

FORT CAROLINE HILLS UNIT 2C

CITY OF JACKSONVILLE DUVAL COUNTY FLORIDA
PART OF THE F.J. FATIO GRANT SECTION 37 T-2-S R-27-E

PLAT BOOK **49** PAGE **7**
PAGE 1 OF 3 PAGES

CAPTION

A PART OF THE F.J. FATIO GRANT SECTION 37, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF FORT CAROLINE HILLS UNIT 2B, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGES 79, 78A, 79B, AND 79C, OF THE CURRENT PUBLIC RECORDS OF THE AFOREMENTIONED DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°08'09" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID FORT CAROLINE HILLS UNIT 2B AND ALONG THE NORTHERLY LINE OF PARCEL 1, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6125, PAGE 2390, CURRENT PUBLIC RECORDS, SAID COUNTY, A DISTANCE OF 374.69 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1, SAID NORTHWEST CORNER BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 01°16'45" EAST, ALONG THE WESTERLY LINE OF THE AFOREMENTIONED PARCEL 1, A DISTANCE OF 378.39 FEET TO THE NORTHEAST CORNER OF LOT 255, FAIRWAYS FOREST, AS SHOWN ON PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 50, 50A, 50B, AND 50C, CURRENT PUBLIC RECORDS, SAID COUNTY; THENCE NORTH 85°27'45" WEST, ALONG THE BOUNDARY OF SAID FAIRWAYS FOREST, A DISTANCE OF 737.38 FEET; THENCE NORTH 00°40' 30" WEST, CONTINUING ALONG THE BOUNDARY OF SAID FAIRWAYS FOREST, A DISTANCE OF 613 FEET, MORE OR LESS, TO THE CENTERLINE OF NEWCASTLE CREEK; THENCE IN A GENERALLY NORTHEASTERLY DIRECTION, ALONG SAID CENTERLINE, A DISTANCE OF 885 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY OF THE AFOREMENTIONED FORT CAROLINE HILLS UNIT 2B, AS DEFINED BY THE CENTERLINE OF SAID NEWCASTLE CREEK; THENCE IN A GENERALLY SOUTHERLY DIRECTION, ALONG THE CENTERLINE OF SAID NEWCASTLE CREEK, AND ALONG THE WESTERLY BOUNDARY OF SAID FORT CAROLINE HILLS UNIT 2B, A DISTANCE OF 195 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LOT 18, AS SHOWN ON SAID PLAT OF FORT CAROLINE HILLS UNIT 2B; THENCE EAST, ALONG SAID SOUTHERLY LINE OF 18, AND ALONG THE BOUNDARY OF SAID FORT CAROLINE HILLS UNIT 2B, A DISTANCE OF 50 FEET, MORE OR LESS, TO THE WESTERLY LINE OF MILLCREST DRIVE, A 50 FOOT RIGHT OF WAY SHOWN ON SAID PLAT OF FORT CAROLINE HILLS UNIT 2B; THENCE SOUTH, ALONG SAID WESTERLY LINE OF MILLCREST DRIVE, AND ALONG THE BOUNDARY OF SAID FORT CAROLINE HILLS UNIT 2B, A DISTANCE OF 50.00 FEET TO THE NORTHERLY LINE OF LOT 33, AS SHOWN ON SAID PLAT OF FORT CAROLINE HILLS UNIT 2B; THENCE WEST, ALONG SAID NORTHERLY LINE OF LOT 33, AND ALONG THE BOUNDARY OF SAID FORT CAROLINE HILLS UNIT 2B, A DISTANCE OF 45 FEET, MORE OR LESS, TO THE CENTERLINE OF THE AFOREMENTIONED NEWCASTLE CREEK; THENCE IN A GENERALLY SOUTHEASTERLY DIRECTION, ALONG SAID CENTERLINE AND ALONG THE WESTERLY BOUNDARY OF SAID FORT CAROLINE HILLS UNIT 2B, A DISTANCE OF 425 FEET, MORE OR LESS, TO THE AFOREMENTIONED NORTHERLY LINE OF PARCEL 1, AS DESCRIBED IN OFFICIAL RECORDS VOLUME 6125, PAGE 2390; THENCE SOUTH 89°08'09" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 14.0 ACRES, MORE OR LESS.

APPROVED
DATE: 5-23-94
For Director of Public Works
By: Philip R. Giusi
City Engineer
For General Counsel
By: Henry W. Cook
5-24-94

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED, AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CITY ORDINANCE NO. 93-1002-1205 OF SAID CITY, ADOPTED BY ITS COUNCIL, AND ACCEPTED BY ITS MAYOR ON THIS 19TH DAY OF JANUARY A.D., 19 94.

Sam E. Mauer
Director of Public Works

5/24/94
Date

CLERK'S CERTIFICATE 94-0076038

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 49 PAGES 7, 18, 15 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 24TH DAY OF MAY A.D., 19 94.

Henry W. Cook
Henry W. Cook, Clerk of the Circuit Court

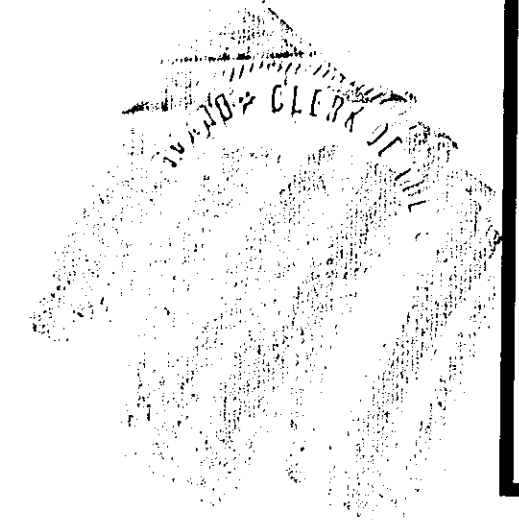
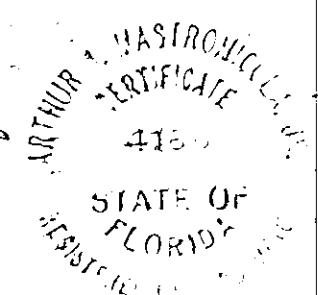
[Signature]
Deputy Clerk

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 ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 3RD DAY OF MARCH A.D., 19 94.

Arthur A. Mastricola Jr.
Arthur A. Mastricola Jr.
Registered Land Surveyor No. 4166, Florida



PREPARED BY:
SUNSHINE STATE SURVEYORS, INC.
3131 ST. JOHNS BLUFF ROAD SOUTH
JACKSONVILLE, FL 32246 (904) 642-8550

FORT CAROLINE HILLS UNIT 2C

CITY OF JACKSONVILLE DUVAL COUNTY FLORIDA
PART OF THE F.J. FATIO GRANT SECTION 37 T-2-S R-27-E

PLAT BOOK **49** PAGE **7A**
PAGE 2 OF 3 PAGES

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREIN AND KNOWN AS FORT CAROLINE HILLS UNIT 2C, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

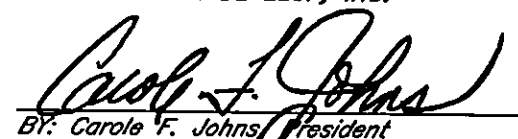


THOSE EASEMENTS DESIGNATED AS "I.E.A. EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

ALL STREET RIGHTS OF WAY, DRAINAGE EASEMENTS, AND EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS, AND ASSIGNS.

ALL PRIVATE EASEMENTS SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE DEVELOPER, AND ITS SUCCESSORS AND GRANTEEES, IF ANY, OF SAID EASEMENTS.

THE DRAINAGE EASEMENT THROUGH AND OVER THE RETENTION BASIN 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 RETENTION BASIN AND TREATMENT SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHTS OF WAY HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICAL, AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY, FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID RETENTION BASIN AND TREATMENT SYSTEMS, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, 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 RETENTION BASIN AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING PROPERTY OWNERS. THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS, OR ANY OTHER SUBSTANCE OR THING THAT MAY EVEN BE OR COME WITHIN SAID RETENTION BASIN AND TREATMENT SYSTEMS WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR THE MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL, OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE FORT CAROLINE HILLS HOMEOWNERS ASSOCIATION; (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE, OR DESTRUCTION OF 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 RETENTION BASIN AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE RETENTION BASIN 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. THE UNDERSIGNED OWNER AND/OR DEVELOPER OF THE LANDS DESCRIBED AND CAPTIONED HEREIN, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, 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, AT, OR FROM THE RETENTION BASIN AND TREATMENT SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF THE UNDERSIGNED OWNER, THEIR AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES, OR CONCESSIONAIRES WITHIN THE LANDS DESCRIBED AND CAPTIONED HEREIN. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE UNDERSIGNED OWNER, AND SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICER SHOWN BELOW ON THIS 2nd DAY OF March A.D., 1994.


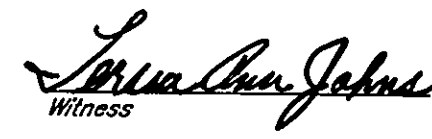
OWNER: ENVIRODEVELOP, INC.

 BY: Carole F. Johns, President
 Witness
 Witness



MORTGAGEE DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED BY THE OWNER THEREOF, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATION.

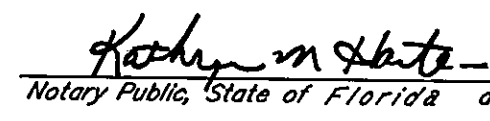
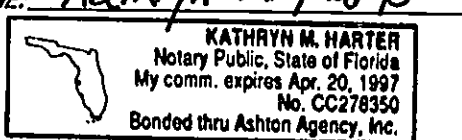
IN WITNESS WHEREOF, SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICER BELOW ON THIS 2nd DAY OF March A.D., 1994.

MORTGAGEE: SAN SOUCI DEVELOPMENT AND CONSTRUCTION COMPANY
 Witness
 Witness
 BY:  Jacquellie Wurn

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF March A.D., 1994, BY JACQUELINE WURN, VICE PRESIDENT, ON BEHALF OF SAN SOUCI DEVELOPMENT AND CONSTRUCTION COMPANY; SHE BEING PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.


MY COMMISSION EXPIRES 4-20-97
 COMMISSION NUMBER CC278350

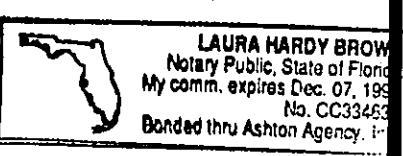

 Notary Public, State of Florida at Large
 NAME: Kathryn M. Harter


STATE OF FLORIDA, COUNTY OF DUVAL

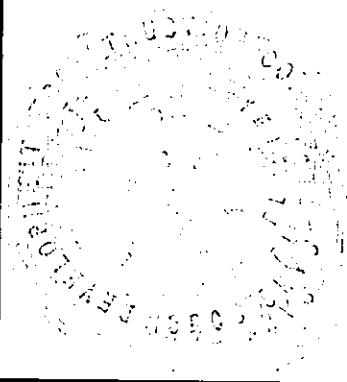
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF March A.D., 1994, BY CAROLE F. JOHNS, PRESIDENT, ON BEHALF OF ENVIRODEVELOP, INC., A FLORIDA CORPORATION; SHE BEING PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

MY COMMISSION EXPIRES Dec. 7, 1997
 COMMISSION NUMBER CC 934635


 Notary Public, State of Florida at Large
 NAME: LAURA HARDY BROWN



PREPARED BY:
SUNSHINE STATE SURVEYORS, INC.
 3131 ST. JOHNS BLUFF ROAD SOUTH
 JACKSONVILLE, FL 32246 (904) 642-8550

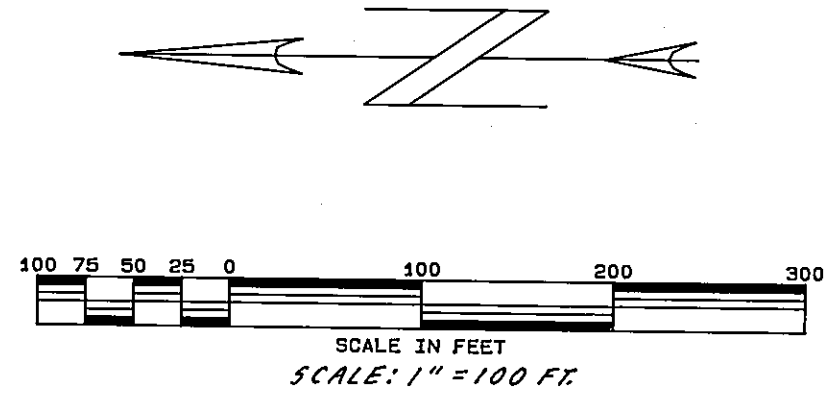


FORT CAROLINE HILLS UNIT 2C

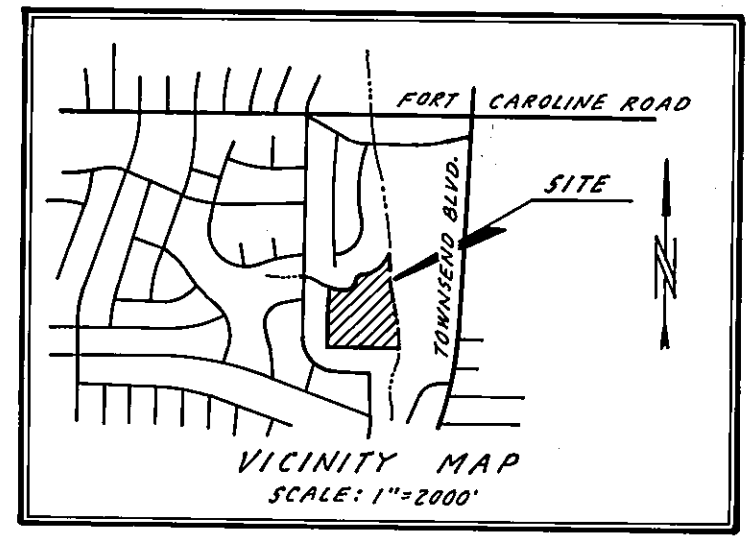
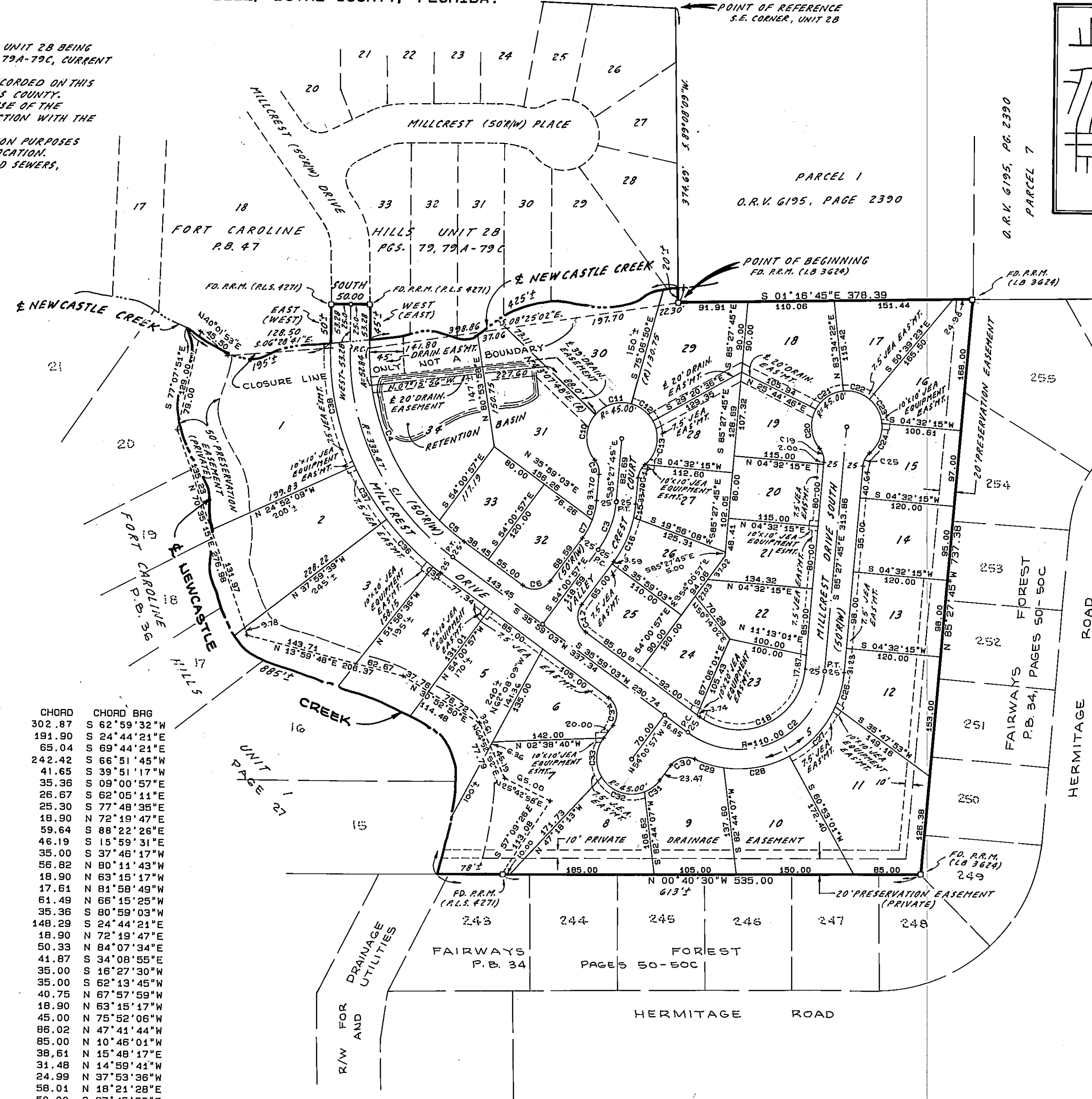
A PART OF THE F. J. FATIO GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 27 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

NOTES:

1. □ DENOTES PERMANENT REFERENCE MONUMENT
2. ○ DENOTES PERMANENT CONTROL POINT
3. R DENOTES RADIAL LINE WHEN SO INDICATED
4. BEARINGS BASED ON SOUTHERLY LINE OF FORT CAROLINE HILLS UNIT 2B BEING S. 89° 08' 09" W. ACCORDING TO PLAT BOOK 47, PAGES 79 AND 79A-79C, CURRENT PUBLIC RECORDS.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
7. THE RETENTION BASIN SHOWN HEREON IS FOR ILLUSTRATION PURPOSES ONLY AND DOES NOT REPRESENT AN ACTUAL FIELD LOCATION.
8. ALL EASEMENTS SHOWN ARE FOR DRAINAGE, UTILITIES, AND SEWERS, UNLESS OTHERWISE INDICATED.
9. —|— DENOTES POINT AT WHICH STREET NAME CHANGES

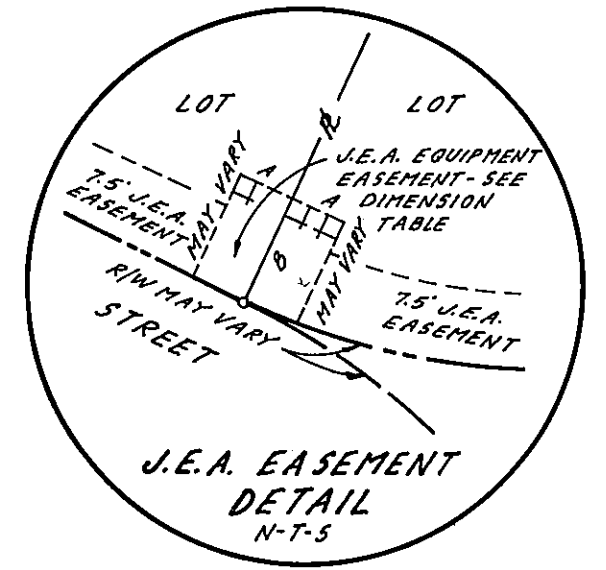


CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	54° 00' 57"	333.47	314.38	169.97	302.87	S 62° 59' 32" W
2	121° 26' 48"	110.00	233.16	196.20	191.90	S 24° 44' 21" E
3	31° 26' 48"	120.00	65.86	33.78	65.04	S 69° 44' 21" E
4	46° 16' 29"	308.47	249.14	131.81	242.42	S 66° 51' 45" W
5	07° 44' 28"	308.47	41.68	20.87	41.65	S 39° 51' 17" W
6	90° 00' 00"	25.00	39.27	25.00	35.36	S 09° 00' 57" E
7	16° 08' 27"	95.00	26.76	13.47	26.67	S 62° 05' 14" E
8	15° 18' 21"	95.00	25.38	12.76	25.30	S 77° 48' 35" E
9	44° 24' 55"	25.00	19.38	10.21	18.90	N 72° 19' 47" E
10	83° 00' 28"	45.00	65.19	39.82	59.64	S 88° 22' 26" E
11	61° 45' 22"	45.00	48.50	26.91	46.19	S 15° 59' 31" E
12	45° 46' 15"	45.00	35.95	19.00	35.00	S 37° 46' 17" W
13	78° 17' 46"	45.00	61.49	36.63	56.82	N 80° 11' 43" W
14	44° 24' 55"	25.00	19.38	10.21	18.90	N 63° 15' 17" W
15	6° 57' 53"	145.00	17.63	8.82	17.61	N 81° 58' 49" W
16	24° 28' 55"	145.00	61.96	31.46	61.49	N 66° 15' 25" W
17	90° 00' 00"	25.00	39.27	25.00	35.36	S 80° 59' 03" W
18	121° 26' 48"	85.00	180.17	151.61	148.29	S 24° 44' 21" E
19	44° 24' 55"	25.00	19.38	10.21	18.90	N 72° 19' 47" E
20	68° 00' 28"	45.00	53.41	30.36	50.33	N 84° 07' 34" E
21	55° 26' 35"	45.00	43.54	23.65	41.87	S 34° 08' 55" E
22	45° 46' 15"	45.00	35.95	19.00	35.00	S 16° 27' 30" W
23	45° 46' 15"	45.00	35.95	19.00	35.00	S 62° 13' 45" W
24	53° 50' 18"	45.00	42.28	22.85	40.75	N 67° 57' 59" W
25	44° 24' 55"	25.00	19.38	10.21	18.90	N 63° 15' 17" W
26	19° 11' 17"	135.00	45.21	22.82	45.00	N 75° 52' 06" W
27	37° 09' 28"	135.00	87.55	45.38	86.02	N 47° 41' 44" W
28	36° 41' 57"	135.00	86.47	44.78	85.00	N 10° 46' 01" W
29	16° 26' 38"	135.00	38.74	19.51	38.61	N 15° 48' 17" E
30	78° 02' 33"	25.00	34.05	20.26	31.48	N 14° 59' 41" W
31	32° 14' 43"	45.00	25.33	13.01	24.99	N 37° 53' 36" W
32	80° 15' 25"	45.00	63.03	37.93	58.01	N 18° 21' 28" E
33	67° 29' 53"	45.00	53.01	30.07	50.00	S 87° 45' 53" E
34	90° 00' 00"	25.00	39.27	25.00	35.36	N 80° 59' 03" E
35	02° 01' 25"	358.47	12.66	6.33	12.66	N 36° 59' 45" E
36	13° 37' 28"	358.47	85.24	42.82	85.04	N 44° 49' 11" E
37	12° 50' 20"	358.47	80.33	40.33	80.16	N 58° 03' 05" E
38	25° 31' 45"	358.47	159.72	81.21	158.41	N 77° 14' 08" E



DIMENSION TABLE

A	5'	TYPICAL 10'x10' J.E.A. EQUIPMENT EASMT.
B	10'	TYPICAL 10'x10' J.E.A. EQUIPMENT EASMT.
A	10'	TYPICAL 10'x20' J.E.A. EQUIPMENT EASMT.
B	10'	TYPICAL 10'x20' J.E.A. EQUIPMENT EASMT.



PREPARED BY
SUNSHINE STATE SURVEYORS, INC.
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