

RIDGEFIELD UNIT NO. 2

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 43 PAGE 27

SHEET 1 OF 2

TAXES VERIFIED S.W.

CAPTION

BEING A SUBDIVISION OF A PORTION OF GOVERNMENT LOTS 4, 9, AND 10 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, 290.72 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 BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2814.79 FEET, A DISTANCE OF 1667.52 FEET, AS MEASURED ALONG A CHORD BEARING NORTH 52°27'42" 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 909.52 FEET, AS MEASURED ALONG A CHORD BEARING NORTH 25°56'03" EAST; THENCE NORTH 69°34'34" WEST, 633.42 FEET; THENCE NORTH 51°21'18" WEST, 79.17 FEET; THENCE NORTH 39°44'27" WEST, 60.00 FEET; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 192.65 FEET, A DISTANCE OF 16.30 FEET, AS MEASURED ALONG A CHORD BEARING NORTH 47°50'06" EAST; THENCE NORTH 44°35'22" WEST, 164.33 FEET; THENCE SOUTH 32°53'41" WEST, 10.62 FEET; THENCE SOUTH 44°49'11" WEST, 612.79 FEET; THENCE SOUTH 8°54'13" EAST, 180.08 FEET; THENCE SOUTH 40°23'20" EAST, 187.61 FEET; THENCE SOUTH 18°23'54" EAST, 100.38 FEET TO THE MOST NORTHERLY CORNER OF LOT 56, RIDGEFIELD UNIT NO. 1, AS RECORDED IN PLAT BOOK 41, PAGES 94, 94A AND 94B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHEAST BOUNDARY OF SAID RIDGEFIELD UNIT NO. 1, THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 43°50'57" EAST, 57.99 FEET; NORTH 76°34'57" EAST, 95.00 FEET; SOUTH 77°33'09" EAST, 66.68 FEET; SOUTH 13°25'03" EAST, 85.00 FEET; NORTH 76°34'57" EAST, 85.00 FEET; SOUTH 34°22'55" EAST, 147.37 FEET; SOUTH 51°16'01" EAST, 156.11 FEET; SOUTH 60°10'09" EAST, 173.84 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. 2, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL ROADS, TRAILS AND LANES, EASEMENTS FOR DRAINAGE, UTILITIES, SEWERS AND NON-ACCESS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS AND THAT ALL PRIVATE EASEMENTS ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND SOLE AND EXCLUSIVE PROPERTY OF THE DEVELOPER AND ITS SUCCESSORS AND GRANTEEES, IF ANY, OF SAID EASEMENTS. THE DRAINAGE EASEMENTS THROUGH AND OVER THE DETENTION BASINS 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, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID DETENTION BASINS AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE. ALL WATER WHICH MAY FALL OR COME UPON ALL ROADS, TRAILS AND LANES HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM ROADS, TRAILS, AND LANES; FROM ADJACENT LANDS OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID DETENTION BASINS 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 DETENTION BASINS AND FILTRATION SYSTEMS SHOWN ON THIS PLAT IS OWNED IN FEE SIMPLE TITLE BY THE ADJUTING 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 EVER BE OR COME WITHIN SAID DETENTION BASINS 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 THE ADJUTING 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 BASINS AND FILTRATION SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE DETENTION BASINS 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. 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 BASINS AND FILTRATION SYSTEMS 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 CONCESSIONAIRES WITHIN RIDGEFIELD UNIT NO. 2 THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF JDN CONSTRUCTION COMPANY, INC., AND SHALL BE SUBJECT TO IT.

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 10th DAY OF April A.D., 1987.

SIGNED AND SEALED IN THE PRESENTS OF:

JDN CONSTRUCTION COMPANY, INC.

Linda D. Lawrence
WITNESS

Lawrence D. Nichols
PRESIDENT

C. D. Patterson
WITNESS

STATE OF FLORIDA COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF April A.D., 1987 BY LAWRENCE D. NICHOLS, PRESIDENT, OF JDN CONSTRUCTION COMPANY, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

Linda D. Lawrence
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: DEC. 21, 1990

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 7th DAY OF June A.D., 1987.

Lawrence D. Nichols
JDN CONSTRUCTION COMPANY, INC.

J. K. Fordland PE
DIRECTOR OF PUBLIC WORKS

CLERKS CERTIFICATE

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 43 PAGES 27, 27A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 10th DAY OF June A.D., 1987.

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

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. 2 FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATE ALL RIGHTS-OF-WAY, AND EASEMENTS FOR DRAINAGE, UTILITIES, SEWERS AND NON-ACCESS SHOWN ON THIS PLAT TO THE CITY OF JACKSONVILLE, FLORIDA, AND ITS SUCCESSORS.

SIGNED AND SEALED IN THE PRESENCE OF:

MITCHELL R. MONTGOMERY

Linda D. Lawrence
WITNESS
Smith Wilson
WITNESS

Mitchell R. Montgomery
MITCHELL R. MONTGOMERY, AN INDIVIDUAL

STATE OF FLORIDA COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF April A.D., 1987, BY MITCHELL R. MONTGOMERY, AN INDIVIDUAL.

Linda D. Lawrence
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: Dec. 21, 1990

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. 2 FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATE ALL RIGHTS-OF-WAY AND EASEMENTS FOR DRAINAGE, UTILITIES, SEWERS AND NON-ACCESS SHOWN ON THIS PLAT TO THE CITY OF JACKSONVILLE, FLORIDA, AND ITS SUCCESSORS.

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 10th DAY OF April A.D., 1987.

SIGNED AND SEALED IN THE PRESENCE OF:

DUVAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE

Linda D. Lawrence
WITNESS

John R. Lamb
JOHN R. LAMB, PRESIDENT

Patricia A. Harris
WITNESS

STATE OF FLORIDA COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF April A.D., 1987, 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. Lawrence
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: July 10, 1987

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. 87-483-289 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 8th DAY OF May A.D., 1987.

Robert C. Forbes
MAYOR OF THE CITY OF JACKSONVILLE

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

SURVEYORS 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 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 10th DAY OF April A.D., 1987

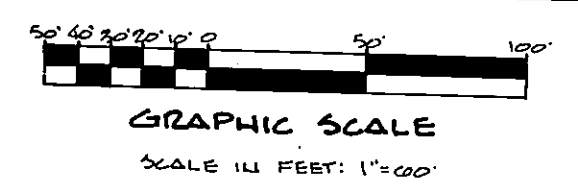
David R. Hatnes
DAVID R. HATNES
FLORIDA REGISTERED LAND SURVEYOR NO. 3058

PREPARED BY:

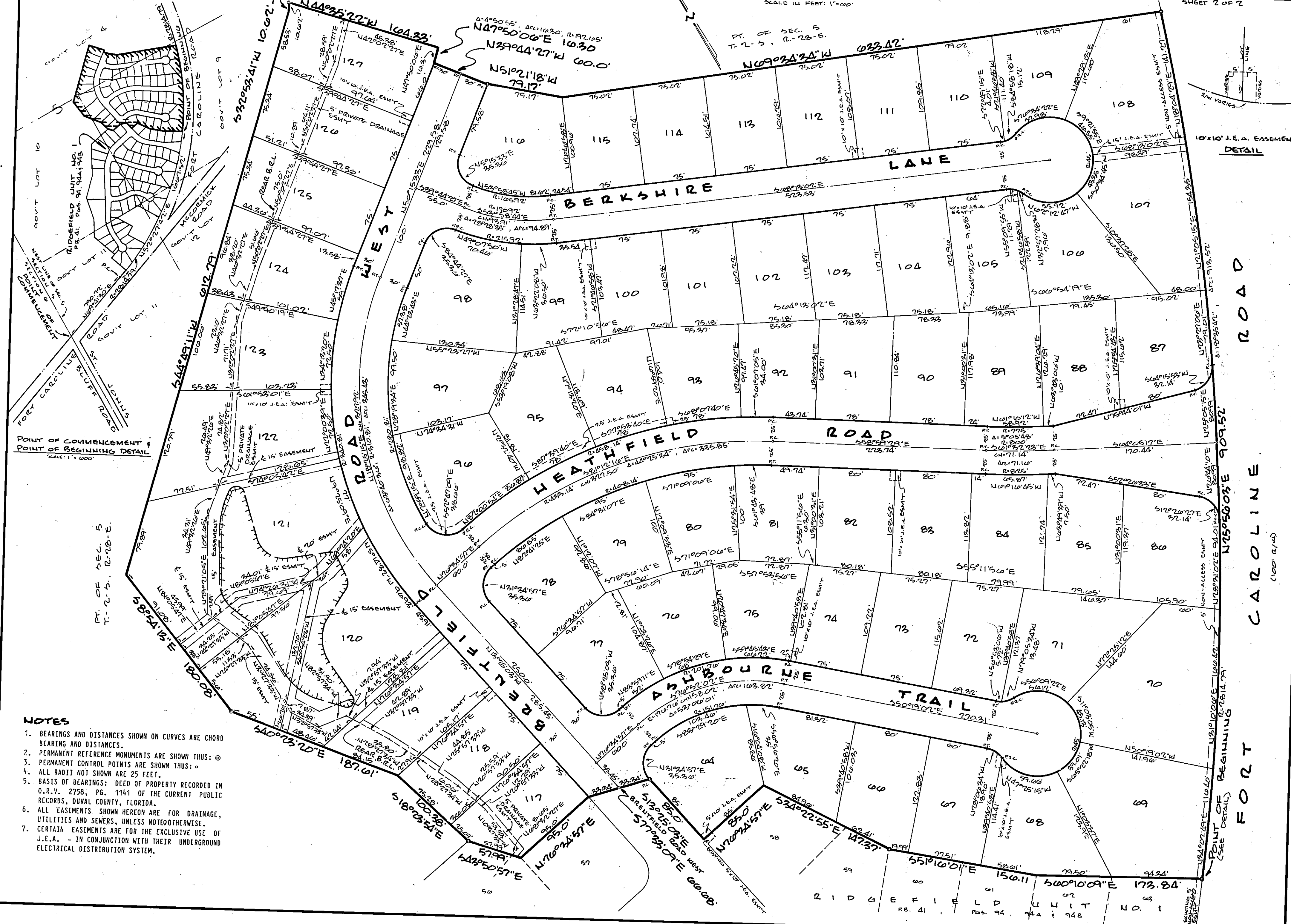
R. L. CROASDELL & CO.
CIVIL ENGINEERS & SURVEYORS
429 EAST ADAMS STREET
JACKSONVILLE, FLORIDA

RIDGEFIELD UNIT NO. 2

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



SHEET 2 OF 2



NOTES

1. BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARING AND DISTANCES.
2. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: \odot
3. PERMANENT CONTROL POINTS ARE SHOWN THUS: \bullet
4. ALL RADII NOT SHOWN ARE 25 FEET.
5. BASIS OF BEARINGS: DEED OF PROPERTY RECORDED IN O.R.V. 2758, PG. 1141 OF THE CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.
6. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS NOTED OTHERWISE.
7. CERTAIN EASEMENTS ARE FOR THE EXCLUSIVE USE OF J.E.A. - IN CONJUNCTION WITH THEIR UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

POINT OF COMMENCEMENT
POINT OF BEGINNING DETAIL
SCALE: 1"=60.00'

10'x10' J.E.A. EASEMENT
DETAIL

POINT OF BEGINNING
(SEE DETAIL)

RIDGEFIELD UNIT NO. 1
P.B. 41 Pgs. 94, 94A, 94B