Chelsea Cove

Being a portion of Sections 18 and 19, Township 4 South, Range 27 East, of the City of Jacksonville, Duval County, Florida.

PLAT BOOK 47 PAGE 38

SHEET 1 OF 4 SHEETS.
PSD-90-026

CAPTION

A portion of Government Lot 5, Section 18, together with a portion of Government Lot 2, Section 19, all lying within Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as follows: COMMENCE at the intersection of the Easterly right of way line of Flynn Road (a 60 foot right of way) with the Northerly line of Block 1, Mandarin Meadows Replat, as recorded in Plat Book 29, Page 2 of the Current Public Records of said County; thence North 00°23'10" West, along said Easterly right of way line of Flynn Road, a distance of 300.00 feet to the POINT OF BEGINNING; thence continue North 00°23'10" West, along said Easterly right of way line of Flynn Road, 345.40 feet to the division line between said Sections 18 and 19; thence continuing North 00°23'10" West, along said Easterly right of way line, a distance of 20.00 feet to the Southwest corner of those certain lands described in Official Records Volume 5204, Page 884 of said Current Public Records; thence North 89°23'25" East, along the Southerly line of said last mentioned lands and a Easterly prolongation thereof, 641.79 feet to a point situate in the Westerly line of those certain lands described in Official Records Volume 5508, Page 551 (Parcel 1) of said Current Public Records; thence North 00°29'48" West, along the Westerly line of said last mentioned lands, a distance of 228.50 feet to the Northwest corner thereof; thence North 89°25'59" East, along the Northerly line of said last mentioned lands, 215.91 feet to the Northeast corner thereof; thence North 89°55'39" East, a distance of 175.97 feet; thence North 75°21'07" East, 60.50 feet; thence North 06°43'11" West, 88.38 feet; thence North 79°33'10" East, 197.04 feet to a point situate in the Easterly line of those certain lands described in Official Records Volume 6458, Page 1839 and the Westerly line of those certain lands described in Official Records Volume 2564, Page 1192 of said Current Public Records; thence South 01°22'42" West, along said last mentioned line, 103.79 feet to the Southwest corner of said last mentioned lands, said point also being the Northwest corner of those certain lands described in Official Records Volume 3733, Page 1136 (Parcel E) of said Current Public Records; thence South 00°11'36" West, along the Westerly line of said last mentioned lands, along the Easterly line of those certain lands described in Official Records Volume 6458, Page 1839 of said Current Public Records, a distance of 271.64 feet to the Southwest corner of said lands described in Official Records Volume 3733, Page 1136 (Parcel E) and a point situate in the Northerly line of those certain lands described in Official Records Volume 1952, Page 246 of said Current Public Records and a point situate in said division line between Section 18 and 19; thence South 89°02'58" West, along said Northerly line of last mentioned lands and along said division line between Sections 18 and 19, a distance of 197.79 feet to the Northwest corner of said last mentioned lands, the same being the Northeast corner of said lands described in Official Records Volume 3561, Page 622 of said Current Public Records; thence South 20°42'45" East, along the Easterly line of said last mentioned lands and the Westerly line of said lands described in Official Records Volume 1952, Page 246 and along the Westerly line of those certain lands described in Official Records Volume 5363, Page 446 of said Current Public Records, a distance of 227.86 feet; thence South 69°17'57" West, parallel to and 15 feet Northerly of, when measured at right angles, to the Northerly boundary line of Mandarin Meadows Unit No. 2, as recorded in Plat Book 29, Page 67 of said Current Public Records and said Northerly line of Block 1, Mandarin Meadows Replat and along the Northerly line of that certain 15 foot easement for ingress and egress described in Official Records Volume 1952, Page 246, a distance of 1001.05 feet; thence North 20°52'44" West, 147.12 feet; thence North 67°41'28" West, 174.78 feet to the POINT OF BEGINNING.

APPROVED
DATE: 4/30/92
For Director of Public Works
By: Cecil H. Rowland
City Engineer

For General Counsel
By: [signature]

CLERK'S CERTIFICATE 92-0065683

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 47 Pages 38,38A,38B,38C of the Public Records of Duval County, Florida, this 5th day of June A.D., 1992.

Henry Cook
Henry Cook
Clerk of the Circuit Court

By: [signature]
Deputy Clerk

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 Number 92-493-282 of said City, adopted by its Council and approved by its Mayor this 18th day of May A.D., 1992.

[signature]
Mayor of the City of Jacksonville

[signature]
Secretary of the Council, City of Jacksonville

DEVELOPERS CERTIFICATE

This is to certify that Chelsea Cove 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 1st day of June A.D., 1992.

[signature]
Lawrence R. Towers, President of Towers Contracting, Inc., Managing General Partner of Chelsea Cove Joint Venture

[signature]
Director of Public Works

ADOPTION AND DEDICATION

This is to certify that Chelsea Cove Joint Venture, a Florida General Partnerhip, David R. Monroe and Alberta Y. Monroe, his wife and William Rick Henderson, a single man and Atlantic Builders, Inc., a Florida Corporation, are the lawful owners of the lands described in the caption hereon known as Chelsea Cove, and has caused the same to be surveyed and subdivided, that First Union National Bank of Florida, a United States of America Corporation is the holder of mortgage on said lands, that this plat is made in accordance with said survey, is hereby adopted as a true and correct plat of said lands and that all rights of ways, and easements for drainage, utilities and sewers shown herein, except private easements which shall remain privately owned and the sole and exclusive property of the Developer and its successors and grantees, if any, are hereby irrevocably without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements through and over the lakes and filtration systems shown on this plat are hereby irrevocably dedicated to the City of Jacksonville, its succesors 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 lakes and filtration systems which these easements transverse, all waters which may fall or come upon all rights of ways hereby dedicated together with all soil, nutrients, chemical and all other substances which may flow or pass from rights of ways, from adjacent land or from any other sources of public waters into or through said lakes and filtration systems without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns, for any damages, 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 lakes and filtration systems shown on this plat are owned in fee simple title by the abutting property owners and the City of Jacksonville, by acceptance of this plat, assumes no responsibility for the removal of treatment of aquatic plants and animals, soils, chemicals or any other substances or thing that may even be or come within said lakes and filtration systems which these easements traverse, nor any responsibility for maintenance nor preservation of the water purities, water level, or water depth which responsibility shall be thos of the abutting property owners and (3) The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure nor destruction of any 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 lakes and filtration systems shown on the plat but shall have the right of modify the existance of the lakes and filtration systems and that which retains it to affect adequate drainage including, but not limited to, the right to remove any water level control structures or any part thereof. Chelsea Cove Joint Venture, David R. Monroe and Alberta Y. Monroe, his wife, and William Rick Henderson, a single man, are developers and owners of the lands described and captioned hereon shall indemnify the City of Jacksonville and save it harmless from suits, actions, damage 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 occurance in, upon, or at, or from the lakes and filtration systems described above, or any part thereof, or occasioned wholly or in any part by any act of ommission of Chelsea Cove Joint Venture, David R. Monroe and Alberta Y. Monroe, his wife, and William Rick Henderson, a single man, its agents, contractors, employees, servants, licencees, or concessionaires within Chelsea Cove. This indemnification shall run with the land and the assigns of Chelsea Cove Joint Venture, David R. Monroe and Alberta Y. Monroe, his wife, and William Rick Henderson, a single man and shall be subject to it. The J.E.A. easements as shown are dedicated to the Jacksonville Electric Authority and its successors for use in its underground distribution system.

IN WITNESS WHEREOF, Chelsea Cove Joint Venture, David R. Monroe and Alberta Y. Monroe, his wife, and William Rick Henderson, a single man, have caused these presents to be executed this 13 day of November A.D., 1991.

CHELSEA COVE JOINT VENTURE

Witness: Diana Schwat
Witness: Kathryn M Nater
By: [signature]
Lawrence R. Towers, President of Towers Contracting, Inc., Managing General Partner of Chelsea Cove Joint Venture

Witness: Diana Schwat
Witness: Kathryn M Nater
By: [signature]
A.J. Johns, General Partner

Witness: Diana Schwat
Witness: Kathryn M Nater
By: [signature]
David F. Parker, General Partner

Witness: Diana Schwat
Witness: Kathryn M Nater
By: Ashley C. Wilhausen
Ashley C. Wilhausen, Trustee of A.J. Johns Profit and Trust, a General Partner

DAVID R. MONROE AND ALBERTA Y MONROE

Witness: Josephine Murray
Witness: Marie Taylor
By: David R. Monroe
David R. Monroe, a married man

Witness: Josephine Murray
Witness: Marie Taylor
By: Alberta Y. Monroe
Alberta Y. Monroe, his wife

FIRST UNION NATIONAL BANK

Witness: [signature]
Witness: [signature]
By: [signature]
Michael J. Zambetti, Jr., Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 11th day of November, 1991 by Lawrence R. Towers, President of Towers Contracting, Inc. and Managing General Partner on behalf of Chelsea Cove Joint Venture.

Charlene Hughes
Notary Public, State of Florida
My Commission expires: 10-18-93

STATE OF FLORIDA
COUTNY OF DUVAL

The foregoing instrument was acknowledged before me this 11th day of November, 1991 by A.J. Johns, General Partner, on behalf of Chelsea Cove Joint Venture.

Charlene Hughes
Notary Public, State of Florida
My Commission expires: 10-18-93

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8th day of November, 1991 by David F. Parker, General Partner, on behalf of Chelsea Cove Joint Venture.

Jill T. Shaw
Notary Public, State of Florida
My Commission expires: 12/28/92

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 11th day of November, 1991 by Ashley C. Wilhausen, Trustee of A.J. Johns Profit and Trust, General Partner, on behalf of Chelsea Cove Joint Venture.

Charlene Hughes
Notary Public, State of Florida
My Commission expires: 10-18-93

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16 day of December, 1991 by David R. Monroe, a single man.

Jill T. Shaw
Notary Public, State of Florida
My Commission expires: 12/29/92

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16 day of December, 1991 by Alberta Y. Monroe, a married woman.

Jill T. Shaw
Notary Public, State of Florida
My Commission expires 12/29/92

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 11th day of November, 1991 by William Rick Henderson, a single man.

Jill T. Shaw
Notary Public, State of Florida.
My Commission expires 12/28/92

STATE OF FLORIDA
COUNTY OF DUVAL

Acknowledged before me this 14th day of November, 1991 by Michael J. Zambetti, Jr. Vice President of First Union National Bank.

Laura J Raulerson
Notary Public, State of Florida
My Commission expires: 11-16-93

WILLIAM RICK HENDERSON

Witness: Diana Schwat
Witness: Kathryn M Nater
William Rick Henderson
William Rick Henderson, a single man