

RIDGEFIELD UNIT NO 1

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 4 | PAGE 94
SHEET 1 OF 3

TAXES VERIFIED R.B.F.

CAPTION

BEING A SUBDIVISION OF A PORTION OF GOVERNMENT LOTS 9, 10, 11 AND 12 ALL IN SECTION 5, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF SAID SECTION 5 WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF FORT CAROLINE ROAD (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 69°41'30" EAST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 790.72 FEET TO A POINT OF CURVE IN SAID NORTHWESTERLY RIGHT OF WAY LINE; THENCE ALONG A CURVE TO THE LEFT IN SAID NORTHWESTERLY RIGHT OF WAY LINE, SAID CURVE HAVING A RADIUS OF 2814.79 FEET, A DISTANCE OF 102.08 FEET, AS MEASURED ALONG A CHORD BEARING NORTH 68°39'09" EAST TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT IN SAID NORTHWESTERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2814.79 FEET, A DISTANCE OF 336.74 FEET, AS MEASURED ALONG A CHORD BEARING NORTH 64°11'03" EAST; THENCE NORTH 31°47'40" WEST, 200.00 FEET; THENCE NORTH 59°44'13" EAST, 100.00 FEET; THENCE NORTH 31°47'40" WEST, 182.02 FEET TO A POINT IN THE SOUTH LINE OF SAID GOVERNMENT LOT 10; THENCE NORTH 88°58'20" EAST, ALONG SAID SOUTH LINE OF GOVERNMENT LOT 10, THE SAME BEING THE NORTH LINE OF SAID GOVERNMENT LOT 11, A DISTANCE OF 252.31 FEET; THENCE SOUTH 31°47'40" EAST, 246.54 FEET TO A POINT IN THE AFOREMENTIONED CURVE IN SAID NORTHWESTERLY RIGHT OF WAY LINE OF FORT CAROLINE ROAD; THENCE ALONG SAID CURVE TO THE LEFT IN SAID NORTHWESTERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2814.79 FEET, A DISTANCE OF 932.62 FEET, AS MEASURED ALONG A CHORD BEARING NORTH 44°46'03" EAST; THENCE NORTH 60°10'09" WEST, 173.84 FEET; THENCE NORTH 51°16'01" WEST, 156.11 FEET; THENCE NORTH 34°22'55" WEST, 147.37 FEET; THENCE SOUTH 76°34'57" WEST, 85.00 FEET; THENCE NORTH 13°25'03" WEST, 85.00 FEET; THENCE NORTH 77°33'09" WEST, 66.68 FEET; THENCE SOUTH 76°34'57" WEST, 95.00 FEET; THENCE NORTH 43°50'57" WEST, 57.99 FEET; THENCE SOUTH 76°34'57" WEST, 238.92 FEET; THENCE SOUTH 27°53'50" WEST, 332.26 FEET; THENCE SOUTH 44°49'29" WEST, 240.42 FEET; THENCE SOUTH 10°58'11" WEST, 240.42 FEET; THENCE SOUTH 27°53'50" WEST, 184.39 FEET; THENCE SOUTH 20°18'30" EAST, 277.18 FEET; THENCE SOUTH 69°41'30" WEST, 50.00 FEET; THENCE SOUTH 20°18'30" EAST, 198.15 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT JDN CONSTRUCTION COMPANY, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS RIDGEFIELD UNIT NO. 1, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. DUVAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE, A UNITED STATES OF AMERICA CORPORATION, AND MITCHELL R. MONTGOMERY, AN INDIVIDUAL, ARE THE HOLDERS OF MORTGAGES ON SAID LANDS AND THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL ROADS, COURTS AND LANES, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS AND NON-ACCESS EASEMENTS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS THROUGH AND OVER THE DETENTION BASIN 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, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID DETENTION BASIN WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL ROADS, COURTS AND LANES HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM ROADS, COURTS AND LANES; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID DETENTION BASIN, 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 DETENTION BASIN SHOWN ON THIS PLAT IS 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, ANIMALS, SOIL, CHEMICALS OR ANY OTHER SUBSTANCE OR THING THAT MAY EVEN BE OR COME WITHIN SAID DETENTION BASIN 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; (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 DETENTION BASIN SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE DETENTION BASIN 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. JDN CONSTRUCTION COMPANY, 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 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 DETENTION BASIN DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF JDN CONSTRUCTION COMPANY, INC., ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONARIES WITHIN RIDGEFIELD UNIT NO. 1. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF JDN CONSTRUCTION COMPANY, INC. AND SHALL BE SUBJECT TO IT. THE J.E.A. EASEMENTS AS SHOWN ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS FOR USE IN ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF JDN CONSTRUCTION COMPANY, INC. HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, WITH THE CORPORATE SEAL AFFIXED THIS 31 DAY OF January A.D., 1986.

SIGNED AND SEALED IN THE PRESENTS OF:

Sherry Almatiad
WITNESS
Christie C. Higdon
WITNESS

JDN CONSTRUCTION COMPANY, INC.
Lawrence D. Nichols
PRESIDENT

STATE OF FLORIDA COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF January A.D., 1986, BY LAWRENCE D. NICHOLS, PRESIDENT, OF JDN CONSTRUCTION COMPANY, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

Christie C. Higdon
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: Sept. 21, 1986

DEVELOPERS CERTIFICATE

THIS IS TO CERTIFY THAT JDN CONSTRUCTION COMPANY, 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 AND SEALED THIS 28 DAY OF April A.D., 1986

Lawrence D. Nichols
JDN CONSTRUCTION COMPANY, INC.

CLERK'S CERTIFICATE 86-45149

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 41 PAGES 94, 94A, 94B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 9 DAY OF MAY A.D., 1986.

S. Morgan Slaughter
S. MORGAN SLAUGHTER, CLERK OF THE CIRCUIT COURT

Albert J. Kennard Jr.
DIRECTOR OF PUBLIC WORKS

BY: Robert C. Forbes
DEPUTY CLERK

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT MITCHELL R. MONTGOMERY, AN INDIVIDUAL, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT, TO BE KNOWN AS RIDGEFIELD UNIT NO. 1 FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATE ALL ROADS, COURTS AND LANES AND EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS AND NON-ACCESS SHOWN ON THIS PLAT TO THE CITY OF JACKSONVILLE, FLORIDA, AND ITS SUCCESSORS. J.E.A. EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM.

SIGNED AND SEALED IN THE PRESENCE OF:

MITCHELL R. MONTGOMERY

Mary A. Palmante
WITNESS

Mitchell R. Montgomery
MITCHELL R. MONTGOMERY, AN INDIVIDUAL

Ginda S. Keeler
WITNESS

STATE OF FLORIDA COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF January A.D., 1986, BY MITCHELL R. MONTGOMERY, AN INDIVIDUAL.

Mary A. Palmante
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES December 5, 1987

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT DUVAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE, A CORPORATION EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT, TO BE KNOWN AS RIDGEFIELD UNIT NO. 1 FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATE ALL ROADS, COURTS AND LANES AND EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS AND NON-ACCESS SHOWN ON THIS PLAT TO THE CITY OF JACKSONVILLE, FLORIDA, AND ITS SUCCESSORS. J.E.A. EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF, DUVAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 31 DAY OF JANUARY A.D., 1986.

SIGNED AND SEALED IN THE PRESENCE OF:

DUVAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE

Kileen S. Howell
WITNESS

John R. Lamb
JOHN R. LAMB, PRESIDENT

John J. Echols
WITNESS

STATE OF FLORIDA COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF January A.D., 1986, BY JOHN R. LAMB, PRESIDENT OF DUVAL FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, ON BEHALF OF THE CORPORATION.

Linda D. Charles
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES July 10, 1987

APPROVED FOR RECORD 86-432-96

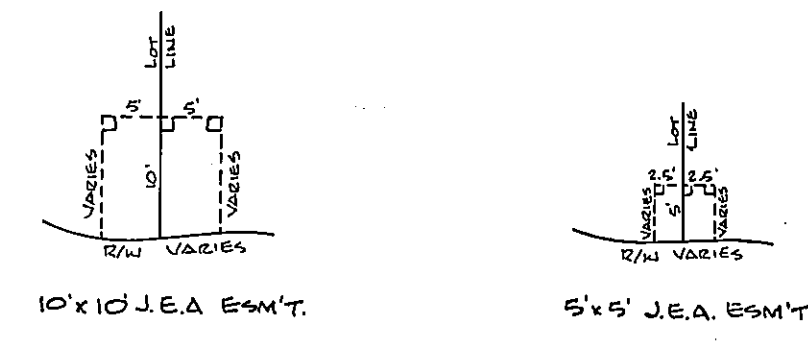
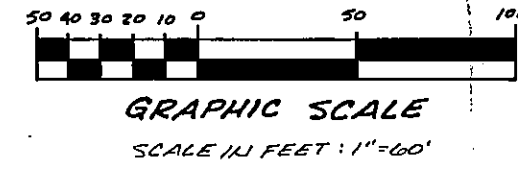
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 86-432-96 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 18 DAY OF March A.D., 1986.

John M. Holland
MAYOR OF THE CITY OF JACKSONVILLE

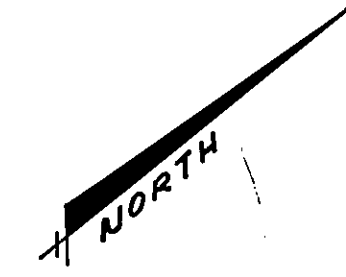
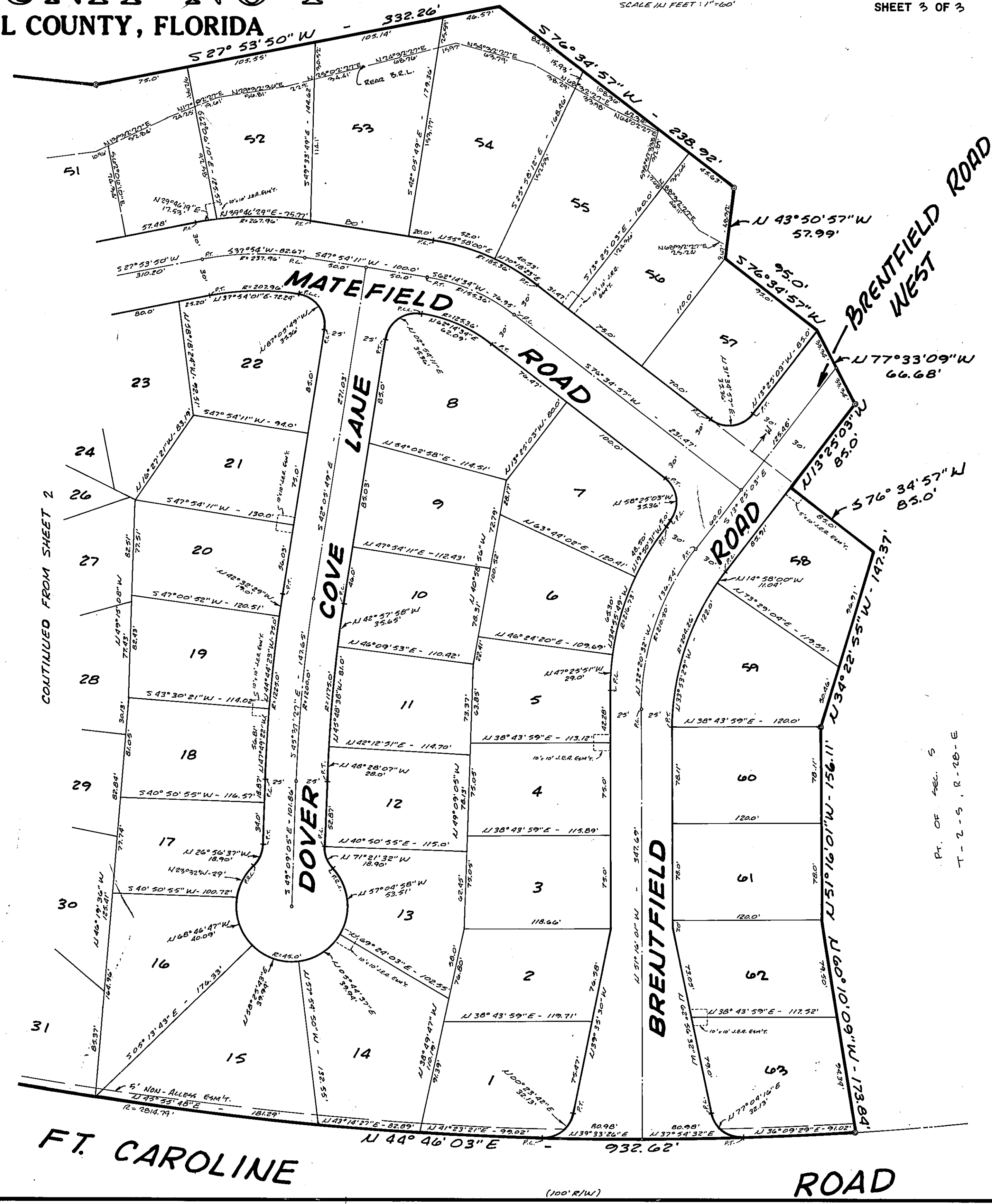
Donald C. Johnson
SECRETARY OF THE COUNCIL, CITY OF JACKSONVILLE

RIDGEFIELD UNIT NO 1

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



J.E.A. EASEMENT DETAILS
NO SCALE



FT. CAROLINE

ROAD

PT. OF REG. S
T-2-5, R-20-E

(100' R/W)