

Cape Forest Trail Unit Two

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 40, PAGE 96

SHEET No. 1 OF 3

TAXES VERIFIED R.B.F.

CAPTION

A portion of Lot 4, Harrison Starrett Estate in the Moses Harrold Grant, Section 47, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as follows: For a Point of Beginning commence at the northeast corner of Lot 11, as shown on the plat of Cape Forest Trail - Unit One, as recorded in Plat Book 37, Pages 99 and 99A of the current public records of said County and run South 89° 19' 14" East along the easterly prolongation of the northerly line of said Cape Forest Trail - Unit One, said line also being the northerly line of lands described in deed recorded in the Official Records of said County in Volume 2638, Page 274, a distance of 247.14 feet to the northeast corner of last mentioned deed; run thence South 08° 30' 00" West along the easterly line of said Official Records Volume 2638, Page 274, a distance of 1,445.26 feet to the northeast corner of lands described in deed recorded in said Official Records in Volume 5510, Page 615; run thence North 85° 19' 38" West along the northerly line of last mentioned deed, a distance of 480.20 feet to a point on a curve in the easterly line of Tract "G", as shown on the plat of The Cape - Unit Two, as recorded in Plat Book 34, Page 37, said current public records; run thence in a northwesterly direction along the arc of a curve in said easterly line of said Tract "G", said curve being concave southwesterly and having a radius of 1,230.0 feet, a chord distance of 774.47 feet to the southwest corner of Lot 1, said Cape Forest Trail - Unit One, the bearing of the aforementioned chord being North 11° 51' 22" West; run thence North 84° 47' 27" East along the southerly line of Lots 1 and 2, as shown on said plat of Cape Forest Trail - Unit One, a distance of 378.32 feet to the southeast corner of said Lot 2; run thence North 04° 27' 39" East along the easterly line of said Lot 2, a distance of 155.0 feet to a Point of Curvature; run thence in a northwesterly direction along the arc of a curve in the northeasterly line of said Lot 2, said curve being concave southwesterly and having a radius of 123.31 feet, a chord distance of 135.64 feet to a point, the bearing of the aforementioned chord being North 28° 54' 25" West; run thence North 27° 43' 33" East along the easterly end of Cape Forest Trail (a 60-foot right-of-way as shown on said plat of Cape Forest Trail - Unit One), a distance of 60.0 feet to the southeast corner of previously mentioned Lot 11, Cape Forest Trail - Unit One; run thence North 42° 40' 17" East along the southeasterly line of said Lot 11, a distance of 373.37 feet to the Point of Beginning.

ADOPTION AND DEDICATION

This is to certify that the undersigned individuals and Design Properties, Inc., a Florida Corporation, are the lawful owners of lands described in the caption hereon known as Cape Forest Trail - Unit Two 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 streets, and easements for drainage, utilities, and sewers are hereby irrevocably dedicated to the City of Jacksonville and its successors. The drainage easements through and over the pond shown on this plat are hereby irrevocably dedicated to the City of Jacksonville and its successors, 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, and its successors, to discharge into said pond, which these easements traverse, all water which may fall or come upon all streets hereby dedicated, together with all soil, nutrients, chemicals, and all other substances which may flow or pass from said streets, adjacent land, or from any other source of public waters into or through said pond, 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 easements by the City of Jacksonville and its successors; (2) The pond 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 or thing that may even be or come within said pond which these easements traverse, 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 pond 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 owners 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 pond 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. This indemnification shall run with the land and the assigns of the undersigned owners and shall be subject to it.

In witness whereof, the undersigned individuals have caused the presents to be signed this 5th day of MARCH A.D., 1985.

Michael S. Acuff
MICHAEL S. ACUFF

Cheryl Jackson
WITNESS

Nancy Babich
WITNESS

Josephine W. Acuff
JOSEPHINE W. ACUFF

Cheryl Jackson
WITNESS

Nancy Babich
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of MARCH A.D., 1985, by Michael S. Acuff and Josephine W. Acuff, on behalf of themselves.

Nancy Babich
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

OCTOBER 7, 1988
MY COMMISSION EXPIRES

In witness whereof, Design Properties, Inc., a Florida Corporation, 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 5th day of MARCH A.D., 1985.

Cheryl Jackson
WITNESS

DESIGN PROPERTIES, INC.

Nancy Babich
WITNESS

J. D. Weed, Jr.
PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of MARCH A.D., 1985 by J.D. Weed, Jr., President of Design Properties, Inc., on behalf of said Corporation.

Nancy Babich
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

OCTOBER 7, 1988
MY COMMISSION EXPIRES

DEVELOPER'S CERTIFICATE:

THIS IS TO CERTIFY THAT DESIGN PROPERTIES, INC., HAS FURNISHED THE CITY OF JACKSONVILLE A PLAT BOND SECURED BY AN IRREVOCABLE LETTER OF CREDIT AS SURETY THAT THE PROPOSED IMPROVEMENTS IN PUBLIC SPACE SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS. SAID BOND IS EQUIVALENT TO ONE HUNDRED PERCENT OF THE REMAINING ENGINEERING AND CONSTRUCTION COST, AND COST OF SETTING PERMANENT CONTROL POINTS. SIGNED THIS 25th DAY OF MAY A.D., 1985.

J. D. Weed, Jr.
PRESIDENT, DESIGN PROPERTIES, INC.

DEPUTY DIRECTOR OF PUBLIC WORKS

APPROVED
DATE: 4/24/85
BY: S. K. Toddland PE
CITY ENGINEER
M. K. Kinnard Jr.
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
Phillip S. Cope
ASSISTANT COUNSEL

APPROVED FOR RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 85-595-287 of said City, adopted by its Council and approved by its mayor this 21st day of MAY A.D., 1985.

John P. Thompson
MAYOR OF THE CITY OF JACKSONVILLE

Donald E. Johnson
SECRETARY OF THE COUNCIL,
CITY OF JACKSONVILLE

CLERK'S CERTIFICATE

85-48440

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 40, Pages 96, 96A, 96B of the public records of Duval County, Florida, this 29th day of MAY A.D., 1985.

S. Morgan Laughter
S. MORGAN LAUGHTER,
CLERK OF THE CIRCUIT COURT

By: Robert C. Forbes
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

I hereby certify that this Plat is a correct representation of the lands surveyed under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter No. 177 of the Laws of the State of Florida. I further certify that permanent reference monuments and that permanent control points have been placed according to the above referenced laws, and that all the zoning rules and regulations of the City of Jacksonville, Florida, currently in effect have been complied with. Signed this 10th day of APRIL A.D., 1985.

RICHARD P. CLARSON & ASSOC., INC.
ENGINEERS - LAND SURVEYORS

June A. Hill
REGISTERED SURVEYOR NO. 2361, FLORIDA

Cape Forest Trail ~ Unit Two

BEING A REPLAT OF PART OF TRACT "G", THE CAPE ~ UNIT TWO, AS SHOWN IN PLAT BOOK 34, PAGE 37,
AND A PART OF SECTION 47, TOWNSHIP 1 NORTH, RANGE 27 EAST.

Jacksonville, Duval County, Florida

DEDICATION OF MORTGAGEE

This is to certify that Florida First National Bank of Jacksonville, a National Banking Association, is the holder of that certain mortgage on lands described in the caption hereon known as Cape Forest Trail - Unit Two, 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 that all streets, and easements for drainage, utilities, and sewers are hereby irrevocably dedicated to the City of Jacksonville and its successors.

In witness whereof, Florida First National Bank of Jacksonville, has caused these presents to be executed by its respective appropriate officer by and with the full authority of said association.

Carolyn J. Stamer
WITNESS

FLORIDA FIRST NATIONAL BANK OF JACKSONVILLE

Jacqueline E. Parrillo
WITNESS

James Putnal
JAMES PUTNALL
VICE PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 9th day of April A.D., 1985, by James Putnal, Vice President, of Florida First National Bank, a National Banking Association, on behalf of said Association.

Carolyn J. Stamer
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

11-17-86
MY COMMISSION EXPIRES

PLAT BOOK 40, PAGE 96B

SHEET No. 3 OF 3

EASTERLY LINE OF O.R.V. 2638, PG. 274



- | | |
|------------------------------|-----|
| PERMANENT REFERENCE MONUMENT | ■ |
| PERMANENT CONTROL POINT | ○ |
| RADIAL LOT LINE | (R) |

NOTES:

1. BEARINGS SHOWN HEREON REFER TO CAPE FOREST TRAIL ~ UNIT ONE AS RECORDED IN P.B. 37, PGS. 99 & 99A.
2. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND SEWERS, UNLESS OTHERWISE NOTED.



GRAPHIC SCALE : 1" = 100'

PREPARED BY:
CLARSON & ASSOCIATES, INC.
ENGINEERS - LAND SURVEYORS
1643 NALDO AVE., JACKSONVILLE, FLA., 32207