

DAYBREAK WOODS PHASE II

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

CAPTION

PARCEL 1

A PART OF SECTION 8 OF THE JOHN BROWARD GRANT, IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF DAYLIGHT TRAIL AS ESTABLISHED IN DAYBREAK WOODS PHASE I AS RECORDED IN PLAT BOOK 55, PAGES 16, 16A THROUGH 16E, INCLUSIVELY OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD (A 60 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 50°08'18" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 988.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 925.37 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 362.49 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 61°21'37" EAST AND A CHORD DISTANCE OF 360.17 FEET; THENCE SOUTH 00°46'24" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 780.45 FEET TO THE NORTHEAST CORNER OF LOT 37 OF SAID DAYBREAK WOODS PHASE I; THENCE ALONG THE NORTHERLY LINES OF SAID DAYBREAK WOODS PHASE I THE FOLLOWING SEVENTEEN COURSES: SOUTH 85°09'35" WEST, A DISTANCE OF 301.58 FEET; THENCE NORTH 81°40'10" WEST, A DISTANCE OF 79.40 FEET; THENCE NORTH 81°17'21" WEST, A DISTANCE OF 39.43 FEET; THENCE NORTH 87°42'54" WEST, A DISTANCE OF 36.90 FEET; THENCE NORTH 89°52'01" WEST, A DISTANCE OF 67.23 FEET; THENCE SOUTH 84°17'48" WEST, A DISTANCE OF 63.52 FEET; THENCE SOUTH 71°45'16" WEST, A DISTANCE OF 61.20 FEET; THENCE SOUTH 65°39'12" WEST, A DISTANCE OF 38.93 FEET; THENCE SOUTH 61°04'10" WEST, A DISTANCE OF 21.05 FEET; THENCE SOUTH 54°54'15" WEST, A DISTANCE OF 60.17 FEET; THENCE SOUTH 51°09'48" WEST, A DISTANCE OF 180.00 FEET; THENCE NORTH 38°50'12" WEST, A DISTANCE OF 101.89 FEET; THENCE SOUTH 51°09'48" WEST, A DISTANCE OF 40.01 FEET; THENCE NORTH 39°27'55" WEST, A DISTANCE OF 50.00 FEET TO A POINT ALONG A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 38.82 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 84°20'57" WEST AND A CHORD DISTANCE OF 35.04 FEET; THENCE NORTH 39°51'42" WEST, A DISTANCE OF 62.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°08'18" EAST AND A CHORD DISTANCE OF 35.36 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD AND THE POINT OF BEGINNING. CONTAINING 11.72 ACRES, MORE OR LESS.

PARCEL 2

A PART OF SECTION 8 AND 9 OF THE JOHN BROWARD GRANT, IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF LOT 38 OF DAYBREAK WOODS PHASE I AS RECORDED IN PLAT BOOK 55, PAGES 16, 16A THROUGH 16E, INCLUSIVELY OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°46'24" EAST, A DISTANCE OF 1584.09 FEET TO THE NORTHEAST CORNER OF LOT 97 OF SAID DAYBREAK WOODS PHASE I; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE EASTERLY LINES OF SAID DAYBREAK WOODS PHASE I THE FOLLOWING THIRTY COURSES: NORTH 50°44'47" WEST, A DISTANCE OF 61.74 FEET; THENCE NORTH 69°47'07" WEST, A DISTANCE OF 32.65 FEET; THENCE NORTH 45°03'20" WEST, A DISTANCE OF 85.79 FEET; THENCE NORTH 01°01'00" EAST, A DISTANCE OF 62.16 FEET; THENCE NORTH 42°33'19" WEST, A DISTANCE OF 67.94 FEET; THENCE NORTH 42°47'58" WEST, A DISTANCE OF 27.98 FEET; THENCE NORTH 79°15'08" WEST, A DISTANCE OF 37.81 FEET; THENCE NORTH 11°37'51" WEST, A DISTANCE OF 63.50 FEET; THENCE NORTH 04°24'08" EAST, A DISTANCE OF 98.85 FEET; THENCE NORTH 57°48'09" EAST, A DISTANCE OF 35.81 FEET; THENCE NORTH 45°05'17" WEST, A DISTANCE OF 31.29 FEET; THENCE NORTH 62°29'58" WEST, A DISTANCE OF 20.95 FEET; THENCE SOUTH 74°28'21" WEST, A DISTANCE OF 62.38 FEET; THENCE NORTH 12°22'36" WEST, A DISTANCE OF 59.00 FEET; THENCE NORTH 22°11'51" WEST, A DISTANCE OF 89.14 FEET; THENCE NORTH 01°13'06" WEST, A DISTANCE OF 30.83 FEET; THENCE NORTH 27°54'22" WEST, A DISTANCE OF 69.99 FEET; THENCE NORTH 04°22'46" WEST, A DISTANCE OF 77.55 FEET; THENCE NORTH 61°24'03" EAST, A DISTANCE OF 26.69 FEET; THENCE NORTH 19°05'25" WEST, A DISTANCE OF 82.17 FEET; THENCE NORTH 07°54'35" WEST, A DISTANCE OF 19.12 FEET; THENCE NORTH 19°05'25" WEST, A DISTANCE OF 159.32 FEET; THENCE NORTH 27°34'13" WEST, A DISTANCE OF 33.02 FEET; THENCE NORTH 62°05'11" EAST, A DISTANCE OF 166.38 FEET; THENCE NORTH 42°33'22" EAST, A DISTANCE OF 131.27 FEET; THENCE SOUTH 87°59'11" EAST, A DISTANCE OF 372.86 FEET TO THE POINT OF BEGINNING. CONTAINING 13.87 ACRES, MORE OR LESS.

Approved 5/6/03
Date
John D. Hayes
City Engineer
for Director of Public Works
Approved 5/8/03
Date
Allen Cooney
for General Counsel

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT M.L. PROPERTIES, L.L.C., AN ILLINOIS CORPORATION IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS DAYBREAK WOODS PHASE II, HAS CAUSED THESE PRESENTS TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT WAS MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. ALL ROAD RIGHT-OF-WAYS AND DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. ALL UTILITY EASEMENTS, TOGETHER WITH AN EASEMENT FOR WATER AND SEWER AND ELECTRIC OVER ALL STREET RIGHT-OF-WAYS, AS DESIGNATED ON THIS PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF WATER AND/OR SEWER LINES. THE UNDERSIGNED OWNERS DO HEREBY GRANT TO DAYBREAK WOODS HOMEOWNERS ASSOCIATION OF JACKSONVILLE, INC., A NON-EXCLUSIVE AND PERPETUAL EASEMENT FOR MAINTENANCE OF ALL LAKE/STORMWATER MANAGEMENT FACILITIES AND ALL ACCESS EASEMENTS ADJOINING SUCH LAKE/STORMWATER MANAGEMENT FACILITIES AS DESIGNATED ON THIS PLAT. TRACT "A", (ACTIVE PLAYGROUND AREA), SHALL REMAIN PRIVATELY OWNED AND CONVEYED TO DAYBREAK WOODS HOMEOWNERS ASSOCIATION OF JACKSONVILLE, INC., OR ANOTHER RESPONSIBLE HOMEOWNERS ASSOCIATION OR RECREATION ASSOCIATION. TITLE TO TRACT "B" SHALL REMAIN PRIVATELY OWNED AND CONVEYED TO DAYBREAK WOODS HOMEOWNERS ASSOCIATION OF JACKSONVILLE, INC., OR ANOTHER RESPONSIBLE HOMEOWNERS ASSOCIATION OR RECREATION ASSOCIATION. TRACT "B" SHALL ALSO BE SUBJECT TO CONSERVATION EASEMENTS IN ACCORDANCE WITH SECTION 704.06, FLORIDA STATUTES. THE UNDERSIGNED OWNERS DO HEREBY GRANT TO PRESENT AND FUTURE OWNERS OF THE PARCELS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES AND DOMESTIC HELP, AND TO DELIVERY, PICKUP, AND FIRE PROTECTION SERVICES, UTILITY COMPANIES, CABLE TELEVISION COMPANIES POLICE, TO SERVE THE LAND SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS, AND OTHER SUCH PERSONS AS THE UNDERSIGNED MAY FROM TIME TO TIME DESIGNATE, THE NON-EXCLUSIVE AND PERPETUAL RIGHTS OF INGRESS AND EGRESS AND USE OVER AND ACROSS AND IN ALL PARCELS AND EASEMENTS, REGARDLESS OF THE PROCEEDING PROVISIONS. THE UNDERSIGNED OWNER RESERVES AND SHALL HAVE THE UNRESTRICTED RIGHT TO DENY ANY INGRESS TO ANY PART OF THE LANDS SHOWN ON THIS PLAT. THE PUBLIC DRAINAGE EASEMENTS, THROUGH AND OVER THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING CONVEYANCE WHICH SHALL RUN IN WITH THE LAND: (1) THE PUBLIC DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS DISCHARGE INTO SAID LAKES AND FILTRATION SYSTEMS, WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHT-OF-WAYS HEREBY DEDICATED, TOGETHER WITH ALL SOIL NUTRIENTS, CHEMICALS, AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID RIGHT-OF-WAYS, FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEMS WITHOUT ANY LIABILITY WHATSOEVER ON THE PLAT OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, INJURIES OR LOSSES 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 FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY ABUTTING PROPERTY OWNERS. THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS, OR ANY OTHER SUBSTANCE OR THING THAT MAY EVEN BE OR COME WITHIN SAID LAKES AND FILTRATION SYSTEMS, WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR THE MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL, OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE DAYBREAK WOODS HOMEOWNERS ASSOCIATION OF JACKSONVILLE, INC.; (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 DEVELOPERS OR ANY PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND FILTRATION SYSTEMS; AND THAT WHICH RETAINS IT, TO AFFECT ADEQUATE DRAINAGE INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. THE UNDERSIGNED OWNER AND/OR DEVELOPER OF THE LANDS DESCRIBED AND CAPTIONED HEREIN, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY, OR PREPAY DAMAGE OR ANY OTHER DAMAGE ARISING FROM, OR OUT OF ANY OCCURRENCE IN, UPON, AT, OR ACT OF OMISSION OF THE UNDERSIGNED OWNER, THEIR AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES, OR CONCESSIONAIRES WITHIN THE LANDS DESCRIBED AND CAPTIONED HEREIN. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNED OF THE UNDERSIGNED OWNERS, AND SHALL BE SUBJECT TO IT. THOSE EASEMENTS DESIGNATED AS "JEA E.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. THOSE EASEMENTS DESIGNATED AS "JEA E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS THEREOF, M.L. PROPERTIES L.L.C., AN ILLINOIS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 21 DAY OF May A.D., 2003.

James T. Pearce
JAMES T. PEARCE, MANAGER OF M.L. PROPERTIES L.L.C., AN ILLINOIS CORPORATION.

David L. Flood
WITNESS
(CORPORATE SEAL)

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF May A.D., 2003 BY

James T. Pearce
TO ME, WELL KNOWN AND NO OATH WAS ADMINISTERED.

Mary S. Godwin
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Mary S. Godwin
NOTARY (PLEASE PRINT)

June 30, 2003
MY COMMISSION EXPIRES
CC 851060
COMMISSION NUMBER

MARY S. GODWIN
NOTARY PUBLIC-STATE OF FLORIDA
MY COMMISSION EXPIRES JUNE 30, 2003
COMM NO. CC851060

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT FIRST NATIONAL BANK, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FORGOING 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 FLORIDA CORPORATION, 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 21st DAY OF June A.D., 2003.

Robert K. Beatty
ROBERT K. BEATTY
SENIOR VICE PRESIDENT (BANK SEAL)

Sharon C. Duncan
WITNESS
Sharon C. Duncan
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF April 2003 A.D., 2003 BY ROBERT K. BEATTY, SENIOR VICE PRESIDENT OF FIRST NATIONAL BANK, A FLORIDA CORPORATION, PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

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

9-2003
MY COMMISSION EXPIRES
CC872173
COMMISSION NUMBER

Erica E. VanZant
MY COMMISSION # CC872173 EXPIRES
September 20, 2003
BONDED THROUGH TROY FARM INSURANCE, INC.

PREPARED BY
CHARLES BASSETT & ASSOCIATES, INC.
200 CENTURY 21 DRIVE JACKSONVILLE, FLORIDA 32216
PHONE NO. (904) 724 - 4433

DAYBREAK WOODS PHASE II

PLAT BOOK 56 PAGE 14A
SHEET 2 OF 5 SHEETS

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

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.

Ann Westhead
DIRECTOR OF PUBLIC WORKS

5-9-2003
DATE

CLERK'S CERTIFICATE #2003150985

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 56 PAGES 14-14D OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 14th DAY OF May A.D., 2003.

Jim Fuller
JIM FULLER, CLERK OF THE CIRCUIT COURT

C. J. P.
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 6th DAY OF May A.D., 2003.

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

SURVEYOR'S CERTIFICATE

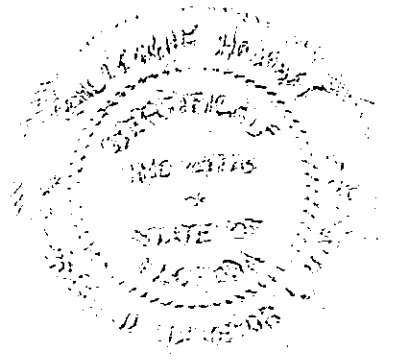
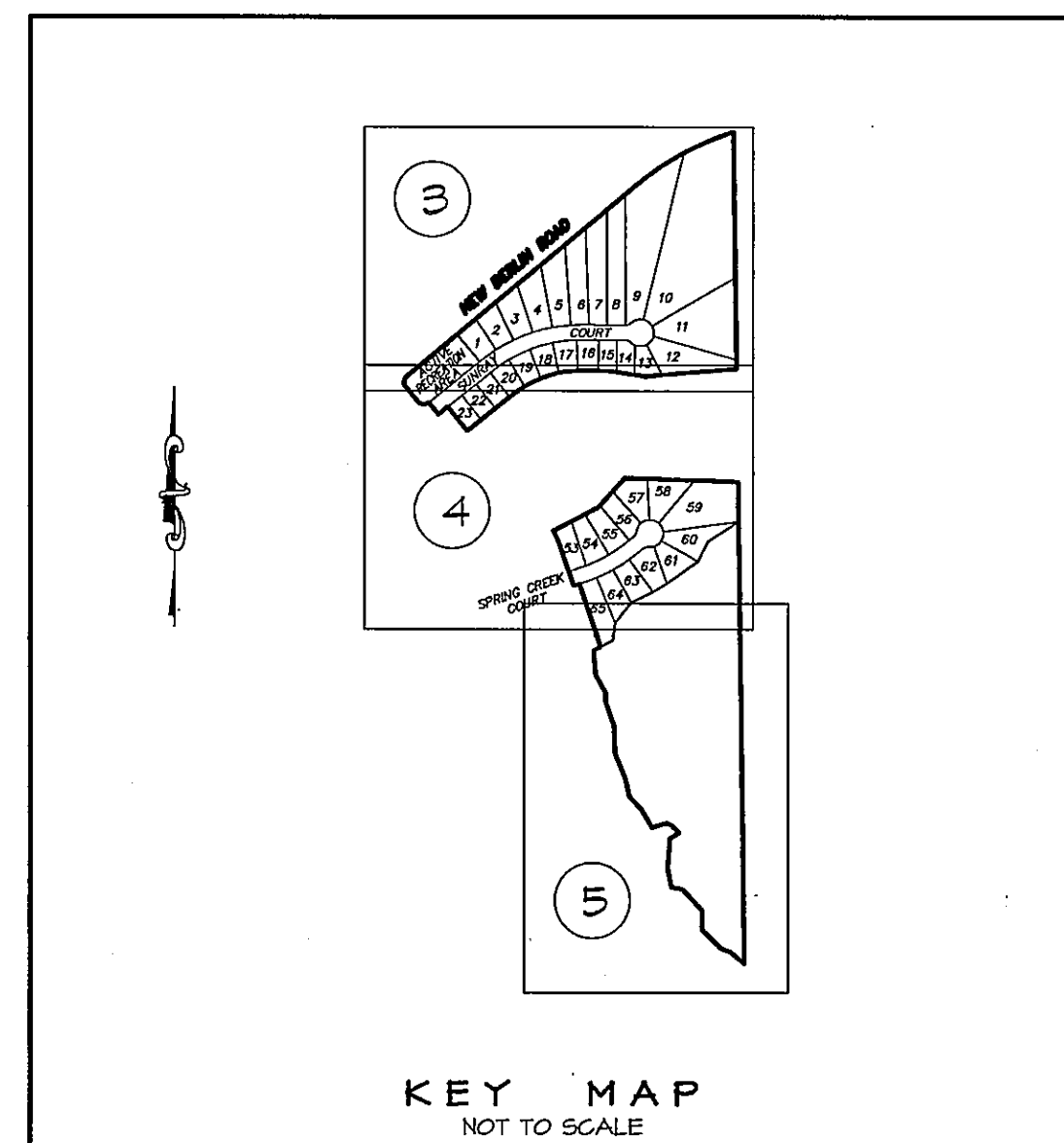
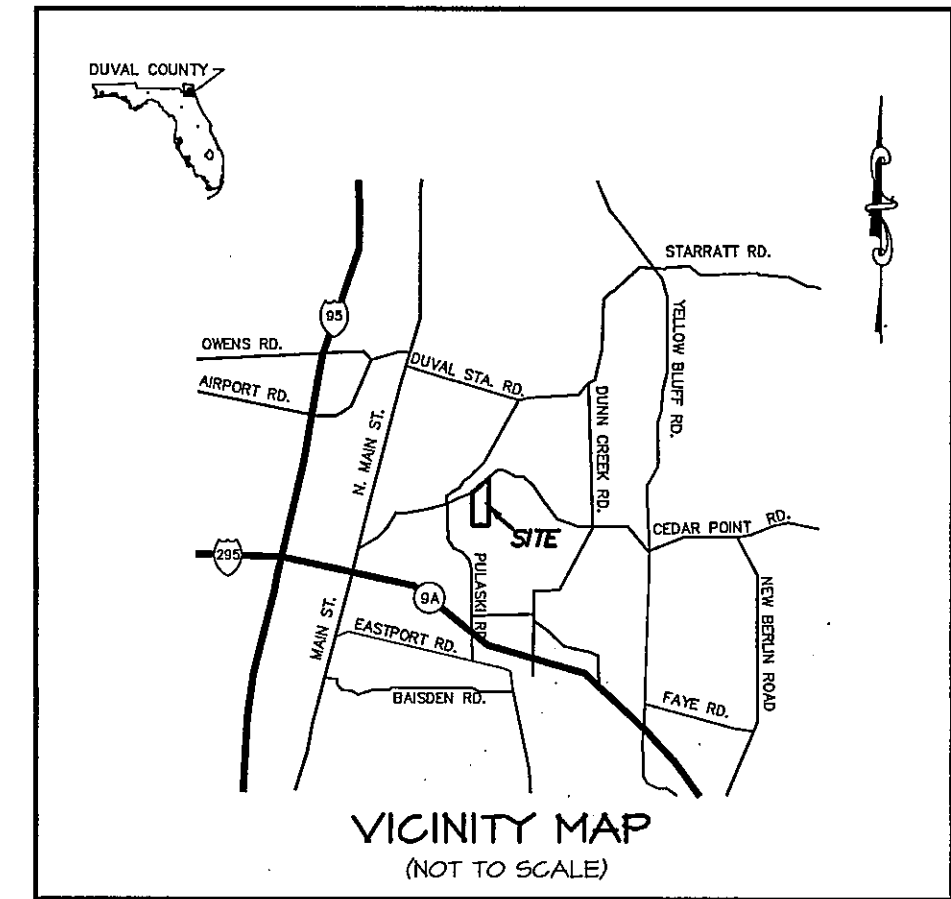
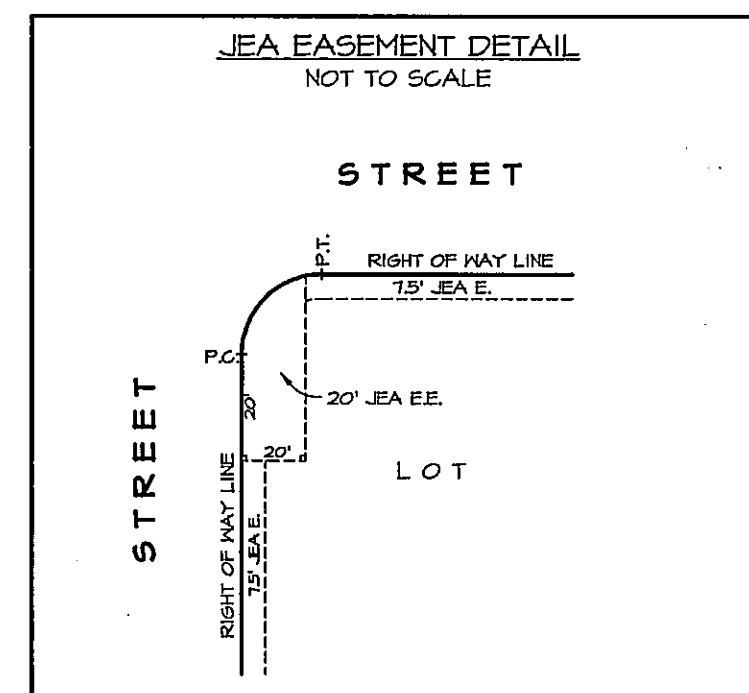
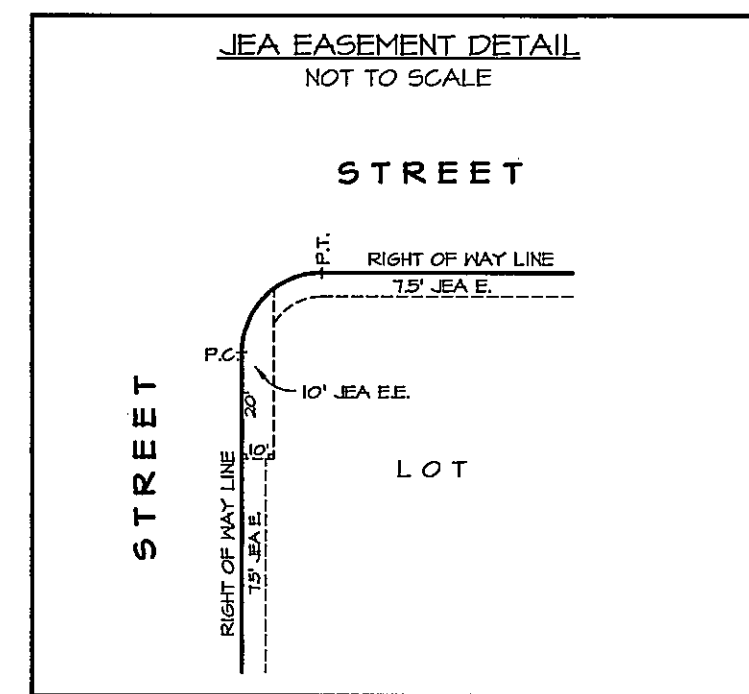
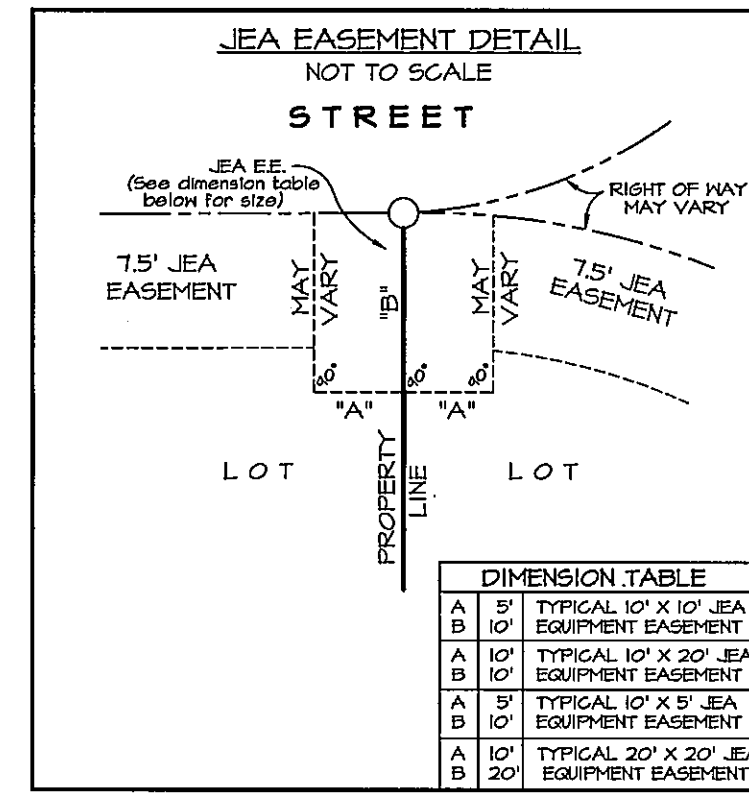
THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 14 DAY OF APRIL A.D., 2003.

Gil Howatt
GIL HOWATT
FLORIDA REGISTERED LAND SURVEYOR, NO. 4718

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES; JEA CONTROL STATION NAME USED FOR THIS SURVEY IS; JEA-105. COORDINATES SHOWN HEREON NAD 83/90, FLORIDA EAST.
2. 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.
3. 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.
4. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
5. "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.
6. "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.
7. (100.00') DENOTES DISTANCE TO EASEMENTS OR VEGETATED NATURAL BUFFERS.
8. THE LANDS DESCRIBED HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120077, PANEL NUMBER 00157, SUFFIX "E".



PREPARED BY
CHARLES BASSETT & ASSOCIATES, INC.
200 CENTURY 21 DRIVE JACKSONVILLE, FLORIDA 32216
PHONE NO. (904) 724 - 9433

DAYBREAK WOODS PHASE II

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

PLAT BOOK 56 PAGE 14B

SHEET 3 OF 5 SHEETS

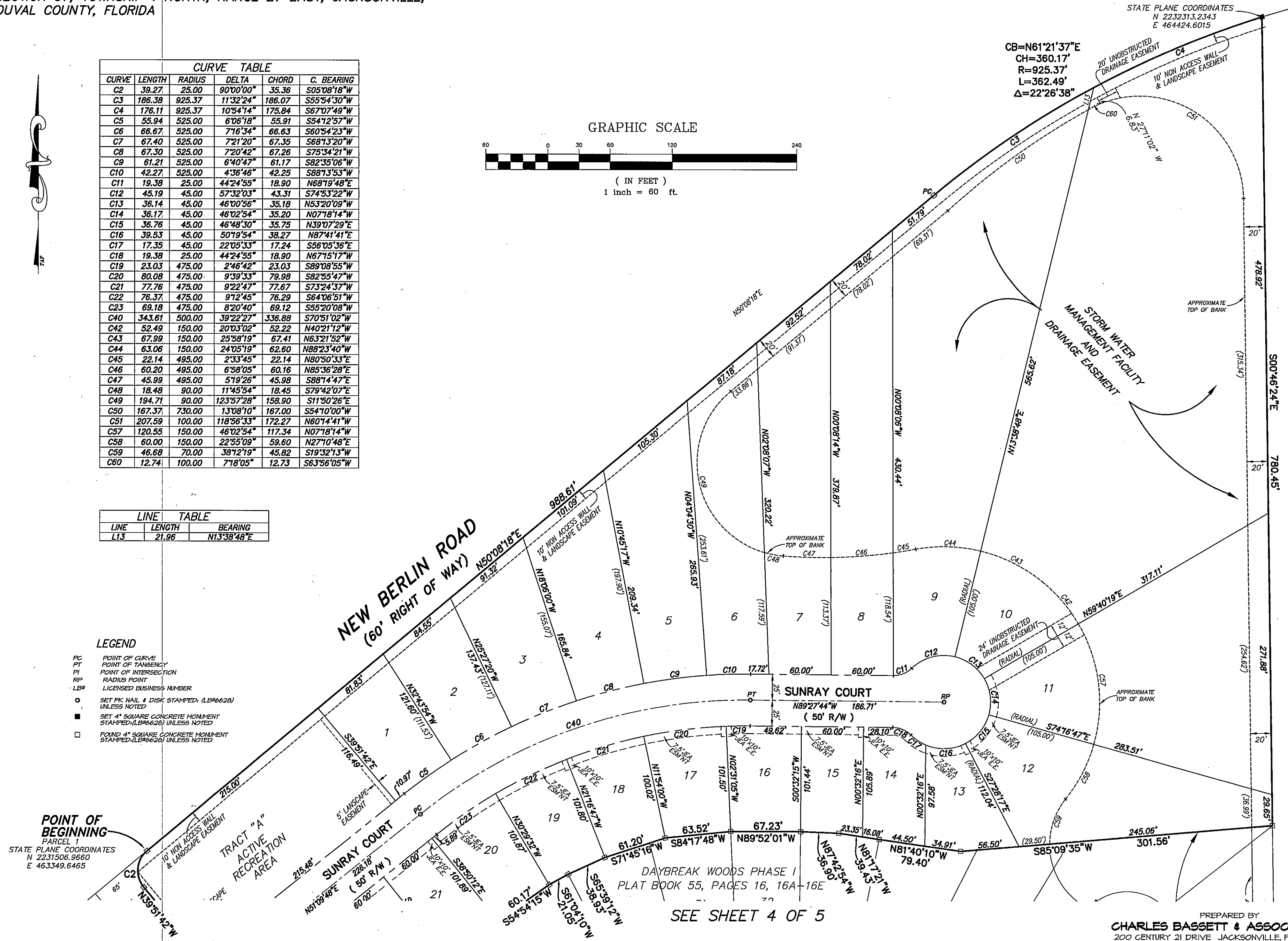
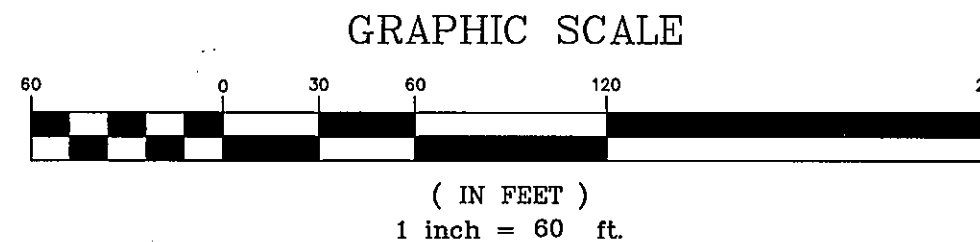
(SEE SHEET 2 FOR GENERAL NOTES)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	C. BEARING
C2	39.27	25.00	90°00'00"	35.36	S05°08'18"W
C3	186.38	925.37	11°32'24"	186.07	S55°54'30"W
C4	176.11	925.37	10°54'14"	175.84	S67°07'49"W
C5	55.94	525.00	6°06'18"	55.91	S54°12'57"W
C6	66.67	525.00	7°16'34"	66.63	S60°54'23"W
C7	67.40	525.00	7°21'20"	67.35	S68°13'20"W
C8	67.30	525.00	7°20'42"	67.26	S75°34'21"W
C9	61.21	525.00	6°40'47"	61.17	S82°35'06"W
C10	42.27	525.00	4°36'46"	42.25	S88°13'53"W
C11	19.38	25.00	44°24'55"	18.90	N68°19'48"E
C12	45.19	45.00	57°32'03"	43.31	S74°53'22"W
C13	36.14	45.00	46°00'56"	35.18	N53°20'09"W
C14	36.17	45.00	46°02'54"	35.20	N07°18'14"W
C15	36.76	45.00	46°48'30"	35.75	N39°07'29"E
C16	39.53	45.00	50°19'54"	38.27	N87°41'41"E
C17	17.35	45.00	22°05'33"	17.24	S56°05'36"E
C18	19.38	25.00	44°24'55"	18.90	N67°15'17"W
C19	23.03	475.00	2°46'42"	23.03	S89°08'55"W
C20	80.08	475.00	9°39'33"	79.98	S82°55'47"W
C21	77.76	475.00	9°22'47"	77.67	S73°24'37"W
C22	76.37	475.00	9°12'45"	76.29	S64°06'51"W
C23	69.18	475.00	8°20'40"	69.12	S55°20'08"W
C40	343.61	500.00	39°22'27"	336.88	S70°51'02"W
C42	52.49	150.00	20°03'02"	52.22	N40°21'12"W
C43	67.99	150.00	25°58'19"	67.41	N63°21'52"W
C44	63.06	150.00	24°05'19"	62.60	N88°23'40"W
C45	22.14	495.00	2°33'45"	22.14	N80°50'33"E
C46	60.20	495.00	6°58'05"	60.16	N85°36'28"E
C47	45.99	495.00	5°19'26"	45.98	S88°14'47"E
C48	18.48	90.00	11°45'54"	18.45	S79°42'07"E
C49	194.71	90.00	123°57'28"	158.90	S11°50'26"E
C50	167.37	730.00	13°08'10"	167.00	S54°10'00"W
C51	207.59	100.00	118°56'33"	172.27	N60°14'41"W
C57	120.55	150.00	46°02'54"	117.34	N07°18'14"W
C58	60.00	150.00	22°55'09"	59.60	N27°10'48"E
C59	46.68	70.00	38°12'19"	45.82	S19°32'13"W
C60	12.74	100.00	7°18'05"	12.73	S63°56'05"W

LINE TABLE		
LINE	LENGTH	BEARING
L13	21.96	N13°38'48"E

LEGEND

- PC POINT OF CURVE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- RP RADIUS POINT
- LB# LICENSED BUSINESS NUMBER
- SET PK NAIL & DISK STAMPED (LB#6622) UNLESS NOTED
- SET 4" SQUARE CONCRETE MONUMENT STAMPED (LB#6622) UNLESS NOTED
- FOUND 4" SQUARE CONCRETE MONUMENT STAMPED (LB#6622) UNLESS NOTED



SEE SHEET 4 OF 5

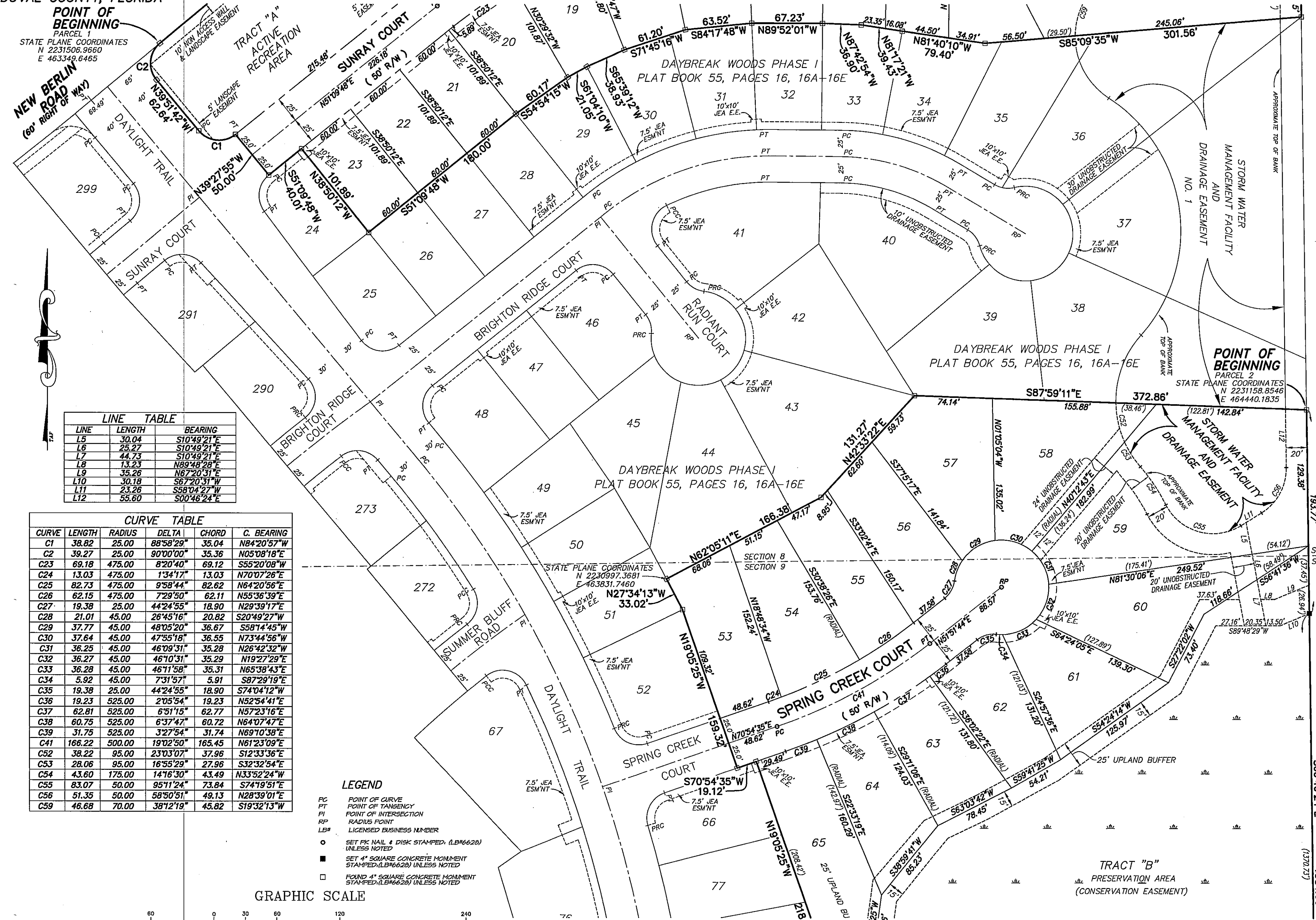
PREPARED BY
CHARLES BASSETT & ASSOCIATES, INC.
 200 CENTURY 21 DRIVE JACKSONVILLE, FLORIDA 32216
 PHONE NO. (904) 724 - 9433

DAYBREAK WOODS PHASE II

(SEE SHEET 2 FOR GENERAL NOTES)

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

SEE SHEET 3 OF 5



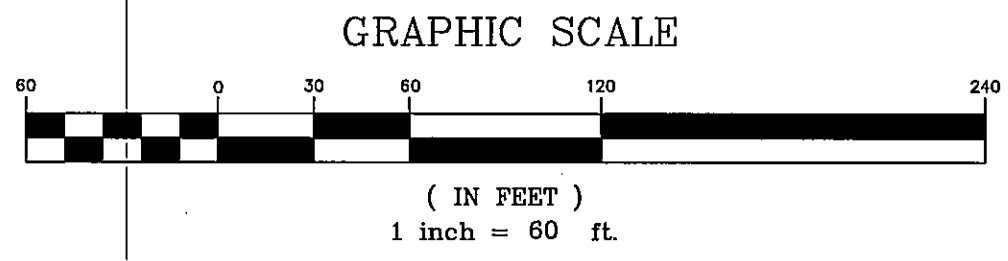
LINE TABLE

LINE	LENGTH	BEARING
L5	30.04	S10°49'21"E
L6	25.27	S10°49'21"E
L7	44.73	S10°49'21"E
L8	13.23	N89°48'28"E
L9	35.26	N87°20'31"E
L10	30.18	S67°20'31"W
L11	23.26	S58°04'27"W
L12	55.60	S00°46'24"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	C. BEARING
C1	38.82	25.00	88°58'29"	35.04	N84°20'57"W
C2	39.27	25.00	90°00'00"	35.36	N05°08'18"E
C23	69.18	475.00	8°20'40"	69.12	S55°20'08"W
C24	13.03	475.00	1°34'17"	13.03	N70°07'26"E
C25	82.73	475.00	9°58'44"	82.62	N84°20'56"E
C26	62.15	475.00	7°29'50"	62.11	N55°36'39"E
C27	19.38	25.00	44°24'55"	18.90	N29°39'17"E
C28	21.01	45.00	26°45'16"	20.82	S20°49'27"W
C29	37.77	45.00	48°05'20"	36.67	S58°14'45"W
C30	37.64	45.00	47°55'18"	36.55	N73°44'56"W
C31	36.25	45.00	46°09'31"	35.28	N26°42'32"W
C32	36.27	45.00	46°10'31"	35.29	N19°27'29"E
C33	36.28	45.00	46°11'58"	35.31	N65°38'43"E
C34	5.92	45.00	7°31'57"	5.91	S87°29'19"E
C35	19.38	25.00	44°24'55"	18.90	S74°04'12"W
C36	19.23	525.00	2°05'54"	19.23	N52°54'41"E
C37	62.81	525.00	6°51'15"	62.77	N57°23'16"E
C38	60.75	525.00	6°37'47"	60.72	N64°07'47"E
C39	31.75	525.00	3°27'54"	31.74	N69°10'38"E
C41	166.22	500.00	19°02'50"	165.45	N61°23'09"E
C52	38.22	95.00	23°03'07"	37.96	S12°33'36"E
C53	28.06	95.00	16°55'29"	27.96	S32°32'54"E
C54	43.60	175.00	14°16'30"	43.49	N33°52'24"W
C55	83.07	50.00	95°11'24"	73.84	S74°19'51"E
C56	51.35	50.00	58°50'51"	49.13	N28°39'01"E
C59	46.68	70.00	38°12'19"	45.82	S19°32'13"W

- LEGEND**
- PC POINT OF CURVE
 - PT POINT OF TANGENCY
 - PI POINT OF INTERSECTION
 - RP RADIUS POINT
 - LB# LICENSED BUSINESS NUMBER
 - SET 3/8" NAIL & DISK STAMPED (LB#6620) UNLESS NOTED
 - SET 4" SQUARE CONCRETE MONUMENT STAMPED (LB#6620) UNLESS NOTED
 - FOUND 4" SQUARE CONCRETE MONUMENT STAMPED (LB#6620) UNLESS NOTED

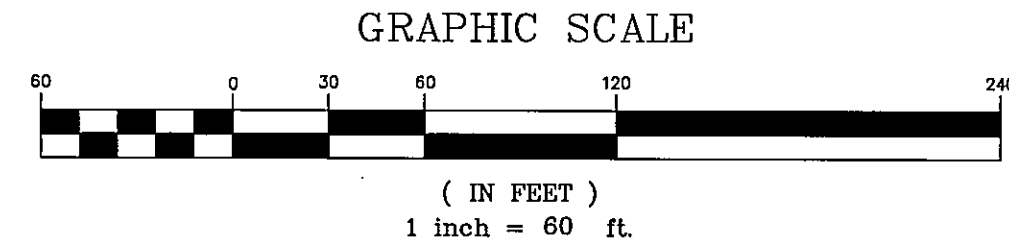


SEE SHEET 5 OF 5

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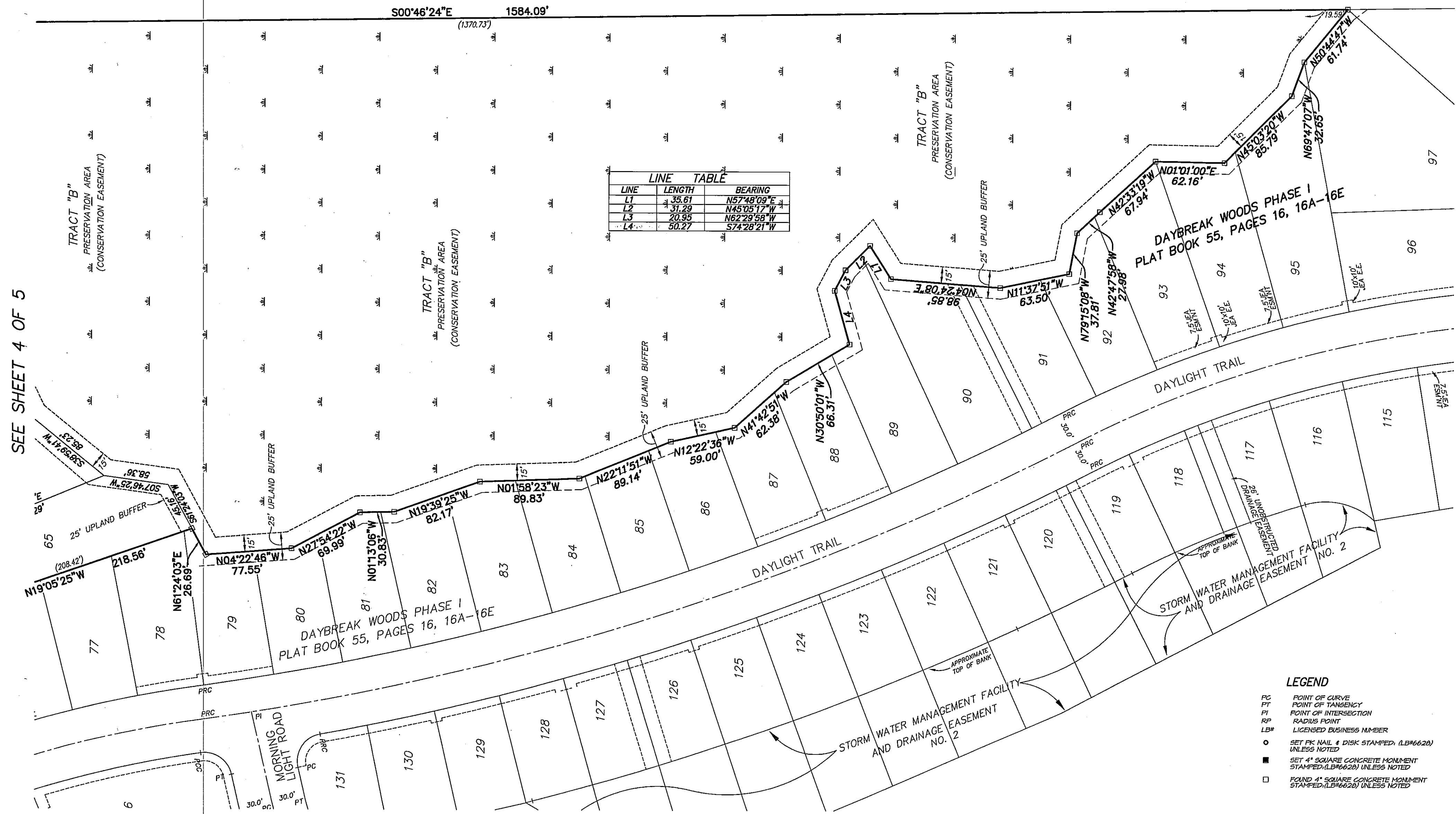
DAYBREAK WOODS PHASE II

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



UNPLATTED AREA SECTION 9, WITHIN SECTION 37

UNPLATTED AREA SECTION 9, WITHIN SECTION 37



LINE	LENGTH	BEARING
L1	35.61	N57°48'09"E
L2	31.29	N45°05'17"W
L3	20.95	N62°29'58"W
L4	50.27	S74°28'21"W

SEE SHEET 4 OF 5

LEGEND

- PC POINT OF CURVE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- RP RADIUS POINT
- LB# LICENSED BUSINESS NUMBER
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