

HUNTERS RIDGE UNIT FOUR

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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWESTERLY CORNER OF HUNTERS GREEN UNIT TWO, AS RECORDED IN PLAT BOOK 48, PAGES 41, 41A AND 41B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°03'41" EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID HUNTERS GREEN UNIT TWO, AND THE EASTERLY PROLONGATION THEREOF, 1684.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°03'41" EAST, ALONG SAID EASTERLY PROLONGATION, 210.00 FEET; THENCE SOUTH 00°56'19" EAST, DEPARTING FROM SAID EASTERLY PROLONGATION, 160.00 FEET; THENCE SOUTH 89°03'41" WEST, 8.00 FEET; THENCE SOUTH 00°56'19" EAST, 285.00 FEET; THENCE SOUTH 05°47'31" EAST, 60.00 FEET; THENCE SOUTH 18°37'29" EAST, 56.66 FEET; THENCE SOUTH 29°26'19" EAST, 423.00 FEET; THENCE SOUTH 03°19'10" WEST, 206.83 FEET; THENCE NORTH 84°38'23" WEST, 430.00 FEET TO THE SOUTHEASTERLY CORNER OF HUNTERS RIDGE UNIT THREE, AS RECORDED IN PLAT BOOK 49, PAGES 54, 54A, 54B AND 54C OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE IN A NORTHEASTERLY AND NORTHWESTERLY DIRECTION ALONG THE EASTERLY BOUNDARY LINE OF SAID HUNTERS RIDGE UNIT THREE, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NUMBER ONE (1), THENCE NORTH 05°33'16" EAST, 182.11 FEET; COURSE NUMBER TWO (2), THENCE NORTH 30°16'05" WEST, 233.38 FEET; COURSE NUMBER THREE (3), THENCE NORTH 28°22'21" WEST, 100.52 FEET; COURSE NUMBER FOUR (4), THENCE NORTH 05°11'03" WEST, 266.85 FEET; COURSE NUMBER FIVE (5), THENCE NORTH 49°25'02" EAST, 140.82 FEET; COURSE NUMBER SIX (6), THENCE NORTH 00°56'19" WEST, 100.01 FEET; COURSE NUMBER SEVEN (7), THENCE NORTH 89°03'41" EAST, 67.99 FEET; COURSE NUMBER EIGHT (8), THENCE NORTH 00°56'19" WEST, 160.00 FEET TO THE POINT OF BEGINNING.

APPROVED

DATE: 6/27/95
For Director of Public Works
By: Philip R. Guinnig
City Engineer
For General Council
By: [Signature]

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. 94-929-499, OF SAID CITY ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 19th DAY OF SEPTEMBER, A.D., 1994

Sam E. Mason DATE 6/19/95
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 95-123726

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 92-92C OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED THIS 29th DAY OF JUNE, A.D., 1995.

Henny W. Cook H. Y. Odom
CLERK: HENRY W. COOK 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 8th DAY OF Oct, A.D., 1994.
James D. Harrison, Jr.
JAMES D. HARRISON, JR.
FLORIDA REGISTERED LAND SURVEYOR, NO. 2647
ALL AMERICAN SURVEYORS, INC.
JACKSONVILLE, FLORIDA

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT HERITAGE LAND GROUP, INC., IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS HUNTERS RIDGE UNIT FOUR AND HAS CAUSED THE SAME TO BE SURVEYED AND SUB-DIVIDED; 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 UNOBSTRUCTED 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 GRANTEES, IF ANY, OF SAID EASEMENTS. THE UNOBSTRUCTED DRAINAGE EASEMENTS THROUGH AND OVER THE DETENTION AREAS 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 UNOBSTRUCTED DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID DETENTION AREAS 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 AREAS 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 UNOBSTRUCTED DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS; (2) THE DETENTION AREAS 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 DETENTION AREAS 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 AREAS AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE DETENTION AREAS 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 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 ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURENCE IN, UPON, OR AT, OR FROM THE DETENTION AREAS AND TREATMENT SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF, OR OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF HERITAGE LAND GROUP, INC., ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITH HUNTERS RIDGE UNIT FOUR. 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.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR RESPECTIVE AGENTS AND SEALS AFFIXED, THIS 29 DAY OF September, A.D. 1994.

HERITAGE LAND GROUP, INC.

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

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF Sept, A.D., 1994, BY DONALD P. HINSON, PRESIDENT, HERITAGE LAND GROUP, INC., HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Deborah H. Dunbar
NOTARY, (SIGNATURE) DEBORAH H. DUNBAR
COMMISSION NUMBER My Commission CC289681
NOTARY PUBLIC, STATE OF FLORIDA Expires May 25, 1997
Bonded by ANB 800-852-5878
DEBORAH H. DUNBAR
NOTARY, (PLEASE PRINT)
MY COMMISSION EXPIRES:

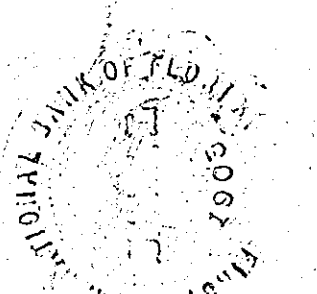
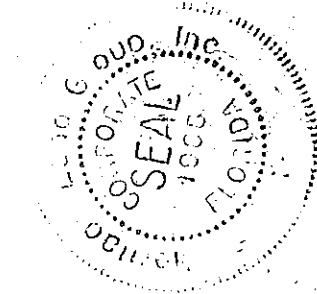
FIRST UNION NATIONAL BANK OF FLORIDA

WITNESS: Lee Ann Seeley Lee Ann Seeley
Christine Whitney CHRISTINE WHITNEY
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 30th DAY OF SEPTEMBER, 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.

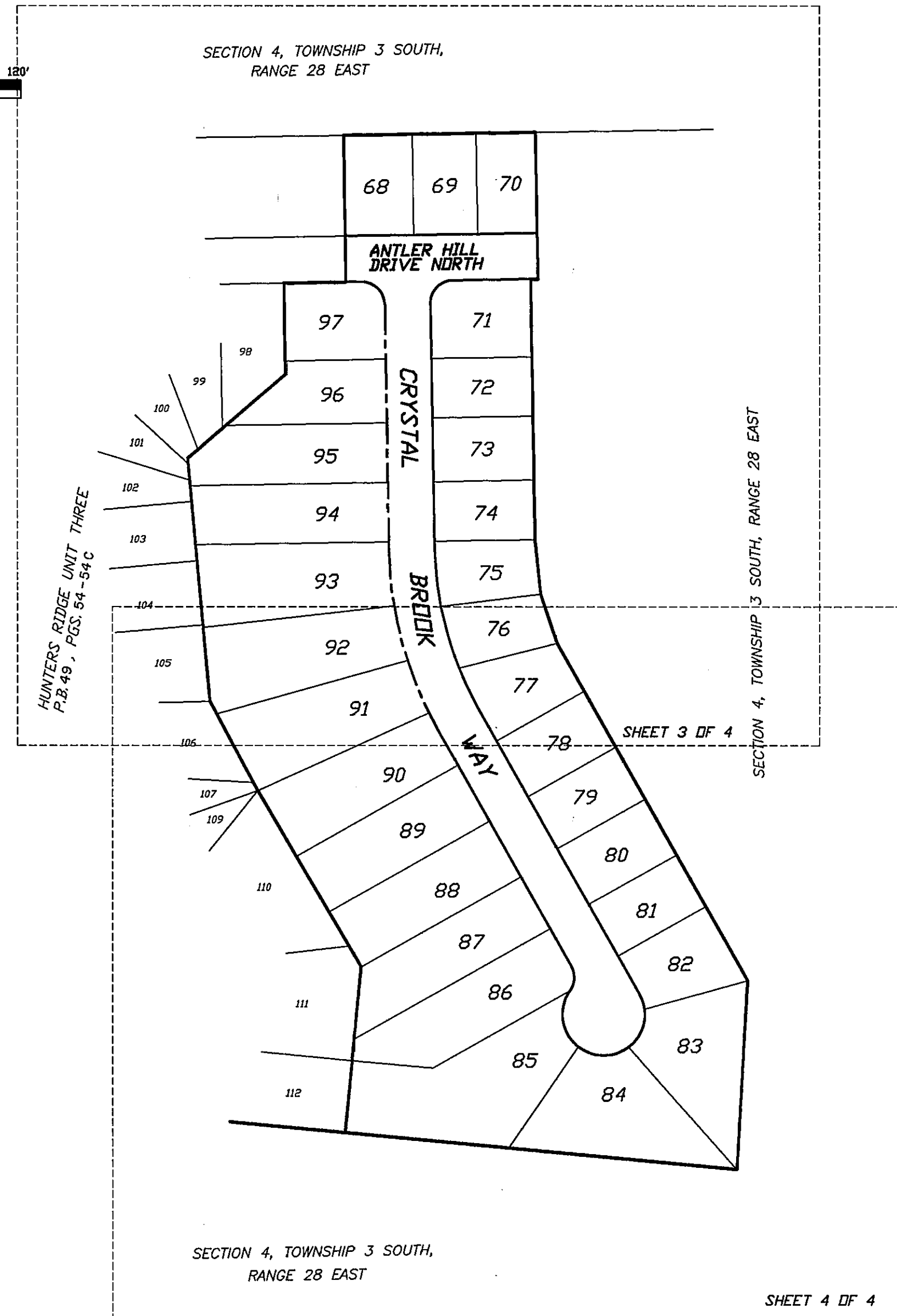
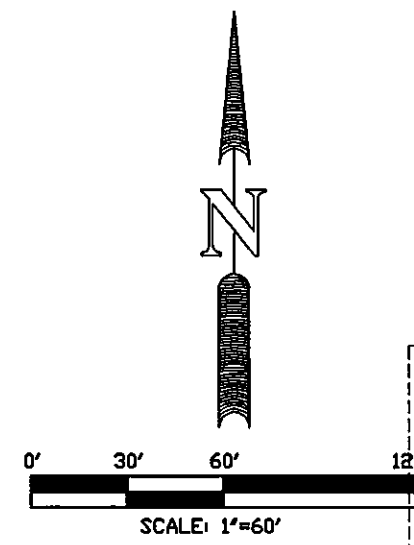
Lee Ann Seeley
NOTARY, (SIGNATURE) LEE ANN SEELEY
COMMISSION NUMBER My Commission CC 358719
NOTARY PUBLIC, STATE OF FLORIDA Expires May 14, 1998
FLORIDA, AT LARGE Bonded thru Patterson - Becht Agency
Lee Ann Seeley
NOTARY, (PLEASE PRINT)
MY COMMISSION EXPIRES:



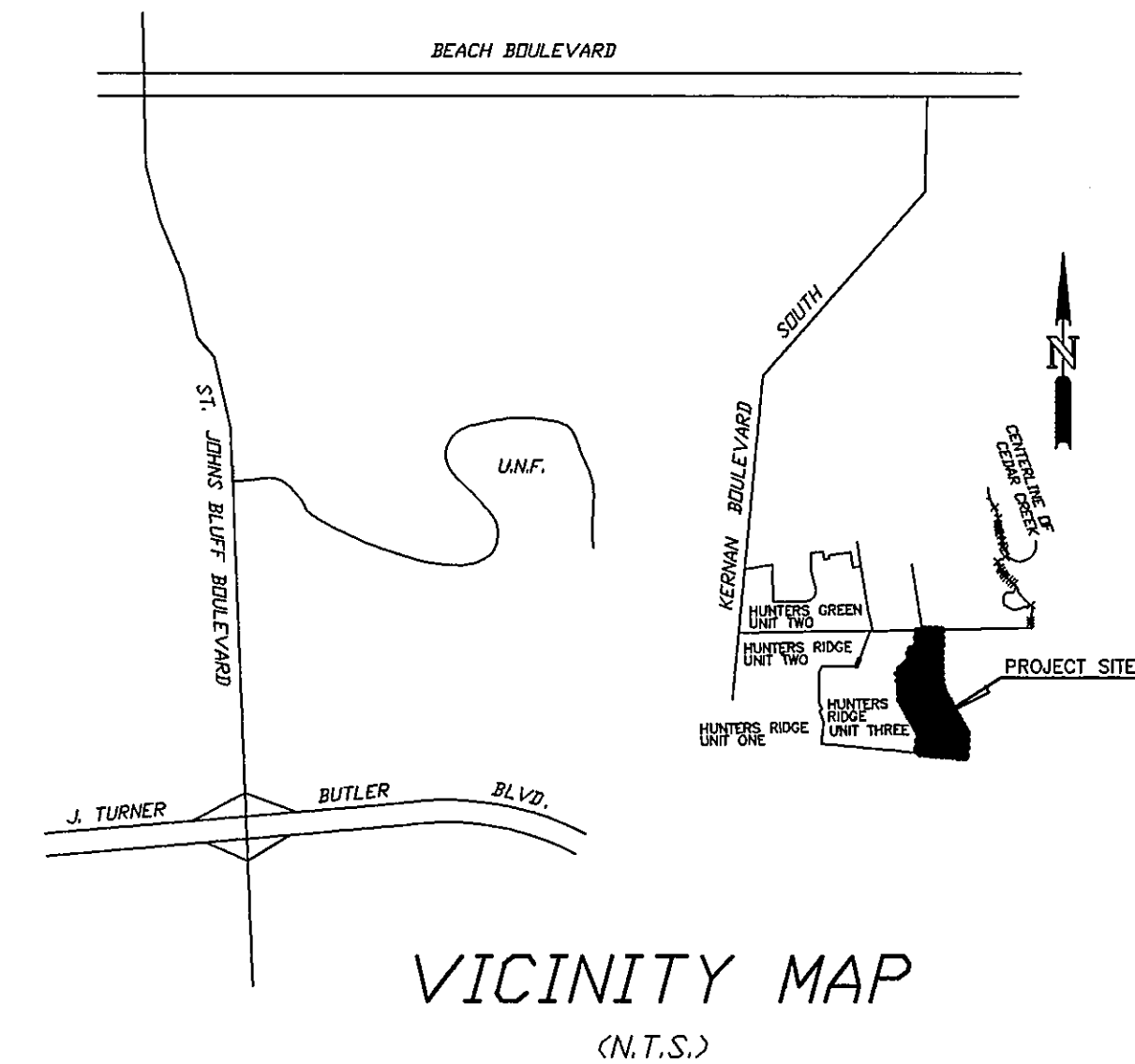
PREPARED BY:
ALL AMERICAN SURVEYORS, INC.
8789 SAN JOSE BLVD.,
SUITE 301
JACKSONVILLE, FLORIDA 32217
(904) 739-2217

HUNTERS RIDGE UNIT FOUR

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

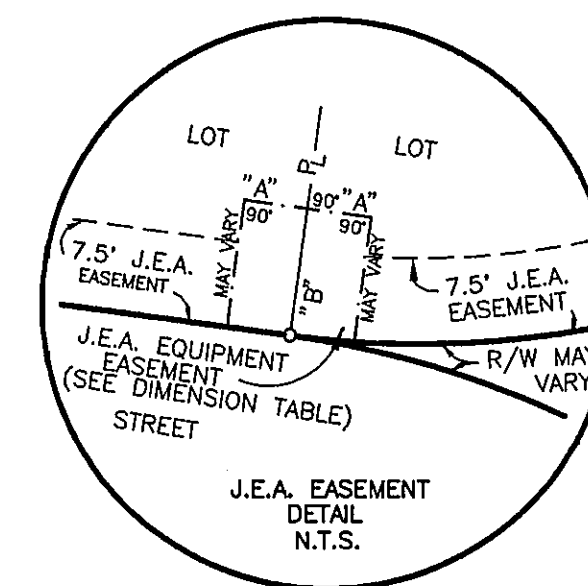


KEY MAP
(1" = 100')



GENERAL NOTES:

- (1) □ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.), STAMPED RLS # 2647
- (2) ○ DENOTES PERMANENT CONTROL POINT (P.C.P.), STAMPED RLS #2647
- (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) ESM. 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 BOUNDARY LINE OF HUNTERS RIDGE UNIT THREE, S.00°56'19" E.
- (19) ■ DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.), STAMPED RLS #2647, UNLESS OTHERWISE NOTED.



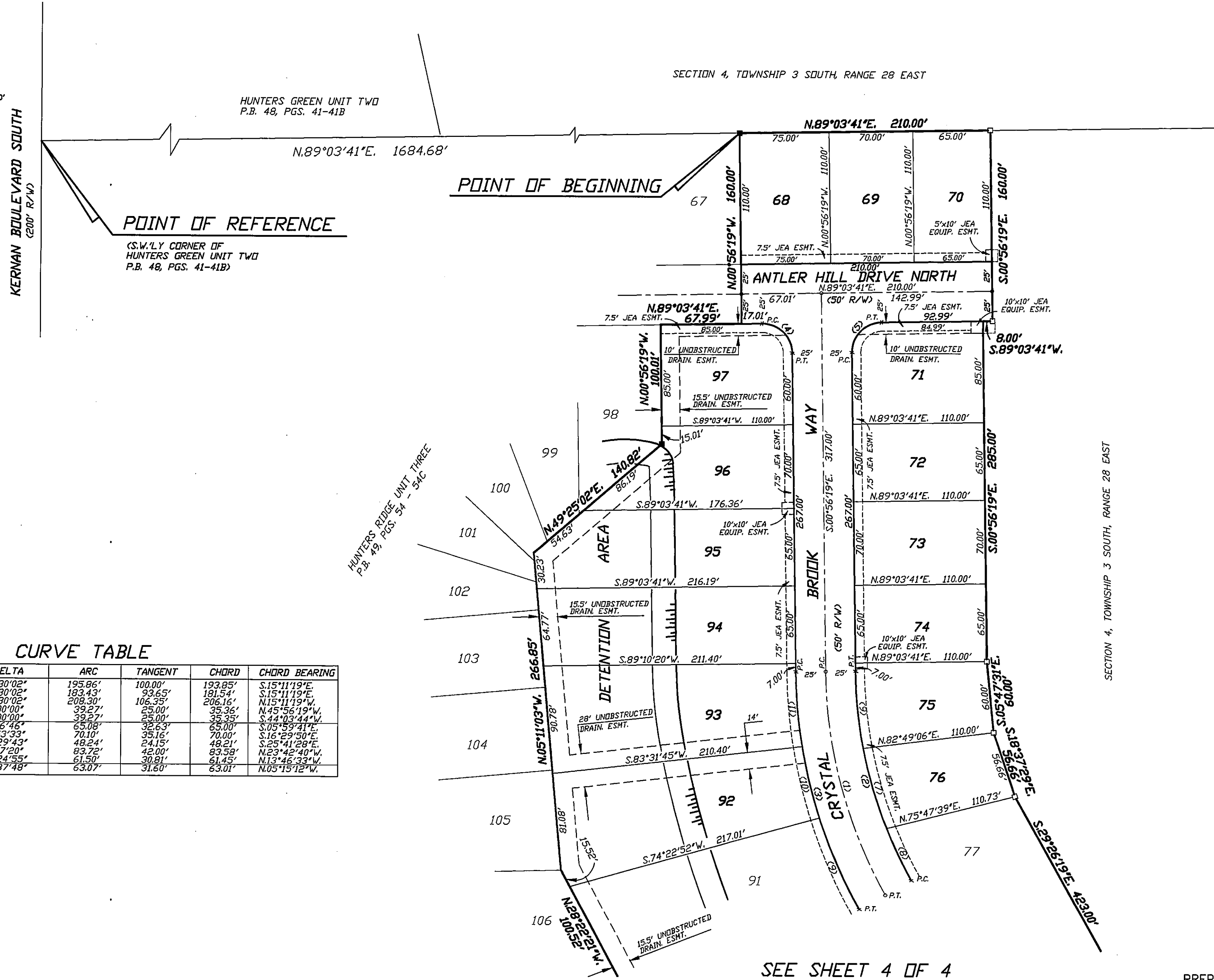
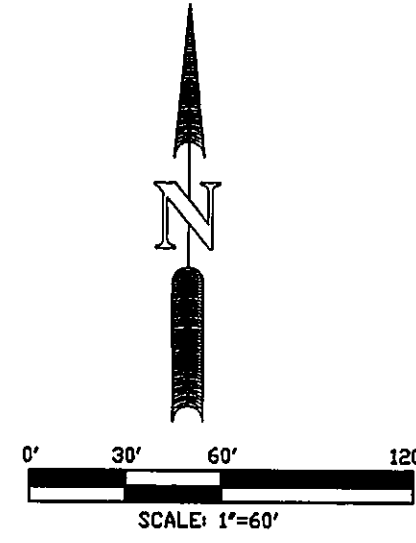
DIMENSION TABLE		
A	5'	TYPICAL 10' X 10' J.E.A. EQUIPMENT EASEMENT
B	10'	TYPICAL 10' X 20' J.E.A. EQUIPMENT EASEMENT

PREPARED BY:
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PSD NO. 92-039
DEVP. NO. 1222.4

HUNTERS RIDGE UNIT FOUR

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



CURVE TABLE

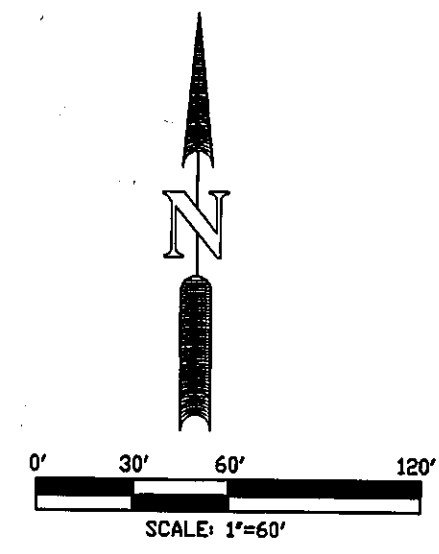
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	393.75'	28°30'02"	195.86'	100.00'	193.85'	S.15°11'19"E.
2	368.75'	28°30'02"	183.43'	93.65'	181.54'	S.15°11'19"E.
3	418.75'	28°30'02"	208.30'	106.35'	206.16'	N.15°11'19"W.
4	25.00'	90°00'00"	39.27'	25.00'	35.36'	N.45°56'19"W.
5	25.00'	90°00'00"	39.27'	25.00'	35.35'	S.44°03'44"W.
6	368.75'	10°06'46"	65.08'	32.63'	65.00'	S.05°59'41"E.
7	368.75'	10°53'33"	70.10'	35.16'	70.00'	S.16°29'30"E.
8	368.75'	07°29'43"	48.24'	24.15'	48.21'	S.25°41'28"E.
9	418.75'	11°27'20"	42.00'	20.81'	42.00'	N.23°42'40"W.
10	418.75'	08°24'55"	61.50'	30.81'	61.45'	N.13°46'33"W.
11	418.75'	08°37'48"	63.07'	31.60'	63.01'	N.05°15'12"W.

SEE SHEET 4 OF 4

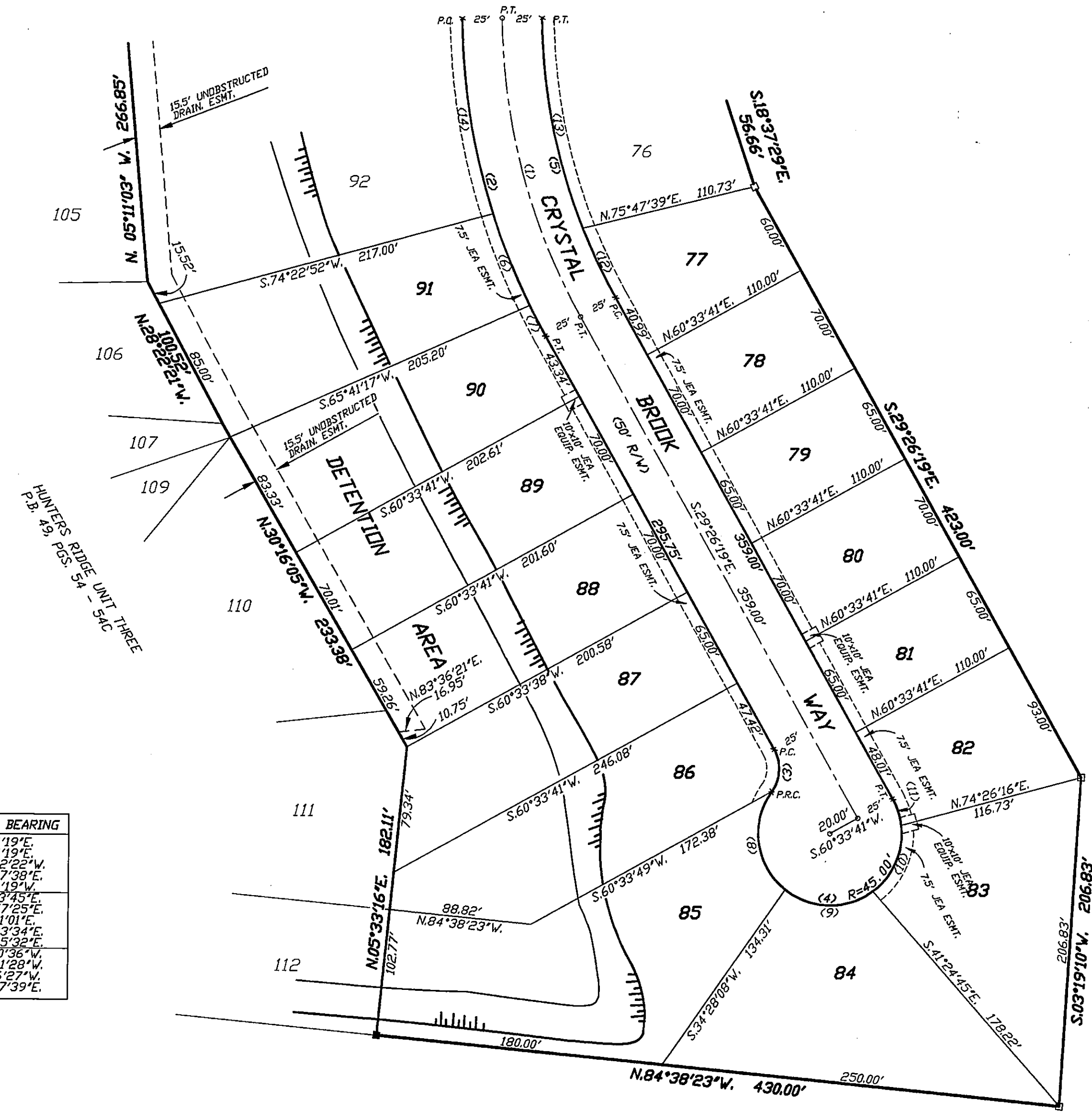
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CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



SEE SHEET 3 OF 4



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	393.75'	28°30'02"	195.86'	100.00'	193.85'	S.15°11'19"E
2	418.75'	28°30'02"	208.30'	106.35'	206.16'	S.15°11'19"E
3	25.00'	64°37'23"	28.20'	15.81'	26.73'	S.02°52'22"W
4	45.00'	244°37'23"	192.13'	71.15'	76.06'	S.87°07'38"E
5	368.75'	28°30'02"	183.43'	93.65'	181.54'	N.15°11'19"E
6	418.75'	08°29'29"	62.06'	31.09'	62.00'	S.22°13'45"E
7	418.75'	02°57'50"	21.66'	10.83'	21.66'	S.27°57'25"E
8	45.00'	97°04'09"	68.98'	42.76'	61.99'	S.08°21'01"E
9	45.00'	75°20'57"	59.18'	34.75'	53.01'	S.89°33'34"E
10	45.00'	60°00'51"	47.13'	25.99'	45.01'	N.22°45'32"E
11	45.00'	22°11'26"	17.43'	8.82'	17.32'	N.18°20'36"W
12	368.75'	07°29'43"	48.24'	24.15'	48.21'	N.25°41'28"W
13	368.75'	21°00'19"	135.19'	68.36'	134.43'	N.11°26'27"W
14	418.75'	17°02'43"	124.58'	62.75'	124.12'	S.09°27'39"E

SECTION 4, TOWNSHIP 3 SOUTH, RANGE 28 EAST

SECTION 4, TOWNSHIP 3 SOUTH, RANGE 28 EAST

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