

HAMILTON DOWNS

PLAT BOOK 49 PAGE 87
SHEET 1 OF 4 SHEETS

A PART OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 4 SOUTH, RANGE 27 EAST, TOGETHER WITH A PART OF LOTS 7 AND 8 AS SHOWN ON PLAT OF DANESE HOMESTEAD, AS RECORDED IN PLAT BOOK 7, PAGE 11 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

APPROVED
DATE: 5-19-95
For Director of Public Works
By: Philip R. Quising
City Engineer
For General Counsel
By: Cherise M. Minton
6-5-95

CAPTION

A PART OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 4 SOUTH, RANGE 27 EAST, TOGETHER WITH A PART OF LOTS 7 AND 8 AS SHOWN ON PLAT OF DANESE HOMESTEAD, AS RECORDED IN PLAT BOOK 7, PAGE 11 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 10 WITH THE NORTH RIGHT OF WAY LINE OF LOSCO ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89° 24' 50" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 194.91 FEET TO THE INTERSECTION WITH THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3213, PAGE 149 OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 24' 50" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 425.24 FEET TO THE INTERSECTION WITH THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 7208, PAGE 1698 OF THE SAID PUBLIC RECORDS; THENCE NORTH 00° 24' 23" WEST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 612.85 FEET; THENCE NORTH 88° 57' 38" EAST ALONG A SOUTH LINE OF SAID LANDS, A DISTANCE OF 26000 FEET; THENCE NORTH 00° 24' 23" WEST ALONG THE EAST LINE AND ITS NORTHERLY PROLONGATION OF SAID LANDS A DISTANCE OF 1144.32 FEET; THENCE SOUTH 89° 56' 13" EAST, A DISTANCE OF 366.23 FEET TO THE INTERSECTION WITH THE EAST LINE OF AFOREMENTIONED LOT 7 OF DANESE HOMESTEAD; THENCE SOUTH 00° 03' 47" WEST ALONG THE EAST LINE OF SAID LOTS 7 AND 8, THE SAME BEING THE EAST LINE OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 27 EAST A DISTANCE OF 472.14 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, THE SAME BEING THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH 00° 18' 31" EAST ALONG THE AFOREMENTIONED EAST LINE OF SECTION 10, A DISTANCE OF 947.86 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE AFOREMENTIONED LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3213, PAGE 149; THENCE SOUTH 89° 28' 03" WEST ALONG SAID NORTH LINE A DISTANCE OF 194.79 FEET; THENCE SOUTH 00° 17' 16" EAST ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 335.30 FEET TO THE POINT OF BEGINNING, CONTAINING 16.77 ACRES MORE OR LESS.

ADOPTION AND DEDICATION

AMERICAN NATIONAL BANK OF FLORIDA
THIS IS TO CERTIFY THAT RENEX HOMES, INC., A FLORIDA CORPORATION IS THE LAWFUL OWNER OF, OR HAS LAWFUL EASEMENT TO USE, THE LANDS DESCRIBED IN THE CAPTION HEREON AS HAMILTON DOWNS AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED; 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 LANDS AND THAT ALL RIGHTS OF WAYS, UNOBSTRUCTED DRAINAGE EASEMENTS, AND EASEMENTS FOR UTILITIES, SHOWN HEREIN, SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS; THE DEVELOPER HAS CAUSED TO BE GRANTED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT CERTAIN CONSERVATION AND PRESERVATION AREAS AS DENOTED AND SHOWN HEREIN. THE LANGUAGE, TERMS AND CONDITIONS OF SAID CONSERVATION AND PRESERVATION AREAS ARE MORE PARTICULARLY DESCRIBED IN THE GRANT OF EASEMENT, SAID GRANT OF EASEMENT BEING RECORDED SUBSEQUENT TO THE RECORDING OF THIS PLAT; TRACT "A" (LIFT STATION SITE), AND UTILITY EASEMENTS, SHOWN HEREIN, IS HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS; RENEX HOMES, INC., A FLORIDA CORPORATION 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 OCCUPANCE IN, UPON, OR AT, OR FROM THE POND(S) AND TREATMENT SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF, OR OCCASIONED WHOLLY OR IN ANY PART BY ANY ACT OF OMISSION OF DEVELOPER, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES, OR CONCESSIONAIRES WITHIN HAMILTON DOWNS. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF DEVELOPER SHALL BE SUBJECT TO IT. THE DEVELOPER HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS AND OTHER LANDS SHOWN ON THIS PLAT AND TO THEIR GUESTS, INVITEES AND DOMESTIC HELP AND TO DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVE OF UTILITIES AUTHORIZED BY THE DEVELOPER TO SERVE SUCH LANDS, HOLDERS OR MORTGAGE LIENS ON SUCH LANDS, AND SUCH OTHER PERSONS AS THE DEVELOPER FROM TIME TO TIME MAY DESIGNATE, THE NON-EXCLUSIVE AND PERPETUAL RIGHT TO INGRESS AND EGRESS OVER AND ACROSS SAID LANDS. DEVELOPER RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO, IN THE OPINION OF THE DEVELOPER, MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR A NUISANCE ON ANY PART OF THE LANDS SHOWN ON THIS PLAT. THE DEVELOPER FURTHER GRANTS TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR UTILITIES, OVER, UNDER AND ACROSS THE RIGHTS OF WAYS AS SHOWN HEREIN. THOSE EASEMENTS DESIGNATED AS "J.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, RENEX HOMES, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 27TH DAY OF APRIL A.D. 1995.

Rene Dostie, Jr.
RENE DOSTIE, JR., PRESIDENT

Katherine P. Pine
WITNESS
Katherine P. Pine
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27TH DAY OF APRIL A.D. 1995, BY RENE DOSTIE, JR., PRESIDENT OF RENEX HOMES, INC., A FLORIDA CORPORATION PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Katherine P. Pine
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Katherine P. Pine
NOTARY (PLEASE PRINT)

MY COMMISSION NUMBER
KATHERINE P. PINE
OFFICIAL NOTARY SEAL
KATHERINE P. PINE
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 62210708
MY COMMISSION EXPIRES JUNE 21, 1996
COMMISSION NUMBER

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT AMERICAN NATIONAL BANK OF FLORIDA BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DEDICATE ALL RIGHT OF WAYS FOR DRAINAGE, UTILITIES AND SEWERS SHOWN ON THIS PLAT, TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

IN WITNESS WHEREOF, AMERICAN NATIONAL BANK OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 27TH DAY OF APRIL A.D. 1995.

William Sullivan
WILLIAM SULLIVAN, SENIOR VICE PRESIDENT

Cynthia R. Carnetto
WITNESS
Cynthia R. Carnetto
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27TH DAY OF APRIL A.D. 1995 BY WILLIAM SULLIVAN, SENIOR VICE PRESIDENT, AMERICAN NATIONAL BANK OF FLORIDA PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Susan K. Renshaw
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Susan K. Renshaw
NOTARY (PLEASE PRINT)

MY COMMISSION EXPIRES
SUSAN K. RENSHAW
COMMISSION NUMBER

Notary Public, State of Florida
SUSAN K. RENSHAW
My Comm. Exp. Sept. 16, 1996
Comm. No. CC 228561

PREPARED BY
CHARLES BASSETT & ASSOCIATES, INC.
9 NORTH ACME STREET
JACKSONVILLE, FLORIDA 32211
PHONE: (904) 724-9433

HAMILTON DOWNS

PLAT BOOK 49 PAGE 87A
SHEET 2 OF 4 SHEETS

A PART OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 4 SOUTH, RANGE 27 EAST, TOGETHER WITH A PART OF LOTS 7 AND 8 AS SHOWN ON PLAT OF DANESE HOMESTEAD, AS RECORDED IN PLAT BOOK 7, PAGE 11 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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 ORDINANCE NO. 91-839-124 OF SAID CITY, ADOPTED BY ITS CITY COUNCIL, AND APPROVED BY ITS MAYOR THIS 26TH DAY OF AUGUST A.D., 1994.

Sam E. Moore
DIRECTOR OF PUBLIC WORKS

6/6/95
DATE

CLERK'S CERTIFICATE 95-107247

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 THE RECORDING, AND IS RECORDED IN PLAT BOOK 49 PAGES 87, 87A, 87B, 87C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 6TH DAY OF June A.D., 1995.

Henry W. Cook
HENRY W. COOK, CLERK OF THE CIRCUIT COURT

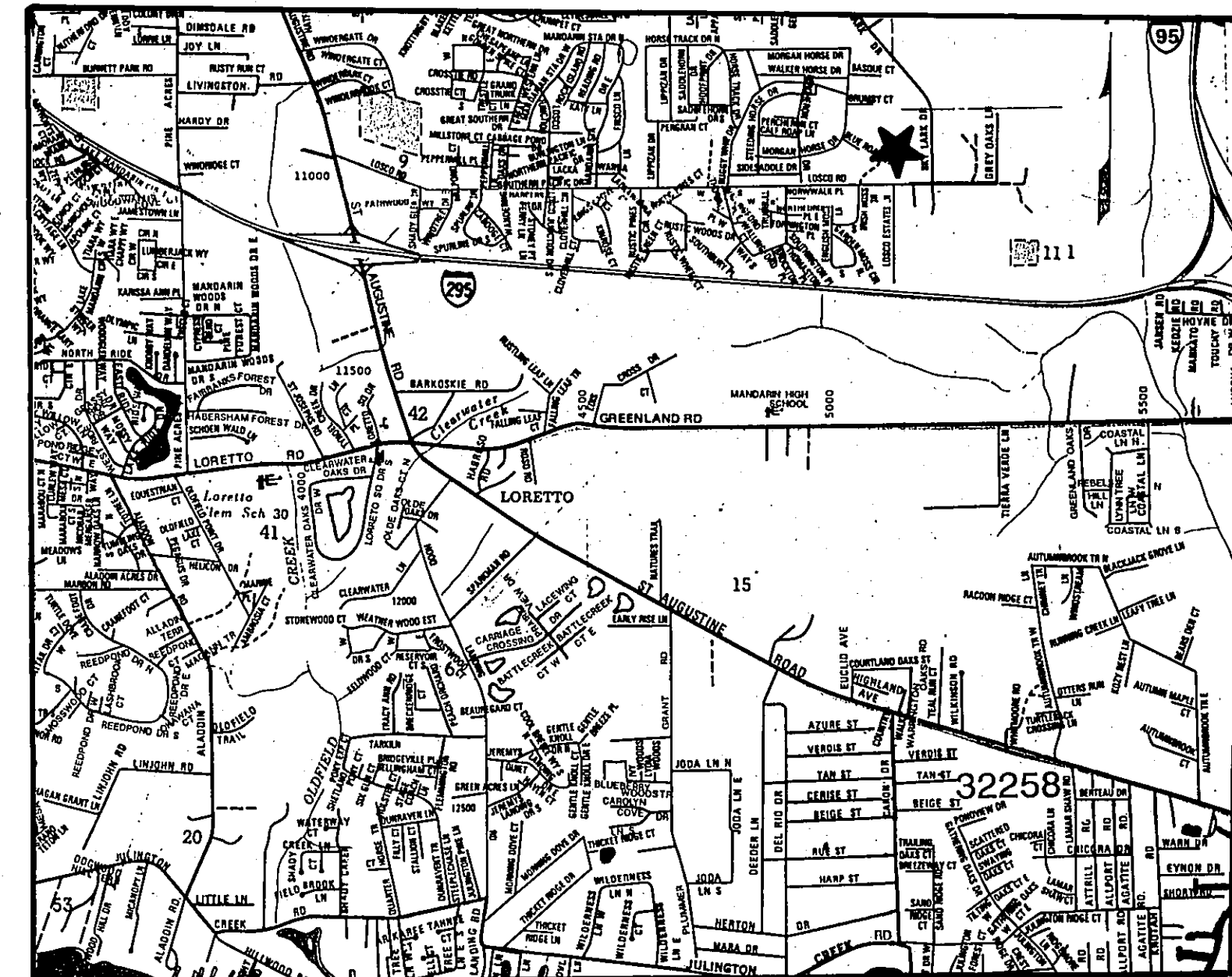
By DeWagon
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER MY 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 HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 27TH DAY OF APRIL A.D., 1995.

Charles L. Bassett
FLORIDA REGISTERED LAND SURVEYOR NO. 1576



VICINITY MAP
NOT TO SCALE

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HAMILTON DOWNS

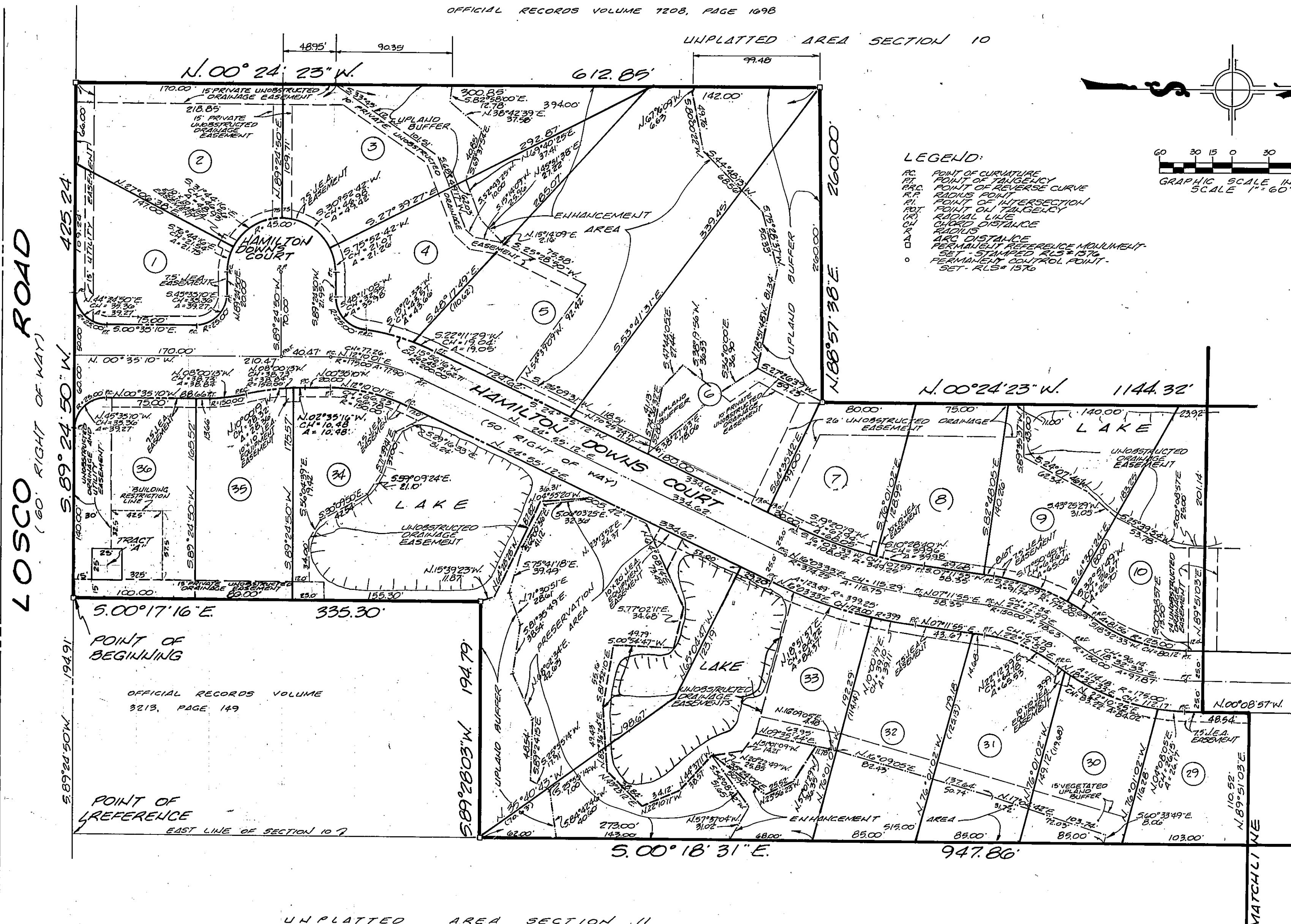
PLAT BOOK 49 PAGE 87B

SHEET 3 OF 4 SHEETS

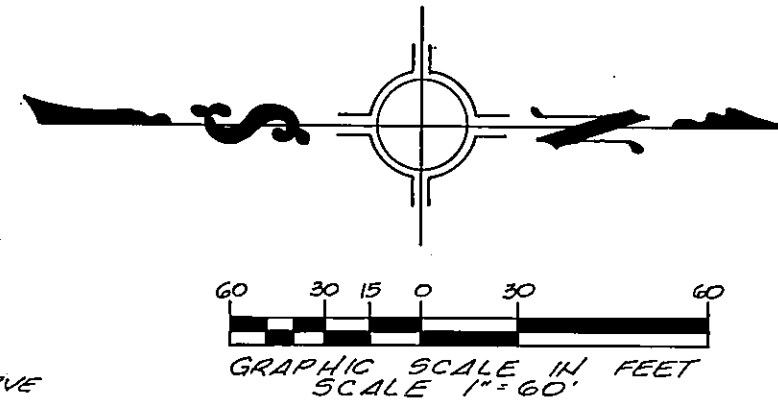
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OFFICIAL RECORDS VOLUME 7208, PAGE 1698

UNPLATTED AREA SECTION 10



- LEGEND:
- PC POINT OF CURVATURE
 - PTC POINT OF TANGENCY
 - PRC POINT OF REVERSE CURVE
 - RF RADIUS POINT
 - PI POINT OF INTERSECTION
 - PT POINT OF TANGENCY
 - RL RADIAL LINE
 - CD CIRCULAR DISTANCE
 - CD ARC DISTANCE
 - PERM PERMANENT REFERENCE MONUMENT
 - SET SET
 - PERM PERMANENT CONTROL POINT
 - SET SET



LOS CO ROAD
(60' RIGHT OF WAY)

POINT OF BEGINNING

OFFICIAL RECORDS VOLUME 3213, PAGE 149

POINT OF REFERENCE

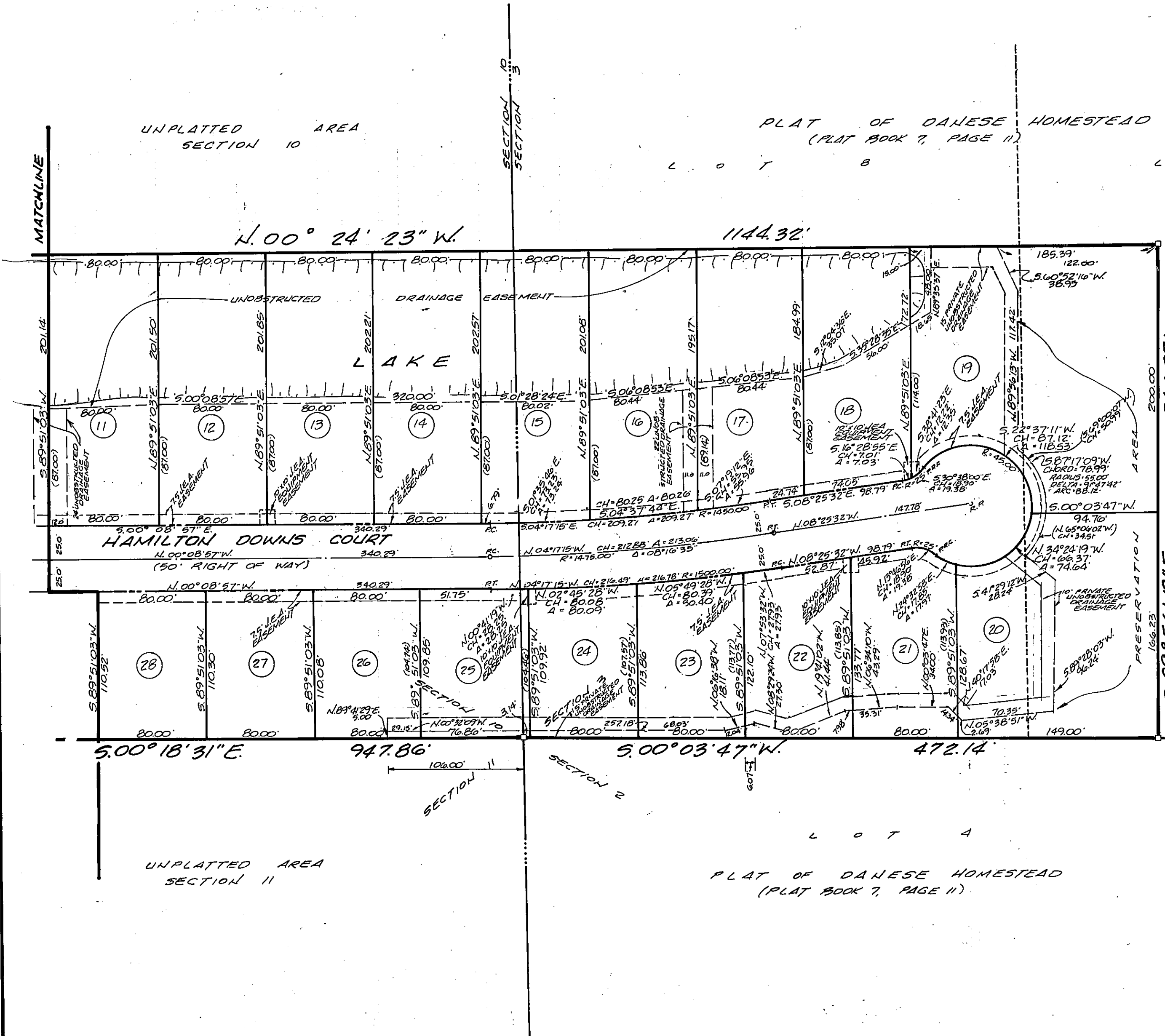
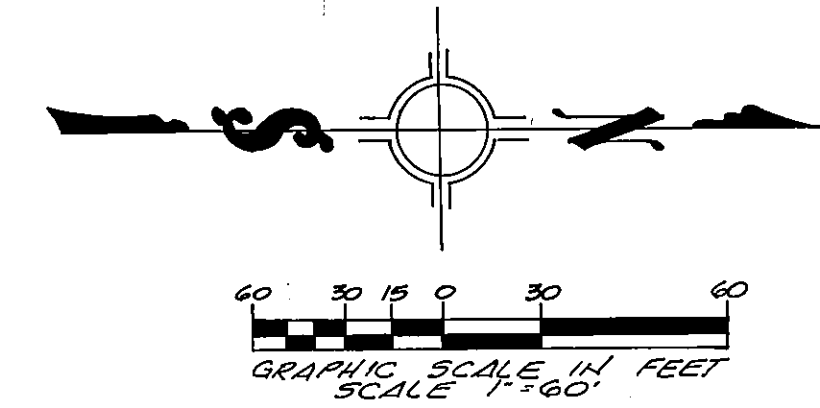
EAST LINE OF SECTION 10

UNPLATTED AREA SECTION 11

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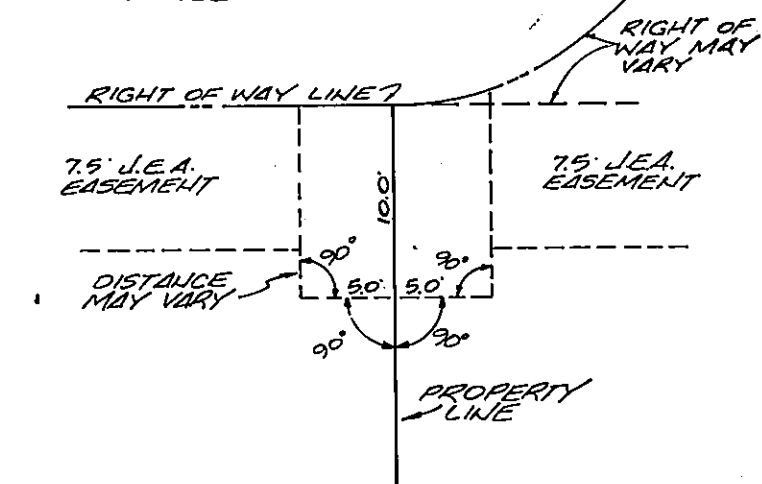
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GENERAL NOTES:

- BEARINGS AND DISTANCES ON CURVILINEAR LINES REFER TO THE CHORD.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND SYSTEM.
- WEST LINE OF OFFICIAL RECORDS VOLUME 3213, PAGE 149 AS BEING 500' 11" 1/2".

TYPICAL J.E.A. EQUIPMENT EASEMENTS
SCALE: 1"=20'



LEGEND:

- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVE
- RP RADIUS POINT
- PI POINT OF INTERSECTION
- PT POINT ON TANGENCY
- CL CHORD LINE
- CD CHORD DISTANCE
- R RADIUS
- ARC ARC DISTANCE
- PERMANENT REFERENCE MONUMENT
- SET - STAMPED RLS # 1576
- PERMANENT CONTROL POINT
- SET - RLS # 1576

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