

RIVE ST. JOHNS UNIT FOUR

PLAT BOOK 51 PAGE 15

SHEET 1 OF 5 SHEETS

A PORTION OF THE GEORGE ATKINSON GRANT, SECTION 54, THE FRANCIS RICHARD GRANT, SECTION 53, AND FORMER SUBMERGED LANDS, NOW FILLED, LYING ADJACENT TO SAID GRANT ALONG THE MARGIN OF THE ST. JOHNS RIVER, ALL IN TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SEE SHEET 2 FOR GENERAL NOTES

TAXES PAID THRU 1996 R.B.F.

Caption

A PORTION OF THE GEORGE ATKINSON GRANT, SECTION 54, THE FRANCIS RICHARD GRANT, SECTION 53, AND FORMER SUBMERGED LANDS, NOW FILLED, LYING ADJACENT TO SAID GRANT, ALONG THE MARGIN OF THE ST. JOHNS RIVER, ALL IN TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF LOT 10, AS SHOWN ON THE PLAT OF RIVE ST. JOHNS UNIT TWO-A, AS RECORDED IN PLAT BOOK 46 PAGE 4 THROUGH 4B INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 81°40'22" EAST ALONG AN EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 10, 92.42 FEET; THENCE NORTHEASTERLY ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 443.76 FEET, A CHORD BEARING AND DISTANCE OF NORTH 34°24'04" EAST 3.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 08°32'32" WEST 34.20 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TOP ROYAL LANE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTHERLY AND EASTERLY ALONG SAID RIGHT-OF-WAY LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. (1) THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 45.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 66°16'08" EAST 22.63 FEET TO THE POINT OF COMPOUND CURVATURE; COURSE NO. (2) THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 125.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 74°45'16" EAST 102.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. (3) THENCE NORTH 50°30'00" EAST 13.45 FEET; THENCE SOUTH 35°51'32" EAST 110.22 FEET; THENCE NORTH 50°30'00" EAST 85.00 FEET; THENCE NORTH 59°45'49" EAST 65.39 FEET; THENCE NORTH 77°22'35" EAST 72.89 FEET; THENCE NORTH 79°38'01" EAST 137.32 FEET; THENCE SOUTH 50°44'14" EAST 76.76 FEET; THENCE SOUTH 01°22'16" WEST 92.30 FEET; THENCE SOUTH 06°51'40" EAST 257.58 FEET; THENCE SOUTH 38°37'51" WEST 50.68 FEET; THENCE SOUTH 50°15'46" WEST 252.82 FEET; THENCE SOUTH 68°19'50" EAST 132.06 FEET; THENCE SOUTH 08°07'30" WEST 311.45 FEET; THENCE NORTH 81°52'30" WEST 612 FEET MORE OR LESS TO THE WATERS OF THE ST. JOHNS RIVER; THENCE NORTHERLY ALONG THE MEANDERINGS OF SAID WATERS 952 FEET MORE OR LESS TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF AFORESAID LOT 10; THENCE SOUTH 81°40'22" EAST ALONG SAID SOUTHERLY LINE 272 FEET MORE OR LESS 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 FOUR, and has caused the same to be surveyed and subdivided; that American National Bank of Florida is the holder of a mortgage on said lands 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, easements for drainage utilities and sewers, 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/stormwater management facilities 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/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 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. The 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/stormwater management facilities 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 Dostie Development Inc. 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. All private easements shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon. In witness thereof the above named Corporations have caused these presents to be executed by their respective agents and seals affixed, this 7th day of FEBRUARY A.D., 1997.

Dostie Development, Inc.

Witness: Sandra B. Bloomer
 Witness: Rene Dostie, Jr.

American National Bank of Florida

Witness: Beverly A. Smith
 Witness: Tammy R. Stuart
 Witness: Jerry Landowski

Approved 3/21/97
 Date
[Signature]
 City Engineer
 for Director of Public Works
 Approved 3/31/97
 Date
[Signature]
 for General Counsel

CLERKS CERTIFICATE 97-068199

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 51 Pages 15-15D, of the Public Records of Duval County, Florida.

Signed this 1st day of April A.D., 1997.

Henry W. Cook
 Clerk: Henry W. Cook
 By: [Signature]
 Deputy Clerk

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.

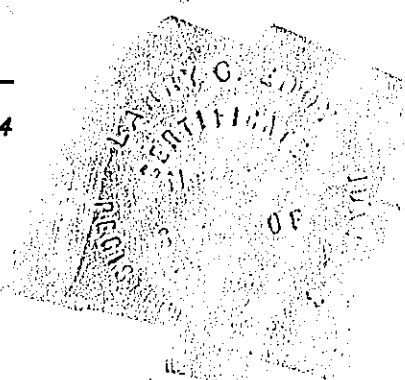
[Signature]
 Director of Public Works
 Date: 4/01/97

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 compiled with.

Signed this 10th day of FEBRUARY A.D., 1997.

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



STATE OF FLORIDA
 COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 7 day of February A.D., 1997, by Rene Dostie Jr. President of Dostie Development Inc., on behalf of the Corporation who is personally known to me.

Beverly A. Smith
 Notary Public State of Florida at Large
 My Commission Expires: [Signature]
 BEVERLY A. SMITH
 Notary Public, State of Florida
 My Comm. expires August 30, 1997
 Comm. No. CC 301634

STATE OF FLORIDA
 COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 7 day of Feb. A.D., 1997, by Jerry Landowski Vice President of American National Bank of Florida on behalf of the Corporation who is personally known to me.

Tammy R. Stuart
 Notary Public State of Florida at Large
 My Commission Expires: [Signature]
 TAMMY R. STUART
 Notary Public, State of Florida
 My Comm. expires Mar. 22, 1998
 Comm. No. CC 358289

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

RIVE ST. JOHNS UNIT FOUR

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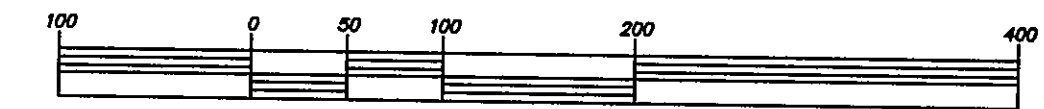
PLAT BOOK **51** PAGE **13A**

SHEET **2** OF **5** SHEETS

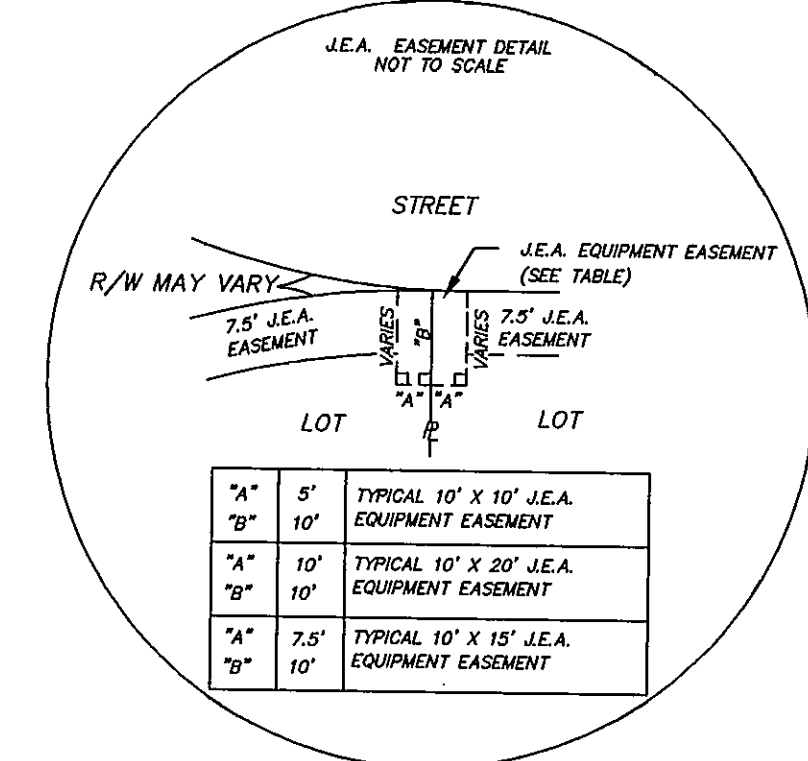
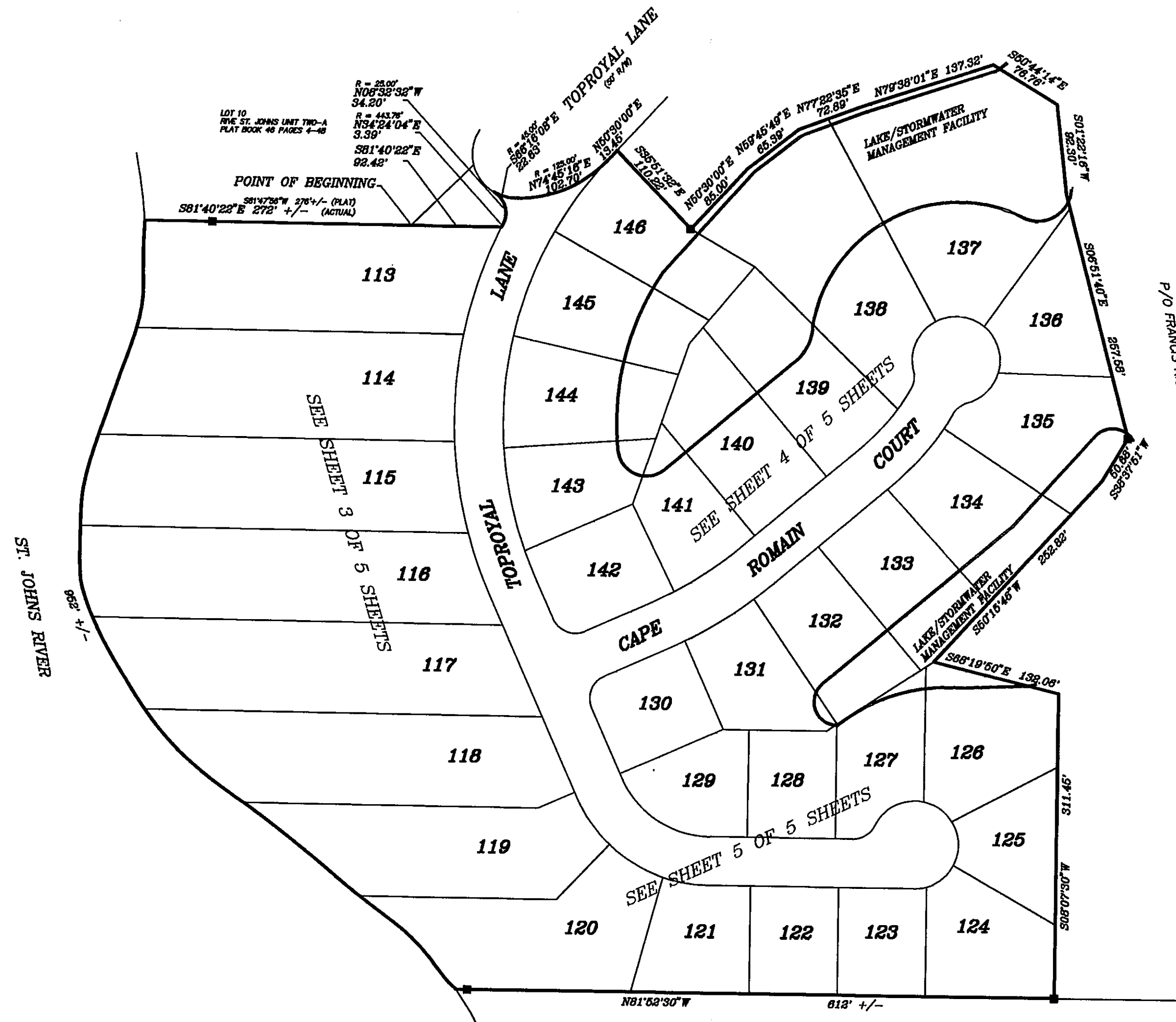
SEE SHEET 2 FOR GENERAL NOTES

KEY SHEET

GRAPHIC SCALE

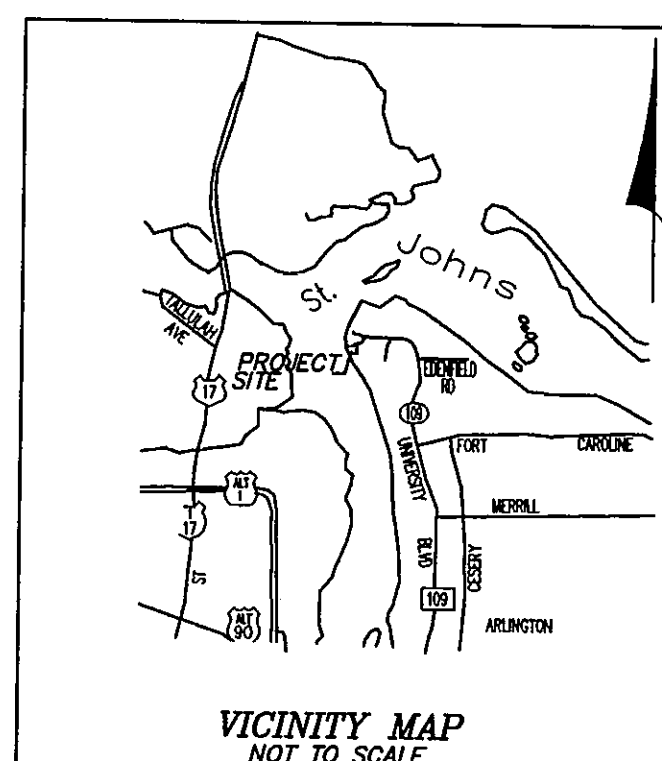
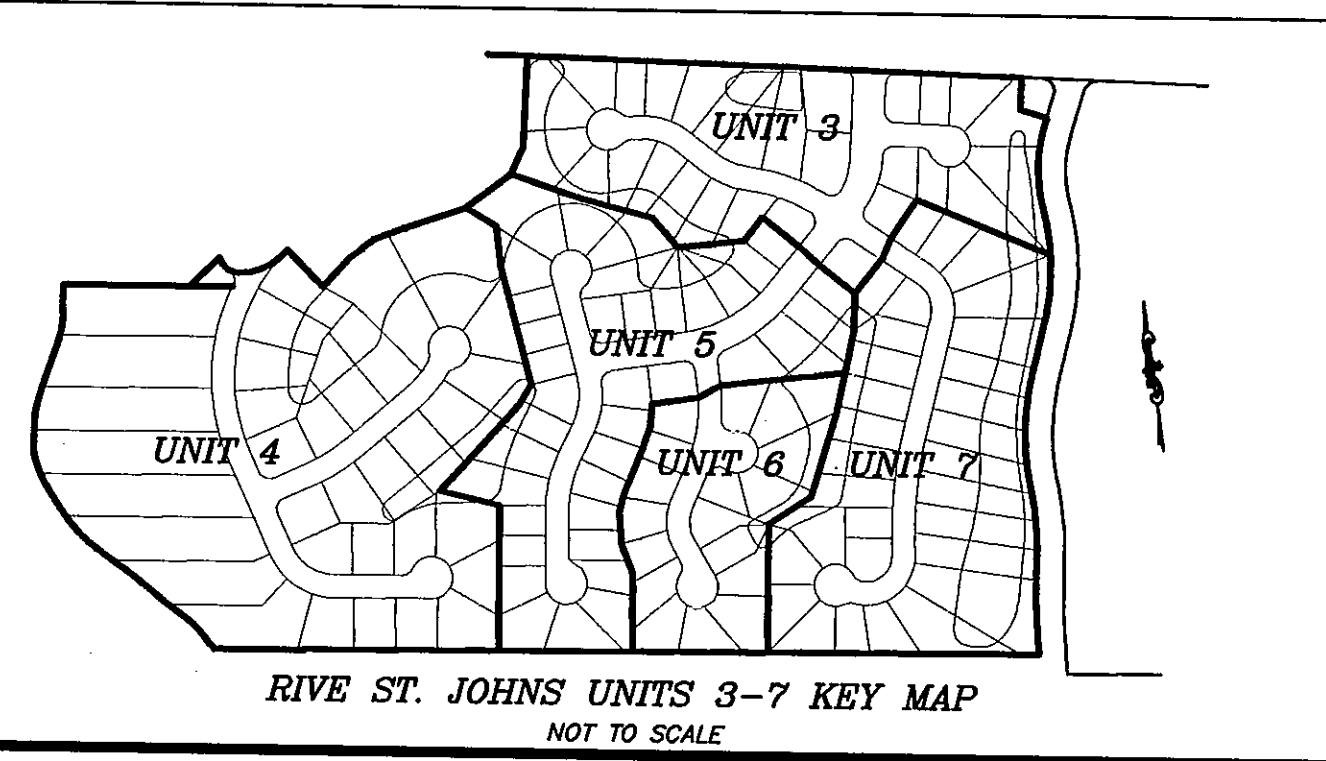


(IN FEET)
1 inch = 100 ft.



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 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 are a pictorial representation only and does not represent the actual "AS BUILT" shape and/or location.
- 18.) The approximate Mean High Water line as shown hereon is not a title property boundary and was not located in accordance with procedures specified in the act and rules of Chapter 16-3, Rules of the Department of Natural Resources of the State of Florida, and will not be used as, represented to be, or be admissible as a title property boundary or jurisdictional line before any administrative body or Court of Law.
- 19.) All private easements shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon.
- 20.) The private utility easements shown hereon are for the exclusive use of Southern States Utilities, Inc., its successors and assigns, for the distribution of water and sewer.



RIVE ST. JOHNS UNIT FOUR

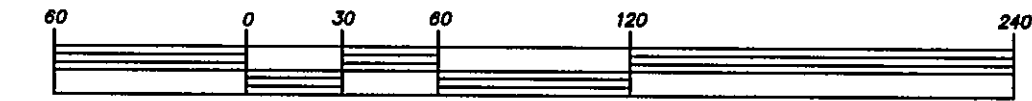
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PLAT BOOK **51** PAGE **13B**

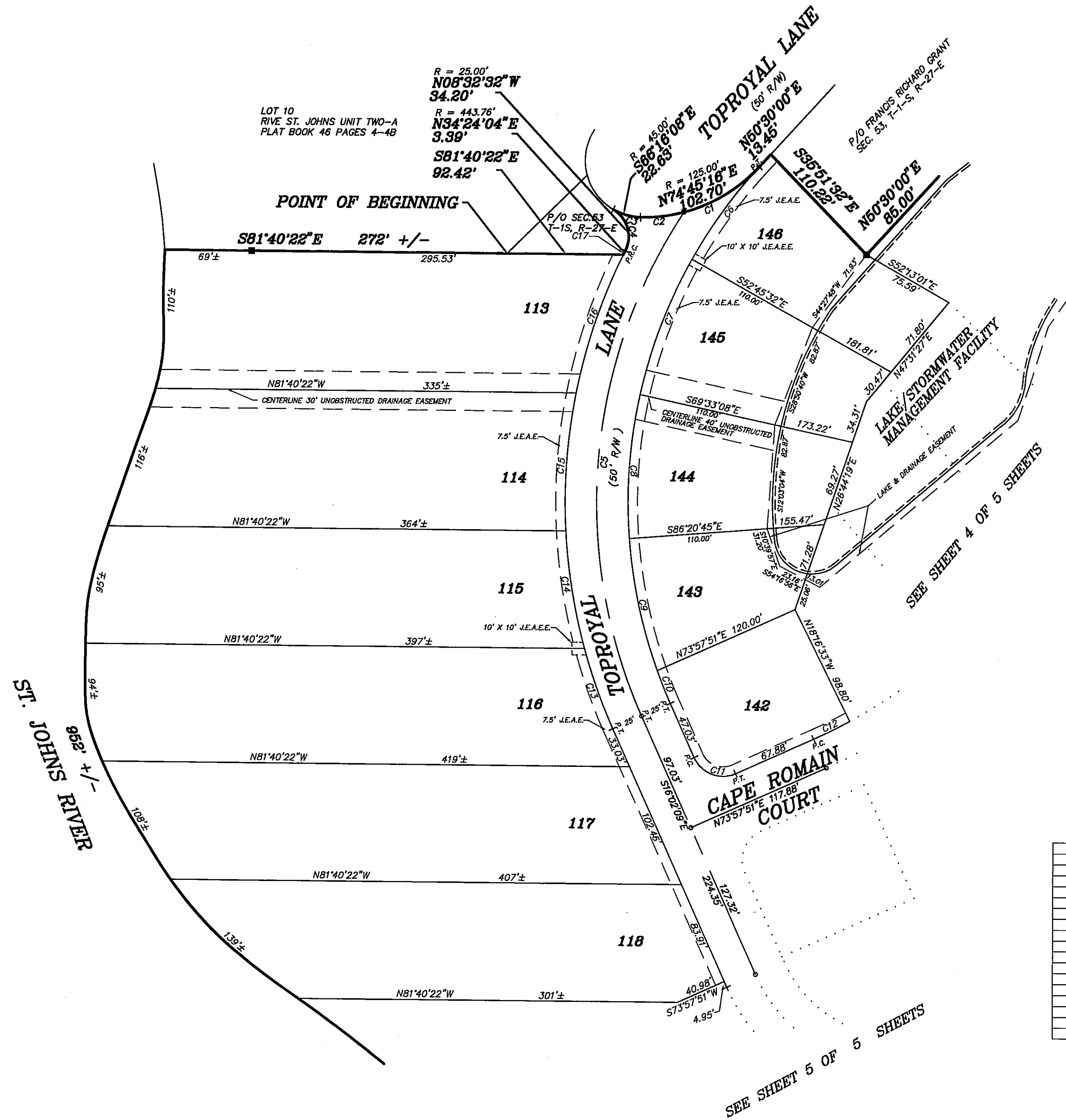
SHEET 3 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



CURVE				TABLE			
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	
C1	125.00'	70.91'	36.44'	69.96'	S85°45'01"W	32°30'08"	
C2	125.00'	34.92'	17.58'	34.81'	N88°59'40"W	16°00'29"	
C3	45.00'	22.88'	11.69'	22.63'	N66°16'08"W	29°07'46"	
C4	25.00'	37.67'	23.45'	34.20'	S08°32'32"E	86°19'27"	
C5	418.76'	418.84'	228.82'	401.60'	N12°37'01"E	57°18'21"	
C6	393.76'	91.12'	45.77'	90.92'	S43°52'14"W	13°15'32"	
C7	393.76'	115.41'	58.12'	115.00'	S28°50'40"W	16°47'36"	
C8	393.76'	115.41'	58.12'	115.00'	S12°03'04"W	16°47'36"	
C9	393.76'	107.33'	54.00'	107.00'	S04°09'16"E	15°37'03"	
C10	393.76'	27.99'	14.00'	27.98'	S13°59'59"E	04°04'21"	
C11	25.00'	39.27'	35.36'	25.00'	N61°02'09"W	90°00'00"	
C12	400.00'	32.01'	16.01'	32.00'	N71°40'18"E	04°35'06"	
C13	443.76'	67.38'	33.75'	67.31'	N11°41'11"W	08°41'57"	
C14	443.76'	94.83'	47.60'	94.65'	N01°12'54"W	12°14'38"	
C15	443.76'	110.52'	55.55'	110.23'	N12°02'30"E	14°16'09"	
C16	443.76'	116.23'	58.45'	115.89'	N26°40'46"E	15°00'23"	
C17	443.76'	3.39'	1.69'	3.39'	N34°24'04"E	00°26'14"	

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RIVE ST. JOHNS UNIT FOUR

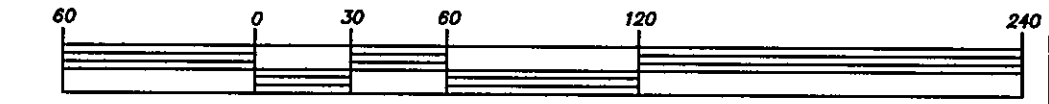
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PLAT BOOK **51** PAGE **150**

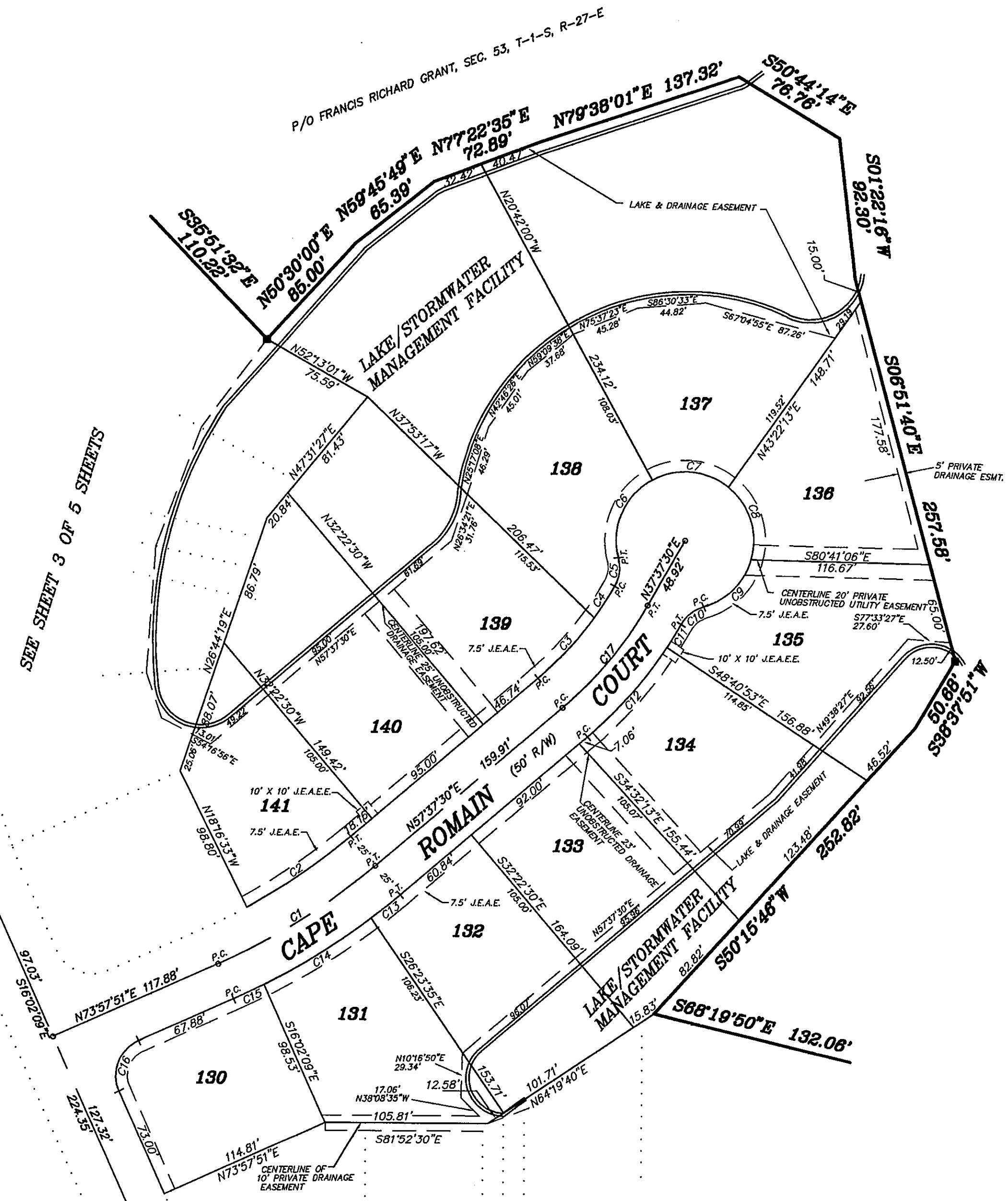
SHEET **4** OF **5** SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



CURVE		TABLE				
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	425.00'	121.20'	61.01'	120.79'	N65°47'40"E	16°20'21"
C2	400.00'	82.06'	41.17'	81.92'	N63°30'08"E	11°45'15"
C3	225.00'	53.77'	27.01'	53.64'	N50°46'45"E	13°41'30"
C4	225.00'	24.69'	12.36'	24.68'	N40°47'22"E	06°17'16"
C5	25.00'	19.39'	10.21'	18.91'	S15°25'39"W	44°26'09"
C6	45.00'	59.76'	35.22'	55.47'	N31°15'18"E	76°05'26"
C7	45.00'	53.01'	30.07'	50.00'	S76°57'03"E	67°29'53"
C8	45.00'	53.01'	30.07'	50.00'	S09°27'10"E	67°29'53"
C9	45.00'	45.35'	24.81'	43.46'	S53°10'06"W	57°44'39"
C10	275.00'	19.37'	10.20'	18.89'	N59°50'22"E	44°24'06"
C11	275.00'	17.66'	8.83'	17.66'	S39°28'43"W	03°40'47"
C12	275.00'	78.27'	39.40'	78.00'	S49°28'18"W	16°18'23"
C13	450.00'	24.17'	12.09'	24.17'	S59°09'49"W	03°04'59"
C14	450.00'	82.22'	41.23'	82.11'	S65°56'13"W	10°28'08"
C15	450.00'	21.93'	10.97'	21.93'	S72°34'04"W	02°47'34"
C16	25.00'	39.27'	25.00'	35.36'	S28°57'51"W	90°00'00"
C17	250.00'	87.27'	44.08'	86.82'	S47°37'30"W	20°00'00"

RIVE ST. JOHNS UNIT FOUR

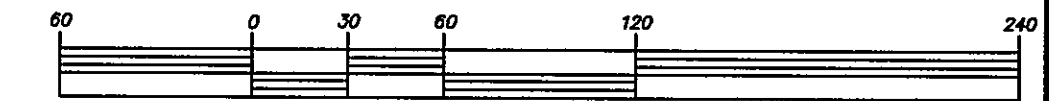
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PLAT BOOK SI PAGE 150

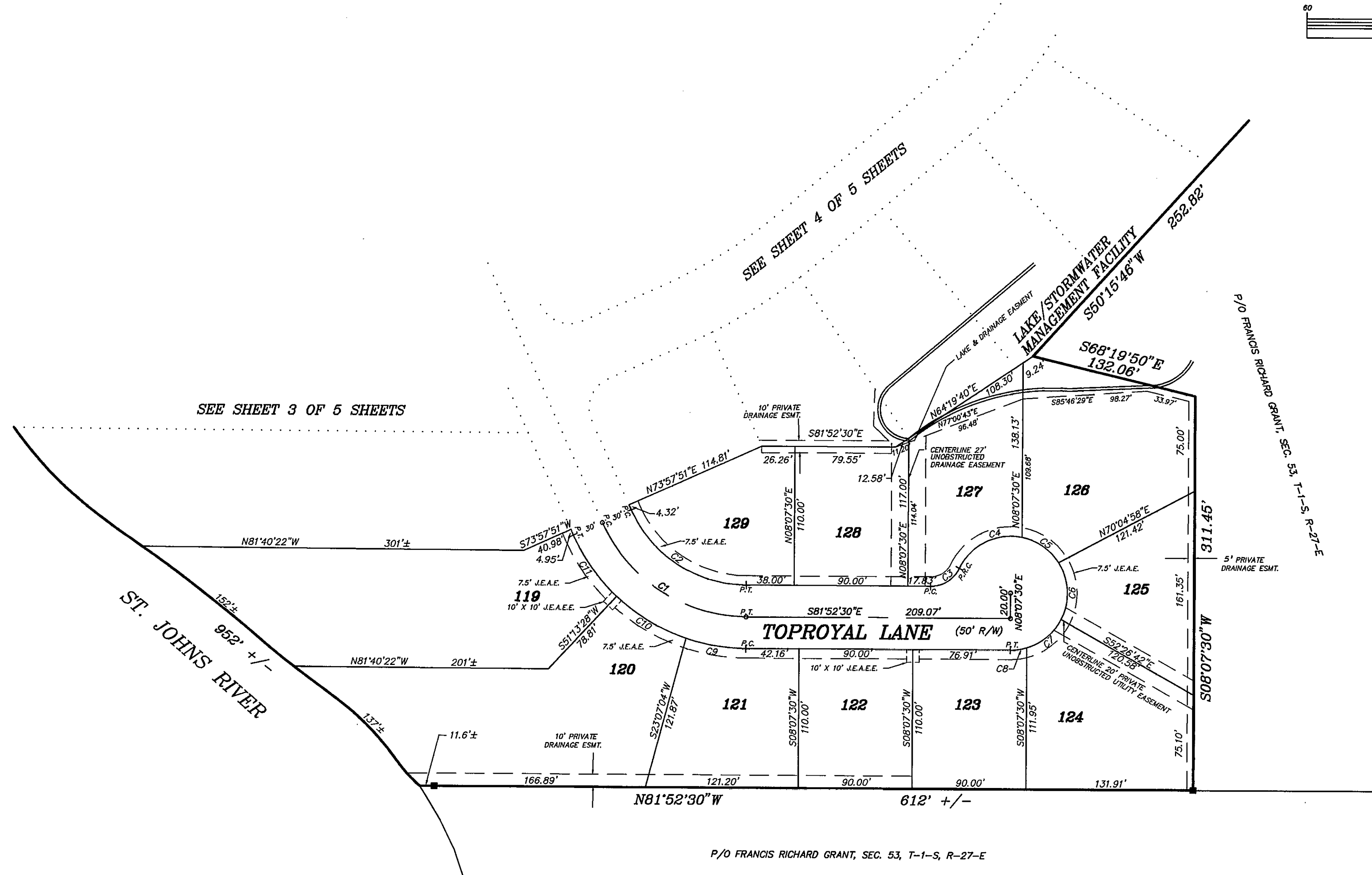
SHEET 5 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



P/O FRANCIS RICHARD GRANT, SEC. 53, T-1-S, R-27-E

CURVE TABLE							
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	
C1	125.00'	143.64'	80.93'	135.87'	N48°57'20"W	65°50'21"	
C2	100.00'	114.91'	64.74'	108.69'	S48°57'20"E	65°50'21"	
C3	25.00'	28.20'	15.81'	26.73'	S65°48'48"W	64°37'23"	
C4	45.00'	59.74'	35.20'	55.45'	N71°32'03"E	76°03'53"	
C5	45.00'	35.95'	19.00'	35.00'	S47°32'53"E	45°46'15"	
C6	45.00'	47.21'	26.04'	45.07'	S05°23'29"W	60°06'28"	
C7	45.00'	35.95'	19.00'	35.00'	S58°19'50"W	45°46'15"	
C8	45.00'	13.28'	6.69'	13.23'	S89°40'14"W	16°54'33"	
C9	150.00'	45.34'	24.38'	48.13'	N72°38'35"W	18°27'50"	
C10	150.00'	64.50'	32.75'	64.00'	N51°05'36"W	24°38'08"	
C11	150.00'	59.53'	30.16'	59.14'	N27°24'20"W	22°44'22"	

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