

# Egrets Glade Unit Three

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

### 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 Southwest corner of Egrets Glade Unit One as recorded in Plat Book 47, Pages 62, 62A, 62B, and 62C of the Current Public Records of said County, said point being situate in the Easterly right of way line of Hodges Boulevard (as now established as of January 30, 1985 as recorded in Official Records Volume 9909, Page 1367 of the Current Public Records of said County); thence South 76°57'33" East along the southerly line of said Egrets Glade Unit One, a distance of 273.83 feet to an angle point in said line; thence North 85°22'34" East along said Southerly line of said Egrets Glade Unit One, a distance of 347.93 feet; thence South 12°32'13" East, 390.36 feet to a point situate in the dividing line between said Section 38 and Section 26, Township 2 South, Range 28 East, Duval County, Florida; thence South 84°28'59" West along said dividing line between said Sections 26 and 38, a distance of 684.70 feet to a point situate in the Easterly right of way line of said Hodges Boulevard; thence North 01°59'54" West along said Easterly right of way line, 480.92 feet to the POINT OF BEGINNING.

Containing 6.09 acres, more or less.

Being the same lands as described in Official Records Volume 7517, Page 1778.

### CLERK'S CERTIFICATE 94-0088391

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance Number 94-288-154 of said City, adopted by its Council and approved by the Mayor, this 16th day of June, A.D., 1994.

By: Henry W. Cook  
Henry Cook  
Clerk of the Circuit Court

By: By DeWagner  
Deputy Clerk

### 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 94-288-154 of said City, adopted by its Council and approved by the Mayor, this 15th day of May, A.D., 1994.

By: Sam E. Marra  
Director of Public Works

Date: 6/15/94

### 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 17th day of April, A.D., 1994.

By: Richard A. Miller  
Richard A. Miller  
Florida Registered Land Surveyor No. 3848

### 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 Three and has caused the same to be surveyed and subdivided; that First Union National Bank of Florida, a National Banking Association 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, access and non-access, shown hereon, are hereby irrevocably without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements through and over the pond 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 pond 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 pond 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 pond 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 pond and treatment systems which these easements transverse, 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 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 pond and treatment systems shown on the plat but shall have the right to modify the existence of the pond 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 the 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 occupancy in, upon, or at or from the pond 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 Unit Three. This indemnification shall run with the land and the assigns of Egrets Glade Joint Venture, a Florida General Partnership, and shall be subject to these easements designated as "T.E.A. Easements" are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

IN WITNESS WHEREOF, Egrets Glade Joint Venture, a Florida General Partnership, has caused these presents to be executed this 30th day of March, A.D., 1994.

### EGRETS GLADE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP

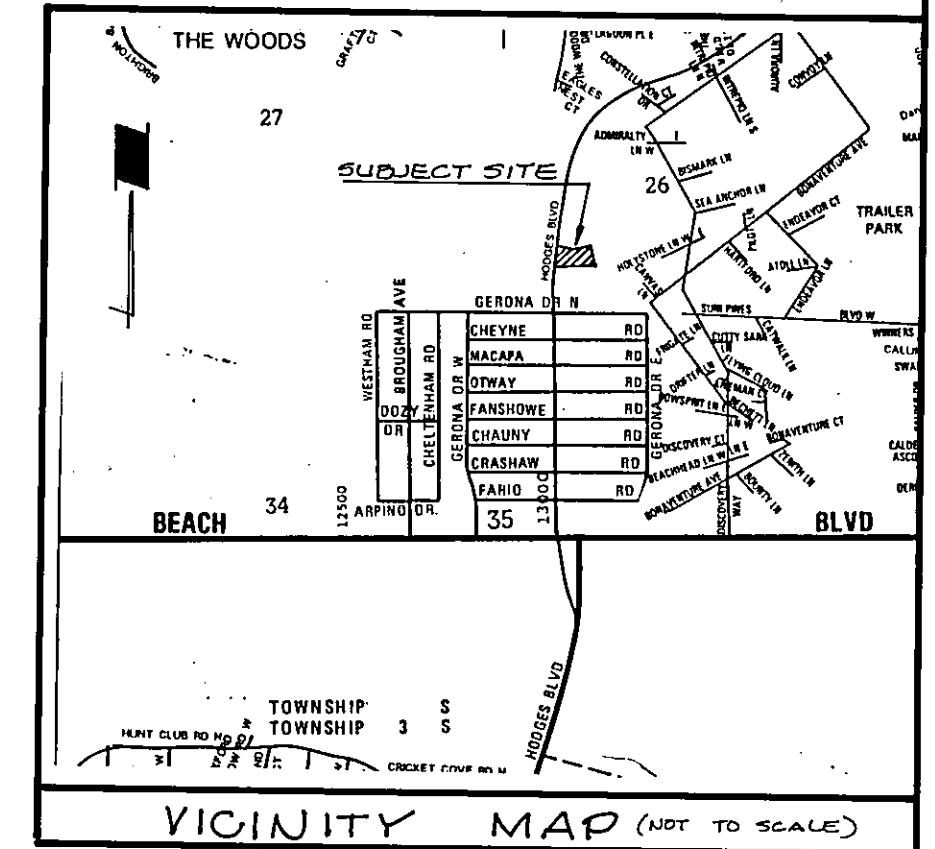
Witness: Katharine Harrison  
Katharine Harrison  
print or type name  
By: Charles F. Atkerson, Jr.  
Charles F. Atkerson, Jr.  
Managing General Partner

Witness: Gay D. Silvestri  
Gay D. Silvestri  
print or type name

### FIRST UNION NATIONAL BANK OF FLORIDA, N.A.

Witness: Susan A. Bell  
Susan A. Bell  
print or type name  
By: Timothy R. Poe  
Timothy R. Poe  
Vice President

Witness: Walt Petersen  
Walt Petersen  
print or type name



STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30th day of March, A.D., 1994, by Charles F. Atkerson, Jr., Managing General Partner of Egrets Glade Joint Venture, a Florida General Partnership, on behalf of the Partnership, who is personally known to me or who has produced as identification and who has taken an oath on behalf of the Partnership.

By: Serena Peterson  
Notary Public, State of Florida  
Serena Peterson  
type or print name



STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30th day of March, A.D., 1994, by Timothy R. Poe, its Assistant Vice President of First Union National Bank of Florida, N.A., on behalf of the Association, who is personally known to me or who has produced as identification and who has taken an oath on behalf of the Association.

By: Serena Peterson  
Notary Public, State of Florida  
Serena Peterson  
type or print name

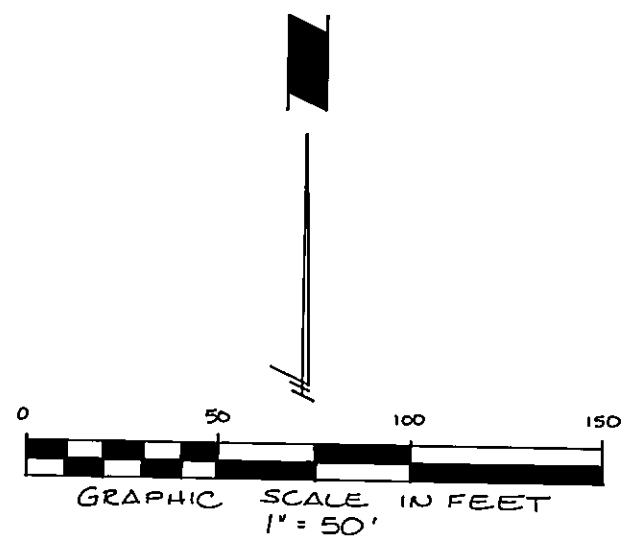


PREPARED BY:  
RICHARD A. MILLER & ASSOC., INC.  
PROFESSIONAL LAND SURVEYORS  
1701 BEACH BLVD., SUITE 200  
JACKSONVILLE, FLORIDA, 32216  
(904) 721-1210

# Egrets Glade Unit Three

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

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TAU	CHORD
C-1	7° 55' 07"	80.00'	110.6'	5.94'	5.88° 02' 21" E. 11.05'
C-2	44° 24' 35"	80.00'	89.95'	50.39'	S. 51° 52' 29" E. 85.27'
C-3	7° 55' 07"	105.00'	14.51'	7.27'	N. 88° 02' 21" W. 14.50'
C-4	2° 51' 21"	105.00'	5.23'	2.62'	N. 82° 39' 07" W. 5.23'
C-5	31° 00' 10"	25.00'	13.53'	6.93'	N. 17° 29' 59" W. 13.36'
C-6	7° 55' 07"	55.00'	7.60'	3.81'	S. 88° 02' 20" E. 7.60'
C-7	82° 04' 53"	25.00'	35.81'	21.76'	S. 43° 02' 21" E. 32.83'
C-8	55° 09' 00"	25.00'	24.06'	13.06'	S. 25° 34' 36" W. 23.15'
C-9	29° 34' 08"	45.00'	23.22'	11.88'	N. 11° 15' 25" E. 22.97'
C-10	105° 17' 00"	25.00'	45.34'	32.75'	N. 31° 26' 17" W. 39.74'



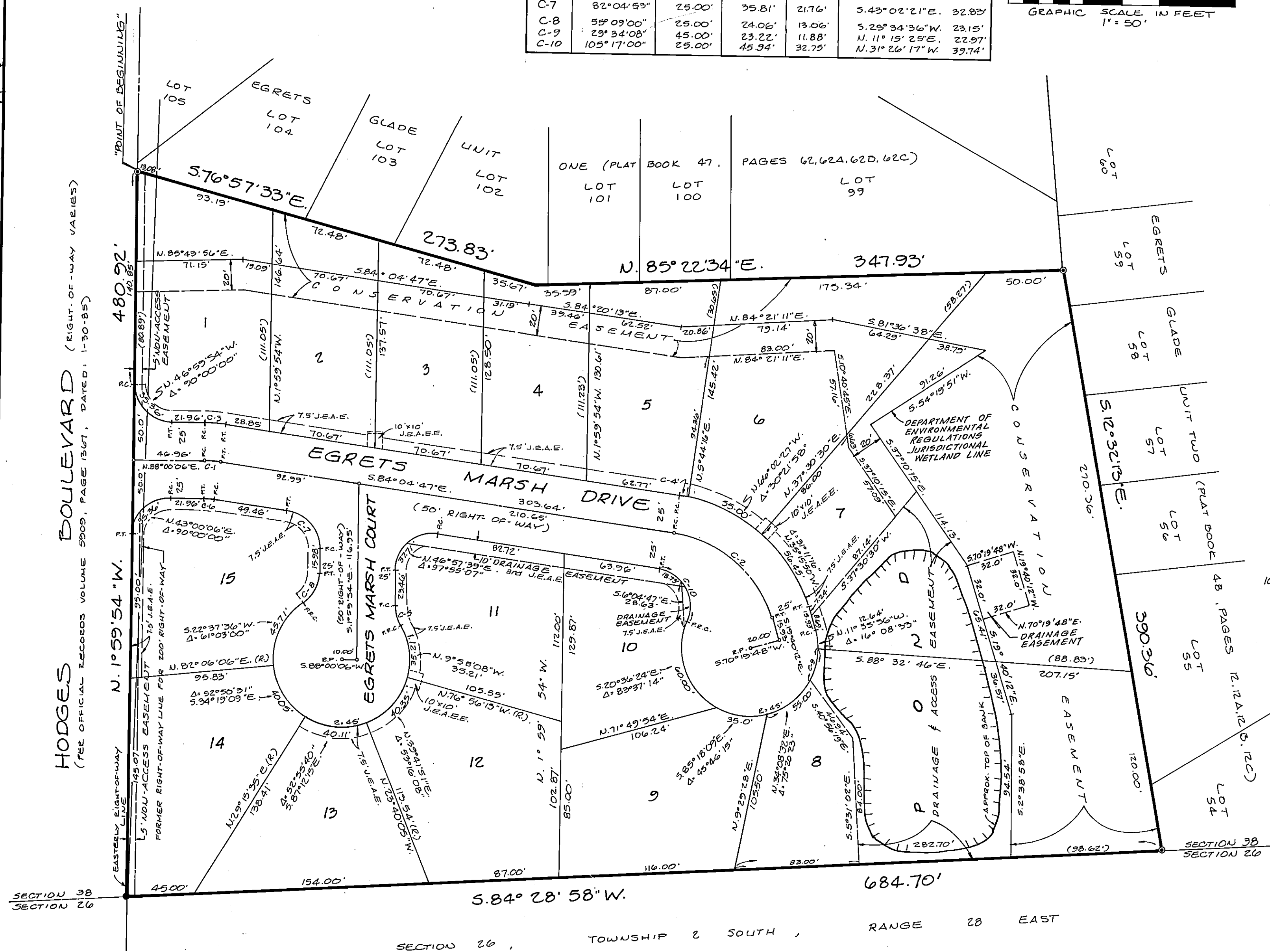
### LEGEND

- DENOTES PERMANENT REFERENCE MONUMENT SET (PLS # 3848)
- DENOTES PERMANENT REFERENCE MONUMENT FOUND (PLS # 3848)
- DENOTES PERMANENT CONTROL POINT
- PC DENOTES POINT OF CURVATURE
- PT DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- R.P. DENOTES RADIUS POINT
- (R) DENOTES RADIAL LINE
- R DENOTES RADIUS
- J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
- J.E.A.E.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT

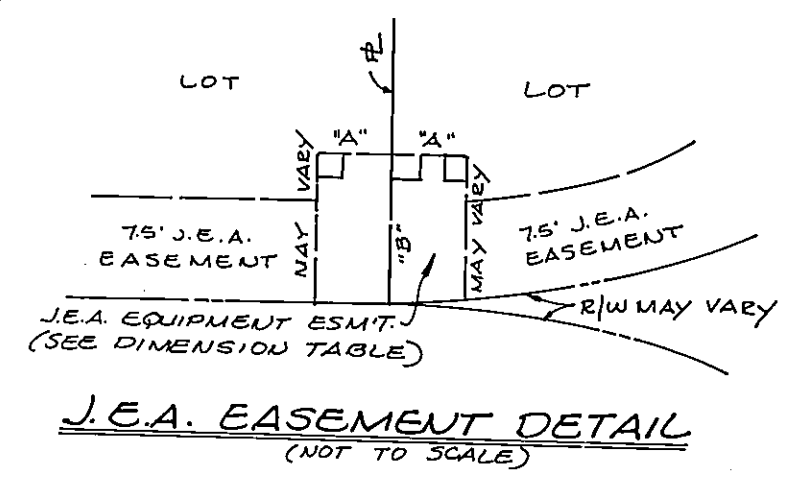
### NOTES

- 1) BEARINGS SHOWN HEREON ARE BASED ON A WEST LINE OF EGRETS GLADE UNIT TWO, PLAT BOOK 48, PAGES 12, 12A, 20 & 12C. (S. 12° 32' 13" E.)
- 2) BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO THE CHORD.
- 3) ALL CORNER RADII ARE 25 FEET UNLESS OTHERWISE NOTED.
- 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 5) INTERIOR IMPROVEMENTS ARE NOT SHOWN.
- 6) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. ALL PLATTED DRAINAGE, ACCESS AND NON-ACCESS EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 7) (111.05') DENOTES DISTANCE TO THE DEPARTMENT OF ENVIRONMENTAL REGULATIONS WETLAND LINE ONLY. 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 REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- 8) THE CONSERVATION EASEMENTS SHOWN HEREON ARE THE RESPONSIBILITY OF THE HOMEOWNER.

APPROVED: \_\_\_\_\_  
 DATE: 6.9.94  
 For Director of Public Works  
 By: *Norm Fisher*  
 City Engineer  
 For General Council  
 By: \_\_\_\_\_



DIMENSION TABLE		
5'	10'	TYPICAL 10' x 10' J.E.A. EQUIPMENT EASEMENT
10'	10'	TYPICAL 10' x 20' J.E.A. EQUIPMENT EASEMENT



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