

CORMORANT LANDING UNIT- 1

PLAT BOOK 41 PAGE 96

Sheet 1 of 2

TAXES VERIFIED R.B.F.

A PART OF GOVERNMENT LOTS 6 AND 9, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A PART OF GOVERNMENT LOT 6 AND 9, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEASTERLY CORNER OF THE WILDERNESS AS RECORDED IN PLAT BOOK 36, PAGES 77 AND 78 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE S. 1° 04' 21" E., ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID THE WILDERNESS, 62.2' TO THE POINT OF BEGINNING; THENCE N. 1° 04' 21" W., ALONG SAID EASTERLY LINE OF THE WILDERNESS, 110.95'; THENCE N. 89° 19' 26" E., 235.34'; THENCE N. 1° 05' 06" W., 351.28'; THENCE N. 89° 19' 56" E., 234.15'; THENCE N. 0° 40' 04" W., 143.46'; THENCE S. 88° 54' 54" W., 170.19'; THENCE N. 1° 05' 06" W., 494.54' TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MARBON ROAD (A 60.0' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE N. 89° 20' 11" E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MARBON ROAD, 373.54'; THENCE S. 1° 05' 57" E., ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4768, PAGE 749, 676.74' TO THE SOUTHWESTERLY CORNER OF SAID LANDS; THENCE N. 89° 19' 56" E., ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4768, PAGE 749 AND OFFICIAL RECORDS VOLUME 4721, PAGE 1160 AND OFFICIAL RECORDS VOLUME 4692, PAGE 809 AND OFFICIAL RECORDS VOLUME 3731, PAGE 1123 AND OFFICIAL RECORDS VOLUME 4605, PAGE 360, 644.48' TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4237, PAGE 325; THENCE S. 1° 23' 17" E., ALONG THE WESTERLY LINE OF SAID LANDS AND OFFICIAL RECORDS VOLUME 1825, PAGE 595, 240.26'; THENCE S. 88° 36' 43" W., 180.36'; THENCE S. 50° 53' 05" W., 62.76'; THENCE S. 47' 04' 14" W., 242.7'; THENCE N. 89° 05' 53" W., 167.7'; THENCE S. 30° 08' 21" W., 208.64'; THENCE S. 20° 38' 58" E., 206.07'; THENCE S. 19° 43' 11" E., 100.0'; THENCE S. 48° 28' 47" E., 133.31'; THENCE S. 17° 56' 03" W., 105.0'; THENCE S. 19° 43' 11" E., 118.94'; THENCE S. 11° 18' 50" E., 50.02'; THENCE S. 1° 40' 04" E., 152.44'; THENCE S. 63° 56' 08" W., 71.4'; THENCE S. 32° 26' 15" W., 110.86'; THENCE S. 47° 54' 40" W., 138.12' TO THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 9; THENCE N. 75° 57' 27" W., ALONG SAID SOUTHERLY LINE, 641.0' TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT D. W. HUTSON CONSTRUCTION, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE ABOVE CAPTIONED LANDS. HENCEFORTH TO BE KNOWN AS CORMORANT LANDING UNIT-1, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUB-DIVIDED AND THAT THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. NO PART OF SAID LANDS IS DEDICATED TO THE CITY OF JACKSONVILLE OR THE PUBLIC. ALL PROPERTY DESIGNATED ON THIS PLAT AS ROADS, DRIVES, COURTS AND LANES SHALL REMAIN PRIVATE AND THE SOLE AND EXCLUSIVE PROPERTY OF D. W. HUTSON CONSTRUCTION, INC., THEIR SUCCESSORS OR ASSIGNS, EXCEPT AS HEREINAFTER PROVIDED. D. W. HUTSON CONSTRUCTION, INC., THEIR SUCCESSORS OR ASSIGNS, RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL RIGHT OF WAYS OR EASEMENTS DESIGNATED BY THIS PLAT FOR THE PURPOSES OF CONSTRUCTING OR MAINTAINING ANY DRAINAGE FACILITIES, LAKES, DITCHES OR OTHERWISE, EXCEPT AS HEREINAFTER PROVIDED. SAID D. W. HUTSON CONSTRUCTION, INC. DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID D. W. HUTSON CONSTRUCTION, INC. TO SERVE THE LAND SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS D. W. HUTSON CONSTRUCTION, INC. FROM TIME TO TIME MAY DESIGNATE THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF EGRESS AND INGRESS OVER AND ACROSS ALL ROADS, DRIVES, COURTS AND LANES. REGARDLESS OF THE PROCEEDING PROVISIONS, D. W. HUTSON CONSTRUCTION, INC. RESERVES THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON, EXCEPT THE LOT OWNERS AND MORTGAGE HOLDERS, WHO IN THE OPINION OF SAID, D. W. HUTSON CONSTRUCTION, INC., MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY OF THE LANDS SHOWN ON THIS PLAT, D. W. HUTSON CONSTRUCTION, INC. HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, OR THE GOVERNING BODY OF ANY MUNICIPALITY HAVING JURISDICTION OVER THE LANDS SHOWN ON THIS PLAT TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF ANY ROAD RIGHT OF WAYS, DRIVES, COURTS AND LANES DESIGNATED ON THIS PLAT AND ALL OR ANY PART OF ANY OF THE EASEMENTS OR OTHER RIGHT OF WAYS DESIGNATED HEREON.

APPROVED FOR RECORD 86-477-207

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, PURSUANT TO ORDINANCE NO. 382 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR, THIS 28th DAY OF April A. D., 1986

John H. ...
MAYOR OF THE CITY OF JACKSONVILLE

Donald C. ...
SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE

CLERK'S CERTIFICATE 86-46381

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 41 PAGES 96, 96A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 14th DAY OF May A. D., 1986

L. Morgan ...
CLERK OF THE PUBLIC RECORDS

Robert C. ...
DEPUTY CLERK

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT D. W. HUTSON CONSTRUCTION, 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 GUARANTEE THAT ALL REQUIRED IMPROVEMENTS WILL BE COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JACKSONVILLE. SIGN THIS 9th DAY OF MAY A. D., 1986

Bruce A. Lingerfelt
BRUCE A. LINGERFELT, VICE PRESIDENT, D. W. HUTSON CONSTRUCTION, INC.

Albert J. Kinard Jr.
DIRECTOR OF PUBLIC WORKS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREBY SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL 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 LAWS AND THAT ALL THE ZONING RULES AND REGULATION OF THE CITY OF JACKSONVILLE, CURRENTLY IN EFFECT HAVE BEEN COMPLIED WITH. SIGNED THIS 28th DAY OF MARCH A. D. 1986.

James D. Harrison Jr.
JAMES D. HARRISON, JR.
R.L. # 2007, FLORIDA
ALL-AMERICAN SURVEYORS, INC.
LAND SURVEYORS
JACKSONVILLE, FLORIDA

MORTGAGEE CONSENT

THE MORTGAGEE CONSENTS AND AGREES TO THE LANDS INCLUDED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON, AND FURTHER, SHOULD IT BECOME NECESSARY TO FORECLOSE THE MORTGAGE COVERING SAID LANDS, AND THAT THE JACKSONVILLE ELECTRIC AUTHORITY WILL BE EXCLUDED FROM THE SUIT AND DEDICATION WILL REMAIN IN FULL FORCE

IN WITNESS THEREOF THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR RESPECTIVE AGENTS AND SEALS. THIS 8th DAY OF JANUARY A. D. 1986

Radell C. Pappas
WITNESS

David D. ...
WITNESS

Bruce A. Lingerfelt
BRUCE A. LINGERFELT, VICE PRESIDENT, D. W. HUTSON CONSTRUCTION, INC.

David D. ...
WITNESS

Elizabeth ...
WITNESS

William H. Sullivan
WILLIAM H. SULLIVAN, VICE PRESIDENT, AMERICAN NATIONAL BANK OF JACKSONVILLE

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 8th DAY OF January A. D., 1986, BY BRUCE A. LINGERFELT, VICE PRESIDENT, D. W. HUTSON CONSTRUCTION, INC.

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE *David D. ...*

MY COMMISSION EXPIRES July 19, 1986

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF January A. D., 1986, BY WILLIAM H. SULLIVAN, VICE PRESIDENT, AMERICAN NATIONAL BANK OF JACKSONVILLE.

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE *David D. ...*

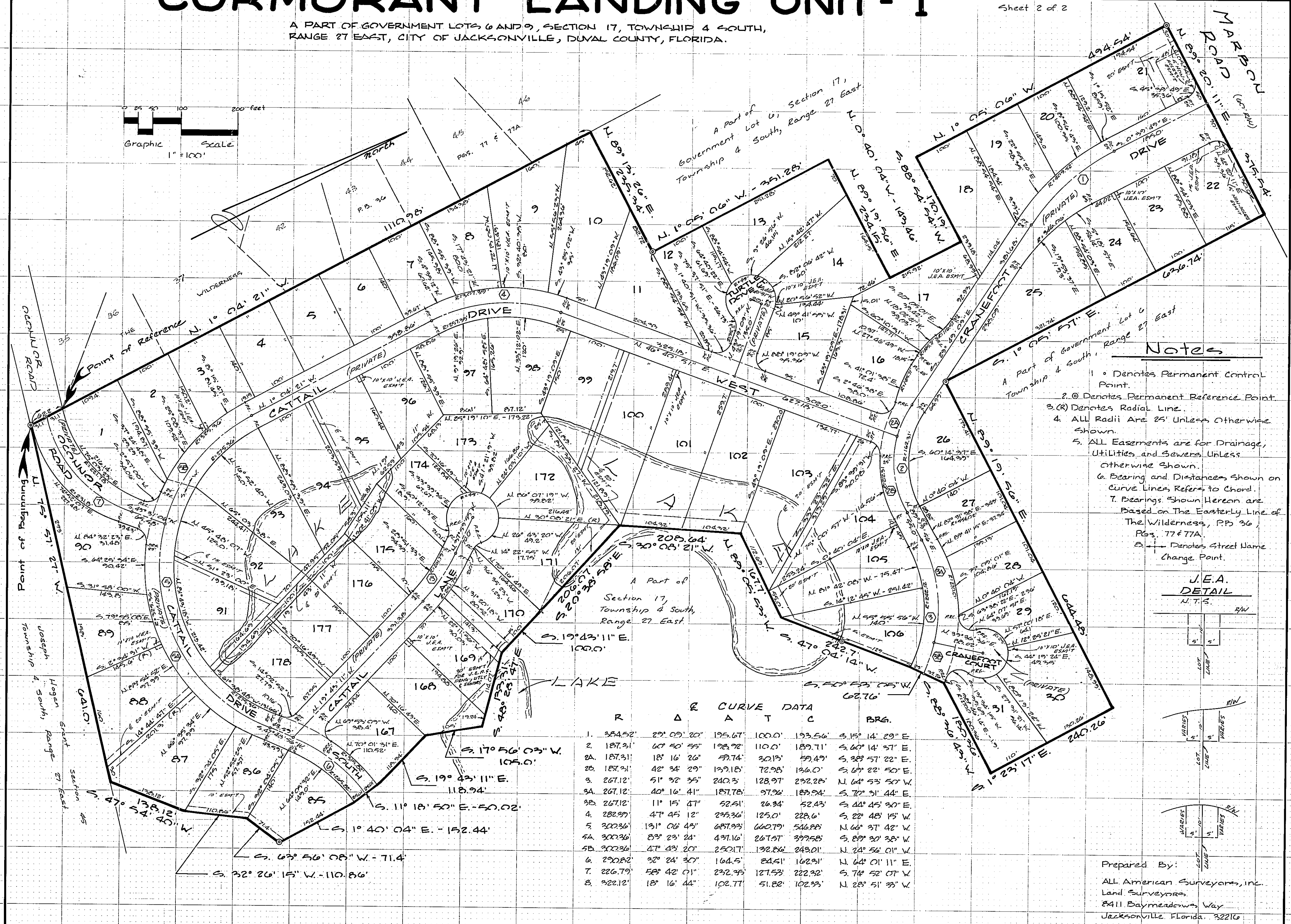
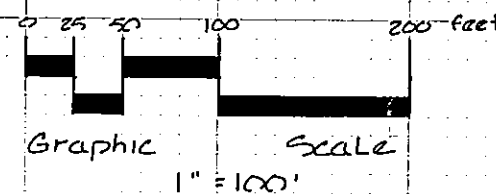
MY COMMISSION EXPIRES July 9, 1986

ALL AMERICAN SURVEYORS, INC.
LAND SURVEYOR
2411 BAYMEADOWS WAY
JACKSONVILLE, FLA. 32216

APPROVED
DATE: 4/14/86
BY: *Marvin ...*
CITY ENGINEER
...
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
...
ASSISTANT COUNSEL

CORMORANT LANDING UNIT - 1

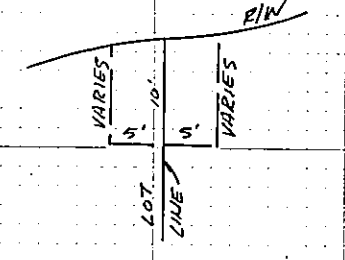
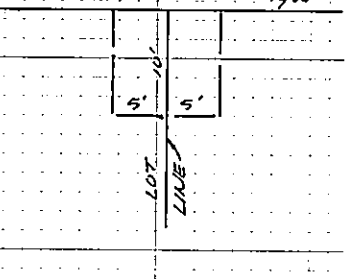
A PART OF GOVERNMENT LOTS 6 AND 9, SECTION 17, TOWNSHIP 4 SOUTH,
RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



Notes

1. (•) Denotes Permanent Control Point.
2. (⊙) Denotes Permanent Reference Point.
3. (R) Denotes Radial Line.
4. ALL Radii Are 25' Unless Otherwise Shown.
5. ALL Easements are for Drainage, Utilities and Sewers Unless Otherwise Shown.
6. Bearing and Distances Shown on Curve Lines Refers to Chord.
7. Bearings Shown Hereon are Based on The Easterly Line of The Wilderness, P.D. 36, P.S. 77 & 77A.
8. (---) Denotes Street Name Change Point.

J.E.A. DETAIL



R	Δ	A	T	C	BRG.
1. 354.52'	29° 09' 20"	195.67'	100.0'	193.56'	S. 15° 14' 29" E.
2. 187.31'	60° 50' 55"	108.92'	110.0'	189.71'	S. 60° 14' 57" E.
2A. 187.31'	18° 16' 26"	59.74'	30.13'	59.49'	S. 38° 57' 22" E.
2B. 187.31'	42° 34' 29"	139.18'	72.98'	136.0'	S. 67° 22' 50" E.
3. 267.12'	51° 32' 35"	240.3'	128.97'	232.28'	N. 64° 53' 50" W.
3A. 267.12'	40° 16' 41"	187.78'	97.96'	189.94'	S. 70° 31' 44" E.
3B. 267.12'	11° 15' 47"	52.51'	26.34'	52.43'	S. 44° 45' 30" E.
4. 282.39'	47° 45' 12"	235.36'	125.0'	228.6'	S. 22° 48' 15" W.
5. 300.36'	131° 06' 43"	687.93'	660.79'	546.88'	N. 66° 37' 42" W.
5A. 300.36'	83° 23' 24"	431.16'	267.57'	397.58'	S. 89° 30' 38" W.
5B. 300.36'	47° 43' 20"	250.17'	132.86'	248.01'	N. 24° 56' 01" E.
6. 290.82'	32° 24' 30"	164.5'	84.51'	162.91'	N. 64° 01' 11" E.
7. 226.79'	58° 42' 01"	232.35'	127.53'	222.32'	S. 74° 52' 07" W.
8. 322.12'	18° 16' 44"	102.77'	51.82'	102.33'	N. 28° 51' 33" W.

Prepared By:
All American Surveyors, Inc.
Land Surveyors
8411 Baymeadows Way
Jacksonville Florida 32216