



# VICTORIA LAKES UNIT FIVE

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

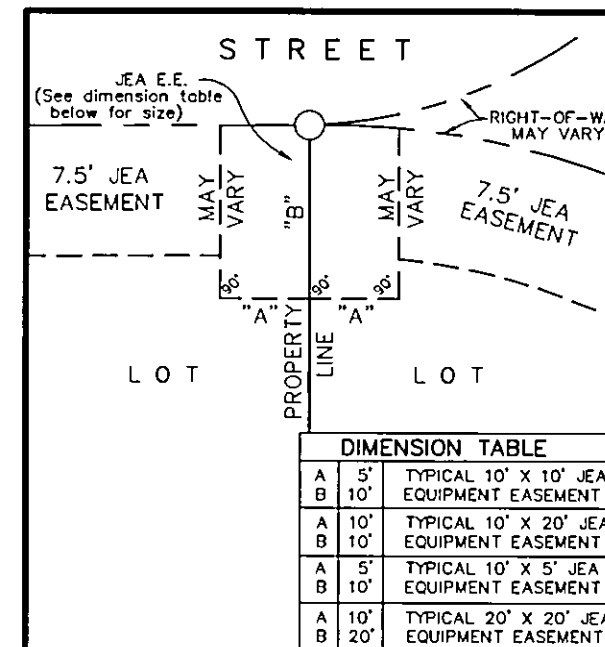
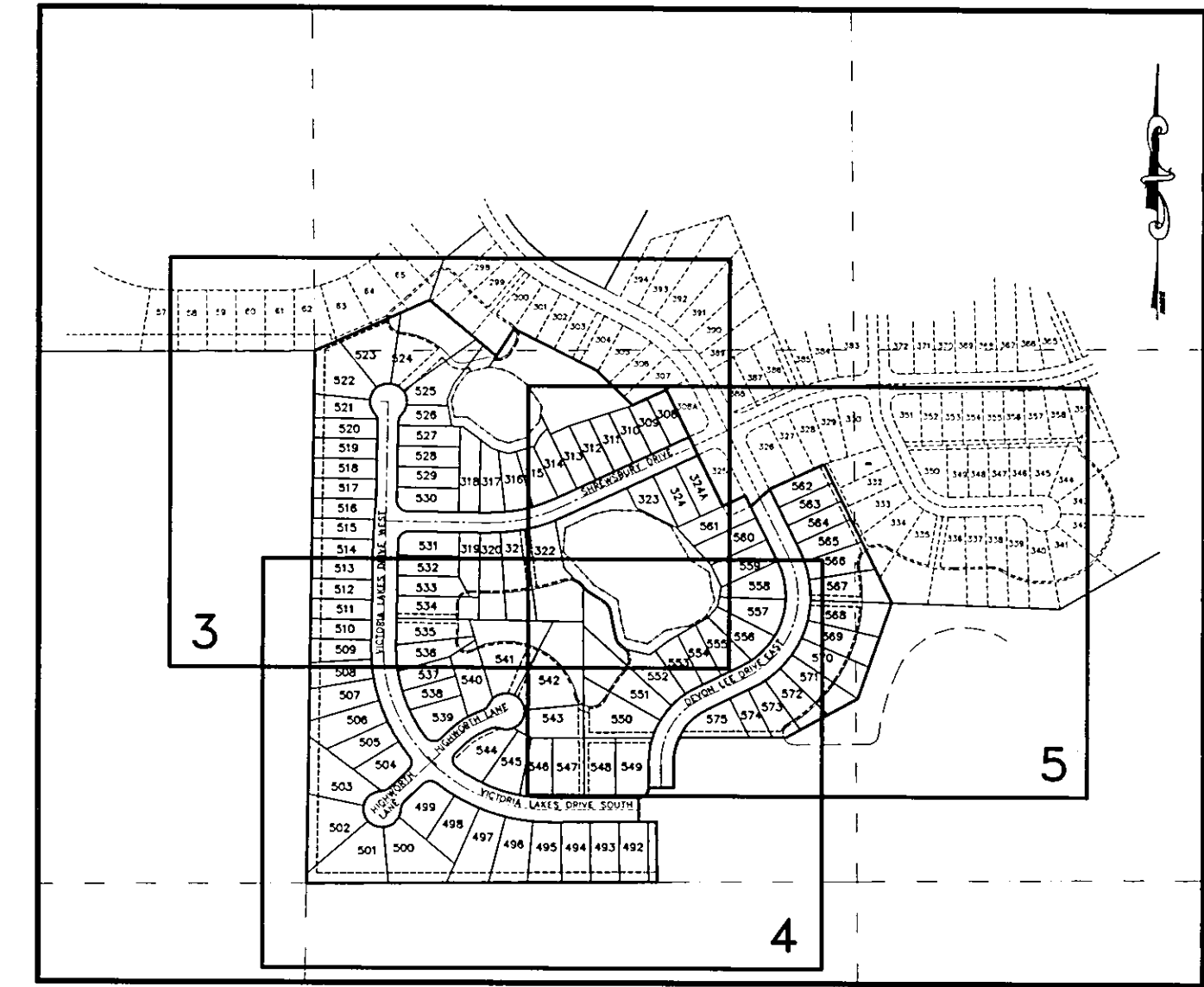
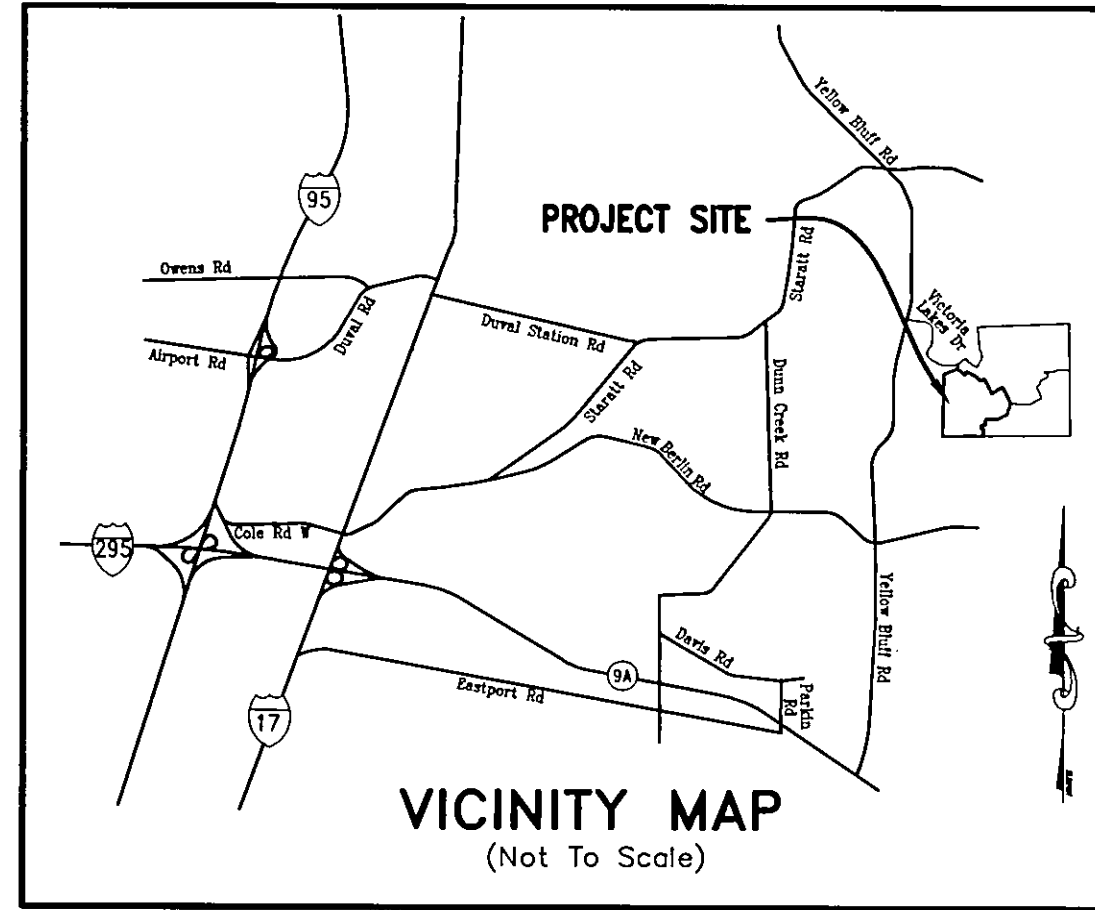
PLAT BOOK 60 PAGE 86  
SHEET 2 OF 5 SHEETS

### GENERAL NOTES

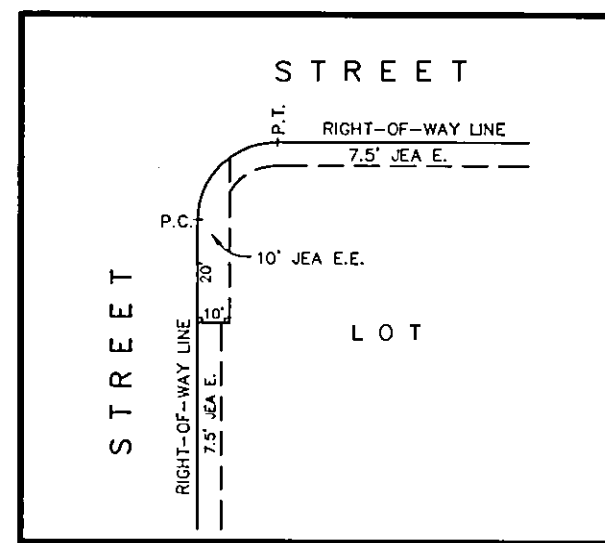
1. BASIS OF BEARING: STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL STATION NAMES USED FOR THIS SURVEY ARE: JEA-0105 AND JEA-0118. COORDINATES SHOWN ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 901) IN U.S. FEET.
2. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND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

### ABBREVIATIONS/LEGEND

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



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



### PLAT CONFORMITY REVIEW

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

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

### CERTIFICATE OF SURVEYOR

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

CERTIFIED THIS 4<sup>th</sup> DAY OF January, A.D., 2006.

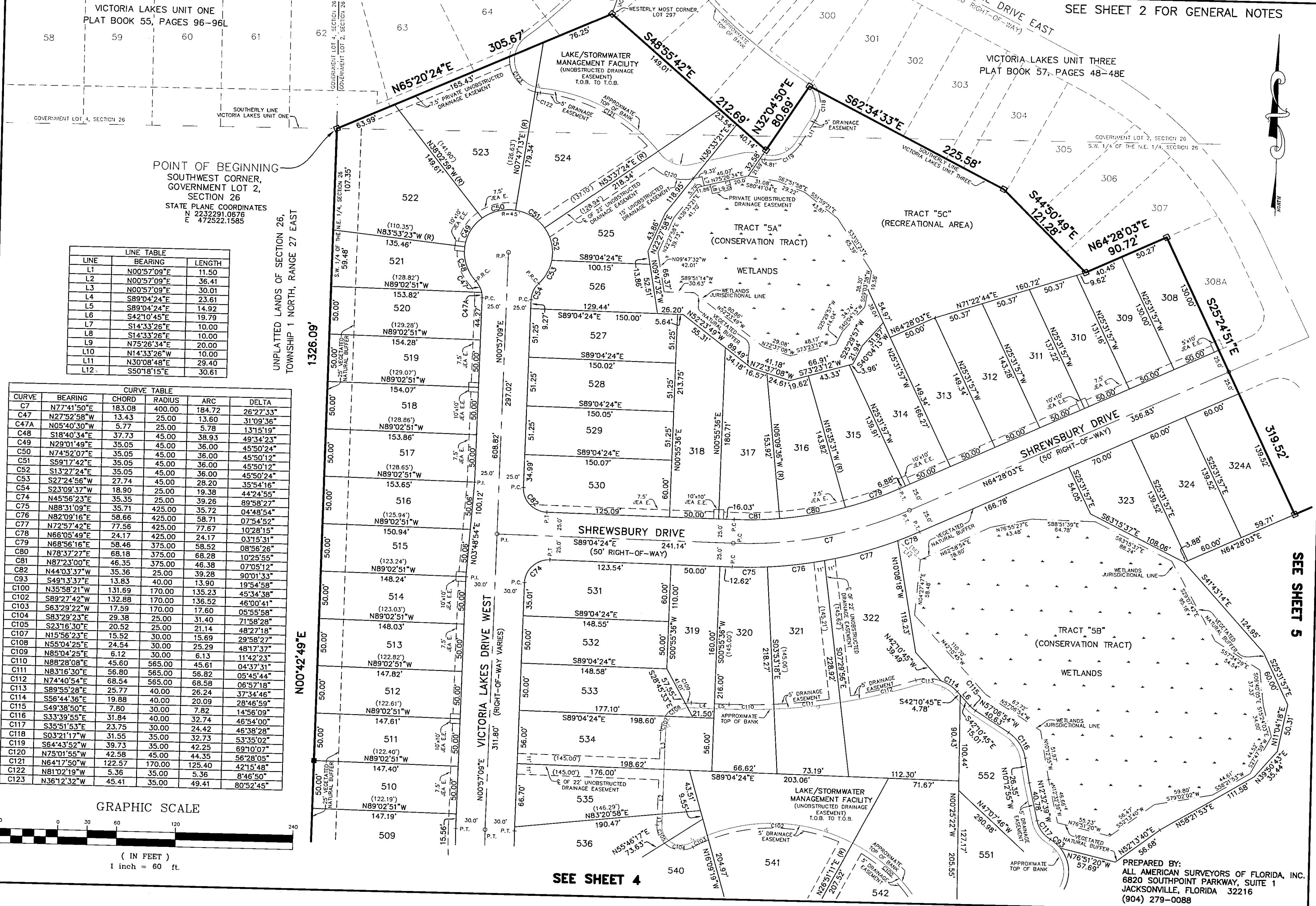
*James D. Harrison, Jr.*  
JAMES D. HARRISON, JR.  
FLORIDA REGISTERED SURVEYOR AND MAPPER, NO. 2647  
6820 SOUTHPOINT PARKWAY, SUITE 1  
JACKSONVILLE, FLORIDA 32216

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

# VICTORIA LAKES UNIT FIVE

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

PLAT BOOK 60 PAGE 87  
SHEET 3 OF 5 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES



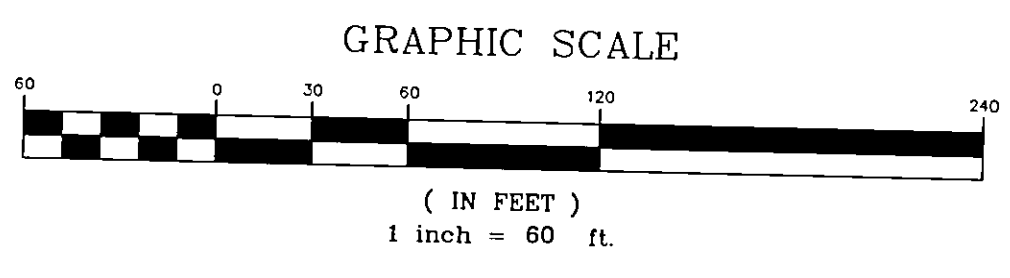
VICTORIA LAKES UNIT ONE  
PLAT BOOK 55, PAGES 96-96L

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

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

LINE	BEARING	LENGTH
L1	N00°57'09"E	11.50
L2	N00°57'09"E	36.41
L3	N00°57'09"E	30.01
L4	S89°04'24"E	23.61
L5	S89°04'24"E	14.92
L6	S42°10'45"E	19.78
L7	S14°33'26"E	10.00
L8	S14°33'26"E	10.00
L9	N75°26'34"E	20.00
L10	N14°33'26"W	10.00
L11	N30°08'48"E	29.40
L12	S50°18'19"E	30.61

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



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

N00°42'49"E

SEE SHEET 4

SEE SHEET 5

PREPARED BY:  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
6820 SOUTHPOINT PARKWAY, SUITE 1  
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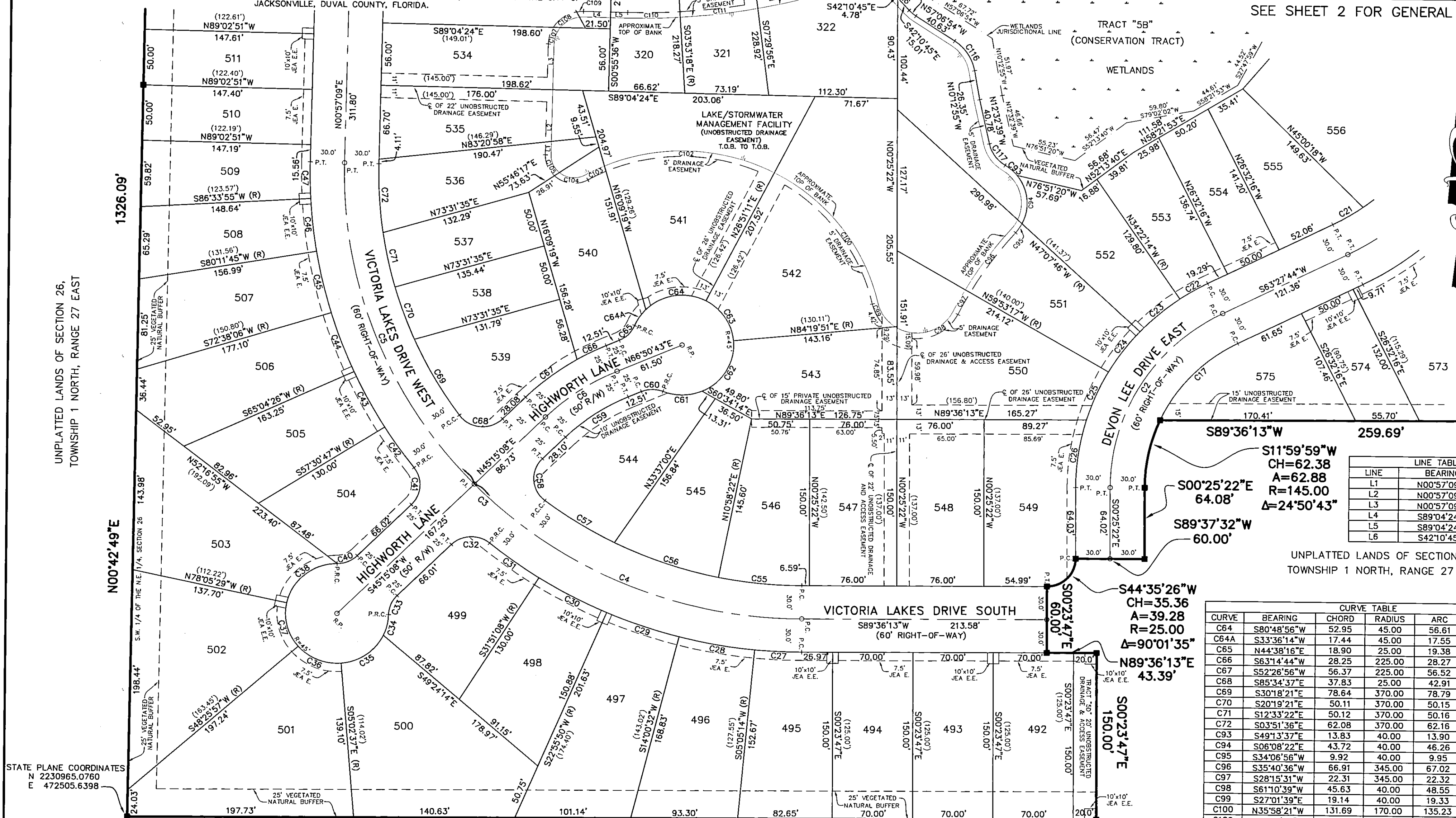
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## PLAT BOOK 60 PAGE 88

SHEET 4 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

SEE SHEET 3



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

STATE PLANE COORDINATES  
N 2230965.0760  
E 472505.6398

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

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

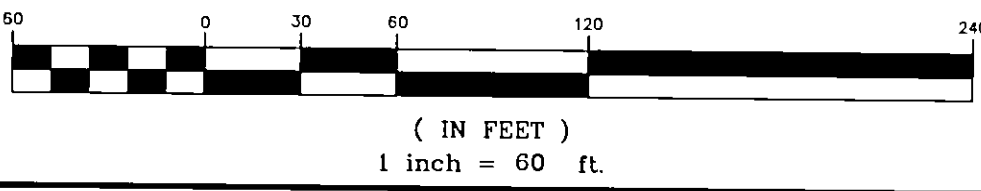
CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	ARC	DELTA
C64	S80°48'56"W	52.95	45.00	56.61	72°04'31"
C64A	S33°36'14"W	17.44	45.00	17.55	22°20'52"
C65	N44°38'16"E	18.90	25.00	19.38	44°24'55"
C66	S63°14'44"W	28.25	225.00	28.27	07°11'59"
C67	S52°26'56"W	56.37	225.00	56.52	14°23'36"
C68	S85°34'37"E	37.83	25.00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

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

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

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

GRAPHIC SCALE



ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
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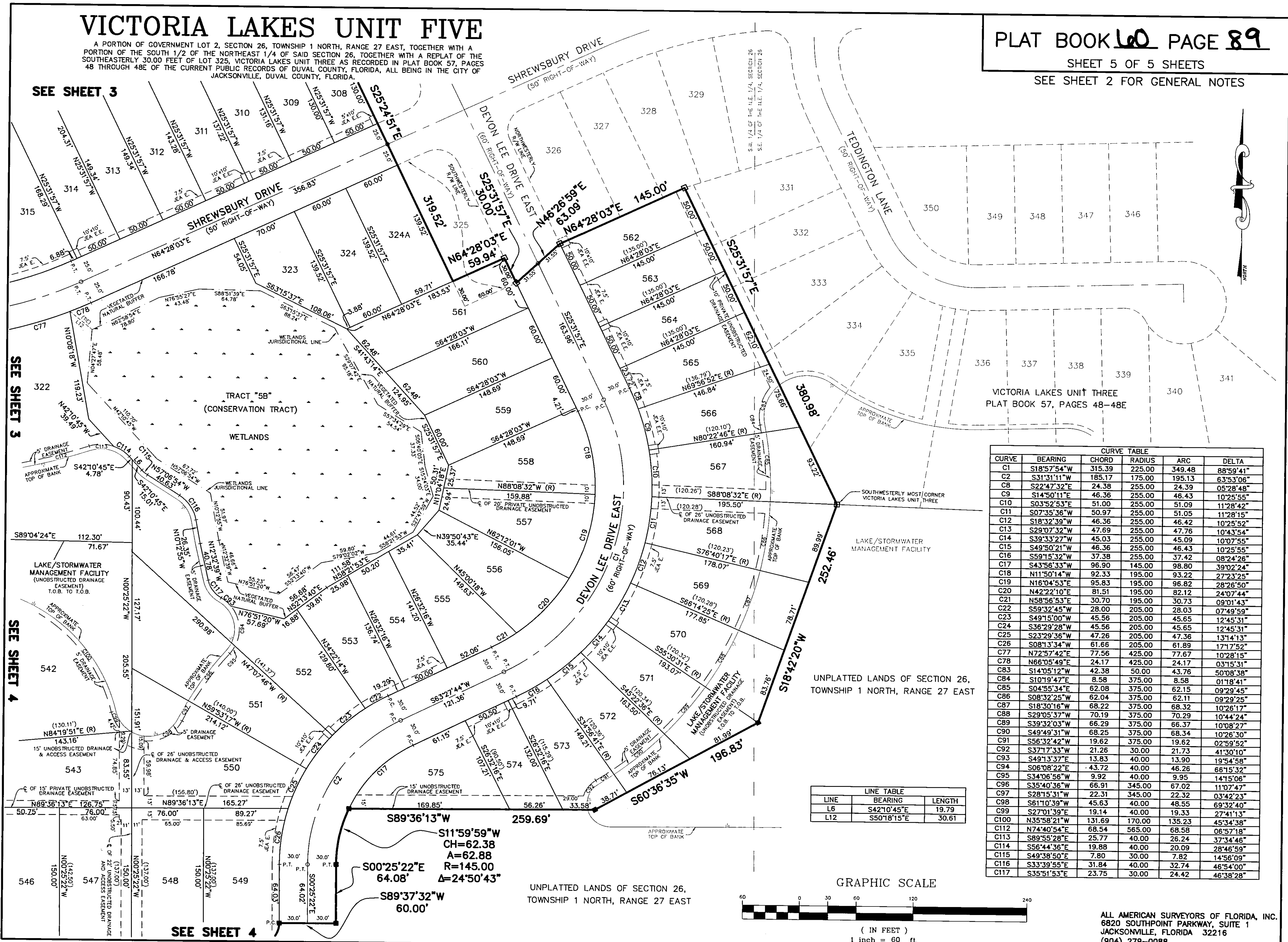
# VICTORIA LAKES UNIT FIVE

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

## PLAT BOOK 60 PAGE 89

SHEET 5 OF 5 SHEETS

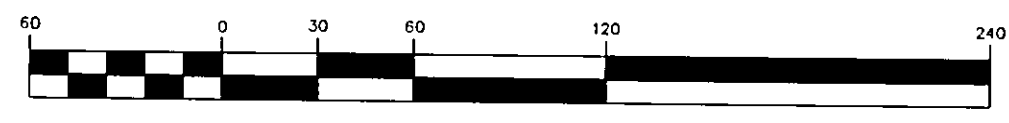
SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	ARC	DELTA
C1	S18°57'54"W	315.39	225.00	349.48	88°59'41"
C2	S31°31'11"W	185.17	175.00	195.13	63°53'06"
C8	S22°47'32"E	24.38	255.00	24.39	05°28'48"
C9	S14°50'11"E	46.36	255.00	46.43	10°25'55"
C10	S03°52'53"E	51.00	255.00	51.09	11°28'42"
C11	S07°35'36"W	50.97	255.00	51.05	11°28'15"
C12	S18°32'39"W	46.36	255.00	46.42	10°25'52"
C13	S29°07'32"W	47.69	255.00	47.76	10°43'54"
C14	S39°33'27"W	45.03	255.00	45.09	10°07'55"
C15	S49°50'21"W	46.36	255.00	46.43	10°25'55"
C16	S59°15'32"W	37.38	255.00	37.42	08°24'26"
C17	S43°56'33"W	96.90	145.00	98.80	39°02'24"
C18	N11°50'14"W	92.33	195.00	93.22	27°23'25"
C19	N16°04'53"E	95.83	195.00	96.82	28°26'50"
C20	N42°22'10"E	81.51	195.00	82.12	24°07'44"
C21	N58°56'53"E	30.70	195.00	30.73	09°01'43"
C22	S59°32'45"W	28.00	205.00	28.03	07°49'59"
C23	S49°15'00"W	45.56	205.00	45.65	12°45'31"
C24	S36°29'28"W	45.56	205.00	45.65	12°45'31"
C25	S23°29'36"W	47.26	205.00	47.36	13°14'13"
C26	S08°13'34"W	61.66	205.00	61.89	17°17'52"
C77	N72°57'42"E	77.56	425.00	77.67	10°28'15"
C78	N66°05'49"E	24.17	425.00	24.17	03°15'31"
C83	S14°05'12"W	42.38	50.00	43.76	50°08'38"
C84	S10°19'47"E	8.58	375.00	8.58	01°18'41"
C85	S04°55'34"E	62.08	375.00	62.15	09°29'45"
C86	S08°32'25"W	62.04	375.00	62.11	09°29'25"
C87	S18°30'16"W	68.22	375.00	68.32	10°26'17"
C88	S29°05'37"W	70.19	375.00	70.29	10°44'24"
C89	S39°32'03"W	66.29	375.00	66.37	10°08'27"
C90	S49°49'31"W	68.25	375.00	68.34	10°26'30"
C91	S56°32'42"W	19.62	375.00	19.62	02°59'52"
C92	S37°17'33"W	21.26	30.00	21.73	41°30'10"
C93	S49°13'37"E	13.83	40.00	13.90	19°54'58"
C94	S06°08'22"E	-43.72	40.00	46.26	66°15'32"
C95	S34°06'56"W	9.92	40.00	9.95	14°15'06"
C96	S35°40'36"W	66.91	345.00	67.02	11°07'47"
C97	S28°15'31"W	22.31	345.00	22.32	03°42'23"
C98	S61°10'39"W	45.63	40.00	48.55	69°32'40"
C99	S27°01'39"E	19.14	40.00	19.33	27°41'13"
C100	N35°58'21"W	131.69	170.00	135.23	45°34'38"
C112	N74°40'54"E	68.54	565.00	68.58	06°57'18"
C113	S89°55'28"E	25.77	40.00	26.24	37°34'46"
C114	S56°44'36"E	19.88	40.00	20.09	28°46'59"
C115	S49°38'50"E	7.80	30.00	7.82	14°56'09"
C116	S33°39'55"E	31.84	40.00	32.74	46°54'00"
C117	S35°51'53"E	23.75	30.00	24.42	46°38'28"

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

GRAPHIC SCALE



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

S89°36'13"W 259.69'  
 S11°59'59"W CH=62.38  
 A=62.88  
 R=145.00  
 S00°25'22"E A=24°50'43"  
 S89°37'32"W 60.00'

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