

GROGANS BLUFF UNIT THREE

TAXES VERIFIED S.W.

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

CAPTION

A Portion of Section 14, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows: COMMENCE at the Southwesterly corner of Government lot 10, Section 11, Township 2 South, Range 28 East, of said County, thence South 89° 00' 00" West, along the Northerly line of those lands described in Official Records Volume 5373, page 448, of the public records of said County, 876.18 feet to the Northwesterly corner thereof; thence South 01° 00' 00" East, along the Westerly line of last mentioned lands, 355.73 feet to the Southwesterly corner thereof; thence North 89° 00' 00" East, along the Southerly line of those lands described in Official Records Volume 5373, page 448, of the public records of said County, 903.45 feet to the Southeastery corner thereof, said point being in the Northwesterly right-of-way line of Girvin Road (an 80.0 foot right-of-way as now established); thence South 62° 14' 00" West, along said Northwesterly right-of-way line, 199.11 feet to a point of curvature of a curve concave Southeasterly and having a radius of 613.67 feet; thence Southwesterly along and around the arc of said Northwesterly right-of-way line, an arc distance of 336.91 feet, said arc being subtended by a chord bearing and distance of South 46° 32' 00" West, 332.12 feet; thence South 30° 50' 00" West, continuing along said Northwesterly right-of-way line of Girvin Road, 329.45 feet to the POINT OF BEGINNING; thence continuing along said right-of-way South 30° 50' 00" West, 125.0 feet; thence South 89° 00' 00" West, 911.45 feet; thence North 01° 00' 00" West, 115.00 feet; thence South 89° 00' 00" West, 14.37 feet; thence North 00° 41' 00" West, 725.00 feet; thence North 89° 00' 00" East, 230.88 feet; thence South 61° 38' 32" East, 91.79 feet; thence South 09° 58' 12" East, 335.03 feet; thence North 66° 07' 42" East, 31.30 feet; thence South 59° 10' 00" East, 80.00 feet; thence South 30° 50' 00" West, 17.10 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 Point of Beginning.

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 THREE, 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, easements for drainage, utilities, sewers and low access 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 and are subject to the following covenants which shall run with the land; (1) the drainage easements hereby dedicated 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 right-of-ways, from adjacent land, or 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 by acceptance of this plat 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 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 lakes and filtration 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 described above, or any part 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 THREE. This indemnification shall run with the land and the assigns of Grogans Bluff Joint Venture, and shall be subject to it.

D. W. HUTSON CONSTRUCTION, INC.

Witness: Harold L. Brown

Witness: Rebecca Ann Andrews

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of March A. D., 1987, by Bruce Lingerfelt, Vice President, D. W. Hutson Construction, Inc., and Harold L. Brown Notary Public, State of Florida, at Large

My Commission Expires: 6-26-90

FIRST PIONEER CORPORATION

Witness: Melanie Little

Witness: Joni G. Oberdeck

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of March A. D., 1987, by Harold L. Brown Notary Public, State of Florida, at Large

My Commission Expires: 6-26-90

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

Witness: Linda L. Nelson

James R. Minnix, Vice President
First Federal Savings and Loan Association of Jacksonville, Inc.

Witness: Andrew D. Longoria

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23rd day of March A. D., 1987, by James R. Minnix, Vice President, First Federal Savings and Loan Association of Jacksonville, a United States of America Corporation, and Linda L. Nelson Notary Public, State of Florida, at Large

My Commission Expires: 1-19-90

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. 87-700-380 of said City adopted by its Council and approved by its Mayor.

Signed this 30th day of June A. D., 1987.

James R. Adams
Mayor of the City of Jacksonville

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

CLERK'S CERTIFICATE

87-80216

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 34-34A of the Public Records of Duval County, Florida.

Signed this 6th day of July A. D., 1987.

S. Morgan Slaughter
Clerk: S. Morgan Slaughter

By: Robert C. Forbes
Deputy Clerk

DEVELOPER'S CERTIFICATE

This is to certify that Hutson Land and Cattle Company, formerly known as D. W. Hutson Construction, Inc. and First Pioneer Corporation, was 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 20th day of March A. D., 1987.

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

Harold L. Brown
Harold L. Brown, Senior Vice President,
First Pioneer Corporation

James R. Minnix
James R. Minnix, Vice President,
First Federal Savings and Loan Association of Jacksonville, Inc.

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 23rd day of March A. D., 1987.

James D. Harrison, Jr.
James D. Harrison, Jr.,
Florida Registered Land Surveyor, No. 2647
All American Surveyors, Inc.
Jacksonville, Florida

APPROVED
DATE: 6/15/87
BY: Marvin Boutwell
CITY ENGINEER
Sk. Woodland
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
Thomas M. Bonney
ASSISTANT COUNSEL

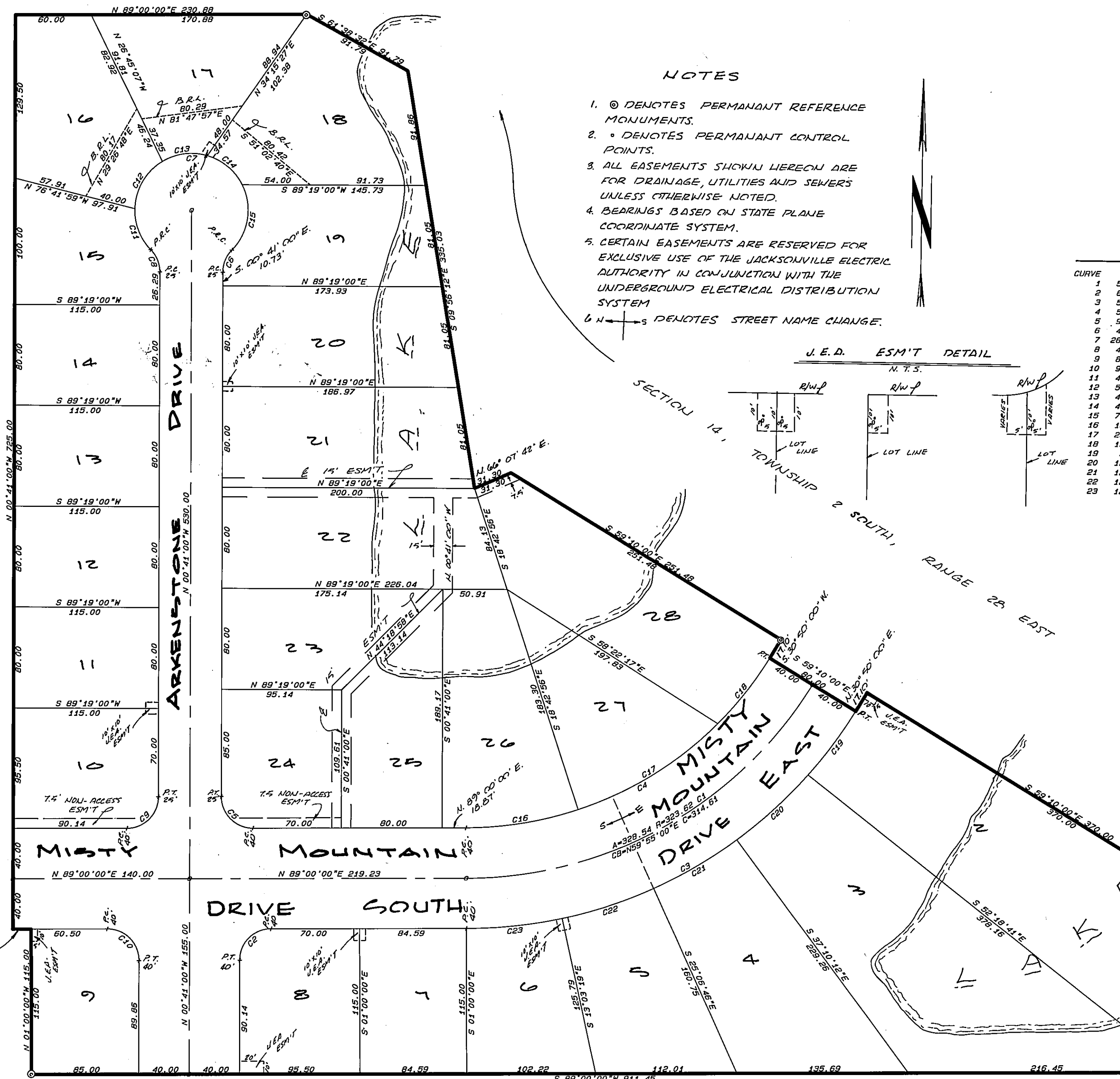


Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32216
(904) 731-0722

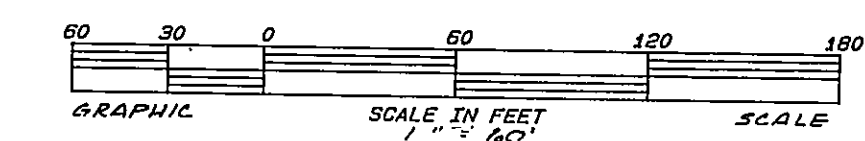
GROGANS BLUFF UNIT THREE

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

SECTION 14, TOWNSHIP 2 SOUTH, RANGE 28 EAST

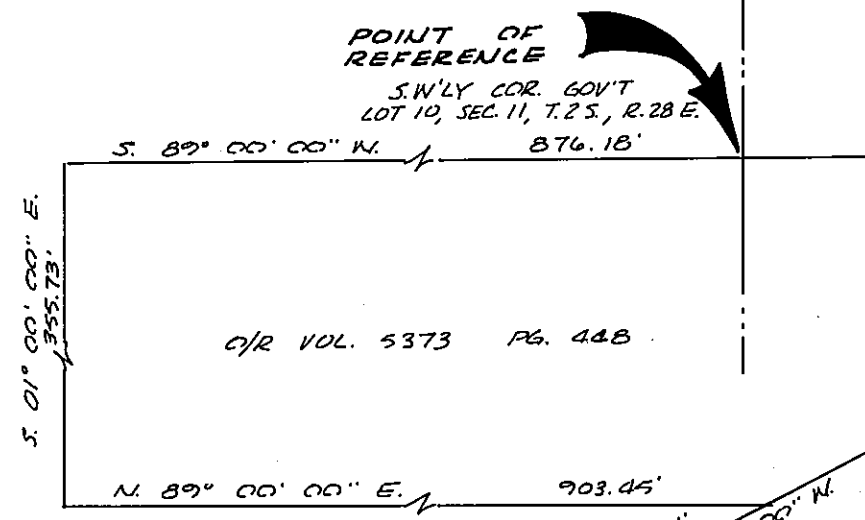


- NOTES**
1. \odot DENOTES PERMANENT REFERENCE MONUMENTS.
 2. \bullet DENOTES PERMANENT CONTROL POINTS.
 3. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS UNLESS OTHERWISE NOTED.
 4. BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM.
 5. CERTAIN EASEMENTS ARE RESERVED FOR EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 6. \rightarrow DENOTES STREET NAME CHANGE.



CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	58°10'00"	323.62	328.54	180.00	314.61	N 59°55'00"E
2	89°41'00"	25.00	39.13	24.86	35.26	N 44°09'30"E
3	58°10'00"	363.62	369.14	202.25	353.50	N 59°55'00"E
4	58°10'00"	283.62	287.93	157.75	275.72	S 59°55'00"W
5	90°19'00"	25.00	39.41	25.14	35.45	N 45°50'30"W
6	44°24'55"	25.00	19.39	10.21	18.90	N 22°53'28"E
7	268°49'50"	45.00	211.14	45.93	64.29	S 89°19'00"W
8	44°24'55"	25.00	19.39	10.21	18.90	S 22°53'28"E
9	89°41'00"	25.00	39.13	24.86	35.26	S 44°09'30"W
10	90°19'00"	25.00	39.41	25.14	35.45	S 45°50'30"W
11	45°46'15"	45.00	39.95	19.00	19.90	N 22°12'48"W
12	57°32'56"	45.00	45.20	24.71	43.32	N 29°26'48"E
13	47°09'23"	45.00	37.04	19.64	36.00	N 81°47'57"E
14	47°09'23"	45.00	37.04	19.64	36.00	S 51°02'40"E
15	71°11'54"	45.00	55.92	32.22	52.39	S 08°07'58"W
16	18°15'31"	283.62	90.39	45.59	90.00	N 79°52'20"E
17	26°29'51"	283.62	131.17	66.78	130.00	N 57°29'39"E
18	13°24'37"	283.62	66.38	33.34	66.23	N 37°32'12"E
19	9°56'22"	363.62	63.08	31.62	63.00	S 35°48'03"W
20	12°03'26"	363.62	76.52	38.40	76.38	S 46°49'05"W
21	12°03'26"	363.62	76.52	38.40	76.38	S 58°51'31"W
22	12°03'26"	363.62	76.52	38.40	76.38	S 70°54'58"W
23	12°03'19"	363.62	76.51	38.40	76.37	S 82°58'27"W



SECTION 14, TOWNSHIP 2 SOUTH, RANGE 28 EAST

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