

# RIO POINTE

SHEET 1 OF 2 SHEETS  
(SEE SHEET 2 OF 2 FOR LEGEND)

### CAPTION:

A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF BLOCK 25, SECTION "A" JACKSONVILLE BEACH, AS RECORDED IN PLAT BOOK 18, PAGE 33 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TWELFTH (12TH) AVENUE NORTH AT THE CENTERLINE OF 22ND STREET NORTH; THENCE SOUTH 89°08'00" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE NORTHEASTERLY CORNER OF THE LOT 1 OF SAID BLOCK 25, SECTION "A" JACKSONVILLE BEACH, SAID NORTHEASTERLY CORNER BEING THE SAME AS THE SOUTHEASTERLY CORNER OF THE CORRECTED PLAT OF OAK FOREST ESTATES, AS RECORDED IN PLAT BOOK 43, PAGES 88 AND 88A OF THE AFORESAID PUBLIC RECORDS; THENCE NORTH 00°52'00" WEST, ALONG THE EASTERLY BOUNDARY LINE OF SAID CORRECTED PLAT OF OAK FOREST ESTATES, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TWELFTH (12TH) AVENUE NORTH AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°52'00" WEST, ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 225.00 FEET TO THE NORTHEASTERLY CORNER OF SAID CORRECTED PLAT OF OAK FOREST ESTATES, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF OCEAN FOREST UNIT THREE, AS RECORDED IN PLAT BOOK 29, PAGES 33, 33A AND 33B OF THE AFORESAID PUBLIC RECORDS; THENCE CONTINUE NORTHERLY, EASTERLY AND SOUTHERLY ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING THREE COURSES: 1) NORTH 00°52'00" WEST A DISTANCE OF 89.03 FEET; 2) NORTH 89°08'00" EAST A DISTANCE OF 365.00 FEET; 3) SOUTH 00°52'00" EAST A DISTANCE OF 314.03 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF TWELFTH (12TH) AVENUE NORTH; THENCE SOUTH 89°08'00" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 365.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 2.63 ACRES, MORE OR LESS.

A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT OSSI CONTRACTING LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS RIO POINTE, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS TRUE AND CORRECT PLAT OF THOSE LANDS.

ALL RIGHTS OF WAY SHOWN HEREON AS RIO LANE ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE BEACH, A MUNICIPAL CORPORATION.

THE STORMWATER MANAGEMENT FACILITY 1 & DRAINAGE EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO THE RIO POINTE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

THE EASEMENT DESIGNATED AS 10' B.E.S. ELECTRIC EASEMENT IS HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE BEACH, A MUNICIPAL CORPORATION IN DUVAL COUNTY, FLORIDA (D/B/A) BEACHES ENERGY SERVICES (B.E.S.), ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. BEACHES ENERGY SERVICES HEREBY RESERVES THE NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL RIGHT OF INGRESS TO AND EGRESS FROM, OVER, AND ACROSS ALL ROADS, STREETS, WAYS, BOULEVARDS, DRIVES, LANES, AND ELECTRIC EASEMENTS DEPICTED OR DEDICATED BY THIS PLAT FOR ITS USE IN THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OR REMOVAL OF ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, SURFACE MOUNTED EQUIPMENT, ALL LOTS ARE SUBJECT TO AN EASEMENT FOR ELECTRIC DISTRIBUTION LINES AND ABOVE GROUND EQUIPMENT, AND APPURTENANCES OVER, UNDER, ACROSS, AND ALONG A MINIMUM OF TEN (10) FEET IN WIDTH, STRIP OF LAND PARALLEL AND CONCENTRIC WITH THE ROAD RIGHTS OF WAY (DENOTED AS 10' B.E.S. ELECTRIC EASEMENT) THE AFORESAID 10' B.E.S. ELECTRIC EASEMENTS ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

1. NO UTILITIES OTHER THAN BEACHES ENERGY SERVICES SHALL BE INSTALLED PARALLEL WITHIN SAID EASEMENTS.
2. ELECTRIC EASEMENTS DEDICATED TO BEACHES ENERGY SERVICES AND WHERE ABOVE GROUND EQUIPMENT, FACILITIES AND APPURTENANCES ARE PLACED SHALL REMAIN TOTALLY UNOBTURATED IN COMPLIANCE WITH THE UTILITY'S REQUIREMENTS AND SPECIFICATIONS FOR EQUIPMENT CLEARANCES FROM SHRUBS, TREES, PLANTS, FENCES, AND OTHER OBJECTS.
3. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE, BUT SUBJECT TO REMOVAL BY BEACHES ENERGY SERVICES WITHOUT PRIOR NOTICE, AT THE EXPENSE OF EACH LOT OWNER OR RIO POINTE HOMEOWNERS ASSOCIATION FOR THE REMOVAL AND REPLACEMENT OF SUCH ITEMS.

IN WITNESS WHEREOF, OWNERS HAVE EXECUTED THIS PLAT ON THE 4th DAY OF June, 2020.

### OSSI CONTRACTING LLC

OSSI CONTRACTING, LLC  
Jack N. Ossi Jr. as its Managing Member

Witness: Ellen R. Thigpen  
(Print name)

Witness: Ralph Colten  
(Print name)

### STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4 day of June, 2020 by Jack N. Ossi Jr., Managing Member of Ossi Contracting LLC, on behalf of the company. He is personally known to me or has produced a driver's license as identification.

Notary Public State of Florida  
Name: William C. Latham  
My Commission Expires: 1/23/2021  
My Commission Number is: 67114794

### CONSENT AND JOINDER FOR HOMEOWNERS' ASSOCIATION

The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein.

### RIO POINTE HOMEOWNERS' ASSOCIATION, INC.

Rio Pointe Homeowners' Association, Inc.  
By: Jack N. Ossi Jr. as its President

Witness: Ellen R. Thigpen  
(Print name)

Witness: Ralph Colten  
(Print name)

### STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4th day of June, 2020 by Jack N. Ossi Jr., President of Rio Pointe Homeowners' Association, Inc., on behalf of the company. He is personally known to me or has produced a driver's license as identification.

Notary Public State of Florida  
Name: William C. Latham  
My Commission Expires: 1/23/2021  
My Commission Number is: 67114794

### NOTES:

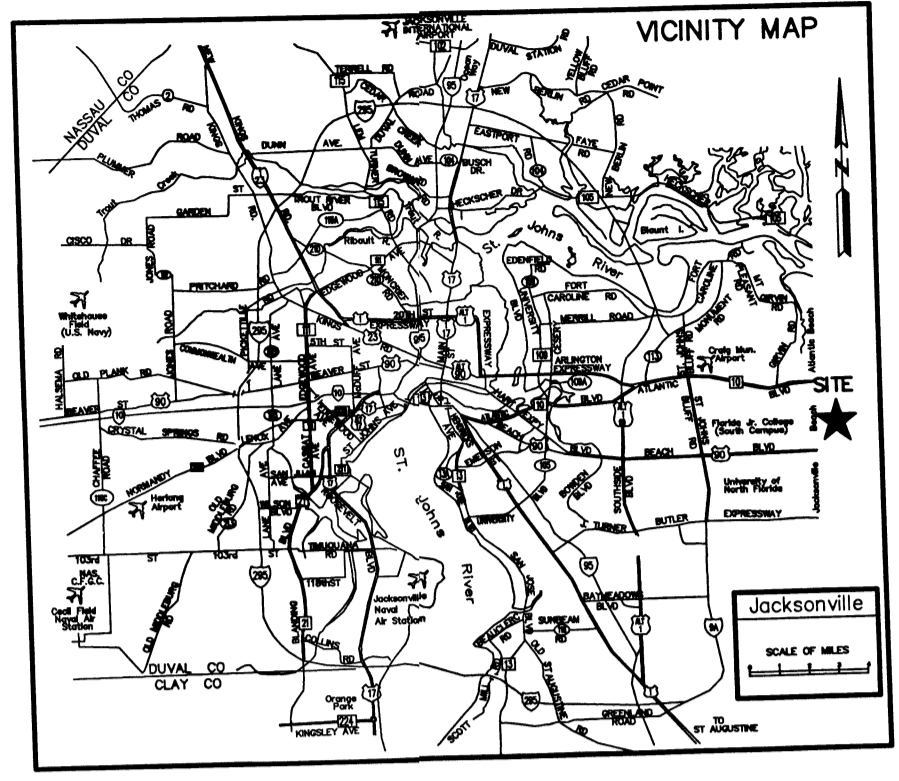
- 1)  Denotes Permanent Reference Monument Set P.L.S. No. 5843.
- 2)  Denotes Permanent Reference Monument Found As Noted.
- 3)  Denotes Set Permanent Control Point
- 4) Bearing reference: S89°08'00"W for the Southerly line of deed of record.
- 5) Notice: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplemented in authority by any other form of the plat, whether graphic or digital. There may be additional restrictions not recorded on this plat that may be found in the Public Records of Duval County, Florida.
- 6) The lands platted herein appear to lie within Flood Zones "X" as depicted on Flood Insurance Rate Maps, Community Panel No. 120078-0416A, dated November 11, 2018. The FIRM information notated on this plat is valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville.
- 7) All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance and operation of cable television services, provided however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an 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.
- 8) Current law provides that no construction, filing, removal of earth, cutting of trees or other plants shall take place waterward of the Jurisdictional Wetland Lines as depicted on this plat without the written approval of Duval County and other regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owners, his agent and the entity performing any activity within the wetland area to acquire the necessary written approvals prior to the beginning of any work. This Wetland Jurisdictional Line and upland buffer may be superseded and redefined from time to time by the appropriate governmental agencies.
- 9) Coordinates shown as State Plane Coord. #1 and #2 refer to North American Datum NAD 83/90 State Plane Coordinates for the State of Florida, East Zone in U.S. survey feet and decimals thereof.

### 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 54-17 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 2nd day of JUNE, 2020.

William J. Everett  
Florida Registered Land Surveyor  
and Mapper Certificate No. 5843  
L.B. No. 8295



### MORTGAGEE CONSENT AND JOINDER

Rio Pointe Investment, LLC  
a Florida limited liability company

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 19092, Page 1201, Public Records of Duval County, Florida, and all modifications thereto (Mortgage), encumbering the lands described in the caption hereon: The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the adoption and dedication section herein, and agrees that the mortgage shall be subordinated to said dedications.

Witness: David R. Repass  
(Print name)  
Manager  
Rio Pointe Investment, LLC  
a Florida limited liability company

Witness: David R. Repass  
(Signature)  
Print name

### STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3rd day of June, 2020 by David R. Repass, Manager of Rio Pointe Investment, LLC, a Florida limited liability company. He is personally known to me or has produced a driver's license as identification.

Notary Public State of Florida  
Name: William C. Latham  
My Commission Expires: 1/23/2021  
My Commission Number is: 67114794

### APPROVED FOR THE RECORD

This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville Beach, Duval County, Florida.

By: William C. Latham  
Mayor  
Date: 6/11/2020

By: Laurie Scott  
City Clerk  
Date: 6/11/2020

### CLERK'S 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 75, Pages 150-151 of the current Public Records of Duval County, Florida, this 18th day of JUNE, 2020.

By: Debra W. Ormsell  
Ronnée Fussell  
Clerk of the Circuit Court

By: EVELYNE CHASTAS  
Deputy Clerk

### PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 2nd day of June, 2020.

Harlo Everett, P.L.S.  
Professional Land Surveyor Number 3287

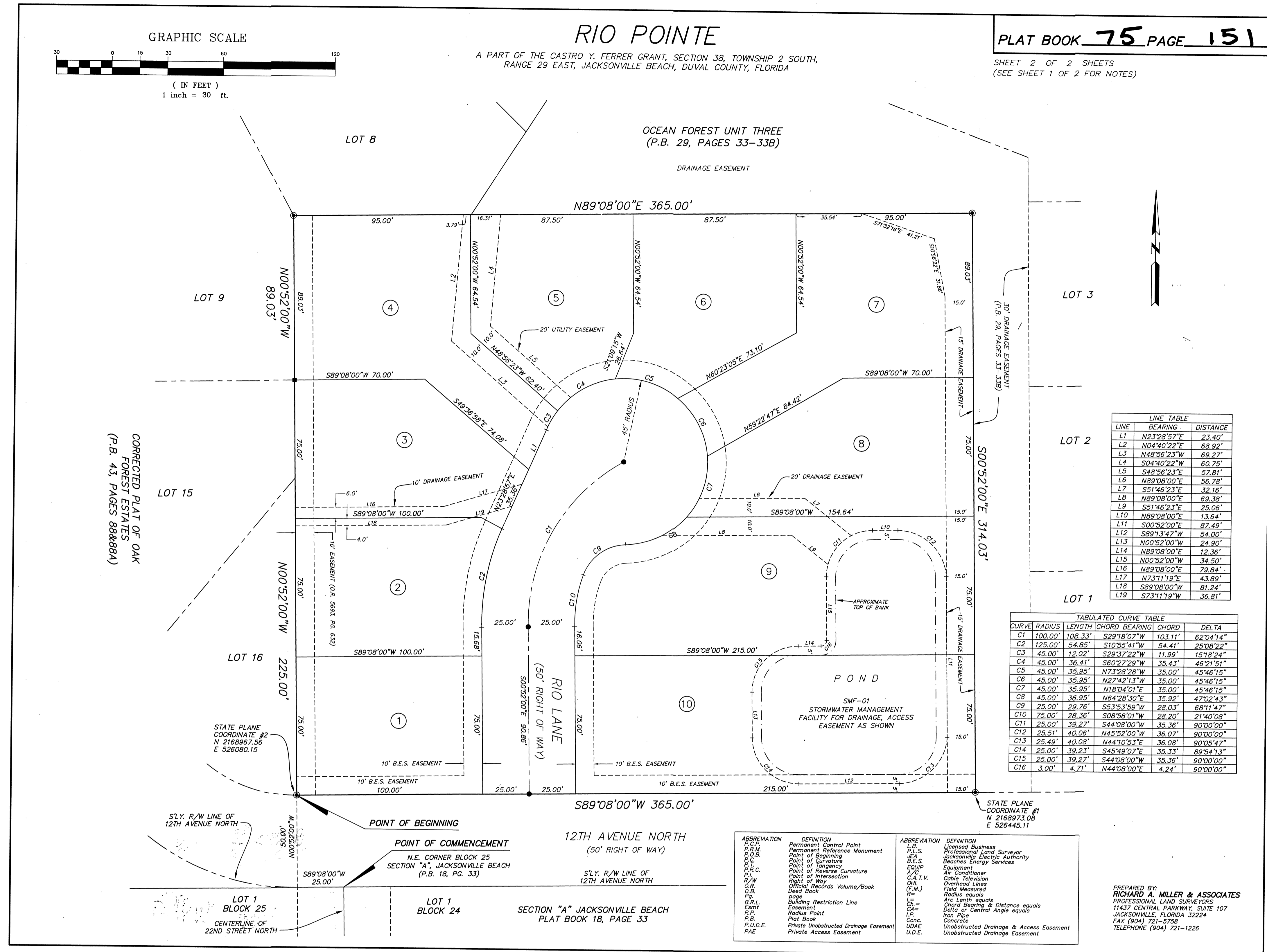
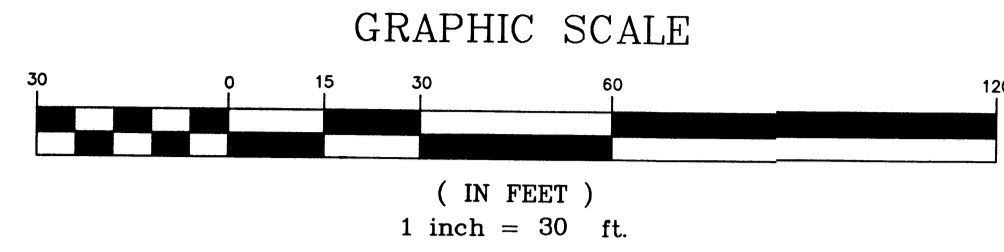
PREPARED BY:  
RICHARD A. MILLER & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
11437 CENTRAL PARKWAY, SUITE 107  
JACKSONVILLE, FLORIDA 32224  
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TELEPHONE (904) 721-1226

# RIO POINTE

A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 29 SOUTH,  
RANGE 29 EAST, JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA

PLAT BOOK **75** PAGE **151**

SHEET 2 OF 2 SHEETS  
(SEE SHEET 1 OF 2 FOR NOTES)



LINE	BEARING	DISTANCE
L1	N23°28'57"E	23.40'
L2	N04°40'22"E	68.92'
L3	N48°56'23"W	69.27'
L4	S04°40'22"W	69.75'
L5	S48°56'23"E	57.81'
L6	N89°08'00"E	56.78'
L7	S51°46'23"E	32.16'
L8	N89°08'00"E	69.38'
L9	S51°46'23"E	25.06'
L10	N89°08'00"E	13.64'
L11	S00°52'00"E	87.49'
L12	S89°13'47"W	54.00'
L13	N00°52'00"W	24.90'
L14	N89°08'00"E	12.36'
L15	N00°52'00"W	34.50'
L16	N89°08'00"E	79.04'
L17	N73°11'19"E	43.89'
L18	S89°08'00"W	81.24'
L19	S73°11'19"W	36.81'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	100.00'	108.33'	S29°18'07"W	103.11'	62°04'14"
C2	125.00'	54.85'	S10°55'41"W	54.41'	25°08'22"
C3	45.00'	12.02'	S23°33'22"W	11.99'	16°10'24"
C4	45.00'	36.41'	S60°27'28"W	35.43'	46°21'51"
C5	45.00'	35.95'	N73°28'28"W	35.00'	45°46'15"
C6	45.00'	35.95'	N27°42'13"W	35.00'	45°46'15"
C7	45.00'	35.95'	N18°04'01"E	35.00'	45°46'15"
C8	45.00'	36.95'	N64°26'30"E	35.92'	47°02'43"
C9	25.00'	29.76'	S53°53'59"W	28.03'	68°11'47"
C10	75.00'	28.36'	S08°58'01"W	28.20'	21°40'08"
C11	25.00'	39.27'	S44°08'00"W	35.36'	90°00'00"
C12	25.81'	40.08'	N45°52'00"W	36.07'	90°00'00"
C13	25.49'	40.08'	N44°10'53"E	36.08'	90°05'47"
C14	25.00'	39.23'	S45°48'07"E	35.33'	89°54'13"
C15	25.00'	39.27'	S44°08'00"W	35.36'	90°00'00"
C16	3.00'	4.71'	N44°08'00"E	4.24'	90°00'00"

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.B.	Licensed Business
P.R.M.	Permanent Reference Monument	P.L.S.	Professional Land Surveyor
P.O.B.	Point of Beginning	J.E.A.	Jacksonville Electric Authority
P.O.C.	Point of Curvature	B.E.S.	Beaches Energy Services
P.O.I.	Point of Intersection	EQUIP	Equipment
P.R.C.	Point of Reverse Curvature	A/C	Air Conditioner
P.I.	Point of Intersection	C.A.T.V.	Cable Television
R/W	Right of Way	O.D.L.	Overhead Lines
O.R.	Official Record Volume/Book	(F.M.)	Field Measured
D.B.	Deed Book	R=	Radius equals
PS	page	L=	Arc Length equals
B.R.L.	Building Restriction Line	Ch=	Chord equals
EASE	Easement	CP=	Chord Bearing & Distance equals
R.P.	Radius Point	CA=	Delta or Central Angle equals
P.B.	Plot Book	LP	Iron Pipe
P.U.D.E.	Private Unobstructed Drainage Easement	Conc.	Concrete
PAE	Private Access Easement	U.D.E.	Unobstructed Drainage & Access Easement
		U.D.E.	Unobstructed Drainage Easement

PREPARED BY:  
**RICHARD A. MILLER & ASSOCIATES**  
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