

# CHARTER POINT - UNIT FIVE

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

TAKES VERIFIED  
BY: [Signature]

### CAPTION

A PORTION OF LOTS 7, 8, 9, 10, 11 AND 12, 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 NORTHWEST CORNER OF LOT 9, BLOCK 4, AS SHOWN ON PLAT OF 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 45° 15' 46" WEST, A DISTANCE OF 68.09 FEET; THENCE SOUTH 81° 08' 32" WEST, A DISTANCE OF 217.38 FEET; THENCE SOUTH 00° 34' 36" EAST, A DISTANCE OF 89.87 FEET; THENCE SOUTH 89° 25' 24" WEST A DISTANCE OF 125.00 FEET; THENCE NORTH 46° 10' 53" WEST, A DISTANCE OF 83.97 FEET; THENCE SOUTH 89° 25' 24" WEST, A DISTANCE OF 150.00 FEET; RUN THENCE NORTH 00° 34' 36" WEST A DISTANCE OF 1675 FEET, MORE OR LESS, TO THE WATERS OF THE ST. JOHNS RIVER; RUN THENCE NORTHEASTERLY ALONG SAID WATERS OF THE ST. JOHNS RIVER, A DISTANCE OF 100 FEET, MORE OR LESS, TO A POINT IN A WOODEN BULKHEAD; RUN THENCE NORTH 21° 08' 37" EAST ALONG SAID WOODEN BULKHEAD, A DISTANCE OF 22.69 FEET; CONTINUING ALONG SAID WOODEN BULKHEAD, RUN THENCE SOUTH 87° 31' 35" EAST, A DISTANCE OF 202.91 FEET TO A POINT LYING IN A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 339.23 FEET, A CENTRAL ANGLE OF 34° 32' 48", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 86° 11' 29" EAST, 201.46 FEET; RUN THENCE NORTHEASTERLY ALONG SAID WOODEN BULKHEAD AND AROUND SAID CURVE, AN ARC DISTANCE OF 204.54 FEET; DEPARTING FROM SAID CURVE, CONTINUE ALONG SAID WOODEN BULKHEAD SOUTH 89° 28' 41" EAST, A DISTANCE OF 58.14 FEET; RUN THENCE SOUTH 86° 25' 23" EAST ALONG SAID WOODEN BULKHEAD, A DISTANCE OF 163.82 FEET TO A POINT IN A CONCRETE BULKHEAD; RUN THENCE NORTH 03° 34' 36" EAST ALONG SAID CONCRETE BULKHEAD, A DISTANCE OF 1.80 FEET; THENCE SOUTH 87° 30' 18" EAST ALONG SAID CONCRETE BULKHEAD, A DISTANCE OF 49.54 FEET; THENCE SOUTH 45° 51' 29" EAST ALONG SAID CONCRETE BULKHEAD, A DISTANCE OF 18.30 FEET; RUN THENCE SOUTH 79° 24' 03" EAST ALONG SAID CONCRETE BULKHEAD, A DISTANCE OF 113.51 FEET TO A POINT IN A WOODEN BULKHEAD; RUN THENCE SOUTH 83° 04' 20" EAST ALONG SAID WOODEN BULKHEAD, A DISTANCE OF 60.18 FEET; RUN THENCE SOUTH 78° 35' 36" EAST ALONG SAID WOODEN BULKHEAD, A DISTANCE OF 42.95 FEET TO THE MOST NORTHERLY CORNER OF LOT 50, BLOCK 2 AS SHOWN ON THE AFOREMENTIONED PLAT OF CHARTER POINT UNIT TWO; RUN THENCE SOUTH 11° 24' 24" WEST ALONG THE BOUNDARY OF SAID BLOCK 2 AND THE BOUNDARY OF SAID CHARTER POINT UNIT TWO, A DISTANCE OF 733.62 FEET; THENCE SOUTH 22° 28' 14" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 206.96 FEET; THENCE SOUTH 42° 14' 02" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 483.52 FEET; THENCE SOUTH 64° 54' 41" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 139.27 FEET; THENCE SOUTH 43° 49' 08" EAST CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 199.12 FEET; RUN THENCE SOUTH 61° 00' 00" WEST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 115.11 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CHARTER POINT BOULEVARD (A 60 FOOT RIGHT OF WAY) AS SHOWN ON SAID PLAT OF CHARTER POINT UNIT TWO; CONTINUING ALONG SAID BOUNDARY OF CHARTER POINT UNIT TWO, RUN THENCE SOUTH 40° 59' 57" WEST, A DISTANCE OF 63.85 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF SAID CHARTER POINT BOULEVARD, SAID POINT BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 9, BLOCK 4, CHARTER POINT UNIT TWO; RUN THENCE SOUTH 61° 00' 00" WEST ALONG THE NORTHERLY LINE OF SAID LOT 9 AND ALONG THE BOUNDARY OF SAID CHARTER POINT UNIT TWO, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

APPROVED  
DATE: APRIL 17, 1979  
BY: [Signatures]  
CITY ENGINEER  
DIRECTOR OF PUBLIC WORKS  
GENERAL COUNSEL, OR  
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 15TH DAY OF MARCH 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 NO. 19-193-17 OF SAID CITY, ADOPTED BY ITS COUNCIL, AND APPROVED BY ITS MAYOR THIS 27TH DAY OF APRIL A.D. 1979.

[Signature]  
MAYOR OF THE CITY OF JACKSONVILLE

[Signature]  
SEC. TO THE COUNCIL OF THE CITY OF JACKSONVILLE

### 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 90, 90A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 22ND DAY OF MAY A.D. 1979.

[Signature]  
S. MORGAN SLAUGHTER, CLERK OF THE CIRCUIT COURT

[Signature]  
DEPUTY CLERK

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND 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 16TH DAY OF MARCH 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 LANDS 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 FIVE, 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 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 23RD DAY OF MARCH A.D. 1979.

[Signature]  
WIRT A. BEARD JR., VICE PRESIDENT

[Signature]  
WITNESS  
[Signature]  
WITNESS

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23RD DAY OF MARCH A.D. 1979, BY WIRT A. BEARD JR., VICE PRESIDENT, OF RIVERSIDE GROUP, INC., A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION.

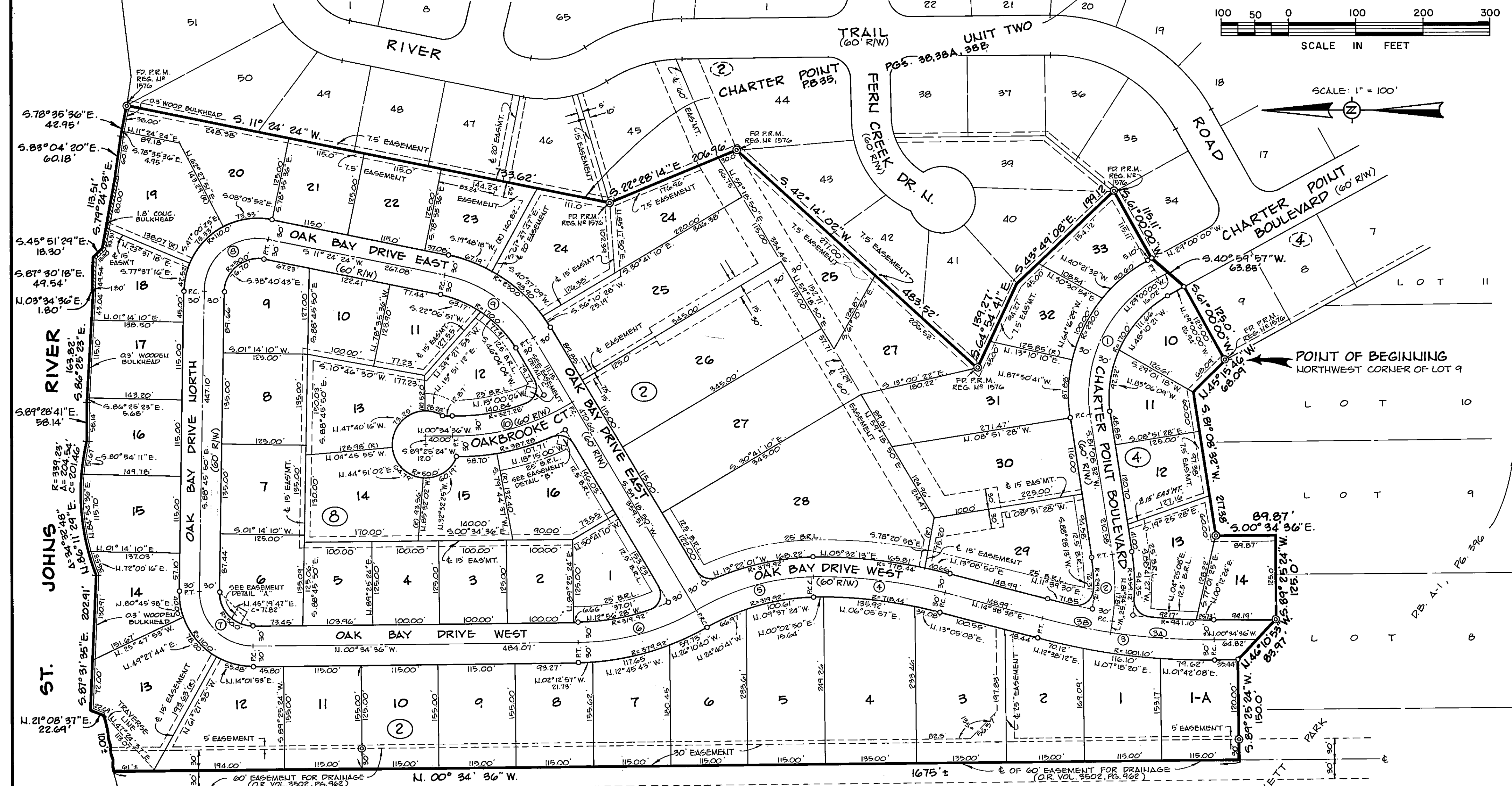
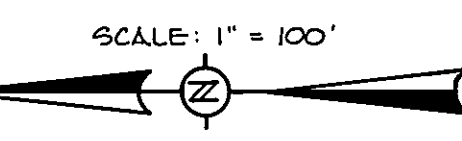
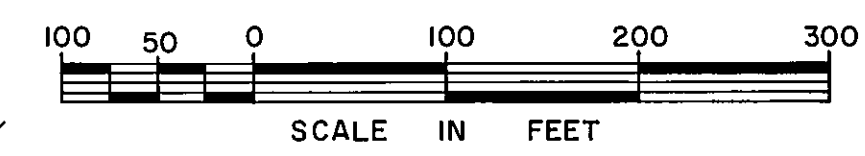
[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES OCT. 5, 1979

# CHARTER POINT - UNIT FIVE

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 2 OF 2 SHEETS



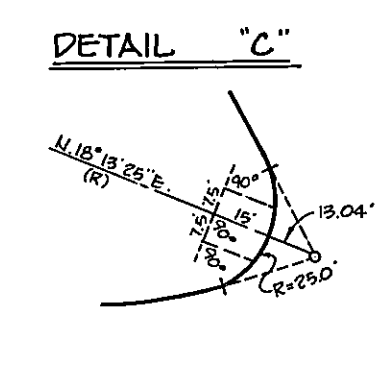
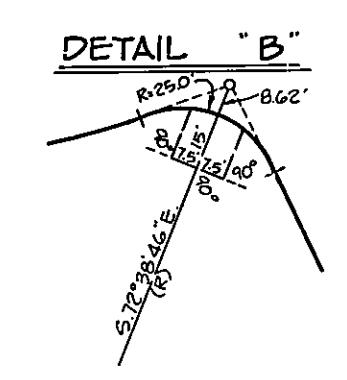
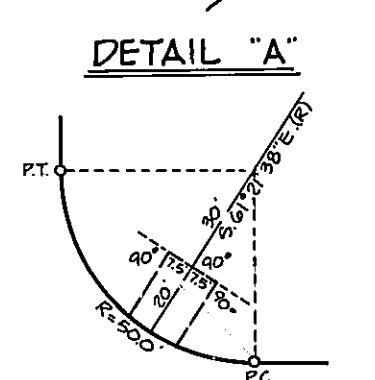
**NOTES:**

1. (C) DENOTES PERMANENT REFERENCE MONUMENT
2. (O) 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. BUILDING RESTRICTION LINES SHOWN ON CORNER LOTS MAY BE USED INTERCHANGEABLY.

LOT 7  
LOT 6

LOT 7  
LOT 6

CURVE DATA						
Nº	DELTA	RADIUS	ARC	TAN.	CHORD	C.H. BEARING
1	69° 51' 27"	200.0'	243.85'	139.67'	229.02'	N. 69° 55' 44" W.
2	17° 16' 36"	329.12'	49.24'	50.0'	98.87'	S. 89° 46' 50" W.
3	15° 13' 14"	471.10'	257.97'	129.75'	257.21'	N. 07° 02' 01" E.
4	08° 59' 44"	471.10'	152.47'	76.39'	152.31'	N. 03° 55' 16" E.
5	06° 13' 30"	471.10'	105.50'	52.80'	105.45'	N. 11° 31' 53" E.
6	15° 13' 14"	748.44'	198.82'	100.0'	198.24'	N. 07° 02' 01" E.
7	30° 06' 34"	349.92'	183.89'	44.12'	181.78'	N. 15° 37' 53" W.
8	30° 06' 34"	349.92'	183.89'	44.12'	181.78'	N. 15° 37' 53" W.
9	91° 48' 46"	80.0'	128.19'	82.57'	114.91'	N. 45° 19' 47" E.
10	100° 10' 14"	80.0'	139.86'	95.63'	122.72'	S. 38° 40' 43" E.
11	47° 54' 26"	200.0'	167.23'	88.85'	162.40'	S. 35° 21' 37" W.
12	30° 06' 34"	357.28'	187.76'	96.10'	185.60'	N. 15° 37' 53" W.



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