

CORMORANT LANDING UNIT-2

A PART OF GOVERNMENT LOTS 9 AND 10, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A PART OF GOVERNMENT LOTS 9 AND 10, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH-EASTERLY CORNER OF THE WILDERNESS AS RECORDED IN PLAT BOOK 36 PAGES 77, 78 AND 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE S. 1° 04' 21" E., ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID THE WILDERNESS, 62.2'; THENCE S. 75° 57' 27" E., ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 9, 641.0' TO THE POINT OF BEGINNING; THENCE N. 47° 54' 40" E., 158.12'; THENCE N. 32° 26' 15" E., 110.86'; THENCE N. 63° 56' 08" E., 71.4'; THENCE N. 1° 40' 04" W., 152.44'; THENCE N. 11° 18' 50" W., 50.02'; THENCE N. 19° 43' 11" W., 118.94'; THENCE N. 17° 56' 03" E., 105.0'; THENCE N. 84° 22' 26" E., 234.29'; THENCE S. 80° 15' 13" E., 523.49'; THENCE N. 89° 12' 22" E., 715.46'; THENCE S. 1° 40' 41" E., 433.51'; THENCE S. 62° 03' 23" E., 150.59' TO A POINT IN A CURVE, SAID CURVE HAVING A RADIUS OF 250.68'; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 172.19, SAID ARC BEING SUB-TENDED BY A CHORD BEARING AND DISTANCE OF S. 50° 25' 46" W., 168.82'; THENCE S. 32° 27' 43" E., 51.02'; THENCE S. 15° 46' 39" E., 296.81' TO THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 10; THENCE S. 83° 56' 17" W., ALONG SAID SOUTHERLY LINE, 309.76'; THENCE N. 75° 57' 27" W., CONTINUING ALONG SAID SOUTHERLY LINE OF GOVERNMENT LOT 10 AND 9, 1525.16' TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT LAND PLANNERS DEVELOPMENT 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-2, 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 RIGHT OF WAYS SHALL REMAIN PRIVATE AND THE SOLE AND EXCLUSIVE PROPERTY OF LAND PLANNERS DEVELOPMENT INC., THEIR SUCCESSORS OR ASSIGNS, EXCEPT AS HEREINAFTER PROVIDED. LAND PLANNERS DEVELOPMENT INC., THEIR SUCCESSORS OR ASSIGNS, RESERVE 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 LAND PLANNERS DEVELOPMENT, 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 LAND PLANNERS DEVELOPMENT INC. TO SERVE THE LAND SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS LAND PLANNERS DEVELOPMENT 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, LAND PLANNERS DEVELOPMENT 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, LAND PLANNERS DEVELOPMENT INC. MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY OF THE LANDS SHOWN ON THIS PLAT, LAND PLANNERS DEVELOPMENT 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

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, PURSUANT TO ORDINANCE NO. 89-18253 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR, THIS 10th DAY OF March A.D., 1989.

Norman R. [Signature]
MAYOR OF THE CITY OF JACKSONVILLE

Charles M. Kidd
SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE

CLERK'S CERTIFICATE 89-32645

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 45 PAGES 29, 29A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 31st DAY OF March A.D., 1989.

Henry W. Cook
CLERK HENRY W. COOK

Doris Langfield
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 GUARANTEE THAT ALL REQUIRED IMPROVEMENTS WILL BE COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JACKSONVILLE. SIGN THIS 18 DAY OF January A.D., 1989.

Donald P. Hinson
DONALD P. HINSON
VICE PRESIDENT
LAND PLANNERS DEVELOPMENT, INC.

[Signature]
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 18th DAY OF January A.D. 1989.

James [Signature]
JAMES [Signature]
R.L.S.
ALL AMERICAN SURVEYORS, INC.
LAND SURVEYOR
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 WHEREOF THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR RESPECTIVE AGENTS AND SEALS. THIS 18 DAY OF January A.D. 1989.

Andra Chamberliss
WITNESS

[Signature]
WITNESS

Donald P. Hinson
DONALD P. HINSON, VICE PRESIDENT
LAND PLANNERS DEVELOPMENT, INC.

John M. [Signature]
WITNESS

Cecile S. Coleman
WITNESS

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

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 18 DAY OF January A.D., 1989 BY DONALD P. HINSON, VICE PRESIDENT, LAND PLANNERS DEVELOPMENT INC.

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE *Cliff J. Goshen*

MY COMMISSION EXPIRES Dec 14, 1991

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January A.D., 1989, BY WILLIAM H. SULLIVAN, VICE PRESIDENT, AMERICAN NATIONAL BANK OF FLORIDA.

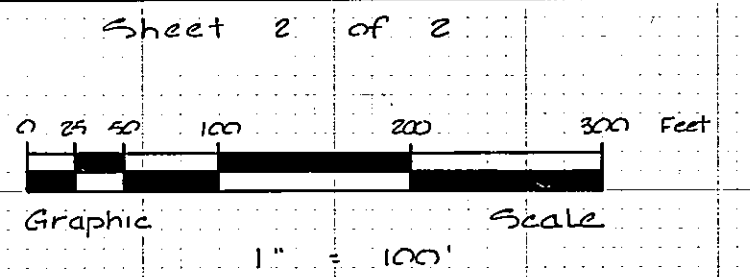
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE *Elizabeth [Signature]*

MY COMMISSION EXPIRES 2/15/92

ALL AMERICAN SURVEYORS, INC.
LAND SURVEYOR
8411 BAYMEADOWS WAY
JACKSONVILLE, FLA. 32216

CORMORANT LANDING UNIT-2

A PART OF GOVERNMENT LOTS 9 AND 10, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



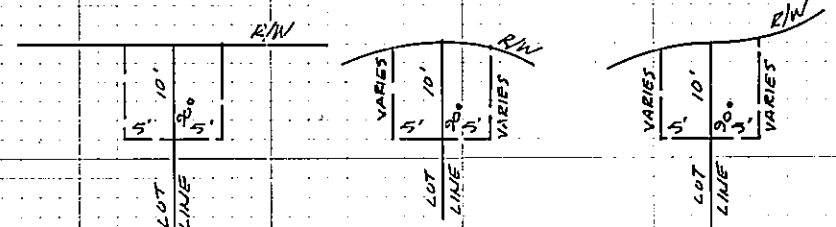
A Part of Section 17, Township 4 South, Range 27 East



1. ◦ Denotes Permanent Control Point.
2. ⊙ Denotes Permanent Reference Point.
3. (R) Denotes Radial Line.
4. ALL Easements for Drainage, Utilities and Sewers Unless Otherwise Shown.
5. Radii 25' Unless Otherwise Shown.
6. Bearings and Distances Shown on Curves Refer to Chord.
7. Bearings Based on The Wilderness P.B. 36 P.6; 77, 77A & 77B.

Curve	Data			A Part of Section 17, Township 4 South, Range 27 East	
Δ	A	T	R	ch.	Brg.
1. 89° 06' 30"	41.16'	20.61'	290.82'	41.12'	N. 84° 16' 41" E.
2. 82° 29' 58"	328.38'	200.0'	228.06'	300.74'	N. 50° 25' 05" W.
3. 107° 43' 07"	446.22'	325.0'	237.35'	323.35'	N. 63° 01' 40" W.
3A. 91° 14' 48"	371.99'	242.57'	237.35'	339.29'	N. 71° 15' 49" W.
3B. 16° 28' 19"	68.23'	34.35'	237.35'	68.0'	N. 17° 24' 15" W.
4. 39° 40' 58"	126.45'	65.88'	182.57'	123.94'	S. 24° 12' 04" W.
5. 104° 05' 58"	368.41'	260.0'	202.77'	319.79'	N. 53° 43' 40" W.
5A. 81° 35' 17"	288.8'	175.04'	202.77'	265.0'	N. 64° 58' 31" W.
5B. 22° 29' 42"	79.61'	40.32'	202.77'	79.1'	N. 12° 55' 32" W.
6. 14° 05' 58"	220.92'	111.02'	897.74'	220.36'	N. 8° 43' 40" W.
7. 5° 16' 14"	25.36'	12.62'	275.48'	25.35'	N. 71° 35' 13" E.

J.E.D. DETAIL
N.T.S.



Prepared by
ALL American Surveyors, Inc.
Land Surveyors
3411 Baymeadows Way
Jacksonville, Fla. 32216