

# HEAVEN TREES UNIT THREE

A PORTION OF THE J. GARCIA GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE J. SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

**CAPTION**

A PORTION OF THE J. GARCIA GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE J. SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEASTERLY CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3639, PAGE 606 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING SITUATE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD ACOSTA ROAD, (A RIGHT-OF-WAY WITH VARIABLE WIDTHS); THENCE SOUTH 14°50'13" WEST, ALONG THE EASTERLY LINE OF THOSE LANDS THEREOF, A DISTANCE OF 269.95 FEET TO THE SOUTHEASTERLY CORNER OF THOSE LANDS THEREOF AND THE POINT OF BEGINNING; THENCE SOUTH 41°39'09" EAST, A DISTANCE OF 137.00 FEET; THENCE SOUTH 82°39'43" EAST, A DISTANCE OF 105.00 FEET; THENCE NORTH 71°05'28" EAST, A DISTANCE OF 105.08 FEET TO A POINT SITUATE ON A CURVE LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 252.93 FEET, AN ARC LENGTH OF 60.14', SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°10'31" EAST, 60.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 34.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°49'51" WEST, 32.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°38'56" WEST, A DISTANCE OF 4.53 FEET; THENCE SOUTH 45°21'04" EAST, A DISTANCE OF 50.00 FEET TO A POINT SITUATE ON A CURVE LEADING NORTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°38'56" EAST, 35.36 FEET TO A POINT ON SAID CURVE; THENCE NORTH 44°38'56" EAST DEPARTING FROM SAID CURVE, A DISTANCE OF 50.00 FEET; THENCE NORTH 45°21'04" WEST, A DISTANCE OF 41.24 FEET; THENCE NORTH 80°10'25" EAST, A DISTANCE OF 129.53 FEET; THENCE SOUTH 82°41'07" EAST, A DISTANCE OF 73.25 FEET; THENCE SOUTH 69°34'20" EAST, A DISTANCE OF 143.05 FEET; THENCE SOUTH 22°20'41" WEST, A DISTANCE OF 88.00 FEET; THENCE SOUTH 09°29'29" WEST, A DISTANCE OF 72.15 FEET; THENCE SOUTH 18°05'07" WEST, A DISTANCE OF 153.74 FEET; THENCE SOUTH 71°31'08" WEST, A DISTANCE OF 153.47 FEET; THENCE SOUTH 58°39'19" WEST, A DISTANCE OF 327.98 FEET; THENCE SOUTH 03°13'02" WEST A DISTANCE OF 85.00 FEET; THENCE NORTH 88°18'47" WEST, A DISTANCE OF 110.92 FEET TO A POINT SITUATE ON A CURVE LEADING SOUTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 521.55 FEET, AN ARC LENGTH OF 54.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°09'26" WEST, 54.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°44'21" EAST, 35.30 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 03°20'41" WEST, DEPARTING FROM SAID CURVE, A DISTANCE OF 50.00 FEET; THENCE NORTH 86°39'19" WEST, A DISTANCE OF 2.83 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°14'48" WEST, 34.79 FEET TO A POINT ON SAID CURVE; THENCE NORTH 84°51'04" WEST, DEPARTING FROM SAID CURVE, A DISTANCE OF 50.00 FEET; THENCE NORTH 05°08'56" EAST, A DISTANCE OF 74.25 FEET; THENCE NORTH 84°07'56" WEST, A DISTANCE OF 302 FEET, MORE OR LESS, TO ITS INTERSECTION, WITH THE CENTERLINE OF CORMORANT CREEK; THENCE IN A NORTHWESTERLY AND NORTHERLY DIRECTION, ALONG THE MEANDERINGS THEREOF, A DISTANCE OF 1070 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF SAID LANDS IN OFFICIAL RECORDS VOLUME 3639, PAGE 606; THENCE SOUTH 80°54'43" EAST, DEPARTING FROM SAID CENTERLINE AND ALONG SAID SOUTHERLY LINE, 485 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**ADOPTION AND DEDICATION**

THIS IS TO CERTIFY THAT HUTSON LAND COMPANY, INC. IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS HEAVEN TREES UNIT THREE, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED; THAT FIRST UNION NATIONAL BANK OF FLORIDA, IS THE HOLDER OF THE MORTGAGE ON SAID LANDS AND THAT THIS PLAT MADE IN ACCORDANCE WITH SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL RIGHT-OF-WAYS, NON-ACCESS EASEMENTS AND EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS ARE HEREBY IRREVOCABLY WITHOUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS AND THAT ALL PRIVATE EASEMENTS ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE DEVELOPER AND ITS SUCCESSORS AND GRANTEE, IF ANY OF SAID EASEMENTS. THE DRAINAGE EASEMENT THROUGH AND OVER THE RETENTION PONDS 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 PONDS AND TREATMENT 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 RETENTION POND AND TREATMENT SYSTEMS WITHOUT 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 ABUTTING PROPERTY OWNERS, AND THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS AND ANIMALS, SOIL, CHEMICALS OR ANY OTHER SUBSTANCE OR THING MAY EVEN BE OR COME WITHIN SAID RETENTION POND OR TREATMENT 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; (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 RETENTION PONDS AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE RETENTION PONDS AND TREATMENT SYSTEMS AND THAT WHICH RETAINS IT TO EFFECT ADEQUATE DRAINAGE, INCLUDING, BUT NOT LIMITED TO THE RIGHT TO REMOVE ANY WATER CONTROL STRUCTURES OR ANY PART THEREOF. HUTSON LAND COMPANY, INC. 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 RETENTION PONDS AND TREATMENT SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF OR OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF HUTSON LAND COMPANY, INC. ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN HEAVEN TREES UNIT THREE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF HUTSON LAND COMPANY, INC. AND SHALL BE SUBJECT TO IT. 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 THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR RESPECTIVE AGENTS AND SEALS AFFIXED, THIS 2nd DAY OF February A.D., 1994

APPROVED  
DATE: 8.2.94  
For Director of Public Works  
By: Philip R. Ginsburg  
City Engineer  
For General Counsel  
By: Sherrill M. Waters

**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. 93-2093-1255, OF SAID CITY ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 19th DAY OF JANUARY, A.D., 1994.

John E. Mauro  
DIRECTOR OF PUBLIC WORKS  
DATE: 8/3/94

**CLERK'S CERTIFICATE 94-0116582**

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 49, PAGES 20-20C, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.  
SIGNED THIS 4th DAY OF August, A.D., 1994.

Henry W. Cook  
CLERK HENRY W. COOK  
Bobby Kaulback  
DEPUTY CLERK

**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 22nd DAY OF April, A.D., 1993.  
James D. Harrison, Jr.  
JAMES D. HARRISON, JR.  
FLORIDA REGISTERED LAND SURVEYOR, NO. 2647  
ALL AMERICAN SURVEYORS, INC.  
JACKSONVILLE, FLORIDA

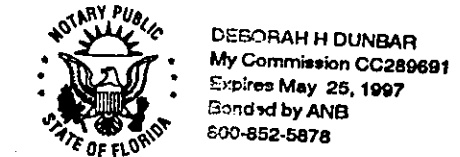
WITNESS: Deborah H. Dunbar  
Deborah H. Dunbar  
HUTSON LAND COMPANY, INC.

WITNESS: Donald P. Hinson  
DONALD P. HINSON  
PRESIDENT  
HUTSON LAND COMPANY, INC.

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF February A.D., 1994 BY DONALD P. HINSON, PRESIDENT, HUTSON LAND COMPANY, INC., HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Deborah H. Dunbar  
NOTARY, (SIGNATURE)  
COMMISSION NUMBER CC28969  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE



Deborah H. Dunbar  
NOTARY, (PLEASE PRINT)  
MY COMMISSION EXPIRES:  
5/25/97

WITNESS: Pamela Clowers  
PAMELA CLOWERS  
FIRST UNION NATIONAL BANK OF FLORIDA

WITNESS: Michael J. Zambetti, Jr.  
MICHAEL J. ZAMBETTI, JR.  
VICE PRESIDENT  
FIRST UNION NATIONAL BANK OF FLORIDA

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF February A.D., 1994 BY MICHAEL J. ZAMBETTI, JR., VICE PRESIDENT, FIRST UNION NATIONAL BANK OF FLORIDA, HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Pamela Clowers  
NOTARY, (SIGNATURE)  
COMMISSION NUMBER: CC154396  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

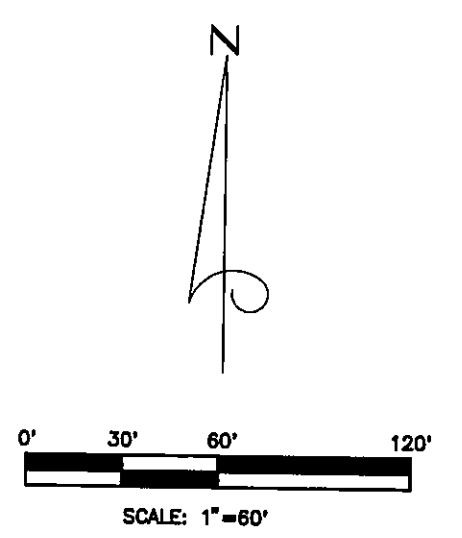
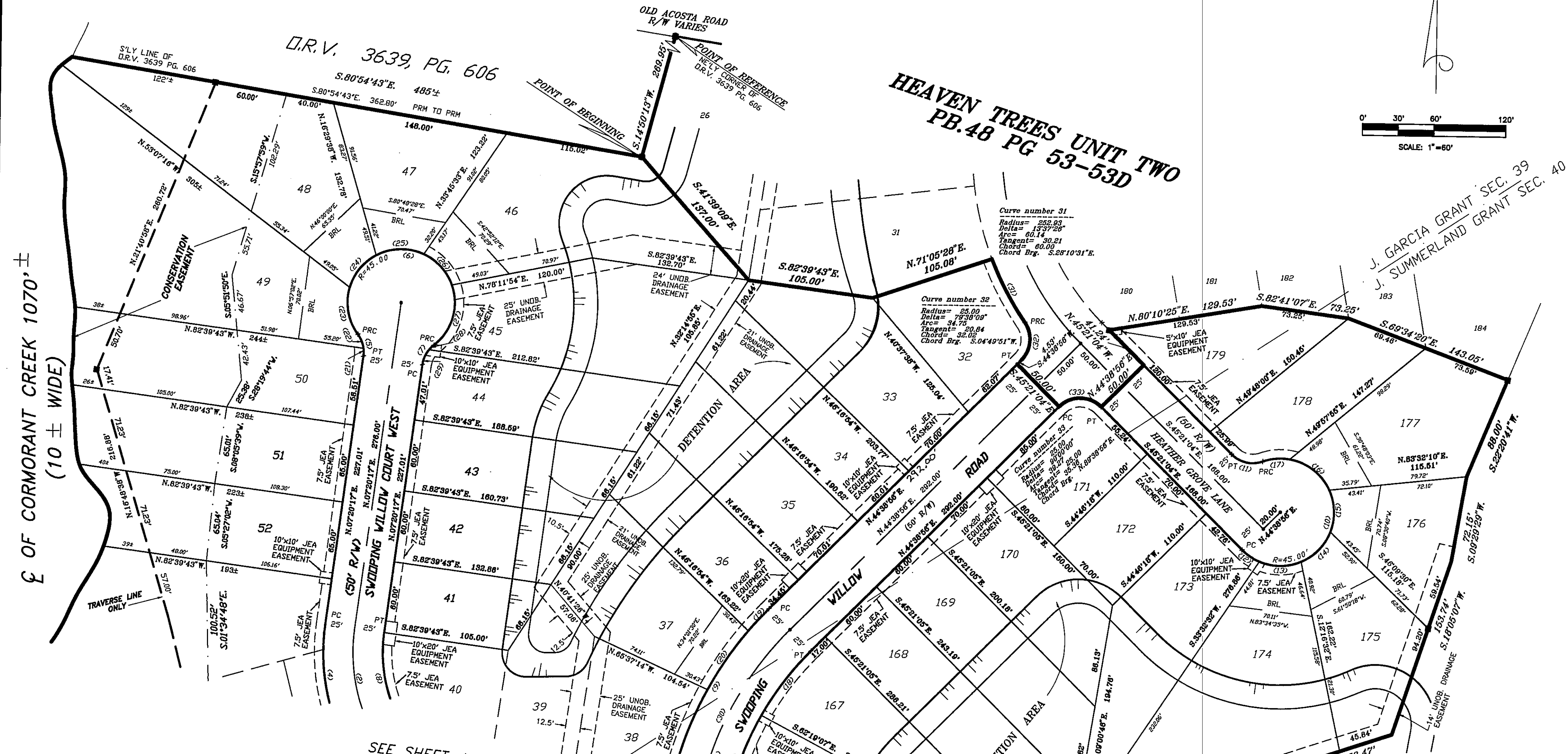
Pamela Clowers  
NOTARY, (PLEASE PRINT)  
MY COMMISSION EXPIRES:  
10/22/95

Prepared By:  
ALL AMERICAN SURVEYORS, INC.  
8789 SAN JOSE BLVD., SUITE 301  
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(904) 739-2217  
P.S.D. No. 92-024



# HEAVEN TREES UNIT THREE

A PORTION OF THE J. GARCIA GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE J. SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE DUVAL COUNTY, FLORIDA



±  
E OF CORMORANT CREEK 1070' ±  
(10 ± WIDE)

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	275.00'	51°00'00"	244.78'	131.17'	236.78'	N19°08'56"E
2	144.98'	98°45'00"	249.87'	169.00'	220.04'	N42°02'13"W
3	250.00'	51°00'00"	222.53'	119.24'	215.26'	N19°08'56"E
4	163.98'	98°45'00"	292.96'	198.14'	258.03'	N42°02'13"W
5	250.00'	51°00'00"	19.38'	10.21'	18.90'	S14°52'11"E
6	250.00'	268°49'50"	211.14'	-45.93'	64.29'	S82°39'43"E
7	250.00'	44°24'55"	19.38'	10.21'	18.90'	N89°32'45"E
8	119.98'	98°45'00"	206.79'	139.86'	192.13'	N42°02'13"W
9	300.00'	30°43'28"	160.97'	82.42'	158.95'	N29°17'12"E
10	45.00'	244°23'23"	192.13'	-71.19'	76.06'	S12°20'14"W
11	250.00'	64°37'23"	28.20'	15.01'	26.73'	N77°39'46"W
12	45.00'	22°23'18"	17.58'	8.91'	17.47'	S56°32'44"E
13	45.00'	45°46'15"	35.95'	19.00'	35.00'	N89°22'30"E
14	45.00'	45°46'15"	35.95'	19.00'	35.00'	N43°36'15"E
15	45.00'	45°46'15"	35.95'	19.00'	35.00'	N02°10'00"W
16	45.00'	55°38'11"	43.70'	23.74'	42.00'	N52°52'12"W
17	45.00'	29°17'10"	23.00'	11.76'	22.75'	S84°40'08"W
18	250.00'	15°39'44"	68.34'	34.38'	68.13'	S36°49'04"W
19	300.00'	04°53'04"	25.59'	12.80'	25.57'	S42°12'23"W
20	300.00'	11°28'42"	60.10'	30.15'	60.00'	S34°01'39"W
21	250.00'	15°02'38"	6.56'	3.30'	6.55'	N00°11'09"W
22	250.00'	29°22'10"	12.81'	6.55'	12.68'	N22°23'33"W
23	45.00'	52°46'32"	41.45'	22.33'	40.00'	N10°41'22"W
24	45.00'	45°46'15"	35.95'	19.00'	35.00'	N38°35'01"E
25	45.00'	52°46'32"	41.45'	22.33'	40.00'	N87°51'25"E
26	45.00'	45°46'15"	35.95'	19.00'	35.00'	S42°52'12"E
27	45.00'	71°44'16"	56.34'	32.54'	52.73'	S15°53'04"W
28	250.00'	13°06'39"	5.78'	2.87'	5.71'	S45°11'33"W
29	250.00'	31°18'18"	13.65'	7.00'	13.49'	S22°59'26"W
30	275.00'	38°32'51"	185.02'	96.16'	181.55'	S23°22'30"W

SEE SHEET 4 OF 4

PREPARED BY:  
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