

CHARTER POINT - UNIT THREE

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

TAXES VERIFIED
BY R.P.S.

CAPTION

A PORTION OF LOTS 13 AND 14, AS SHOWN ON MAP OF BENNETT PARK, AS RECORDED IN DEED BOOK A-1, PAGE 396 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 1, CHARTER POINT, AS RECORDED IN PLAT BOOK 34, PAGES 97 AND 97A, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; RUN THENCE NORTH 00°34'36" WEST, ALONG THE EASTERLY BOUNDARY OF BLOCK 1 AND BLOCK 5 OF SAID CHARTER POINT, A DISTANCE OF 768.13 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 5, OF SAID CHARTER POINT; RUN THENCE SOUTH 89°25'24" WEST, ALONG THE NORTHERLY BOUNDARY OF LOTS 1, 2, AND 3, OF SAID BLOCK 5, A DISTANCE OF 333.00 FEET; THENCE NORTH 00°34'36" WEST, A DISTANCE OF 2.43 FEET; THENCE NORTH 04°53'53" WEST, ALONG THE EASTERLY BOUNDARY OF LOTS 5 AND 6 OF SAID BLOCK 5, A DISTANCE OF 278.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; RUN THENCE SOUTH 74°18'27" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID LOT 6, A DISTANCE OF 17.50 FEET TO THE SOUTHEAST CORNER OF LOT 7 OF SAID BLOCK 5; RUN THENCE NORTH 14°50'03" WEST, ALONG THE EASTERLY BOUNDARY OF SAID LOT 7, A DISTANCE OF 142.20 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF WOODWIND TERRACE, (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); RUN THENCE NORTH 33°35'08" WEST, ALONG THE NORTHEASTERLY BOUNDARY OF SAID CHARTER POINT SUBDIVISION, A DISTANCE OF 62.73 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF SAID WOODWIND TERRACE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 16 OF SAID BLOCK 5; RUN THENCE NORTH 29°00'00" WEST, ALONG THE EASTERLY BOUNDARY OF SAID LOT 16, A DISTANCE OF 130.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 16, BLOCK 5, OF SAID CHARTER POINT SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 18, BLOCK 5, CHARTER POINT UNIT TWO, AS RECORDED IN PLAT BOOK 35, PAGES 38, 38A, AND 38B, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; RUN THENCE NORTH 61°00'00" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 18, A DISTANCE OF 150.00 FEET TO THE MOST SOUTHERLY CORNER OF LOT 19 OF SAID BLOCK 5; RUN THENCE NORTH 26°04'28" EAST ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 19, A DISTANCE OF 165.00 FEET TO THE SOUTHEAST CORNER OF LOT 20, BLOCK 5, OF SAID CHARTER POINT UNIT TWO; RUN THENCE NORTH 09°48'50" EAST, ALONG THE EASTERLY BOUNDARY OF LOTS 20 AND 21 OF SAID BLOCK 5, A DISTANCE OF 174.58 FEET; THENCE CONTINUE ALONG THE EASTERLY BOUNDARY OF SAID LOT 21, NORTH 03°50'00" WEST, A DISTANCE OF 88.00 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF LOT 22, BLOCK 5, OF SAID CHARTER POINT UNIT TWO; RUN THENCE NORTH 88°30'00" EAST, ALONG THE SOUTHERLY BOUNDARY OF LOTS 22, 23, 24, AND 25, OF SAID BLOCK 5, A DISTANCE OF 269.98 FEET TO THE NORTHWEST CORNER OF LOT 26 OF SAID BLOCK 5, CHARTER POINT UNIT TWO; RUN THENCE SOUTH 00°34'36" EAST, ALONG THE WESTERLY BOUNDARY OF SAID LOT 26 AND ITS SOUTHERLY PROLONGATION, AND ALONG THE WESTERLY BOUNDARY OF LOT 34 OF SAID BLOCK 5, A DISTANCE OF 311.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 34; RUN THENCE NORTH 89°25'24" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 34 AND ITS EASTERLY PROLONGATION, AND ALONG THE SOUTHERLY BOUNDARY OF LOT 10, BLOCK 7, OF SAID CHARTER POINT UNIT TWO, A DISTANCE OF 310.00 FEET TO A POINT IN THE EAST LINE OF LOT 14 OF SAID BENNETT PARK; RUN THENCE SOUTH 00°34'36" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1674.24 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF EDENFIELD ROAD, (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); RUN THENCE SOUTH 88°02'20" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 33.00 FEET TO A POINT IN THE NORTHEASTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD, (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), SAID POINT LYING IN A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 528.45 FEET; THENCE NORTHWESTERLY ALONG AND WITH THE ARC OF SAID CURVE, AN ARC DISTANCE OF 318.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 62°28'30" WEST AND A CHORD DISTANCE OF 314.00 FEET TO THE POINT OF BEGINNING.

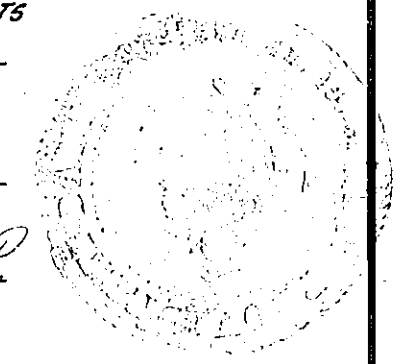
MORTGAGEE CONSENT

THE MORTGAGEE CONSENTS AND AGREES TO THE PLATTING OF THE LANDS INCLUDED IN THIS PLAT, AND TO THE DEDICATION SHOWN HEREON, AND FURTHER, SHOULD IT BECOME NECESSARY TO FORECLOSE THE MORTGAGE COVERING THE SAID LANDS, THAT ALL PIECES AND PARCELS DEDICATED, OR OFFERED FOR DEDICATION TO THE PUBLIC, WILL BE EXCLUDED FROM THE SUIT AND THE DEDICATION WILL REMAIN IN FULL FORCE.

IN WITNESS WHEREOF, THE PROVIDENT BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND SECOND VICE PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED THIS 23RD DAY OF NOVEMBER A.D., 1976.

Marilyn S. Demler
Witness
Barbara L. Harrah
Witness

J. S. Catlin, V.P.
J.S. Catlin, Vice President
Timothy J. Neville, Second V.P.
Timothy J. Neville, Second Vice President

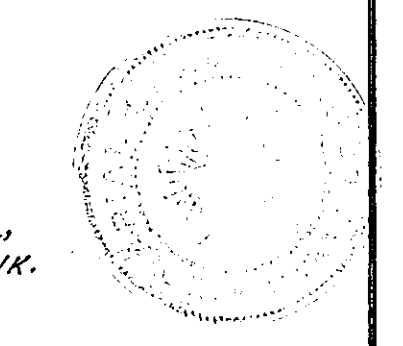


STATE OF OHIO, COUNTY OF HAMILTON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23RD DAY OF NOVEMBER A.D., 1976, BY J.S. CATLIN, VICE PRESIDENT, AND TIMOTHY J. NEVILLE, SECOND VICE PRESIDENT, OF THE PROVIDENT BANK.

Don R. Gardner
Notary Public, State of Ohio, County of Hamilton

ATTORNEY AT LAW
MY COMMISSION EXPIRES NO EXPIRATION DATE



DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT CHARTER LAND & HOUSING CORPORATION HAS FURNISHED THE CITY OF JACKSONVILLE A SURETY BOND, 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 ENGINEERING COST AND ESTIMATED CONSTRUCTION COST THIS 9TH DAY OF FEBRUARY A.D., 1977.

James H. Hayatt
Director of Public Works for

A.S. Rogers
A.S. Rogers, President

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT CHARTER LAND & HOUSING CORPORATION, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREOF, KNOWN AS CHARTER POINT UNIT THREE, AND 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 DRIVES, TERRACES, AND LANES, AND EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

IN WITNESS WHEREOF, CHARTER LAND & HOUSING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND EXECUTIVE VICE PRESIDENT, RESPECTIVELY, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED THIS 9TH DAY OF FEBRUARY A.D., 1977.

A.S. Rogers
A.S. Rogers, President
Jack T. O'Brien
Jack T. O'Brien, Exec. Vice President

Janine L. Miller
Witness
Rosemarie J. Swaney
Witness

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9TH DAY OF FEBRUARY A.D., 1977, BY A.S. ROGERS, PRESIDENT, AND JACK T. O'BRIEN, EXECUTIVE VICE PRESIDENT, OF CHARTER LAND & HOUSING CORPORATION.

Janine L. Miller
Notary Public, State of Florida at large

MY COMMISSION EXPIRES 11-15-77

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 35 PAGES 90, 90A, 90B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 29TH DAY OF MARCH A.D., 1977.

S. Morgan Slaughter
S. Morgan Slaughter, Clerk of the Circuit Court

By: Robert C. Forbes
Deputy Clerk

77-22895

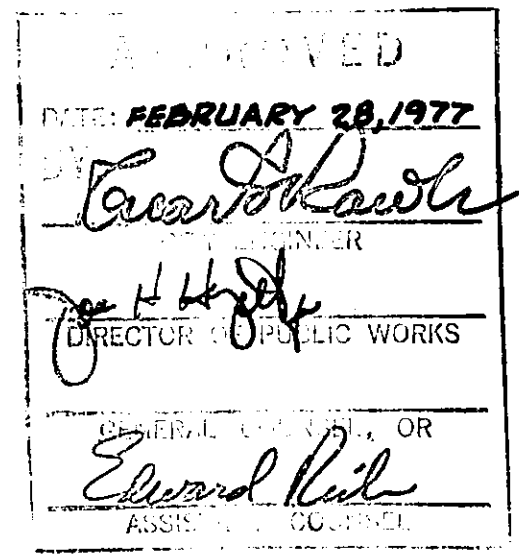
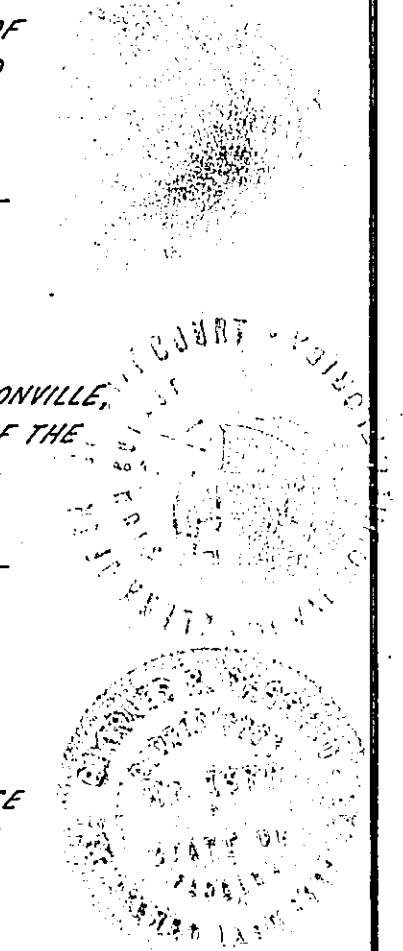
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED ABOVE, AND THAT PERMANENT CONTROL POINTS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA, AND THAT THE ABOVE PLAT COMPLIES WITH THE ZONING, RULES, AND REGULATIONS OF THE CITY OF JACKSONVILLE, FLORIDA, CURRENTLY IN EFFECT.

SIGNED THIS 10TH DAY OF December A.D., 1976.

Charles R. Bassett
Charles R. Bassett
Registered Land Surveyor No 1576, Florida

PREPARED BY:
CHARLES BASSETT & ASSOCIATES, INC.
SURVEYORS - ENGINEERS - LAND PLANNERS
JACKSONVILLE FLORIDA



CHARTER POINT - UNIT THREE

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **35** PAGE **90A**

SHEET 2 OF 3 SHEETS.

MORTGAGEE CONSENT

THE MORTGAGEE CONSENTS AND AGREES TO THE PLATTING OF THE LANDS INCLUDED IN THIS PLAT, AND TO THE DEDICATION SHOWN HEREON, AND FURTHER, SHOULD IT BECOME NECESSARY TO FORECLOSE THE MORTGAGE COVERING THE SAID LANDS, THAT ALL PIECES AND PARCELS DEDICATED, OR OFFERED FOR DEDICATION TO THE PUBLIC, WILL BE EXCLUDED FROM THE SUIT AND THE DEDICATION WILL REMAIN IN FULL FORCE.

IN WITNESS WHEREOF, HUNTER SAVINGS ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ASST. SECRETARY, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED THIS 23RD DAY OF NOVEMBER A.D., 1976.

Don R Gardner
Witness
Timothy J. Neville
Witness

Robert Tulch
Robert Tulch, Vice President
Phillip M. McCray
Phillip M. McCray, Asst. Secretary

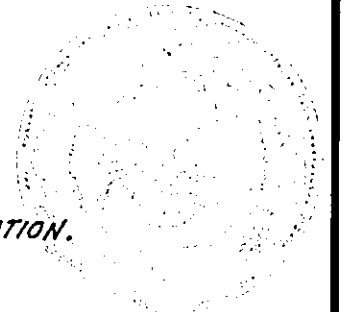


STATE OF OHIO, COUNTY OF HAMILTON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23RD DAY OF NOVEMBER A.D., 1976, BY ROBERT TULCH, VICE PRESIDENT, AND PHILLIP M. McCRAY, ASST. SECRETARY, OF HUNTER SAVINGS ASSOCIATION.

ATTORNEY AT LAW
MY COMMISSION EXPIRES NO EXPIRATION DATE

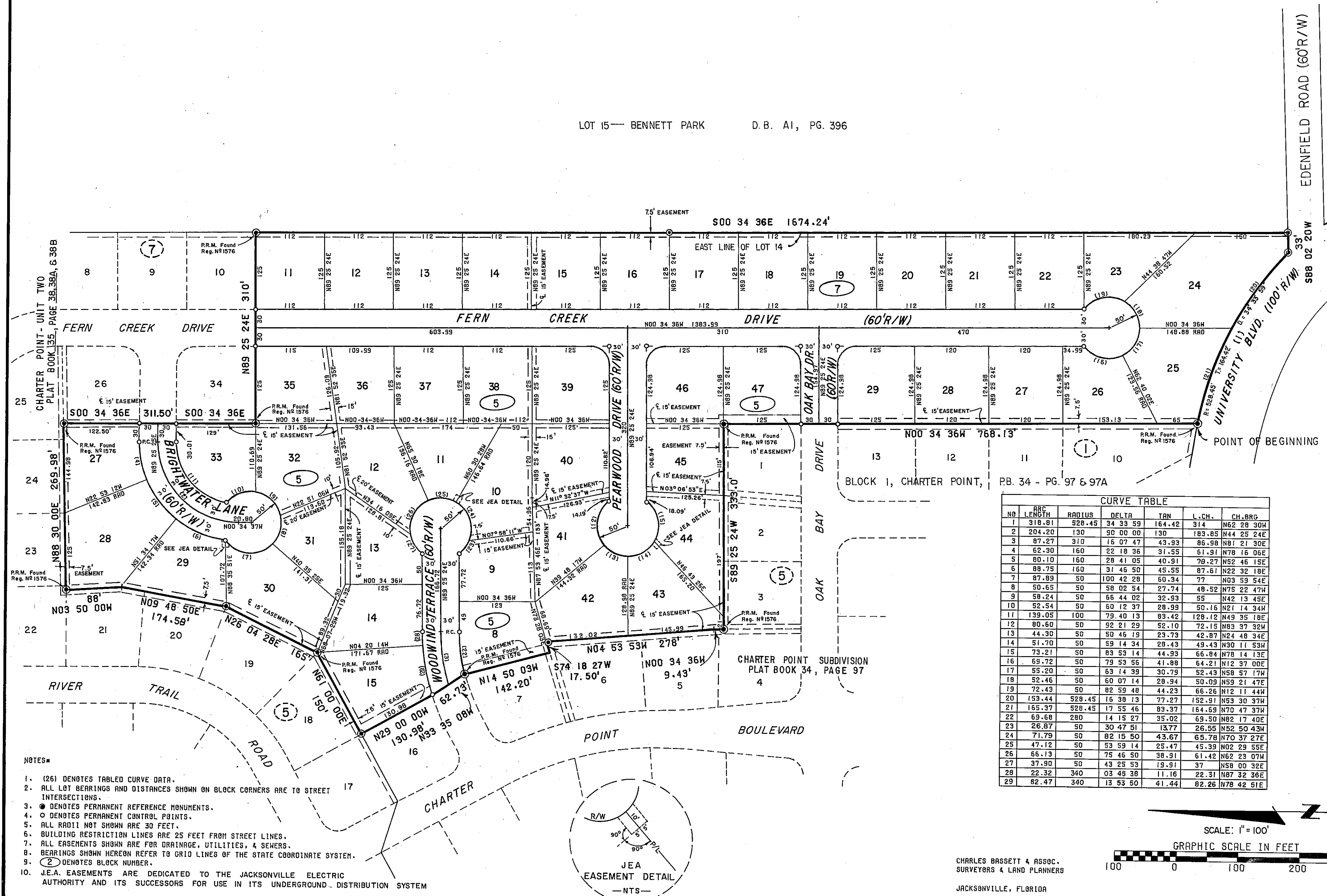
Don R Gardner
Notary Public, State of Ohio, County of Hamilton



CHARTER POINT - UNIT THREE

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

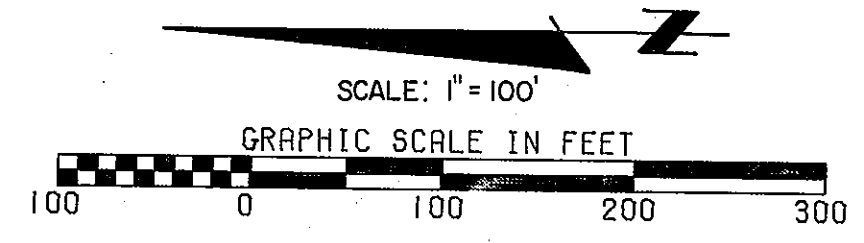
LOT 15 - BENNETT PARK D.B. A1, PG. 396



CURVE TABLE

NO	ARC LENGTH	RADIUS	DELTA	TAN	L.CH.	CH.BRG
1	318.81	528.45	34 33 59	164.42	314	N62 28 30W
2	204.20	130	90 00 00	130	183.85	N44 25 24E
3	87.27	310	16 07 47	43.93	86.98	N81 21 30E
4	62.30	160	22 18 36	31.55	61.91	N78 16 06E
5	80.10	160	28 41 05	40.91	79.27	N52 46 15E
6	88.75	160	31 46 50	45.55	87.61	N22 32 18E
7	87.89	50	100 42 28	60.34	77	N03 59 54E
8	50.65	50	58 02 54	27.74	48.52	N75 22 47W
9	58.24	50	66 44 02	32.93	55	N42 13 45E
10	52.54	50	60 12 37	28.99	50.16	N21 14 34W
11	139.05	100	79 40 13	83.42	128.12	N49 35 18E
12	80.60	50	92 21 29	52.10	72.15	N83 37 32W
13	44.30	50	50 46 19	23.73	42.87	N24 48 34E
14	51.70	50	59 14 34	28.43	49.43	N30 11 53W
15	73.21	50	83 53 14	44.93	66.84	N78 14 13E
16	69.72	50	79 53 56	41.88	64.21	N12 37 00E
17	55.20	50	63 14 39	30.79	52.43	N58 57 17W
18	52.46	50	60 07 14	28.94	50.09	N59 21 47E
19	72.43	50	82 59 48	44.23	66.26	N12 11 44W
20	153.44	528.45	16 38 13	77.27	152.91	N53 30 37W
21	165.97	528.45	17 55 46	83.37	164.69	N70 47 37W
22	69.68	280	14 15 27	35.02	69.50	N82 17 40E
23	26.87	50	30 47 51	13.77	26.55	N52 50 43W
24	71.79	50	82 15 50	43.67	65.78	N70 37 27E
25	47.12	50	53 59 14	25.47	45.39	N02 29 55E
26	66.13	50	75 46 50	38.91	61.42	N62 23 07W
27	37.90	50	43 25 53	19.91	37	N58 00 32E
28	22.32	340	03 49 38	11.16	22.31	N87 32 36E
29	82.47	340	13 53 50	41.44	82.26	N78 42 51E

- NOTES**
- (26) DENOTES TABLED CURVE DATA.
 - ALL LOT BEARINGS AND DISTANCES SHOWN ON BLOCK CORNERS ARE TO STREET INTERSECTIONS.
 - DENOTES PERMANENT REFERENCE MONUMENTS.
 - DENOTES PERMANENT CONTROL POINTS.
 - ALL RADII NOT SHOWN ARE 30 FEET.
 - BUILDING RESTRICTION LINES ARE 25 FEET FROM STREET LINES.
 - ALL EASEMENTS SHOWN ARE FOR DRAINAGE, UTILITIES, & SEWERS.
 - BEARINGS SHOWN HEREON REFER TO GRID LINES OF THE STATE COORDINATE SYSTEM.
 - ② DENOTES BLOCK NUMBER.
 - J.E.A. EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM



CHARLES BASSETT & ASSOC.
SURVEYORS & LAND PLANNERS
JACKSONVILLE, FLORIDA