

# COPPER HILL UNIT ONE

TAXES VERIFIED R.B.F.

A PORTION OF THE NORTH 3/4 OF THE WEST 1/2 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST, BEING A PORTION OF FARMS 38 THROUGH 40 AS SHOWN ON THE UNRECORDED PLAT OF DINSMORE FARMS, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

### CAPTION

A portion of the North 3/4 of the West 1/2 of Section 7, Township 1 South, Range 26 East, being a portion of Farms 38 through 40 as shown on the unrecorded plat of Dinsmore Farms, all lying in the City of Jacksonville, Duval County, Florida and being more particularly described as follows: COMMENCE at the intersection of the centerline of Dunn Avenue (a 100 foot right-of-way as now established), with the Southerly prolongation of the Easterly right-of-way line of Simmons Road (a 60 foot right-of-way as now established); thence South 01°01'41" East, along last said line, 50.00 feet to the Southerly right-of-way line of said Dunn Avenue; thence North 89°13'13" East, along last said line 142.71 feet to the POINT OF BEGINNING; thence continue North 89°13'13" East, along last said line 489.00 feet to the Northeast corner of said Farm 40; thence South 00°47'20" East, along the Easterly line of said Farms 38 through 40, 700.00 feet; thence South 89°12'40" West, departing from last said line, 245.00 feet; thence South 34°46'52" West, 153.99 feet; thence South 00°52'03" East, 410.00 feet; thence South 15°44'27" East, 60.41 feet; thence South 61°51'34" East, 60.00 feet; thence South 28°08'26" West, 150.00 feet; thence South 61°51'34" East, 26.59 feet; thence South 28°08'26" West, 90.00 feet; thence North 61°51'34" West, 89.51 feet to a point situate on a curve leading to the left; thence along and around the arc of the curve, said curve being concave Southwesterly and having a radius of 45.00 feet, an arc length of 6.94 feet, said arc being subtended by a chord bearing and distance of North 02°51'04" West, 6.93 feet to a point situate on said curve; thence North 52°51'06" West, departing from said curve, 64.29 feet; thence North 54°23'56" West, 134.59 feet; thence South 65°19'43" West, 30.00 feet; thence North 00°52'03" West, 600.00 feet; thence North 09°02'43" East, 799.95 feet to the POINT OF BEGINNING.

### ADOPTION AND DEDICATION

This is to certify that Land Planners Development, Inc. is the lawful owner of the lands described in the caption hereon known as COPPER HILL UNIT ONE, and has caused the same to be surveyed and subdivided; that American National Bank of Florida, a United States of America Corporation, is the holder of the mortgage on said lands and that this plat, made in accordance with said survey, is hereby adopted as a true and correct plat of said lands. All right-of-ways, non-access easements and easements for drainage, utilities and sewers are hereby irrevocably, without reservation, dedicated to the City of Jacksonville, its successors and assigns.

The drainage easement through and over the lakes and filtration systems 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 and its successors and assigns to discharge into said lakes and filtration systems which these easements traverse, all water which may fall on 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 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 or treatment of aquatic plants and animals, soil, chemicals or any other substance or thing that may even be or come within said lakes or filtration systems 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; and; (3) the City of Jacksonville, its successors and assigns shall not be liable nor responsible for the creation, operation, failure or 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 this plat, but shall have the right to modify the existence of the lakes and filtration systems 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. Land Planners Development, Inc., developer and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages, liability and expense in connection with loss of life, bodily or personal injury, property damage or other damage arising from or out of any occurrence in, upon, or at, or from the lakes and filtration systems described above, on any part thereof, or occasioned wholly or in part by any act or omission of Land Planners Development, Inc., its agents, contractors, employees, servants, licensees or concessionaires with COPPER HILL UNIT ONE. This indemnification shall run with the land and the assigns of Land Planners Development, Inc., and shall be subject to it.

In witness thereof the above named Corporations have caused these presents to be executed by their respective agents and seals affixed, this 28 day of July A. D., 1988.

Witness: James J. Usaby Land Planners Development, Inc.  
Donald P. Hinson Donald P. Hinson, Vice President Land Planners Development, Inc.

STATE OF FLORIDA  
COUNTY OF DUVAL  
The foregoing instrument was acknowledged before me this 28 day of July A. D., 1988, by Donald P. Hinson, Vice President, Land Planners Development, Inc.

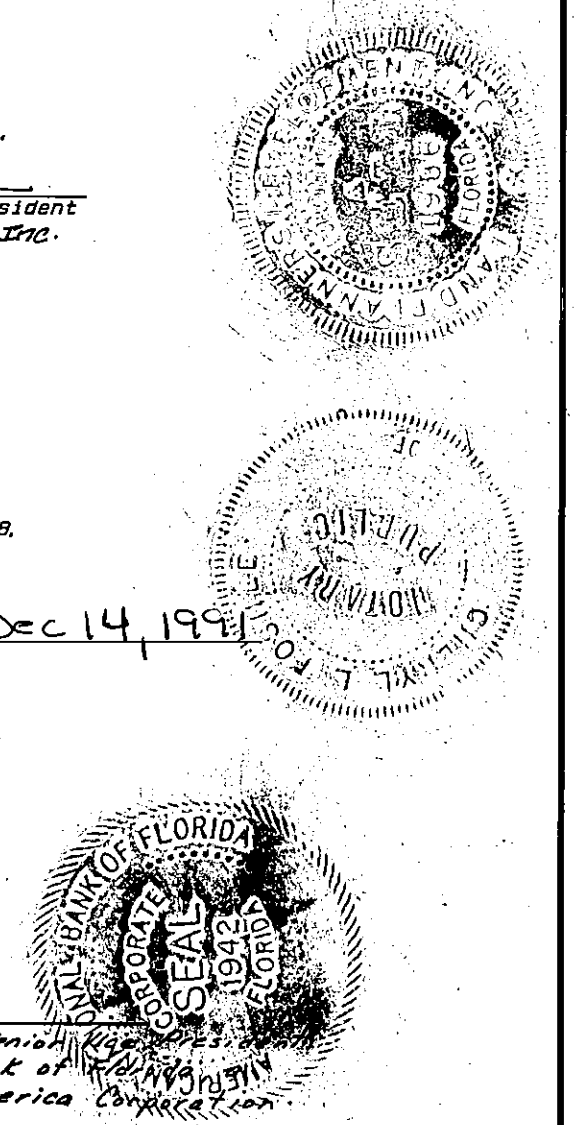
Charles J. Lesh  
Notary Public, State of Florida, at Large  
My Commission Expires: Dec 14, 1991

AMERICAN NATIONAL BANK of FLORIDA  
a United States of America Corporation.

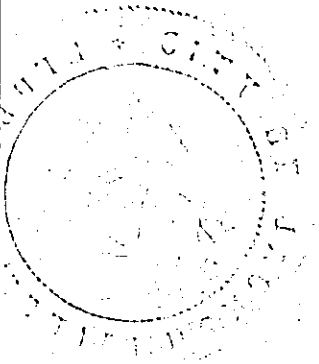
Witness: Cecile S. Coleman  
William H. Sullivan William H. Sullivan, Senior Vice President American National Bank of Florida, a United States of America Corporation

STATE OF FLORIDA  
COUNTY OF DUVAL  
The foregoing instrument was acknowledged before me this 28 day of July A. D., 1988, by William H. Sullivan, Senior Vice President, American National Bank of Florida, a United States of America Corporation.

William H. Sullivan  
Notary Public, State of Florida, at Large  
My Commission Expires: Dec 11, 1992



APPROVED  
DATE: 9/12/88  
For Director of Public Works  
By: Stan E. Manna City Engineer  
For General Counsel  
By: Byron D. Howard



### APPROVED FOR THE RECORD

This is to certify that this Plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 88-111-556, of said City, adopted by its Council and approved by its Mayor.

Signed this 30<sup>th</sup> day of September A. D., 1988.  
Byron D. Howard Mayor of the City of Jacksonville  
Charles W. Kidd Secretary of the Council of the City of Jacksonville

CLERK'S CERTIFICATE 88-108802

This is to certify that this Plat has been examined and approved by the City Council of the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 44, Pages 83, 84 of the Public Records of Duval County, Florida.

Signed this 20<sup>th</sup> day of October A. D., 1988.  
Henry W. Cook Clerk: Henry W. Cook  
By: Brenda Lillis Deputy Clerk

### DEVELOPER'S CERTIFICATE

This is to certify that Land Planners Development, Inc., has deposited with the City of Jacksonville, sufficient collateral, in compliance with Section 554.109 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 guarantees that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 14 day of Oct A. D., 1988.  
Donald P. Hinson Donald P. Hinson, Vice President Land Planners Development, Inc.  
James J. Usaby Director of Public Works

### SURVEYOR'S CERTIFICATE

I hereby certify that this Plat is a true and correct representation of the lands hereby surveyed, platted and described in the Caption, that the survey was made by me or under my responsible direction and supervision and that the survey data complies with the requirements of Chapter No. 177 of the Laws of the State of Florida. I further certify that Permanent Reference Monuments have been placed and that Permanent Control Points will be placed according to the above referenced law and that all the same are in accordance with the regulations of the City of Jacksonville, currently in effect have been complied with.

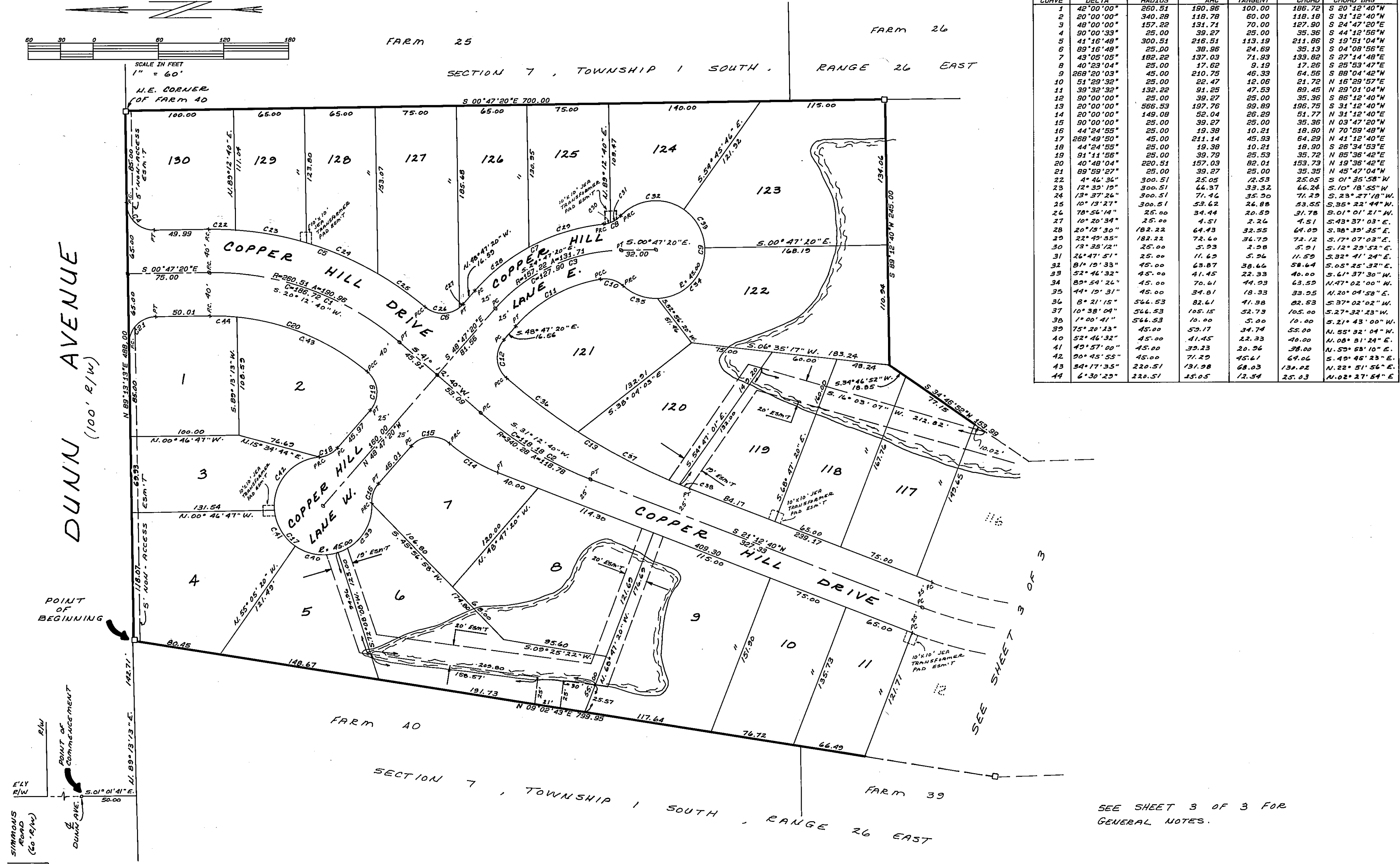
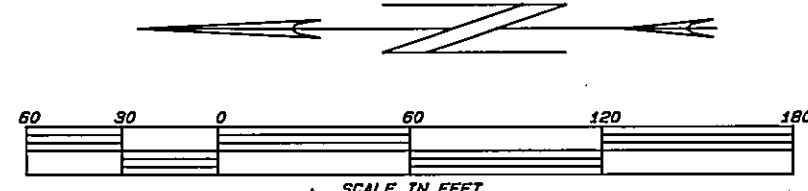
Signed this 29<sup>th</sup> day of July A. D., 1988.  
James J. Usaby James J. Usaby, Registered Land Surveyor, No. 2647 All American Surveyors, Inc. Jacksonville, Florida



Prepared By:  
ALL AMERICAN SURVEYORS, INC.  
4220 Hood Road  
Jacksonville, Florida, 32257  
(904) 268-4155

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CURVE DATA TABLE

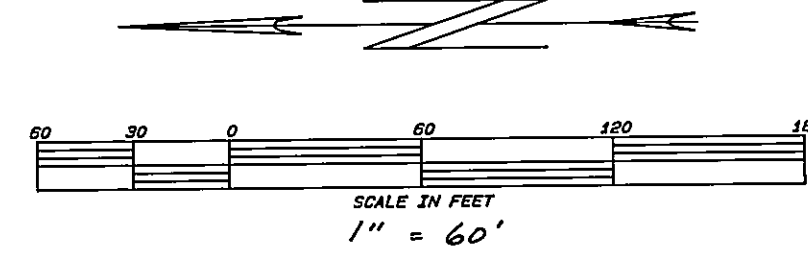
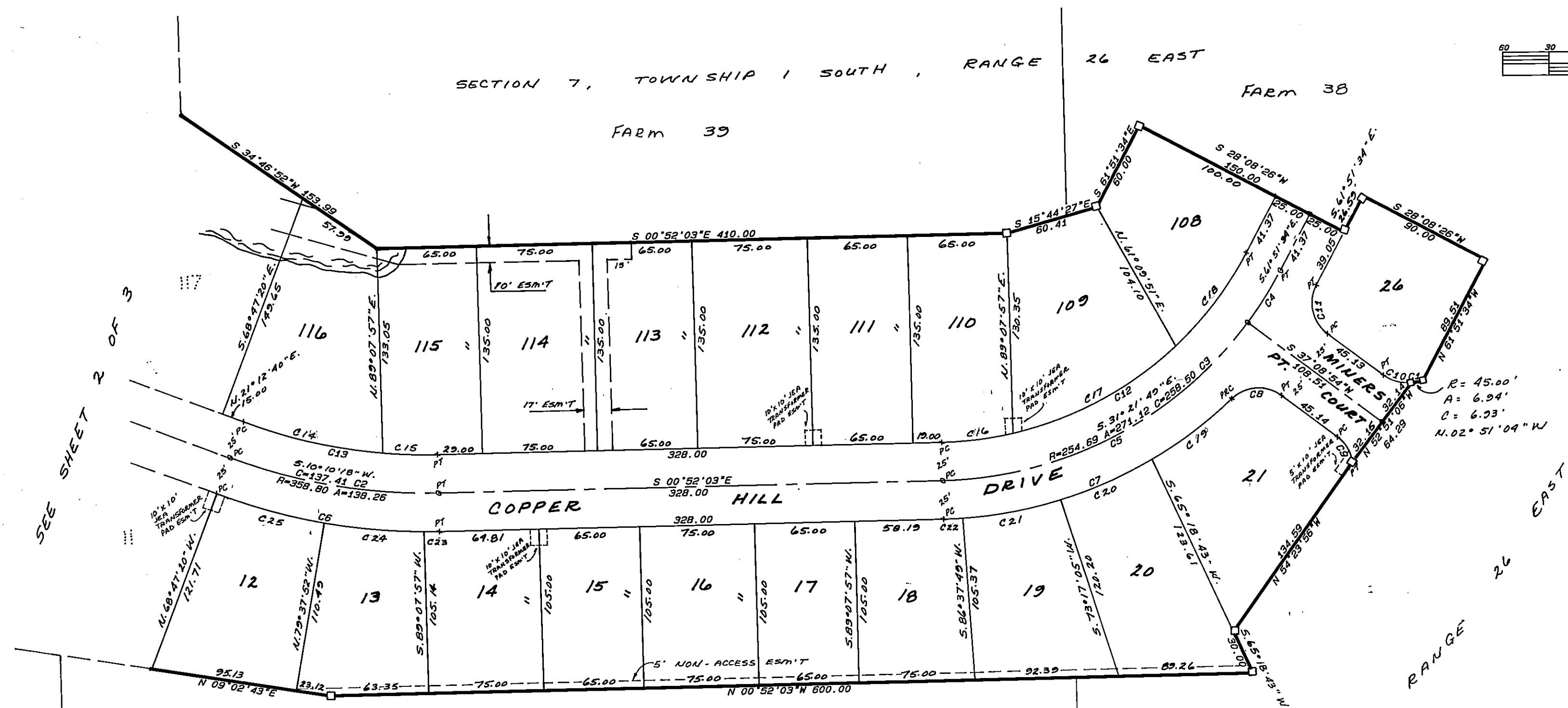
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG
1	42°00'00"	260.51	186.72	100.00	186.72	S 20°12'40"W
2	20°00'00"	340.29	149.78	60.00	119.19	S 31°12'40"W
3	48°00'00"	157.22	131.71	70.00	127.90	S 24°47'20"E
4	90°00'33"	25.00	39.27	25.00	35.36	S 44°12'56"W
5	41°16'48"	300.51	216.51	113.19	211.86	S 19°51'04"W
6	89°16'48"	25.00	38.86	24.69	35.13	S 04°08'56"E
7	43°05'05"	182.22	137.03	71.93	133.82	S 27°14'48"E
8	40°23'04"	25.00	37.62	8.19	17.26	S 25°53'47"E
9	268°20'03"	45.00	210.75	46.33	64.55	S 88°04'42"W
10	51°29'32"	25.00	22.47	12.06	21.72	N 16°29'57"E
11	39°32'32"	132.22	91.25	47.53	89.45	N 29°01'04"W
12	90°00'00"	25.00	39.27	25.00	35.36	S 86°12'40"W
13	20°00'00"	566.53	197.76	99.89	195.75	S 31°12'40"W
14	20°00'00"	149.08	52.04	26.29	51.77	N 31°12'40"E
15	90°00'00"	25.00	39.27	25.00	35.36	N 03°47'20"W
16	44°24'55"	25.00	19.38	10.21	18.90	N 70°59'48"W
17	268°49'50"	45.00	211.14	45.93	64.29	N 41°12'40"E
18	44°24'55"	25.00	19.38	10.21	18.90	S 26°34'53"E
19	91°11'55"	25.00	39.79	25.53	35.72	N 85°36'42"E
20	40°48'04"	220.51	157.03	82.01	153.73	N 19°36'42"E
21	89°59'27"	25.00	39.27	25.00	35.36	N 45°47'04"W
22	4°46'36"	300.51	25.05	12.53	25.05	S 01°35'58"W
23	12°33'19"	300.51	64.37	33.32	66.24	S 10°18'55"W
24	13°37'26"	300.51	71.46	35.30	71.29	S 23°27'18"W
25	10°13'27"	300.51	53.62	26.88	53.55	S 35°22'44"W
26	78°56'14"	25.00	34.44	20.59	31.78	S 01°01'21"W
27	10°20'34"	25.00	4.51	2.26	4.51	S 43°37'03"E
28	20°15'30"	182.22	64.43	32.55	64.89	S 38°39'35"E
29	22°49'35"	182.22	72.60	34.79	72.12	S 17°07'03"E
30	18°32'12"	25.00	5.93	2.98	5.91	S 12°29'53"E
31	24°47'51"	25.00	11.63	5.94	11.59	S 32°41'24"E
32	81°19'33"	45.00	63.87	38.64	58.64	S 05°25'32"E
33	52°46'32"	45.00	41.45	22.33	40.00	S 41°37'30"W
34	82°54'26"	45.00	70.61	44.59	63.59	N 47°02'00"W
35	44°19'31"	45.00	34.81	19.33	33.55	N 20°04'58"E
36	8°21'15"	566.53	82.61	41.98	82.53	S 37°02'02"W
37	10°38'04"	566.53	105.15	52.73	105.00	S 27°32'23"W
38	1°20'41"	566.53	10.00	5.00	10.00	S 21°43'00"W
39	75°20'13"	45.00	59.17	34.74	55.00	N 55°32'04"W
40	52°46'32"	45.00	41.45	22.33	40.00	N 08°51'24"E
41	40°57'00"	45.00	39.23	20.36	38.00	N 53°58'10"E
42	20°45'55"	45.00	71.29	45.61	64.06	S 49°48'23"E
43	54°17'35"	220.51	131.98	68.83	130.82	N 22°51'56"E
44	6°30'23"	220.51	15.05	12.34	25.83	N 02°27'54"E

SEE SHEET 3 OF 3 FOR GENERAL NOTES.

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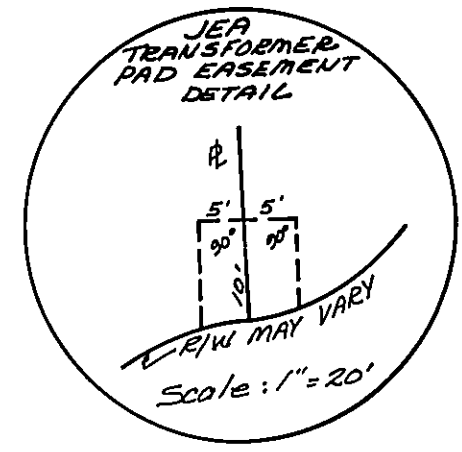


SEE SHEET 2 OF 3

FARM 39

CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG
1	9°43'53"	45.00	6.94	3.48	6.93	N 02°51'04"W
2	22°04'43"	359.80	138.26	70.00	137.41	S 10°10'18"W
3	60°59'31"	254.69	271.12	150.00	258.50	S 31°21'49"E
4	9°00'28"	254.69	40.04	20.06	40.00	N 57°21'20"W
5	51°59'03"	254.69	231.08	124.18	223.29	N 26°51'35"W
6	22°04'43"	393.80	147.90	74.09	146.98	S 10°10'18"W
7	42°32'21"	279.63	207.66	108.88	202.92	S 22°08'14"E
8	80°33'18"	25.00	35.15	21.18	32.32	S 03°07'45"E
9	44°24'55"	25.00	19.38	10.21	18.90	S 59°21'22"W
10	44°24'55"	25.00	19.38	10.21	18.90	N 14°56'26"E
11	80°59'32"	25.00	35.34	21.35	32.47	N 77°39'40"E
12	60°59'31"	229.69	244.51	135.28	239.19	N 31°21'49"W
13	22°04'43"	333.80	128.63	65.12	127.84	N 10°10'18"E
14	15°53'15"	333.80	22.54	11.27	22.26	S 13°16'02"W
15	6°11'20"	333.80	34.07	18.05	34.25	S 02°18'41"W
16	11°33'10"	223.69	44.31	23.24	44.23	S 06°38'38"E
17	30°17'04"	223.69	121.41	62.16	120.00	S 27°33'42"E
18	19°00'15"	223.69	74.79	38.75	74.43	S 52°16'56"E
19	13°20'44"	272.69	65.15	32.72	65.00	S 34°44'02"E
20	13°20'44"	272.69	65.15	32.72	65.00	S 23°23'18"E
21	13°20'44"	272.69	65.15	32.72	65.00	S 10°02'33"E
22	2°30'08"	272.69	12.21	6.11	12.21	S 02°07'07"E
23	1°31'17"	383.80	10.19	5.10	10.19	S 00°04'25"E
24	0°42'54"	383.80	65.08	32.42	65.00	S 05°30'41"W
25	10°30'32"	383.80	72.43	36.42	72.52	S 15°47'24"W



- GENERAL NOTES:**
- 1) □ DENOTES PERMANENT REFERENCE MONUMENT.
  - 2) ○ DENOTES PERMANENT CONTROL POINT.
  - 3) ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, SEWERS & CABLE TELEVISION UNLESS OTHERWISE NOTED.
  - 4) BEARINGS ARE BASED ON D.R. VOL. 5792, Pgs. 1657 & 1658.
  - 5) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRICAL AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - 6) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - 7) CI DENOTES TABULATED CURVE DATA.

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