

# RIDGEMOOR UNIT TWO - PHASE FOUR

A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 27 EAST,  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

### CAPTION

A portion of Section 2, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southeastly corner of Lot 119, as shown on the plat of Ridgemoor as recorded in Plat Book 52, Pages 9, 9A, 9B, 9C, 9D, 9E and 9F, of the Current Public Records of said County; thence Northerly, Southeastly and Northeasterly along the Easterly boundary of said Ridgemoor, run the following eight (8) courses and distances: Course No. 1: North 00°34'35" West, 216.98 feet; Course No. 2: South 87°33'21" East, 27.54 feet; Course No. 3: North 00°34'35" West, 120.00 feet; Course No. 4: North 14°31'36" East, 51.79 feet; Course No. 5: North 00°04'15" East, 165.88 feet; Course No. 6: North 88°14'17" East, 60.92 feet; Course No. 7: South 61°09'07" East, 197.88 feet; Course No. 8: North 38°38'07" East, 162.19 feet; thence South 31°24'39" East, 121.87 feet; thence South 64°32'07" East, 72.03 feet to the point of cusp of a curve concave Southerly, having a radius of 25.00 feet; thence Easterly along the arc of said curve, through a central angle of 75°52'59", an arc distance of 33.11 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 64°36'11" East, 30.74 feet; thence Southeastly along the arc of a curve concave Northeasterly, having a radius of 180.00 feet, through a central angle of 63°54'54", an arc distance of 200.79 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 58°37'08" East, 190.54 feet; thence North 89°25'25" East, 154.79 feet; thence South 00°34'35" East, 332.08 feet to the Northerly boundary of Arlington Hills Unit 8-A, as recorded in Plat Book 29, Pages 89 and 89A, of the Current Public Records of said County; thence South 89°31'43" West, along last said line, 849.95 feet to the POINT OF BEGINNING.

Containing 8.50 acres, more or less.

### ADOPTION AND DEDICATION

This is to certify that Forest Hills Joint Venture, a Florida general partnership, owner of the lands described in the Caption hereon known as Ridgemoor Unit Two - Phase Four, having caused the same to be surveyed and subdivided, that NationsBank, N. A., a National Banking Association, is the holder of mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All lanes, courts, trails, streets, easements for drainage and utilities, unobstructed easements and non-access easements as 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 lakes/stormwater management facilities 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 lakes/stormwater management facilities which these easements traverse, all water which may fall or come upon all trails, courts, lanes and streets hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from trails, courts, lands and streets, from adjacent land or from any other source of Public Waters into or 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 drainage easements by the City of Jacksonville, its successors and assigns;
- 2) The lakes/stormwater management facilities shown on this plat are 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 lakes/stormwater management facilities 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 property 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 and any other person within the area of the lands hereby platted, or of the lakes/stormwater management facilities shown on this plat, but shall have the right to modify the existence of the lakes/stormwater management facilities 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.

The Owner, its successors and assigns of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, action, 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 lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act of omission of its agents, contractors, employees, servants, licensees, or concessionaires within Ridgemoor Unit Two - Phase Four. This indemnification shall run with the land and the assigns of the owner and shall be subject to it.

The undersigned Owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all the lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors, and assigns.

Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to the JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E." are hereby irrevocably dedicated to the JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

In witness whereof Forest Hills Joint Venture, a Florida general partnership, has caused these presents to be executed by its Board of Directors with the Corporate Seal affixed this 29th day of March, A.D., 2000.

### FOREST HILLS JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP

Witness: Joseph B. Ellis  
Joseph B. Ellis  
Print or type name

By: Gregory E. Matovina  
Gregory E. Matovina  
Managing General Partner

Witness: Michelle Berlin  
Michelle Berlin  
Print or type name

### STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29th day of March, A.D., 2000, by Gregory E. Matovina, managing general partner of Forest Hills Joint Venture, a Florida general partnership, on behalf of the partnership, he is personally known to me and did not take an oath on behalf of the corporation.

Michelle Berlin  
Notary Public, State of Florida  
My Commission Expires: September 13, 2003

### NATIONS BANK, N.A., A NATIONAL BANKING ASSOCIATION

Witness: Mary L. Brown  
MARY L. BROWN  
Print or type name

By: G. Ross McWilliams  
G. Ross McWilliams, Vice President

Witness: Joseph B. Ellis  
Joseph B. Ellis  
Print or type name

### STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28 day of March, A.D., 2000, by G. Ross McWilliams, Vice President of NationsBank, N. A., a National Banking Association on behalf of the association, he or she is personally known to me and did not take an oath on behalf of the corporation.

Mary Lucinda Brown  
Notary Public, State of Florida  
My Commission Expires: 12/31/2000



Approved 3-31-2000  
Date  
E. Hall  
City Engineer  
for Director of Public Works  
Approved 4-4-00  
Date  
John E. N.  
for General Counsel

### 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 Chapter 654, Ordinance Code.

For: E. Hall  
By: E. Hall  
Director of Public Works  
Date: 4-5-2000

### CLERK'S CERTIFICATE 2000076529

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 53, Pages 44, 44A, 44B, 44C of the current Public Records of Duval County, Florida, this 29th day of March, A.D., 2000.

By: Henry W. Cook  
Henry Cook  
Clerk of the Circuit Court

By: Dej Jackson  
Deputy Clerk

### PLAT CONFORMITY REVIEW

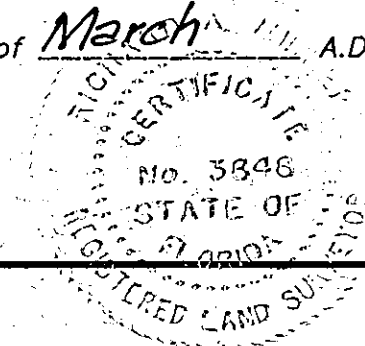
This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 31st day of March, 2000.

Glenn E. McGregor  
Glenn E. McGregor, P. L. S.  
Professional Land Surveyor Number 4252

### SURVEYOR'S CERTIFICATE

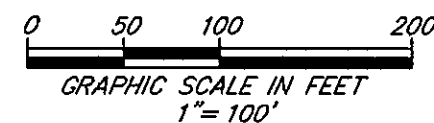
This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of the Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F. S., Chapter 61G-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 28th day of March, A.D., 2000.  
Richard A. Miller  
Richard A. Miller  
Florida Registered Land Surveyor  
and Mapper Certificate No. 3848

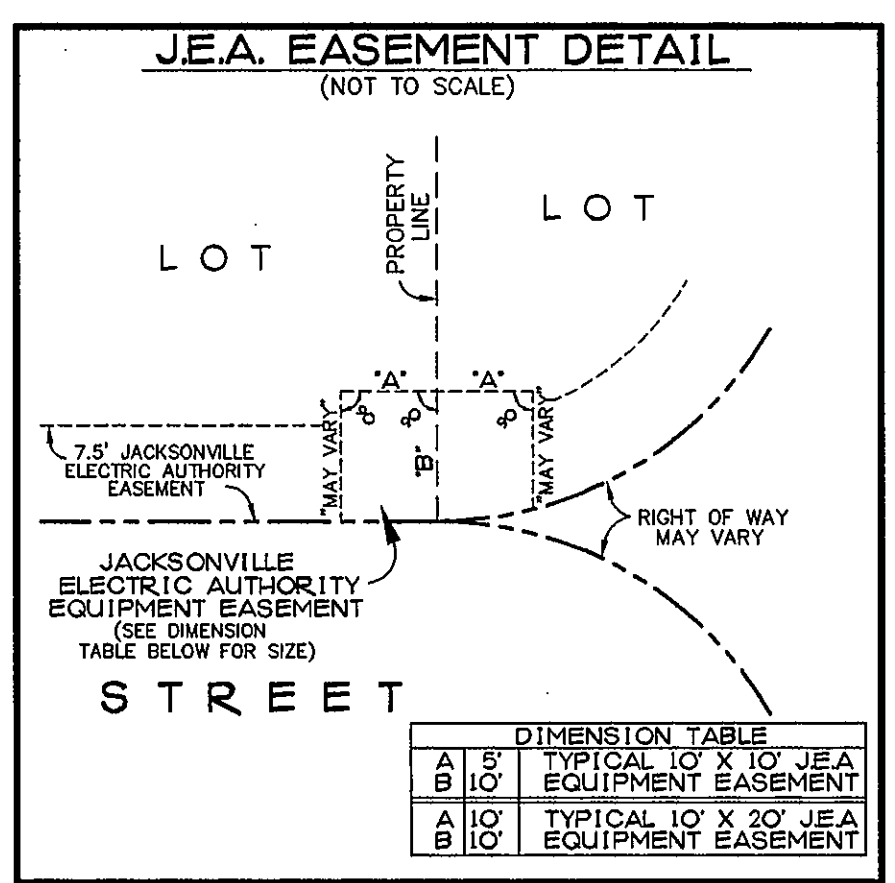


# RIDGEMOOR UNIT TWO - PHASE FOUR

A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 27 EAST,  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



**BUILDING RESTRICTION LINES**  
FRONT = 20 FEET  
SIDE = 5 FEET  
REAR = 10 FEET  
SIDE STREET = 10 FEET



**NOTES:**

- 1) ● DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3848.
- 2) ○ DENOTES PERMANENT CONTROL POINT
- 3) BEARINGS BASED ON THE EASTERLY LINE OF LOT 119, RIDGEMOOR PLAT BOOK 52, PAGES 9 THROUGH 9F AS BEING N.00°34'35"W.
- 4) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICE, PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE, SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 5) CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.  
"JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA."
- 6) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 7) THE LAKES AND TOP OF BANK SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION OF THE PROPOSED LAKES, AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.
- 8) LOTS FRONTING ON TWO (2) STREETS MAY HAVE VEHICULAR ACCESS FROM ONE (1) STREET ONLY.
- 9) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.  
"THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE."



TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C38	25.00'	33.11'	19.49'	30.74'	S64°36'11" E	75°52'59"
C39	180.00'	200.79'	112.29'	190.54'	S58°37'08" E	63°54'54"

**FLOOD ZONE NOTE:**

The lands shown hereon lie within flood zone ("X") as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 0164, suffix (E), dated (August 15, 1989).

PREPARED BY:  
**RICHARD A. MILLER & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
FAX (904) 721-5758  
TELEPHONE (904) 721-1226

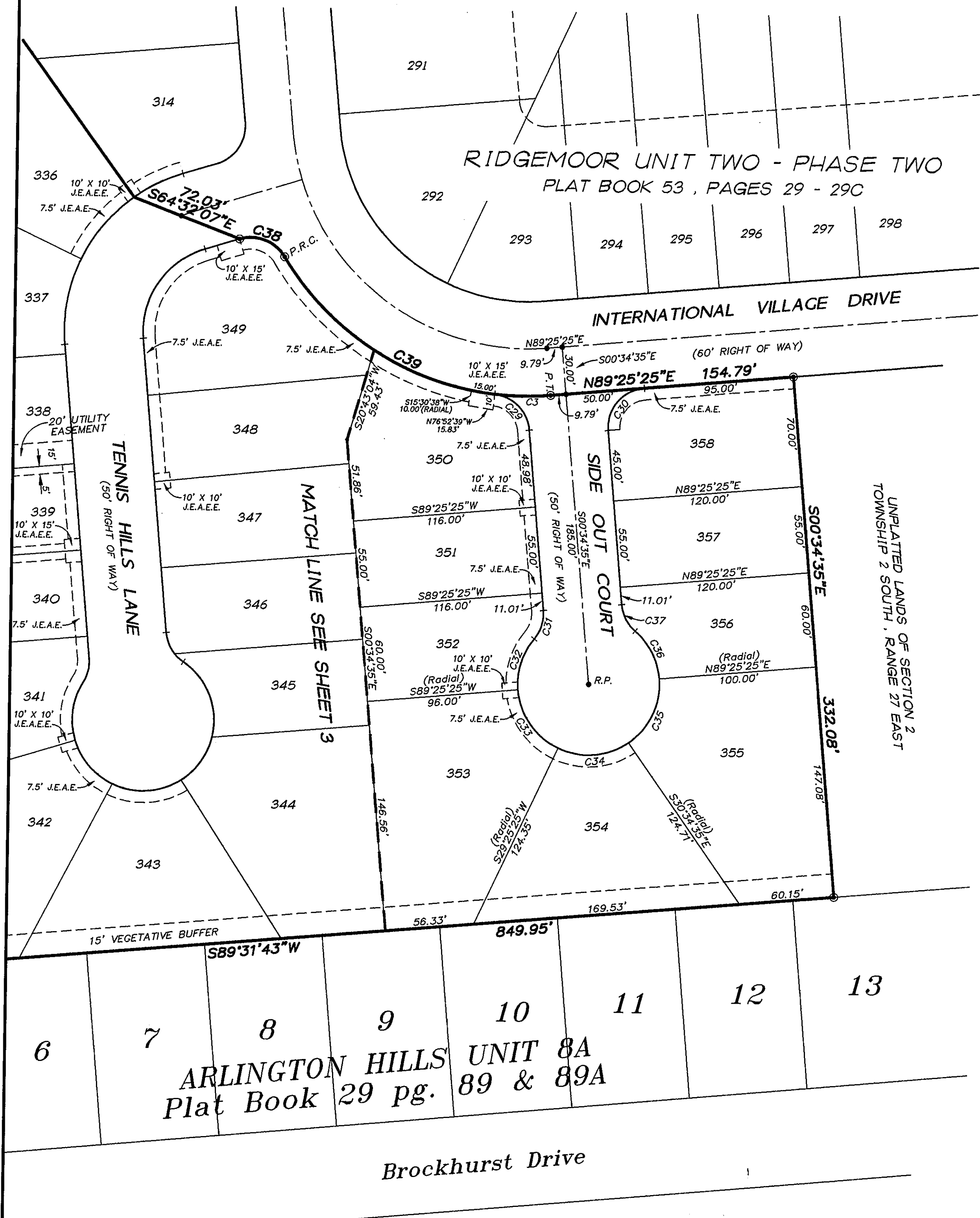
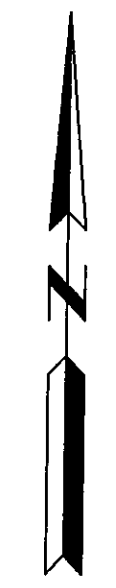
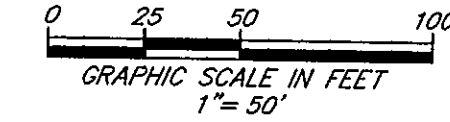


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A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 27 EAST,  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **53** PAGE **44C**

SHEET 4 OF 4 SHEETS  
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	180.00'	35.53'	17.82'	35.48'	S84°58'15"E	111°8'39"
C29	25.00'	34.33'	20.49'	31.70'	S39°55'15"E	78°41'21"
C30	25.00'	39.27'	25.00'	35.36'	N44°28'25"E	90°00'00"
C31	25.00'	19.38'	10.21'	18.90'	S21°37'53"W	44°24'55"
C32	45.00'	34.88'	18.37'	34.02'	S21°37'53"W	44°24'55"
C33	45.00'	47.12'	25.98'	45.00'	S30°34'35"E	60°00'00"
C34	45.00'	47.12'	25.98'	45.00'	N89°25'25"E	60°00'00"
C35	45.00'	47.12'	25.98'	45.00'	N89°25'25"E	60°00'00"
C36	45.00'	34.88'	18.37'	34.02'	N29°25'25"E	44°24'55"
C37	25.00'	19.38'	10.21'	18.90'	N22°47'02"W	44°24'55"
C38	25.00'	33.11'	19.49'	30.74'	S64°38'11"E	76°52'59"
C39	180.00'	200.79'	112.29'	190.54'	S58°37'08"E	63°54'54"

ARLINGTON HILLS UNIT 8A  
Plat Book 29 pg. 89 & 89A

PREPARED BY:  
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