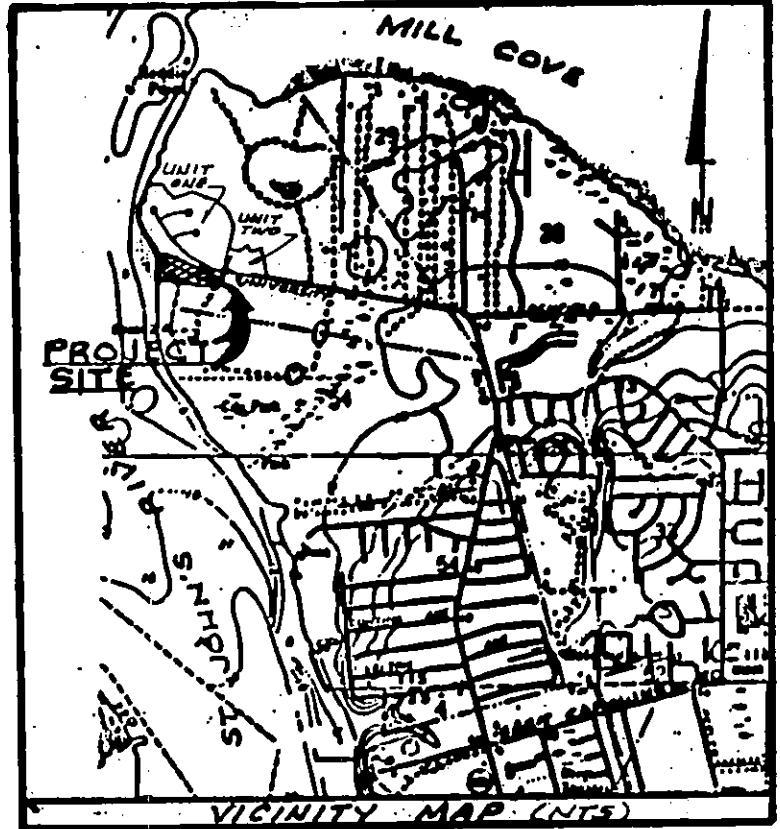


BEING COMPRISED OF PORTIONS OF THE FRANCIS RICHARD GRANT, SECTION 53, AND FORMER SUBMERGED LANDS NOW FILLED, LYING ADJACENT TO SAID GRANT, ALONG THE MARGIN OF THE ST. JOHNS RIVER, ALL IN TOWNSHIP 1 SOUTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

TAXES VERIFIED R.B.F.

PROPERTY OWNED BY:
DOSTIE DEVELOPMENT, INC.
2960 HARTLEY ROAD
JACKSONVILLE, FLORIDA 32217
PHONE: (904)262-4650



CAPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND COMPRISED OF A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 53, AND FORMER SUBMERGED LANDS, NOW FILLED, LYING ADJACENT TO SAID GRANT, ALONG THE MARGIN OF THE ST. JOHNS RIVER, ALL IN TOWNSHIP 1 SOUTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA ARE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 57, RIVE ST. JOHNS - UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 43, PAGES 89, 89A AND 89B, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND RUN NORTH 17°-45'-59" EAST, ALONG THE EASTERLY LINE OF LOT 57, SAID RIVE ST. JOHNS - UNIT ONE, A DISTANCE OF 120.0 FEET TO A POINT ON THE CURVED SOUTHERLY RIGHT-OF-WAY OF UNIVERSITY BOULEVARD (A 50-FOOT RIGHT-OF-WAY, ACCORDING TO SAID MAP OF RIVE ST. JOHNS - UNIT ONE); RUN THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE IN SAID SOUTHERLY RIGHT-OF-WAY, SAID CURVE BEING CONVEX TO THE NORTH AND HAVING A RADIUS OF 625.0 FEET, A CHORD DISTANCE OF 39.26 FEET TO A POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFORESAID CHORD BEING SOUTH 71°-02'-03" EAST; RUN THENCE SOUTH 71°-15'-13" EAST, ALONG THE SOUTHERLY LINE OF A RIGHT-OF-WAY TRANSITION IN SAID UNIVERSITY BOULEVARD, A DISTANCE OF 56.0 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 25.0 FEET, A CHORD DISTANCE OF 32.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFORESAID CHORD BEING SOUTH 30°-30'-22" EAST; RUN THENCE SOUTH 10°-14'-30" WEST, A DISTANCE OF 18.47 FEET TO A POINT; RUN THENCE SOUTH 79°-45'-30" EAST, A DISTANCE OF 50.0 FEET TO A POINT; RUN THENCE SOUTH 10°-14'-30" WEST, A DISTANCE OF 101.34 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 125.0 FEET, A CHORD DISTANCE OF 142.31 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFORESAID CHORD BEING SOUTH 44°-54'-15" WEST; RUN THENCE SOUTH 79°-38'-01" WEST, A DISTANCE OF 140.36 FEET TO A POINT OF CURVATURE; CHORD BEING SOUTH 44°-54'-15" WEST; RUN THENCE SOUTH 50°-30'-00" WEST, A DISTANCE OF 93.62 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 300.0 FEET, A CHORD DISTANCE OF 150.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFORESAID CHORD BEING SOUTH 65°-54'-01" WEST; RUN THENCE SOUTH 50°-30'-00" WEST, A DISTANCE OF 93.62 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 125.0 FEET, A CHORD DISTANCE OF 102.70 FEET TO A POINT OF COMPOUND CURVATURE OF SAID CURVE, THE BEARING OF THE AFORESAID CHORD BEING SOUTH 74°-45'-16" WEST; RUN THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 45.0 FEET, A CHORD DISTANCE OF 55.56 FEET TO A POINT OF SAID CURVE, THE BEARING OF THE AFORESAID CHORD BEING SOUTH 44°-28'-17" WEST; RUN THENCE SOUTH 53°-37'-56" WEST, A DISTANCE OF 89.0 FEET TO A POINT ON A LINE PARALLEL WITH AND 800.0 FEET (AS MEASURED AT RIGHT ANGLES) NORTHERLY OF THE SOUTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN DEED BOOK 527, PAGE 200, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; RUN THENCE NORTH 81°-47'-54" WEST, ALONG SAID MENTIONED PARALLEL LINE, A DISTANCE OF 203.00 FEET TO A POINT; THENCE CONTINUE NORTH 81°-47'-54" WEST, A DISTANCE OF 73 FEET, MORE OR LESS, TO THE NEAR HIGH WATER LINE OF THE ST. JOHNS RIVER; RUN THENCE IN A NORTHERLY AND NORTHWESTERLY DIRECTION, ALONG THE MEANDERING OF SAID NEAR HIGH WATER LINE, A DISTANCE OF 345 FEET, MORE OR LESS, TO A POINT AT THE SOUTHWESTERLY CORNER OF LOT 14, SAID RIVE ST. JOHNS - UNIT ONE; RUN THENCE SOUTH 81°-47'-54" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 14, A DISTANCE OF 184 FEET, MORE OR LESS, TO A POINT; THENCE CONTINUE SOUTH 81°-47'-54" WEST, ALONG SAID MENTIONED SOUTHERLY LINE, A DISTANCE OF 431.57 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF LOT 59, SAID RIVE ST. JOHNS - UNIT ONE; RUN THENCE SOUTH 76°-51'-36" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 59, A DISTANCE OF 86.67 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF LOT 58, SAID RIVE ST. JOHNS - UNIT ONE; RUN THENCE SOUTH 59°-51'-39" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 58, A DISTANCE OF 106.49 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF LOT 57, SAID RIVE ST. JOHNS - UNIT ONE; RUN THENCE SOUTH 67°-52'-30" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 57, A DISTANCE OF 113.24 FEET TO THE POINT OF BEGINNING.

THE LAND TRUS DESCRIBED CONTAINS 8.8 ACRES, MORE OR LESS.

DEVELOPER'S CERTIFICATE:

THIS IS TO CERTIFY THAT DOSTIE DEVELOPMENT, INC., A FLORIDA 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 SIDEMARKS, 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 JUNE, A.D., 1989
Rene Dostie, Jr., President
DOSTIE DEVELOPMENT, INC.
DIRECTOR OF PUBLIC WORKS

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT DOSTIE DEVELOPMENT, INC., BEING A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS RIVE ST. JOHNS - UNIT TWO-A, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS, AND THAT ALL RIGHTS-OF-WAY, EASEMENTS REQUIRED FOR DRAINAGE, UTILITIES AND SEWERS AND NON-ACCESS EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH CORPORATE SEAL AFFIXED
THIS 13th DAY OF SEPT. A.D., 1989

DOSTIE DEVELOPMENT, INC.
BY: Rene Dostie, Jr., President of DOSTIE DEVELOPMENT, INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY.

WITNESSES:
Mary Younts

STATE OF FLORIDA:

COUNTY OF DUVAL:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF SEPT. A.D., 1989, BY RENE DOSTIE, JR., PRESIDENT, DOSTIE DEVELOPMENT, INC., (IN BEHALF OF SAID COMPANY).

Mary Younts, Notary Public
STATE OF FLORIDA AT LARGE

APPROVED
DATE: 9/14/89
For Director of Public Works
By: Jay E. Mawson, City Engineer

For General Counsel
By: [Signature]

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ABOVE 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 OF THE REQUIREMENTS OF THE 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 AND THE CITY OF JACKSONVILLE.

SIGNED AND SEALED THIS 21st DAY OF JUNE, A.D., 1989.

[Signature]
PARK D. TRIVETT, JR.
FLORIDA REGISTERED LAND SURVEYOR NO. 2841



APPROVED FOR THE RECORD:

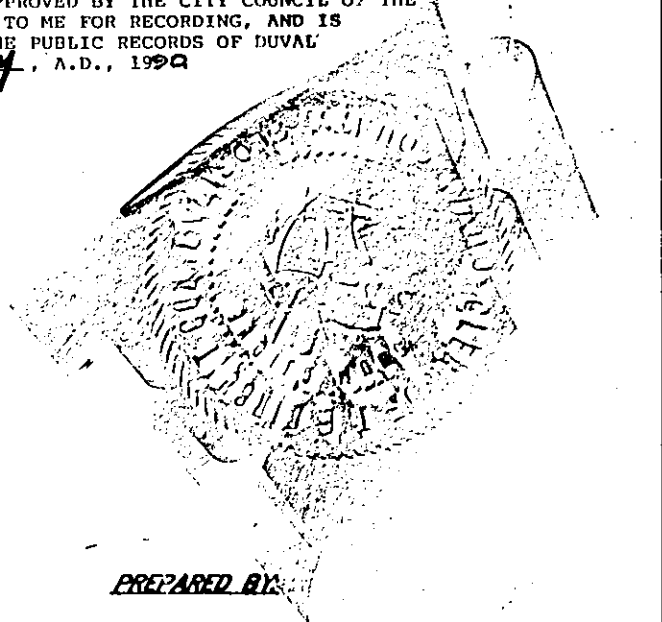
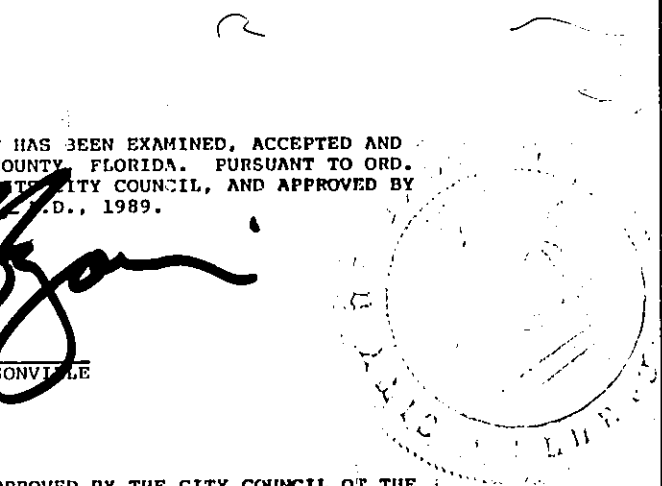
THIS IS TO CERTIFY THAT THE ABOVE RECORD PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORD. NO. 200-1989 OF SAID CITY, ADOPTED BY CITY COUNCIL, AND APPROVED BY ITS MAYOR THIS 20th DAY OF SEPTEMBER, A.D., 1989.

Mayor: Thomas H. Ryan
Secretary: Cheryl M. Kidd

CLERKS CERTIFICATE: 90-2010

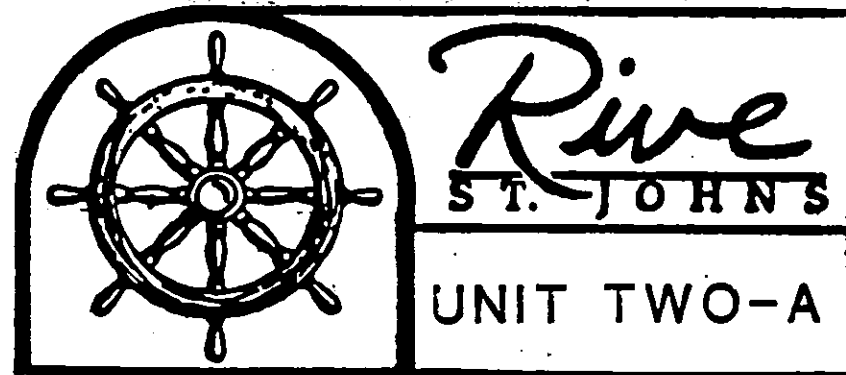
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 46, PAGES 44-45 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 20th DAY OF SEPTEMBER, A.D., 1989.

Henry W. Cook, Clerk of the Circuit Court
M. Watson, Deputy Clerk

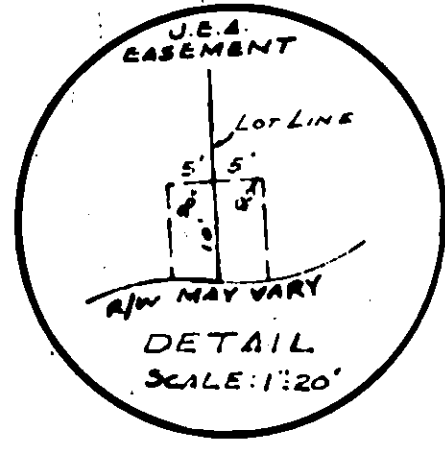


PREPARED BY:
PRYETT & ASSOC. of FLA. INC.
SURVEYORS & LAND PLANNERS

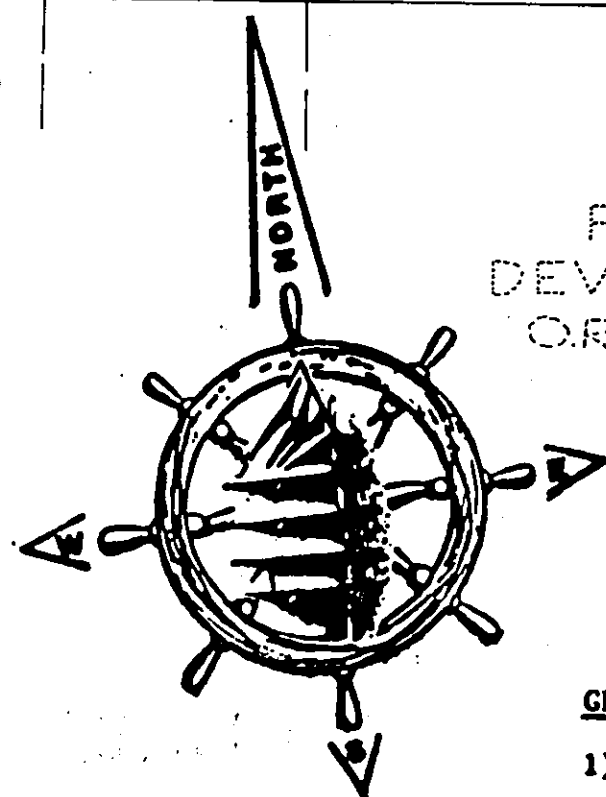
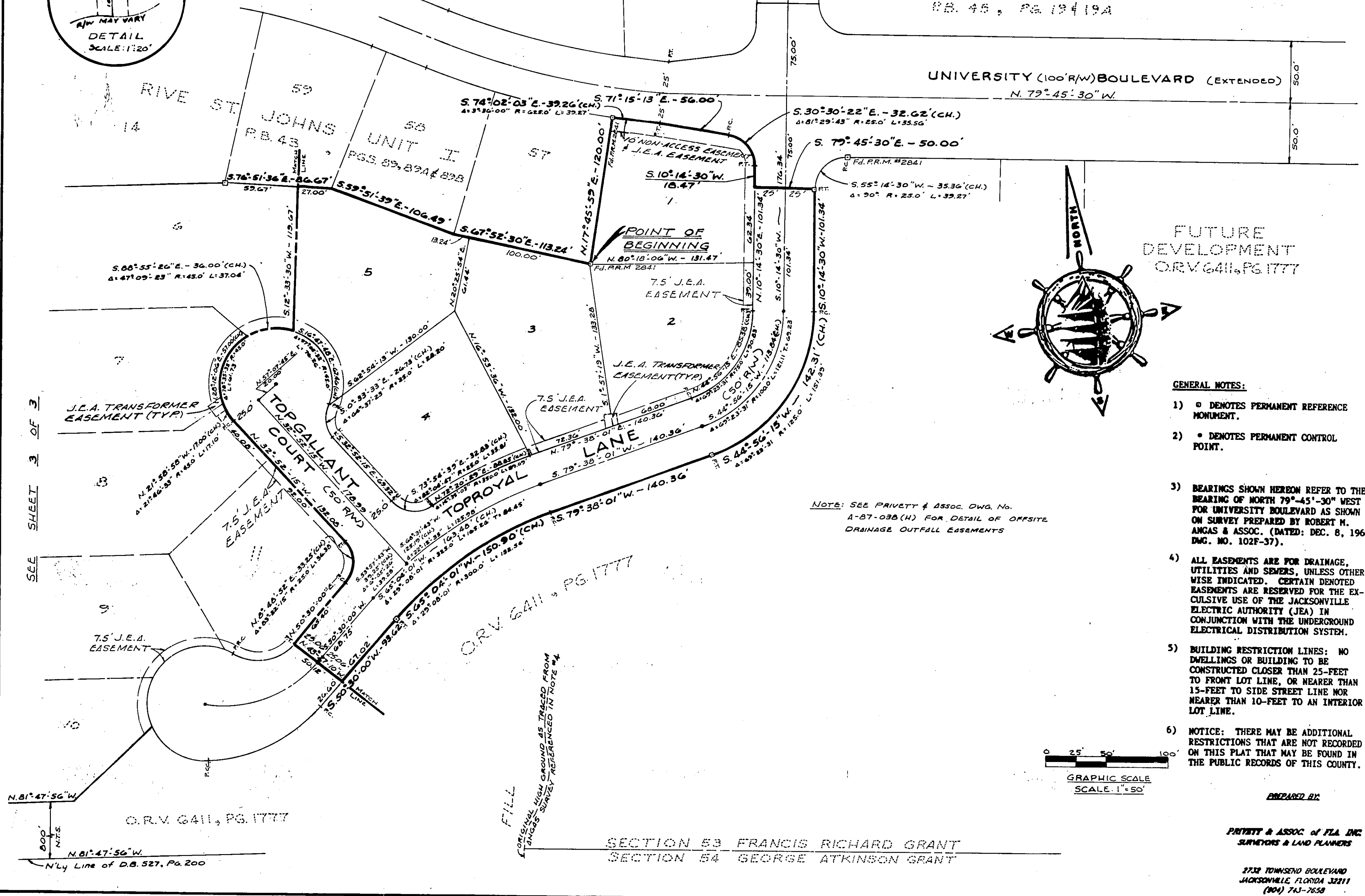
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA 32211
(904) 743-7658



BEING COMPRISED OF PORTIONS OF THE FRANCIS RICHARD GRANT, SECTION 53, AND FORMER SUBMERGED LANDS NOW FILLED, LYING ADJACENT TO SAID GRANT, ALONG THE MARGIN OF THE ST. JOHNS RIVER, ALL IN TOWNSHIP 1 SOUTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.



RIVE ST JOHNS UNIT II
P.B. 45, PG. 19 & 19A

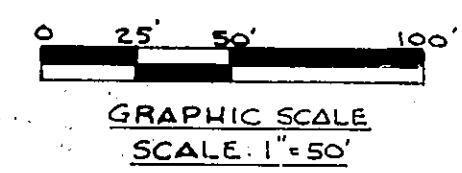


FUTURE DEVELOPMENT
O.R.V. 6411, PG. 1777

GENERAL NOTES:

- 1) ○ DENOTES PERMANENT REFERENCE MONUMENT.
- 2) ● DENOTES PERMANENT CONTROL POINT.
- 3) BEARINGS SHOWN HEREON REFER TO THE BEARING OF NORTH 79°-45'-30" WEST FOR UNIVERSITY BOULEVARD AS SHOWN ON SURVEY PREPARED BY ROBERT H. ANGAS & ASSOC. (DATED: DEC. 8, 1960, D.W.G. NO. 102F-37).
- 4) ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE INDICATED. CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (JEA) IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 5) BUILDING RESTRICTION LINES: NO DWELLINGS OR BUILDING TO BE CONSTRUCTED CLOSER THAN 25- FEET TO FRONT LOT LINE, OR NEARER THAN 15- FEET TO SIDE STREET LINE NOR NEARER THAN 10- FEET TO AN INTERIOR LOT LINE.
- 6) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE: SEE PRIVETT & ASSOC. DWG. NO. A-87-038 (H) FOR DETAIL OF OFFSITE DRAINAGE OUTFALL EASEMENTS



PREPARED BY

PRIVETT & ASSOC. of FLA. INC.
SURVEYORS & LAND PLANNERS

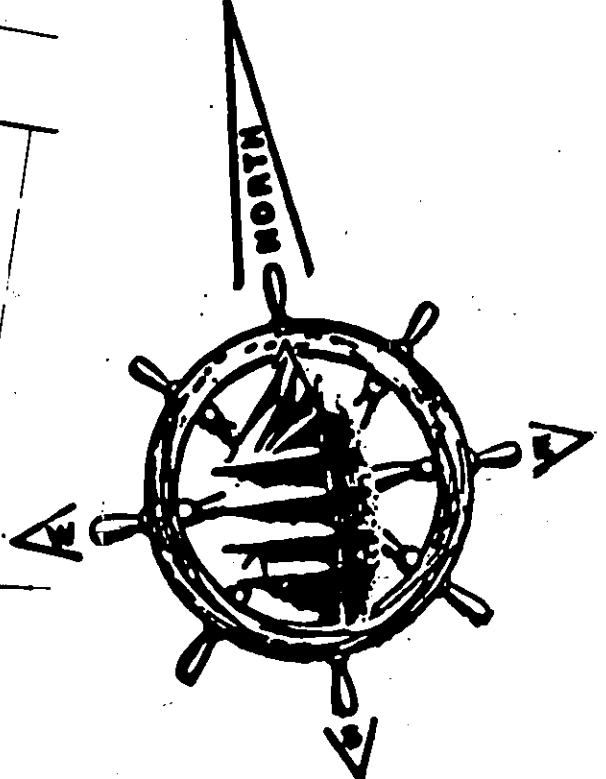
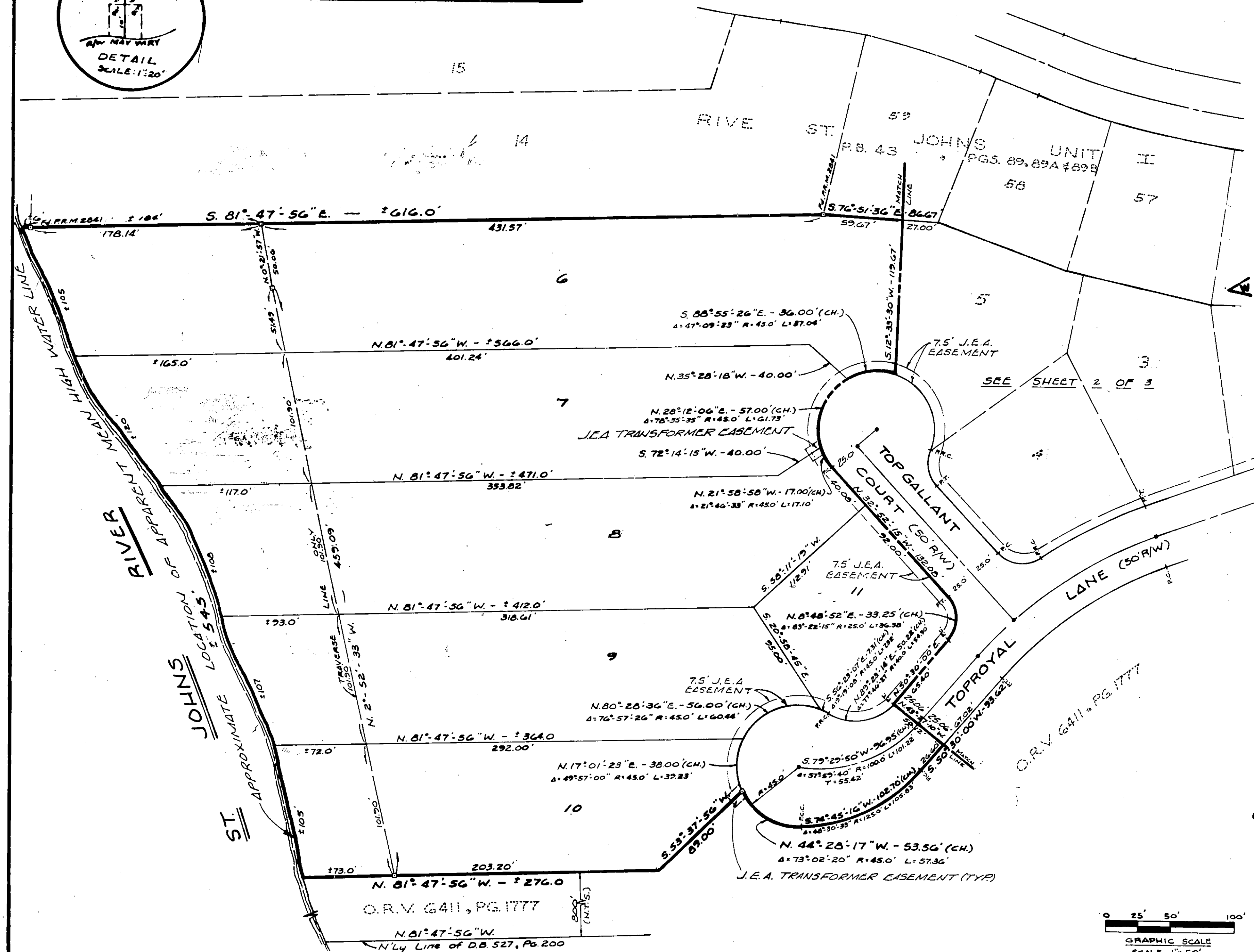
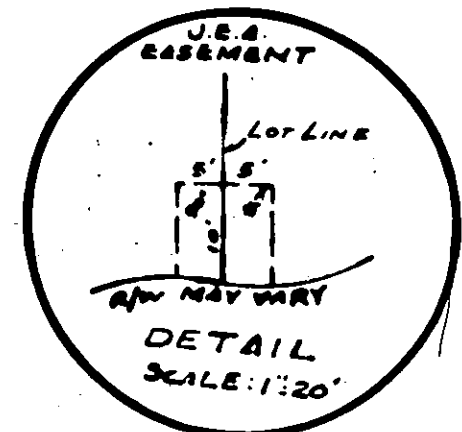
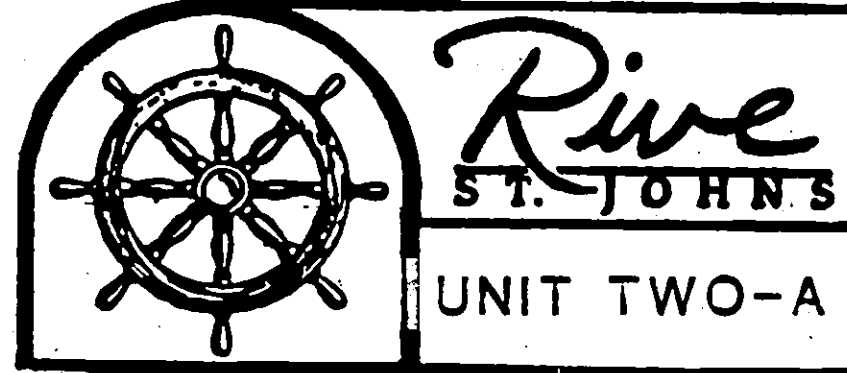
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA 32211
(904) 743-7658

SECTION 53 FRANCIS RICHARD GRANT
SECTION 54 GEORGE ATKINSON GRANT

SEE SHEET 3 OF 3

FILL
ORIGINAL HIGH GROUND AS TRACED FROM
LUNGS SURVEY REFERENCED IN NOTE #4

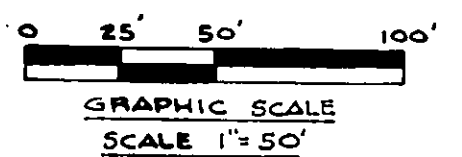
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PREPARED BY



PRYETT & ASSOC. of FLA. INC. SURVEYORS & LAND PLANNERS

2722 TOWNSEND BOULEVARD JACKSONVILLE, FLORIDA 32211 (904) 743-7638