

NOTTINGHAM HARBOUR - UNIT THREE

BEING A PORTION OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE NORTHEASTERLY CORNER OF NOTTINGHAM HARBOUR - UNIT ONE (ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 48, PAGES 93 THROUGH 93B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THE SAME BEING A SOUTHWESTERLY RIGHT-OF-WAY LINE OF ASHLEY MELISSE BOULEVARD (A 100-FOOT RIGHT-OF-WAY THENCE ALONG THE EASTERLY, SOUTHEASTERLY, SOUTHERLY AND NORTHERLY LINES OF SAID NOTTINGHAM HARBOUR-UNIT ONE THE FOLLOWING 6 COURSES, COURSE NO.1: THENCE SOUTH 42°34'09" WEST, 301.96 FEET; COURSE NO.2: THENCE SOUTH 64°21'53" WEST, 148.55 FEET; COURSE NO.3: THENCE NORTH 84°39'38" WEST, 93.70 FEET; COURSE NO.4: THENCE SOUTH 26°37'25" WEST, 150.34 FEET; COURSE NO.5: THENCE SOUTH 69°17'10" EAST, 30.49 FEET; COURSE NO.6: THENCE SOUTH 20°42'50" WEST, 295.74 FEET; THENCE NORTH 64°21'53" EAST, 660.36 FEET; THENCE NORTH 48°07'09" EAST, 245.49 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID ASHLEY MELISSE BOULEVARD; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST MENTIONED RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1383.61 FEET, A CHORD BEARING AND DISTANCE OF NORTH 39°05'06" WEST, 322.28 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 4.95 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT MCS DEVELOPMENT CORPORATION IS THE LAWFULL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS NOTTINGHAM HARBOUR-UNIT THREE, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL RIGHT-OF-WAYS, UNOBSTRUCTED DRAINAGE EASEMENTS, NON-ACCESS EASEMENTS, UNOBSTRUCTED UTILITY EASEMENTS AND LANDSCAPE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY, WITHOUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS AND ASSIGNS. THE PRIVATE EASEMENTS, IF ANY, SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE DEVELOPER AND ITS SUCCESSORS AND GRANTEEES. THE UNOBSTRUCTED DRAINAGE EASEMENTS THROUGH AND OVER THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS AND ASSIGNS AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH WILL RUN WITH THE LAND; 1) THE UNOBSTRUCTED DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE AND ITS SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID LAKES AND TREATMENT 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 AND THROUGH SAID LAKES AND TREATMENT SYSTEMS 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 UNOBSTRUCTED 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 LAND 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 AND TREATMENT 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 OR RESPONSIBLE FOR THE 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 TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND TREATMENT 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. MCS DEVELOPMENT CORPORATION, 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 ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, OR AT, OR FROM THE LAKES AND TREATMENT SYSTEMS ABOVE, OR ANY PART THEREOF, OR OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF MCS DEVELOPMENT CORPORATION, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN NOTTINGHAM HARBOUR-UNIT THREE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF MCS DEVELOPMENT CORPORATION AND SHALL BE SUBJECT TO IT. THOSE EASEMENTS DESIGNATED AS "J.E.A. EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

IN WITNESS WHEREOF THE ABOVE NAMED MCS DEVELOPMENT CORPORATION HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 2nd DAY OF FEBRUARY A.D., 1995

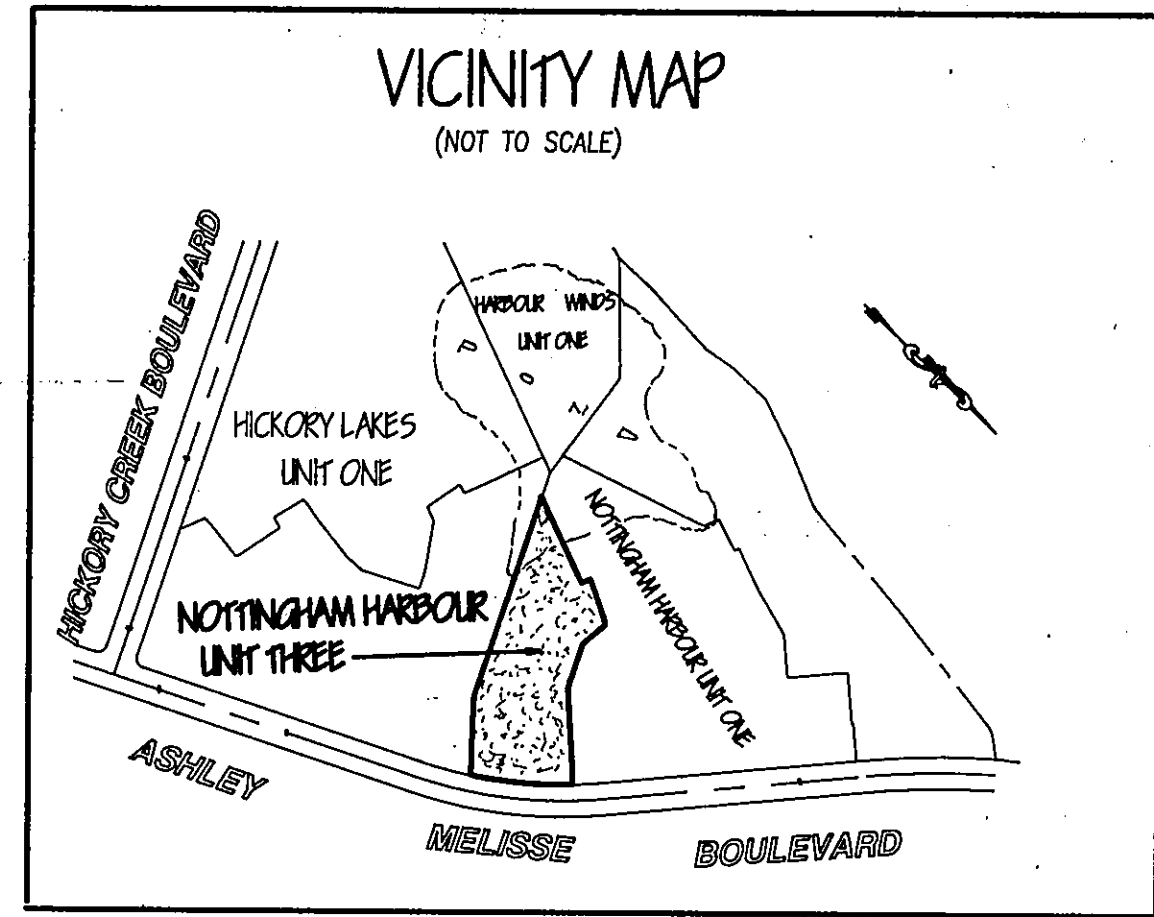
MCS DEVELOPMENT CORPORATION

WITNESS: James Schneider Michael Antonopoulos
JAMES SCHNEIDER MICHAEL ANTONOPOULOS, PRESIDENT
WITNESS: Chris Favre MCS DEVELOPMENT CORPORATION
CHRIS FAVRE

**STATE OF FLORIDA
COUNTY OF DUVAL**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF February A.D., 1995 BY MICHAEL ANTONOPOULOS, PRESIDENT, MCS DEVELOPMENT CORPORATION, HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN

Karen Baez
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

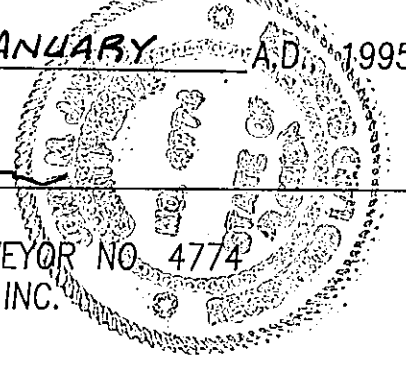


SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS 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 THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., CHAPTER 61G17-6.003 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 25th DAY OF JANUARY A.D., 1995

John M. James
JOHN M. JAMES
FLORIDA REGISTERED LAND SURVEYOR NO. 4774
PRIVETT & ASSOC. OF FLORIDA, INC.



APPROVED
DATE: 3-30-95
For Director of Public Works
By: Philip Reisinger
City Engineer
For General Counsel
By: Theresa Mahood
4-5-95

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 NUMBER 95-7-9 OF SAID CITY, ADOPTED BY ITS COUNCIL AND ITS MAYOR.

SIGNED THIS 23rd DAY OF FEBRUARY A.D., 1995
Dana G. Mauer 4/5/95
DIRECTOR OF PUBLIC WORKS DATE

CLERK'S CERTIFICATE: 95-65067

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 49 PAGES 12, 12A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 6th DAY OF April A.D., 1995
Henry W. Cook By: H. Y. Odom
CLERK: HENRY W. COOK DEPUTY CLERK



PSD NO. 92-011
CD NO. 1024.3

PREPARED BY:

**PRIVETT & ASSOC.
OF FLORIDA, INC.**
SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA, 32211
(904) 743-7858

NOTTINGHAM HARBOUR - UNIT THREE

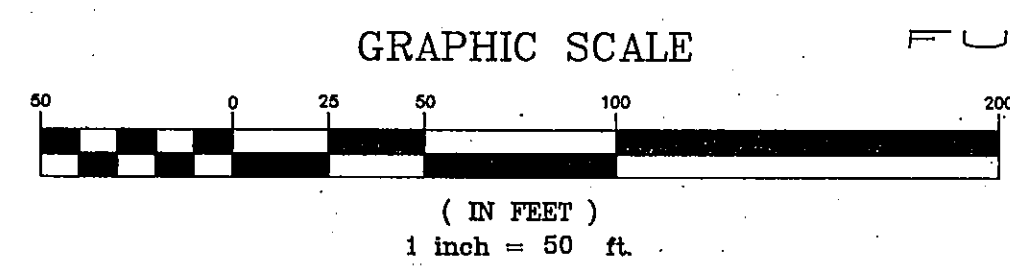
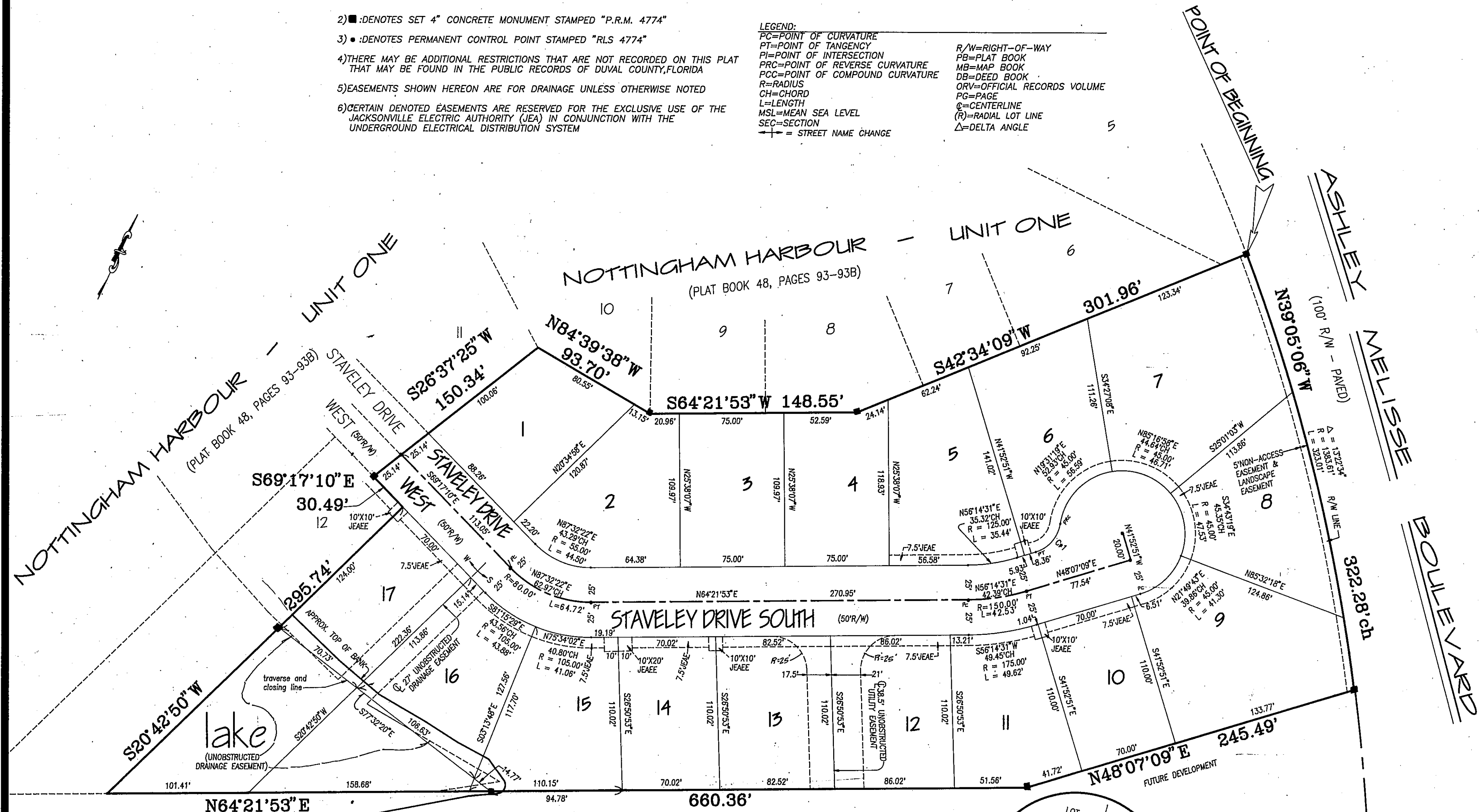
BEING A PORTION OF SECTIONS 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO S42°34'09"W FOR A SOUTHEASTERLY LINE OF NOTTINGHAM HARBOUR UNIT ONE AS SHOWN HEREON
- 2) ■ : DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. 4774"
- 3) ● : DENOTES PERMANENT CONTROL POINT STAMPED "RLS 4774"
- 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
- 5) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS OTHERWISE NOTED
- 6) CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (JEA) IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM

LEGEND:

- PC=POINT OF CURVATURE
- PT=POINT OF TANGENCY
- PI=POINT OF INTERSECTION
- PRC=POINT OF REVERSE CURVATURE
- POC=POINT OF COMPOUND CURVATURE
- R=RADIUS
- CH=CHORD
- L=LENGTH
- MSL=MEAN SEA LEVEL
- SEC=SECTION
- +— = STREET NAME CHANGE
- R/W=RIGHT-OF-WAY
- PB=PLAT BOOK
- MB=MAP BOOK
- DB=DEED BOOK
- ORV=OFFICIAL RECORDS VOLUME
- PG=PAGE
- C=CENTERLINE
- (R)=RADIAL LOT LINE
- Δ=DELTA ANGLE



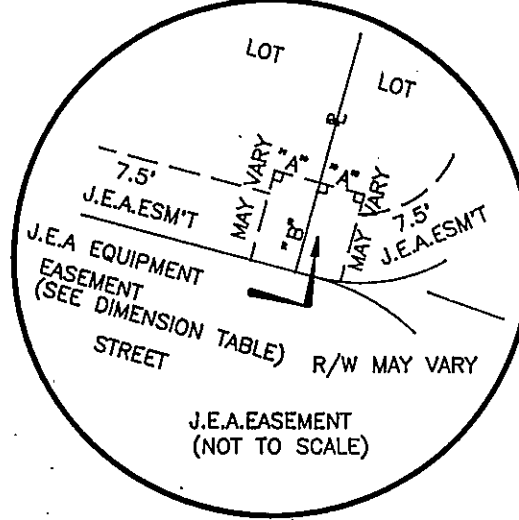
RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C=1	25.00'	28.20'	15.81'	26.73'	N15°48'27"E	64°37'23"

DIMENSION TABLE

"A"	5'	TYPICAL 10'X10' J.E.A. EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'X20' J.E.A. EQUIPMENT EASEMENT

JEA LEGEND:
 JEA = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
 JEAEE = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT



PREPARED BY:

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