

# GROGANS BLUFF UNIT ONE

TAXES VERIFIED R.B.F.

A PORTION OF SECTIONS 11 AND 14, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

### CAPTION

A portion of Sections 11 and 14, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows:  
 COMMENCE at the Southwest corner of Government Lot 10, said Section 11; thence South 89°00'00" West, along the Northerly line of those lands described in Official Records Volume 5373, page 448, 325.83 feet to the POINT OF BEGINNING; thence North 32°14'03" West, 100.25 feet; thence North 19°36'35" West, 75.89 feet; thence North 22°16'30" East, 74.12 feet; thence North 10°43'53" East, 98.04 feet; thence South 87°00'24" East, 83.06 feet; thence North 00°49'16" East, 327.74 feet; thence North 24°32'50" East, 170.19 feet; thence South 88°42'54" West, 370.04 feet; thence North 00°41'00" West, 300.00 feet; thence South 26°32'15" West, 57.66 feet; thence South 71°08'28" West, 95.00 feet; thence North 84°52'20" West, 118.21 feet; thence South 39°02'31" West, 204.76 feet; thence South 14°16'15" West, 54.73 feet; thence South 38°15'20" West, 114.34 feet; thence South 17°13'56" West, 160.42 feet; thence South 89°00'00" West, 458.06 feet; thence South 00°41'00" East, 590.00 feet; thence South 23°12'52" East, 97.23 feet; thence South 00°41'00" East, 435.00 feet; thence North 89°00'00" East, 230.88 feet; thence South 61°38'32" East, 91.79 feet; thence South 09°56'12" East, 335.03 feet; thence North 66°07'42" East, 31.30 feet; thence South 59°10'00" East, 80.00 feet; thence North 30°50'00" East, 17.10 feet; thence South 59°10'00" East, 370.00 feet; to the Northwesterly right-of-way line of Girvin Road (80.00 foot right-of-way as now established); thence North 30°50'00" East, along said Northwesterly right-of-way line, 329.45 feet to a point of curvature of a concave Southeasterly and having a radius of 643.67 feet; thence Northwesterly along and around the arc of said curve and Northwesterly right-of-way line of Girvin Road an arc distance of 162.91 feet, said arc being subtended by a chord bearing and distance of North 39°26'10" East, 162.43 feet to a point on said curve; thence North 85°33'38" West, 100.00 feet; thence North 01°00'00" West, 178.98 feet to a point on the Southerly line of those lands described in Official Records Volume 5373 page 448 of the current public records of said county; thence South 89°00'00" West, along last said Southerly line, 494.31 feet to the Southwesterly corner of said lands described in Official Records Volume 5373, page 448; thence North 01°00'00" West, along the Westerly line of last said lands, 355.73 feet to the Northwesterly corner of those lands described in Official Records Volume 5373, page 448; thence North 89°00'00" East, along the Northerly line of last said lands, 550.35 feet to the POINT OF BEGINNING.

**APPROVED**  
 DATE: 3/9/87  
 BY: Marvin Douthett  
 CITY ENGINEER  
Albert J. Starnold  
 DIRECTOR OF PUBLIC WORKS  
Thomas M. Dunbar  
 GENERAL COUNSEL, OR  
 ASSISTANT COUNSEL

### APPROVED FOR THE RECORD

This is to certify that this Plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 87-344-135, of said City adopted by its Council and approved by its Mayor.  
 Signed this 31st day of March, A. D., 1987.

John H. Hooper  
 Mayor of the City of Jacksonville

Asst. Charles M. Kidd  
 Secretary of the Council of the City of Jacksonville

### CLERK'S CERTIFICATE

87- 52476

This is to certify that this Plat has been examined and approved by the City Council of the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 43, Pages 132, 133, of the Public Records of Duval County, Florida.  
 Signed this 4th day of May, 1987.

S. Morgan Slaughter  
 Clerk

Robert C. Forbes  
 Deputy Clerk

### DEVELOPER'S CERTIFICATE

This is to certify that D. W. Hutson Construction, Inc. and First Pioneer Corp., 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 cost 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 23rd day of April, A. D., 1987.

Bruce Lingerfelt  
 Vice President, D. W. Hutson Construction, Inc.

Harold Craft  
 President, First Pioneer Corp.  
Director of Public Works

### SURVEYOR'S CERTIFICATE

I hereby certify that this Plat is a true and correct representation of the lands hereby surveyed, platted and described in the Caption, that the survey was made 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 reference law and that all the zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 29th day of January, A. D., 1987.

James D. Hart  
 Florida Registered Land Surveyor  
 All American Surveyors  
 Jacksonville, Florida

### ADOPTION AND DEDICATION

This is to certify that D. W. Hutson Construction, Inc., and First Pioneer Corporation, doing business as Grogans Bluff Joint Venture, are the lawful owners of the lands described in the caption hereon known as GROGANS BLUFF UNIT ONE, and has caused the same to be surveyed and subdivided; that FIRST FEDERAL SAVINGS and LOAN ASSOCIATION of JACKSONVILLE, a United States of America Corporation, is the holder of the mortgage on said lands and that this plat made in accordance with said survey, is hereby adopted as a true and correct plat of said lands. All right-of-ways, unobstructed easements and easements for drainage, utilities, non-access and sewers AND ~~ALL~~ ARE HEREBY IRREVOCABLY, WITHOUT RESERVATION, dedicated to the City of Jacksonville and its successors and assigns. The drainage easement through and over the lakes and filtration systems shown on this plat are hereby irrevocably, dedicated to the City of Jacksonville and its successors and assigns. The drainage easement following covenants which shall run with the land; (1) the drainage easements hereby dedicated to the City of Jacksonville and its successors and assigns and are subject to the shall permit the City of Jacksonville and its successors and assigns to discharge into said lakes and filtration systems which these easements traverse, all water which may fall on or come upon all right-of-ways hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from said lakes and filtration systems from any other source of public waters into or through said lakes and filtration 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 filtration systems shown on this plat are owned in fee simple title by the abutting land owners; and the City of Jacksonville, its successors and assigns assumes no responsibility for the removal or treatment of aquatic plants and animals, soil, chemicals or any other substance or thing that may even be or come within said lakes or filtration systems which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting land owners; and 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 systems shown on this plat, but shall have the right to modify the existence, of the lakes and filtration systems and that which retains it, to effect adequate drainage, including, but not limited to, the right to remove any water level control structures or any part thereof. Grogans Bluff Joint Venture, developer and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages, liability and expense in connection with loss of life, bodily or personal injury, property damage or other damage arising from or out of any occurrence in, upon, or at or from the lakes and filtration systems with loss of life, bodily or thereof, or occasioned wholly or in part by any act or omission of Grogans Bluff Joint Venture Inc., its agents, contractors, employees, servants, licensees or concessionaires with GROGANS BLUFF UNIT ONE. This indemnification shall run with the land and the assigns of Grogans Bluff Joint Venture, and shall be subject to it.

In witness thereof the above named Corporations have caused these presents to be executed by their respective agents and seals affixed, this 23rd day of January, A. D., 1987.

D. W. HUTSON CONSTRUCTION, INC.

Witness: George Ann Menzie

Witness: Kenneth E. Johnson

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23rd day of January, A. D., 1987, by Bruce Lingerfelt, Vice President, D. W. Hutson Construction, Inc..

Notary Public, State of Florida, at Large George Ann Menzie

My Commission Expires

FIRST PIONEER CORPORATION

Witness: George Ann Menzie

Witness: Kenneth E. Johnson

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23rd day of January, 1987, by Harold Craft, S.R.V., President, First Pioneer Corporation.

Notary Public State of Florida, at Large George Ann Menzie

My Commission Expires

FIRST FEDERAL SAVINGS and LOAN ASSOCIATION of JACKSONVILLE a United States of America Corporation

Witness: George Ann Menzie

Witness: Kenneth E. Johnson

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23rd day of January, A. D., 1987, by James R. Minnix, Vice President, First Federal Savings and Loan Association of Jacksonville, a United States of America Corporation.

Notary Public, State of Florida, at Large George Ann Menzie

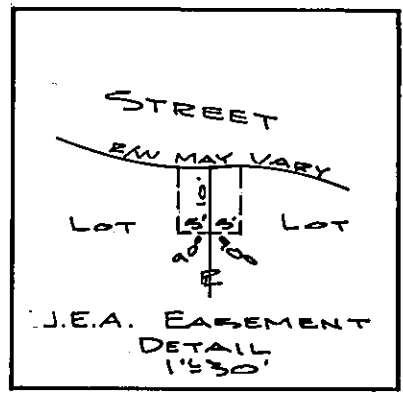
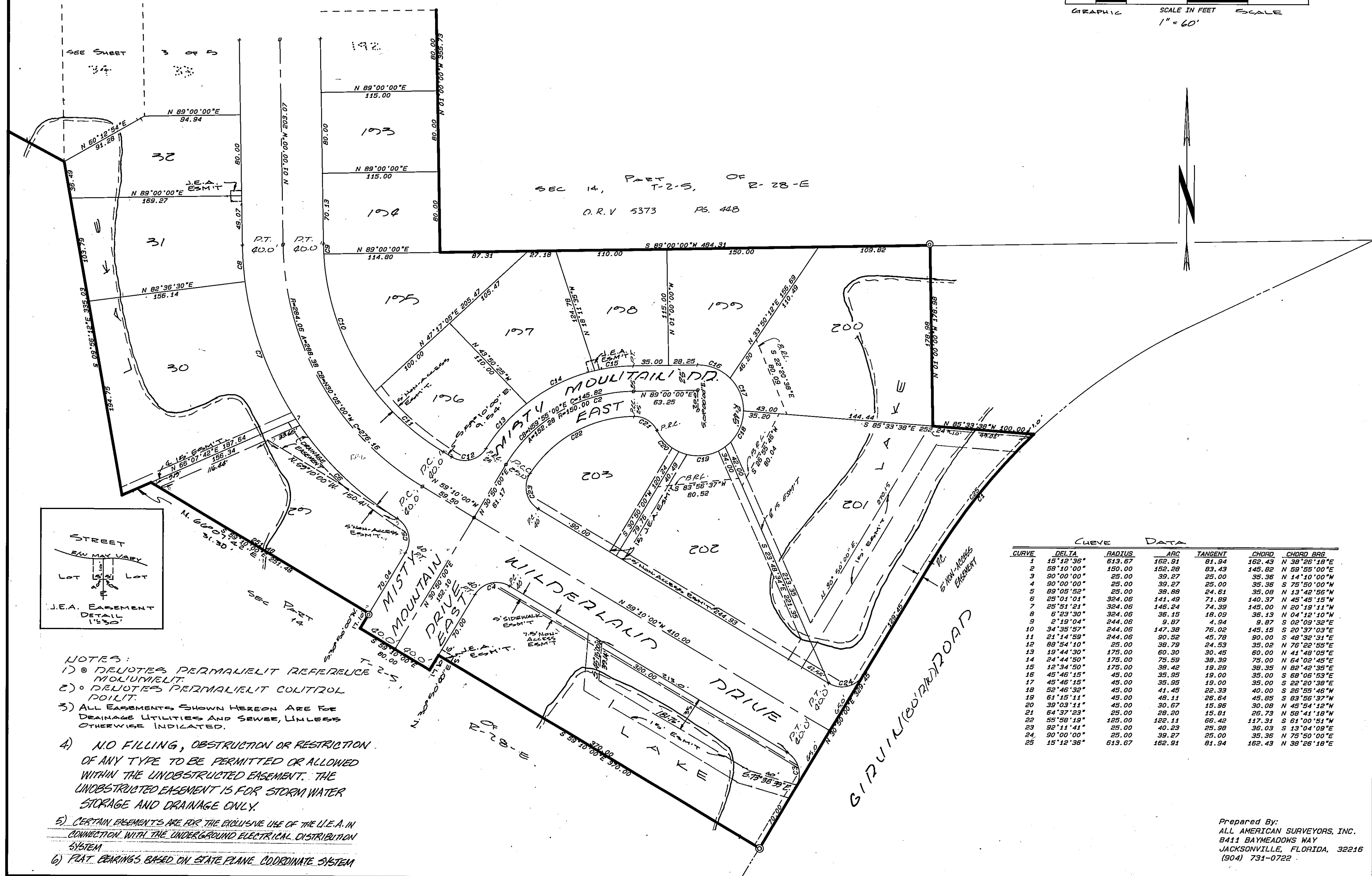
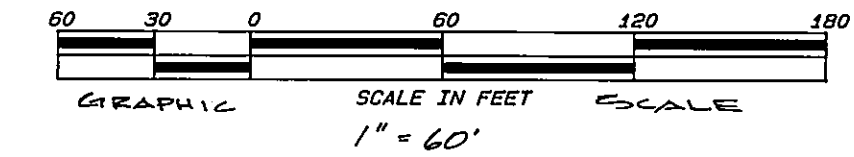
My Commission Expires

Prepared By:  
 ALL AMERICAN SURVEYORS, INC.  
 8411 BAYMEADOWS WAY  
 JACKSONVILLE, FLORIDA, 32216  
 (904) 731-0722

# GROGANS BLUFF UNIT ONE

SHEET 2 OF 5 SHEET

PORTION OF SECTION 11 AND 14, TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



- NOTES:
- 1) DELUOTES PERMANENT REFERENCE MONUMENT.
  - 2) DELUOTES PERMANENT CONTROL POINT.
  - 3) ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UTILITIES AND SEWER, UNLESS OTHERWISE INDICATED.
  - 4) NO FILLING, OBSTRUCTION OR RESTRICTION OF ANY TYPE TO BE PERMITTED OR ALLOWED WITHIN THE UNOBSTRUCTED EASEMENT. THE UNOBSTRUCTED EASEMENT IS FOR STORM WATER STORAGE AND DRAINAGE ONLY.
  - 5) CERTAIN EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE U.E.A. IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - 6) PLAT BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM.

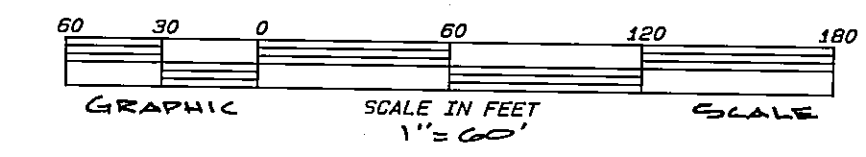
CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG
1	15°12'36"	613.67	162.91	81.94	162.43	N 38°26'18"E
2	58°10'00"	150.00	152.28	83.43	145.82	N 59°55'00"E
3	90°00'00"	25.00	39.27	25.00	35.36	N 14°10'00"W
4	90°00'00"	25.00	39.27	25.00	35.36	S 75°50'00"W
5	89°05'52"	25.00	39.69	24.61	35.09	N 13°42'55"W
6	25°01'01"	324.06	141.49	71.89	140.37	N 45°45'15"W
7	25°51'21"	324.06	145.24	74.39	145.00	N 20°19'11"W
8	5°23'30"	324.06	35.15	18.09	36.13	N 04°12'10"W
9	2°19'04"	244.06	9.87	4.94	9.87	S 02°09'32"E
10	34°35'57"	244.06	147.38	76.02	145.15	S 20°37'03"E
11	21°14'59"	244.06	90.52	45.78	90.00	S 48°32'31"E
12	89°54'10"	25.00	38.79	24.53	35.02	N 76°22'55"E
13	19°44'30"	175.00	60.30	30.45	60.00	N 41°48'05"E
14	24°44'50"	175.00	75.59	38.39	75.00	N 64°02'45"E
15	12°34'50"	175.00	38.42	19.29	38.35	N 82°42'35"E
16	45°46'15"	45.00	35.95	19.00	35.00	S 68°06'53"E
17	45°46'15"	45.00	35.95	19.00	35.00	S 22°20'38"E
18	52°46'32"	45.00	41.45	22.33	40.00	S 26°55'46"W
19	61°15'11"	45.00	49.11	26.64	45.85	S 83°56'37"W
20	39°03'11"	45.00	30.67	15.96	30.09	N 45°54'12"W
21	64°37'23"	25.00	28.20	15.81	26.73	S 58°41'18"W
22	55°58'19"	125.00	122.11	66.42	117.31	S 61°00'51"W
23	92°11'41"	25.00	40.23	25.98	35.03	S 13°04'05"E
24	90°00'00"	25.00	39.27	25.00	35.36	N 75°50'00"E
25	15°12'36"	613.67	162.91	81.94	162.43	N 38°26'18"E

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A PORTION OF SECTION 11 AND 14, TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	3°06'00"	1147.34	62.08	31.05	62.07	N 00°33'00"E
2	12°09'00"	1147.34	243.30	122.11	242.85	N 08°10'30"E
3	2°32'54"	701.21	31.19	15.60	31.18	N 02°59'33"E
4	12°57'06"	701.21	158.51	79.59	158.17	N 05°13'33"E
5	39°02'01"	355.07	241.89	125.85	237.24	N 18°16'00"E
6	268°49'50"	45.00	211.14	45.93	64.29	N 01°00'00"W
7	268°49'50"	45.00	211.14	45.93	64.29	N 01°00'00"W
8	268°49'50"	45.00	211.14	45.93	64.29	N 01°00'00"W
9	0°34'10"	1187.34	11.80	5.90	11.80	N 00°42'53"W
10	90°34'10"	25.00	39.52	25.25	35.53	N 45°48'55"W
11	44°24'55"	25.00	19.38	10.21	18.90	S 66°47'32"W
12	44°14'39"	45.00	34.75	18.29	33.89	S 66°42'22"W
13	52°42'04"	45.00	49.25	27.41	46.82	N 59°49'18"W
14	52°46'32"	45.00	41.45	23.33	40.00	N 02°05'00"W
15	77°42'43"	45.00	61.03	36.25	56.46	N 83°09'37"E
16	31°23'56"	45.00	24.66	12.65	24.35	S 62°17'03"E
17	44°24'55"	25.00	19.38	10.21	18.90	S 68°47'32"E
18	84°41'49"	25.00	36.96	22.79	33.68	N 46°39'05"E
19	4°14'59"	1187.34	89.07	44.05	88.05	N 06°25'32"E
20	3°54'01"	1187.34	80.82	40.43	80.21	N 10°30'20"E
21	103°27'11"	25.00	45.14	31.69	39.25	S 39°16'25"W
22	44°24'55"	25.00	19.38	10.21	18.90	S 66°47'32"W
23	86°45'17"	45.00	68.14	42.52	61.81	S 87°57'43"W
24	52°01'02"	45.00	48.71	27.05	46.36	N 17°39'07"W
25	58°50'54"	45.00	46.29	25.39	44.21	N 42°46'51"E
26	61°12'37"	45.00	48.07	26.62	45.82	S 77°11'23"E
27	44°24'55"	25.00	19.38	10.21	18.90	S 68°47'32"E
28	80°34'32"	25.00	35.16	21.19	32.33	N 48°42'44"E
29	7°45'45"	661.21	89.59	44.86	89.51	N 04°32'36"E
30	1°54'44"	661.21	22.07	11.03	22.07	N 00°17'38"W
31	89°45'00"	25.00	39.15	24.89	35.28	N 46°07'30"W
32	44°24'55"	25.00	19.38	10.21	18.90	S 66°47'32"W
33	51°52'19"	45.00	40.74	21.89	39.36	S 70°31'14"W
34	60°00'00"	45.00	47.12	25.98	45.00	N 53°32'36"W
35	52°18'40"	45.00	41.09	22.10	39.67	N 02°36'44"E
36	52°46'32"	45.00	40.74	21.89	39.36	S 72°31'14"E
37	51°52'19"	45.00	41.45	22.39	40.00	N 55°09'20"E
38	44°24'55"	25.00	19.38	10.21	18.90	S 68°47'32"E
39	90°15'00"	25.00	39.39	25.11	35.43	N 43°52'30"E
40	7°10'36"	395.07	49.49	24.77	49.45	N 02°00'18"E
41	11°13'19"	395.07	77.38	38.81	77.25	N 11°32'16"E
42	13°52'09"	395.07	95.63	48.05	95.40	N 24°04'59"E
43	82°45'43"	25.00	35.14	22.03	33.05	N 10°21'49"W
44	4°24'28"	1107.34	85.19	42.62	85.17	S 02°36'15"W
45	1°24'01"	1107.34	27.06	13.53	27.06	S 00°18'00"E

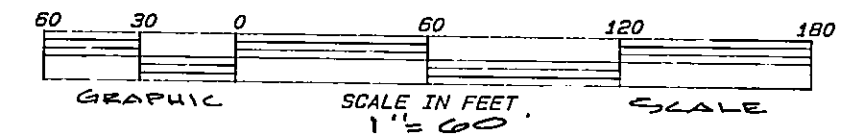
NOTE:  
SEE SHEET 2 OF 5  
FOR NOTES.

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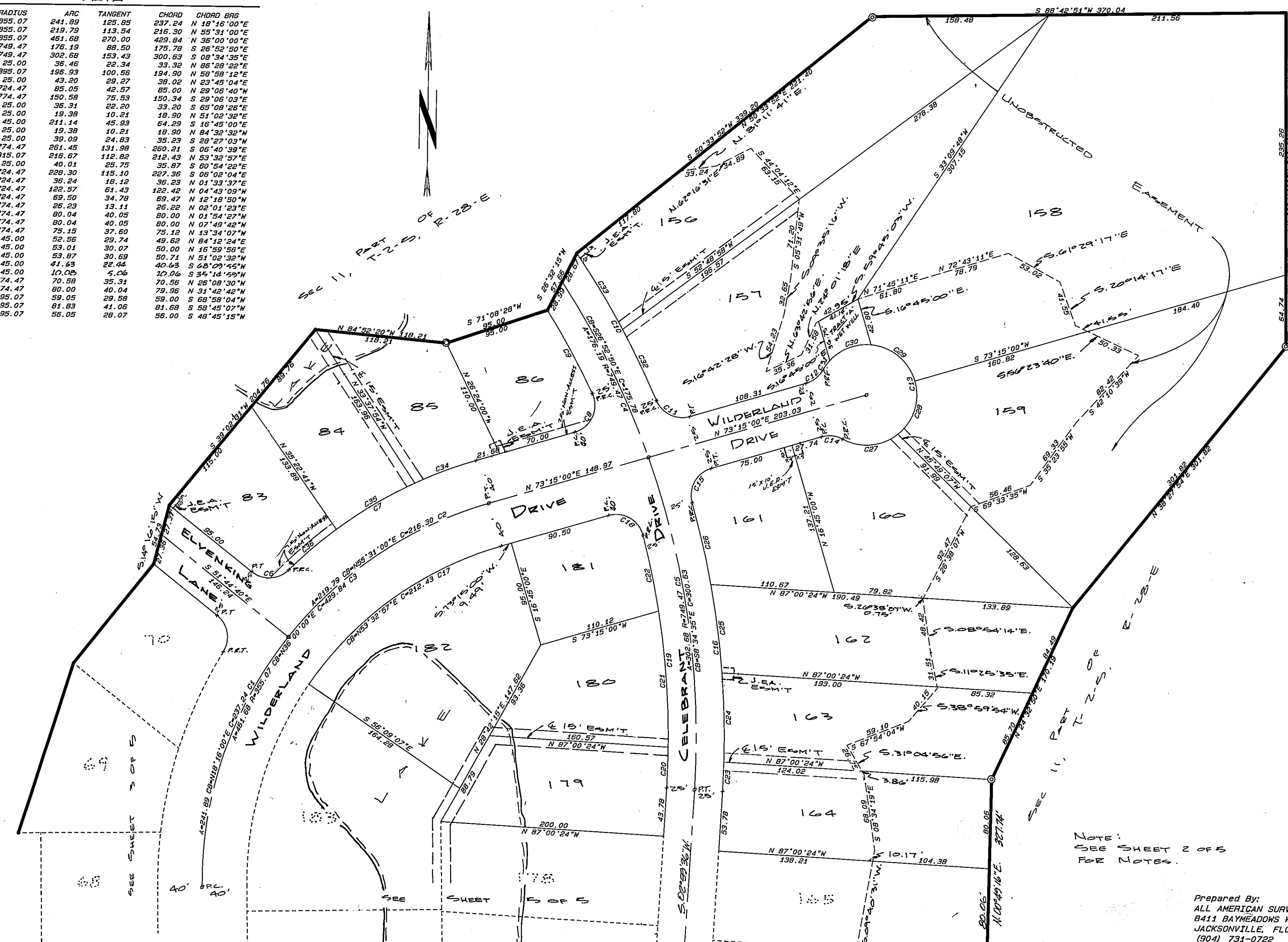
# GROGANS BLUFF UNIT ONE

SHEET 4 OF 5 SHEET

A PORTION OF SECTION 11 AND 14, TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE		DATA					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG	
1	39°02'01"	355.07	241.89	125.85	237.24	N 18°16'00"E	
2	35°27'59"	355.07	219.79	113.54	216.30	N 55°31'00"E	
3	74°30'00"	355.07	461.68	270.00	429.84	N 36°00'00"E	
4	13°20'09"	749.47	176.19	89.50	175.78	S 26°52'50"E	
5	23°08'22"	749.47	302.68	153.43	300.63	S 08°34'35"E	
6	83°33'57"	25.00	36.46	22.34	33.32	N 88°23'22"E	
7	28°33'36"	395.07	196.93	100.56	194.90	N 59°58'12"E	
8	98°53'53"	25.00	43.20	29.27	38.02	N 23°45'04"E	
9	6°43'34"	724.47	85.05	42.57	85.00	N 29°06'40"N	
10	11°08'24"	774.47	150.58	75.53	150.34	S 29°06'03"E	
11	83°13'08"	25.00	35.91	22.20	33.20	S 65°08'26"E	
12	44°24'55"	25.00	19.38	10.21	18.90	N 51°02'32"E	
13	268°49'50"	45.00	211.14	45.93	64.29	S 16°45'00"E	
14	44°24'55"	25.00	19.38	10.21	18.90	N 84°32'32"N	
15	89°35'55"	25.00	39.09	24.83	35.23	S 29°27'03"N	
16	19°20'30"	774.47	261.45	131.98	260.21	S 06°40'39"E	
17	39°24'07"	315.07	216.87	112.82	212.43	N 53°32'57"E	
18	91°41'16"	25.00	40.01	25.75	35.87	S 60°54'22"E	
19	18°03'20"	724.47	228.30	115.10	227.36	S 05°02'04"E	
20	2°51'57"	724.47	36.24	18.12	36.23	N 01°33'37"E	
21	9°41'36"	724.47	122.57	61.43	122.42	N 04°43'09"N	
22	5°29'47"	724.47	69.50	34.78	69.47	N 12°18'50"N	
23	1°56'25"	774.47	25.23	13.11	25.26	N 02°01'23"E	
24	5°55'16"	774.47	80.04	40.05	80.00	N 01°54'27"W	
25	5°55'16"	774.47	80.04	40.05	80.00	N 07°49'42"N	
26	5°33'34"	774.47	75.15	37.60	75.12	N 13°34'07"N	
27	66°55'02"	45.00	52.56	29.74	49.62	N 84°12'24"E	
28	67°29'53"	45.00	53.07	30.07	50.00	N 16°59'56"E	
29	68°35'05"	45.00	53.87	30.69	50.71	N 31°02'32"W	
30	43°20'01"	45.00	41.43	22.44	40.45	S 68°09'56"W	
31	12°49'49"	45.00	10.06	5.06	10.06	S 55°14'59"N	
32	5°13'18"	774.47	70.58	35.31	70.56	N 25°08'30"W	
33	5°55'08"	774.47	80.00	40.04	79.96	N 31°42'42"W	
34	8°33'53"	395.07	59.05	29.58	59.00	S 68°58'04"N	
35	11°52'02"	395.07	81.83	41.96	81.68	S 58°45'07"W	
36	8°07'42"	395.07	56.05	28.07	56.00	S 48°45'15"W	

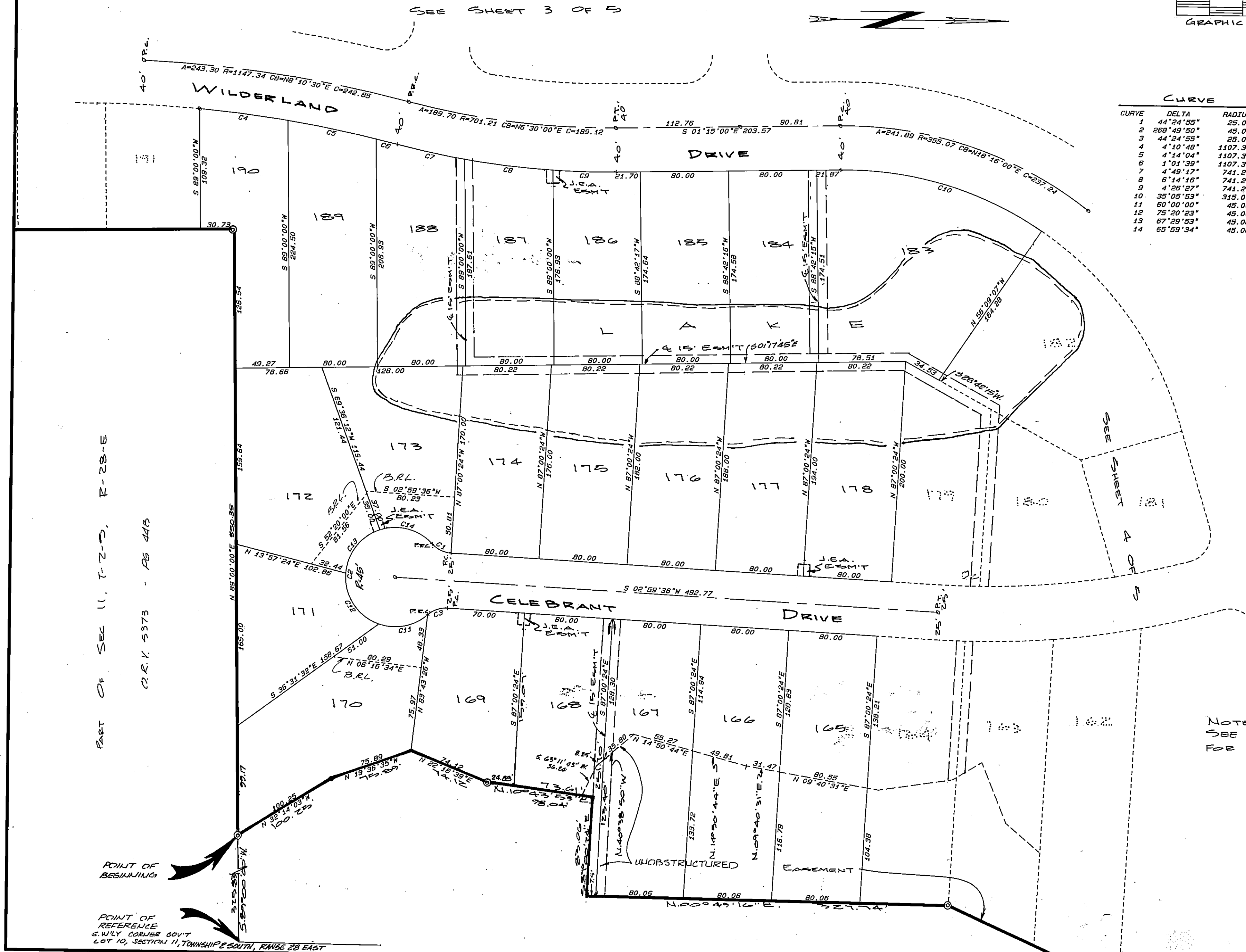
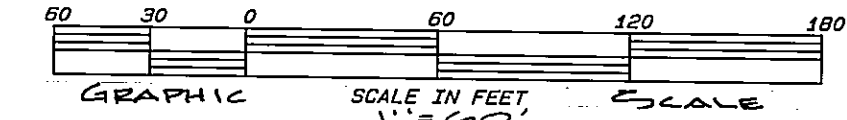


NOTE:  
SEE SHEET 2 OF 5  
FOR NOTES.

Prepared By:  
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A PORTION OF SECTION 11 AND 14, TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	44°24'55"	25.00	19.38	10.21	18.90	S 25°12'03"N
2	268°49'50"	45.00	211.14	45.93	64.29	S 87°00'24"E
3	44°24'55"	25.00	19.38	10.21	18.90	N 19°18'55"W
4	4°10'48"	1107.34	80.78	40.41	80.77	N 06°53'53"E
5	4°14'04"	1107.34	81.84	40.94	81.82	N 11°06'19"E
6	1°01'39"	1107.34	19.86	9.93	19.86	N 13°44'10"E
7	4°49'17"	741.21	62.37	31.20	62.35	N 11°50'22"E
8	6°14'16"	741.21	80.70	40.39	80.66	N 06°18'39"E
9	4°26'27"	741.21	57.45	28.74	57.44	N 00°58'14"E
10	35°05'53"	315.07	193.00	99.64	190.00	N 16°17'57"E
11	60°00'00"	45.00	47.12	25.98	45.00	S 11°25'19"E
12	75°20'23"	45.00	59.17	34.74	55.00	S 56°14'52"N
13	67°29'53"	45.00	53.01	30.07	50.00	N 52°20'00"N
14	65°59'34"	45.00	51.83	29.22	49.01	N 14°24'44"E

NOTE:  
SEE SHEET 2 OF 5  
FOR NOTES.

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