

HERONVIEW

A PORTION OF SECTION 52, TOWNSHIP 4 SOUTH, RANGE 27 EAST, TOGETHER WITH LOT 11 AND A PORTION OF LOTS 9 AND 10, AS SHOWN ON THE MAP OF COOPER'S SUBDIVISION, PART OF THE A. GAY GRANT, AS RECORDED IN PLAT BOOK 6, PAGE 26, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A portion of Section 52, Township 4 South, Range 27 East, together with Lot 11 and a portion of Lots 9 and 10, as shown on the map of Cooper's Subdivision, a part of the A. Gay Grant, as recorded in Plat Book 6, Page 26, of the Current Public Records of the City of Jacksonville, Duval County, Florida, being more particularly described as follows: BEGIN at the Southeast corner of Mallard Cove Unit Three, as recorded in Plat Book 45, Pages 54, 54A, and 54B, of the Current Public Records of said County; thence North 13°41'51" West, along the Easterly boundary line of said Mallard Cove Unit Three and the Northerly prolongation thereof, 1417.40 feet to the Northwesterly corner of said Lot 9, Cooper's Subdivision; thence North 75°03'41" East, along the Northerly boundary line of said Lot 9; thence South 42°07'01" East, departing from said Northerly boundary line, 440.00 feet; thence North 72°54'53" East, 464.76 feet to a point situate on a curve leading Southeasterly and lying on the Southwesterly right-of-way line of the proposed Losco Road Extension, (a 125 foot right-of-way); thence along and around the arc of the curve in said proposed right-of-way line, said curve being concave Northeasterly and having a radius of 1522.50 feet, an arc length of 1524.67 feet, said arc being subtended by a chord bearing and distance of South 48°25'20" East, 1523.56 feet to a point situate on the Northerly boundary line of the Plat of Danesa Homestead, as recorded in Plat Book 7, Page 11, of the Current Public Records of said County; thence South 75°03'41" West, along said Northerly boundary line and the Southerly boundary line of said Lot 11, Cooper's Subdivision, and the Northerly boundary line of Hunters Point at Mandarin Unit 1, as recorded in Plat Book 36, Pages 54 and 54A, of the Current Public Records of said County, 1691.59 feet to the Southeasterly corner of those lands described and recorded in Official Records Volume 5201, Page 213, of the Current Public Records of said County; thence North 13°41'51" West, along the Easterly boundary line of last said lands, 227.70 feet to THE POINT OF BEGINNING.

APPROVED
DATE: 4-5-93
For Director of Public Works
By: Cecil H. Rowland
City Engineer
For General Council
By: Therese M. Mather

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. 93-327-136, of said City adopted by its Council and approved by its Mayor this 16th day of APRIL, A. D., 1992.

Sam E. Murrell
Director of Public Works

Date: 4/23/93

CLERK'S CERTIFICATE 93-0049437

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 48, Pages 44B, 45, 46, 46A, 46B.
Signed this 23rd day of April, A. D., 1993.

Hemmy W. Cook
Clerk: Hemmy W. Cook

By: H. Y. Ogleon
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 1st day of April, A. D., 1992.

James P. Harrison, Jr.
Florida Registered Land Surveyor No. 2547
All American Surveyors, Inc.
Jacksonville, Florida

ADOPTION AND DEDICATION

This is to certify that Skylark Partners, a Florida general partnership, is the lawful owner of the lands described in the caption hereon known as HERONVIEW, and has caused the same to be surveyed and subdivided; 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, 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. 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 ponds 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 retention ponds and treatment systems shown on this plat are owned in fee simple title by the abutting property 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 retention ponds 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 level control structures or any part thereof. Skylark Partners, 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, occasioned wholly or in part by any act or omission of Skylark Partners, its agents, contractors, employees, servants, licensees or concessionaires with HERONVIEW. This indemnification shall run with the land and the assigns of Skylark Partners, and shall be subject to it. The Jacksonville Electric Authority easements as shown are hereby dedicated to the Jacksonville Electric Authority and its successors for their use in its underground electric distribution system. The private easements, conservation easements and rear lot treatment area, shown hereon shall be owned by the abutting land owners and shall be maintained and comply with the rules and regulations set forth by the Owners Association, Inc..

In witness thereof the above named Partnership and Corporation have caused these presents to be executed by their respective agents and seals affixed, this 2^d day of March, A. D., 1992.

SKYLARK PARTNERS a Florida General Partnership

Witness: Mary Louie Crowe

V. Hawley Smith, Jr.
V. Hawley Smith, Jr., General Partner
Skylark Partners

Witness: Jana Strickwell

GRAN CENTRAL CORPORATION a Florida Corporation

This is to certify that Gran Central Corporation is the lawful owner of a portion of the lands described in the caption hereon known as HERONVIEW and further enters into the Adoption and Dedication of said Plat.

In witness thereof the above named Corporation has caused these presents to be executed by their respective agents and seals affixed, this 23rd day of April, 1993.

Witness: Andrew K. Ome

William E. Durham
William E. Durham
Vice President
Gran Central Corporation

Witness: Judith Siga

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23rd day of April, 1993, A.D., by William E. Durham, Vice President, Gran Central Corporation, he is personally known to me and no oath was taken.

Stuart X. Smith
Notary Public, State of Florida, at Large

My Commission Expires:
Nov. 12 1995
Com. No. CC15 9425

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2nd day of March, A. D., 1992, by V. Hawley Smith, Jr., General Partner, Skylark Partners, he is personally known to me and no oath was taken.

Kathleen M. Keenan
Notary Public, State of Florida, at Large

Witness: Jessica M. Powell

Earl B. McCabe
Earl B. McCabe, General Partner
Skylark Partners

Witness: James D. Kimball

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1st day of MARCH, A. D., 1992, by Earl B. McCabe, General Partner, Skylark Partners, he is personally known to me and no oath was taken.

Cherrie J. Bennett
Notary Public, State of Florida, at Large

My Commission Expires: 3-21-95
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MARCH 21, 1995 - I
CONCEDE THY AGENT'S NOTARY BROKERAGE

Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32257
(904) 268-4155

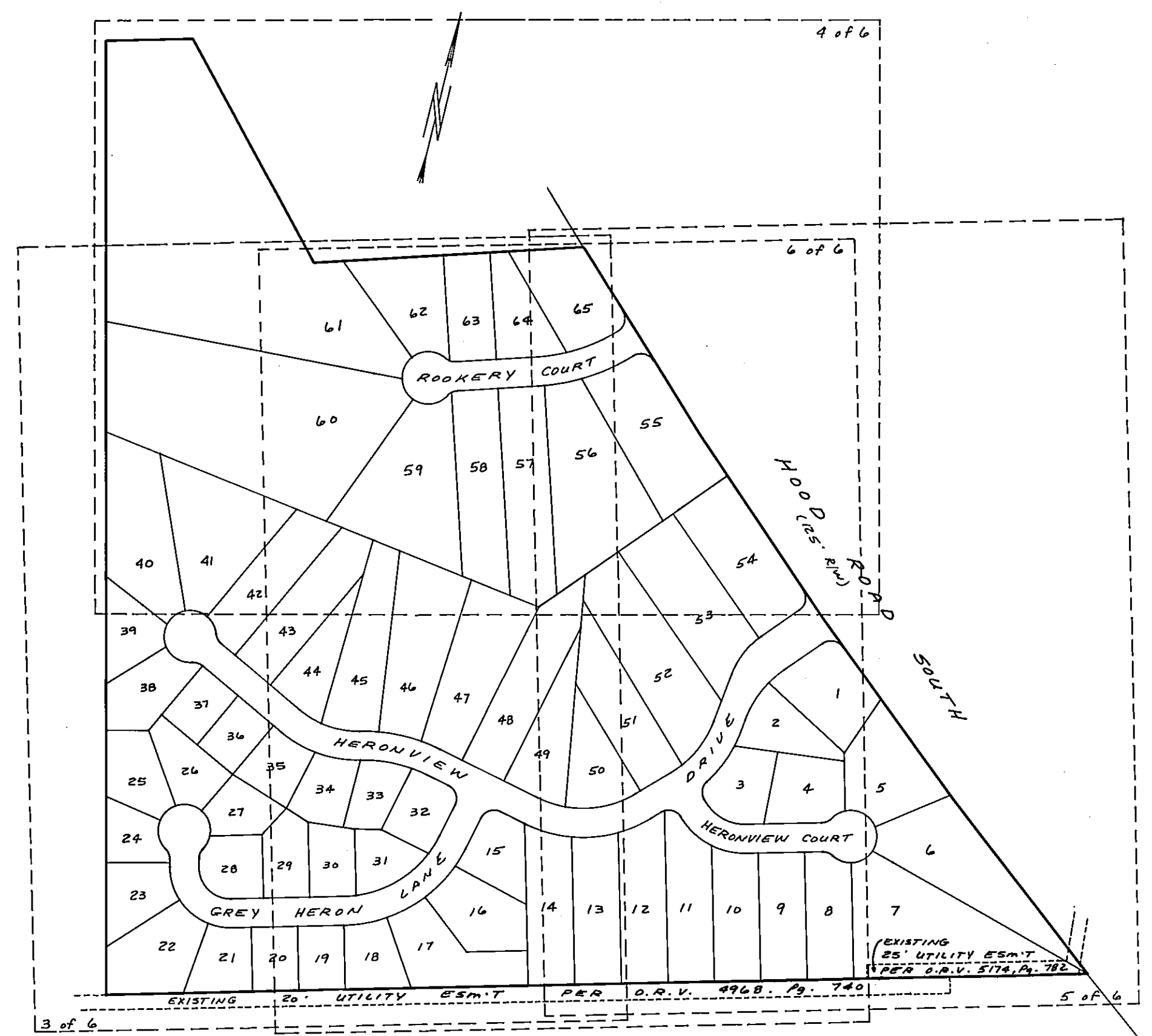
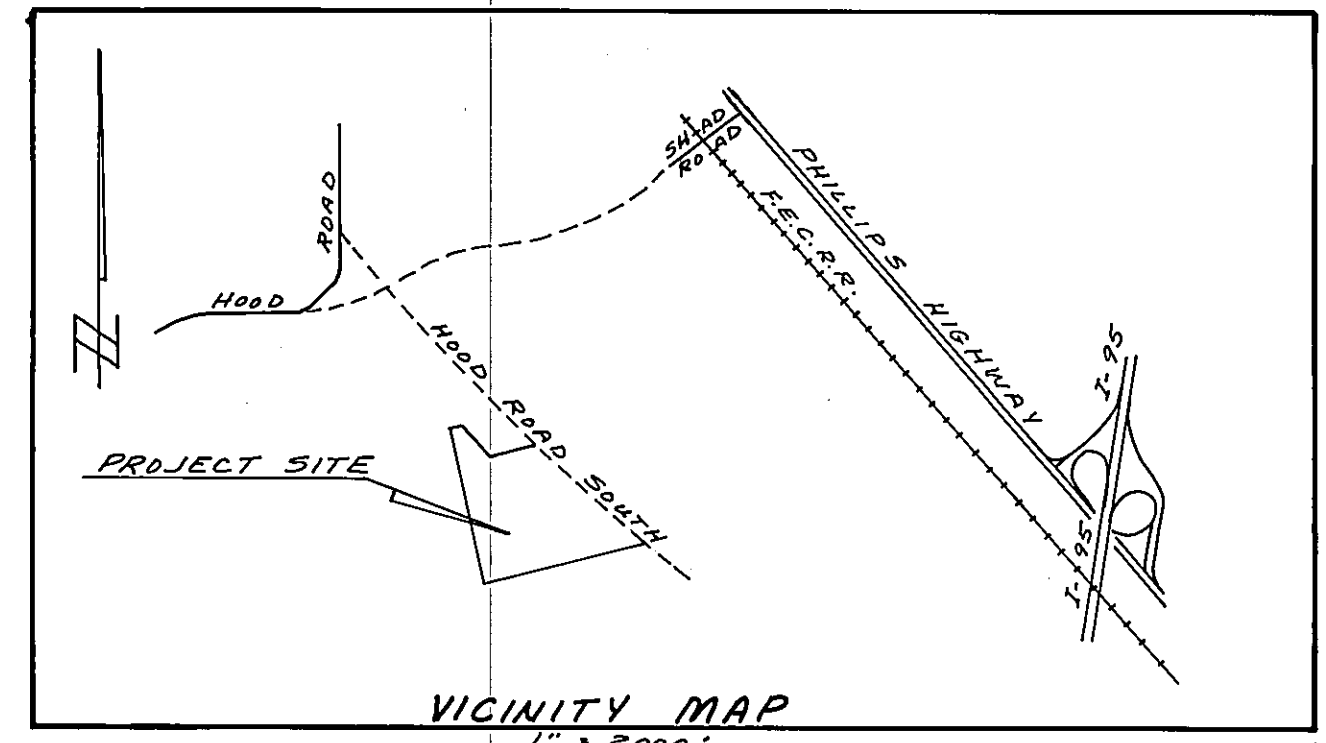
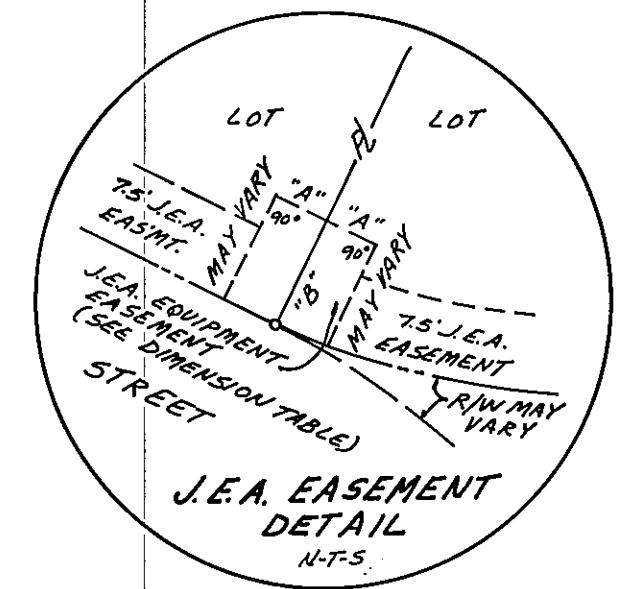
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GENERAL NOTES:

- (1). □ Denotes Permanent Reference Monuments (P. R. M.) stamped LB 3857
- (2). ● Denotes Permanent Control Points (P. C. P.) stamped LB 3857
- (3). ——— Denotes Centerline
- (4). C4 Denotes Tabulated Curve Information
- (5). The bearings shown hereon are based on the Easterly boundary line of Mallard Cove Unit Three, as recorded in Plat Book 45, Pages 54, 54A, and 54B, of the current Public Records of the City of Jacksonville, Duval County, Florida, S. 13° 41' 51" E.
- (6). NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
- (7). B.R.L. Denotes Building Restriction Line.
- (8). (R) Denotes Radial Lines.
- (9). certain easements are reserved for the exclusive use of the Jacksonville Electric Authority for use in conjunction with the underground electrical distribution system.

DIMENSION TABLE	
1"	5' TYPICAL 10'x10' J.E.A.
3"	10' EQUIPMENT EAS'MT.
1"	10' TYPICAL 10'x20' J.E.A.
3"	10' EQUIPMENT EAS'MT.



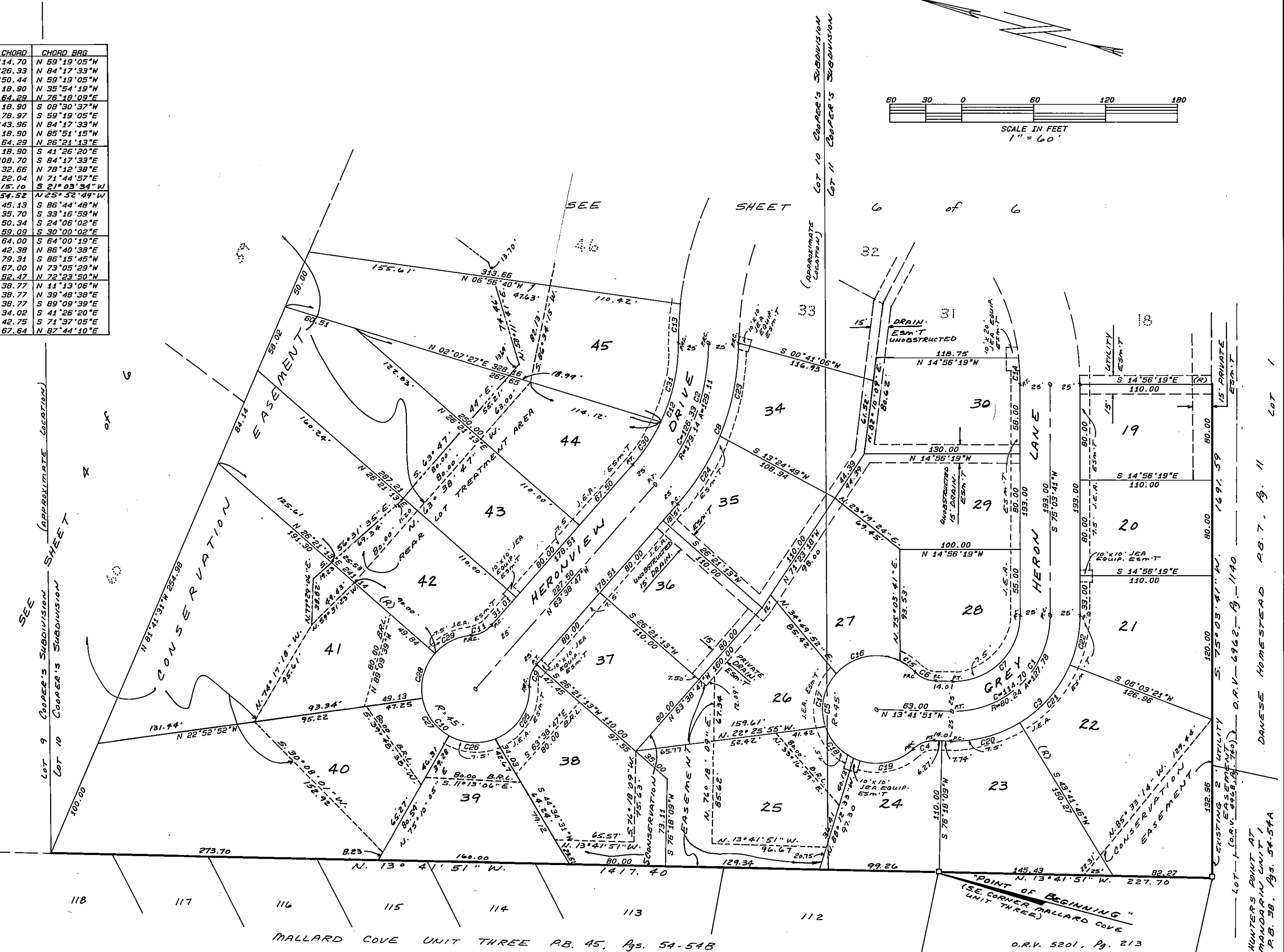
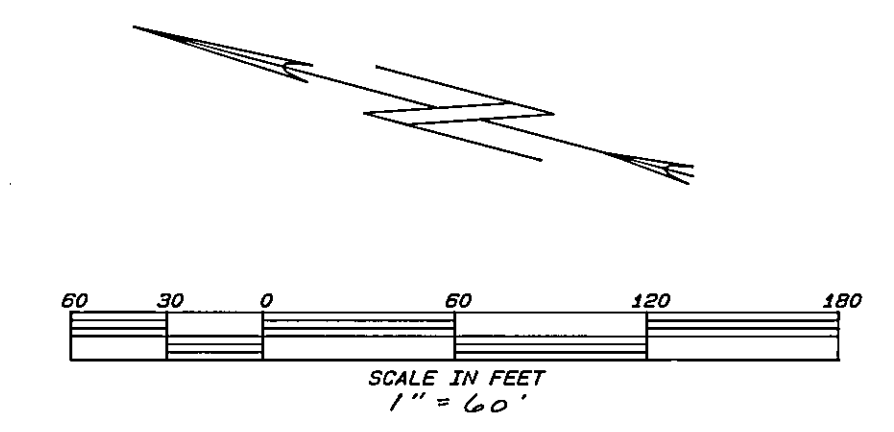
Prepared By:
 ALL AMERICAN SURVEYORS, INC.
 4220 HOOD ROAD
 JACKSONVILLE, FLORIDA, 32257
 (904) 268-4155

HERONVIEW

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CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	91°14'28"	80.24	127.78	82.00	114.70	N 59°19'05"W
2	41°17'31"	179.14	129.11	67.50	126.33	N 84°17'33"W
3	91°14'28"	105.24	167.59	107.55	150.44	N 59°19'05"W
4	44°24'55"	25.00	19.38	10.21	18.90	N 35°54'19"W
5	268°49'50"	45.00	211.14	45.93	64.29	N 76°18'09"E
6	44°24'55"	25.00	19.38	10.21	18.90	S 08°30'37"W
7	91°14'28"	55.24	87.97	56.45	78.97	S 59°19'05"E
8	41°17'31"	204.14	147.12	76.92	143.96	N 84°17'33"W
9	44°24'55"	25.00	19.38	10.21	18.90	N 85°51'15"W
10	268°49'50"	45.00	211.14	45.93	64.29	N 26°21'13"E
11	44°24'55"	25.00	19.38	10.21	18.90	S 41°26'20"E
12	41°17'31"	154.14	111.09	58.08	108.70	S 84°17'33"E
13	6°17'53"	297.28	32.68	16.36	32.66	N 79°12'38"E
14	6°37'29"	190.70	22.05	11.04	22.04	N 71°44'57"E
15	18°19'01"	45.00	15.17	7.64	15.16	S 21°03'34"W
16	74°33'44"	45.00	58.54	34.26	54.52	N 25°52'49"W
17	60°11'04"	45.00	47.27	26.08	45.13	S 86°44'48"W
18	46°44'35"	45.00	19.45	36.71	35.70	S 33°16'59"W
19	68°01'27"	45.00	53.43	30.37	50.34	S 24°06'02"E
20	32°36'23"	105.24	59.89	30.78	59.09	S 30°00'02"E
21	35°24'11"	105.24	65.03	33.59	64.00	S 64°00'19"E
22	29°13'54"	105.24	42.67	21.63	42.38	N 86°40'38"E
23	22°24'08"	204.14	79.82	40.43	79.31	S 86°15'45"W
24	18°53'24"	204.14	67.30	33.95	67.00	N 73°05'29"W
25	71°19'45"	45.00	56.02	32.29	52.47	N 72°23'50"W
26	51°01'43"	45.00	40.08	21.48	39.77	N 41°13'06"W
27	51°01'43"	45.00	40.08	21.48	39.77	N 39°48'38"E
28	51°01'43"	45.00	40.08	21.48	39.77	S 89°09'39"E
29	44°24'55"	45.00	34.88	18.37	34.02	S 41°26'20"E
30	15°56'34"	154.14	42.89	21.59	42.75	S 71°37'05"E
31	25°20'57"	154.14	68.20	34.67	67.84	N 87°44'10"E



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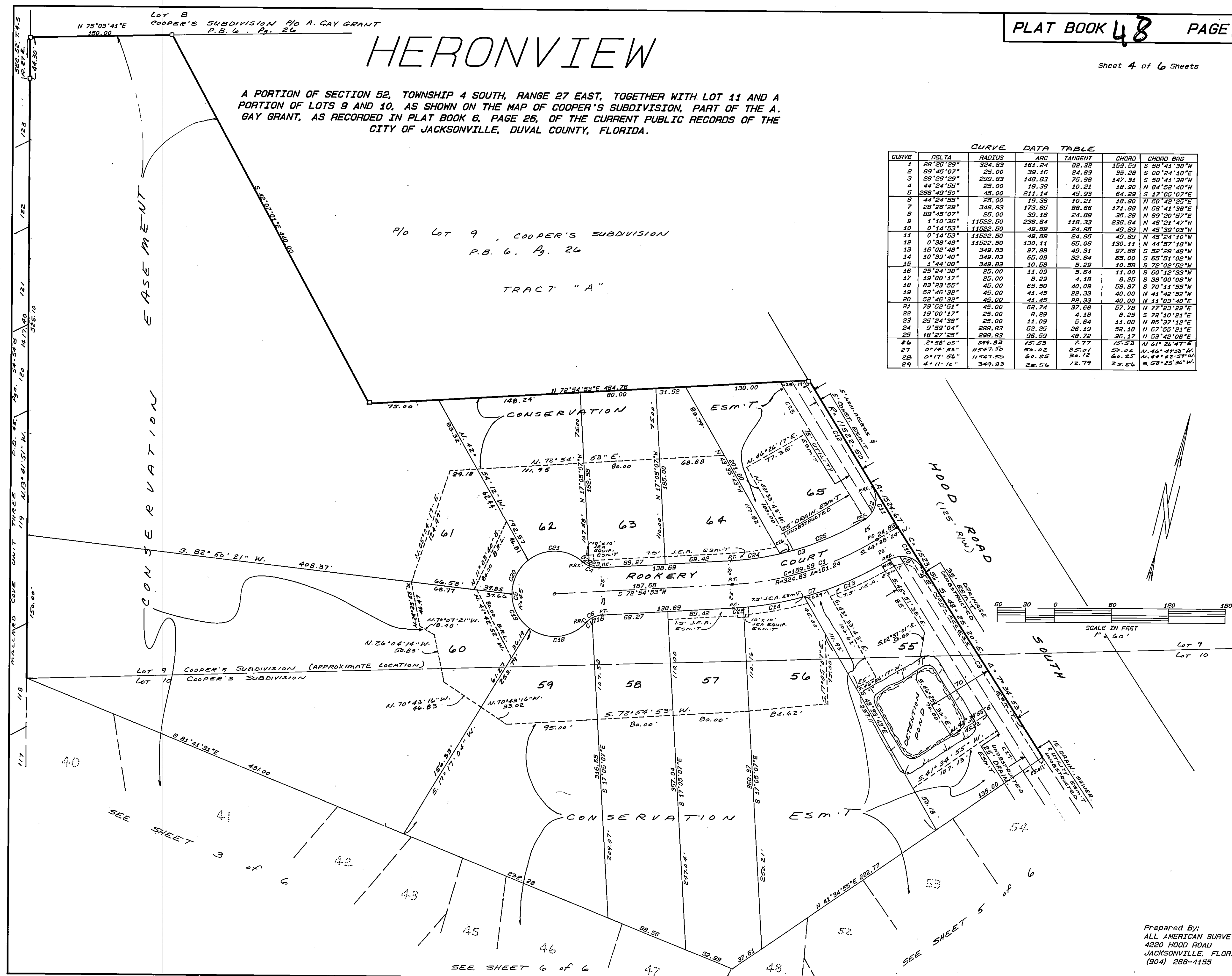
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P/O Lot 9, COOPER'S SUBDIVISION
P.B. 6, Pg. 26

TRACT "A"

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	28°26'29"	324.83	161.24	82.32	159.59	S 59°41'38"W
2	89°45'07"	25.00	39.16	24.89	35.28	S 00°24'10"E
3	28°26'29"	299.83	149.83	75.98	147.31	S 59°41'38"W
4	44°24'55"	45.00	19.38	10.21	19.90	N 84°52'40"W
5	288°49'50"	45.00	211.14	45.93	64.29	S 17°05'07"E
6	44°24'55"	25.00	19.38	10.21	19.90	N 50°42'25"E
7	28°26'29"	349.83	173.65	88.66	171.89	N 59°41'38"E
8	89°45'07"	25.00	39.16	24.89	35.28	N 89°20'57"E
9	1°10'36"	11522.50	236.64	118.33	236.64	N 46°21'47"W
10	0°14'53"	11522.50	49.89	24.95	49.89	N 45°39'03"W
11	0°14'53"	11522.50	49.89	24.95	49.89	N 45°24'10"W
12	0°38'49"	11522.50	130.11	65.06	130.11	N 44°57'18"W
13	16°02'48"	349.83	97.98	49.31	97.66	S 52°29'48"W
14	10°39'40"	349.83	65.09	32.64	65.00	S 65°51'02"W
15	1°44'00"	349.83	10.58	5.29	10.58	S 72°02'52"W
16	25°24'39"	25.00	11.09	5.64	11.00	S 60°12'33"W
17	19°00'17"	25.00	8.29	4.18	8.25	S 39°00'08"W
18	83°23'55"	45.00	65.50	40.09	59.87	S 70°11'55"W
19	52°46'32"	45.00	41.45	22.33	40.00	N 41°42'52"W
20	52°46'32"	45.00	41.45	22.33	40.00	N 11°03'40"E
21	79°52'51"	45.00	62.74	37.68	57.78	N 77°23'22"E
22	19°00'17"	25.00	8.29	4.18	8.25	S 72°10'21"E
23	25°24'39"	25.00	11.09	5.64	11.00	N 85°37'12"E
24	9°59'04"	299.83	52.25	26.19	52.18	N 67°55'21"E
25	18°27'25"	299.83	96.59	48.72	96.17	N 53°42'06"E
26	2°58'05"	219.83	15.53	7.77	15.53	N 61°26'47"E
27	0°14'53"	11522.50	49.89	24.95	49.89	N 46°49'50"W
28	0°17'56"	11522.50	60.25	30.12	60.25	N 44°42'38"W
29	4°11'16"	349.83	25.56	12.79	25.56	S 59°25'34"W



Prepared By:
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P.S.D. # 91-026

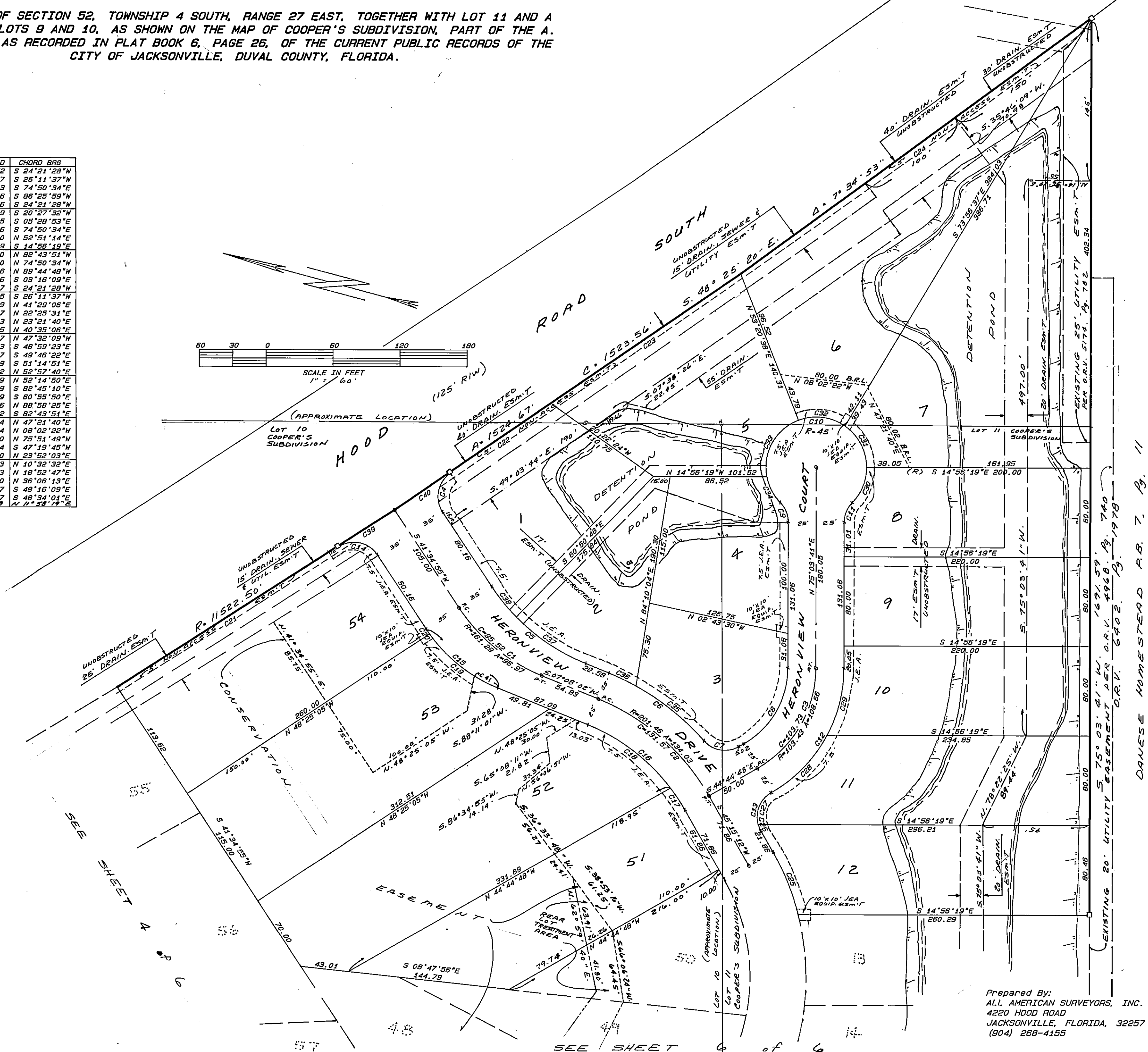
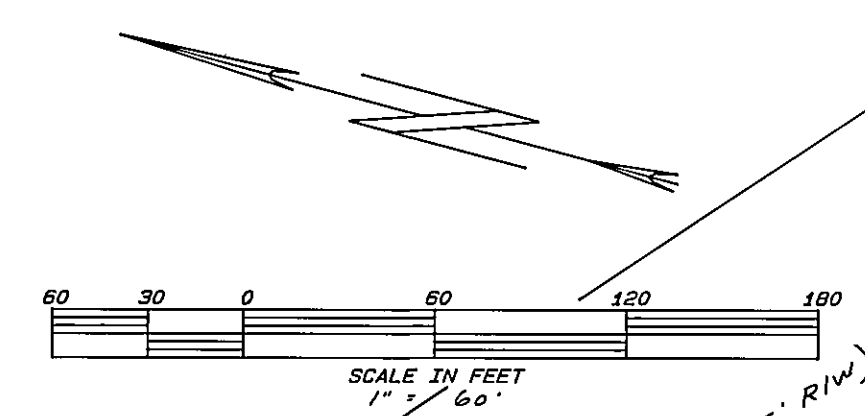
HERONVIEW

Sheet 5 of 6 Sheets

A PORTION OF SECTION 52, TOWNSHIP 4 SOUTH, RANGE 27 EAST, TOGETHER WITH LOT 11 AND A PORTION OF LOTS 9 AND 10, AS SHOWN ON THE MAP OF COOPER'S SUBDIVISION, PART OF THE A. GAY GRANT, AS RECORDED IN PLAT BOOK 6, PAGE 26, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CURVE DATA TABLE

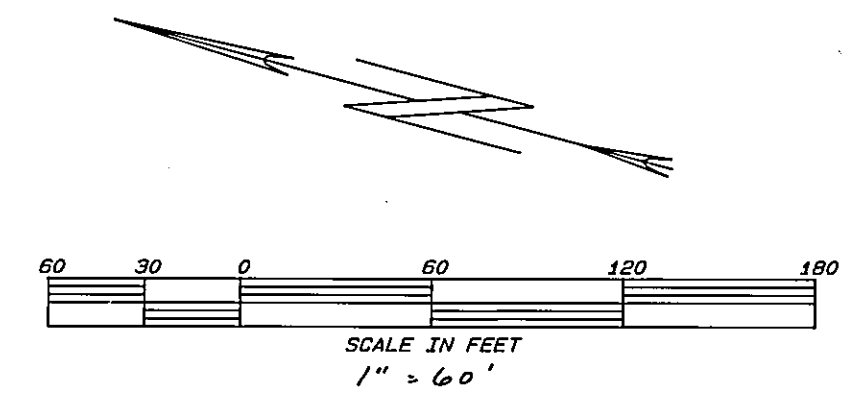
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG
1	34°26'53"	151.29	96.97	50.00	95.52	S 24°21'28"W
2	38°07'09"	201.46	134.03	69.60	131.57	S 26°11'37"W
3	60°11'30"	103.43	108.66	59.95	103.73	S 74°50'34"E
4	89°42'08"	25.00	24.87	35.26	35.26	S 86°25'59"W
5	34°26'53"	151.31	110.21	56.83	108.56	S 24°21'28"W
6	26°39'01"	226.46	105.33	53.64	104.39	S 20°27'52"W
7	78°31'51"	25.00	34.27	20.44	31.85	S 05°26'53"E
8	60°11'30"	79.43	82.40	45.46	78.66	S 74°50'34"E
9	44°24'55"	25.00	19.38	10.21	18.90	N 52°51'14"E
10	268°49'50"	45.00	211.14	45.93	64.29	S 14°56'19"E
11	44°24'55"	25.00	19.38	10.21	18.90	N 82°43'51"W
12	60°11'30"	128.43	134.92	74.44	128.90	N 74°50'34"W
13	90°00'00"	25.00	25.00	35.36	35.36	N 89°44'48"W
14	89°42'08"	25.00	24.87	35.26	35.26	S 03°16'09"E
15	34°26'53"	139.26	83.73	43.17	82.47	S 24°21'28"W
16	38°07'09"	176.46	117.40	60.97	115.25	S 26°11'37"W
17	7°32'11"	176.46	23.21	11.62	23.19	N 41°29'06"E
18	30°34'58"	176.46	94.19	48.25	93.07	N 22°25'31"E
19	32°27'16"	139.26	78.88	40.53	77.83	N 23°21'40"E
20	1°59'37"	139.26	4.85	2.42	4.85	N 40°35'06"E
21	1°10'08"	11522.50	235.08	117.54	235.07	N 47°32'09"W
22	0°32'51"	11522.50	110.13	55.07	110.13	S 48°59'23"E
23	1°01'07"	11522.50	204.87	102.44	204.87	S 49°46'22"E
24	1°55'51"	11522.50	388.31	194.17	388.29	S 51°14'51"E
25	15°24'57"	224.86	60.50	30.43	60.32	N 52°57'40"E
26	13°59'17"	25.00	6.10	3.07	6.09	N 52°14'50"E
27	76°00'43"	25.00	33.17	19.54	30.79	N 82°45'10"E
28	32°22'02"	128.43	72.55	37.27	71.59	S 60°55'50"E
29	27°49'26"	128.43	62.37	31.81	61.76	N 88°58'26"E
30	44°24'55"	45.00	34.88	19.37	34.02	S 82°43'51"E
31	55°24'02"	45.00	43.51	23.63	41.84	N 08°02'22"W
32	55°24'02"	45.00	43.51	23.63	41.84	N 08°02'22"W
33	80°14'53"	45.00	63.03	37.93	58.00	N 75°51'49"W
34	33°21'58"	45.00	26.21	13.49	25.84	S 47°19'45"W
35	19°50'00"	226.46	78.39	39.59	78.00	N 23°52'03"E
36	6°49'00"	226.46	26.94	13.49	26.33	N 40°32'32"E
37	23°29'30"	183.31	75.16	38.11	74.63	N 18°52'47"E
38	10°57'23"	183.31	35.05	17.58	35.00	N 36°06'13"E
39	0°17'52"	11522.50	59.87	29.94	59.87	S 48°16'09"E
40	0°17'52"	11522.50	59.87	29.94	59.87	S 48°34'01"E
41	9°46'38"	139.26	23.52	11.79	23.49	N 7°28'18"E



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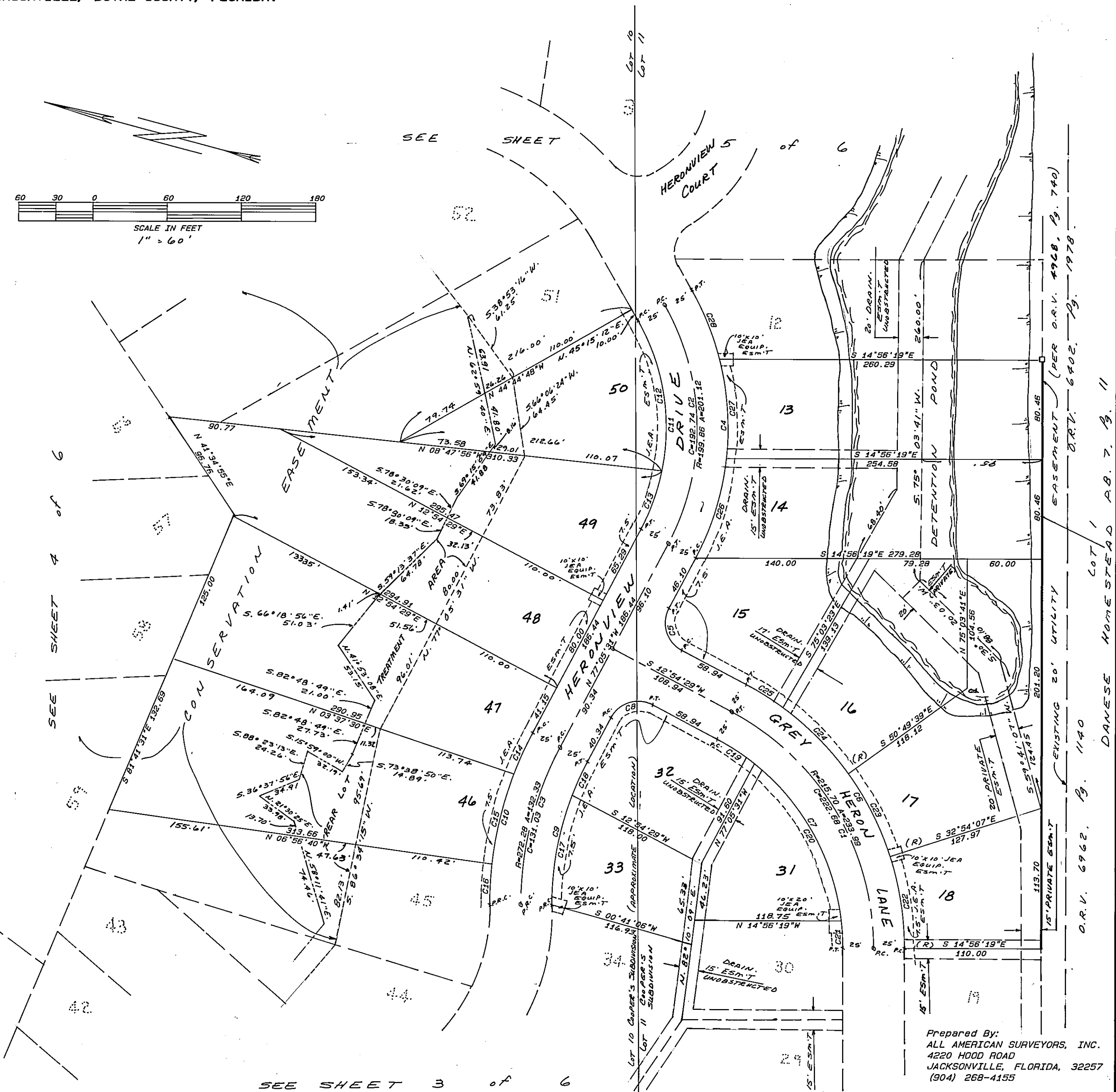
HERONVIEW

A PORTION OF SECTION 52, TOWNSHIP 4 SOUTH, RANGE 27 EAST, TOGETHER WITH LOT 11 AND A PORTION OF LOTS 9 AND 10, AS SHOWN ON THE MAP OF COOPER'S SUBDIVISION, PART OF THE A, GAY GRANT, AS RECORDED IN PLAT BOOK 6, PAGE 26, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	62°03'13"	215.70	233.99	130.00	222.89	S 43°59'05"W
2	57°39'17"	199.86	201.32	110.00	192.74	S 74°04'50"W
3	27°50'47"	272.28	132.33	67.50	131.03	S 89°59'05"W
4	57°39'17"	224.86	226.27	123.76	216.85	S 74°04'50"W
5	90°00'00"	25.00	39.27	25.00	35.36	S 57°54'29"W
6	62°03'13"	240.70	261.11	145.07	248.49	S 43°59'05"W
7	62°03'13"	190.70	206.87	114.93	196.87	N 43°59'05"E
8	90°00'00"	25.00	39.27	25.00	35.36	N 32°05'31"W
9	27°50'47"	247.28	120.18	61.30	119.00	S 89°59'05"W
10	27°50'47"	297.28	144.48	73.70	143.06	N 89°59'05"E
11	57°39'17"	174.86	175.96	96.24	168.63	N 74°04'50"E
12	41°12'55"	174.86	125.79	65.75	123.09	S 65°51'39"W
13	16°28'22"	174.86	50.17	25.26	50.00	N 85°18'42"W
14	7°03'17"	297.28	36.60	18.33	36.58	N 80°37'10"W
15	14°22'37"	297.28	75.20	37.80	75.00	S 88°36'23"W
16	6°17'53"	297.28	32.69	16.36	32.66	S 78°12'38"W
17	20°57'31"	247.28	90.45	45.74	89.95	N 85°32'27"E
18	6°53'17"	247.28	29.73	14.88	29.71	S 80°32'10"E
19	10°50'03"	190.70	36.06	18.08	36.01	S 18°19'30"W
20	44°14'41"	190.70	148.76	78.40	145.02	S 46°05'22"W
21	6°37'29"	190.70	22.05	11.04	22.04	S 71°44'57"W
22	17°57'48"	240.70	75.46	38.04	75.16	N 66°04'47"E
23	17°55'33"	240.70	75.31	37.96	75.00	N 48°08'07"E
24	17°55'33"	240.70	75.31	37.96	75.00	N 30°12'34"E
25	21°34'19"	240.70	35.03	17.52	35.00	N 17°04'38"E
26	21°34'24"	224.86	84.67	42.04	84.17	S 87°52'43"E
27	20°39'57"	224.86	81.10	41.00	80.67	N 71°00'07"E
28	15°24'57"	224.86	60.50	30.43	60.32	N 52°57'40"E



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