

# MORNING WOOD

A PORTION OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 53 PAGE 39

SHEET 1 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

### CAPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, STONEBRIDGE UNIT ONE, AS RECORDED IN PLAT BOOK 39, PAGES 81 AND 81A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°33'20" WEST ALONG THE NORTHERLY LINE OF SAID BLOCK 1, 299.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°33'20" WEST ALONG SAID NORTHERLY LINE 349.56 FEET TO THE NORTHWEST CORNER OF LOT 7, OF SAID BLOCK 1; THENCE NORTH 00°08'33" EAST ALONG THE EASTERLY LINE OF LOT 8, OF SAID BLOCK 1, 119.18 FEET TO THE EXTREME WESTERLY LINE OF SAID BLOCK 1; THENCE NORTH 89°45'44" WEST ALONG LAST SAID LINE 659.68 FEET TO THE NORTHWEST CORNER OF LOT 14, OF SAID BLOCK 1; THENCE NORTH 00°17'38" EAST ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 1, 381.16 FEET TO THE NORTHERLY LINE OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89°05'14" EAST ALONG LAST SAID LINE 271.54 FEET TO THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 7780 PAGE 1207 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°23'23" WEST ALONG SAID WESTERLY LINE 9.98 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°57'27" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS AND ALONG THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5556 PAGE 2196 AND OFFICIAL RECORDS VOLUME 5556 PAGE 2193 ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 561.60 FEET TO THE SOUTHEAST CORNER OF LAST MENTIONED LANDS; THENCE NORTH 00°22'58" EAST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS 1.45 FEET TO THE AFORESAID NORTHERLY LINE OF GOVERNMENT LOT 1; THENCE SOUTH 89°05'14" EAST ALONG SAID NORTHERLY LINE 168.68 FEET; THENCE SOUTH 00°39'57" EAST 311.83 FEET; THENCE SOUTH 89°33'20" EAST 274.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 44°54'36" EAST 35.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT OF TANGENCY LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF FLYNN ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00°37'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 100.02 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 45°05'24" WEST 35.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°33'20" WEST 275.21 FEET; THENCE SOUTH 00°39'57" EAST 128.02 FEET TO THE POINT OF BEGINNING.

### CLERK'S CERTIFICATE 2000062205

This is to Certify that this plat has been examined and approved by the City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 53 Pages 39 and 39C of the Public Records of Duval County, Florida.

Signed this 21st day of March A.D., 2000.

*Henry W. Cook*  
Clerk: Henry W. Cook

*Deputy Clerk*  
Deputy Clerk

### 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 Chapter 654, Ordinance Code.

For *E. Hall*  
Director of Public Works

Date: 3-20-2000

### PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 17th day of March 2000.

*Glenn E. McGregor*  
Glenn E. McGregor  
Professional Land Surveyor No. 4252

### SURVEYOR'S CERTIFICATE

I hereby Certify that this 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 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 referenced law and that all zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 14 day of MARCH A.D., 2000.

*Glenn M. Broadstreet*  
Glenn M. Broadstreet  
Florida Professional Surveyor and Mapper No. 5814  
Tri-State Land Surveyors, Inc.  
Jacksonville, Florida

### ADOPTION and DEDICATION

This is to certify that C. Richard Dobson Builders, Inc., a corporation under the laws of the State of Virginia, is the lawful owner of the lands described in the caption hereon known as MORNING WOOD, 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 conservation 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. The 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 the 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 damaged 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 agents, contractors, employees, servants, licensees or concessionaires within MORNING WOOD. This indemnification shall run with the land and the successors and assigns of the owner and 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 "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.

Those easements designated as "JEA-UTILITY" are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its water and sewer distribution system.

In witness thereof, C. Richard Dobson Builders, Inc., has caused these presents to be signed by its Division President, This 14th Day of March 2000.

### C. RICHARD DOBSON BUILDERS, INC.

Witness: *Katherine A. Shipley*

*Gary Wright*  
Gary Wright, Division President

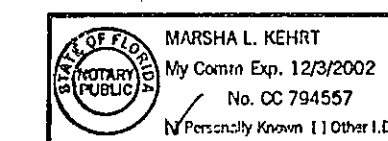
Witness: *Glenn M. Broadstreet*

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14 day of March A.D., 2000, by Gary Wright, Division President, on behalf of the Corporation who is personally known to me.

*Marsha L. Kehrt*  
Notary Public State of Florida at Large

12-3-02  
My Commission Expires:



PREPARED BY:  
TRI-STATE LAND SURVEYORS, INC.  
8411 BAYMEADOWS WAY, SUITE #2  
JACKSONVILLE, FLORIDA 32256  
PHONE (904) 731-7235

PSD# 96-039 DEV.# 3434

# MORNING WOOD

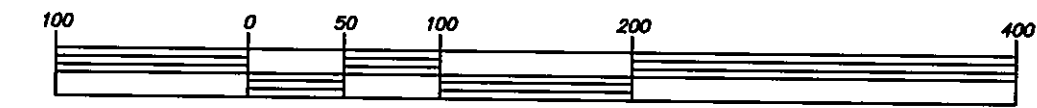
A PORTION OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **53** PAGE **39A**

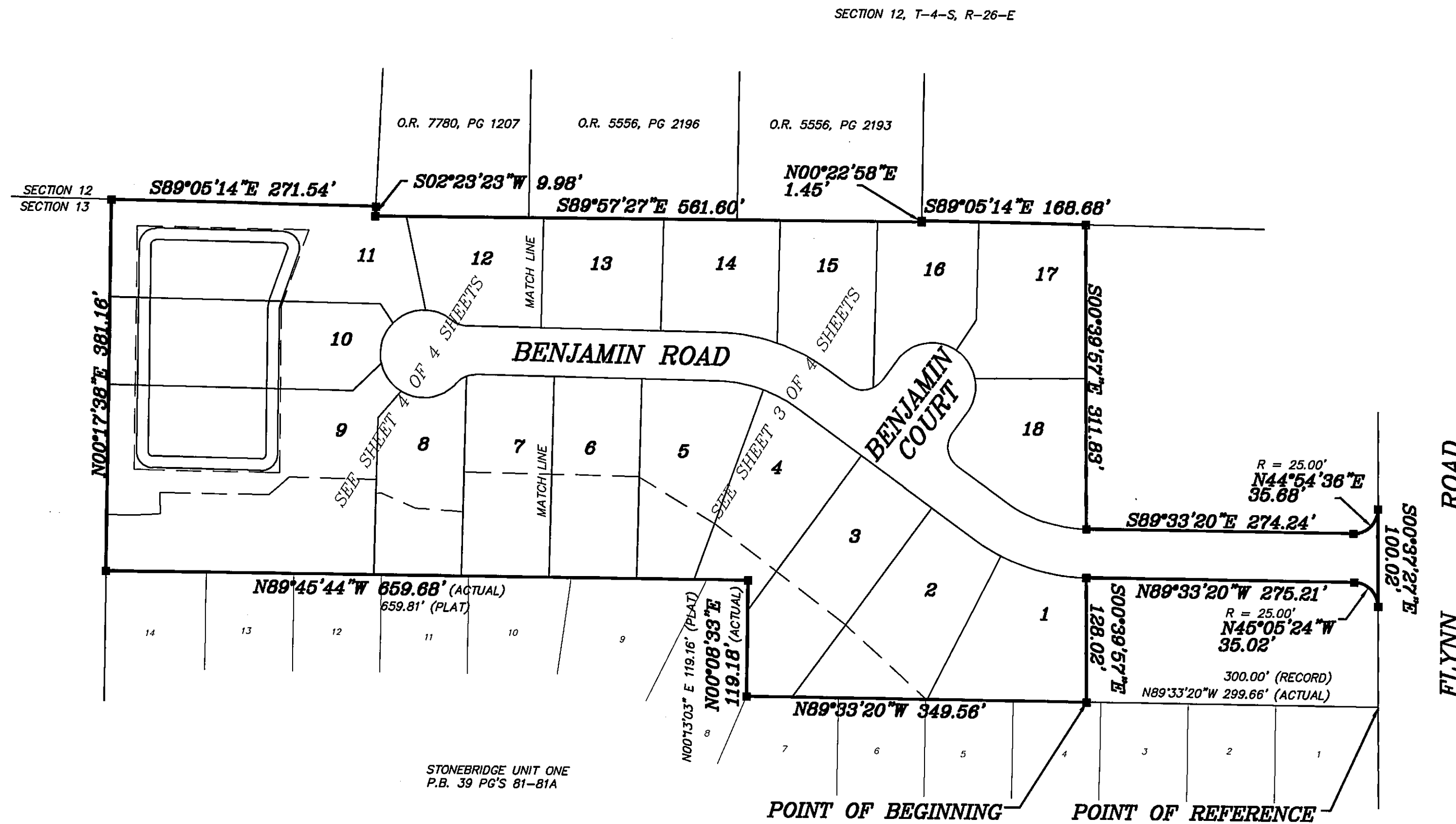
SHEET **2** OF **4** SHEETS

## KEY SHEET

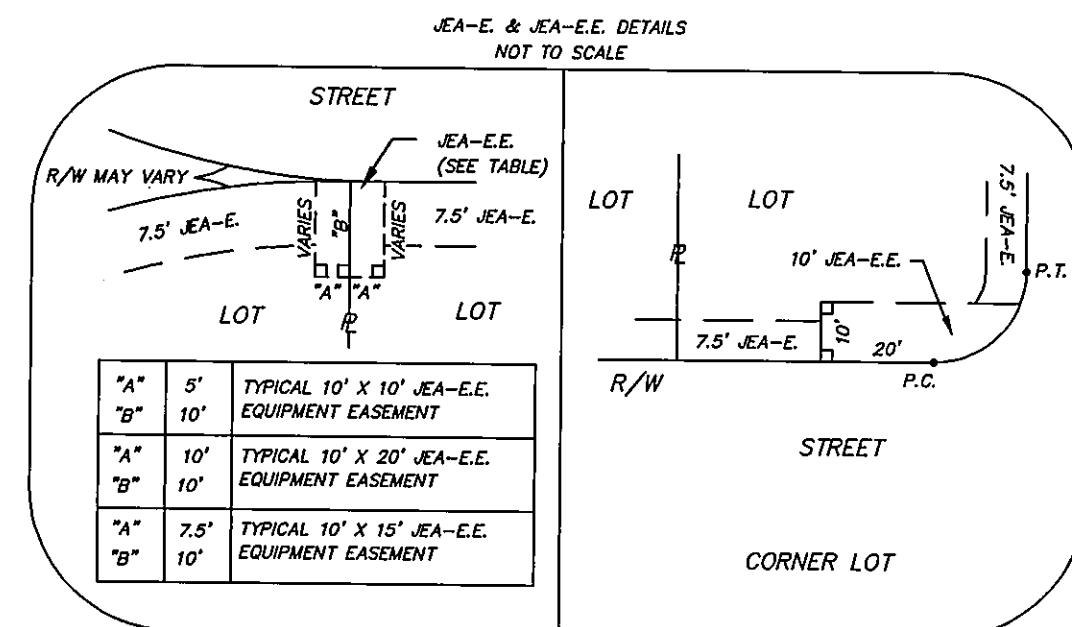
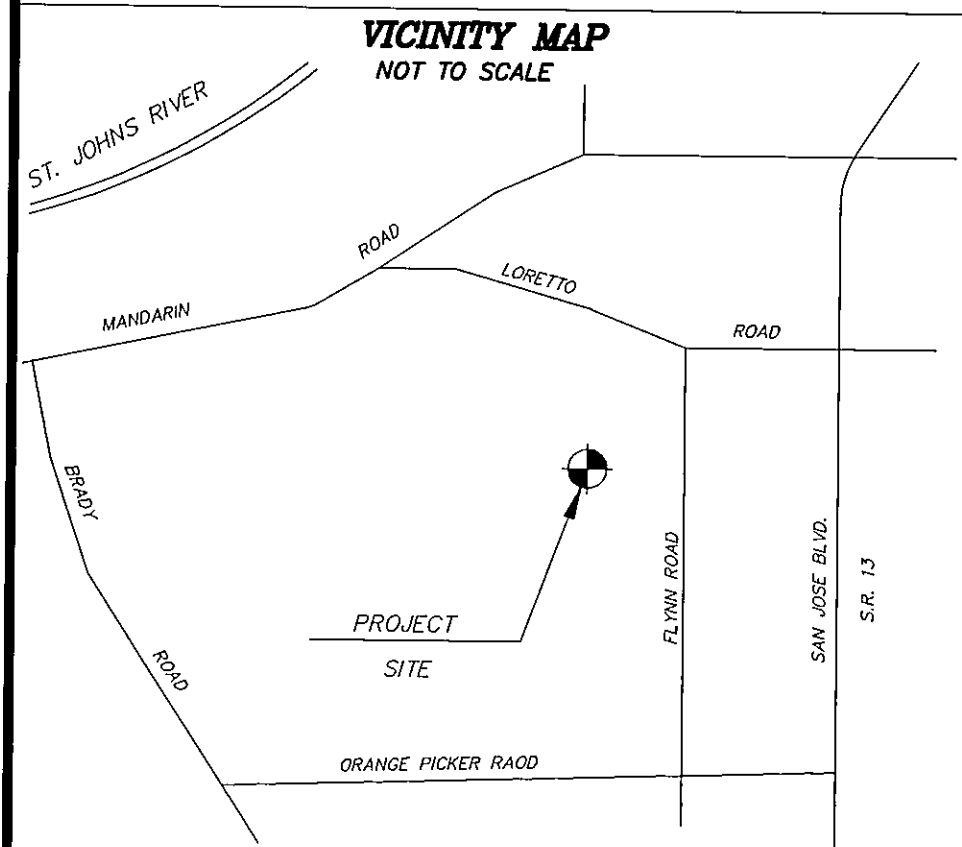
GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



- 1.) ■ Denotes Permanent Reference Monument Stamped PLS #4144.
- 2.) ○ Denotes Permanent Control Point Stamped LB #4921.
- 3.) C1 Denotes Tabulated Curve Data.
- 4.) L1 Denotes Tabulated Line Data.
- 5.) P.C. Denotes Point of Curvature.
- 6.) P.T. Denotes Point of Tangency.
- 7.) P.R.C. Denotes Point of Reverse Curve.
- 8.) P.C.C. Denotes Point of Compound Curve.
- 9.) (R) Denotes Radial Line.
- 10.) JEA-E. Denotes JEA Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement 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.
- 11.) JEA-E.E. Denotes JEA Equipment Easement. These easements shall remain totally unobstructed by any improvements that may impede the use and access to said easement by JEA.
- 12.) Bearings shown hereon based on bearing of N 89°45'44" W for the Northerly line of Stonebridge Unit One per plat book 39, pages 81-81A.
- 13.) Certain easements are reserved for the exclusive use of JEA in conjunction with the underground electrical distribution system.
- 14.) All easements are for Drainage, Utilities and Sewers and Cable Television unless otherwise noted.
- 15.) The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by the City of Jacksonville. The construction of driveways and the installation of fences, hedges and landscaping is permissible but SUBJECT TO REMOVAL by the City at the expense of each lot owner for the removal and/or replacement of such items.
- 16.) The easements shown hereon and designated as unobstructed access easements shall remain totally unobstructed by any permanent improvements which may impede the use and access of said easements by the City of Jacksonville.
- 17.) The Lakes/Stormwater Management Facilities shown hereon are a pictorial representation only and does not represent the actual "AS BUILT" shape and/or location.
- 18.) The lands shown hereon lie within flood zone "X" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 204 and 212, 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 have been 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 IN AUTHORITY 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.

PREPARED BY:  
**TRI-STATE LAND SURVEYORS, INC.**  
8411 BAYMEADOWS WAY, SUITE #2  
JACKSONVILLE, FLORIDA 32256  
PHONE (904) 731-7235  
RSD# 96-039    DEV.# 3434

# MORNING WOOD

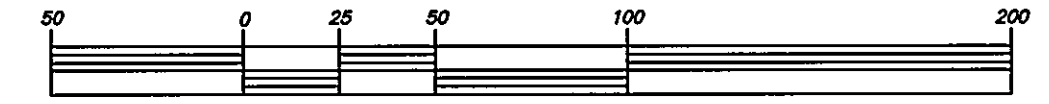
A PORTION OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **53** PAGE **39B**

SHEET **3** OF **4** SHEETS

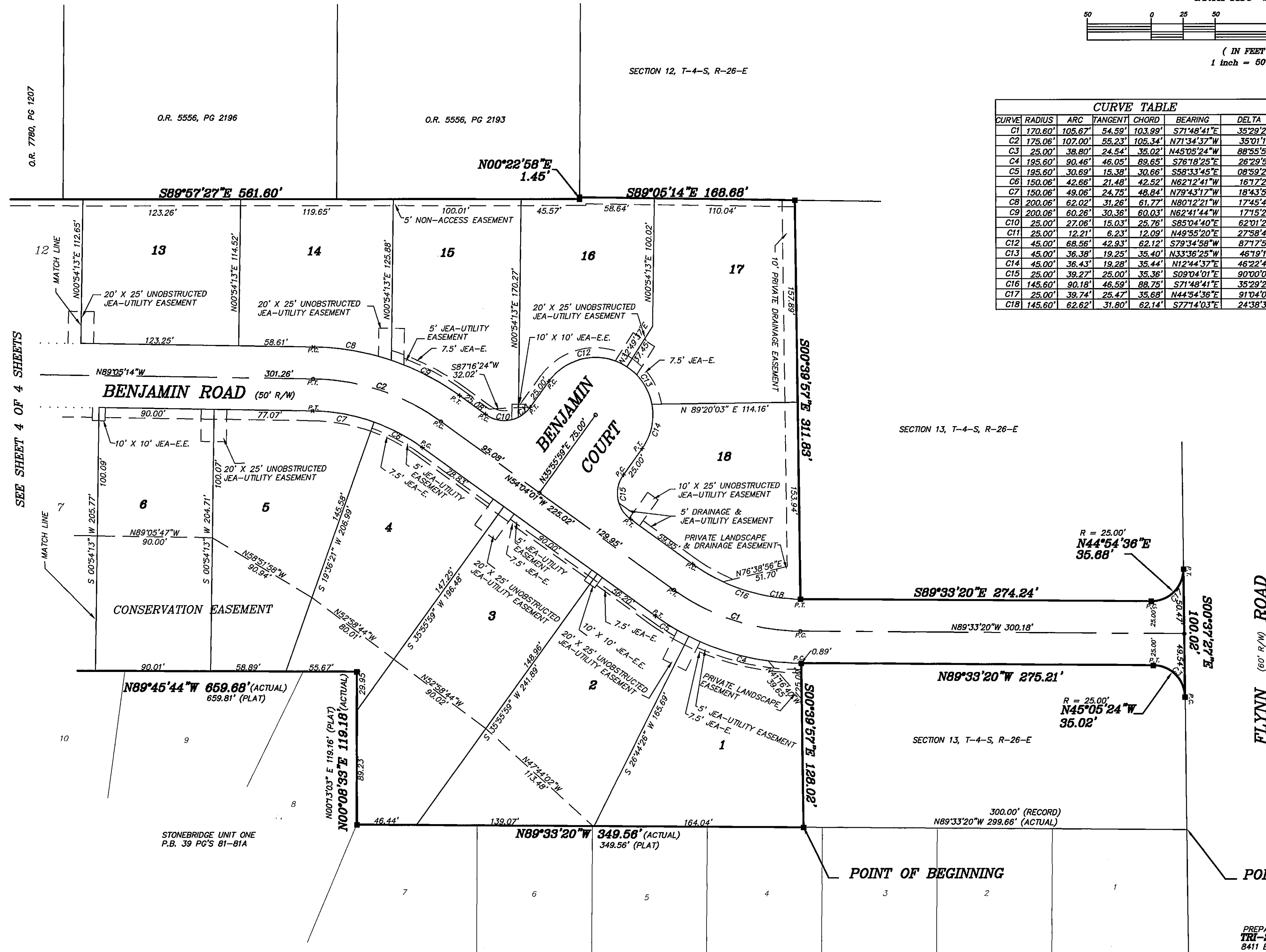
SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	170.60'	105.67'	54.59'	103.99'	S71°48'41"E	35°29'20"
C2	175.06'	107.00'	55.23'	105.34'	N71°34'37"W	35°01'13"
C3	25.00'	38.80'	24.54'	35.02'	N45°05'24"W	88°55'54"
C4	195.60'	90.46'	46.05'	89.65'	S76°18'25"E	26°29'51"
C5	195.60'	30.69'	15.36'	30.66'	S58°33'45"E	08°59'29"
C6	150.06'	42.66'	21.42'	42.52'	N62°12'41"W	16°17'20"
C7	150.06'	49.06'	24.75'	48.84'	N79°43'17"W	18°43'53"
C8	200.06'	62.02'	31.26'	61.77'	N80°12'21"W	17°45'46"
C9	200.06'	60.26'	30.36'	60.03'	N62°41'44"W	17°15'27"
C10	25.00'	27.06'	15.03'	25.76'	S85°04'40"E	62°01'20"
C11	25.00'	12.21'	6.23'	12.09'	N49°55'20"E	27°58'40"
C12	45.00'	68.56'	42.93'	62.12'	S79°34'58"W	87°17'56"
C13	45.00'	36.38'	19.25'	35.40'	N33°36'25"W	46°19'19"
C14	45.00'	36.43'	19.28'	35.44'	N12°44'37"E	46°22'45"
C15	25.00'	39.27'	25.00'	35.36'	S09°04'01"E	90°00'00"
C16	145.60'	90.18'	46.59'	88.75'	S71°48'41"E	35°29'20"
C17	25.00'	39.74'	25.47'	35.68'	N44°54'36"E	91°04'06"
C18	145.60'	62.62'	31.80'	62.14'	S77°14'03"E	24°38'37"



SEE SHEET 4 OF 4 SHEETS

FLYNN ROAD (60' R/W)

POINT OF REFERENCE

POINT OF BEGINNING

PREPARED BY:  
**TRI-STATE LAND SURVEYORS, INC.**  
8411 BAYMEADOWS WAY, SUITE #2  
JACKSONVILLE, FLORIDA 32256  
PHONE (904) 731-7235  
PSD# 96-039 DEV.# 3434

# MORNING WOOD

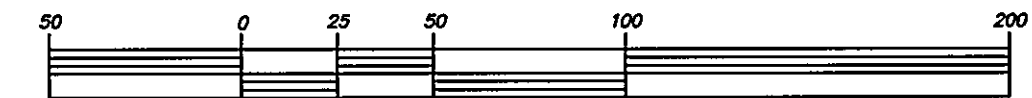
A PORTION OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **53** PAGE **39C**

SHEET **4** OF **4** SHEETS

SEE SHEET 2 FOR GENERAL NOTES

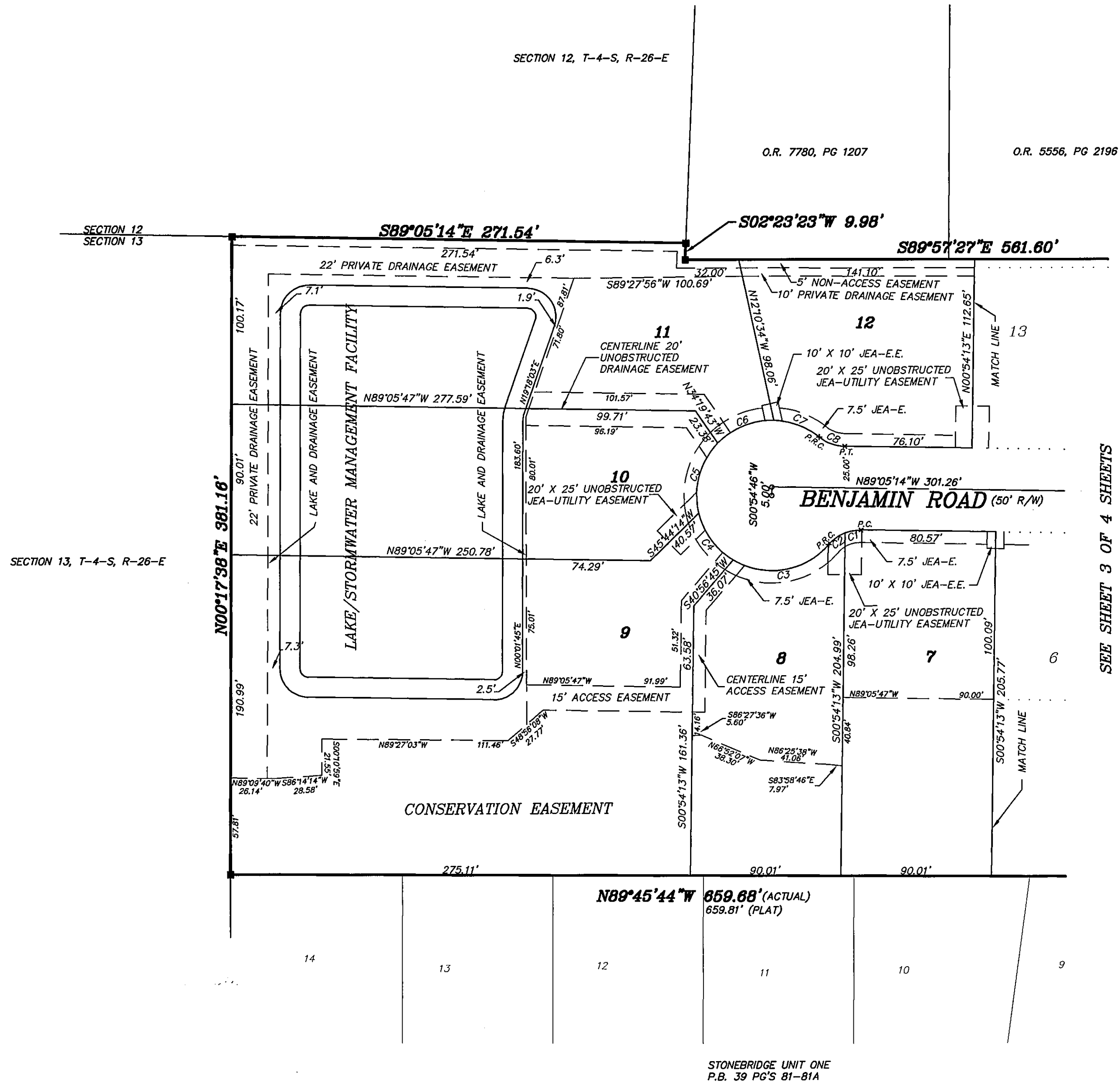
GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



CURVE TABLE						
CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	9.66'	4.83'	9.60'	S79°50'19"W	22°08'56"
C2	25.00'	12.15'	6.20'	12.03'	S54°50'28"W	27°50'46"
C3	45.00'	62.94'	37.85'	57.93'	N80°59'09"E	80°08'07"
C4	45.00'	35.54'	18.76'	34.63'	S36°19'06"E	45°15'24"
C5	45.00'	45.38'	24.83'	43.48'	S15°11'57"W	57°46'41"
C6	45.00'	37.28'	19.78'	36.22'	S67°49'17"W	47°28'00"
C7	45.00'	29.51'	15.31'	28.98'	N69°39'35"W	37°34'17"
C8	25.00'	16.67'	8.66'	16.37'	S69°58'50"E	38°12'48"



SEE SHEET 3 OF 4 SHEETS