

Lakemont Unit II

BEING A REPLAT OF A PORTION OF LOTS 24, 25 AND 26, A.B. CAMPBELL'S SUBDIVISION OF TIGER HOLE PLANTATION, AS RECORDED IN PLAT BOOK "AQ", PAGES 260 AND 261 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 46 PAGE 42

SHEET 1 OF 3 SHEETS
P.S.D. 89-041

TAXES VERIFIED R.B.F.

CAPTION

A portion of Lots 24, 25 and 26, A.B. Campbell's Subdivision of Tiger Hole Plantation, as recorded in Plat Book "AQ", Pages 260 and 261 of the Former Public Records of Duval County, Florida, being more particularly described as follows: BEGIN at the Southwest corner of Lot 1, Block 2, Brackridge Subdivision, as recorded in Plat Book 23, Pages 40 and 40A of the Current Public Records of said County; said point being situate in the Easterly right of way line of Belfort Road (a 66 foot right of way as now established); thence North 89°15'00" East, along the Southerly boundary of said Brackridge Subdivision, also being the North line of Lot 26, said Tiger Hole Plantation, a distance of 641.70 feet; thence North 89°43'30" East, along the North line of Lots 25 and 24 of said Tiger Hole Plantation, and continuing along said Southerly boundary of Brackridge Subdivision, a distance of 792.47 feet; thence South 00°21'10" East, a distance of 329.97 feet along the most Northwesterly boundary of Official Records Volume 3316, page 534; thence South 89°43'30" West, a distance of 788.27 feet; thence South 89°15'00" West, a distance of 642.05 feet to the Easterly right of way line of said Belfort Road; thence North 01°01'20" West, along said Easterly right of way line, a distance of 330.00 feet to the POINT OF BEGINNING.

Containing 10.8508 Acres, more or less.

CLERK'S CERTIFICATE 90-66543

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 46 Pages 42A, 42B of the Public Records of Duval County, Florida, this 26 day of June A.D., 1990.

Henry W. Cook
Henry Cook
Clerk of the Circuit Court

By: M. Wootson
Deputy Clerk

APPROVED FOR THE RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance Number 90-491-206 of said City adopted by its Council and approved by its Mayor this 15th day of June A.D., 1990.

Thomas H. King
Mayor of the City of Jacksonville

Edward W. Kidd
Secretary of the Council,
City of Jacksonville

DEVELOPERS CERTIFICATE

This is to certify that Lakemont II Joint Venture has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points, (including sidewalks) as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed and Sealed this 22nd day of JUNE A.D., 1990.

Lawrence R. Towers
Lawrence R. Towers, President
Towers Contracting Company, Inc.,
Managing General Partner

Director of Public Works
Director of Public Works

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 complies with all of the requirements of Florida Statute 177, that the survey and legal description are accurate, and that the Permanent Reference Monuments have been placed and Permanent Control Points will be placed in accordance with the laws of the State of Florida and the City of Jacksonville, Florida.

Signed and Sealed this 30th day of April A.D., 1990.

Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor No. 3848

ADOPTION AND DEDICATION:

This is to certify that Lakemont II Joint Venture, a Florida General Partnership under the laws of the State of Florida, are the lawful owners of the lands described in the Caption hereon known as Lakemont Unit II, having caused the same to be surveyed and subdivided. Jacksonville Federal Savings Bank, a United States of America Corporation, is the holder of mortgage on said lands and this plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All right of ways, easements for drainage, utilities and sewers and non-access easements shown hereon are hereby irrevocably and without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easements through and over the detention basin and filtration system 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 basin and filtration system which these easements traverse, all water which may fall 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 basin and filtration system, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, 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 by the abutting property owners. The City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants, animals, soil, chemicals or any other substance or thing that may even be or come within said detention basin and filtration system 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; (2) The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the construction, operation, failure or destruction of water level control equipment which may be hereby platted, or of the detention basin and filtration system shown on this plat, but shall have the right to modify the existence of the detention basin and filtration system 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. Lakemont II Joint Venture, developers and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, 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 detention basin and filtration system described above, or any part thereof, occasioned wholly or in part by any act of omission of Lakemont II Joint Venture, its agents, contractors, employees, servants, licensees or concessionaires within Lakemont Unit II. This indemnification shall run with the land and the assigns of Lakemont II Joint Venture, shall be subject to it.

In witness whereof the undersigned have caused these presents to be executed this 12th day of April A.D., 1990.

LAKEMONT II JOINT VENTURE

Witness Todd V. [Signature]
Lawrence R. Towers
Lawrence R. Towers, President
Towers Contracting Company, Inc.
Managing General Partner

Witness J.R. [Signature]

Witness J.R. [Signature]
Anthony J. Nasrallah
Anthony J. Nasrallah, President
First Coast A&A Enterprises, Inc.
General Partner

Witness Todd V. [Signature]

JACKSONVILLE FEDERAL SAVINGS BANK

Witness Todd V. [Signature]

Witness C.L. Patterson
C.L. Patterson,
Senior Vice President

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 12th day of April A.D., 1990 by Anthony J. Nasrallah, President of First Coast A & A Enterprises, Inc. and General Partner of Lakemont II Joint Venture, a Florida General Partnership, on behalf of the Joint Venture.

Melissa Ann McGill
Notary Public, State of Florida at Large
My Commission Expires 9-17-93

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 12th day of April A.D., 1990, by Lawrence R. Towers, President of Towers Contracting Company, Inc. and Managing General Partner of Lakemont II Joint Venture, a Florida General Partnership, on behalf of the Joint Venture.

Melissa Ann McGill
Notary Public, State of Florida at Large
My Commission Expires 9-17-93

STATE OF FLORIDA COUNTY OF DUVAL

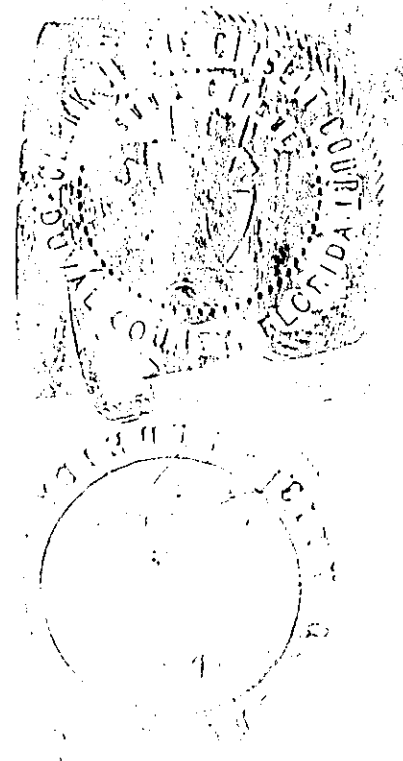
The foregoing instrument was acknowledged before me this 13th day of April A.D., 1990 by C.L. Patterson, Senior Vice President of Jacksonville Federal Savings Bank, a United States of America Corporation, on behalf of the Corporation.

Phelan W. Weyton
Notary Public, State of Florida at Large
My Commission Expires August 15, 1992

PREPARED BY:
RICHARD A. MILLER & ASSOC., INC.
PROFESSIONAL LAND SURVEYORS
1030-5 ST. JOHNS INDUSTRIAL PARKWAY NORTH
JACKSONVILLE, FLORIDA 32216
(904) 642-8997

APPROVED
DATE: 5/18/90
For Director of Public Works
By: John E. [Signature]
City Engineer

For General Counsel
By: Thomas P. [Signature]

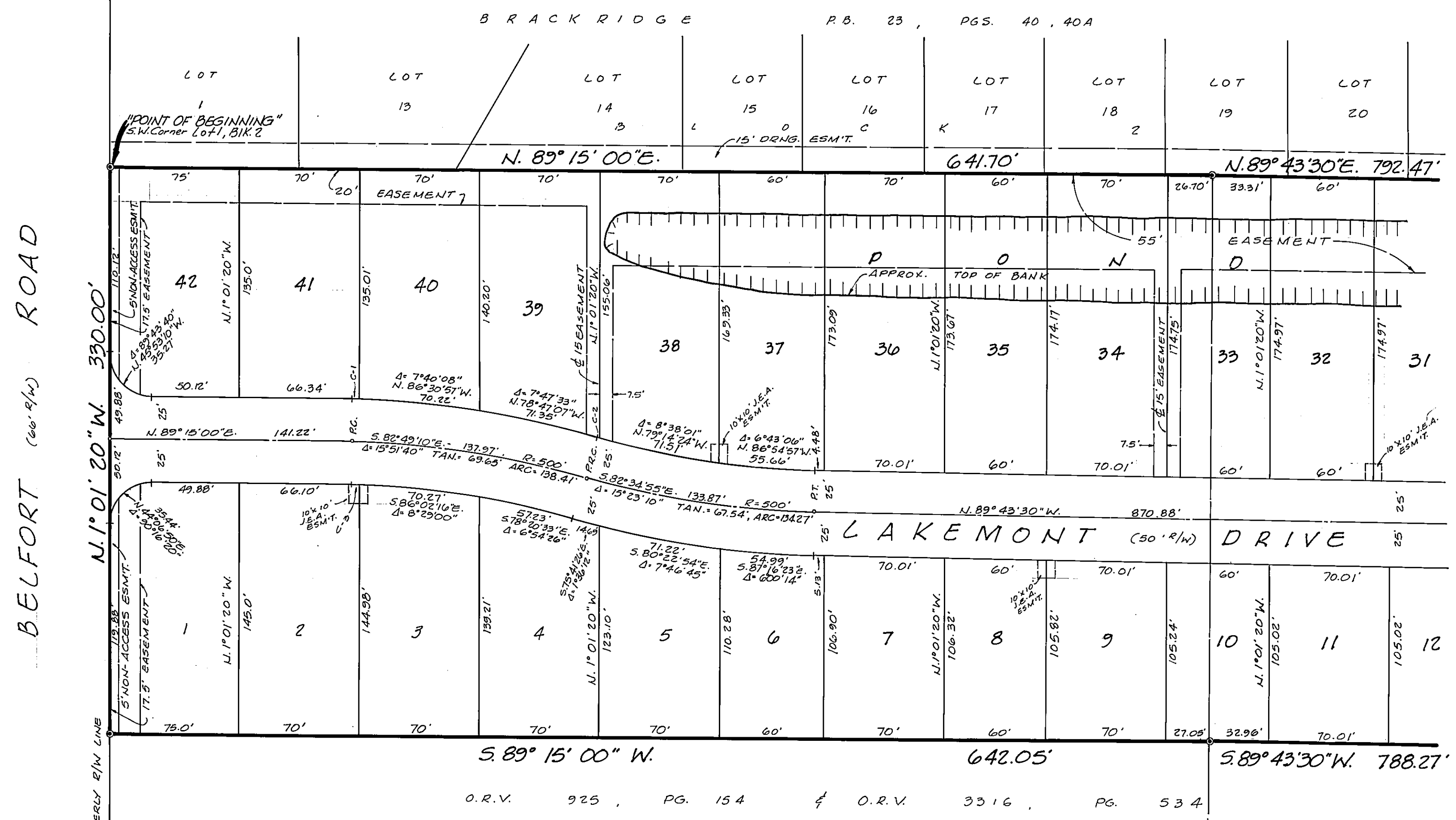
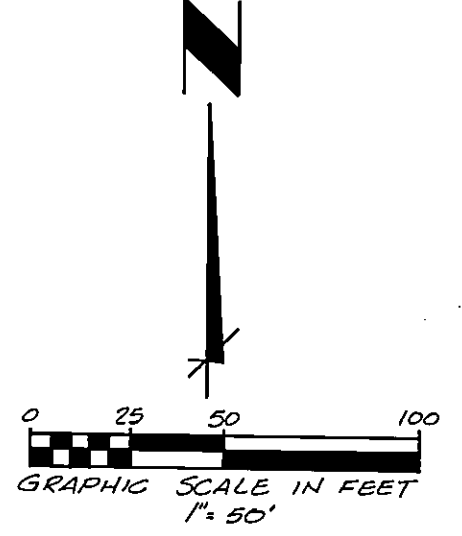


Lakemont Unit II

BEING A REPLAT OF A PORTION OF LOTS 24, 25 AND 26, A.B. CAMPBELL'S SUBDIVISION OF TIGER HOLE PLANTATION, AS RECORDED IN PLAT BOOK "AQ", PAGES 260 AND 261 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 46 PAGE 42A

SHEET 2 OF 3 SHEETS
SEE SHEET 3 FOR NOTES.



SEE SHEET 3 OF 3 SHEETS

CURVE TABLE					
CURVE	DELTA	RADIUS	TAN.	ARC	CHORD
C-1	0° 23' 59"	525'	1.83'	3.66'	S. 89° 27' 00" W. - 3.66'
C-2	0° 02' 04"	475'	0.14'	0.28'	N. 74° 54' 22" W. - 0.28'
C-3	0° 28' 14"	475'	1.95'	3.90'	N. 89° 29' 07" E. - 3.90'

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 11330-5 ST. JOHNS INDUSTRIAL PARKWAY NORTH
 JACKSONVILLE, FLORIDA 32216
 (904) 642-8337

