

# CORMORANT LANDING UNIT-3

Sheet 1 of 2

TAXES VERIFIED R.B.F.

A PART OF GOVERNMENT LOTS 6, 9 AND 10, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

### CAPTION

A PART OF GOVERNMENT LOTS 6, 9 AND 10, SECTION 17, TOWNSHIP 4 SOUTH, 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, 77A AND 77B OF THE CURRENT PUBLIC RECORDS OF SAID 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 LOTS 9 AND 10, 2169.10'; THENCE N. 88° 56' 17" E., 309.76' TO THE POINT OF BEGINNING; THENCE N. 15° 46' 39" W., 296.81'; THENCE N. 32° 27' 43" W., 51.02' TO POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 230.68'; THENCE NORTH-EASTERLY 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 N. 50° 25' 46" E., 168.82'; THENCE N. 62° 03' 23" W., 157.59'; THENCE N. 1° 40' 41" W., 433.51'; THENCE S. 89° 12' 22" W., 715.46'; THENCE N. 80° 15' 13" W., 523.49'; THENCE S. 84° 22' 26" W., 234.29'; THENCE N. 48° 28' 47" W., 133.31'; THENCE N. 19° 43' 11" W., 100.0'; THENCE N. 20° 38' 58" W., 206.07'; THENCE N. 30° 08' 21" E., 208.64'; THENCE S. 89° 05' 53" E., 167.7'; THENCE N. 47° 04' 14" E., 242.7'; THENCE N. 30° 53' 05" E., 62.76'; THENCE N. 88° 36' 43" E., 180.36' TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1825, PAGE 595; THENCE S. 1° 23' 17" E., ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1825, PAGE 595 AND OFFICIAL RECORDS VOLUME 1825, PAGE 595 AND THE WESTERLY RIGHT-OF-WAY LINE OF ALADDIN TERRACE AND OFFICIAL RECORDS VOLUME 4406, PAGE 517, 416.0'; THENCE N. 89° 12' 22" E., ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4406, PAGE 517 AND OFFICIAL RECORDS VOLUME 4839, PAGE 799 AND OFFICIAL RECORDS VOLUME 4743, PAGE 1128 AND OFFICIAL RECORDS VOLUME 2501, PAGE 254 AND OFFICIAL RECORDS VOLUME 2434, PAGE 813, 1329.46'; THENCE S. 1° 40' 41" E., ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4406, PAGE 1164 AND OFFICIAL RECORDS VOLUME 5777, PAGE 2187 AND OFFICIAL RECORDS VOLUME 5659, PAGE 922 AND OFFICIAL RECORDS VOLUME 5539, PAGE 2321 AND OFFICIAL RECORDS VOLUME 5514, PAGE 1043, ALSO ALONG THE EASTERLY LINE OF GOVERNMENT LOT 10, 1356.48'; THENCE S. 88° 56' 17" W., ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 10, 263.92' TO THE POINT OF BEGINNING.

### 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. 89-187 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR, THIS 10th DAY OF MARCH A. D., 1989

Thomas L. Hoyle  
MAYOR OF THE CITY OF JACKSONVILLE

Cheryl A. Kedd  
SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE

### CLERK'S CERTIFICATE 90-2009

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 46 PAGES 3, 3A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 2nd DAY OF February A. D., 1989

Henry W. Cook  
CLERK HENRY W. COOK

M. Watson  
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 65A.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 THIS 2nd DAY OF JAN. A. D., 1990

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

Director of Public Works  
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 2nd DAY OF Feb. A. D. 1989

James P. Harrison, Jr.  
JAMES P. HARRISON, JR.  
P.L.S. No. 2647, FLORIDA.  
ALL AMERICAN SURVEYORS, INC.  
LAND SURVEYORS  
JACKSONVILLE, FLORIDA.

### 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-3, 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, 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 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.

### 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 2nd DAY OF February 1989

Cecile B. Coleman WITNESS  
Alexi Strangis WITNESS  
Donald P. Hinson  
DONALD P. HINSON  
VICE PRESIDENT  
LAND PLANNERS DEVELOPMENT, INC.

Jammy Stuart WITNESS  
William H. Sullivan WITNESS  
WILLIAM H. SULLIVAN, SENIOR VICE PRESIDENT  
AMERICAN NATIONAL BANK OF FLORIDA

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 2nd DAY OF February A. D., 1989, BY DONALD P. HINSON, VICE PRESIDENT, LAND PLANNERS DEVELOPMENT, INC.

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE Cheryl A. Kedd

MY COMMISSION EXPIRES Dec 14, 1991

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF February A. D., 1989, BY WILLIAM H. SULLIVAN, SENIOR VICE PRESIDENT, AMERICAN NATIONAL BANK OF FLORIDA.

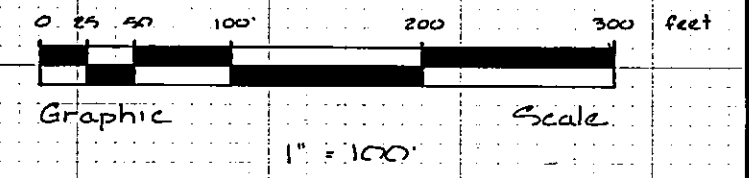
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE Elizabeth Winton

MY COMMISSION EXPIRES 7/15/92

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

# CORMORANT LANDING UNIT-3

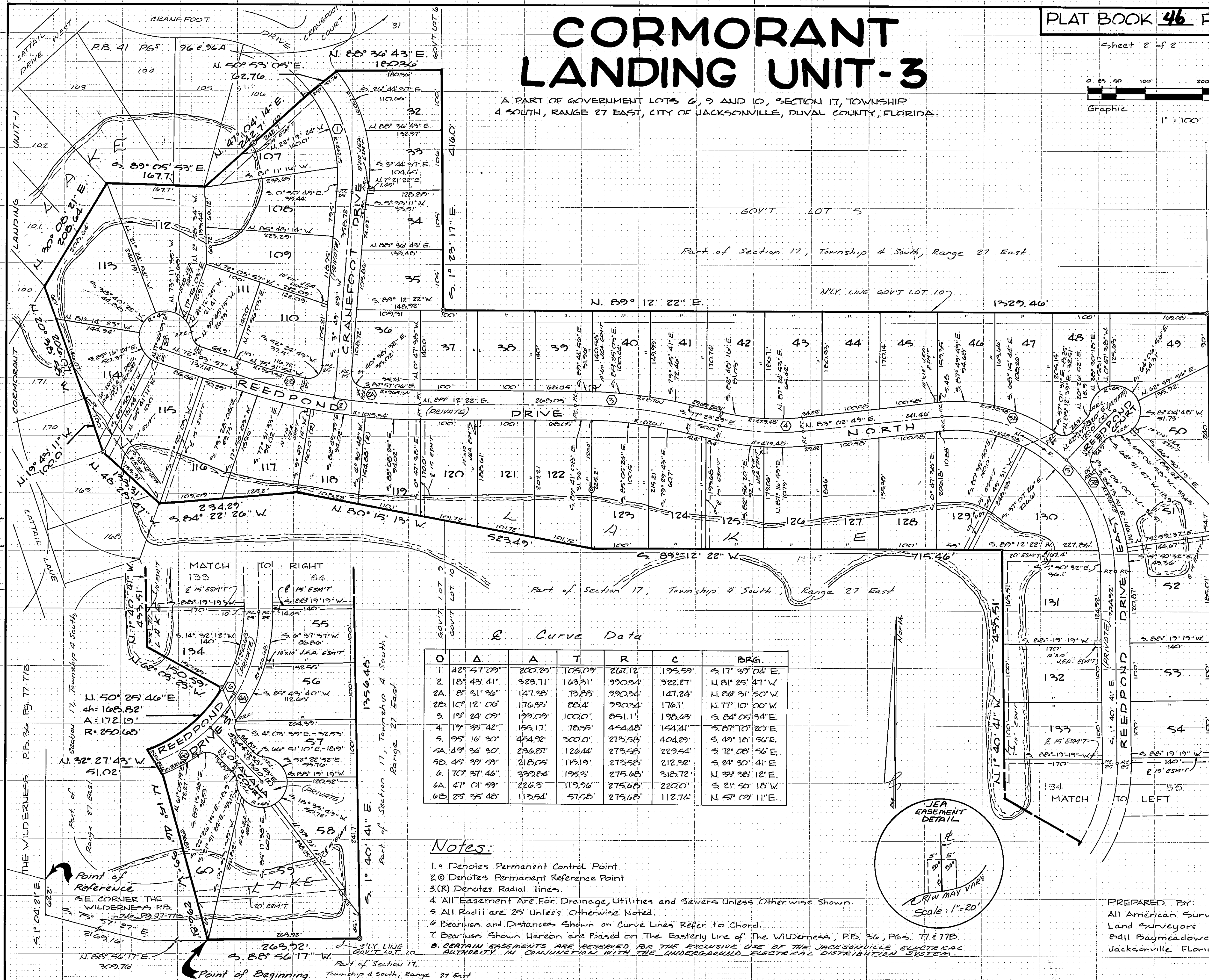
Sheet 2 of 2



A PART OF GOVERNMENT LOTS 6, 9 AND 10, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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

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

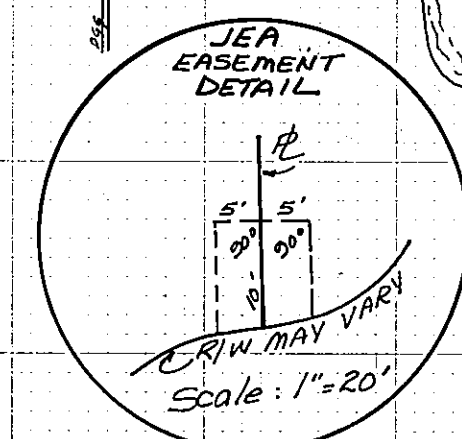


Curve Data

| O  | Δ           | A       | T       | R       | C       | BRG.             |
|----|-------------|---------|---------|---------|---------|------------------|
| 1  | 42° 57' 09" | 200.25' | 105.09' | 267.12' | 195.59' | S 17° 39' 08" E. |
| 2  | 18° 43' 41" | 323.71' | 163.31' | 390.34' | 322.27' | N 81° 25' 47" W. |
| 2A | 8° 51' 36"  | 147.98' | 73.93'  | 990.34' | 147.24' | N 88° 31' 50" W. |
| 2B | 17° 12' 06" | 176.33' | 88.4'   | 990.34' | 176.1'  | N 77° 10' 00" W. |
| 3  | 13° 24' 09" | 199.09' | 100.0'  | 85.11'  | 198.63' | S 88° 05' 34" E. |
| 4  | 19° 35' 42" | 155.17' | 78.35'  | 454.48' | 154.41' | S 81° 10' 20" E. |
| 5  | 9° 16' 30"  | 454.92' | 300.0'  | 273.58' | 404.29' | S 49° 18' 56" E. |
| 5A | 4° 36' 30"  | 236.81' | 126.44' | 273.58' | 229.54' | S 78° 08' 54" E. |
| 5B | 4° 39' 39"  | 218.05' | 115.19' | 273.58' | 212.32' | S 24° 30' 41" E. |
| 6  | 70° 57' 46" | 339.84' | 195.3'  | 275.68' | 315.72' | N 93° 38' 12" E. |
| 6A | 47° 01' 59" | 226.3'  | 119.96' | 275.68' | 220.0'  | S 21° 50' 18" W. |
| 6B | 23° 35' 48" | 113.54' | 57.58'  | 275.68' | 112.74' | N 57° 09' 11" E. |

Notes:

1. • Denotes Permanent Control Point
2. ⊙ Denotes Permanent Reference Point
3. (R) Denotes Radial lines.
4. All Easement Are For Drainage, Utilities and Sewers Unless Otherwise Shown.
5. All Radii are 25' Unless Otherwise Noted.
6. Bearings and Distances Shown on Curve Lines Refer to Chord.
7. Bearings Shown Hereon are Based on The Easterly Line of The Wilderness, P.B. 36, P.Gs. 77 & 77B
8. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRICAL AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.



PREPARED BY:  
All American Surveyors, Inc.  
Land Surveyors  
8411 Baymeadows Way  
Jacksonville Florida.  
32216

APPROVED  
DATE: 2/14/89  
For Director of Public Works  
By: [Signature]  
City Engineer  
For General Council  
By: [Signature]