

OAK BLUFF ESTATES

PLAT BOOK 57 PAGE 81
SHEET 1 OF 5 SHEETS

A PORTION OF THE WILLIAM HENDRICKS GRANT, SECTION 53
(ALSO KNOWN AS SECTION 51), TOWNSHIP 2 NORTH, RANGE 27
EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A PARCEL OF LAND BEING A PART OF THE WILLIAM HENDRICKS GRANT, SECTION 53, ALSO KNOWN AS SECTION 51, TOWNSHIP 2 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET (A 100 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 52°24'05" EAST, ALONG LAST SAID LINE, A DISTANCE OF 426.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 52°24'05" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,433.37 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF AFORESAID SECTION 53; THENCE SOUTH 25°12'21" WEST, ALONG SAID EASTERLY LINE OF SECTION 53, A DISTANCE OF 567.93 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AFORESAID TOWNSHIP 2 NORTH; THENCE SOUTH 89°51'15" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1,308.34 FEET TO AN INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE NORTH 00°29'52" WEST, ALONG LAST SAID LINE, A DISTANCE OF 406.52 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 5,679.61 FEET, AN ARC DISTANCE OF 525.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°09'08" EAST, 525.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 04°48'08" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 231.00 FEET; THENCE SOUTH 85°10'50" EAST, 341.23 FEET; THENCE NORTH 04°49'10" EAST, 234.67 FEET; THENCE NORTH 37°35'55" EAST, 31.58 FEET TO AN INTERSECTION WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING.

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT PEOPLES FIRST BANK, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THE PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY FOR THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

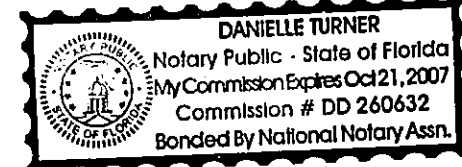
[Signature] DATE 2/26/05 WITNESS
[Signature] WITNESS
Danielle Turner WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF February, A.D., 2005 BY Roger Sutton, VICE PRESIDENT OF PEOPLES FIRST BANK, A FLORIDA CORPORATION, ON BEHALF OF THE SAME, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Danielle Turner
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Danielle Turner
NOTARY (PLEASE PRINT NAME)

10-21-2007
MY COMMISSION EXPIRES
DD 260632
COMMISSION NUMBER



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.

[Signature] DATE 3/1/05
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2005076892

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 81-810 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 2 DAY OF March, A.D., 2005.

[Signature] CLERK OF THE CIRCUIT COURT
[Signature] 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 Feb, A.D., 2005.

[Signature]
GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR NO. 4252

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT YELLOW BLUFF GROUP, L.L.C., A 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 OAK BLUFF ESTATES, 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 ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS, AND NON-ACCESS EASEMENTS, EXCEPT ALL JEA EASEMENTS, PRIVATE EASEMENTS AND TRACT "A", CONSERVATION EASEMENT WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON, 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 LAKES/STORM WATER MANAGEMENT FACILITIES 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 LAKES/STORM WATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL (ROADS, PARKWAYS, LANES AND COURTS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (ROADS, PARKWAYS, LANES, AND COURTS); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES/STORM WATER 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 OWNERS, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORM WATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSOR AND ASSIGNS. 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/STORM WATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE. THE OWNER, 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 DAMAGES ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKES/STORM WATER 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 OAK BLUFF ESTATES. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS, AND ALSO EASEMENTS OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "JEA E.E." ARE HEREBY IRREVOCABLE DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM SERVING THE LANDS DESCRIBED HEREON.

THOSE EASEMENTS DESIGNATED AS "JEA E." ARE HEREBY IRREVOCABLE DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM SERVING THE LAND DESCRIBED HEREON, PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

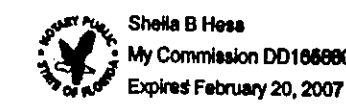
IN WITNESS THEREOF, YELLOW BLUFF GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THE APPROPRIATE OFFICER BY AND WITH THE FULL AUTHORITY OF SAID CORPORATION THIS 2 DAY OF February, A.D., 2005.

WITNESS: [Signature] YELLOW BLUFF GROUP, L.L.C.
BY: [Signature] Stephen Leggett, MANAGER
[Signature]

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF February, A.D., 2005 BY Stephen Leggett, MANAGER OF YELLOW BLUFF GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE SAME, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

[Signature] MY COMMISSION EXPIRES February 20, 2007
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
[Signature]
PLEASE PRINT NAME
DD165890
COMMISSION NUMBER

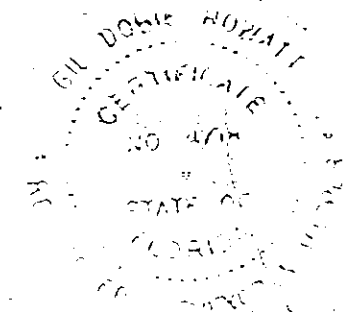


SURVEYOR'S CERTIFICATE

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 REQUIREMENTS OF FLORIDA STATUTE CHAPTER 177, PART 1, PLATTING, AND THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091 F.S., CHAPTER 61G17-6-0031(2) F.A.C. AND SECTION 654.110 ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 12 DAY OF JANUARY, A.D., 2005.

[Signature]
GIL HOWATT, REGISTERED
FLORIDA LAND SURVEYOR NO. 4718
CHARLES BASSETT & ASSOCIATES, INC.
LB#6628

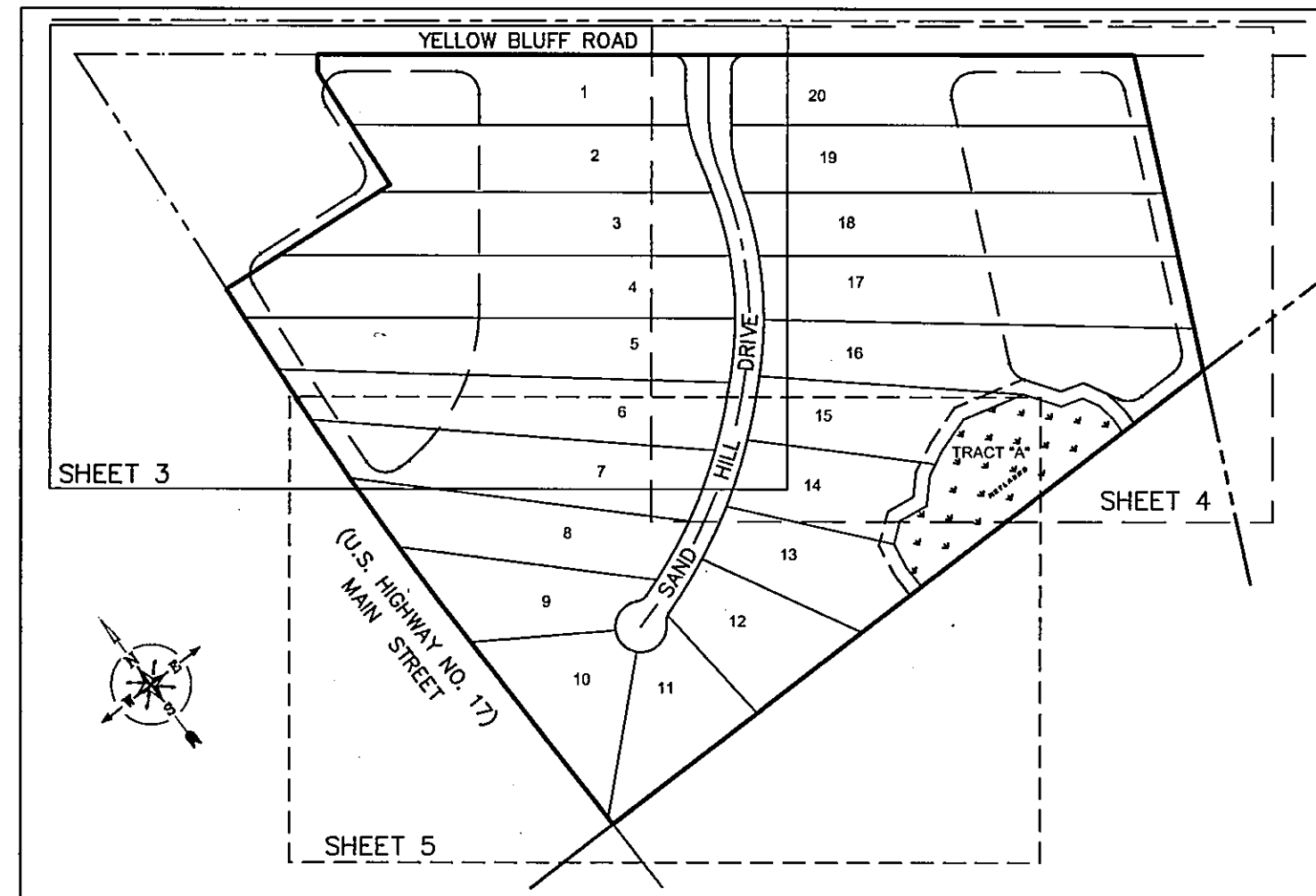


PREPARED BY:
CHARLES BASSETT & ASSOCIATES, INC.
LB#6628
CHARLES R. BASSETT, JR., PSM#4591
GIL D. HOWATT, PSM#4718
200 CENTURY 21 DRIVE JACKSONVILLE, FLORIDA 32216
PHONE NO. (904) 724 - 9433

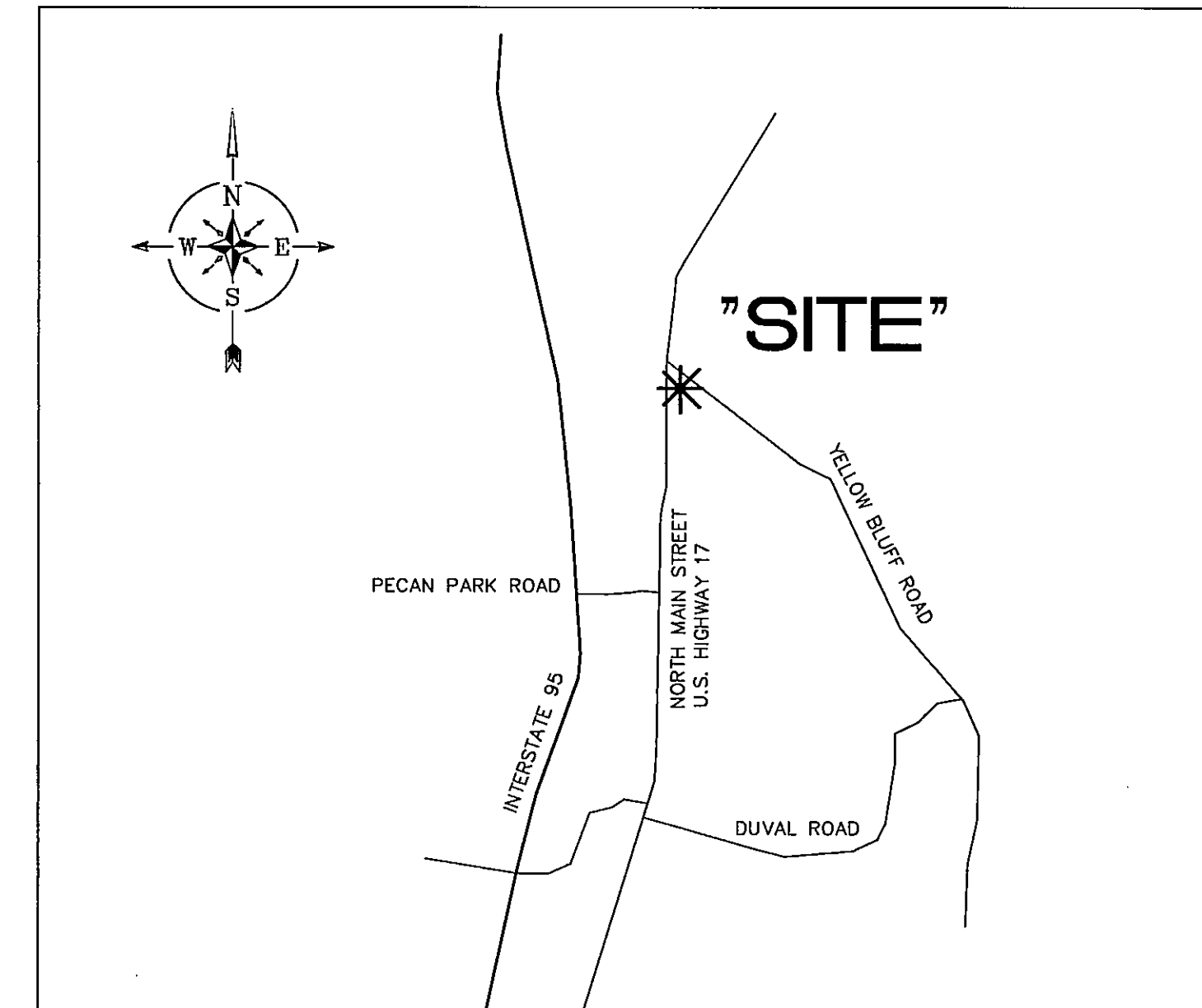
OAK BLUFF ESTATES

PLAT BOOK 57 PAGE 81A
SHEET 2 OF 5 SHEETS

A PORTION OF THE WILLIAM HENDRICKS GRANT, SECTION 53
(ALSO KNOWN AS SECTION 51), TOWNSHIP 2 NORTH, RANGE 27
EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



KEY MAP
SCALE: 1" = 300'



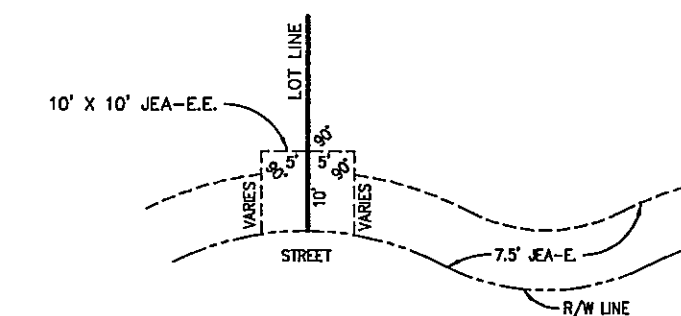
VICINITY MAP
Not to Scale

GENERAL NOTES

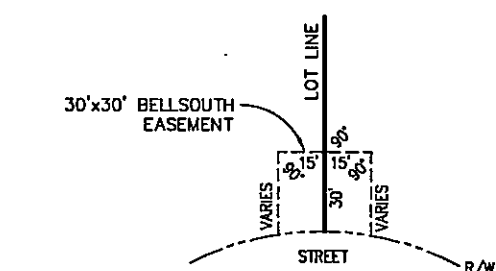
1. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATE SYSTEM 1983, FLORIDA EAST ZONE, CITY OF JACKSONVILLE / JEA GPS CONTROL NETWORK #105.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND 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.
3. 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.
4. JEA E. DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS THAT 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 THE REPLACEMENT OF SUCH ITEMS.
5. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE 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 CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
6. (100.00') DENOTES DISTANCE TO EASEMENT.
7. EASEMENTS SHOWN HEREON AS JEA-E. AND JEA-E.E. ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
9. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0086E, DATED AUGUST 15, 1989. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE 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. INQUIRES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.

LEGEND

C.B.	CHORD BEARING
C.D.	CHORD DISTANCE
L.B.	LICENSED BUSINESS
O.R.V.	OFFICIAL RECORDS VOLUME
R/W.	RIGHT OF WAY
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
R.P.	RADIUS POINT
P.I.	POINT OF INTERSECTION
P.O.T.	POINT ON TANGENCY
(R)	RADIAL
R.P.	RADIUS POINT
Δ	DELTA
□	FOUND PERMANENT REFERENCE MONUMENT STAMPED L.B.# 6628 (UNLESS OTHERWISE NOTED)
■	SET PERMANENT REFERENCE MONUMENT STAMPED L.B.# 6628
⊙	PERMANENT CONTROL POINT SET STAMPED L.B.# 6628 (UNLESS OTHERWISE NOTED)



TYPICAL 10'x10' JEA EASEMENT DETAIL
(NOT TO SCALE)



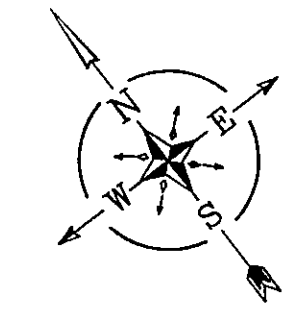
BELLSOUTH EASEMENT DETAIL
(NOT TO SCALE)

PREPARED BY:
CHARLES BASSETT & ASSOCIATES, INC.
LB#6628
CHARLES R. BASSETT, JR., PSM#4591
GIL D. HOWATT, PSM#4718
200 CENTURY 21 DRIVE JACKSONVILLE, FLORIDA 32216
PHONE NO. (904) 724 - 9433

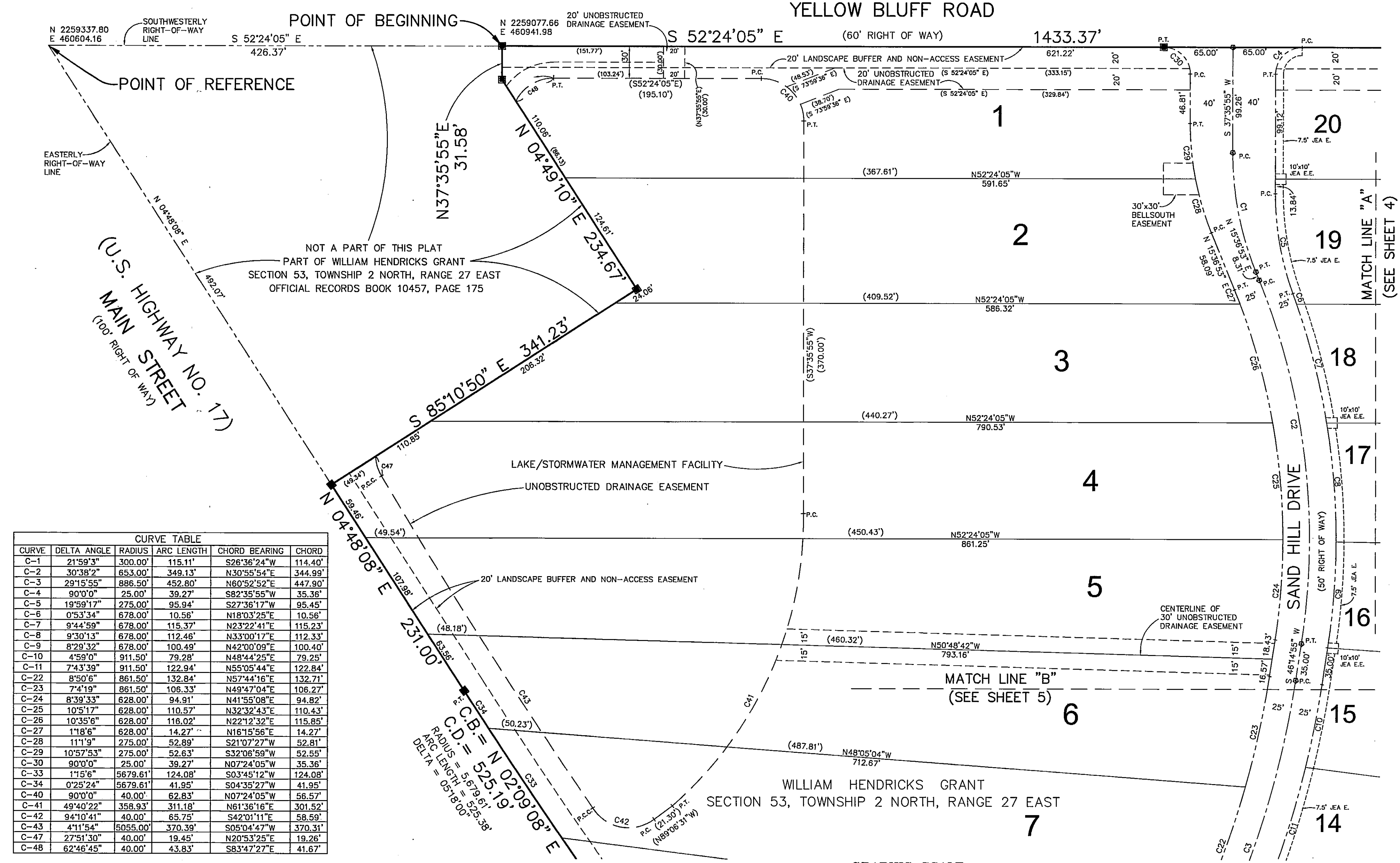
OAK BLUFF ESTATES

PLAT BOOK **57** PAGE **81B**
SHEET **3** OF **5** SHEETS

A PORTION OF THE WILLIAM HENDRICKS GRANT, SECTION 53
(ALSO KNOWN AS SECTION 51), TOWNSHIP 2 NORTH, RANGE 27
EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

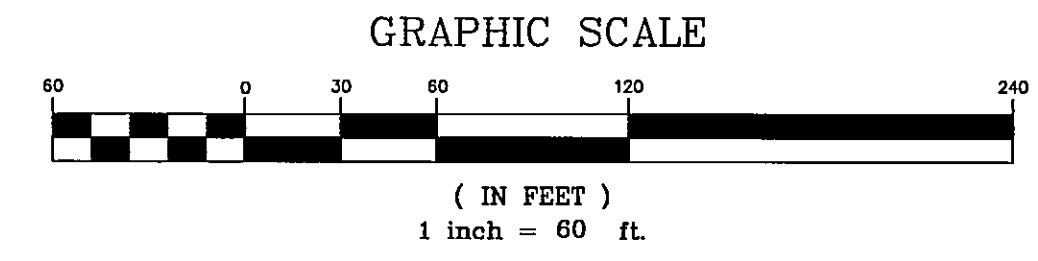


(SEE SHEET 2 FOR GENERAL NOTES)



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C-1	21°59'33"	300.00'	115.11'	S26°36'24"W	114.40'
C-2	30°38'2"	653.00'	349.13'	N30°55'54"E	344.99'
C-3	29°15'55"	886.50'	452.80'	N60°52'52"E	447.90'
C-4	90°0'0"	25.00'	39.27'	S82°35'55"W	35.36'
C-5	19°59'17"	275.00'	95.94'	S27°36'17"W	95.45'
C-6	0°53'34"	678.00'	10.56'	N18°03'25"E	10.56'
C-7	9°44'59"	678.00'	115.37'	N23°22'41"E	115.23'
C-8	9°30'13"	678.00'	112.46'	N33°00'17"E	112.33'
C-9	8°29'32"	678.00'	100.49'	N42°00'09"E	100.40'
C-10	4°59'0"	911.50'	79.28'	N48°44'25"E	79.25'
C-11	7°43'39"	911.50'	122.94'	N55°05'44"E	122.84'
C-22	8°50'6"	861.50'	132.84'	N57°44'16"E	132.71'
C-23	7°4'19"	861.50'	106.33'	N49°47'04"E	106.27'
C-24	8°39'33"	628.00'	94.91'	N41°55'08"E	94.82'
C-25	10°5'17"	628.00'	110.57'	N32°32'43"E	110.43'
C-26	10°35'6"	628.00'	116.02'	N22°12'32"E	115.85'
C-27	1°18'6"	628.00'	14.27'	N16°15'56"E	14.27'
C-28	11°1'9"	275.00'	52.89'	S21°07'27"W	52.81'
C-29	10°57'53"	275.00'	52.63'	S32°08'59"W	52.55'
C-30	90°0'0"	25.00'	39.27'	N07°24'05"W	35.36'
C-33	1°15'6"	5679.61'	124.08'	S03°45'12"W	124.08'
C-34	0°25'24"	5679.61'	41.95'	S04°35'27"W	41.95'
C-40	90°0'0"	40.00'	62.83'	N07°24'05"W	56.57'
C-41	49°40'22"	358.93'	311.18'	N61°36'16"E	301.52'
C-42	94°10'41"	40.00'	65.75'	S42°01'11"E	58.59'
C-43	4°11'54"	5055.00'	370.39'	S05°04'47"W	370.31'
C-47	27°51'30"	40.00'	19.45'	N20°53'25"E	19.26'
C-48	62°46'45"	40.00'	43.83'	S83°47'27"E	41.67'



PREPARED BY:
CHARLES BASSETT & ASSOCIATES, INC.
LB#6628
CHARLES R. BASSETT, JR., PSM#4591
GIL D. HOWATT, PSM#4718
200 CENTURY 21 DRIVE JACKSONVILLE, FLORIDA 32216
PHONE NO. (904) 724 - 9433

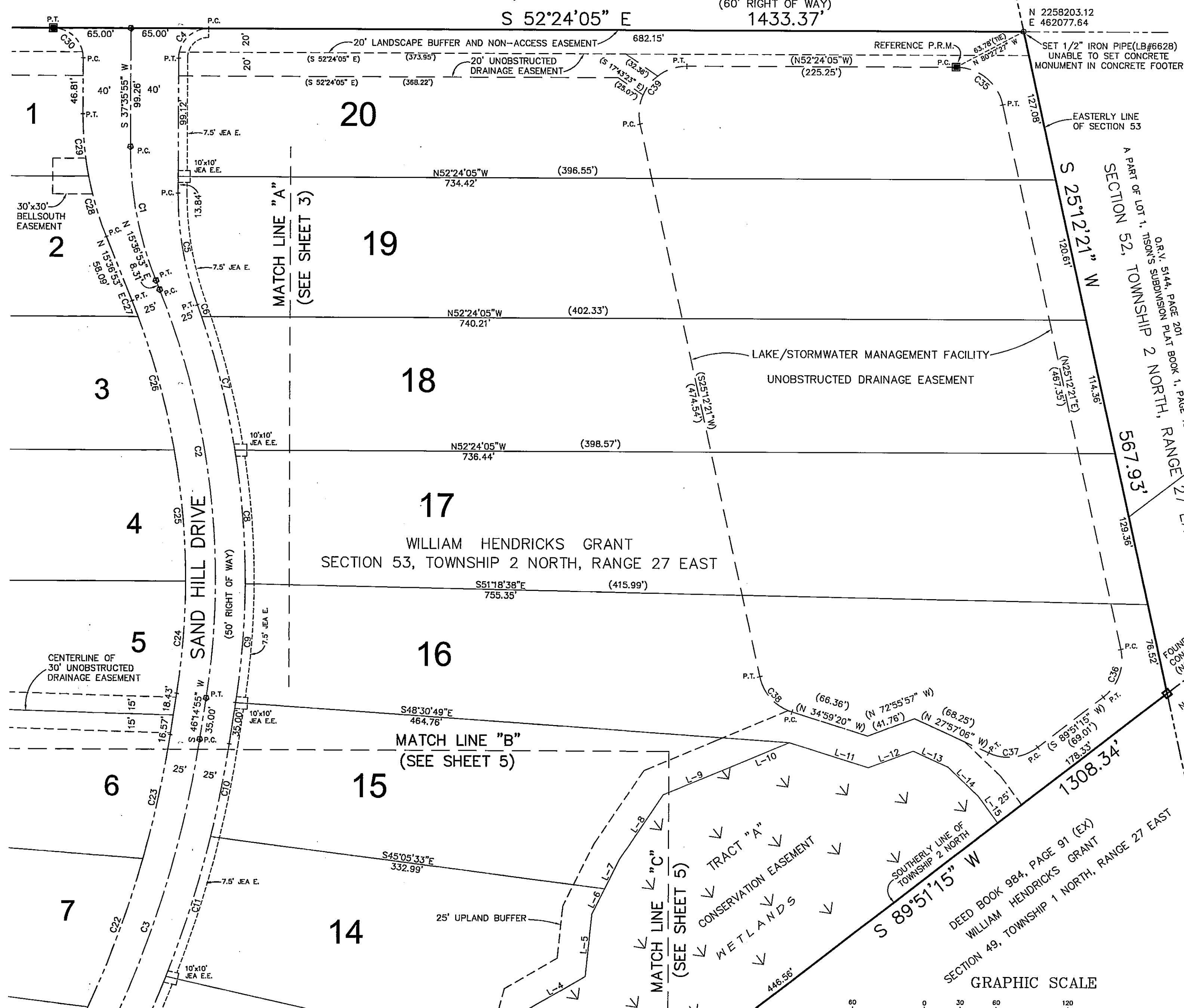
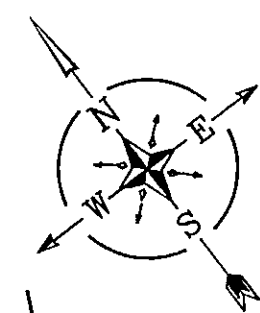
OAK BLUFF ESTATES

A PORTION OF THE WILLIAM HENDRICKS GRANT, SECTION 53
(ALSO KNOWN AS SECTION 51), TOWNSHIP 2 NORTH, RANGE 27
EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

YELLOW BLUFF ROAD
(60' RIGHT OF WAY)
1433.37'

PLAT BOOK 57 PAGE 81C
SHEET 4 OF 5 SHEETS

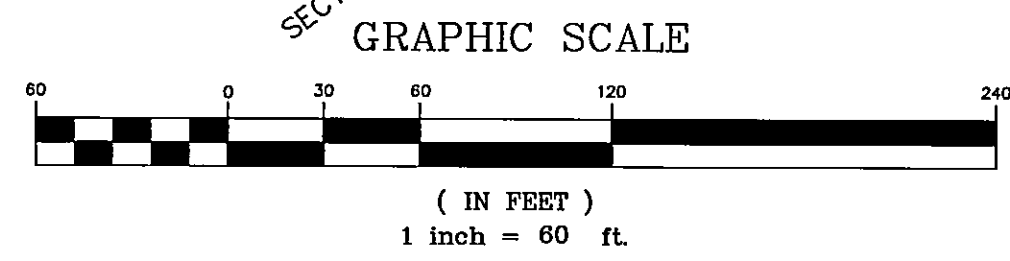
(SEE SHEET 2 FOR GENERAL NOTES)



CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C-1	21°59'33"	300.00'	115.11'	S26°36'24"W	114.40'
C-2	30°38'2"	653.00'	349.13'	N30°55'54"E	344.99'
C-3	29°15'55"	886.50'	452.80'	N60°52'52"E	447.90'
C-4	90°0'0"	25.00'	39.27'	S82°35'55"W	35.36'
C-5	19°59'17"	275.00'	95.94'	S27°36'17"W	95.45'
C-6	0°53'34"	678.00'	10.56'	N18°03'25"E	10.56'
C-7	9°44'59"	678.00'	115.37'	N23°22'41"E	115.23'
C-8	9°30'13"	678.00'	112.46'	N33°00'17"E	112.33'
C-9	8°29'32"	678.00'	100.49'	N42°00'09"E	100.40'
C-10	4°59'0"	911.50'	79.28'	N48°44'25"E	79.25'
C-11	7°43'39"	911.50'	122.94'	N55°05'44"E	122.84'
C-22	8°50'6"	861.50'	132.84'	N57°44'16"E	132.71'
C-23	7°4'19"	861.50'	106.33'	N49°47'04"E	106.27'
C-24	8°39'33"	628.00'	94.91'	N41°55'08"E	94.82'
C-25	10°5'17"	628.00'	110.57'	N32°32'43"E	110.43'
C-26	10°35'6"	628.00'	116.02'	N22°12'32"E	115.85'
C-27	1°18'6"	628.00'	14.27'	N16°15'56"E	14.27'
C-28	11°1'9"	275.00'	52.89'	S21°07'27"W	52.81'
C-29	10°57'53"	275.00'	52.63'	S32°06'59"W	52.55'
C-30	90°0'0"	25.00'	39.27'	N07°24'05"W	35.36'
C-35	77°36'26"	40.00'	54.18'	N13°35'52"W	50.13'
C-36	64°38'54"	40.00'	45.13'	N57°31'48"E	42.78'
C-37	62°11'39"	40.00'	43.42'	S59°02'55"E	41.32'
C-38	60°11'41"	40.00'	42.02'	S04°53'29"E	40.12'
C-39	102°23'34"	40.00'	71.48'	S76°24'08"W	62.34'

LINE TABLE		
LINE	BEARING	DISTANCE
L-4	N82°33'13"W	53.60'
L-5	S43°20'45"W	52.28'
L-6	S64°10'54"W	23.96'
L-7	S64°10'54"W	28.11'
L-8	S71°31'09"W	65.00'
L-9	N75°10'46"W	59.29'
L-10	N75°10'10"W	54.72'
L-11	N34°59'20"W	69.32'
L-12	N72°55'57"W	40.00'
L-13	N27°57'06"W	32.04'
L-14	N08°37'18"W	35.45'
L-15	N01°19'05"E	27.50'

O.R.V. 3034,
PAGE 918 (EX)
A PART OF LOT 1,
TISON'S SUBDIVISION
PLAT BOOK 1, PAGE 150
CHARLES SETON GRANT
SECTION 40

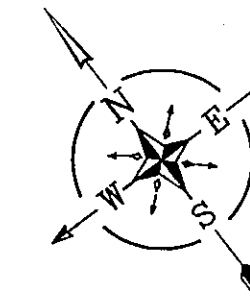


PREPARED BY:
CHARLES BASSETT & ASSOCIATES, INC.
LB#6628
CHARLES R. BASSETT, JR., PSM#4591
GIL D. HOWATT, PSM#4718
200 CENTURY 21 DRIVE JACKSONVILLE, FLORIDA 32216
PHONE NO. (904) 724 - 9433

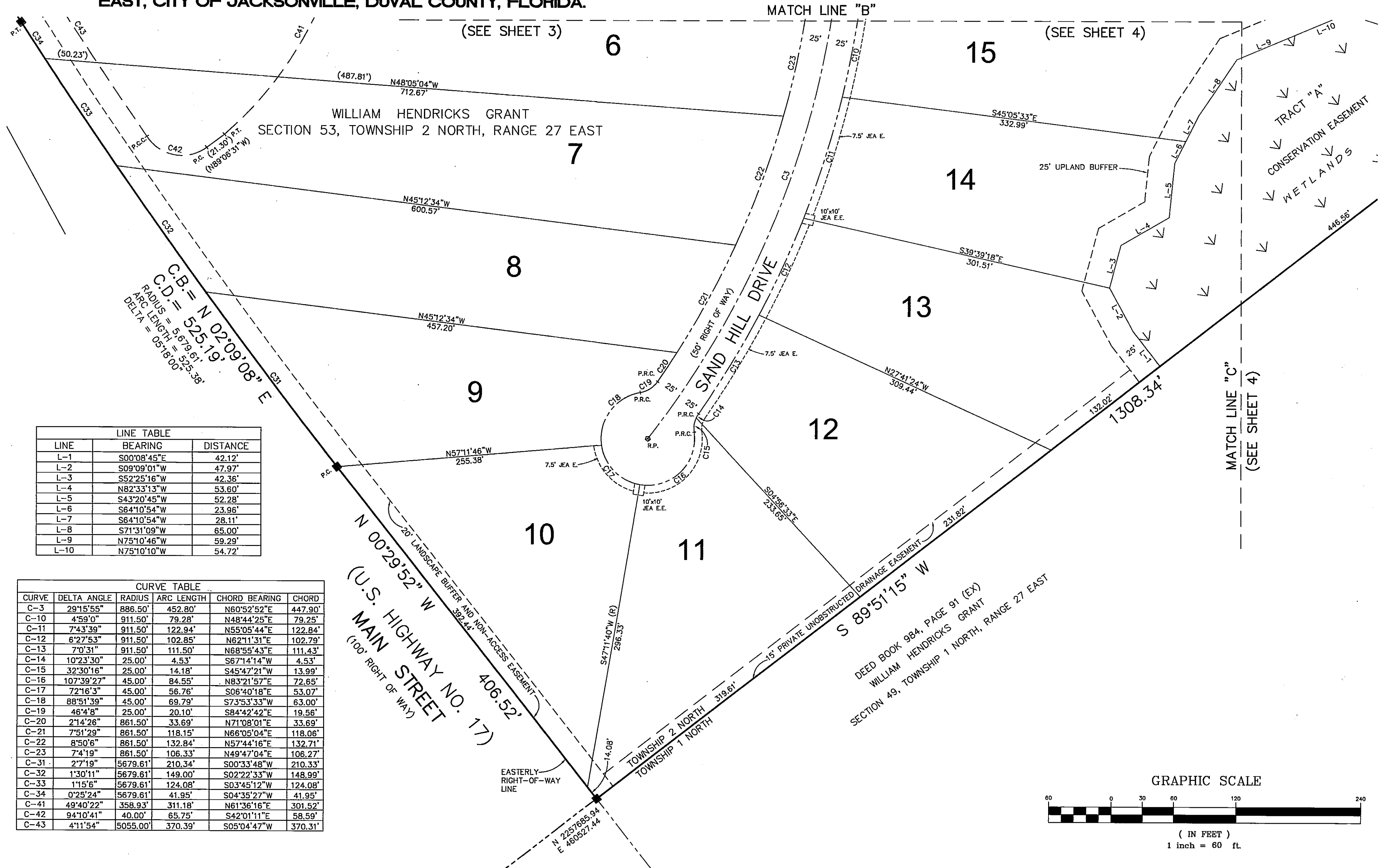
OAK BLUFF ESTATES

PLAT BOOK 57 PAGE 81D
SHEET 5 OF 5 SHEETS

A PORTION OF THE WILLIAM HENDRICKS GRANT, SECTION 53
(ALSO KNOWN AS SECTION 51), TOWNSHIP 2 NORTH, RANGE 27
EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



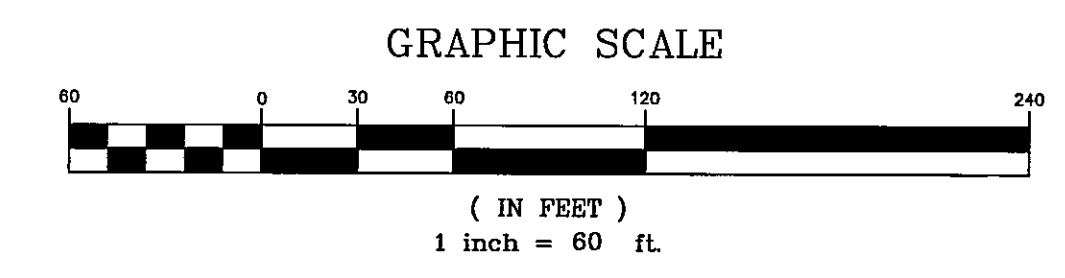
(SEE SHEET 2 FOR GENERAL NOTES)



C.B. = N 02°09'08" E
RADIUS = 525.19'
ARC LENGTH = 325.38'
DELTA = 05°18'00"

LINE	BEARING	DISTANCE
L-1	S00°08'45"E	42.12'
L-2	S09°09'01"W	47.97'
L-3	S52°25'16"W	42.36'
L-4	N82°33'13"W	53.60'
L-5	S43°20'45"W	52.28'
L-6	S64°10'54"W	23.96'
L-7	S64°10'54"W	28.11'
L-8	S71°31'09"W	65.00'
L-9	N75°10'46"W	59.29'
L-10	N75°10'10"W	54.72'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C-3	29°15'55"	886.50'	452.80'	N60°52'52"E	447.90'
C-10	4°59'0"	911.50'	79.28'	N48°44'25"E	79.25'
C-11	7°43'39"	911.50'	122.94'	N55°05'44"E	122.84'
C-12	6°27'53"	911.50'	102.85'	N62°11'31"E	102.79'
C-13	7°0'31"	911.50'	111.50'	N68°55'43"E	111.43'
C-14	10°23'30"	25.00'	4.53'	S67°14'14"W	4.53'
C-15	32°30'16"	25.00'	14.18'	S45°47'21"W	13.99'
C-16	107°39'27"	45.00'	84.55'	N83°21'57"E	72.65'
C-17	72°16'3"	45.00'	56.76'	S06°40'18"E	53.07'
C-18	88°51'39"	45.00'	69.79'	S73°53'33"W	63.00'
C-19	46°4'8"	25.00'	20.10'	S84°42'42"E	19.56'
C-20	2°14'26"	861.50'	33.69'	N71°08'01"E	33.69'
C-21	7°51'29"	861.50'	118.15'	N66°05'04"E	118.06'
C-22	8°50'6"	861.50'	132.84'	N57°44'16"E	132.71'
C-23	7°4'19"	861.50'	106.33'	N49°47'04"E	106.27'
C-31	2°7'19"	5679.61'	210.34'	S00°33'48"W	210.33'
C-32	1°30'11"	5679.61'	149.00'	S02°22'33"W	148.99'
C-33	1°15'6"	5679.61'	124.08'	S03°45'12"W	124.08'
C-34	0°25'24"	5679.61'	41.95'	S04°35'27"W	41.95'
C-41	49°40'22"	358.93'	311.18'	N61°36'16"E	301.52'
C-42	94°10'41"	40.00'	65.75'	S42°01'11"E	58.59'
C-43	4°11'54"	5055.00'	370.39'	S05°04'47"W	370.31'



PREPARED BY:
CHARLES BASSETT & ASSOCIATES, INC.
LB#6628
CHARLES R. BASSETT, JR., PSM#4591
GIL D. HOWATT, PSM#4718
200 CENTURY 21 DRIVE JACKSONVILLE, FLORIDA 32216
PHONE NO. (904) 724 - 9433