

RIDGEMOOR UNIT TWO - PHASE THREE

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

PLAT BOOK 53 PAGE 72

SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Section 2, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Northeast corner of Lot 204, as shown on the plat of Ridgemoor Unit Two - Phase One, as recorded in Plat Book 53, Pages 12, 12A, 12B, 12C and 12D, of the Current Public Records of said County, said point also lying on the Southerly boundary of Caroline Forest Replat, as recorded in Plat Book 49, Pages 2, 2A, 2B and 2C of said Current Public Records; thence North 89°26'02" East, along said Southerly boundary of Caroline Forest Replat and along the Southerly boundary of Ashley Green, as recorded in Plat Book 45, Pages 43, 43A, 43B and 43C of said Current Public Records, and its Easterly prolongation thereof, a distance of 1,010.37 feet; thence South 00°33'58" East, 300.87 feet to the Northeast corner of Lot 272, of said Ridgemoor Unit Two - Phase One; thence along the Northerly and Easterly boundary of said last mentioned plat, run the following courses and distances: Course No. 1: North 89°26'02" West, 156.26 feet; Course No. 2: North 76°20'28" West, 55.94 feet; Course No. 3: North 62°47'42" West, 45.21 feet; Course No. 4: South 89°26'02" West, 747.23 feet; Course No. 5: North 00°33'58" West, 105.00 feet; Course No. 6: South 89°26'02" West, 12.77 feet; Course No. 7: North 00°33'58" West, 155.00 feet to the POINT OF BEGINNING.

Containing 6.18 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 Three, having caused the same to be surveyed and subdivided, that Cesery Family Partnership, a Florida General Partnership, is the holder of a 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, 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 treatments 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 Three. 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 this 25th day of September, A.D., 2000.

CESERY FAMILY PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP

Witness: Patricia A. Fowler
PATRICIA A. FOWLER
Print or type name

By: William R. Cesery, Jr.
William R. Cesery, Jr.
Managing General Partner

Witness: Susan Dyer
SUSAN DYER
Print or type name

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3rd day of October, A.D., 2000, by William R. Cesery, Jr., Managing General Partner of Cesery Family Partnership, a Florida General Partnership, he or she is personally known to me and did not take an oath on behalf of the corporation.

Mary K. Yackel
Notary Public, State of Florida

My Commission Expires: February 28, 2004
Mary K Yackel
My Commission CC907740
Expires February 28, 2004

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.

J. R. Nill
Director of Public Works
Date: OCTOBER 9th, 2000

CLERK'S CERTIFICATE 2000234486

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 72-73C of the current Public Records of Duval County, Florida, this 10 day of October, A.D., 2000.

By: Henry Cook
Henry Cook
Clerk of the Circuit Court

By: Robin Bailey
Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 6th day of October, 2000.

Glenn E. McGregor, P. L. S.
Professional Land Surveyor Number 4258

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 22nd day of September, A.D., 2000.

Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No. 3848
L.B. NO. 5189

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: Mary K. Yackel
MARY K. YACKEL
Print or type name

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25th day of September, 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.

Susan M. Fries
Notary Public, State of Florida
My Commission Expires: 3-17-2004

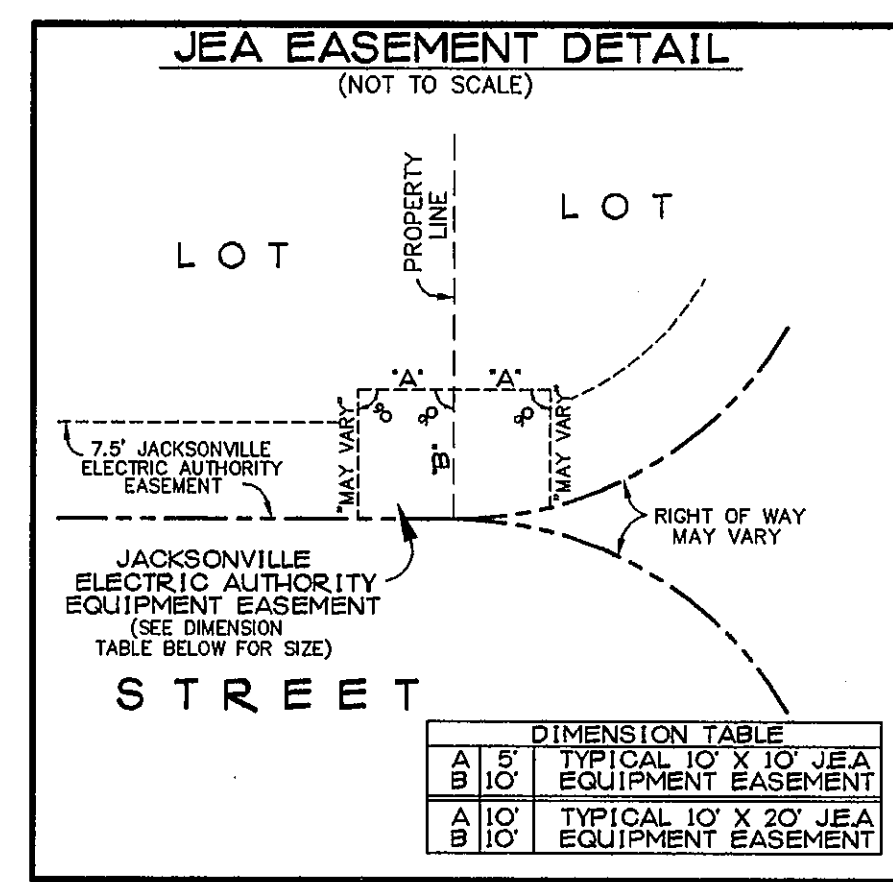
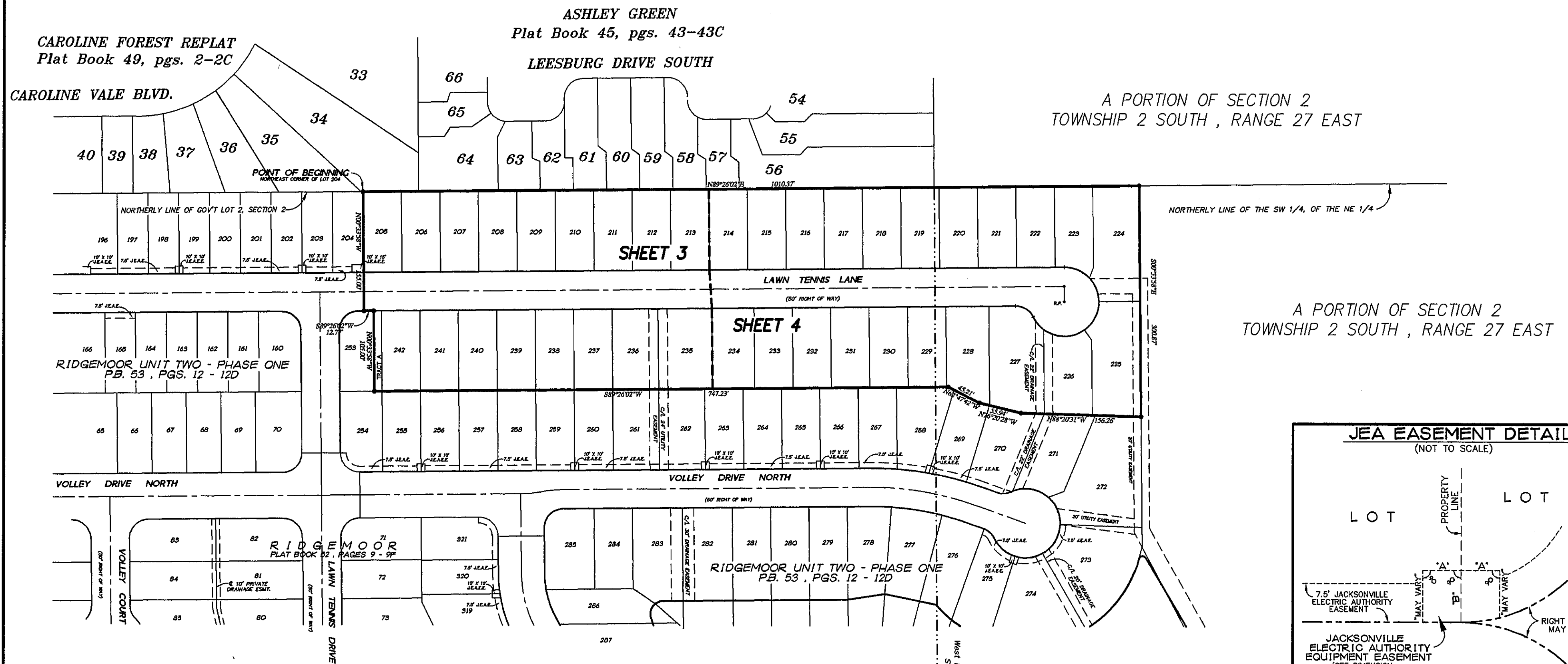
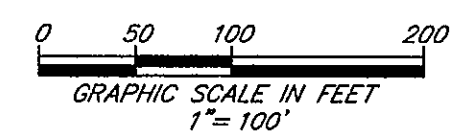


Approved 10-5-2000
Date
E. Hall
City Engineer
for Director of Public Works
Approved 10-9-00
Date
Glenn McGregor
for General Counsel

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

RIDGEMOOR UNIT TWO - PHASE THREE

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



NOTES:

- 1) DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3848.
- 2) DENOTES PERMANENT CONTROL POINT
- 3) BEARINGS BASED ON THE NORTHERLY LINE OF LOT 21, RIDGEMOOR, PLAT BOOK 52, PAGES 9 - 9F AS BEING : NORTH 70°50'15" WEST.
- 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."
"JEA-E. DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENT BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND REPLACEMENT OF SUCH ITEMS."

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.

LEGEND
C/L CENTERLINE
C1 TABULATED CURVE DATA

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).

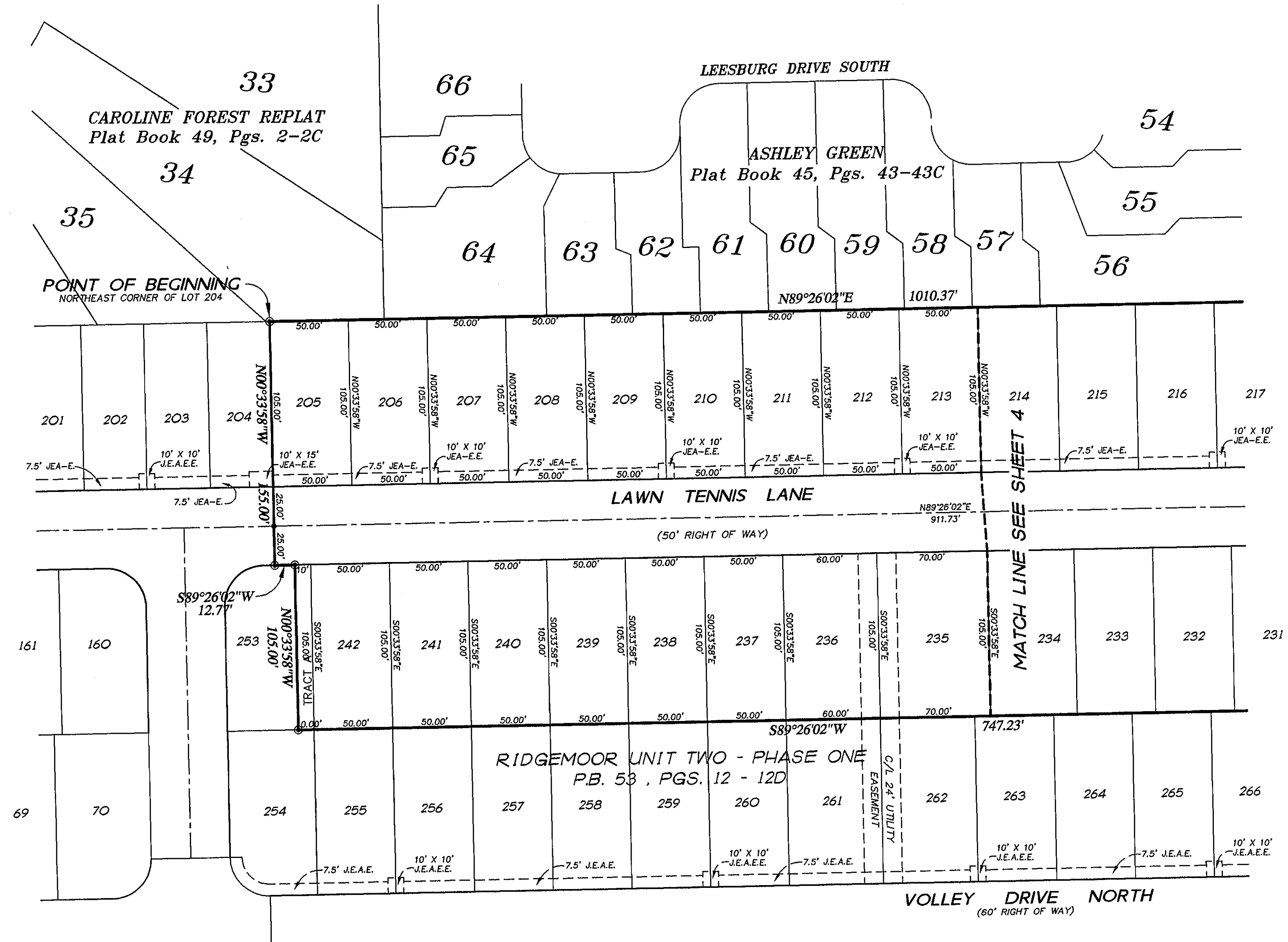
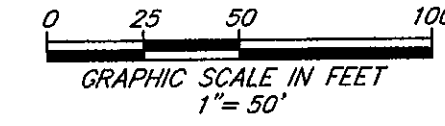
PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

RIDGEMOOR UNIT TWO - PHASE THREE

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

PLAT BOOK **53** PAGE **72B**

SHEET 3 OF 4 SHEETS
SEE SHEET 2 FOR NOTES

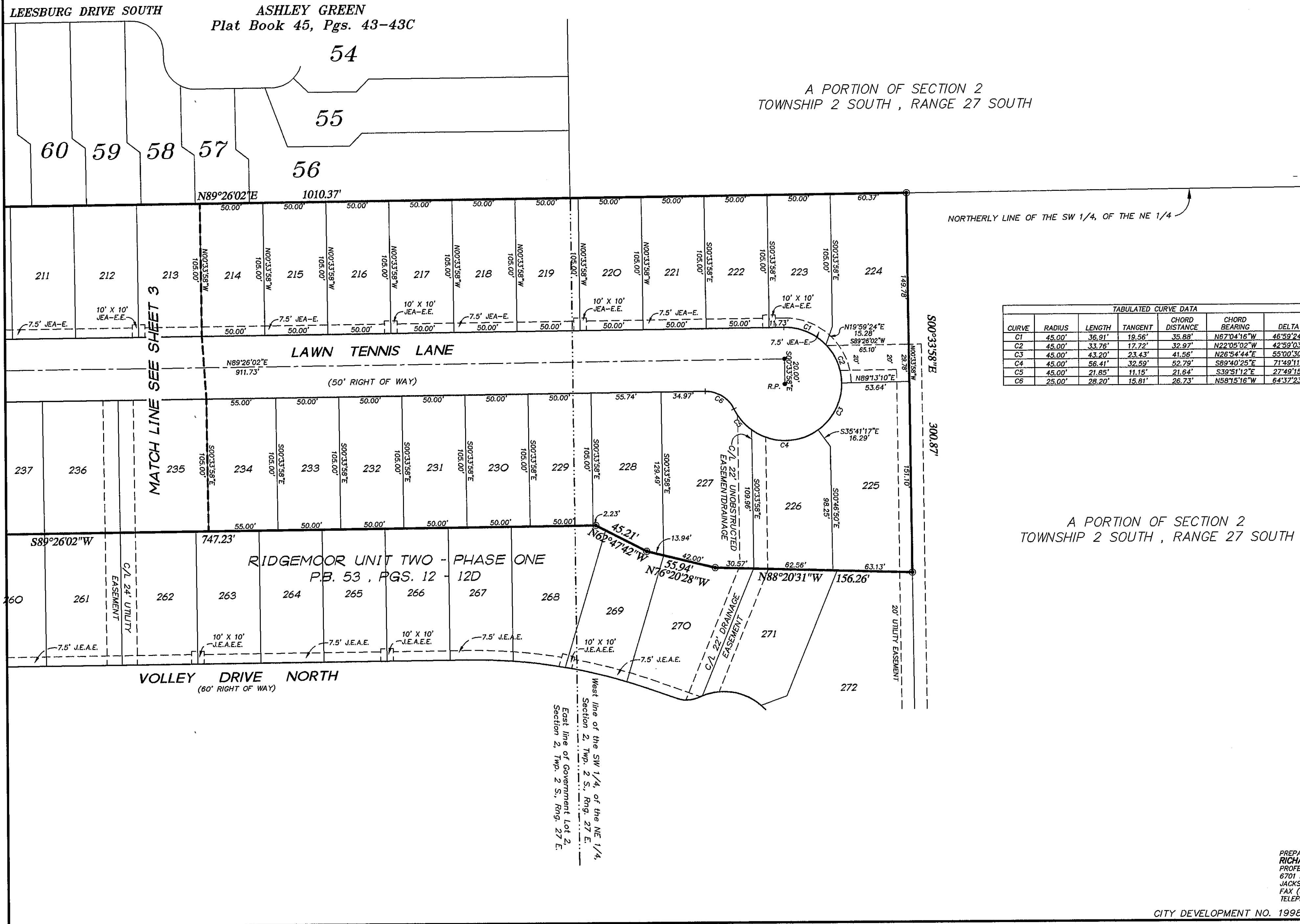
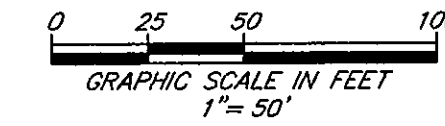


PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5759
TELEPHONE (904) 721-1228

RIDGEMOOR UNIT TWO - PHASE THREE

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

PLAT BOOK **53** PAGE **72C**
SHEET 4 OF 4 SHEETS
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	45.00'	36.91'	19.56'	35.88'	N67°04'16"W	46°59'24"
C2	45.00'	33.76'	17.72'	32.97'	N22°05'02"W	42°59'03"
C3	45.00'	43.20'	23.43'	41.56'	N26°54'44"E	55°00'30"
C4	45.00'	56.41'	32.59'	52.79'	S89°40'25"E	71°49'11"
C5	45.00'	21.85'	11.15'	21.64'	S39°51'12"E	27°49'15"
C6	25.00'	28.20'	15.81'	26.73'	N58°15'16"W	64°37'23"

A PORTION OF SECTION 2
TOWNSHIP 2 SOUTH, RANGE 27 SOUTH

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