

CARDINAL POINT

BEING A PLAT OF A PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 27 EAST.
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 41 PAGE 40

SHEET 1 OF 2 SHEETS

TAXES VERIFIED R.B.F.

CAPTION:

BEING A SUBDIVISION OF A PART OF GOVERNMENT LOT 10, SECTION 29, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAN JOSE BOULEVARD, STATE ROAD NO. 13 (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE SOUTHEASTERLY LINE OF BEAULCERC WOOD FIRST ADDITION AS RECORDED IN PLAT BOOK 21, PAGE 3 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 44°11'59" WEST ALONG SAID SOUTHEASTERLY LINE 275.67 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 44°11'59" WEST, 1503.45 FEET ALONG SAID SOUTHEASTERLY LINE OF SAID BEAULCERC WOOD FIRST ADDITION AND THE SOUTHEASTERLY LINE OF WM. B. PYLES HOMESTEAD AS RECORDED IN PLAT BOOK 7, PAGE 13 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°55'39" EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 29, A DISTANCE OF 807.39 FEET; THENCE NORTH 2°08'20" WEST, 40.01 FEET; THENCE NORTH 88°55'39" EAST, 130.48 FEET; THENCE NORTH 2°08'20" WEST 150.0 FEET; THENCE SOUTH 88°55'39" WEST, 50.0 FEET; THENCE NORTH 2°08'20" WEST, 135.0 FEET; THENCE NORTH 43°23'39" EAST, 70.05 FEET; THENCE NORTH 88°55'39" EAST 149.97 FEET; THENCE NORTH 2°08'20" WEST, 88.91 FEET; THENCE NORTH 87°51'40" EAST, 50.0 FEET; THENCE NORTH 2°08'20" WEST, 160.0 FEET; THENCE NORTH 87°51'40" EAST, 150.0 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAN JOSE BOULEVARD; THENCE NORTH 2°08'20" WEST, ALONG SAID RIGHT OF WAY LINE, 85.0 FEET TO THE POINT OF CUSP OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.0 FEET; THENCE TO THE RIGHT ALONG SAID CURVE CONCAVE TO THE NORTHWEST, A DISTANCE OF 35.36 FEET AS MEASURED ALONG A CHORD BEARING SOUTH 42°51'40" WEST; THENCE SOUTH 87°51'40" WEST 175.0 FEET; THENCE NORTH 2°08'20" WEST, 374.30 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT SAN JOSE CENTRAL, LTD., A LIMITED PARTNERSHIP UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS CARDINAL POINT AND THAT IT 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 STREETS AND EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS SHOWN ON SAID PLAT ARE HEREBY, IRREVOCABLY AND WITHOUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

IN WITNESS WHEREOF, SAN JOSE CENTRAL, LTD., A LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, IN ITS NAME THIS 29th DAY OF MARCH A.D. 1985.

SIGNED AND SEALED IN THE PRESENCE OF:

SAN JOSE CENTRAL, LTD.

M. W. B. B. B.
WITNESS

Eugene H. Kornblum
GENERAL PARTNER

Daniel R. Haines
WITNESS

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF MARCH A.D., 1985, BY EUGENE H. KORNBLUM, GENERAL PARTNER OF SAN JOSE CENTRAL, LTD., A FLORIDA LIMITED PARTNERSHIP, ON THE BEHALF OF THE LIMITED PARTNERSHIP.

Rosa A. Califano
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: SEPT. 5, 1988

DEVELOPER'S CERTIFICATE:

THIS IS TO CERTIFY THAT SAN JOSE CENTRAL, LTD. HAS FURNISHED THE CITY OF JACKSONVILLE PERSONAL BONDS SECURED WITH IRREVOCABLE LETTERS OF CREDIT AS SURETY THAT THE PROPOSED IMPROVEMENTS IN PUBLIC SPACE, SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS, SAID BONDS ARE EQUIVALENT TO 100% OF THE REMAINING ENGINEERING AND CONSTRUCTION COST, AND THE COST OF SETTING PERMANENT CONTROL POINTS. SIGNED THIS 25th DAY OF OCTOBER A.D., 1985.

Eugene H. Kornblum
GENERAL PARTNER, SAN JOSE CENTRAL, LTD.

Alfred J. Kierulff Jr.
DIRECTOR OF PUBLIC WORKS

DEDICATION OF DRAINAGE EASEMENT AND HOLD HARMLESS AGREEMENT

THIS IS TO CERTIFY THAT SAN JOSE CENTRAL, LTD., A LIMITED PARTNERSHIP UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS CARDINAL POINT, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS TRUE AND CORRECT PLAT OF THOSE LANDS. THE DRAINAGE EASEMENT THROUGH AND OVER THE LAKE SHOWN ON THIS PLAT IS HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND IS SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND: (1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, WITH ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKE WHICH THIS EASEMENT TRAVERSES, ALL WATER WHICH MAY FALL OR COME UPON ALL DRIVES AND PLACES DEDICATED HEREON, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID DRIVES AND PLACES; FROM 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, 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 THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS; (2) THE LAKE SHOWN ON THIS PLAT IS OWNED IN FEE SIMPLE TITLE BY THE ABUTTING PROPERTY OWNERS. THE CITY OF JACKSONVILLE 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 LAKE WHICH THIS EASEMENT TRAVERSES, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH WHICH RESPONSIBILITIES SHALL BE THOSE OF THE ABUTTING OWNERS; (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 LAKE SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKE 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. SAN JOSE CENTRAL, LTD., DEVELOPER AND OWNER OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, 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 LAKE DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF SAN JOSE CENTRAL, LTD., ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONARIES WITHIN CARDINAL POINT. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF SAN JOSE CENTRAL, LTD., AND SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF SAN JOSE CENTRAL, LTD., HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER BY AN WITH THE AUTHORITY OF THE LIMITED PARTNERSHIP THIS 29th DAY OF MARCH A.D., 1985.

SIGNED AND SEALED IN THE PRESENCE OF:

SAN JOSE CENTRAL, LTD.

M. W. B. B. B.
WITNESS

Eugene H. Kornblum

Daniel R. Haines
WITNESS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF MARCH A.D., 1985, BY EUGENE H. KORNBLUM, GENERAL PARTNER OF SAN JOSE CENTRAL, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE LIMITED PARTNERSHIP.

Rosa A. Califano
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: SEPT. 5, 1988

APPROVED FOR RECORD:

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 41, PAGES 40 AND 40A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 30th DAY OF OCTOBER A.D., 1985.

Charles B. Johnson
MAYOR OF THE CITY OF JACKSONVILLE

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

CLERK'S CERTIFICATE:

85-101517

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 41, PAGES 40 AND 40A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 30th DAY OF OCTOBER A.D., 1985.

S. Morgan Slaughter
S. MORGAN SLAUGHTER, CLERK OF THE CIRCUIT COURT

BY: Robert C. Foster
DEPUTY CLERK

CARDINAL POINT

BEING A PLAT OF A PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 27 EAST.
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



PLAT BOOK 41 PAGE 40A

SHEET 2 OF 2 SHEETS

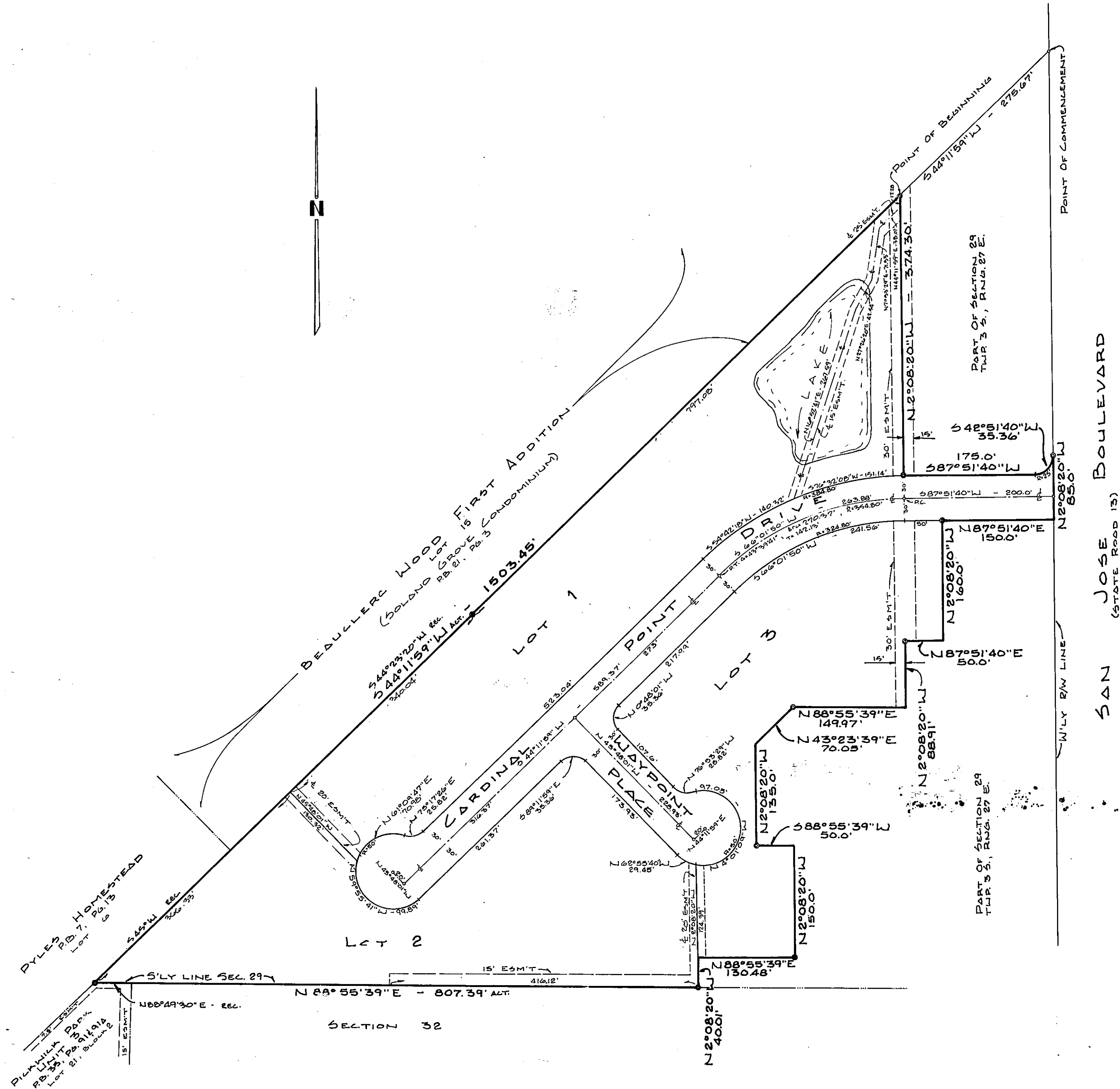
APPROVED

DATE: SEPTEMBER 30, 1985

BY: Martin Boutwell
CITY ENGINEER

Phillip S. Gipe
DIRECTOR OF PUBLIC WORKS

GENERAL COUNSEL, OR
Phillip S. Gipe
ASSISTANT COUNSEL



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 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 26th DAY OF AUGUST, 1985.

David R. Haynes
DAVID R. HAYNES
FLORIDA REGISTERED LAND SURVEYOR NO. 3058

Prepared by:

R.L. CROASDELL & CO.

CIVIL ENGINEERS & SURVEYORS
429 EAST ADAMS STREET
JACKSONVILLE, FLORIDA

NOTES:

1. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS NOTED OTHERWISE.
2. BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARINGS AND DISTANCES.
3. BASIS OF BEARINGS REFER TO THE DEED CALL OF NORTH 2°08'20" WEST FOR THE WESTERLY RIGHT OF WAY OF SAN JOSE BOULEVARD.
4. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: •
5. PERMANENT CONTROL POINTS ARE SHOWN THUS: •
6. RADIAL LOT LINES ARE SHOWN THUS: (R)
7. ALL RADII NOT SHOWN ARE 25 FEET.