

PARKVIEW RIDGE UNIT TWO

A REPLAT OF PART OF TRACT 5, 6 AND 7, BLOCK 3, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, JACKSONVILLE, FLORIDA, AND PART OF THE WEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 24, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

TAXES VERIFIED R.B.F.

PLAT BOOK 44 PAGE 99

ADOPTION AND DEDICATION

SHEET 1 OF 2 SHEETS

THIS IS TO CERTIFY THAT FIRST PIONEER CORPORATION, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREIN KNOWN AS PARKVIEW RIDGE UNIT TWO, HAVING CAUSED THE SAME TO BE SURVEYED AND SUB-DIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL RIGHTS OF WAY, AND EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENT THROUGH AND OVER THE LAKE 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, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKE AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON THESE RIGHTS OF WAY HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICAL AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM THESE RIGHTS OF WAY; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE AND FILTRATION 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 DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS; (2) THE LAKE AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE PARKVIEW RIDGE COMMUNITY ASSOCIATION, A NOT FOR PROFIT CORPORATION. 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 SUBSTANCES OR THING THAT MAY EVER BE OR COME WITHIN SAID LAKE AND 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 PARKVIEW RIDGE COMMUNITY ASSOCIATION; (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 LAKE AND FILTRATION SYSTEMS SHOWN ON THIS PLAT BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKE 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. FIRST PIONEER 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, 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 LAKE AND FILTRATION SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF FIRST PIONEER CORPORATION, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN PARKVIEW RIDGE UNIT TWO. THIS INDEMNIFICATION SHALL RUN WITH THE LANDS AND THE ASSIGNS OF FIRST PIONEER CORPORATION AND SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF FIRST PIONEER CORPORATION, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE DULY EXECUTED WITH THE CORPORATE SEALS AFFIXED THIS 21ST DAY OF JANUARY, 1988.

WITNESS Jeri Oberleaf
WITNESS Melanie Little

FIRST PIONEER CORPORATION
BY: Harold L. Craft
HAROLD L. CRAFT,
SENIOR VICE PRESIDENT
(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF DUVAL)
THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF January, 1988, BY HAROLD L. CRAFT, SENIOR VICE PRESIDENT OF FIRST PIONEER CORPORATION, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

Melanie Little
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES July 31, 1991

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER MY 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 ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 3RD DAY OF August, A.D., 1988

H. MOORE AND ASSOCIATES, INC.
Harold W. Moore
HAROLD W. MOORE
FLORIDA REGISTERED LAND SURVEYOR NO. 4253

CAPTION

A replat of part of Tract 5, 6 and 7, Block 3, Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, and part of the West 1/4 of the Northeast 1/4 of the Southwest 1/4 all in Section 24, Township 3 South, Range 25 East, Duval County, Florida, all being more particularly described as follows:

COMMENCE at the intersection of the South right-of-way line of Morse Avenue (a 66 foot right-of-way at this point) with the East line of the West 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section; said point being 24.9 feet South of the North line of the Southwest 1/4 of said Section; thence South 00 degrees 02 minutes 20 seconds West along the East line of said West 1/4, a distance of 659.20 feet to the Point of Beginning; thence continuing South 00 degrees 02 minutes 20 seconds West, along said East line, a distance of 634.03 feet to the Northeast corner of Tract 13, Block 3 of said Jacksonville Heights; thence South 89 degrees 49 minutes 02 seconds West, along the North line of said Tract 13, and continuing along the South line of Tracts 5 and 6 of said Block, a distance of 895.87 feet to a point on the Easterly limited access right-of-way line for Interstate Highway 295 (State Road 9A, Section 72001-3405) as established for a width of 300 feet, said limited access right-of-way line being a curve concave Easterly and having a radius of 11,309.16 feet; thence along and around said curve, through a central angle of 3 degrees 24 minutes 36 seconds, an arc distance of 673.08 feet, said arc subtended by chord bearing and distance of North 6 degrees 35 minutes 9 seconds West, 672.98 feet to a point; thence North 85 degrees 21 minutes 07 seconds East, 199.91 feet; thence South 4 degrees 38 minutes 53 seconds East, 19.00 feet; thence North 85 degrees 21 minutes 07 seconds East, 280.00 feet; thence North 4 degrees 38 minutes 53 seconds West, 3.00 feet; thence North 85 degrees 21 minutes 07 seconds East, 300.64 feet to a point on a curve, said curve concave Northeasterly, and having a radius of 45.00 feet; thence along and around said curve, through a central angle 162 degrees 29 minutes 24 seconds, an arc distance of 127.62 feet, said arc subtended by a chord bearing and distance of South 40 degrees 46 minutes 46 seconds East, 88.95 feet to a non-tangent point on said curve; thence South 63 degrees 59 minutes 23 seconds East, 26.26 feet; thence South 89 degrees 57 minutes 40 seconds East, 112.50 feet to the Point of Beginning.

DEVELOPERS CERTIFICATE

THIS IS TO CERTIFY THAT FIRST PIONEER CORPORATION 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 21ST DAY OF JANUARY, 1988.

Harold L. Craft
HAROLD L. CRAFT, SENIOR VICE PRESIDENT
FIRST PIONEER CORPORATION

Harold L. Craft
DIRECTOR OF PUBLIC WORKS

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA PURSUANT TO ORDINANCE NO. 88-1120-564 OF SAID CITY, ADOPTED BY ITS MAYOR THIS 30th DAY OF September, A.D., 1988.

Thomas H. Moran
MAYOR OF CITY OF JACKSONVILLE

Charles W. Kidd
SECRETARY TO THE CITY COUNCIL
OF THE CITY OF JACKSONVILLE

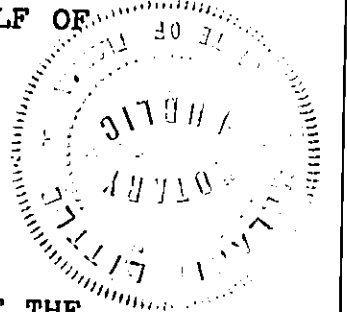
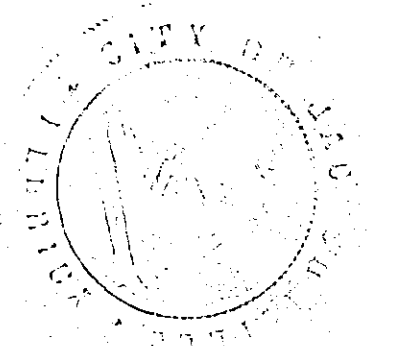
CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 44, PAGES 99, 99A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 8th DAY OF DEC., A.D., 1988.

Henn W. Cook
S. MORGAN SLAGHTER
CLERK OF THE CIRCUIT COURT

BY: Doris Lacefield
DEPUTY CLERK

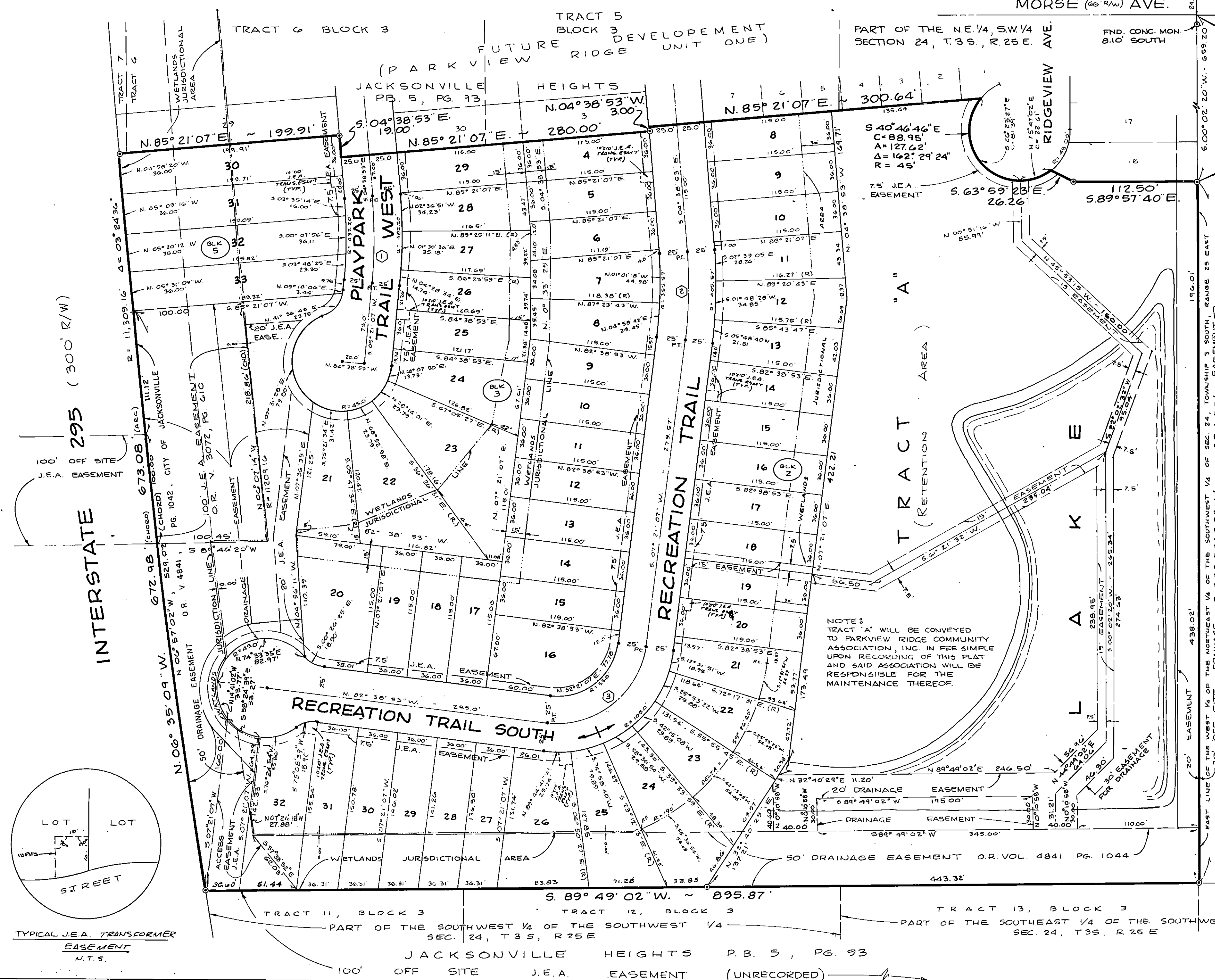
APPROVED: 9/16/88
DATE: 9/16/88
For Director of Public Works
By: Harold L. Craft
City Engineer
For General Counsel
By: Harold L. Craft



PARKVIEW RIDGE UNIT TWO

A REPLAT OF PART OF TRACT 5, 6 AND 7, BLOCK 3, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, JACKSONVILLE, FLORIDA, AND PART OF THE WEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 24, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

NO.	DELTA	RADIUS	ARC	TAN.	CHORD BEARING	CHORD
1	10°00'00"	457.20'	79.80'	40.00'	S 00° 21' 07" W.	79.70'
2	12°00'00"	380.57'	79.71'	40.00'	S 01° 21' 07" W.	79.56'
3	90°00'00"	80.00'	125.66'	80.00'	S 52° 21' 07" W.	113.14'



GENERAL NOTES:

1. PERMANENT REFERENCE MONUMENTS SHOWN THUS: ⊙
2. PERMANENT CONTROL POINTS SHOWN THUS: •
3. BEARINGS AND DISTANCES ON CURVES REFER TO CHORD DATA.
4. ALL STREET CORNER RADII ARE 25.00 FEET
5. ALL STREET RIGHT-OF-WAYS ARE 50.00 FEET UNLESS OTHERWISE NOTED.
6. RADIAL LINES ARE SHOWN THUS: (R)
7. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, SEWER, AND UTILITIES UNLESS OTHERWISE NOTED.
8. BEARING REFERENCES ARE ALONG THE SOUTH RIGHT-OF-WAY LINE OF MORSE AVENUE PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 72001-2405.
9. ALL LOTS ARE SUBJECT TO A VARIABLE WIDTH CONSERVATION EASEMENT ALONG THE REAR OF EACH LOT, PER COVENANTS AND RESTRICTIONS OF RECORD.
10. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
11. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

NOTE:
TRACT "A" WILL BE CONVEYED TO PARKVIEW RIDGE COMMUNITY ASSOCIATION, INC. IN FEE SIMPLE UPON RECORDING OF THIS PLAT AND SAID ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

