

# 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.

## 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 11.42 FEET, TO A POINT; RUN THENCE NORTH 84°27'00" WEST, A DISTANCE OF 69.43 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 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 34.26 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 74°02'35" EAST, A DISTANCE OF 50.00 FEET, TO A POINT; RUN THENCE SOUTH 10°57'25" WEST, A DISTANCE OF 1.45 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 34.26 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 61.00 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°27'30" 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 57°01'41" EAST, A DISTANCE OF 206.46 FEET, TO A POINT; RUN THENCE SOUTH 75°33'43" 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 78°25'13" EAST, A DISTANCE OF 284.82 FEET, TO A POINT; RUN THENCE NORTH 88°44'44" 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°10'11" WEST, A DISTANCE OF 221.05 FEET, TO A POINT; RUN THENCE NORTH 88°44'44" 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 SAID LINE, A DISTANCE OF 804.33 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°54'00" 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°34'18" 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 27°25'27" WEST, A DISTANCE OF 223.11 FEET, TO A POINT; RUN THENCE NORTH 62°34'33" WEST, A DISTANCE OF 101.74 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 370.00 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 NORTHEAST 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 1341.44, TO THE SOUTHWEST CORNER THEREOF; RUN THENCE NORTH 00°08'01" 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 SAID SECTION 26), A DISTANCE OF 1341.44, TO THE NORTHEAST CORNER THEREOF; RUN THENCE NORTH 54°40'13" EAST, A DISTANCE OF 204.04 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 45.87 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 74°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 34.26 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 83.71 ACRES AND/OR 3646,442.0 SQUARE FEET, 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 LANDLORD 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, INJURY OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

2) THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJOINING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS 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 Draynes  
City Engineer  
for Director of Public Works  
Approved 3/28/03  
Date  
Shee Coone  
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 171.041(2b).

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

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

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. Florida Statutes 171.041(2b)

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

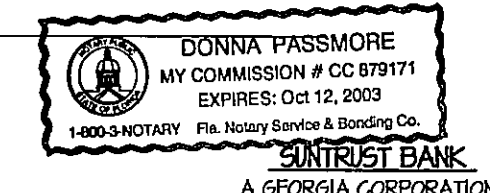
BY: J. Hanley Smith, Jr.  
V. HANLEY SMITH, JR., MANAGING MEMBER  
OF VICTORIA LAKES, LLC, A FLORIDA LIMITED  
LIABILITY COMPANY

NOTARY FOR VICTORIA LAKES, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

STATE OF FLORIDA  
COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 18<sup>TH</sup> DAY OF MARCH  
A.D. 2003 BY V. HANLEY 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: \_\_\_\_\_



WITNESS: Mary Louise Dungey

MARY LOUISE DUNGEY  
TYPE OR PRINT NAME

WITNESS: Eddie Marinko

EDDIE MARINKO  
TYPE OR PRINT NAME

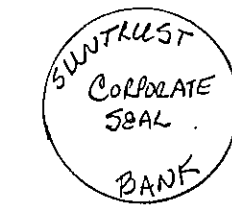
BY: Lynn E. Vermilya  
LYNN E. VERMILYA, FIRST VICE PRESIDENT  
OF SUNTRUST BANK, A GEORGIA CORPORATION

NOTARY FOR SUNTRUST BANK  
A GEORGIA CORPORATION

STATE OF FLORIDA  
COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 18<sup>TH</sup> 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: \_\_\_\_\_



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

# 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.

### 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<sup>ST</sup> DAY OF MARCH A.D., 2003.

*[Signature]*  
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 96-96L OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 1<sup>ST</sup> DAY OF April A.D., 2003.

*[Signature]*  
JIM FULLER, CLERK OF THE CIRCUIT COURT

*[Signature]*  
DEPUTY CLERK

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 171, FLORIDA STATUTES, THIS 21<sup>ST</sup> DAY OF March A.D., 2003.

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

### SURVEYOR'S CERTIFICATE

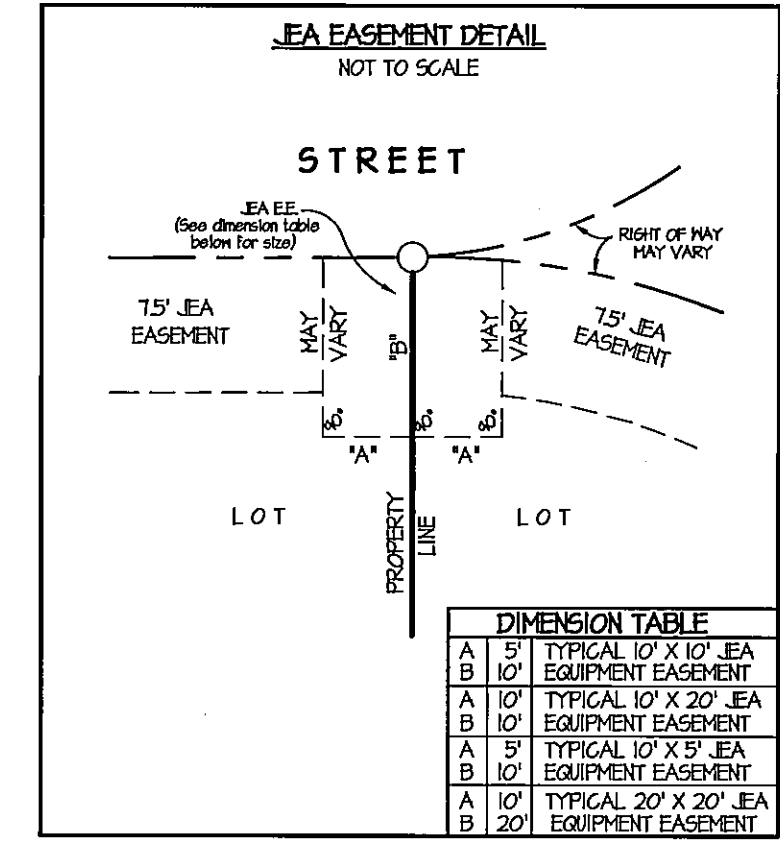
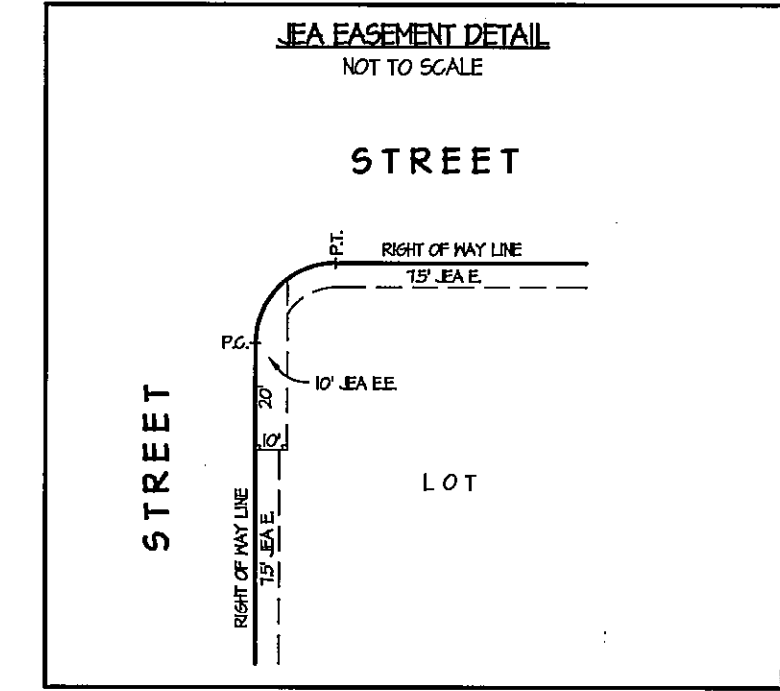
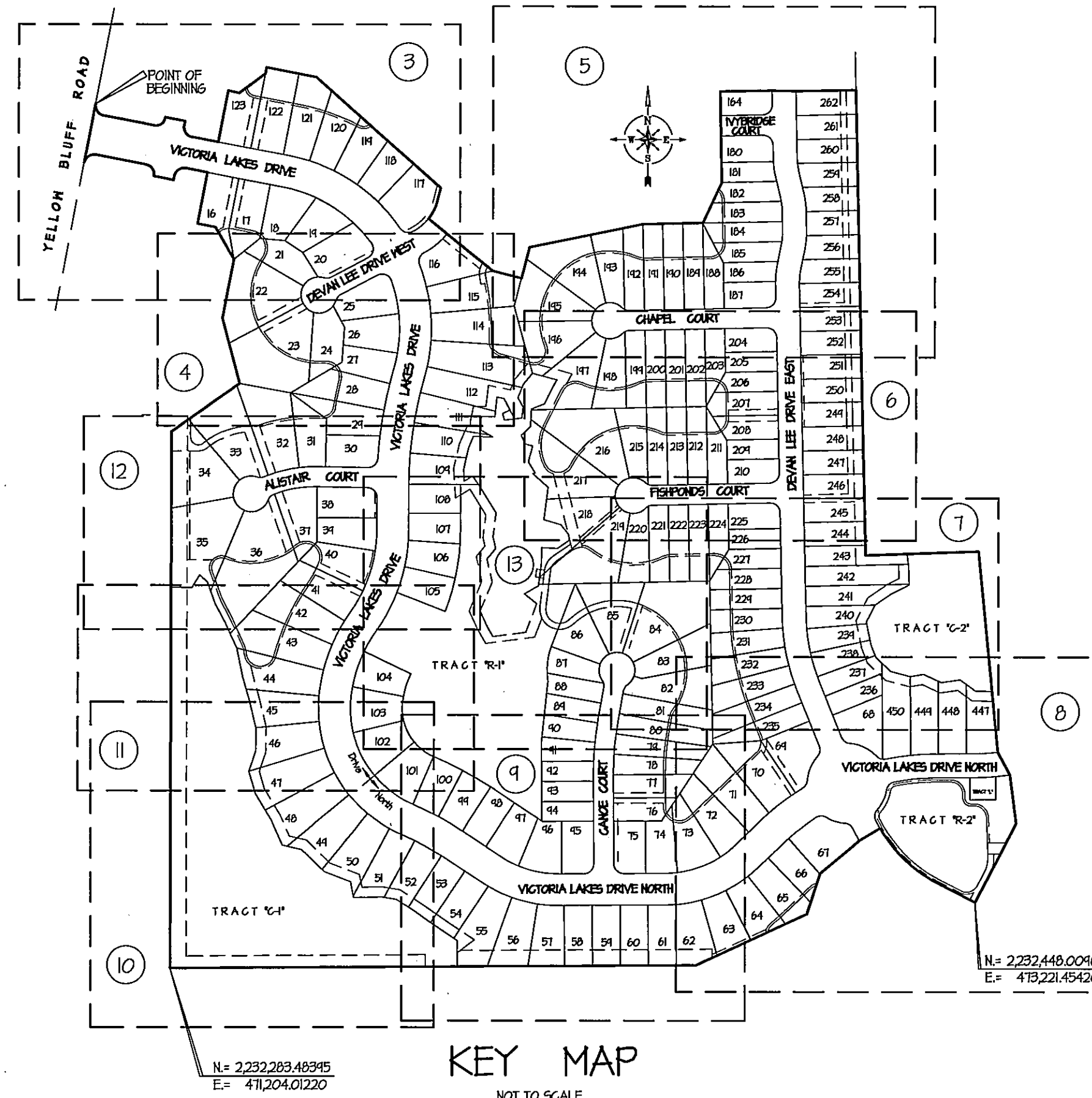
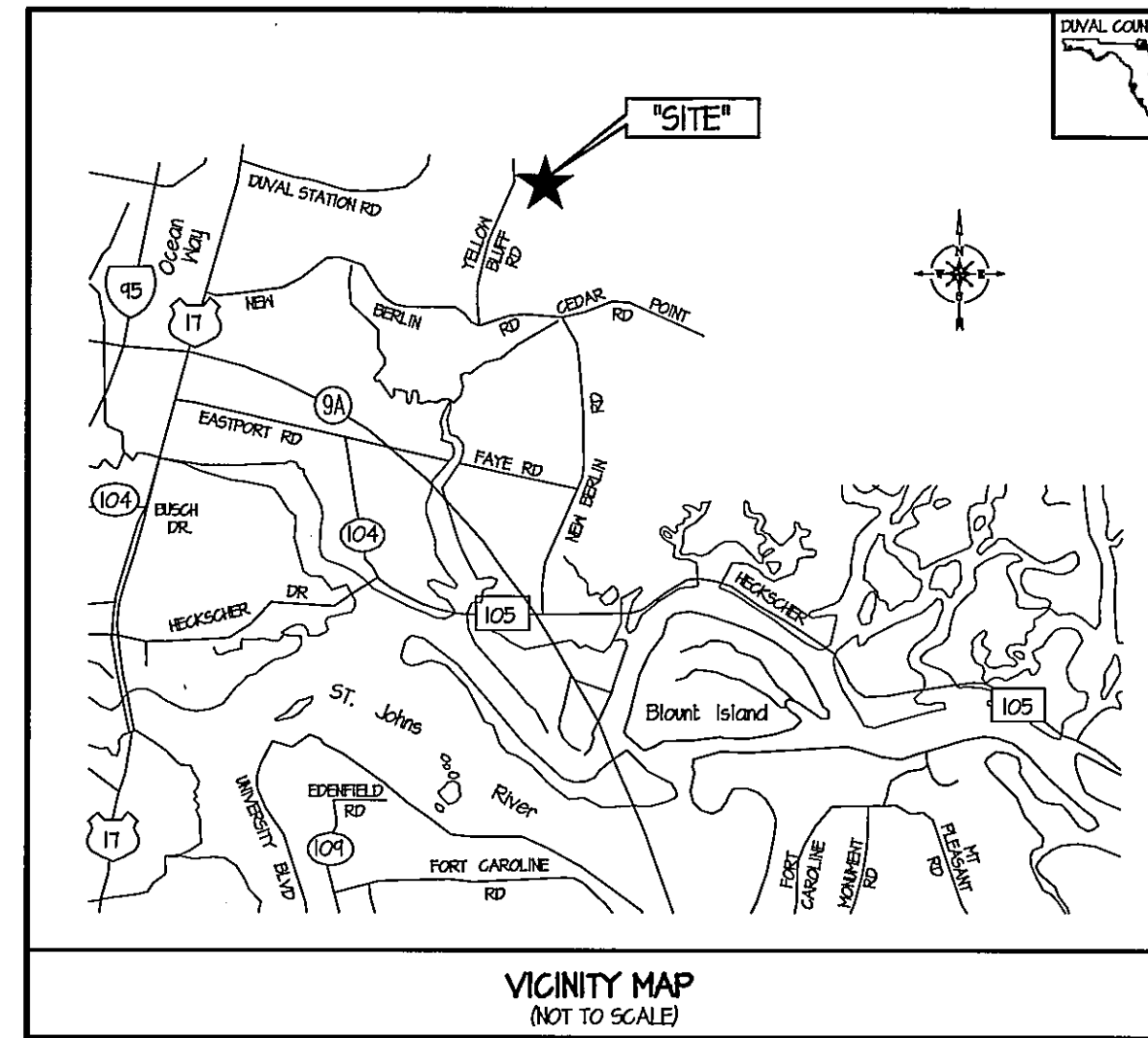
THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 171, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 171.041, FLORIDA STATUTES, CHAPTER 61G1-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 65110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 12<sup>TH</sup> DAY OF MARCH A.D., 2003.

*[Signature]*  
JONATHAN B. BOWAN  
PROFESSIONAL LAND SURVEYOR No. 4600  
1150 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 40) IN U.S. FEET.
2. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
3. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.
4. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
5. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
6. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
8. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
9. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
10. "JEA EE" DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
11. "JEA E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
12. (00.00') 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 (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBERS: 120071 - 0176 E & 0151 E, MAP REVISED DATE: AUGUST 15, 1994.



### LEGEND

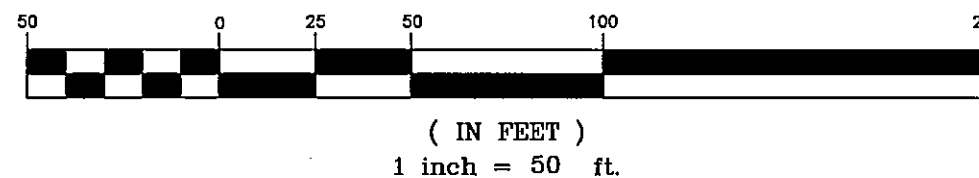
ESMT.	.....	EASEMENT
OR VOL.	.....	OFFICIAL RECORDS VOLUME
P.G.	.....	PAGE
(OA)	.....	OVERALL
P.C.	.....	POINT OF CURVATURE
P.T.	.....	POINT OF TANGENCY
P.R.C.	.....	POINT OF REVERSE CURVE
R.P.	.....	RADIUS POINT
P.I.	.....	POINT OF INTERSECTION
P.C.C.	.....	POINT OF COMPOUND CURVE
R.	.....	RADIUS
L.	.....	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)
—	.....	STREET NAME CHANGE

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# 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.

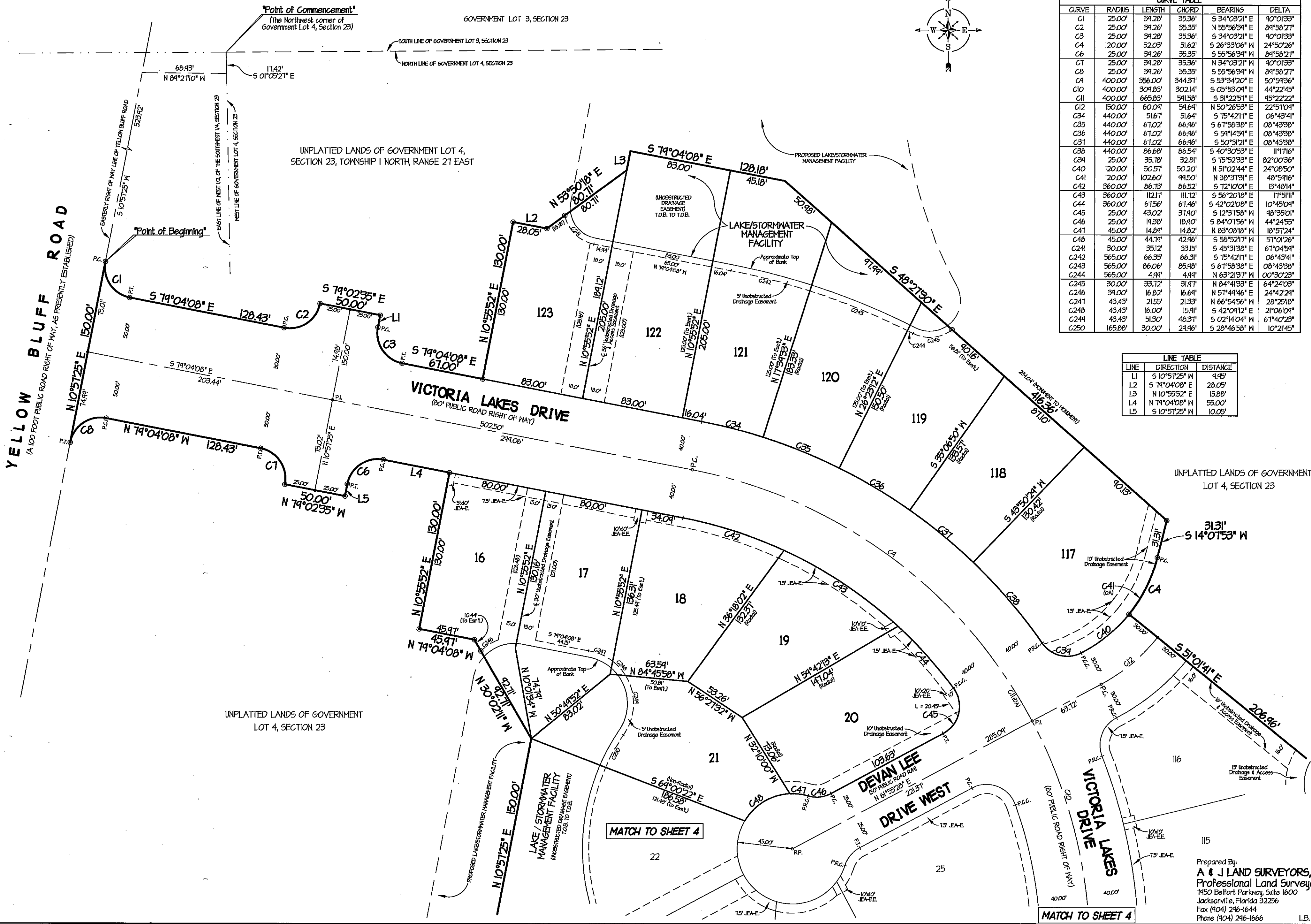
GRAPHIC SCALE



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'	34.28'	35.36'	S 34°03'21" E	40°01'33"
C2	25.00'	34.26'	35.35'	N 55°56'34" E	84°58'27"
C3	25.00'	34.28'	35.36'	S 34°03'21" E	40°01'33"
C4	120.00'	52.03'	51.62'	S 26°33'06" N	24°50'26"
C6	25.00'	34.26'	35.35'	S 55°56'34" N	84°58'27"
C7	25.00'	34.28'	35.36'	N 34°03'21" N	40°01'33"
C8	25.00'	34.26'	35.35'	S 55°56'34" N	84°58'27"
C9	400.00'	356.00'	344.37'	S 53°34'20" E	50°54'36"
C10	400.00'	304.83'	302.14'	S 05°53'04" E	44°22'45"
C11	400.00'	665.83'	541.58'	S 31°22'25" E	45°22'22"
C12	150.00'	60.04'	54.64'	N 50°26'53" E	22°57'04"
C34	440.00'	51.67'	51.64'	S 75°42'17" E	06°43'41"
C36	440.00'	61.02'	66.46'	S 61°58'38" E	08°43'38"
C37	440.00'	61.02'	66.46'	S 54°14'54" E	08°43'38"
C38	440.00'	66.68'	86.54'	S 40°30'53" E	11°17'16"
C39	25.00'	35.78'	32.81'	S 75°52'33" E	82°00'36"
C40	120.00'	50.57'	50.20'	N 51°02'44" E	24°08'50"
C41	120.00'	102.60'	94.50'	N 38°31'31" E	48°54'16"
C42	360.00'	86.73'	86.52'	S 72°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'	37.40'	S 12°31'58" N	48°35'01"
C46	25.00'	14.38'	18.90'	S 84°01'56" E	44°24'55"
C47	45.00'	14.84'	14.82'	N 83°08'18" N	18°57'24"
C48	45.00'	44.74'	42.46'	S 58°52'11" N	57°01'26"
C241	30.00'	35.12'	33.15'	S 45°31'38" E	67°04'54"
C242	565.00'	66.35'	66.31'	S 75°42'17" E	06°43'41"
C243	565.00'	86.06'	85.48'	S 61°58'38" E	08°43'38"
C244	565.00'	4.94'	4.94'	N 63°21'31" E	00°30'23"
C245	30.00'	33.72'	31.47'	N 84°41'33" E	64°24'03"
C246	34.00'	16.82'	16.64'	N 57°44'46" E	24°42'24"
C247	43.43'	21.55'	21.33'	N 66°54'56" E	28°25'18"
C248	43.43'	16.00'	15.91'	S 42°04'12" E	21°06'04"
C249	43.43'	31.30'	48.37'	S 02°14'04" N	67°40'23"
C250	165.88'	30.00'	24.46'	S 28°46'58" N	10°21'45"

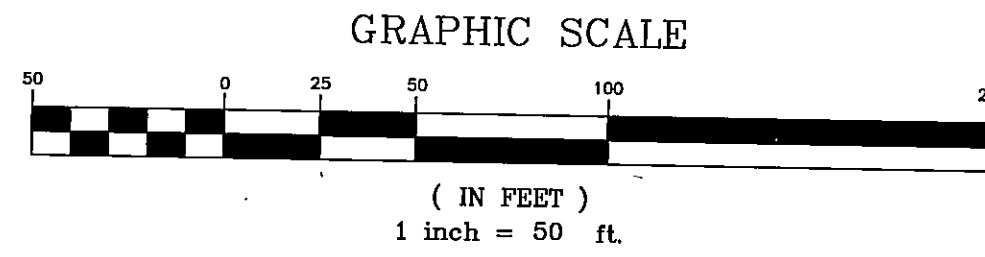
LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 10°57'25" N	4.95'
L2	S 74°04'08" E	28.05'
L3	N 10°55'52" E	15.88'
L4	N 74°04'08" W	55.00'
L5	S 10°57'25" N	10.05'

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# VICTORIA LAKES UNIT ONE

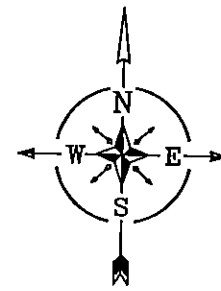
Being a portion of Government Lot 4, and a portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 1 North, Range 27 East, together with all of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 1 North, Range 27 East, and a portion of Government Lot 2, and a portion of the South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



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SHEET 4 OF 13 SHEETS

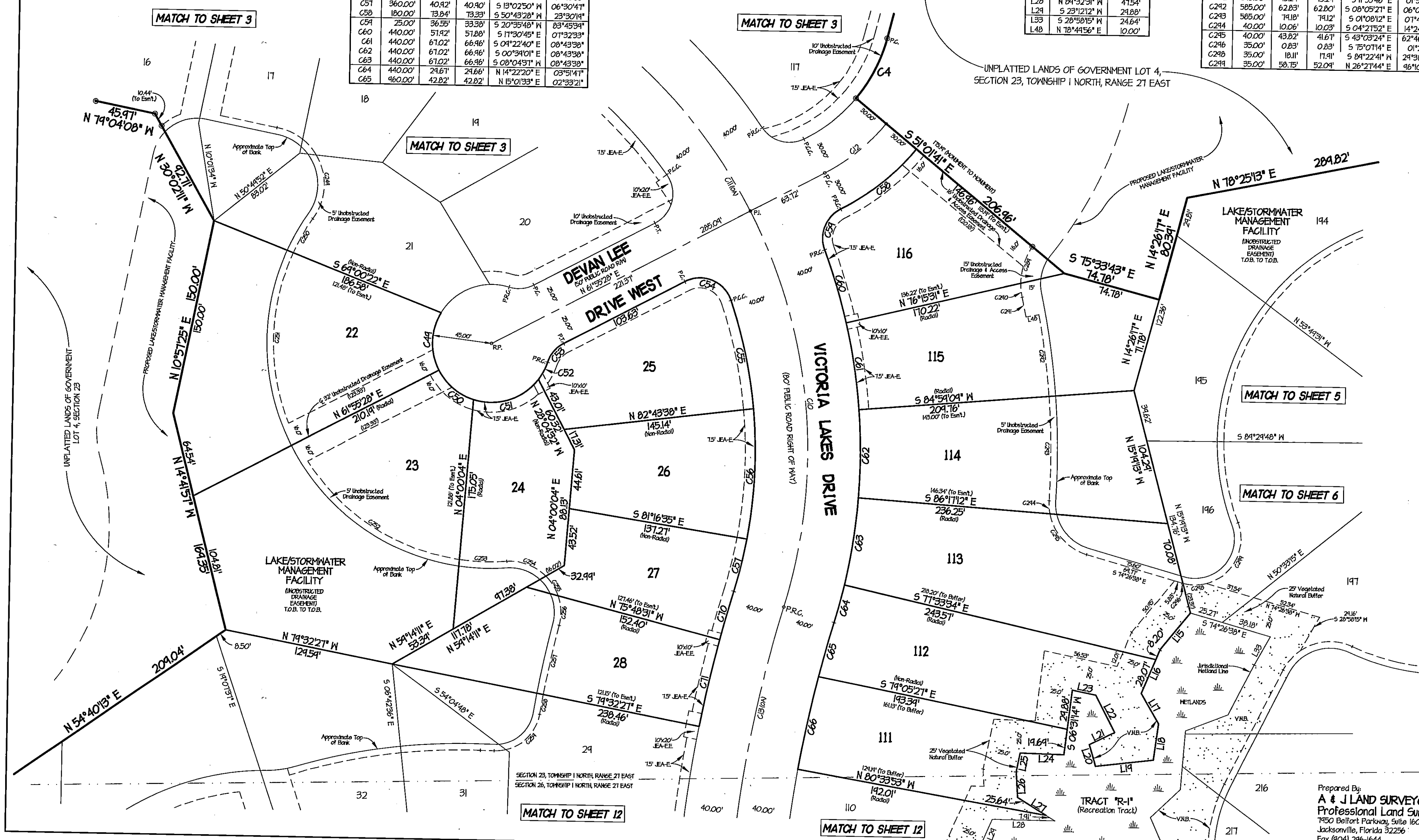
SEE SHEET 2 FOR GENERAL NOTES



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'	541.58'	S 31°22'51" E	45°22'22"
C12	150.00'	60.00'	54.64'	N 50°26'53" E	22°51'04"
C13	1000.00'	284.55'	283.50'	S 08°04'01" W	16°18'14"
C44	45.00'	45.84'	43.53'	S 01°08'31" W	58°26'06"
C50	45.00'	35.41'	34.50'	S 50°51'03" E	45°09'01"
C51	45.00'	55.21'	51.86'	N 71°34'12" E	70°22'30"
C52	45.00'	14.84'	14.82'	N 26°54'15" E	18°51'24"
C53	25.00'	14.38'	18.90'	N 34°43'01" E	44°24'55"
C54	25.00'	43.02'	31.90'	S 68°41'01" E	48°35'01"
C55	360.00'	84.65'	84.46'	S 12°45'20" E	13°28'22"
C56	360.00'	94.34'	94.02'	S 01°53'04" 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°30'14"
C59	25.00'	36.55'	33.38'	S 20°35'48" W	83°45'34"
C60	440.00'	51.42'	51.88'	S 11°30'45" E	01°32'33"
C61	440.00'	67.02'	66.96'	S 04°22'40" E	08°43'38"
C62	440.00'	67.02'	66.96'	S 00°34'01" W	08°43'38"
C63	440.00'	67.02'	66.96'	S 08°04'31" W	08°43'38"
C64	440.00'	24.61'	24.66'	N 14°22'20" E	03°51'41"
C65	460.00'	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°12'41" E	36.21'
L17	S 30°44'41" E	26.51'
L18	S 07°15'02" W	28.11'
L19	S 83°00'15" W	44.15'
L20	N 16°58'12" W	17.91'
L21	N 63°41'36" E	21.42'
L22	N 27°55'42" E	31.61'
L23	N 78°55'26" W	18.26'
L24	N 88°42'57" W	33.21'
L25	S 11°07'21" E	14.54'
L26	S 03°55'06" E	14.31'
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'

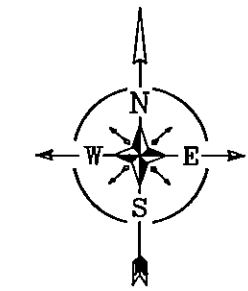
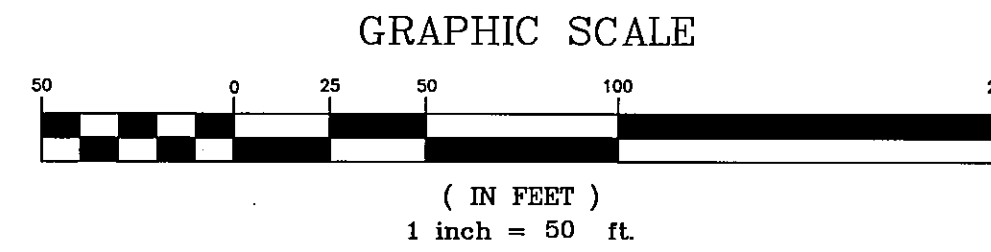
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C66	460.00'	12.26'	12.25'	S 11°35'30" W	04°18'46"
C70	1040.00'	38.34'	38.34'	S 15°14'51" W	02°06'45"
C71	1040.00'	61.74'	61.73'	S 12°14'31" W	03°43'56"
C244	43.43'	51.30'	48.31'	S 02°14'04" W	67°40'23"
C250	165.88'	30.00'	24.96'	S 28°46'58" W	10°21'45"
C251	165.88'	133.51'	124.94'	S 00°31'51" W	46°08'16"
C252	165.88'	141.91'	131.62'	S 58°06'56" E	44°01'03"
C253	165.88'	36.21'	36.20'	S 88°53'21" E	12°31'41"
C254	38.84'	32.84'	31.81'	S 70°14'38" E	48°26'45"
C255	38.84'	17.74'	17.64'	S 32°58'45" E	26°15'01"
C256	38.84'	22.85'	22.52'	S 02°54'46" E	33°42'51"
C257	81.23'	54.11'	54.10'	S 11°51'12" W	03°44'01"
C258	81.23'	15.14'	15.14'	S 04°30'34" W	01°04'16"
C259	34.00'	34.16'	31.03'	S 42°34'01" W	65°54'34"
C284	50.00'	24.70'	24.26'	S 16°31'03" W	34°01'41"
C290	50.00'	10.64'	10.62'	S 06°35'34" E	12°11'38"
C291	575.00'	15.24'	15.24'	S 11°55'46" E	01°31'24"
C292	585.00'	62.83'	62.80'	S 08°05'21" E	06°04'14"
C293	585.00'	74.18'	74.12'	S 01°08'12" E	07°45'11"
C294	40.00'	10.06'	10.03'	S 04°21'52" E	14°24'36"
C295	40.00'	43.82'	41.61'	S 43°32'34" E	62°46'21"
C296	35.00'	0.83'	0.83'	S 75°07'14" E	01°21'15"
C298	35.00'	18.11'	17.41'	S 84°22'44" W	21°38'51"
C299	35.00'	58.75'	52.04'	N 26°21'44" E	46°10'36"



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# 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.



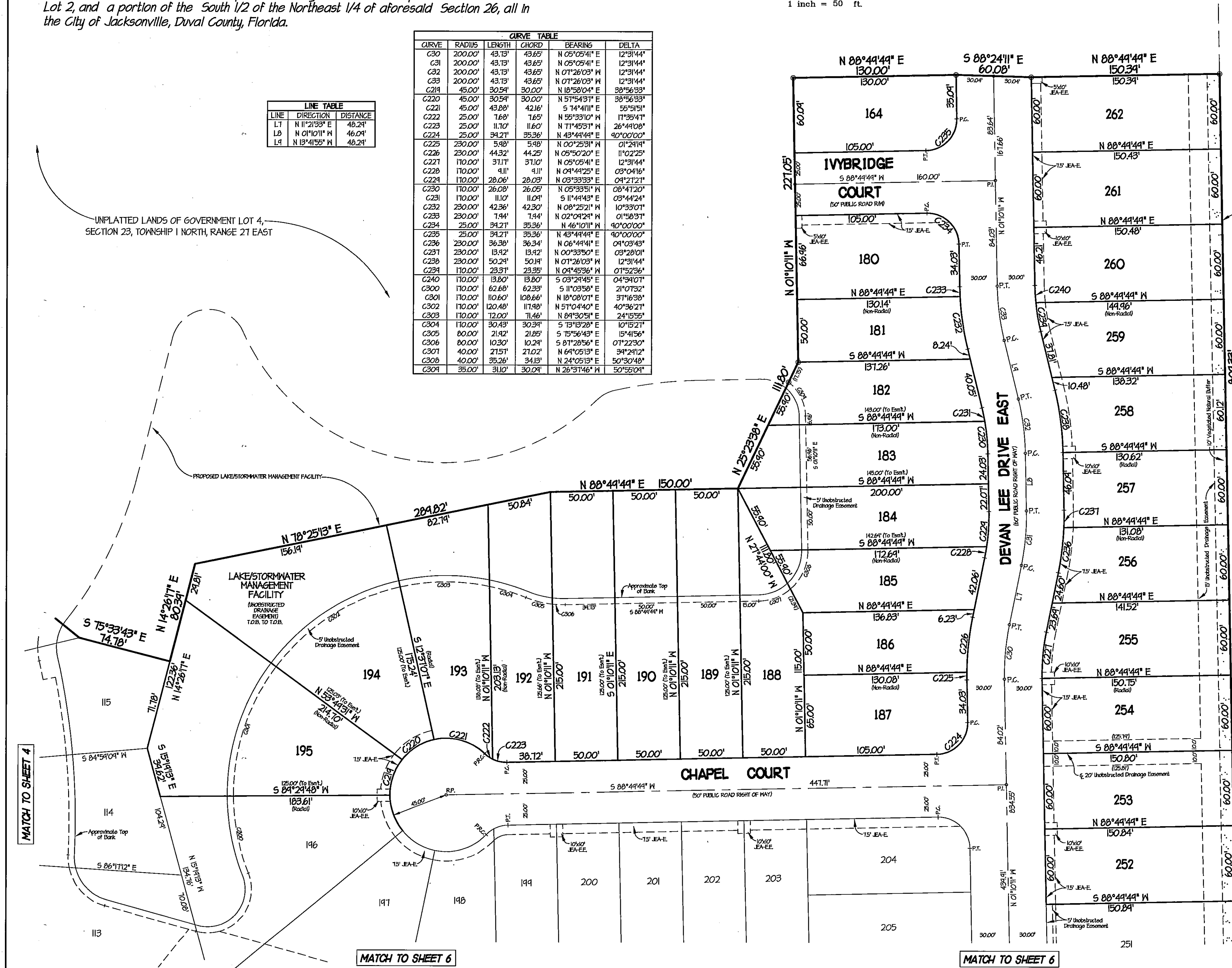
LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 11°21'33" E	48.24'
L3	N 01°10'11" M	46.04'
L4	N 13°41'53" M	48.24'

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" M	12°31'44"
C33	200.00'	43.73'	43.65'	N 07°26'03" M	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°54'37" 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" M	17°35'47"
C223	25.00'	11.70'	11.60'	N 71°45'37" M	26°44'08"
C224	25.00'	34.27'	35.36'	N 43°44'44" E	90°00'00"
C225	230.00'	5.48'	5.48'	N 00°25'31" M	01°24'19"
C226	230.00'	44.32'	44.25'	N 05°50'20" E	11°02'25"
C227	110.00'	31.17'	31.10'	N 05°05'41" E	12°31'44"
C228	110.00'	9.11'	9.11'	N 04°44'25" E	03°04'16"
C229	110.00'	28.06'	28.03'	N 03°33'33" E	04°27'21"
C230	110.00'	28.08'	28.05'	N 05°33'51" M	08°47'20"
C231	110.00'	11.01'	11.04'	S 11°44'43" E	03°44'24"
C232	230.00'	42.36'	42.30'	N 08°25'21" M	10°33'07"
C233	230.00'	7.94'	7.44'	N 02°04'23" M	01°58'37"
C234	25.00'	34.27'	35.36'	N 46°10'11" M	90°00'00"
C235	25.00'	34.27'	35.36'	N 43°44'44" E	90°00'00"
C236	230.00'	36.38'	36.34'	N 06°44'44" E	04°03'43"
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" M	12°31'44"
C239	110.00'	23.37'	23.35'	N 04°45'36" M	01°52'36"
C240	110.00'	13.80'	13.80'	S 03°24'45" E	04°34'07"
C300	110.00'	62.68'	62.33'	S 11°03'58" E	21°07'32"
C301	110.00'	110.60'	108.66'	N 18°08'07" E	37°16'38"
C302	110.00'	120.48'	117.98'	N 57°04'40" E	40°36'27"
C303	110.00'	12.00'	11.46'	N 84°30'51" E	24°15'55"
C304	110.00'	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'	10.24'	S 87°28'56" E	07°22'30"
C307	40.00'	27.57'	27.02'	N 64°05'13" E	34°24'12"
C308	40.00'	35.26'	34.13'	N 24°05'13" E	50°30'48"
C309	35.00'	31.10'	30.04'	N 26°37'46" M	50°55'04"

UNPLATTED LANDS OF GOVERNMENT LOT 4, SECTION 23, TOWNSHIP 1 NORTH, RANGE 27 EAST

NEXT LINE OF SECTION 30, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, AND THE EAST LINE OF GOVERNMENT LOT 4, SECTION 23

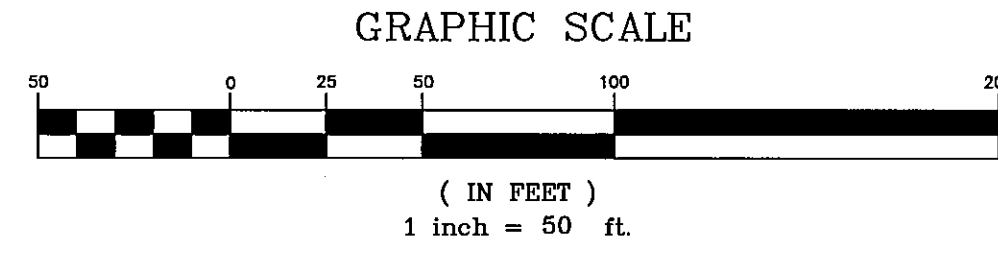
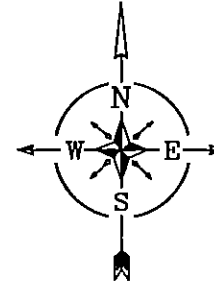
UNPLATTED LANDS OF SECTION 30, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST



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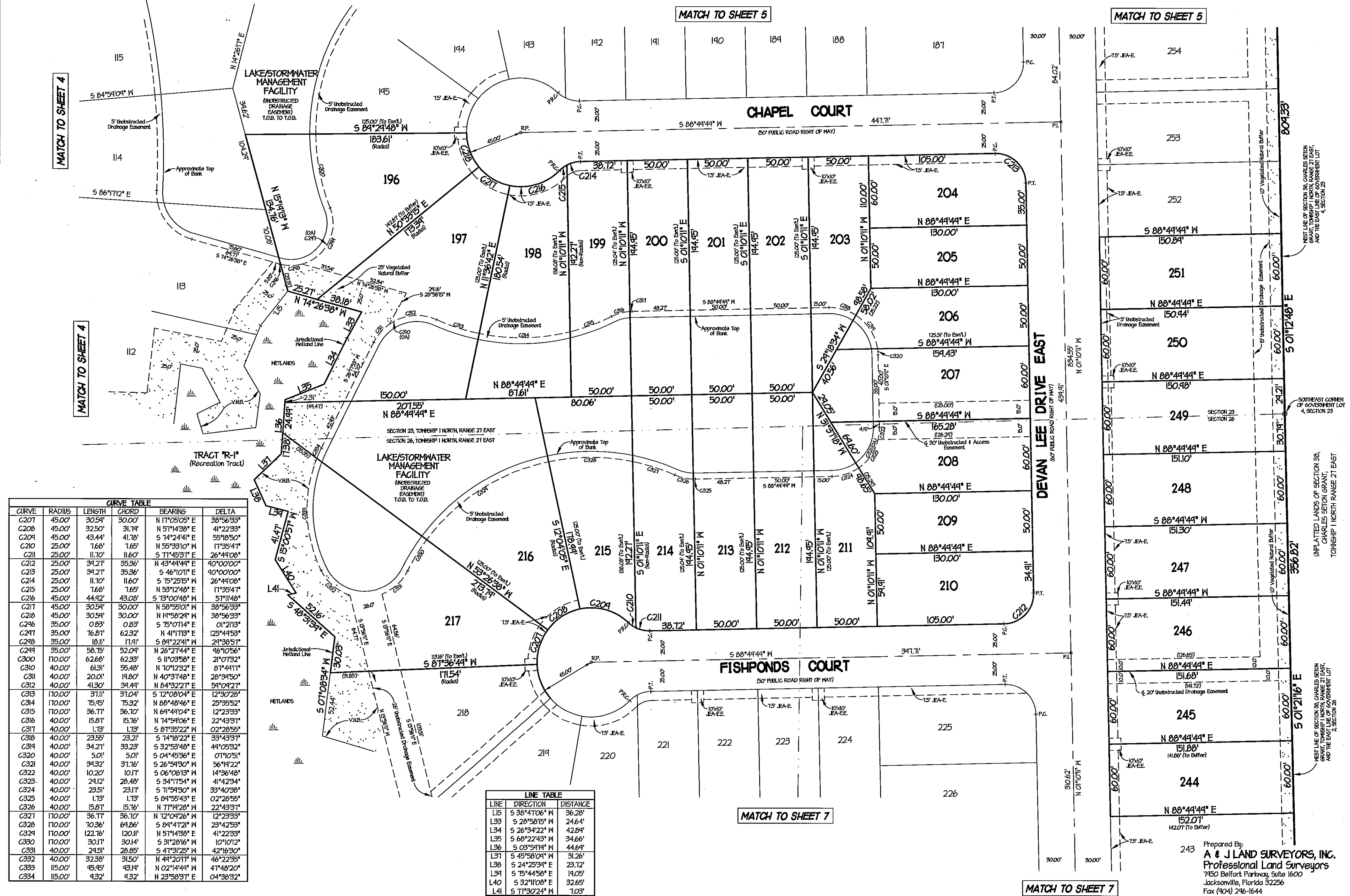
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PLAT BOOK **55** PAGE **96E**

SHEET **6** OF **13** SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C207	45.00'	30.54'	30.00'	N 11°05'05" E	38°56'33"
C208	45.00'	32.50'	31.14'	N 57°14'30" E	41°22'33"
C209	45.00'	43.44'	41.18'	S 74°24'41" E	55°18'50"
C210	25.00'	7.68'	7.63'	N 55°33'10" N	11°38'41"
C211	25.00'	11.10'	11.00'	S 71°48'57" E	26°41'08"
C212	25.00'	34.21'	35.36'	N 43°44'44" E	90°00'00"
C213	25.00'	34.21'	35.36'	S 46°10'11" E	90°00'00"
C214	25.00'	11.10'	11.60'	S 75°25'15" E	26°41'08"
C215	25.00'	7.68'	7.63'	N 53°12'48" E	17°35'47"
C216	45.00'	44.42'	43.08'	S 73°00'48" N	51°11'48"
C217	45.00'	30.54'	30.00'	N 58°58'01" N	38°56'33"
C218	45.00'	30.54'	30.00'	N 14°58'24" E	38°56'33"
C246	35.00'	0.83'	0.83'	S 75°01'14" E	01°21'13"
C247	35.00'	76.81'	62.32'	N 41°11'13" E	125°44'53"
C248	35.00'	18.11'	17.91'	S 81°22'41" N	21°38'51"
C249	35.00'	58.75'	52.04'	N 26°21'44" E	46°10'56"
C300	110.00'	62.68'	62.33'	S 11°03'58" E	21°01'32"
C310	40.00'	61.31'	55.48'	N 70°12'32" E	81°44'11"
C311	40.00'	20.01'	19.80'	N 40°31'48" E	28°34'50"
C312	40.00'	41.30'	34.41'	N 84°32'21" E	54°04'21"
C313	110.00'	31.11'	31.04'	S 12°08'04" E	12°30'28"
C314	110.00'	75.45'	75.32'	N 88°48'46" E	25°35'52"
C315	110.00'	36.71'	36.70'	N 64°41'04" E	12°23'33"
C316	40.00'	15.81'	15.76'	N 74°54'06" E	22°43'31"
C317	40.00'	1.73'	1.73'	S 81°35'22" N	02°28'55"
C318	40.00'	23.55'	23.21'	S 74°18'22" E	33°43'31"
C319	40.00'	34.21'	33.23'	S 32°53'48" E	44°05'32"
C320	40.00'	5.01'	5.01'	S 04°45'36" E	07°10'51"
C321	40.00'	34.32'	31.76'	S 26°54'30" N	56°14'22"
C322	40.00'	10.20'	10.11'	S 06°08'13" N	14°36'48"
C323	40.00'	24.12'	28.48'	S 34°11'54" N	41°42'34"
C324	40.00'	29.31'	29.11'	S 71°58'30" N	33°40'38"
C325	40.00'	1.73'	1.73'	S 81°54'48" E	02°28'55"
C326	40.00'	15.81'	15.76'	N 71°14'28" N	22°43'31"
C327	110.00'	36.71'	36.70'	N 12°04'26" N	12°23'33"
C328	110.00'	10.36'	61.86'	S 84°14'12" N	23°42'53"
C329	110.00'	122.76'	120.11'	N 57°14'30" E	41°22'33"
C330	110.00'	30.17'	30.14'	S 31°28'16" N	10°10'12"
C331	40.00'	24.51'	28.85'	S 41°31'25" N	42°16'30"
C332	40.00'	32.38'	31.50'	N 44°20'11" N	46°22'35"
C333	115.00'	45.45'	43.14'	N 02°14'44" N	41°48'20"
C334	115.00'	4.32'	4.32'	N 23°58'31" E	04°38'32"

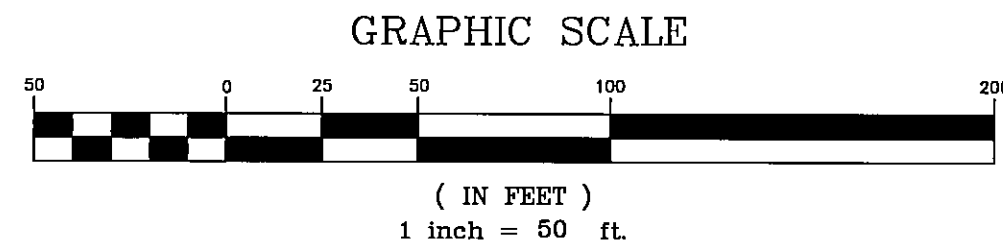
LINE TABLE		
LINE	DIRECTION	DISTANCE
L15	S 38°41'06" N	36.28'
L33	S 28°58'15" N	24.64'
L34	S 26°34'22" N	42.84'
L35	S 68°22'43" N	34.66'
L36	S 03°51'14" N	44.64'
L37	S 45°58'04" N	31.26'
L38	S 24°25'34" E	23.12'
L39	S 75°44'58" E	14.05'
L40	S 32°11'08" E	32.65'
L41	S 71°30'24" N	7.03'

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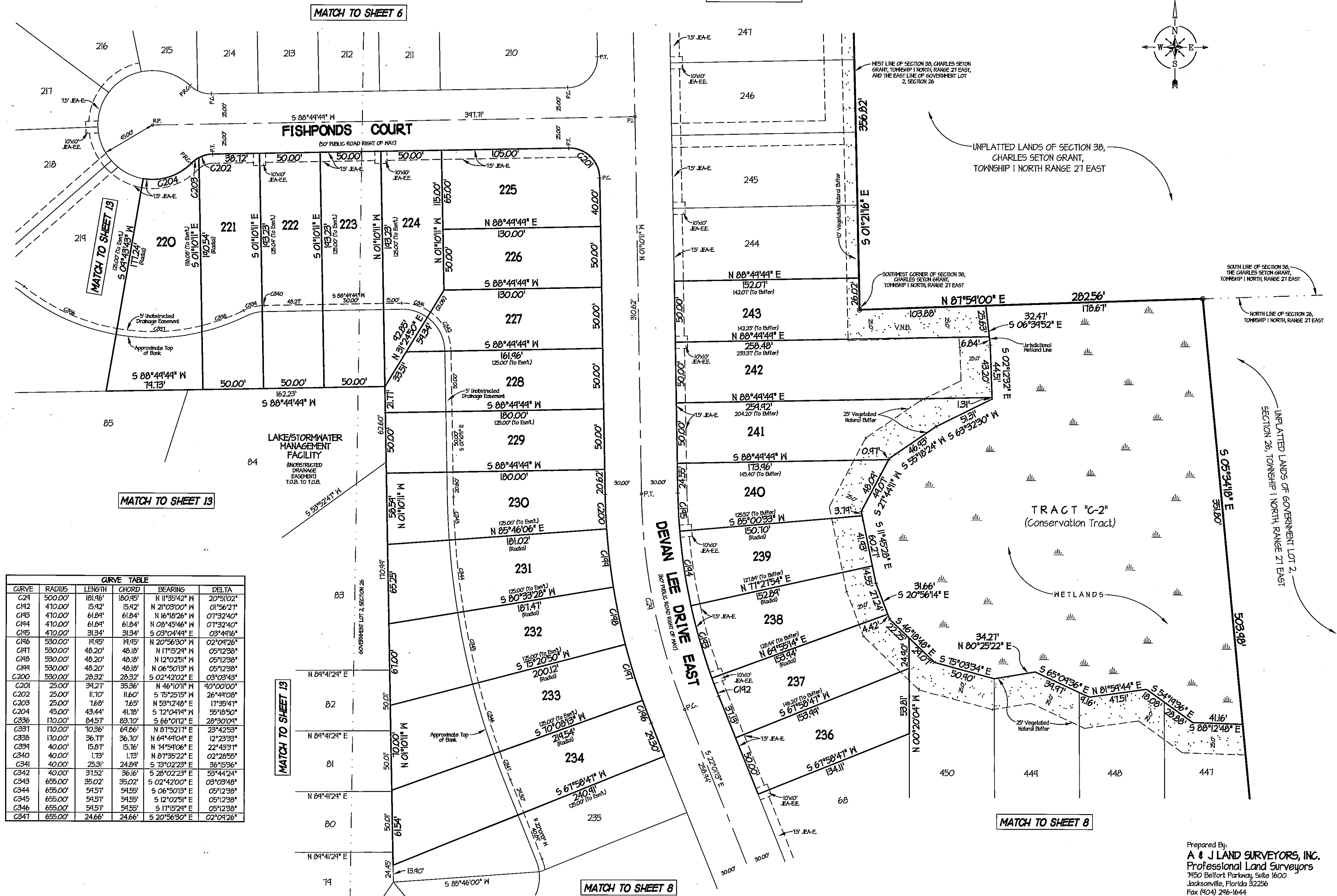


# VICTORIA LAKES UNIT ONE

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 21 East, together with all of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 1 North, Range 21 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.



SEE SHEET 2 FOR GENERAL NOTES



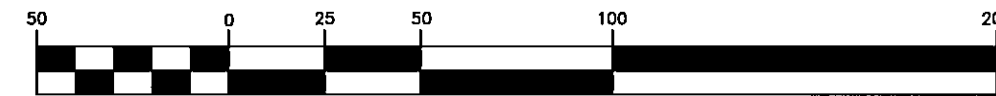
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C24	500.00'	181.46'	180.43'	N 11°35'42" W	20°51'02"
C142	470.00'	154.12'	154.42'	N 21°02'00" W	01°56'21"
C143	470.00'	61.84'	61.84'	N 61°18'26" W	01°32'40"
C144	470.00'	61.84'	61.84'	N 08°45'46" W	01°32'40"
C145	470.00'	31.34'	31.34'	S 03°04'44" E	03°44'16"
C146	530.00'	14.95'	14.95'	N 20°56'30" W	02°09'28"
C147	530.00'	48.20'	48.18'	N 11°52'41" W	05°12'38"
C148	530.00'	48.20'	48.18'	N 12°02'51" W	05°12'38"
C149	530.00'	48.20'	48.18'	N 06°50'13" W	05°12'38"
C200	530.00'	28.32'	28.32'	S 02°42'02" E	03°03'43"
C201	25.00'	34.21'	35.36'	N 46°10'11" E	40°00'00"
C202	25.00'	11.10'	11.60'	S 75°25'15" W	26°44'08"
C203	25.00'	7.68'	7.65'	N 53°12'48" E	17°35'41"
C204	45.00'	43.44'	41.78'	S 72°04'14" W	55°18'30"
C336	110.00'	84.51'	83.70'	S 66°01'12" E	28°30'04"
C337	110.00'	10.36'	64.86'	N 81°52'11" E	23°42'53"
C338	110.00'	36.71'	36.70'	N 64°44'04" E	12°23'33"
C339	40.00'	15.87'	15.76'	N 14°54'06" E	22°43'31"
C340	40.00'	1.73'	1.73'	N 81°35'22" E	02°28'55"
C341	40.00'	25.31'	24.84'	S 73°02'23" E	36°15'36"
C342	40.00'	37.52'	36.16'	S 28°02'23" E	55°44'24"
C343	655.00'	35.02'	35.02'	S 02°42'00" E	03°03'48"
C344	655.00'	54.51'	54.55'	S 06°50'13" E	05°12'38"
C345	655.00'	54.51'	54.55'	S 12°02'51" W	05°12'38"
C346	655.00'	54.51'	54.55'	S 11°15'24" E	05°12'38"
C347	655.00'	24.66'	24.66'	S 20°56'30" E	02°04'26"

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# 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



( IN FEET )  
1 inch = 50 ft.

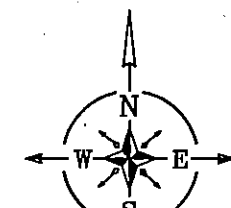
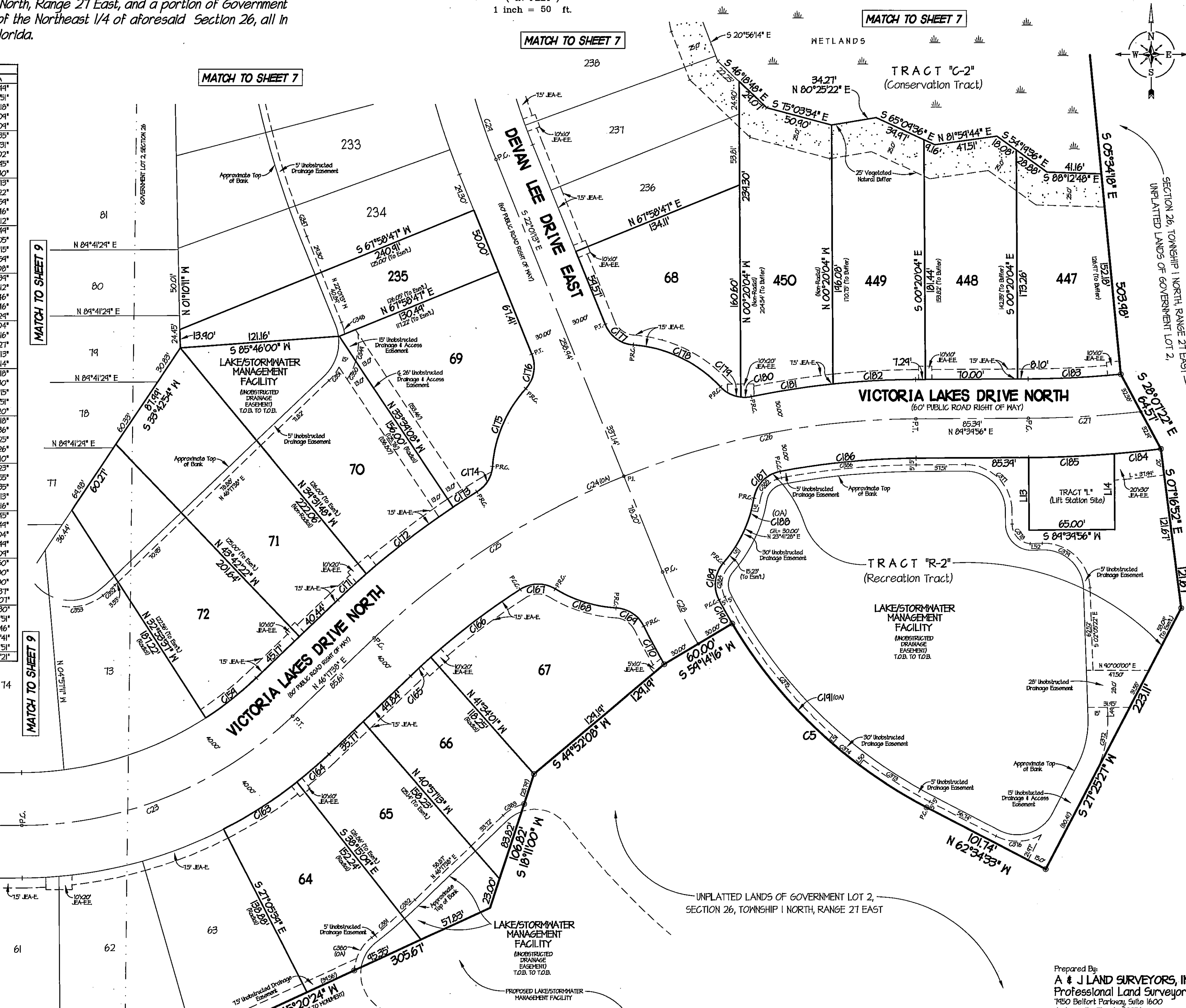
PLAT BOOK **55** PAGE **966**

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" E	31°48'44"
C23	300.00'	221.23'	221.84'	N 61°54'33" E	43°23'51"
C24	600.00'	454.14'	443.42'	N 61°58'41" E	43°22'18"
C25	600.00'	221.04'	225.14'	N 51°08'12" E	21°41'04"
C26	600.00'	221.04'	225.14'	N 18°44'21" E	21°41'04"
C21	800.00'	85.54'	85.50'	N 86°36'08" E	06°01'35"
C28	400.00'	61.03'	60.41'	S 26°23'28" E	08°44'31"
C21	500.00'	181.46'	180.45'	N 11°35'42" E	20°51'02"
C151	260.00'	44.01'	48.44'	N 51°42'00" E	10°48'45"
C163	340.00'	66.22'	66.11'	N 51°14'36" E	11°04'30"
C164	340.00'	32.36'	32.35'	N 44°01'14" E	05°21'13"
C165	560.00'	20.41'	20.41'	N 41°21'44" E	02°08'22"
C166	560.00'	85.35'	85.21'	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 12°35'51" E	21°54'12"
C169	25.00'	26.21'	25.01'	S 56°24'33" E	60°11'44"
C110	430.00'	32.78'	32.71'	S 28°34'41" E	04°22'05"
C111	640.00'	24.28'	24.21'	N 41°36'15" E	02°31'15"
C112	640.00'	83.03'	82.41'	N 52°31'33" E	07°25'54"
C113	640.00'	21.62'	21.62'	S 51°18'56" E	01°56'08"
C114	25.00'	23.54'	22.88'	N 31°18'40" E	53°56'54"
C115	100.00'	65.51'	64.35'	N 23°06'21" E	31°32'12"
C116	25.00'	21.88'	26.46'	N 04°53'40" E	63°53'46"
C117	25.00'	21.88'	26.46'	S 53°58'06" E	63°53'46"
C118	100.00'	75.12'	73.31'	S 64°23'45" E	43°02'24"
C119	25.00'	11.60'	11.24'	S 63°02'33" E	40°20'04"
C180	25.00'	8.04'	8.05'	N 81°31'11" E	18°32'16"
C181	632.81'	62.61'	62.65'	N 81°06'56" E	05°40'21"
C182	632.81'	62.82'	62.74'	N 86°41'46" E	05°41'13"
C183	710.00'	10.38'	10.36'	N 81°02'44" E	05°14'14"
C184	830.00'	35.51'	35.56'	S 83°56'41" N	02°21'18"
C185	830.00'	65.01'	65.05'	S 81°25'11" N	04°24'30"
C186	510.00'	103.61'	103.53'	N 84°21'14" E	10°25'15"
C187	25.00'	30.40'	28.56'	S 44°24'46" N	64°34'51"
C188	100.00'	54.43'	54.24'	S 25°14'00" N	31°28'20"
C189	25.00'	24.43'	28.18'	S 06°45'01" N	68°36'18"
C190	310.00'	20.73'	20.73'	S 24°04'26" E	03°12'36"
C191	310.00'	226.11'	222.61'	S 45°03'50" E	35°01'25"
C347	655.00'	24.66'	24.66'	S 20°56'30" E	02°04'26"
C348	40.00'	4.14'	4.11'	S 15°26'08" E	13°10'10"
C349	50.00'	21.23'	21.01'	S 04°21'05" N	24°14'23"
C350	50.00'	15.23'	15.11'	S 25°20'14" N	11°26'55"
C351	40.00'	12.74'	12.68'	S 31°10'20" N	18°14'35"
C352	135.00'	12.02'	12.02'	S 48°50'44" N	05°06'13"
C353	40.00'	42.85'	40.83'	S 82°04'58" N	61°22'16"
C354	40.00'	25.62'	25.18'	N 48°53'01" N	36°41'45"
C312	40.00'	46.36'	45.85'	S 12°40'03" N	24°30'44"
C313	363.48'	54.32'	54.26'	N 51°58'36" N	04°21'04"
C314	310.00'	30.01'	30.00'	N 50°54'38" N	04°38'44"
C315	363.48'	133.81'	133.12'	N 38°01'10" N	21°06'04"
C316	35.00'	36.04'	34.41'	N 81°58'32" E	58°54'50"
C311	35.00'	54.48'	44.50'	S 45°20'04" E	90°00'00"
C318	15.00'	22.23'	20.25'	S 42°41'34" E	84°55'00"
C314	35.00'	54.48'	44.50'	S 41°05'40" E	90°00'31"
C380	35.00'	28.41'	28.11'	N 21°51'25" E	41°21'01"
C381	465.00'	28.41'	28.41'	N 44°55'43" E	03°30'30"
C382	465.00'	15.26'	15.26'	N 41°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°45'14" E	68°35'41"
C385	20.00'	24.32'	22.85'	N 44°24'46" E	64°34'51"
C386	565.00'	102.78'	102.64'	N 84°21'22" 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'
L44	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	4.12'



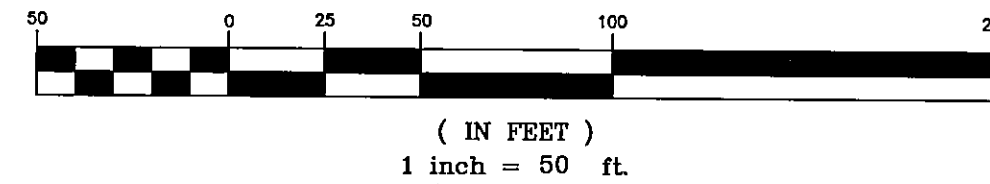
Prepared By:  
**A & J LAND SURVEYORS, INC.**  
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1450 Bellfort Parkway, Suite 1600  
Jacksonville, Florida 32256  
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Phone (904) 246-1666  
L.B. No. 6661



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GRAPHIC SCALE

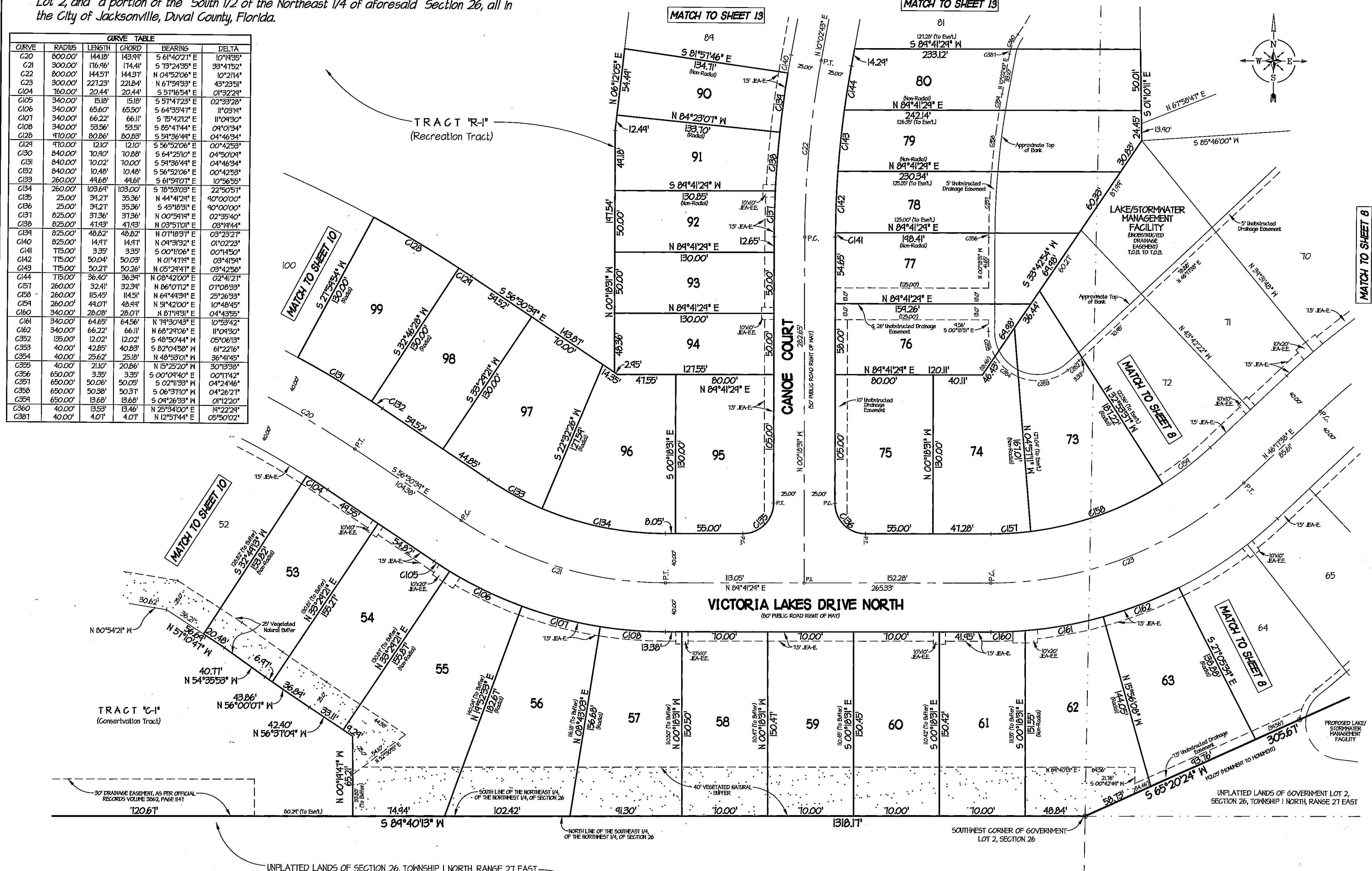


PLAT BOOK **55** PAGE **96H**

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°19'35"
C21	300.00'	116.46'	114.41'	S 73°24'35" E	33°41'52"
C22	800.00'	144.57'	144.37'	N 04°52'06" E	10°21'14"
C23	300.00'	221.23'	221.84'	N 61°54'33" E	43°23'51"
C104	160.00'	20.44'	20.44'	S 57°16'54" E	01°32'24"
C105	340.00'	15.18'	15.18'	S 57°47'23" E	02°33'28"
C106	340.00'	65.60'	65.50'	S 64°33'47" E	11°03'14"
C107	340.00'	66.22'	66.11'	S 75°42'12" E	11°04'30"
C108	340.00'	55.56'	55.51'	S 85°41'44" E	04°01'34"
C109	340.00'	55.56'	55.51'	S 51°36'44" E	04°46'34"
C124	470.00'	12.10'	12.10'	S 56°52'06" E	00°42'53"
C130	840.00'	10.40'	10.40'	S 64°23'10" E	04°50'09"
C131	840.00'	10.02'	10.00'	S 51°36'44" E	04°46'34"
C132	840.00'	10.48'	10.48'	S 56°52'06" E	00°42'53"
C133	260.00'	44.61'	44.61'	S 61°54'07" E	10°56'55"
C134	260.00'	103.64'	103.00'	S 78°53'03" E	22°50'57"
C135	25.00'	34.21'	35.36'	N 44°41'24" E	40°00'00"
C136	25.00'	34.21'	35.36'	S 45°18'31" E	40°00'00"
C137	825.00'	31.36'	31.36'	N 00°54'14" E	02°35'40"
C138	825.00'	41.93'	41.93'	N 03°51'01" E	03°19'44"
C139	825.00'	48.82'	48.82'	N 07°18'31" E	03°23'27"
C140	825.00'	14.47'	14.47'	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°41'14" E	03°41'54"
C143	775.00'	50.27'	50.26'	N 05°24'41" E	03°42'58"
C144	775.00'	36.40'	36.39'	N 08°42'00" E	02°41'27"
C151	260.00'	32.41'	32.34'	N 86°07'12" E	07°08'33"
C158	260.00'	115.45'	114.51'	N 64°44'34" E	25°26'33"
C159	260.00'	44.07'	48.94'	N 51°42'00" E	10°48'45"
C160	340.00'	28.08'	28.07'	N 82°14'31" E	04°43'55"
C161	340.00'	64.65'	64.56'	N 71°30'43" E	10°53'42"
C162	340.00'	66.22'	66.11'	N 68°24'06" E	11°04'30"
C352	135.00'	12.02'	12.02'	S 48°50'44" M	05°06'13"
C353	40.00'	42.85'	42.85'	S 82°04'58" M	61°22'16"
C354	40.00'	25.62'	25.18'	N 48°53'01" M	36°41'45"
C355	40.00'	21.10'	20.86'	N 55°25'07" M	30°13'38"
C356	650.00'	3.35'	3.35'	S 00°12'14" E	00°17'42"
C357	650.00'	50.06'	50.05'	S 02°11'33" E	04°24'46"
C358	650.00'	50.38'	50.37'	S 06°31'10" E	04°26'27"
C359	650.00'	13.68'	13.68'	S 04°26'33" E	01°12'20"
C360	40.00'	13.53'	13.46'	N 25°34'00" E	14°22'24"
C361	40.00'	4.07'	4.07'	N 12°51'44" E	05°50'02"



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CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C14	300.00'	588.35'	361.20'	S 24°45'08" E	74°10'12"
C20	800.00'	144.18'	143.84'	S 61°40'21" E	10°14'35"
C46	340.00'	61.90'	61.71'	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°46'11" E	11°04'30"
C49	340.00'	66.22'	66.11'	S 44°55'48" E	11°04'30"
C100	340.00'	66.22'	66.11'	S 56°05'18" E	11°04'30"
C101	340.00'	30.68'	30.67'	S 64°15'04" E	05°10'11"
C102	160.00'	34.45'	34.45'	S 65°21'01" E	02°58'21"
C103	160.00'	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°31'58"
C121	260.00'	121.11'	120.60'	S 53°25'38" E	26°44'13"
C125	130.00'	60.43'	59.84'	S 26°42'03" E	26°31'58"
C126	130.00'	60.85'	60.30'	S 53°25'38" E	26°44'13"
C127	130.00'	81.87'	81.84'	S 64°25'10" E	04°50'04"
C130	840.00'	10.90'	10.88'	S 64°25'10" E	04°50'04"

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

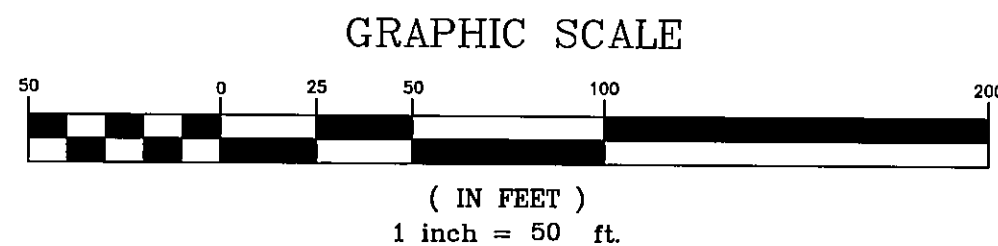
EAST LINE OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SECTION 26 AND THE WEST LINE OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4, OF SECTION 26

N 00°08'07" E

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

30' DRAINAGE EASEMENT, AS PER OFFICIAL RECORDS VOLUME 3862, PAGE 1147 (640.38 to End of Easement)

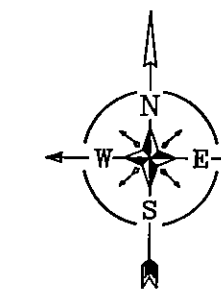
UNPLATTED LANDS OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST



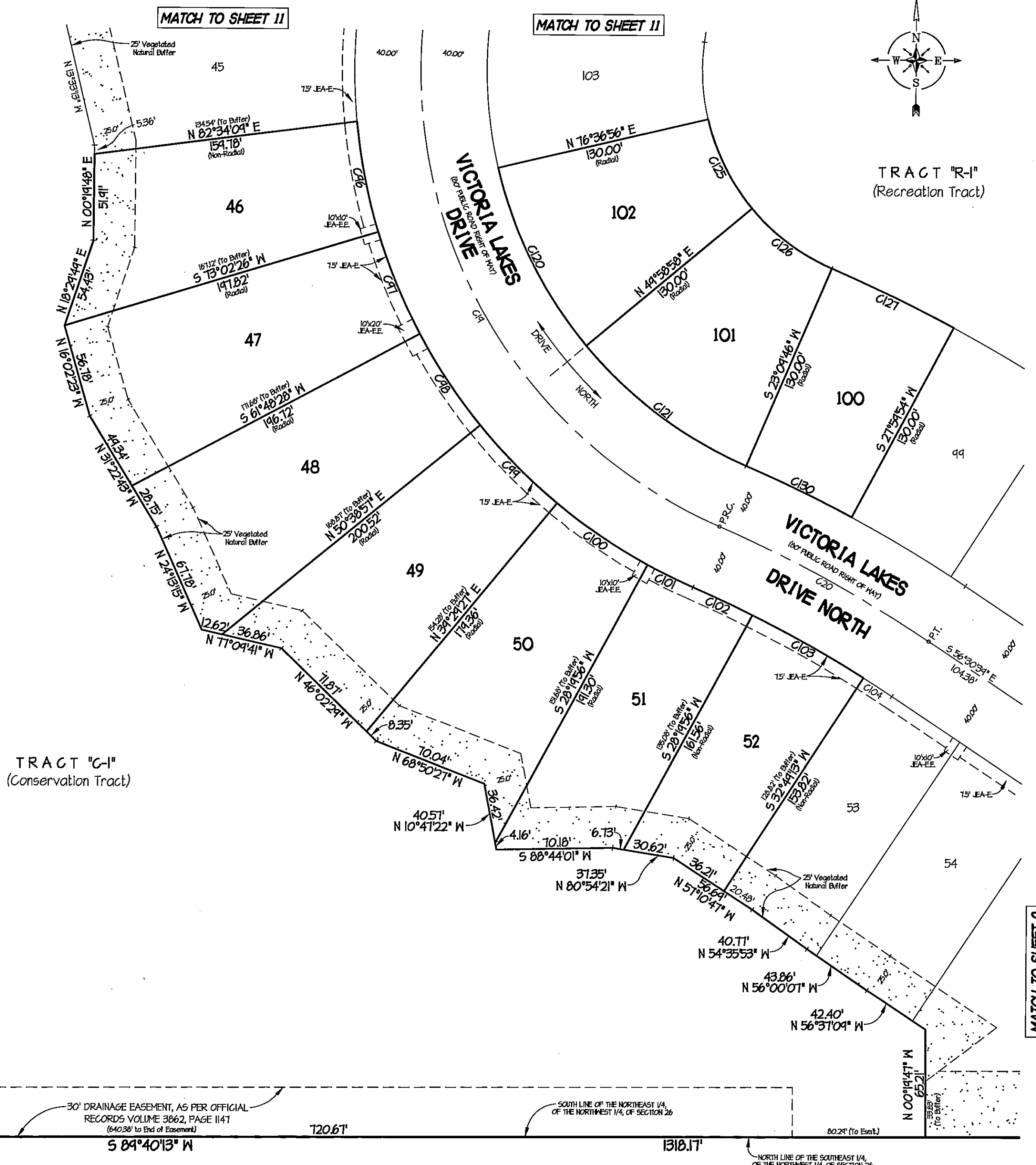
PLAT BOOK 55 PAGE 96I

SHEET 10 OF 13 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



TRACT "R-1" (Recreation Tract)



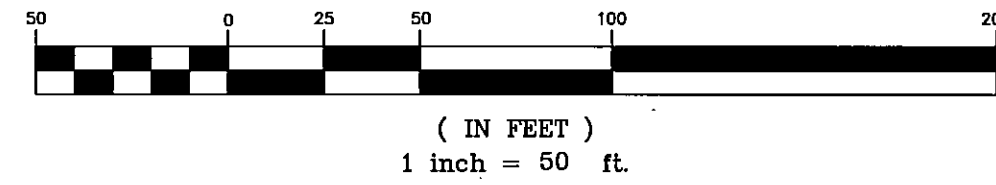
TRACT "C-1" (Conservation Tract)

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L.B. No. 6661

# 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.

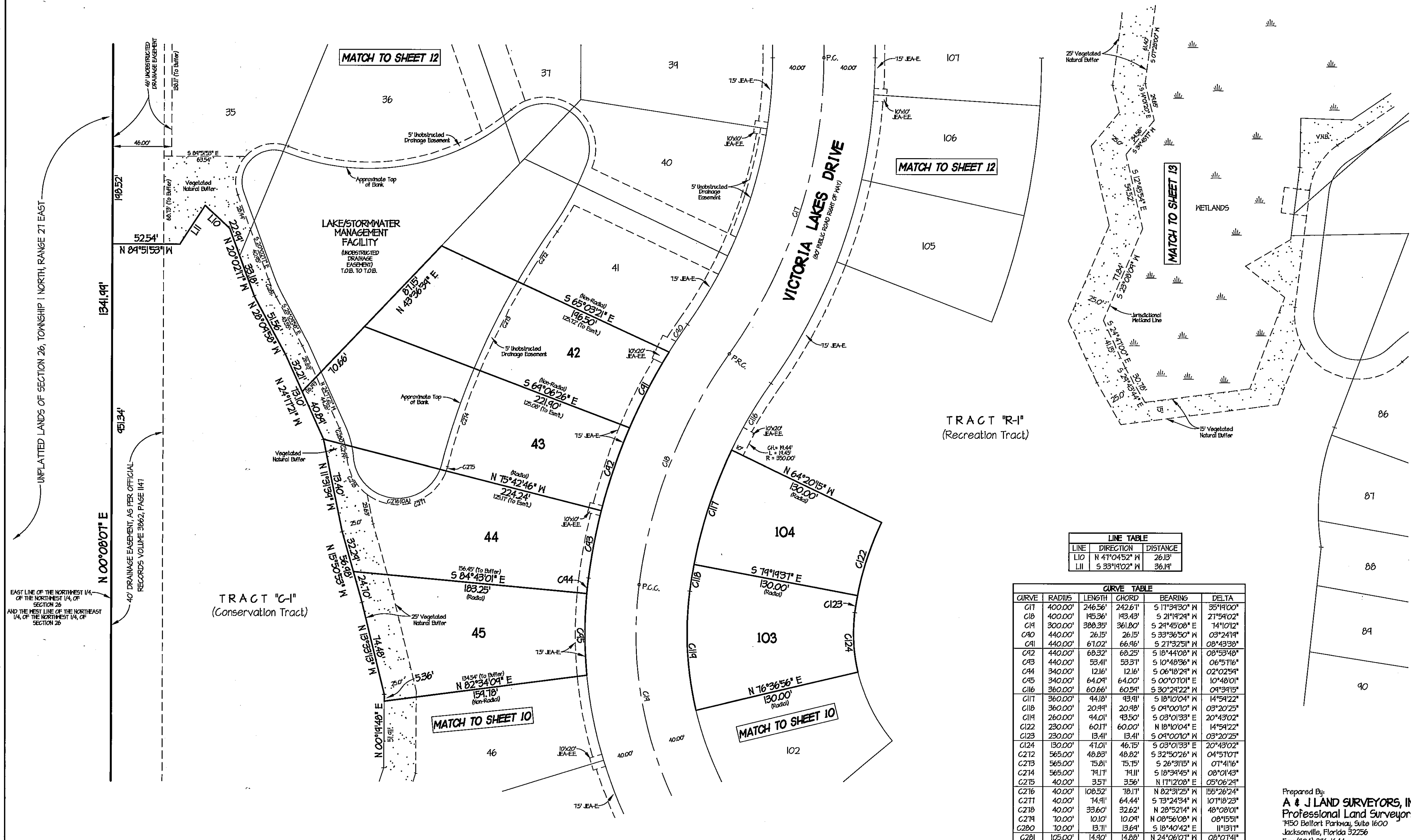
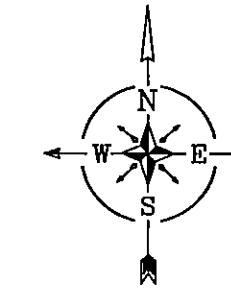
GRAPHIC SCALE



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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	36.14'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C11	400.00'	246.56'	242.61'	S 11°34'50" W	35°19'00"
C18	400.00'	145.36'	143.43'	S 21°14'24" W	21°54'02"
C14	300.00'	388.35'	361.80'	S 24°45'08" E	141°10'12"
C40	440.00'	26.15'	26.15'	S 33°36'50" W	03°24'14"
C41	440.00'	61.02'	66.46'	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°51'16"
C44	340.00'	12.16'	12.16'	S 06°18'24" W	02°02'54"
C45	340.00'	64.04'	64.00'	S 00°01'01" E	10°48'01"
C116	360.00'	60.54'	60.54'	S 30°24'22" W	04°34'15"
C117	360.00'	44.18'	43.41'	S 18°10'04" W	14°54'22"
C118	360.00'	20.44'	20.48'	S 04°00'10" W	03°20'25"
C119	260.00'	44.01'	43.50'	S 03°01'33" W	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 04°00'10" W	03°20'25"
C124	130.00'	41.01'	46.15'	S 03°01'33" E	20°43'02"
C212	565.00'	48.83'	48.82'	S 32°50'26" W	04°51'01"
C213	565.00'	15.81'	15.75'	S 26°31'15" W	01°41'16"
C214	565.00'	74.11'	74.11'	S 18°34'45" W	08°01'43"
C215	40.00'	3.51'	3.56'	N 11°12'08" E	05°06'24"
C216	40.00'	108.52'	78.11'	N 82°31'25" W	155°26'24"
C217	40.00'	74.41'	64.44'	S 73°24'54" W	107°18'23"
C218	40.00'	33.60'	32.62'	N 28°52'41" W	48°02'01"
C219	70.00'	10.01'	10.01'	N 08°56'08" W	08°15'51"
C280	70.00'	13.71'	13.64'	S 18°40'42" E	11°13'11"
C281	105.00'	14.40'	14.88'	N 24°06'01" W	08°07'41"

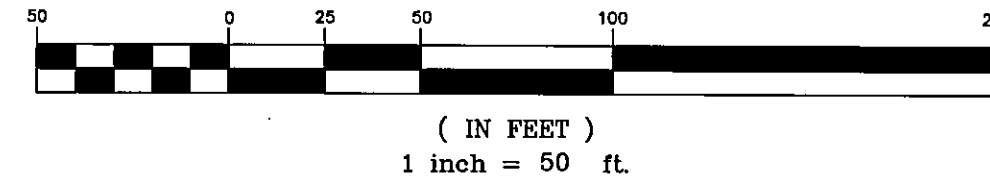
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# VICTORIA LAKES UNIT ONE

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.

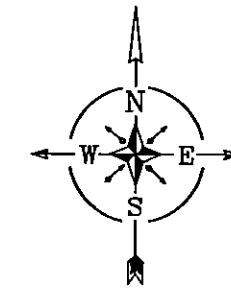
GRAPHIC SCALE



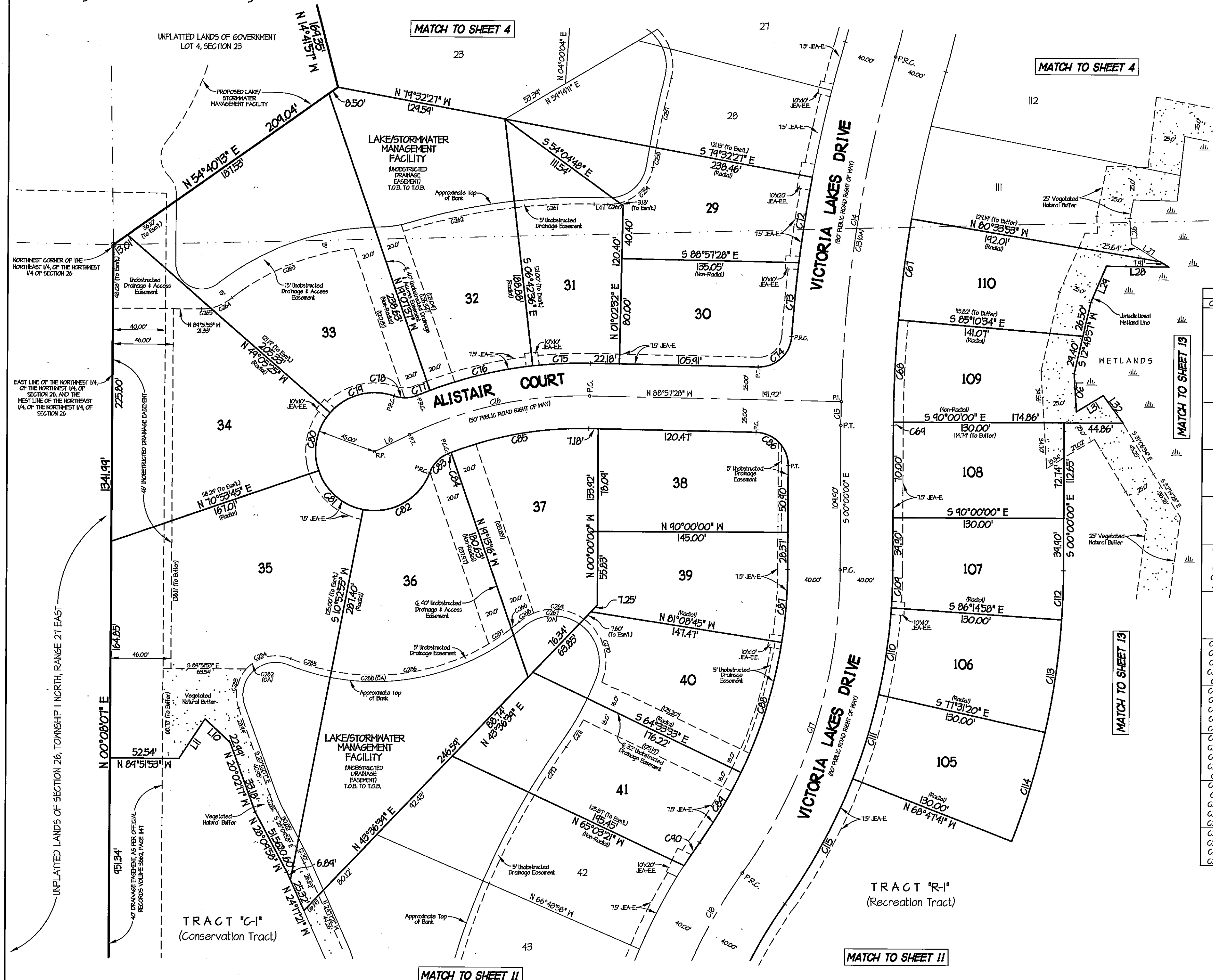
PLAT BOOK **55** PAGE **96k**

SHEET **12** OF **13** SHEETS

SEE SHEET 2 FOR GENERAL NOTES



LINE	DIRECTION	DISTANCE
L6	S 63°58'33" W	24.61'
L10	N 41°04'52" W	26.13'
L11	S 33°14'02" E	36.14'
L26	S 03°55'06" E	14.31'
L27	S 58°44'42" E	33.56'
L28	N 84°32'31" W	41.54'
L24	S 23°12'12" W	24.88'
L30	S 03°35'13" E	24.11'
L31	N 58°24'34" E	23.47'
L32	S 35°53'30" E	25.84'
L41	N 88°51'28" W	10.55'



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C13	1000.00'	284.55'	283.60'	S 08°04'07" W	16°18'14"
C14	1000.00'	266.31'	265.58'	S 08°40'23" W	15°15'42"
C15	1000.00'	18.14'	18.14'	S 00°31'16" W	01°02'52"
C16	300.00'	141.72'	140.40'	S 77°30'32" E	27°03'54"
C17	400.00'	246.56'	242.67'	S 17°34'30" W	35°14'00"
C18	400.00'	145.36'	143.43'	S 21°14'24" W	27°54'02"
C19	460.00'	11.26'	11.24'	S 07°07'46" W	04°36'40"
C20	460.00'	78.08'	78.06'	S 02°24'38" W	04°34'36"
C21	460.00'	2.14'	2.14'	S 00°04'53" W	00°04'50"
C22	1040.00'	65.75'	65.74'	S 08°38'52" W	03°31'21"
C23	1040.00'	56.33'	56.33'	S 05°17'06" W	03°06'13"
C24	25.00'	38.10'	34.52'	S 41°23'15" W	87°18'33"
C25	325.00'	43.41'	43.44'	S 81°04'58" W	07°45'08"
C26	325.00'	80.80'	80.54'	S 76°10'03" W	14°14'40"
C27	325.00'	10.21'	10.21'	S 68°08'42" W	01°48'02"
C28	25.00'	18.24'	17.84'	S 88°08'56" W	41°48'13"
C29	45.00'	53.52'	50.42'	S 74°58'53" W	68°08'31"
C30	45.00'	41.13'	45.01'	S 10°54'10" W	60°00'50"
C31	45.00'	41.13'	45.01'	S 44°06'40" E	60°00'50"
C32	45.00'	63.22'	58.15'	N 60°31'55" E	80°21'58"
C33	25.00'	20.84'	20.24'	N 44°14'10" E	47°52'28"
C34	275.00'	2.07'	2.07'	N 68°28'22" E	00°25'56"
C35	275.00'	107.24'	106.61'	N 74°51'56" E	22°21'12"
C36	25.00'	38.82'	35.03'	S 44°28'44" E	88°57'28"
C37	360.00'	55.63'	55.58'	S 04°25'31" W	08°51'15"
C38	360.00'	104.22'	103.85'	S 17°08'51" W	16°33'12"
C39	360.00'	62.05'	61.47'	S 30°22'43" W	04°52'33"
C40	440.00'	2.11'	2.11'	S 33°56'32" W	02°44'56"
C101	440.00'	28.80'	28.80'	S 01°52'31" W	03°45'02"
C110	440.00'	61.02'	66.46'	S 08°06'51" W	08°43'38"
C111	440.00'	61.02'	66.46'	S 16°50'24" W	08°43'38"
C112	570.00'	31.31'	31.30'	S 01°52'31" W	03°45'02"
C113	570.00'	86.82'	86.74'	S 08°06'51" W	08°43'38"
C114	570.00'	86.82'	86.74'	S 16°50'24" W	08°43'38"
C115	440.00'	108.37'	108.04'	S 28°15'34" W	14°06'41"
C251	812.31'	54.11'	54.11'	S 11°51'12" W	03°44'01"
C252	812.31'	15.14'	15.14'	S 04°30'34" W	01°54'16"
C253	34.00'	34.16'	37.03'	S 42°39'01" W	63°54'34"
C260	34.00'	4.14'	4.11'	S 83°20'41" W	15°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 77°42'01" W	11°10'45"
C263	184.52'	101.23'	100.03'	S 61°50'45" W	30°36'11"
C264	34.44'	18.53'	18.31'	S 63°31'52" W	30°20'16"
C265	34.44'	1.03'	1.01'	S 84°33'08" W	11°30'16"
C266	110.00'	7.46'	7.46'	N 50°35'40" E	02°40'58"
C267	40.00'	53.07'	44.26'	N 81°15'37" E	16°00'51"
C268	40.00'	12.88'	12.82'	N 58°28'34" E	18°26'55"
C269	40.00'	40.14'	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'	24.44'	24.48'	S 32°14'51" W	05°58'14"
C272	565.00'	43.81'	43.80'	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'	53.40'	N 43°54'13" E	127°52'54"
C283	30.00'	32.17'	30.65'	N 10°41'06" E	61°26'46"
C284	30.00'	34.74'	32.87'	N 74°31'35" E	66°26'13"
C285	110.00'	32.62'	32.57'	N 73°37'17" W	10°54'37"
C286	110.00'	124.47'	121.71'	N 74°54'22" E	41°51'06"
C287	110.00'	20.75'	20.74'	N 55°25'54" E	06°54'34"
C288	110.00'	177.84'	164.84'	N 81°54'21" E	54°56'23"

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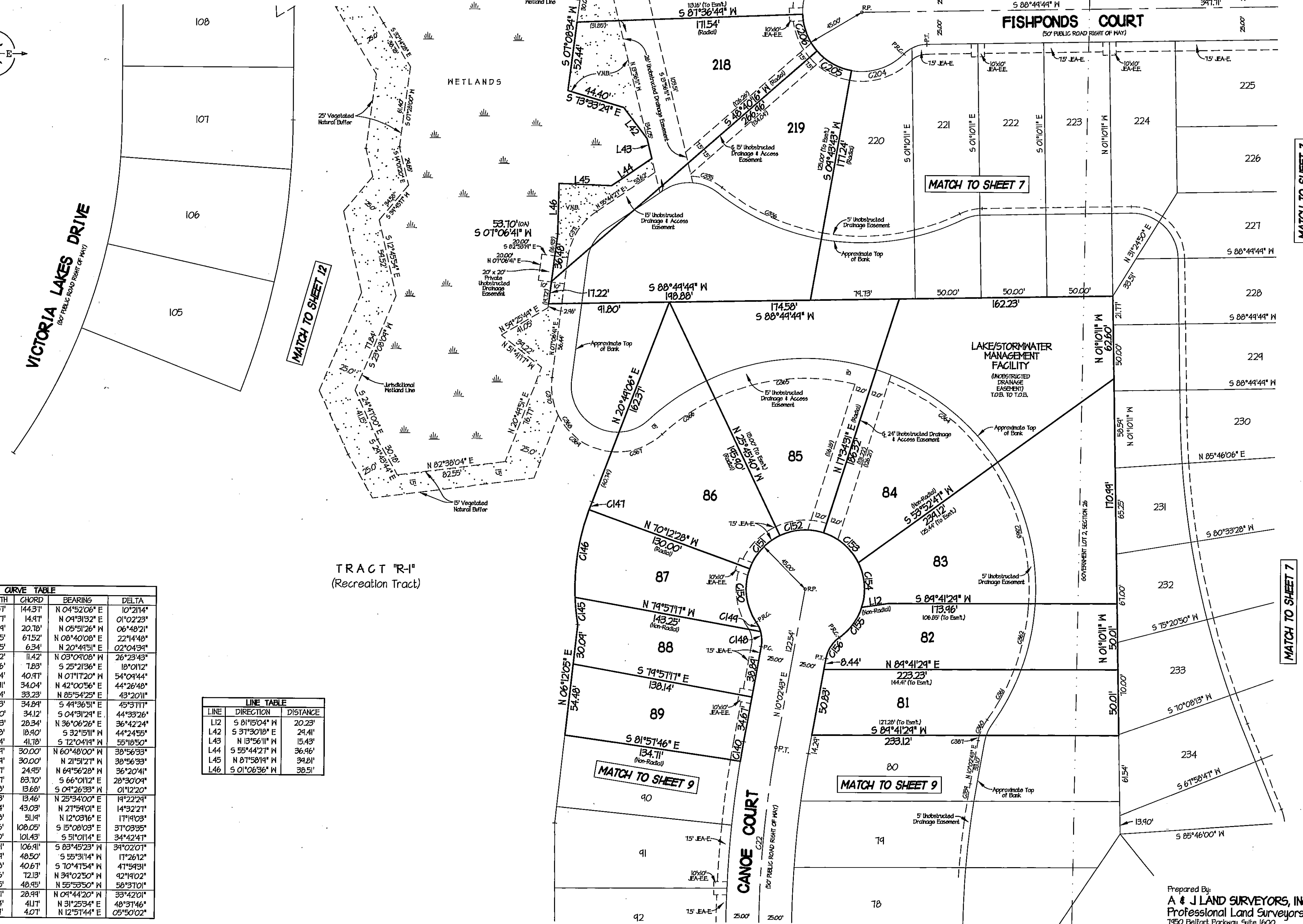
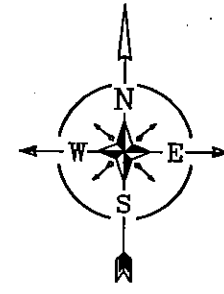
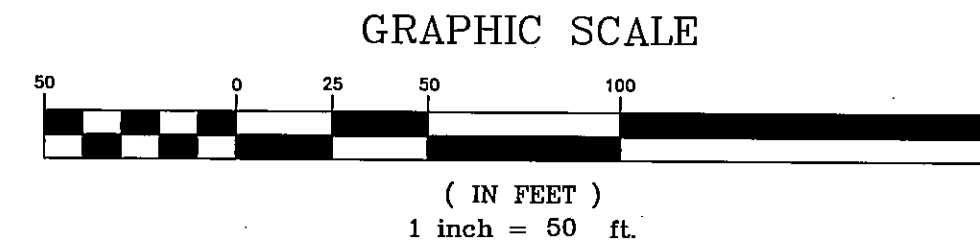
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SHEET **13** OF **13** SHEETS

SEE SHEET 2 FOR GENERAL NOTES



TRACT "R-1"  
(Recreation Tract)

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C22	800.00'	144.57'	144.31'	N 04°52'06" E	10°21'14"
C140	825.00'	14.91'	14.91'	N 04°31'52" E	01°02'23"
C145	175.00'	20.71'	20.71'	N 05°31'26" E	06°48'21"
C146	175.00'	67.45'	67.52'	N 08°40'08" E	22°14'48"
C141	175.00'	6.35'	6.34'	N 20°44'51" E	02°04'34"
C148	25.00'	11.52'	11.42'	N 03°04'08" E	26°23'43"
C144	25.00'	7.86'	7.83'	S 25°13'36" E	18°01'12"
C150	45.00'	42.54'	40.41'	N 01°11'20" E	54°04'44"
C151	45.00'	34.91'	34.04'	N 42°00'56" E	44°26'48"
C152	45.00'	34.04'	33.23'	N 85°54'25" E	43°20'11"
C153	45.00'	35.83'	34.84'	S 44°36'51" E	45°37'11"
C154	45.00'	35.00'	34.12'	S 04°31'24" E	44°33'26"
C155	45.00'	28.83'	28.34'	N 36°06'26" E	36°42'24"
C156	25.00'	14.38'	14.40'	S 32°15'11" E	44°24'55"
C204	45.00'	43.44'	41.78'	S 12°04'14" E	55°18'50"
C205	45.00'	30.54'	30.00'	N 60°48'00" E	38°56'33"
C206	45.00'	30.54'	30.00'	N 21°51'21" E	38°56'33"
C335	40.00'	25.31'	24.45'	N 64°56'28" E	36°20'41"
C336	170.00'	84.57'	83.70'	S 66°01'12" E	28°30'04"
C334	850.00'	13.68'	13.68'	S 04°26'33" E	01°12'20"
C360	40.00'	13.53'	13.46'	N 25°34'00" E	14°22'24"
C361	170.00'	43.14'	43.03'	N 21°54'01" E	14°32'27"
C362	170.00'	51.38'	51.14'	N 12°03'16" E	17°14'03"
C363	170.00'	104.46'	103.05'	S 15°08'03" E	31°03'35"
C364	170.00'	103.00'	101.43'	S 51°01'14" E	34°42'41"
C365	160.00'	104.01'	106.41'	S 83°45'23" E	34°02'07"
C366	160.00'	48.64'	48.50'	S 55°31'14" E	17°26'12"
C367	50.00'	41.88'	40.67'	S 10°47'54" E	41°54'31"
C368	50.00'	80.56'	72.13'	N 34°02'30" E	42°14'02"
C369	50.00'	51.15'	48.45'	N 55°53'50" E	58°37'01"
C370	50.00'	24.41'	24.41'	N 04°44'20" E	33°42'01"
C371	50.00'	42.44'	41.17'	N 31°25'34" E	48°37'46"
C381	40.00'	4.07'	4.07'	N 12°51'44" E	05°50'02"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L12	S 81°15'04" E	20.23'
L42	S 37°30'18" E	24.41'
L43	N 13°56'11" E	15.43'
L44	S 55°44'27" E	36.46'
L45	N 87°58'14" E	34.81'
L46	S 01°06'36" E	38.51'

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