

# BELLE RIVE UNIT THREE

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 40 PAGE 9

SHEET 1 OF 3 SHEETS

TAXES VERIFIED R.B.F.

### CAPTION

A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 21 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 25; RUN THENCE SOUTH 89°19'18" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 25, A DISTANCE OF 353.83 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE NORTH 29°15'50" WEST ALONG THE NORTHEASTERLY BOUNDARY OF LANDS DESCRIBED IN O.R. VOLUME 3475, PAGE 442, A DISTANCE OF 120.0 FEET; RUN THENCE NORTH 60°44'10" EAST, A DISTANCE OF 300.0 FEET; RUN THENCE NORTH 29°15'50" WEST, A DISTANCE OF 215.0 FEET; THENCE NORTH 36°25'37" EAST, A DISTANCE OF 366.40 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN O.R. VOLUME 3796, PAGE 769 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; RUN THENCE SOUTH 68°19'49" EAST, 118.40 FEET; THENCE SOUTH 75°57'15" EAST, A DISTANCE OF 292.29 FEET TO A POINT IN THE WESTERLY BOUNDARY OF BELLE RIVE UNIT ONE, PLAT BOOK 37, PAGES 31 AND 31A, CURRENT PUBLIC RECORDS; RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BELLE RIVE UNIT ONE THE FOLLOWING COURSES: SOUTH 40°22'39" WEST, A DISTANCE OF 170.05 FEET; THENCE SOUTH 49°37'21" EAST, A DISTANCE OF 62.92 FEET; THENCE SOUTH 40°22'39" WEST, A DISTANCE OF 170.0 FEET; THENCE SOUTH 03°07'23" EAST, A DISTANCE OF 95.85 FEET TO A POINT LYING IN THE CURVE OF A CUL-DE-SAC, SAID CURVE HAVING A RADIUS OF 50 FEET; THENCE WESTERLY, SOUTHERLY AND EASTERLY AROUND SAID CURVE, AN ARC DISTANCE OF 173.08 FEET; RUN THENCE SOUTH 03°07'23" EAST, A DISTANCE OF 81.26 FEET TO THE NORTHWEST CORNER OF BELLE RIVE UNIT TWO, PLAT BOOK 37, PAGE 48, CURRENT PUBLIC RECORDS; RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BELLE RIVE UNIT TWO THE FOLLOWING COURSES: SOUTH 00°01'50" EAST, A DISTANCE OF 250.0 FEET; THENCE SOUTH 89°58'10" WEST, A DISTANCE OF 50.0 FEET; THENCE SOUTH 00°01'50" EAST, A DISTANCE OF 320.0 FEET TO THE AFOREMENTIONED SOUTHERLY BOUNDARY, OF SECTION 25; RUN THENCE NORTH 89°19'18" WEST, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 208.51 FEET TO THE POINT OF BEGINNING.

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF January A.D., 1984, BY RICHARD WALKER, PRESIDENT OF RICHARD WALKER CONSTRUCTION CO., A FLORIDA CORPORATION, ON BEHALF OF SAME.

Quanita Mann  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES 6-25-87

### DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT ATLANTIC NATIONAL BANK OF FLORIDA 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 DRIVES, AVENUES, COURTS, AND EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS SHOWN ON THIS PLAT, TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS. I.E.A. EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS IN TITLE, FOR USE IN ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF ATLANTIC NATIONAL BANK OF FLORIDA 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 JANUARY A.D., 1984.

Edith S. Harwell  
WITNESS

Rachelle J. Smith  
WITNESS

Gary E. Hollifield  
VICE-PRESIDENT

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF January A.D., 1984, BY GARY E. HOLLIFIELD, VICE-PRESIDENT OF ATLANTIC NATIONAL BANK OF FLORIDA, A FLORIDA CORPORATION ON BEHALF OF SAME.

MY COMMISSION EXPIRES 7-22-87

Edith S. Harwell  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

### DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT RICHARD WALKER CONSTRUCTION CO. 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 ALL REMAINING ENGINEERING COSTS, ESTIMATED CONSTRUCTION COSTS, AND COST OF PLACING PERMANENT CONTROL POINTS, AS OF THIS 13th DAY OF August A.D., 1984.

Albert J. Kinard Jr.  
Director of Public Works

Richard Walker  
RICHARD WALKER  
PRESIDENT

### 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 ORD. NO. 84-677-330 OF SAID CITY, ADOPTED BY ITS COUNCIL, AND APPROVED BY ITS MAYOR THIS 3rd DAY OF JULY A.D., 1984.

Mayor of the City of Jacksonville

Donald T. Johnson  
Sec. to the Council of the City of Jacksonville

### CLERK'S CERTIFICATE 84-75254

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 40 PAGES 99A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 15th DAY OF August A.D., 1984.

S. Morgan Slaughter  
S. Morgan Slaughter, Clerk of the Circuit Court

Deputy Clerk

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE CAPTION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT 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 24th DAY OF JANUARY A.D., 1984.

Charles R. Bassett  
Charles R. Bassett  
Registered Land Surveyor No. 15769, State of Florida

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

APPROVED  
DATE: JUNE 11, 1984  
BY: A. L. Toddland PE  
CITY ENGINEER  
W. P. Kinard Jr.  
DIRECTOR OF PUBLIC WORKS  
GENERAL COUNSEL, OR  
Michael G. ...  
ASSISTANT COUNSEL

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT RICHARD WALKER CONSTRUCTION CO., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREOF, KNOWN AS BELLE RIVE UNIT THREE, AND HAS 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 DRIVES, AVENUES, COURTS AND EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS ARE HEREBY IRREVOCABLE AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS. I.E.A. EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS IN TITLE, FOR USE IN ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF RICHARD WALKER CONSTRUCTION CO. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 20th DAY OF JANUARY A.D., 1984.

Richard Walker  
RICHARD WALKER  
PRESIDENT

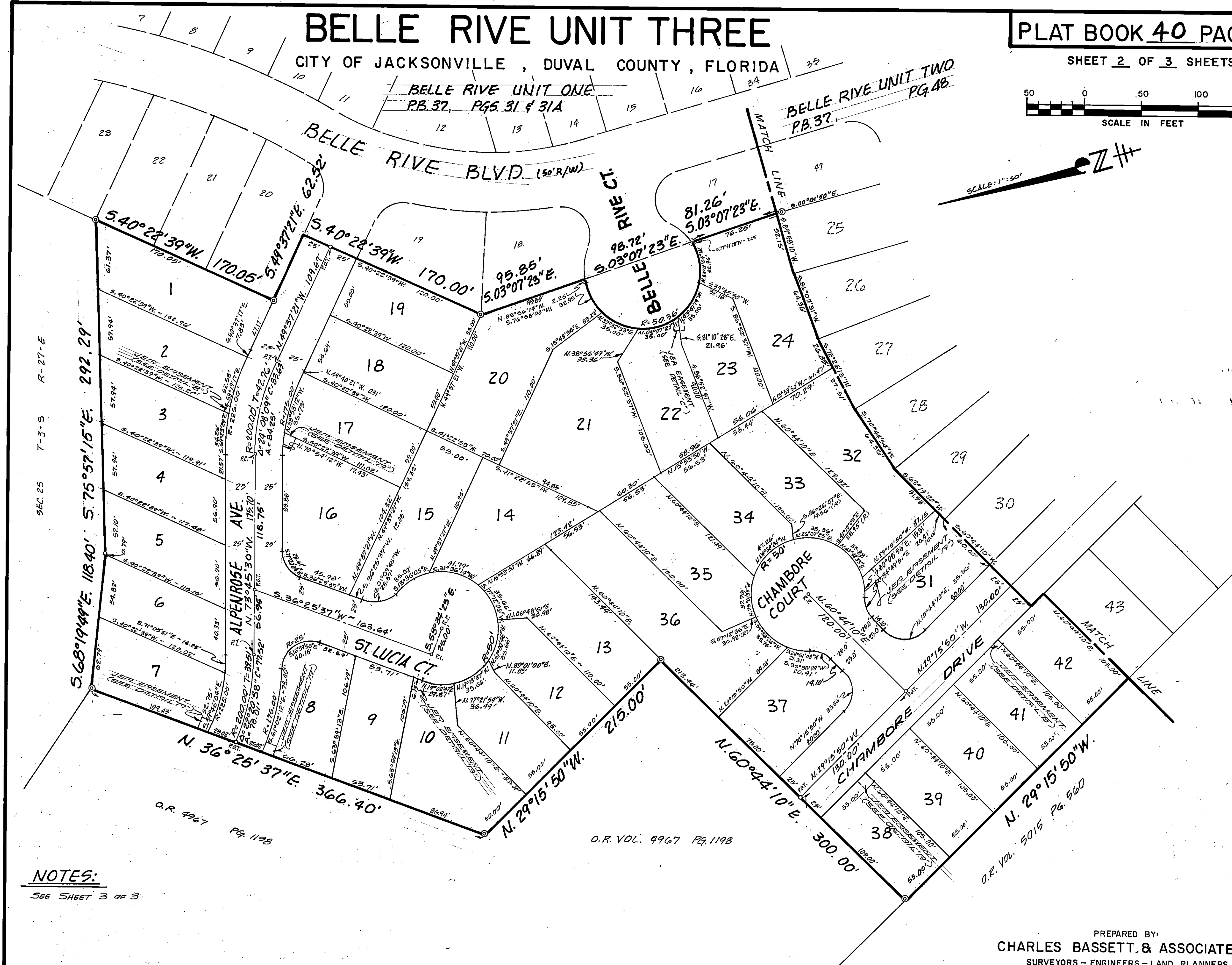
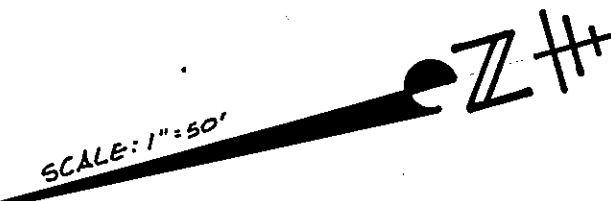
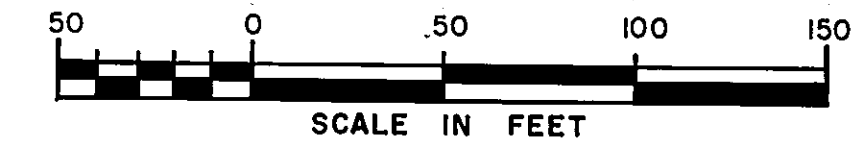
Kacey Canale  
WITNESS

# BELLE RIVE UNIT THREE

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 40 PAGE 9A

SHEET 2 OF 3 SHEETS



**NOTES:**  
SEE SHEET 3 OF 3

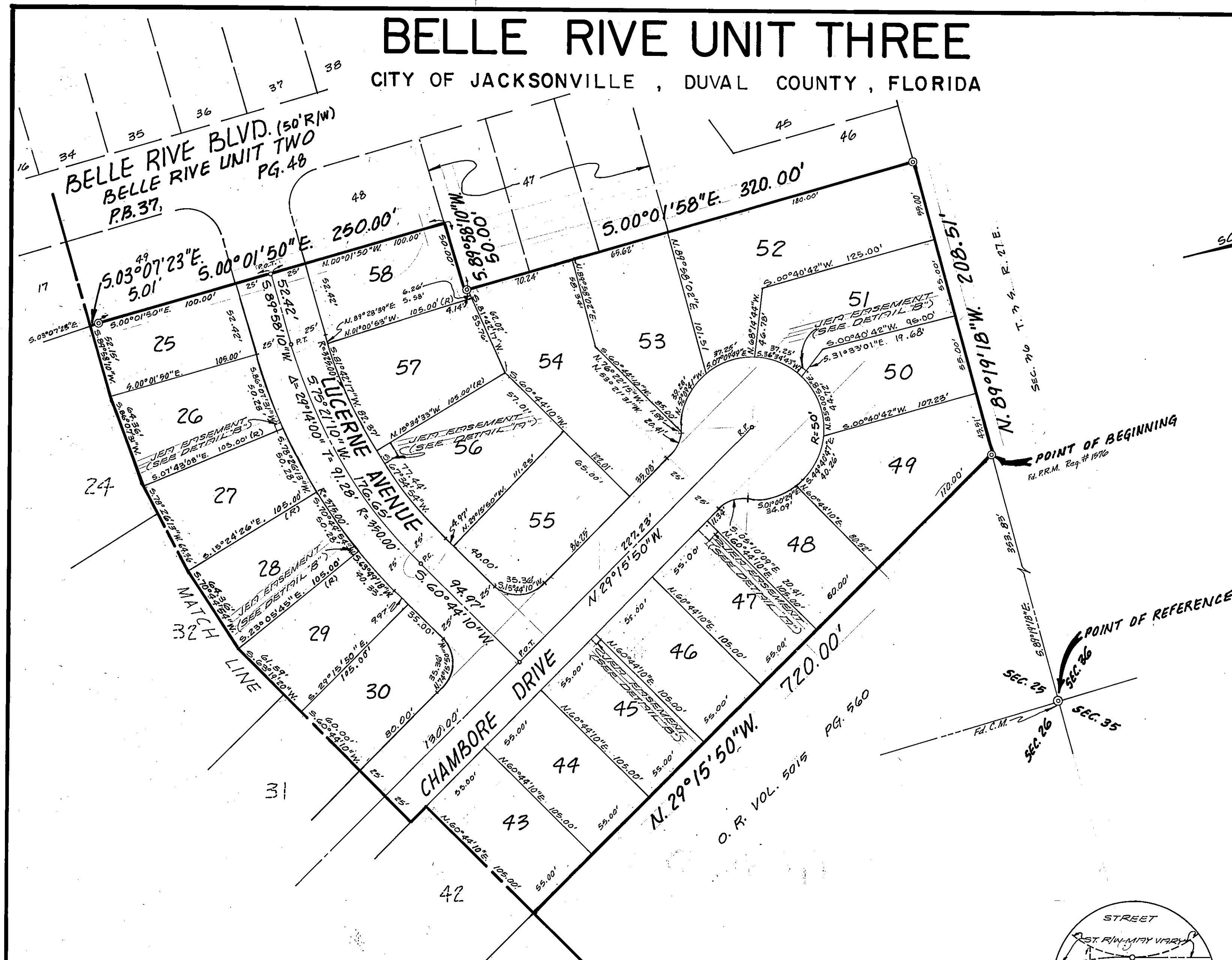
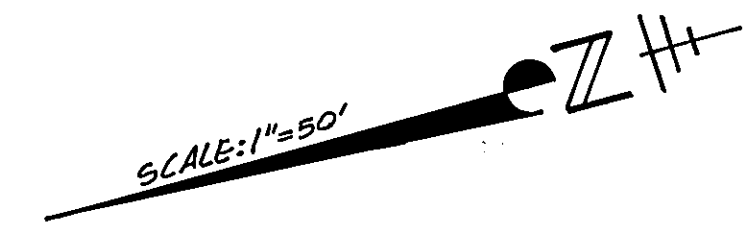
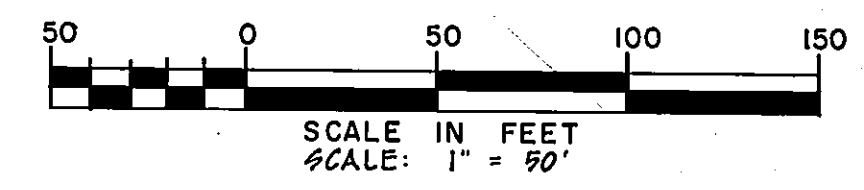
PREPARED BY:  
**CHARLES BASSETT & ASSOCIATES, INC.**  
SURVEYORS - ENGINEERS - LAND PLANNERS  
JACKSONVILLE FLORIDA

# BELLE RIVE UNIT THREE

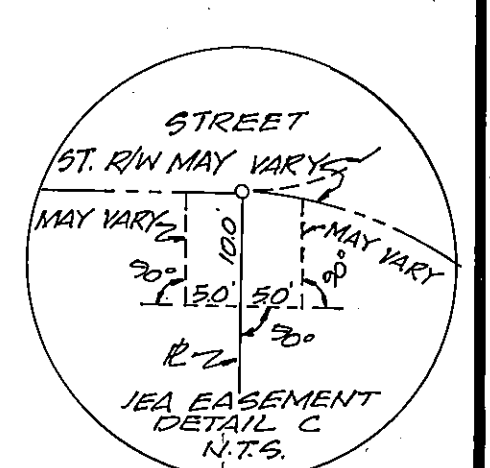
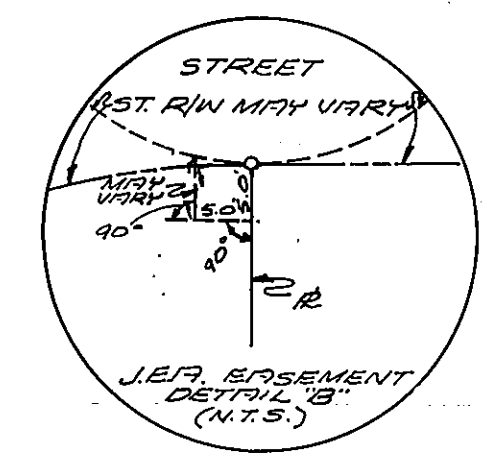
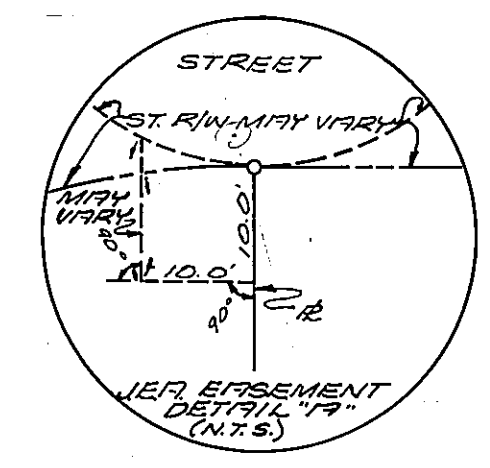
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 40 PAGE 9B

SHEET 3 OF 3 SHEETS



- NOTES:
1.  $\odot$  DENOTES PERMANENT REFERENCE MONUMENT.
  2.  $\circ$  DENOTES PERMANENT CONTROL POINTS.
  3. (R) DENOTES RADIAL LINE.
  4. BEARINGS SHOWN HEREON PROJECTED FROM BELLE RIVE UNIT TWO, P.B. 37, PG. 48.
  5. BEARINGS AND DISTANCES ON CURVILINEAR LINES REFER TO THE CHORD.
  6. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES AND SEWERS UNLESS OTHERWISE INDICATED.
  7. R.C. DENOTES POINT OF CURVATURE.
  8. P.T. DENOTES POINT OF TANGENCY.
  9. P.I. DENOTES POINT OF INTERSECTION.
  10. P.O.T. DENOTES POINT OF TANGENT.
  11. ALL RADII SHOWN ARE 25 FEET, UNLESS OTHERWISE INDICATED.



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