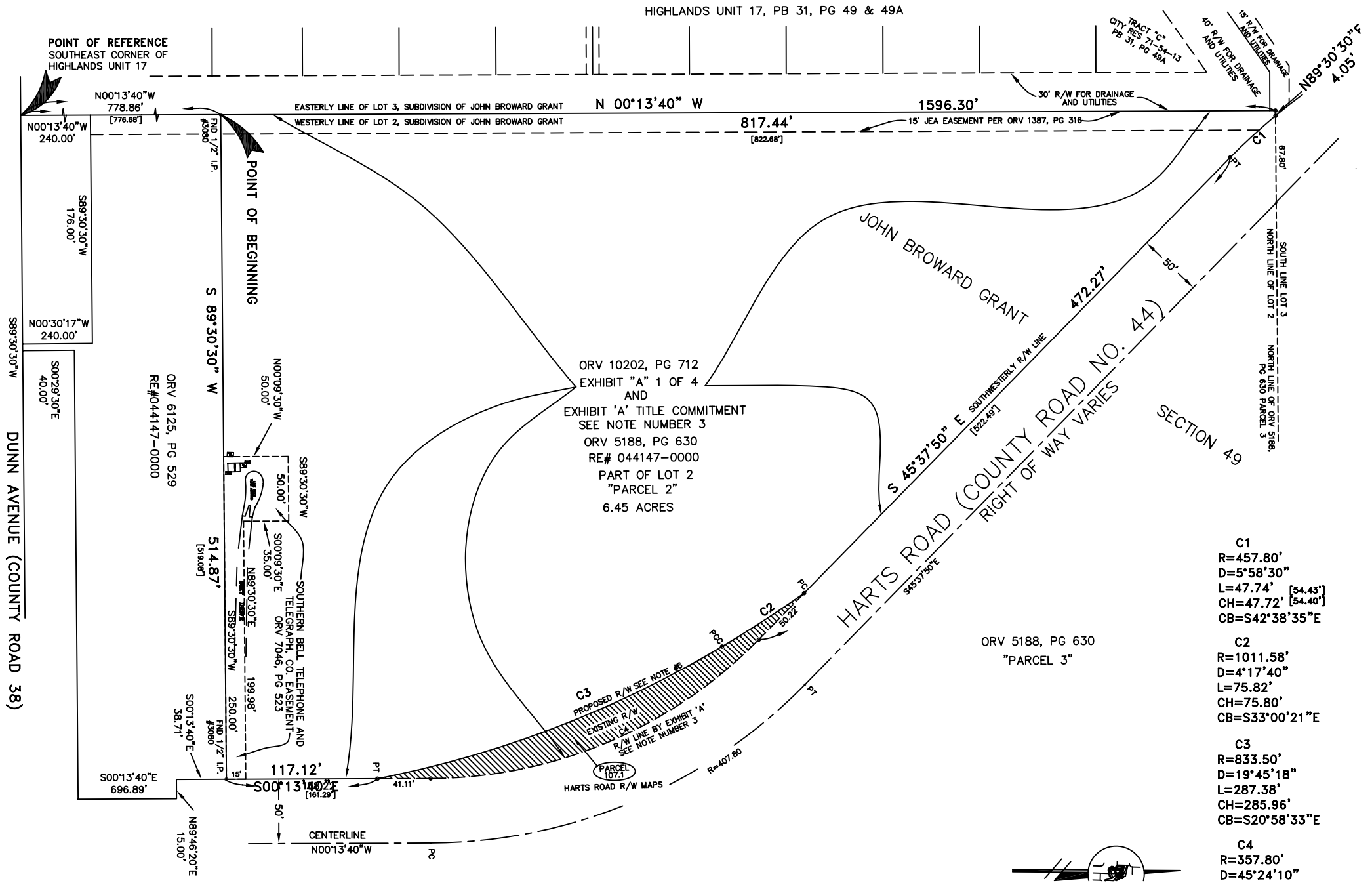
HIGHLANDS UNIT 17, PB 31, PG 49 & 49A
POINT OF REFERENCE
SOUTHEAST CORNER OF HIGHLANDS UNIT 17
N00°13'40"W 778.86' [776.68']
N00°13'40"W 240.00'
S89°30'30"W 176.00'
N00°30'17"W 240.00'
S89°30'30"W
S00°29'30"E 40.00'
DUNN AVENUE (COUNTY ROAD 38)
S00°13'40"E 696.89'
N89°46'20"E 15.00'
S00°13'40"E 38.71'
FND 1/2" I.P. #3080
POINT OF BEGINNING
S 89°30'30" W
514.87' [519.08']
ORV 6125, PG 529
RE#044147-0000
N00°09'30"W 50.00'
S89°30'30"W 50.00'
S00°09'30"E 35.00'
N89°30'30"E
S89°30'30"W 199.98'
250.00'
SOUTHERN BELL TELEPHONE AND TELEGRAPH, CO. EASEMENT ORV 7046, PG 523
15'
117.12'
S00°13'40"E [161.29']
50'
CENTERLINE N00°13'40"W
EASTERLY LINE OF LOT 3, SUBDIVISION OF JOHN BROWARD GRANT
WESTERLY LINE OF LOT 2, SUBDIVISION OF JOHN BROWARD GRANT
N 00°13'40" W 1596.30'
817.44' [822.68']
30' R/W FOR DRAINAGE AND UTILITIES
15' JEA EASEMENT PER ORV 1387, PG 316
CITY TRACT "C" RES 71-54-13 PB 31, PG 49A
40' R/W FOR DRAINAGE AND UTILITIES
15' R/W FOR DRAINAGE AND UTILITIES
N89°30'30"E 4.05'
C1
67.80'
PT
JOHN BROWARD GRANT
472.27'
50'
S 45°37'50" E SOUTHWESTERLY R/W LINE [522.49']
SOUTH LINE LOT 3
NORTH LINE OF LOT 2
NORTH LINE OF ORV 5188, PG 630 PARCEL 3
SECTION 49
HARTS ROAD (COUNTY ROAD NO. 44)
RIGHT OF WAY VARIES
S45°37'50"E
ORV 10202, PG 712
EXHIBIT "A" 1 OF 4
AND
EXHIBIT 'A' TITLE COMMITMENT
SEE NOTE NUMBER 3
ORV 5188, PG 630
RE# 044147-0000
PART OF LOT 2
"PARCEL 2"
6.45 ACRES
ORV 5188, PG 630
"PARCEL 3"
C2
50.22'
PCC
PT
C3
PROPOSED R/W SEE NOTE #6
EXISTING R/W
C4
R/W LINE BY EXHIBIT 'A'
SEE NOTE NUMBER 3
PARCEL 107.1
HARTS ROAD R/W MAPS
41.11'
R=407.80
PC
C1
R=457.80'
D=5°58'30"
L=47.74' [54.43']
CH=47.72' [54.40']
CB=S42°38'35"E
C2
R=1011.58'
D=4°17'40"
L=75.82'
CH=75.80'
CB=S33°00'21"E
C3
R=833.50'
D=19°45'18"
L=287.38'
CH=285.96'
CB=S20°58'33"E
C4
R=357.80'
D=45°24'10"