

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 DESIGN 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. Florida 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 BE 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.

VICTORIA LAKES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

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

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

WITNESS: Danna Passmore
DANNA PASSMORE
TYPE OR PRINT NAME

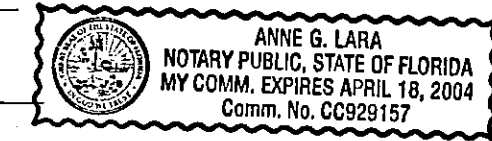
NOTARY FOR VICTORIA LAKES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

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
ANNE G. LARA
NOTARY PUBLIC, STATE OF FLORIDA

Anne G. Lara
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: _____



SUNTRUST BANK
A GEORGIA CORPORATION

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

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

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

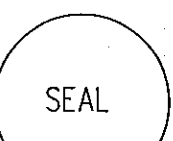
NOTARY FOR SUNTRUST BANK
A GEORGIA CORPORATION

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
LORETHA SESSIONS
NOTARY PUBLIC, STATE OF FLORIDA

Loretha Sessions
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: _____



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.

St Hall
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2004066434

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
JIM FULLER, CLERK OF THE CIRCUIT COURT

Robin S. Bailey
DEPUTY CLERK

PLAT CONFORMITY REVIEW

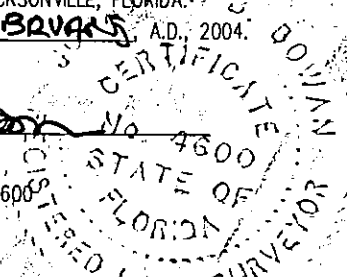
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES. THIS 20th DAY OF Feb, A.D., 2004.

Glenn E. McGregor, PLS
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 17 DAY OF February, A.D., 2004.
Jonathon B. Bowan
JONATHON B. BOWAN
PROFESSIONAL LAND SURVEYOR No. 4600
7950 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256



Approved 2/20/04
Date
John P. Rogers
City Engineer
for Director of Public Works
Approved 2/25/04
Date
[Signature]
for General Counsel

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

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

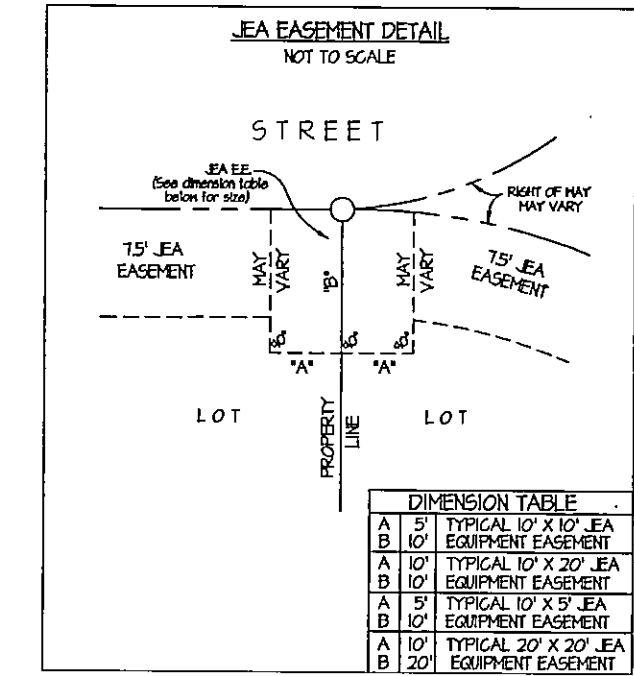
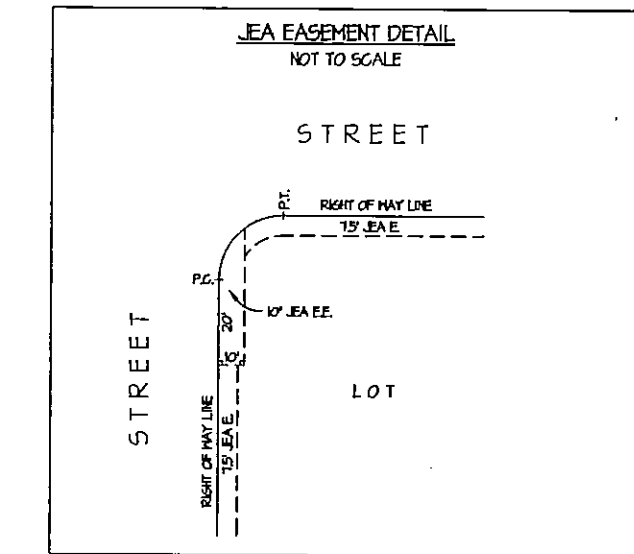
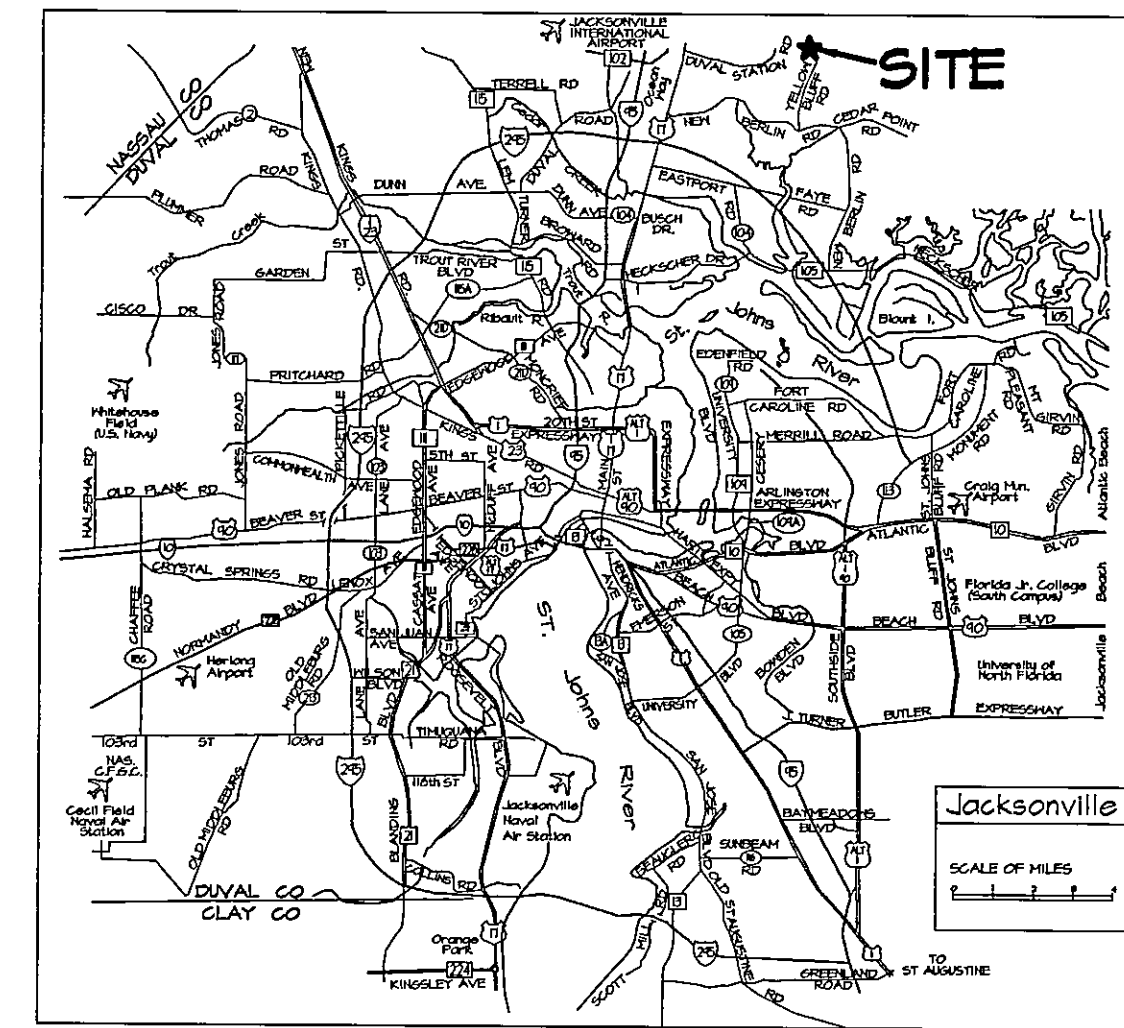
GENERAL NOTES

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-0110. CO-ORDINATES SHOWN ARE BASED ON NAD 83/NO STATE PLANE, FLORIDA EAST ZONE (ZONE 10) 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 (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS: 120011 - 0116 E & 0151 E; MAP REVISION DATE: AUGUST 15, 1994.

LEGEND

| | | |
|----------|-------|--|
| ESMT. | ..... | EASEMENT |
| OR. VOL. | ..... | OFFICIAL RECORDS VOLUME |
| PG. | ..... | PAGE |
| (OA) | ..... | OVERALL |
| P.C. | ..... | POINT OF CURVATURE |
| P.T. | ..... | POINT OF TANGENCY |
| P.R.C. | ..... | POINT OF REVERSE CURVE |
| R.P. | ..... | RADIUS POINT |
| P.I. | ..... | POINT OF INTERSECTION |
| P.C.C. | ..... | POINT OF COMPOUND CURVE |
| R. | ..... | RADIUS |
| L. | ..... | ARC LENGTH |
| CH. | ..... | CHORD DISTANCE |
| C4 | ..... | 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 |

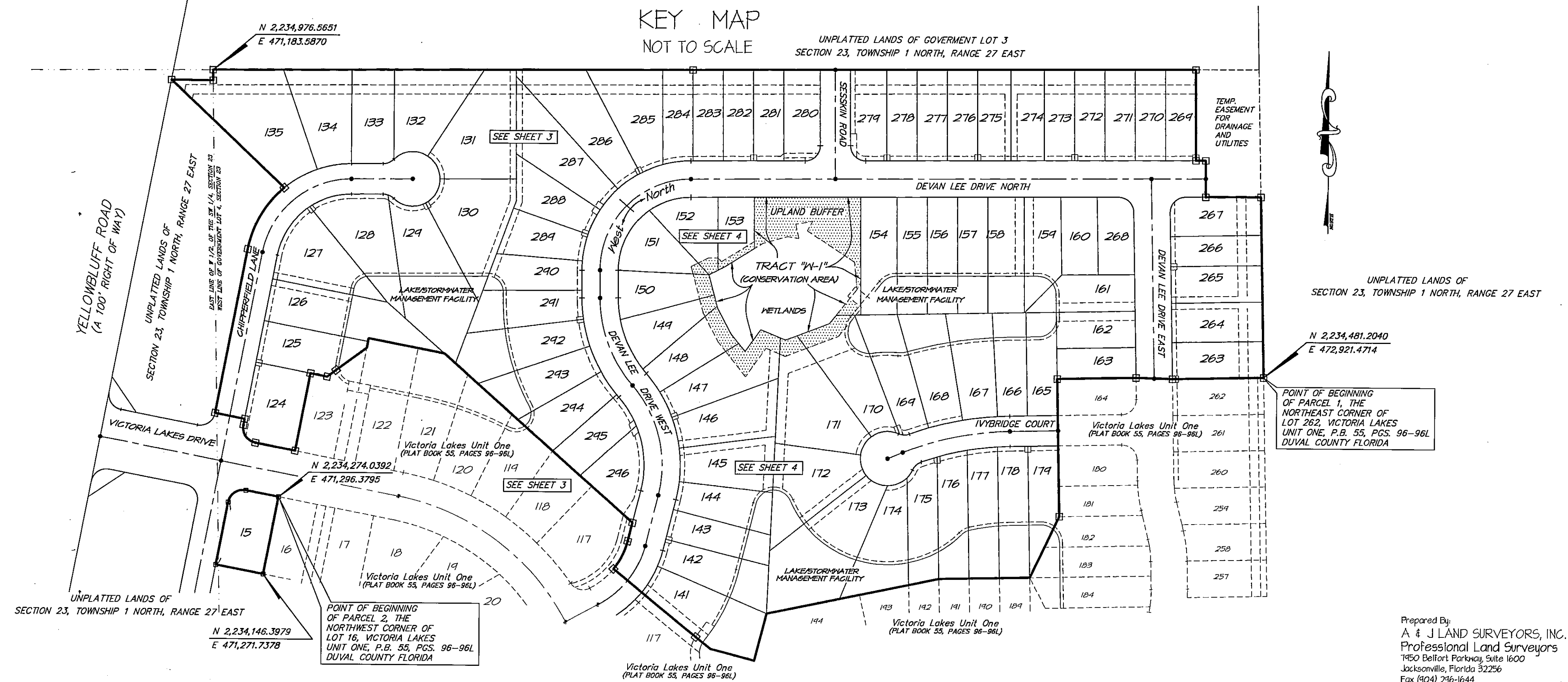
E N



| DIMENSION TABLE | |
|-----------------|--|
| A | 5' TYPICAL 10' X 10' JEA EQUIPMENT EASEMENT |
| B | 10' TYPICAL 10' X 20' JEA EQUIPMENT EASEMENT |
| C | 10' TYPICAL 10' X 5' JEA EQUIPMENT EASEMENT |
| D | 10' TYPICAL 20' X 20' JEA EQUIPMENT EASEMENT |

VICINITY MAP NOT TO SCALE

KEY MAP NOT TO SCALE

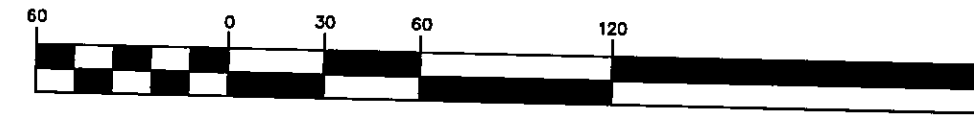


Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
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Jacksonville, Florida 32256
Fax (904) 246-1644
Phone (904) 246-1666 L.B. No. 6661

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



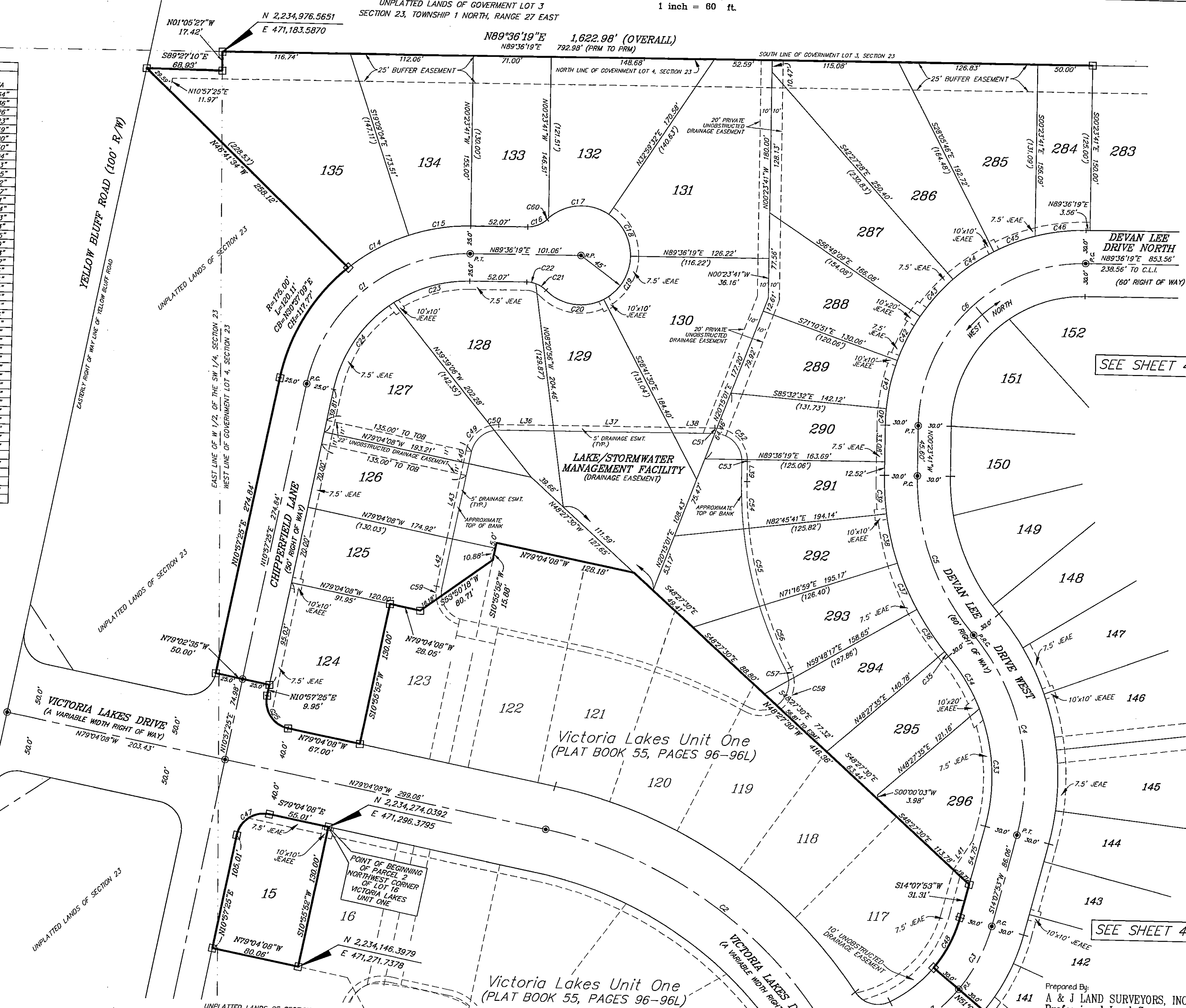
(IN FEET)
1 inch = 60 ft.

PLAT BOOK 56 PAGE 76B

SHEET 3 OF 4 SHEETS

| 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 | N11°33'18"W | 185.85 | 55°22'23" |
| C5 | 156.84 | 220.00 | S20°49'05"E | 153.54 | 40°50'59" |
| C6 | 235.62 | 150.00 | S44°16'19"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 | 19.36 | 25.00 | N67°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°36'47" |
| C19 | 48.46 | 45.00 | N30°22'25"E | 46.15 | 72°42'44" |
| C20 | 57.11 | 45.00 | S82°20'08"E | 53.35 | 25°14'47" |
| C21 | 11.02 | 25.00 | N58°36'37"W | 10.93 | 25°14'47" |
| C22 | 8.36 | 25.00 | N80°49'05"W | 8.32 | 10°02'13" |
| 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°53'37"W | 55.23 | 18°41'45" |
| C35 | 5.56 | 250.00 | S40°36'18"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°30'28" |
| C39 | 35.08 | 250.00 | S04°24'53"E | 35.05 | 08°02'25" |
| C40 | 15.24 | 180.00 | S02°01'53"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 | 39.99 | 12°45'03" |
| C46 | 46.97 | 180.00 | S82°07'48"W | 46.84 | 14°52'02" |
| C47 | 39.26 | 25.00 | S55°56'39"W | 35.35 | 89°58'22" |
| 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 | N49°22'11"W | 39.67 | 82°45'58" |
| C53 | 1.92 | 30.00 | N02°13'57"W | 1.92 | 03°40'32" |
| C54 | 42.40 | 355.00 | S04°49'00"E | 42.39 | 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°58'56" |
| 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°26'34" |
| C60 | 1.97 | 45.00 | S46°28'42"W | 1.97 | 02°30'36" |

| 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 |



SEE SHEET 4

SEE SHEET 4

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L.B. No. 6661

PSD # 2002-0024 CITY DEV. # 5676.4

VICTORIA LAKES UNIT TWO

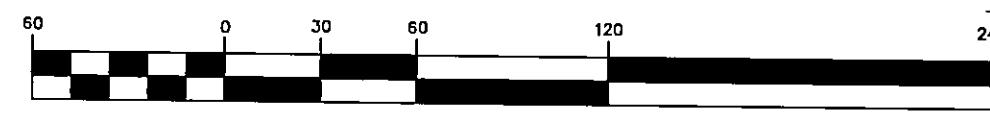
Being a portion of Government Lot 4, and a portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 1 North, Range 27 East, the City of Jacksonville, Duval County, Florida

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

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SHEET 4 OF 4 SHEETS

GRAPHIC SCALE



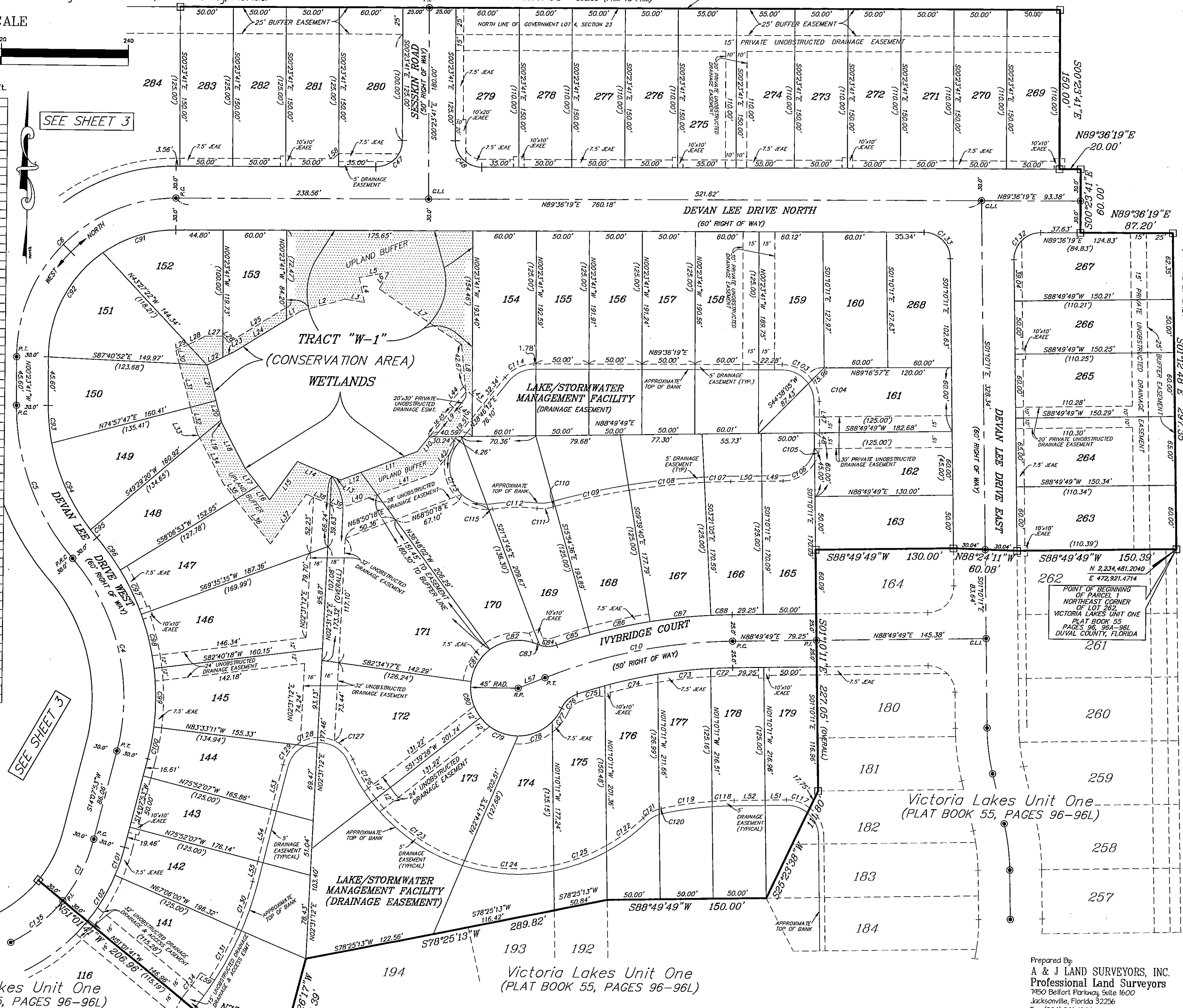
(IN FEET)
1 inch = 60 ft.

| 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" |
| C7 | 500.00 | 181.09 | S78°27'17"W | 180.10 | 20°45'05" |
| C8 | 25.00 | 39.27 | N44°35'19"E | 35.36 | 90°00'00" |
| C9 | 25.00 | 39.27 | S45°24'41"E | 35.36 | 90°00'00" |
| C10 | 475.00 | 20.75 | S87°34'43"W | 20.75 | 02°00'11" |
| C11 | 475.00 | 50.26 | S83°17'46"W | 50.23 | 06°03'44" |
| C12 | 475.00 | 51.08 | S77°11'04"W | 51.05 | 06°09'39" |
| C13 | 475.00 | 27.42 | S72°27'00"W | 27.42 | 03°18'28" |
| C14 | 25.00 | 20.31 | S47°31'39"W | 19.75 | 46°32'15" |
| C15 | 45.00 | 15.42 | N34°04'32"E | 15.35 | 19°38'02" |
| C16 | 45.00 | 35.93 | N68°48'41"E | 35.00 | 45°46'15" |
| C17 | 45.00 | 40.84 | S84°20'22"E | 39.45 | 51°59'40" |
| C18 | 45.00 | 35.95 | S15°27'24"E | 35.00 | 45°46'15" |
| C19 | 45.00 | 35.95 | S101°18'50"W | 35.00 | 45°46'15" |
| C20 | 45.00 | 46.98 | S81°06'37"W | 44.88 | 59°49'19" |
| C21 | 25.00 | 2.37 | S69°41'22"E | 2.36 | 05°25'17" |
| C22 | 25.00 | 16.23 | N89°00'07"E | 15.95 | 37°11'45" |
| C23 | 525.00 | 33.22 | S72°13'00"W | 33.21 | 03°37'31" |
| C24 | 525.00 | 57.82 | S77°11'03"W | 57.79 | 06°18'35" |
| C25 | 525.00 | 37.82 | S83°29'37"W | 57.79 | 06°18'35" |
| C26 | 525.00 | 19.99 | S87°44'22"W | 19.99 | 02°10'54" |
| C27 | 120.00 | 73.20 | S22°07'45"W | 72.07 | 34°57'08" |
| C28 | 120.00 | 115.29 | S27°07'45"W | 110.91 | 53°02'52" |
| C29 | 190.00 | 35.71 | S05°46'43"E | 35.66 | 10°46'05" |
| C30 | 190.00 | 90.29 | S24°46'35"E | 89.44 | 27°13'39" |
| C31 | 190.00 | 9.46 | S39°48'57"E | 9.45 | 02°51'05" |
| C32 | 230.00 | 37.62 | N36°33'22"W | 37.58 | 02°22'16" |
| C33 | 230.00 | 46.09 | N26°07'48"W | 46.01 | 11°28'52" |
| C34 | 230.00 | 55.30 | N13°50'57"W | 52.40 | 13°04'51" |
| C35 | 230.00 | 30.76 | N00°29'14"W | 30.77 | 13°46'36" |
| C36 | 180.00 | 27.55 | N18°30'57"E | 27.52 | 07°39'48" |
| C37 | 180.00 | 50.49 | N30°56'10"E | 50.33 | 16°24'08" |
| C38 | 35.00 | 32.76 | N63°34'39"W | 31.58 | 53°38'04" |
| C39 | 35.00 | 18.94 | N14°19'54"E | 18.71 | 31°00'10" |
| C40 | 35.00 | 36.04 | N59°19'54"E | 34.47 | 58°59'50" |
| C41 | 630.00 | 24.75 | S87°44'22"W | 24.75 | 02°10'54" |
| C42 | 630.00 | 71.58 | S83°29'37"W | 71.55 | 06°18'35" |
| C43 | 630.00 | 71.58 | S87°44'22"W | 71.54 | 06°18'35" |
| C44 | 630.00 | 2.03 | S73°56'24"W | 2.03 | 00°10'44" |
| C45 | 40.00 | 15.07 | N84°38'48"E | 14.99 | 21°35'39" |
| C46 | 40.00 | 92.11 | S27°11'44"E | 73.06 | 131°55'52" |
| C47 | 35.00 | 31.05 | S64°11'15"W | 30.04 | 50°50'07" |
| C48 | 40.00 | 3.86 | N84°04'20"E | 3.86 | 05°32'00" |
| C49 | 35.00 | 23.87 | N71°37'46"W | 23.41 | 39°04'51" |
| C50 | 35.00 | 20.76 | S9°12'52"W | 20.75 | 03°23'53" |
| C51 | 35.00 | 48.37 | S81°28'33"W | 46.33 | 07°55'05" |
| C52 | 35.00 | 2.12 | S75°46'37"W | 2.12 | 03°29'14" |
| C53 | 170.00 | 43.30 | N52°46'39"E | 43.18 | 14°35'33" |
| C54 | 170.00 | 103.48 | S55°46'46"E | 101.89 | 34°52'32" |
| C55 | 170.00 | 85.24 | S87°34'54"E | 84.35 | 28°43'41" |
| C56 | 170.00 | 53.35 | N69°03'50"E | 53.13 | 17°58'50" |
| C57 | 170.00 | 42.76 | S31°08'10"E | 42.65 | 14°24'43" |
| C58 | 35.00 | 41.89 | N59°13'06"W | 39.44 | 68°34'36" |
| C59 | 35.00 | 23.37 | S33°13'30"W | 23.11 | 35°06'30" |
| C60 | 35.00 | 23.37 | S33°13'30"W | 23.11 | 35°06'30" |
| C61 | 305.00 | 46.68 | N18°30'57"E | 46.63 | 08°46'08" |
| C62 | 305.00 | 52.67 | N27°50'50"E | 52.60 | 09°53'39" |
| C63 | 25.00 | 39.61 | S44°13'04"W | 35.59 | 90°46'30" |
| C64 | 25.00 | 38.93 | N45°46'56"W | 35.12 | 89°13'30" |
| C65 | 295.00 | 26.66 | N35°35'43"E | 26.66 | 05°10'44" |
| C66 | 150.00 | 63.22 | N51°02'44"E | 62.75 | 24°08'50" |

| LINE | LENGTH | BEARING | LINE | LENGTH | BEARING |
|------|--------|-------------|------|--------|-------------|
| L1 | 16.35 | N58°03'23"E | L32 | 24.58 | S15°02'13"E |
| L2 | 42.72 | S74°34'29"W | L33 | 5.80 | S27°48'29"E |
| L3 | 16.53 | N81°06'45"W | L34 | 47.48 | S27°48'29"E |
| L4 | 23.98 | S12°16'55"E | L35 | 19.79 | N39°38'54"W |
| L5 | 28.22 | S89°01'00"W | L36 | 53.14 | N39°38'54"E |
| L6 | 18.00 | N89°18'13"E | L37 | 57.71 | N39°38'54"E |
| L7 | 93.50 | N56°51'06"W | L38 | 24.32 | S87°20'17"E |
| L8 | 45.29 | N05°29'51"W | L39 | 9.99 | N67°28'01"W |
| L9 | 54.37 | N38°46'12"E | L40 | 37.57 | S69°01'16"W |
| L10 | 17.80 | S38°46'12"W | L41 | 56.48 | N69°01'16"E |
| L11 | 58.81 | N69°01'16"E | L42 | 37.04 | N38°46'12"E |
| L12 | 20.51 | S69°01'16"W | L43 | 30.00 | S51°13'48"E |
| L13 | 9.12 | S87°28'01"E | L44 | 20.00 | N38°46'12"E |
| L14 | 35.11 | S87°28'01"E | L45 | 30.00 | N51°13'48"W |
| L15 | 44.52 | N35°30'42"E | L46 | 29.44 | S01°10'11"E |
| L16 | 17.09 | N38°38'54"W | L47 | 10.09 | S01°10'11"E |
| L17 | 20.38 | S38°38'54"E | L48 | 20.00 | S88°49'49"W |
| L18 | 48.11 | S27°48'29"E | L49 | 20.00 | S88°49'49"W |
| L19 | 2.84 | S15°02'13"E | L50 | 29.25 | N88°49'49"E |
| L20 | 18.94 | S15°02'13"E | L51 | 20.00 | N88°49'49"E |
| L21 | 34.57 | S15°02'13"E | L52 | 29.25 | N88°49'49"E |
| L22 | 16.71 | S67°27'03"W | L53 | 43.76 | N14°07'53"E |
| L23 | 11.85 | N63°27'03"E | L54 | 50.00 | N14°07'53"E |
| L24 | 57.93 | S88°03'24"W | L55 | 19.46 | N14°07'53"E |
| L25 | 63.60 | S88°03'24"W | L56 | 7.07 | N88°04'44"E |
| L26 | 8.16 | S45°40'42"E | L57 | 7.07 | S44°36'19"W |
| L27 | 16.53 | S89°36'19"W | L58 | 15.09 | S87°29'02"E |
| 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 | | | |

116
Victoria Lakes Unit One
(PLAT BOOK 55, PAGES 96-96L)

N89°36'19"E 1,622.98' (OVERALL)
N89°36'19"E 830.00' (PRM TO PRM)



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