

Crestwick Crossing - Unit One

Being a replat of a portion of a Subdivision of the G.N. Tison Estate (also known as "Tison's Subdivision") as recorded in Plat Book 6, Page 72 of the Current Public Records of Duval County, Florida and a portion of Section 3, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, City of Jacksonville, said Duval County, Florida

CAPTION :

Being a replat of a portion of Section 3, of a subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida, said lands also being a portion of Tison's Subdivision, as recorded in Plat Book 6, Page 72 of the Current Public Records of said Duval County, Florida, said parcel of land being more particularly described as follows: COMMENCE at the intersection of the Easterly boundary of said Section 3, of a subdivision of the John Broward Grant, Section 37 (also being the Westerly right of way line of a 100 foot Electric Right of Way deeded to the Jacksonville Electric Authority and recorded in Official Records Volume 3857, Page 238 of said Current Public Records), with the Northerly right of way line of Duval Station Road (a 60 foot public road right of way as per Duval County Commissioners Posting dated May 20, 1938 and as monumented and locally recognized); thence North 73°51'48" West, along said Northerly right of way line, a distance of 1,095.42 feet to the POINT OF BEGINNING of the herein described parcel; thence due East departing said Northerly right of way line, a distance of 590.08 feet; thence due North, a distance of 1,564.87 feet; thence North 76°41'56" West, a distance of 743.12 feet; thence North 65°39'59" West, a distance of 50.98 feet; thence North 76°06'28" West, a distance of 106.05 feet; thence North 10°58'53" East, a distance of 15.12 feet; thence North 05°36'44" East, a distance of 15.09 feet; thence North 86°18'37" West, a distance of 105.61 feet; thence South 70°29'48" West, a distance of 54.80 feet; thence North 84°19'54" West, a distance of 161.09 feet; thence South 01°58'50" West, a distance of 17.47 feet; thence South 13°39'05" West, a distance of 191.23 feet; thence South 18°59'52" West, a distance of 145.42 feet; thence South 11°52'04" West, a distance of 25.00 feet; thence South 15°36'59" West, a distance of 44.74 feet; thence South 13°50'54" West, a distance of 87.18 feet; thence South 07°48'57" West, a distance of 280.03 feet; thence South 14°42'56" West, a distance of 305.38 feet; thence South 30°45'26" West, a distance of 50.47 feet; thence South 17°03'12" West, a distance of 96.41 feet to the Northeastly corner of land as described in Quit Claim Deed as recorded in Official Records Volume 2537, Page 569 of said Current Public Records; thence South 17°03'12" West, along the Easterly line of said land as recorded in Official Records Volume 2537, Page 569, a distance of 340.00 feet to a point on said Northerly right of way line of Duval Station Road; thence South 73°51'48" East, a distance of 1,037.40 feet to the POINT OF BEGINNING.

Containing 52.3734 acres, more or less.

CLERK'S CERTIFICATE 2001007582

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 53 Pages 91 thru 91E of the Public Records of Duval County, Florida, this 14th day of January, A.D., 2004.

Jim Fuller
JIM FULLER
Clerk of the Circuit Court

Robin A. Babin
Deputy Clerk

APPROVED FOR THE RECORD

This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code, this 14th day of JANUARY, A.D., 2004.

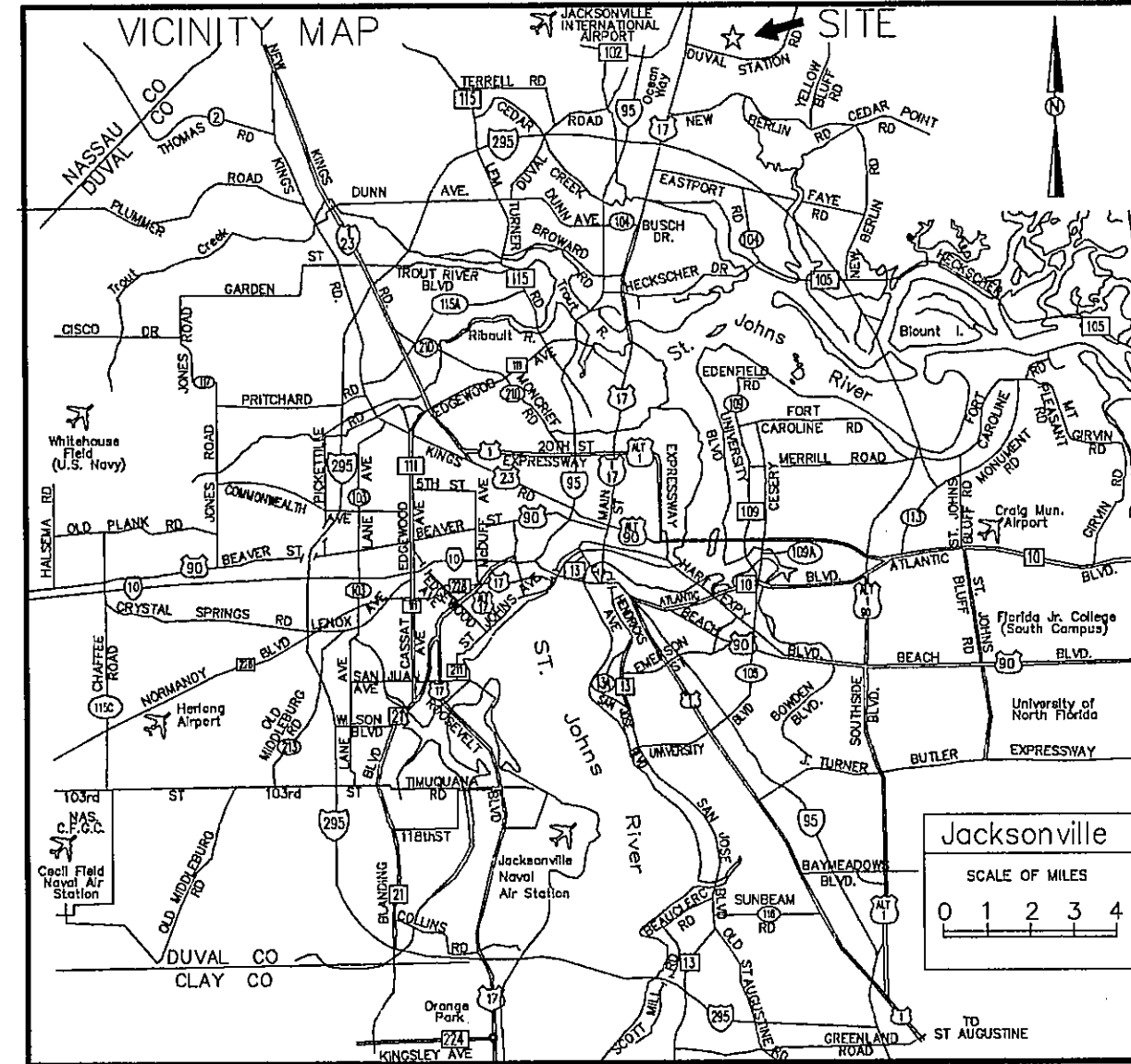
John A. Semanik
Director of Public Works

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of the Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F. S., Chapter 61G-17.003 F. S., A, C, and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 14th day of December, A.D., 2004

Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No. 08848



Approved 1/2/2001
Date
[Signature]
City Engineer
for Director of Public Works
Approved 1/8/2001
Date
[Signature]
for General Counsel

TUCKER FEDERAL BANK, d/b/a FAIRFIELD MORTGAGE
Witness: [Signature]
By: H. Thomas Rodgers, III
Print or type name
Witness: [Signature]
By: Jim D. Little
Print or type name
NAME: STEPHEN C. KROGARDUS
TITLE: Vice President
OF TUCKER FEDERAL BANK
d/b/a FAIRFIELD MORTGAGE
TUCKER FEDERAL BANK
CORPORATE SEAL
FAIRFIELD MORTGAGE

NOTARY FOR TUCKER FEDERAL BANK d/b/a FAIRFIELD MORTGAGE
STATE OF FLORIDA, COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 14th day of December, A.D., 2004 by Stephen C. Krogardus, Vice President of TUCKER FEDERAL BANK, d/b/a Fairfield Mortgage, a Federal Bank, on behalf of the bank who is personally known to me or who has produced as identification and who has/had not taken an oath.

By: Jackie L. Alexander
Notary Public State of Florida
Type or print name Jackie L. Alexander
My Commission Expires March 8, 2002
Jackie L. Alexander
MY COMMISSION # CC72916 EXPIRES
March 8, 2002
BONDED THROUGH TROY FARM INSURANCE, INC.

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 2nd day of Jan., A.D., 2004

Glenn E. McGregor, P.L.S.
Professional Land Surveyor Number 4632

ADOPTION AND DEDICATION

ADOPTION AND DEDICATION
This is to certify that South East Development Associates, Inc., a Florida Corporation formerly known as Southeast Development Associates, Inc. (Developer), is the owner of the lands described in the caption hereon known as CRESTWICK CROSSING - UNIT ONE, having caused the same to be surveyed and subdivided, and that Tucker Federal Bank, d/b/a as Fairfield Mortgage, a federal bank, is holder of a mortgages on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All roads, parkways, lanes, courts, walkways, non-access easements, easements for drainage, excluding (i) all private easements, (ii) Tract "A" (Conservation Area), and (iii) Tract "C" (Landscape, signage and open space), and (iv) private drainage easements as shown hereon, (which shall remain privately owned and the sole and exclusive property of the Developers and its successors and assigns), and (v) those easements designated "JEA-E." and "JEA-E.E." referred to hereinbelow, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. Tract "B" (Lift Station Site) is hereby irrevocably and without reservation dedicated to JEA, a body politic (the "JEA").

All being 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 lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all roads, parkways, lanes, drives and courts hereby dedicated, together with all substances or matter which may flow or pass from all roads, parkways, lanes, drives and courts; from adjacent land or from any other source of public waters into or through said lakes/ 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 lakes and treatment systems shown on this plat are owned in fee simple title by the abutting owner(s) its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the owner, its successor and assigns, provided, however, such responsibility may be assumed by a community association or property owners association as required by the St. Johns River Water Management District (the "SJRWMD"). The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems;
- 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 lakes and treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/stormwater management facilities and the control structures to effect adequate drainage, provided all such modifications shall have been approved by the SJRWMD and other applicable government agencies with authority over such modifications.

The Developer, its successors and assigns of the lands described and captioned hereon, 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 lakes/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 CRESTWICK CROSSING - UNIT ONE. This indemnification shall run with the land and the successors and assigns of the Developer shall be subject to it.

The undersigned Developer does hereby reserve unto itself and its assigns, an easement for landscaping and construction and location of signs on and over (i) all non access easements, easement(s) over all the lands designated as private drainage easements and (ii) Tract "C", the maintenance responsibilities of which signage shall be those of the Developer, its successors and assigns.

Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to the JEA, and 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.

IN WITNESS WHEREOF, South East Development Association, Inc., a Florida corporation has caused these presents to be signed by its President.

This 8th day of December, 2000.

SOUTH EAST DEVELOPMENT ASSOCIATES, INC., a Florida corporation, formerly known as Southeast Development Associates, Inc.

By: John A. Semanik
Print name John A. Semanik, President

South East Development Associates, Inc.

Witness: [Signature]
By: H. Thomas Rodgers, III
Print or type name
Witness: Katherine S. Carpenter
By: Katherine S. Carpenter
Print or type name
John A. Semanik
PRESIDENT of South East Development Associates, Inc.,
a Florida Corporation

Notary for South East Development Associates, Inc.

STATE OF FLORIDA, COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 8th day of December, A.D., 2000 by John A. Semanik, as President of South East Development Associates, Inc., a Florida Corporation, on behalf of the corporation who is personally known to me or who has produced as identification and who has/had not taken an oath.

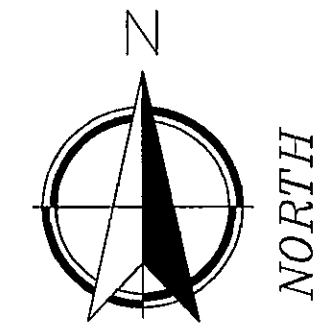
By: Patricia B. Kenski
Notary Public State of Florida
Type or print name PATRICIA B. KENSKI
My Commission Expires MARCH 29, 2001
PATRICIA B. KENSKI
MY COMMISSION # CC 614370 P.S.D. # 99-012
EXPIRES: March 29, 2001
BONDED THROUGH TROY FARM INSURANCE, INC.
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE 6000
JACKSONVILLE, FLORIDA 32216
Fax (904) 721-5759
Tele. (904) 721-1226

Crestwick Crossing - Unit One

Being a replat of a portion of a Subdivision of the G.N. Tison Estate (also known as "Tison's Subdivision") as recorded in Plat Book 6, Page 72 of the Current Public Records of Duval County, Florida and a portion of Section 3, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, City of Jacksonville, said Duval County, Florida

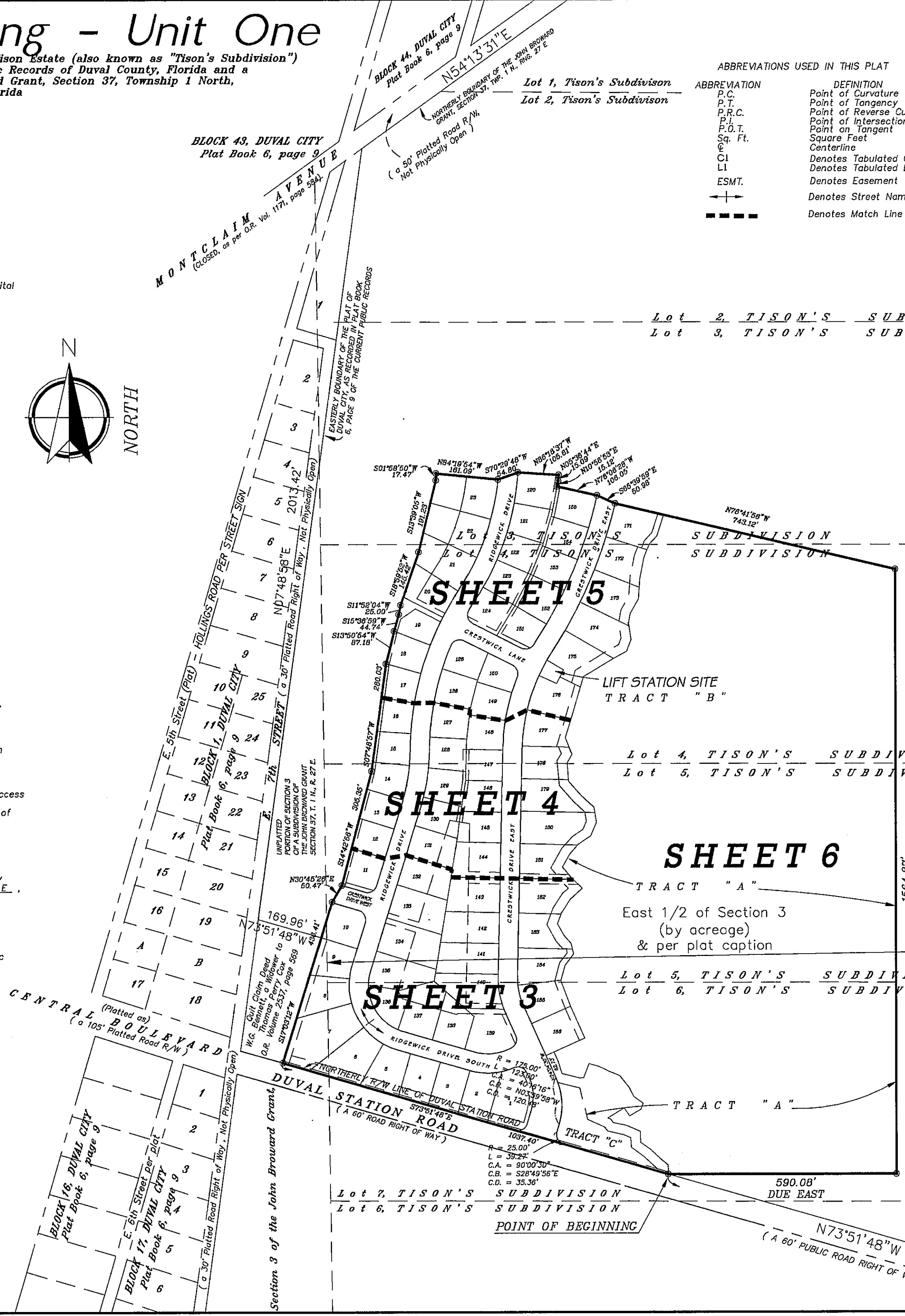
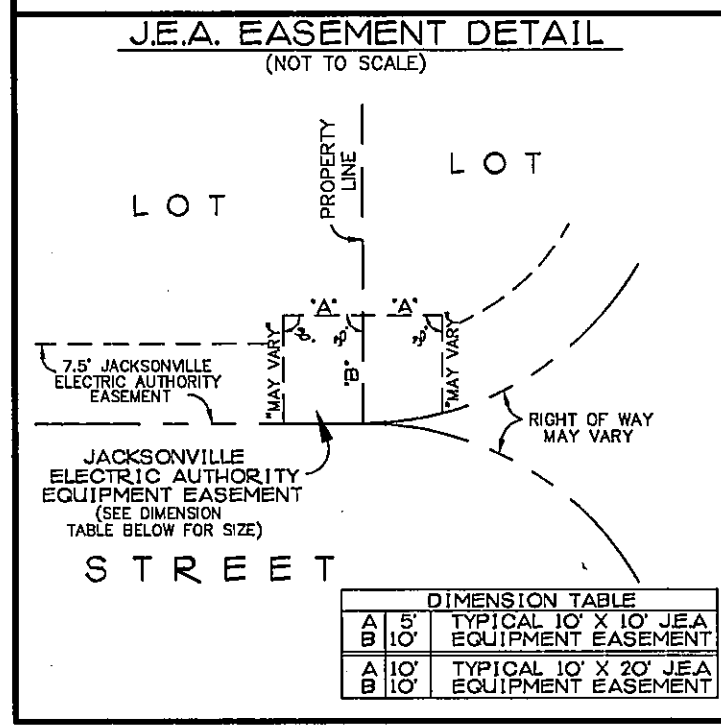
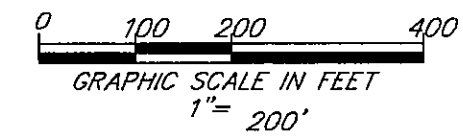
GENERAL NOTES:

- 1) Denotes Set 4" x 4" Concrete Monument with Metal Plate, stamped "R. MILLER", Permanent Reference Monument, (P.R.M.)
- 2) Denotes Set P.K. Nail and Brass Disk, stamped "R. MILLER", Permanent Control Point, (P.C.P.)
- 3) Bearings shown hereon are based on the Northernly Right of Way line of Duval Station Road, as N 73°51'00" E.
- 4) 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.
- 5) All platted utility Easements shall provide that such Easements shall also be Easements for the Construction, Installation, Maintenance and Operation of Cable Television services; provided however, no such Construction, Installation, Maintenance or 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.
- 6) The STORMWATER MANAGEMENT FACILITY shown hereon is a Graphic Representation of a proposed Facility, as shown on Engineering Plans provided to this Firm, and does not represent an Actual Field location or As-Built Location.
- 7) Certain Easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
 - "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.
 - "JEA-E." Denotes JEA Easement. These Easements shall remain totally unobstructed by any permanent improvements which may impede the use of said Easement 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.
- 8) Current Law provides that no Construction, Filling, Removal of Earth, Cutting of Trees or other Plants shall take place Waterward of the Jurisdictional Wetland Line as shown on this Plat without the approval this County, and/or any other Federal, State or Local Governmental Regulatory Agencies with Jurisdiction over such Wetlands. It is the responsibility of the LOT OWNER, his Agent and the Entity performing any Activity within the Wetland Area to acquire the necessary written approvals prior to the Beginning of any work. The Jurisdictional Wetland Line shown hereon may be superseded and redefined at any time, by the appropriate Agency(ies).
- 9) The Easement(s) 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.
- 10) 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 easement by the City of Jacksonville.
- 11) Lots fronting on two (2) streets may have vehicular access from one (1) street only.
- 12) The lands shown hereon lie within Flood Zone "X (White)" as depicted on the Flood Insurance Rate Map (FIRM), Federal Emergency Management Agency (FEMA) Community Panel Number 120077 0070 E, Map Revised: August 15, 1989.
- 13) The FIRM information delineated on this plat is valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville.
- 14) All vegetated natural buffers in the conservation easement will remain undisturbed.



ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
P.O.T.	Point on Tangent
Sq. Ft.	Square Feet
CL	Centerline
CLL	Denotes Tabulated Curve Data
CLD	Denotes Tabulated Line Data
ESMT.	Denotes Easement
+	Denotes Street Name Change Point
---	Denotes Match Line of Sheets



FOUND 1" IRON PIPE (NO CAP) 1/2 MILE CORNER PER P.B. 6, PG. 72 & D.B. 12, PG. 386

(Iron Pipe to Found Conc. Monument at Southeast Corner of Section 3)
S 00°52'16" E 2,620.56'
(N 00°28'57" W 1,136.68') (E.A. DEED)
(S 00°39'59" E 1,115.91') (O.R. VOL. 3857, PG. 238)
(S 00°53'16" W 1,700.14')
(S 00°28'57" E 1,167.31')

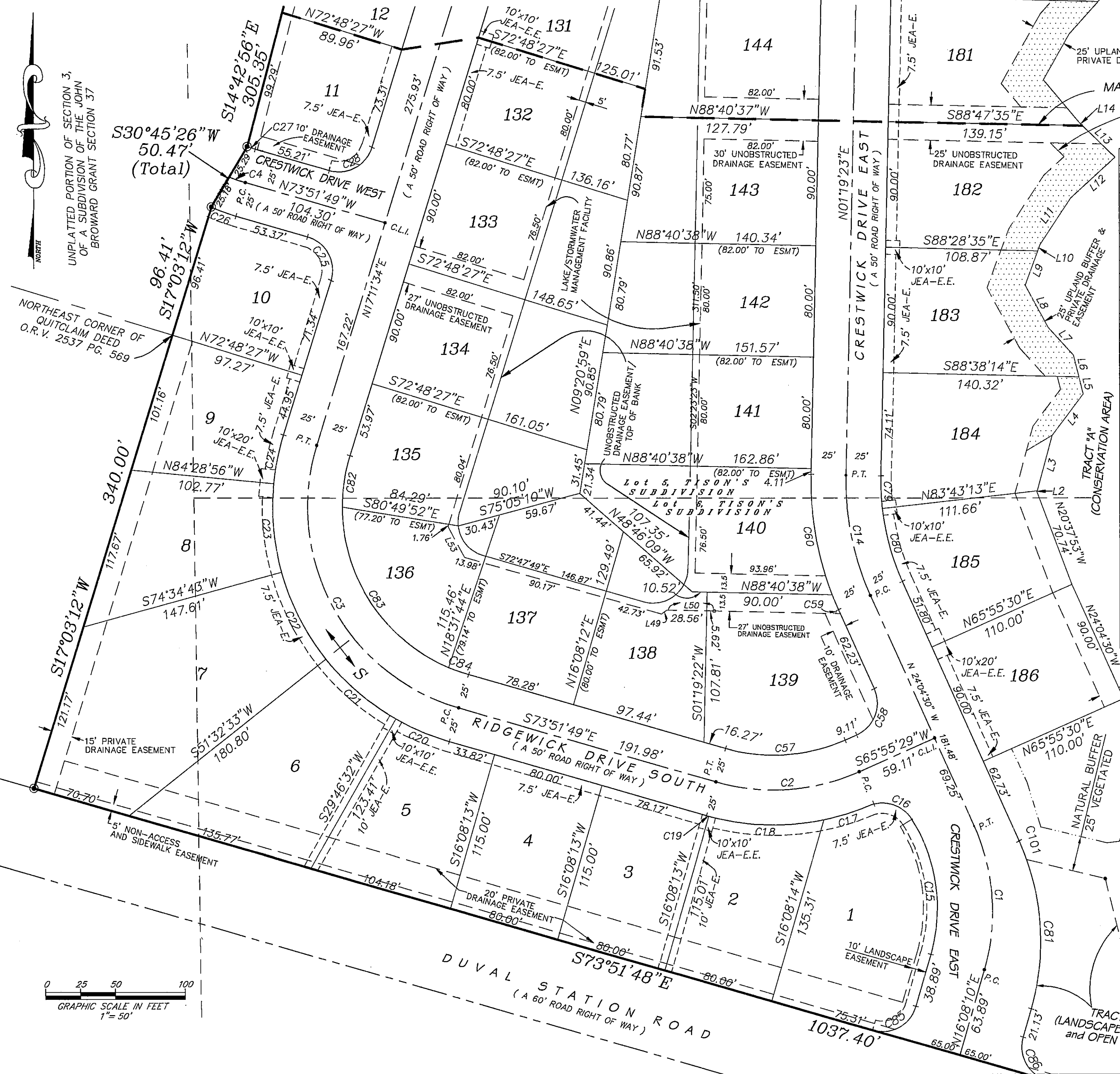
West line of lands described in O.R. Volume 7903, page 1769 et seq (Parcel "D") and the West line of Section 2, of the John Broward Grant, Section 37, Twp. 1 N., Rng. 27 E.

P.S.D. # 99-012
CITY DEVELOPMENT # 4524
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE 400
JACKSONVILLE, FLORIDA 32216
Fax (904) 721-5758
Tele. (904) 721-1226

Crestwick Crossing - Unit One

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SEE SHEET 2 FOR LEGEND & GENERAL NOTES



CONSERVATION EASEMENT AREA INCLUDES UPLAND BUFFERS SEE SHEET 6

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C11	276.73'	500.00'	S17°10'41"W	273.21'	142.01'	31°42'38"
C6	425.52'	740.00'	S17°08'32"W	419.68'	218.82'	32°56'48"
C1	105.27'	150.00'	N03°58'10"W	103.13'	54.91'	40°12'40"
C2	105.27'	150.00'	N86°01'50"E	103.13'	54.91'	40°12'42"
C3	238.38'	150.00'	S28°20'08"E	214.08'	152.79'	91°03'23"
C4	12.34'	100.00'	S70°19'42"E	12.33'	6.18'	07°04'15"
C14	88.66'	200.00'	S11°22'34"E	87.93'	45.07'	25°23'53"
C15	100.49'	120.00'	N07°51'17"W	97.58'	53.40'	47°58'54"
C16	35.33'	25.00'	N72°19'50"W	32.46'	21.34'	80°58'12"
C17	33.82'	175.00'	N72°43'14"E	33.77'	16.96'	11°04'20"
C18	83.32'	175.00'	S88°06'12"E	82.54'	42.47'	27°16'48"
C19	1.83'	175.00'	S74°09'49"E	1.83'	0.92'	00°35'59"
C20	41.66'	175.00'	S67°02'38"E	41.56'	20.93'	13°38'21"
C21	66.48'	175.00'	S49°20'28"E	66.08'	33.65'	21°46'00"
C22	70.36'	175.00'	S26°56'22"E	69.89'	35.66'	23°02'12"
C23	63.95'	175.00'	S04°57'06"E	63.60'	32.34'	20°56'20"
C24	35.66'	175.00'	S11°21'19"W	35.60'	17.89'	11°40'30"
C25	39.73'	25.00'	N28°20'08"W	35.68'	25.47'	91°03'23"
C26	18.73'	125.00'	S69°34'13"E	18.72'	9.38'	08°35'14"
C27	5.93'	75.00'	S71°35'54"E	5.93'	2.97'	04°31'52"
C28	38.81'	25.00'	N61°39'52"E	35.03'	24.54'	88°56'37"
C57	87.73'	125.00'	N86°01'50"E	85.94'	45.76'	40°12'42"
C58	39.27'	25.00'	N20°55'29"E	35.36'	25.00'	89°59'59"
C59	11.61'	225.00'	S22°35'47"E	11.61'	5.81'	02°57'26"
C60	88.12'	225.00'	S09°53'51"E	87.56'	44.63'	22°26'26"
C79	23.22'	175.00'	S02°28'42"E	23.20'	11.63'	07°36'10"
C80	54.35'	175.00'	S15°10'39"E	54.13'	27.40'	17°47'43"
C81	108.86'	175.00'	N01°41'07"W	107.12'	56.26'	35°38'34"
C82	37.40'	125.00'	S08°37'20"W	37.26'	18.84'	17°08'27"
C83	146.03'	125.00'	S33°24'55"E	137.86'	82.63'	66°56'04"
C84	15.23'	125.00'	S70°22'23"E	15.22'	7.62'	06°58'52"
C85	39.27'	25.00'	N61°08'11"E	35.36'	25.00'	90°00'03"
C86	39.27'	25.00'	S28°49'56"E	35.36'	25.00'	90°00'30"
C101	14.14'	175.00'	N21°49'15"W	14.13'	7.07'	04°37'42"

LINE TABLE

LINE	LENGTH	BEARING
L2	0.71	N15°06'38"E
L3	41.20	N15°06'38"E
L4	37.25	N36°52'57"E
L5	12.54	N14°19'06"W
L6	16.40	N14°19'06"W
L7	26.74	N42°18'14"W
L8	34.47	N28°14'19"W
L9	25.99	N20°14'39"E
L10	5.14	N20°14'39"E
L11	39.60	N33°16'23"E
L12	43.57	N47°26'41"E
L13	32.37	N45°51'11"W
L14	3.70	N45°51'11"W
L21	21.19	N09°41'37"W
L49	4.89	S53°43'47"W
L50	34.18	N88°40'38"W
L53	25.18	N28°20'08"W

P.S.D. #99-012
CITY DEVELOPMENT #4524
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SEE SHEET 2 FOR LEGEND & GENERAL NOTES

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C4	100.00'	12.34'	6.18'	12.33'	S70°19'42"E	07°04'15"
C5	500.00'	144.20'	72.60'	143.70'	N08°55'51"E	16°31'26"
C6	740.00'	425.52'	218.82'	419.68'	S17°08'32"W	32°56'48"
C7	740.00'	340.56'	173.35'	337.57'	S13°51'11"W	26°22'07"
C11	500.00'	276.73'	142.01'	273.21'	S17°10'41"W	31°42'38"
C12	500.00'	52.32'	26.19'	52.30'	S30°02'08"W	05°59'45"
C13	500.00'	224.40'	114.12'	222.52'	S14°10'49"W	25°42'53"
C29	475.00'	5.39'	2.70'	5.39'	N16°52'03"E	00°39'02"
C30	475.00'	90.16'	45.22'	90.03'	N11°06'16"E	10°52'32"
C31	475.00'	41.43'	20.73'	41.42'	N03°10'04"E	04°59'52"
C32	765.00'	41.67'	20.84'	41.67'	S02°13'46"W	03°07'16"
C33	765.00'	79.23'	39.65'	79.19'	S06°45'25"W	05°56'02"
C49	25.00'	41.08'	26.88'	36.61'	S69°57'35"W	94°09'19"
C50	715.00'	64.54'	32.29'	64.51'	S20°17'46"W	05°10'18"
C51	715.00'	90.14'	45.13'	90.08'	S14°05'55"W	07°13'25"
C52	715.00'	89.55'	44.83'	89.49'	S06°53'56"W	07°10'34"
C53	715.00'	32.97'	16.49'	32.97'	S01°59'24"W	02°38'32"
C54	525.00'	46.79'	23.41'	46.77'	N03°13'18"E	05°06'21"
C55	525.00'	76.28'	38.20'	76.21'	N09°56'13"E	08°19'27"
C56	525.00'	28.35'	14.18'	28.34'	N15°38'45"E	03°05'37"
C61	525.00'	71.80'	35.95'	71.74'	S05°14'27"W	07°50'08"
C62	525.00'	74.11'	37.12'	74.05'	S13°12'09"W	08°05'17"
C63	525.00'	41.92'	20.97'	41.91'	S19°32'03"W	04°34'31"
C64	25.00'	36.99'	22.82'	33.71'	N20°34'14"W	84°47'03"
C76	475.00'	44.67'	22.35'	44.66'	S27°34'23"W	05°23'19"
C77	475.00'	94.11'	47.21'	93.96'	S19°12'10"W	11°21'07"
C78	475.00'	94.81'	47.56'	94.65'	S07°48'31"W	11°26'11"
C100	475.00'	6.36'	3.18'	6.36'	S01°42'24"W	00°46'03"

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	S07°12'01"W
L13	32.37	N45°51'11"W
L14	3.70	N45°51'11"W
L15	39.63	N39°40'48"W
L16	37.23	N29°23'27"E
L17	31.43	N41°53'38"E
L18	3.54	N41°53'38"E
L19	37.18	N56°05'18"E
L20	38.97	N23°15'26"E
L21	24.97	N09°41'37"W
L22	15.26	N09°41'37"W
L23	45.82	N47°07'46"W
L24	47.17	N41°24'52"W
L25	4.23	N05°03'23"W
L26	43.53	N05°03'23"W
L27	25.77	N30°16'44"E
L28	19.78	N21°41'34"W
L29	26.48	N21°41'34"W
L30	47.07	N16°35'48"E
L31	89.01	N16°35'48"E
L51	27.06	S80°44'32"E
L52	25.16	S80°44'32"E
L56	2.52	S21°05'56"W

UNPLATTED
LOT 5 TISON'S SUBDIVISION
CRESTWICK DRIVE WEST
(A 50' ROAD RIGHT OF WAY)
50.47'
S30°45'26"W

LOT 5 TISON'S SUBDIVISION
S14°42'56"W
305.35'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
89.96'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
93.42'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
96.77'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
99.29'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
104.30'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
109.33'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
114.36'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
119.39'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
124.42'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
129.45'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
134.48'

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139.51'

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N72°48'27"W
144.54'

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N72°48'27"W
149.57'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
154.60'

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N72°48'27"W
159.63'

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164.66'

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169.69'

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N72°48'27"W
174.72'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
179.75'

LOT 5 TISON'S SUBDIVISION
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184.78'

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189.81'

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194.84'

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199.87'

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204.90'

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N72°48'27"W
209.93'

LOT 5 TISON'S SUBDIVISION
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214.96'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
219.99'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
225.02'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
230.05'

LOT 5 TISON'S SUBDIVISION
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235.08'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
240.11'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
245.14'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
250.17'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
255.20'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
260.23'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
265.26'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
270.29'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
275.32'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
280.35'

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285.38'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
290.41'

LOT 5 TISON'S SUBDIVISION
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295.44'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
300.47'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
305.50'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
310.53'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
315.56'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
320.59'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
325.62'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
330.65'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
335.68'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
340.71'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
345.74'

LOT 5 TISON'S SUBDIVISION
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350.77'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
355.80'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
360.83'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
365.86'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
370.89'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
375.92'

LOT 5 TISON'S SUBDIVISION
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380.95'

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N72°48'27"W
385.98'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
391.01'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
396.04'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
401.07'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
406.10'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
411.13'

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416.16'

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421.19'

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426.22'

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431.25'

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436.28'

LOT 5 TISON'S SUBDIVISION
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441.31'

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446.34'

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N72°48'27"W
451.37'

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N72°48'27"W
456.40'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
461.43'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
466.46'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
471.49'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
476.52'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
481.55'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
486.58'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
491.61'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
496.64'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
501.67'

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506.70'

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511.73'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
516.76'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
521.79'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
526.82'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
531.85'

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N72°48'27"W
536.88'

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N72°48'27"W
541.91'

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N72°48'27"W
546.94'

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N72°48'27"W
551.97'

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N72°48'27"W
557.00'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
562.03'

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N72°48'27"W
567.06'

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N72°48'27"W
572.09'

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N72°48'27"W
577.12'

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N72°48'27"W
582.15'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
587.18'

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592.21'

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597.24'

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N72°48'27"W
602.27'

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607.30'

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N72°48'27"W
612.33'

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617.36'

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622.39'

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627.42'

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632.45'

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637.48'

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642.51'

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647.54'

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652.57'

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657.60'

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662.63'

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667.66'

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672.69'

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677.72'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
682.75'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
687.78'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
692.81'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
697.84'

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702.87'

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707.90'

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N72°48'27"W
712.93'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
717.96'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
722.99'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
728.02'

LOT 5 TISON'S SUBDIVISION
N72°48'27"W
733.05'

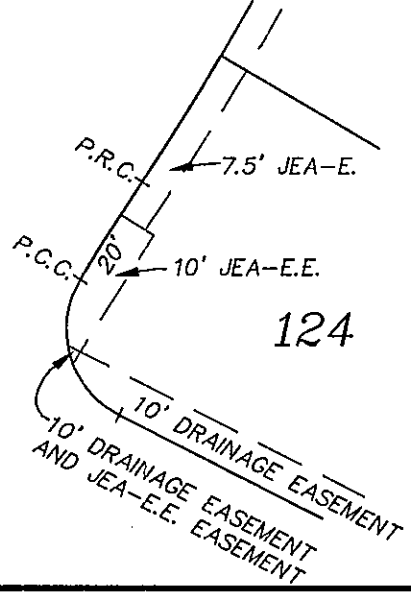
Crestwick Crossing - Unit One

Being a replat of a portion of a Subdivision of the G.N. Tison Estate (also known as "Tison's Subdivision") as recorded in Plat Book 6, Page 72 of the Current Public Records of Duval County, Florida and a portion of Section 3, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, City of Jacksonville, said Duval County, Florida

SEE SHEET 2 FOR LEGEND & GENERAL NOTES

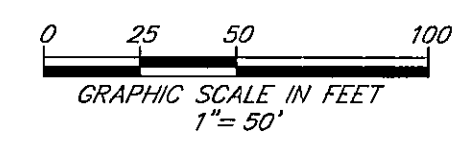
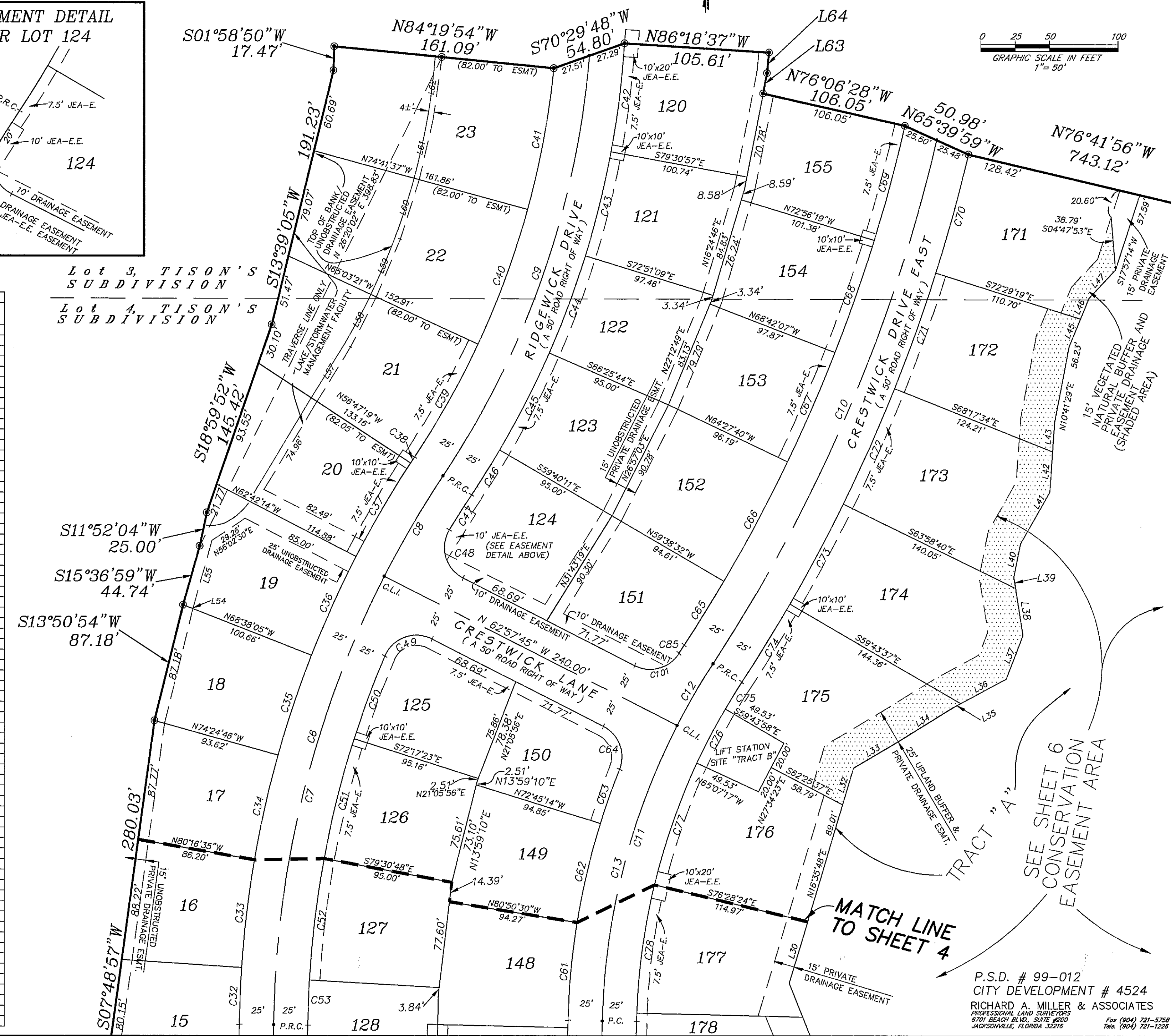
LINE	BEARING	DISTANCE
L30	N63°48'E	42.07'
L32	N16°35'48"E	27.78'
L33	N59°11'56"E	37.49'
L34	N58°12'07"E	47.71'
L35	N61°23'33"E	6.19'
L36	N61°23'33"E	37.71'
L37	N21°07'14"E	34.17'
L38	N08°59'32"W	34.90'
L39	N08°59'32"W	8.29'
L40	N11°11'04"E	25.01'
L41	N29°22'22"E	43.25'
L42	N03°58'03"E	29.55'
L43	N03°58'03"E	21.55'
L44	N22°15'51"E	22.00'
L45	N22°15'51"E	16.04'
L46	N42°59'35"E	28.57'
L47	N42°59'35"E	28.57'
L54	S13°50'54"W	0.87'
L55	S15°36'59"W	50.71'
L57	S31°45'12"W	47.05'
L58	S27°06'41"W	41.09'
L59	S22°32'03"W	45.65'
L60	S17°42'58"W	45.65'
L61	N12°35'48"E	45.65'
L62	N08°04'41"E	45.65'
L63	N10°58'53"E	15.12'
L64	N05°36'44"E	15.09'

EASEMENT DETAIL FOR LOT 124



CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C6	740.00'	425.52'	218.82'	419.69'	S17°08'32"W	32°56'48"
C7	740.00'	340.56'	173.35'	337.57'	S13°51'11"W	26°22'07"
C8	740.00'	84.96'	42.52'	84.91'	S30°19'35"W	06°34'40"
C9	650.00'	328.75'	167.97'	325.25'	N19°07'35"E	28°58'42"
C10	1200.00'	418.15'	211.21'	416.03'	N23°03'03"E	19°57'54"
C11	500.00'	276.73'	142.01'	273.21'	S17°10'41"W	31°42'38"
C12	500.00'	52.32'	26.19'	52.30'	S30°02'08"W	05°59'45"
C13	500.00'	224.40'	114.12'	222.52'	S14°10'49"W	25°42'53"
C32	765.00'	41.67'	20.84'	41.67'	S02°13'46"W	03°07'16"
C33	765.00'	79.23'	39.65'	79.19'	S06°45'25"W	05°56'02"
C34	765.00'	78.29'	39.18'	78.26'	S12°39'21"W	05°51'50"
C35	765.00'	77.14'	38.60'	77.10'	S18°28'34"W	05°46'38"
C36	765.00'	79.19'	39.63'	79.15'	S24°19'49"W	05°55'51"
C37	772.50'	74.76'	37.41'	74.73'	S30°04'05"W	05°32'42"
C37	772.50'	0.45'	0.22'	0.45'	S33°35'56"W	00°01'59"
C37	765.00'	78.99'	39.53'	78.95'	S30°15'13"W	05°54'57"
C38	765.00'	5.39'	2.70'	5.39'	S33°24'48"W	00°24'14"
C39	617.50'	93.46'	46.82'	93.37'	N28°16'46"E	08°40'18"
C39	625.00'	94.59'	47.39'	94.50'	N28°16'46"E	08°40'18"
C40	625.00'	105.13'	52.69'	105.01'	N28°07'29"E	09°38'15"
C41	625.00'	105.13'	52.69'	105.01'	N10°29'14"E	09°38'15"
C42	675.00'	80.05'	40.07'	80.00'	N07°05'13"E	06°47'41"
C43	675.00'	78.50'	39.29'	78.46'	N13°48'57"E	06°39'48"
C44	675.00'	75.68'	37.88'	75.64'	N20°21'34"E	06°25'26"
C45	675.00'	79.63'	39.86'	79.58'	N26°15'03"E	06°45'33"
C46	682.50'	65.94'	32.99'	65.91'	N07°17'49"E	05°32'07"
C46	682.50'	290.58'	147.53'	288.39'	N23°06'04"E	24°23'40"
C46	675.00'	38.70'	19.36'	38.69'	N31°58'22"E	03°17'06"
C47	715.00'	30.23'	15.12'	30.23'	S32°24'15"W	02°25'21"
C48	25.00'	41.08'	26.88'	36.61'	S15°53'05"E	94°09'20"
C49	17.50'	28.76'	18.82'	25.63'	S69°57'35"W	94°09'19"
C49	25.00'	41.08'	26.88'	36.61'	S69°57'35"W	94°09'19"
C50	715.00'	64.54'	32.29'	64.51'	S20°17'46"W	05°10'18"
C51	715.00'	90.14'	45.13'	90.08'	S14°05'55"W	07°13'25"
C52	707.50'	172.81'	86.84'	172.38'	S10°18'30"W	13°59'41"
C52	707.50'	58.86'	29.45'	58.84'	S20°29'55"W	04°46'00"
C52	715.00'	89.55'	44.83'	89.49'	S06°53'56"W	07°10'34"
C53	715.00'	32.97'	16.49'	32.97'	S01°59'24"W	02°38'32"
C61	525.00'	71.80'	35.95'	71.74'	S05°14'27"W	07°50'08"
C62	525.00'	74.11'	37.12'	74.05'	S13°12'09"W	08°05'17"
C63	532.50'	42.52'	21.27'	42.51'	S19°32'03"W	04°34'31"
C63	525.00'	41.92'	20.97'	41.91'	S19°32'03"W	04°34'31"
C64	17.50'	25.90'	15.98'	23.60'	N20°34'14"W	84°47'03"
C64	25.00'	36.99'	22.82'	33.71'	N20°34'14"W	84°47'03"
C65	1175.00'	54.87'	27.44'	54.86'	N31°41'44"E	02°40'32"
C66	1175.00'	98.82'	49.44'	98.79'	N27°56'55"E	04°49'07"
C67	1167.50'	81.32'	40.68'	81.31'	N14°49'16"E	03°59'28"
C67	1167.50'	167.74'	84.02'	167.60'	N21°25'24"E	08°13'55"
C67	1175.00'	86.97'	43.51'	86.95'	N23°25'08"E	04°14'28"
C68	1175.00'	86.88'	43.46'	86.86'	N19°10'48"E	04°14'11"
C69	1175.00'	86.88'	43.46'	86.86'	N14°56'37"E	04°14'11"
C70	1225.00'	90.02'	45.03'	90.00'	N15°24'23"E	04°12'38"
C71	1225.00'	89.70'	44.87'	89.68'	N19°36'34"E	04°11'44"
C72	1225.00'	92.26'	46.15'	92.23'	N23°51'53"E	04°18'54"
C73	1232.50'	261.38'	131.18'	260.89'	N23°35'14"E	12°09'03"
C73	1232.50'	62.51'	31.26'	62.50'	N31°34'50"E	02°54'21"
C73	1225.00'	82.75'	41.39'	82.74'	N27°57'27"E	03°52'14"
C74	1225.00'	67.15'	33.58'	67.14'	N31°27'47"E	03°08'27"
C75	475.00'	22.93'	11.47'	22.93'	S31°39'01"W	02°45'58"
C76	475.00'	44.67'	22.35'	44.66'	S27°34'23"W	05°23'19"
C77	467.50'	100.20'	50.29'	100.01'	S06°09'40"W	12°16'48"
C77	467.50'	149.16'	75.22'	148.53'	S23°53'34"W	18°16'52"
C77	475.00'	94.11'	47.21'	93.96'	S19°12'10"W	11°21'07"
C78	475.00'	94.81'	47.56'	94.65'	S07°48'31"W	11°26'11"
C85	525.00'	7.15'	3.57'	7.15'	S32°38'36"W	00°46'48"
C101	25.00'	36.99'	22.82'	33.71'	N74°38'44"E	84°47'02"
L62	5.00'	0.84'	0.42'	0.84'	N12°53'48"E	09°38'15"

Lot 3, TISON'S SUBDIVISION
Lot 4, TISON'S SUBDIVISION



SEE SHEET 6 CONSERVATION EASEMENT AREA

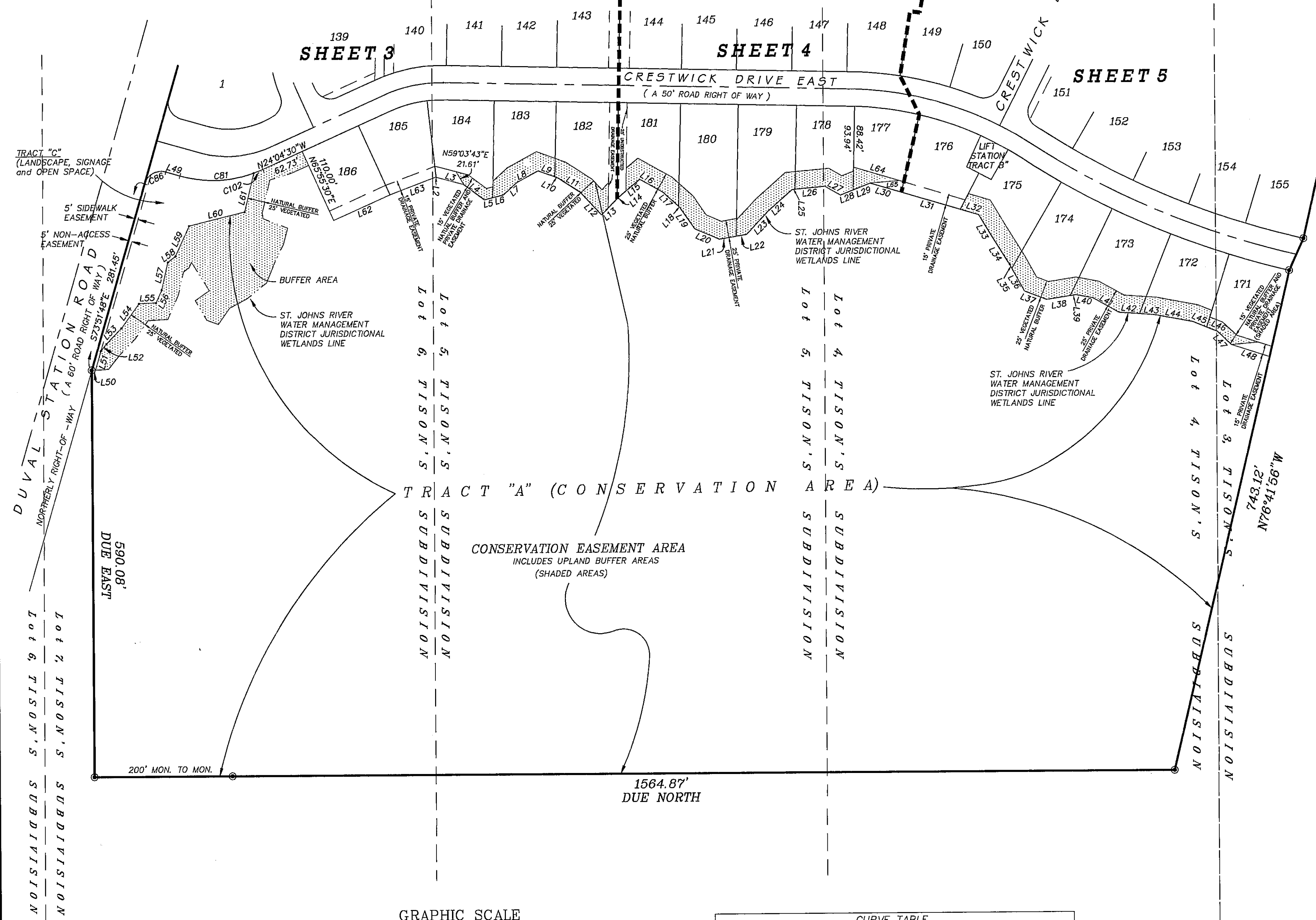
MATCH LINE TO SHEET 4

P.S.D. # 99-012
CITY DEVELOPMENT # 4524
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE 4000
JACKSONVILLE, FLORIDA 32216
Fax (904) 721-5758
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Crestwick Crossing - Unit One

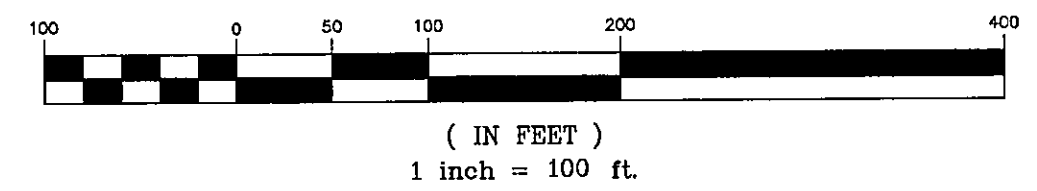
Being a replat of a portion of a Subdivision of the G.N. Tison Estate (also known as "Tison's Subdivision") as recorded in Plat Book 6, Page 72 of the Current Public Records of Duval County, Florida and a portion of Section 3, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, City of Jacksonville, said Duval County, Florida

SEE SHEET 2 FOR LEGEND & GENERAL NOTES



LINE	BEARING	DISTANCE
L2	N15°06'38"E	0.71'
L3	N15°06'38"E	41.20'
L4	N36°52'57"E	37.25'
L5	N14°19'06"W	12.54'
L6	N14°19'06"W	16.40'
L7	N42°18'14"W	26.74'
L8	N28°14'19"W	34.47'
L9	N20°14'39"E	25.99'
L10	N20°14'39"E	5.14'
L11	N33°16'23"E	39.60'
L12	N47°26'41"E	43.57'
L13	N45°51'11"W	32.37'
L14	N45°51'11"W	3.70'
L15	N39°40'48"W	39.63'
L16	N29°23'27"E	37.23'
L17	N41°53'38"E	31.43'
L18	N41°53'38"E	3.54'
L19	N56°05'18"E	37.18'
L20	N23°15'26"E	38.97'
L21	N09°41'37"W	24.97'
L22	N09°41'37"W	15.26'
L23	N47°07'46"W	45.82'
L24	N41°24'52"W	47.17'
L25	N05°03'23"W	4.23'
L26	N05°03'23"W	43.53'
L27	N30°16'44"E	25.77'
L28	N21°41'34"W	19.78'
L29	N21°41'34"W	26.48'
L30	N16°35'48"E	47.07'
L31	N16°35'48"E	89.01'
L32	N16°35'48"E	27.78'
L33	N59°11'56"E	37.49'
L34	N58°12'07"E	47.71'
L35	N61°23'33"E	6.19'
L36	N61°23'33"E	37.71'
L37	N21°07'14"E	34.17'
L38	N08°59'32"W	34.90'
L39	N08°59'32"W	8.29'
L40	N11°11'04"E	25.01'
L41	N29°27'22"E	43.25'
L42	N03°58'03"E	29.55'
L43	N03°58'03"E	21.55'
L44	N10°41'28"E	56.23'
L45	N22°15'51"E	22.00'
L46	N22°15'51"E	16.04'
L47	N42°59'35"E	28.57'
L48	S17°57'14"W	57.59'
L49	N16°08'10"E	21.13'
L50	N02°36'50"W	5.28'
L51	S73°51'48"E	28.49'
L52	N50°54'22"W	13.33'
L53	N45°42'26"W	31.34'
L54	N54°17'12"W	43.81'
L55	N02°28'06"W	24.68'
L56	N66°20'40"W	20.34'
L57	N77°05'37"W	41.31'
L58	N37°29'48"W	13.86'
L59	N65°35'12"W	48.57'
L60	N13°49'02"W	83.14'
L61	N76°21'12"W	57.88'
L62	N24°04'30"W	90.00'
L63	N20°37'53"W	70.74'
L64	S16°35'48"W	69.13'
L65	N04°09'13"W	42.34'

GRAPHIC SCALE



CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C81	108.86'	175.00'	N01°41'07"W	107.12'	56.26'	35°38'34"
C86	39.27'	25.00'	S28°49'56"E	35.36'	25.00'	90°00'30"
C102	14.14'	175.00'	N21°49'15"W	14.13'	7.07'	04°37'42"

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PREPARED BY:
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