

BONAPARTE CROSSING NORTH

Being a portion of Section 8 of the John Broward Grant in Section 37, Township 1 North,
Range 27 East, of the City of Jacksonville, Duval County, Florida.

PLAT BOOK 55 PAGE 62

SHEET 1 OF 7 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

A part of Section 8 of a Subdivision of the John Broward Grant in Section 37, Township 1 North, Range 27 East, Duval County, Florida and being more particularly described as follows: For a Point of Reference COMMENCE at the Northwest corner of the aforementioned Section 8; thence South 00°58'33" East along the Westerly line of Section 8, a distance of 1,732.04 feet to a POINT OF BEGINNING; thence North 89°55'58" East, along the Southerly line of the Northside Senior High School and as shown on survey prepared by Charles Bassett and Associates, File no. S-3953, dated February 12, 1991, a distance of 1,803.62 feet to the Northwesterly right of way line of Starratt Road (a 60 foot right of way as now established); thence South 32°50'33" West along said Northwesterly right of way line, a distance of 1,461.81 feet; thence North 75°00'52" West, a distance of 925.57 feet to the Easterly line of a 100 foot JEA Right of Way as described as Parcel "A" in Official Records Volume 3857, Page 238 of said County; thence North 00°54'29" West along said Easterly line, a distance of 39.59 feet to the North line of said Official Records; thence North 75°54'29" West along said Northerly line, a distance of 103.53 feet to the aforementioned Westerly line of Section 8; thence North 00°58'33" West along said Westerly line, a distance of 922.06 feet to the POINT OF BEGINNING.

Containing 36.22 acres, more or less.

ADOPTION AND DEDICATION

This is to certify that Starratt Road Developers, LLC, a limited liability company under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as Bonaparte Crossing North, having caused the same to be surveyed and subdivided, that Mercantile Bank A/K/A/ Citrus Bank, a Florida corporation, is the holder of mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All easements for utilities and sewers are hereby irrevocably dedicated to JEA, its successors and assigns. All roads, parkways, lanes, drives, courts, walkways, easements for drainage and non-access easements, except all private easements and conservation easements which shall remain privately owned and the sale and exclusive property of the owner, its successors and assigns as shown hereon, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. Tract "A" (Recreation Area) and Tracts "B", "C" and "D" (Conservation Area) and Tract "E" (Open Space) are hereby irrevocably dedicated to Bonaparte Crossing Homeowners Association, its successors and assigns. The drainage easements over, under, across and through the lakes/stormwater management facilities shown on this plat are hereby irrevocably dedicated to the City of Jacksonville, 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 the City of Jacksonville, its successors and assigns, to discharge into said lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all (roads, parkways, lanes, drives and courts as noted above) hereby dedicated, together with all substances or matter which may flow or pass from (roads, parkways, lanes, drives and courts); from adjacent land or from any other source of public waters into or through said lakes/stormwater management facilities, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns;
- 2) The lakes and treatment systems shown on this plat are owned in fee simple title by the abutting owners(s), its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the owner, its successor and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.
- 3) The City of Jacksonville, 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 or any other person within the area of the lands hereby platted, or of the lakes and treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/stormwater management facilities and the control structures to effect adequate drainage.

The Owner, its successors and assigns of the lands described and captioned hereon, shall indemnify the City of Jacksonville 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/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act of omission of its agents, contractors, employees, servants, licensees, or concessionaires within Bonaparte Crossing North. This indemnification shall run with the land and the assigns of the owner and shall be subject to it.

The undersigned Owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors, and assigns.

Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

In witness whereof Starratt Road Developers, LLC, a limited liability company under the laws of the State of Florida, has caused these presents to be executed by its Board of Directors with the Corporate Seal affixed this 16th day of October A.D., 2002.

STARRETT ROAD DEVELOPERS, LLC

A Limited Liability Company

Witness: Linda K. Friel
Print Name: LINDA K. FRIEL
Witness: Sylvia Albers
Print Name: SYLVIA ALBERS

Starrett Road Developers, LLC
Its Managing Partner
By: Rene Dostie, Jr.
Its Managing Partner

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of October A.D., 2002 by Rene Dostie, Jr., Managing Partner of Starratt Road Developers, LLC, a limited liability company, on behalf of the company, who is personally known to me.

Linda K. Friel
Notary Public, State of Florida
Type of print name: _____
My Commission Expires: _____
My Commission Number: _____



MERCANTILE BANK A/K/A/ CITRUS BANK

A Florida Corporation

Witness: Linda K. Friel
Print Name: LINDA K. FRIEL
Witness: Sylvia Albers
Print Name: SYLVIA ALBERS

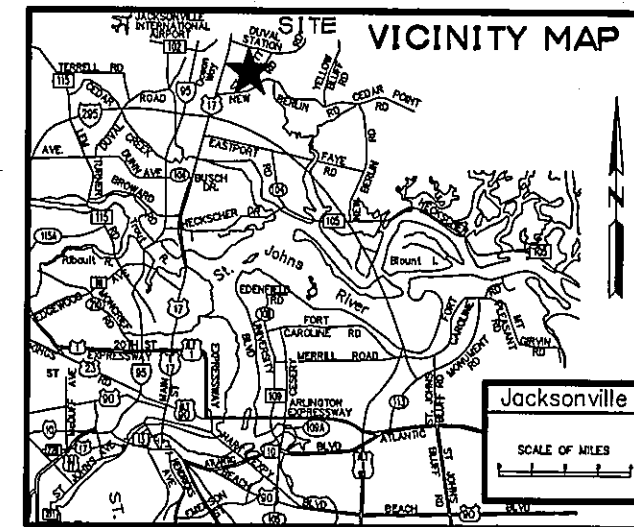
By: Stephen C. Meadows
Stephen C. Meadows
its Senior Vice President



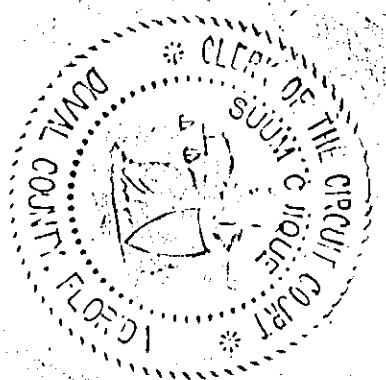
STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of October A.D., 2002 by Stephen C. Meadows, Senior Vice President of Mercantile Bank A/K/A Citrus Bank, a Florida corporation, on behalf of the corporation, who is personally known to me.

Linda K. Friel
Notary Public, State of Florida
Type of print name: _____
My Commission Expires: _____
My Commission Number: _____



Approved: 12/18/02
Date
John P. Kasper
City Engineer
for Director of Public Works
Approved: 12/05/02
Date
Therese Cooney
for General Counsel



APPROVED FOR THE RECORD

This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

By: Lynn A. Westbrook
Lynn A. Westbrook, P.E.
Director of Public Works
Date: 12-6-2002

CLERK'S CERTIFICATE # 2002350404

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 55, Pages 62-62 of the current Public Records of Duval County, Florida, this 10th day of December A.D., 2002.

By: Jim Fuller
Jim Fuller
Clerk of the Circuit Court

By: C. L. D.
Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 18th day of Nov. 2002.

Glenn E. McGregor
Glenn E. McGregor, P. L. S.
Professional Land Surveyor Number 2852

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of the Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F. S., Chapter 61G-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 18th day of October A.D., 2002.

Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No. 3848
L.B. No. 5189

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

PSD NO. 2001-007
CITY DEVELOPMENT NO. 4735.1

Being a portion of Section 8 of the John Broward Grant in Section 37, Township 1 North,
Range 27 East, of the City of Jacksonville, Duval County, Florida.

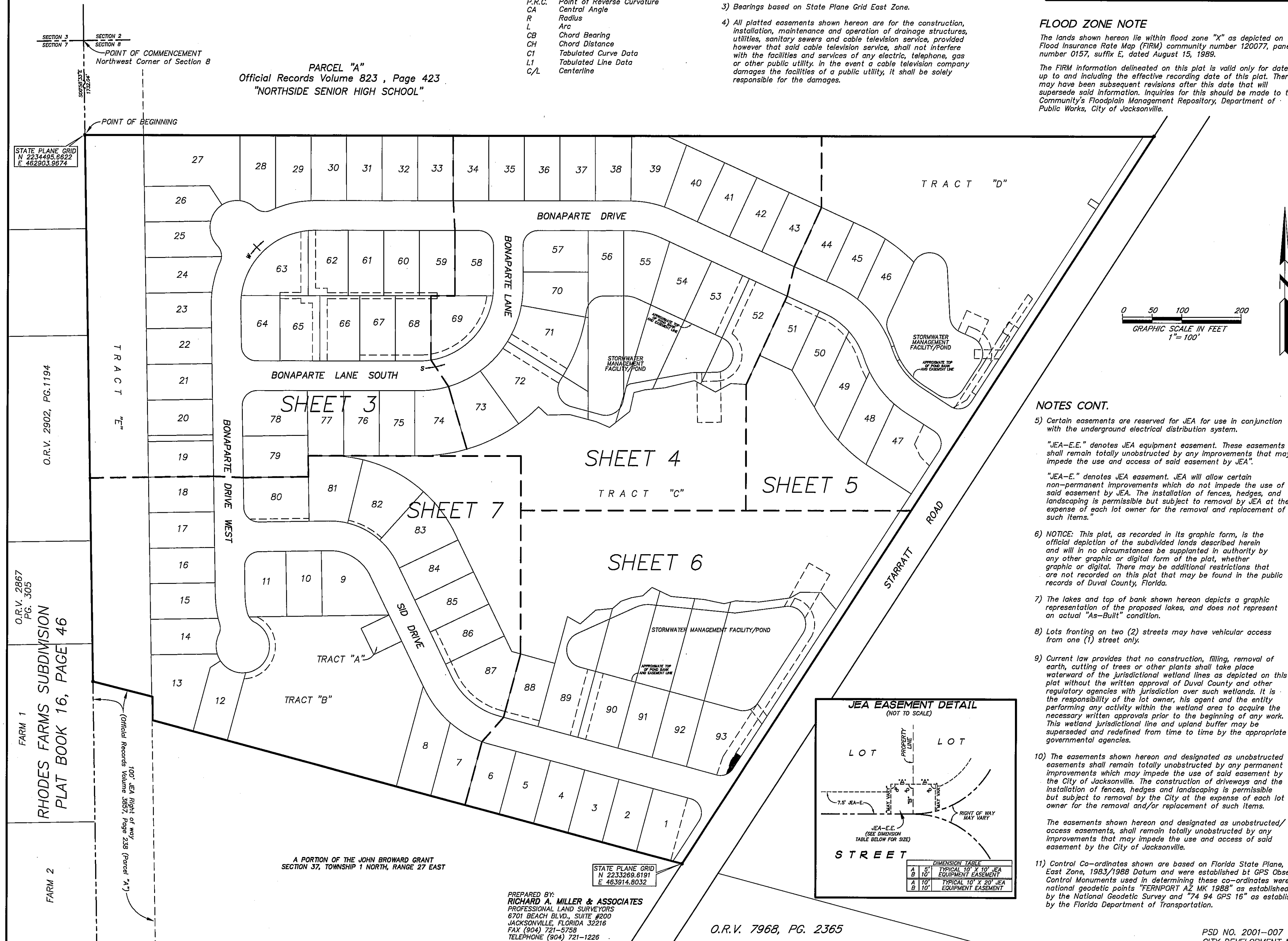
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
CA	Central Angle
R	Radius
L	Arc
CB	Chord Bearing
CH	Chord Distance
C1	Tabulated Curve Data
L1	Tabulated Line Data
C/L	Centerline

- 1) Denotes Permanent Reference Monument Set P.L.S. No. 3848.
- 2) Denotes Permanent Control Point
- 3) Bearings based on State Plane Grid East Zone.
- 4) All platted easements shown hereon are for the construction, installation, maintenance and operation of drainage structures, utilities, sanitary sewers and cable television service, provided that said cable television service, shall not interfere with the facilities and services of any electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.

SHEET 2 OF 7 SHEETS

The lands shown hereon lie within flood zone "X" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 0157, suffix E, dated August 15, 1989.

The FIRM information delineated on this plat is valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville.



5) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.

"JEA-E.E." denotes JEA equipment easement. These easements shall remain totally unobstructed by any improvements that may impede the use and access of said easement by JEA".

"JEA-E." denotes JEA easement. JEA will allow certain non-permanent improvements which do not impede the use of said easement by JEA. The installation of fences, hedges, and landscaping is permissible but subject to removal by JEA at the expense of each lot owner for the removal and replacement of such items."

6) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Duval County, Florida.

7) The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.

8) Lots fronting on two (2) streets may have vehicular access from one (1) street only.

9) Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place in the waterward of the jurisdictional wetland lines as depicted on this plat without the written approval of Duval County and other regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agent and the entity performing any activity within the wetland area to acquire the necessary written approvals prior to the beginning of any work. This wetland jurisdictional line and upland buffer may be superseded and redefined from time to time by the appropriate governmental agencies.

10) The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by the City of Jacksonville. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal by the City at the expense of each lot owner for the removal and/or replacement of such items.

The easements shown hereon and designated as unobstructed/ access easements, shall remain totally unobstructed by any improvements that may impede the use and access of said easement by the City of Jacksonville.

11) Control Co-ordinates shown are based on Florida State Plane, East Zone, 1983/1988 Datum and were established by GPS Observations. Control Monuments used in determining these co-ordinates were national geodetic points "FERNPORT AZ MK 1988" as established by the National Geodetic Survey and "74 94 GPS 16" as established by the Florida Department of Transportation.

PSD NO. 2001-007
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BONAPARTE CROSSING NORTH

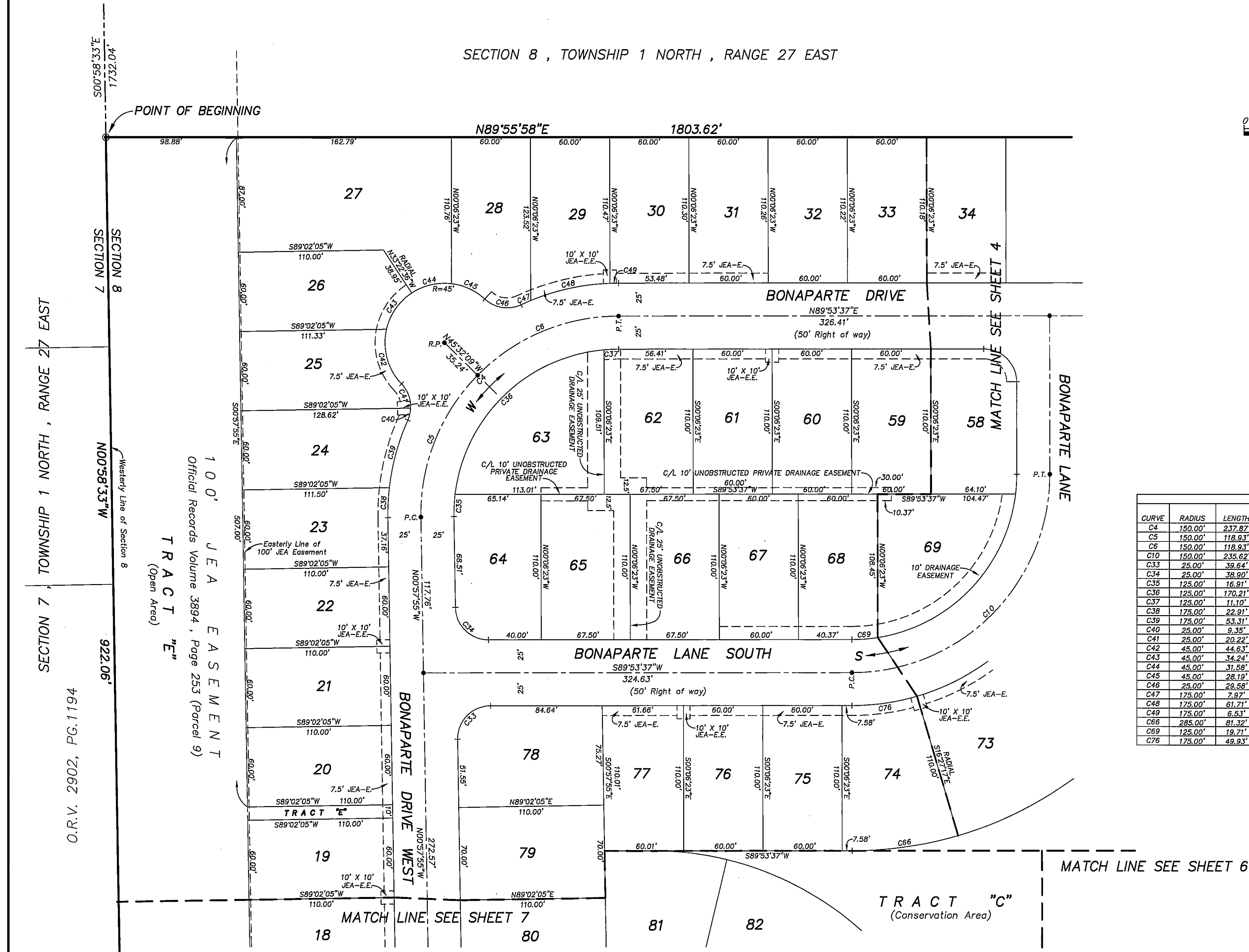
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PLAT BOOK **55** PAGE **62B**

SHEET 3 OF 7 SHEETS
SEE SHEET 2 FOR NOTES

PARCEL "A"
Official Records Volume 823 , Page 423
"NORTHSIDE SENIOR HIGH SCHOOL"

SECTION 8 , TOWNSHIP 1 NORTH , RANGE 27 EAST



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C4	150.00'	237.87'	152.27'	213.72'	S44°27'51"W	90°51'32"
C5	150.00'	118.93'	62.79'	115.84'	S21°44'58"W	45°25'46"
C6	150.00'	118.93'	62.79'	115.84'	S67°10'44"W	45°25'46"
C10	150.00'	235.62'	150.00'	212.13'	N44°53'37"E	90°00'00"
C33	25.00'	39.64'	25.38'	35.62'	S44°27'51"W	90°51'33"
C34	25.00'	38.90'	24.63'	35.09'	S45°32'09"E	89°08'28"
C35	125.00'	16.91'	8.47'	16.90'	S02°54'37"W	07°45'04"
C36	125.00'	170.21'	101.26'	157.36'	S45°47'42"W	78°01'05"
C37	125.00'	11.10'	5.56'	11.10'	S87°20'56"W	08°05'23"
C38	175.00'	22.91'	11.47'	22.89'	S02°47'04"W	07°29'58"
C39	175.00'	53.31'	28.86'	53.10'	S15°15'37"W	17°27'10"
C40	25.00'	9.35'	4.73'	9.30'	N13°16'02"E	21°26'20"
C41	25.00'	20.22'	10.70'	19.68'	N20°37'34"W	46°20'52"
C42	45.00'	44.63'	24.34'	42.82'	S15°23'22"E	56°49'16"
C43	45.00'	34.24'	18.00'	33.42'	S34°49'20"W	43°36'07"
C44	45.00'	31.58'	16.47'	30.94'	S76°43'46"W	40°12'44"
C45	45.00'	28.19'	14.57'	27.73'	N65°13'05"W	35°53'34"
C46	25.00'	29.58'	16.80'	27.88'	S81°09'54"E	67°47'12"
C47	175.00'	7.97'	3.99'	7.97'	S66°14'47"W	02°36'34"
C48	175.00'	61.71'	31.18'	61.40'	S77°39'15"W	20°12'21"
C49	175.00'	6.53'	3.26'	6.53'	S88°49'31"W	02°08'12"
C66	285.00'	81.32'	40.94'	81.04'	N81°43'10"E	16°20'34"
C69	125.00'	19.71'	9.88'	19.69'	N85°22'34"E	09°02'08"
C76	175.00'	49.93'	25.14'	49.76'	N81°43'10"E	16°20'34"

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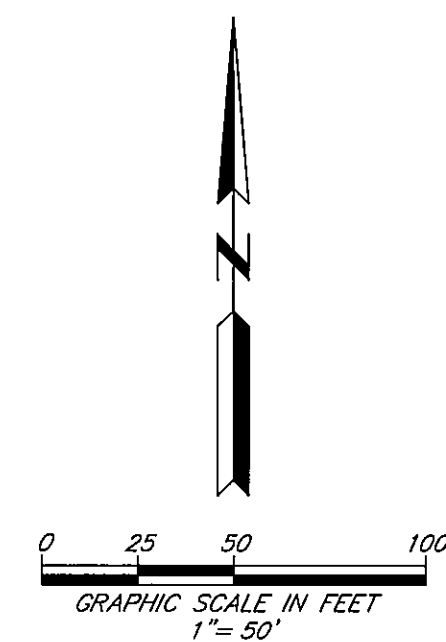
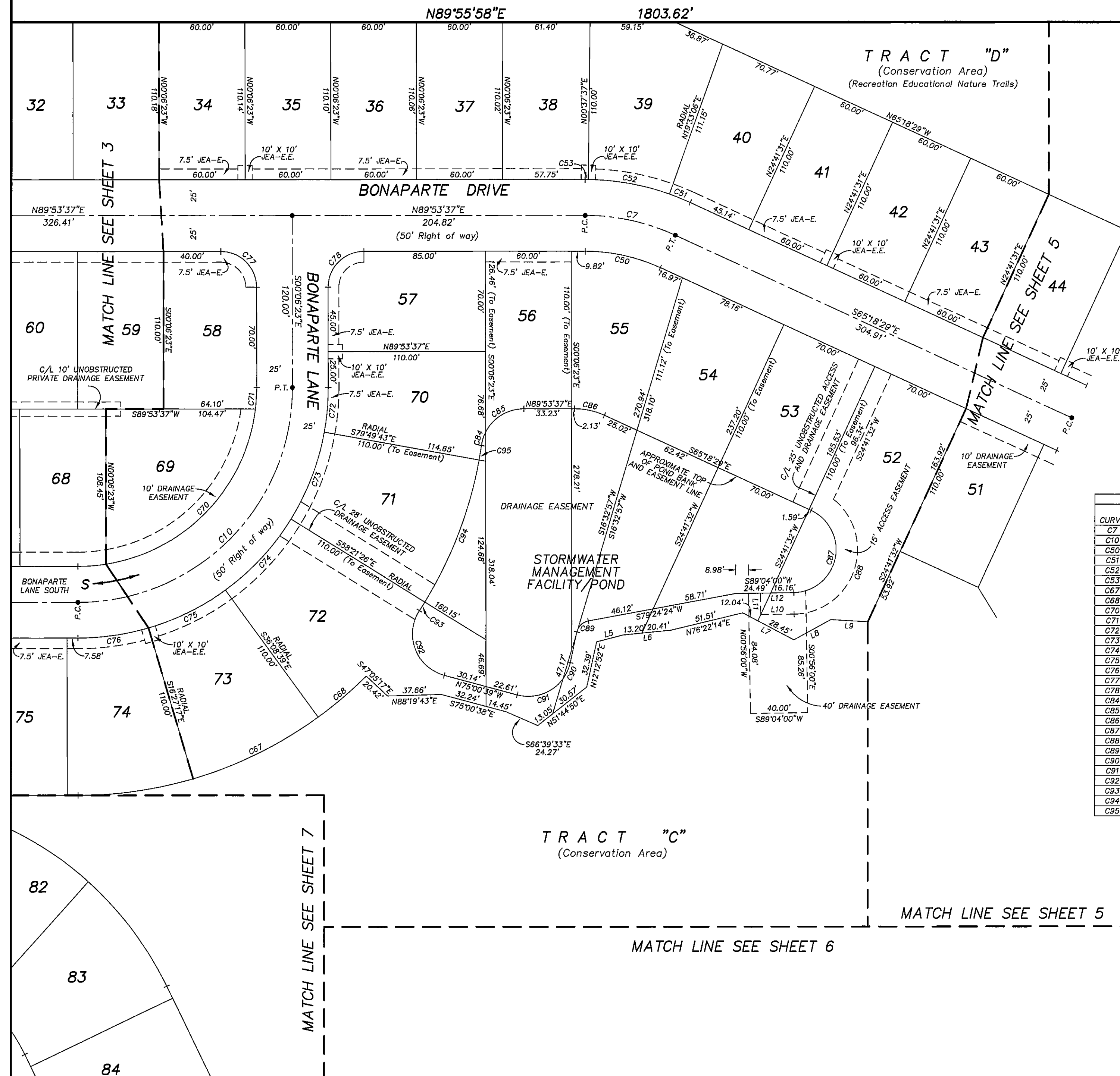
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"NORTHSIDE SENIOR HIGH SCHOOL"

SECTION 8, TOWNSHIP 1 NORTH, RANGE 27 EAST

PLAT BOOK 55 PAGE 62C

SHEET 4 OF 7 SHEETS
SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L5	N79°28'04"E	19.15'
L6	N84°03'47"E	33.61'
L7	N82°08'23"W	40.49'
L8	N61°08'13"E	29.50'
L9	N86°47'08"W	25.87'
L10	N89°03'59"E	23.40'
L11	N00°56'00"W	15.00'
L12	N89°04'00"E	23.40'

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C7	150.00'	64.92'	32.98'	64.42'	N77°42'26"W	24°47'54"
C10	150.00'	235.62'	150.00'	212.13'	N44°53'37"E	90°00'00"
C50	125.00'	54.10'	27.48'	53.68'	N77°42'26"W	24°47'54"
C51	175.00'	15.70'	7.86'	15.69'	N67°52'41"W	05°08'25"
C52	175.00'	57.80'	29.17'	57.54'	N79°54'38"W	18°55'29"
C53	175.00'	2.24'	1.12'	2.24'	N89°44'23"W	00°44'00"
C67	285.00'	97.94'	49.46'	97.46'	N63°42'02"E	19°41'22"
C68	285.00'	44.26'	22.18'	44.22'	N49°24'23"E	08°53'56"
C70	125.00'	161.60'	94.32'	150.58'	N43°49'19"E	74°04'22"
C71	125.00'	13.04'	7.53'	13.03'	N03°20'23"E	06°53'31"
C72	125.00'	31.39'	15.74'	31.35'	N05°01'57"E	10°16'39"
C73	175.00'	65.58'	33.18'	65.20'	N20°54'25"E	21°28'17"
C74	175.00'	67.85'	34.35'	67.42'	N42°44'57"E	22°12'47"
C75	175.00'	60.14'	30.37'	59.84'	N63°42'02"E	19°41'22"
C76	175.00'	49.93'	25.14'	49.76'	N81°43'10"E	16°20'54"
C77	25.00'	39.27'	25.00'	35.36'	N45°06'23"W	90°00'00"
C78	25.00'	39.27'	25.00'	35.36'	S44°53'37"W	90°00'00"
C84	30.00'	9.75'	4.92'	9.71'	S17°25'05"W	18°37'20"
C85	30.00'	33.07'	18.44'	31.42'	S58°18'41"W	63°09'53"
C86	50.00'	21.64'	10.99'	21.47'	N77°42'26"W	24°47'54"
C87	30.00'	80.83'	131.91'	58.51'	N11°52'45"E	154°22'29"
C88	45.00'	110.23'	124.81'	84.67'	N18°53'35"E	140°20'50"
C89	10.00'	11.73'	6.64'	11.07'	S45°48'38"W	67°11'32"
C90	30.00'	12.49'	6.34'	12.40'	N24°08'24"E	23°51'03"
C91	30.00'	36.09'	20.59'	33.95'	N70°31'38"E	68°55'26"
C92	30.00'	56.58'	41.34'	46.56'	S20°58'51"E	108°03'35"
C93	285.00'	7.00'	3.50'	6.99'	N32°20'45"E	01°24'23"
C94	285.00'	106.80'	54.03'	106.18'	N20°54'25"E	21°28'17"
C95	285.00'	10.27'	5.14'	10.27'	N09°08'21"E	02°03'52"

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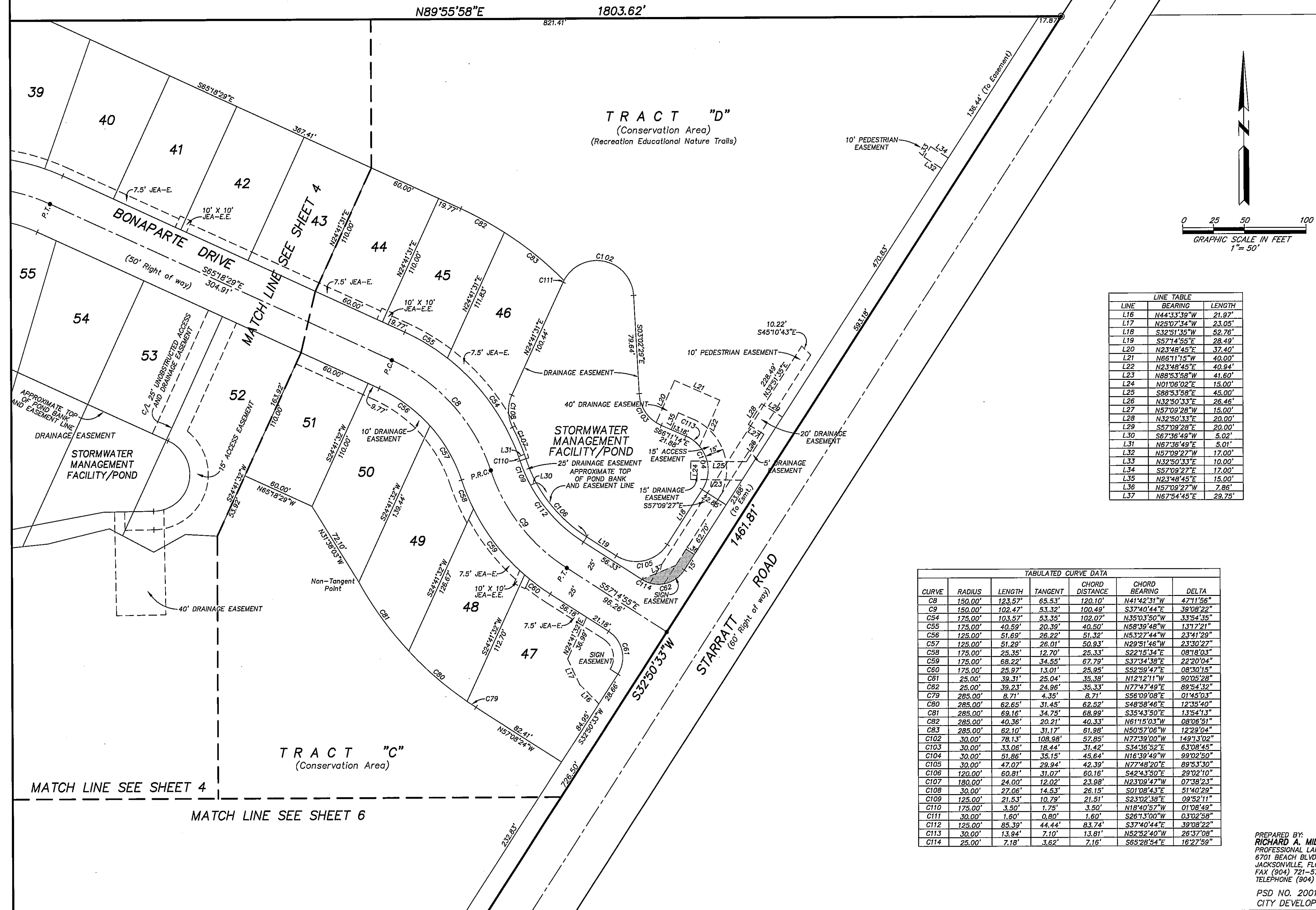
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PLAT BOOK **55** PAGE **62D**

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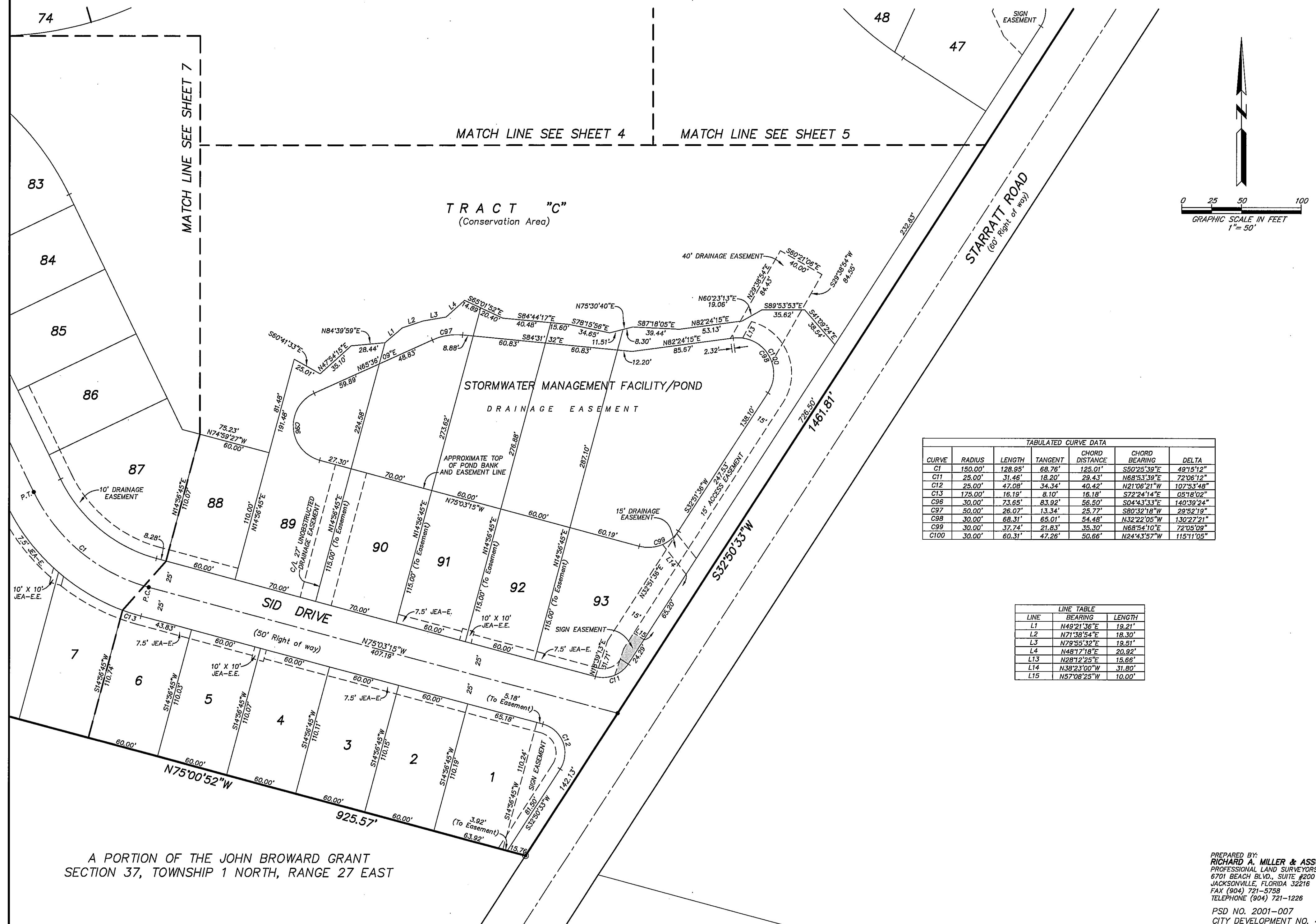
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SHEET 6 OF 7 SHEETS
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