

RIVER OAKS ENCLAVE

A REPLAT OF LOTS 4, 5 & 6 AND A PART OF LOTS 7, 8 & 9, ARLINGTON RIVER MANOR, AS RECORDED IN PLAT BOOK 20, PAGE 83, TOGETHER WITH A PORTION OF LOT 10 OF HANSON'S SUBDIVISION OF THE SAMMIS TRACT, SECTION 41, ALL IN TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

LOTS 4, 5 AND 6, AND PART OF LOTS 7, 8 AND 9, AS SHOWN ON THE PLAT OF ARLINGTON RIVER MANOR, AS RECORDED IN PLAT BOOK 20, PAGE 83 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PART OF LOT 10 OF HANSON'S SUBDIVISION OF THE SAMMIS TRACT, SECTION 41, TOWNSHIP 2 SOUTH, RANGE 27 EAST, SAID DUVAL COUNTY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF THE ARLINGTON EXPRESSWAY SERVICE ROAD WITH THE WESTERLY RIGHT OF WAY LINE OF ARLINGTON RIVER DRIVE (A 60 FOOT RIGHT OF WAY AS SHOWN ON SAID PLAT OF ARLINGTON RIVER MANOR), AND RUN SOUTH 89° 37' 28" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF THE ARLINGTON EXPRESSWAY SERVICE ROAD, A DISTANCE OF 386.28 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 00° 04' 32" EAST, 325.40 FEET; THENCE SOUTH 89° 55' 28" WEST, 12.00 FEET; THENCE SOUTH 00° 04' 32" EAST, 126.79 FEET TO THE SOUTHERLY LINE OF SAID LOT 7, ARLINGTON RIVER MANOR; THENCE NORTH 85° 04' 58" EAST, ALONG SAID SOUTHERLY LINE OF LOT 7, A DISTANCE OF 28.14 FEET TO THE SOUTHEASTERLY CORNER THEREOF; RUN THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID ARLINGTON RIVER DRIVE: 1ST COURSE, RUN IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 11.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21° 03' 36" EAST, 11.02 FEET; 2ND COURSE, SOUTH 24° 13' 02" EAST, 72.30 FEET TO A POINT OF CURVATURE; 3RD COURSE, RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 97.74 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 4, ARLINGTON RIVER MANOR, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49° 13' 42" EAST, 93.89 FEET; THENCE SOUTH 00° 00' 02" EAST, ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 300 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE APPARENT MEAN HIGH WATER LINE OF A TIDAL CANAL OR BRANCH TO THE ARLINGTON RIVER; RUN THENCE IN A WESTERLY AND NORTHERLY DIRECTION ALONG SAID APPARENT MEAN HIGH WATER LINE, A DISTANCE OF 1,400 FEET, MORE OR LESS, TO THE APPROXIMATE TRANSITION POINT WHERE CANAL OR BRANCH BECOMES NON-NAVIGABLE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE APPROXIMATE CENTER OF SAID NON-NAVIGABLE CANAL OR BRANCH, A DISTANCE OF 30 FEET, MORE OR LESS, TO AN INTERSECTION WITH PREVIOUSLY MENTIONED SOUTHERLY RIGHT OF WAY LINE OF THE ARLINGTON EXPRESSWAY SERVICE ROAD; THENCE NORTH 89° 37' 28" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 345 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT RIVER OAKS ENCLAVE, INC. A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THIS PLAT KNOWN AS RIVER OAKS ENCLAVE MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. NO PART OF SAID LANDS IS DEDICATED TO THE CITY OF JACKSONVILLE, STATE OF FLORIDA, OR TO THE PUBLIC, ALL OF THE PROPERTY DESIGNATED ON THIS PLAT AS RIGHTS OF WAY, TRACT "A" (AMENITY AREA), TRACTS "B" AND "C" (STORMWATER MANAGEMENT FACILITY AND PRIVATE DRAINAGE EASEMENT), PRIVATE DRAINAGE EASEMENTS AND PRIVATE DRAINAGE AND LANDSCAPE EASEMENTS, EXCEPT JEA EASEMENTS ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS, OR ASSIGNS.

THE OWNER DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY THE OWNER TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS THE OWNER MAY FROM TIME TO TIME DESIGNATE THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE ROADWAYS. REGARDLESS OF THE PRECEDING PROVISION, THE OWNER HEREBY RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON, WHO IN THE OPINION OF THE OWNER MAY CREATE OR PARTICIPATE IN A DISTURBANCE OF NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON. THE OWNER HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OR ANY MUNICIPALITY OR OTHER GOVERNMENTAL BODY POLITIC THEN HAVING JURISDICTION OVER THE LANDS SHOWN HEREON, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS ON THIS PLAT DESIGNATED AS RIGHT OF WAY, TRACTS, AND EASEMENTS, EXCEPT JEA EASEMENTS.

JEA UTILITY EASEMENTS AND EASEMENTS FOR SERVICE AND MAINTENANCE OF THE WATER AND SANITARY SEWER SYSTEMS WITHIN THE PRIVATE ROADWAYS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS.

"THOSE EASEMENTS DESIGNATED AS "JEA E.E." ARE HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR THE EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM."

"THOSE EASEMENTS DESIGNATED AS "JEA E." ARE HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NONEXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS."

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THE APPROPRIATE OFFICERS BY AND WITH THE FULL AUTHORITY OF SAID CORPORATION.

Approved 1/13/05
Date
John P. Rojas
City Engineer
for Director of Public Works
Approved 2/1/05
Date
Ch. B. Bell
for General Counsel

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.

St. Hall
DIRECTOR OF PUBLIC WORKS
DATE 2/2/2005

CLERK'S CERTIFICATE 2005040991

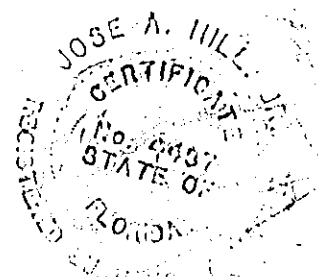
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 57, PAGES 71, 71A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 8th DAY OF February, A.D. 2005.

Jim Fuller
JIM FULLER, CLERK OF THE CIRCUIT
Jean Marshall
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177. SIGNED THIS 5th DAY OF JANUARY, A.D. 2005.

CLARSON & ASSOCIATES, INC. (LB 1704)
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207.
PHONE: (904) 396-2623
BY: Jose A. Hill, Jr.
JOSE A. HILL, JR.
REGISTERED SURVEYOR AND MAPPER
NO. 4487, STATE OF FLORIDA



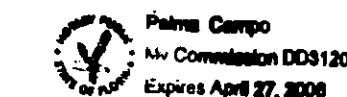
RIVER OAKS ENCLAVE, INC.

Zeynep Senturk
WITNESS
PRINT NAME
Necdet Senhart
BY:
ITS PRESIDENT
Nipa Polnoi
WITNESS
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF January, A.D., 2005, BY Necdet Senhart, PRESIDENT OF RIVER OAKS ENCLAVE, INC., ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN BY ME AND DID NOT TAKE AN OATH.

Palma Campo
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. DD 312048
Palma Campo
PRINT NAME
MY COMMISSION EXPIRES:



PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 18th DAY OF January, A.D. 2005.

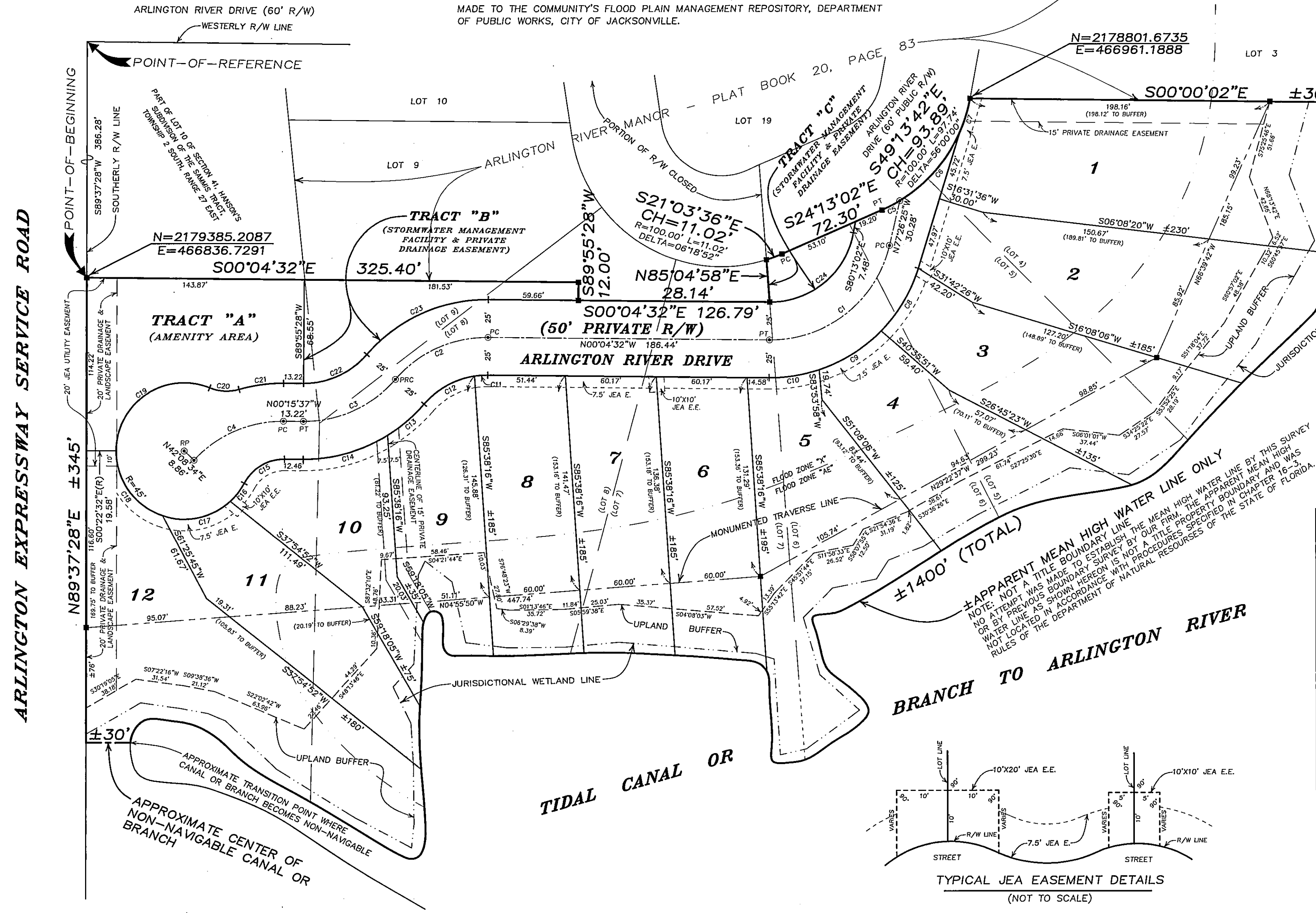
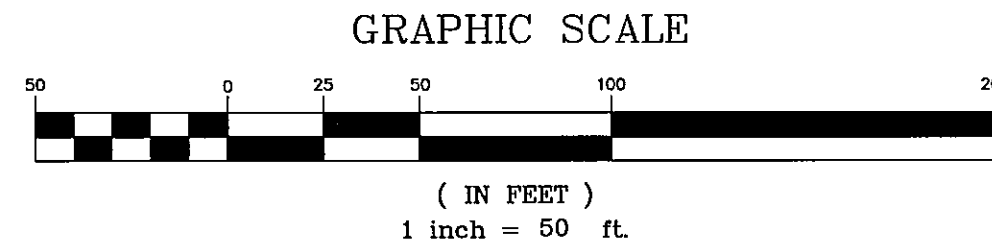
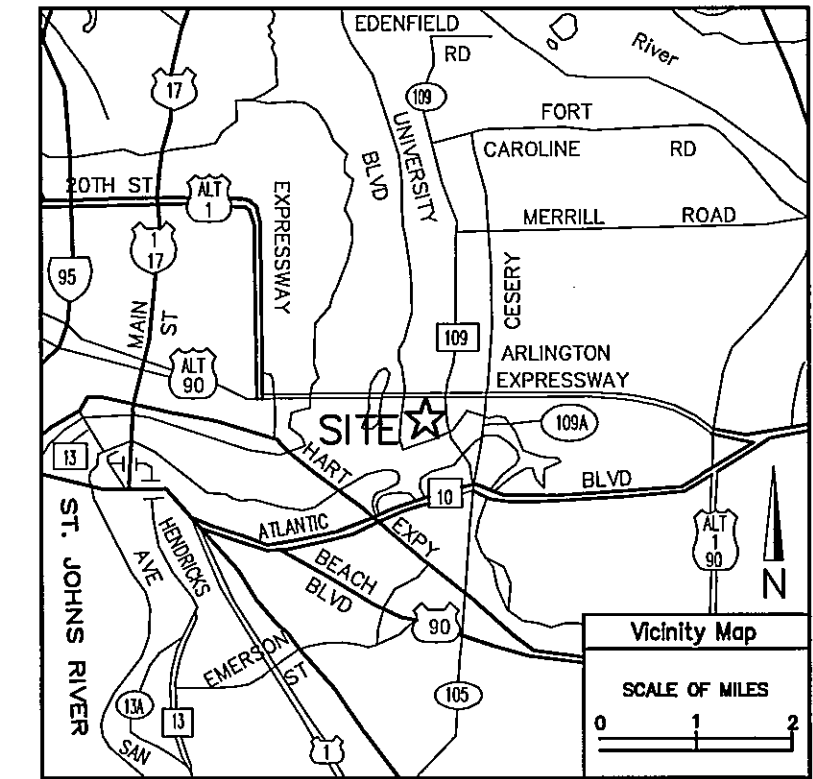
BY: Blenn E. Mc Gregor
4252

RIVER OAKS ENCLAVE

A REPLAT OF LOTS 4, 5 & 6 AND A PART OF LOTS 7, 8 & 9, ARLINGTON RIVER MANOR, AS RECORDED IN PLAT BOOK 20, PAGE 83, TOGETHER WITH A PORTION OF LOT 10 OF HANSON'S SUBDIVISION OF THE SAMMIS TRACT, SECTION 41, ALL IN TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

NOTES:

- CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- JEA EQUIPMENT EASEMENTS (JEA E.E.) SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS ACCESS OF SAID EASEMENTS BY THE JEA.
- JEA EASEMENTS (JEA E.) SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
- 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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FL.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM (NAD 83/90) STATE PLANE COORDINATES FOR FLORIDA, EAST ZONE AS ESTABLISHED BY JEA FOR THE CITY OF JACKSONVILLE.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN THE JURISDICTIONAL WETLANDS CONSERVATION EASEMENT 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 OWNER, HIS AGENT AND ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLANDS CONSERVATION EASEMENT LINE MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- THE LANDS PLATTED HEREON ALL LIE WITHIN FLOOD ZONES "X" AND SPECIAL FLOOD HAZARD AREA (SFHA) "AE" WITH A BASE FLOOD ELEVATION (BFE) OF 10 FEET AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077 PANEL NUMBER 0163, SUFFIX E. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THE 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 FLOOD PLAN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.
- LOTS SHOWN THUS: (LOT 4) REFER TO ARLINGTON RIVER MANOR, PLAT BOOK 20, PAGE 83.
- 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.

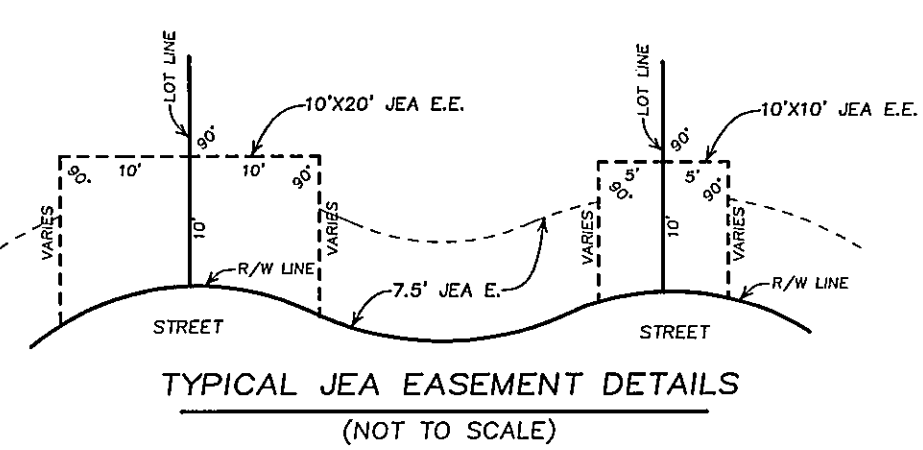


LEGEND:

- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (LB 1704)
- FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (AS NOTED)
- PERMANENT CONTROL POINT (LB 1704)
- C7 CURVE NUMBER
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVE
- POC POINT ON CURVE
- (R) RADIAL LINE
- ↔ POINT OF STREET NAME CHANGE
- R RADIUS
- L ARC LENGTH
- RP RADIUS POINT
- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORDS VOLUME OR BOOK
- (109.00') DISTANCE TO TRAVERSE LINE OR EASEMENT
- JEA E. JEA EASEMENT
- JEA E.E. JEA EQUIPMENT EASEMENT
- P.U.D.E. PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C1	109.25'	80.91'	S38°45'28"E	101.14'	77°21'53"	64.78'
C2	69.42'	80.00'	N24°56'00"W	67.26'	49°42'57"	37.06'
C3	69.16'	80.00'	S25°01'33"E	67.02'	49°31'51"	36.91'
C4	66.46'	80.00'	N24°03'32"W	64.56'	47°35'48"	35.28'
C5	13.24'	100.00'	S28°00'33"E	13.23'	07°35'03"	6.63'
C6	60.83'	100.00'	S49°13'42"E	59.90'	34°51'16"	31.39'
C7	23.67'	100.00'	S73°26'11"E	23.61'	13°33'42"	11.89'
C8	48.60'	102.40'	S59°56'36"E	48.15'	27°11'36"	24.77'
C9	48.99'	102.40'	S32°38'29"E	48.52'	27°24'36"	24.97'
C10	33.71'	102.40'	S09°30'22"E	33.56'	18°51'39"	17.01'
C11	8.71'	55.00'	N04°36'41"W	8.70'	09°04'18"	4.36'
C12	39.02'	55.00'	N29°28'09"W	38.20'	40°38'39"	20.37'
C13	31.83'	105.00'	S41°06'26"E	31.71'	17°22'05"	16.04'
C14	58.94'	105.00'	S16°20'31"E	58.17'	32°09'46"	30.27'
C15	32.59'	30.00'	N31°23'10"W	31.02'	62°15'06"	18.12'
C16	15.10'	45.00'	S52°54'00"E	15.03'	19°13'26"	7.62'
C17	48.05'	45.00'	S12°42'02"E	45.80'	61°10'29"	26.60'
C18	56.34'	45.00'	S53°45'20"W	52.73'	71°44'16"	32.54'
C19	87.85'	45.00'	N34°27'04"W	74.55'	111°50'55"	66.53'
C20	19.90'	30.00'	S02°28'02"W	19.54'	38°00'42"	10.33'
C21	29.83'	105.00'	N08°23'58"W	29.73'	16°16'42"	15.02'
C22	47.55'	55.00'	S25°01'33"E	46.08'	49°31'51"	25.37'
C23	91.11'	105.00'	N24°56'00"W	88.28'	49°42'57"	48.65'
C24	78.20'	55.91'	S40°08'47"E	71.89'	80°08'30"	47.03'



PSD-2002-040
DEVELOPMENT NO. 1286.2
PREPARED BY:
CLARSON & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: 904-396-2623