

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 96L, 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 OF 48.81 FEET; THENCE RUN SOUTH 81°47'57" WEST, A DISTANCE OF 50.84 FEET; THENCE RUN NORTH 89°02'41" WEST, A DISTANCE OF 48.57 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 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 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(2b).

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, ITS SUCCESSORS AND ASSIGNS.

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

THOSE EASEMENTS DESIGNATED AS "JEA-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.

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

NOTARY FOR VICTORIA LAKES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

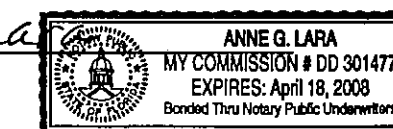
STATE OF FLORIDA
COUNTY OF DUVAL

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

TYPE OR PRINT NAME Anne G. Lara

MY COMMISSION EXPIRES: _____



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

NOTARY FOR SUNTRUST BANK
A GEORGIA CORPORATION

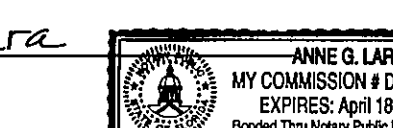
STATE OF FLORIDA
COUNTY OF DUVAL

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

TYPE OR PRINT NAME Anne G. Lara

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 OCTOBER, A.D., 2004.

Ann Woodhock
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 48-49E OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 26th DAY OF October, A.D., 2004.

Jim Fuller
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

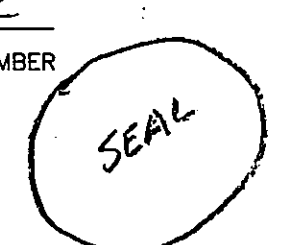
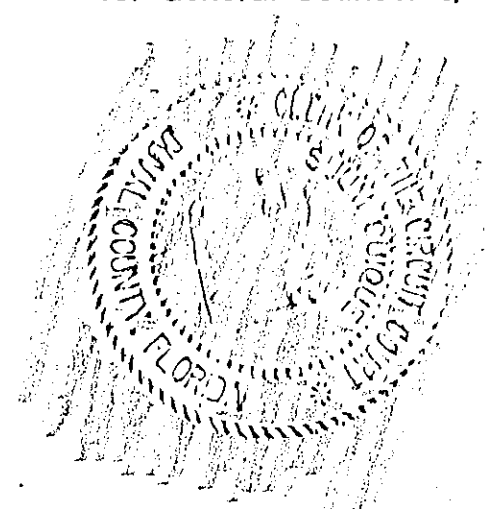
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

Approved 10/20/04
Date

John P. Romas
City Engineer
for Director of Public Works

Approved 10/25/04
Date

[Signature]
for General Counsel 73F



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**

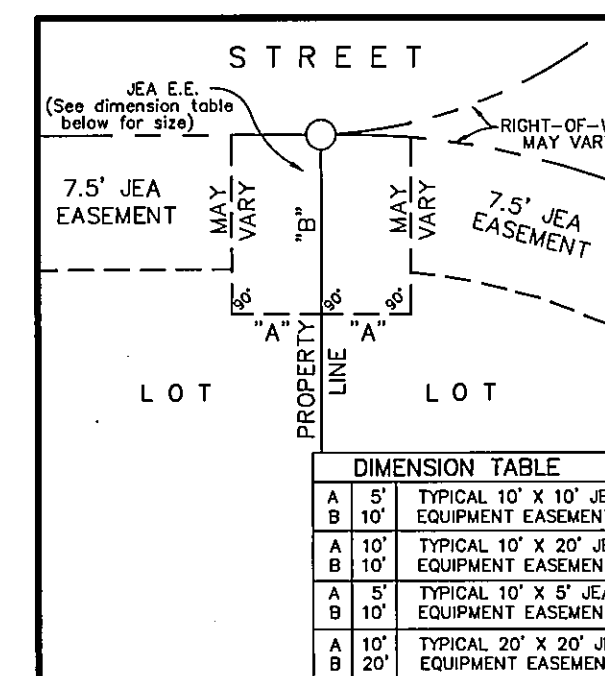
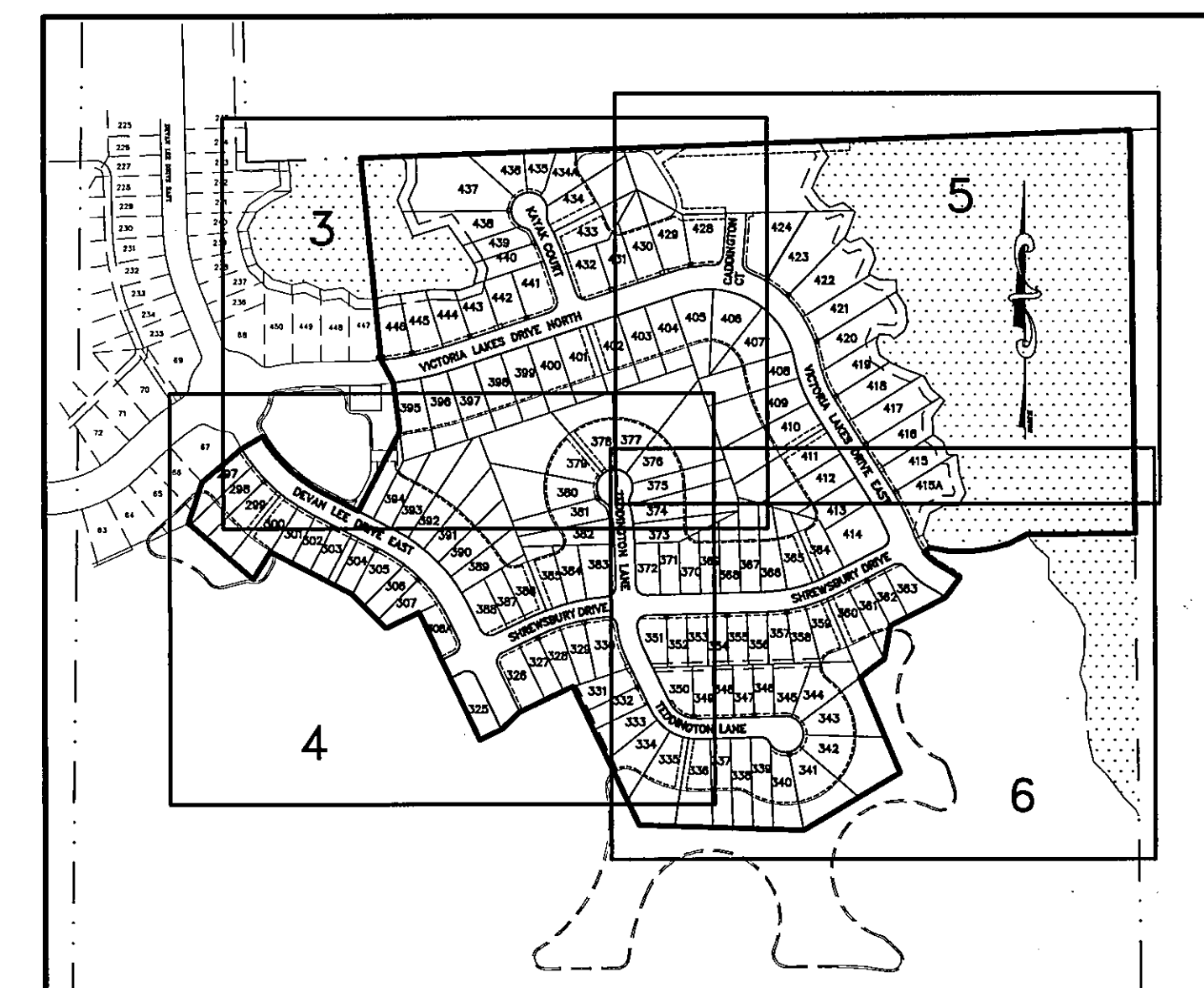
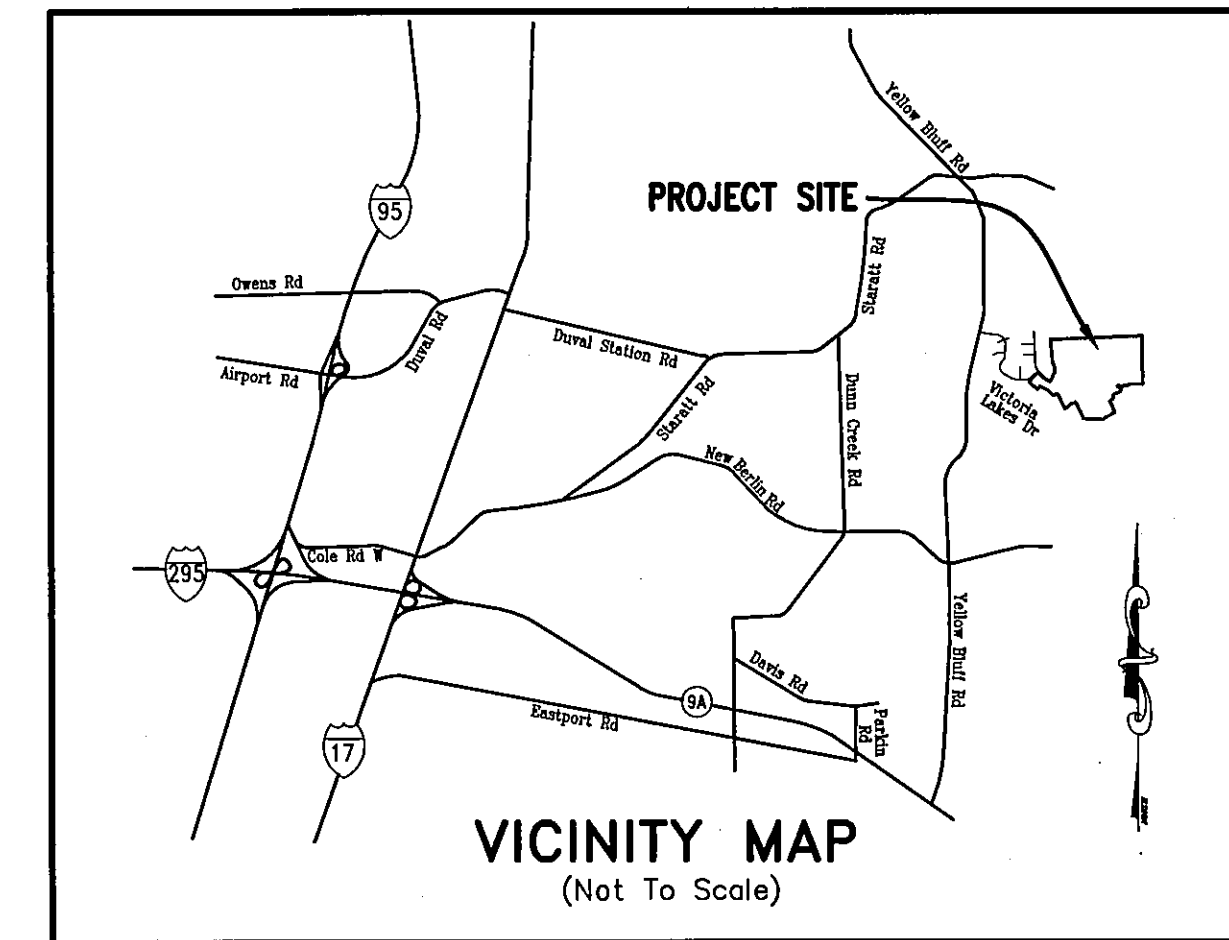
SHEET 2 OF 6 SHEETS

GENERAL NOTES

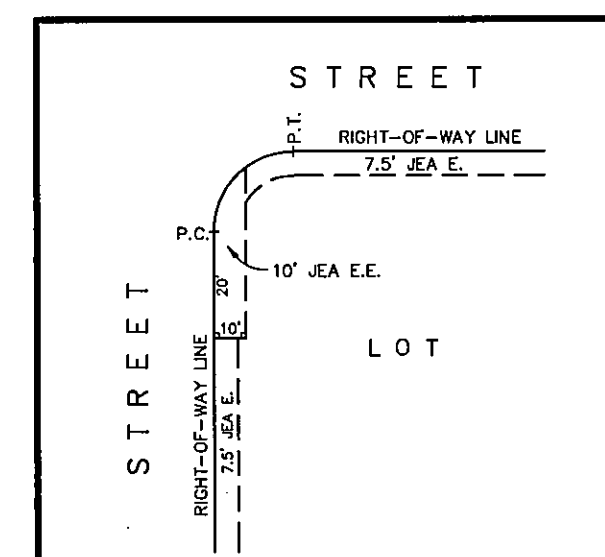
1. BASIS OF BEARING: STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL STATION NAMES USED FOR THIS SURVEY ARE: JEA-0105 AND JEA-0118. COORDINATES SHOWN ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 901) IN U.S. FEET.
2. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND 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. 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 (#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).
- W DENOTES DESIGNATED WETLANDS AREA.
- DENOTES STREET NAME CHANGE
- C99 DENOTES TABULATED CURVE DATA DESIGNATION
- C 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
- LB 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)

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 15 DAY OF Oct, A.D., 2004.

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

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

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 4FB

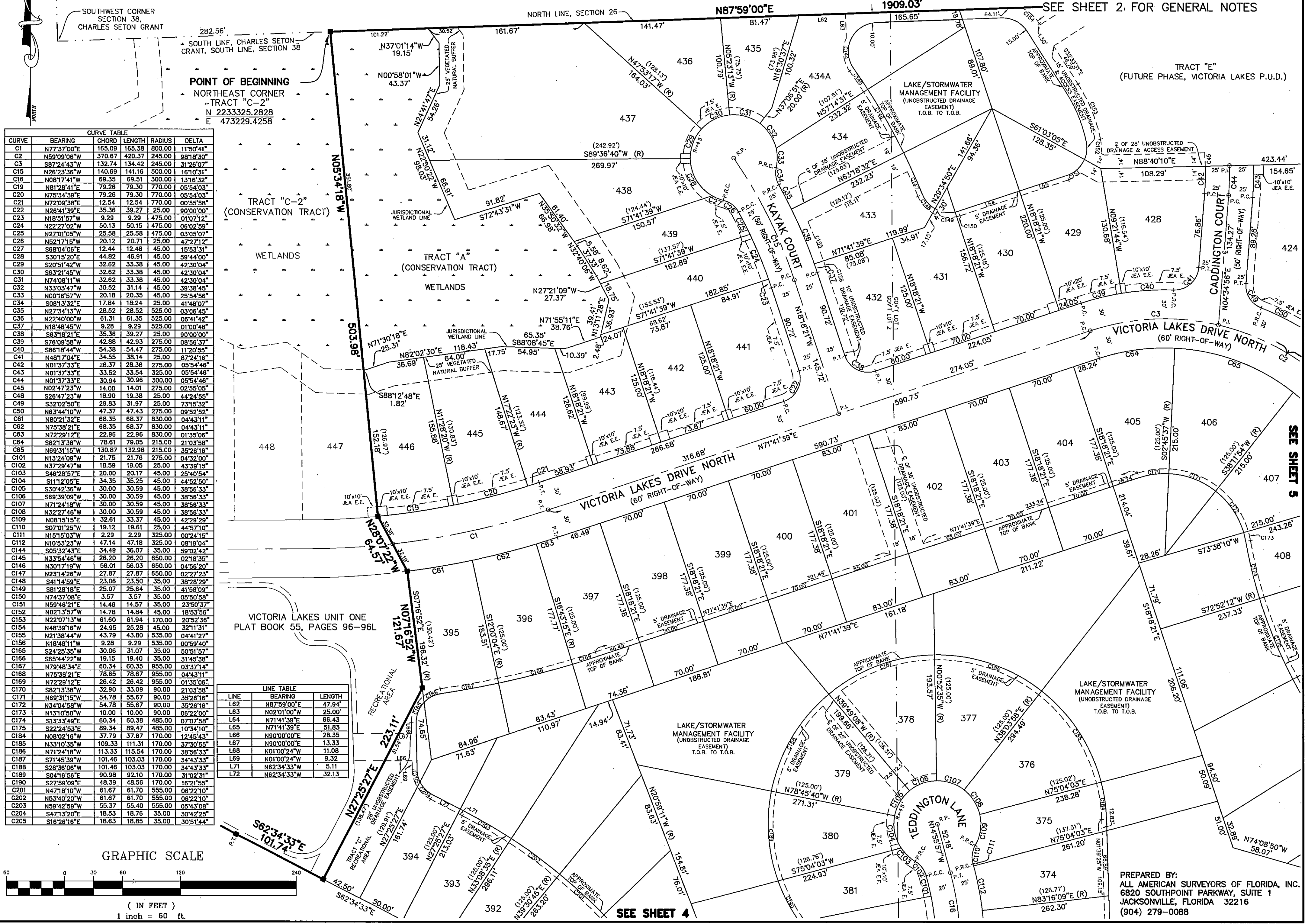
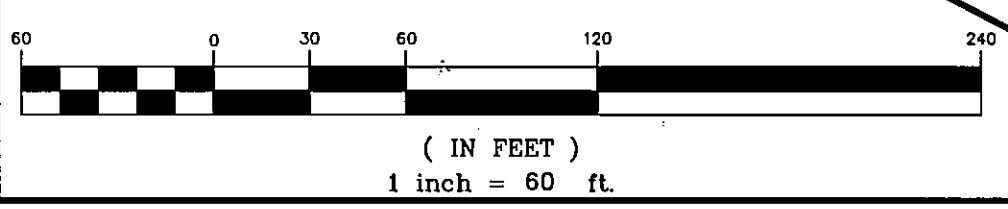
SHEET 3 OF 6 SHEETS

SEE SHEET 2. FOR GENERAL NOTES

CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA
C1	N77°37'00"E	165.09	165.38	800.00	11°50'41"
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"
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	09°55'58"
C22	N74°41'38"E	35.36	39.27	25.00	50°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°38'11"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	08°41'42"
C37	N18°48'45"W	9.28	9.29	525.00	01°00'48"
C38	S63°18'21"E	35.36	39.27	25.00	90°00'00"
C39	S76°39'58"W	42.88	42.83	275.00	08°59'37"
C40	S90°14'44"W	54.38	54.47	275.00	11°29'51"
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°22'52"
C61	N82°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°09'05"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°28'29"
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	S05°24'43"E	34.49	35.07	35.00	59°02'42"
C114	N33°54'44"W	28.20	28.20	650.00	02°18'55"
C115	N30°17'19"W	56.01	56.03	650.00	04°58'20"
C116	N23°14'26"W	27.87	27.87	650.00	02°27'23"
C117	S41°14'59"E	23.06	23.50	35.00	38°28'29"
C118	S81°28'18"E	25.07	25.64	35.00	41°58'09"
C119	N74°37'08"E	3.57	3.57	35.00	05°50'58"
C151	N59°46'21"E	14.48	14.57	35.00	23°50'37"
C152	N02°13'57"W	14.78	14.84	45.00	18°53'58"
C153	N20°27'14"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°45'38"
C159	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	28.42	28.42	955.00	01°35'06"
C170	S82°13'38"W	32.61	33.09	95.00	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	08°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°36'04"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°42'26"
C205	S16°26'16"E	18.63	18.85	35.00	30°51'44"

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	N82°34'33"W	5.11'
L72	N62°34'33"W	32.13'

GRAPHIC SCALE



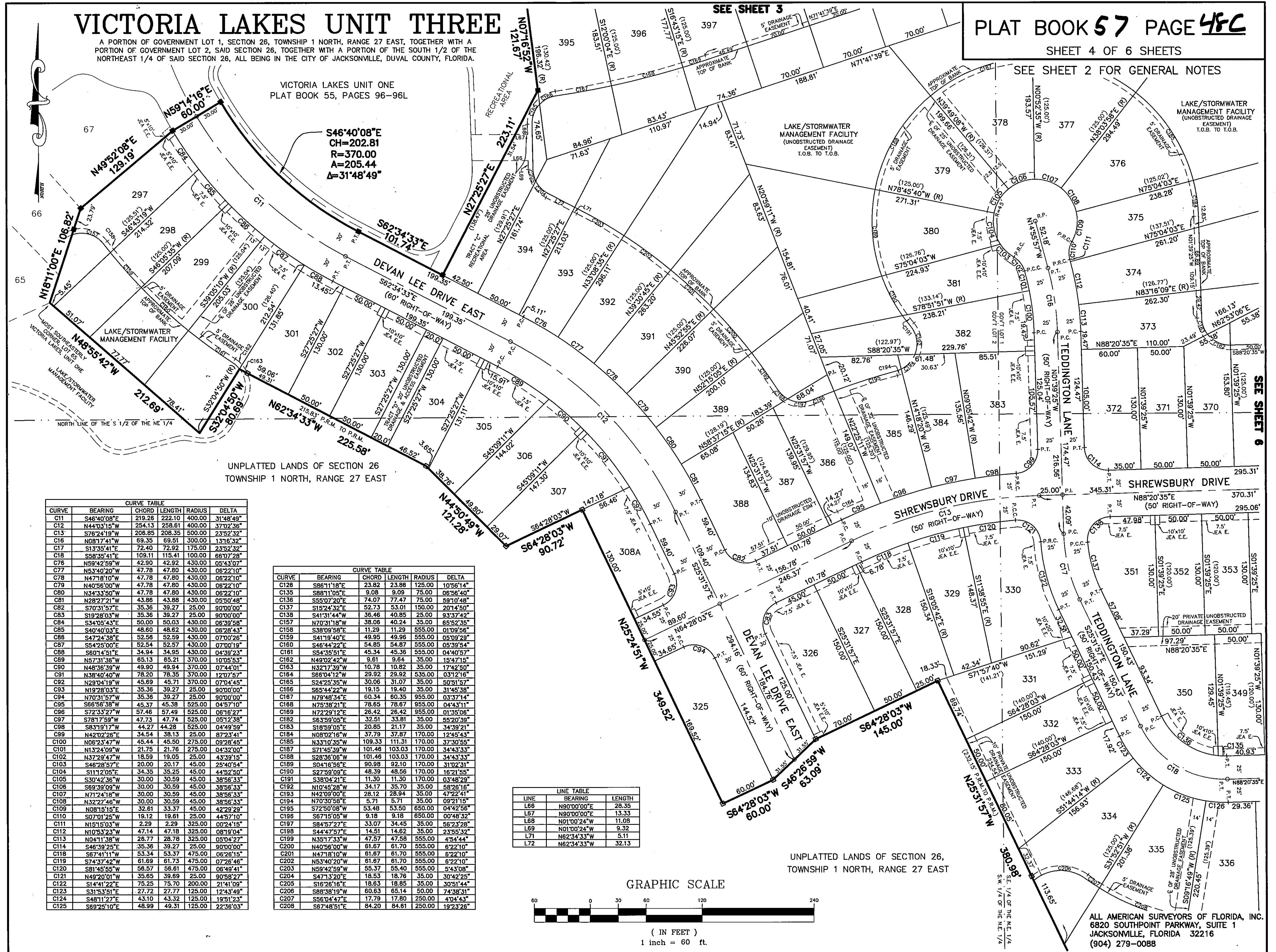
PREPARED BY:
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

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.

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

SEE SHEET 2 FOR GENERAL NOTES

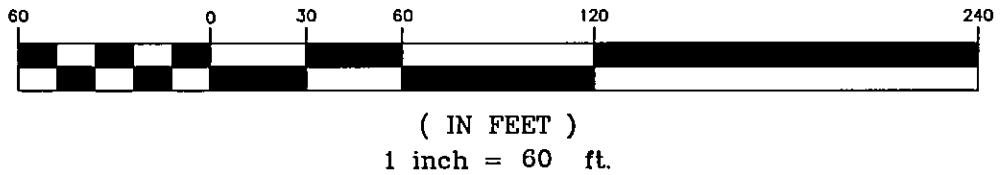


CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA
C11	S46°40'08"E	219.28	222.10	400.00	31°48'49"
C12	N44°03'15"W	254.13	258.61	400.00	37°02'36"
C13	S76°24'19"W	206.85	208.35	500.00	23°52'32"
C16	N08°17'41"W	69.35	69.51	300.00	13°16'32"
C17	S13°35'41"E	72.40	72.92	175.00	23°52'32"
C18	S58°35'41"E	109.11	115.41	100.00	68°07'28"
C18	N59°42'59"W	42.90	42.92	430.00	08°23'07"
C77	N53°40'20"W	47.78	47.80	430.00	08°22'10"
C78	N47°18'10"W	47.78	47.80	430.00	08°22'10"
C79	N40°56'00"W	47.78	47.80	430.00	08°22'10"
C80	N34°33'50"W	47.78	47.80	430.00	08°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"E	35.36	39.27	25.00	90°00'00"
C84	S34°05'43"E	50.00	50.03	430.00	08°39'58"
C85	S40°44'03"E	48.80	48.62	430.00	08°39'43"
C86	S47°24'33"E	52.54	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°31'36"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	S68°59'39"W	45.37	45.38	525.00	04°57'10"
C96	S72°33'27"W	57.46	57.49	525.00	08°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	N06°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	29°40'54"
C104	S11°19'05"E	34.35	35.25	45.00	44°29'09"
C105	S30°42'36"W	30.00	30.59	45.00	38°56'33"
C106	S69°39'08"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°18'18"E	32.61	33.37	45.00	04°42'28"
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°11'39"W	26.77	26.78	325.00	03°04'27"
C114	S48°39'25"E	35.36	39.27	25.00	90°00'00"
C118	S67°41'11"W	53.34	53.37	475.00	06°28'15"
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	S69°29'10"E	48.99	49.31	125.00	22°36'03"

CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA
C126	S86°11'18"E	23.82	23.86	125.00	10°56'14"
C135	S88°11'05"E	9.08	9.09	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	40.95	25.00	93°37'42"
C157	N70°31'18"W	39.06	40.24	35.00	65°52'35"
C158	S39°09'58"E	11.29	11.29	555.00	01°03'58"
C159	S41°19'40"E	49.95	49.96	555.00	05°08'28"
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	N49°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	S88°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°35'08"
C182	S63°05'05"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	101.48	103.03	170.00	34°43'33"
C188	S28°36'08"W	101.48	103.03	170.00	34°43'33"
C189	S04°16'58"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°45'28"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	14.82	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	S66°04'47"E	17.79	17.80	250.00	40°44'31"
C208	S67°48'51"E	84.20	84.61	250.00	19°23'26"

LINE	BEARING	LENGTH
L66	N80°00'00"E	28.35
L67	N80°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

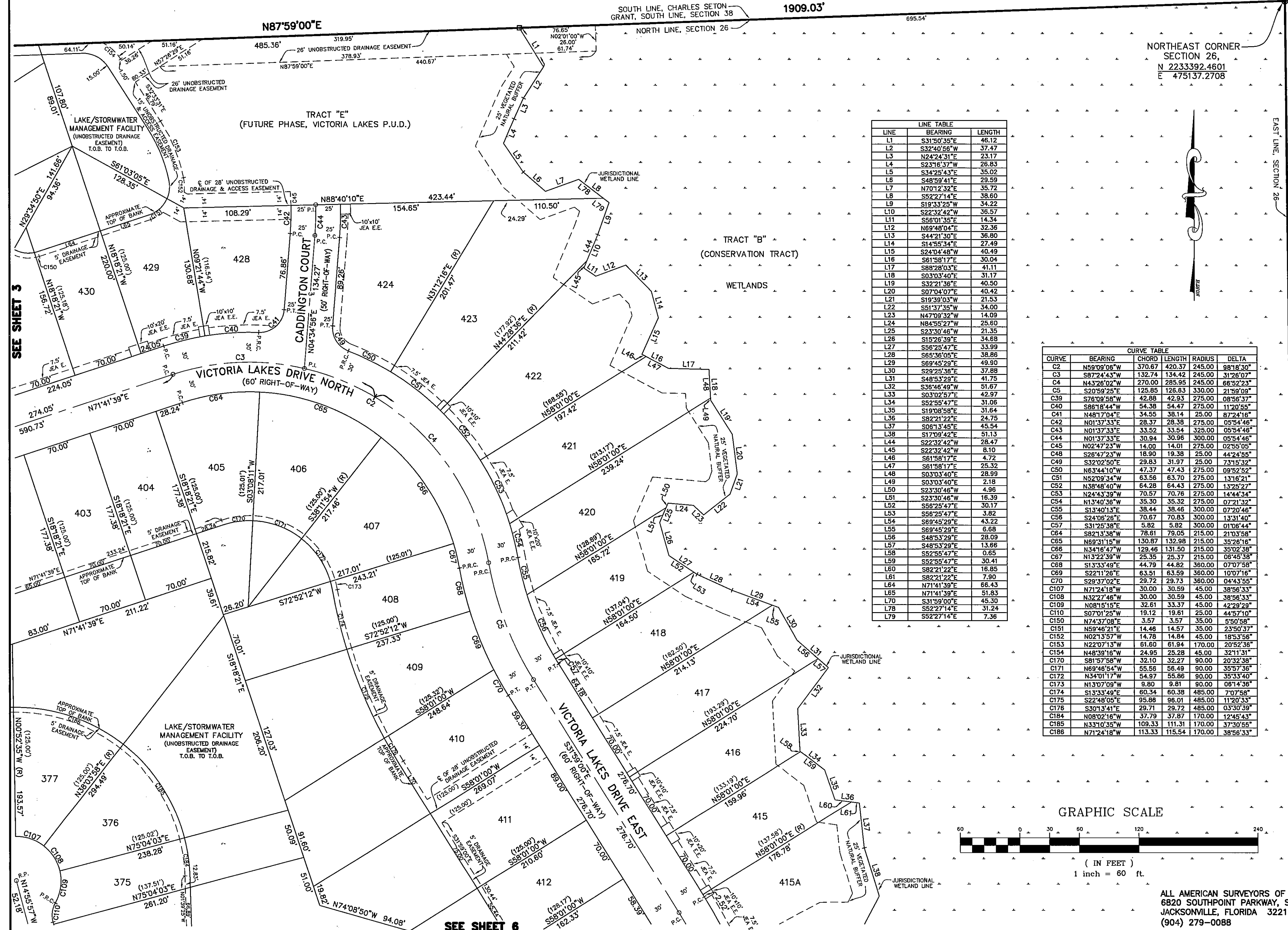


ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

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



NORTHEAST CORNER
SECTION 26,
N 2233392.4601
E 475137.2708



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

0 30 60 120 240

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

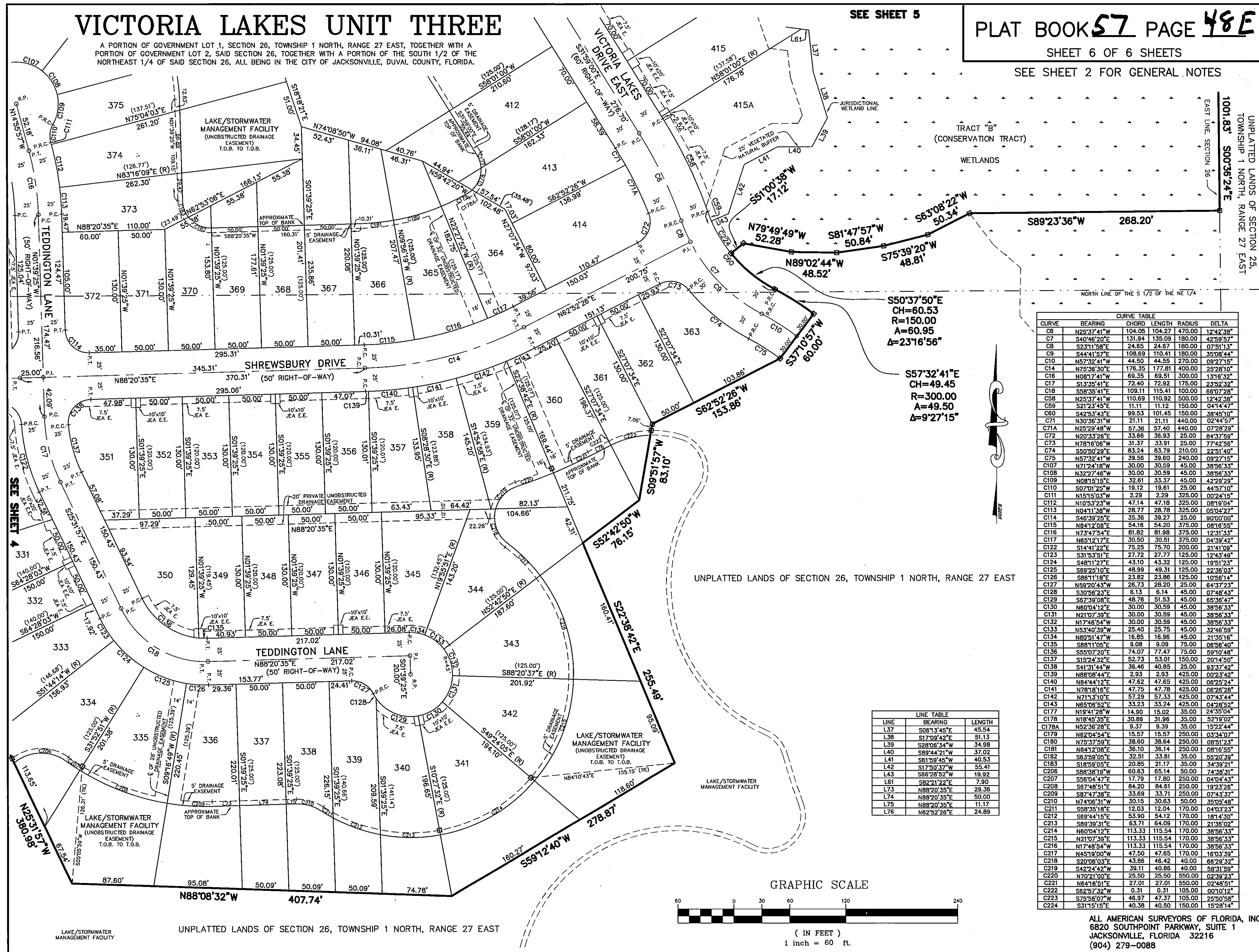
A PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF GOVERNMENT LOT 2, SAID SECTION 26, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SEE SHEET 5

PLAT BOOK **57** PAGE **48E**

SHEET 6 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE	BEARING	CHORD LENGTH	RADIUS	DELTA
C6	N25°37'41"W	104.05	104.27	470.00
C7	S40°46'20"E	131.94	135.09	180.00
C8	S23°11'58"E	24.65	24.67	180.00
C9	S44°41'57"E	108.69	110.41	180.00
C10	N52°32'41"W	44.50	44.55	270.00
C14	N75°38'30"E	176.35	177.81	400.00
C16	N08°17'41"W	69.35	69.51	300.00
C17	S13°35'41"E	72.40	72.92	175.00
C18	S8°35'41"E	109.11	115.41	100.00
C58	N25°37'41"W	110.69	110.92	500.00
C59	S21°23'45"E	11.11	11.12	150.00
C60	S42°33'43"E	99.53	101.45	150.00
C71	N30°36'31"W	21.11	21.11	440.00
C71A	N25°29'48"W	57.36	57.40	440.00
C72	N20°33'28"E	33.66	36.93	25.00
C73	N78°16'06"W	31.37	33.91	25.00
C74	S50°50'29"E	83.24	83.79	210.00
C75	N57°32'41"W	39.56	39.60	240.00
C107	N71°24'18"W	30.00	30.59	45.00
C108	N32°27'46"W	30.00	30.59	45.00
C109	N08°15'15"E	32.61	33.37	45.00
C110	S07°01'29"W	19.22	19.61	25.00
C111	N15°15'03"W	2.29	2.29	325.00
C112	N10°53'23"W	47.14	47.16	325.00
C113	N04°11'38"W	28.77	28.78	325.00
C114	S46°39'25"E	35.36	39.27	25.00
C115	N84°12'08"E	54.16	54.20	375.00
C116	N73°47'54"E	81.82	81.98	375.00
C117	N65°12'17"E	30.50	30.51	375.00
C122	S14°41'22"E	75.25	75.70	200.00
C123	S31°53'51"E	27.72	27.77	125.00
C124	S48°11'27"E	43.10	43.32	125.00
C125	S89°25'10"E	48.98	49.31	125.00
C126	S66°11'18"E	23.82	23.86	125.00
C127	N59°20'43"W	26.73	28.20	25.00
C128	S30°56'23"E	6.13	6.14	45.00
C129	S67°39'08"E	48.76	51.53	45.00
C130	N80°04'12"E	30.00	30.59	45.00
C131	N21°07'39"E	30.00	30.59	45.00
C133	N17°48'54"W	30.00	30.59	45.00
L73	N53°40'39"W	25.40	25.75	45.00
C134	N80°51'47"W	16.85	16.96	45.00
C135	S88°11'05"E	9.08	9.09	75.00
C136	S55°07'20"E	74.07	77.47	75.00
C137	S15°24'32"E	52.73	53.01	150.00
C138	S41°31'44"W	36.46	40.85	25.00
C139	N88°08'44"E	2.93	2.93	425.00
C140	N84°44'12"E	47.62	47.65	425.00
C141	N78°18'16"E	47.75	47.78	425.00
C142	N71°13'10"E	57.29	57.33	425.00
C143	N65°08'52"E	33.23	33.24	425.00
C177	N19°41'28"W	14.90	15.02	35.00
C178	N18°45'35"E	30.86	31.96	35.00
C178A	N52°36'28"E	9.37	9.39	35.00
C179	N62°04'54"E	15.57	15.57	250.00
C180	N75°37'59"E	38.60	38.64	250.00
C181	N84°12'08"E	36.10	36.14	250.00
C182	S63°59'05"E	32.51	33.81	35.00
C183	S18°59'05"E	20.85	21.17	35.00
C206	S88°38'19"W	60.63	65.14	50.00
C207	S56°04'47"E	17.79	17.80	250.00
C208	S67°48'51"E	84.20	84.61	250.00
C209	S87°47'36"E	33.69	33.71	250.00
C210	N74°06'31"W	30.15	30.63	50.00
C211	S68°35'18"E	12.03	12.04	170.00
C212	S69°44'15"E	53.90	54.12	170.00
C213	S89°39'31"E	63.71	64.09	170.00
C214	N60°04'12"E	113.33	115.54	170.00
C215	N21°07'39"E	113.33	115.54	170.00
C216	N17°48'54"W	113.33	115.54	170.00
C217	N45°19'00"W	47.50	47.65	170.00
C218	S20°06'03"E	43.86	46.42	40.00
C219	S42°24'42"W	39.11	40.86	40.00
C220	N70°21'00"E	25.50	25.50	550.00
C221	N64°16'51"E	27.01	27.01	550.00
C222	S82°37'32"W	0.31	0.31	105.00
C223	S75°58'07"W	46.97	47.37	105.00
C224	S31°15'15"E	40.38	40.50	150.00

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
L74	N88°20'35"E	29.36
L75	N88°20'35"E	50.00
L76	N88°20'35"E	11.17
L76	N62°52'26"E	24.89

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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