

HIGH POINTE ESTATES

PLAT BOOK 53 PAGE 4

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST AND A REPLAT OF PART OF TRACTS 9, 11 AND 12, BLOCK 1, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS ~ PLAT BOOK 5, PAGE 93 CITY OF JACKSONVILLE ~ DUVAL COUNTY, FLORIDA

SHEET ONE OF THREE SHEETS
PSD 98-043
CITY DEVELOPMENT NO. 4268.1

CAPTION:

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST AND A PART OF TRACTS 9, 11 AND 12, BLOCK 1, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 11; THENCE SOUTH 89°-23'-00" EAST, 764.75 FEET, ALONG THE NORTH LINE OF SAID TRACTS 11 AND 12 AND THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF OLD MIDDLEBURG ROAD (A 50.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 27°-23'-05" WEST, 52.86 FEET, ALONG THE NORTHWESTERLY LINE OF SAID OLD MIDDLEBURG ROAD, TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2873.23 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE NORTHWESTERLY LINE OF SAID ROAD, THROUGH A CENTRAL ANGLE OF 08°-34'-23", AN ARC DISTANCE OF 429.91 FEET (CHORD BEARING AND DISTANCE OF SOUTH 23°-22'-58" WEST, 429.51 FEET), TO ITS POINT OF TANGENCY; THENCE NORTH 88°-32'-07" WEST, 222.19 FEET; THENCE NORTH 89°-35'-32" WEST, 350.72 FEET, TO THE EAST LINE OF SAID TRACT 9; THENCE SOUTH 00°-22'-34" WEST, 233.49 FEET, ALONG THE EAST LINE OF SAID TRACT 9; THENCE NORTH 88°-53'-46" WEST, 339.59 FEET; THENCE NORTH 00°-16'-44" EAST, 673.14 FEET, TO THE NORTH LINE OF SAID TRACT 9; THENCE SOUTH 89°-10'-00" EAST, 340.71 FEET, ALONG THE NORTH LINE OF SAID TRACT 9, TO THE POINT OF BEGINNING.

CONTAINING 521284.11 SQUARE FEET AND/OR 11.967 ACRES.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT KENDALE, 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 HIGH POINTE ESTATES, 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, EASEMENTS FOR DRAINAGE, AND NON-ACCESS EASEMENTS, EXCEPT ALL PRIVATE EASEMENTS AND CONVEYANCE EASEMENTS WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THENCE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKES/STORMWATER MANAGEMENT FACILITIES 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 LAKES/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 LAKES/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 LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES AND TREATMENT SYSTEMS.
- (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 LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKES/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 LAKES/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 HIGH POINTE ESTATES. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNER(S) DO HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, AND ALSO EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THOSE EASEMENTS DESIGNATED AS UTILITIES AND SEWERS ARE HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND UTILITY SYSTEMS. THOSE EASEMENTS DESIGNATED AS "JEA-E.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. THOSE EASEMENTS DESIGNATED AS "JEA-E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, 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, KENDALE, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 23rd DAY OF September A.D., 1999.

Kenyon S. Atlee
KENYON S. ATLEE
VICE-PRESIDENT
KENDALE, INC.

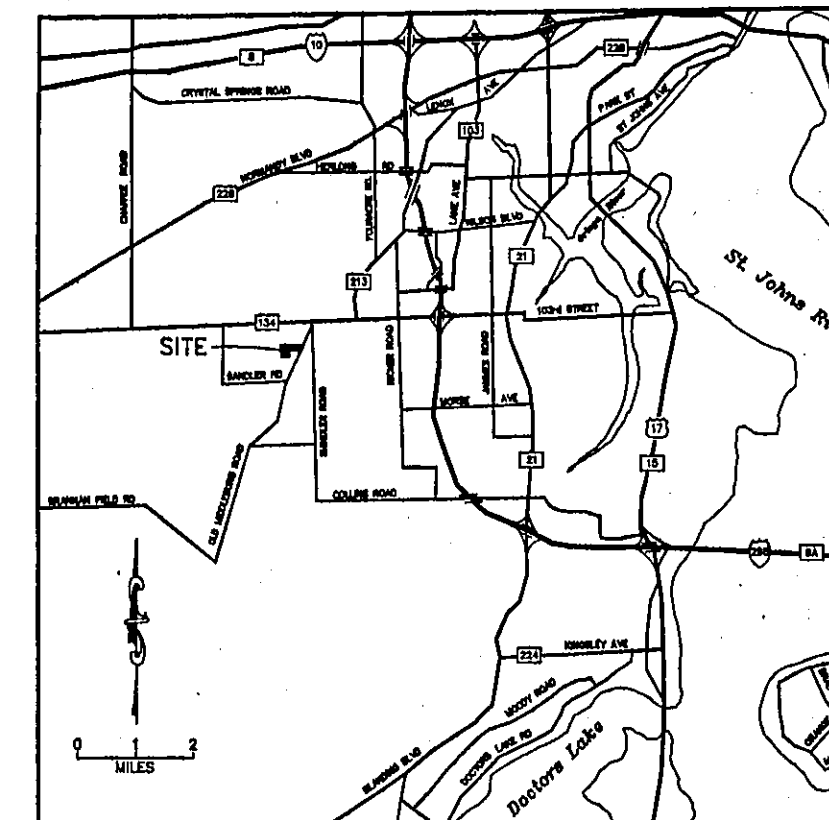
Dawn M. Chamber
WITNESS

M. Hatcher
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL:

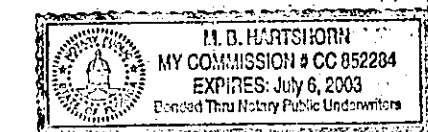
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF September A.D., 1999., BY KENYON S. ATLEE, VICE-PRESIDENT OF KENDALE, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME.

M. Hatcher
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE



VICINITY MAP
NOT TO SCALE

MY COMMISSION EXPIRES:



ELLIS, CURTIS & KOOKER, INC.
LAND SURVEYORS & PLANNERS
1660 EMERSON STREET
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396 - 6334

Approved 10/6/99
[Signature]
City Engineer
for Director of Public Works
Approved 10/12/99
[Signature]
for General Counsel

CLERK'S CERTIFICATION: 99252301

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND ACCEPTED BY THE CITY OF JACKSONVILLE AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 53 PAGES 44A AND 4B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 13th DAY OF October A.D., 1999.

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

[Signature]
DEPUTY CLERK

APPROVED FOR RECORD:

THIS IS TO CERTIFY THAT THE ATTACHED PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

[Signature]
SAM E. MOUSA
DIRECTOR OF PUBLIC WORKS

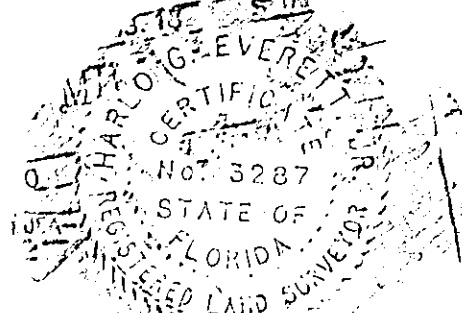
10/13/99
DATE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 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 LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE.

SIGNED THIS 17th DAY OF SEPTEMBER A.D., 1999.

[Signature]
HARLO G. EVERETT, JR.
P.L.S. NO. 3287
STATE OF FLORIDA



PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 6th DAY OF October 1999.

[Signature]
GLENN E. MCGREGOR, P.L.S.
PROFESSIONAL LAND SURVEYOR NO. 4252
STATE OF FLORIDA

HIGH POINTE ESTATES

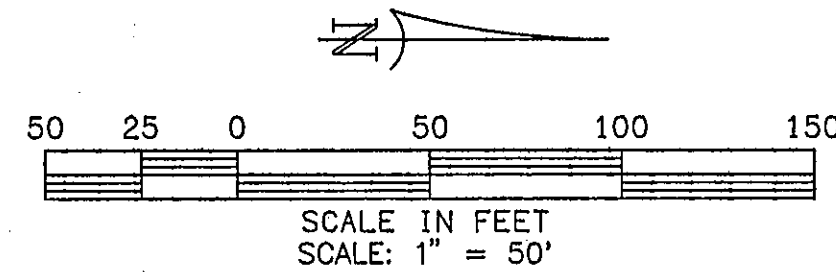
PLAT BOOK **53** PAGE **4B**

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST AND
 A REPLAT OF PART OF TRACTS 9, 11 AND 12, BLOCK 1, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 25 EAST,
 JACKSONVILLE HEIGHTS ~ PLAT BOOK 5, PAGE 93
 CITY OF JACKSONVILLE ~ DUVAL COUNTY, FLORIDA

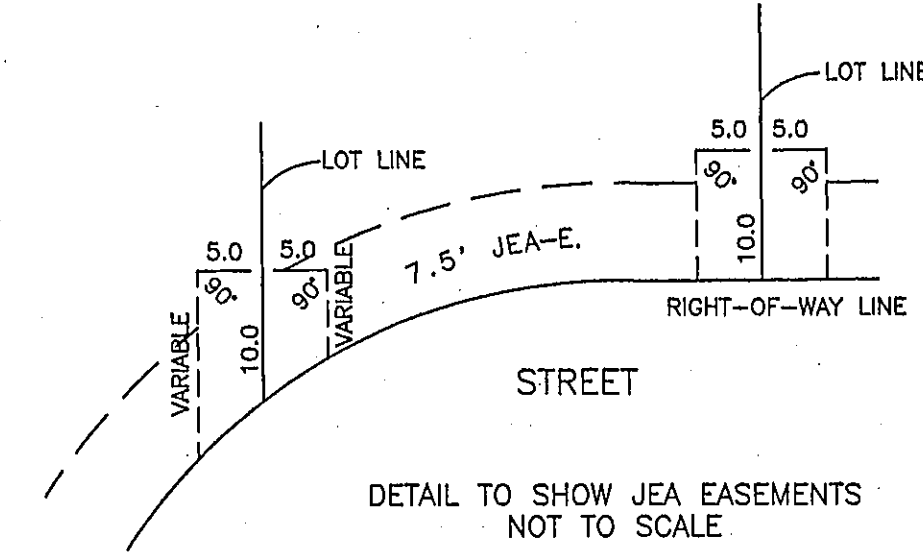
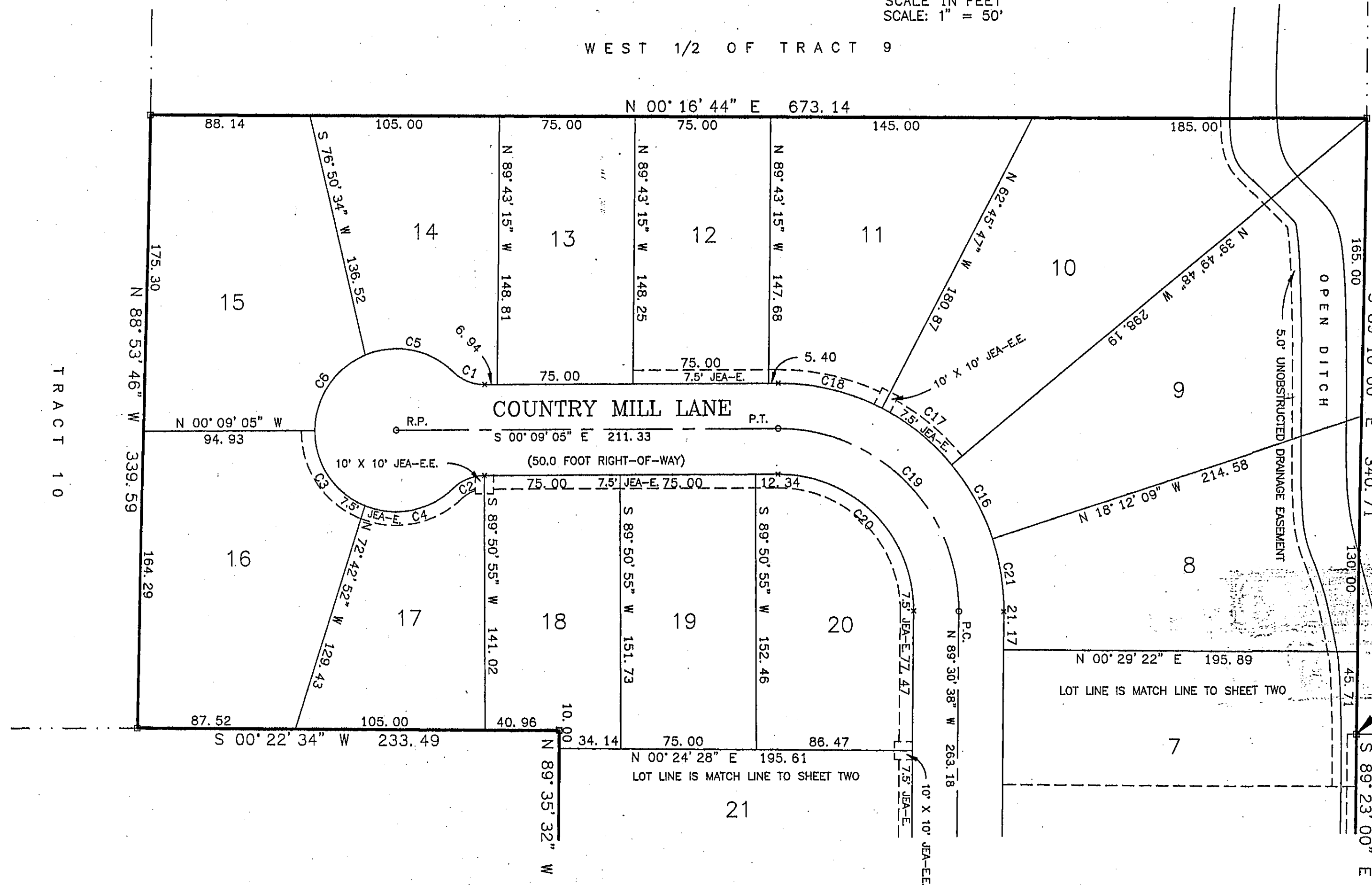
SHEET THREE OF THREE SHEETS
 PSD 98-043
 CITY DEVELOPMENT NO. 4268.1

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	44°24'55"	25.00	19.38	18.90	10.21	N 22°03'23" E
C2	44°24'55"	25.00	19.38	18.90	10.21	S 22°21'33" E
C3	67°29'53"	45.00	53.01	50.00	30.07	N 56°05'59" E
C4	66°55'02"	45.00	52.56	49.62	29.74	N 11°06'29" W
C5	66°55'01"	45.00	52.56	49.62	29.74	S 10°48'19" W
C6	67°29'54"	45.00	53.01	50.00	30.07	S 56°24'08" E
C16	21°37'40"	125.00	47.18	46.91	23.88	S 60°59'01" W
C17	22°55'59"	125.00	50.03	49.70	25.36	S 38°42'12" W
C18	27°23'18"	125.00	59.75	59.18	30.46	S 13°32'34" W
C19	90°38'27"	100.00	158.20	142.21	101.13	S 45°10'09" W
C20	90°38'27"	75.00	118.65	106.66	75.84	S 45°10'09" W
C21	18°41'31"	125.00	40.78	40.60	20.57	S 81°08'37" W



WEST 1/2 OF TRACT 9



GENERAL NOTES:

- 1.) □ DENOTES PERMANENT REFERENCE MONUMENT (PRM) STAMPED LB 3080
- 2.) ○ DENOTES PERMANENT CONTROL POINT (PCP) STAMPED LB 3080
- 3.) UNLESS OTHERWISE NOTED, ALL EASEMENTS ARE FOR DRAINAGE, SEWERS AND UTILITIES.
- 4.) BEARINGS BASED ON THE WEST RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD AS BEING S. 22°-22'-56" W.
- 5.) THE LAKE SHOWN HEREON IS FOR PICTORIAL PURPOSES ONLY AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. IT IS BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
- 6.) CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA. JEA-E. DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

FLOOD ZONE NOTE:

THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120077, PANEL NUMBER 0150, SUFFIX "E", DATED AUGUST 15, 1989. THE FIRM INFORMATION DELINEATED ON THIS PLAT IS VALID ONLY FOR THE DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY BE SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.

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 BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

POINT OF BEGINNING
 NORTHWEST CORNER OF TRACT 11

ELLIS, CURTIS & KOOKER, INC.
 LAND SURVEYORS & PLANNERS
 1660 EMERSON STREET
 JACKSONVILLE, FLORIDA 32207
 PHONE: (904) 396 - 6334