S30°56'23"E	6.13	6.14	45.00	07°48'43"
C129	S67°39'08"E	48.76	51.53	45.00	65°36'27"
C130	N60°04'12"E	30.00	30.59	45.00	38°56'33"
C131	N21°07'39"E	30.00	30.59	45.00	38°56'33"
C132	N17°48'54"W	30.00	30.59	45.00	38°56'33"
C133	N53°40'39"W	25.40	25.75	45.00	32°46'59"
C134	N80°51'47"W	16.85	16.96	45.00	21°35'16"
C135	S88°11'05"E	9.08	9.09	75.00	06°56'40"
C136	S55°07'20"E	74.07	77.47	75.00	59°10'48"
C137	S15°24'32"E	52.73	53.01	150.00	20°14'50"
C138	S41°31'44"W	36.46	40.85	25.00	93°37'42"
C139	N88°08'44"E	2.93	2.93	425.00	00°23'42"
C140	N84°44'12"E	47.62	47.65	425.00	06°25'24"
C141	N78°18'16"E	47.75	47.78	425.00	06°26'28"
C142	N71°13'10"E	57.29	57.33	425.00	07°43'44"
C143	N65°06'52"E	33.23	33.24	425.00	04°28'52"
C177	N19°41'28"W	14.90	15.02	35.00	24°35'04"
C178	N18°45'35"E	30.86	31.98	35.00	52°19'02"
C178A	N52°36'28"E	9.37	9.39	35.00	15°22'44"
C179	N82°04'54"E	15.57	15.57	250.00	03°34'07"
C180	N75°37'59"E	38.60	38.64	250.00	08°51'23"
C181	N84°12'08"E	36.10	36.14	250.00	08°16'55"
C182	S83°59'05"E	32.51	33.81	35.00	55°20'39"
C183	S18°59'05"E	20.85	21.17	35.00	34°39'21"
C206	S88°38'19"W	60.63	65.14	50.00	74°38'31"
C207	S56°04'47"E	17.79	17.80	250.00	04°04'43"
C208	S67°48'51"E	84.20	84.61	250.00	19°23'26"
C209	S87°47'36"E	33.69	33.71	250.00	07°43'37"
C210	N74°06'31"W	30.15	30.63	50.00	35°05'48"
C211	S58°35'18"E	12.03	12.04	170.00	04°03'23"
C212	S89°44'15"E	53.90	54.12	170.00	18°14'30"
C213	S89°39'31"E	63.71	64.09	170.00	21°38'02"
C214	N60°04'12"E	113.33	115.54	170.00	38°56'33"
C215	N21°07'39"E	113.33	115.54	170.00	38°56'33"
C216	N17°48'54"W	113.33	115.54	170.00	38°56'33"
C217	N45°19'00"W	47.50	47.65	170.00	16°03'39"
C218	S20°06'03"E	43.86	46.42	40.00	66°29'32"
C219	S42°24'42"W	39.11	40.86	40.00	58°31'59"
C220	N70°21'00"E	25.50	25.50	550.00	02°39'23"
C221	N84°18'31"E	27.01	27.01	550.00	02°48'51"
C222	S82°57'32"W	0.31	0.31	105.00	00°10'12"
C223	S75°58'07"W	46.97	47.37	105.00	25°50'58"
C224	S31°15'15"E	40.38	40.50	150.00	15°28'14"

LINE TABLE		
LINE	BEARING	LENGTH
L37	S06°13'45"E	45.54
L38	S17°09'42"E	51.13
L39	S28°06'34"W	34.98
L40	S89°44'21"W	37.02
L41	S61°59'45"W	40.53
L42	S17°50'37"W	55.41
L43	S66°28'52"W	19.92
L61	S82°21'22"E	7.90
L73	N88°20'35"E	29.36
L74	N88°20'35"E	50.00
L75	N88°20'35"E	11.17
L76	N62°52'26"E	24.89

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VICTORIA LAKES UNIT FOUR

A PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 59 PAGE 1
SHEET 1 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CAPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF TRACT "B" (CONSERVATION TRACT) AS SHOWN ON PLAT OF VICTORIA LAKES, UNIT THREE AS RECORDED IN PLAT BOOK 57, PAGES 48 THROUGH 48E, INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, SAID POINT OF BEGINNING LYING ON THE EAST LINE OF SAID SECTION 26; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 00°36'24" EAST ALONG SAID EAST LINE OF SECTION 26, A DISTANCE OF 1407.29 FEET; THENCE, DEPARTING SAID EAST LINE OF SECTION 26, RUN SOUTH 89°36'11" WEST, A DISTANCE OF 1328.56 FEET; THENCE SOUTH 89°36'13" WEST, A DISTANCE OF 483.20 FEET; THENCE NORTH 00°23'47" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89°36'13" WEST, A DISTANCE OF 43.39 FEET; THENCE NORTH 00°23'47" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE LEADING NORTHEASTERLY, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.28 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°35'26" EAST, 35.36 FEET; THENCE NORTH 89°37'32" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 00°25'22" WEST, A DISTANCE OF 64.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 145.00 FEET; THENCE NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 62.88 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°59'59" EAST, 62.38 FEET; THENCE NORTH 89°36'13" EAST, A DISTANCE OF 259.69 FEET; THENCE NORTH 60°36'35" EAST, A DISTANCE OF 196.83 FEET; THENCE NORTH 18°42'20" EAST, A DISTANCE OF 252.46 FEET TO ITS INTERSECTION WITH THE SOUTHERLY MOST LINE OF SAID VICTORIA LAKES UNIT THREE; THENCE ALONG SAID SOUTHERLY MOST LINE AND FOLLOWING THE BOUNDARY LINE OF SAID VICTORIA LAKES UNIT THREE THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 88°08'32" EAST, A DISTANCE OF 407.74 FEET; COURSE NO. 2: THENCE NORTH 59°12'40" EAST, A DISTANCE OF 278.87 FEET; COURSE NO. 3: THENCE NORTH 22°38'42" WEST, A DISTANCE OF 255.49 FEET; COURSE NO. 4: THENCE NORTH 52°42'50" EAST, A DISTANCE OF 76.15 FEET; COURSE NO. 5: THENCE NORTH 09°51'57" EAST, A DISTANCE OF 83.10 FEET; COURSE NO. 6: THENCE NORTH 62°52'26" EAST, A DISTANCE OF 153.86 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF VICTORIA LAKES DRIVE EAST (A 60 FOOT RIGHT-OF-WAY LINE AS NOW ESTABLISHED); COURSE NO. 7: THENCE NORTH 37°10'57" EAST, DEPARTING SAID SOUTHWESTERLY LINE, A DISTANCE OF 60.00 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID VICTORIA LAKES DRIVE EAST, SAID POINT LYING ON A CURVE LEADING NORTHWESTERLY, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 300.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 57°32'41" WEST, 49.45 FEET; COURSE NO. 8: THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 49.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 150.00 FEET; COURSE NO. 9: THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 60.95 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT "B", VICTORIA LAKES UNIT THREE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50°37'50" WEST, 60.53 FEET; THENCE, DEPARTING SAID NORTHWESTERLY LINE AND ALONG SAID SOUTHERLY LINE OF TRACT "B", VICTORIA LAKES UNIT THREE, THE FOLLOWING COURSES AND DISTANCES; COURSE NO. 10: THENCE NORTH 51°00'38" EAST, A DISTANCE OF 17.12 FEET; COURSE NO. 11: THENCE SOUTH 79°49'49" EAST, A DISTANCE OF 52.28 FEET; COURSE NO. 12: THENCE SOUTH 89°02'44" EAST, A DISTANCE OF 48.52 FEET; COURSE NO. 13: THENCE NORTH 81°47'57" EAST, A DISTANCE OF 50.84 FEET; COURSE NO. 14: THENCE NORTH 75°39'20" EAST, A DISTANCE OF 48.81 FEET; COURSE NO. 15: THENCE NORTH 63°08'22" EAST, A DISTANCE OF 50.34 FEET; COURSE NO. 16: THENCE NORTH 89°23'36" EAST, A DISTANCE OF 268.20 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 34.67 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT TORIA LAKES, 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 VICTORIA LAKES UNIT FOUR, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL STREETS, ROADS, PARKWAYS, LANES, COURTS, UNOBSTRUCTED DRAINAGE EASEMENTS, AND UNOBSTRUCTED DRAINAGE AND ACCESS 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 TRANSVERSE, 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 ASSOCIATION OF VICTORIA LAKES, INC., A NOT-FOR-PROFIT ORGANIZATION. 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.

VICTORIA LAKES, INC. 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 OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN VICTORIA LAKES UNIT FOUR. 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 177.091(28).

TRACT "4A" (CONSERVATION TRACT) SHALL BE RETAINED BY TORIA LAKES, INC., IT SUCCESSORS AND ASSIGNS.

TRACT "4B" (OPEN TRACT) SHALL BE RETAINED BY TORIA LAKES, INC., IT 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-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 SYSTEMS; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE TORIA LAKES, INC., A FLORIDA CORPORATION,
HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 8th DAY OF August, A.D. 2005.

TORIA LAKES, INC.
A FLORIDA CORPORATION

WITNESS: Anne G. Lara
Anne G Lara
TYPE OR PRINT NAME

WITNESS: Donna Passmore
DONNA PASSMORE
TYPE OR PRINT NAME

BY: Mary Louise Dungey
MARY LOUISE DUNGEY, VICE PRESIDENT OF
TORIA LAKES, INC. A FLORIDA CORPORATION

SEAL

NOTARY FOR TORIA LAKES, INC.
A FLORIDA CORPORATION

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF August, A.D., 2005, BY MARY LOUISE DUNGEY, VICE PRESIDENT OF TORIA LAKES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Anne G. Lara
NOTARY PUBLIC, STATE OF FLORIDA
Anne G. Lara
TYPE OR PRINT NAME
MY COMMISSION EXPIRES:

ANNE G. LARA
MY COMMISSION # DD 301477
EXPIRES: April 18, 2008
Bonded Thru Notary Public Underwriters

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 30 DAY OF August, A.D., 2005.

ALAN R. MOSLEY, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2005319350

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 59 PAGES 1, 2, 3, 4, 5 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 30 DAY OF August, A.D., 2005.

JIM FULLER, CLERK OF THE CIRCUIT COURTS

Jean Marshall
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 22nd DAY OF August, A.D., 2005.

GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR NUMBER 4252

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD NO. 2002-024 CITY DEV. NO. 5676.10

Approved 8/23/2005
Date
for City Engineer
for Director of Public Works
Approved 8/26/2005
Date
for General Counsel

VICTORIA LAKES UNIT FOUR

A PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

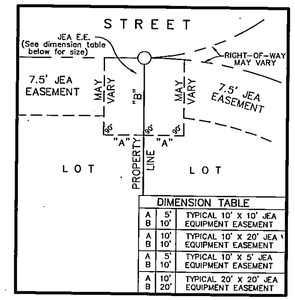
PLAT BOOK 59 PAGE 2
SHEET 2 OF 5 SHEETS

GENERAL NOTES

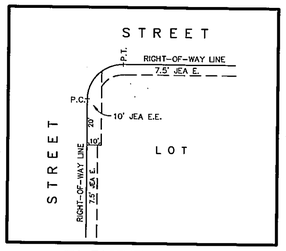
1. BASIS OF BEARING: STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL STATION NAMES USED FOR THIS SURVEY ARE; JEA-0105 AND JEA-0118. COORDINATES SHOWN ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 901) IN U.S. FEET.
2. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
3. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
4. 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.
5. 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.
6. 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.
7. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
8. "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.
9. "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.
10. THE STORMWATER LAKES/PONDS (SPECIFICALLY THE TOP OF BANK) AS SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
11. THE JURISDICTIONAL WETLANDS SHOWN HEREON ARE BASED ON WETLANDS MAP BY A & J LAND SURVEYORS, INC., FILE NO. TIN-12B, DATED AUGUST 28, 2002.
12. THE UPLAND BUFFER IS TO REMAIN IN AN UNDISTURBED, NATURAL VEGETATIVE STATE.
13. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTION WETLAND LINE OR WITHIN DESIGNATED UPLAND BUFFER AREAS, WITHOUT WRITTEN APPROVAL OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, UNITED STATES ARMY CORPS OF ENGINEERS AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS OR UPLAND BUFFER AREAS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA OR UPLAND BUFFER AREAS, TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES. THE WETLAND JURISDICTION LINES AND UPLAND BUFFER AREAS ARE IDENTIFIED HEREON AS VEGETATED NATURAL BUFFERS AND MUST BE KEPT IN A NATURAL STATE.
14. (100.00') DENOTES DISTANCES, ALONG PROPERTY LINES, FROM ROAD RIGHTS-OF-WAY TO DRAINAGE EASEMENTS.
15. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
16. ALL BOUNDARY CORNERS ARE SET CONCRETE MONUMENTS (#3857) UNLESS OTHERWISE NOTED.
17. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X"(UNSHADED), 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: 120077 0159 E; MAP REVISED INDEX DATE: JUNE 16, 1999.
18. 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.

ABBREVIATIONS/LEGEND

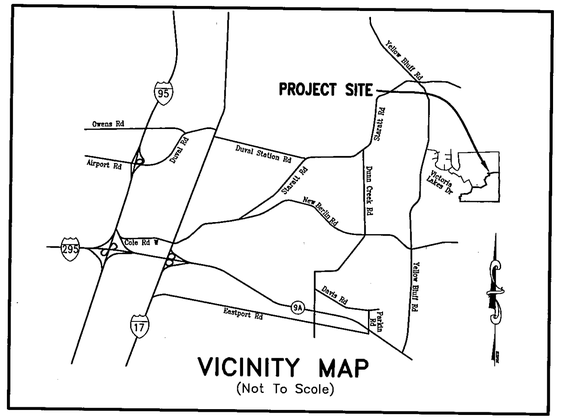
- ⊡ . . . . . DENOTES SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- ■ . . . . . DENOTES FOUND PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- ○ . . . . . DENOTES PERMANENT CONTROL POINT (NAIL AND DISK LABELED "LB 6661", UNLESS OTHERWISE INDICATED).
- WL . . . . . DENOTES DESIGNATED WETLANDS AREA.
- ~~XXX~~ . . . . . DENOTES STREET NAME CHANGE
- C99 . . . . . DENOTES TABULATED CURVE DATA DESIGNATION
- ℄ . . . . . DENOTES CENTERLINE
- CT. . . . . DENOTES COURT
- JEA E. . . . . DENOTES JEA EASEMENT
- JEA E.E. . . . . DENOTES JEA EQUIPMENT EASEMENT
- DR. . . . . DENOTES DRIVE
- ESM'T . . . . . DENOTES EASEMENT
- GOV'T . . . . . DENOTES GOVERNMENT
- L9 . . . . . DENOTES TABULATED LINE DATA DESIGNATION
- LB . . . . . DENOTES LICENSED BUSINESS
- NO. . . . . DENOTES NUMBER
- P.C. . . . . DENOTES POINT OF CURVATURE
- P.C.C. . . . . DENOTES POINT OF COMPOUND CURVATURE
- P.C.P. . . . . DENOTES PERMANENT CONTROL POINT
- P.I. . . . . DENOTES POINT OF INTERSECTION
- P.R.C. . . . . DENOTES POINT OF REVERSE CURVATURE
- P.R.M. . . . . DENOTES PERMANENT REFERENCE MONUMENT
- P.T. . . . . DENOTES POINT OF TANGENCY
- P.U.D. . . . . DENOTES PLANNED URBAN DEVELOPMENT
- R= . . . . . DENOTES RADIUS EQUALS
- (R) . . . . . DENOTES RADIAL LINE, WHEN SO INDICATED
- RD. . . . . DENOTES ROAD
- R.P. . . . . DENOTES RADIUS POINT
- T.O.B. . . . . DENOTES TOP OF BANK



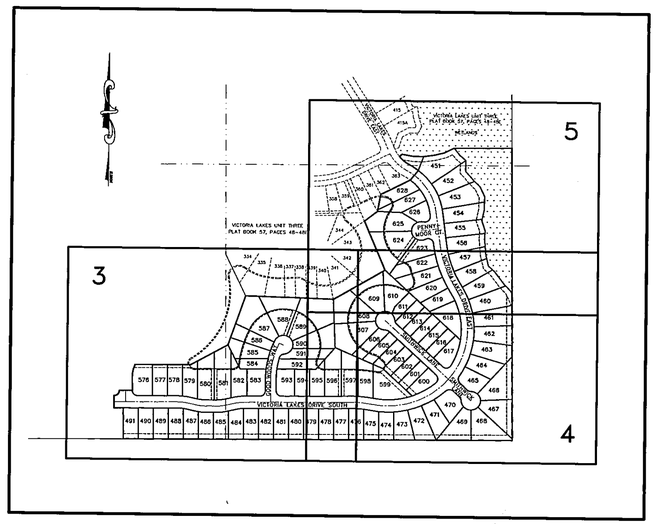
JEA EASEMENT DETAIL
(NOT TO SCALE)



JEA EASEMENT DETAIL
(NOT TO SCALE)



VICINITY MAP
(Not To Scale)



KEY MAP
(1"=400')

CERTIFICATE OF SURVEYOR

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

CERTIFIED THIS 8th DAY OF Aug., A.D., 2005.

JAMES D. HARRISON, JR.
FLORIDA REGISTERED SURVEYOR AND MAPPER, NO. 2647
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD NO. 2002-024 CITY DEV. NO. 5676.10

VICTORIA LAKES UNIT FOUR

A PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 59 PAGE 3
SHEET 3 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	ARC	DELTA
C7	S88°17'43"W	45.66	1000.00	45.67	02°37'00"
C8	N12°19'50"E	178.81	405.00	180.29	25°30'23"
C9	S83°20'21"W	43.65	200.00	43.73	12°31'44"
C10	S83°20'21"W	43.65	200.00	43.73	12°31'44"
C11	N84°07'55"W	43.65	200.00	43.73	12°31'44"
C12	N84°07'55"W	43.65	200.00	43.73	12°31'44"
C46	S87°48'01"W	14.19	500.00	14.19	01°37'36"
C47	S88°17'43"W	47.03	1030.00	47.04	02°37'00"
C48	S88°10'42"W	8.46	170.00	8.46	02°51'02"
C49	S81°54'50"W	28.68	170.00	28.72	09°40'41"
C50	S83°20'21"W	50.19	230.00	50.29	12°31'44"
C51	N85°35'02"W	38.59	230.00	38.64	09°37'29"
C52	N79°19'11"W	11.66	230.00	11.66	02°54'15"
C53	N79°49'35"W	11.62	170.00	11.62	03°55'03"
C54	N86°05'27"W	25.53	170.00	25.55	08°36'41"
C88	S87°30'33"W	17.68	970.00	17.68	01°02'40"
C89	S88°49'03"W	26.61	970.00	26.62	01°34'20"
C90	N45°24'34"W	35.35	25.00	39.26	89°58'25"
C91	S03°19'34"W	49.69	380.00	49.73	07°29'52"
C92	S10°55'19"W	50.99	380.00	51.03	07°41'39"
C93	S15°04'03"W	3.96	380.00	3.96	00°35'48"
C94	S50°10'12"W	28.54	25.00	30.37	69°36'31"
C95	N53°14'43"E	47.33	45.00	49.84	63°27'28"
C96	N01°47'42"W	35.62	45.00	36.62	46°37'21"
C97	N47°59'30"W	35.00	45.00	35.95	45°46'15"
C98	S86°14'16"W	35.00	45.00	35.95	45°46'15"

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	ARC	DELTA
C99	S43°18'48"W	30.84	45.00	31.48	40°04'40"
C100	S24°41'16"W	4.36	45.00	4.36	00°34'52"
C101	S21°21'11"W	45.67	430.00	45.69	06°05'19"
C102	S15°38'23"W	40.05	430.00	40.06	05°20'17"
C103	S09°35'11"W	50.77	430.00	50.80	06°46'07"
C104	S02°53'23"W	49.69	430.00	49.72	06°37'29"
C105	S44°35'26"W	35.36	25.00	39.28	90°01'35"
C106	S83°20'21"W	50.19	230.00	50.29	12°31'44"
C107	S83°20'21"W	37.10	170.00	37.17	12°31'44"
C108	N84°07'55"W	37.10	170.00	37.17	12°31'44"
C109	N81°46'55"W	31.40	230.00	31.43	07°49'44"
C110	N88°02'47"W	18.86	230.00	18.87	04°41'59"
C111	N45°24'34"W	35.35	25.00	39.26	89°58'25"
C128	S18°24'15"W	132.22	170.00	135.80	45°46'15"
C138	N65°34'23"W	29.42	35.00	30.36	49°41'59"
C139	N08°16'20"W	37.56	35.00	39.65	64°54'07"
C140	N23°27'32"E	4.27	170.00	4.27	01°26'24"
C141	N14°00'21"E	51.62	170.00	51.82	17°27'58"
C142	N09°55'00"W	89.08	170.00	90.14	30°22'45"
C143	N45°42'51"W	119.67	170.00	122.29	41°12'58"
C144	S83°57'37"W	119.67	170.00	122.29	41°12'58"
C145	S43°30'34"W	115.41	170.00	117.75	39°41'08"
C146	S22°42'48"W	5.66	170.00	5.66	01°54'25"
C147	S21°19'13"W	56.36	550.00	56.38	05°52'25"
C148	S14°09'10"W	81.15	550.00	81.22	08°27'41"
C149	S08°28'06"W	27.91	550.00	27.91	02°54'28"
C150	S17°31'34"W	10.85	30.00	10.91	20°50'06"
C151	S58°45'38"W	30.74	30.00	32.27	61°38'01"
C152	N67°58'23"W	22.91	30.00	23.51	44°53'58"

LINE TABLE		
LINE	BEARING	LENGTH
L37	S89°34'38"W	29.92
L38	S89°34'38"W	65.00
L39	S89°34'38"W	6.36
L40	S89°34'38"W	7.49
L41	S89°34'38"W	67.50
L42	S89°34'38"W	66.25
L43	S89°36'13"W	13.21
L44	S89°36'13"W	36.86
L45	S89°36'13"W	71.25
L46	S89°36'13"W	71.25
L47	S89°36'13"W	81.87

UNPLATTED LANDS OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST

UNPLATTED LANDS OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST

334 335 336 337 338 339 340 341

VICTORIA LAKES UNIT THREE
PLAT BOOK 57, PAGES 48-48E

APPROXIMATE TOP OF BANK

LAKE/STORMWATER MANAGEMENT FACILITY

SOUTHERLY MOST LINE VICTORIA LAKES UNIT THREE

S.E. 1/4 OF THE N.E. 1/4 SECTION 26
S.W. 1/4 OF THE N.E. 1/4 SECTION 26

S88°08'32"E 407.74'
196.48' 151.88'
59.39'

278.87'
N59°12'40"E
89.16'

LAKE/STORMWATER MANAGEMENT FACILITY (UNOBSTRUCTED DRAINAGE EASEMENT) T.O.B. TO T.O.B.

252.46'
142.90'

N18°42'20"E
71.62'

37.83'

196.83'
71.95'

N60°36'35"E
90.61'

N11°59'59"E
CH=62.38
A=62.88
R=145.00
Δ=24°50'43"

N89°36'13"E 259.69'
(245.0' P.R.M. TO P.R.M.)

N00°25'22"W
64.08'

N44°35'26"E
CH=35.36
A=39.28
R=25.00
Δ=90°01'35"

N89°37'32"E
60.00'

N00°23'47"W
69.00'

S89°36'13"W
43.39'

N00°23'47"W
150.00'

STATE PLANE COORDINATES
N 2230970.9248
E 473351.0573

S89°36'13"W 483.20'

S89°36'11"W 1328.56'

FND 4"x4" CONC. P.R.M. #5661

588 587 589 586 590 585 591 584 592 583 593 582 594 581 595 580 596 579 597 578 577 576 608 607 491 490 489 488 487 486 485 484 483 482 481 480 479 478 477

GOOD WOODS WAY (50' RIGHT-OF-WAY)

VICTORIA LAKES DRIVE SOUTH (60' RIGHT-OF-WAY)
S89°36'13"W 297.94'
VICTORIA LAKES DRIVE SOUTH (60' RIGHT-OF-WAY) 301.84'
420.34'

LAKE/STORMWATER MANAGEMENT FACILITY (UNOBSTRUCTED DRAINAGE EASEMENT) T.O.B. TO T.O.B.

SEE SHEET 4

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

UNPLATTED LANDS OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST

PREPARED BY:
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
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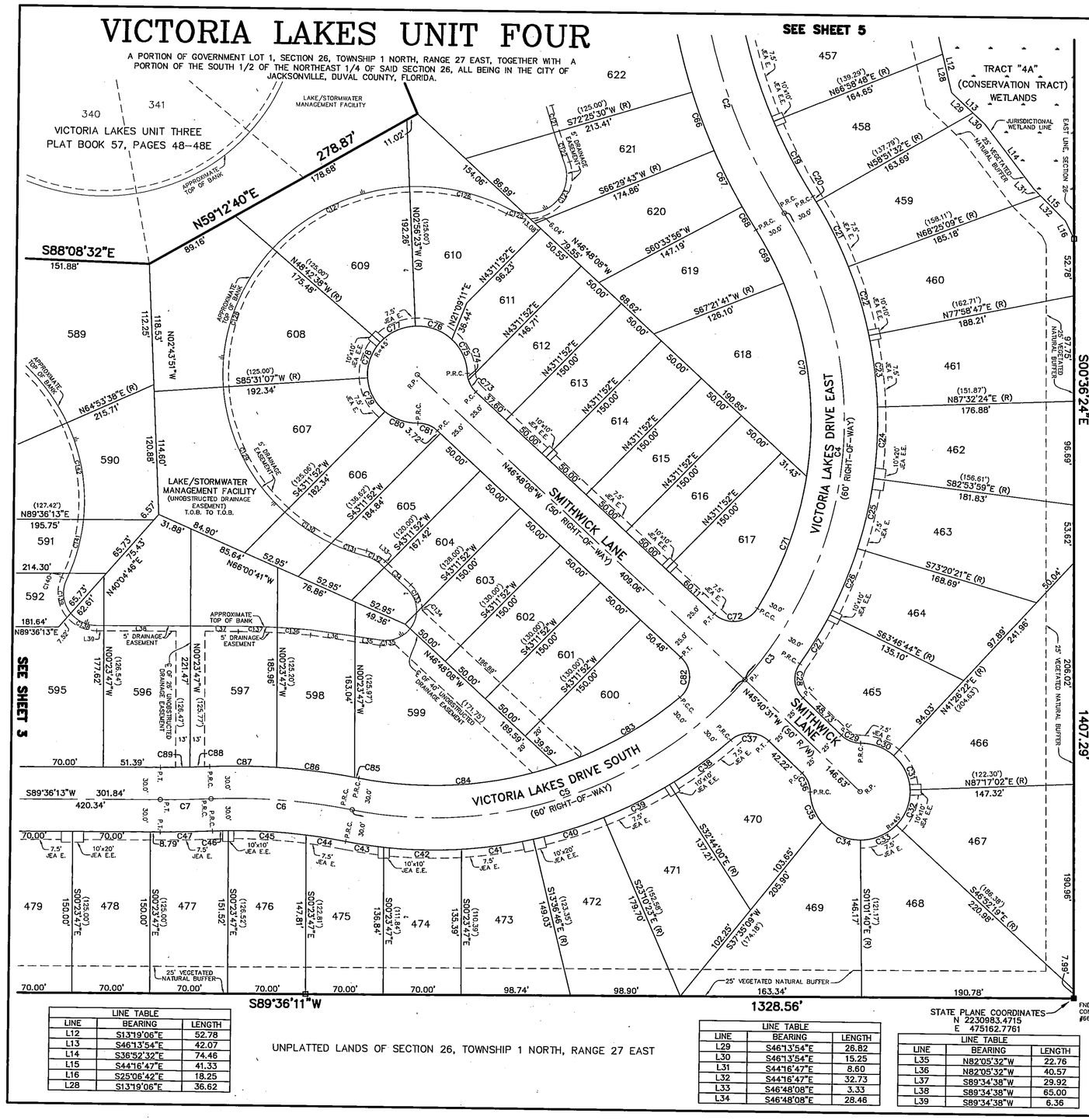
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD NO. 2002-024 CITY DEV. NO. 5676.10

VICTORIA LAKES UNIT FOUR

A PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L12	S13°19'06"E	52.78
L13	S46°13'54"E	42.07
L14	S36°52'32"E	74.46
L15	S44°16'47"E	41.33
L16	S25°06'42"E	18.25
L28	S13°19'06"E	36.62

LINE TABLE		
LINE	BEARING	LENGTH
L29	S46°13'54"E	26.82
L30	S46°13'54"E	15.25
L31	S44°16'47"E	8.60
L32	S44°16'47"E	32.73
L33	S46°48'08"E	3.33
L34	S46°48'08"E	28.46

LINE TABLE		
LINE	BEARING	LENGTH
L35	N82°05'32"W	22.76
L36	N82°05'32"W	40.57
L37	S89°34'38"W	29.92
L38	S89°34'38"W	65.00
L39	S89°34'38"W	6.36

PLAT BOOK 59 PAGE 4

SHEET 4 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	ARC	DELTA
C2	S19°36'00"E	227.50	530.00	229.28	24°47'11"
C3	S34°23'52"W	678.06	370.00	857.47	132°46'55"
C4	S04°02'27"W	435.32	370.00	465.39	72°04'05"
C5	S70°25'54"W	373.98	370.00	392.07	60°42'50"
C6	N86°06'44"W	127.36	530.00	127.67	13°48'06"
C7	S88°17'43"W	45.66	1000.00	45.67	02°37'00"
C19	S27°30'23"E	78.23	500.00	78.31	08°58'24"
C20	S31°34'02"E	5.95	400.00	5.95	00°51'07"
C21	S26°21'39"E	66.67	400.00	66.74	09°33'37"
C22	S16°48'02"E	66.67	400.00	66.74	09°33'37"
C23	S07°14'25"E	66.67	400.00	66.74	09°33'37"
C24	S02°19'13"W	66.67	400.00	66.74	09°33'37"
C25	S11°52'50"W	66.67	400.00	66.74	09°33'37"
C26	S21°26'28"W	66.67	400.00	66.74	09°33'37"
C27	S30°01'30"W	53.07	400.00	53.11	07°36'28"
C28	S05°55'23"E	31.97	25.00	34.69	79°30'15"
C29	S67°52'59"E	18.90	25.00	19.38	44°24'55"
C30	S69°19'32"E	31.91	45.00	32.62	41°31'48"
C31	S25°38'18"4E	35.05	45.00	36.01	45°50'39"
C32	S20°12'21"W	35.05	45.00	36.01	45°50'39"
C33	S66°03'01"W	35.05	45.00	36.01	45°50'39"
C34	N65°39'59"W	38.55	45.00	39.84	50°43'22"
C35	N20°46'57"W	30.08	45.00	30.67	39°02'42"
C36	N23°28'03"W	18.90	25.00	19.38	44°24'55"
C37	N89°09'09"W	34.40	25.00	37.94	86°57'16"
C38	S52°19'06"W	69.00	400.00	69.09	09°53'47"
C39	S62°02'48"W	66.67	400.00	66.74	09°33'37"
C40	S71°36'26"W	66.67	400.00	66.74	09°33'37"
C41	S81°04'34"W	65.39	400.00	65.47	09°22'38"
C42	N89°12'52"W	70.01	400.00	70.10	10°02'30"
C43	N81°42'09"W	34.77	400.00	34.78	04°58'56"
C44	N81°16'45"W	36.08	500.00	36.09	04°08'09"
C45	N87°22'00"W	70.10	500.00	70.16	08°02'21"
C46	S87°48'01"W	14.19	500.00	14.19	01°37'36"
C47	S88°17'43"W	47.03	1030.00	47.04	02°37'00"
C66	S20°32'24"E	57.93	560.00	57.96	05°55'47"
C67	S26°28'11"E	57.93	560.00	57.96	05°55'47"
C68	S30°42'50"E	25.01	560.00	25.01	02°33'31"
C69	N27°18'57"W	55.45	340.00	55.51	09°21'16"
C70	N07°14'06"W	180.62	340.00	182.81	30°48'26"
C71	S19°14'56"W	130.68	340.00	131.50	22°09'37"
C72	S81°45'48"W	39.09	25.00	44.89	102°52'08"
C73	N31°55'45"W	12.83	25.00	12.98	29°44'46"
C74	N09°43'17"W	6.38	25.00	6.40	14°40'10"
C75	N24°46'40"W	34.28	45.00	35.17	44°46'56"
C76	N70°03'16"W	35.00	45.00	35.95	45°46'15"
C77	S64°10'30"W	35.00	45.00	35.95	45°46'15"
C78	S18°24'15"W	35.00	45.00	35.95	45°46'15"
C79	S27°22'00"E	35.00	45.00	35.95	45°46'15"
C80	S70°44'05"E	31.49	45.00	32.17	40°57'56"
C81	S89°00'35"E	18.90	25.00	19.38	44°24'55"
C82	S00°54'57"W	36.99	25.00	41.64	95°26'10"
C83	S59°27'43"W	127.74	340.00	128.51	21°39'20"
C84	S85°32'21"W	178.86	340.00	180.98	30°29'56"
C85	N79°24'46"W	3.94	560.00	3.94	00°24'10"
C86	N83°13'32"W	70.55	560.00	70.60	07°13'24"
C87	N89°55'30"W	60.33	560.00	60.36	06°10'33"
C88	S87°30'33"W	17.68	970.00	17.68	01°02'40"
C89	S88°49'03"W	26.61	970.00	26.62	01°34'20"
C121	S16°32'06"E	24.86	685.00	24.86	02°04'47"
C122	S18°49'56"E	30.06	685.00	30.06	02°30'53"
C123	S33°05'52"W	64.05	40.00	74.26	106°22'29"
C125	N78°01'40"W	21.63	40.00	21.90	31°22'26"
C126	N77°38'25"W	89.71	170.00	90.79	30°35'56"
C127	S64°10'30"W	132.22	170.00	135.80	45°46'15"
C128	S18°24'15"W	132.22	170.00	135.80	45°46'15"
C129	S26°05'53"E	125.25	170.00	128.28	43°14'01"
C130	S56°17'22"E	50.69	170.00	50.88	17°08'58"
C131	S69°57'16"E	30.17	170.00	30.21	10°10'50"
C132	S60°55'24"E	19.52	40.00	19.72	28°14'33"
C133	S26°25'43"E	22.98	33.00	23.47	40°44'49"
C134	S03°31'15"E	2.92	33.00	2.92	05°04'07"
C135	S86°03'24"W	13.55	33.00	13.65	23°42'09"
C136	N86°14'07"W	29.93	685.00	29.94	02°30'14"
C137	N88°57'18"W	35.09	685.00	35.09	02°56'07"
C138	N65°34'23"W	29.42	35.00	30.36	49°41'59"
C139	N08°16'20"W	37.56	35.00	39.65	64°54'07"
C140	N23°27'32"E	4.27	170.00	4.27	01°26'24"
C141	N14°00'21"E	51.62	170.00	51.82	17°27'58"
C142	N09°55'00"W	89.08	170.00	90.14	30°22'45"

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
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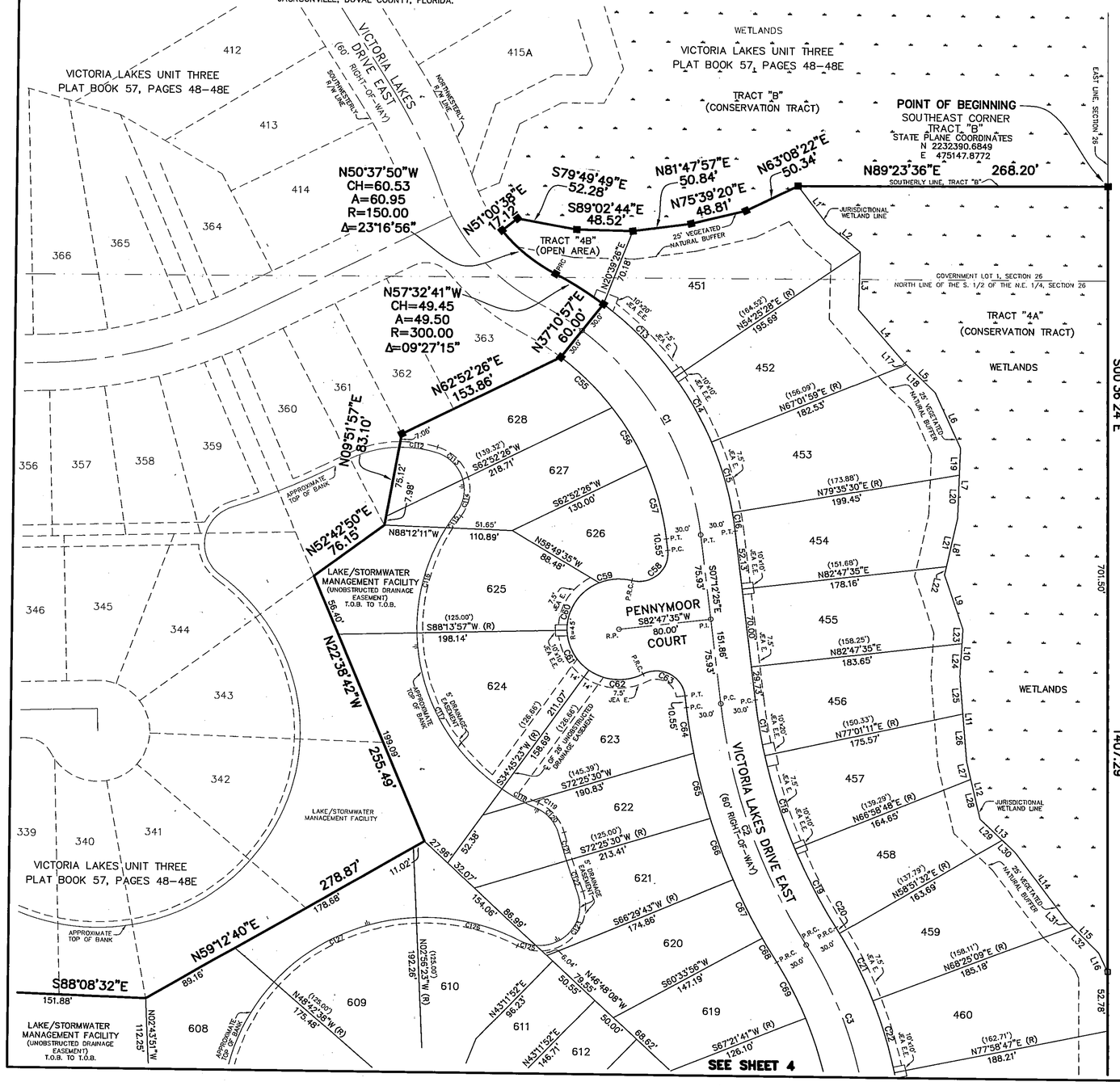
VICTORIA LAKES UNIT FOUR

A PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



PLAT BOOK 59 PAGE 5

SHEET 5 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

LINE TABLE		
LINE	BEARING	LENGTH
L1	S37°02'43"E	42.65
L2	S49°53'29"E	37.79
L3	S01°05'51"W	51.45
L4	S40°42'04"E	62.24
L5	S45°32'07"E	37.38
L6	S24°29'38"E	54.24
L7	S01°41'12"W	62.81
L8	S11°59'33"W	51.83
L9	S18°44'07"E	51.28
L10	S02°54'28"W	42.15
L11	S05°03'44"E	76.08
L12	S13°19'06"E	52.78
L13	S46°13'54"E	42.07
L14	S36°52'32"E	74.46
L15	S44°16'47"E	41.33
L16	S25°06'42"E	18.25
L17	S45°32'07"E	2.11
L18	S45°32'07"E	35.27
L19	S01°41'12"W	23.99
L20	S01°41'12"W	38.82
L21	S11°59'33"W	44.12
L22	S11°59'33"W	7.71
L23	S02°54'28"W	12.67
L24	S02°54'28"W	29.48
L25	S05°03'44"E	33.37
L26	S05°03'44"E	42.71
L27	S13°19'06"E	16.16
L28	S13°19'06"E	36.62
L29	S46°13'54"E	26.82
L30	S46°13'54"E	15.25
L31	S44°16'47"E	8.60
L32	S44°16'47"E	32.73

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	ARC	DELTA
C1	S30°00'44"E	209.30	270.00	214.94	45°36'39"
C2	S19°36'00"E	227.50	530.00	229.28	24°47'11"
C3	S34°23'52"W	678.06	370.00	857.47	132°46'55"
C13	S44°11'48"E	89.94	300.00	90.28	17°14'31"
C14	S29°16'17"E	65.89	300.00	66.02	12°36'31"
C15	S16°41'16"E	65.62	300.00	65.76	12°33'31"
C16	S08°48'28"E	16.76	300.00	16.76	03°12'05"
C17	S10°05'37"E	50.36	500.00	50.38	05°46'24"
C18	S18°00'00"E	87.50	500.00	87.61	10°02'23"
C19	S27°30'23"E	78.23	500.00	78.31	08°58'24"
C20	S31°34'02"E	5.95	400.00	5.95	00°51'07"
C21	S26°21'39"E	66.67	400.00	66.74	09°33'37"
C22	S16°48'02"E	66.67	400.00	66.74	09°33'37"
C55	S45°15'34"E	63.14	240.00	63.32	15°06'59"
C56	S30°30'29"E	60.10	240.00	60.26	14°23'12"
C57	S15°15'39"E	67.25	240.00	67.47	16°06'28"
C58	S48°15'20"W	41.19	25.00	48.40	110°55'29"
C59	S85°20'03"W	28.38	45.00	28.88	36°46'02"
C60	S32°35'30"W	50.79	45.00	53.97	68°43'05"
C61	S28°30'20"E	40.49	45.00	42.00	53°28'34"
C62	S86°41'16"E	46.95	45.00	49.39	62°53'17"
C63	S62°40'10"E	41.19	25.00	48.40	110°55'29"
C64	S09°18'56"E	41.21	560.00	41.22	04°13'03"
C65	S14°29'59"E	60.09	560.00	60.12	06°09'02"
C66	S20°32'24"E	57.93	560.00	57.96	05°55'47"
C67	S26°28'11"E	57.93	560.00	57.96	05°55'47"
C68	S30°42'50"E	25.01	560.00	25.01	02°33'31"
C69	N27°18'57"W	55.45	340.00	55.51	09°21'16"
C70	N07°14'06"W	180.62	340.00	182.81	30°48'26"
C112	S82°09'32"E	32.66	105.00	32.80	17°53'46"
C113	S45°15'27"E	37.50	40.00	39.03	55°54'24"
C114	N09°14'53"E	35.76	40.00	37.07	53°06'16"
C115	S33°39'02"W	12.75	170.00	12.76	4°17'58"
C116	S14°52'00"W	97.33	170.00	98.71	33°16'06"
C117	S26°08'37"E	140.33	170.00	144.65	48°45'08"
C118	S62°18'23"E	13.88	170.00	13.88	04°40'41"
C119	S65°32'32"E	5.32	170.00	5.32	01°47'38"
C120	S40°58'02"E	34.41	40.00	35.57	50°56'38"
C121	S16°32'06"E	24.86	685.00	24.86	02°04'47"
C122	S18°49'56"E	30.06	685.00	30.06	02°30'53"
C123	S33°05'52"W	64.05	40.00	74.26	106°22'29"
C125	N78°01'40"W	21.63	40.00	21.90	31°22'26"
C126	N77°38'25"W	89.71	170.00	90.79	30°35'56"
C127	S64°10'30"W	132.22	170.00	135.80	45°46'15"

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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Doc # 2006017066, PLAT BK 60 Page 85, Filed & Recorded 01/17/2006 at 12:05 PM,
JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY

VICTORIA LAKES UNIT FIVE

A PORTION OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, TOGETHER WITH A REPLAT OF THE SOUTHEASTERLY 30.00 FEET OF LOT 325, VICTORIA LAKES UNIT THREE AS RECORDED IN PLAT BOOK 57, PAGES 48 THROUGH 48E OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 60 PAGE 85
SHEET 1 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CAPTION

A PORTION OF GOVERNMENT LOT 2 SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, TOGETHER WITH A REPLAT OF THE SOUTHEASTERLY 30.00 FEET OF LOT 325, VICTORIA LAKES UNIT THREE AS RECORDED IN PLAT BOOK 57, PAGES 48 THROUGH 48E OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2, SAID POINT ALSO LYING ON THE SOUTHERLY LINE OF VICTORIA LAKES UNIT ONE AS RECORDED IN PLAT BOOK 55, PAGES 96 THROUGH 96L, INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 65°20'24" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 305.67 FEET TO THE WESTERLY MOST CORNER OF LOT 297, VICTORIA LAKES UNIT THREE AS RECORDED IN PLAT BOOK 57, PAGES 48 THROUGH 48E, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG THE SOUTHERLY LINE OF SAID VICTORIA LAKES UNIT THREE, THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 48°55'42" EAST, A DISTANCE OF 212.69 FEET; COURSE NO. 2: THENCE NORTH 32°04'50" EAST, A DISTANCE OF 80.69 FEET; COURSE NO. 3: THENCE SOUTH 62°34'33" EAST, A DISTANCE OF 225.58 FEET; COURSE NO. 4: THENCE SOUTH 44°50'49" EAST, A DISTANCE OF 121.28 FEET; COURSE NO. 5: THENCE NORTH 64°28'03" EAST, A DISTANCE OF 90.72 FEET; COURSE NO. 6: THENCE SOUTH 25°24'51" EAST, A DISTANCE OF 319.52 FEET; THENCE NORTH 64°28'03" EAST, A DISTANCE OF 59.94 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DEVON LEE DRIVE EAST (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 25°31'57" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET; THENCE, DEPARTING SAID SOUTHWESTERLY LINE AND CONTINUING ALONG SAID SOUTHERLY LINE OF VICTORIA LAKES UNIT THREE, THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: NORTH 46°26'59" EAST, A DISTANCE OF 63.09 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DEVON LEE DRIVE EAST; COURSE NO. 2: THENCE NORTH 64°28'03" EAST, DEPARTING SAID NORTHWESTERLY LINE, A DISTANCE OF 145.00 FEET; COURSE NO. 3: THENCE SOUTH 25°31'57" EAST, A DISTANCE OF 380.98 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID VICTORIA LAKES UNIT THREE; THENCE SOUTH 18°42'20" WEST, A DISTANCE OF 252.46 FEET; THENCE SOUTH 60°36'35" WEST, A DISTANCE OF 196.83 FEET; THENCE SOUTH 89°36'13" WEST, A DISTANCE OF 259.69 FEET TO A POINT ON A CURVE LEADING SOUTHWESTERLY, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 145.00 FEET; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 62.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°59'59" WEST, 62.38 FEET; THENCE SOUTH 00°25'22" EAST, A DISTANCE OF 64.08 FEET; THENCE SOUTH 89°37'32" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE LEADING SOUTHWESTERLY, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.28 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°35'26" WEST, 35.36 FEET; THENCE SOUTH 00°23'47" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°36'13" EAST, A DISTANCE OF 43.39 FEET; THENCE SOUTH 00°23'47" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89°36'13" WEST, A DISTANCE OF 845.44 FEET; THENCE NORTH 00°42'49" EAST, A DISTANCE OF 1326.09 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 33.24 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT TORIA LAKES, 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 VICTORIA LAKES UNIT FIVE, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL DRIVES, LANES, UNOBSTRUCTED DRAINAGE EASEMENTS, AND UNOBSTRUCTED DRAINAGE AND ACCESS 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 TRANSVERSE, 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, LANES AND DRIVES), 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 ASSOCIATION OF VICTORIA LAKES, INC., A NOT-FOR-PROFIT ORGANIZATION. 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.

TORIA LAKES, INC., A FLORIDA CORPORATION, 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 OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN VICTORIA LAKES 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 177.091(28).

TRACT "5A" (CONSERVATION TRACT), TRACT "5B" (CONSERVATION TRACT), TRACT "5C" (RECREATION TRACT) AND TRACT "5D" (20' UNOBSTRUCTED ACCESS & DRAINAGE EASEMENT) ARE HEREBY DEDICATED TO THE OWNERS ASSOCIATION OF VICTORIA LAKES, INC., A NOT-FOR-PROFIT ORGANIZATION, FOR ITS EXCLUSIVE USE.

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-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 SYSTEMS; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE TORIA LAKES, INC., A FLORIDA CORPORATION,
HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 5th DAY OF January, A.D. 2006.

TORIA LAKES, INC.
A FLORIDA CORPORATION

WITNESS: Anne G. Lara
Anne G. Lara
TYPE OR PRINT NAME
WITNESS: Donna Passmore
DONNA PASSMORE
TYPE OR PRINT NAME

BY: Mary Louise Dungey
MARY LOUISE DUNGEY, VICE PRESIDENT OF
TORIA LAKES, INC., A FLORIDA CORPORATION

Corporate Seal

NOTARY FOR TORIA LAKES, INC.
A FLORIDA CORPORATION

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF January, A.D., 2006
BY MARY LOUISE DUNGEY, VICE PRESIDENT OF TORIA LAKES, INC., A FLORIDA CORPORATION,
ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Anne G. Lara
NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME

ANNIE G. LARA
MY COMMISSION # DD 301477
EXPIRES: April 18, 2008
Bonded Thru Notary Public Underwriters

MY COMMISSION EXPIRES:

APPROVED FOR RECORD 2006017066

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 13th DAY OF January, A.D., 2006.

for 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 60 PAGES 85-89 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 17 DAY OF January, A.D., 2006.

JIM FULLER, CLERK OF THE CIRCUIT COURTS

DEPUTY CLERK

Approved 1/10/06
Date
City Engineer
for Director of Public Works
Approved 1/13/2006
Date
for General Counsel

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD NO. 2002-024 CITY DEV. NO. 5676.11

VICTORIA LAKES UNIT FIVE

A PORTION OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, TOGETHER WITH A REPLAT OF THE SOUTHEASTERLY 30.00 FEET OF LOT 325, VICTORIA LAKES UNIT THREE AS RECORDED IN PLAT BOOK 57, PAGES 48 THROUGH 48E OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

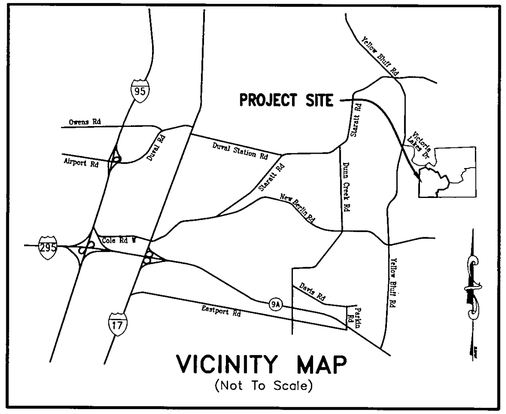
PLAT BOOK 60 PAGE 86
SHEET 2 OF 5 SHEETS

GENERAL NOTES

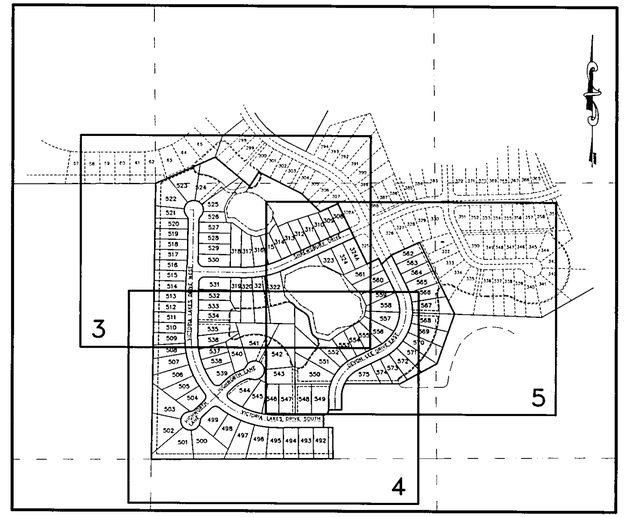
1. BASIS OF BEARING: STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL. STATION NAMES USED FOR THIS SURVEY ARE: JEA-0105 AND JEA-0118. COORDINATES SHOWN ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 901) IN U.S. FEET.
2. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
3. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
4. 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.
5. 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.
6. 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 PUBUC UTILITY.
7. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
8. "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.
9. "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.
10. THE STORMWATER LAKES/PONDS (SPECIFICALLY THE TOP OF BANK) AS SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
11. THE JURISDICTIONAL WETLANDS SHOWN HEREON ARE BASED ON WETLANDS MAP BY A & J LAND SURVEYORS, INC., FILE NO. TIN-128, DATED AUGUST 28, 2002.
12. THE UPLAND BUFFER IS TO REMAIN IN AN UNDISTURBED, NATURAL VEGETATIVE STATE.
13. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTION WETLAND LINE OR WITHIN DESIGNATED UPLAND BUFFER AREAS, WITHOUT WRITTEN APPROVAL OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, UNITED STATES ARMY CORPS OF ENGINEERS AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS OR UPLAND BUFFER AREAS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA OR UPLAND BUFFER AREAS, TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES. THE WETLAND JURISDICTION LINES AND UPLAND BUFFER AREAS ARE IDENTIFIED HEREON AS VEGETATED NATURAL BUFFERS AND MUST BE KEPT IN A NATURAL STATE.
14. (100.00') DENOTES DISTANCES, ALONG PROPERTY LINES, FROM ROAD RIGHTS-OF-WAY TO DRAINAGE EASEMENTS.
15. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
16. ALL BOUNDARY CORNERS ARE SET CONCRETE MONUMENTS (#3857) UNLESS OTHERWISE NOTED.
17. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X"(UNSHADED), 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: 120077 0159 E; MAP REVISED INDEX DATE: JUNE 16, 1999.
18. 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.

ABBREVIATIONS/LEGEND

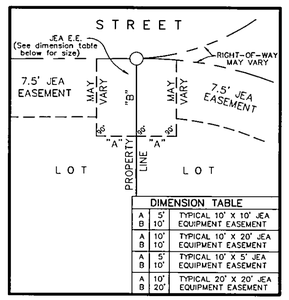
- ⊡ . . . . . DENOTES SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- ■ . . . . . DENOTES FOUND PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- ○ . . . . . DENOTES PERMANENT CONTROL POINT (NAIL AND DISK LABELED "LB 3857", UNLESS OTHERWISE INDICATED).
- ⚓ . . . . . DENOTES DESIGNATED WETLANDS AREA.
- ⟩⟨ . . . . . DENOTES STREET NAME CHANGE
- C99 . . . . . DENOTES TABULATED CURVE DATA DESIGNATION
- ℄ . . . . . DENOTES CENTERLINE
- CT. . . . . DENOTES COURT
- JEA E. . . . . DENOTES JEA EASEMENT
- JEA E.E. . . . . DENOTES JEA EQUIPMENT EASEMENT
- DR. . . . . DENOTES DRIVE
- ESMT . . . . . DENOTES EASEMENT
- GOVT . . . . . DENOTES GOVERNMENT
- L9 . . . . . DENOTES TABULATED LINE DATA DESIGNATION
- LB . . . . . DENOTES LICENSED BUSINESS
- NO. . . . . DENOTES NUMBER
- P.C. . . . . DENOTES POINT OF CURVATURE
- P.C.C. . . . . DENOTES POINT OF COMPOUND CURVATURE
- P.C.P. . . . . DENOTES PERMANENT CONTROL POINT
- P.I. . . . . DENOTES POINT OF INTERSECTION
- P.R.C. . . . . DENOTES POINT OF REVERSE CURVATURE
- P.R.M. . . . . DENOTES PERMANENT REFERENCE MONUMENT
- P.T. . . . . DENOTES POINT OF TANGENCY
- P.U.D. . . . . DENOTES PLANNED URBAN DEVELOPMENT
- R= . . . . . DENOTES RADIUS EQUALS
- (R) . . . . . DENOTES RADIAL LINE, WHEN SO INDICATED
- RD. . . . . DENOTES ROAD
- R.P. . . . . DENOTES RADIUS POINT
- T.O.B. . . . . DENOTES TOP OF BANK



VICINITY MAP
(Not To Scale)

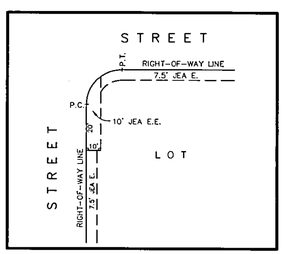


KEY MAP
(1"=400')



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

JEA EASEMENT DETAIL
(NOT TO SCALE)



JEA EASEMENT DETAIL
(NOT TO SCALE)

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 10th DAY OF January, A.D., 2006.

Glenn E. McGregor

GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR NUMBER 4252

CERTIFICATE OF SURVEYOR

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

CERTIFIED THIS 4th DAY OF January, A.D., 2006.

JAMES D. HARRISON, JR.,
FLORIDA REGISTERED SURVEYOR AND MAPPER, NO. 2647
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD NO. 2002-024 CITY DEV. NO. 5676.11

VICTORIA LAKES UNIT FIVE

A PORTION OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, TOGETHER WITH A REPLAT OF THE SOUTHEASTERLY 30.00 FEET OF LOT 325, VICTORIA LAKES UNIT THREE AS RECORDED IN PLAT BOOK 57, PAGES 48 THROUGH 48E OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 60 PAGE 87
SHEET 3 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

VICTORIA LAKES UNIT ONE
PLAT BOOK 55, PAGES 96-96L

VICTORIA LAKES UNIT THREE
PLAT BOOK 57, PAGES 48-48E

DEVON LEE DRIVE EAST
(60' RIGHT-OF-WAY)

SHREWSBURY DRIVE
(50' RIGHT-OF-WAY)

VICTORIA LAKES DRIVE WEST
(RIGHT-OF-WAY VARIES)

POINT OF BEGINNING
SOUTHWEST CORNER,
GOVERNMENT LOT 2,
SECTION 26
STATE PLANE COORDINATES
N 2232291.0676
E 472522.1585

UNPLATTED LANDS OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST

1326.09'

N00°42'49"E

N00°57'09"E 608.82'

N00°57'09"E 311.80'

LAKE/STORMWATER MANAGEMENT FACILITY
(UNOBSTRUCTED DRAINAGE EASEMENT)
T.O.B. TO T.O.B.

TRACT "5A"
(CONSERVATION TRACT)
WETLANDS

TRACT "5B"
(CONSERVATION TRACT)
WETLANDS

TRACT "5C"
(RECREATIONAL AREA)

WETLANDS JURISDICTIONAL LINE

PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT

APPROXIMATE TOP OF BANK

VEGETATED NATURAL BUFFER

SOUTHERLY LINE VICTORIA LAKES UNIT ONE

SOUTHERLY LINE VICTORIA LAKES UNIT THREE

GOVERNMENT LOT 4, SECTION 26

GOVERNMENT LOT 2, SECTION 26
S.W. 1/4 OF THE N.E. 1/4, SECTION 26

S.W. 1/4 OF THE N.E. 1/4, SECTION 26

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°57'09"E	11.50
L2	N00°57'09"E	36.41
L3	N00°57'09"E	30.01
L4	S89°04'24"E	23.61
L5	S89°04'24"E	14.92
L6	S42°10'45"E	19.79
L7	S14°33'26"E	10.00
L8	S14°33'26"E	10.00
L9	N75°26'34"E	20.00
L10	N14°33'26"W	10.00
L11	N30°08'48"E	29.40
L12	S50°18'15"E	30.61

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	ARC	DELTA
C7	N77°41'50"E	183.08	400.00	184.72	26°27'33"
C47	N27°52'58"W	13.43	25.00	13.60	31°09'36"
C47A	N05°40'30"W	5.77	25.00	5.78	13°15'19"
C48	S18°40'34"E	37.73	45.00	38.93	49°34'23"
C49	N29°01'49"E	35.05	45.00	36.00	45°50'24"
C50	N74°52'07"E	35.05	45.00	36.00	45°50'12"
C51	S59°17'42"E	35.05	45.00	36.00	45°50'12"
C52	S13°27'24"E	35.05	45.00	36.00	45°50'24"
C53	S27°24'56"W	27.74	45.00	28.20	35°54'16"
C54	S23°09'37"W	18.90	25.00	19.38	44°24'55"
C74	N45°56'23"E	35.35	25.00	39.26	89°58'27"
C75	N88°31'09"E	35.71	425.00	35.72	04°48'54"
C76	N82°09'16"E	58.66	425.00	58.71	07°54'52"
C77	N72°57'42"E	77.56	425.00	77.67	10°28'15"
C78	N66°05'49"E	24.17	425.00	24.17	03°15'31"
C79	N68°56'16"E	58.46	375.00	58.52	08°56'26"
C80	N78°37'27"E	68.18	375.00	68.28	10°25'55"
C81	N87°23'00"E	46.35	375.00	46.38	07°05'12"
C82	N44°03'37"W	35.36	25.00	39.28	90°01'33"
C93	S49°13'37"E	13.83	40.00	13.90	19°54'58"
C100	N35°58'21"W	131.69	170.00	135.23	45°34'38"
C102	S89°27'42"W	132.88	170.00	136.52	46°00'41"
C103	S63°29'22"W	17.59	170.00	17.60	05°55'58"
C104	S83°29'23"E	29.38	25.00	31.40	71°58'28"
C105	S23°16'30"E	20.52	25.00	21.14	48°27'18"
C107	N15°56'23"E	15.52	30.00	15.69	29°58'27"
C108	N55°04'25"E	24.54	30.00	25.29	48°17'37"
C109	N85°04'25"E	6.12	30.00	6.13	11°42'23"
C110	N88°28'08"E	45.60	565.00	45.61	04°37'31"
C111	N83°16'30"E	56.80	565.00	56.82	05°45'44"
C112	N74°40'54"E	68.54	565.00	68.58	06°57'18"
C113	S89°55'28"E	25.77	40.00	26.24	37°34'46"
C114	S56°44'36"E	19.88	40.00	20.09	28°46'59"
C115	S49°38'50"E	7.80	30.00	7.82	14°56'09"
C116	S33°39'55"E	31.84	40.00	32.74	46°54'00"
C117	S35°51'53"E	23.75	30.00	24.42	46°38'28"
C118	S03°21'17"W	31.55	35.00	32.73	53°35'02"
C119	S64°43'52"W	39.73	35.00	42.25	69°10'07"
C120	N75°01'55"W	42.58	45.00	44.35	56°28'05"
C121	N64°17'50"W	122.57	170.00	125.40	42°15'48"
C122	N81°02'19"W	5.36	35.00	5.36	8°46'50"
C123	N36°12'32"W	45.41	35.00	49.41	80°52'45"

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SEE SHEET 4

SEE SHEET 5

PREPARED BY:
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD NO. 2002-024 CITY DEV. NO. 5676.11

VICTORIA LAKES UNIT FIVE

A PORTION OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, TOGETHER WITH A REPLAT OF THE SOUTHEASTERLY 30.00 FEET OF LOT 325, VICTORIA LAKES UNIT THREE AS RECORDED IN PLAT BOOK 57, PAGES 48 THROUGH 48E OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

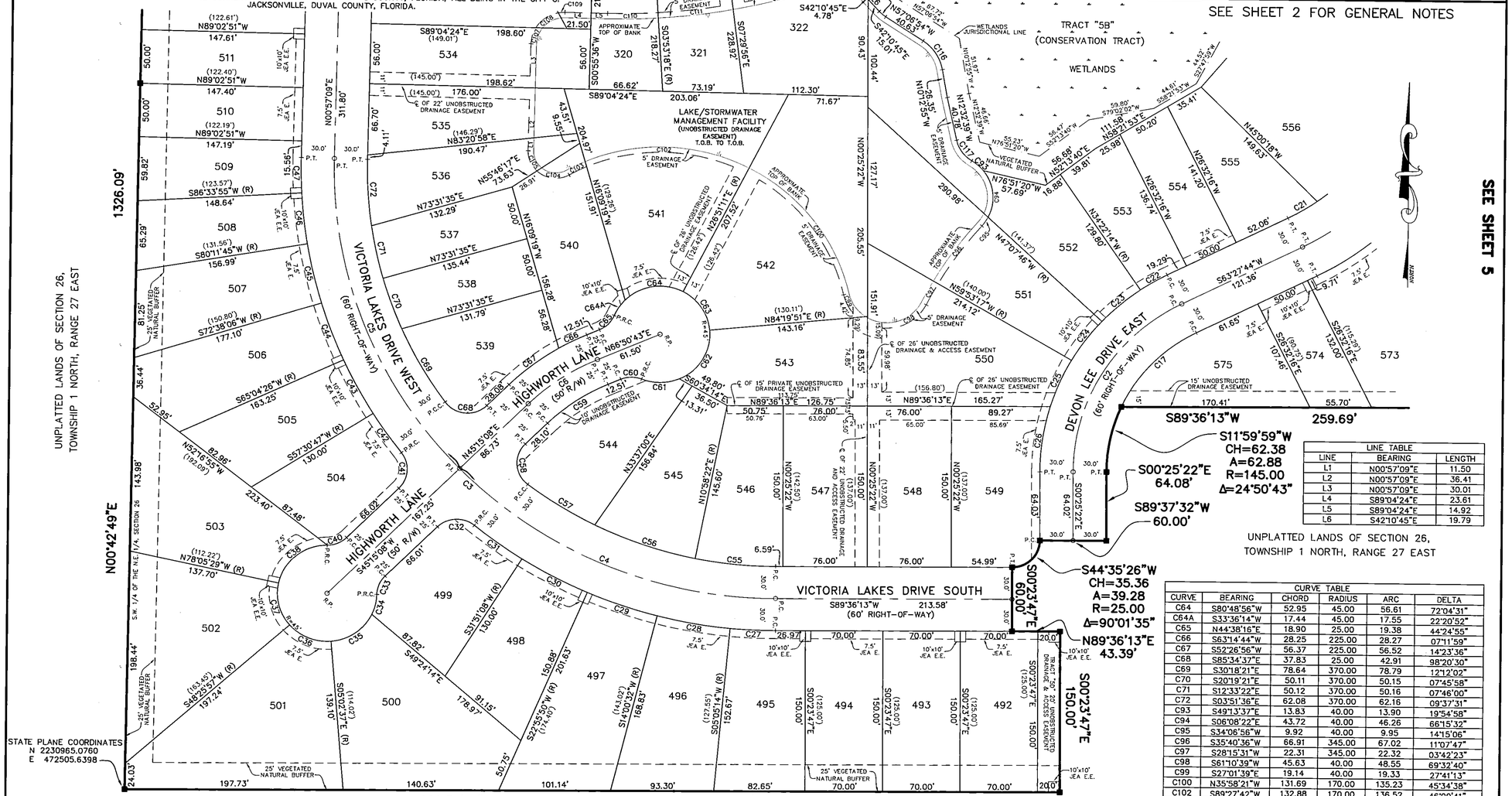
PLAT BOOK 60 PAGE 88

SHEET 4 OF 5 SHEETS

SEE SHEET 3

SEE SHEET 2 FOR GENERAL NOTES

SEE SHEET 5



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°57'09"E	11.50
L2	N00°57'09"E	36.41
L3	N00°57'09"E	30.01
L4	S89°04'24"E	23.61
L5	S89°04'24"E	14.92
L6	S42°10'45"E	19.79

UNPLATTED LANDS OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	ARC	DELTA
C2	S31°31'11"W	185.17	175.00	195.13	63°53'06"
C3	N44°43'19"W	572.30	400.00	637.74	91°20'56"
C4	N67°34'06"W	310.37	400.00	318.74	45°39'21"
C5	N21°53'38"W	310.61	400.00	319.00	45°41'35"
C6	N56°02'56"E	74.93	200.00	75.37	21°35'35"
C17	S43°56'33"W	96.90	145.00	98.80	39°02'24"
C21	N58°56'53"E	30.70	195.00	30.73	09°01'43"
C22	S59°32'45"W	28.00	205.00	28.03	07°49'59"
C23	S49°15'00"W	45.56	205.00	45.65	12°45'31"
C24	S36°29'28"W	45.56	205.00	45.65	12°45'31"
C25	S23°29'36"W	47.26	205.00	47.36	13°14'13"
C26	S08°13'34"W	61.66	205.00	61.89	17°17'52"
C27	N87°39'16"W	41.14	430.00	41.15	05°29'01"
C28	N80°27'07"W	66.89	430.00	66.96	08°55'18"
C29	N71°31'49"W	66.89	430.00	66.96	08°55'18"
C30	N62°36'31"W	66.89	430.00	66.96	08°55'18"
C31	N54°35'56"W	53.23	430.00	53.27	07°05'51"
C32	S87°06'04"W	33.36	25.00	36.52	83°41'51"

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	ARC	DELTA
C33	S23°02'40"W	18.90	25.00	19.38	44°24'55"
C34	N13°03'41"E	19.06	45.00	19.20	24°26'56"
C35	N55°07'16"E	44.78	45.00	46.87	59°40'14"
C36	S68°18'20"E	40.49	45.00	42.00	53°28'34"
C37	S14°49'46"E	40.49	45.00	42.00	53°28'34"
C38	S50°47'17"W	56.49	45.00	61.07	77°45'32"
C40	S67°27'38"W	18.90	25.00	19.38	44°24'55"
C41	N03°24'36"E	33.35	25.00	36.51	83°41'04"
C42	N35°27'35"W	44.60	430.00	44.62	05°56'43"
C43	N28°42'24"W	56.70	430.00	56.74	07°33'40"
C44	N21°08'44"W	56.70	430.00	56.74	07°33'40"
C45	N13°35'05"W	56.70	430.00	56.74	07°33'40"
C46	N06°37'10"W	47.78	430.00	47.80	06°22'10"

UNPLATTED LANDS OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	ARC	DELTA
C47	N01°14'28"W	32.92	430.00	32.93	04°23'14"
C55	N84°42'43"W	73.30	370.00	73.42	11°22'09"
C56	N71°35'18"W	95.81	370.00	96.08	14°52'41"
C57	N58°36'38"W	71.42	370.00	71.53	11°04'37"
C58	N03°54'36"W	37.83	25.00	42.90	98°19'28"
C59	N56°02'56"E	65.56	175.00	65.95	21°35'35"
C60	N89°03'11"E	18.90	25.00	19.38	44°24'55"
C61	N89°01'47"E	34.05	45.00	34.92	44°27'43"
C62	N30°33'53"E	53.20	45.00	56.92	72°28'05"
C63	N34°24'29"W	43.27	45.00	45.14	57°28'40"

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	ARC	DELTA
C64	S80°48'56"W	52.95	45.00	56.61	72°04'31"
C64A	S33°36'14"W	17.44	45.00	17.55	22°20'52"
C65	N44°38'16"E	18.90	25.00	19.38	44°24'55"
C66	S63°14'44"W	28.25	225.00	28.27	07°11'59"
C67	S52°26'56"W	56.37	225.00	56.52	14°23'36"
C68	S85°34'37"E	37.83	25.00	42.91	98°20'30"
C69	S30°18'21"E	78.64	370.00	78.79	12°12'02"
C70	S20°19'21"E	50.11	370.00	50.15	07°45'58"
C71	S12°33'22"E	50.12	370.00	50.16	07°46'00"
C72	S03°51'36"E	62.08	370.00	62.16	09°37'31"
C93	S49°13'37"E	13.83	40.00	13.90	19°54'58"
C94	S06°08'22"E	43.72	40.00	46.26	66°15'32"
C95	S34°06'56"W	9.92	40.00	9.95	14°15'06"
C96	S35°40'36"W	66.91	345.00	67.02	11°07'47"
C97	S28°15'31"W	22.31	345.00	22.32	03°42'23"
C98	S61°10'39"W	45.63	40.00	48.55	69°32'40"
C99	S27°01'39"E	19.14	40.00	19.33	27°41'13"
C100	N35°58'21"W	131.69	170.00	135.23	45°34'38"
C102	S89°27'42"W	132.88	170.00	136.52	46°00'41"
C103	S63°29'22"W	17.59	170.00	17.60	05°55'58"
C104	S83°29'23"E	29.38	25.00	31.40	71°58'28"
C105	S23°16'30"E	20.52	25.00	21.14	48°27'18"
C107	N15°56'23"E	15.52	30.00	15.69	29°58'27"
C108	N55°04'25"E	24.54	30.00	25.29	48°17'37"
C109	N85°04'25"E	6.12	30.00	6.13	11°42'23"
C110	N88°28'08"E	45.60	565.00	45.61	04°37'31"
C111	N83°16'30"E	56.80	565.00	56.82	05°45'44"
C112	N74°40'54"E	68.54	565.00	68.58	06°57'18"
C113	S89°55'28"E	25.77	40.00	26.24	37°34'46"
C114	S56°44'36"E	19.88	40.00	20.09	28°46'59"
C115	S49°38'50"E	7.80	30.00	7.82	14°56'09"
C116	S33°39'55"E	31.84	40.00	32.74	46°54'00"
C117	S35°51'53"E	23.75	30.00	24.42	46°38'28"

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
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VICTORIA LAKES UNIT FIVE

A PORTION OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, TOGETHER WITH A REPLAT OF THE SOUTHEASTERLY 30.00 FEET OF LOT 325, VICTORIA LAKES UNIT THREE AS RECORDED IN PLAT BOOK 57, PAGES 48 THROUGH 48E OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 60 PAGE 89

SHEET 5 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

SEE SHEET 3

SEE SHEET 4

SHREWSBURY DRIVE (50' RIGHT-OF-WAY)

DEVON LEE DRIVE EAST (60' RIGHT-OF-WAY)

TEDDINGTON LANE (50' RIGHT-OF-WAY)

TRACT "5B" (CONSERVATION TRACT)

WETLANDS

WETLANDS JURISDICTIONAL LINE

VEGETATED NATURAL BUFFER

LAKE/STORMWATER MANAGEMENT FACILITY (UNOBSTRUCTED DRAINAGE EASEMENT) T.O.B. TO T.O.B.

LAKE/STORMWATER MANAGEMENT FACILITY

SOUTHWESTERLY MOST CORNER VICTORIA LAKES UNIT THREE

VICTORIA LAKES UNIT THREE PLAT BOOK 57, PAGES 48-48E

UNPLATTED LANDS OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST

APPROXIMATE TOP OF BANK

S.W. 1/4 OF THE N.E. 1/4, SECTION 26

S.E. 1/4 OF THE N.E. 1/4, SECTION 26

NORTH

S25°24'51"E 319.52'

S25°31'57"E 30.00'

N64°28'03"E 59.94'

N46°26'59"E 63.09'

N64°28'03"E 145.00'

S25°31'57"E 380.98'

S18°42'20"W 252.46'

S60°36'35"W 196.83'

S89°36'13"W 259.69'

S11°59'59"W CH=62.38 A=62.88 R=145.00 Δ=24°50'43"

S00°25'22"E 64.08'

S89°37'32"W 60.00'

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	ARC	DELTA
C1	S18°57'54"W	315.39	225.00	349.48	88°59'41"
C2	S31°31'11"W	185.17	175.00	195.13	63°53'06"
C8	S22°47'32"E	24.38	255.00	24.39	05°28'48"
C9	S14°50'11"E	46.36	255.00	46.43	10°25'55"
C10	S03°52'53"E	51.00	255.00	51.09	11°28'42"
C11	S07°35'36"W	50.97	255.00	51.05	11°28'15"
C12	S18°32'39"W	46.36	255.00	46.42	10°25'52"
C13	S29°07'32"W	47.69	255.00	47.76	10°43'54"
C14	S39°33'27"W	45.03	255.00	45.09	10°07'55"
C15	S49°50'21"W	46.36	255.00	46.43	10°25'55"
C16	S59°15'32"W	37.38	255.00	37.42	08°24'26"
C17	S43°56'33"W	96.90	145.00	98.80	39°02'24"
C18	N11°50'14"W	92.33	195.00	93.22	27°23'25"
C19	N16°04'53"E	95.83	195.00	96.82	28°26'50"
C20	N42°22'10"E	81.51	195.00	82.12	24°07'44"
C21	N58°56'53"E	30.72	195.00	30.73	09°01'43"
C22	S59°32'45"W	28.00	205.00	28.03	07°49'59"
C23	S49°15'00"W	45.56	205.00	45.65	12°45'31"
C24	S36°29'28"W	45.56	205.00	45.65	12°45'31"
C25	S23°29'36"W	47.26	205.00	47.36	13°14'13"
C26	S08°13'34"W	61.66	205.00	61.89	17°17'52"
C77	N72°57'42"E	77.56	425.00	77.67	10°28'15"
C78	N66°05'49"E	24.17	425.00	24.17	03°15'31"
C83	S14°05'12"W	42.38	50.00	43.76	50°08'38"
C84	S10°19'47"E	8.58	375.00	8.58	01°18'41"
C85	S04°55'34"E	62.08	375.00	62.15	09°29'45"
C86	S08°32'25"W	62.04	375.00	62.11	09°29'25"
C87	S18°30'16"W	68.22	375.00	68.32	10°26'17"
C88	S29°05'37"W	70.19	375.00	70.29	10°44'24"
C89	S39°32'03"W	66.29	375.00	66.37	10°08'27"
C90	S49°49'31"W	68.25	375.00	68.34	10°26'30"
C91	S56°32'42"W	19.62	375.00	19.62	02°59'52"
C92	S37°17'33"W	21.26	30.00	21.73	41°30'10"
C93	S49°13'37"E	13.83	40.00	13.90	19°54'58"
C94	S06°08'22"E	43.72	40.00	46.26	66°15'32"
C95	S34°06'56"W	9.92	40.00	9.95	14°15'06"
C96	S35°40'36"W	66.91	345.00	67.02	11°07'47"
C97	S28°15'31"W	22.31	345.00	22.32	03°42'23"
C98	S61°10'39"W	45.63	40.00	48.55	69°32'40"
C99	S27°01'39"E	19.14	40.00	19.33	27°41'13"
C100	N35°58'21"W	131.69	170.00	135.23	45°34'38"
C112	N74°40'54"E	68.54	565.00	68.58	06°57'18"
C113	S89°55'28"E	25.77	40.00	26.24	37°34'46"
C114	S56°44'36"E	19.88	40.00	20.09	28°46'59"
C115	S49°38'50"E	7.80	30.00	7.82	14°56'09"
C116	S33°39'55"E	31.84	40.00	32.74	46°54'00"
C117	S35°51'53"E	23.75	30.00	24.42	46°38'28"

LINE TABLE

LINE	BEARING	LENGTH
L6	S42°10'45"E	19.79
L12	S50°18'15"E	30.61

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD NO. 2002-024

CITY DEV. NO. 5676.11

VICTORIA LAKES UNIT SIX

A PORTION OF GOVERNMENT LOT 4, SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST,
TOGETHER WITH A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23,
ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 63 PAGE 49

SHEET 1 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CAPTION

NORTH PARCEL

A PORTION OF GOVERNMENT LOT 4, SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE WESTERLY MOST CORNER OF LOT 135, VICTORIA LAKES UNIT TWO, AS RECORDED IN PLAT BOOK 56, PAGES 76 THROUGH 76C OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 46°41'34" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 135, A DISTANCE OF 258.12 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHIPPERFIELD LANE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 175.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 30°37'09" WEST, 117.77 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°19'27", AN ARC DISTANCE OF 120.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 10°57'25" WEST, A DISTANCE OF 274.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 55°56'39" WEST, 35.35 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°58'27", AN ARC DISTANCE OF 39.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF VICTORIA LAKES DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 79°04'08" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 128.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 34°03'21" WEST, 35.36 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°01'33", AN ARC DISTANCE OF 39.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT ALSO LYING ON SAID EASTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD; THENCE NORTH 10°57'25" EAST ALONG SAID EASTERLY RIGHT-OF WAY LINE, A DISTANCE OF 523.92 FEET TO THE POINT OF BEGINNING. THE LANDS THUS DESCRIBED CONTAIN 2.05 ACRES, MORE OR LESS. ALSO:

SOUTH PARCEL

A PORTION OF GOVERNMENT LOT 4, SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4, SECTION 23, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 34, VICTORIA LAKES UNIT ONE, AS RECORDED IN PLAT BOOK 55, PAGES 96 THROUGH 96L OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN NORTH 89°01'42" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 349.42 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 10°57'25" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 679.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 55°56'39" EAST, 35.35 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°58'27", AN ARC DISTANCE OF 39.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF VICTORIA LAKES DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 79°04'08" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 128.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 34°03'21" EAST, 35.36 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°01'33", AN ARC DISTANCE OF 39.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT ALSO LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF CHIPPERFIELD LANE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 79°02'35" EAST, A DISTANCE OF 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID CHIPPERFIELD LANE, SAID POINT ALSO ON THE WESTERLY LINE OF LOT 15, VICTORIA LAKES UNIT TWO, AS RECORDED IN PLAT BOOK 56, PAGES 76 THROUGH 76C OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 10°57'25" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 94.97 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE SOUTH 79°04'08" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 15 AND ITS EASTERLY PROLONGATION, A DISTANCE OF 126.02 FEET TO THE WESTERLY LINE OF SAID VICTORIA LAKES UNIT ONE; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES; COURSE NO. 1: SOUTH 30°02'11" EAST, 92.71 FEET; COURSE NO. 2: SOUTH 10°57'25" WEST, 150.00 FEET; COURSE NO. 3: SOUTH 14°41'57" EAST, 169.35 FEET; COURSE NO. 4: SOUTH 54°40'13" WEST, A DISTANCE OF 209.04 FEET TO THE POINT OF BEGINNING. THE LANDS THUS DESCRIBED CONTAIN 5.90 ACRES, MORE OR LESS.

Approved 1/22/07
Date
John P. Peyton
City Engineer
for Director of Public Works
Approved 1/18/2007
Date
Water
by General Services

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT TORIA LAKES, INC., A FLORIDA CORPORATION (THE "OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS VICTORIA LAKES UNIT SIX, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL DRIVES, LANES, WALKWAYS, UNOBSTRUCTED DRAINAGE EASEMENTS, AND UNOBSTRUCTED DRAINAGE AND ACCESS 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 TRANSVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL DRIVES, LANES AND WALKWAYS HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID DRIVES, LANES AND WALKWAYS, 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 OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNER. 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 OWNER 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.

TORIA LAKES, INC., A FLORIDA CORPORATION, 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 OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN VICTORIA LAKES UNIT SIX. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER SHALL BE SUBJECT TO IT.

ALL NATURAL BUFFER, NON-ACCESS, PRIVACY WALL AND SIGNAGE EASEMENTS ARE HEREBY DEDICATED TO THE OWNERS ASSOCIATION OF VICTORIA LAKES, INC., ITS SUCCESSORS AND ASIGNS.

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. 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 177.091(28).

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.

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 SYSTEMS; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE TORIA LAKES, INC., A FLORIDA CORPORATION,
HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 11th DAY OF January, A.D. 2007.

TORIA LAKES, INC.
A FLORIDA CORPORATION

WITNESS: _____
John N. Day
TYPE OR PRINT NAME
WITNESS: Donna Passmore
DONNA PASSMORE
TYPE OR PRINT NAME

BY: J. Hawley Smith, Jr.
V. HAWLEY SMITH, JR., PRESIDENT OF
TORIA LAKES, INC., A FLORIDA CORPORATION

NOTARY FOR TORIA LAKES, INC.

A FLORIDA CORPORATION

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF January, A.D., 2007
BY V. HAWLEY SMITH, Jr., PRESIDENT OF TORIA LAKES, INC., A FLORIDA CORPORATION,
ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Anne G. Lara
NOTARY PUBLIC, STATE OF FLORIDA
Anne G. Lara
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: _____

ANNE G. LARA
MY COMMISSION # DD 301477
EXPIRES: April 18, 2008
Bonded Thru Notary Public Underwriters

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 23rd DAY OF January, A.D., 2007.

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

CLERK'S CERTIFICATE 200702586 3

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 63 PAGES 49-52 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 23 DAY OF January, A.D., 2007.

JIM FULLER, CLERK OF THE CIRCUIT COURTS

DEPUTY CLERK

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD NO. 2002-024 CITY DEV. NO. 5676.17

VICTORIA LAKES UNIT SIX

A PORTION OF GOVERNMENT LOT 4, SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST,
TOGETHER WITH A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23,
ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

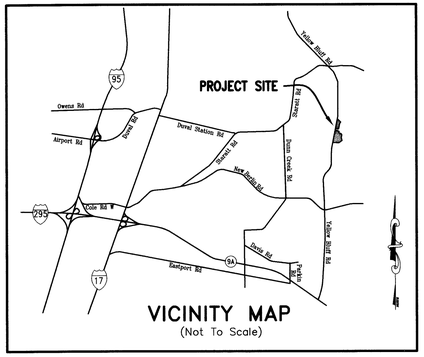
PLAT BOOK 63 PAGE 50
SHEET 2 OF 4 SHEETS

GENERAL NOTES

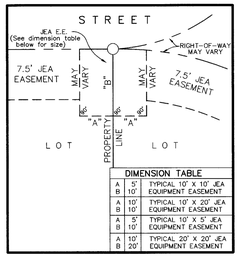
1. BASIS OF BEARING: STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL. STATION NAMES USED FOR THIS SURVEY ARE: JEA-0105 AND JEA-0118. COORDINATES SHOWN ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 901) IN U.S. FEET.
2. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
3. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
4. 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.
5. 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.
6. 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.
7. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
8. "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.
9. "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.
10. THE PRIVACY WALL AND SIGNAGE EASEMENT AS SHOWN HEREON SHALL ALSO PROVIDE FOR THE INSTALLATION, MAINTENANCE AND LANDSCAPING OF SAID EASEMENT.
11. ALL BUFFERS ARE TO REMAIN IN AN UNDISTURBED NATURAL VEGETATIVE STATE.
12. THE STORMWATER LAKES/PONDS (SPECIFICALLY THE TOP OF BANK) AS SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
13. (100.00') DENOTES DISTANCES, ALONG PROPERTY LINES, FROM ROAD RIGHTS-OF-WAY TO DRAINAGE EASEMENTS.
14. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
15. ALL BOUNDARY CORNERS ARE SET CONCRETE MONUMENTS (#3857) UNLESS OTHERWISE NOTED.
16. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X"(UNSHADED), 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: 120077 0159 E; MAP REVISED INDEX DATE: JUNE 16, 1999.
17. 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.

ABBREVIATIONS/LEGEND

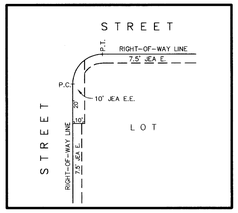
- ⊡ . . . . . DENOTES SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- ■ . . . . . DENOTES FOUND PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 6661" UNLESS OTHERWISE INDICATED).
- ○ . . . . . DENOTES PERMANENT CONTROL POINT (NAIL AND DISK LABELED "LB 3857", UNLESS OTHERWISE INDICATED).
- C99 . . . . . DENOTES TABULATED CURVE DATA DESIGNATION
- ℄ . . . . . DENOTES CENTERLINE
- JEA E. . . . . DENOTES JEA EASEMENT
- JEA E.E. . . . . DENOTES JEA EQUIPMENT EASEMENT
- GOVT . . . . . DENOTES GOVERNMENT
- L9 . . . . . DENOTES TABULATED LINE DATA DESIGNATION
- LB . . . . . DENOTES LICENSED BUSINESS
- NO. . . . . DENOTES NUMBER
- P.C. . . . . DENOTES POINT OF CURVATURE
- P.C.P. . . . . DENOTES PERMANENT CONTROL POINT
- P.I. . . . . DENOTES POINT OF INTERSECTION
- P.R.C. . . . . DENOTES POINT OF REVERSE CURVATURE
- P.R.M. . . . . DENOTES PERMANENT REFERENCE MONUMENT
- P.T. . . . . DENOTES POINT OF TANGENCY
- R= . . . . . DENOTES RADIUS EQUALS
- R/W . . . . . DENOTES RIGHT-OF-WAY LINE
- (R) . . . . . DENOTES RADIAL LINE, WHEN SO INDICATED
- RD. . . . . DENOTES ROAD
- R.P. . . . . DENOTES RADIUS POINT



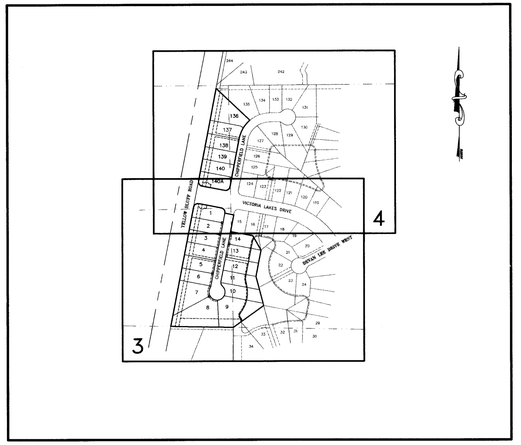
VICINITY MAP
(Not To Scale)



JEA EASEMENT DETAIL
(NOT TO SCALE)



JEA EASEMENT DETAIL
(NOT TO SCALE)



KEY MAP
(1"=400')

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES,
THIS 22 DAY OF January, A.D., 2007.

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

CERTIFICATE OF SURVEYOR

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

CERTIFIED THIS 17th DAY OF Jan., A.D., 2007.

JAMES D. HARRISON, JR.
FLORIDA REGISTERED SURVEYOR AND MAPPER, NO. 2647
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD NO. 2002-024 CITY DEV. NO. 5676.17

VICTORIA LAKES UNIT SIX

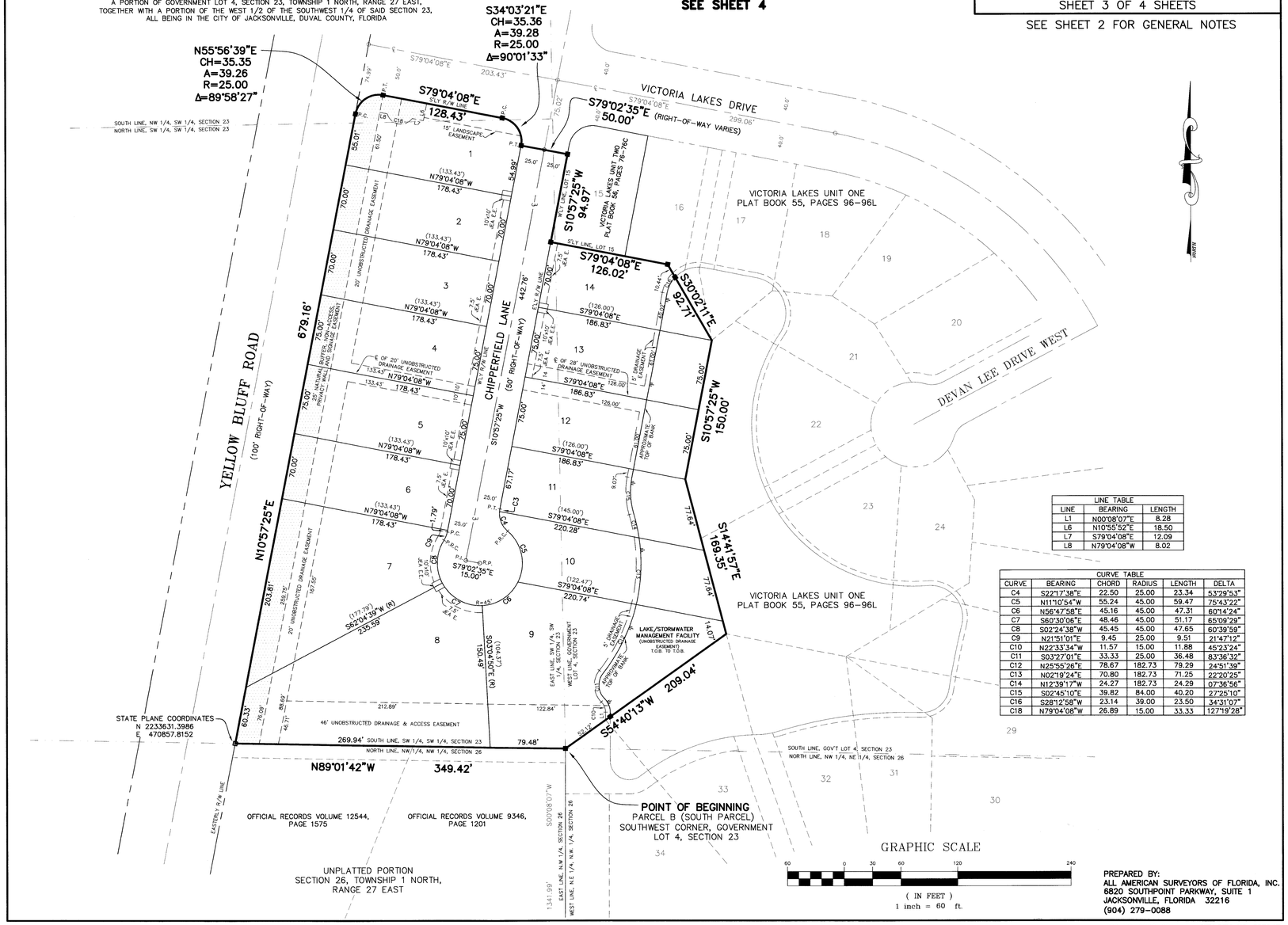
A PORTION OF GOVERNMENT LOT 4, SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 63 PAGE 51

SHEET 3 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

SEE SHEET 4



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°08'07"E	8.28
L6	N10°55'52"E	18.50
L7	S79°04'08"E	12.09
L8	N79°04'08"W	8.02

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C4	S22°17'38"E	22.50	25.00	23.34	53°29'53"
C5	N11°10'54"W	55.24	45.00	59.47	75°43'22"
C6	N56°47'58"E	45.16	45.00	47.31	60°14'24"
C7	S60°30'06"E	48.46	45.00	51.17	65°09'29"
C8	S02°24'38"W	45.45	45.00	47.65	60°39'59"
C9	N21°51'01"E	9.45	25.00	9.51	21°47'12"
C10	N22°33'34"W	11.57	15.00	11.88	45°23'24"
C11	S03°27'01"E	33.33	25.00	36.48	83°36'32"
C12	N25°55'26"E	78.67	182.73	79.29	24°51'39"
C13	N02°19'24"E	70.80	182.73	71.25	22°20'25"
C14	N12°39'17"W	24.27	182.73	24.29	07°36'56"
C15	S02°45'10"E	39.82	84.00	40.20	27°25'10"
C16	S28°12'58"W	23.14	39.00	23.50	34°31'07"
C18	N79°04'08"W	26.89	15.00	33.33	127°19'28"

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PREPARED BY:
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD NO. 2002-024 CITY DEV. NO. 5676.17

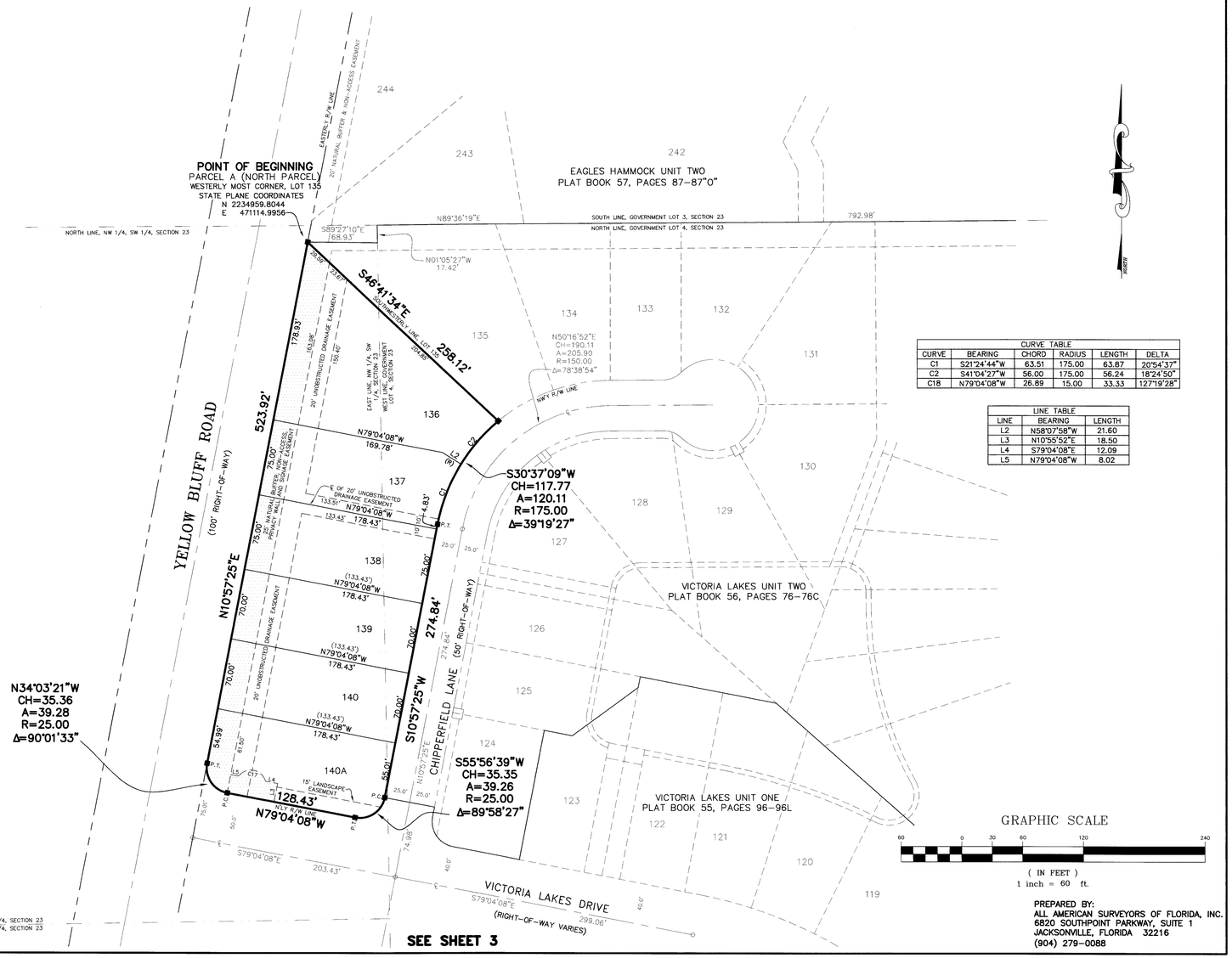
VICTORIA LAKES UNIT SIX

A PORTION OF GOVERNMENT LOT 4, SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 63 PAGE 52

SHEET 4 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S21°24'44"W	63.51	175.00	63.87	20°54'37"
C2	S41°04'27"W	56.00	175.00	56.24	18°24'50"
C18	N79°04'08"W	26.89	15.00	33.33	127°19'28"

LINE TABLE		
LINE	BEARING	LENGTH
L2	N58°07'58"W	21.60
L3	N10°55'52"E	18.50
L4	S79°04'08"E	12.09
L5	N79°04'08"W	8.02

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PREPARED BY:
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD NO. 2002-024 CITY DEV. NO. 5676.17

VICTORIA LAKES RESERVE

A PORTION OF THE CHARLES SETON GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF GOVERNMENT LOT 4 SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A REPLAT OF TRACT E AND OF CADDINGTON COURT, VICTORIA LAKES UNIT THREE AS RECORDED IN PLAT BOOK 57, PAGES 48 THROUGH 48E OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 63 PAGE 53

SHEET 1 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CAPTION

A PORTION OF THE CHARLES SETON GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF GOVERNMENT LOT 4 SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A REPLAT OF TRACT E AND OF CADDINGTON COURT, VICTORIA LAKES UNIT THREE AS RECORDED IN PLAT BOOK 57, PAGES 48 THROUGH 48E OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID CHARLES SETON GRANT, SECTION 38; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 01°21'16" WEST ALONG THE WESTERLY LINE OF SAID SECTION 38 AND ALONG THE EAST LINE OF GOVERNMENT LOT 2, SECTION 26, SAID TOWNSHIP AND RANGE, A DISTANCE OF 356.82 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 23, SAID TOWNSHIP AND RANGE; THENCE NORTH 01°12'48" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND CONTINUING ALONG THE WEST LINE OF SAID CHARLES SETON GRANT, SECTION 38, A DISTANCE OF 1106.68 FEET TO THE NORTHEAST CORNER OF LOT 267, VICTORIA LAKES UNIT TWO AS RECORDED IN PLAT BOOK 55, PAGES 76 THROUGH 76C OF SAID CURRENT PUBLIC RECORDS; THENCE WESTERLY AND NORTHERLY ALONG SAID VICTORIA LAKES UNIT TWO THE FOLLOWING FOUR (4) COURSES; COURSE NO. 1: SOUTH 89°36'19" WEST, A DISTANCE OF 87.20 FEET; COURSE NO. 2: NORTH 00°23'41" WEST, A DISTANCE OF 60.00 FEET; COURSE NO. 3: SOUTH 89°36'19" WEST, A DISTANCE OF 20.00 FEET; COURSE NO. 4: NORTH 00°23'41" WEST, A DISTANCE OF 150.00 FEET TO THE SOUTHERLY BOUNDARY OF EAGLES HAMMOCK UNIT TWO, AS RECORDED IN PLAT BOOK 57, PAGES 87, 87"A" THROUGH 87"D" OF SAID CURRENT PUBLIC RECORDS; THENCE EASTERLY AND NORTHERLY ALONG SAID BOUNDARY OF EAGLES HAMMOCK UNIT TWO, THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 89°36'19" EAST, A DISTANCE OF 103.91 FEET TO ITS INTERSECTION WITH SAID WEST LINE OF THE CHARLES SETON GRANT; COURSE NO. 2: NORTH 01°10'10" WEST ALONG SAID WEST LINE, A DISTANCE OF 155.84 FEET; THENCE, DEPARTING SAID LINE, SOUTH 83°49'27" EAST, A DISTANCE OF 86.23 FEET; THENCE NORTH 25°29'25" EAST, A DISTANCE OF 62.98 FEET; THENCE SOUTH 78°17'27" EAST, A DISTANCE OF 155.27 FEET; THENCE SOUTH 19°11'25" EAST, A DISTANCE OF 395.47 FEET; THENCE SOUTH 43°17'22" EAST, A DISTANCE OF 238.89 FEET; THENCE SOUTH 53°47'39" EAST, A DISTANCE OF 55.54 FEET; THENCE SOUTH 52°16'13" EAST, A DISTANCE OF 148.87 FEET; THENCE SOUTH 10°59'07" EAST, A DISTANCE OF 52.49 FEET; THENCE SOUTH 38°11'44" EAST, A DISTANCE OF 46.43 FEET; THENCE SOUTH 06°13'43" EAST, A DISTANCE OF 237.46 FEET; THENCE SOUTH 36°53'03" EAST, A DISTANCE OF 286.32 FEET; THENCE SOUTH 52°00'20" EAST, A DISTANCE OF 151.16 FEET; THENCE SOUTH 29°06'56" EAST, A DISTANCE OF 189.18 FEET; THENCE SOUTH 35°15'42" EAST, A DISTANCE OF 291.05 FEET; THENCE SOUTH 54°50'37" EAST, A DISTANCE OF 49.75 FEET; THENCE SOUTH 58°13'18" EAST, A DISTANCE OF 56.33 FEET; THENCE SOUTH 63°21'17" EAST, A DISTANCE OF 36.97 FEET; THENCE SOUTH 31°50'35" EAST, A DISTANCE OF 46.12 FEET; THENCE SOUTH 32°40'56" WEST, A DISTANCE OF 37.47 FEET; THENCE SOUTH 23°48'05" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 34°25'43" EAST, A DISTANCE OF 35.02 FEET; THENCE SOUTH 48°59'41" EAST, A DISTANCE OF 29.59 FEET; THENCE NORTH 70°12'32" EAST, A DISTANCE OF 35.72 FEET; THENCE SOUTH 52°27'14" EAST, A DISTANCE OF 31.24 FEET; THENCE SOUTH 88°40'10" WEST, A DISTANCE OF 265.15 FEET TO A POINT ON A CURVE NORTHWESTERLY, HAVING A RADIUS OF 325.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 01°37'33" WEST, 33.52 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 33.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 04°34'56" WEST, A DISTANCE OF 89.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 32°02'50" EAST, 29.83 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 31.97 FEET TO THE POINT OF CUSP OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 78°20'42" WEST, 92.37 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 92.81 FEET TO THE POINT OF CUSP OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 48°17'04" EAST, 34.55 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 38.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 04°34'56" EAST, A DISTANCE OF 76.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 01°37'33" EAST, 28.37 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 28.38 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 88°40'10" WEST, A DISTANCE OF 108.29 FEET; THENCE NORTH 61°03'05" WEST, A DISTANCE OF 128.35 FEET; THENCE NORTH 18°18'21" WEST, A DISTANCE OF 107.80 FEET TO THE SOUTH LINE OF SAID CHARLES SETON GRANT, SECTION 38; THENCE SOUTH 87°59'00" WEST ALONG SAID LINE, A DISTANCE OF 934.03 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 34.93 ACRES, MORE OR LESS.

Approved 1/22/07
Date
John P. Pappas
for Director of Public Works
Approved 1/23/07
Date
for General Counsel

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT TORIA LAKES, INC., A FLORIDA CORPORATION, UNDER THE LAWS OF THE STATE OF FLORIDA ("THE OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS VICTORIA LAKES RESERVE, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL STREETS, ROADS, LANES, COURTS AND DRIVES, UNOBSTRUCTED DRAINAGE EASEMENTS, AND UNOBSTRUCTED DRAINAGE AND ACCESS 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 TRANSVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL WALKWAYS STREETS, ROADS, LANES, COURTS AND DRIVES, AS NOTED ABOVE HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID WALKWAYS STREETS, ROADS, LANES, COURTS AND DRIVES, 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 OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OF VICTORIA LAKES, INC., A NOT-FOR-PROFIT ORGANIZATION. 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 OWNER 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.

TORIA LAKES, INC., A FLORIDA CORPORATION, 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 OR OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN VICTORIA LAKES RESERVE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER SHALL BE SUBJECT TO IT.

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. 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 177.091(28).

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.

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 SYSTEMS; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE TORIA LAKES, INC., A FLORIDA CORPORATION,
HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 11th DAY OF January, A.D. 2006.

TORIA LAKES, INC.
A FLORIDA CORPORATION

WITNESS: _____
John N. Day
TYPE OR PRINT NAME
WITNESS: Donna Passmore
DONNA PASSMORE
TYPE OR PRINT NAME

BY: Mary Louise Dungey
MARY LOUISE DUNGEY, VICE PRESIDENT OF
TORIA LAKES, INC., A FLORIDA CORPORATION

NOTARY FOR TORIA LAKES, INC.
A FLORIDA CORPORATION

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF January, A.D., 2006 7
BY MARY LOUISE DUNGEY, VICE PRESIDENT OF TORIA LAKES, INC., A FLORIDA CORPORATION,
ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Anne G. Lara
NOTARY PUBLIC, STATE OF FLORIDA
Anne G. Lara
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: ANNE G. LARA MY COMMISSION # DD 301477 EXPIRES: April 18, 2008 (Contact This Notary Public Underwriters)

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 23rd DAY OF January, A.D., 2007

JOHN W. DUNCAN, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 200702 5919

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 63 PAGES 53-58 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 23 DAY OF January A.D., 2007

JIM FULLER, CLERK OF THE CIRCUIT COURTS

Juan D. Marshall
DEPUTY CLERK

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD NO. 2005-074 CITY DEV. NO. 5676.16

VICTORIA LAKES RESERVE

A PORTION OF THE CHARLES SETON GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF GOVERNMENT LOT 4 SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A REPLAT OF TRACT E AND OF CADDINGTON COURT, VICTORIA LAKES UNIT THREE AS RECORDED IN PLAT BOOK 57, PAGES 48 THROUGH 48E OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 63 PAGE 54

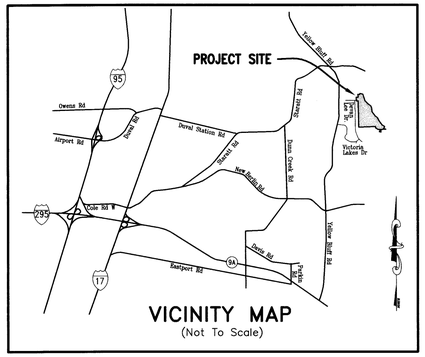
SHEET 2 OF 6 SHEETS

GENERAL NOTES

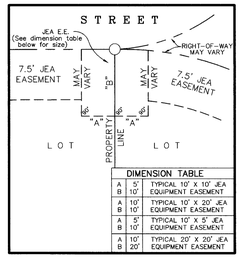
1. BASIS OF BEARING: STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL. STATION NAMES USED FOR THIS SURVEY ARE: JEA-0105 AND JEA-0118. COORDINATES SHOWN ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 901) IN U.S. FEET.
2. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
3. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
4. 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.
5. 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.
6. 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.
7. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
8. "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.
9. "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.
10. THE STORMWATER LAKES/PONDS (SPECIFICALLY THE TOP OF BANK) AS SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
11. THE JURISDICTIONAL WETLANDS SHOWN HEREON FLAGGED BY ESI, INC. AS PER MAP BY ALL AMERICAN SURVEYORS, INC.
12. ALL BUFFERS ARE TO REMAIN IN AN UNDISTURBED, NATURAL VEGETATIVE STATE.
13. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTION WETLAND LINE OR WITHIN DESIGNATED UPLAND BUFFER AREAS, WITHOUT WRITTEN APPROVAL OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, UNITED STATES ARMY CORPS OF ENGINEERS AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS OR UPLAND BUFFER AREAS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA OR UPLAND BUFFER AREAS, TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES. THE WETLAND JURISDICTION LINES AND UPLAND BUFFER AREAS ARE IDENTIFIED HEREON AS VEGETATED NATURAL BUFFERS AND MUST BE KEPT IN A NATURAL STATE.
14. (100.00') DENOTES DISTANCES, ALONG PROPERTY LINES, FROM ROAD RIGHTS-OF-WAY TO DRAINAGE EASEMENTS.
15. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
16. ALL BOUNDARY CORNERS ARE SET CONCRETE MONUMENTS (#3857) UNLESS OTHERWISE NOTED.
17. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X"(UNSHADED), 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: 120077 0159 E; MAP REVISED INDEX DATE: JUNE 16, 1999.
18. 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.

ABBREVIATIONS/LEGEND

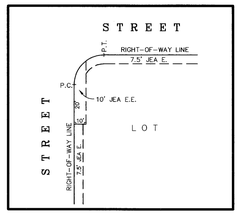
- ⊡ . . . . . DENOTES SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- ■ . . . . . DENOTES FOUND PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- ○ . . . . . DENOTES PERMANENT CONTROL POINT (NAIL AND DISK LABELED "LB 3857", UNLESS OTHERWISE INDICATED).
- ⊥ . . . . . DENOTES DESIGNATED WETLANDS AREA.
- ⊻ . . . . . DENOTES STREET NAME CHANGE
- C99 . . . . . DENOTES TABULATED CURVE DATA DESIGNATION
- ℄ . . . . . DENOTES CENTERLINE
- CT. . . . . DENOTES COURT
- JEA E. . . . . DENOTES JEA EASEMENT
- JEA E.E. . . . . DENOTES JEA EQUIPMENT EASEMENT
- DR. . . . . DENOTES DRIVE
- ESM'T . . . . . DENOTES EASEMENT
- GOV'T . . . . . DENOTES GOVERNMENT
- L9 . . . . . DENOTES TABULATED LINE DATA DESIGNATION
- LB . . . . . DENOTES LICENSED BUSINESS
- NO. . . . . DENOTES NUMBER
- P.C. . . . . DENOTES POINT OF CURVATURE
- P.C.C. . . . . DENOTES POINT OF COMPOUND CURVATURE
- P.C.P. . . . . DENOTES PERMANENT CONTROL POINT
- P.I. . . . . DENOTES POINT OF INTERSECTION
- P.R.C. . . . . DENOTES POINT OF REVERSE CURVATURE
- P.R.M. . . . . DENOTES PERMANENT REFERENCE MONUMENT
- P.T. . . . . DENOTES POINT OF TANGENCY
- P.U.D. . . . . DENOTES PLANNED URBAN DEVELOPMENT
- R= . . . . . DENOTES RADIUS EQUALS
- (R) . . . . . DENOTES RADIAL LINE, WHEN SO INDICATED
- RD. . . . . DENOTES ROAD
- R.P. . . . . DENOTES RADIUS POINT
- T.O.B. . . . . DENOTES TOP OF BANK
- U.D.E. . . . . UNOBSTRUCTED DRAINAGE EASEMENT



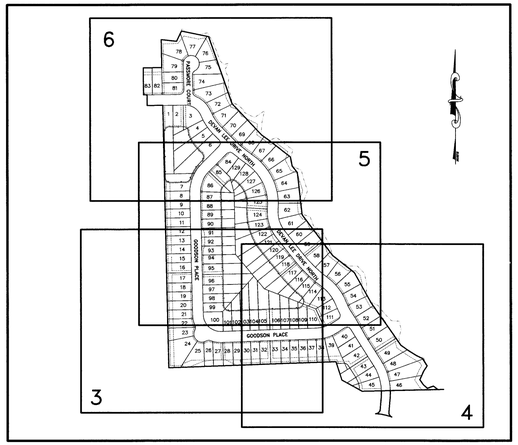
VICINITY MAP
(Not To Scale)



JEA EASEMENT DETAIL
(NOT TO SCALE)



JEA EASEMENT DETAIL
(NOT TO SCALE)



KEY MAP
(1"=400')

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 22 DAY OF January, A.D., 2007.

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

CERTIFICATE OF SURVEYOR

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

CERTIFIED THIS 28th DAY OF December, A.D., 2006.

JAMES A. HARRISON, JR.
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 2647
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD NO. 2005-074 CITY DEV. NO. 5676.16

VICTORIA LAKES RESERVE

A PORTION OF THE CHARLES SETON GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF GOVERNMENT LOT 4 SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A REPLAT OF TRACT E AND OF CADDINGTON COURT, VICTORIA LAKES UNIT THREE AS RECORDED IN PLAT BOOK 57, PAGES 48 THROUGH 48E OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 63 PAGE 55

SHEET 3 OF 6 SHEETS

SEE SHEET 5

SEE SHEET 2 FOR GENERAL NOTES

SEE SHEET 4

CHAPEL COURT

FISHPONDS COURT

DEVAN LEE DRIVE EAST

DEVAN LEE DRIVE NORTH (RIGHT-OF-WAY VARIES)

GOODSON PLACE (60' RIGHT-OF-WAY)

KAYAK COURT (50' RIGHT-OF-WAY)

VICTORIA LAKES UNIT ONE PLAT BOOK 55, PAGES 96-96L

VICTORIA LAKES UNIT THREE PLAT BOOK 57, PAGES 48-48E

LAKE/STORMWATER MANAGEMENT FACILITY (UNOBSTRUCTED DRAINAGE EASEMENT) T.O.B. TO T.O.B.

TRACT "A" (CONSERVATION TRACT)

WETLANDS

SOUTHEAST CORNER GOVT LOT 4, SECTION 23

SECTION 23 SECTION 26

WEST LINE, GOVT LOT 4, SECTION 23

WEST LINE, GOVT LOT 2, SECTION 26

NORTH LINE, SECTION 26 SOUTH LINE, CHARLES SETON GRANT, SECTION 38

N01°12'48"W 1106.68'

N01°21'16"W 356.82'

S01°12'48"E 678.32'

N87°59'00"E 535.44'

S87°59'00"W 934.03'

N05°34'18"W

POINT OF BEGINNING

SOUTHWEST CORNER SECTION 38, CHARLES SETON GRANT
STATE PLANE COORDINATES
N 2233315.3394
E 472947.0408

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C14	S46°36'54"E	178.01	125.00	198.10	90°48'12"
C15	S23°54'51"E	96.48	125.00	99.05	45°24'06"
C16	S69°18'57"E	96.48	125.00	99.05	45°24'06"
C17	N72°42'45"E	105.35	200.00	106.61	30°32'31"
C67	N82°45'39"E	41.87	230.00	41.93	10°26'43"
C68	S82°59'01"E	48.67	155.00	48.87	18°03'57"
C69	S71°21'25"E	14.03	155.00	14.03	05°11'15"
C70	S84°24'43"W	22.56	25.00	23.41	53°38'59"
C71	N67°23'46"E	15.33	45.00	15.41	19°37'06"
C72	S79°54'33"E	35.00	45.00	35.95	45°46'15"
C73	S34°08'19"E	35.00	45.00	35.95	45°46'15"
C74	S08°57'54"W	31.10	45.00	31.76	40°26'10"
C75	N11°28'26"E	15.21	25.00	15.45	35°25'06"
C76	N15°21'04"W	7.92	25.00	7.95	18°13'53"
C77	S16°20'15"E	43.84	155.00	43.98	16°15'32"
C78	S04°42'39"E	18.91	155.00	18.92	06°59'41"
C123	N80°52'40"E	42.06	170.00	42.17	14°12'40"
C124	S46°36'54"E	135.29	95.00	150.56	90°48'12"
C156	S41°41'02"E	51.31	890.00	51.31	03°18'12"
C157	S45°07'35"E	55.63	890.00	55.63	03°34'54"
C158	S48°25'42"E	46.94	890.00	46.94	03°01'19"
C159	N43°39'21"W	8.76	40.00	8.77	12°34'01"
C160	N17°19'12"W	27.43	40.00	28.00	40°06'16"
C161	N61°41'33"E	30.67	40.00	31.47	45°04'50"
C162	N86°06'29"E	2.62	40.00	2.62	03°45'02"
C163	S67°42'59"E	28.81	35.00	29.69	48°36'02"
C164	S22°18'53"E	25.20	35.00	25.78	42°12'09"

LINE TABLE		
LINE	BEARING	LENGTH
L3	S43°23'06"W	24.54
L75	N00°23'57"W	18.99
L76	N68°09'21"E	51.82
L77	N89°35'29"E	72.02
L78	N89°35'29"E	50.02
L79	N89°35'30"E	45.02
L80	N89°35'27"E	45.02
L81	N89°35'29"E	39.02
L82	S02°01'00"E	8.62
L83	S37°01'14"E	19.17
L84	S37°01'14"E	5.61

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

PREPARED BY:
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
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PLAT BOOK 63 PAGE 56

SHEET 4 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

SEE SHEET 5

SEE SHEET 3

GOODSON PLACE (60' RIGHT-OF-WAY)

DEVAN LEE DRIVE NORTH (RIGHT-OF-WAY VARIES)

(FORMERLY CADDINGTON COURT)

VICTORIA LAKES DRIVE NORTH (60' RIGHT-OF-WAY)

KAYAK COURT (50' RIGHT-OF-WAY)

LAKE/STORMWATER MANAGEMENT FACILITY (UNOBSTRUCTED DRAINAGE EASEMENT) T.O.B. TO T.O.B.

JURISDICTIONAL WETLAND LINE

WETLANDS

UNPLATTED LANDS CHARLES SETON GRANT SECTION 38, TOWNSHIP 1 NORTH, RANGE 27 EAST

TRACT "E"

TRACT "B" (CONSERVATION TRACT)

VICTORIA LAKES UNIT THREE PLAT BOOK 57, PAGES 48-48E

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C8	S46°18'41"E	197.97	750.00	198.55	15°10'05"
C9	N37°31'36"W	140.91	250.00	142.84	32°44'16"
C10	S26°51'29"E	69.53	350.00	69.64	11°24'03"
C11	N16°56'40"W	161.49	300.00	163.51	31°13'41"
C17	N72°42'45"E	105.35	200.00	106.61	30°32'31"
C53	N36°05'42"W	64.02	280.00	64.16	13°07'47"
C54	N25°20'38"W	40.88	280.00	40.91	8°22'20"
C55	S40°08'15"E	29.89	28.68	31.44	62°49'13"
C56	S29°19'59"E	36.01	320.00	36.03	06°27'04"
C57	N30°53'08"W	18.98	325.00	18.98	03°20'45"
C58	N24°34'04"W	52.64	325.00	52.70	09°17'24"
C59	N15°16'40"W	52.64	325.00	52.70	09°17'24"
C60	N05°58'54"W	52.71	325.00	52.76	09°18'07"
C61	N09°29'52"W	78.13	275.00	78.40	16°20'04"
C62	N24°54'22"W	69.33	275.00	69.51	14°28'58"
C63	N32°21'11"W	1.97	275.00	1.97	0°24'39"
C64	N77°33'31"W	35.36	25.00	39.27	90°00'00"
C65	N61°45'02"E	34.56	230.00	34.60	08°37'06"
C66	N71°47'56"E	46.00	230.00	46.08	11°28'42"
C67	N82°45'39"E	41.87	230.00	41.93	10°26'43"
C114	S48°42'29"E	48.75	780.00	48.76	03°34'54"
C115	S52°11'50"E	46.23	780.00	46.24	03°23'48"
C116	N53°31'33"W	2.84	220.00	2.84	0°44'22"
C117	N42°04'07"W	84.62	220.00	85.15	22°10'30"
C118	N26°04'10"W	37.67	220.00	37.72	09°49'24"
C119	S22°51'00"E	22.44	380.00	22.45	03°23'04"
C120	S26°48'01"E	29.95	380.00	29.95	04°30'59"
C121	N14°11'29"E	34.26	25.00	37.74	86°30'00"
C122	N65°38'25"E	48.29	170.00	48.45	16°19'51"
C123	N80°52'40"E	42.06	170.00	42.17	14°12'40"
C157	S45°07'35"E	55.63	890.00	55.63	03°34'54"
C158	S48°25'42"E	46.94	890.00	46.94	03°01'19"
C159	N43°39'21"W	8.76	40.00	8.77	12°34'01"
C160	N17°19'12"W	27.43	40.00	28.00	40°06'16"
C161	N61°41'33"E	30.67	40.00	31.47	45°04'50"
C162	N86°06'29"E	2.62	40.00	2.62	03°45'02"
C168	N32°13'34"W	1.97	170.00	1.97	00°39'53"
C169	N24°46'46"W	42.11	170.00	42.22	14°13'44"
C170	N07°56'51"W	34.37	77.78	34.66	25°31'49"
C171	N01°48'45"W	22.89	25.00	23.78	54°29'32"
C172	N73°14'34"W	43.78	275.00	43.83	09°07'55"
C173	N82°54'40"W	48.91	275.00	48.98	10°12'17"

LINE TABLE		
LINE	BEARING	LENGTH
L54	S00°32'04"W	50.54
L55	S29°06'56"E	31.12
L56	S29°06'56"E	63.45
L57	S66°32'58"E	3.76
L58	S66°32'58"E	26.79
L59	S38°05'06"E	27.48
L60	S32°33'31"E	17.68
L61	S18°56'06"W	7.52
L62	S16°08'34"E	9.31
L63	S16°08'34"E	50.43
L64	S54°50'37"E	40.94
L65	S54°50'37"E	18.32
L66	S58°13'18"E	60.84
L67	S60°03'18"E	13.66
L68	S60°03'18"E	18.17
L69	S31°50'35"E	19.33
L70	S32°40'56"W	23.49
L71	S23°57'27"W	41.94
L72	S23°16'37"W	24.14
L73	S34°25'43"E	51.99
L74	S48°59'41"E	17.66

GRAPHIC SCALE

60 30 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

PREPARED BY:
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PLAT BOOK 63 PAGE 57

SHEET 5 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

SEE SHEET 6

SEE SHEET 3

SEE SHEET 4

DEVAN LEE DRIVE EAST

VICTORIA LAKES UNIT ONE PLAT BOOK 55, PAGES 96-96L

EAST LINE GOV'T LOT 4 SECTION 23

GOODSON PLACE (RIGHT-OF-WAY VARIES)

DEVAN LEE DRIVE NORTH (RIGHT-OF-WAY VARIES)

LAKE/STORMWATER MANAGEMENT FACILITY (UNOBSTRUCTED DRAINAGE EASEMENT) T.O.B. TO T.O.B.

UNPLATTED LANDS CHARLES SETON GRANT SECTION 38, TOWNSHIP 1 NORTH, RANGE 27 EAST

WETLANDS

JURISDICTIONAL WETLAND LINE

N01°12'48"W 1106.68'

S01°12'48"E 676.32'

S10°59'07"E 52.49'

S38°11'44"E 46.43'

S06°13'43"E 237.46'

S36°53'03"E 286.32'

S52°00'20"E 151.16'

S29°06'56"E 189.18'

S68°49'47"E 62.40'

N41°42'30"E 58.22'

S39°39'37"E 74.89'

N88°47'12"E 169.11'

S44°59'16"W 191.95'

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C6	N24°14'33"W	295.92	300.00	309.46	59°06'12"
C7	S16°42'33"E	149.96	200.00	153.72	44°02'11"
C8	S46°18'41"E	197.97	750.00	198.55	15°10'05"
C9	N37°31'36"W	140.91	250.00	142.84	32°44'16"
C37	N39°50'10"W	64.80	330.00	64.91	11°16'09"
C38	N28°33'32"W	64.89	330.00	65.00	11°17'06"
C39	N17°16'25"W	64.90	330.00	65.00	11°17'09"
C40	N05°59'34"W	64.84	330.00	64.95	11°16'34"
C41	N02°28'38"E	32.61	330.00	32.62	5°39'49"
C42	S04°04'53"E	55.48	170.00	55.72	18°46'52"
C43	S17°51'03"E	25.96	170.00	25.98	8°45'27"
C44	S38°53'11"E	32.68	57.00	33.14	33°18'50"
C45	N47°08'07"W	19.89	68.00	19.96	16°48'57"
C46	N27°40'28"W	26.07	68.00	26.24	22°06'21"
C47	S27°40'28"E	26.07	68.00	26.24	22°06'21"
C48	S39°01'33"E	7.50	720.00	7.50	00°35'48"
C49	S42°50'04"E	88.17	720.00	88.22	07°01'14"
C50	S49°36'25"E	81.95	720.00	81.99	06°31'28"
C51	S53°22'57"E	12.90	720.00	12.90	01°01'35"
C52	N48°16'39"W	54.82	280.00	54.91	11°14'09"
C53	N36°05'42"W	64.02	280.00	64.16	13°07'47"
C79	N12°45'08"W	22.80	57.00	22.96	23°04'39"
C80	S16°18'20"E	18.89	68.00	18.96	15°58'16"
C81	S04°46'00"E	8.43	68.00	8.43	07°06'23"
C82	S00°32'40"E	1.59	68.00	1.59	01°20'16"
C83	S10°59'39"W	25.65	68.00	25.80	21°44'23"
C84	N10°19'31"E	22.80	57.00	22.96	23°04'39"
C85	S00°37'56"W	14.82	230.00	14.82	03°41'29"
C86	S15°12'07"W	101.32	230.00	102.15	25°26'53"
C94	S88°17'10"W	34.29	25.00	37.79	86°35'49"
C95	S50°35'28"E	40.25	530.00	40.26	04°21'07"
C96	S53°16'51"E	9.50	530.00	9.50	01°01'38"
C97	N48°10'47"W	52.83	270.00	52.92	11°13'44"
C98	N34°34'54"W	75.00	270.00	75.24	15°58'02"
C99	N18°36'53"W	75.00	270.00	75.24	15°58'02"
C100	N02°39'40"W	74.87	270.00	75.12	15°56'24"

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C101	S04°34'49"W	5.85	230.00	5.85	01°27'27"
C102	S02°48'35"E	53.36	230.00	53.48	13°19'21"
C103	S15°12'37"E	46.00	230.00	46.08	11°28'42"
C104	S24°10'21"E	25.86	230.00	25.88	06°26'45"
C105	N18°35'48"W	17.44	57.00	17.51	17°35'50"
C106	S11°15'49"E	3.48	68.00	3.48	02°55'51"
C107	S25°43'42"E	30.59	68.00	30.86	25°59'55"
C108	S50°15'58"E	27.20	68.00	27.39	23°04'37"
C109	N60°49'04"W	1.96	57.00	1.96	01°58'24"
C110	N49°16'45"W	20.88	57.00	20.99	21°06'13"
C111	S39°01'33"E	8.12	780.00	8.12	00°35'48"
C112	S41°19'48"E	54.60	780.00	54.61	04°00'41"
C113	S45°07'35"E	48.75	780.00	48.76	03°34'54"
C114	S48°42'29"E	48.75	780.00	48.76	03°34'54"
C115	S52°11'50"E	46.23	780.00	46.24	03°23'48"
C125	S10°19'18"W	22.80	57.00	22.95	23°04'13"
C126	N18°26'23"E	8.11	68.00	8.11	06°50'03"
C127	N06°54'17"E	19.21	68.00	19.27	16°14'10"
C128	N12°44'55"W	27.20	68.00	27.38	23°04'13"
C129	S16°46'48"E	14.89	57.00	14.93	15°00'26"
C130	S05°14'42"E	8.01	57.00	8.02	08°03'47"
C131	S00°17'38"W	8.94	170.00	8.94	03°00'53"
C132	S22°48'09"W	121.85	170.00	124.62	42°00'10"

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C133	S44°23'45"W	3.51	170.00	3.51	01°11'01"
C142	S22°55'20"W	35.45	235.00	35.49	08°39'08"
C143	N53°41'29"E	34.50	30.00	36.75	70°11'25"
C144	S46°12'48"E	42.43	30.00	47.12	90°00'00"
C146	N88°14'30"W	18.00	40.00	18.15	26°00'02"
C147	N64°34'00"W	14.82	40.00	14.90	21°20'59"
C148	N48°13'43"W	31.58	160.00	31.63	11°19'35"
C149	N34°34'54"W	44.44	160.00	44.59	15°58'02"
C150	N18°36'53"W	44.44	160.00	44.59	15°58'02"
C151	N03°26'25"W	40.06	160.00	40.16	14°22'53"
C152	S03°54'19"E	65.95	340.00	66.05	11°07'53"
C153	S15°12'37"E	68.00	340.00	68.11	11°28'42"
C154	S26°41'19"E	68.00	340.00	68.11	11°28'42"
C155	S35°34'39"E	37.36	340.00	37.38	06°17'59"
C156	S41°41'02"E	51.31	890.00	51.31	03°18'12"
C157	S45°07'35"E	55.63	890.00	55.63	03°34'54"
C165	S00°17'38"W	3.16	60.00	3.16	03°00'53"
C166	S16°03'21"W	29.55	60.00	29.85	28°30'33"
C167	S61°52'22"W	23.24	40.00	23.58	33°46'13"

LINE TABLE		
LINE	BEARING	LENGTH
L33	S15°57'43"W	24.67
L34	S15°57'43"W	10.33
L35	S27°42'45"E	63.12
L36	S64°32'02"E	22.79
L37	S64°32'02"E	19.99
L38	S27°19'56"W	34.47
L39	S27°19'56"W	1.71
L40	S06°13'43"E	58.82
L41	S38°06'03"E	2.64
L42	S38°06'03"E	34.33
L43	S69°58'22"E	23.23
L44	S21°07'37"E	52.75
L45	S66°24'03"E	16.48
L46	S66°24'03"E	12.59
L47	S26°31'38"E	25.11
L48	S17°19'13"E	40.85
L49	S17°19'13"E	6.26
L50	S52°00'20"E	65.37
L51	S52°00'20"E	72.99
L52	N89°04'36"E	19.25
L53	N89°04'36"E	4.63

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
8820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD NO. 2005-074 CITY DEV. NO. 5676.16

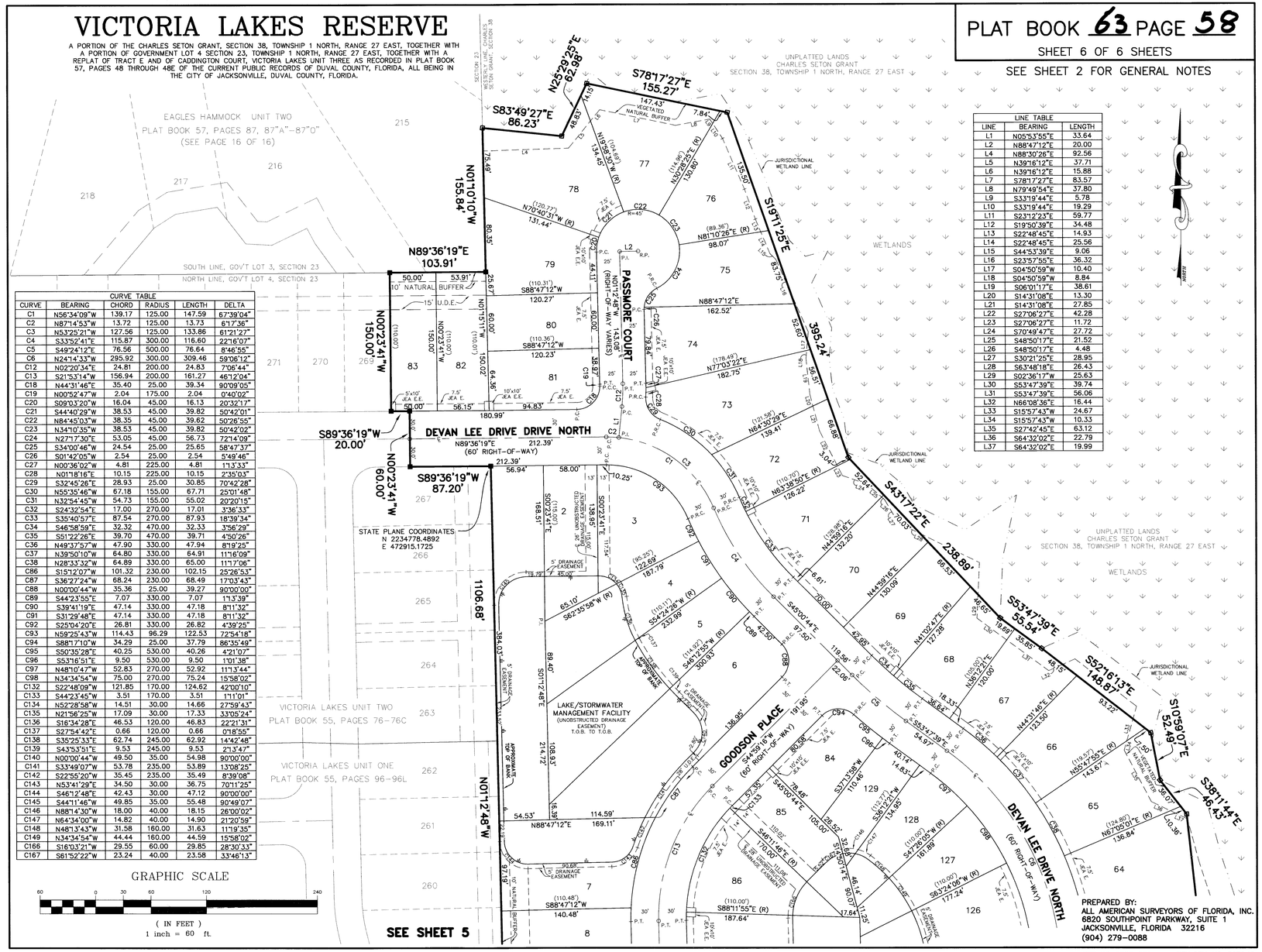
VICTORIA LAKES RESERVE

A PORTION OF THE CHARLES SETON GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF GOVERNMENT LOT 4 SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A REPLAT OF TRACT E AND OF CADDINGTON COURT, VICTORIA LAKES UNIT THREE AS RECORDED IN PLAT BOOK 57, PAGES 48 THROUGH 48E OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 63 PAGE 58

SHEET 6 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N56°34'09"W	139.17	125.00	147.59	67°39'04"
C2	N87°14'53"W	13.72	125.00	13.73	6°17'36"
C3	N53°25'21"W	127.56	125.00	133.86	61°21'27"
C4	S33°52'41"E	115.87	300.00	116.60	22°16'07"
C5	S49°24'12"E	76.56	500.00	76.64	8°46'55"
C6	N24°14'33"W	295.92	300.00	309.46	59°06'12"
C12	N02°20'34"E	24.81	200.00	24.83	7°06'44"
C13	S21°53'14"W	156.94	200.00	161.27	46°12'04"
C18	N44°31'46"E	35.40	25.00	39.34	90°09'05"
C19	N00°52'47"W	2.04	175.00	2.04	0°40'02"
C20	S09°03'20"W	16.04	45.00	16.13	20°32'17"
C21	S44°40'29"W	38.53	45.00	39.82	50°42'01"
C22	N84°45'03"W	38.35	45.00	39.62	50°26'55"
C23	N34°10'35"W	38.53	45.00	39.82	50°42'02"
C24	N27°17'30"E	53.05	45.00	56.73	72°14'09"
C25	S34°00'46"W	24.54	25.00	25.65	58°47'37"
C26	S01°42'05"W	2.54	25.00	2.54	5°49'46"
C27	N00°36'02"W	4.81	225.00	4.81	1°13'33"
C28	N01°18'16"E	10.15	225.00	10.15	2°35'03"
C29	S32°45'26"E	28.93	25.00	30.85	70°42'28"
C30	N55°35'46"W	67.18	155.00	67.71	25°01'48"
C31	N32°54'45"W	54.73	155.00	55.02	20°20'15"
C32	S24°32'54"E	17.00	270.00	17.01	3°36'33"
C33	S35°40'57"E	87.54	270.00	87.93	18°39'34"
C34	S46°58'59"E	32.32	470.00	32.33	3°56'29"
C35	S51°22'26"E	39.70	470.00	39.71	4°50'26"
C36	N49°37'57"W	47.90	330.00	47.94	8°19'25"
C37	N39°50'10"W	64.80	330.00	64.91	11°16'09"
C38	N28°33'32"W	64.89	330.00	65.00	11°17'06"
C86	S15°12'07"W	101.32	230.00	102.15	25°26'53"
C87	S36°27'24"W	68.24	230.00	68.49	17°03'43"
C88	N00°00'44"W	35.36	25.00	39.27	90°00'00"
C89	S44°23'55"E	7.07	330.00	7.07	1°13'39"
C90	S39°41'19"E	47.14	330.00	47.18	8°11'32"
C91	S31°29'48"E	47.14	330.00	47.18	8°11'32"
C92	S25°04'20"E	26.81	330.00	26.82	4°39'25"
C93	N59°25'43"W	114.43	96.29	122.53	72°54'18"
C94	S88°17'10"W	34.29	25.00	37.79	86°35'49"
C95	S50°35'28"E	40.25	530.00	40.26	4°21'07"
C96	S53°16'51"E	9.50	530.00	9.50	1°01'38"
C97	N48°10'47"W	52.83	270.00	52.92	11°13'44"
C98	N34°34'54"W	75.00	270.00	75.24	15°58'02"
C132	S22°48'09"W	121.85	170.00	124.62	42°00'10"
C133	S44°23'45"W	3.51	170.00	3.51	1°11'01"
C134	N52°28'58"W	14.51	30.00	14.66	27°58'43"
C135	N21°56'25"W	17.09	30.00	17.33	33°05'24"
C136	S16°34'28"E	46.53	120.00	46.83	22°21'31"
C137	S27°54'42"E	0.66	120.00	0.66	0°18'55"
C138	S35°25'33"E	62.74	245.00	62.92	14°42'48"
C139	S43°53'51"E	9.53	245.00	9.53	2°13'47"
C140	N00°00'44"W	49.50	35.00	54.98	90°00'00"
C141	S33°49'07"W	53.78	235.00	53.89	13°08'25"
C142	S22°55'20"W	35.45	235.00	35.49	8°39'08"
C143	N53°41'29"E	34.50	30.00	36.75	70°11'25"
C144	S46°12'48"E	42.43	30.00	47.12	90°00'00"
C145	S44°11'46"W	49.85	35.00	55.48	90°49'07"
C146	N88°14'30"W	18.00	40.00	18.15	26°00'02"
C147	N64°34'00"W	14.82	40.00	14.90	21°20'59"
C148	N48°13'43"W	31.58	160.00	31.63	11°19'35"
C149	N34°34'54"W	44.44	160.00	44.59	15°58'02"
C166	S16°03'21"W	29.55	60.00	29.85	28°30'33"
C167	S61°52'22"W	23.24	40.00	23.58	33°46'13"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N05°53'55"E	33.64
L2	N88°47'12"E	20.00
L4	N88°30'26"E	92.56
L5	N39°16'12"E	37.71
L6	N39°16'12"E	15.88
L7	S78°17'27"E	83.57
L8	N79°49'54"E	37.80
L9	S33°19'44"E	5.78
L10	S33°19'44"E	19.29
L11	S23°12'23"E	59.77
L12	S19°50'39"E	34.48
L13	S22°48'45"E	14.93
L14	S22°48'45"E	25.56
L15	S44°53'39"E	9.06
L16	S23°57'55"E	36.32
L17	S04°50'59"W	10.40
L18	S04°50'59"W	8.84
L19	S06°01'17"E	38.61
L20	S14°31'08"E	13.30
L21	S14°31'08"E	27.85
L22	S27°06'27"E	42.28
L23	S27°06'27"E	11.72
L24	S70°49'47"E	27.72
L25	S48°50'17"E	21.52
L26	S48°50'17"E	4.48
L27	S30°21'25"E	28.95
L28	S63°48'18"E	26.43
L29	S02°36'17"W	25.63
L30	S53°47'39"E	39.74
L31	S53°47'39"E	56.06
L32	N66°08'36"E	16.44
L33	S15°57'43"W	24.67
L34	S15°57'43"W	10.33
L35	S27°42'45"E	63.12
L36	S64°32'02"E	22.79
L37	S64°32'02"E	19.99

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

PREPARED BY:
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