

CAROLINE RIDGE UNIT ONE

That certain tract or parcel of land being a part of Section 1, Township 2 South, Range 27 East, City of Jacksonville, Duval County, Florida, together with a part of the West 1/2 of Lot 5 of the Baker Tract, an unrecorded subdivision lying within said Section 1 and part of a 20 foot roadway as shown on said unrecorded plat of Baker Tract, together with a part of Lot 6, Gilmore Ridge, as recorded in Plat Book 17, Page 88 of the Current Public Records of said County.

CAPTION

That certain tract or parcel of land being a part of Section 1, Township 2 South, Range 27 East, City of Jacksonville, Duval County, Florida, together with a part of the West 1/2 of Lot 5 of the Baker Tract, an unrecorded subdivision lying within said Section 1 and part of a 20 foot roadway as shown on said unrecorded plat of Baker Tract, together with a part of Lot 6, Gilmore Ridge, as recorded in Plat Book 17, Page 88 of the Current Public Records of said County, being more particularly described as follows: BEGIN at the intersection of the Southerly limited access right of way line of Dames Point Expressway (a variable width limited access right of way as now established) with the Westerly right of way line of Gilmore Heights Road (an 80 foot right of way as now established at this point); thence South 00°26'30" East, along said Westerly right of way line of Gilmore Heights Road, a distance of 35.86 feet; thence North 89°33'30" East, along last said line, a distance of 10.00 feet; thence South 00°26'30" East, along last said line, a distance of 1,311.79 feet; thence North 89°30'28" East, departing last said line, a distance of 180.00 feet; thence South 00°26'30" East, a distance of 155.13 feet; thence South 89°33'30" West, 10.35 feet; thence South 00°26'30" East, 10.00 feet; thence South 89°33'30" West, 5.00 feet thence South 00°26'30" East, 96.28 feet; thence South 89°11'35" West, a distance of 417.35 feet to a point; said point lying on the Easterly right of way line of said Dames Point Expressway; thence North 24°05'03" West, along last said line, a distance of 135.56 feet to a Point of Curvature of a curve concave Easterly having a radius of 1,348.14 feet; thence Northerly along the arc of said curved Easterly right of way line, through a central angle of 37°29'32" an arc distance of 882.17 feet to a non-tangent point in said Easterly right of way line, said arc being subtended by a chord bearing of North 03°25'58" West, 866.52 feet; thence North 22°22'31" East, along said Easterly right of way line, a distance of 324.34 feet; thence North 16°00'10" East, along said Easterly right of way line, a distance of 400.00 feet; thence South 60°03'18" East, along the aforementioned Southerly limited access right of way line of Dames Point Expressway, a distance of 119.71 feet to the POINT OF BEGINNING.

Containing 12.73 acres, more or less.

TAXES PAID THRU 1997

PLAT BOOK 51 PAGE 70

SHEET 1 (ONE) OF 5 (FIVE) SHEETS.
P.S.D. NO. 96-040
CITY DEVELOPMENT NO. 3327

ADOPTION AND DEDICATION

This is to certify that Caroline Ridge Joint Venture, a Florida General Partnership is the lawful owner of the lands described in the caption hereon known as CAROLINE RIDGE UNIT ONE, having caused the same to be surveyed and subdivided, and that AMERICAN NATIONAL BANK OF FLORIDA, a Florida Corporation, is the holder of a 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 roads, parkways, lanes, courts, walkways, easements for drainage, utilities, and non-access easements, except all private easements and conservation easements which shall remain privately owned and the sole 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. 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 and flow or pass from (roads, parkways, lanes 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 owner(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 successors 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 affect 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 or omission of its agent, contractors, employees, servants, licensees or concessionaires within CAROLINE RIDGE UNIT ONE. This indemnification shall run with the land and the successors and 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 the lands designated as private drainage easements and private easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors, and assigns.

Those easements designated as "J.E.A.E.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "J.E.A.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, 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 thereof, Caroline Ridge Joint Venture, a Florida General Partnership has caused these presents to be signed by its Managing Partner.

This 29th Day of OCTOBER 1997.

Approved 11/26/97
Date
S. Hall
City Engineer
for Director of Public Works
Approved 12-8-97
Date
W. E. Matthews
for General Counsel

CLERK'S CERTIFICATE 97-274037

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 51 Pages 70-70D of the Public Records of Duval County, Florida, this 29th day of December A.D., 1997.
By: Henry Cook
Henry Cook
Clerk of the Circuit Court

AMERICAN NATIONAL BANK OF FLORIDA

Witness: Linda Minkley
Linda Minkley
Print or type name
By: Jerry Landowski
JERRY LANDOWSKI
Vice President of AMERICAN NATIONAL BANK OF FLORIDA

Witness: Debra S. Coleman
Debra S. Coleman
Print or type name

CAROLINE RIDGE JOINT VENTURE A Florida General Partnership

Witness: Susan M. Fries
SUSAN M. FRIES
Print or type name

Witness: Lindsay Jones
LINDSAY JONES
Print or type name

By: Gregory E. Matovina
Gregory E. Matovina
an Individual and
Managing General Partner of CAROLINE RIDGE JOINT VENTURE, a Florida General Partnership

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.

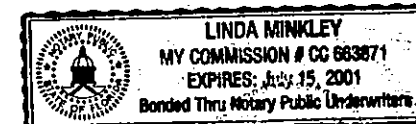
Sam E. Mason
Director of Public Works
Date 11/09/97

NOTARY FOR AMERICAN NATIONAL BANK OF FLORIDA

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29th day of October A.D., 1997 by Jerry Landowski, Vice President of American National Bank of Florida, a Florida Corporation on behalf of the Corporation, who is personally known to me as who has produced identification and who has has not taken an oath on behalf of the Corporation.

By: Linda Minkley
Notary Public, State of Florida
Type or print name Linda Minkley
My Commission Expires: 7/15/01

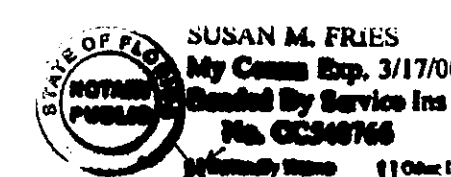


NOTARY FOR CAROLINE RIDGE JOINT VENTURE

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29th day of OCTOBER A.D., 1997 by Gregory E. Matovina, an Individual, Managing General Partner of CAROLINE RIDGE JOINT VENTURE, a Florida General Partnership on behalf of the Partnership, who is personally known to me as who has produced identification and who has has not taken an oath on behalf of the Joint Venture.

By: Susan M. Fries
Notary Public, State of Florida
Type or print name SUSAN M. FRIES
My Commission Expires: 3-17-2000

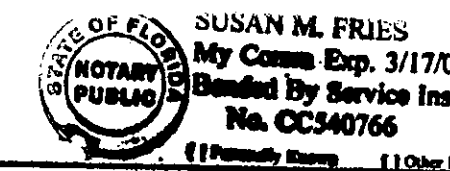


SURVEYOR'S CERTIFICATE

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 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 616-17.003 F.A.C. and Section 654.10 Ordinance Code of the City of Jacksonville.

Signed and sealed this 29th day of October A.D., 1997.

Jonathan B. Bowen
Jonathan B. Bowen
Florida Registered Land Surveyor No. 4600

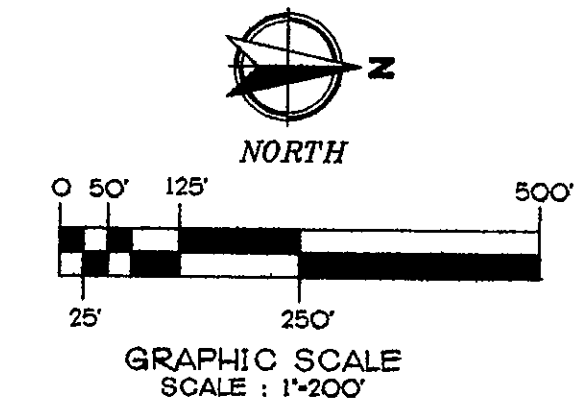


RICHARD A. MILLER & ASSOCIATES
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CAROLINE RIDGE UNIT ONE

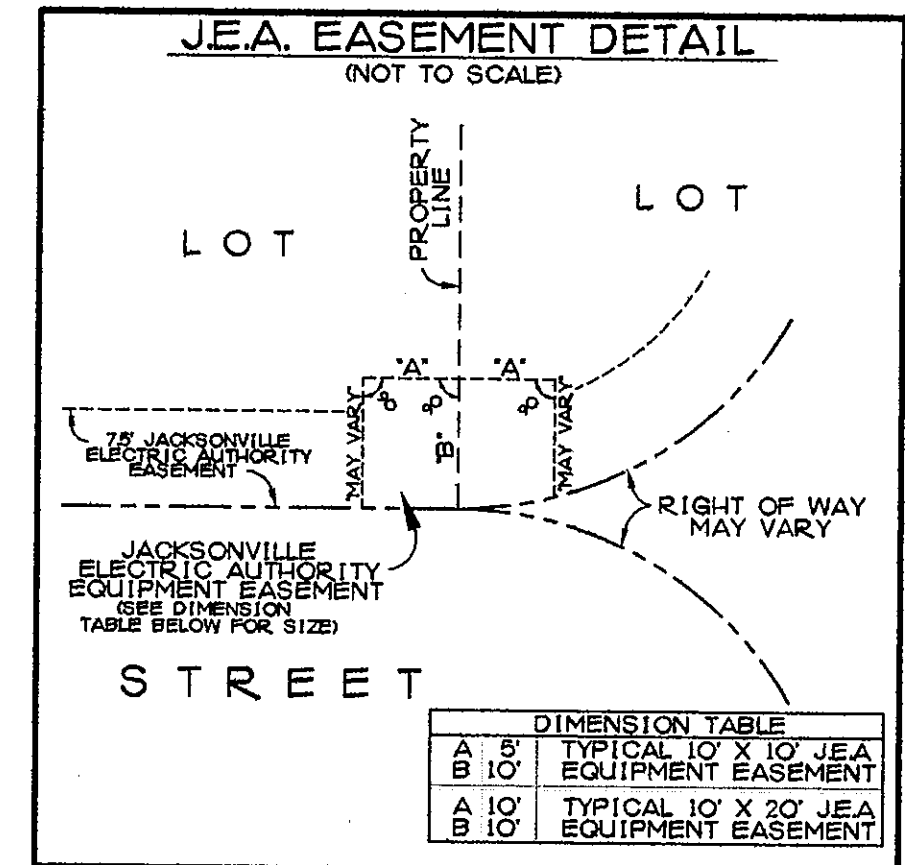
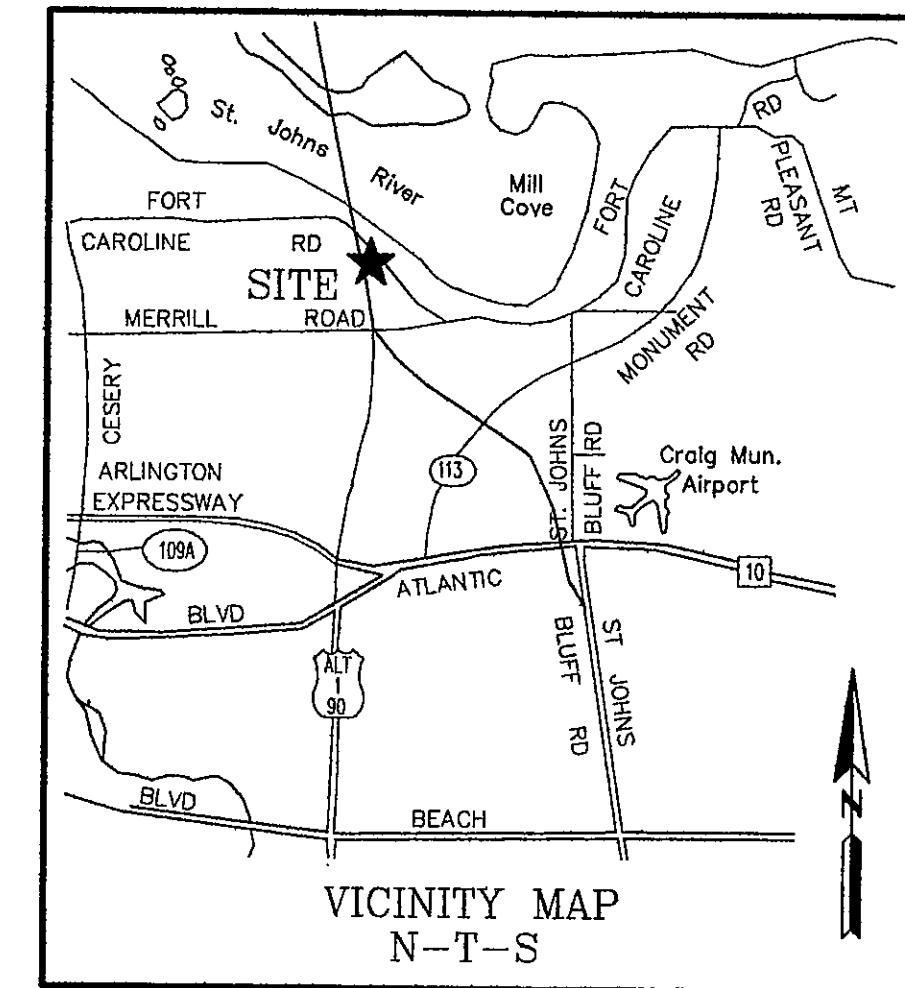
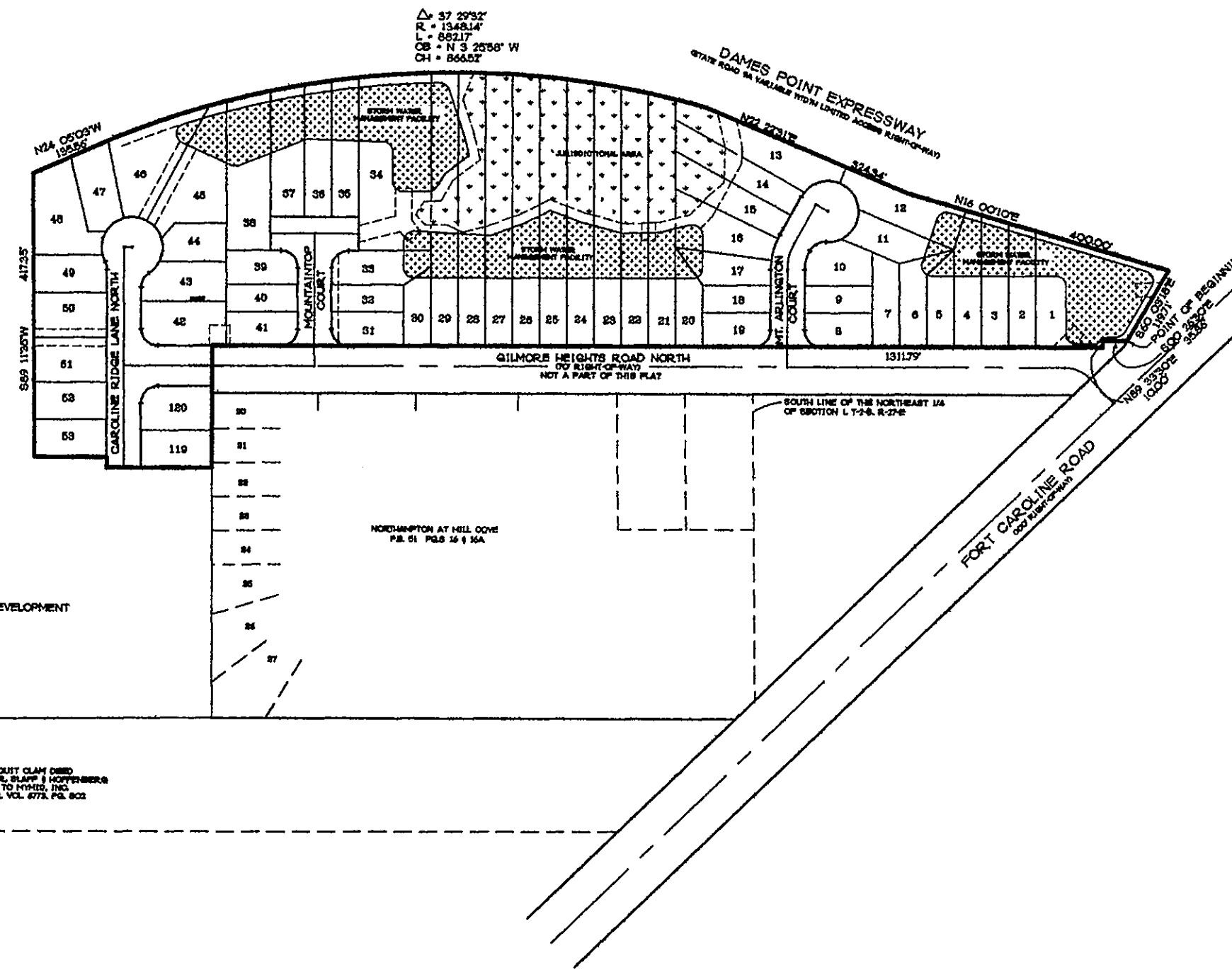
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SHEET 2 (TWO) OF 5 (FIVE) SHEETS.
SEE THIS SHEET FOR GENERAL NOTES.
P.S.D. NO. 96-040
CITY DEVELOPMENT NO. 3327



GENERAL NOTES:

- 1) \square Denotes Set 4" x 4" Concrete Monument with Metal Plate, stamped P.L.S. 3848, Permanent Reference Monument, (P.R.M.)
- 2) \odot Denotes Set P.K. Nail and Brass Disk, stamped P.L.S. 3848, Permanent Control Point, (P.C.P.)
- 3) Bearings shown hereon are based on the Easterly right-of-way line of Gilmore Heights Road.
- 4) NOTICE : There may be additional restrictions that are not recorded on this Plat, that may be found in the Current Public Records of said Duval County, Florida.
- 5) All platted Easements shall provide that such Easements shall also be Easements for the Construction, Installation, Maintenance and Operation of Cable Television services; provided however, no such Construction, installation, Maintenance or Operation of Cable Television Services shall interfere with the facilities and services of an 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.
- 6) The STORMWATER MANAGEMENT FACILITY shown hereon is a Graphic Representation of aforesaid Facility, as shown on Engineering Plans provided to this Firm, and does not represent an Actual Field location or As-Built Location.
- 7) Certain Easements are reserved for the Jacksonville Electric Authority for use in conjunction with the underground electrical distribution system.
"J.E.A.E." Denotes Jacksonville Electric Authority Equipment Easement. These Easements shall remain totally unobstructed by any improvements that may impede the use and access of said Easement by the Jacksonville Electric Authority.
"J.E.A.E." Denotes Jacksonville Electric Authority Easement. These Easements shall remain totally unobstructed by any permanent improvements which may impede the use of said Easement by the Jacksonville Electric Authority. The installation of fences, hedges, and landscaping is permissible but subject to removal by Jacksonville Electric Authority at the expense of each Lot Owner for the removal and for replacement of such items.
- 8) Current Law provides that no Construction, Filling, Removal of Earth, Cutting of Trees or other Plants shall take place Waterward of the Jurisdictional Wetland Line as shown on this Plat without the approval this County, and/or any other Federal, State or Local Governmental 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. The Jurisdictional Wetland Line shown hereon may be superseded and redefined at any time, by the appropriate Agency(ies).
- 9) The Easement(s) 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 Easement(s) 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.



ABBREVIATIONS USED IN THIS PLAT

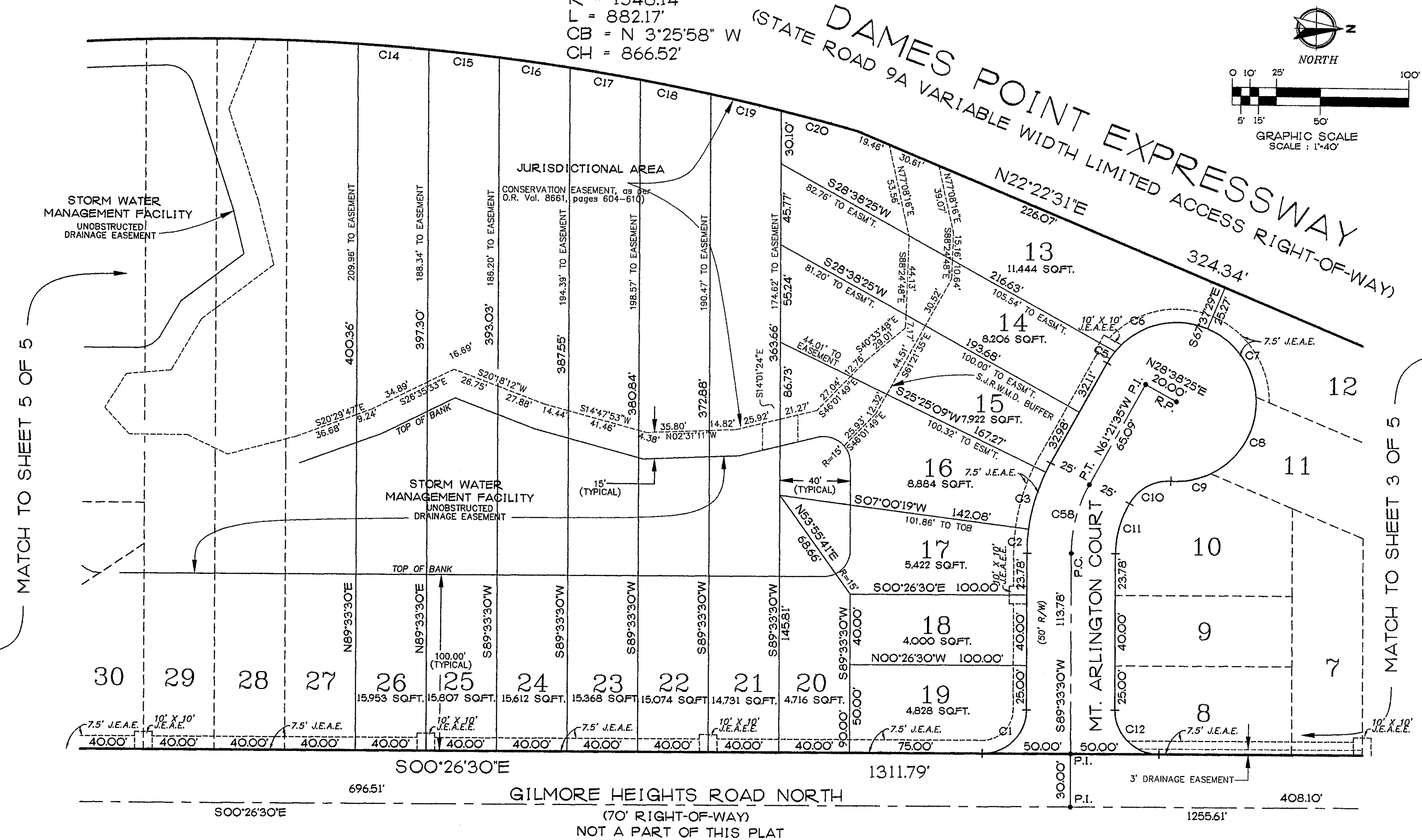
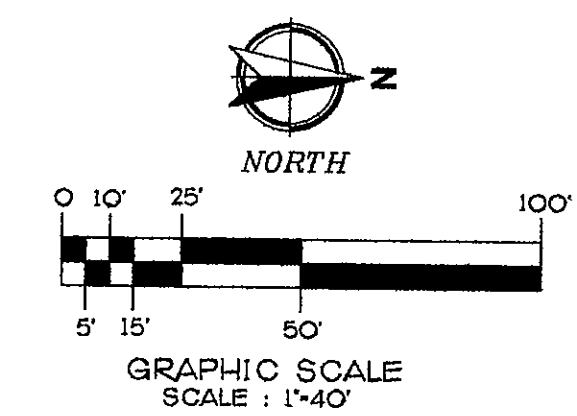
| ABBREVIATION | DEFINITION |
|--------------|------------------------------|
| P.C. | POINT OF CURVATURE |
| P.T. | POINT OF TANGENCY |
| P.R.C. | POINT OF REVERSE CURVATURE |
| P.I. | POINT OF INTERSECTION |
| T.O.B. | TOP OF BANK |
| SQ. FT. | SQUARE FEET |
| C | CENTERLINE |
| CI | DENOTES TABULATED CURVE DATA |
| LI | DENOTES TABULATED LINE DATA |

CAROLINE RIDGE UNIT ONE

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$\Delta = 37^{\circ}29'32''$
 $R = 1348.14'$
 $L = 882.17'$
 $CB = N 3^{\circ}25'58'' W$
 $CH = 866.52'$

SHEET 4 (FOUR) OF 5 (FIVE) SHEETS.
SEE SHEET TWO FOR GENERAL NOTES.
P.S.D. NO. 96-040
CITY DEVELOPMENT NO. 3327



CURVE TABLE THIS SHEET

| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|-------|---------|--------|--------|-------------|-----------|
| C1 | 25.00' | 39.27' | 35.36' | S45°26'30"E | 90°00'00" |
| C2 | 105.00' | 13.65' | 13.64' | N86°43'06"W | 07°26'49" |
| C3 | 105.00' | 33.75' | 33.60' | N73°47'16"W | 18°24'50" |
| C4 | 105.00' | 5.90' | 5.90' | N62°58'13"W | 09°13'16" |
| C5 | 45.00' | 7.93' | 7.92' | N56°18'48"W | 10°05'34" |
| C6 | 45.00' | 57.84' | 53.94' | N14°26'45"W | 73°38'32" |
| C7 | 45.00' | 49.82' | 47.32' | N54°05'32"E | 63°26'03" |
| C8 | 45.00' | 53.53' | 50.43' | S60°06'34"E | 68°09'46" |
| C9 | 45.00' | 23.01' | 22.76' | S11°22'56"E | 29°17'28" |
| C10 | 25.00' | 28.20' | 26.73' | N29°02'54"W | 64°37'23" |
| C11 | 55.00' | 27.92' | 27.62' | S75°54'03"E | 29°04'55" |
| C12 | 25.00' | 39.27' | 35.36' | N44°33'03"E | 90°00'00" |

NORTHAMPTON AT MILL COVE
P.B. 51 PGS 16 & 16A

| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|-------|----------|--------|--------|-------------|-----------|
| C14 | 1348.14' | 40.12' | 40.12' | S03°56'23"W | 01°42'18" |
| C15 | 1348.14' | 40.23' | 40.23' | S05°38'50"W | 01°42'35" |
| C16 | 1348.14' | 40.38' | 40.37' | S07°21'36"W | 01°42'57" |
| C17 | 1348.14' | 40.56' | 40.56' | S09°04'47"W | 01°43'26" |
| C18 | 1348.14' | 40.79' | 40.78' | S10°48'30"W | 01°44'00" |
| C19 | 1348.14' | 41.05' | 41.05' | N12°32'51"E | 01°44'41" |
| C20 | 1348.14' | 44.55' | 44.55' | N14°22'00"E | 01°53'36" |
| C58 | 80.00' | 40.61' | 40.17' | N75°54'03"W | 29°04'55" |

SOUTH LINE OF THE NORTHEAST 1/4
OF SECTION 1, T-2-S, R-27-E

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CAROLINE RIDGE UNIT ONE

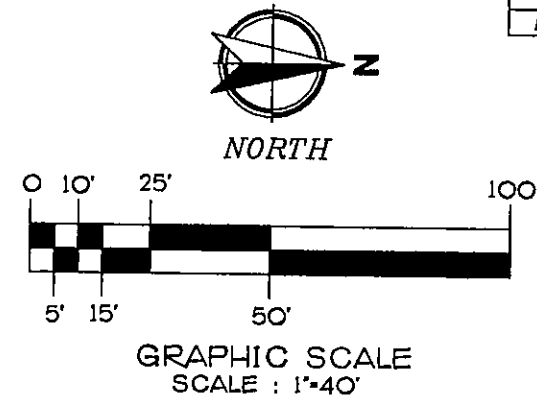
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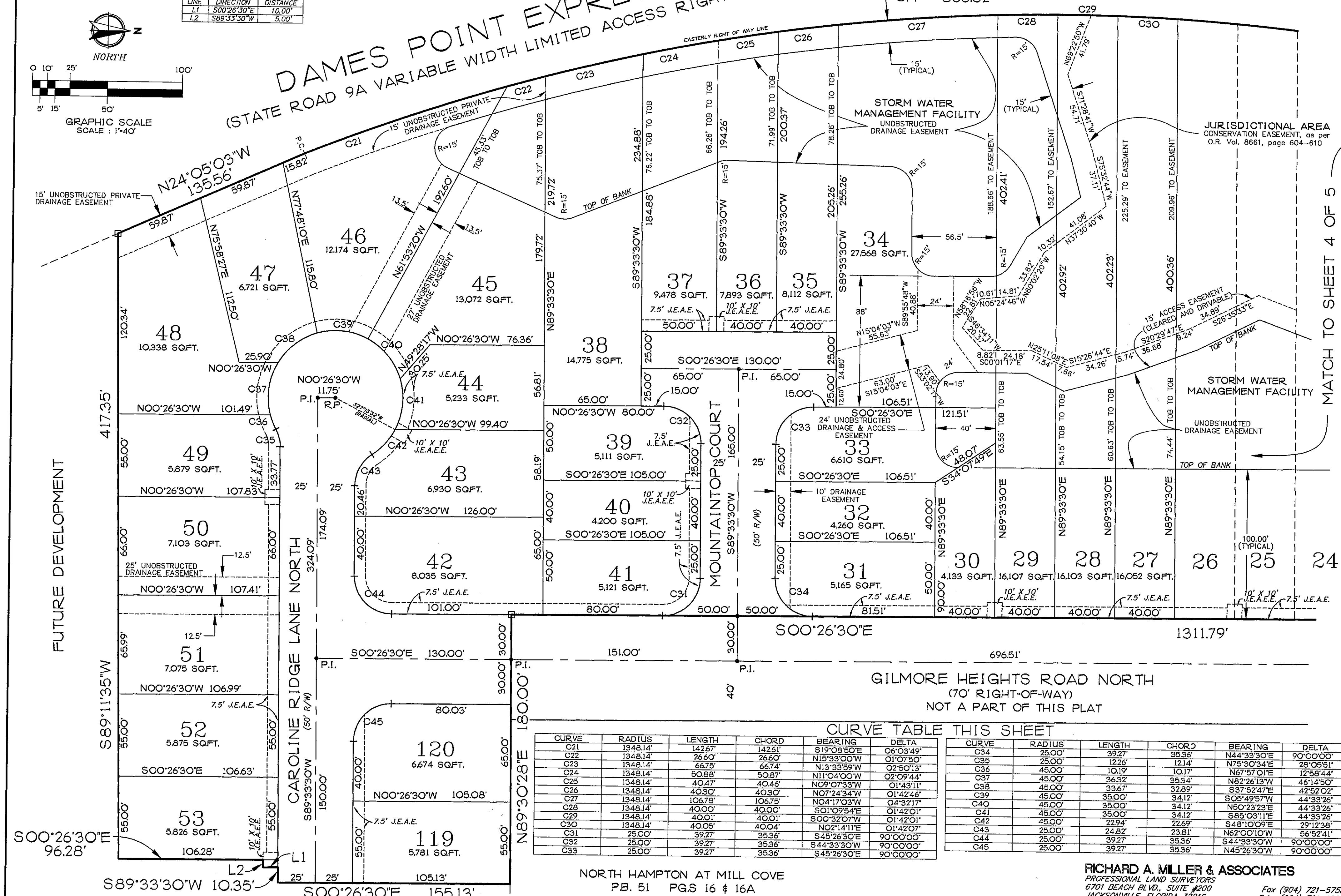
△ = 37°29'32"
R = 1348.14'
L = 882.17'
CB = N 3°25'58" W
CH = 866.52'

LINE TABLE

| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| L1 | S00°26'30"E | 10.00' |
| L2 | S89°33'30"W | 5.00' |



DAMES POINT EXPRESSWAY (STATE ROAD 9A VARIABLE WIDTH LIMITED ACCESS RIGHT-OF-WAY)



CURVE TABLE THIS SHEET

| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|-------|----------|---------|---------|-------------|-----------|
| C21 | 1348.14' | 142.57' | 142.61' | S19°08'50"E | 08°08'49" |
| C22 | 1348.14' | 26.60' | 26.60' | N15°33'00"W | 01°07'50" |
| C23 | 1348.14' | 66.75' | 66.74' | N13°33'59"W | 02°50'13" |
| C24 | 1348.14' | 50.88' | 50.87' | N11°04'00"W | 02°09'44" |
| C25 | 1348.14' | 40.47' | 40.46' | N09°07'33"W | 01°43'11" |
| C26 | 1348.14' | 40.30' | 40.30' | N07°24'34"W | 01°42'46" |
| C27 | 1348.14' | 106.78' | 106.75' | N04°17'03"W | 04°32'17" |
| C28 | 1348.14' | 40.00' | 40.00' | S01°09'54"E | 01°42'01" |
| C29 | 1348.14' | 40.01' | 40.01' | S00°32'07"W | 01°42'01" |
| C30 | 1348.14' | 40.05' | 40.04' | N02°14'11"E | 01°42'07" |
| C31 | 25.00' | 39.27' | 35.36' | S45°26'30"E | 90°00'00" |
| C32 | 25.00' | 39.27' | 35.36' | S44°33'30"W | 90°00'00" |
| C33 | 25.00' | 39.27' | 35.36' | S45°26'30"E | 90°00'00" |

| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|-------|--------|--------|--------|-------------|-----------|
| C34 | 25.00' | 39.27' | 35.36' | N44°33'30"E | 90°00'00" |
| C35 | 25.00' | 12.26' | 12.14' | N75°30'34"E | 28°05'51" |
| C36 | 45.00' | 10.19' | 10.17' | N67°57'01"E | 12°58'44" |
| C37 | 45.00' | 36.32' | 35.34' | N82°26'13"W | 46°14'50" |
| C38 | 45.00' | 33.67' | 32.89' | S37°52'47"E | 42°52'02" |
| C39 | 45.00' | 35.00' | 34.12' | S05°49'57"W | 44°33'26" |
| C40 | 45.00' | 35.00' | 34.12' | N50°23'23"E | 44°33'26" |
| C41 | 45.00' | 35.00' | 34.12' | S85°03'11"E | 44°33'26" |
| C42 | 45.00' | 22.94' | 22.69' | S48°10'09"E | 29°12'38" |
| C43 | 25.00' | 24.82' | 23.61' | N62°00'10"W | 56°52'41" |
| C44 | 25.00' | 39.27' | 35.36' | S44°33'30"W | 90°00'00" |
| C45 | 25.00' | 39.27' | 35.36' | N45°26'30"W | 90°00'00" |

NORTH HAMPTON AT MILL COVE
P.B. 51 PGS 16 & 16A

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MATCH TO SHEET 4 OF 5