

# CHARTER POINT - UNIT FOUR

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

NAME RECORDED  
9.25

### CAPTION

A PORTION OF LOTS 7, 8, 9, 10, AND 11 AS SHOWN ON MAP OF BENNETT PARK AS RECORDED IN DEED BOOK A-I, PAGE 396, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF LOT 14, BLOCK 2, CHARTER POINT SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 97 AND 97A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID SOUTHWEST CORNER LYING IN THE NORTHERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); RUN THENCE NORTH 00°34'36" WEST, ALONG THE WESTERLY LINE OF LOTS 14 AND 15 OF SAID BLOCK 2, AND ALONG THE BOUNDARY OF SAID CHARTER POINT SUBDIVISION, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE NORTH 49°57'23" WEST, DEPARTING FROM SAID BOUNDARY OF CHARTER POINT SUBDIVISION, A DISTANCE OF 256.92 FEET; THENCE NORTH 00°34'36" WEST, A DISTANCE OF 869.27 FEET; THENCE NORTH 89°25'24" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 46°10'53" EAST, A DISTANCE OF 83.97 FEET; THENCE NORTH 89°25'24" EAST, A DISTANCE OF 125.00 FEET; RUN THENCE NORTH 00°34'36" WEST, A DISTANCE OF 89.87 FEET; RUN THENCE NORTH 81°08'32" EAST, A DISTANCE OF 217.38 FEET; RUN THENCE SOUTH 45°15'46" EAST, A DISTANCE OF 68.09 FEET TO THE NORTHWEST CORNER OF LOT 9, BLOCK 4, CHARTER POINT UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 38, 38A, AND 38B OF SAID CURRENT PUBLIC RECORDS; RUN THENCE SOUTH 29°00'00" EAST, ALONG THE BOUNDARY OF SAID BLOCK 4, AND ALONG THE BOUNDARY OF SAID CHARTER POINT UNIT TWO, A DISTANCE OF 224.00 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 4, OF THE AFOREMENTIONED CHARTER POINT SUBDIVISION; RUN THENCE ALONG THE BOUNDARY OF SAID BLOCK 4, AND ALONG THE BOUNDARY OF SAID CHARTER POINT SUBDIVISION AS FOLLOWS: SOUTH 29°00'00" EAST, A DISTANCE OF 280.04 FEET; THENCE SOUTH 08°29'42" EAST, 140.58 FEET; THENCE SOUTH 00°34'36" EAST, A DISTANCE OF 131.25 FEET; RUN THENCE SOUTH 89°25'24" WEST, A DISTANCE OF 124.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MAYWOOD DRIVE (A 60 FOOT RIGHT OF WAY) AS SHOWN ON SAID PLAT OF CHARTER POINT SUBDIVISION; CONTINUING ALONG SAID BOUNDARY OF CHARTER POINT SUBDIVISION, RUN THENCE NORTH 56°52'46" WEST, A DISTANCE OF 72.11 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF SAID MAYWOOD DRIVE, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 3, OF SAID CHARTER POINT SUBDIVISION; RUN THENCE ALONG THE BOUNDARY OF SAID BLOCK 3, AND ALONG THE BOUNDARY OF SAID CHARTER POINT SUBDIVISION AS FOLLOWS: SOUTH 79°17'48" WEST, A DISTANCE OF 227.54 FEET; THENCE SOUTH 89°25'24" WEST, 114.27 FEET; RUN THENCE SOUTH 00°34'36" EAST, A DISTANCE OF 125.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OAK BAY DRIVE (A 60 FOOT RIGHT OF WAY) AS SHOWN ON SAID PLAT OF CHARTER POINT SUBDIVISION; CONTINUING ALONG SAID BOUNDARY OF CHARTER POINT SUBDIVISION, RUN THENCE SOUTH 61°44'41" WEST, A DISTANCE OF 102.47 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID OAK BAY DRIVE, SAID POINT BEING THE NORTHWEST CORNER OF LOT 16, BLOCK 2, OF SAID CHARTER POINT SUBDIVISION; RUN THENCE SOUTH 02°00'41" WEST, ALONG THE WESTERLY LINE OF SAID LOT 16, BLOCK 2, AND ALONG THE BOUNDARY OF SAID CHARTER POINT SUBDIVISION, A DISTANCE OF 132.54 FEET TO THE WESTERLY CORNER COMMON TO SAID LOT 16 AND THE AFOREMENTIONED LOT 15 OF BLOCK 2, CHARTER POINT SUBDIVISION; RUN THENCE SOUTH 53°06'30" WEST, ALONG THE BOUNDARY OF SAID LOT 15 AND ALONG THE BOUNDARY OF SAID CHARTER POINT SUBDIVISION, A DISTANCE OF 53.68 FEET TO THE POINT OF BEGINNING.

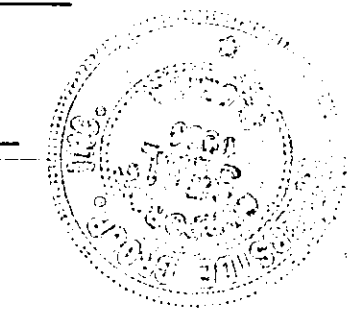
APPROVED  
DATE: MARCH 16, 1979  
BY: [Signature]  
CITY ENGINEER  
[Signature]  
DIRECTOR OF PUBLIC WORKS  
  
GENERAL COUNSEL, OR  
[Signature]  
ASSISTANT COUNSEL

### DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT RIVERSIDE GROUP, INC. HAS FURNISHED THE CITY OF JACKSONVILLE A SIDEWALK SURETY BOND AS SURETY THAT SIDEWALKS IN PUBLIC SPACE SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS. SAID BOND IS EQUIVALENT TO ONE HUNDRED PERCENT OF THE ESTIMATED SIDEWALK CONSTRUCTION COST THIS 28<sup>TH</sup> DAY OF FEB. A.D., 1979.

[Signature]  
Director of Public Works

[Signature]  
Wirt A. Beard, Jr., Vice President  
RIVERSIDE GROUP, INC.



### APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED, AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE N 79-24068 OF SAID CITY, ADOPTED BY ITS COUNCIL, AND APPROVED BY ITS MAYOR THIS 28<sup>TH</sup> DAY OF MARCH A.D., 1979.

[Signature]  
Mayor of the City of Jacksonville

[Signature]  
Sec. to the Council of the City of Jacksonville

79-24068

### 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 36 PAGES 83, 83A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 27<sup>TH</sup> DAY OF MARCH A.D., 1979.

[Signature]  
S. Morgan Daughtler, Clerk of the Circuit Court

By: [Signature]  
Deputy Clerk

### 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 HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 27<sup>TH</sup> DAY OF FEB. A.D., 1979.

[Signature]  
Charles R. Bassett  
Registered Land Surveyor No 1576, Florida

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

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT RIVERSIDE GROUP, INC. (FORMERLY KNOWN AS: CHARTER LAND & HOUSING CORP.), A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS CHARTER POINT-UNIT FOUR, 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 ROADWAYS, 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, RIVERSIDE GROUP, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED THIS 27<sup>TH</sup> DAY OF FEB. A.D., 1979.

[Signature]  
Wirt A. Beard, Jr., Vice President

[Signature]  
David C. Roums, Jr.  
Witness

[Signature]  
Evelitt J. Higin  
Witness

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27<sup>TH</sup> DAY OF FEB. A.D., 1979, BY WIRT A. BEARD, JR., VICE PRESIDENT, OF RIVERSIDE GROUP, INC., A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION.

[Signature]  
Notary Public, State of Florida at large

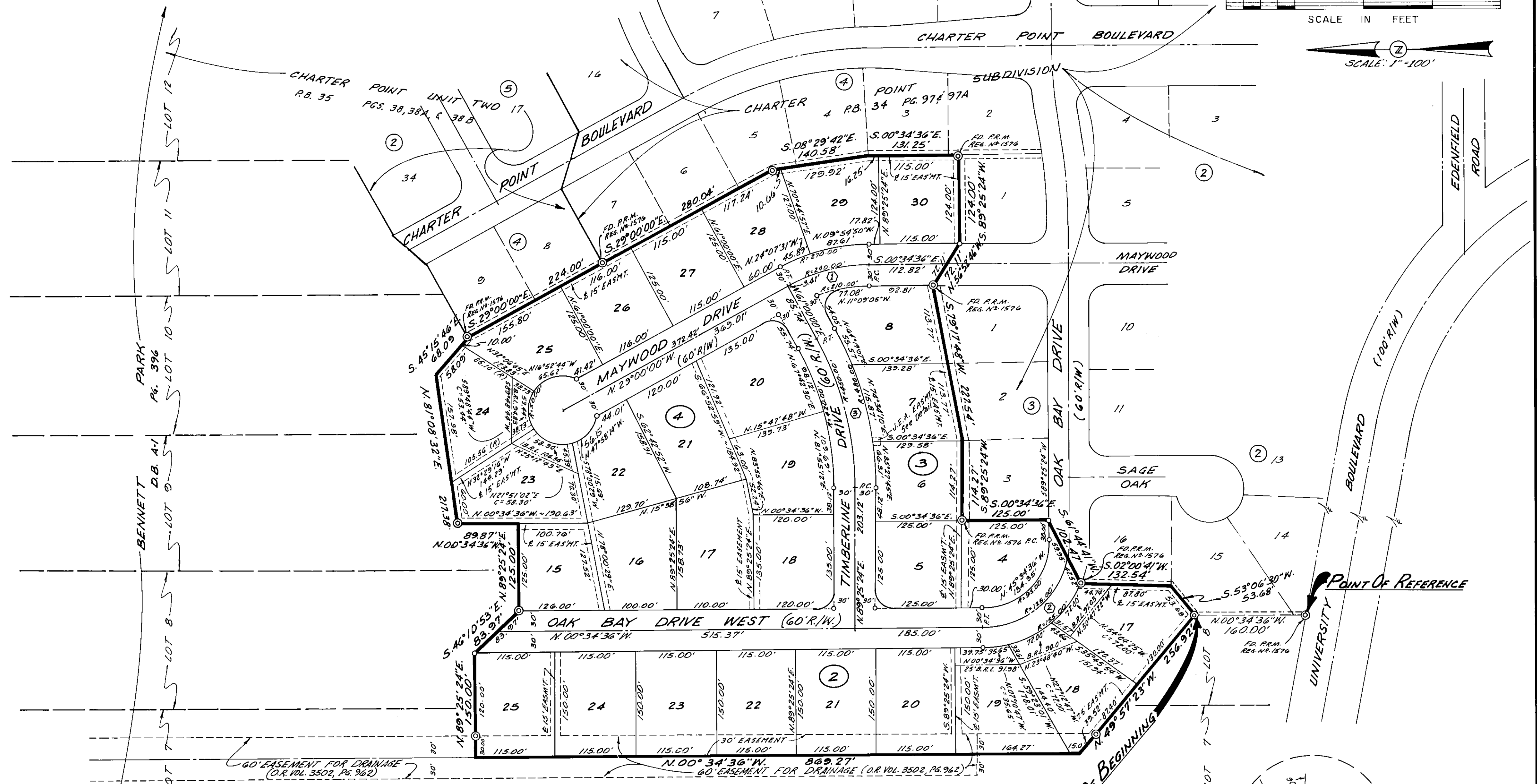
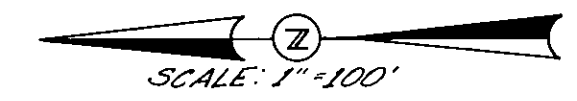
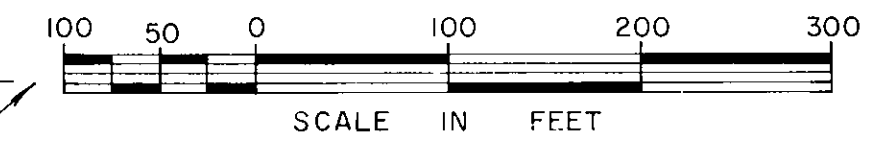
MY COMMISSION EXPIRES OCT. 5, 1979

# CHARTER POINT - UNIT FOUR

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 36 PAGE 83A

SHEET 2 OF 2 SHEETS

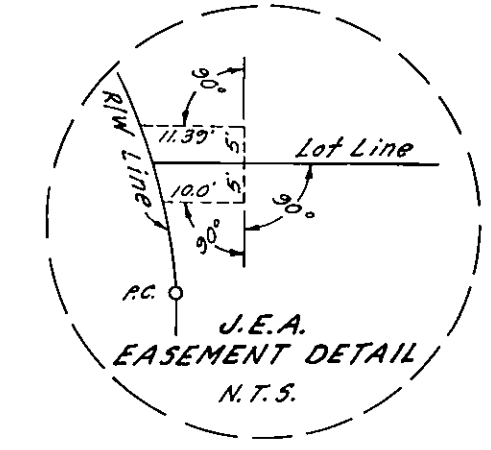


**NOTES:**

1. (⊙) DENOTES PERMANENT REFERENCE MONUMENT
2. (○) DENOTES PERMANENT CONTROL POINT
3. (R) DENOTES RADIAL LINE
4. (2) DENOTES BLOCK NUMBERS
5. BEARINGS AND DISTANCES SHOWN ON CURVILINEAR LINES REFER TO THE CHORD.
6. BEARINGS AND DISTANCES SHOWN ON BLOCK CORNERS ARE TO THE INTERSECTION OF PROJECTED STREET LINES.
7. BEARINGS SHOWN HEREON REFER TO GRID LINES OF THE STATE COORDINATE SYSTEM.
8. ALL RADII SHOWN ARE 25 FEET UNLESS OTHERWISE INDICATED.
9. BUILDING RESTRICTION LINES ARE 25 FEET FROM STREET R/W LINES UNLESS OTHERWISE INDICATED.
10. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, AND SEWERS, AND MEASURE 7.5 FEET EACH SIDE OF LOT LINES, UNLESS OTHERWISE INDICATED.
11. J.E.A. EASEMENTS SHOWN HEREON ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM.

BENNETT PARK  
D.B. A-1, Pg. 396

E CURVE DATA			
CURVE NO.	(1)	(2)	(3)
DELTA	28° 25' 24"	79° 21' 19"	28° 25' 24"
RADIUS	240.00'	125.00'	450.00'
TANGENT	60.78'	103.69'	113.97'
ARC	119.06'	173.13'	223.24'
CHORD	117.84'	153.62'	220.95'
CHORD BRNG.	N.14° 47' 18" W.	N.40° 15' 16" W.	N.75° 12' 42" E.



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