

BELLE RIVE - UNIT ONE

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

A PART OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 25; RUN THENCE SOUTH 89°19'10" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 25, A DISTANCE OF 842.34 FEET TO THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3110, PAGE 872, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; RUN THENCE NORTH 00°01'50" WEST, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 570.20 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE ALONG SAID WESTERLY BOUNDARY OF LANDS DESCRIBED IN O.R. VOLUME 3110, PG. 872, THE FOLLOWING COURSES: NORTH 00°01'50" WEST, A DISTANCE OF 229.80 FEET; THENCE NORTH 51°19'14" EAST, 526.35 FEET; THENCE NORTH 00°01'50" WEST, A DISTANCE OF 102.50 FEET; DEPARTING FROM SAID WESTERLY BOUNDARY, RUN THENCE NORTH 89°58'10" EAST, A DISTANCE OF 81.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET, AND A CHORD WHICH BEARS NORTH 67°28'10" EAST, 229.61 FEET; RUN THENCE NORTHEASTERLY, AROUND SAID CURVE, AN ARC DISTANCE OF 235.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE ON A TANGENT BEARING OF NORTH 44°58'10" EAST, A DISTANCE OF 23.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 200.00 FEET, AND A CHORD WHICH BEARS NORTH 67°28'10" EAST, 153.07 FEET; RUN THENCE NORTHEASTERLY, AROUND SAID CURVE, AN ARC DISTANCE OF 157.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE ON A TANGENT BEARING OF NORTH 89°58'10" EAST, A DISTANCE OF 112.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, AND A CHORD WHICH BEARS SOUTH 45°01'50" EAST, 35.36 FEET; RUN THENCE SOUTHEASTERLY, AROUND SAID CURVE, AN ARC DISTANCE OF 39.27 FEET TO ITS POINT OF TANGENCY AND POINT OF CUSP WITH THE WESTERLY RIGHT OF WAY LINE OF SOUTHSIDE BOULEVARD (ALTERNATE U.S. HWY. NO. 1), AS ESTABLISHED FOR A WIDTH OF 300 FEET; RUN THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, NORTH 00°01'50" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF CUSP WITH A TANGENT CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, AND A CHORD WHICH BEARS SOUTH 44°58'10" WEST, 35.36 FEET; RUN THENCE SOUTHEASTERLY, AROUND SAID CURVE, AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE ON A TANGENT BEARING OF SOUTH 89°58'10" WEST, A DISTANCE OF 112.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 300.00 FEET, AND A CHORD WHICH BEARS SOUTH 67°28'10" WEST, 229.61 FEET; RUN THENCE SOUTHWESTERLY, AROUND SAID CURVE, AN ARC DISTANCE OF 235.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE ON A TANGENT BEARING OF SOUTH 44°58'10" WEST, A DISTANCE OF 23.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET, AND A CHORD WHICH BEARS SOUTH 67°28'10" WEST, 153.07 FEET; RUN THENCE SOUTHWESTERLY, AROUND SAID CURVE, AN ARC DISTANCE OF 157.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE ON A TANGENT BEARING OF SOUTH 89°58'10" WEST, A DISTANCE OF 112.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, AND A CHORD WHICH BEARS SOUTH 45°01'50" EAST, 35.36 FEET; RUN THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY, AROUND SAID CURVE, AN ARC DISTANCE OF 173.08 FEET (THROUGH A CENTRAL ANGLE OF 198°19'58"), SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 03°07'23" EAST, 98.72 FEET; DEPARTING FROM SAID CURVE, RUN THENCE SOUTH 03°07'23" EAST, A DISTANCE OF 81.26 FEET; THENCE NORTH 89°58'10" EAST, A DISTANCE OF 59.99 FEET; THENCE SOUTH 86°11'26" EAST, A DISTANCE OF 50.10 FEET; RUN THENCE NORTH 89°58'10" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

APPROVED
DATE: May 30, 1980
BY: [Signature]
CITY ENGINEER
[Signature]
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
[Signature]
ASSISTANT COUNSEL

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT JACKSONVILLE NATIONAL BANK, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DEDICATE ALL ROADWAYS AND EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS, SHOWN ON THIS PLAT, TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

IN WITNESS WHEREOF, JACKSONVILLE NATIONAL BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED THIS 20TH DAY OF MAY A.D., 1980.

[Signature] James E. Putnal, Vice President
[Signature] Witness
[Signature] Witness

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20TH DAY OF MAY A.D., 1980, BY JAMES E. PUTNAL, VICE PRESIDENT, ON BEHALF OF JACKSONVILLE NATIONAL BANK.

[Signature] Notary Public, State of Florida at large
MY COMMISSION EXPIRES March 25, 1984

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS, AND THAT ALL ROADWAYS AND EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS. THE DRAINAGE EASEMENT THROUGH AND OVER THE LAKE SHOWN ON THIS PLAT IS HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS, AND IS SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND: (1) THE DRAINAGE EASEMENT HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE AND ITS SUCCESSORS TO DISCHARGE INTO SAID LAKE, WHICH THIS EASEMENT TRAVERSES, ALL WATER WHICH MAY FALL OR COME UPON ALL ROADWAYS HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS, AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID ROADWAYS, ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE AND ITS SUCCESSORS FOR ANY DAMAGES, INJURIES, OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THIS DRAINAGE EASEMENT BY THE CITY OF JACKSONVILLE AND ITS SUCCESSORS; (2) THE LAKE SHOWN ON THIS PLAT IS OWNED IN FEE SIMPLE TITLE BY THE ABUTTING PROPERTY OWNERS, AND THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS AND ANIMALS, SOIL, CHEMICALS, OR ANY OTHER SUBSTANCE THAT MAY EVEN BE OR COME WITHIN SAID LAKE WHICH THIS EASEMENT TRAVERSES, NOR ANY RESPONSIBILITIES FOR THE MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL, OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE ABUTTING PROPERTY OWNERS, AND (3) THE CITY OF JACKSONVILLE AND ITS SUCCESSORS SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE, OR DESTRUCTION OF ANY WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LAND HEREBY PLATTED, OR OF THE LAKE SHOWN ON THIS PLAT. THE CITY SHALL HAVE THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURE, OR ANY PART THEREOF, AND DO ANY OTHER ACTS REASONABLY NECESSARY TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM. THE UNDERSIGNED DO HEREBY INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGE, 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 SHOWN ON THIS PLAT, OR ANY PART THEREOF, OR OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF THE UNDERSIGNED, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, INVITEES, LICENSEES, OR CONCESSIONAIRES.

[Signatures] Witnesses
Belle Rive, Ltd., Centaworld Development Corp.
General Partner, John R. Gardner, President
[Signatures] Witnesses
Stockton, Whatley, Davin & Company
General Partner, Gerald D. Danne, Vice President
[Signatures] Witnesses
Irvin N. Gleim, Trustee Darlene Gleim, Trustee
Professional Publications, Inc., Profit Sharing Plan and Trust

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20TH DAY OF MAY A.D., 1980, BY JOHN R. GARDNER, PRESIDENT OF CENTAWORLD DEVELOPMENT CORP., GENERAL PARTNER OF BELLE RIVE, LTD., A LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.
MY COMMISSION EXPIRES 4-28-82 [Signature] Notary Public, State of Florida at large

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20TH DAY OF MAY A.D., 1980, BY GERALD DANNE, VICE PRESIDENT, ON BEHALF OF STOCKTON, WHATLEY, DAVIN, & COMPANY, A FLORIDA CORPORATION.
MY COMMISSION EXPIRES Nov. 14, 1980 [Signature] Notary Public, State of Florida at large

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2ND DAY OF May A.D., 1980, BY IRVIN N. GLEIM, AND DARLENE GLEIM, TRUSTEES OF PROFESSIONAL PUBLICATIONS, INC., PROFIT SHARING PLAN AND TRUST.
MY COMMISSION EXPIRES July 23, 1983 [Signature] Notary Public, State of Florida at large

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 ORDINANCE NO. 12-1 OF SAID CITY, ADOPTED BY ITS COUNCIL, AND APPROVED BY ITS MAYOR THIS 12TH DAY OF JUNE A.D., 1980.

[Signature] Mayor of the City of Jacksonville
[Signature] Sec. to the Council of the City of Jacksonville

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 37 PAGES 31-31A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 19TH DAY OF JUNE A.D., 1980.

[Signature] S. Morgan Slaughter, Clerk of the Circuit Court
By: [Signature] Deputy Clerk

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT BELLE RIVE, LTD. HAS FURNISHED THE CITY OF JACKSONVILLE A SIDEWALK BOND AND A PLAT BOND, SECURED BY IRREVOCABLE LETTERS OF CREDIT, AS SURETY THAT THE SIDEWALKS AND PROPOSED IMPROVEMENTS IN PUBLIC SPACE SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS. SAID BONDS ARE EQUIVALENT TO ONE HUNDRED PERCENT ENGINEERING COSTS, ESTIMATED CONSTRUCTION COSTS, AND COST OF PLACING PERMANENT CONTROL POINTS AS OF THIS 11TH DAY OF JUNE A.D., 1980.

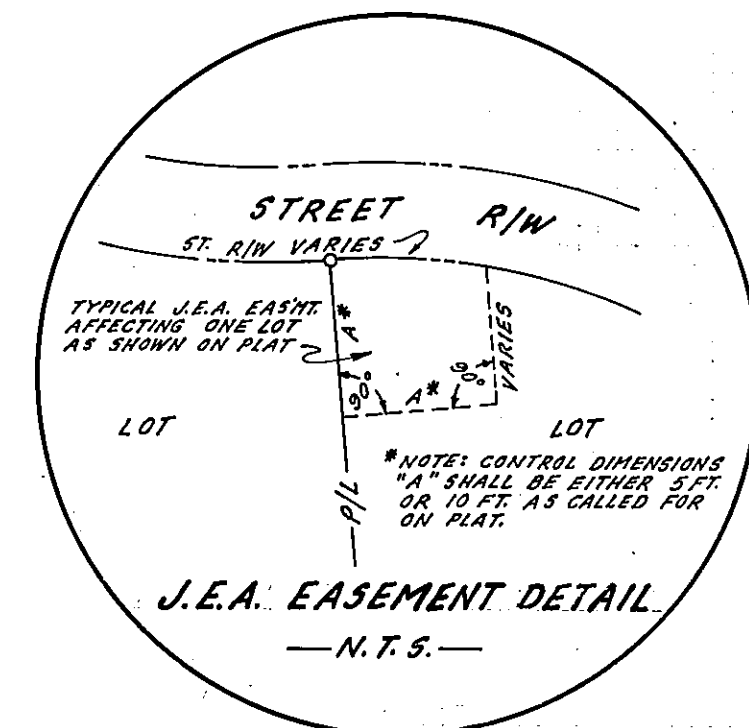
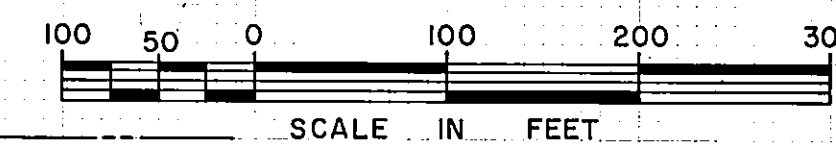
[Signature] Belle Rive, Ltd., Centaworld Development Corp., General Partner, John R. Gardner, President
[Signature] Director of Public Works

PREPARED BY:
CHARLES BASSETT & ASSOCIATES, INC.
SURVEYORS - ENGINEERS - LAND PLANNERS
JACKSONVILLE FLORIDA

BELLE RIVE - UNIT ONE

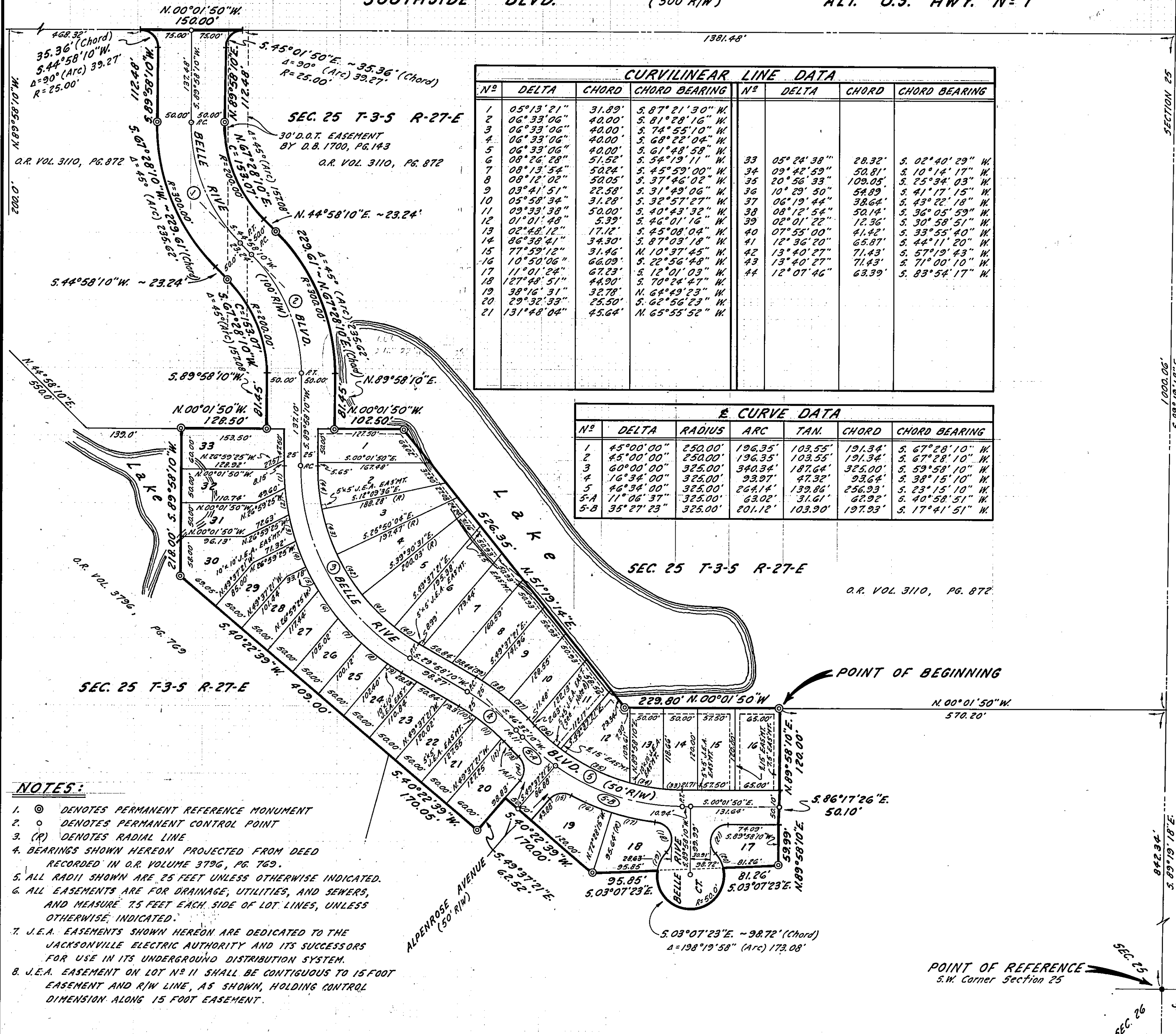
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SOUTHSIDE BLVD. (300' R/W) ALT. U.S. HWY. NO. 1



Nº	DELTA	CHORD	CHORD BEARING	Nº	DELTA	CHORD	CHORD BEARING
1	05°13'21"	31.89'	S. 87°21'30" W.	33	05°24'38"	28.32'	S. 02°40'29" W.
2	06°33'06"	40.00'	S. 81°28'16" W.	34	09°42'59"	50.81'	S. 10°14'17" W.
3	06°33'06"	40.00'	S. 74°55'10" W.	35	20°56'33"	109.05'	S. 25°34'03" W.
4	06°33'06"	40.00'	S. 68°22'04" W.	36	10°29'50"	54.89'	S. 41°17'15" W.
5	06°33'06"	40.00'	S. 61°48'58" W.	37	06°19'44"	38.64'	S. 43°22'18" W.
6	08°26'28"	51.52'	S. 54°19'11" W.	38	08°12'54"	50.14'	S. 36°05'59" W.
7	08°13'54"	50.24'	S. 45°59'00" W.	39	02°01'22"	12.36'	S. 30°58'51" W.
8	08°12'02"	50.05'	S. 37°46'02" W.	40	07°55'00"	41.42'	S. 33°55'40" W.
9	03°41'51"	22.58'	S. 31°49'06" W.	41	12°36'20"	65.87'	S. 44°11'20" W.
10	05°58'34"	31.28'	S. 32°57'27" W.	42	13°40'27"	71.43'	S. 57°19'43" W.
11	09°33'38"	50.00'	S. 40°43'32" W.	43	13°40'27"	71.43'	S. 71°00'10" W.
12	01°01'48"	5.39'	S. 46°01'16" W.	44	12°07'46"	63.39'	S. 83°54'17" W.
13	02°48'12"	17.12'	S. 45°08'04" W.				
14	06°38'41"	34.30'	S. 87°03'18" W.				
15	77°59'12"	31.46'	N. 10°37'45" W.				
16	10°50'06"	66.09'	S. 22°56'48" W.				
17	11°01'24"	67.23'	S. 12°01'03" W.				
18	127°48'51"	44.90'	S. 70°24'47" W.				
19	38°16'31"	32.78'	N. 64°49'23" W.				
20	29°32'33"	25.50'	S. 62°56'23" W.				
21	131°48'04"	45.64'	N. 65°55'52" W.				

Nº	DELTA	RADIUS	ARC	TAN.	CHORD	CHORD BEARING
1	45°00'00"	250.00'	196.35'	103.55'	191.34'	S. 67°28'10" W.
2	45°00'00"	250.00'	196.35'	103.55'	191.34'	S. 67°28'10" W.
3	60°00'00"	325.00'	340.34'	187.64'	325.00'	S. 59°58'10" W.
4	16°34'00"	325.00'	93.97'	47.32'	93.64'	S. 38°15'10" W.
5	46°34'00"	325.00'	264.14'	139.86'	256.93'	S. 23°15'10" W.
5-A	11°06'37"	325.00'	63.02'	31.61'	62.92'	S. 40°58'51" W.
5-B	35°27'23"	325.00'	201.12'	103.90'	197.93'	S. 17°41'51" W.



- NOTES:**
- ⊙ DENOTES PERMANENT REFERENCE MONUMENT
 - DENOTES PERMANENT CONTROL POINT
 - (R) DENOTES RADIAL LINE
 - BEARINGS SHOWN HEREON PROJECTED FROM DEED RECORDED IN O.R. VOLUME 3796, PG. 769.
 - ALL RADII SHOWN ARE 25 FEET UNLESS OTHERWISE INDICATED.
 - ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, AND SEWERS, AND MEASURE 7.5 FEET EACH SIDE OF LOT LINES, UNLESS OTHERWISE INDICATED.
 - J.E.A. EASEMENTS SHOWN HEREON ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM.
 - J.E.A. EASEMENT ON LOT Nº 11 SHALL BE CONTIGUOUS TO 15 FOOT EASEMENT AND R/W LINE, AS SHOWN, HOLDING CONTROL DIMENSION ALONG 15 FOOT EASEMENT.

SURVEYOR'S CERTIFICATE
 THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND IN THE CAPTION HEREIN, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S 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, AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 19TH DAY OF MAY, A.D. 1980.

Charles R. Bassett
 Charles R. Bassett
 Registered Land Surveyor - No. 1576, Fla.

PREPARED BY:
CHARLES BASSETT & ASSOCIATES, INC.
 SURVEYORS - ENGINEERS - LAND PLANNERS
 JACKSONVILLE FLORIDA