

HUNTERS RIDGE UNIT TWO

A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWESTERLY CORNER OF HUNTERS GREEN UNIT TWO, AS RECORDED IN PLAT BOOK 48, PAGES 41 THROUGH 41B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SAID POINT BEING SITUATE IN THE EASTERLY RIGHT-OF-WAY OF KERNAN BOULEVARD SOUTH, (A 200 FOOT RIGHT-OF-WAY AS PER OFFICIAL RECORDS VOLUME 6678, PAGES 1865 THROUGH 1867) THENCE NORTH 89°03'41" EAST, ALONG THE SOUTHERLY LINE OF SAID HUNTERS GREEN UNIT TWO AND DEPARTING FROM SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°03'41" EAST, ALONG SAID SOUTHERLY LINE OF HUNTERS GREEN UNIT TWO AND THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 938.60 FEET; THENCE SOUTH 20°02'11" WEST, A DISTANCE OF 264.84 FEET; THENCE SOUTH 23°59'18" WEST, A DISTANCE OF 72.00 FEET; THENCE NORTH 89°49'25" WEST, A DISTANCE OF 306.31 FEET; THENCE SOUTH 18°05'43" WEST, A DISTANCE OF 52.01 FEET; THENCE SOUTH 00°23'26" WEST, A DISTANCE OF 215.00 FEET; THENCE NORTH 89°36'34" WEST, A DISTANCE OF 160.00 FEET; THENCE SOUTH 00°23'26" WEST, A DISTANCE OF 23.19 FEET; THENCE NORTH 89°36'34" WEST, A DISTANCE OF 128.76 FEET; THENCE NORTH 07°46'16" WEST, A DISTANCE OF 61.25 FEET; THENCE NORTH 19°59'41" WEST, A DISTANCE OF 50.62 FEET; THENCE NORTH 51°36'57" WEST, A DISTANCE OF 245.77 FEET; THENCE NORTH 06°34'30" EAST, A DISTANCE OF 141.79 FEET; THENCE NORTH 00°56'19" WEST, A DISTANCE OF 102.00 FEET TO POINT SITUATE IN SAID SOUTHERLY LINE OF HUNTERS GREEN UNIT TWO AND THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT HERITAGE LAND GROUP, INC. IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREIN KNOWN AS HUNTERS RIDGE UNIT TWO, 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, UNOBSTRUCTED DRAINAGE EASEMENTS, 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 ASSIGNS, IF ANY OF SAID EASEMENTS. THE DRAINAGE EASEMENT THROUGH AND OVER THE DETENTION 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 DETENTION 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 DETENTION 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 DETENTION 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 MAY EVEN BE OR COME WITHIN SAID DETENTION 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 DETENTION PONDS AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE DETENTION 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. HERITAGE LAND GROUP, INC. DEVELOPER AND OWNER OF THE LANDS DESCRIBED AND CAPTIONED HEREIN, 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 DETENTION PONDS AND TREATMENT SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF, OR OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF HERITAGE LAND GROUP, INC., ITS AGENTS, CONTRACTORS EMPLOYEES SERVANTS, LICENSEES OR CONCESSIONARIES WITHIN HUNTERS RIDGE UNIT TWO. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF HERITAGE LAND GROUP, 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.

APPROVED

DATE: 7-5-94

For Director of Public Works

By: Philip R. Jennings
City Engineer

For General Counsel

By: Thomas M. Matlock
7-15-94

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. 94-526-304 of said city adopted by its Council and approved by its Mayor this 22nd day of JUNE, A.D. 1994.

Wm E. Mason
Director of Public Works

7/6/94
Date

CLERK'S CERTIFICATE # 94-0110731

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 17-18 of the Public Records of Duval County, Florida.

Signed this 07 day of July, A.D. 1994.

Henry W. Cook
Clerk: Henry W. Cook

By: Ruby Loubody
Deputy Clerk

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR RESPECTIVE AGENTS AND SEALS AFFIXED, THIS 5 DAY OF May, A.D. 1994

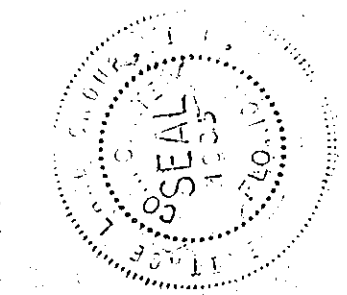
Witness: Deborah H. Dunbar HERITAGE LAND GROUP, INC.

DEBORAH H. DUNBAR

Witness: Elinore C. Cox

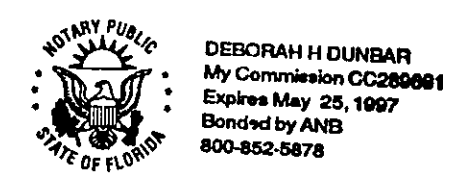
ELINORE C. COX
STATE OF FLORIDA
COUNTY OF DUVAL

Donald P. Hinson
Donald P. Hinson, President
Heritage Land Company, Inc.



The foregoing instrument was acknowledged before me this 5 day of May, A.D. 1994 by Donald P. Hinson, President, Heritage Land Company, Inc. he is personally known to me and no oath was taken.

Deborah H. Dunbar
Notary, (Signature)
Commission Number
Notary Public, State of
Florida, at Large



Deborah H. Dunbar
Notary, (Please Print)
My Commission Expires:

FIRST UNION NATIONAL BANK OF FLORIDA

Witness: Elizabeth Terrell
ELIZABETH TERRELL

Witness: Christine Whitney
Christine Whitney

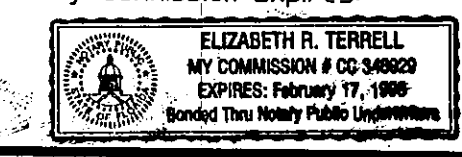
Timothy Poe
Timothy Poe
Vice President, First Union National Bank of Florida

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5 day of May, A.D. 1994 by Timothy Poe, Vice President, First Union National Bank of Florida. he is personally known to me and no oath was taken.

Elizabeth Terrell
Notary, (Signature)
Commission Number
Notary Public, State of
Florida, at Large

ELIZABETH TERRELL
Notary, (Please Print)
My Commission Expires:

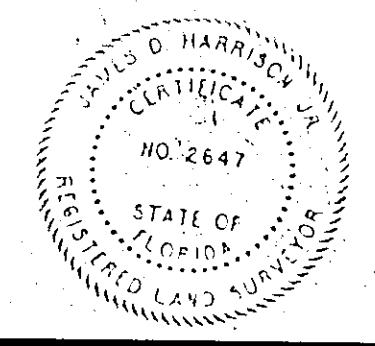


SURVEYOR'S CERTIFICATE

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 11th day of May, A.D. 1994.

James D. Harrison, Jr.
James D. Harrison, Jr.
Florida Registered Land Surveyor, No. 2647
All American Surveyors, Inc.
Jacksonville, Florida



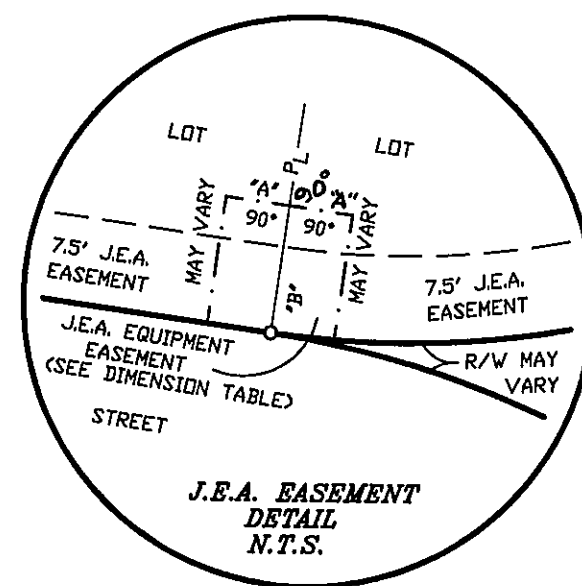
Prepared By:
ALL AMERICAN SURVEYORS, INC.
8789 SAN JOSE BLVD. SUITE 301
JACKSONVILLE, FLORIDA, 32257
(904) 739-2217 PSD 92-039
DEVP. 1222-3

HUNTERS RIDGE UNIT TWO

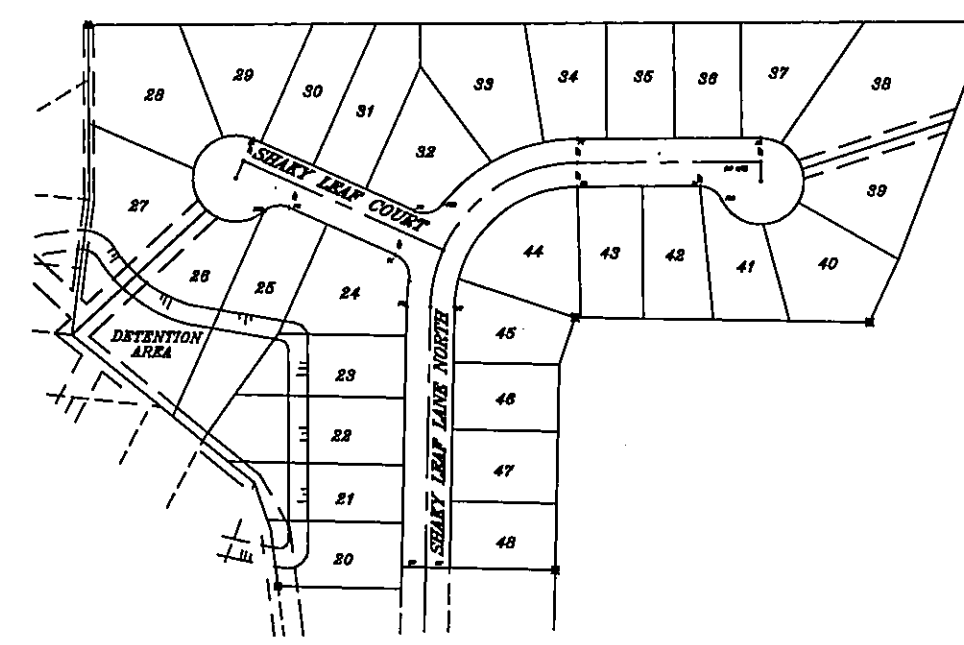
A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE,
DUVAL COUNTY, FLORIDA.

GENERAL NOTES:

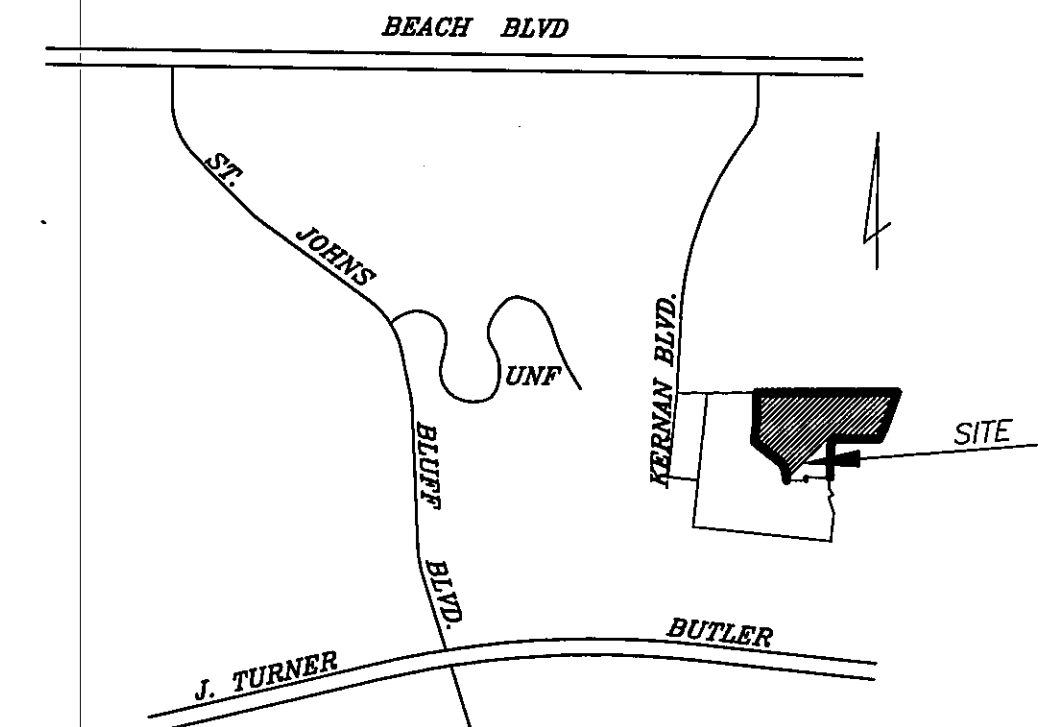
- (1) □ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.), STAMPED LB #3857
- (2) ○ DENOTES PERMANENT CONTROL POINT (P.C.P.), STAMPED LB #3857
- (3) (1) DENOTES TABULATED CURVE DATA
- (4) --- DENOTES CENTERLINE
- (5) (R) DENOTES RADIAL LINES
- (6) B.R.L. DENOTES BUILDING RESTRICTION LINE
- (7) U.D.E. DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
- (8) P.C. DENOTES POINT OF CURVATURE
- (9) P.T. DENOTES POINT OF TANGENCY
- (10) P.R.C. DENOTES POINT OF REVERSE CURVATURE
- (11) P.C.C. DENOTES POINT OF COMPOUND CURVATURE
- (12) O.R.V. DENOTES OFFICIAL RECORDS VOLUME
- (13) ESMT. DENOTES EASEMENT
- (14) R/W DENOTES RIGHT-OF-WAY
- (15) P.O.C. DENOTES POINT ON CURVE
- (16) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, SEWERS AND CABLE TELEVISION UNLESS OTHERWISE NOTED.
- (17) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- (18) Bearings based on the Easterly right-of-way line of Kernan Boulevard South (a 200 foot right-of-way as now established), being described and recorded in Official Records Volume 6678, Pages 1865 through 1867, inclusive of the Current Public Records of the City of Jacksonville, Duval County, Florida, North 05 22' 18" East.
- (19) ■ DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.)



DIMENSION TABLE		
"A"	5'	TYPICAL 10' X 10' J.E.A. EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10' X 20' J.E.A. EQUIPMENT EASEMENT



CAPTION



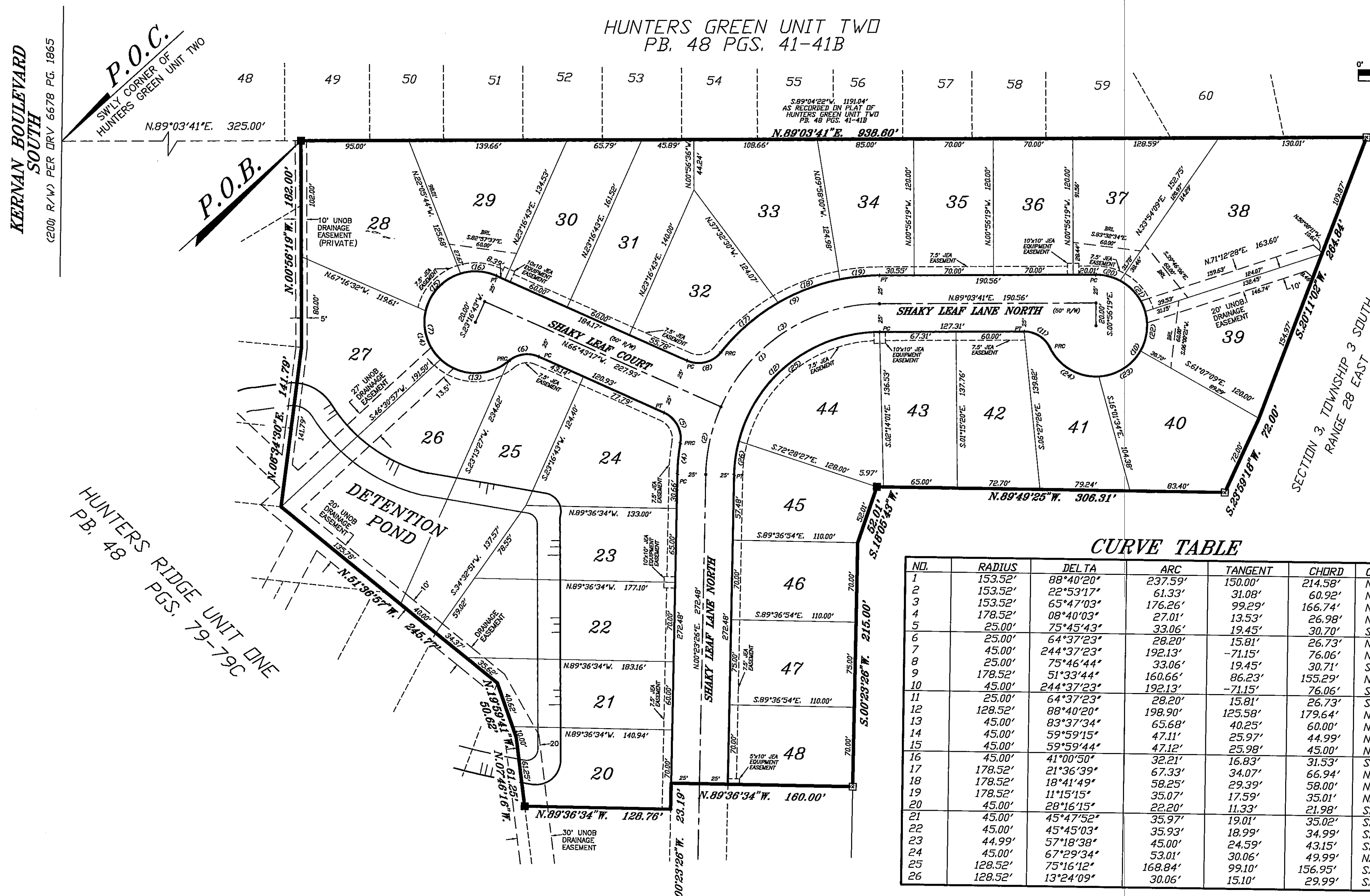
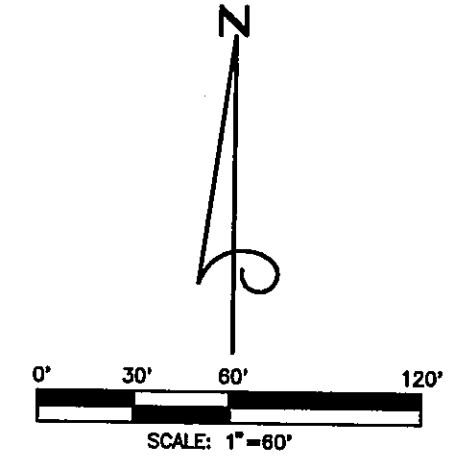
**VICINITY MAP
N.T.S.**

- LEGEND**
- SET CONCRETE MONUMENT
R.L.S. # 3857
 - FOUND CONCRETE MONUMENT
R.L.S. # 3857

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HUNTERS RIDGE UNIT TWO

A PORTION OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	153.52'	88°40'20"	237.59'	150.00'	214.58'	N.44°43'33"E.
2	153.52'	22°53'17"	61.33'	31.08'	60.92'	N.11°50'04"E.
3	153.52'	65°47'03"	176.26'	99.29'	166.74'	N.56°10'11"E.
4	178.52'	08°40'03"	27.01'	13.53'	26.98'	N.04°43'25"E.
5	25.00'	75°45'43"	33.06'	19.45'	30.70'	S.28°49'57"E.
6	25.00'	64°37'23"	28.20'	15.81'	26.73'	N.80°58'01"E.
7	45.00'	244°37'23"	192.13'	-71.15'	76.06'	N.09°01'59"W.
8	25.00'	75°46'44"	33.06'	19.45'	30.71'	S.75°23'21"W.
9	178.52'	51°33'44"	160.66'	86.23'	155.29'	N.63°16'51"E.
10	45.00'	244°37'23"	192.13'	-71.15'	76.06'	S.31°22'22"W.
11	25.00'	64°37'23"	28.20'	15.81'	26.73'	S.58°37'38"E.
12	128.52'	88°40'20"	198.90'	125.58'	179.64'	N.44°43'33"E.
13	45.00'	83°37'34"	65.68'	40.25'	60.00'	N.89°31'53"W.
14	45.00'	59°59'15"	47.11'	25.97'	44.99'	N.17°43'28"W.
15	45.00'	59°59'44"	47.12'	25.98'	45.00'	N.42°16'01"E.
16	45.00'	41°00'50"	32.21'	16.83'	31.53'	S.87°13'42"E.
17	178.52'	21°36'39"	67.33'	34.07'	66.94'	N.48°18'19"E.
18	178.52'	18°41'49"	58.25'	29.39'	58.00'	N.68°27'42"E.
19	178.52'	11°15'15"	35.07'	17.59'	35.01'	N.83°25'49"E.
20	45.00'	28°16'15"	22.20'	11.33'	21.98'	S.76°47'32"E.
21	45.00'	45°47'52"	35.97'	19.01'	35.02'	S.39°46'06"E.
22	45.00'	45°45'03"	35.93'	18.99'	34.99'	S.06°00'21"W.
23	44.99'	57°18'38"	45.00'	24.59'	43.15'	S.57°32'48"W.
24	45.00'	67°29'34"	53.01'	30.06'	49.99'	N.60°04'12"W.
25	128.52'	75°16'12"	168.84'	99.10'	156.95'	S.51°25'35"W.
26	128.52'	13°24'09"	30.06'	15.10'	29.99'	S.07°05'39"W.

HUNTERS RIDGE UNIT ONE
PB. 48 PGS. 79-79C

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PSD 92-039
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