

RIVE ST. JOHNS UNIT THREE

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

PLAT BOOK 50 PAGE 84

SHEET 1 OF 2 SHEETS

TAXES PAID THRU 1995 R.B.F.

Caption

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: COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 53 WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 79°45'30" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 1999.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79°45'30" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 1067.23 FEET; THENCE SOUTH 10°14'30" WEST 199.03 FEET; THENCE SOUTH 33°14'43" WEST 63.30 FEET; THENCE SOUTH 63°19'43" EAST 162.58 FEET; THENCE SOUTH 67°14'51" EAST 157.11 FEET; THENCE SOUTH 33°39'01" EAST 84.05 FEET; THENCE SOUTH 87°45'56" EAST 141.80 FEET; THENCE NORTH 46°14'57" EAST 65.00 FEET; THENCE SOUTH 43°45'03" EAST 100.00 FEET; THENCE SOUTH 39°10'03" EAST 60.19 FEET; THENCE SOUTH 43°45'03" EAST 97.88 FEET; THENCE NORTH 46°14'57" EAST 93.02 FEET; THENCE NORTH 30°59'33" EAST 50.92 FEET; THENCE NORTH 41°52'54" EAST 100.00 FEET; THENCE SOUTH 59°54'37" EAST 311.54 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF RICHARD DENBY GATLIN ROAD (A 60 FOOT RIGHT-OF-WAY LINE AS NOW ESTABLISHED); THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. (1) THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 520.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 00°49'19" WEST 95.31 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. (2) NORTH 06°27'54" WEST 3.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; COURSE NO. (3) THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 330.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 09°13'22" EAST 187.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. (4) NORTH 24°52'57" EAST 9.79 FEET; THENCE NORTH 65°08'03" WEST 60.00 FEET; THENCE NORTH 10°15'30" EAST 70.00 FEET TO THE POINT OF BEGINNING.

ADOPTION and DEDICATION

This is to Certify that Dostie Development, Inc. 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 THREE, and has caused the same to be surveyed and subdivided; and that this plat made in accordance with said survey, is hereby adopted as a true and correct plat of said lands. All right-of-ways, unobstructed easements for drainage are hereby irrevocably without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easement 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 run with the land (1) the drainage easements hereby dedicated shall permit the City of Jacksonville and 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 rights-of-ways hereby dedicated together with all soil, nutrients, chemicals and all other substances which may flow or pass from right-of-ways, from adjacent land, or from any other source of public waters into or through said lakes and treatment system without any liability whatsoever on the part of the City of Jacksonville, its successors or assigns for any damages, injuries or losses to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors or assigns; (2) the lakes/stormwater management facilities shown on this plat are owned in fee simple title by the abutting property owners; and the City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants and animals, soil, chemicals or any other substance or thing that may even be or come within said lakes or treatment systems 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 owners, and; (3) the City of Jacksonville, its successors and assigns shall not be liable nor responsible for the creation, operation, failure or destruction of any 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/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. Dostie Development, Inc. developer and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages, liability and expense in connection with loss of life, bodily or personal injury, property damage or other damage arising from or out of any occurrence in, upon, or at, or from the lakes and treatment system described above, or any part thereof, or occasioned wholly or in part by any act or omission of Dostie Development, Inc. or their agents, contractors, employees, servants, licensees or concessionaires with RIVE ST. JOHNS UNIT THREE. This indemnification shall run with the land and the assigns of Dostie Development, Inc. and shall be subject to it. Those easements designated as "J.E.A.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "J.E.A.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, 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.

Approved 10/16/96
Date

[Signature]
City Engineer
for Director of Public Works
Approved 10/16/96
Date
[Signature]
for General Counsel

CLERKS CERTIFICATE 96-219344

This is to Certify that this plat has been examined and approved by the City Council of the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 50 Pages 84, 84A, of the Public Records of Duval County, Florida.

Signed this 17th day of October, A.D., 1996.

[Signature]
Clerk: Henry W. Cook

By: [Signature]
Deputy Clerk

APPROVED for the RECORD

This is to Certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code, this 17th day of Oct, A.D., 1996.

[Signature]
Director of Public Works

Date: 10/17/96

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 1st day of August, A.D., 1996.

[Signature]
Larry G. Edley
Florida Registered Land Surveyor No. 4144
Tri-State Land Surveyors, Inc.
Jacksonville, Florida

In witness thereof the above named Corporation has caused these presents to be executed by their respective agent and seal affixed, this 30th day of July, A.D., 1996.

Dostie Development, Inc.

Witness: [Signature]

Witness: [Signature]

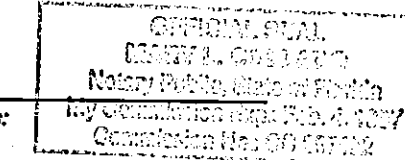
[Signature]
Rene Dostie, Jr. President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30th day of July, A.D., 1996, by Rene Dostie Jr. President of Dostie Development Inc., on behalf of the Corporation who is personally known to me.

[Signature]
Notary Public State of Florida at Large

My Commission Expires:

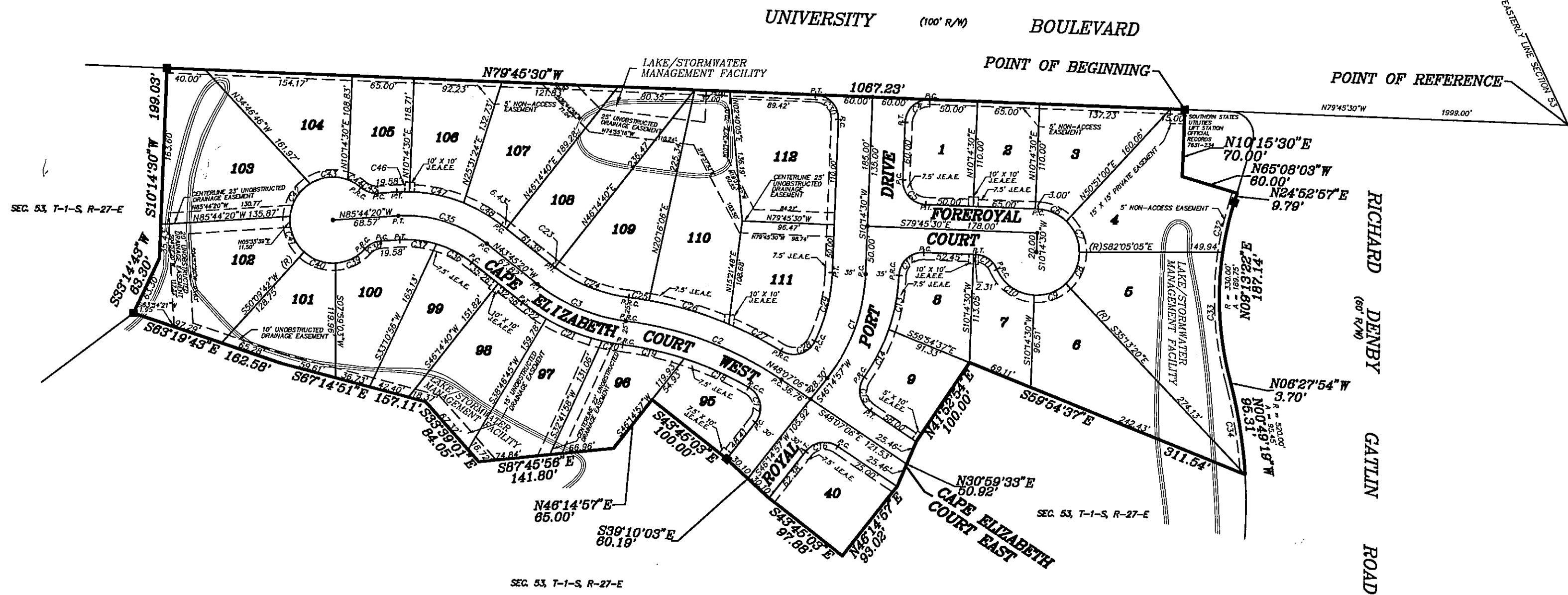
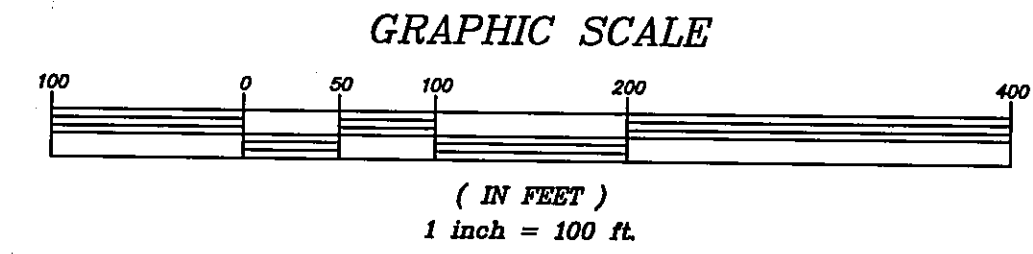
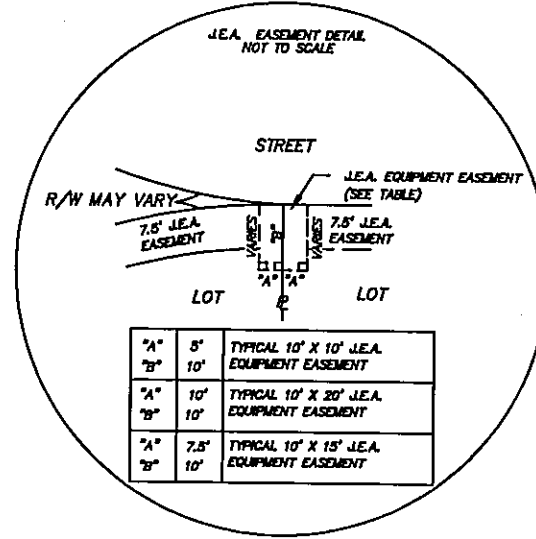


RIVE ST. JOHNS UNIT THREE

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

PLAT BOOK 50 PAGE 849

SHEET 2 OF 2 SHEETS



NOTES:

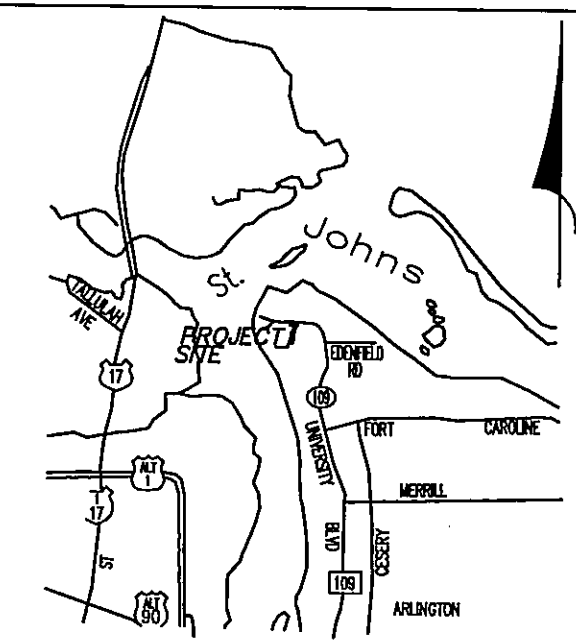
- 1.) ■ Denotes Permanent Reference Monuments Stamped RLS #4144.
- 2.) ○ Denotes Permanent Control Points Stamped RLS #4144.
- 3.) C1 Denotes Tabulated Curve Data.
- 4.) P.C. Denotes Point of Curvature.
- 5.) P.T. Denotes Point of Tangency.
- 6.) P.R.C. Denotes Point of Reverse Curve.
- 7.) P.C.C. Denotes Point of Compound Curve.
- 8.) (R) Denotes Radial Line.
- 9.) J.E.A.E. Denotes Jacksonville Electric Authority Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by the Jacksonville Electric Authority. The installation of fences, hedges, and landscaping is permissible but subject to removal by Jacksonville Electric Authority at the expense of each lot owner for the removal and for replacement of such items.
- 10.) J.E.A.E.E. Denotes Jacksonville Electric Authority Equipment Easement. These easements shall remain totally unobstructed by any improvements that may impede the use and access of said easement by the Jacksonville Electric Authority.
- 11.) Bearings shown hereon based on bearing of N 79°45'30" W for University Boulevard per Rive St. Johns Unit Two-A plat book 46 pages 4-4B of the Current Public Records of Duval County, Florida.
- 12.) Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with the underground electrical distribution system.
- 13.) There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- 14.) All easements are for Drainage, Utilities, 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 are a pictorial representation only and does not represent the actual "AS BUILT" shape and/or location.

CURVE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	187.70'	117.96'	61.00'	116.03'	S28°14'44"W	36°00'27"
C2	376.08'	175.75'	89.51'	174.15'	N61°30'22"W	26°46'31"
C3	186.63'	101.43'	52.00'	100.18'	N59°19'29"W	31°08'18"
C4	25.00'	39.27'	25.00'	35.36'	S55°14'30"E	90°00'00"
C5	25.00'	39.27'	25.00'	35.36'	S34°45'30"E	90°00'00"
C6	45.00'	32.91'	17.23'	32.18'	S58°48'25"E	41°54'10"
C7	45.00'	35.95'	19.00'	35.00'	S14°58'12"E	45°46'15"
C8	45.00'	36.81'	19.50'	35.79'	S31°20'48"W	46°51'44"
C9	45.00'	36.26'	19.18'	35.29'	S77°51'43"W	46°10'06"
C10	45.00'	50.20'	28.07'	47.64'	N47°05'40"W	63°55'07"
C11	25.00'	28.20'	15.61'	26.73'	N47°28'48"W	64°37'23"
C12	25.00'	39.27'	25.00'	35.36'	S55°14'30"W	90°00'00"
C13	196.53'	57.87'	29.15'	57.66'	S18°44'40"W	16°52'19"
C14	196.53'	56.19'	28.29'	56.00'	S35°18'17"W	16°22'55"
C15	25.00'	39.97'	25.71'	35.85'	N02°18'41"W	91°36'51"
C16	25.00'	37.36'	23.16'	33.98'	N89°03'55"E	85°37'56"
C17	25.00'	42.88'	28.90'	37.82'	S02°53'36"E	98°17'07"
C18	351.08'	73.82'	37.05'	73.68'	N58°03'34"W	12°02'50"
C19	351.08'	66.24'	33.22'	66.15'	N69°29'18"W	10°48'39"
C20	211.63'	21.88'	10.95'	21.87'	N71°55'55"W	05°55'25"
C21	211.63'	63.23'	31.85'	63.00'	N60°24'37"W	17°07'12"
C22	211.63'	29.90'	14.97'	29.87'	N47°48'10"W	08°05'42"
C23	161.63'	3.61'	1.81'	3.61'	S44°23'45"E	01°16'51"
C24	161.63'	84.23'	43.09'	83.28'	S59°57'54"E	29°51'27"

TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C25	401.08'	21.55'	10.78'	21.54'	S73°21'17"E	03°04'41"
C26	401.08'	87.31'	43.83'	87.14'	S65°34'46"E	12°28'20"
C27	401.08'	61.57'	30.84'	61.50'	S84°56'46"E	08°47'41"
C28	25.00'	41.60'	27.45'	36.97'	S81°46'33"W	95°21'04"
C29	178.87'	74.48'	37.79'	73.94'	S22°10'15"W	23°51'30"
C30	25.00'	39.27'	25.00'	35.36'	N34°45'30"W	90°00'00"
C32	330.00'	53.47'	26.80'	53.42'	S21°03'11"W	09°17'04"
C33	330.00'	136.27'	69.12'	135.31'	S04°34'50"W	23°39'37"
C34	520.00'	95.45'	47.86'	95.31'	S00°49'19"E	10°31'00"
C35	135.52'	99.30'	52.00'	97.10'	N64°44'50"W	41°59'00"
C36	110.52'	41.95'	21.23'	41.70'	N54°37'45"W	21°44'50"
C37	110.52'	39.04'	19.72'	38.83'	N75°37'15"W	20°14'10"
C38	25.00'	19.38'	10.21'	18.90'	S72°03'12"W	44°24'55"
C39	45.00'	34.99'	18.43'	34.11'	S72°07'06"W	44°32'42"
C40	45.00'	35.95'	19.00'	35.00'	N62°43'25"W	45°46'15"
C41	45.00'	41.45'	22.33'	40.00'	N13°27'02"W	52°46'32"
C42	45.00'	41.45'	22.33'	40.00'	N39°19'30"E	52°46'32"
C43	45.00'	41.45'	22.33'	40.00'	S87°53'58"E	52°46'32"
C44	45.00'	15.86'	8.01'	15.77'	S51°25'03"E	20°11'17"
C45	25.00'	19.38'	10.21'	18.90'	S63°31'52"E	44°24'55"
C46	160.52'	13.52'	6.77'	13.52'	S83°19'31"E	04°49'37"
C47	160.52'	58.32'	29.49'	58.00'	S70°30'13"E	20°48'59"
C48	160.52'	45.78'	23.05'	45.62'	S51°55'32"E	16°20'24"



VICINITY MAP
NOT TO SCALE

PREPARED BY:
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