

# DAYBREAK WOODS PHASE III

A PART OF SECTIONS 8 AND 9 OF THE JOHN BROWARD GRANT WITHIN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 57 PAGE 5

SHEET 1 OF 3 SHEETS

**CAPTION**

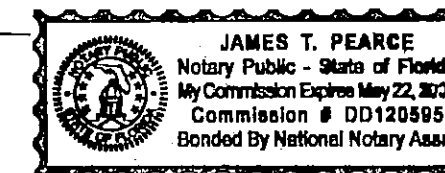
A PART OF SECTIONS 8 AND 9 OF THE JOHN BROWARD GRANT WITHIN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 299, DAYBREAK WOODS PHASE I AS RECORDED IN PLAT BOOK 55, PAGES 16, 16A THROUGH 16E INCLUSIVE; SAID NORTHWESTERLY CORNER ALSO LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE ALONG THE WESTERLY BOUNDARY OF SAID DAYBREAK WOODS PHASE I, THE FOLLOWING FOURTEEN COURSES; THENCE SOUTH 39 DEGREES 51 MINUTES 43 SECONDS EAST, A DISTANCE OF 113.14 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SUNRAY COURT; THENCE SOUTH 39 DEGREES 45 MINUTES 38 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTH 39 DEGREES 43 MINUTES 23 SECONDS EAST, A DISTANCE OF 100.08 FEET; THENCE NORTH 49 DEGREES 50 MINUTES 01 SECONDS EAST, A DISTANCE OF 10.01 FEET; THENCE SOUTH 39 DEGREES 57 MINUTES 28 SECONDS EAST, A DISTANCE OF 249.29 FEET; THENCE SOUTH 50 DEGREES 33 MINUTES 31 SECONDS EAST, A DISTANCE OF 10.01 FEET; THENCE SOUTH 42 DEGREES 33 MINUTES 13 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF MORNINGLIGHT ROAD, A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED, SAID POINT ALSO BEING ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 48 DEGREES 39 MINUTES 02 SECONDS WEST, 67.38 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 43 DEGREES 08 MINUTES 16 SECONDS EAST, A DISTANCE OF 148.51 FEET; THENCE SOUTH 55 DEGREES 13 MINUTES 34 SECONDS WEST, A DISTANCE OF 26.65 FEET; THENCE SOUTH 16 DEGREES 32 MINUTES 25 SECONDS EAST, A DISTANCE OF 160.50 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF MORNINGLIGHT ROAD, A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED, SAID POINT ALSO BEING ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 70 DEGREES 28 MINUTES 19 SECONDS WEST, 34.40 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 13 DEGREES 17 MINUTES 59 SECONDS EAST, A DISTANCE OF 249.29 FEET; THENCE SOUTH 30 DEGREES 56 MINUTES 33 SECONDS WEST, A DISTANCE OF 90.61 FEET; THENCE NORTH 85 DEGREES 25 MINUTES 19 SECONDS WEST, DEPARTING FROM SAID WESTERLY BOUNDARY LINE OF DAYBREAK WOODS PHASE I, A DISTANCE OF 155.70 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 09 SECONDS WEST, A DISTANCE OF 60.16 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS WEST, A DISTANCE OF 155.67 FEET; THENCE NORTH 55 DEGREES 48 MINUTES 37 SECONDS WEST, A DISTANCE OF 47.12 FEET; THENCE NORTH 52 DEGREES 43 MINUTES 46 SECONDS WEST, A DISTANCE OF 31.95 FEET; THENCE NORTH 39 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 48.38 FEET; THENCE NORTH 80 DEGREES 29 MINUTES 21 SECONDS WEST, A DISTANCE OF 79.60 FEET TO A POINT LYING ON THE EASTERLY LINE OF JACKSONVILLE ELECTRIC AUTHORITY'S PARCEL 102; THENCE NORTH 00 DEGREES 46 MINUTES 24 SECONDS WEST, ALONG SAID EASTERLY LINE AND ALONG THE WEST, ALONG SAID EASTERLY LINE OF PARCEL 103, A DISTANCE OF 659.74 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 32 SECONDS WEST, ALONG SAID EASTERLY LINE OF PARCEL 103, A DISTANCE OF 334.28 FEET TO A POINT LYING ON THE AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD, SAID POINT ALSO LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2894.86 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 89.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52 DEGREES 54 MINUTES 35 SECONDS EAST, 89.97 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAIN 482,507 SQUARE FEET OR 11.076 ACRES, MORE OR LESS.

**STATE OF FLORIDA, COUNTY OF DUVAL**

THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 5<sup>th</sup> DAY OF May, A.D., 2004 BY FRANK BLAZEVICH, OWNER OF M L PROPERTIES L.L.C., A ILLINOIS CORPORATION, ON BEHALF OF THE SAME, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

James T. Pearce  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
James T. Pearce  
NOTARY (PLEASE PRINT)



May 22, 2006  
MY COMMISSION EXPIRES  
DD 120595  
COMMISSION NUMBER

**DEDICATION FOR MORTGAGEE**

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

IN WITNESS WHEREOF, FIRST NATIONAL BANK, A NATIONAL BANKING INSTITUTION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL THIS 5<sup>th</sup> DAY OF May, A.D., 2004.

Robert K. Beaty  
ROBERT K. BEATY  
SENIOR VICE PRESIDENT  
FIRST NATIONAL BANK

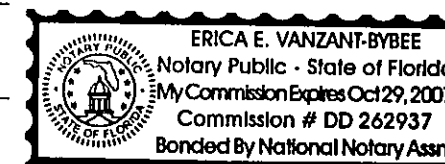
WITNESS: Kimberlee Kirkland  
Kimberlee Kirkland  
(PRINT NAME)

WITNESS: Marcia Moody  
Marcia Moody  
(PRINT NAME)

**STATE OF FLORIDA, COUNTY OF DUVAL**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5<sup>th</sup> DAY OF May, A.D., 2004 BY ROBERT K. BEATY, SENIOR VICE PRESIDENT OF FIRST NATIONAL BANK, A NATIONAL BANKING INSTITUTION, ON BEHALF OF THE SAME, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Erica E. VanZant-Bybee  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
Erica E. VanZant-Bybee  
NOTARY (PLEASE PRINT)



10-29-07  
MY COMMISSION EXPIRES  
DD 262937  
COMMISSION NUMBER

**APPROVED FOR 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.

Jim Westbrooks  
DIRECTOR OF PUBLIC WORKS

5/10/2004  
DATE

**CLERK'S CERTIFICATE 2004148912**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 57, PAGES 3, 54, 58 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 11<sup>th</sup> DAY OF May, A.D., 2004.

Jim Fuller  
CLERK OF THE CIRCUIT COURT: JIM FULLER

BY: Jean Marshall  
DEPUTY CLERK

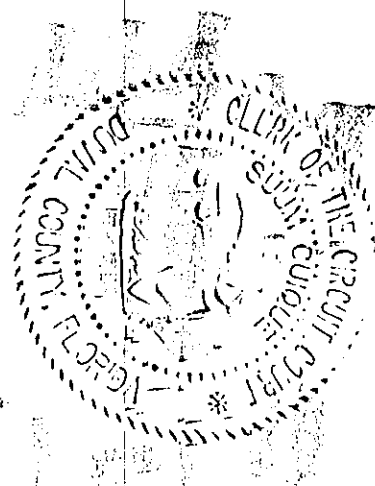
**PLAT CONFORMITY REVIEW**

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 5<sup>th</sup> DAY OF May, A.D., 2004.

Glenn E. McGregor, PLS  
GLENN E. MCGREGOR, PLS  
PROFESSIONAL LAND SURVEYOR NO. 4252

PREPARED BY:  
**CHARLES BASSETT & ASSOCIATES, INC.**  
SURVEYORS - ENGINEERS - LAND PLANNERS  
200 CENTURY 21 DRIVE - SUITE 02  
JACKSONVILLE, FLORIDA 32216  
LICENSED BUSINESS NUMBER 6628  
(904)724-9433 OFFICE - (904)724-9678 FAX

Approved 5/5/04  
Date  
John P. Ramo  
City Engineer  
for Director of Public Works  
Approved 5/6/04  
Date  
[Signature]  
for General Counsel



**ADOPTION AND DEDICATION**

THIS IS TO CERTIFY THAT M L PROPERTIES L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS DAYBREAK WOODS PHASE III, 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, COURTS, EASEMENTS FOR DRAINAGE AND NON-ACCESS EASEMENTS, EXCEPT ALL CONSERVATION EASEMENTS WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON, ARE 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 FACILITY SHOWN ON THIS PLAT IS 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 FACILITY WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL ROADS AND COURTS ARE HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM ROADS AND COURTS; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITY, 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 AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE BY SIMPLE TITLE BY THE ABUTTING OWNERS, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITY 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 LAKE 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 LAKE AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WART LEVEL INCLUDING REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/STORMWATER MANAGEMENT FACILITY 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 DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE/STORMWATER MANAGEMENT FACILITY 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 DAYBREAK WOODS PHASE III. 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, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "JEA-E.E." ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, 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 THE JACKSONVILLE ELECTRIC AUTHORITY, 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 THEREOF, M L PROPERTIES L.L.C.; AN ILLINOIS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 5<sup>th</sup> DAY OF May, A.D., 2004.

WITNESS: James T. Pearce  
James T. Pearce  
(PRINT NAME)

WITNESS: Barbara A. Pearce  
BARBARA A. PEARCE  
(PRINT NAME)

OWNER: Frank Blazeovich  
BY: Frank Blazeovich  
FRANK BLAZEVICH, MANAGING MEMBER OF M L PROPERTIES L.L.C.  
AN ILLINOIS LIMITED LIABILITY COMPANY

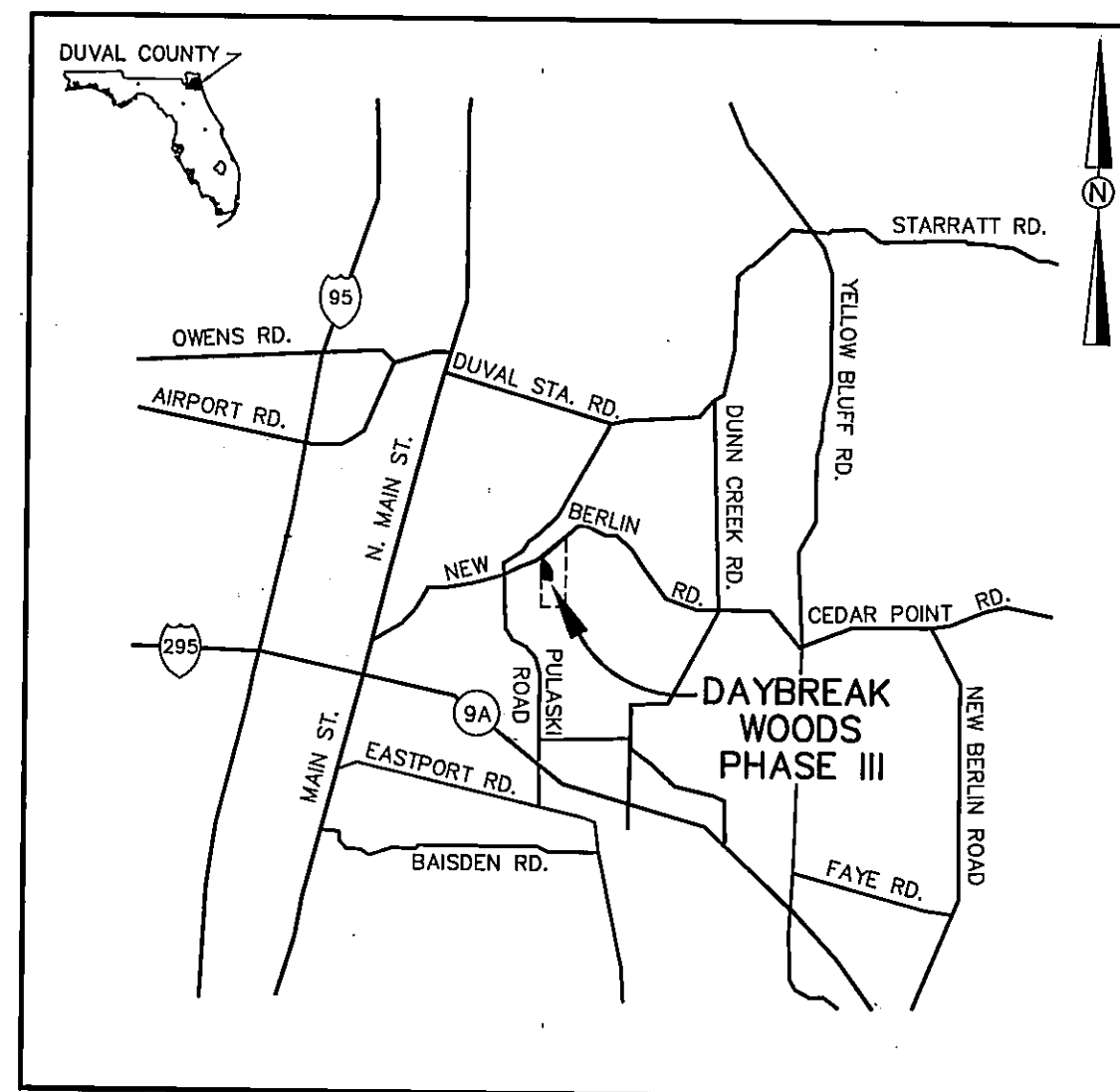
CORPORATE SEAL

# DAYBREAK WOODS PHASE III

A PART OF SECTIONS 8 AND 9 OF THE JOHN BROWARD GRANT WITHIN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **57** PAGE **5A**

SHEET 2 OF 3 SHEETS



VICINITY MAP  
NOT TO SCALE

## 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 THE REQUIREMENTS OF FLORIDA STATUTE CHAPTER 177, PART 1, PLATTING, 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.

CERTIFIED THIS 4<sup>th</sup> DAY OF MAY A.D. 2004.

*Dil Howatt*

CHARLES R. BASSETT JR., FLORIDA REGISTERED LAND SURVEYOR NO. 4591  
GIL D. HOWATT, FLORIDA REGISTERED LAND SURVEYOR NO. 4718  
CHARLES BASSETT & ASSOCIATES, INC., 200 CENTURY 21 DRIVE, SUITE 02,  
JACKSONVILLE, FLORIDA 32216, LICENSED BUSINESS NUMBER 6628

## GENERAL NOTES:

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 ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 901) IN U.S. FEET.

EASEMENTS SHOWN HEREON AS JEA-E. AND JEA-E.E. 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. 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 THE REPLACEMENT OF SUCH ITEMS.

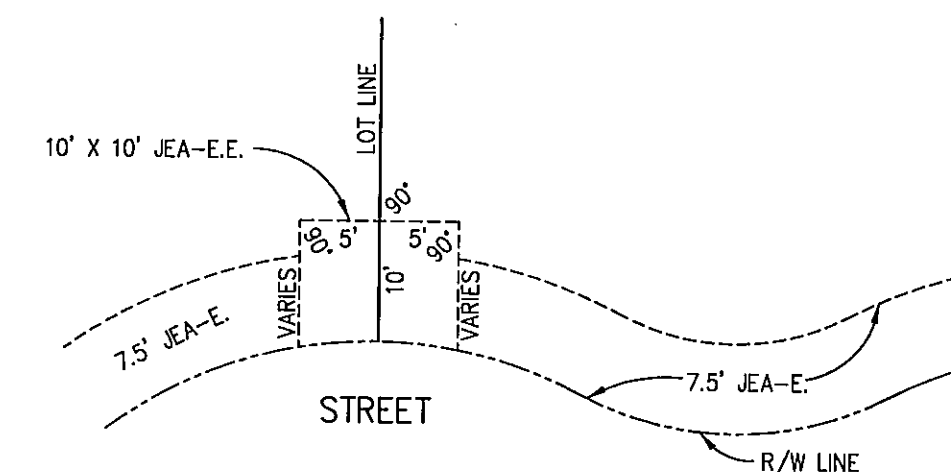
FLOOD ZONE: THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0157, SUFFIX "E", DATED AUGUST 15, 1989. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR THE DATES UP TO AND INCLUDING THE EFFECTIVE 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 FLOOD PLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.

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.

MINIMUM BUILDING RESTRICTION LINES; FRONT = 20 FEET; REAR = 10 FEET; SIDE = 5 FEET, PROVIDED, THAT COMBINED SIDE YARDS SHALL NOT BE LESS THAN 15 FEET.

## LEGEND:

- DENOTES 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT FOUND, STAMPED "RLS # 6228" (UNLESS OTHERWISE INDICATED)
- DENOTES 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT SET, STAMPED "LB # 6628"
- DENOTES PERMANENT CONTROL POINT, SET STAMPED, "LB # 6628"
- R/W.....RIGHT OF WAY LINE
- PC.....POINT OF CURVATURE
- PI.....POINT OF INTERSECTION
- PT.....POINT OF TANGENT
- PRC.....POINT OF REVERSE CURVATURE
- PCC.....POINT OF COMPOUND CURVATURE
- POC.....POINT OF CURVATURE
- P.B.....PLAT BOOK
- PG(S).....PAGE(S)
- PRM.....PERMANENT REFERENCE MONUMENT
- JEA-E.....JEA EASEMENT
- JEA-E.E.....JEA EQUIPMENT EASEMENT
- TOB.....APPROXIMATE TOP OF BANK
- ORV.....OFFICIAL RECORDS VOLUME
- R.....RADIUS
- RP.....RADIUS POINT
- LB #.....LICENSED BUSINESS #
- CHD.....CHORD DISTANCE
- C10.....CURVE TABLE NUMBER (15.61')
- UDE.....UNOBSTRUCTED DRAINAGE EASEMENT



TYPICAL JEA EASEMENT DETAIL  
(NOT TO SCALE)

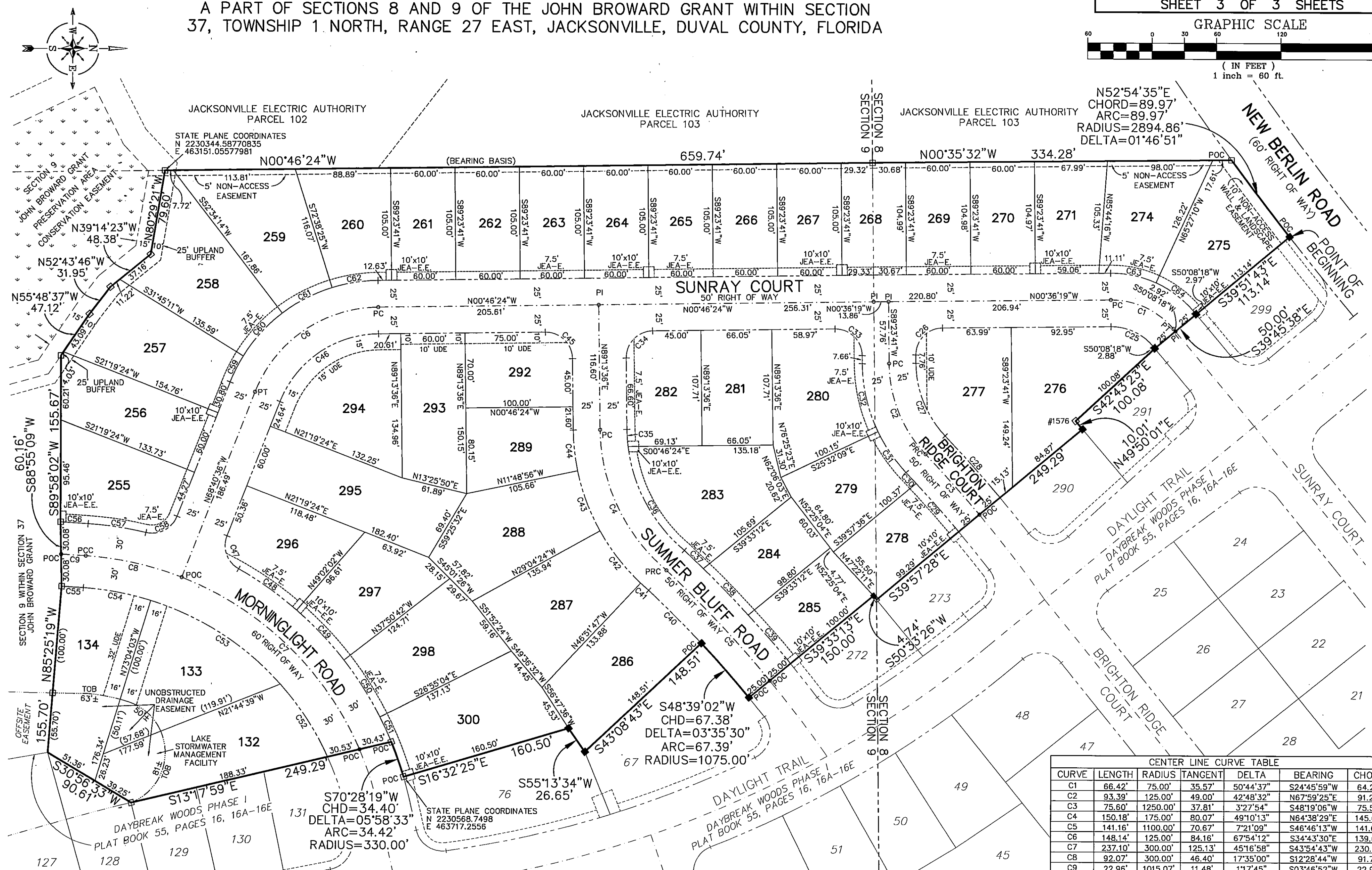
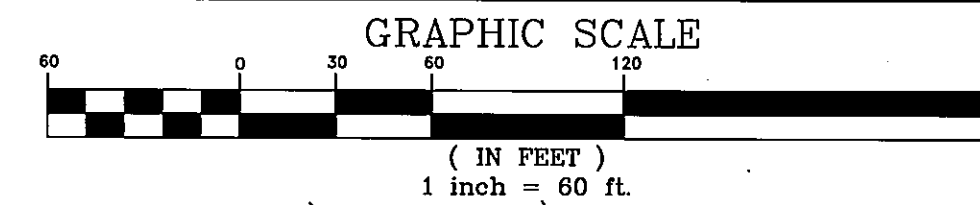
PREPARED BY:  
**CHARLES BASSETT & ASSOCIATES, INC.**  
SURVEYORS - ENGINEERS - LAND PLANNERS  
200 CENTURY 21 DRIVE - SUITE 02  
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# DAYBREAK WOODS PHASE III

A PART OF SECTIONS 8 AND 9 OF THE JOHN BROWARD GRANT WITHIN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **57** PAGE **50**

SHEET 3 OF 3 SHEETS



CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	66.42'	75.00'	35.57'	50°44'37"	S24°45'59"W	64.27'
C2	93.39'	125.00'	49.00'	42°48'32"	N67°59'25"E	80.97'
C3	75.60'	1250.00'	37.81'	3°27'54"	S48°19'06"W	75.58'
C4	150.18'	175.00'	80.07'	49°10'13"	N64°38'29"E	145.62'
C5	141.16'	1100.00'	70.67'	7°21'09"	S46°46'13"W	141.06'
C6	148.14'	125.00'	84.16'	67°54'12"	S34°43'30"E	139.62'
C7	237.10'	300.00'	125.13'	45°16'58"	S43°54'43"W	230.98'
C8	92.07'	300.00'	46.40'	17°35'00"	S12°28'44"W	91.71'
C9	22.96'	1015.07'	11.48'	1°17'45"	S03°46'52"W	22.96'

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C25	44.28'	50.00'	23.71'	50°44'37"	S24°45'59"W	42.85'	C38	60.20'	1125.00'	30.11'	3°03'58"	S45°50'49"W	60.19'	C51	25.48'	330.00'	12.75'	4°25'27"	S65°16'20"W	25.47'
C26	39.27'	25.00'	25.00'	90°00'00"	N45°36'19"W	35.36'	C39	60.21'	1125.00'	30.11'	3°03'59"	S48°54'48"W	60.20'	C52	81.27'	270.00'	40.95'	17°14'48"	S56°47'19"W	80.97'
C27	74.72'	100.00'	39.20'	42°48'33"	S67°59'25"W	72.99'	C40	69.92'	1075.00'	34.97'	3°43'36"	S44°59'29"W	69.91'	C53	145.82'	270.00'	74.74'	30°56'39"	S32°41'35"W	144.06'
C28	77.11'	1275.00'	38.56'	3°27'54"	S48°19'05"W	77.09'	C41	10.06'	200.00'	5.03'	2°53'00"	N41°41'43"E	10.06'	C54	63.97'	270.00'	32.13'	13°34'27"	S10°28'02"W	63.82'
C29	60.20'	1225.00'	30.11'	2°48'57"	S48°38'34"W	60.19'	C42	62.10'	200.00'	31.30'	17°47'23"	N52°01'54"E	61.85'	C55	20.27'	985.07'	10.13'	1°10'43"	S03°51'04"W	20.27'
C30	13.65'	1225.00'	6.82'	0°38'18"	S46°54'57"W	13.65'	C43	60.24'	200.00'	30.35'	17°15'28"	N69°33'20"E	60.01'	C56	25.65'	1045.07'	12.83'	1°24'23"	S03°42'55"W	25.65'
C31	46.49'	150.00'	23.44'	17°45'34"	N55°27'56"E	46.31'	C44	38.54'	200.00'	19.33'	11°02'32"	N83°42'20"E	38.49'	C57	54.49'	330.00'	27.30'	9°27'36"	S08°27'06"W	54.42'
C32	65.58'	150.00'	33.32'	25°02'58"	S78°52'12"W	65.06'	C45	39.27'	25.00'	25.00'	90°00'00"	S44°13'36"W	35.36'	C58	35.72'	25.00'	21.68'	81°51'30"	N02°44'51"W	32.76'
C33	39.34'	25.00'	25.07'	90°10'05"	S44°18'38"W	35.41'	C46	118.51'	100.00'	67.33'	67°54'12"	S34°43'30"E	111.70'	C59	27.31'	150.00'	13.69'	10°25'47"	S63°27'42"E	27.27'
C34	39.27'	25.00'	25.00'	90°00'00"	S45°46'24"E	35.36'	C47	35.76'	25.00'	21.71'	81°56'54"	N70°20'57"E	32.79'	C60	54.50'	150.00'	27.55'	20°49'03"	S47°50'17"E	54.20'
C35	16.14'	150.00'	8.08'	6°09'48"	N86°08'42"E	16.13'	C48	66.54'	330.00'	33.38'	11°33'10"	S35°09'05"W	66.43'	C61	52.54'	150.00'	26.54'	20°04'11"	S27°23'40"E	52.27'
C36	113.23'	150.00'	59.46'	43°14'56"	N61°26'20"E	110.56'	C49	64.49'	330.00'	32.35'	11°11'48"	S46°31'34"W	64.39'	C62	43.42'	150.00'	21.86'	16°35'11"	S09°03'59"E	43.27'
C37	24.64'	1125.00'	12.32'	1°15'19"	S43°41'11"W	24.64'	C50	62.98'	330.00'	31.59'	10°56'08"	S57°35'33"W	62.89'	C63	43.53'	100.00'	22.12'	24°56'28"	S11°51'55"W	43.19'
														C64	45.03'	100.00'	22.91'	25°48'10"	S37°14'13"W	44.65'

NOTE: SEE SHEET 2 OF 3 FOR NOTES, LEGEND AND DETAIL.

PREPARED BY:  
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