

# Hawkins Cove Unit One

BEING A PORTION OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 52 PAGE 20  
PAGE 1 OF 3 PAGES

TAXES PAID THRU 1997

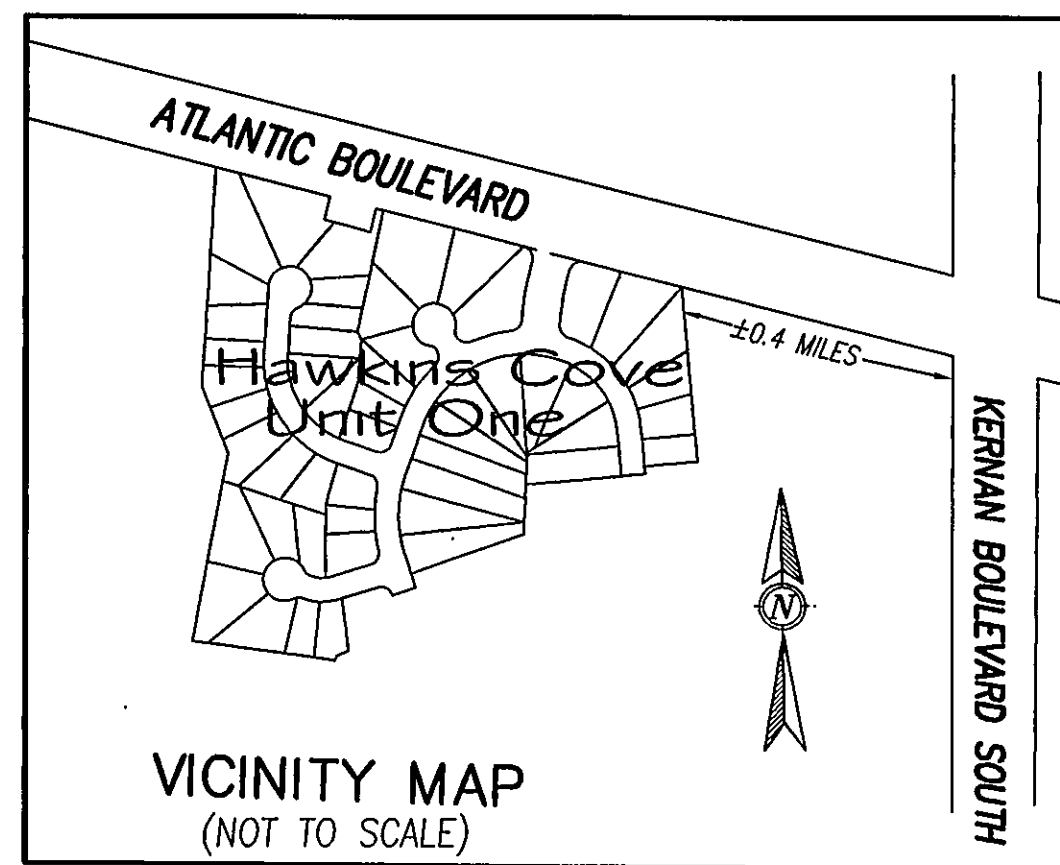
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### CAPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF KERNAN BOULEVARD SOUTH (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST MENTIONED RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 11549.49 FEET, A CHORD BEARING AND DISTANCE OF NORTH 76°10'30"WEST, 346.31 FEET; THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE IN THE NORTHERLY RIGHT-OF-WAY LINE OF THE FORMER ALIGNMENT OF ATLANTIC BOULEVARD, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 7211.97 FEET, A CHORD BEARING AND DISTANCE OF NORTH 88°11'52"EAST, 1.16 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (AS NOW ESTABLISHED); THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST MENTIONED RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 11549.16 FEET, A CHORD BEARING AND DISTANCE OF NORTH 73°19'46"WEST, 802.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ATLANTIC BOULEVARD, THE FOLLOWING 5 COURSES, COURSE NO.1: THENCE NORTH 71°20'14"WEST, 324.64 FEET; COURSE NO.2: THENCE SOUTH 18°39'46"WEST, 50.0 FEET; COURSE NO.3: THENCE NORTH 71°20'14"WEST, 100.0 FEET; COURSE NO.4: THENCE NORTH 18°39'46"EAST, 50.0 FEET; COURSE NO.5: THENCE NORTH 71°20'14"WEST, 582.41 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 00°44'44"EAST, 365.97 FEET; THENCE SOUTH 89°15'16"WEST, 110.05 FEET; THENCE SOUTH 00°44'44"EAST, 15.87 FEET; THENCE SOUTH 89°15'16"WEST, 249.97 FEET; THENCE SOUTH 06°46'11"WEST, 103.39 FEET; THENCE SOUTH 75°04'01"WEST, 250.28 FEET; THENCE SOUTH 13°13'43"EAST, 31.28 FEET; THENCE SOUTH 76°46'17"WEST, 50.0 FEET; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 58°13'43"WEST, 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 76°46'17"WEST, 78.0 FEET; THENCE SOUTH 02°34'06"EAST, 110.82 FEET; THENCE SOUTH 70°35'41"WEST, 26.60 FEET; THENCE SOUTH 29°21'39"WEST, 10.06 FEET; THENCE NORTH 77°58'53"WEST, 299.24 FEET; THENCE NORTH 15°00'00"EAST, 400.0 FEET; THENCE NORTH 17°00'00"WEST, 150.0 FEET; THENCE NORTH 08°00'00"EAST, 456.64 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING 5 COURSES, COURSE NO.1: SOUTH 71°20'14"EAST, 245.68 FEET; COURSE NO.2: SOUTH 18°39'46"WEST, 50.0 FEET; COURSE NO.3: SOUTH 71°20'14"EAST, 100.0 FEET; COURSE NO.4: NORTH 18°39'46"EAST, 50.0 FEET; COURSE NO.5: SOUTH 71°20'14"EAST, 658.15 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 15.80 ACRES, MORE OR LESS.



### ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT HUTSON LAND COMPANY, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS HAWKINS COVE UNIT ONE, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, DRAINAGE EASEMENTS, EXCEPT THE PRIVATE LANDSCAPE, SIGN AND BERM EASEMENT AND THE PRIVATE UNDISTURBED NATURAL TREATMENT EASEMENT WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS AND EXCEPT THE JACKSONVILLE ELECTRIC AUTHORITY EASEMENT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE 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 LAKE/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (ROADS, PARKWAYS, LANES AND COURTS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (ROADS, PARKWAYS, LANES AND COURTS); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS 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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES.

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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, 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 LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN HAWKINS COVE UNIT ONE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

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

THESE EASEMENTS DESIGNATED AS 'J.E.A.E.' ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF THE ABOVE NAMED HUTSON LAND COMPANY, INC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 5 DAY OF August, 1998

HUTSON LAND COMPANY, INC.

WITNESS: Elinore C. Cox DONALD P. HINSON, PRESIDENT OF HUTSON LAND COMPANY, INC.  
ELINORE C. COX  
WITNESS: Deborah H. Dunbar  
DEBORAH H. DUNBAR

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5 DAY OF August, A.D., 1998 BY DONALD P. HINSON, PRESIDENT OF HUTSON LAND COMPANY, INC.

HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.  
Elinore C. Cox Nov 15 2001  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES:

ELINORE C. COX  
Notary Public - State of Florida  
My Commission Expires Nov 15, 2001  
Commission # CC 689638



PSD NO. 96-043  
CD NO. 3328  
PUD NO. 97-53-E

Approved 8/19/98  
Date  
H. Hall  
City Engineer  
for Director of Public Works  
Approved 8/25/98  
Date  
Thomas R. Melton  
for General Counsel

### CLERK'S CERTIFICATE: 98208693

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 52 PAGES 20, 20A, 20B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 26<sup>th</sup> DAY OF August, A.D., 1998  
Henry W. Cook BY: By DeVaughn  
CLERK: HENRY W. COOK DEPUTY CLERK

### 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 CHAPTER 654, ORDINANCE CODE

THIS 25<sup>th</sup> DAY OF August, A.D., 1998  
Glenn E. McGregor  
DIRECTOR OF PUBLIC WORKS

### PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 19<sup>th</sup> DAY OF August, 1998  
GLENNE. MCGREGOR, PLS Glenn E. McGregor  
PROFESSIONAL LAND SURVEYOR NO. 4252

### NOTICE:

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

HAWKUNIT1.dwg 7-31-98 9:13:14 am EST

### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS 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 THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., CHAPTER 61G17-6.003 F.A.C. AND SECTION 654.110 ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 19<sup>th</sup> DAY OF AUGUST A.D., 1998

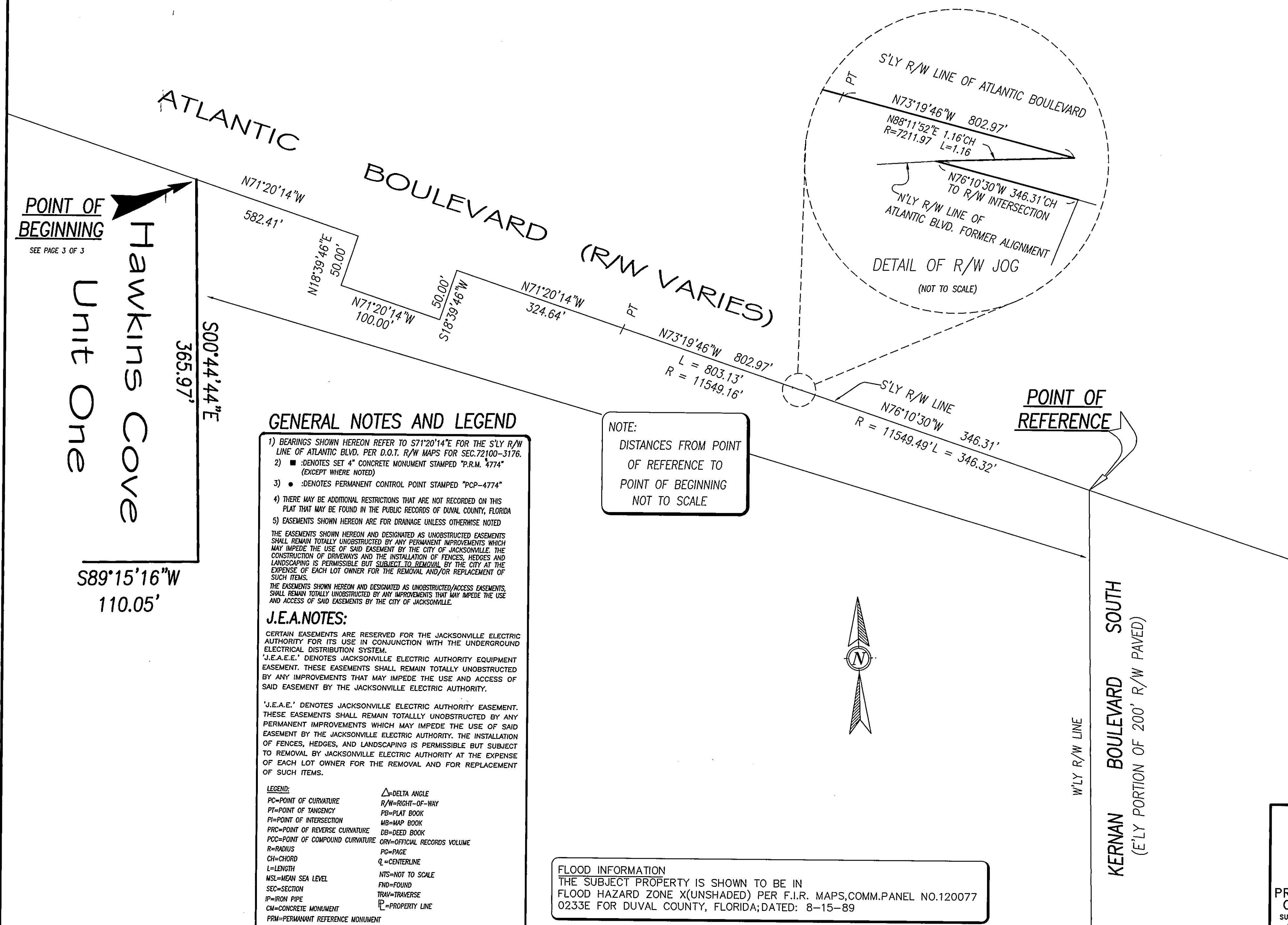
John M. James  
JOHN M. JAMES  
FLORIDA REGISTERED SURVEYOR & MAPPER NO. 4774  
PRIVETT & ASSOC. OF FLORIDA, INC.

# Hawkins Cove Unit One

BEING A PORTION OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **52** PAGE **20A**

PAGE 2 OF 3 PAGES



## GENERAL NOTES AND LEGEND

- 1) BEARINGS SHOWN HEREON REFER TO S71°20'14"E FOR THE S'LY R/W LINE OF ATLANTIC BLVD. PER D.O.T. R/W MAPS FOR SEC.72100-3176.
- 2) ■ :DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. 4774" (EXCEPT WHERE NOTED)
- 3) ● :DENOTES PERMANENT CONTROL POINT STAMPED "PCP-4774"
- 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
- 5) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS OTHERWISE NOTED

THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.

### J.E.A. NOTES:

CERTAIN EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

"J.E.A.E.E." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.

"J.E.A.E." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

### LEGEND:

PC=POINT OF CURVATURE	△=DELTA ANGLE
PT=POINT OF TANGENCY	R/W=RIGHT-OF-WAY
PI=POINT OF INTERSECTION	PB=PLAT BOOK
PRC=POINT OF REVERSE CURVATURE	MB=MAP BOOK
PCC=POINT OF COMPOUND CURVATURE	DB=DEED BOOK
R=RADIUS	ORV=OFFICIAL RECORDS VOLUME
CH=CHORD	PG=PAGE
L=LENGTH	Q=CENTERLINE
MSL=MEAN SEA LEVEL	NTS=NOT TO SCALE
SEC=SECTION	FND=FOUND
IP=IRON PIPE	TRAV=TRAVERSE
CM=CONCRETE MONUMENT	PL=PROPERTY LINE
PRM=PERMANENT REFERENCE MONUMENT	
SJRWIND= ST. JOHNS RIVER WATER MANAGEMENT DISTRICT	
APPROX. = APPROXIMATE	

NOTE:  
DISTANCES FROM POINT OF REFERENCE TO POINT OF BEGINNING NOT TO SCALE

FLOOD INFORMATION  
THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE X(UNSHADED) PER F.I.R. MAPS, COMM. PANEL NO. 120077 0233E FOR DUVAL COUNTY, FLORIDA; DATED: 8-15-89

PSD NO. 96-043  
CD NO. 3328  
PUD NO. 97-53-E

PREPARED BY:

**PRIVETT & ASSOC. OF FLORIDA, INC.**  
SURVEYORS AND LAND PLANNERS  
2732 TOWNSEND BOULEVARD  
JACKSONVILLE, FLORIDA, 32211  
(904) 743-7658

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