

# Hibernia Oaks Unit Two

CLAY COUNTY, FLORIDA

BEING A REPLAT OF A PORTION OF LOT 13, ACCORDING TO THE MAP OF THE ESTATE OF L.I. FLEMING, RECORDED IN PLAT BOOK 1, PAGE 2 OF CLAY COUNTY, FLORIDA AND ALL LYING WITHIN SECTION 37, TOWNSHIP 5 SOUTH, RANGE 26 EAST.

PLAT BOOK 24 PAGE 53

SHEET 1 OF 2 SHEETS.  
TYPE 1 SUBDIVISION

**CAPTION**

A portion of Lot 13, according to the map of the Estate of L.I. Fleming, recorded in Plat Book 1, Page 2 of the Public Records of Clay County, Florida and being more particularly described as follows: BEGIN at the Northwest corner of Lot 6, Hibernia Oaks Unit One, as recorded in Plat Book 24, Pages 1 and 2 of said Public Records; thence Southerly and Westerly along the Westerly boundary of said Hibernia Oaks Unit One, run the following eight (8) courses and distances: Course 1 - South 03°08'46" West, 137.67 feet; Course 2 - South 10°37'35" East, 52.18 feet; Course 3 - South 03°10'31" West, 126.73 feet; Course 4 - North 84°42'44" West, 172.27 feet; Course 5 - North 83°44'45" West, 257.03 feet; Course 6 - South 72°15'19" West, 91.87 feet; Course 7 - South 41°44'27" West, 128.60 feet; Course 8 - South 03°10'31" West, 240.00 feet to a point situate in the South line of said Lot 13; thence North 86°49'29" West, along last said line, 399.95 feet to the Southwest corner of said Lot 13; thence North 03°54'31" East, along the West line of said Lot 13, a distance of 667.84 feet to the Southwest corner of those certain lands described in Official Records Book 508, Page 572 of said Public Records; thence South 86°51'14" East, along the South line of last mentioned lands and along the South boundary of Magestic Oaks, as recorded in Plat Book 21, Pages 24 and 25 of said Public Records, 973.68 feet to the POINT OF BEGINNING.

Containing 10.3379 acres, more or less.

This is to certify that Hibernia Oaks Joint Venture, a Florida general partnership, owner of the lands described in the caption herein known as Hibernia Oaks Unit Two, having caused the same to be surveyed and subdivided; that Sun Bank/North Florida, N.A., a National Banking Association, is the holder of Mortgage and Security Agreement recorded in Official Records Book 1878 Page 346, public records of Clay County, Florida, as modified by Mortgage Modification Agreement and notice of Future Advances, Official Records Book 1889, Page 1424, said public records collectively the "Mortgage", and of that certain UCC-1 Financing Statement recorded in Official Records Book 1878 Page 346; and that this plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All lanes, courts, trails, streets, easements for drainage, utilities and sewer, unobstructed easements, and non-access easements as shown hereon are hereby irrevocably and without reservation dedicated to Clay County, its successors and assigns. The drainage easement through and over the lakes and filtration systems shown on this plat are hereby irrevocably dedicated to Clay County, 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 Clay County, its successors and assigns, to discharge into said lakes and filtration systems which these easements traverse, all water which may fall or come upon all trails, courts, lanes and streets hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from trails, courts, lanes and streets, 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 part of Clay County, 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 Clay County, its successors and assigns.

The Lakes and filtration systems shown on this plat are owned in fee simple title by the abutting property owners. Clay County 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 maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting property owners.

Clay County, 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 and any other 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 effect adequate drainage including but not limited to, the right to remove any water level control structures or any part thereof. Hibernia Oaks Joint Venture, a Florida general partnership, as developer and owner of the lands described and captioned hereon, shall indemnify Clay County 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 lakes and filtration systems described above, or any part thereof, occasioned wholly or in part by any act of omission of Hibernia Oaks Joint Venture, a Florida general partnership, its agents, contractors, employees, servants, licensees or concessionaires with Hibernia Oaks Unit Two. This indemnification shall run with the land and the assigns of Hibernia Oaks Joint Venture, a Florida general partnership, and shall be subject to it.

Sun Bank/North Florida, N.A., a National Banking Association, hereby joins in this Adoption and Dedication for the sole purpose of unconditionally releasing the lien of the Mortgage and of the Security Agreement from the lands dedicated to Clay County herein, and to subordinate the lien of said Mortgage to the easements dedicated herein.

The J.E.A. easements, as shown, are dedicated to the Jacksonville Electric Authority, its successors and assigns, for use in its underground electrical distribution system. In witness whereof Hibernia Oaks Joint Venture, a Florida general partnership and Sun Bank/North Florida, N.A., a National Banking Association, have caused these presents to be executed this 8th day of October, A.D., 1991.

HIBERNIA OAKS JOINT VENTURE, a Florida General Partnership  
BY: WOOD DEVELOPMENT COMPANY OF JACKSONVILLE, a Florida Corporation, its General Partner

Witness: James Ricky Wood, its President

Witness: Peterson

Witness: Bob Alligood, General Partner

Witness: Robert W. Alexander, its V.P.

Witness: John Keene

C+R  
1452 Pp. 2088  
1402 Pp. 1072  
1313 Pp. 551

**PARTNERSHIP AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF DUVAL

Before me, the undersigned authority of the County and State aforesaid personally appeared the undersigned, James Ricky Wood, who being, by me, first duly sworn deposed and said:

1. Hibernia Oaks Joint Venture, described in the Adoption and Dedication as the lawful owner of the lands described in the Caption hereon, is a Florida General Partnership.
2. At the time of making said Adoption and Dedication, Hibernia Oaks Joint Venture was comprised of only two General Partners to wit: Bob Alligood and the Wood Development Company of Jacksonville, a Florida Corporation, of which the undersigned, James Ricky Wood, was at said time its President.

FURTHER AFFIANT SAYETH NAUGHT

James Ricky Wood  
James Ricky Wood

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed before me this 8th day of October, 1991.

Glorance E. Nooley  
Notary Public, State of Florida  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires July 11, 1992

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8th day of October, 1991 by James Ricky Wood, its President of Wood Development Company, a Florida Corporation, on behalf of the corporation as General Partner of Hibernia Oaks Joint Venture, a Florida general partnership on behalf of the partnership.

Glorance E. Nooley  
Notary Public, State of Florida at Large  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires July 11, 1992

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8th day of October, 1991 by Bob Alligood, its General Partner of Hibernia Oaks Joint Venture, a Florida general partnership on behalf of the partnership.

Glorance E. Nooley  
Notary Public, State of Florida at Large  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires July 11, 1992

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of September, 1991 by Robert W. Alexander, Vice President of Sun Bank/North Florida, N.A., a National Banking Association, on behalf of the Association.

Carlson J. Polyz  
Notary Public, State of Florida at Large  
Notary Public, State of Florida  
My Commission Expires April 11, 1993  
Bundled Copy from President P.A.

**COUNTY DEPARTMENT OF DEVELOPMENT APPROVAL**  
(ENGINEERING, PLANNING, ZONING AND BUILDING)

EXAMINED AND APPROVED THIS 16 DAY OF Dec, 1991.

James R. Weeks  
DIRECTOR OF DEVELOPMENT

**COUNTY COMMISSIONERS CERTIFICATE**

Examined and approved this 10th day of December A.D., 1991, by the Board of County Commissioners, Clay County, Florida.

Ronald L. Stotler Chairman  
John Keene Clerk of the Circuit Court

**CLERK'S CERTIFICATE**

I hereby certify that this plat has been examined and that it complies in form with Chapter No. 71-339, Laws of Florida of 1971 and is filed for record in Plat Book 24, Pages 53+54 of the Public Records of Clay County, Florida, this YTA day of JANUARY, 1992.

John Keene  
Clerk of the Circuit Court

**SURVEYORS CERTIFICATE**

This is to certify that the accompanying plat is a true and correct representation of the lands surveyed, platted and described hereon, that permanent reference monuments have been placed as shown on said plat according to Chapter No. 71-339, Laws of Florida of 1971 and that permanent control points will be set as shown on said plat in accordance with said Laws, that said survey was made under my responsible direction and supervision and that the survey data shown on said plat complies with all requirements of said Chapter.

Signed this 8th day of October A.D., 1991.

Richard A. Miller  
Richard A. Miller  
Florida Registered Land Surveyor No. 3848

**OWNER**  
Hibernia Oaks Joint Venture  
9471 Baymeadows Rd., Suite 403  
Jacksonville, FL 32256  
(904) 733-7370

**ENGINEER**  
St. Johns Engineering, Inc.  
11330-4 St. Johns Industrial Parkway N.  
Jacksonville, FL 32216  
(904) 646-4299

**SURVEYOR**  
Richard A. Miller & Associates, Inc.  
11330-4 St. Johns Industrial Parkway N.  
Jacksonville, FL 32216  
(904) 642-8337

# Hibernia Oaks Unit Two

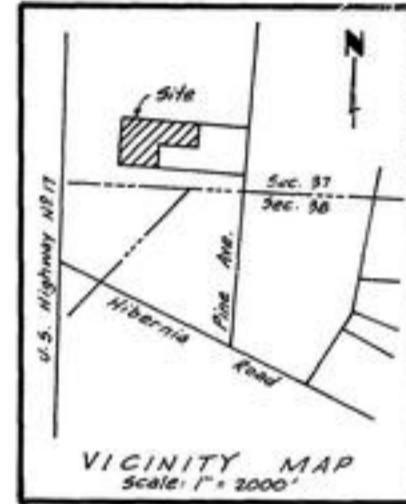
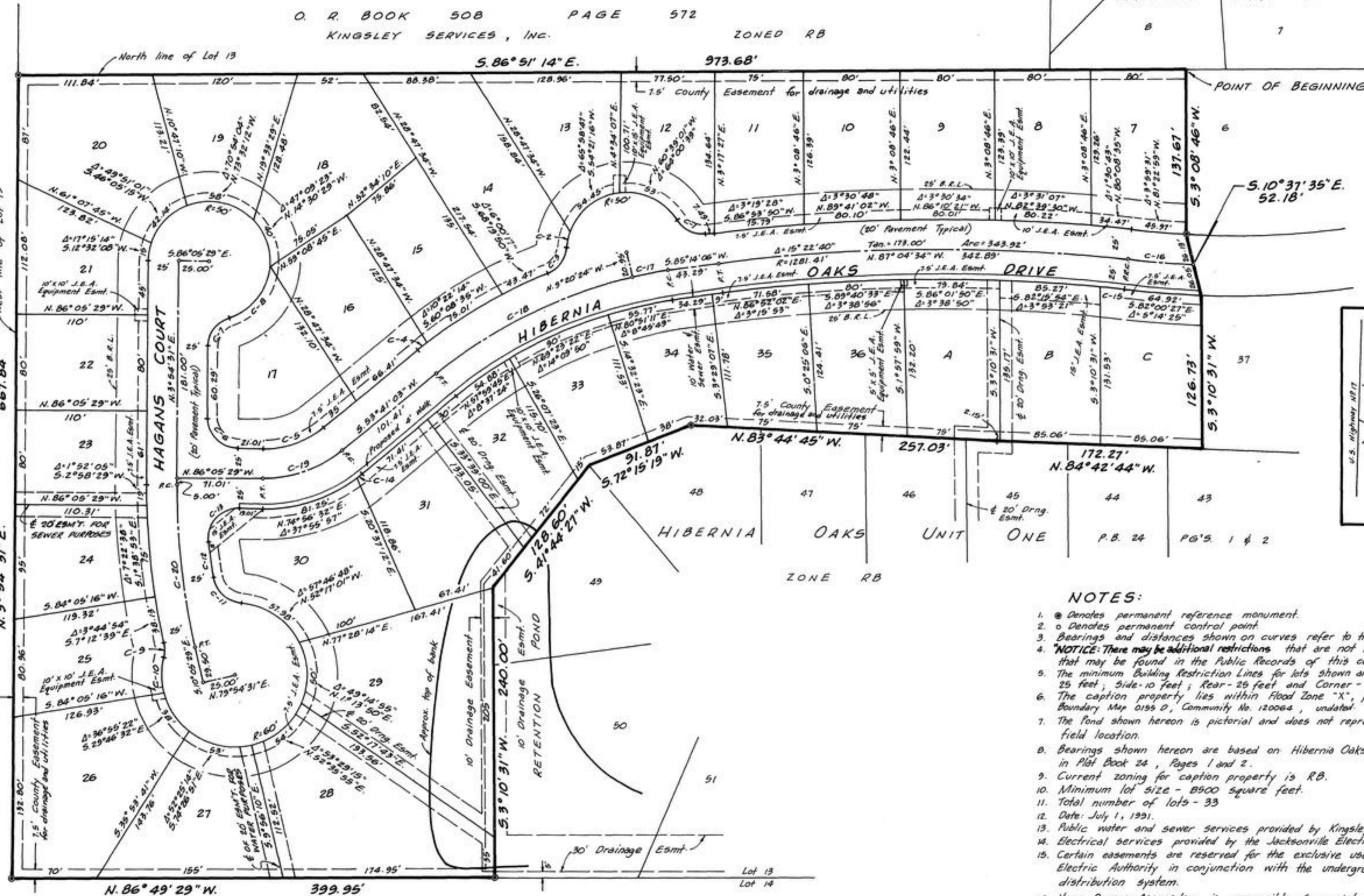
CLAY COUNTY, FLORIDA

Being a replat of a portion of lot 13, according to the Map of the Estate of L. I. Fleming, recorded in Plat Book 1, Page 2 of the Public Records of Clay County, Florida, and all lying within Section 37, Township 5 South, Range 26 East.

O. R. BOOK 508 PAGE 572  
KINGSLEY SERVICES, INC. ZONED RB



CHAMPION REALTY CORPORATION  
ZONED PUD # 288-38  
667.84' West line of Lot 13  
N. 3° 54' 31" E.



| Curve | Delta       | Radius  | Chord                    | Curve | Delta       | Radius   | Chord                    |
|-------|-------------|---------|--------------------------|-------|-------------|----------|--------------------------|
| C-1   | 66° 01' 12" | 29.00'  | N. 61° 42' 18" W. 27.28' | C-11  | 76° 50' 06" | 29.00'   | N. 42° 49' 22" W. 31.07' |
| C-2   | 12° 39' 27" | 50.00'  | S. 15° 02' 09" W. 11.02' | C-12  | 3° 09' 51"  | 532.89'  | N. 2° 45' 24" W. 29.42'  |
| C-3   | 62° 37' 33" | 25.00'  | S. 40° 01' 12" W. 25.99' | C-13  | 95° 05' 00" | 25.00'   | N. 46° 22' 01" E. 36.89' |
| C-4   | 1° 16' 25"  | 415.00' | S. 54° 19' 15" W. 9.22'  | C-14  | 2° 17' 31"  | 125.00'  | N. 54° 49' 48" E. 9.00'  |
| C-5   | 40° 13' 28" | 75.00'  | S. 73° 47' 47" W. 51.98' | C-15  | 0° 56' 00"  | 1256.41' | S. 79° 51' 14" E. 20.47' |
| C-6   | 90° 00' 00" | 25.00'  | N. 41° 05' 29" W. 39.96' |       |             |          |                          |
| C-7   | 70° 31' 44" | 25.00'  | N. 39° 10' 23" E. 28.87' |       |             |          |                          |
| C-8   | 65° 22' 02" | 50.00'  | N. 41° 45' 14" E. 54.00' |       |             |          |                          |
| C-9   | 27° 12' 01" | 25.00'  | S. 4° 30' 54" W. 11.76'  |       |             |          |                          |
| C-10  | 29° 25' 46" | 60.00'  | S. 3° 24' 02" W. 30.48'  |       |             |          |                          |

| Curve | Delta       | Radius  | Tan.   | Arc     | Chord                     |
|-------|-------------|---------|--------|---------|---------------------------|
| C-16  | 4° 38' 24"  | 685.00' | 27.75' | 95.47'  | N. 81° 42' 26" W. 95.46'  |
| C-17  | 4° 34' 30"  | 390.00' | 15.58' | 31.14'  | S. 82° 56' 51" W. 31.13'  |
| C-18  | 26° 58' 33" | 390.00' | 93.54' | 183.62' | S. 67° 10' 19" W. 181.99' |
| C-19  | 40° 13' 28" | 100.00' | 70.21' | 36.62'  | S. 73° 47' 47" W. 68.77'  |
| C-20  | 14° 00' 00" | 957.89' | 68.50' | 136.32' | S. 3° 05' 29" E. 135.98'  |

- NOTES:**
- Denotes permanent reference monument.
  - Denotes permanent control point.
  - Bearings and distances shown on curves refer to the chord.
  - NOTICE:** There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county, Florida Statutes 177.09(1).
  - The minimum Building Restriction Lines for lots shown are as follows: Front - 25 feet; Side - 10 feet; Rear - 25 feet and Corner - 25 feet.
  - The caption property lies within Flood Zone "X", per F.I.A. Flood Hazard Boundary Map 0195 D, Community No. 120064, undated.
  - The Pond shown hereon is pictorial and does not represent an actual field location.
  - Bearings shown hereon are based on Hibernia Oaks Unit One, as recorded in Plat Book 24, Pages 1 and 2.
  - Current zoning for caption property is RB.
  - Minimum lot size - 8500 square feet.
  - Total number of lots - 33
  - Date: July 1, 1991.
  - Public water and sewer services provided by Kingsley Service Co.
  - Electrical services provided by the Jacksonville Electric Authority.
  - Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with the underground electric distribution system.
  - Home Owners Association is responsible for maintenance of the Retention Pond area location at rear of lots 28-32.
  - The Developer reserves unto itself a perpetual alienable and releasable privilege and right on and under the ground to construct, maintain and use electricity, telephone, water and sewer and/or drainage in or over a 7.5 foot strip at the back and side of each lot.
  - All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services. Florida Statutes 177.091 (29)

CHAMPION REALTY CORPORATION  
ZONED PUD # 288-38