

Cayces Crossing

A PORTION OF THE FREDERICK HARTLEY GRANT,
SECTION 42, TOWNSHIP 4 SOUTH, RANGE 27 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 46 PAGE 56

SHEET 1 OF 3 SHEETS. PSD: 89-031

CAPTION:

A portion of the Frederick Hartley Grant, Section 42, Township 4 South, Range 27 East, Duval County, Florida and being more particularly described as follows: BEGIN at the intersection of the Southerly right of way line of St. Augustine Road (a 100 foot right of way as now established) with the Westerly right of way line of Sparkman Road (a 60 foot right of way as now established); thence South 45°06'03" West, along said Westerly right of way line of Sparkman Road, 1170.18 feet to the most Easterly corner of those certain lands described in Official Records Volume 5977, Page 706 of the Current Public Records of said County; thence North 41°23'57" West, along the Northeasterly line of said last mentioned lands, a distance of 410.11 feet to the most Northerly corner thereof and a point situate in the Northwesterly line of those certain lands described in Official Records Volume 3749, Page 386 of said Current Public Records; thence North 34°05'05" East, along said last mentioned line, a distance of 275.84 feet to the most Northerly corner thereof and the same being the most Westerly corner of those certain lands described in Official Records Volume 3254, Page 102 of said Current Public Records; thence North 27°57'06" East, along the Northwesterly line of said last mentioned lands, a distance of 135.83 feet; thence South 56°11'30" East, 226.41 feet; thence North 33°48'30" East, 35.00 feet to said southerly right of way line of St. Augustine Road; thence South 56°11'30" East along southerly right of way line, 473.00 feet to the POINT OF BEGINNING.

ADOPTION AND DEDICATION:

This is to certify that Cayces Crossing Joint Venture, a Florida General Partnership under the laws of the State of Florida, are the lawful owners of the lands described in the Caption hereon known as Cayces Crossing, having caused the same to be surveyed and subdivided. Sun Bank/North Florida, N.A., a United States of America Corporation, is the holder of mortgage on said lands and this plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All right of ways, easements for drainage, utilities and sewers and non-access easements shown hereon are hereby irrevocably and without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easements through and over the detention basin and filtration system 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 detention basin and filtration system which these easements traverse, all water which may fall or come upon all right of ways hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from right of ways; from adjacent land or from any other source of public waters into or through said detention basin and filtration system, 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 detention basin and filtration system 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 detention basin and filtration system which these easements traverse, 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 detention basin and filtration system shown on this plat, but shall have the right to modify the existence of the detention basin and filtration system 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. Cayces Crossing Joint Venture, developers 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 detention basin and filtration system described above, or any part thereof, occasioned wholly or in part by any act of omission of Cayces Crossing Joint Venture, its agents, contractors, employees, servants, licensees or concessionaires within Cayces Crossing. This indemnification shall run with the land and the assigns of Cayces Crossing Joint Venture, shall be subject to it. All of the property designated as private easements shown on this plat shall remain privately owned and the sole and exclusive property of the Developer and its successors and grantees, if any, of said easements.

In witness whereof the undersigned have caused these presents to be executed this 7 day of July A.D., 1990.

CAYCES CROSSING JOINT VENTURE

Witness: Todd Hylle

Lawrence R. Towers
Lawrence R. Towers, President of
Towers Contracting Company, Inc.
Managing General Partner

Witness: Melissa Dean

Witness: Sandra M. Truman

Louis C. Murray
Louis C. Murray, General Partner

Witness: Frank D. Adair

Witness: Kay McIlven

J. Victor Phillipoff
General Partner

Witness: Janet D. Hoffman

SUN BANK/NORTH FLORIDA, N.A.

Witness: Michael C. Mansueti

Robert Alexander
Robert Alexander, Vice President

Witness: Frances D. Raggi

APPROVED FOR THE 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. 90-785-243 of said City, adopted by its Council and approved by its Mayor this 30th day of August A.D., 1990.

Mayor of the City of Jacksonville

Charles W. Kedd
Secretary of the Council,
City of Jacksonville

CLERK'S CERTIFICATE

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 46 Pages 56 of the Public Records of Duval County, Florida, this 3rd day of October A.D., 1990.

Henry W. Cook
Henry Cook
Clerk of the Circuit Court

By: Brenda J. Chambers
Deputy Clerk

DEVELOPERS CERTIFICATE

This is to certify that Cayces Crossing Joint Venture has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points, (including sidewalks) as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed and sealed this 7 day of July A.D., 1990.

Lawrence R. Towers
Cayces Crossing Joint Venture

Director of Public Works

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 8th day of August A.D., 1990.

Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor No. 3848

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 7th day of July A.D., 1990, by Lawrence R. Towers, President of Towers Contracting Company, Inc., a Florida Corporation and Managing General Partner of Cayces Crossing Joint Venture.

Melissa Ann McMill
Notary Public, State of Florida at Large
My Commission Expires: 9-17-93

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26 day of July A.D., 1990 by Louis C. Murray, General Partner of Cayces Crossing Joint Venture.

Sandra R. Rags
Notary Public, State of Florida at Large
My Commission Expires: 1-1-94

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 7th day of July A.D., 1990 by J. Victor Phillipoff, General Partner of Cayces Crossing Joint Venture.

Melissa Ann McMill
Notary Public, State of Florida at Large
My Commission Expires: 9-17-93

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8th day of August A.D., 1990 by Robert Alexander, Vice President of Sun Bank/North Florida, N.A., a United States of America Corporation.

Frances D. Raggi
Notary Public, State of Florida at Large
My Commission Expires: 3/23/94

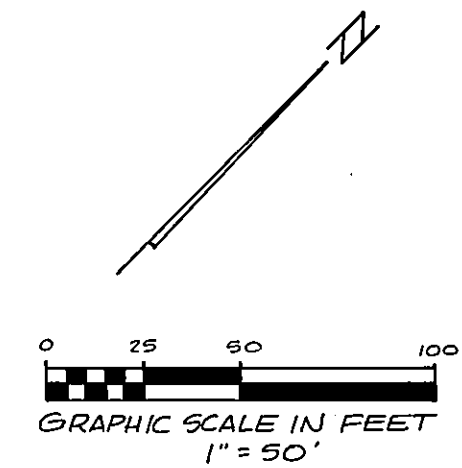
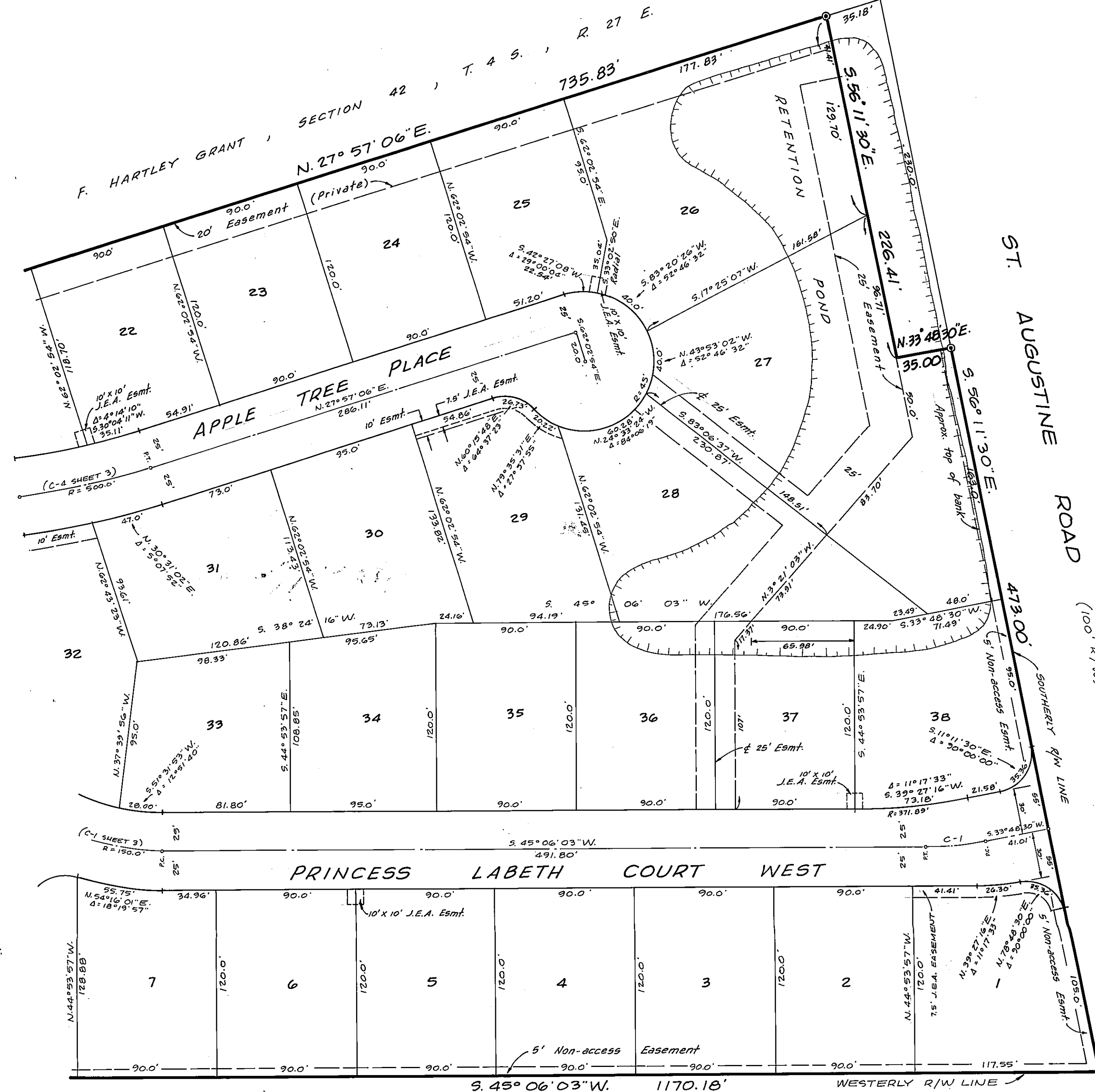
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PLAT BOOK 46 PAGE 56A

SHEET 2 OF 3 SHEETS
SEE SHEET 3 FOR NOTES.

SEE SHEET 3



Prepared by:
RICHARD A. MILLER & ASSOCIATES, INC.
Professional Land Surveyors
11330-5 St. Johns Industrial Parkway N.
Jacksonville, FL 32216
(904) 642-8337

CURVE TABLE					
CURVE	DELTA	RADIUS	TAN.	ARC	CHORD
C-1	11° 17' 33"	200.00'	19.77'	39.42'	S. 39° 27' 16" W. 39.35'

SPARKMAN ROAD (60' R/W)

POINT OF BEGINNING

Cayces Crossing

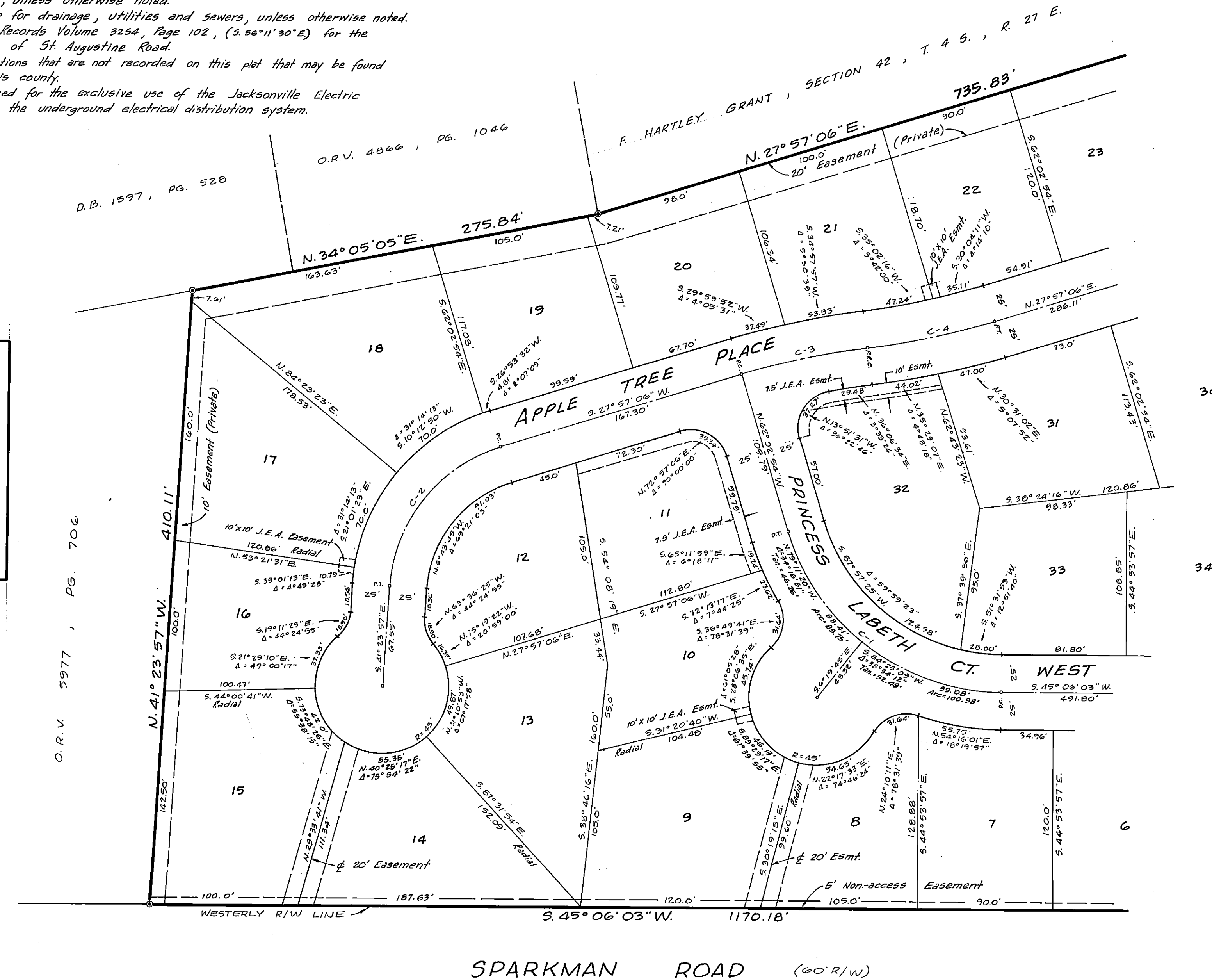
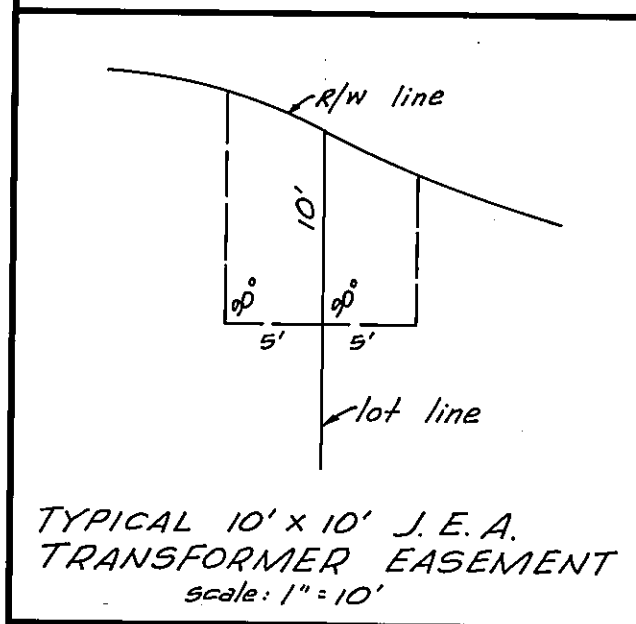
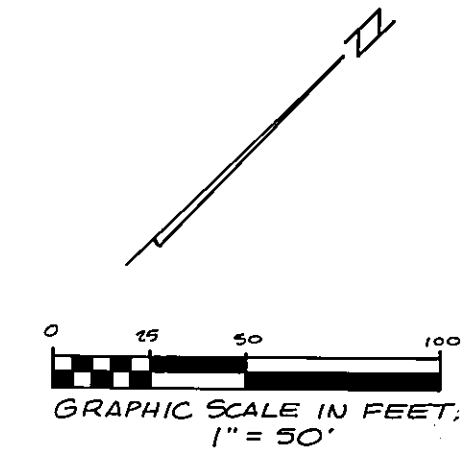
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SHEET 3 OF 3 SHEETS

NOTES:

1. $\odot$ Denotes Permanent Reference Monument.
2. $\circ$ Denotes Permanent Control Point.
3. Bearings and distances shown on curves refer to the chord.
4. All corner radii are 25 feet, unless otherwise noted.
5. Easements shown hereon are for drainage, utilities and sewers, unless otherwise noted.
6. Bearings based on Official Records Volume 3254, Page 102, (S. 56°11'30"E) for the southerly right of way line of St. Augustine Road.
7. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
8. Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with the underground electrical distribution system.



SEE SHEET 2

CURVE TABLE					
CURVE	DELTA	RADIUS	TAN.	ARC	CHORD
C-1	72° 51' 03"	150.00'	110.69'	190.72'	S. 81° 31' 34" W. 178.13'
C-2	69° 21' 03"	105.00'	72.64'	127.09'	S. 6° 43' 26" E. 119.47'
C-3	9° 56' 10"	500.00'	43.46'	86.71'	N. 32° 55' 11" E. 86.60'
C-4	9° 56' 10"	500.00'	43.46'	86.71'	N. 32° 55' 11" E. 86.60'