

# Egrets Glade Unit Two

BEING A PORTION OF THE BARTOLEMEO DE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 48 PAGE 12

SHEET 1 OF 4 SHEETS.

**CAPTION**

A portion of the Bartolemeo De Castro Y Ferro Grant, Section 38, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Northeast corner of Section 26, Township 2 South, Range 27 East (said point being situated in the Southerly line of said Section 26 and 84°28'58" West, along the dividing line between said Section 26 and 38, a distance of 519.25 feet; thence North 12°32'13" West, 390.36 feet; thence North 07°49'06" West, 472.00 feet; thence North 00°00'00" West, 194.62 feet; thence North 89°49'39" East, 68.13 feet; thence North 00°10'21" West, 120.00 feet; thence North 89°49'39" East, 119.15 feet; thence North 52°15'02" East, 57.39 feet; thence North 89°49'39" East, 109.38 feet; thence South 15°28'15" East, 62.20 feet; thence South 86°10'10" East, 74.16 feet; thence North 89°49'39" East, 247.32 feet; thence South 00°34'50" East, 1030.45 feet to the POINT OF BEGINNING.

Containing 15.3790 acres, more or less.

DATE: 4-15-93  
By: [Signature]  
City Engineer

For General Counsel:  
By: [Signature]

**APPROVED FOR THE RECORD**

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance Number 93-424-179 of said City, adopted by its Council and approved by its Mayor this 4<sup>th</sup> day of MAY A.D., 1993.

[Signature] 5/10/93  
Director of Public Works

**CLERK'S CERTIFICATE** 93-0064149

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 48 Pages 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 of the Public Records of Duval County, Florida, this 15<sup>th</sup> day of May A.D., 1993.

[Signature] [Signature]  
Clerk of the Circuit Court

**SURVEYOR'S CERTIFICATE**

This is to certify that the above plat is a correct representation of the lands surveyed, platted and described in the Caption, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of Florida Statute 177, that the survey and legal description are accurate, and that the Permanent Reference Monuments have been placed and Permanent Control Points will be placed in accordance with the laws of the State of Florida and the City of Jacksonville, Florida.

Signed and Sealed this 31<sup>st</sup> day of March A.D., 1993.

[Signature]  
Richard A. Miller  
Florida Registered Land Surveyor No. 3848  
RICHARD A. MILLER & ASSOCIATES, INC.  
11330-5 St. Johns Industrial Parkway North  
Jacksonville, Florida 32216  
Phone: (904) 642-8337

**ADOPTION AND DEDICATION**

This is to certify that Egrets Glade Joint Venture, a Florida General Partnership is the lawful owner of the lands described in the caption hereon known as Egrets Glade Unit Two, and has caused the same to be surveyed and subdivided; that First Union National Bank of Florida, a United States of America Corporation is the holder of mortgage on said lands; that this plat is made in accordance with said survey, is hereby adopted as a true and correct plat of said lands and that all rights of ways, and easements for drainage, utilities and sewers, shown herein, are hereby irrevocably without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements through and over the lakes and treatment 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, its successors and assigns, to discharge into said lakes and treatment systems which these easements transverse, all waters which may fall or come upon all rights of ways hereby dedicated together with all soil, nutrients, chemical and all other substances which may flow or pass from rights of ways, from adjacent land or from any other sources of public waters into or through said lakes and treatment 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 treatment 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 of treatment of aquatic plants and animals, soils, chemicals or any other substances or thing that may even be or come within said lakes and treatment systems which these easements traverse, nor any responsibility for maintenance nor preservation of the water purities, water level, or water depth which responsibility shall be those of the abutting property owners and (3) The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure nor 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 treatment systems shown on the plat but shall have the right to modify the existence of the lakes and treatment systems and that which retains it to affect adequate drainage including, but not limited to, the right to remove any water level control structures or any part thereof. Egrets Glade Joint Venture, a Florida General Partnership is developer and owner of the lands described and captioned hereon shall indemnify the City of Jacksonville and save it harmless from suits, actions, damage and liability and expense in connection with loss of life, bodily or personal injury or property damage, or any other damage arising from or out of any occurrence in, upon, or at, or from the lakes and treatment systems described above, or any part thereof, or occasioned wholly or in any part by any act of omission of Egrets Glade Joint Venture, a Florida General Partnership, its agents, contractors, employees, servants, licensees or concessionaires within Egrets Glade. This indemnification shall run with the land and the assigns of Egrets Glade Joint Venture, a Florida General Partnership, and shall be subject to it. The J.E.A. easements as shown hereon are hereby irrevocably and without reservation dedicated to the Jacksonville Electric Authority, its successors and assigns, for installation and maintenance of its underground electrical system.

IN WITNESS WHEREOF, Egrets Glade Joint Venture, a Florida General Partnership has caused these presents to be executed this 14<sup>th</sup> day of APRIL A.D., 1993.

EGRETS GLADE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP  
Witness: [Signature]  
Witness: [Signature]  
Witness: [Signature]

FIRST UNION NATIONAL BANK OF FLORIDA  
Witness: [Signature]  
Witness: [Signature]

STATE OF FLORIDA  
COUNTY OF DUVAL  
The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of April A.D., 1993 by Charles F. Atkerson, Jr., Managing General Partner of Egrets Glade Joint Venture, a Florida General Partnership on behalf of the partnership, personally known to me or has produced [Signature] as identification and who has taken an oath on behalf of the partnership.  
[Signature]  
Notary Public, State of Florida at Large  
[Signature]  
type or print name  
My Commission Expires: [Date]  
OFFICIAL SEAL  
Serena Peterson  
My Commission Expires 2/5/98  
Commission #CC 178129

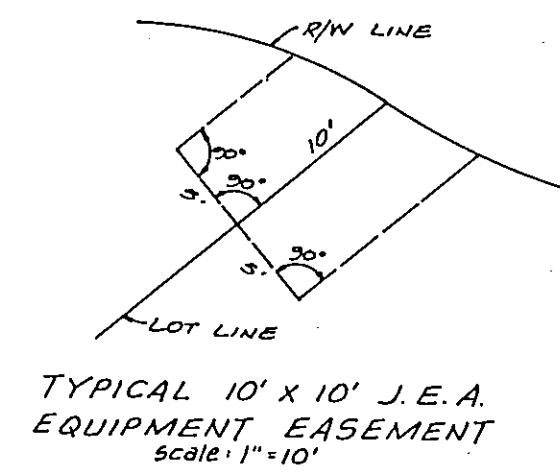
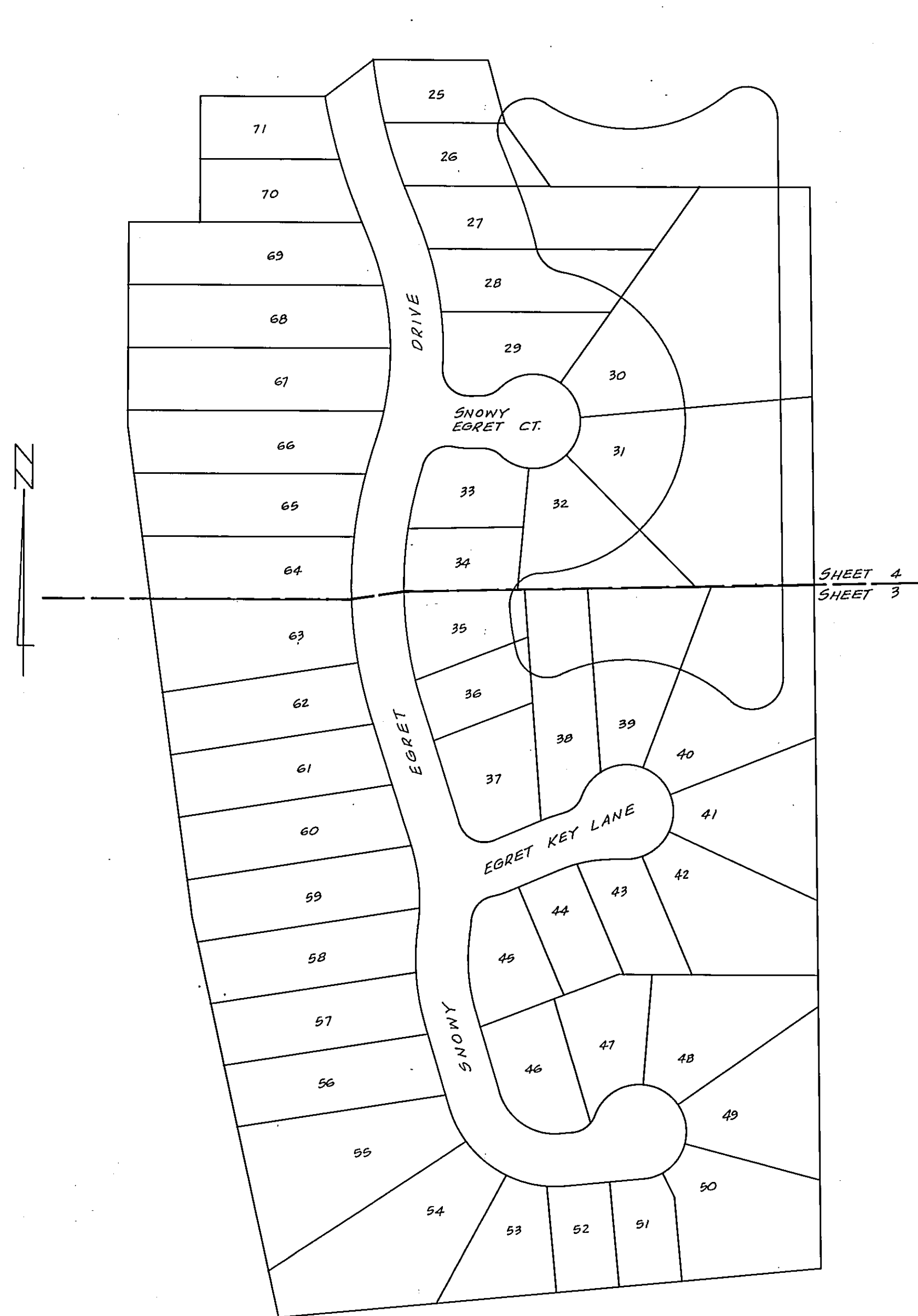
STATE OF FLORIDA  
COUNTY OF DUVAL  
The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of March A.D., 1993 by Timothy R. Poe, Vice President of First Union National Bank of Florida, a United States of America Corporation on behalf of the corporation, personally known to me or has produced [Signature] as identification and who has taken an oath on behalf of the corporation.  
[Signature]  
Notary Public, State of Florida at Large  
[Signature]  
print or type name  
My Commission Expires: [Date]  
OFFICIAL SEAL  
Serena Peterson  
My Commission Expires 2/5/98  
Commission #CC 178129

# Egrets Glade Unit Two

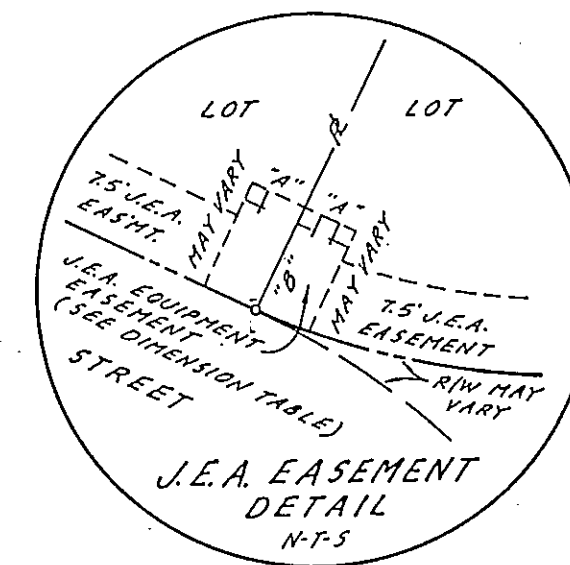
BEING A PORTION OF THE BARTOLEMEO DE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 48 PAGE 12A

SHEET 2 OF 4 SHEETS.



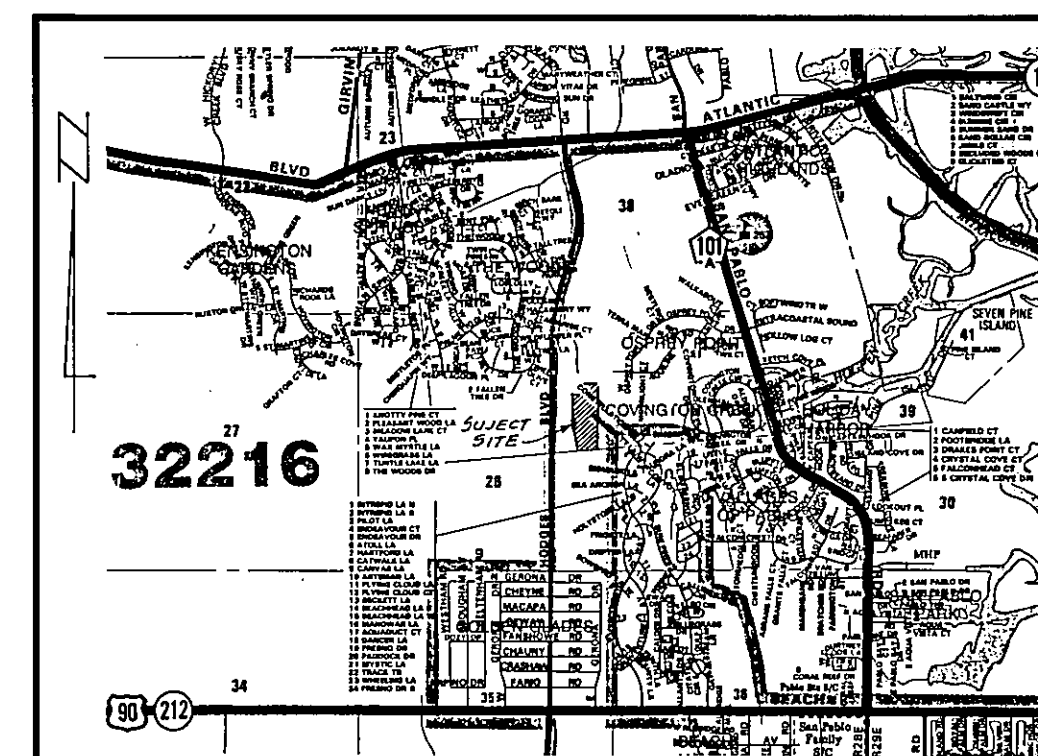
DIMENSION TABLE	
1/4"	5' TYPICAL 10' X 10' J.E.A. EQUIPMENT EASMT.
1/8"	10' TYPICAL 10' X 20' J.E.A. EQUIPMENT EASMT.
1/4"	10' TYPICAL 10' X 20' J.E.A. EQUIPMENT EASMT.
1/8"	10' TYPICAL 10' X 20' J.E.A. EQUIPMENT EASMT.



KEY MAP  
Scale: 1" = 100'

## NOTES

1. (M) DENOTES PERMANENT REFERENCE MONUMENT SET, CAP No. R.2. 3848.
2. (C) DENOTES PERMANENT CONTROL POINT.
3. (R) DENOTES RADIAL LINE.
4. ALL CORNER RADII ARE 25 FEET, UNLESS OTHERWISE NOTED.
5. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF THE WOODS UNIT VII, AS RECORDED IN PLAT BOOK 44, PAGES 16, 16A AND 16B, FOR THE RIGHT OF WAY OF HODGES BOULEVARD (N.0°29'01"W).
6. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO THE CHORD.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
8. CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
9. EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF DRAINAGE, UTILITIES, SANITARY SEWERS, AND CABLE TELEVISION SERVICES, UNLESS OTHERWISE NOTED HEREON.
10. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF DUVAL COUNTY AND OTHER AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTION LINE MAY BE SUPERCEDED AND REFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
11. (90.0') DENOTES DISTANCE TO TRAVERSE LINE AND OR JURISDICTIONAL WETLAND LINE ONLY.
12. B.R.L. DENOTES BUILDING RESTRICTION LINE.
13. (110') DENOTES DISTANCE TO CONSERVATION EASEMENT.
14. J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
15. J.E.A.E.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT.



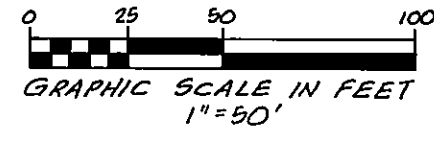
PREPARED BY:  
RICHARD A. MILLER & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
11330-5 ST. JOHNS INDUSTRIAL PARKWAY NORTH  
JACKSONVILLE, FLORIDA 32216  
PHONE: (904) 642-8337

# Egrets Glade Unit Two

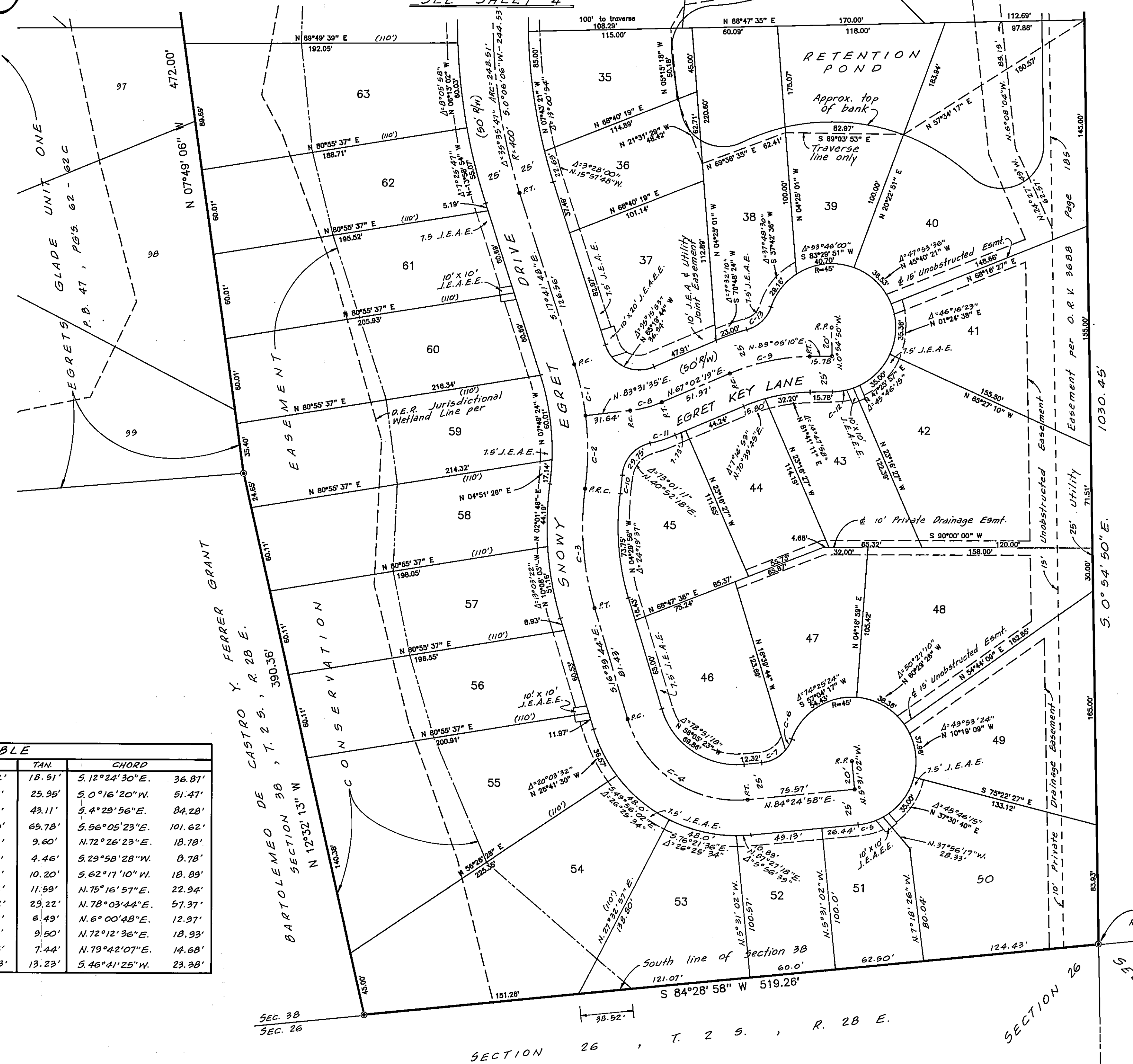
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SEE SHEET 4

PLAT BOOK 48 PAGE 12B

SHEET 3 OF 4 SHEETS.  
SEE SHEET 2 FOR NOTES.



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TAN.	CHORD
C-1	10° 34' 36"	200.00'	36.92'	18.51'	S. 12° 24' 30" E. 36.87'
C-2	14° 47' 05"	200.00'	51.61'	25.95'	S. 0° 16' 20" W. 51.47'
C-3	24° 19' 37"	200.00'	84.92'	43.11'	S. 4° 29' 56" E. 84.28'
C-4	78° 51' 18"	80.00'	110.10'	65.78'	S. 56° 05' 23" E. 101.62'
C-5	24° 05' 10"	45.00'	18.92'	9.60'	N. 72° 26' 23" E. 18.78'
C-6	20° 13' 47"	25.00'	8.83'	4.46'	S. 29° 58' 28" W. 8.78'
C-7	44° 23' 36"	25.00'	19.37'	10.20'	S. 62° 17' 10" W. 18.89'
C-8	16° 29' 16"	80.00'	23.02'	11.59'	N. 75° 16' 57" E. 22.94'
C-9	22° 02' 51"	150.00'	57.72'	29.22'	N. 78° 03' 44" E. 57.37'
C-10	3° 18' 11"	225.00'	12.97'	6.49'	N. 6° 00' 48" E. 12.97'
C-11	10° 20' 34"	105.00'	18.95'	9.50'	N. 72° 12' 36" E. 18.93'
C-12	18° 46' 05"	45.00'	14.74'	7.44'	N. 79° 42' 07" E. 14.68'
C-13	55° 46' 07"	25.00'	24.33'	13.23'	S. 46° 41' 25" W. 23.38'



BARTOLEMEO DE CASTRO Y. FERRER GRANT  
SECTION 38, T. 2 S., R. 28 E.  
N 12° 52' 13" W  
N 07° 49' 06" W 472.00'

BARTOLEMEO DE CASTRO Y. FERRER GRANT, SEC. 38, T. 2 S., R. 28 E.

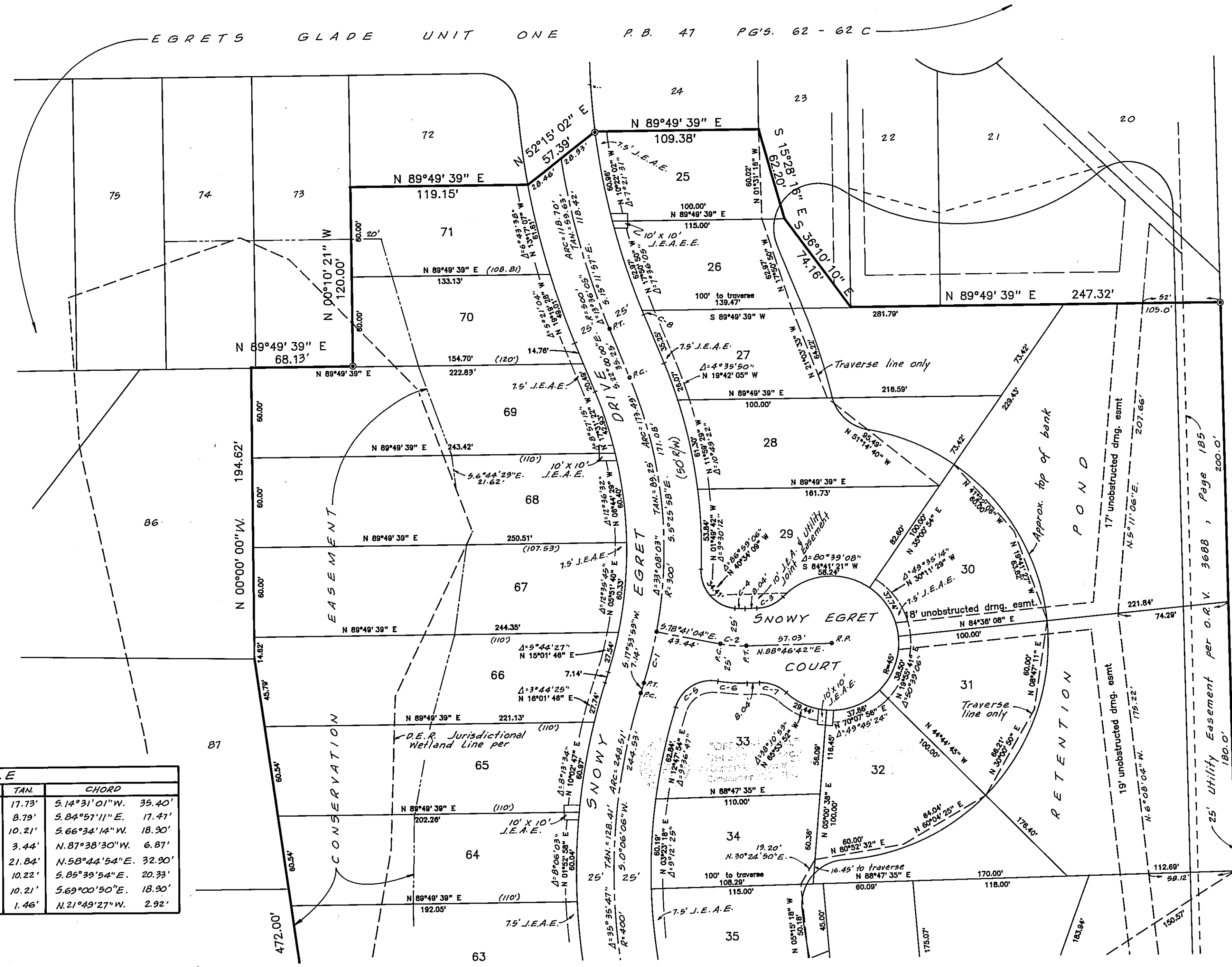
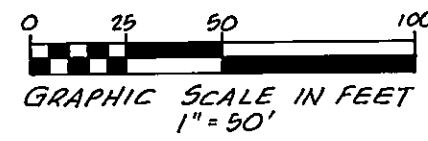
SECTION 26, T. 2 S., R. 28 E.

SECTION 26  
SECTION 25

# Egrets Glade Unit Two

BEING A PORTION OF THE BARTOLEMEO DE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 4 OF 4 SHEETS.  
SEE SHEET 2 FOR NOTES.



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TAN	CHORD
C-1	6° 45' 56"	300.00'	35.42'	17.73'	5.14° 31' 01" W. 35.40'
C-2	12° 32' 14"	80.00'	17.51'	8.79'	5.84° 57' 11" E. 17.41'
C-3	44° 24' 55"	25.00'	19.38'	10.21'	5.66° 34' 14" W. 18.90'
C-4	7° 09' 36"	95.00'	6.87'	3.44'	N. 87° 38' 30" W. 6.87'
C-5	82° 17' 12"	25.00'	35.90'	21.84'	N. 58° 44' 54" E. 32.90'
C-6	11° 06' 48"	105.00'	20.37'	10.22'	S. 86° 39' 54" E. 20.33'
C-7	44° 24' 55"	25.00'	19.38'	10.21'	S. 69° 00' 50" E. 18.90'
C-8	0° 21' 07"	475.00'	2.92'	1.46'	N. 21° 49' 27" W. 2.92'

SEE SHEET 3

BARTOLEMEO DE CASTRO Y. FERRER GRANT, SEC. 38, T. 2 S., R. 28 E.