

VICTORIA LAKES UNIT FOUR

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

PLAT BOOK 59 PAGE 1

SHEET 1 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CAPTION

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

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

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT TORIA LAKES, INC., A FLORIDA CORPORATION, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS VICTORIA LAKES UNIT FOUR, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL STREETS, ROADS, PARKWAYS, LANES, COURTS, UNOBSTRUCTED DRAINAGE EASEMENTS, AND UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS, OVER, UNDER, ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES, AS SHOWN ON THIS PLAT, ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- 1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKE/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRANSVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (STREETS, ROADS, PARKWAYS, LANES AND COURTS, AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (STREETS, ROADS, PARKWAYS, LANES AND COURTS), FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OR PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.
- 2) THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OF VICTORIA LAKES, INC., A NOT-FOR-PROFIT ORGANIZATION. THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES.
- 3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED OR OF THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

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

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. Florida Statutes 177.091(28).

TRACT "4A" (CONSERVATION TRACT) SHALL BE RETAINED BY TORIA LAKES, INC., IT SUCCESSORS AND ASSIGNS.
TRACT "4B" (OPEN TRACT) SHALL BE RETAINED BY TORIA LAKES, INC., IT SUCCESSORS AND ASSIGNS.
ALL WATER AND SEWER EASEMENTS SHOWN HEREON, ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE.
THOSE EASEMENTS DESIGNATED AS "JEA-E.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.
THOSE EASEMENTS DESIGNATED AS "JEA-E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEMS; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE TORIA LAKES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 08th DAY OF August, A.D. 2005.

TORIA LAKES, INC.
A FLORIDA CORPORATION

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

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



NOTARY FOR TORIA LAKES, INC.
A FLORIDA CORPORATION

STATE OF FLORIDA
COUNTY OF DUVAL

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

Anne G. Lara
NOTARY PUBLIC, STATE OF FLORIDA
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 30 DAY OF August, A.D., 2005.

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

CLERK'S CERTIFICATE 2005319350

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 59 PAGES 1, 2, 3, 4, 5 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 30 DAY OF August, A.D., 2005.

Jim Fuller
JIM FULLER, CLERK OF THE CIRCUIT COURTS

Shan Marshall
DEPUTY CLERK

PLAT CONFORMITY REVIEW

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

Glenn E. McGregor
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 8/23/2005
Date
Stall
for City Engineer
for Director of Public Works
Approved 8/26/2005
Date
Blase
for General Council

VICTORIA LAKES UNIT FOUR

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

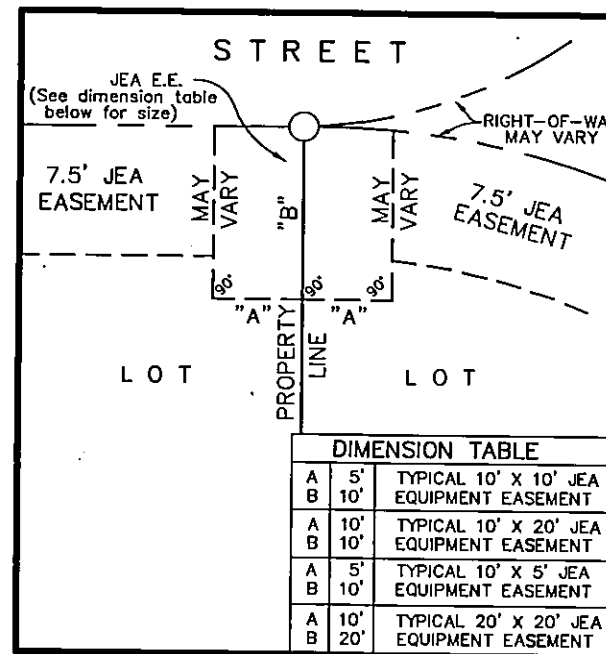
PLAT BOOK 59 PAGE 2
SHEET 2 OF 5 SHEETS

GENERAL NOTES

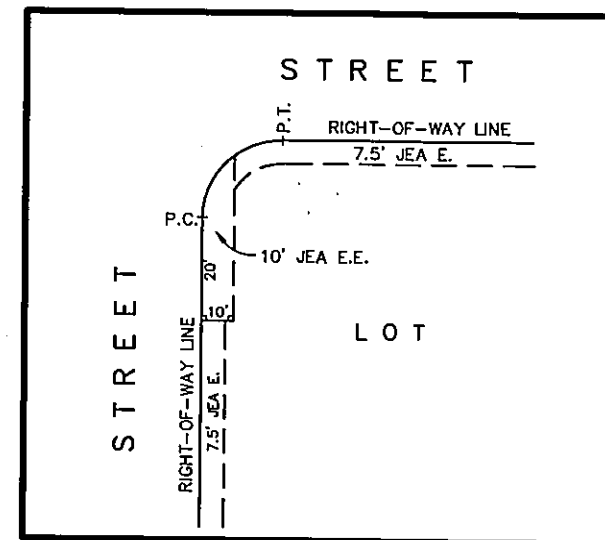
1. BASIS OF BEARING: STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL STATION NAMES USED FOR THIS SURVEY ARE: JEA-0105 AND JEA-0118. COORDINATES SHOWN ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 901) IN U.S. FEET.
2. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
3. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
4. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
5. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.
6. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
7. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
8. "JEA-E." DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA, THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
9. "JEA-E.E." DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
10. THE STORMWATER LAKES/PONDS (SPECIFICALLY THE TOP OF BANK) AS SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
11. THE JURISDICTIONAL WETLANDS SHOWN HEREON ARE BASED ON WETLANDS MAP BY A & J LAND SURVEYORS, INC., FILE NO. TIN-12B, DATED AUGUST 28, 2002.
12. THE UPLAND BUFFER IS TO REMAIN IN AN UNDISTURBED, NATURAL VEGETATIVE STATE.
13. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTION WETLAND LINE OR WITHIN DESIGNATED UPLAND BUFFER AREAS, WITHOUT WRITTEN APPROVAL OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, UNITED STATES ARMY CORPS OF ENGINEERS AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS OR UPLAND BUFFER AREAS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA OR UPLAND BUFFER AREAS, TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES. THE WETLAND JURISDICTIONAL LINES AND UPLAND BUFFER AREAS ARE IDENTIFIED HEREON AS VEGETATED NATURAL BUFFERS AND MUST BE KEPT IN A NATURAL STATE.
14. (100.00') DENOTES DISTANCES, ALONG PROPERTY LINES, FROM ROAD RIGHTS-OF-WAY TO DRAINAGE EASEMENTS.
15. THE TABULATED LINE AND CURVE TABLES, SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
16. ALL BOUNDARY CORNERS ARE SET CONCRETE MONUMENTS (#3857) UNLESS OTHERWISE NOTED.
17. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X"(UNSHADED), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NUMBER: 120077 0159 E; MAP REVISED INDEX DATE: JUNE 16, 1999.
18. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ABBREVIATIONS/LEGEND

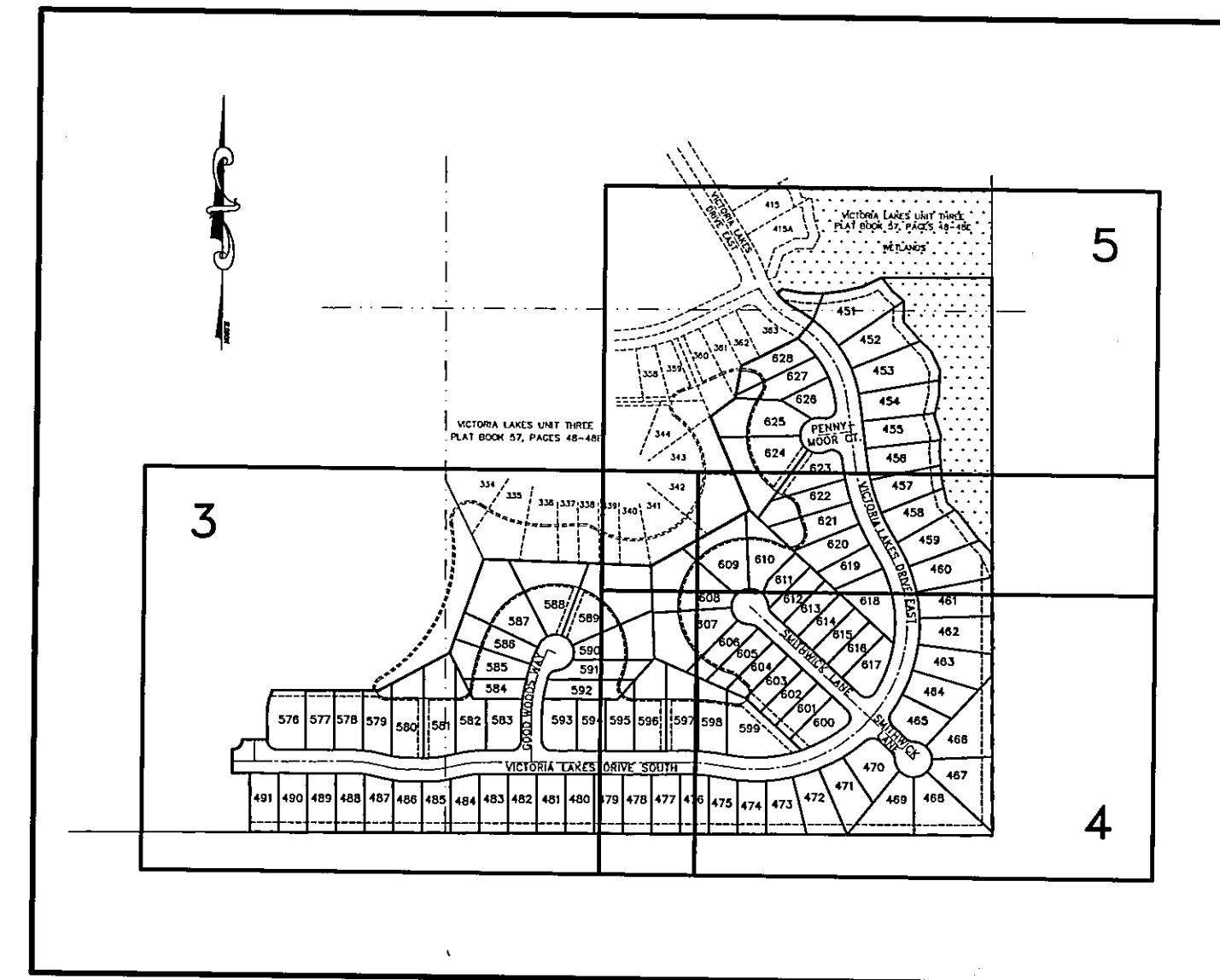
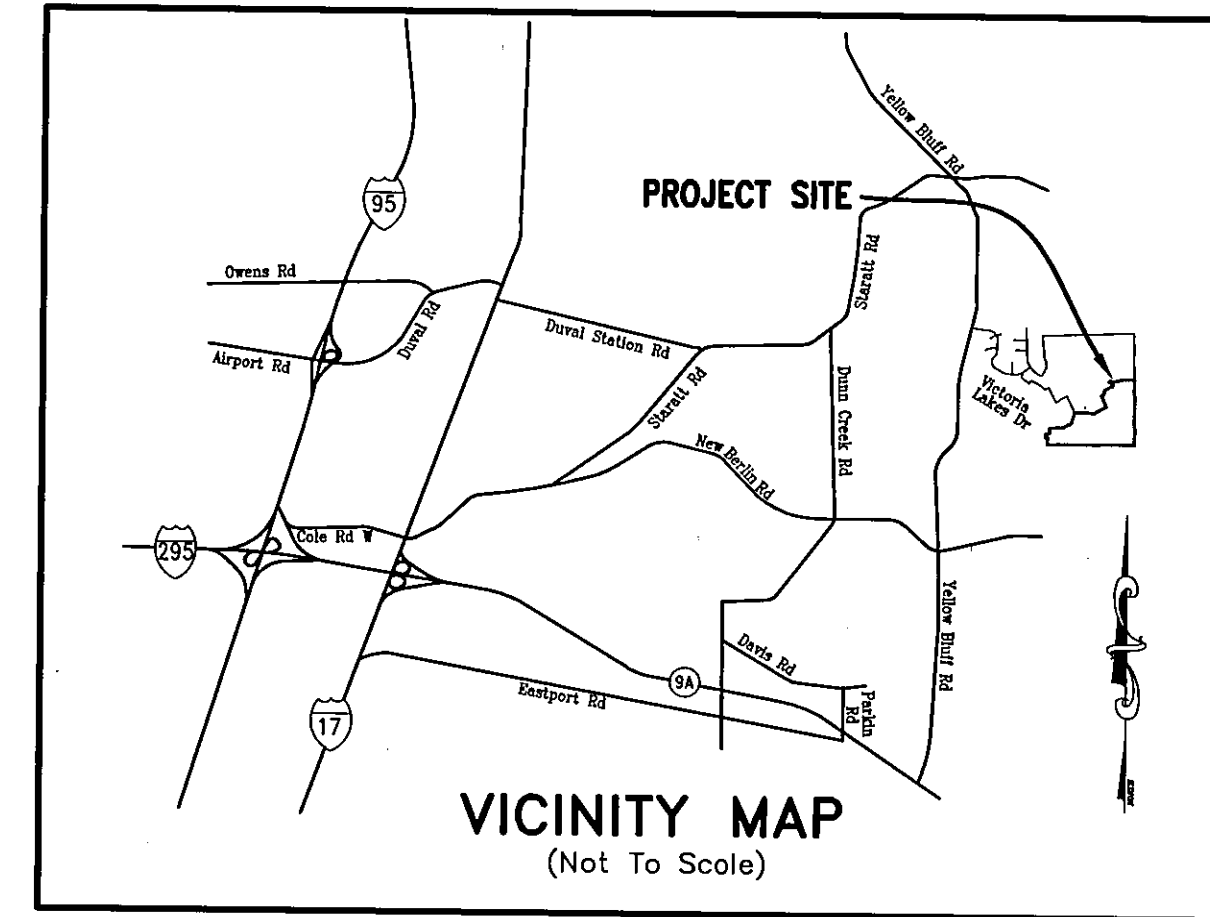
- DENOTES SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- DENOTES FOUND PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- DENOTES PERMANENT CONTROL POINT (NAIL AND DISK LABELED "LB 6661", UNLESS OTHERWISE INDICATED).
- 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
- ESMT DENOTES EASEMENT
- GOVT 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)



KEY MAP (1"=400')

CERTIFICATE OF SURVEYOR

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

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

James D. Harrison, Jr.
 JAMES D. HARRISON, JR.
 FLORIDA REGISTERED SURVEYOR AND MAPPER, NO. 2647
 8820 SOUTHPOINT PARKWAY, SUITE 1
 JACKSONVILLE, FLORIDA 32216

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

VICTORIA LAKES UNIT FOUR

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

PLAT BOOK 59 PAGE 3

SHEET 3 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

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

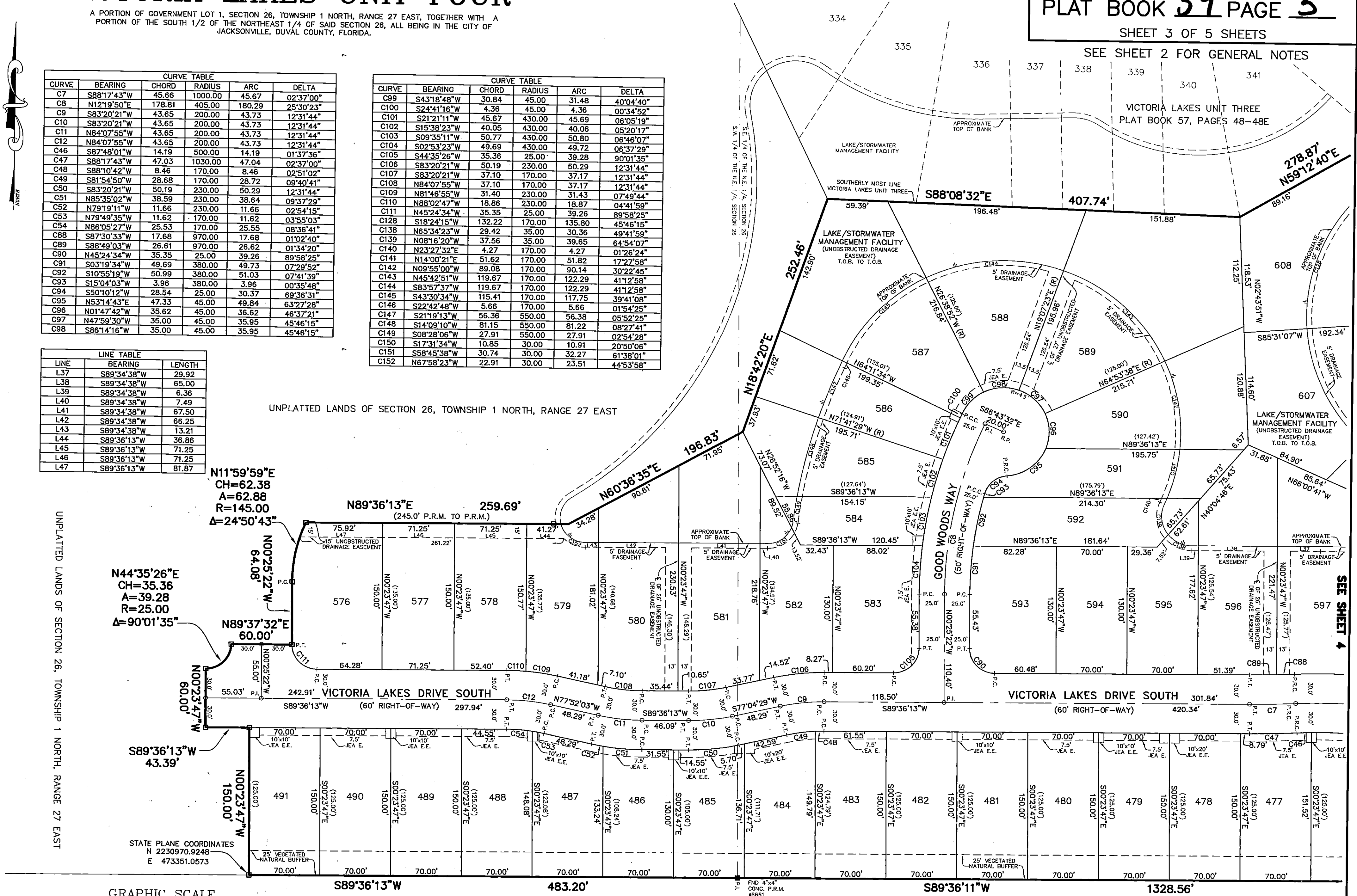
CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	ARC	DELTA
C7	S88°17'43"W	45.66	1000.00	45.67	02°37'00"
C8	N12°19'50"E	178.81	405.00	180.29	25°30'23"
C9	S83°20'21"W	43.65	200.00	43.73	12°31'44"
C10	S83°20'21"W	43.65	200.00	43.73	12°31'44"
C11	N84°07'55"W	43.65	200.00	43.73	12°31'44"
C12	N84°07'55"W	43.65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

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	ARC	DELTA
C99	S43°18'48"W	30.84	45.00	31.48	40°04'40"
C100	S24°41'16"W	4.36	45.00	4.36	00°34'52"
C101	S21°21'11"W	45.67	430.00	45.69	06°05'19"
C102	S15°38'23"W	40.05	430.00	40.06	05°20'17"
C103	S09°35'11"W	50.77	430.00	50.80	06°46'07"
C104	S02°53'23"W	49.69	430.00	49.72	06°37'29"
C105	S44°35'26"W	35.36	25.00	39.28	89°01'35"
C106	S83°20'21"W	50.19	230.00	50.29	12°31'44"
C107	S83°20'21"W	37.10	170.00	37.17	12°31'44"
C108	N84°07'55"W	37.10	170.00	37.17	12°31'44"
C109	N81°46'55"W	31.40	230.00	31.43	07°49'44"
C110	N88°02'47"W	18.86	230.00	18.87	04°41'59"
C111	N45°24'34"W	35.35	25.00	39.26	89°58'25"
C112	S18°24'15"W	132.22	170.00	135.80	45°46'15"
C113	N65°34'23"W	29.42	35.00	30.36	49°41'59"
C114	N08°16'20"W	37.56	35.00	39.65	64°54'07"
C115	N23°27'32"E	4.27	170.00	4.27	01°26'24"
C116	N14°00'21"E	51.62	170.00	51.82	17°27'58"
C117	N09°55'00"W	89.08	170.00	90.14	30°22'45"
C118	N45°42'51"W	119.67	170.00	122.29	41°12'58"
C119	S83°57'37"W	119.67	170.00	122.29	41°12'58"
C120	S43°30'34"W	115.41	170.00	117.75	39°41'08"
C121	S22°42'48"W	5.66	170.00	5.66	01°54'25"
C122	S21°19'13"W	56.36	550.00	56.38	05°52'25"
C123	S14°09'10"W	81.15	550.00	81.22	08°27'41"
C124	S08°28'06"W	27.91	550.00	27.91	02°54'28"
C125	S17°31'34"W	10.85	30.00	10.91	20°50'06"
C126	S58°45'38"W	30.74	30.00	32.27	61°38'01"
C127	N67°58'23"W	22.91	30.00	23.51	44°53'58"

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

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

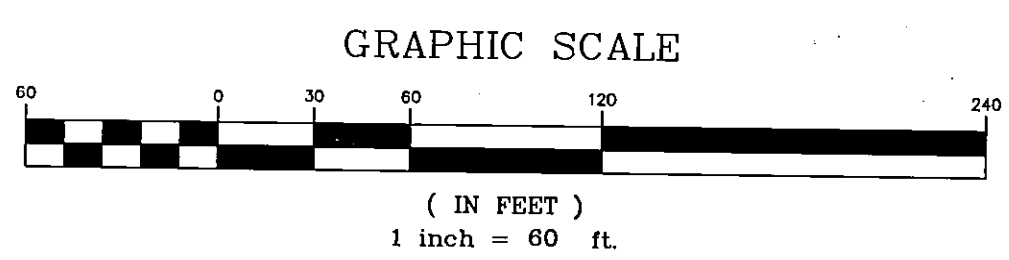
UNPLATTED LANDS OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST



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

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

STATE PLANE COORDINATES
N 2230970.9248
E 473351.0573



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

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VICTORIA LAKES UNIT FOUR

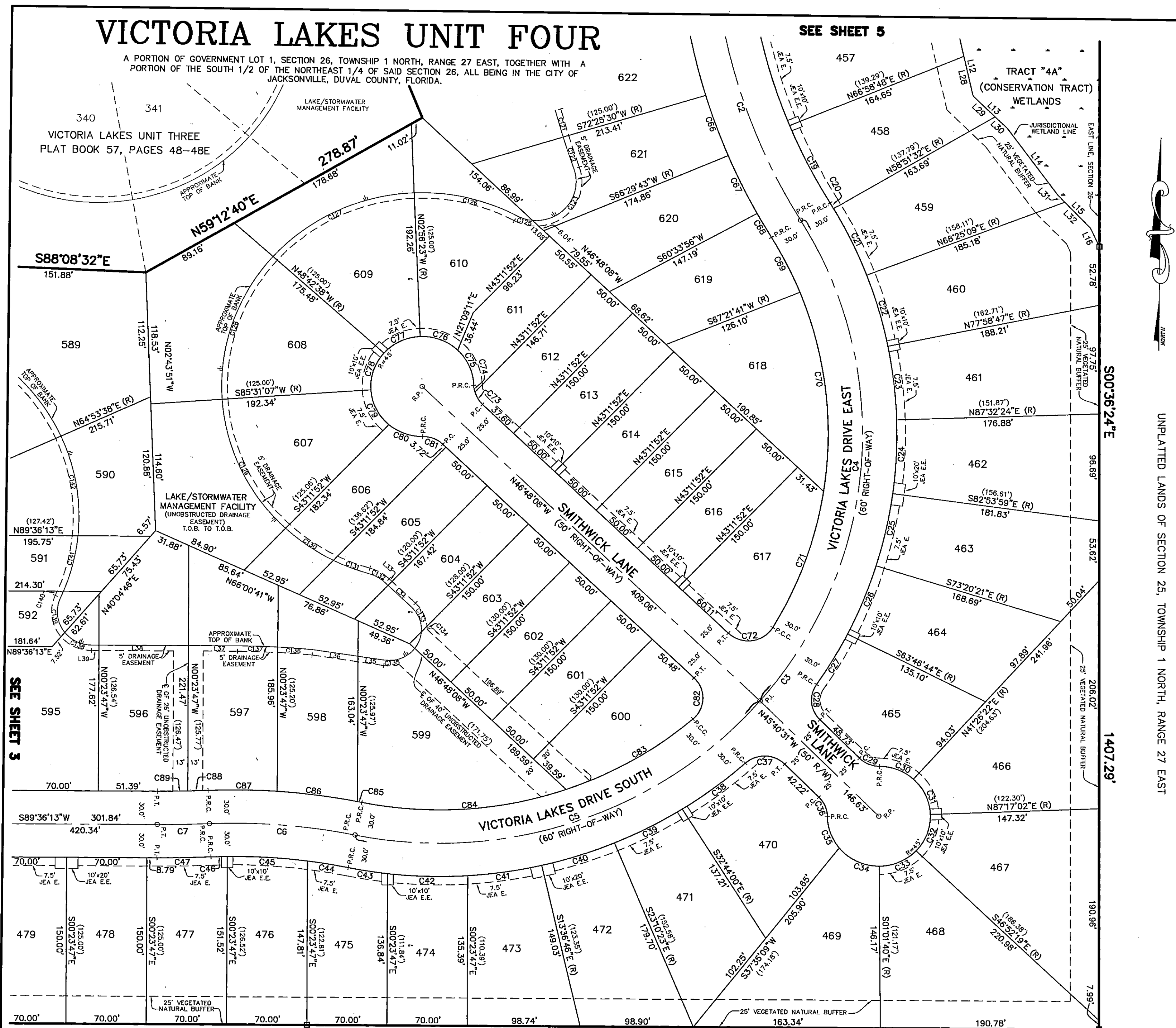
A PORTION OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SEE SHEET 5

PLAT BOOK 59 PAGE 4

SHEET 4 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	ARC	DELTA
C2	S19°36'00"E	227.50	530.00	229.28	24°47'11"
C3	S34°23'52"W	678.06	370.00	857.47	132°46'55"
C4	S04°02'27"W	435.32	370.00	465.39	72°04'05"
C5	S70°25'54"W	373.98	370.00	392.07	60°42'50"
C6	N86°06'44"W	127.36	530.00	127.67	13°48'06"
C7	S88°17'43"W	45.66	1000.00	45.67	02°37'00"
C19	S27°30'23"E	78.23	500.00	78.31	08°58'24"
C20	S31°34'02"E	5.95	400.00	5.95	00°51'07"
C21	S26°21'39"E	66.67	400.00	66.74	09°33'37"
C22	S16°48'02"E	66.67	400.00	66.74	09°33'37"
C23	S07°14'25"E	66.67	400.00	66.74	09°33'37"
C24	S02°19'13"W	66.67	400.00	66.74	09°33'37"
C25	S11°52'50"W	66.67	400.00	66.74	09°33'37"
C26	S21°26'28"W	66.67	400.00	66.74	09°33'37"
C27	S30°01'30"W	53.07	400.00	53.11	07°36'28"
C28	S05°55'23"E	31.97	25.00	34.69	79°30'15"
C29	S67°52'59"E	18.90	25.00	19.38	44°24'55"
C30	S69°19'32"E	31.91	45.00	32.62	41°31'48"
C31	S25°38'18"4E	35.05	45.00	36.01	45°50'39"
C32	S20°12'21"W	35.05	45.00	36.01	45°50'39"
C33	S66°03'01"W	35.05	45.00	36.01	45°50'39"
C34	N65°39'59"W	38.55	45.00	39.84	50°43'22"
C35	N20°46'57"W	30.08	45.00	30.67	39°02'42"
C36	N23°28'03"W	18.90	25.00	19.38	44°24'55"
C37	N89°09'09"W	34.40	25.00	37.94	86°57'16"
C38	S52°19'06"W	69.00	400.00	69.09	09°53'47"
C39	S62°02'48"W	66.67	400.00	66.74	09°33'37"
C40	S71°36'26"W	66.67	400.00	66.74	09°33'37"
C41	S81°04'34"W	65.39	400.00	65.47	09°22'38"
C42	N89°12'52"W	70.01	400.00	70.10	10°02'30"
C43	N81°42'09"W	34.77	400.00	34.78	04°58'56"
C44	N81°16'45"W	36.08	500.00	36.09	04°08'09"
C45	N87°22'00"W	70.10	500.00	70.16	08°02'21"
C46	S87°48'01"W	14.19	500.00	14.19	01°37'36"
C47	S88°17'43"W	47.03	1030.00	47.04	02°37'00"
C48	S20°32'24"E	57.93	560.00	57.96	05°55'47"
C49	S26°28'11"E	57.93	560.00	57.96	05°55'47"
C50	S30°42'50"E	25.01	560.00	25.01	02°33'31"
C51	N27°18'57"W	55.45	340.00	55.51	09°21'16"
C52	N07°14'06"W	180.62	340.00	182.81	30°48'26"
C53	S19°14'56"W	130.68	340.00	131.50	22°09'37"
C54	S81°45'48"W	39.09	25.00	44.89	102°52'08"
C55	N31°55'45"W	12.83	25.00	12.98	29°44'46"
C56	N09°43'17"W	6.38	25.00	6.40	14°40'10"
C57	N24°46'40"W	34.28	45.00	35.17	44°46'56"
C58	N70°03'16"W	35.00	45.00	35.95	45°46'15"
C59	S64°10'30"W	35.00	45.00	35.95	45°46'15"
C60	S18°24'15"W	35.00	45.00	35.95	45°46'15"
C61	S27°22'00"E	35.00	45.00	35.95	45°46'15"
C62	S70°44'05"E	31.49	45.00	32.17	40°57'56"
C63	S69°00'35"E	18.90	25.00	19.38	44°24'55"
C64	S00°54'57"W	36.99	25.00	41.64	95°26'10"
C65	S59°27'43"W	127.74	340.00	128.51	21°39'20"
C66	S85°32'21"W	178.86	340.00	180.98	30°29'56"
C67	N79°24'46"W	3.94	560.00	3.94	00°24'10"
C68	N83°13'32"W	70.55	560.00	70.60	07°13'24"
C69	N89°55'30"W	60.33	560.00	60.36	06°10'33"
C70	S87°30'33"W	17.68	970.00	17.68	01°02'40"
C71	S88°49'03"W	26.61	970.00	26.62	01°34'20"
C72	S18°32'06"E	24.86	685.00	24.86	02°04'47"
C73	S18°49'56"E	30.06	685.00	30.06	02°30'53"
C74	S33°05'52"W	64.05	40.00	74.26	106°22'29"
C75	N78°01'40"W	21.63	40.00	21.90	31°22'26"
C76	N77°38'25"W	89.71	170.00	90.79	30°35'56"
C77	S64°10'30"W	132.22	170.00	135.80	45°46'15"
C78	S18°24'15"W	132.22	170.00	135.80	45°46'15"
C79	S26°05'53"E	125.25	170.00	128.28	43°14'01"
C80	S56°17'22"E	50.69	170.00	50.88	17°08'58"
C81	S69°57'16"E	30.17	170.00	30.21	10°10'50"
C82	S60°55'24"E	19.52	40.00	19.72	28°14'33"
C83	S26°25'43"E	22.98	33.00	23.47	40°44'49"
C84	S03°31'15"E	2.92	33.00	2.92	05°04'07"
C85	S86°03'24"W	13.55	33.00	13.65	23°42'09"
C86	N86°14'07"W	29.93	685.00	29.94	02°30'14"
C87	N88°57'18"W	35.09	685.00	35.09	02°56'07"
C88	N65°34'23"W	29.42	35.00	30.36	49°41'59"
C89	N08°16'20"W	37.56	35.00	39.65	64°54'07"
C90	N23°27'32"E	4.27	170.00	4.27	01°26'24"
C91	N14°00'21"E	51.62	170.00	51.82	17°27'58"
C92	N09°55'00"W	89.08	170.00	90.14	30°22'45"

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

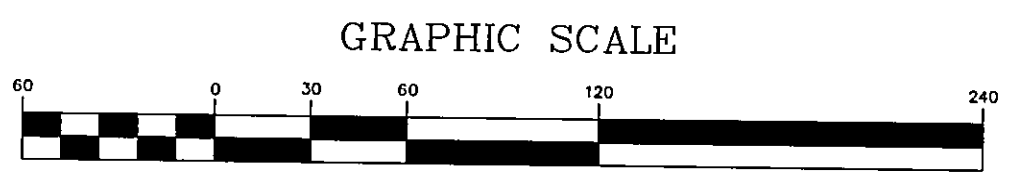
LINE	BEARING	LENGTH
L12	S13°19'06"E	52.78
L13	S46°13'54"E	42.07
L14	S36°52'32"E	74.46
L15	S44°16'47"E	41.33
L16	S25°06'42"E	18.25
L28	S13°19'06"E	36.62

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

LINE	BEARING	LENGTH
L29	S46°13'54"E	28.82
L30	S46°13'54"E	15.25
L31	S44°16'47"E	8.60
L32	S44°16'47"E	32.73
L33	S46°48'08"E	3.33
L34	S46°48'08"E	28.46

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

STATE PLANE COORDINATES
N 2230983.4715
E 475162.7761



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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