

Rive St. Johns Unit Seven

A PORTION OF THE GEORGE ATKINSON GRANT, SECTION 54, TOGETHER WITH A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 53, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A PORTION OF THE GEORGE ATKINSON GRANT, SECTION 54, TOGETHER WITH A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 53, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF RIVE ST. JOHNS UNIT SIX, AS RECORDED IN PLAT BOOK 52 PAGES 81 AND 81A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 08°07'30" EAST ALONG THE EASTERLY LINE OF SAID RIVE ST. JOHNS UNIT SIX, 273.79 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE NORTH 64°42'40" EAST 109.45 FEET; THENCE NORTH 24°29'53" EAST ALONG SAID EASTERLY LINE 192.60 FEET; THENCE NORTH 19°51'07" EAST ALONG SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF RIVE ST. JOHNS UNIT FIVE, AS RECORDED IN PLAT BOOK 52 PAGES 2 THROUGH 2C INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 177.86 FEET; THENCE NORTH 08°48'37" EAST ALONG SAID EASTERLY LINE 81.86 FEET TO THE SOUTHEAST CORNER OF LOT 40, AS SHOWN ON THE PLAT OF RIVE ST. JOHNS UNIT THREE, AS RECORDED IN PLAT BOOK 50 PAGES 84 AND 84A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 46°14'57" EAST ALONG THE EASTERLY LINE OF SAID LOT 40, 93.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 40; THENCE NORTH 30° 59' 33" EAST ALONG THE EASTERLY LINE OF SAID RIVE ST. JOHNS UNIT THREE 50.92 FEET TO THE SOUTHEAST CORNER OF LOT 9 OF SAID RIVE ST. JOHNS UNIT THREE; THENCE NORTH 41° 52'54" EAST ALONG THE EASTERLY LINE OF SAID LOT 9, 100.00 FEET TO THE SOUTHERLY LINE OF SAID RIVE ST. JOHNS UNIT THREE; THENCE SOUTH 59°54'37" EAST ALONG SAID LINE 311.54 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF RICHARD DENBY GATLIN ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING SEVEN COURSES AND DISTANCES; COURSE NO. (1) THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 520.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 13°04'25" WEST 156.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. (2) SOUTH 21°19'54" WEST 95.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; COURSE NO. (3) THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 580.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 08°26'06" WEST 267.77 FEET TO THE POINT OF REVERSE CURVATURE; COURSE NO. (4) THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 520.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 02°37'48" WEST 121.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. (5) SOUTH 09°01'17" WEST 86.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; COURSE NO. (6) THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 580.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 06°42'27" WEST 48.12 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. (7) SOUTH 04°25'08" WEST 89.06 FEET; THENCE NORTH 81°32'30" WEST 585.00 FEET TO THE POINT OF BEGINNING.

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 J. Hall Date: 3-27-2000
Director of Public Works

CLERK'S CERTIFICATE

This is to certify that this plat has been examined and approved by the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 53 Pages 42 of the Public Records of Duval County, Florida.

Signed this 20th day of March A.D., 2000.
Henry W. Cook Clerk
Ray Jackson Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 22nd day of March 2000.

Glenn E. McGregor
Glenn E. McGregor
Professional Land Surveyor No. 4252

SURVEYOR'S CERTIFICATE

I hereby Certify that this is a true and correct representation of the lands hereby surveyed, platted and described in the Caption, that the survey was made under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter 177 of the Laws of the State of Florida. I further Certify that Permanent Reference Monuments have been placed and that Permanent Control Points will be placed according to the above referenced law and that all zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 20th day of MARCH A.D., 2000.

Larry C. Eddy
Larry C. Eddy
Florida Registered Land Surveyor No. 4144
Tri-State Land Surveyors, Inc.
Jacksonville, Florida



ADOPTION and DEDICATION

This is to certify that Dostie Development, Inc. (Owner), a corporation under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as RIVE ST. JOHNS UNIT SEVEN, having caused the same to be surveyed and subdivided. That SouthTrust Bank, N.A. 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 roads, parkways, lanes, courts, walkways, easements for drainage, and non-access easements, except all private easements and conservation easements which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements over, under, across and through 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 on or come upon all (roads, parkways, lanes and courts as noted above) hereby dedicated, together with all substances or matter which may flow or pass from (roads, parkways, lanes and courts); from adjacent land or from any other source of public waters into or through said lakes/stormwater management facilities, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or loss 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 and treatment systems shown on this plat are owned in fee simple title by the abutting owner(s), its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the owner, its successors and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.

(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 lakes and treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/stormwater management facilities and the control structures to effect adequate drainage.

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 damaged 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 or omission of its agents, contractors, employees, servants, licensees or concessionaires within RIVE ST. JOHNS UNIT SEVEN. This indemnification shall run with the land and the successors and 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 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 JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities be installed within said easements.

In witness thereof, Dostie Development, Inc., has caused these presents to be signed by its President, This 17th Day of MARCH 2000.

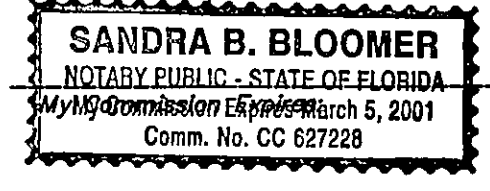
Dostie Development, Inc.

Witness: Bruce R. [Signature]
Witness: Gary C. Sessions
Richard R. Dostie
President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of MARCH 2000, A.D., by Richard R. Dostie, President, on behalf of the Corporation who is personally known to me.

Sandra B. Bloomer
Notary Public State of Florida at Large



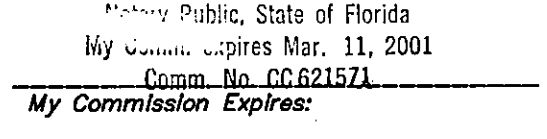
SouthTrust Bank, N.A.

Witness: [Signature]
Witness: Juan K. Renshaw
Gary C. Sessions
Vice-President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17 day of March 2000, A.D., by Gary C. Sessions, Vice-President, on behalf of the Corporation who is personally known to me.

Michael James Loberger
Notary Public State of Florida
My Commission Expires Mar. 11, 2001
Comm. No. CC 621571
Notary Public State of Florida at Large

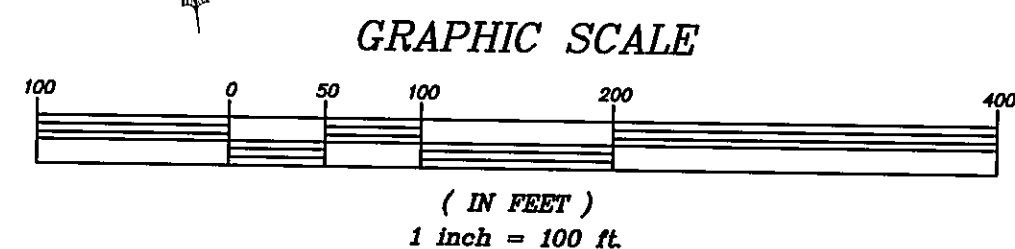
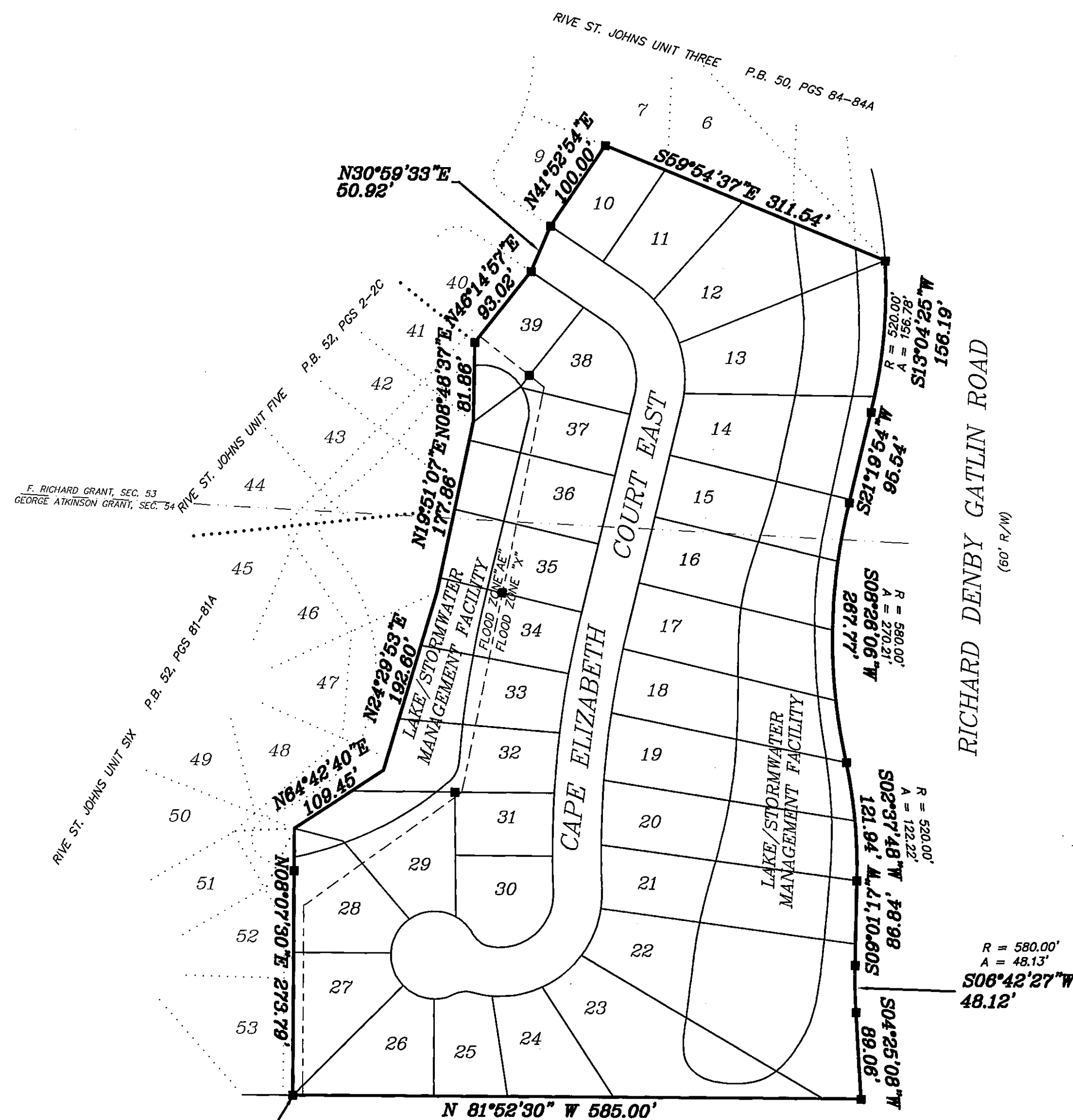


PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235
PSD # 87-069 DEV # 1966.6

Approved 3-22-2000 Date
J. Hall
City Engineer
for Director of Public Works
Approved 3-27-00 Date
[Signature]
for General Counsel

Rive St. Johns Unit Seven

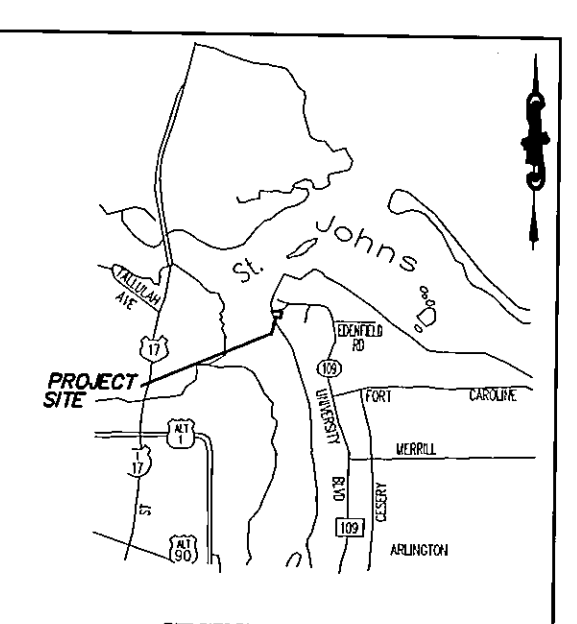
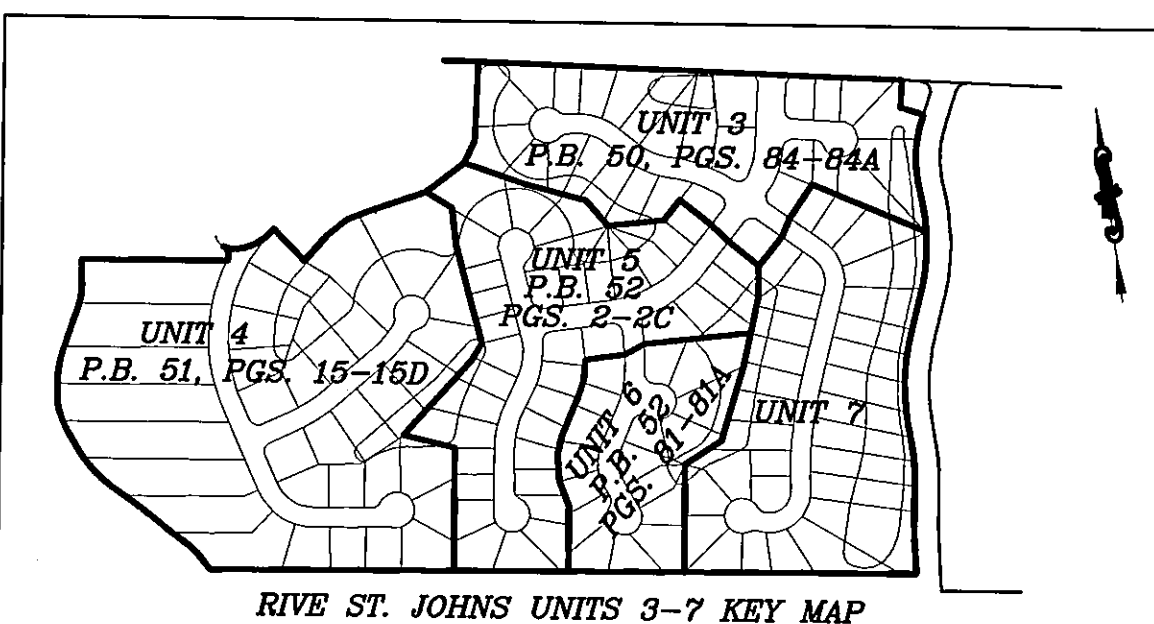
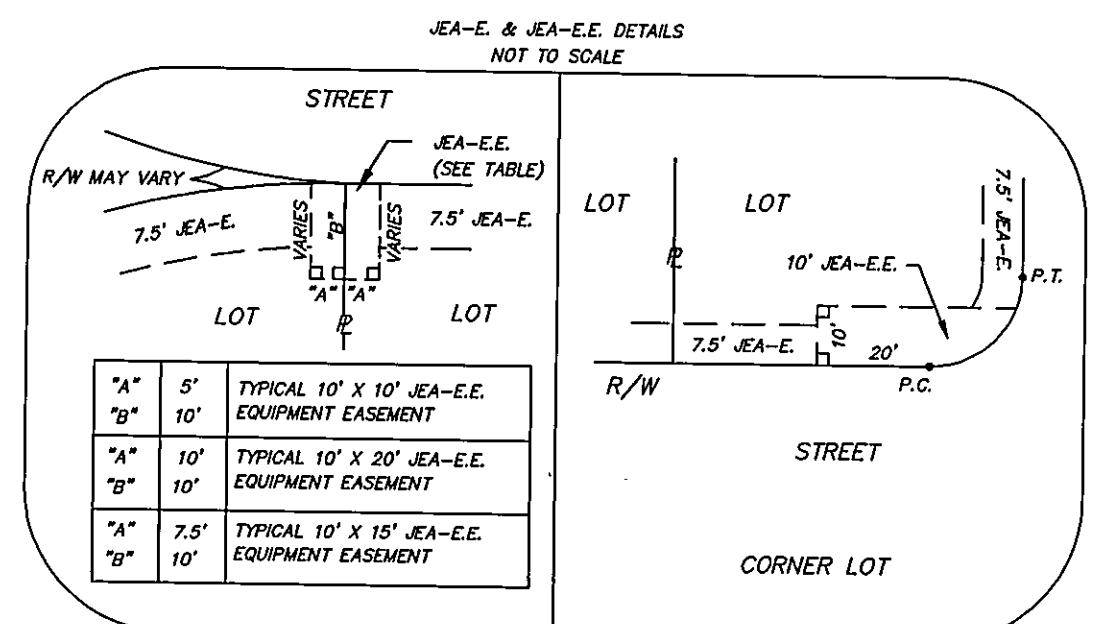
A PORTION OF THE GEORGE ATKINSON GRANT, SECTION 54, TOGETHER WITH A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 53, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



- 1.) ■ Denotes Permanent Reference Monument Stamped RLS #4144.
- 2.) ○ Denotes Permanent Control Point Stamped RLS #4144.
- 3.) C1 Denotes Tabulated Curve Data.
- 4.) L1 Denotes Tabulated Line Data.
- 5.) P.C. Denotes Point of Curvature.
- 6.) P.T. Denotes Point of Tangency.
- 7.) P.R.C. Denotes Point of Reverse Curve.
- 8.) P.C.C. Denotes Point of Compound Curve.
- 9.) (R) Denotes Radial Line.
- 10.) JEA-E. Denotes JEA Easement. These easements shall remain totally unobstructed by any permanent improvements which may 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 for replacement of such items.
- 11.) 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.
- 12.) Bearings shown hereon based on bearing of N 81°52'30" W per Rive St. Johns Unit Five, plat book 52, pages 2 - 2C of the Current Public Records of Duval County, Florida.
- 13.) Certain easements are reserved for the exclusive use of JEA in conjunction with the underground electrical distribution system.
- 14.) All easements are for Drainage, Utilities and Sewers and Cable Television unless otherwise noted.
- 15.) 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.
- 16.) The easements shown hereon and designated as unobstructed access easements shall remain totally unobstructed by any improvements which may impede the use and access of said easement by the City of Jacksonville.
- 17.) The Lakes/Stormwater Management Facilities shown hereon is a pictorial representation only and does not represent the actual "AS BUILT" shape and/or location.
- 18.) The property shown hereon appears on the Flood Insurance Rate Map Community Number 120077, Panel Number 0162, suffix E, dated August 15, 1989 for the City of Jacksonville and is partially shown in flood zone "AE". However this information has been superceded by the issuance of a Letter of Map Revision by the Federal Emergency Management Agency, case number 98-04-11324 dated July 8, 1998. The FIRM information delineated 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.
- 19.) (107.66') Denotes distance to Flood Zone line and Lake & Drainage easement.
- 20.) - - - - - Denotes Flood Zone line.

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 THIS COUNTY.

POINT OF BEGINNING



PREPARED BY:
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8411 BAYMEADOWS WAY, SUITE #2
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PHONE (904) 731-7235
PSD# 87-069 DEV# 1966.6

Rive St. Johns Unit Seven

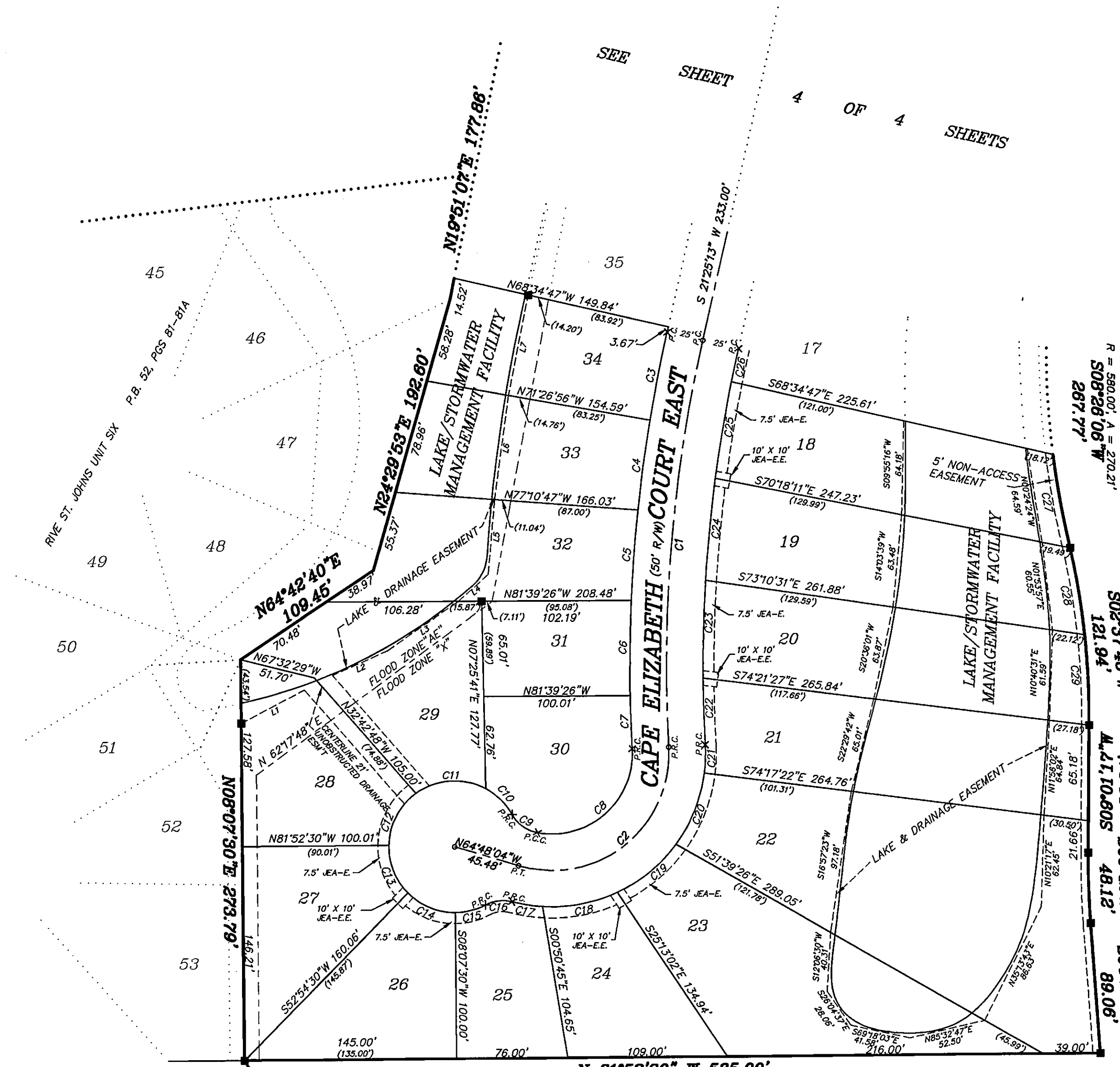
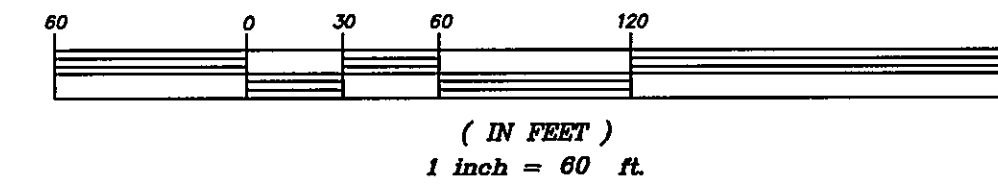
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PLAT BOOK **53** PAGE **408**

SHEET **3** OF **4** SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE



RICHARD DENBY GATLIN ROAD
(60' R/W)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N70°50'01"E	48.86'
L2	N74°28'50"E	40.74'
L3	N64°02'29"E	59.53'
L4	N56°21'22"E	27.67'
L5	S13°33'31"W	51.16'
L6	N16°15'08"E	71.80'
L7	N19°44'19"E	69.91'

CURVE TABLE

CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	1009.49'	279.68'	140.74'	278.78'	S13°29'01"W	15°52'25"
C2	80.00'	153.11'	113.53'	130.79'	N60°22'22"E	109°39'29"
C3	1034.49'	61.34'	30.68'	61.33'	S19°43'18"W	03°23'50"
C4	1034.49'	62.01'	31.01'	62.00'	S16°18'21"W	03°26'04"
C5	1034.49'	62.01'	31.01'	62.00'	S12°52'18"W	03°26'03"
C6	1034.49'	65.02'	32.52'	65.01'	S09°21'14"W	03°36'04"
C7	1034.49'	36.23'	18.12'	36.23'	S06°33'00"W	02°00'24"
C8	55.00'	99.17'	69.53'	86.27'	N57°11'50"E	103°18'25"
C9	25.00'	22.06'	11.80'	21.35'	S45°52'31"E	50°32'53"
C10	45.00'	25.51'	13.11'	25.17'	N36°50'36"W	32°29'03"
C11	45.00'	50.63'	28.37'	48.00'	N85°19'06"W	64°27'57"
C12	45.00'	41.46'	22.33'	40.00'	S36°03'27"W	52°46'58"
C13	45.00'	35.95'	19.00'	35.00'	S13°13'21"E	45°46'37"
C14	45.00'	35.95'	19.00'	35.00'	S58°59'51"E	45°46'23"
C15	45.00'	21.51'	10.97'	21.31'	N84°26'17"E	27°23'21"
C16	25.00'	18.72'	9.82'	18.29'	N87°49'15"W	42°54'18"
C17	105.00'	21.13'	10.60'	21.10'	S72°08'02"E	11°31'52"
C18	105.00'	52.55'	26.84'	52.00'	N87°45'50"E	28°40'26"
C19	105.00'	52.55'	26.84'	52.00'	N59°05'24"E	28°40'25"
C20	105.00'	52.55'	26.84'	52.00'	N30°24'59"E	28°40'25"
C21	105.00'	19.31'	9.68'	19.28'	N10°48'42"E	10°32'09"
C22	984.49'	45.76'	22.88'	45.75'	S06°52'42"W	02°39'47"
C23	984.49'	66.63'	33.33'	66.61'	S10°08'55"W	03°52'39"
C24	984.49'	70.01'	35.02'	70.00'	S14°07'29"W	04°04'29"
C25	984.49'	66.93'	33.48'	66.92'	S18°06'35"W	03°53'43"
C26	984.49'	23.42'	11.71'	23.42'	S20°44'20"W	01°21'47"
C27	580.00'	64.60'	32.33'	64.57'	S01°43'14"E	06°22'53"
C28	520.00'	60.39'	30.23'	60.36'	N00°46'34"W	06°39'16"
C29	520.00'	61.82'	30.95'	61.79'	N05°57'25"E	06°48'43"

POINT OF BEGINNING
SOUTHEAST CORNER
RIVE ST. JOHNS UNIT SIX
P.B. 52, PG'S 81-81A

Rive St. Johns Unit Seven

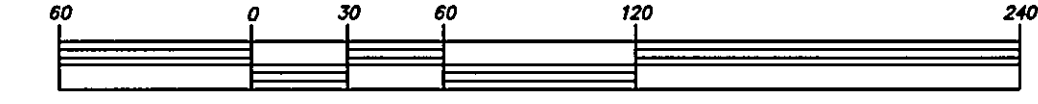
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PLAT BOOK **53** PAGE **42C**

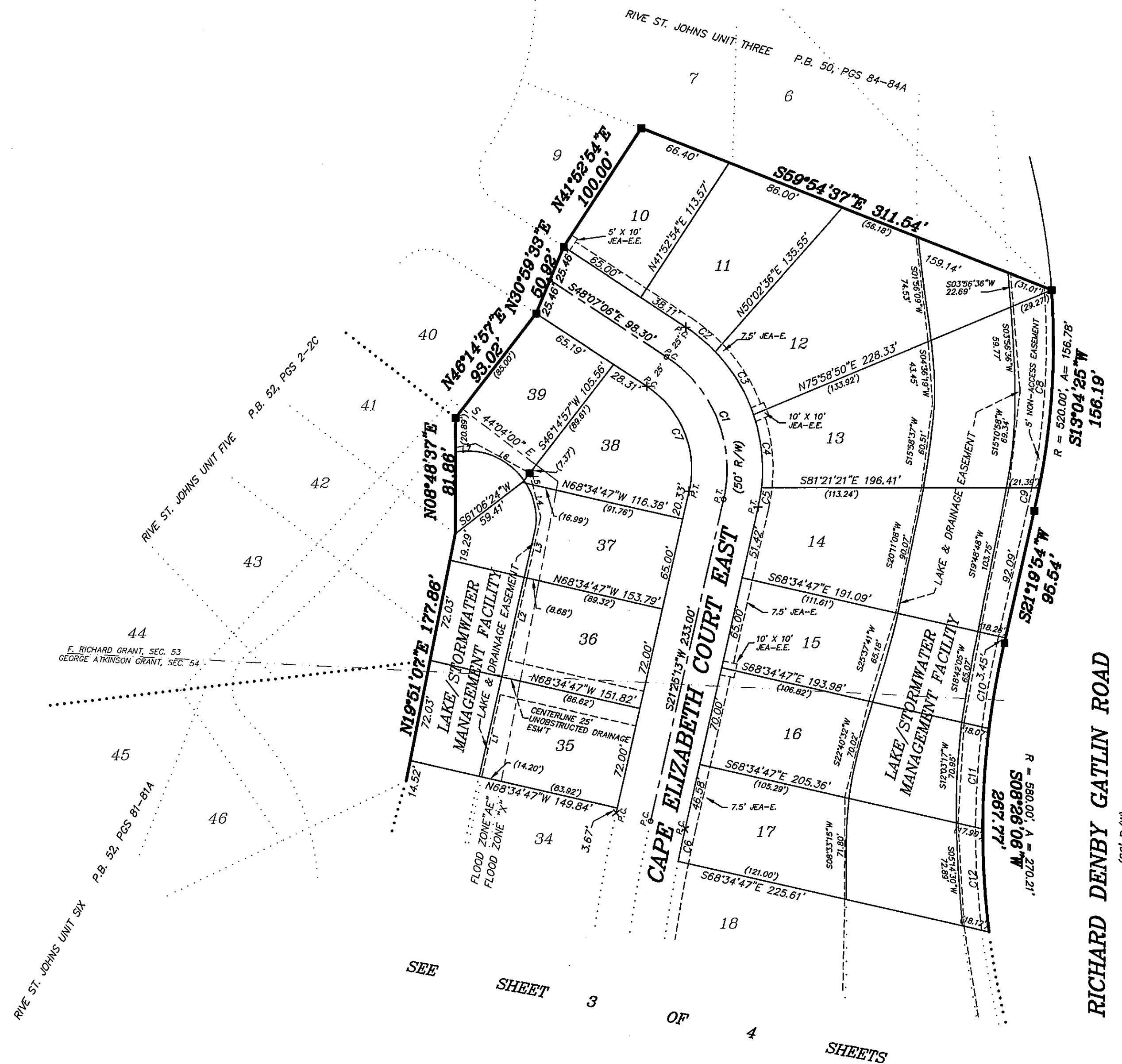
SHEET **4** OF **4** SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



LINE	BEARING	DISTANCE
L1	N21°30'42"E	59.50'
L2	N21°25'13"E	59.50'
L3	N21°25'13"E	44.14'
L4	S05°51'04"E	23.46'
L5	S05°51'04"E	8.77'
L6	S52°35'46"E	43.32'
L7	N87°12'32"E	14.48'

CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	95.00'	115.30'	65.95'	108.35'	N13°20'56"W	69°32'20"
C2	120.00'	27.06'	13.59'	27.00'	N41°39'34"W	12°55'04"
C3	120.00'	52.48'	26.67'	52.07'	N22°40'16"W	25°03'32"
C4	120.00'	52.48'	26.67'	52.06'	N02°23'14"E	25°03'28"
C5	120.00'	13.62'	6.82'	13.62'	N18°10'06"E	06°30'15"
C6	984.49'	23.42'	11.71'	23.42'	S20°44'20"W	01°21'47"
C7	70.00'	84.96'	48.60'	79.84'	N13°20'56"W	69°32'20"
C8	520.00'	140.43'	70.64'	140.00'	N12°10'22"E	15°28'22"
C9	520.00'	16.35'	8.18'	16.35'	N20°48'36"E	01°48'07"
C10	580.00'	61.65'	30.85'	61.62'	S18°44'11"W	06°05'23"
C11	580.00'	70.96'	35.53'	70.92'	S12°11'11"W	07°00'37"
C12	580.00'	73.00'	36.55'	72.95'	S05°04'33"W	07°12'40"

SEE SHEET 3 OF 4 SHEETS