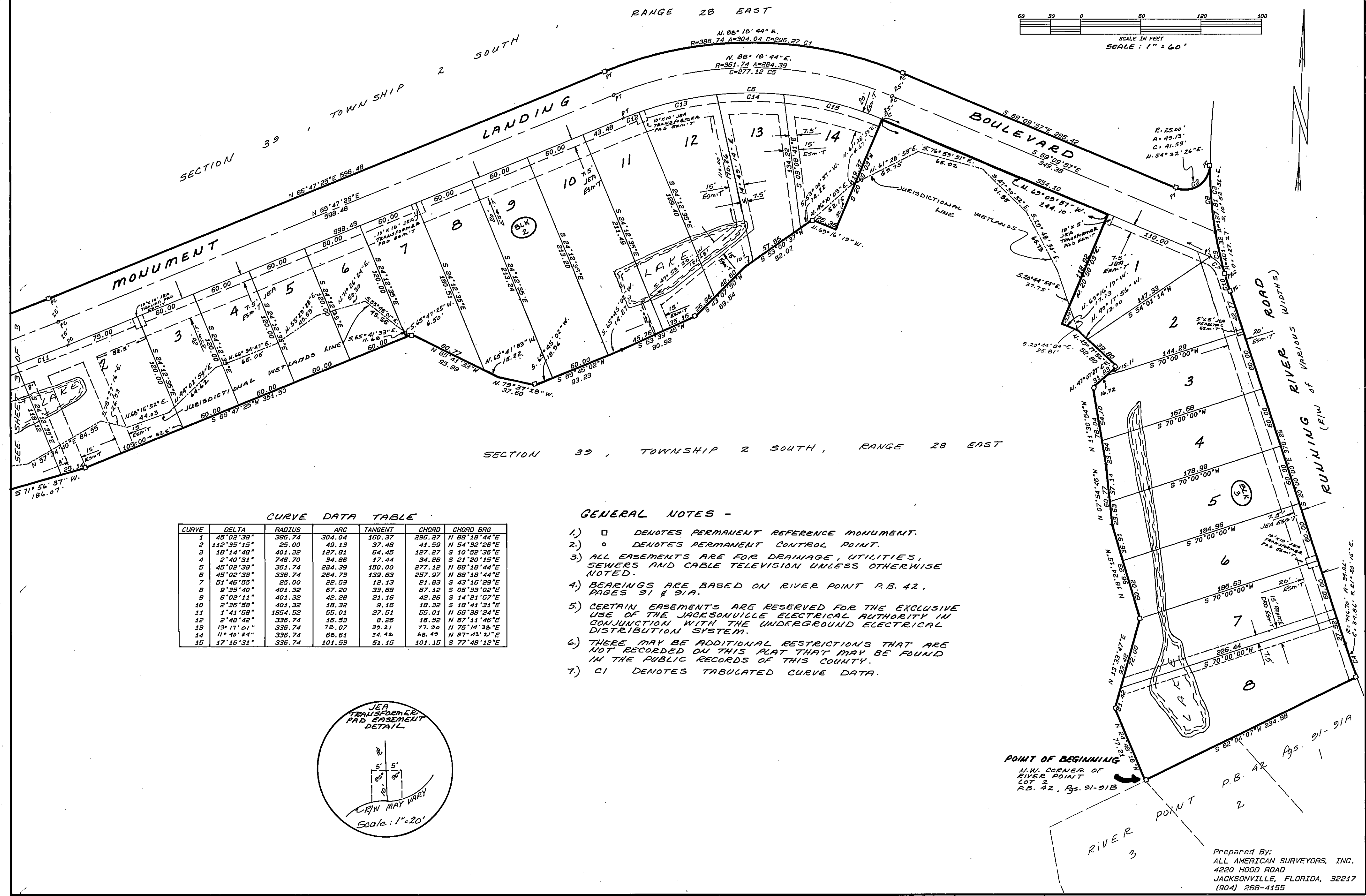


MONUMENT LANDING

A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 39, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

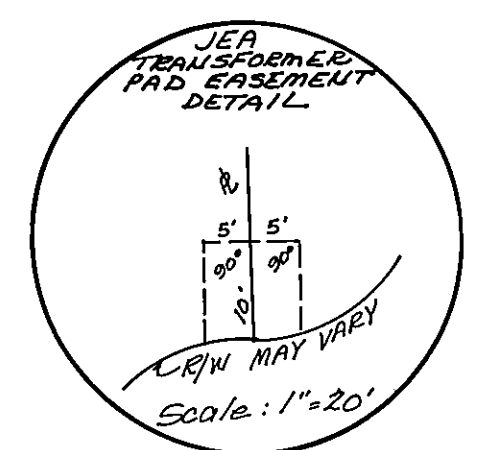


CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	45°02'38"	386.74	304.04	160.37	296.27	N 88°18'44"E
2	112°35'15"	25.00	49.13	37.48	41.59	N 54°32'26"E
3	18°14'48"	401.32	127.81	64.45	127.27	S 10°52'36"E
4	2°40'31"	746.70	34.86	17.44	34.86	S 21°20'15"E
5	45°02'38"	361.74	284.39	150.00	277.12	N 88°18'44"E
6	45°02'38"	336.74	264.73	139.63	237.97	N 88°18'44"E
7	51°46'55"	25.00	22.59	12.13	21.63	S 43°16'29"E
8	9°35'40"	401.32	67.20	33.68	67.12	S 06°33'02"E
9	6°02'11"	401.32	42.28	21.16	42.26	S 14°21'57"E
10	2°36'58"	401.32	18.32	9.16	18.32	S 18°41'31"E
11	1°41'59"	1854.52	55.01	27.51	55.01	N 66°38'24"E
12	2°48'42"	336.74	16.53	8.26	16.52	N 67°11'46"E
13	13°17'01"	336.74	78.07	39.21	77.90	N 75°14'36"E
14	11°40'24"	336.74	68.61	34.42	68.49	N 87°43'21"E
15	17°16'31"	336.74	101.53	51.15	101.15	S 77°48'12"E

GENERAL NOTES -

- 1) □ DENOTES PERMANENT REFERENCE MONUMENT.
- 2) ○ DENOTES PERMANENT CONTROL POINT.
- 3) ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, SEWERS AND CABLE TELEVISION UNLESS OTHERWISE NOTED.
- 4) BEARINGS ARE BASED ON RIVER POINT P.B. 42, PAGES 91 & 91A.
- 5) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRICAL AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 6) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 7) CI DENOTES TABULATED CURVE DATA.

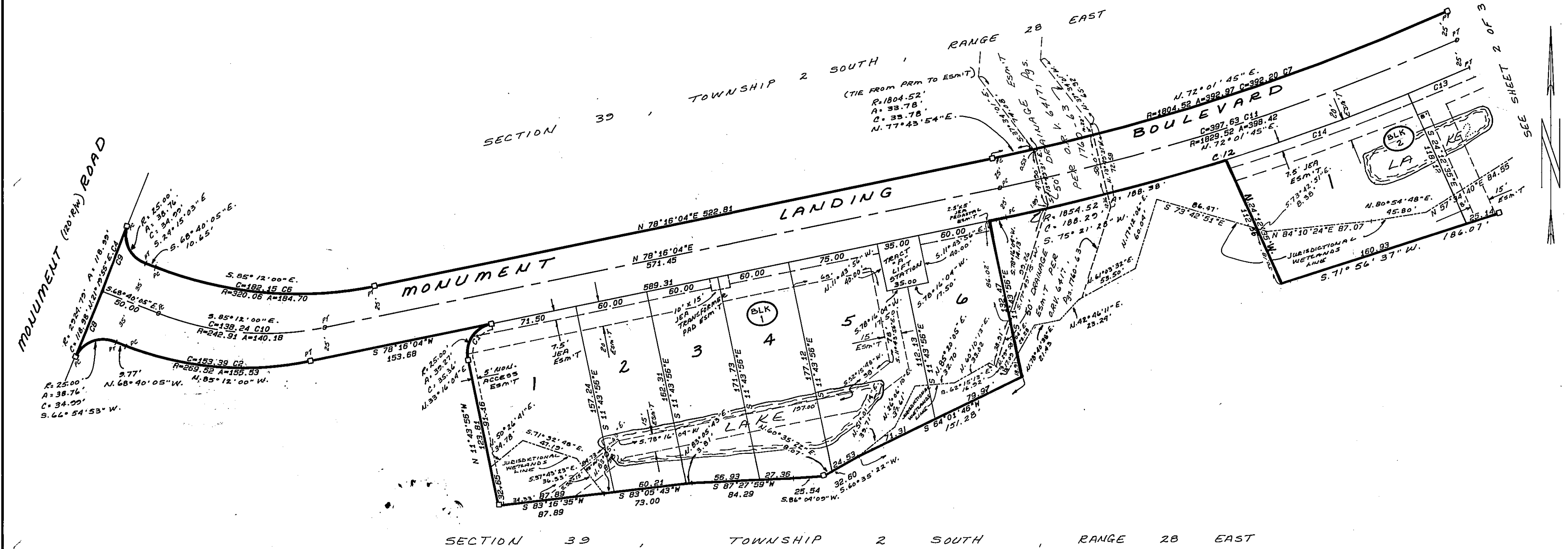
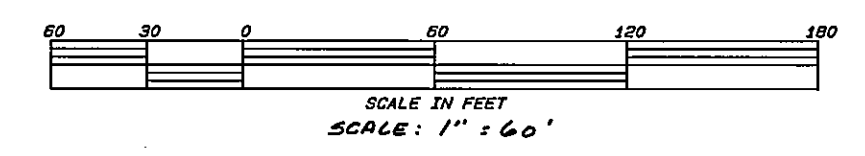


POINT OF BEGINNING
N.W. CORNER OF RIVER POINT LOT 2 P.B. 42, Pgs. 91-91B

Prepared By:
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MONUMENT LANDING

A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 39, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	90°00'00"	25.00	39.27	25.00	35.36	N 33°16'04"E
2	33°03'51"	269.52	155.53	80.00	153.39	N 85°12'00"W
3	88°50'04"	25.00	38.76	24.50	34.99	S 66°54'53"W
4	2°19'52"	2924.79	118.99	59.50	118.99	N 21°19'52"E
5	88°50'04"	25.00	38.76	24.50	34.99	S 24°15'03"E
6	33°03'51"	320.06	184.70	95.00	182.15	S 85°12'00"E
7	12°28'39"	1804.52	392.97	197.27	392.20	N 72°01'45"E
8	1°09'56"	2924.79	59.50	29.75	59.49	N 21°54'53"E
9	1°09'56"	2924.79	59.50	29.75	59.49	N 20°44'57"E
10	33°03'51"	242.91	140.18	72.10	138.24	S 85°12'00"E
11	12°28'39"	1829.52	398.42	200.00	397.63	N 72°01'45"E
12	12°28'39"	1854.52	403.86	202.73	403.06	N 72°01'45"E
13	1°41'58"	1854.52	55.01	27.51	55.01	S 66°38'24"W
14	4°57'29"	1854.52	160.48	80.29	160.43	S 69°58'09"W