

COPPER HILL UNIT TWO

Sheet 1 of 3 Sheets

TAXES VERIFIED R.B.A.

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 37 THROUGH 39 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 37 through 39 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°04'41" 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; thence South 09°02'43" West, departing from the southerly right-of-way line of said Dunn Avenue, 799.95 feet; thence South 00°52'03" East, 600.00 feet to the POINT OF BEGINNING; thence North 65°18'43" East, 30.00 feet; thence South 54°23'56" East, 134.59 feet; thence South 52°51'06" East, 64.29 feet to a point situate on a curve leading to the right; 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 South 02°51'04" East, 6.93 feet to a point situate on said curve; thence South 61°51'34" East, 89.51 feet; thence North 28°08'26" East, 90.00 feet; thence North 61°51'34" West, 26.59 feet; thence North 28°08'26" East, 150.00 feet; thence North 61°51'34" West, 60.00 feet; thence North 15°44'27" West, 60.41 feet; thence North 00°52'03" West, 410.00 feet; thence North 34°46'52" East, 153.99 feet; thence North 89°12'40" East, 245.00 feet to a point situate on the Easterly boundary line of said Farm 39; thence South 00°47'20" East, along the Easterly boundary line of said Farm 37 through 39, 1542.56 feet; thence South 89°12'40" West, departing from last said line, 110.00 feet; thence South 00°47'20" East, 61.02 feet; thence South 89°12'40" West, 160.00 feet; thence North 00°47'20" West, 206.26 feet; thence North 28°29'21" West, 83.57 feet; thence North 61°30'39" East, 29.32 feet; thence North 28°29'21" West, 277.10 feet; thence South 89°07'57" West, 211.59 feet; thence North 00°52'03" West, 376.53 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 TWO, 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. All private easements on this plat are and shall remain privately owned and the sole and exclusive property of the developer and its successors and grantees, if any, of said easements. 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 ever 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, or 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 TWO. 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 28th day of August, A. D., 1988.

Witness: Bonnie K Baker, Land Planners Development, Inc.
Donald P. Hinson, Vice President, Land Planners Development, Inc.

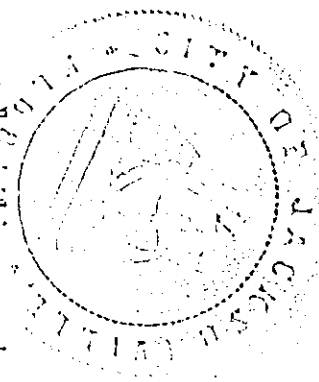
STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 28th day of August, A. D., 1988, by Donald P. Hinson, Vice President, Land Planners Development, Inc.
Notary Public, State of Florida, at Large
My Commission Expires: Dec. 14, 1991

Witness: William H. Suttman, 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 3rd day of August, A. D., 1988, by William H. Suttman, Senior Vice President, American National Bank of Florida, a United States of America Corporation.
Notary Public, State of Florida, at Large
My Commission Expires: 7/15/92

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

APPROVED
DATE: 9/12/88
For Director of Public Works
By: Jam E. Marwa, City Engineer
For General Counsel
By: Eugene A. 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. 28-1112-S-87, of said City, adopted by its Council and approved by its Mayor.
Signed this 30th day of August, A. D., 1988.
Mayor of the City of Jacksonville: Thomas D. Kelly
Secretary of the Council of the City of Jacksonville: Charles W. Kidd

CLERK'S CERTIFICATE 88-108803

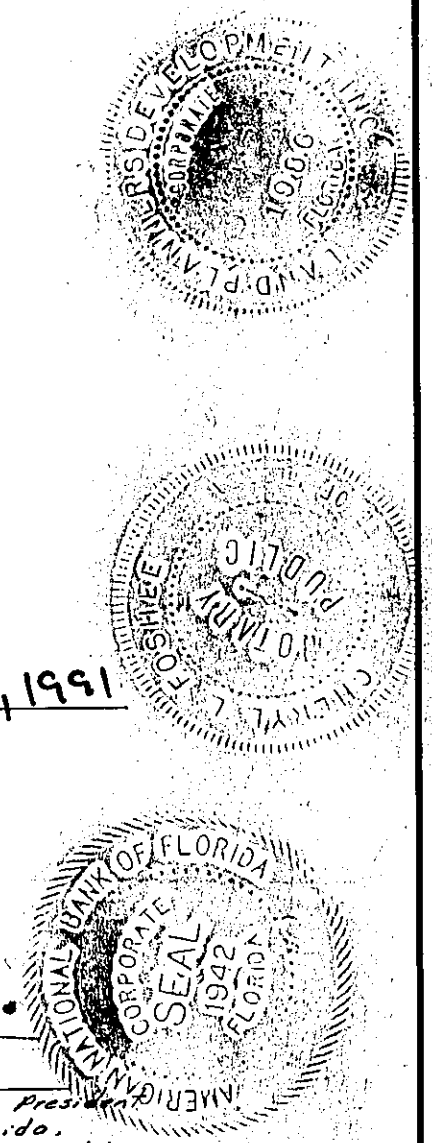
This is to certify that this Plat has been examined and approved by the City Council of the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 44, Pages 84, 85, of the Public Records of Duval County, Florida.
Signed this 20th day of October, A. D., 1988.
Henry W. Cook, Clerk
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 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 guarantees that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.
Signed this 1st day of Oct, A. D., 1988.
Donald P. Hinson, Vice President, Land Planners Development, Inc.
Director of Public Works

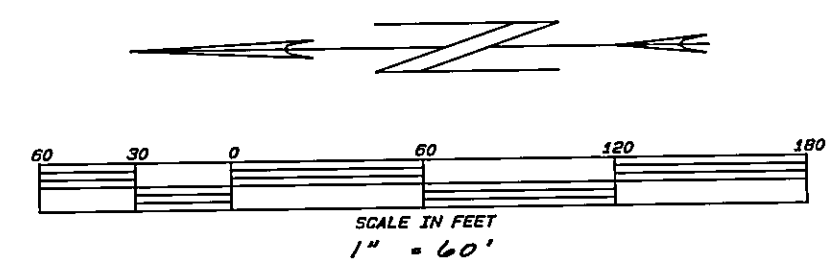
SURVEYOR'S CERTIFICATE

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 under my responsible direction and supervision and that the survey data complies with all 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 zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.
Signed this 9th day of Aug, A. D., 1988.
Surveyor, No. 2647

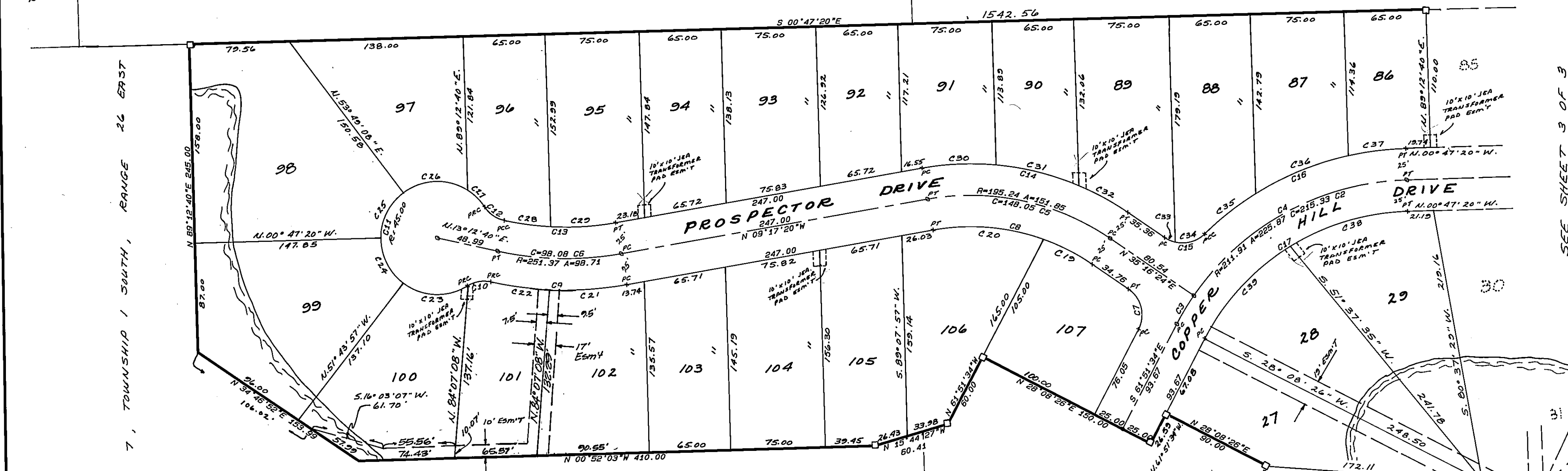


COPPER HILL UNIT TWO

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 37 THROUGH 39 AS SHOWN ON THE UNRECORDED PLAT OF DINSMORE FARMS, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



FARM 26 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST



CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BKG
1	8°49'53"	45.00	6.94	3.48	6.93	S 02°51'04"E
2	61°04'14"	211.91	225.87	125.00	215.33	S 31°19'27"E
3	7°07'58"	211.91	26.38	13.21	26.36	S 59°17'35"E
4	53°58'16"	211.91	199.49	107.83	192.20	S 27°45'28"E
5	44°33'44"	195.24	151.85	80.00	148.05	N 12°59'32"E
6	22°30'00"	251.37	98.71	50.00	98.08	N 01°57'40"E
7	82°52'02"	25.00	36.16	22.07	33.09	N 78°42'29"E
8	44°33'44"	170.24	132.41	69.76	129.10	N 12°59'32"E
9	22°30'00"	276.37	108.53	54.97	107.83	N 01°57'40"E
10	44°33'44"	25.00	19.38	10.21	18.90	N 08°59'48"W
11	22°30'00"	45.00	211.14	45.93	64.29	S 76°47'20"E
12	44°33'44"	25.00	19.38	10.21	18.90	S 35°25'07"W
13	22°30'00"	226.37	88.89	45.03	88.32	S 01°57'40"W
14	44°33'44"	220.24	171.30	90.24	167.01	S 12°59'32"W
15	78°59'40"	25.00	34.47	20.81	31.80	S 04°13'20"E
16	42°55'55"	236.51	177.52	93.16	173.39	S 22°15'18"E
17	51°04'14"	185.91	159.22	110.25	189.93	N 31°19'27"W
18	259°59'57"	45.00	204.20	53.63	68.94	N 48°26'09"W
19	14°43'11"	170.24	43.74	21.59	43.62	N 27°34'48"E
20	29°50'33"	170.24	88.67	45.37	67.67	N 05°37'56"E
21	12°45'57"	276.37	61.58	30.52	61.45	N 02°54'22"W
22	39°44'03"	276.37	44.95	44.90	44.90	N 08°20'38"E
23	69°28'19"	45.00	54.54	31.20	57.28	N 03°31'54"E
24	52°46'32"	45.00	41.45	22.83	40.00	N 64°39'19"E
25	52°46'32"	45.00	41.45	22.83	40.00	S 62°34'08"E
26	68°43'26"	45.00	53.98	30.77	50.80	S 01°49'09"E
27	25°05'02"	45.00	12.70	10.01	13.54	S 45°05'04"W
28	39°44'03"	226.37	34.67	18.98	36.43	S 08°34'12"W
29	13°31'05"	226.37	52.22	24.23	52.11	S 02°40'48"E
30	15°18'03"	220.24	58.82	29.58	58.64	S 01°38'19"E
31	17°37'37"	220.24	67.74	34.15	67.49	S 14°49'31"W
32	11°38'04"	220.24	44.72	22.44	44.45	S 29°27'22"W
33	20°06'55"	25.00	8.78	4.43	8.78	S 25°12'57"W
34	58°52'45"	25.00	25.49	14.11	24.58	S 18°44'53"E
35	12°45'32"	236.51	37.38	25.79	51.20	S 37°30'20"E
36	12°29'31"	236.51	236.91	40.69	80.21	N 21°32'58"W
37	11°00'52"	236.51	15.54	22.84	15.47	N 06°17'46"W
38	30°02'18"	186.91	97.99	50.15	96.87	S 15°48'25"E
39	31°01'56"	186.91	101.23	57.89	100.00	S 46°20'36"E
40	72°43'26"	45.00	57.12	33.36	57.12	N 37°55'35"E
41	52°51'35"	45.00	41.52	22.37	40.06	S 70°44'54"E
42	37°59'03"	45.00	40.83	21.24	39.44	S 26°51'35"E
43	82°25'52"	45.00	64.74	32.42	52.30	S 40°20'53"W

FARM 25

SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST

SEE SHEET 3 OF 3

FARM 39

FARM 38

FARM 38 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 26 EAST

SEE SHEET 3 OF 3 FOR GENERAL NOTES.

Prepared By:
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