

RIVE ST. JOHNS UNIT FIVE

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.

PLAT BOOK 52 PAGE 2

SHEET 1 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES
TAXES PAID THRU 1997

CAPTION

A PORTION OF THE GEORGE ATKINSON GRANT, SECTION 54, TOGETHER WITH A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 53, BOTH IN TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEASTERLY CORNER OF RIVE ST. JOHNS UNIT FOUR, AS RECORDED IN PLAT BOOK 51, PAGES 15, 15A, 15B, 15C AND 15D OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE IN A NORTHEASTERLY AND NORTHWESTERLY DIRECTION, ALONG THE EASTERLY LINE OF SAID RIVE ST. JOHNS UNIT FIVE, THE FOLLOWING SEVEN COURSES AND DISTANCES: COURSE NUMBER ONE, THENCE NORTH 08°07'30" EAST, 311.45 FEET; COURSE NUMBER TWO, THENCE NORTH 68°19'50" WEST, 132.06 FEET; COURSE NUMBER THREE, THENCE NORTH 50°15'46" EAST, 252.82 FEET; COURSE NUMBER FOUR, THENCE NORTH 38°37'51" EAST, 50.68 FEET; COURSE NUMBER FIVE, THENCE NORTH 06°51'40" WEST, 257.58 FEET; COURSE NUMBER SIX, THENCE NORTH 01°22'16" EAST, 92.30 FEET; COURSE NUMBER SEVEN, THENCE NORTH 50°44'14" WEST, 76.76 FEET; THENCE NORTH 60°59'03" EAST, 120.13 FEET TO THE SOUTHWESTERLY CORNER 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 IN A SOUTHEASTERLY AND NORTHEASTERLY DIRECTION, ALONG THE SOUTHERLY LINE OF SAID RIVE ST. JOHNS UNIT THREE, THE FOLLOWING EIGHT COURSES AND DISTANCES: COURSE NUMBER ONE, THENCE SOUTH 63°19'43" EAST, 162.58 FEET; COURSE NUMBER TWO, THENCE SOUTH 67°14'51" EAST, 157.11 FEET; COURSE NUMBER THREE, THENCE SOUTH 33°39'01" EAST, 84.05 FEET; COURSE NUMBER FOUR, THENCE SOUTH 87°45'56" EAST, 141.80 FEET; COURSE NUMBER FIVE, THENCE NORTH 46°14'57" EAST, 65.00 FEET; COURSE NUMBER SIX, THENCE SOUTH 43°45'03" EAST, 100.00 FEET; COURSE NUMBER SEVEN, THENCE SOUTH 39°10'03" EAST, 60.19 FEET; COURSE NUMBER EIGHT, THENCE SOUTH 43°45'03" EAST, 97.88 FEET TO THE SOUTHEASTERLY CORNER OF LOT 40, OF SAID RIVE ST. JOHNS UNIT THREE; THENCE SOUTH 08°48'37" WEST, DEPARTING FROM SAID SOUTHERLY LINE OF RIVE ST. JOHNS UNIT THREE, 81.88 FEET; THENCE SOUTH 19°51'07" WEST, 91.32 FEET; THENCE NORTH 88°11'13" WEST, 270.07 FEET; THENCE SOUTH 68°58'51" WEST, 54.44 FEET; THENCE NORTH 89°52'49" WEST, 100.00 FEET; THENCE SOUTH 13°09'22" WEST, 50.00 FEET; THENCE SOUTH 27°06'17" WEST, 47.82 FEET; THENCE SOUTH 30°09'41" WEST, 104.00 FEET; THENCE SOUTH 21°54'46" WEST, 44.81 FEET; THENCE SOUTH 03°48'22" WEST, 69.00 FEET; THENCE SOUTH 13°13'06" EAST, 67.00 FEET; THENCE SOUTH 08°07'30" WEST, 167.27 FEET; THENCE NORTH 81°52'30" WEST, 288.19 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 Five, 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, 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 successor and assigns as shown hereon, are hereby irrevocably without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easement 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 oil, 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 these easements traverse, nor any 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/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 Rive St. Johns Unit Five. 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.

In witness thereof the above named Corporations have caused these presents to be executed by their respective agents and seals affixed, this 6th day of APRIL A.D., 1998.

Dostie Development, Inc.

Witness: Kelly E. Cannon

Witness: Rene Dostie, Jr.

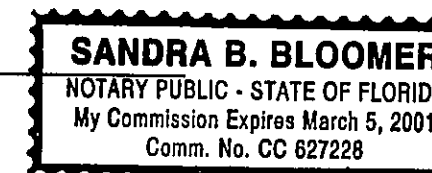
Rene Dostie, Jr.
President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 6th day of APRIL A.D., 1998, by Rene Dostie, Jr., President of Dostie Development, Inc., on behalf of the Corporation who is personally known to me.

Sandra B. Bloomer
Notary Public State of Florida at Large

March 5, 2001
My Commission Expires:



American National Bank of Florida

Witness: Linda Minkley

Witness: Tracy Cole

Jerry Landowski
Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of April A.D., 1998, by Jerry Landowski, Vice President of American National Bank of Florida, on behalf of the Corporation who is personally known to me.

Linda Minkley
Notary Public State of Florida at Large

July 15, 2001
My Commission Expires:



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

Approved 5/4/98
Date

H. Hall
City Engineer

for Director of Public Works

Approved 5/8/98
Date

Thomas P. Melick
for General Counsel

CLERKS CERTIFICATE 98-109704

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 52 Pages 2 thru 2C of the Public Records of Duval County, Florida.

Signed this 8th day of May A.D., 1998.

Henry W. Cook
Clerk: Henry W. Cook

By: J. X. Odom
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, this 9th day of May A.D., 1998.

James C. Moore
Director of Public Works

Date: 5/9/98

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 17th day of APRIL A.D., 1998.

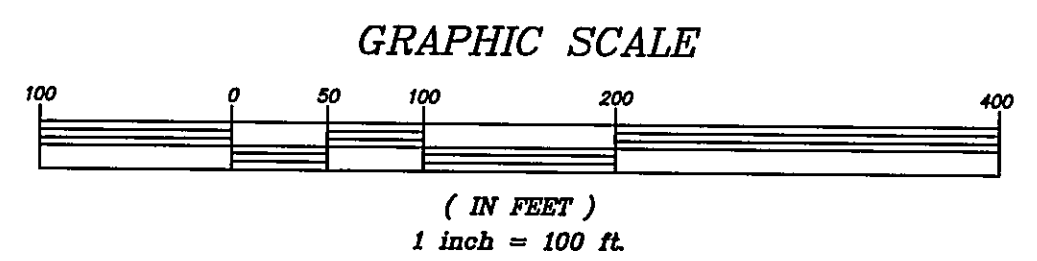
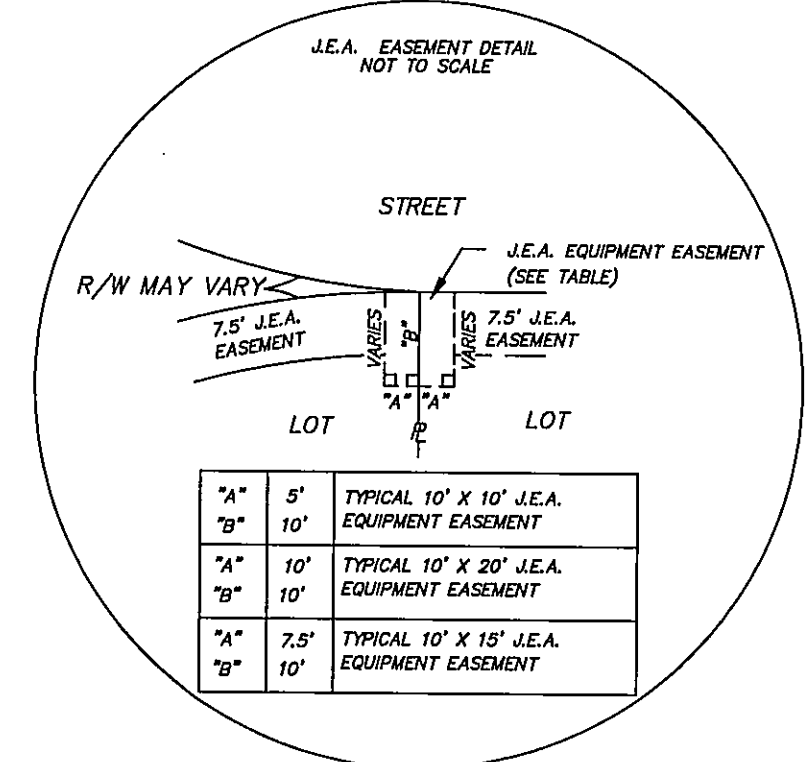
Larry G. Eddy
Florida Registered Land Surveyor No. 4144
Tri-State Land Surveyors, Inc.
Jacksonville, Florida



RIVE ST. JOHNS UNIT FIVE

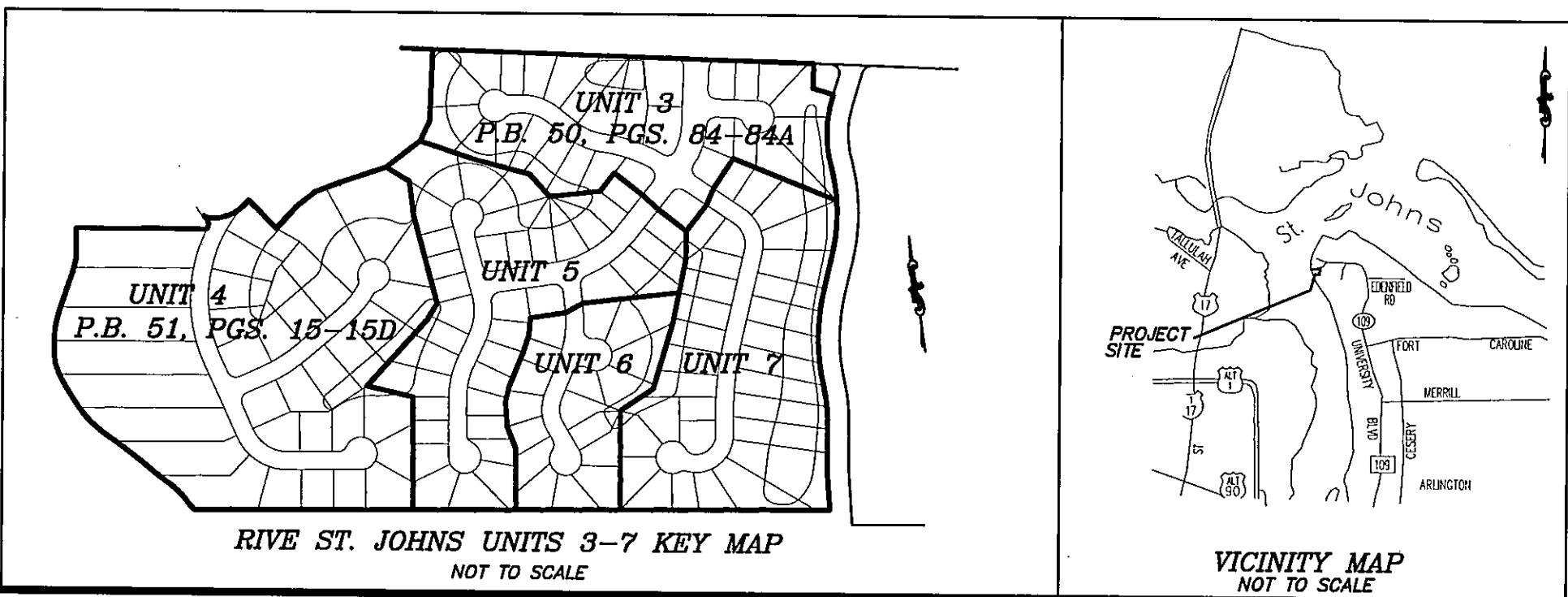
A PORTION OF THE GEORGE ATKINSON GRANT, SECTION 54, TOGETHER WITH A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 53, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

KEY SHEET



NOTES:

- 1.) ■ Denotes Permanent Reference Monuments Stamped RLS #4144.
- 2.) ○ Denotes Permanent Control Points 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.) 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.
- 11.) 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.
- 12.) Bearings shown hereon based on bearing of N 08°07'30" E for the Easterly line per Rive St. Johns Unit Four, Plat Book 51, Pages 15-15D of the Current Public Records of Duval County, Florida.
- 13.) Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with the underground electrical distribution system.
- 14.) There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- 15.) All easements are for Drainage, Utilities and Sewers and Cable Television unless otherwise noted.
- 16.) 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.
- 17.) 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.
- 18.) The Lakes/Stormwater Management Facilities shown hereon is a pictorial representation only and does not represent the actual "AS BUILT" shape and/or location.
- 19.) 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.
- 20.) (97.00') Denotes distance to Lake & Drainage easement.



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

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PLAT BOOK 52 PAGE 28

SHEET 3 OF 4 SHEETS

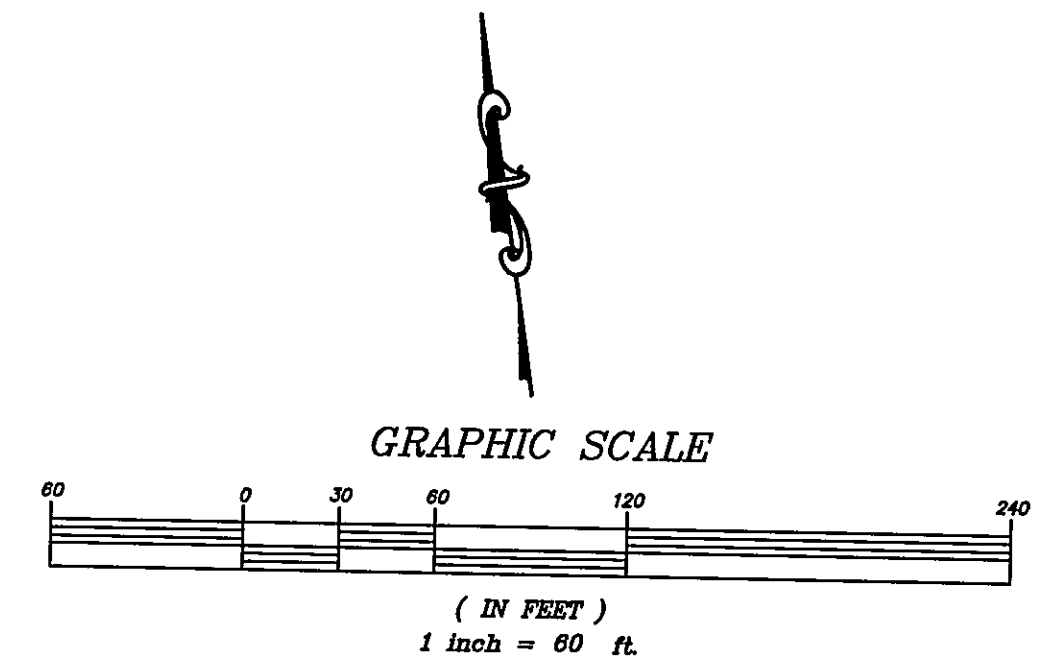
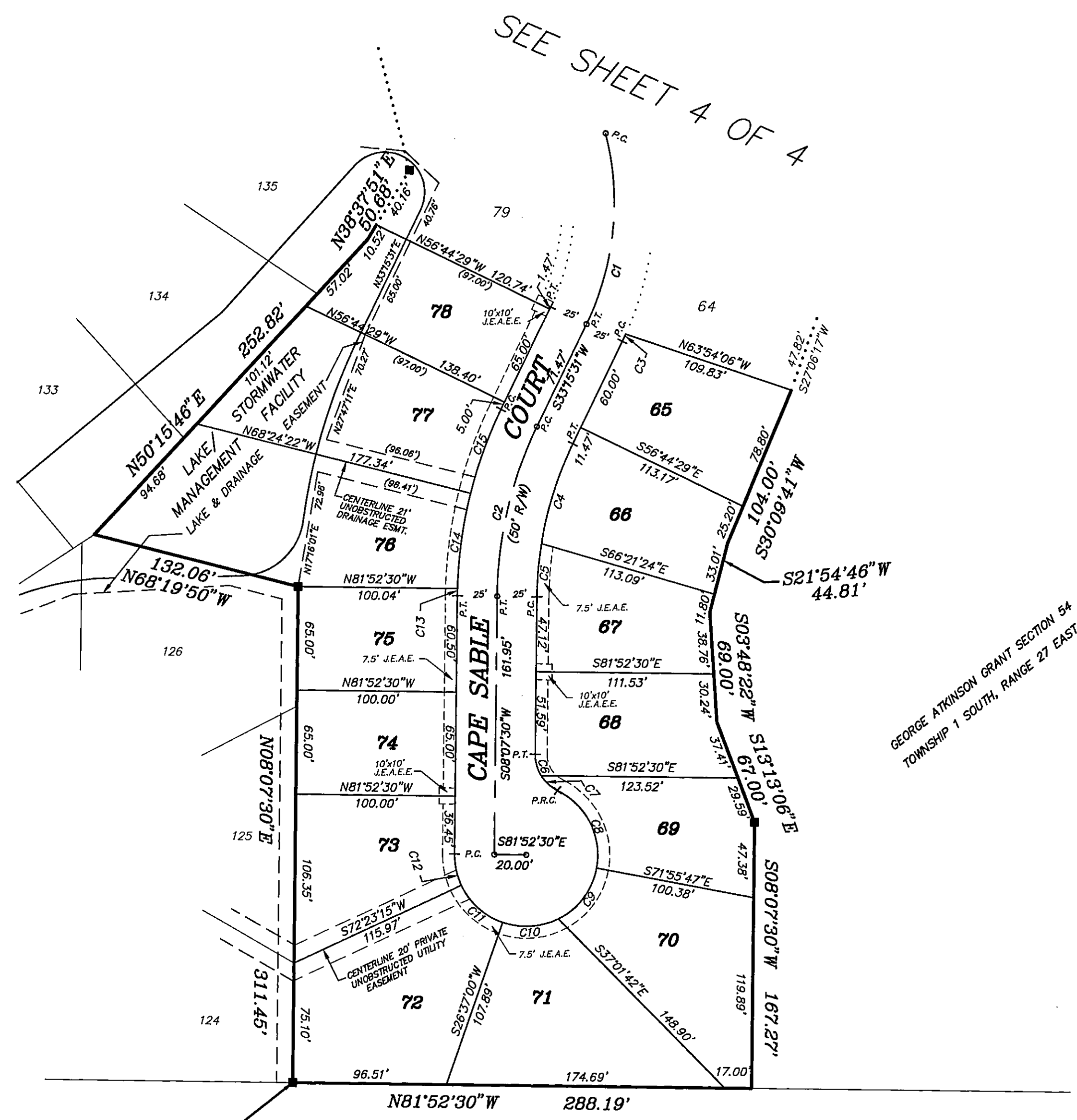
SEE SHEET 2 FOR GENERAL NOTES

P.B. 51, POS. 15-15D

RIVE ST. JOHNS UNIT FOUR

SEE SHEET 4 OF 4

POINT OF BEGINNING



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	175.27'	122.73'	64.00'	120.23'	N13°11'56"E	40°07'11"
C2	251.21'	110.20'	56.00'	109.32'	S20°41'31"W	25°08'01"
C3	200.27'	5.00'	2.50'	5.00'	S32°32'36"W	01°25'50"
C4	226.21'	65.86'	33.17'	65.63'	S24°55'05"W	16°40'54"
C5	226.21'	33.37'	16.72'	33.34'	S12°21'04"W	08°27'07"
C6	25.00'	14.16'	7.27'	13.97'	S08°05'53"E	32°26'47"
C7	25.00'	14.04'	7.21'	13.86'	S40°24'35"E	32°10'36"
C8	45.00'	58.57'	34.26'	54.52'	S19°12'50"E	74°34'06"
C9	45.00'	41.45'	22.33'	40.00'	S44°27'29"W	52°46'32"
C10	45.00'	35.95'	19.00'	35.00'	N86°16'08"W	45°46'15"
C11	45.00'	35.95'	19.00'	35.00'	N40°29'53"W	45°46'15"
C12	45.00'	20.21'	10.28'	20.04'	N04°44'38"W	25°44'16"
C13	276.21'	4.50'	2.25'	4.50'	N08°35'31"E	00°56'01"
C14	276.21'	60.43'	30.34'	60.31'	N15°19'35"E	12°32'06"
C15	276.21'	56.23'	28.21'	56.14'	N27°25'35"E	11°39'53"

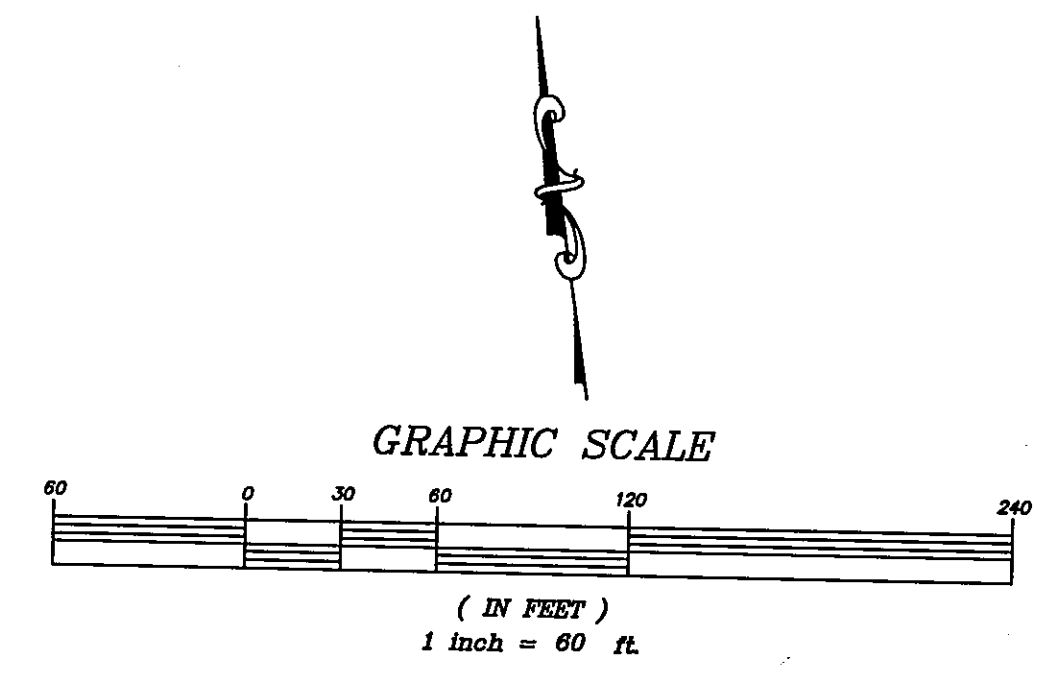
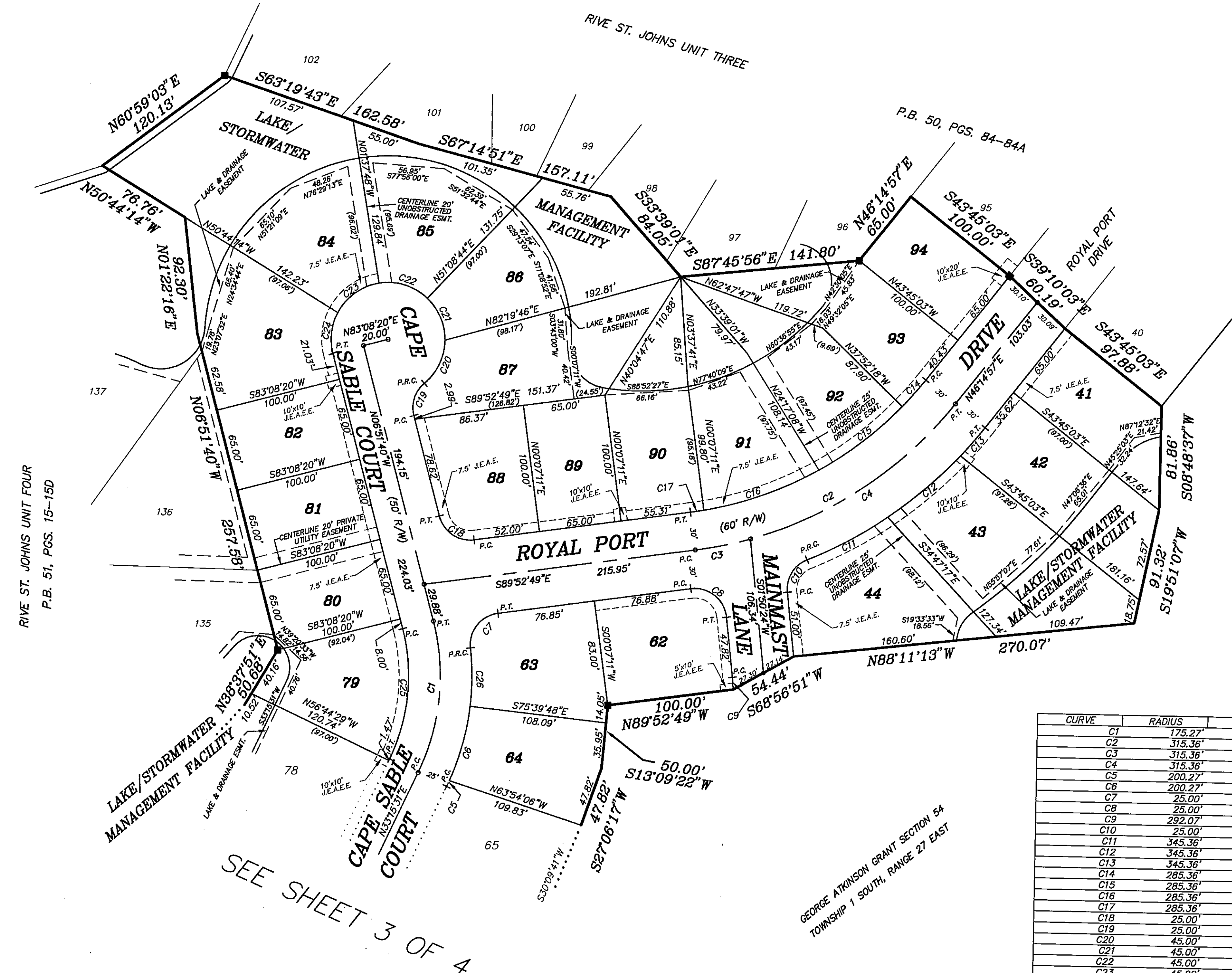
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PLAT BOOK 52 PAGE 20

SHEET 4 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



RIVE ST. JOHNS UNIT FOUR
P.B. 51, PGS. 15-15D

GEORGE ATKINSON GRANT SECTION 54
TOWNSHIP 1 SOUTH, RANGE 27 EAST

SEE SHEET 3 OF 4

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	175.27'	122.73'	64.00'	120.23'	N13°11'56"E	40°07'11"
C2	315.36'	241.47'	127.00'	235.61'	N68°11'04"E	43°52'14"
C3	315.36'	44.60'	22.34'	44.57'	N86°04'05"E	08°06'13"
C4	315.36'	196.86'	101.76'	193.68'	N64°07'58"E	35°46'01"
C5	200.27'	5.00'	2.50'	5.00'	N32°32'36"E	01°25'50"
C6	25.00'	61.14'	30.81'	60.90'	N23°04'57"E	17°29'29"
C7	25.00'	38.82'	24.56'	35.04'	N45°38'01"E	88°58'21"
C8	25.00'	40.02'	25.76'	35.88'	S44°01'12"E	91°43'13"
C9	292.07'	9.46'	4.73'	9.46'	S02°46'06"W	01°51'23"
C10	25.00'	32.17'	18.74'	29.99'	N38°42'05"E	73°43'22"
C11	345.36'	72.13'	36.20'	72.00'	N69°34'46"E	11°58'00"
C12	345.36'	75.15'	37.72'	75.00'	N57°21'45"E	12°28'02"
C13	285.36'	29.41'	14.72'	29.40'	N48°41'21"E	04°52'47"
C14	285.36'	28.08'	14.05'	28.07'	S49°04'06"W	05°38'18"
C15	285.36'	82.85'	41.72'	82.56'	S60°12'18"W	16°38'05"
C16	285.36'	96.87'	48.91'	96.41'	S78°14'51"W	19°27'00"
C17	285.36'	10.69'	5.35'	10.69'	S89°02'46"W	02°08'50"
C18	25.00'	36.22'	22.13'	33.14'	N48°22'14"W	83°01'09"
C19	25.00'	28.20'	15.81'	26.73'	N25°27'02"E	64°37'23"
C20	45.00'	38.96'	20.80'	37.76'	N32°57'30"E	49°36'28"
C21	45.00'	36.92'	19.57'	35.89'	N15°21'00"W	47°00'51"
C22	45.00'	41.45'	22.33'	40.00'	N65°14'32"W	52°46'32"
C23	45.00'	41.45'	22.33'	40.00'	S61°58'56"W	52°46'32"
C24	45.00'	33.34'	17.48'	32.59'	S14°22'00"W	42°27'20"
C25	150.27'	105.22'	54.87'	103.08'	S13°11'56"W	40°07'11"
C26	200.27'	46.10'	23.15'	46.00'	N07°44'31"E	13°11'22"