

CAROLINE RIDGE UNIT THREE

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

TAXES PAID THRU 1998.

PLAT BOOK 52 PAGE 45

SHEET 1 OF 5 SHEETS
CITY DEVELOPMENT NO. 3327.2
P.S.D. NO. 96-040

CAPTION

A portion of Section 1, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southwesterly corner of Caroline Ridge Unit One, as recorded in Plat Book 51, Pages 70 through 70D (inclusive) of the Current Public Records of said County; thence North 89°11'35" East, along the Southerly boundary line of said last mentioned plat and its Easterly prolongation thereof, a distance of 582.35 feet; thence South 00°48'25" East, 365.00 feet; thence South 04°54'13" West, 50.25 feet; thence North 89°11'35" East, 45.00 feet to the point of curvature of a curve concave Southwesterly, having a radius of 25.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 89°22'53", an arc distance of 39.00 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 46°06'59" East, 35.16 feet; thence North 87°07'13" East, 50.03 feet; thence North 89°11'35" East, 100.41 feet; thence South 00°56'38" East, 55.00 feet; thence South 16°04'43" West, 44.64 feet; thence South 45°41'55" East, 27.00 feet; thence South 44°18'05" West, 551.65 feet to the Northeasterly right of way line of the Dames Point Expressway (a variable width limited access right of way); thence North 25°41'13" West, along last said line, 413.81 feet; thence North 00°26'30" West, continuing along last said line, 97.33 feet; thence South 89°33'46" West, continuing along last said line, 31.02 feet; thence North 24°05'03" West, continuing along last said line, 512.78 feet to the POINT OF BEGINNING. Containing 9.01 acres, more or less.

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: E. Hall
Director of Public Works
Date: 12/11/98

Approved 12/8/98
Date
E. Hall
City Engineer
for Director of Public Works
Approved 12/11/98
Date
Thomas A. Marks
for General Counsel

CLERK'S CERTIFICATE 98302930

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 52, Pages 45 thru 45D of the current Public Records of Duval County, Florida, this 14th day of December, A.D., 19 98.

By: Henry Cook
Henry Cook
Clerk of the Circuit Court

By: Deborah
Deputy Clerk

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 17th day of SEPTEMBER, A.D., 19 98.

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

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 8th day of December 19 98.

Glenn E. McGregor
Glenn E. McGregor, P. L. S.
Professional Land Surveyor Number 4262

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 THREE, having caused the same to be surveyed and subdivided, and that SOUTHTRUST BANK, N. A., a National Banking Association, 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 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 31st Day of August 1998.

CAROLINE RIDGE JOINT VENTURE A Florida General Partnership

Witness: Joseph M. Striano
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

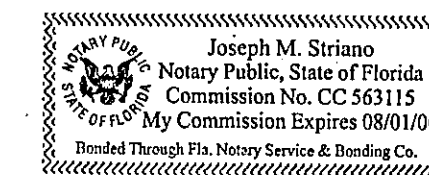
Witness: Don Korstein
Print or type name

NOTARY FOR CAROLINE RIDGE JOINT VENTURE

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 31st day of August A.D., 1998 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 or who has produced as identification and who has not taken an oath on behalf of the Joint Venture.

By: Joseph M. Striano
Notary Public, State of Florida
Type or print name JOSEPH M. STRIANO
My Commission Expires: CC 563115
8-1-2000

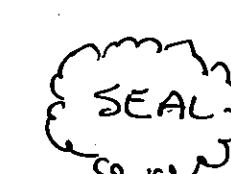


SOUTHTRUST BANK, N. A.

Witness: Don Korstein
Print or type name

By: Mike A. Dailey
Mike A. Dailey
Vice President of
SOUTHTRUST BANK, N. A.

Witness: Shannon Lee
Print or type name



NOTARY FOR SOUTHTRUST BANK, N. A.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15 day of September A.D., 1998 by Mike A. Dailey, Vice President of SouthTrust Bank, N. A., a National Banking Association, on behalf of the Association, who is personally known to me or who has produced as identification and who has not taken an oath on behalf of the Corporation.

By: Shannon Lee
Notary Public, State of Florida
Type or print name Shannon Lee
My Commission Expires: January 15, 2002



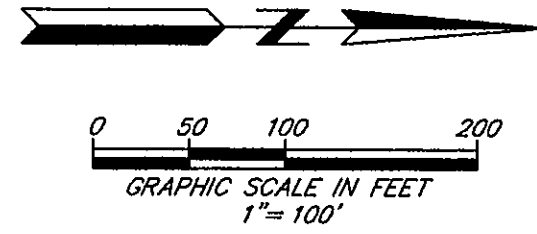
BUILDING SETBACKS ARE AS FOLLOWS:
FRONT = 20 FEET
SIDE = 5 FEET
REAR = 10 FEET

RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
Fax (904) 721-5758
Tele. (904) 721-1226

CAROLINE RIDGE UNIT THREE

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 2 OF 5 SHEETS
CITY DEVELOPMENT NO. 3327.2
P.S.D. NO. 96-040



LEGEND

- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVATURE
- & CENTERLINE
- CI DENOTES TABULATED CURVE DATA

GENERAL NOTES:

- 1) Denotes Set 4" x 4" Concrete Monument with Metal Plate, stamped P.L.S. 3848, Permanent Reference Monument, (P.R.M.)
- 2) 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 Southerly boundary line of Caroline Ridge Unit One, (North 69°11'35" East).
- 4) 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.
- 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.

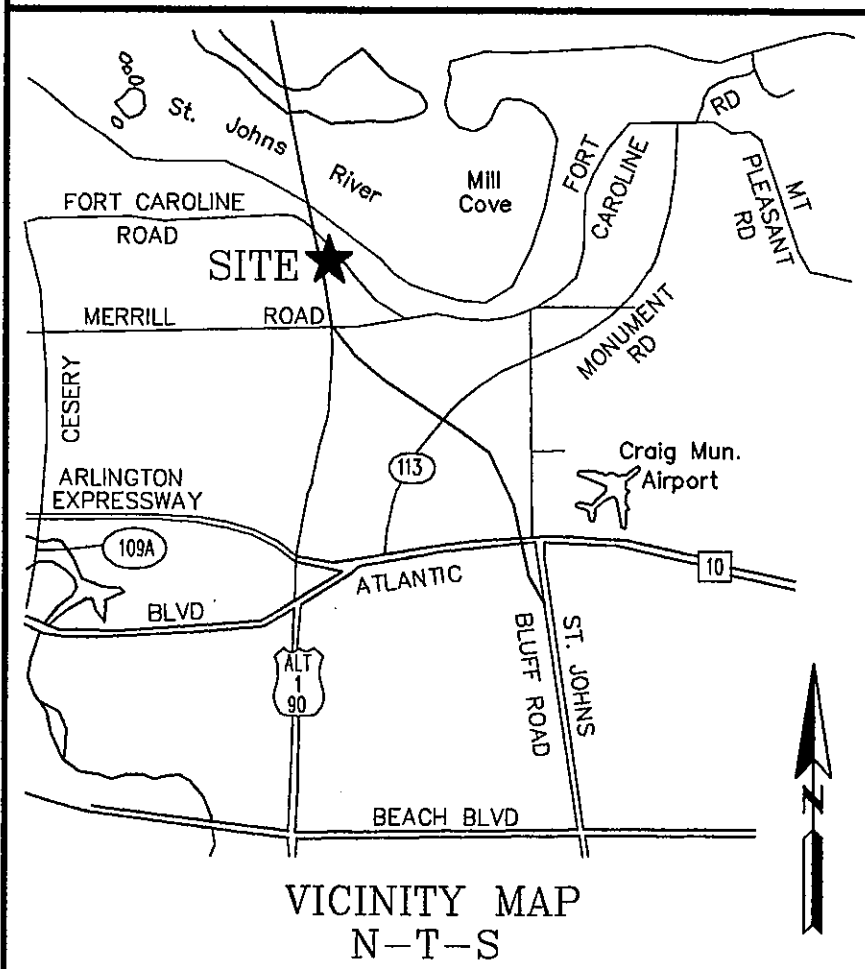
"J.E.A.E." Denotes Jacksonville Electric Authority Equipment Easement. These Easements shall remain totally unobstructed by any improvements that may impede the use and access of said Easement by the Jacksonville Electric Authority.

"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 Agencies.

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.

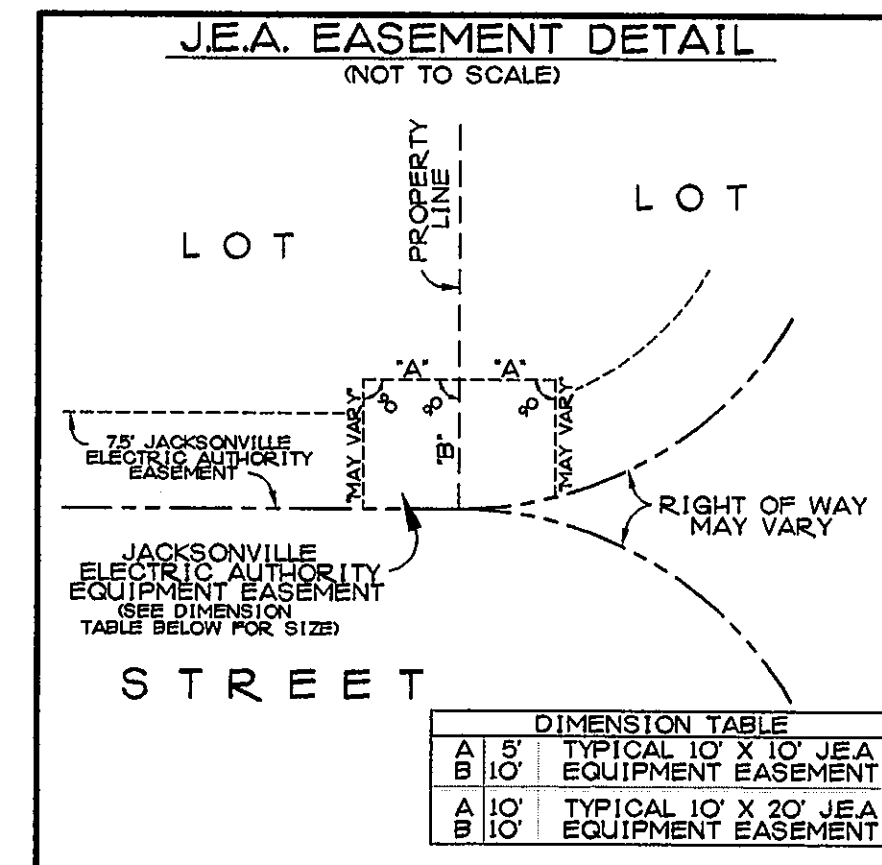


FLOOD ZONE NOTE:

At the time that this Plat was recorded, by Graphic Plotting only, the lands shown on this Plat lie within Zone: "X" as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel Number 120077 0168 E Dated AUGUST 15, 1989

This Flood determination may have been superseded by a Flood Insurance Rate Map dated later than the one used by this Firm, or by a LOMAR, LOMAR-F, CLOMA or CLOMA-F issued by the Federal Emergency Management Agency.

Any Firm or Person utilizing this Plat to make a Flood Zone determination should be aware that one of more of these conditions could exist which make the determination shown on this Plat invalid.



RICHARD A. MILLER & ASSOCIATES

PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216

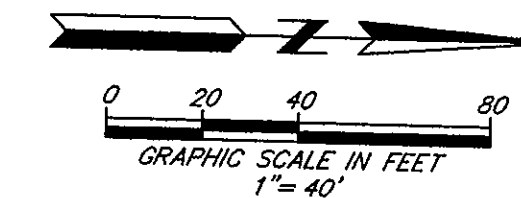
Fax (904) 721-5758
Tele. (904) 721-1226

CAROLINE RIDGE UNIT THREE

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

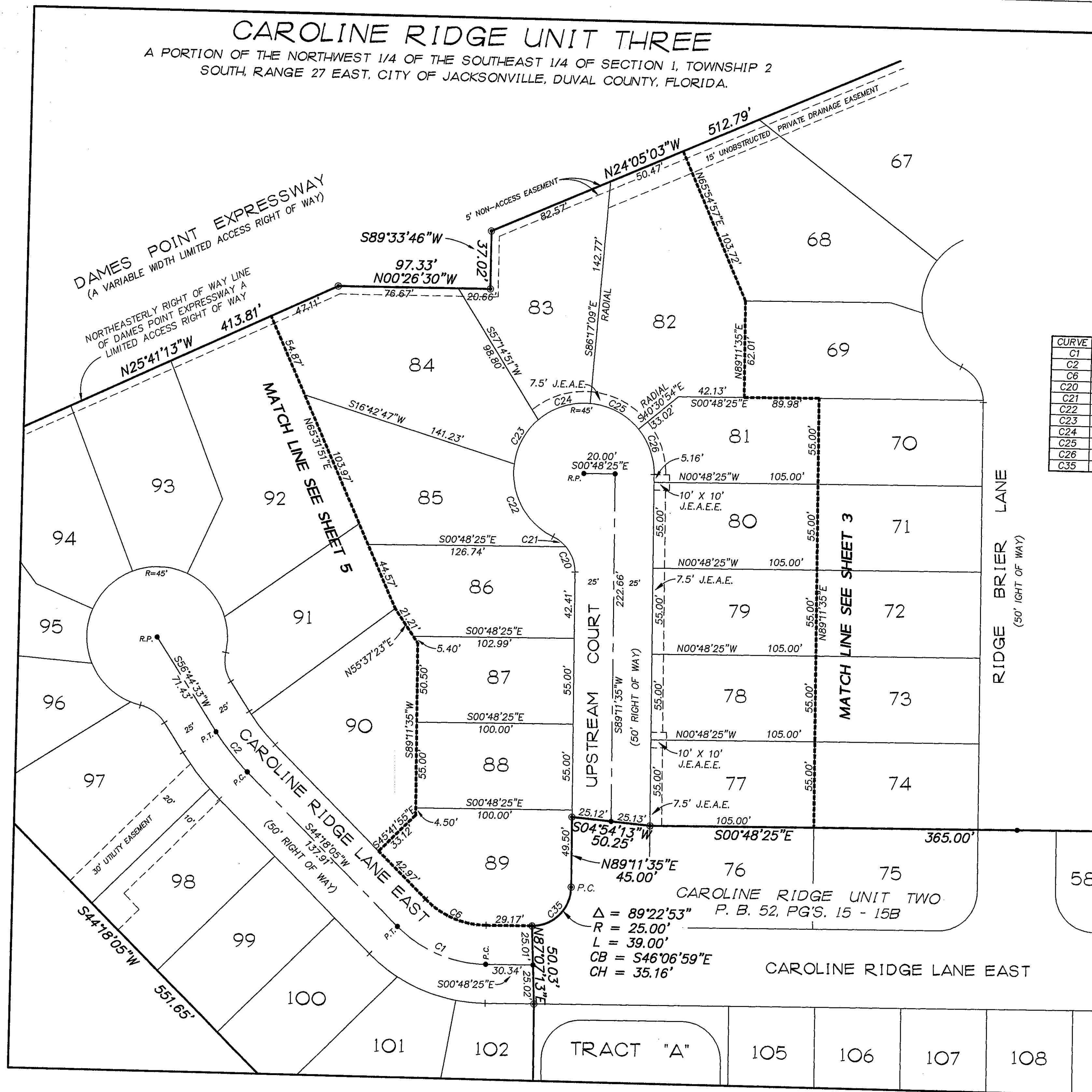
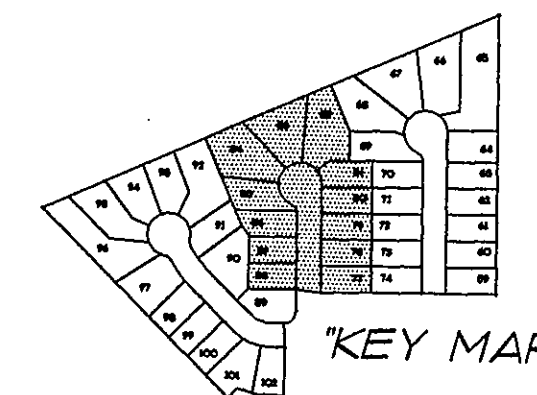
PLAT BOOK **52** PAGE **45C**

SHEET 4 OF 5 SHEETS
SEE SHEET 2 FOR NOTES.
CITY DEVELOPMENT NO. 3327.2
P.S.D. NO. 96-040



TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	80.00'	62.98'	33.23'	61.37'	S21°44'50"W	45°06'30"
C2	150.00'	32.57'	16.35'	32.51'	S50°31'19"W	12°26'28"
C6	55.00'	43.30'	22.84'	42.19'	S21°44'50"W	45°06'30"
C20	25.00'	17.48'	9.11'	17.12'	N69°09'50"E	40°03'29"
C21	25.00'	10.72'	5.44'	10.64'	N36°51'09"E	24°33'54"
C22	45.00'	56.33'	32.53'	52.72'	N60°25'45"E	71°43'07"
C23	45.00'	32.72'	17.12'	32.00'	S62°53'02"E	41°39'18"
C24	45.00'	35.95'	19.00'	35.00'	S19°10'16"E	45°46'15"
C25	45.00'	35.95'	19.00'	35.00'	N26°35'59"E	45°46'15"
C26	45.00'	31.19'	16.25'	30.57'	N69°20'20"E	39°42'29"
C35	25.00'	39.27'	25.00'	35.36'	S45°48'25"E	90°00'00"



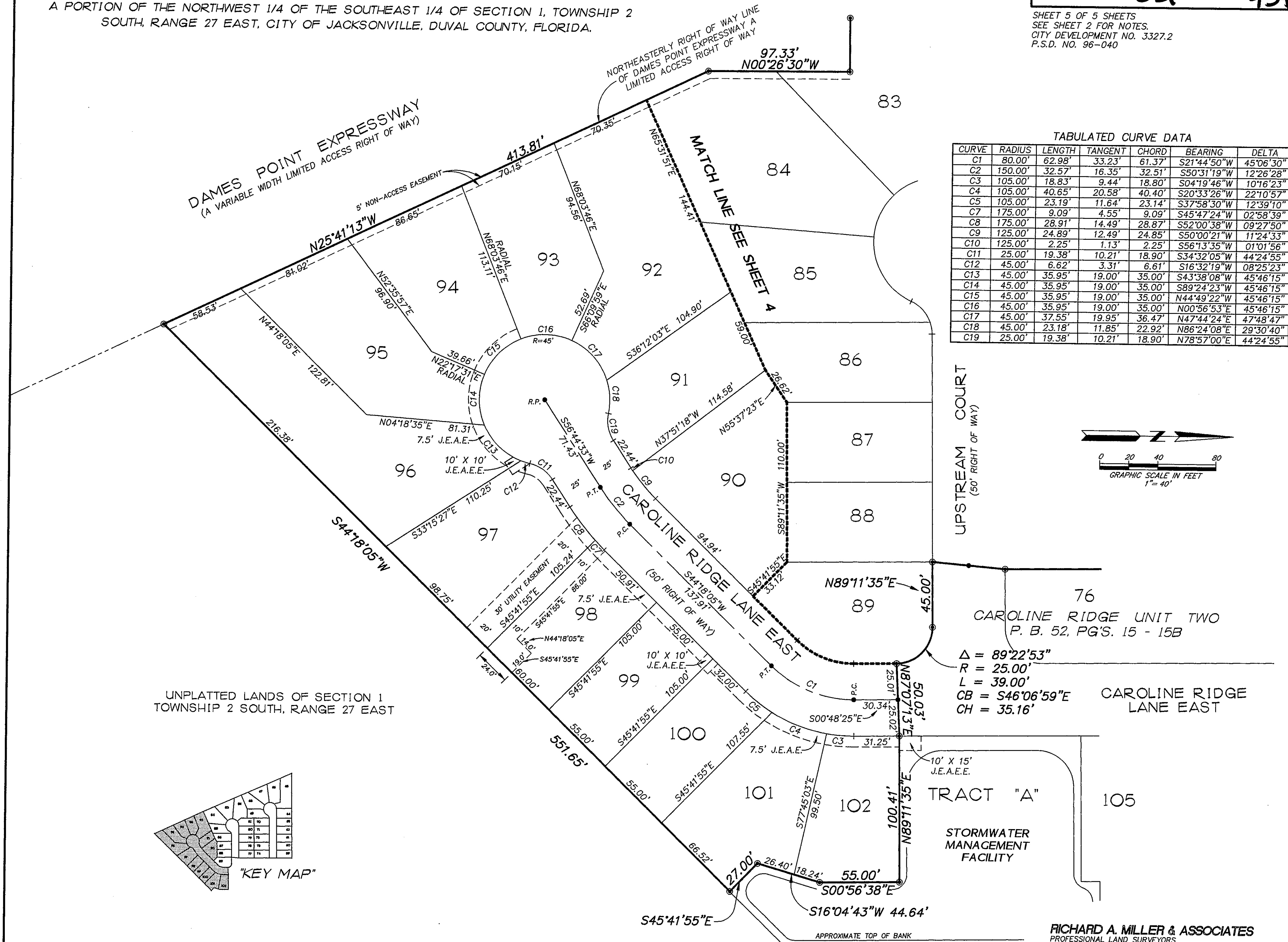
$\Delta = 89^{\circ}22'53''$
 $R = 25.00'$
 $L = 39.00'$
 $CB = S46^{\circ}06'59''E$
 $CH = 35.16'$

CAROLINE RIDGE UNIT THREE

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

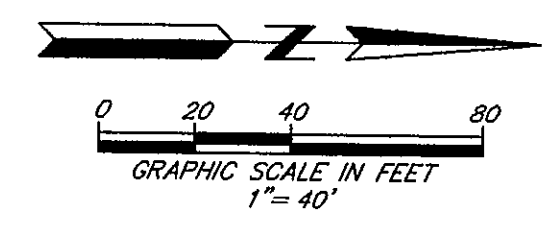
PLAT BOOK **52** PAGE **450**

SHEET 5 OF 5 SHEETS
SEE SHEET 2 FOR NOTES.
CITY DEVELOPMENT NO. 3327.2
P.S.D. NO. 96-040

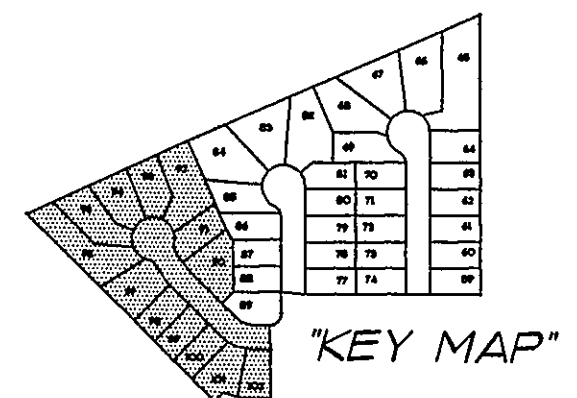


TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	80.00'	62.98'	33.23'	61.37'	S21°44'50"W	45°06'30"
C2	150.00'	32.57'	16.35'	32.51'	S50°31'19"W	12°26'28"
C3	105.00'	18.83'	9.44'	18.80'	S04°19'46"W	10°16'23"
C4	105.00'	40.65'	20.58'	40.40'	S20°33'26"W	22°10'57"
C5	105.00'	23.19'	11.64'	23.14'	S37°58'30"W	12°39'10"
C7	175.00'	9.09'	4.55'	9.09'	S45°47'24"W	02°58'39"
C8	175.00'	28.91'	14.49'	28.87'	S52°00'38"W	09°27'50"
C9	125.00'	24.89'	12.49'	24.85'	S50°00'21"W	11°24'33"
C10	125.00'	2.25'	1.13'	2.25'	S56°13'35"W	01°01'56"
C11	25.00'	19.38'	10.21'	18.90'	S34°32'05"W	44°24'55"
C12	45.00'	6.62'	3.31'	6.61'	S16°32'19"W	08°25'23"
C13	45.00'	35.95'	19.00'	35.00'	S43°38'08"W	45°46'15"
C14	45.00'	35.95'	19.00'	35.00'	S89°24'23"W	45°46'15"
C15	45.00'	35.95'	19.00'	35.00'	N44°49'22"W	45°46'15"
C16	45.00'	35.95'	19.00'	35.00'	N00°56'53"E	45°46'15"
C17	45.00'	37.55'	19.95'	36.47'	N47°44'24"E	47°48'47"
C18	45.00'	23.18'	11.85'	22.92'	N86°24'08"E	29°30'40"
C19	25.00'	19.38'	10.21'	18.90'	N78°57'00"E	44°24'55"



UNPLATTED LANDS OF SECTION 1
TOWNSHIP 2 SOUTH, RANGE 27 EAST



$\Delta = 89^{\circ}22'53''$
 $R = 25.00'$
 $L = 39.00'$
 $CB = S46^{\circ}06'59''E$
 $CH = 35.16'$