

MT. PLEASANT CREEK UNIT THREE A

A PORTION OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 47 PAGE 14

SHEET 1 OF 2

CAPTION:

A portion of Section 10, Township 2 South, Range 28 East, Duval County, Florida and being more particularly described as follows:

For a POINT OF BEGINNING, commence at the most easterly corner of MT. PLEASANT CREEK UNIT TWO, as recorded in plat book 45 pages 62 through 62F of the current public records of Duval County Florida, also being the southeast corner of Lot 91, of said MT. PLEASANT CREEK UNIT TWO; thence north 28° 16' 55" west, a distance of 225.85 feet; thence south 61° 43' 05" west, a distance of 22.50 feet; thence north 28° 16' 55" west a distance of 160.00 feet; thence south 61° 43' 05" west, a distance of 17.50 feet; thence north 28° 16' 55" west, a distance of 205.06 feet; thence north 10° 02' 36" east, a distance of 157.00 feet; thence south 89° 43' 50" east, a distance of 190.85 feet; thence north 33° 07' 49" east, a distance of 149.03 feet to a point on a curve; thence along a curve to the right concave to the southwest having a radius of 280.00 feet; an arc distance of 139.71 feet (chord bearing of south 42° 34' 33" east, chord distance of 138.26 feet) to a point of tangency and a point of curvature; thence along a curve to the right concave to the southeast having a radius of 25.00 feet; an arc distance of 39.27 feet (chord bearing of north 16° 43' 05" east, chord distance of 35.36 feet); thence north 61° 43' 05" east, a distance of 75.73 feet; thence south 32° 56' 03" east, a distance of 549.04 feet; thence south 45° 00' 00" west, a distance of 478.68 feet; thence north 65° 53' 05" west, a distance of 125.89 feet to the POINT OF BEGINNING; containing 8.329+ acres, more or less.

ADOPTION & DEDICATION:

This is to certify that The Fort Group Inc., is the lawful owner of the lands described in the caption hereon known as MT. PLEASANT CREEK UNIT THREE A & has caused the same to be surveyed and subdivided; that American National Bank of Florida is the holder of the mortgage on said lands and that this plat made in accordance with said survey, is hereby adopted as a true and correct plat of said lands. Right-of-Ways and easements for drainage, utilities and sewers 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 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 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 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 lakes and filtration systems without any 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 drainage easements by the City of Jacksonville, its successors and assigns; (2) the lakes and filtration 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 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 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 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., 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 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., its agents, contractors, employees, servants, licensees or concessionaires with American National Bank of Florida. This indemnification shall run with the land and the assigns of The Fort Group Inc., and shall be subject to it.

J.E.A. EASEMENTS ARE HEREBY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS IN TITLE FOR USE IN ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

In witness thereof the above named Corporations have caused these presents to be executed by their respective agents and seals affixed, this 16th day of September A.D., 1991.

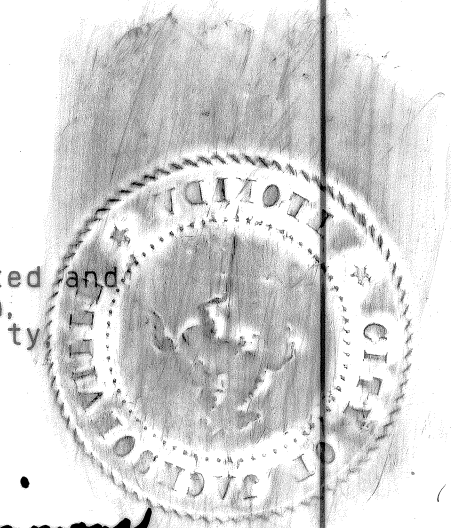
APPROVED FOR THE RECORD:

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. 91-199-354 of said City adopted by its Council and Approved by its Mayor.

Signed this 30th day of September A.D., 1991

[Signature] Mayor of the City of Jacksonville

[Signature] Secretary of the Council of the City of Jacksonville



CLERK'S CERTIFICATE: 91-0127480

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 47 Pages 14, 14A of the Public Records of Duval County, Florida

Signed this 11th day of December A.D., 1991.

[Signature] Clerk

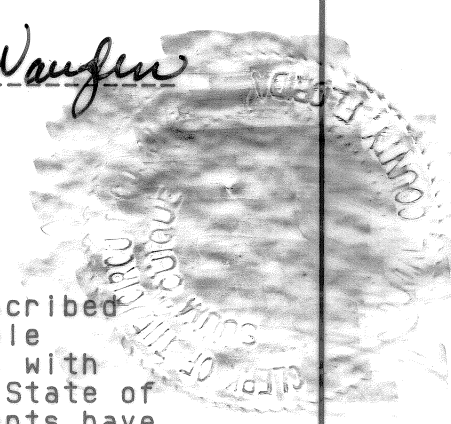
[Signature] Deputy Clerk

SURVEYOR'S CERTIFICATE:

I hereby certify that this Plat is a true and correct representation of the land 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 referenced law and that all the zoning rules and regulations of the City of Jacksonville, currently in effect have been compiled with.

Signed this 17th day of SEPT., A.D., 1991

[Signature] Thomas E. Russo, Florida Registered Land Surveyor, No. 3870, EISMAN & RUSSO, INC., Jacksonville, FL



STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of September A.D., 1991 by William H. Sullivan, Sr. Vice President, American National Bank of Florida

[Signature] Notary Public, State of Florida at Large

[Signature] February 15, 1992 My Commission expires

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of September A.D., 1991 by Donald C. Fort, President, The Fort Group Inc.,

[Signature] Notary Public, State of Florida at Large

[Signature] My Commission expires

DEVELOPER'S CERTIFICATE:

This is to certify that The Fort Group, Inc. 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 this 5th day of December A.D., 1991

[Signature] Donald C. Fort, President The Fort Group, Inc.

[Signature] Director of Public Works

THE FORT GROUP INC., AMERICAN NATIONAL BANK OF FLORIDA

Witness: [Signature]

Witness: [Signature]

Witness: [Signature]

Witness: [Signature]

[Signature] Donald C. Fort, President THE FORT GROUP INC.,

[Signature] William H. Sullivan, Senior Vice President

E & R SURVEYORS 8031 PHILLIPS HWY., SUITE 6 JACKSONVILLE, FL. 32256 (904) 733-1478

