

# "THE ISLAND"

## A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

### CAPTION:

A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 29 EAST CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF STACEY ROAD ( A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED ) WITH THE EASTERLY RIGHT OF WAY LINE OF SEABREEZE DRIVE ( A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED ); THENCE SOUTH 01 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF SEABREEZE DRIVE, A DISTANCE OF 570.00 FEET, TO THE POINT OF BEGINNING, AND A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET; A CENTRAL ANGLE OF 89 DEGREES 52 MINUTES 00 SECONDS, FOR AN ARC LENGTH OF 31.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46 DEGREES 11 MINUTES 00 SECONDS EAST, 28.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 179.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, HAVING A RADIUS OF 894.02 FEET, A CENTRAL ANGLE OF 12 DEGREES 21 MINUTES 12 SECONDS, FOR AN ARC LENGTH OF 142.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82 DEGREES 42 MINUTES 24 SECONDS EAST, 142.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 76 DEGREES 31 MINUTES 48 SECONDS EAST, A DISTANCE OF 196.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE HAVING A RADIUS OF 642.95 FEET, A CENTRAL ANGLE OF 13 DEGREES 01 MINUTES 48 SECONDS, FOR AN ARC LENGTH OF 146.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 02 MINUTES 42 SECONDS EAST, 145.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89 DEGREES 33 MINUTES 36 SECONDS EAST, A DISTANCE OF 250.00 FEET TO A REFERENCE POINT "A"; THENCE IN A GENERALLY NORTHERN DIRECTION ALONG THE MEAN HIGH WATER LINE, A DISTANCE OF 294 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 02 DEGREES 32 MINUTES 03 SECONDS EAST, A DISTANCE OF 207.84 FEET FROM REFERENCE POINT "A"; THENCE NORTH 12 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE MEAN HIGH WATER LINE; THENCE EASTERLY, SOUTHEASTERLY, AND WESTERLY ALONG THE MEAN HIGH WATER LINE A DISTANCE OF 974 FEET, MORE OR LESS, TO A POINT THAT BEARS SOUTH 00 DEGREES 26 MINUTES 24 SECONDS EAST, A DISTANCE OF 60.00 FEET FROM REFERENCE POINT "A"; THENCE SOUTH 89 DEGREES 33 MINUTES 36 SECONDS WEST, A DISTANCE OF 250.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE HAVING A RADIUS OF 592.95 FEET, A CENTRAL ANGLE OF 13 DEGREES 01 MINUTES 48 SECONDS, FOR AN ARC LENGTH OF 132.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83 DEGREES 02 MINUTES 42 SECONDS WEST, 132.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 76 DEGREES 31 MINUTES 48 SECONDS WEST, A DISTANCE OF 107.49 FEET; THENCE SOUTH 01 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 12.55 FEET; THENCE SOUTH 88 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 191.60 FEET; THENCE NORTH 55 DEGREES 58 MINUTES 38 SECONDS WEST, A DISTANCE OF 90.02 FEET; TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, HAVING A RADIUS OF 954.02 FEET, A CENTRAL ANGLE OF 01 DEGREES 33 MINUTES 13 SECONDS, FOR AN ARC LENGTH OF 25.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88 DEGREES 06 MINUTES 23 SECONDS WEST, 25.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 178.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 08 MINUTES 00 SECONDS, FOR AN ARC LENGTH OF 31.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43 DEGREES 44 MINUTES 00 SECONDS WEST, 28.32 FEET TO A POINT SITUATED ON THE SAID EASTERLY RIGHT OF WAY LINE OF SEABREEZE DRIVE AND THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 01 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID SEABREEZE DRIVE TO THE POINT OF BEGINNING, CONTAINING 4.12 ACRES, MORE OR LESS.

Approved 5/5/98 Date  
Stall  
City Engineer  
for Director of Public Works  
Approved 5/13/98 Date  
Thomas C. Manna  
for General Counsel

### ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT INTERVEST CONSTRUCTION OF JAX, INC., A FLORIDA CORPORATION, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS "THE ISLAND", 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, LANES, TRACTS, WALKWAYS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE AND CONSERVATION EASEMENTS SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON.

PLATTED TRACTS AS SHOWN HEREON ARE DESIGNATED FOR THE FOLLOWING USAGES:  
TRACT "A" - COMMON AREA; TRACT "B" - PRIVATE INGRESS AND EGRESS TRACT; TRACT "C" - STORMWATER RETENTION TRACT; TRACT "D" - STORMWATER RETENTION TRACT; TRACT "E" - SEWER PUMP STATION TRACT

THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANT TO THE PRESENT AND FUTURE OWNER OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS OF SUCH LANDS AND OTHER SUCH PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE ROADWAYS. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVES THE RIGHT AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR INSULT ON ANY PART OF THE LANDS SHOWN HEREON.

UNOBSTRUCTED EASEMENTS FOR SERVICE AND MAINTENANCE OF THE WATER AND SEWER SYSTEMS WITHIN THE PRIVATE ROADWAYS AND ON THE INDIVIDUAL PROPERTIES ON THIS PLAT ARE HEREBY IRREVOCABLY AND WITHOUT HESITATION DEDICATED TO UNITED WATER FLORIDA, INC., ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "J.E.A.E.E." ARE IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "J.E.A.E." ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, 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.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME, WITH THE CONSENT OF THE CITY OF JACKSONVILLE, TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS ON THIS PLAT DESIGNATED AS ROADWAYS, INCLUDING ALL UNOBSTRUCTED EASEMENTS FOR DRAINAGE.

IN WITNESS WHEREOF, INTERVEST CONSTRUCTION OF JAX, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS CORPORATE NAME AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS DULY AUTHORIZED OFFICER THIS 31<sup>ST</sup> DAY OF MARCH, A.D., 1998.

Nancy Bocuzzi  
WITNESS  
Nancy Bocuzzi  
WITNESS  
Lisa Diciero  
WITNESS

Morteza Hosseini-Kargar  
MORTEZA HOSSEINI-KARGAR, PRESIDENT  
INTERVEST CONSTRUCTION OF JAX, INC.  
A FLORIDA CORPORATION

### CLERK'S CERTIFICATE: 98-114430

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 52, PAGES 4, THROUGH 48 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 31<sup>ST</sup> DAY OF MAY, A.D., 1998.

Henry W. Cobb  
HENRY W. COBB  
CLERK OF THE CIRCUIT COURT

H. W. Cobb  
DEPUTY CLERK

### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPILES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 117; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE AND THAT THE PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE. SIGNED AND SEALED THIS 25 DAY OF MARCH, A.D., 1998.

Robert E. Holland  
ROBERT E. HOLLAND  
FLORIDA REGISTERED SURVEYOR AND MAPPER NUMBER 4242

STATE OF FLORIDA, COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31<sup>ST</sup> DAY OF MARCH, A.D., 1998 BY MORTEZA HOSSEINI-KARGAR AS PRESIDENT OF INTERVEST CONSTRUCTION OF JAX, INC. A FLORIDA CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND HAS \_\_\_\_\_ HAS NOT  TAKEN AN OATH.

Mary E. Seymour  
MARY E. SEYMOUR  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

MY COMMISSION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

### JOINDER AND CONSENT TO DEDICATION:

COMPASS BANK HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE(S) ON THE PROPERTY SHOWN AND DESCRIBED ON THE ATTACHED PLAT ENTITLED "THE ISLAND", LOCATED IN THE CITY OF JACKSONVILLE, FLORIDA, AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION SHOWN ON THE PLAT OF LANDS DESCRIBED HEREIN AND AGREES THAT ITS MORTGAGE(S), AS RECORDED IN OFFICIAL RECORD VOLUME 8514, PAGE 1845, MODIFIED IN OFFICIAL RECORD VOLUME 8547, PAGE 1808, AND IN OFFICIAL RECORD VOLUME 8716, PAGE 1199, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND AS FURTHER AMENDED AND SPREAD, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, COMPASS BANK HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS CORPORATE NAME AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS DULY AUTHORIZED OFFICER THIS 31<sup>ST</sup> DAY OF MARCH, A.D., 1998.

Chuck Lamb  
VICE PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 31<sup>ST</sup> DAY OF MARCH, A.D., 1998, BY John R Lamb AS VICE PRESIDENT OF COMPASS BANK, A FLORIDA CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND HAS \_\_\_\_\_ HAS NOT  TAKEN AN OATH.

Karen C. Fandrich  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

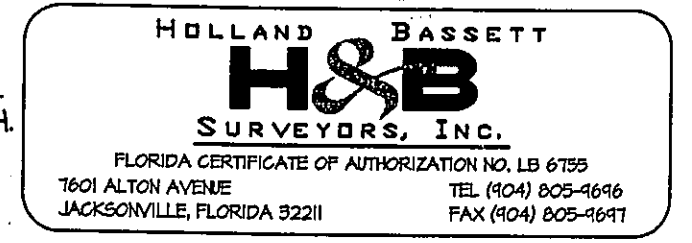
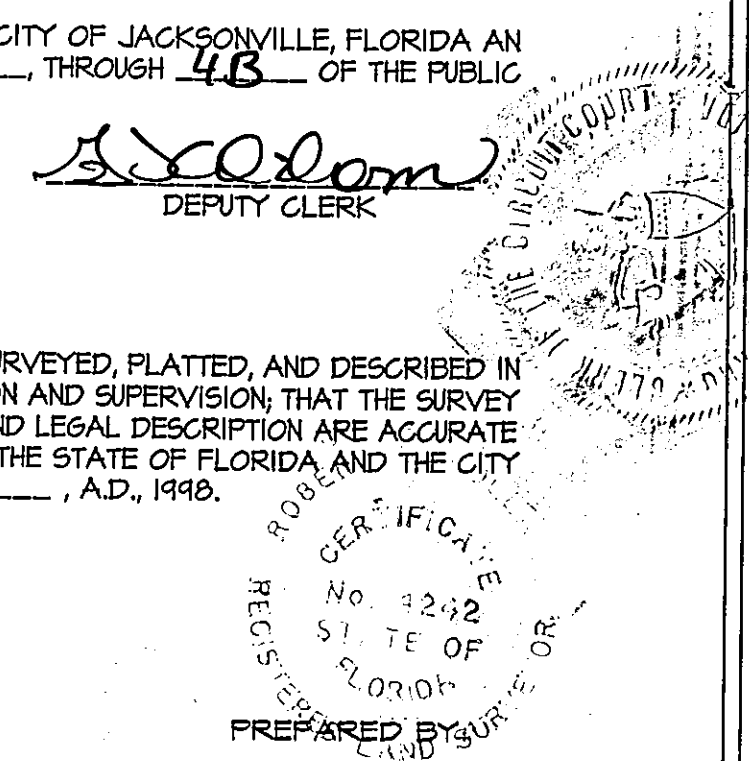
MY COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
KAREN C. FANDRICH  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires Oct. 29, 1998  
Commission No. CC 417672

### APPROVED FOR RECORD:

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

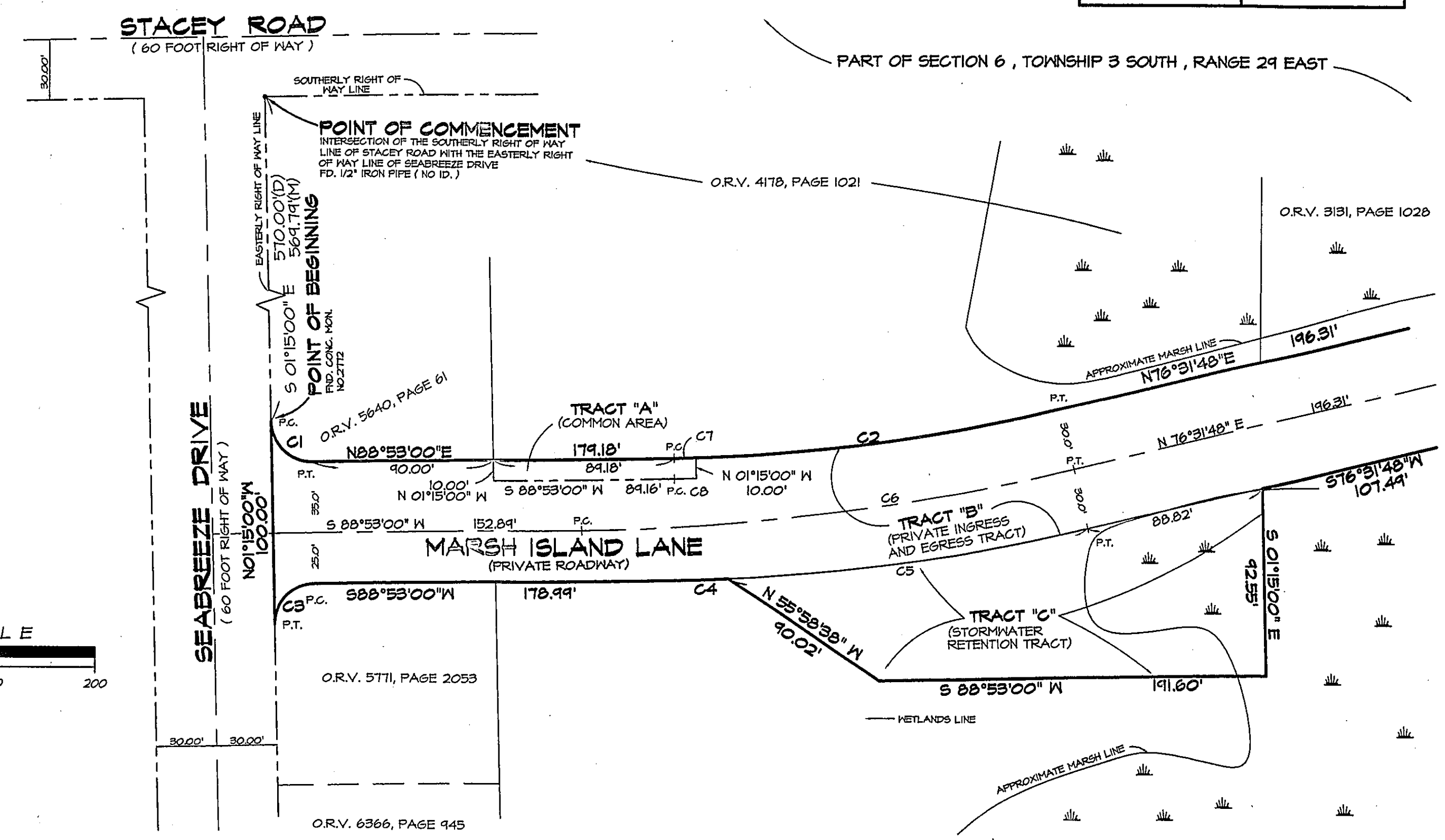
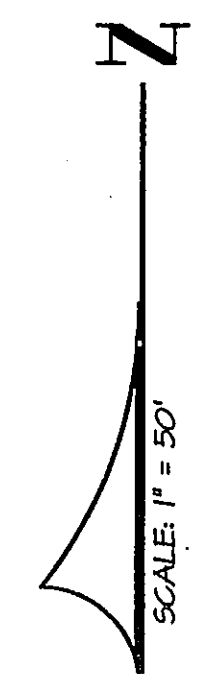
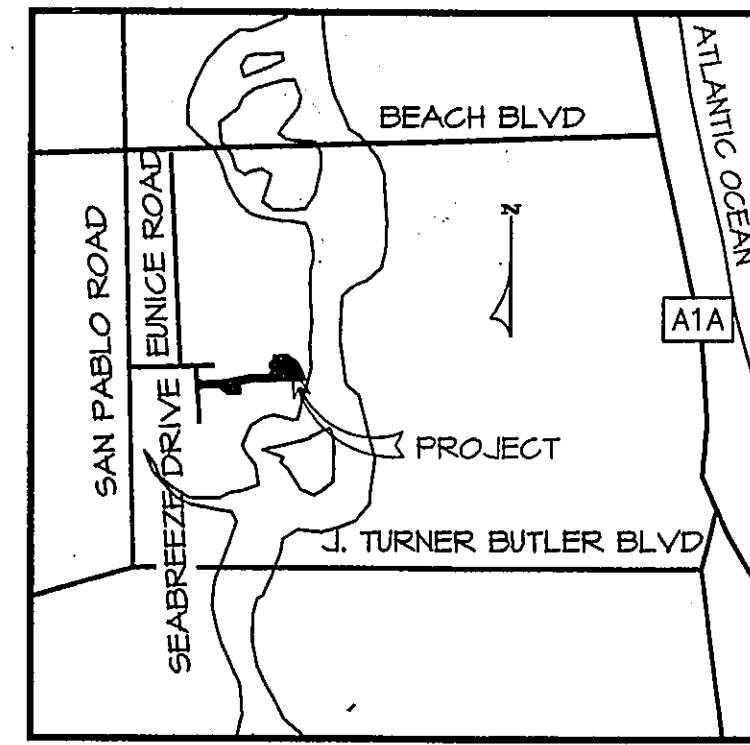
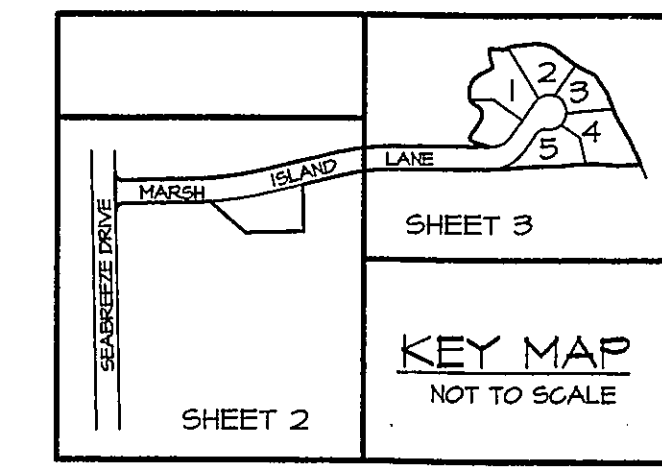
John C. Manna  
DIRECTOR OF PUBLIC WORKS

5/13/98  
DATE



# "THE ISLAND"

A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



- LEGEND:**
- D - DENOTES DELTA (CENTRAL) ANGLE
  - R - DENOTES RADIUS
  - A - DENOTES ARC LENGTH
  - C - DENOTES CHORD LENGTH
  - CB - DENOTES CHORD CBEARING
  - IR - DENOTES IRON ROD
  - I.P. - DENOTES IRON PIPE
  - P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
  - O.R.V. - DENOTES OFFICIAL RECORDS VOLUME
  - D.B. - DENOTES DEED BOOK
  - B.R.L. - DENOTES BUILDING RESTRICTION LINE
  - P.C. - DENOTES POINT-OF-CURVATURE
  - P.T. - DENOTES POINT-OF-TANGENCY
  - P.R.C. - DENOTES POINT OF REVERSE CURVE
  - P.C.C. - DENOTES POINT OF COMPOUND CURVE
  - P.I. - DENOTES POINT OF INTERSECTION
  - R.P. - DENOTES RADIUS POINT
  - R/M - DENOTES RIGHT-OF-WAY
  - C/L - DENOTES CENTERLINE
  - - DENOTES IRON MARKER FOUND (AS NOTED)
  - - DENOTES 5/8" IRON ROD SET (LB 6155)
  - ▲ - DENOTES NAIL AND DISK FOUND (AS NOTED)
  - △ - DENOTES NAIL AND DISK SET (LB 6155)
  - - DENOTES 4"x4" CONCRETE MONUMENT SET (RLS 4242)
  - - DENOTES 4"x4" CONCRETE MONUMENT FOUND (AS NOTED)
  - - - DENOTES CHAIN LINK FENCING
  - (R) - DENOTES RADIAL LINE
  - P.O.B. - DENOTES POINT OF BEGINNING
  - P.O.C. - DENOTES POINT OF COMMENCEMENT
  - (P) - DENOTES PLAT ANGLE/BEARING AND DISTANCE
  - (D) - DENOTES DEED ANGLE/BEARING AND DISTANCE
  - (M) - DENOTES MEASURED ANGLE/BEARING AND DISTANCE

**CURVE DATA TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.37'	19.95'	28.25'	S 46°11'00" E	89°52'00"
C2	894.02'	192.76'	96.75'	192.38'	N 82°42'24" E	12°21'12"
C3	20.00'	31.37'	19.95'	28.25'	S 43°49'00" W	89°52'00"
C4	954.02'	25.87'	12.44'	25.87'	N 88°06'23" E	01°33'13"
C5	954.02'	179.82'	90.18'	179.56'	N 81°55'47" E	10°47'59"
C6	1140.00'	245.79'	123.37'	245.32'	N 82°42'24" E	12°21'12"
C7	894.02'	10.82'	5.41'	10.82'	N 88°32'12" E	00°41'36"
C8	904.02'	10.84'	5.42'	10.84'	N 88°32'23" E	00°41'14"

PREPARED BY:  
**HOLLAND BASSETT**  
**H&B**  
 SURVEYORS, INC.  
 FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6155  
 7601 ALTON AVENUE TEL. (904) 805-4646  
 JACKSONVILLE, FLORIDA 32211 FAX (904) 805-4647

SEE SHEET 3 OF 3

