

MT. PLEASANT CREEK REPLAT

PLAT BOOK 46 PAGE 22

A REPLAT OF LOTS 14, 15, 16, 17, A PORTION OF RUNNING RIVER ROAD SOUTH, LOT 44, LOT 45, TRACT "A" PUMPING STATION SITE, TRACT "B" FUTURE LOT 46, LOT 47, AND A PORTION OF GOOD NEIGHBOR TRAIL, ALL AS SHOWN ON THE MAP OR PLAT OF MT. PLEASANT CREEK, AS RECORDED IN PLAT BOOK 44, PAGES 78, 78B, 78C, AND 78D, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 1 OF 2

STATE OF FLORIDA }
COUNTY OF DUVAL } **TAXES VERIFIED R.B.F.**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF April, A.D. 1989 BY DONALD C. FORT, PRESIDENT, THE FORT GROUP, INC.

Elmore C. Cox
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
4-20-1992
MY COMMISSION EXPIRES

STATE OF FLORIDA }
COUNTY OF DUVAL }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF April, A.D. 1989 BY DAN M. COPELAND, PRESIDENT, D. M. COPELAND & SONS CONSTRUCTION INC.

Elmore C. Cox
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
4-20-1992
MY COMMISSION EXPIRES

STATE OF FLORIDA }
COUNTY OF DUVAL }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF April, A. D. 1989 BY WILLIAM F. REED, VICE-PRESIDENT, BANCOSTON MORTGAGE CORPORATION

Sharon L. Howard
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
2-3-1992
MY COMMISSION EXPIRES

STATE OF FLORIDA }
COUNTY OF DUVAL }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF April, A.D. 1989 BY STEPHEN C. MEADOWS, VICE-PRESIDENT AMERICAN NATIONAL BANK OF FLORIDA

Barbara J. McDonald
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
2-3-1993
MY COMMISSION EXPIRES

STATE OF FLORIDA }
COUNTY OF DUVAL }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF November, A.D. 1989 BY THOMAS L. HAZOURI, MAYOR, CITY OF JACKSONVILLE.

Juanita S. McDonald
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
2-16-1990
MY COMMISSION EXPIRES

STATE OF FLORIDA }
COUNTY OF DUVAL }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF November, A.D. 1989 BY LINNIE C. WILLIAMS, CORPORATE SECRETARY, CITY OF JACKSONVILLE.

Juanita S. McDonald
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
2-16-1990
MY COMMISSION EXPIRES

ADOPTION & DEDICATION

THIS IS TO CERTIFY THAT THE FORT GROUP INC., D.M. COPELAND & SONS CONSTRUCTION INC. AND THE CITY OF JACKSONVILLE ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS MT. PLEASANT CREEK REPLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED; THAT BANCOSTON MORTGAGE CORPORATION AND AMERICAN NATIONAL BANK OF FLORIDA ARE THE HOLDERS OF THE MORTGAGE ON SAID LANDS AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH SAID SURVEY AND HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL RIGHTS-OF-WAY AND EASEMENTS FOR DRAINAGE, UTILITIES ARE HEREBY IRREVOCABLY WITHOUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENT THROUGH AND OVER THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT IS 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 AND ITS SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL RIGHTS-OF-WAY HEREBY DEDICATED, TOGETHER WITH ALL SOIL, CHEMICALS, AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM RIGHTS-OF-WAY, FROM ADJACENT LANDS, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEMS WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS; (2) THE LAKES AND FILTRATION SYSTEMS ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE 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 AND ANIMALS, SOIL, CHEMICALS OR ANY OTHER SUBSTANCES OR THING THAT MAY EVEN BE OR COME WITHIN SAID LAKES OR FILTRATION 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, AND; (3) THE CITY OF JACKSONVILLE ITS SUCCESSORS AND ASSIGNS SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, 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 LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND FILTRATION SYSTEMS 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, THE FORT GROUP INC., AND D.M. COPELAND & SONS CONSTRUCTION INC. AS DEVELOPERS AND OWNERS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY AND DEFEND 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 LAKES AND FILTRATION SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF, OR OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF THE FORT GROUP INC. AND D.M. COPELAND & SONS CONSTRUCTION INC., ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITH BANCOSTON MORTGAGE CORPORATION AND AMERICAN NATIONAL BANK OF FLORIDA, THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE FORT GROUP INC., D.M. COPELAND & SONS CONSTRUCTION INC., AND SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR RESPECTIVE AGENTS AND SEALS AFFIXED, THIS 24th DAY OF April, A. D. 1989.

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. 89-1043-508 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR.

SIGNED THIS 30th DAY OF October, A.D., 1989
James R. DeLoach
MAYOR OF THE CITY OF JACKSONVILLE
Laurel M. Kidd
SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE

CLERK'S CERTIFICATE

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 46, PAGES 22, 22A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 17 DAY OF April, A.D., 1989

Henry W. Cook
CLERK: HENRY COOK
BY: M. Watson
DEPUTY CLERK

APPROVED
DATE: 10/13/89
For Director of Public Works
By: Sam E. Hanks
City Engineer
For General Council
By: Henry W. Cook

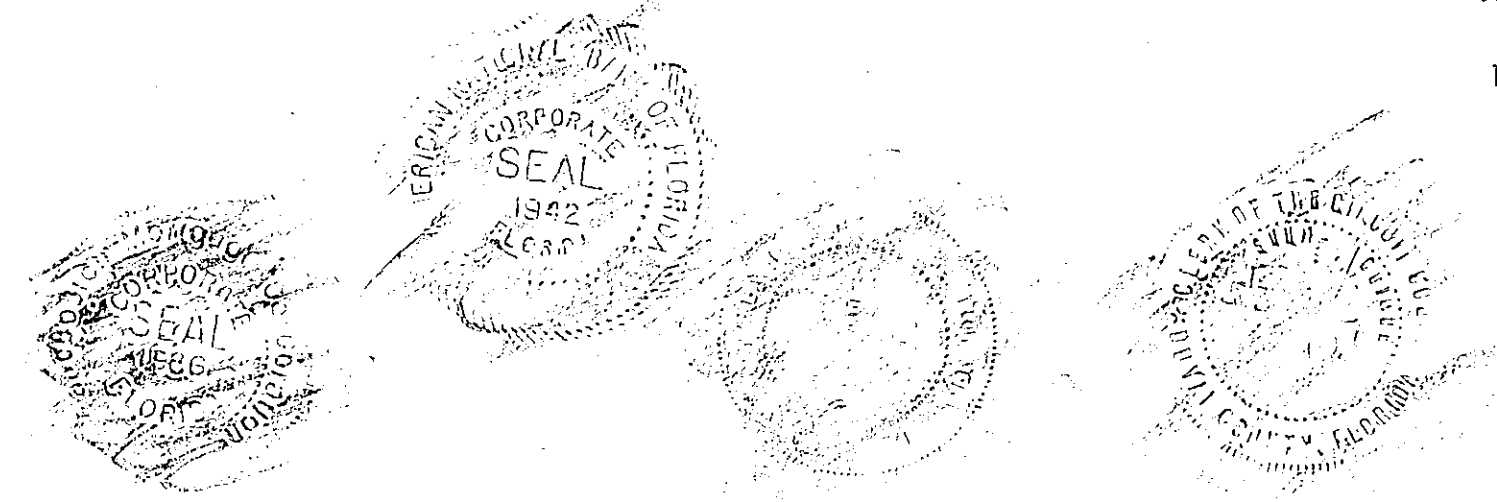
D.M. COPELAND & SONS CONSTRUCTION INC.
Donald C. Fort
DONALD C. FORT, PRESIDENT
Elmore C. Cox
WITNESS
Sharon L. Howard
WITNESS

BANCOSTON MORTGAGE CORPORATION
William F. Reed
WILLIAM F. REED, VICE-PRESIDENT
Sharon L. Howard
WITNESS
Elaine Handen
WITNESS

AMERICAN NATIONAL BANK OF FLORIDA
Stephen C. Meadows
STEPHEN C. MEADOWS, VICE-PRESIDENT
Cecile S. Coleman
WITNESS
Jammy Stuart
WITNESS

CITY OF JACKSONVILLE
Thomas L. Hazouri
THOMAS L. HAZOURI, MAYOR
Edwin St. Hernandez
WITNESS
Sam E. Hanks
WITNESS

Linnie C. Williams
LINNIE C. WILLIAMS, CORPORATE SECRETARY
Patricia S. Cole
WITNESS
John Thomas
WITNESS



C COURSON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
ONE SAN JOSE PLACE
SUITE 24
JACKSONVILLE, FL. 32257
PHONE (904) 260-4233

MT. PLEASANT CREEK REPLAT

PLAT BOOK 46 PAGE 22A

SHEET 2 OF 2

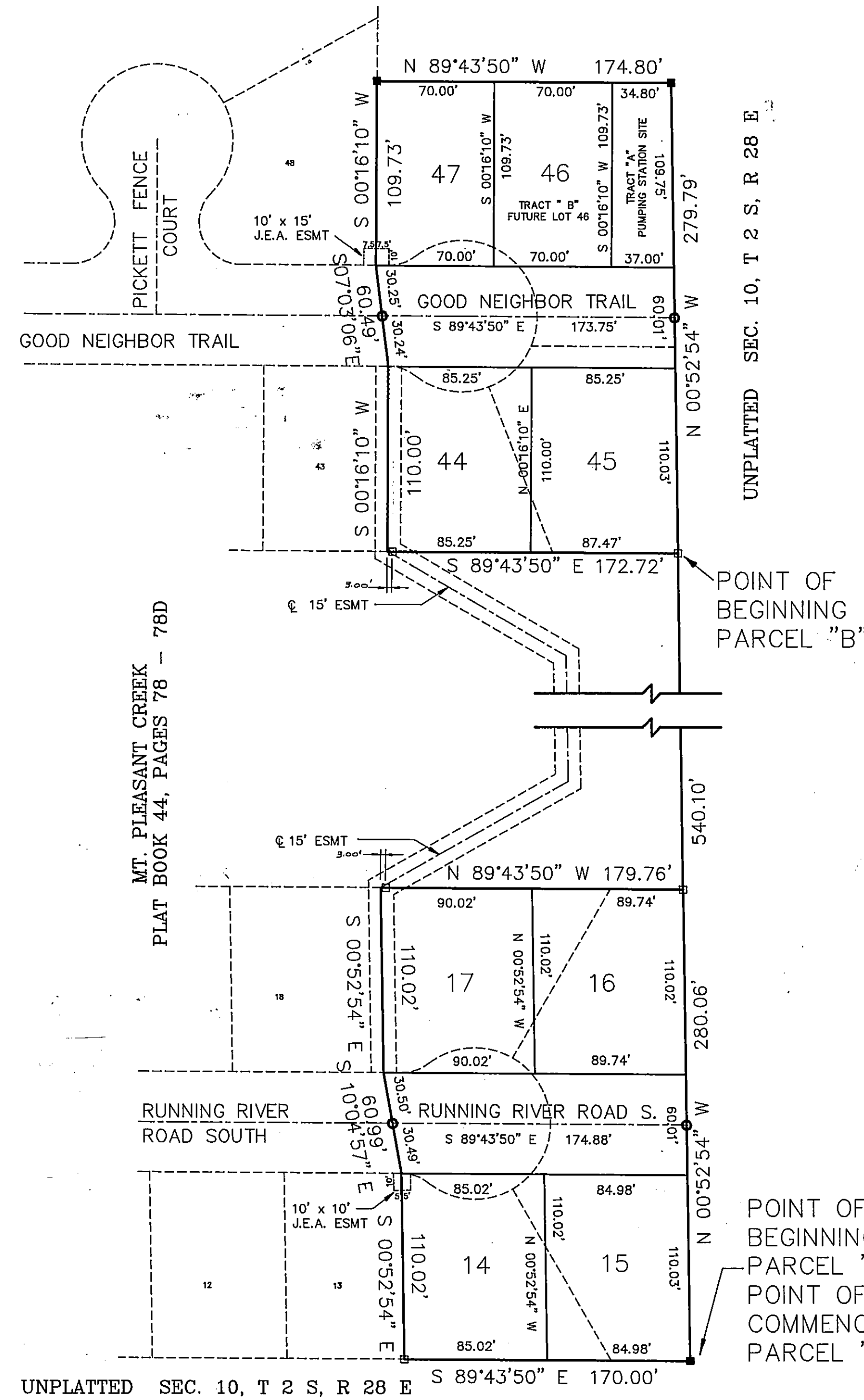
A REPLAT OF LOTS 14, 15, 16, 17, A PORTION OF RUNNING RIVER ROAD SOUTH, LOT 44, LOT 45, TRACT "A" PUMPING STATION SITE, TRACT "B" FUTURE LOT 46, LOT 47, AND A PORTION OF GOOD NEIGHBOR TRAIL, ALL AS SHOWN ON THE MAP OR PLAT OF MT. PLEASANT CREEK, AS RECORDED IN PLAT BOOK 44, PAGES 78, 78A, 78B, 78C, AND 78D, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A REPLAT OF LOTS 14, 15, 16, 17, A PORTION OF RUNNING RIVER ROAD SOUTH, LOT 44, LOT 45, TRACT "A" PUMPING STATION SITE, TRACT "B" FUTURE LOT 46, LOT 47, AND A PORTION OF GOOD NEIGHBOR TRAIL, ALL AS SHOWN ON THE MAP OR PLAT OF MT. PLEASANT CREEK, AS RECORDED IN PLAT BOOK 44, PAGES 78, 78A, 78B, 78C, AND 78D, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL "A"
BEGINNING AT THE SOUTHEAST CORNER OF MT. PLEASANT CREEK, AS RECORDED IN PLAT BOOK 44, PAGES 78, 78A, 78B, 78C, AND 78D, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE, N00°52'54"W, BY AND ALONG THE EASTERLY BOUNDARY OF SAID MT. PLEASANT CREEK, A DISTANCE 280.06 FEET; THENCE N89°43'50"W, BY AND ALONG THE NORTHERLY BOUNDARY OF LOT 16 AND LOT 17, A DISTANCE OF 179.76 FEET; THENCE S00°52'54"E, BY AND ALONG THE WESTERLY BOUNDARY OF SAID LOT 17, A DISTANCE OF 110.02 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF RUNNING RIVER ROAD SOUTH, A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE, S10°04'57"E, A DISTANCE 60.99 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROAD; THENCE, S00°52'54"E, BY AND ALONG THE WESTERLY BOUNDARY OF LOT 14, A DISTANCE OF 110.02 FEET TO THE SOUTHERLY BOUNDARY OF SAID MT. PLEASANT CREEK; THENCE, S89°43'50"E, BY AND ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 170.00 FEET TO THE SOUTHEAST CORNER OF SAID MT. PLEASANT CREEK AND THE POINT OF BEGINNING. CONTAINING 1.11 ACRES, MORE-OR-LESS.

PARCEL "B"
COMMENCING AT THE SOUTHEAST CORNER OF MT. PLEASANT CREEK, AS RECORDED IN PLAT BOOK 44, PAGES 78, 78A, 78B, 78C, AND 78D, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE, N00°52'54"W, BY AND ALONG THE EASTERLY BOUNDARY OF SAID MT. PLEASANT CREEK, A DISTANCE OF 820.16 FEET TO THE SOUTHEAST CORNER OF LOT 45 FOR A POINT OF BEGINNING; THENCE CONTINUE N00°52'54"W, BY AND ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 279.79 FEET; THENCE, N89°43'50"W, BY AND ALONG THE NORTHERLY BOUNDARY OF TRACT "A", TRACT "B", AND LOT 47, A DISTANCE OF 174.80 FEET; THENCE, S00°16'10"W, BY AND ALONG THE WESTERLY BOUNDARY OF SAID LOT 47, A DISTANCE OF 109.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GOOD NEIGHBOR TRAIL, A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE, S07°03'06"E, A DISTANCE OF 60.49 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROAD; THENCE, S00°16'10"W, BY AND ALONG THE WESTERLY BOUNDARY OF LOT 44, A DISTANCE OF 110.00 FEET; THENCE, S89°43'50"E, BY AND ALONG THE SOUTHERLY BOUNDARY OF LOT 44 AND LOT 45, A DISTANCE OF 172.72 FEET TO THE SOUTHEAST CORNER OF SAID LOT 45 AND THE POINT OF BEGINNING. CONTAINING 1.11 ACRES, MORE-OR-LESS.



UNPLATTED SEC. 10, T 2 S, R 28 E



DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE FORT GROUP, INC. HAS COMPLETED ALL THE REQUIRED IMPROVEMENTS, INCLUDING PERMANENT REFERENCE MONUMENTS (P.R.M.'s) AND PERMANENT CONTROL POINTS (P.C.P.'s), IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS APPROVED BY THE CITY OF JACKSONVILLE.

SIGNED THIS 2ND DAY OF Nov A.D., 1989.

Donald C. Fort
DONALD C. FORT
THE FORT GROUP, INC.

[Signature]
DIRECTOR OF PUBLIC WORKS

GENERAL NOTES

1. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, SEWERS, AND UTILITIES UNLESS OTHERWISE SHOWN.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. BEARINGS ARE BASED ON THE PLAT OF MT. PLEASANT CREEK, PLAT BOOK 44, PAGES 78-78D.
4. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONNECTION WITH THE UNDERGROUND ELECTRICAL.

LEGEND

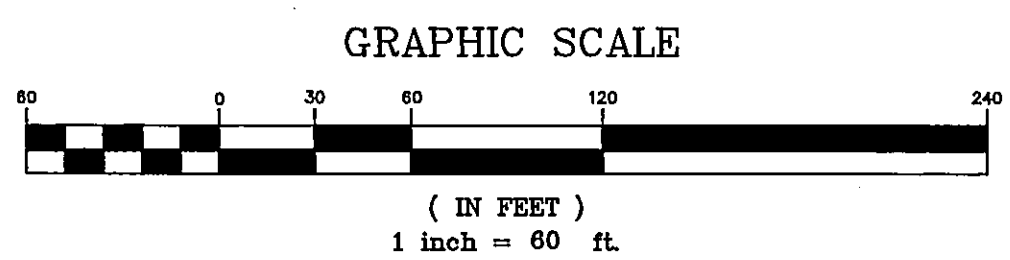
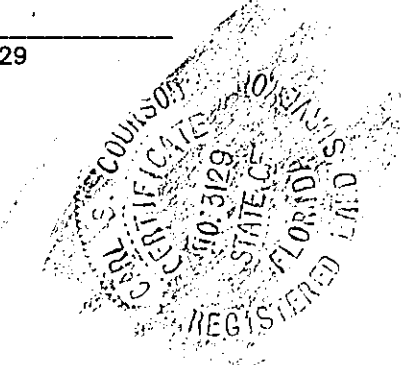
- P.R.M. (SET)
- P.R.M. (FOUND)
- NO. 3129
- P.C.P. (SET)

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 177, FLORIDA STATUTES, THAT ALL PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT ALL PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SAID STATUTE, AND THAT ALL ZONING RULES AND REGULATIONS OF THE CITY OF JACKSONVILLE, CURRENTLY IN EFFECT HAVE BEEN COMPLIED WITH

SIGNED THIS 25th DAY OF April A. D., 1989.

Carl S. Courson
CARL S. COURSON, REGISTERED LAND SURVEYOR NO. 3129



COURSON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

ONE SAN JOSE PLACE
SUITE 24
JACKSONVILLE, FL. 32257
PHONE (904) 260-4233