

# RIDGEMOOR UNIT TWO - PHASE ONE

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

### CAPTION

A portion of Government Lot 2, Section 2, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Northwest corner of Lot 21, 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 North 19°19'00" East, 272.09 feet to the Southwest corner of Caroline Forest as recorded in Plat Book 44, Pages 42, 42A, 42B, 42C and 42D, of said Current Public Records; thence North 89°26'02" East, along the Southerly boundary line of said last mentioned plat and along the Southerly boundary line of the plat of Caroline Forest Replat as recorded in Plat Book 49, Pages 2, 2A, 2B and 2C of said Current Public Records, 935.28 feet; thence South 00°33'58" East, 155.00 feet; thence North 89°26'02" East, 12.77 feet; thence South 00°33'58" East, 105.00 feet; thence North 89°26'02" East, 747.23 feet; thence South 62°47'42" East, 45.21 feet; thence South 78°29'29" East, 55.94 feet; thence South 88°20'31" East, 156.26 feet; thence South 00°33'58" East, 169.86 feet; thence South 27°49'47" East, 137.74 feet; thence South 56°56'22" West, 221.00 feet; thence South 90°00'00" West, 321.75 feet; thence North 48°45'26" West, 253.54 feet; thence North 55°58'11" West, 35.05 feet; thence South 89°18'00" West, 113.25 feet to a point on a curve concave Easterly and having a radius of 120.00 feet; thence Northerly along the arc of said curve, through a central angle of 09°47'13", an arc distance of 20.50 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 05°35'36" West, 20.47 feet; thence North 00°42'00" West, 49.86 feet; thence South 89°18'00" West, 60.00 feet to the point of cusp of a curve concave Southwesterly, having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 89°51'58", an arc distance of 39.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 45°37'59" West, 35.31 feet; thence South 89°26'02" West, 154.55 feet; thence Northerly, Northwesterly, Westerly and Southwesterly along the Northerly boundary line of said Ridgemoor, run the following eight (8) courses and distances: Course No. 1: North 00°33'58" West, 60.00 feet; Course No. 2: thence Northwesterly along the arc of a curve concave Northeasterly, having a radius of 25.00 feet, through a central angle of 90°00'00", an arc distance of 39.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 45°33'58" West, 35.36 feet; Course No. 3: South 89°26'02" West, 50.00 feet; Course No. 4: North 00°33'58" West, 80.00 feet; Course No. 5: South 89°26'02" West, 490.78 feet; Course No. 6: South 86°20'55" West, 67.09 feet; Course No. 7: South 67°36'03" West, 86.18 feet; Course No. 8: South 27°55'15" West, 67.24 feet; Course No. 9: North 70°50'15" West, 292.94 feet to the POINT OF BEGINNING.

Containing 14.24 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 One, 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, 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 One. 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 15<sup>th</sup> day of November, A.D., 1999.

### 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 1st day of November, A.D., 1999, 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: Teresa Rulland  
Teresa Rulland  
Print or type name

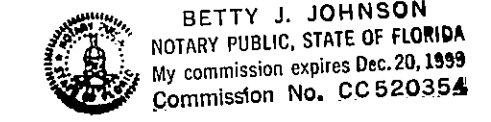
By: G. Ross McWilliams  
G. Ross McWilliams, Vice President

Witness: Betty J. Johnson  
Betty J. Johnson  
Print or type name

### STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of October, A.D., 1999, 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.

Betty J. Johnson  
Notary Public, State of Florida  
My Commission Expires: \_\_\_\_\_



Approved 11/5/99  
Date  
Stall  
City Engineer  
for Director of Public Works  
Approved 11/18/99  
Date  
Shenan  
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.

By: Stall  
Director of Public Works  
Date: 11/19/99

### CLERK'S CERTIFICATE 99285140

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 12, 12A, 12B, 12C, 12D of the current Public Records of Duval County, Florida, this 22ND day of November, A.D., 1999.

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

By: Boy Jackson  
Deputy Clerk

### PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 5<sup>th</sup> day of November, 1999.

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 616-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 15<sup>th</sup> day of October, A.D., 1999  
Richard A. Miller  
Richard A. Miller  
Florida Registered Land Surveyor  
and Mapper Certificate No. 3848

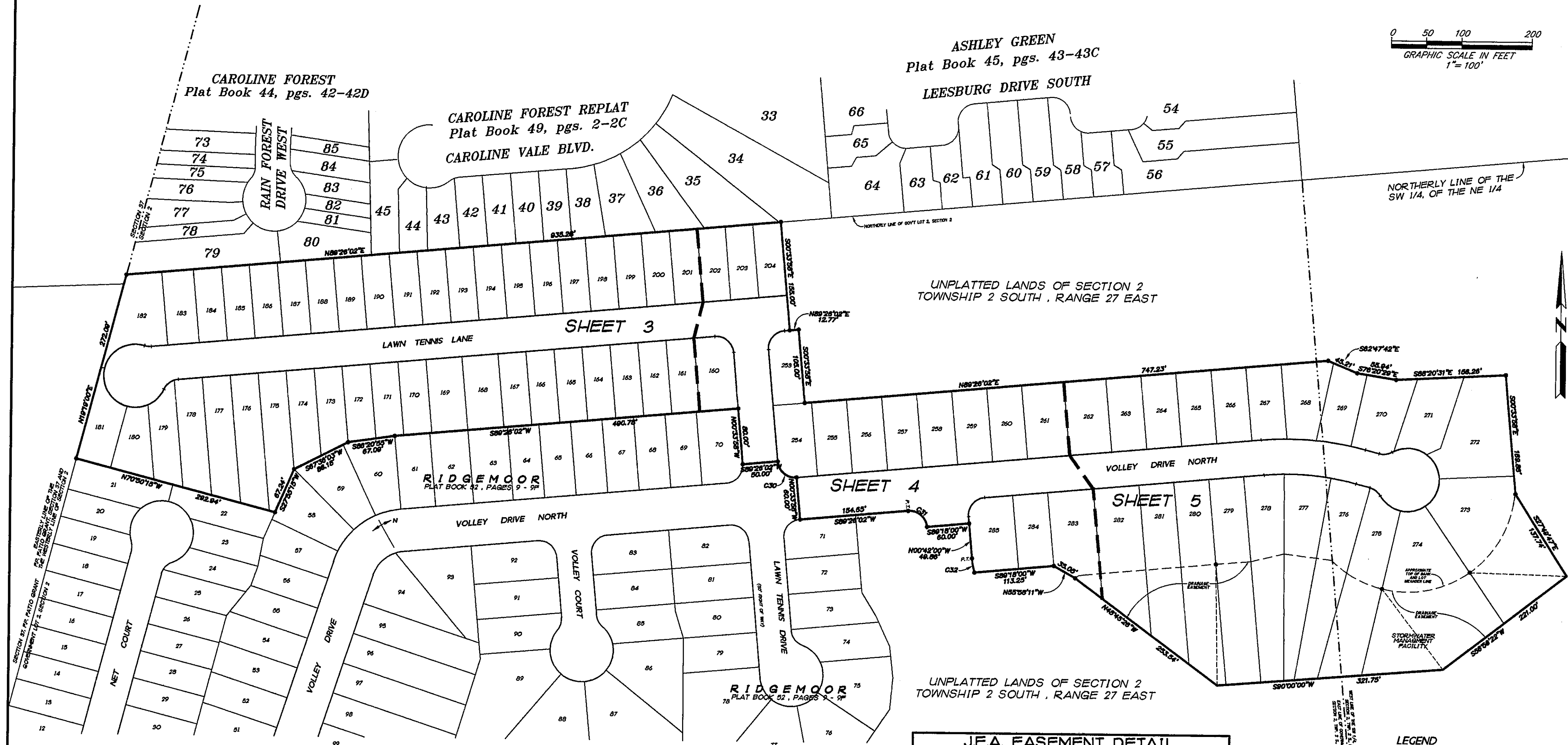
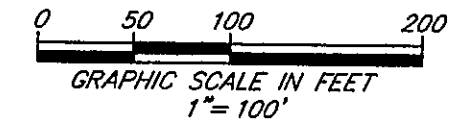
PREPARED BY:  
RICHARD A. MILLER & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
FAX (904) 721-5758  
TELEPHONE (904) 721-1226

# RIDGEMOOR UNIT TWO - PHASE ONE

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

PLAT BOOK 53 PAGE 12A

SHEET 2 OF 5 SHEETS



### NOTES:

- 1)  $\odot$  DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3848.
- 2)  $\circ$  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."

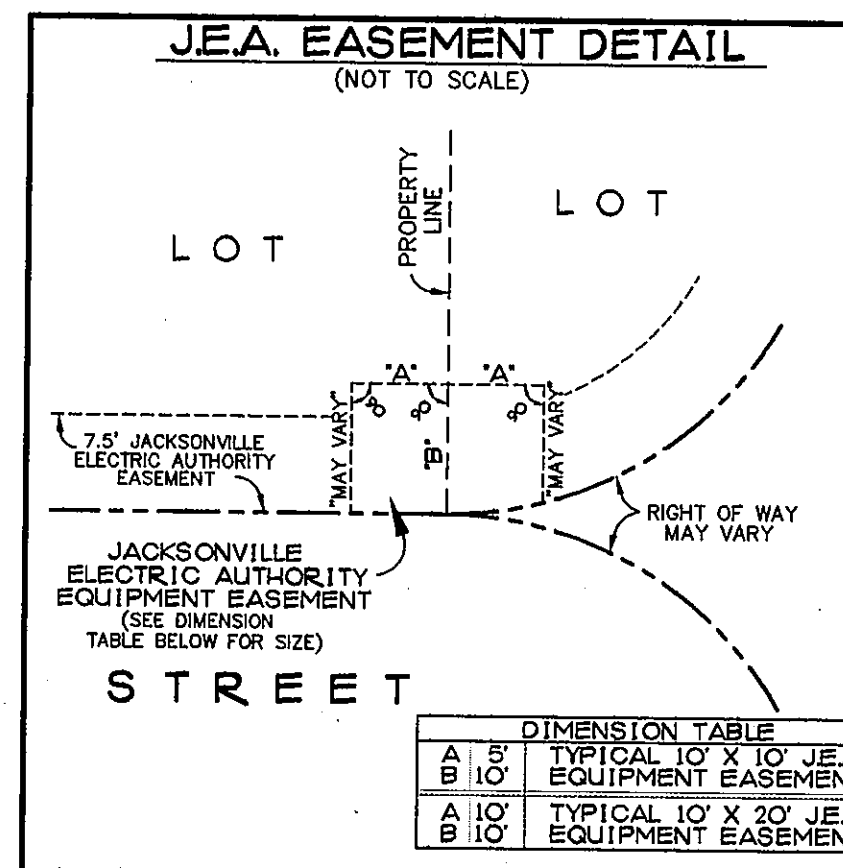
6) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE 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  
C/T 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).

### TABULATED CURVE DATA

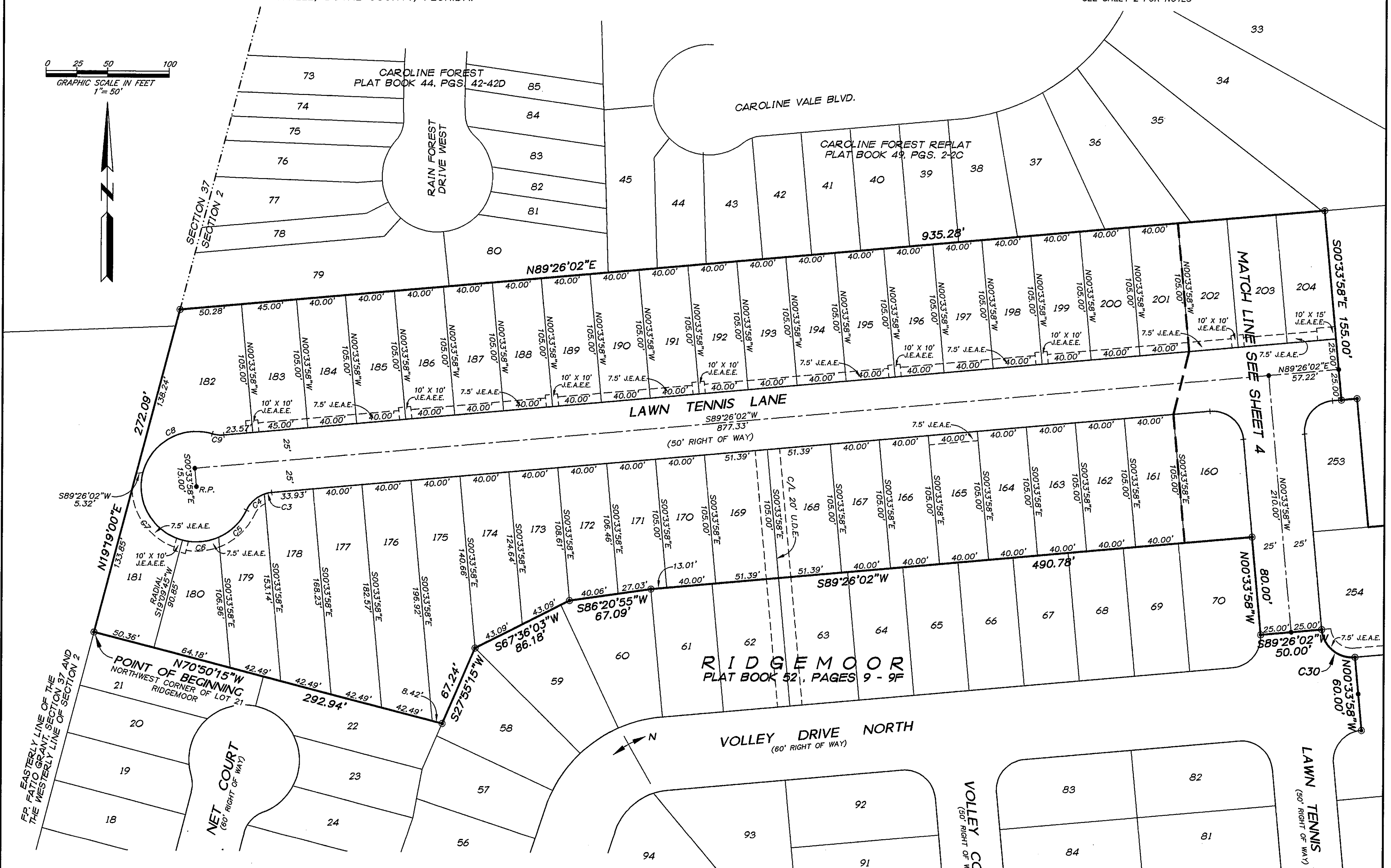
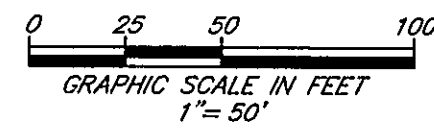
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C30	25.00'	39.27'	25.00'	35.36'	N45°33'58"W	90°00'00"
C31	25.00'	39.21'	24.94'	35.31'	N45°37'59"W	89°51'58"
C32	120.00'	20.50'	10.27'	20.47'	N05°35'36"W	09°47'13"

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 ONE

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

SHEET 3 OF 5 SHEETS  
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA

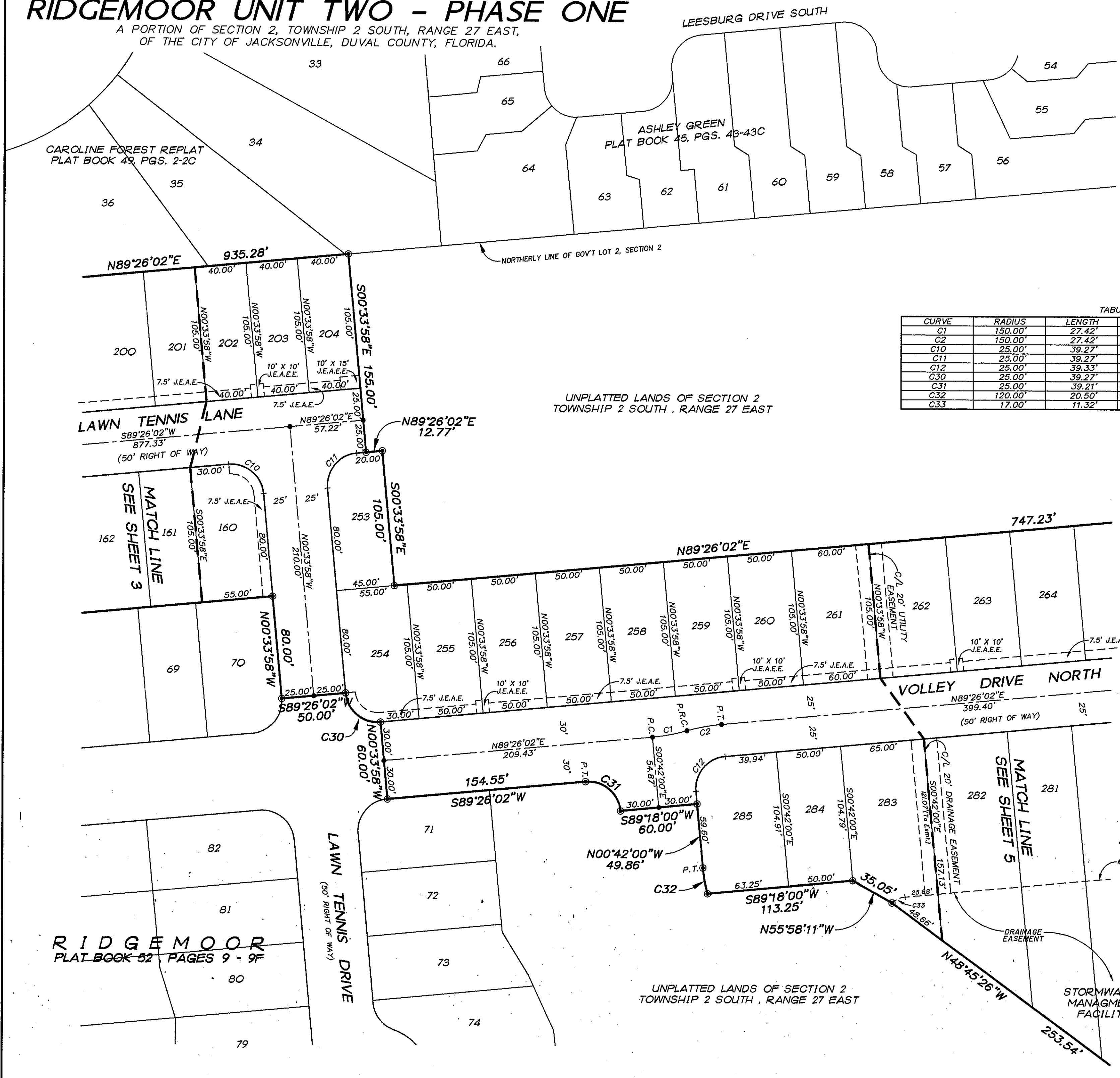
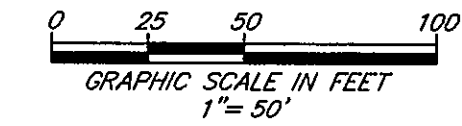
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	25.00'	6.13'	3.08'	6.11'	S82°24'37"W	14°02'50"
C4	25.00'	20.05'	10.60'	19.52'	S52°24'37"W	45°57'10"
C5	45.00'	32.30'	16.88'	31.61'	S49°59'57"W	41°07'49"
C6	45.00'	30.32'	15.76'	29.75'	S89°51'48"W	38°35'54"
C7	45.00'	70.48'	44.80'	63.50'	N25°57'58"W	89°44'33"
C8	45.00'	72.50'	46.88'	64.91'	N65°03'46"E	92°18'56"
C9	25.00'	9.61'	4.81'	9.45'	S79°40'22"E	21°47'12"
C30	25.00'	39.27'	25.00'	35.36'	N45°33'58"W	90°00'00"

PREPARED BY:  
**RICHARD A. MILLER & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
FAX (904) 721-3758  
TELEPHONE (904) 721-1226

# RIDGEMOOR UNIT TWO - PHASE ONE

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

SHEET 4 OF 5 SHEETS  
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.00'	27.42'	13.75'	27.39'	N84°11'46"E	10°28'31"
C2	150.00'	27.42'	13.75'	27.39'	N84°11'46"E	10°28'31"
C10	25.00'	39.27'	25.00'	35.36'	S45°33'58"E	90°00'00"
C11	25.00'	39.27'	25.00'	35.36'	S44°26'02"W	90°00'00"
C12	25.00'	39.33'	25.06'	35.40'	N44°22'01"E	90°08'02"
C30	25.00'	39.27'	25.00'	35.36'	N45°33'58"W	90°00'00"
C31	25.00'	39.27'	24.94'	35.31'	N45°37'59"W	89°51'58"
C32	120.00'	20.50'	10.27'	20.47'	N05°35'36"W	09°47'13"
C33	17.00'	11.32'	5.88'	11.11'	N70°22'53"E	38°08'44"

RIDGEMOOR  
PLAT BOOK 52, PAGES 9 - 9F

STORMWATER  
MANAGEMENT  
FACILITY

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 ONE

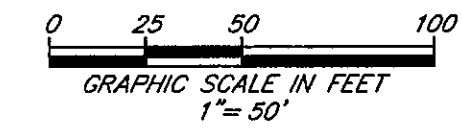
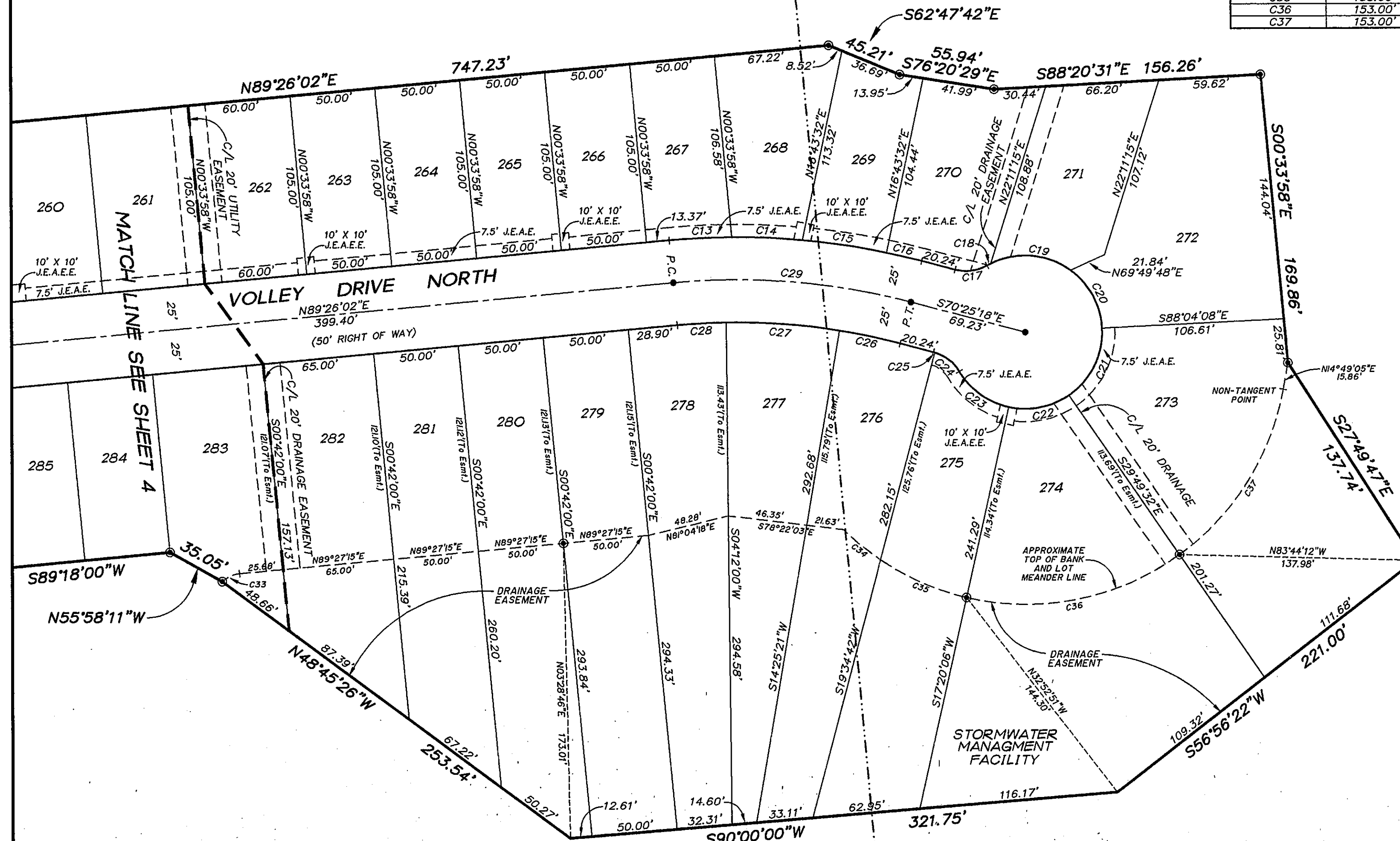
A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 27 EAST,  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 5 OF 5 SHEETS  
SEE SHEET 2 FOR NOTES

TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C13	425.00'	36.67'	18.35'	36.66'	S88°05'39"E	04°56'38"
C14	425.00'	41.48'	20.75'	41.46'	S82°49'35"E	05°35'30"
C15	425.00'	50.12'	25.09'	50.09'	S76°39'09"E	06°43'23"
C16	425.00'	21.16'	10.58'	21.16'	S71°50'53"E	02°51'09"
C17	25.00'	19.38'	10.21'	18.90'	N87°22'14"E	44°24'55"
C18	45.00'	2.31'	1.16'	2.31'	N66°38'02"E	02°56'31"
C19	45.00'	49.44'	27.55'	46.99'	S80°25'06"E	62°57'12"
C20	45.00'	39.96'	21.40'	38.66'	S23°30'19"E	50°52'23"
C21	45.00'	45.74'	25.07'	43.80'	S31°03'10"W	56°14'36"
C22	45.00'	37.04'	19.64'	36.00'	S83°45'17"W	47°09'37"
C23	45.00'	36.65'	19.41'	35.64'	N49°20'09"W	46°39'31"
C24	25.00'	18.49'	9.69'	18.07'	N47°11'54"W	42°23'02"
C25	25.00'	0.89'	0.44'	0.89'	N69°24'22"W	02°01'53"
C26	375.00'	36.42'	18.23'	36.41'	N73°12'15"W	05°33'54"
C27	375.00'	66.82'	33.50'	66.73'	N81°05'29"W	10°12'34"
C28	375.00'	28.60'	14.31'	28.59'	N88°22'52"W	04°22'12"
C29	400.00'	140.63'	71.05'	139.91'	S80°29'38"E	20°08'40"
C33	17.00'	11.32'	5.88'	11.11'	N70°22'53"E	38°08'44"
C34	153.00'	28.24'	14.16'	28.20'	S45°57'01"E	10°34'37"
C35	153.00'	55.29'	27.95'	54.99'	S61°35'31"E	20°42'23"
C36	153.00'	131.21'	69.95'	127.23'	N83°29'13"E	49°08'10"
C37	153.00'	117.27'	61.68'	114.42'	N36°57'42"E	43°54'52"

UNPLATTED LANDS OF SECTION 2  
TOWNSHIP 2 SOUTH, RANGE 27 EAST



UNPLATTED LANDS OF SECTION 2  
TOWNSHIP 2 SOUTH, RANGE 27 EAST

WEST LINE OF THE SW 1/4 OF THE NE 1/4  
SECTION 2, TWP. 2 S., RANG. 27 E.  
EAST LINE OF GOVERNMENT LOT 2  
SECTION 2, TWP. 2 S., RANG. 27 E.

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