

River Oaks Unit One

A Replat of a Portion of Lots 1, 2, & 3, Commissioner's Subdivision of the Alexander Creighton Grant, Section 35, Township 4 South, Range 26 East, according to the Plat recorded in Deed Book "N", Page 559 of the Former Public Records of Duval County, Florida, also being a replat of a Portion of Lots 40 & 41, as shown on the Plat of Ives and Patterson Subdivision, as recorded in Plat Book 9, Page 34 of the Current Public Records of Duval County, Florida.

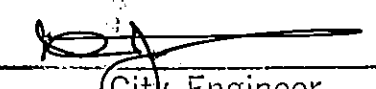

PLAT BOOK **50** PAGE **48**

SHEET 1 OF 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

A portion of Lots 1, 2, and 3, Commissioners Subdivision of the Alexander Creighton Grant, Section 35, Township 4 South, Range 26 East, according to the Plat recorded in Deed Book "N", Page 559 of the former Public Records Duval County, Florida, also being a portion of Lots 40 and 41, as shown on the Plat of Ives and Patterson Subdivision, as recorded in Plat Book 9, Page 34, of the current Public Records of said Duval County, Florida, all being more particularly described as follows:

COMMENCE at the corner common to Sections 14, 13, and said Section 35, all being in said Township 4 South, Range 26 East, Duval County, Florida, also being the most Easterly corner of Lot 39, Rivergate Unit Two, as recorded in Plat Book 38, Page 50 and 50A of the Current Public Records of said county; thence South 65°30'22" West, along the North line of said Lot 1 of the Commissioners Subdivision, as recorded in Deed Book "N", Page 559, a distance of 450.00 feet, to the **POINT OF BEGINNING**; thence continue South 65°30'22" West, along last said line, 350.00 feet; thence South 24°52'43" East, 1623.39 feet; thence South 00°17'45" West, 270.00 feet; thence South 40°01'41" East, 165.00 feet; thence North 49°53'09" East, 150.00 feet; thence North 38°47'05" West, 188.58 feet; thence North 03°09'49" East, 170.00 feet; thence North 11°38'12" West, 154.05 feet, to the arc of a curve to the Northeast; thence along and around the arc of said curve, concave Southeasterly, having a radius of 437.56 feet, an arc distance of 75.35 feet, said arc being subtended by a chord bearing and distance of North 43°52'52" East, 75.25 feet, to the point of tangency; thence North 48°48'51" East, 93.90 feet, to the point of curvature of a curve to the Northeast; thence along and around the arc of said curve, concave Northwesterly, having a radius of 383.58 feet, an arc distance of 217.79 feet, said arc being subtended by a chord bearing and distance of North 32°32'55" East, 214.87 feet, to the point of reverse curvature of a curve to the Northeast; thence along and around the arc of said curve, concave Southeasterly, having a radius of 25.00 feet, an arc distance of 36.69 feet, said arc being subtended by a chord bearing and distance of North 58°19'46" East, 33.49 feet, to the point of tangency; thence South 79°37'27" East, 22.17 feet; thence North 10°22'33" East, 50.00 feet; thence North 79°37'27" West, 20.00 feet, to the point of curvature of a curve to the Northwest; thence along and around the arc of said curve, concave Northeasterly, having a radius of 25.00 feet, an arc distance of 39.27 feet, said arc being subtended by a chord bearing and distance of North 34°37'27" West, 35.36 feet, to the point of tangency; thence North 10°22'33" East, 95.00 feet; thence South 79°37'27" East, 105.01 feet; thence North 53°46'01" East, 266.74 feet; thence South 65°54'40" East, 266.76 feet; thence North 88°36'14" East, 72.26 feet; thence North 68°17'52" East, 77.56 feet; thence North 44°04'28" East, 79.39 feet; thence North 19°33'51" East, 79.39 feet; thence North 18°24'04" West, 77.59 feet; thence North 27°57'33" West, 78.46 feet; thence North 56°59'44" East, 137.95 feet; thence South 33°00'16" East, 16.79 feet; thence North 56°59'44" East, 50.00 feet; thence North 33°00'16" West, 10.00 feet; thence North 56°59'44" East, 130.00 feet, to the Westerly right-of-way line of Brady Road (a 60' right-of-way as now established); thence North 33°00'16" West, along last said line, 585.33 feet, to an angle point in said right-of-way line; thence North 33°08'34" West, continuing along the Westerly right-of-way line of said Brady Road, 1.32 feet to the Southerly line of those lands described and recorded in Official Records Volume 3998, Page 654, said Current Public Records; thence Westerly and Northerly along the Southerly and Westerly lines of said lands described and recorded in Official Records Volume 3998, Page 654, run the following two (2) courses and distances: **COURSE NO. 1:** South 60°09'35" West, 371.28 feet; **COURSE NO. 2:** North 33°09'45" West, 246.51 feet; thence South 63°36'48" West, 530.77 feet; thence North 81°00'05" West, 122.32 feet; thence South 65°30'22" West, 291.84 feet; thence North 24°29'38" West, 250.00 feet, to the North line of said Lot 1 of the Commissioners Subdivision and the **POINT OF BEGINNING**.

Containing 39.92 acres, more or less.

Approved 5/6/96
Date

City Engineer
for Director of Public Works
Approved 5-13-96
Date

for General Counsel

CLERK'S CERTIFICATE: 96-098438

This is to certify that this plat has been 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 48-48b of the Public Records of Duval County, Florida.

Signed this 14th day of May, A.D., 1996

Henry Cook By: [Signature]
Clerk of Circuit Court Deputy Clerk

APPROVED FOR THE RECORD:

This is to certify that the above plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to City Ordinance No. 96-217-90 of said City, adopted by its Council, and accepted by its Mayor on this 7th day of APRIL, A.D., 1996.

Sam E. Young 5/13/96
Director of Public Works Date

ADOPTION AND DEDICATION

This is to certify that Heritage Land Group, 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 River Oaks Unit One, having caused the same to be surveyed and subdivided. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All roads, drives, lanes, courts, unobstructed easements for drainage, utilities and sewers, and non-access easements, except all private easements, conservation easements and Tracts, which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, and except all Jacksonville Electric Authority easements, 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 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 stormwater management facilities which these easements traverse, all water which may fall on or come upon all roads, drives, lanes and courts as noted above hereby dedicated, together with all substances or matter which may flow or pass from roads, drives, lanes and courts; from adjacent land or from any other source of public waters into or through said 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 stormwater management facilities 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 stormwater management facilities are the responsibility of the owner, its successor 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 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 stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act or omission of its agent, contractors, employees, servants, licensees or concessionaires within River Oaks Unit One. 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 "J.E.A. equipment easements" 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. easements" 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, Heritage Land Group, Inc. has caused these presents to be signed by its President.

This 5 Day of April, 1996

NOTARY FOR HERITAGE LAND GROUP, INC.

HERITAGE LAND GROUP, INC.

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 5 day of April, A.D., 1996 by Donald P. Hinson, President of Heritage Land Group, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Witness John Gessner
JOHN GESSNER

Donald P. Hinson
Donald P. Hinson
President

Witness Elinore C. Cox
Elinore C. Cox

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described in the caption; that the survey was made under the undersigned's responsible direction and supervision; that the survey data complies with all requirements of Florida Statute 177; that the survey and legal description are accurate and permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State of Florida and the current regulations of the City of Jacksonville.

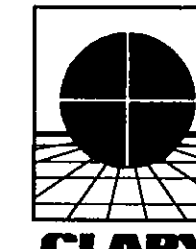
Signed the 18th day of April, A.D., 1996.

Gregory B. Clay
Gregory B. Clay
Registered Land Surveyor No. 3377
State of Florida

Elinore C. Cox
Elinore C. Cox
Notary Public
State of Florida at Large

ELINORE C. COX
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Nov. 15, 1997
Commission No. CC 330435

My Commission Expires:
Serial No.: CC 330435



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

PSD No. 84-036
CITY DEVELOPMENT No. 480.1

River Oaks Unit One

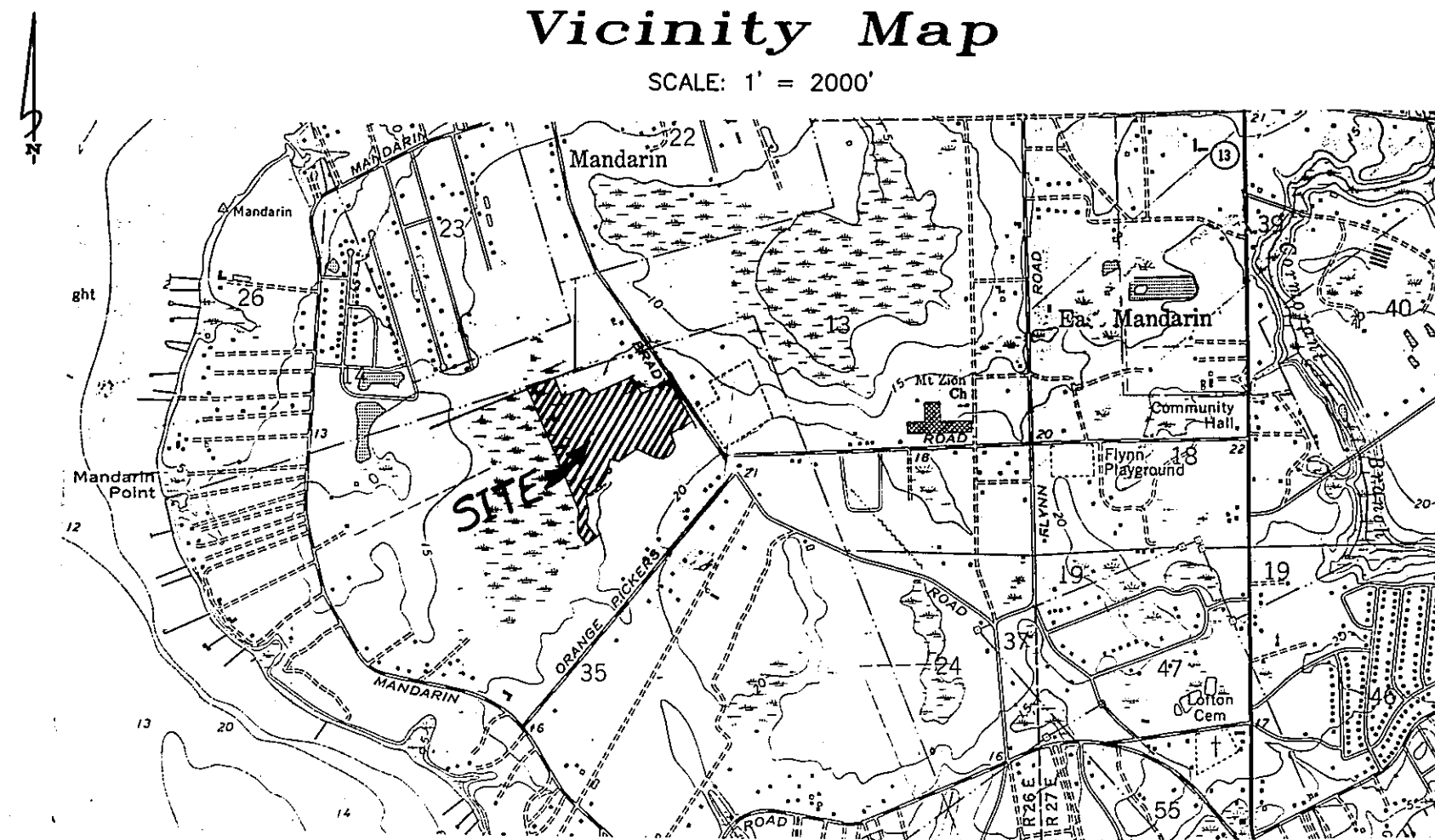
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PLAT BOOK **50** PAGE **48A**

SHEET 2 OF 8 SHEETS
49 LOTS IN THIS UNIT

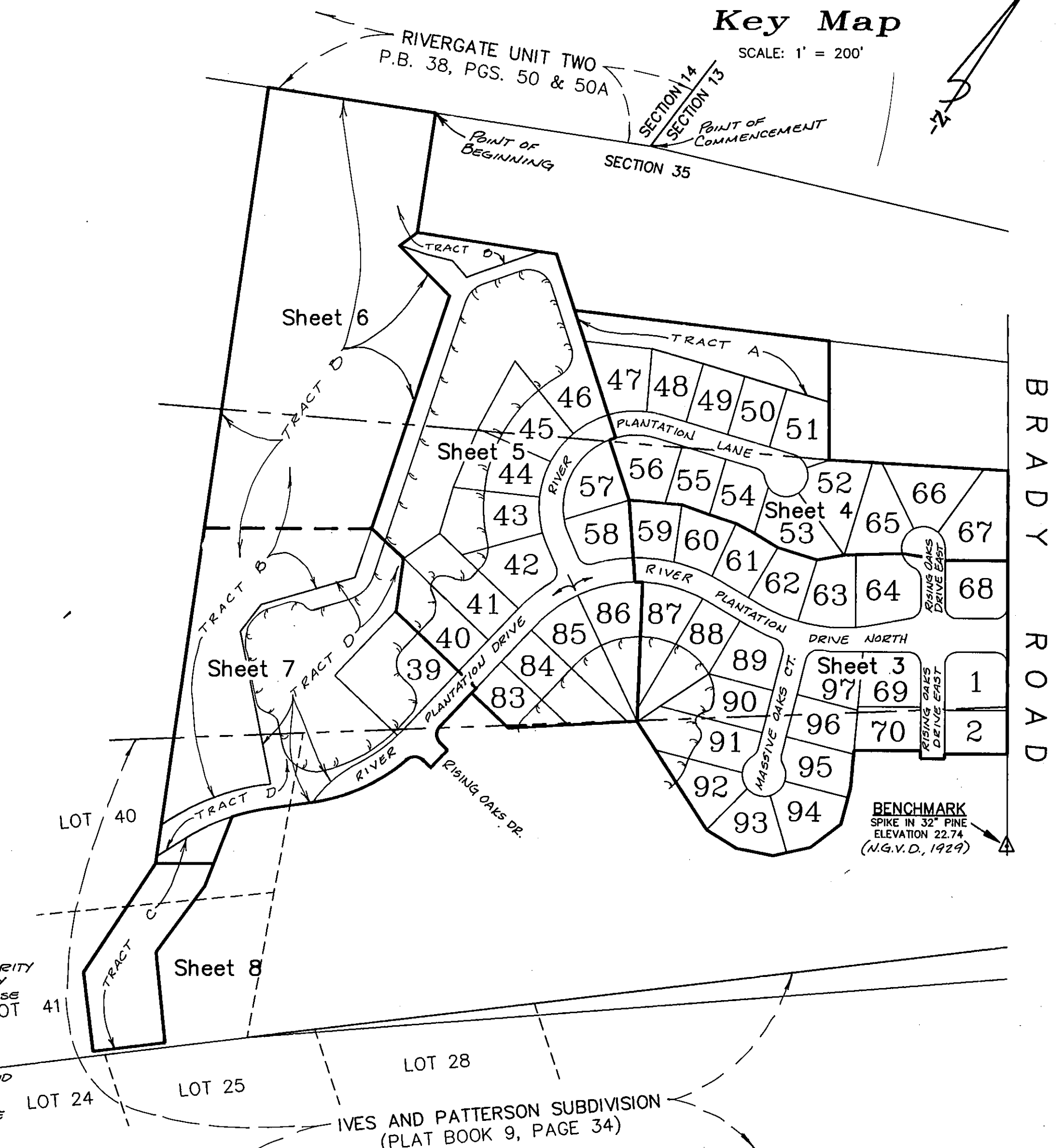
Vicinity Map

SCALE: 1" = 2000'



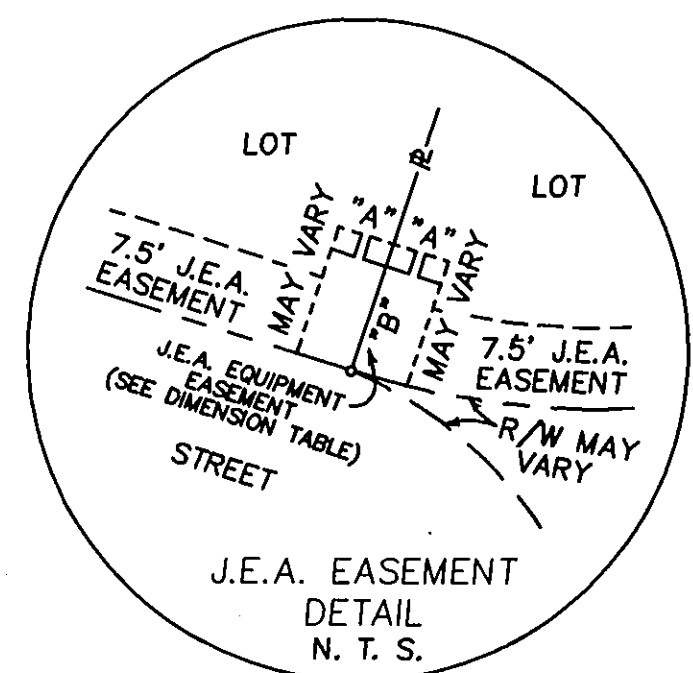
Key Map

SCALE: 1" = 200'



General Notes

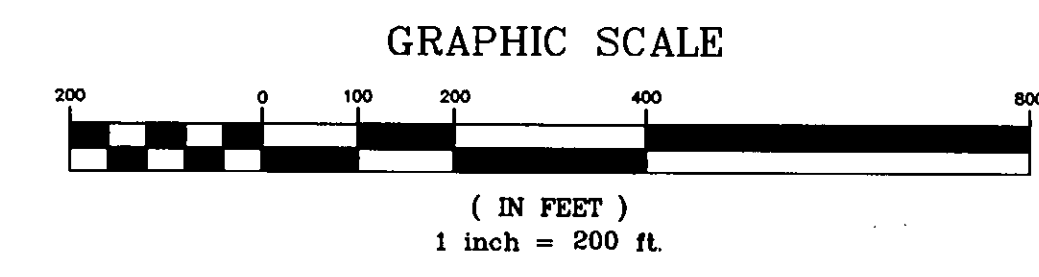
- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF BRADY ROAD AS NORTH 33°00'16" WEST.
- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND AND SEWERS, UNLESS OTHERWISE NOTED HEREON.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED HEREON.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 0212 E, COMMUNITY No. 120077, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- THE LAKES SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
- 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.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
- J.E.A. EQUIPMENT EASEMENT 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.
- J.E.A. EASEMENT 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.



DIMENSION TABLE		
"A"	5'	TYPICAL 10' x 10' J.E.A. EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10' x 20' J.E.A. EQUIPMENT EASEMENT

Legend

- | | | | |
|-------|-----------------------------|--------|-------------------------------------|
| R/W | = RIGHT-OF-WAY | R | = RADIUS |
| BRL | = BUILDING RESTRICTION LINE | CH | = CHORD |
| ○ | = PERMANENT CONTROL POINT | Δ | = DELTA |
| PC | = POINT OF CURVATURE | RP | = RADIUS POINT |
| PT | = POINT OF TANGENCY | □ | = PERMANENT REFERENCE MONUMENT |
| ORV | = OFFICIAL RECORDS VOLUME | + | = CHANGE IN STREET NAME |
| PB | = PLAT BOOK | C4 | = TABULATED CURVE DATA |
| PG(S) | = PAGE(S) | PRC | = POINT OF REVERSE CURVE |
| ESMT | = EASEMENT | PCC | = POINT OF COMPOUND CURVE |
| A | = ARC | RDL | = RADIAL LINE |
| T | = TANGENT | J.E.A. | = JACKSONVILLE ELECTRICAL AUTHORITY |



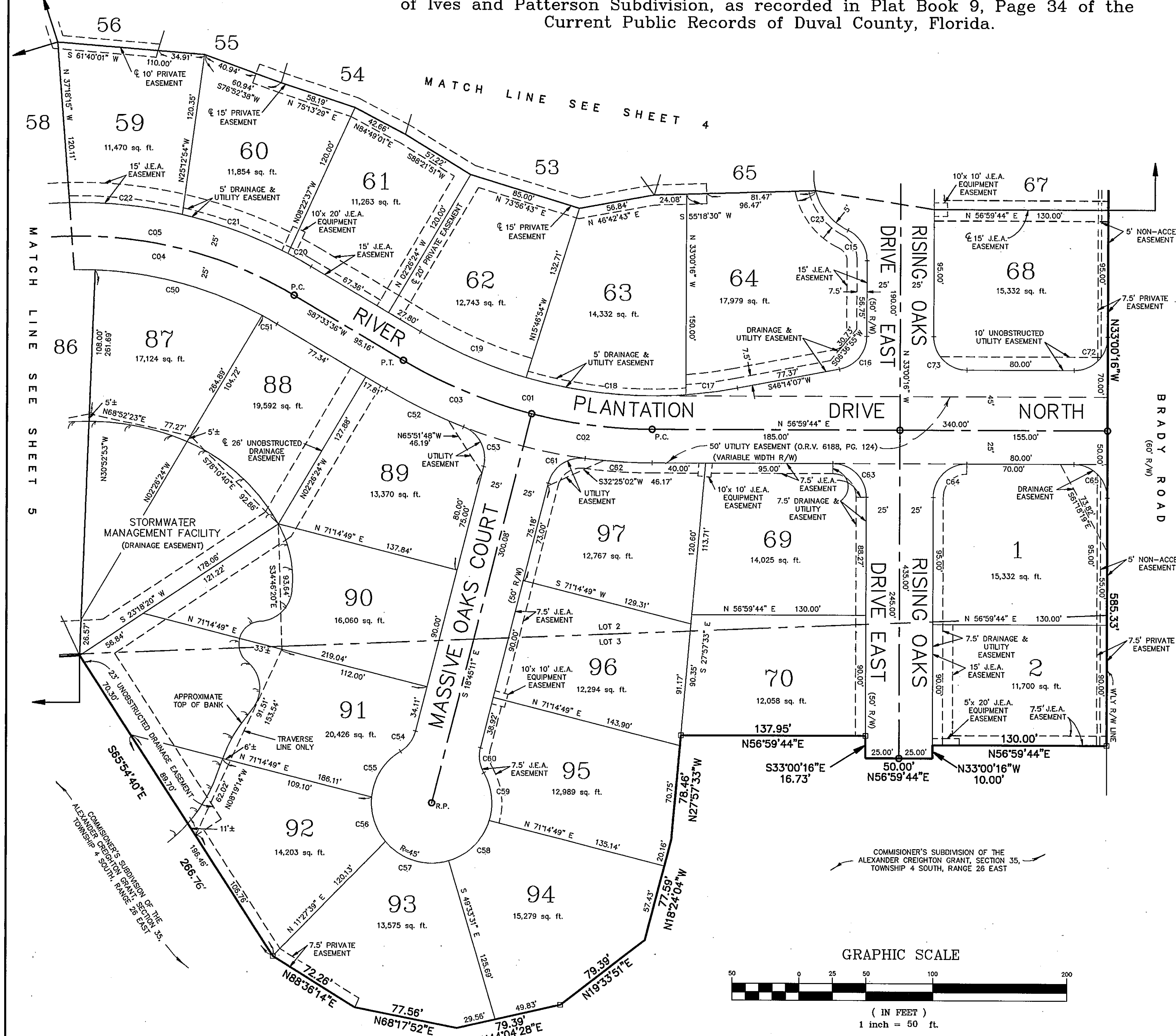
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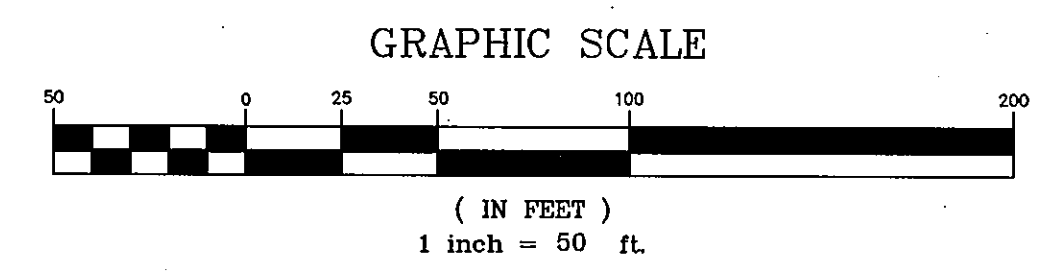
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PLAT BOOK 50 PAGE 48B

SHEET 3 OF 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C01	365.98'	195.24'	100.00'	192.93'	N72°16'41"E	30°33'55"
C02	365.98'	81.03'	45.73'	90.80'	N64°07'15"E	14°15'05"
C03	365.98'	104.21'	52.46'	103.85'	N72°24'14"E	16°18'50"
C04	313.26'	422.00'	250.00'	390.81'	S48°58'04"W	77°11'04"
C05	313.26'	297.35'	160.95'	286.31'	S60°22'01"W	54°23'10"
C15	25.00'	28.20'	15.81'	26.73'	N65°18'58"W	64°37'23"
C16	25.00'	34.57'	20.70'	31.88'	N06°36'55"E	79°14'23"
C17	340.98'	39.02'	19.53'	38.99'	N49°30'48"E	06°33'21"
C18	340.98'	120.56'	60.92'	119.94'	N62°59'14"E	20°15'31"
C19	340.98'	86.36'	43.41'	86.13'	N80°18'19"E	14°30'40"
C20	338.26'	20.06'	10.03'	20.06'	S85°51'39"W	03°23'54"
C21	338.26'	84.18'	42.31'	83.97'	S77°01'56"W	14°15'34"
C22	338.26'	84.96'	42.71'	84.74'	S62°42'25"W	14°23'28"
C23	45.00'	39.39'	21.06'	38.15'	S72°32'59"E	50°09'20"
C50	288.26'	130.43'	66.35'	129.32'	S72°04'52"W	23°55'30"
C51	288.26'	12.66'	6.33'	12.66'	S86°18'07"W	02°30'59"
C52	390.98'	64.22'	32.18'	64.14'	N82°51'20"E	09°24'37"
C53	25.00'	36.26'	22.16'	33.16'	N60°18'05"W	83°05'47"
C54	25.00'	19.38'	10.21'	18.90'	N03°27'16"E	44°24'55"
C55	45.00'	41.82'	22.55'	40.33'	S00°57'29"E	53°14'27"
C56	45.00'	35.95'	18.00'	35.00'	S50°27'50"E	45°46'15"
C57	45.00'	52.00'	28.34'	49.16'	N73°32'26"E	66°12'33"
C58	45.00'	44.41'	24.20'	42.63'	N12°10'20"E	56°32'18"
C59	45.00'	36.97'	19.60'	35.94'	N39°37'58"W	47°04'17"
C60	25.00'	19.38'	10.21'	18.90'	S40°57'39"E	44°24'55"
C61	25.00'	36.26'	22.16'	33.16'	S22°47'42"W	83°05'47"
C62	390.98'	50.14'	25.10'	50.10'	N60°40'09"E	07°20'51"
C63	25.00'	39.27'	25.00'	35.36'	N78°00'16"W	90°00'00"
C64	25.00'	39.27'	25.00'	35.36'	S11°59'44"W	90°00'00"
C65	25.00'	39.27'	25.00'	35.36'	N78°00'16"W	90°00'00"
C72	25.00'	39.27'	25.00'	35.36'	N11°59'44"E	90°00'00"
C73	25.00'	39.27'	25.00'	35.36'	S78°00'16"E	90°00'00"



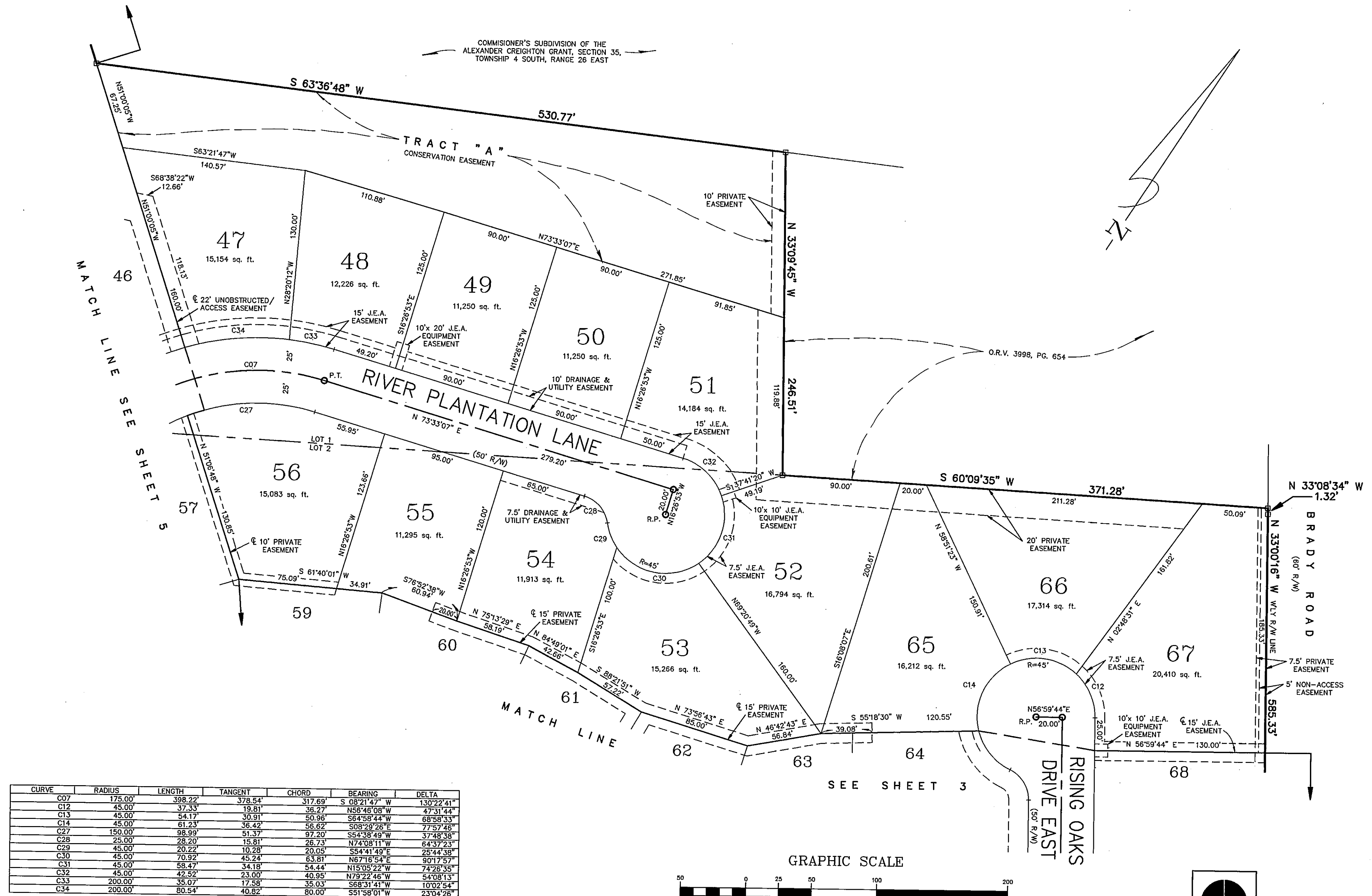
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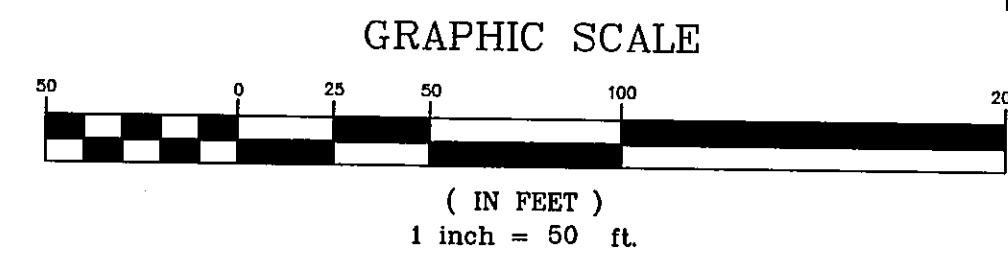
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PLAT BOOK **50** PAGE **480**

SHEET 4 OF 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C07	175.00'	398.22'	378.54'	317.69'	S 08°21'47" W	130°22'41"
C12	45.00'	37.33'	19.81'	36.27'	N56°48'08" W	47°31'44"
C13	45.00'	54.17'	30.91'	50.96'	S64°58'44" W	68°58'33"
C14	45.00'	61.23'	36.42'	56.62'	S08°29'26" E	77°57'46"
C27	150.00'	98.99'	51.37'	97.20'	S64°38'49" W	37°48'38"
C28	25.00'	28.20'	15.81'	26.73'	N74°38'11" W	64°37'23"
C29	45.00'	20.22'	10.28'	20.05'	S54°41'49" E	25°44'38"
C30	45.00'	70.92'	45.24'	63.81'	N67°16'54" E	90°17'57"
C31	45.00'	58.47'	34.18'	54.44'	N15°05'22" W	74°28'35"
C32	45.00'	42.52'	23.00'	40.95'	N79°22'46" W	54°08'13"
C33	200.00'	35.07'	17.58'	35.03'	S68°31'41" W	10°02'54"
C34	200.00'	80.54'	40.82'	80.00'	S51°58'01" W	23°04'26"



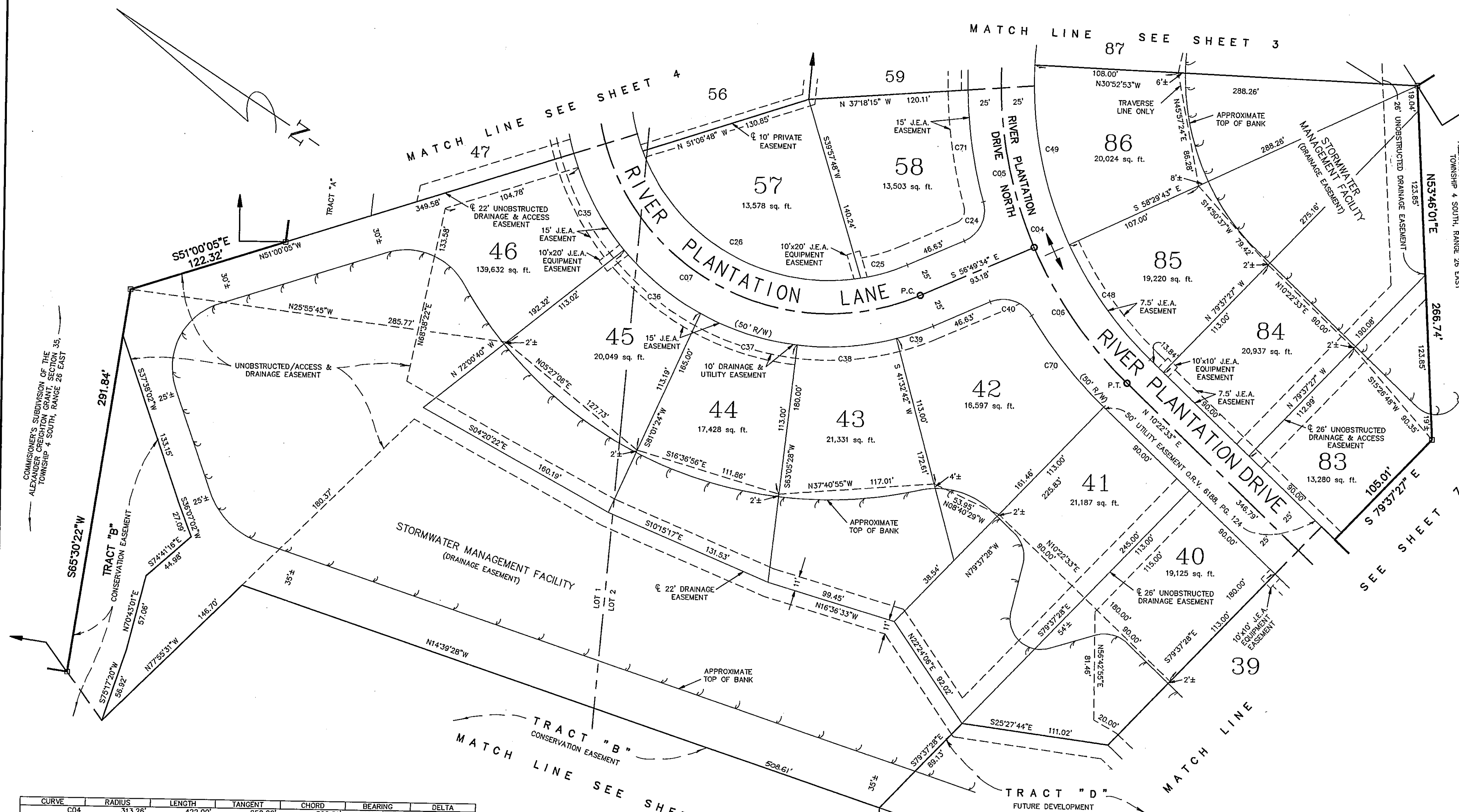
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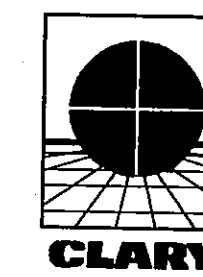
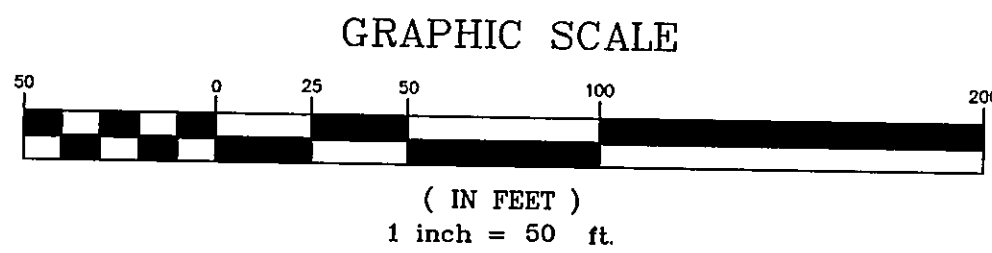
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PLAT BOOK 50 PAGE 480

SHEET 5 OF 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C04	313.26	422.00'	250.00'	390.81'	S 48°58'04" W	77°11'04"
C05	313.26	297.35'	160.95'	286.31'	S60°22'01" W	54°23'10"
C06	313.26	124.63'	63.16'	123.83'	S21°46'29" W	22°47'54"
C07	175.00	398.22'	378.54'	317.69'	S 08°21'47" W	130°22'41"
C24	25.00	35.82'	21.77'	32.83'	N82°07'47" E	82°05'19"
C25	150.00	36.59'	18.38'	36.49'	S49°50'19" E	13°58'29"
C26	150.00	205.76'	122.76'	190.00'	S03°33'18" E	78°35'35"
C35	200.00	82.51'	41.85'	81.92'	S28°36'43" W	23°38'10"
C36	200.00	75.45'	38.18'	75.00'	S05°59'13" W	21°36'50"
C37	200.00	71.11'	39.04'	76.63'	S15°51'52" E	22°05'20"
C38	200.00	75.21'	38.05'	74.77'	S37°40'55" E	08°22'15"
C39	200.00	29.22'	14.64'	29.19'	S52°38'26" E	21°32'46"
C40	25.00	35.82'	21.77'	32.83'	N15°46'54" W	82°05'19"
C48	288.26	106.30'	53.76'	105.70'	S20°56'25" W	21°07'45"
C49	288.26	139.93'	70.84'	137.59'	S45°18'42" W	27°36'50"
C70	338.26	87.89'	44.19'	87.64'	S17°49'08" W	14°53'13"
C71	338.26	85.17'	42.81'	84.94'	S48°17'54" W	14°25'33"



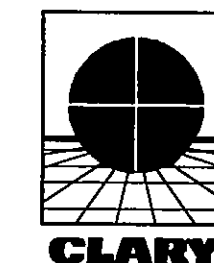
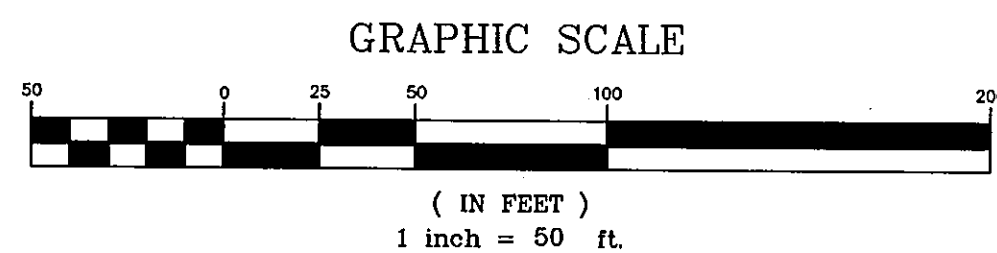
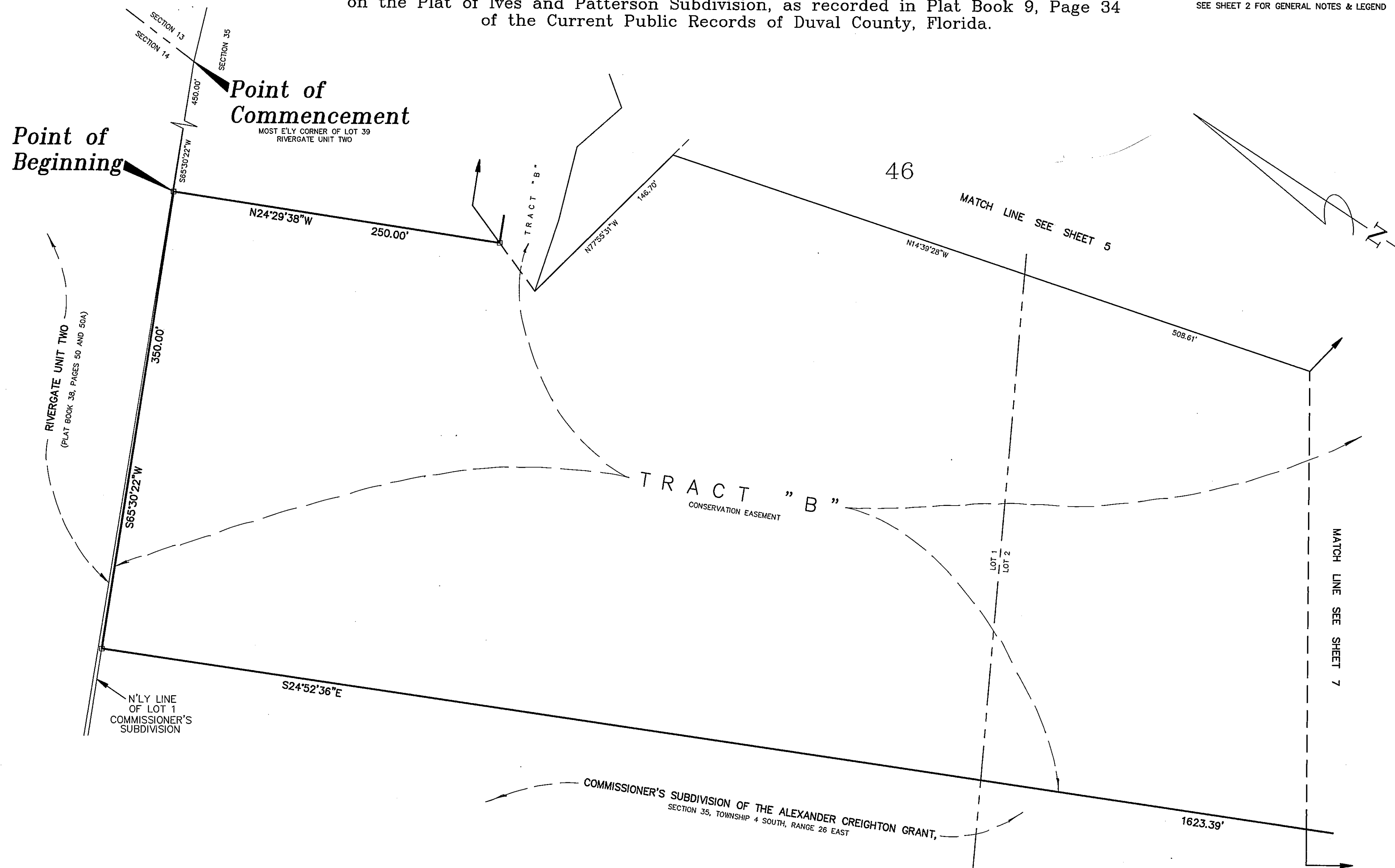
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3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

River Oaks Unit One

A Replat of a Portion of Lots 1, 2, & 3, Commissioner's Subdivision of the Alexander Creighton Grant, Section 35, Township 4 South, Range 26 East, according to the Plat recorded in Deed Book "N", Page 559 of the Former Public Records of Duval County, Florida, also being a replat of a Portion of Lots 40 & 41, as shown on the Plat of Ives and Patterson Subdivision, as recorded in Plat Book 9, Page 34 of the Current Public Records of Duval County, Florida.

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SHEET 6 OF 8 SHEETS
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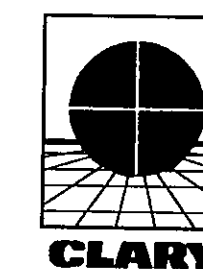
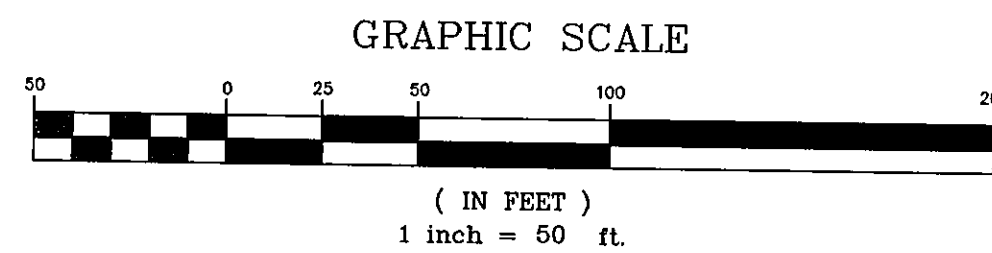
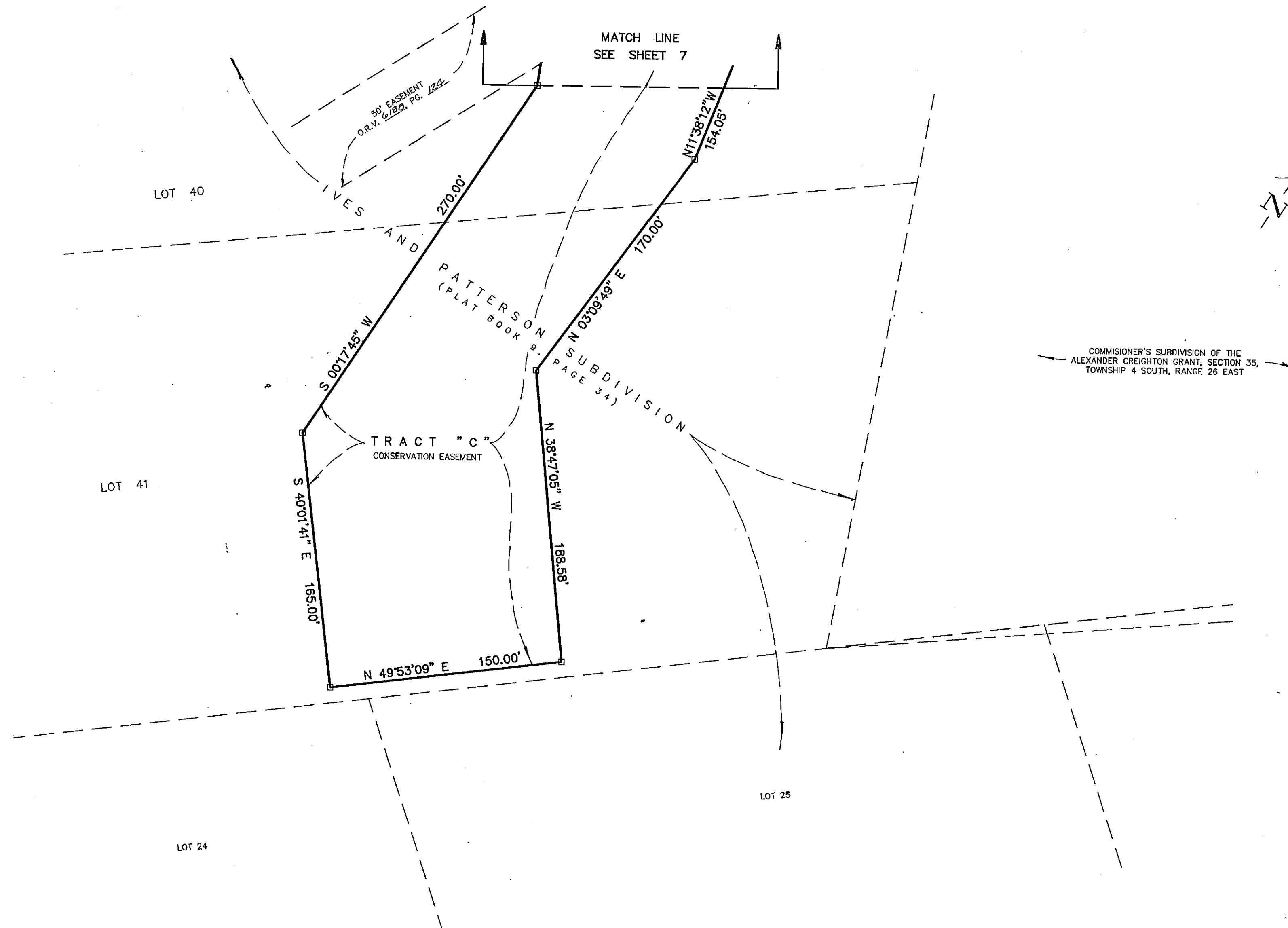
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SHEET 8 OF 8 SHEETS
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