

# RIVER STORY

A REPLAT OF A PORTION OF LOTS 5, 6, AND 7, OF THE JOHN M. J. BOWDEN TRACT, RECORDED IN PLAT BOOK 2, PAGE 26, TOGETHER WITH A REPLAT OF LOTS 2, 3, 4, AND 5, MAGNOLIA BLUFF, AS RECORDED IN PLAT BOOK 18, PAGE 85, BOTH IN THE CURRENT PUBLIC RECORDS, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND LYING IN SECTION 35, THE ALEXANDER CREIGHTON GRANT, SECTION 38, THE SARAH PETTY GRANT, AND SECTION 39, THE PETTY AND CREIGHTON GRANT, TOWNSHIP 4 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY FLORIDA.

### CAPTION

A PORTION OF SECTION 35, THE ALEXANDER CREIGHTON GRANT, SECTION 38, THE PETTY GRANT, AND SECTION 39, THE PETTY & CREIGHTON GRANT, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, ALSO LOTS 2, 3, 4 AND 5, MAGNOLIA BLUFF, AS SHOWN IN PLAT BOOK 18, PAGE 85 OF THE CURRENT PUBLIC RECORDS, ALSO BEING A PORTION OF LOTS 5, 6, AND 7, OF THE JOHN M. J. BOWDEN TRACT, AS SHOWN IN PLAT BOOK 2, PAGE 26, TOGETHER WITH THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4278, PAGE 428, OFFICIAL RECORDS VOLUME 9852, PAGE 1474, AND OFFICIAL RECORDS VOLUME 9852, PAGE 1478, OF SAID CURRENT PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BRADY ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE CENTERLINE OF MANDARIN ROAD (A 66 FOOT RIGHT-OF-WAY LOCATED ADJACENT TO SUBJECT PROPERTY); THENCE SOUTH 67°36'38" WEST, ALONG THE CENTERLINE OF SAID MANDARIN ROAD, A DISTANCE OF 1739.74 FEET; THENCE SOUTH 22°23'22" EAST, DEPARTING SAID CENTERLINE, A DISTANCE OF 33.00 FEET TO A POINT LYING ON THE SOUTHEASTLY RIGHT OF WAY LINE OF SAID MANDARIN ROAD AND THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 10753, PAGE 2152 OF SAID CURRENT PUBLIC RECORDS, AND THE POINT OF BEGINNING, THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY RECORDS SOUTH 19°11'44" EAST, ALONG THE WESTERLY LINES OF OFFICIAL RECORDS VOLUME 10753, PAGE 2152, OFFICIAL RECORDS VOLUME 9479, PAGE 1398, AND OFFICIAL RECORDS VOLUME 6898, PAGE 2190 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 928.41 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7503, PAGE 2334, OFFICIAL RECORDS VOLUME 6614, PAGE 2371 AND OFFICIAL RECORDS VOLUME 8411, PAGE 968 OF SAID CURRENT PUBLIC RECORDS VOLUME 7503, PAGE 2334, OFFICIAL RECORDS VOLUME 6614, PAGE 2371 AND OFFICIAL RECORDS VOLUME 8411, PAGE 968 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1239 FEET, MORE OR LESS TO THE NORTHERLY MEAN HIGH WATER LINE OF JULINGTON CREEK (OLD BULL BAY); THENCE NORTHWESTERLY, RECORDS, A DISTANCE OF 1239 FEET, MORE OR LESS TO THE NORTHERLY MEAN HIGH WATER LINE OF JULINGTON CREEK (OLD BULL BAY); THENCE NORTHWESTERLY, MEANDERING ALONG SAID NORTHERLY MEAN HIGH WATER LINE NORTH 04°56'04" EAST ALONG SAID EAST LINE, A DISTANCE OF 1564 FEET, MORE OR LESS TO BLUFF; THENCE DEPARTING SAID NORTHERLY MEAN HIGH WATER LINE NORTH 04°56'04" EAST ALONG SAID EAST LINE, A DISTANCE OF 1564 FEET, MORE OR LESS TO THE SAID SOUTHERLY RIGHT OF WAY LINE OF MANDARIN ROAD; THENCE DEPARTING SAID EASTERLY LINE SOUTH 78°45'11" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 735.99 FEET; THENCE NORTH 67°36'38" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 286.07 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,149,717 SQ. FT. 49.35 ACRES ±

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT OLD BULL BAY, LLC, A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA, MICHAEL STEPHEN SETZER, BRIAN D'AMICO AND HEATHER D'AMICO, PHILLIP J. HOLMBERG AND SHARON E. HOLMBERG, SHARON I. MARSICO, ARE THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON AS KNOWN AS RIVER STORY, 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. TRACT A (LIFT STATION) IS HEREBY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE. ALL ROAD WAY EASEMENTS (ROADS, WAYS, LANES, DRIVES AND COURTS), EASEMENTS FOR DRAINAGE, PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS, AND NON-ACCESS EASEMENTS, SHALL REMAIN PRIVATELY OWNED WITH THE SOLE AND EXCLUSIVE RESPONSIBILITY FOR MAINTENANCE AND CONTROL BEING WITH THE RIVER STORY HOA, INC., ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON. THE LAKE AND DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKES/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT SHALL REMAIN PRIVATELY OWNED BUT SHALL BE CONTROLLED AND MAINTAINED BY THE RIVER STORY HOA, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL PERMIT THE OWNERS AND THE RIVER STORY HOA, INC., 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 ROADWAY EASEMENTS (ROADS, WAYS, LANES, DRIVES AND COURTS) AS NOTED ABOVE, TOGETHER WITH ALL SUBSTANCES OR MATERIALS WHICH MAY FLOW OR PASS FROM ROAD WAY EASEMENTS (ROADS, WAYS, LANES, DRIVES AND COURTS); FROM ANY 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 OWNERS AND THE RIVER STORY HOA, INC., 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 OWNERS AND THE RIVER STORY HOA, INC., ITS SUCCESSORS AND ASSIGNS.
- THE LAKES AND TREATMENT SYSTEMS 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 LAKES/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE RIVER STORY HOA, INC., ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES AND TREATMENT SYSTEMS.
- 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 OWNER 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 MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE OR LOCAL PERMITS INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKES/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 FOREVER RELEASE, DISCHARGE AND INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKES/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, AND THE "COJ EASEMENT TRACT", OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN RIVER STORY, OWNERS SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND THIS INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNERS AND SHALL BE SUBJECT TO IT. THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS DO HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS AND THEIR GUESTS, INVITEES, DELIVERY, PICKUP, MAINTENANCE, REPAIR AND FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, MAIL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID OWNER, ITS SUCCESSORS AND/OR ASSIGNS TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LENS ON SUCH LANDS, AND SUCH OTHER PERSONS AS MAY BE DESIGNATED FROM TIME TO TIME, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE ROADWAYS WITHIN THE PLAT. EACH LOT SHALL BE SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, AND ROAD PURPOSES FOR THE BENEFIT OF THE RIVER STORY HOA INC. AND ALL OTHER LOT OWNERS WITHIN RIVER STORY IN THAT PORTION OF THE LOT OVER WHICH THE ROADWAYS ARE A PART OF SUCH LOT.

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.

UPON FAILURE OF RIVER STORY HOA, INC. TO FULFILL ITS OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

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

THOSE EASEMENTS DESIGNATED AS "JEA-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, 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.

TITLE TO THE LANDSCAPE BUFFER TRACT IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH TRACT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE.

OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE LANDSCAPE BUFFER TRACT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE LIFT STATION TRACT.

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LANDSCAPE BUFFER TRACT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE PUMP STATION TRACT OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER TRACT. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER TRACT WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE.

THE "COJ EASEMENT TRACT" AS SHOWN HEREIN MAY BE USED BY AND SHALL BE AN EASEMENT IN FAVOR OF THE CITY OF JACKSONVILLE FOR THE CONTINUED USE OF STORM WATER RUNOFF RIGHTS. "COJ EASEMENT TRACT" IS FURTHER GRANTED AS AN EASEMENT IN FAVOR OF THE RIVER STORY HOA, INC. AND ITS SUCCESSORS AND ASSIGNS FOR DRAINAGE USE AND THE ASSOCIATED MAINTENANCE AND UPKEEP OF THE INSTALLED DRAINAGE SYSTEM. THE CITY OF JACKSONVILLE SHALL BE UNDER NO OBLIGATION WHATSOEVER TO PERFORM MAINTENANCE TO THE AFOREMENTIONED SYSTEM AND ASSUMES NO LIABILITIES FOR SYSTEM OR THE ASSOCIATED EASEMENT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS SHOWN BELOW ON THIS 15<sup>th</sup> DAY OF Sept, 2015.

PLAT CONFORMITY REVIEW  
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 15<sup>th</sup> DAY OF September 2015.

*W Monroe Hazen*  
W. MONROE HAZEN,  
PROFESSIONAL LAND SURVEYOR NUMBER 3398

APPROVED FOR 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.

*James M. Robinson* 9/14/15  
JAMES M. ROBINSON, P.E.  
DIRECTOR OF PUBLIC WORKS  
CITY DEVELOPMENT NUMBER 7180.003

BRANCH BANKING & TRUST COMPANY  
A NORTH CAROLINA BANKING CORPORATION  
WITNESS: *John N. Day*  
*John N. Day*  
TYPE OR PRINT NAME  
WITNESS: *Taylor C Day*  
*Taylor C Day*  
TYPE OR PRINT NAME

NOTARY FOR BRANCH BANKING & TRUST COMPANY  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>th</sup> DAY OF September, 2015 A.D., BY JIM CITRANO, SENIOR VICE PRESIDENT OF BRANCH BANKING & TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

*DiAnne Passmore*  
DIANNE PASSMORE  
NOTARY PUBLIC, STATE OF FLORIDA  
*Mary Victoria Hale*  
MARY VICTORIA HALE  
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: 10/26/16

MICHAEL STEPHEN SETZER,  
OWNER  
BY: *Michael Stephen Setzer*  
MICHAEL STEPHEN SETZER

WITNESS: *Mary Victoria Hale*  
*Mary Victoria Hale*  
TYPE OR PRINT NAME  
WITNESS: *Taylor C Day*  
*Taylor C Day*  
TYPE OR PRINT NAME

NOTARY FOR MICHAEL STEPHEN SETZER  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY, OF September, 2015 A.D., BY MICHAEL STEPHEN SETZER, OWNER, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED *DiAnne Passmore* AS IDENTIFICATION.

*DiAnne Passmore*  
DIANNE PASSMORE  
NOTARY PUBLIC, STATE OF FLORIDA  
*Mary Victoria Hale*  
MARY VICTORIA HALE  
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: 10/26/16

SHARON I. MARSICO,  
OWNER  
BY: *Sharon I. Marsico*  
SHARON I. MARSICO

WITNESS: *Taylor C Day*  
*Taylor C Day*  
TYPE OR PRINT NAME  
WITNESS: *Mary Victoria Hale*  
*Mary Victoria Hale*  
TYPE OR PRINT NAME

NOTARY FOR SHARON I. MARSICO  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>th</sup> DAY, OF September, 2015 A.D., BY SHARON I. MARSICO, OWNER, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED *DiAnne Passmore* AS IDENTIFICATION.

*DiAnne Passmore*  
DIANNE PASSMORE  
NOTARY PUBLIC, STATE OF FLORIDA  
*Mary Victoria Hale*  
MARY VICTORIA HALE  
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: 10/26/16

CLERK'S CERTIFICATE 2015 213180  
THIS IS TO CERTIFY THAT THIS PLAT HAS APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 68, PAGES 134-140 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 16<sup>th</sup> DAY OF Sept, 2015 A.D.  
*Bob L. Pittman*  
BOB L. PITTMAN  
ROMIE FUSSELL, CLERK OF THE CIRCUIT COURT  
DEPUTY CLERK

CERTIFICATE OF SURVEYOR  
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED THIS 01<sup>st</sup> DAY OF September, A.D. 2015.  
*Bob L. Pittman*  
BOB L. PITTMAN  
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 4827  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.

MORTGAGE DEDICATION: "THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS 17031, PAGE 2149, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BRANCH BANKING & TRUST, ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS."

BY: *Jim Citrano*  
JIM CITRANO, AS SENIOR VICE PRESIDENT OF BRANCH BANKING & TRUST COMPANY, A FLORIDA CORPORATION.

OLD BULL BAY, LLC (OWNER)  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: *John N. Day*  
JOHN N. DAY (AS VICE PRESIDENT)

WITNESS: *Mary Victoria Hale*  
*Mary Victoria Hale*  
TYPE OR PRINT NAME  
WITNESS: *Taylor C Day*  
*Taylor C Day*  
TYPE OR PRINT NAME

NOTARY FOR OLD BULL BAY, LLC  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY, OF September, 2015 A.D., BY JOHN N. DAY AS VICE PRESIDENT, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED *DiAnne Passmore* AS IDENTIFICATION, ON BEHALF OF THE COMPANY.

*DiAnne Passmore*  
DIANNE PASSMORE  
NOTARY PUBLIC, STATE OF FLORIDA  
*Mary Victoria Hale*  
MARY VICTORIA HALE  
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: 10/26/16

BRIAN D'AMICO AND HEATHER D'AMICO  
OWNER  
BY: *Brian D'Amico*  
BRIAN D'AMICO

WITNESS: *Mary Victoria Hale*  
*Mary Victoria Hale*  
TYPE OR PRINT NAME  
WITNESS: *Taylor C Day*  
*Taylor C Day*  
TYPE OR PRINT NAME

NOTARY FOR MICHAEL BRIAN D'AMICO AND HEATHER D'AMICO  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY, OF September, 2015 A.D., BY BRIAN D'AMICO AND HEATHER D'AMICO, OWNERS, WHO ARE PERSONALLY KNOWN TO ME OR PRODUCED *DiAnne Passmore* AS IDENTIFICATION.

*DiAnne Passmore*  
DIANNE PASSMORE  
NOTARY PUBLIC, STATE OF FLORIDA  
*Mary Victoria Hale*  
MARY VICTORIA HALE  
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: 10/26/16

PHILLIP J. HOLMBERG AND SHARON E. HOLMBERG  
OWNER  
BY: *Phillip J. Holmberg*  
PHILLIP J. HOLMBERG

WITNESS: *Mary Victoria Hale*  
*Mary Victoria Hale*  
TYPE OR PRINT NAME  
WITNESS: *Taylor C Day*  
*Taylor C Day*  
TYPE OR PRINT NAME

NOTARY FOR PHILLIP J. HOLMBERG AND SHARON E. HOLMBERG  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY, OF September, 2015 A.D., BY PHILLIP J. HOLMBERG & SHARON E. HOLMBERG, OWNERS, WHO ARE PERSONALLY KNOWN TO ME OR PRODUCED *DiAnne Passmore* AS IDENTIFICATION.

*DiAnne Passmore*  
DIANNE PASSMORE  
NOTARY PUBLIC, STATE OF FLORIDA  
*Mary Victoria Hale*  
MARY VICTORIA HALE  
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: 10/26/16

NOTARY FOR PHILLIP J. HOLMBERG AND SHARON E. HOLMBERG  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY, OF September, 2015 A.D., BY PHILLIP J. HOLMBERG & SHARON E. HOLMBERG, OWNERS, WHO ARE PERSONALLY KNOWN TO ME OR PRODUCED *DiAnne Passmore* AS IDENTIFICATION.

*DiAnne Passmore*  
DIANNE PASSMORE  
NOTARY PUBLIC, STATE OF FLORIDA  
*Mary Victoria Hale*  
MARY VICTORIA HALE  
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: 10/26/16

PREPARED BY  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
3751 SAN JOSE PLACE SUITE 15  
JACKSONVILLE, FLORIDA 32257  
904-279-0088  
LICENSED BUSINESS NO. 3857

Approved 9/15/2015  
*William J. ...*  
City Engineer  
for Director of Public Works  
Approved Sept. 11, 2015  
*William J. ...*  
for General Counsel

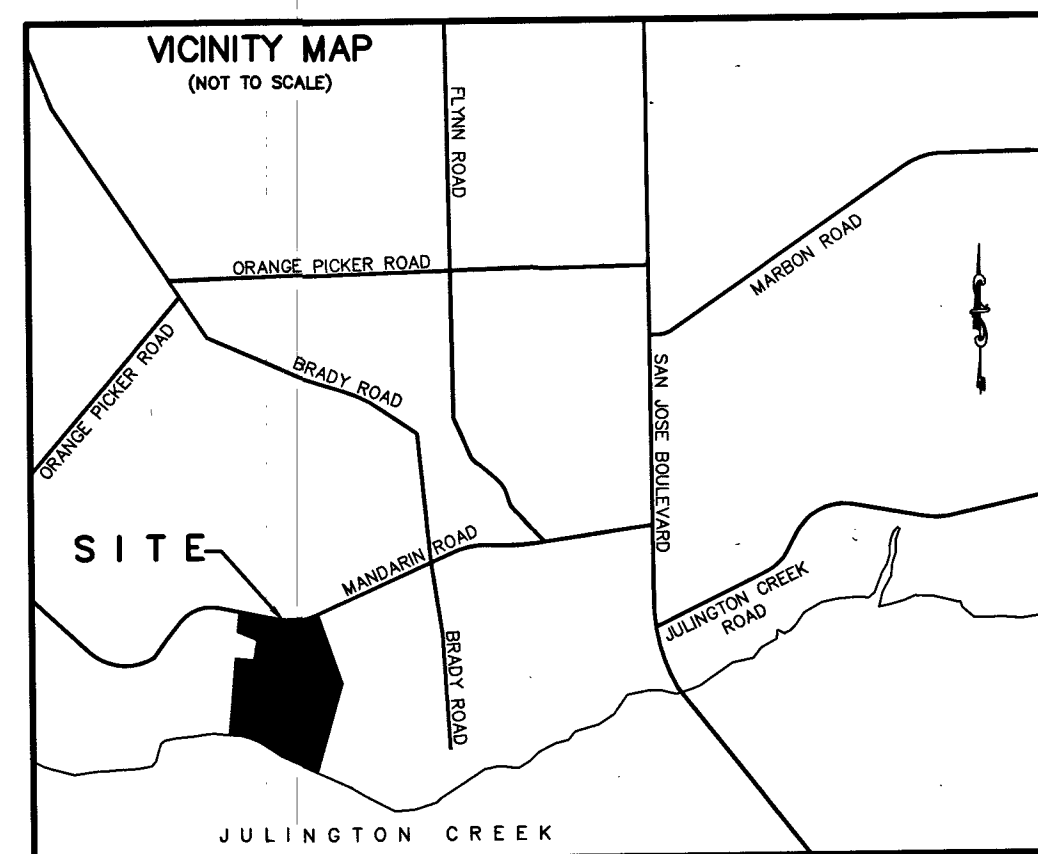
# RIVER STORY

A PORTION OF SECTION 35, THE ALEXANDER CREIGHTON GRANT, SECTION 39, THE PETTY GRANT, AND SECTION 39, THE PETTY & CREIGHTON GRANT, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO LOTS 2, 3, 4 AND 5, MAGNOLIA BLUFF, AS SHOWN IN PLAT BOOK 18, PAGE 85 OF THE CURRENT PUBLIC RECORDS, ALSO BEING A PORTION OF LOTS 5, 6, AND 7, OF THE JOHN M. J. BOWDEN TRACT, AS SHOWN IN PLAT BOOK 2, PAGE 26, CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA.

**NOTES:**

- BEARINGS SHOWN ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE CENTERLINE OF MANDARIN ROAD BEING SOUTH 67°36'38" WEST.
- 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE PROPERTY SHOWN AND DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X", SHADED "X" AND SPECIAL FLOOD HAZARD AREA "AE" WITH A BASE FLOOD ELEVATION OF 8 AND FLOOD ZONE VE ELEVATION 7, AS DEPICTED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120077 MAP 12031C, PANEL NUMBER 0544, SUFFIX "H", DATED JUNE 3, 2013, NO ATTEMPT WAS MADE TO FIELD VERIFY. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS 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 PLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.
- 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. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY RIVER STORY HOA, INC. AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- JEA-E DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
- JEA-E-E DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
- ALL PLATTED UTILITY 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 ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- THE 10 FOOT PERIMETER BUFFER SHOWN HEREON IS DESIGNATED AS A BUILDING SETBACK REQUIRED PER THE ZONING CODE OF THE CITY OF JACKSONVILLE.

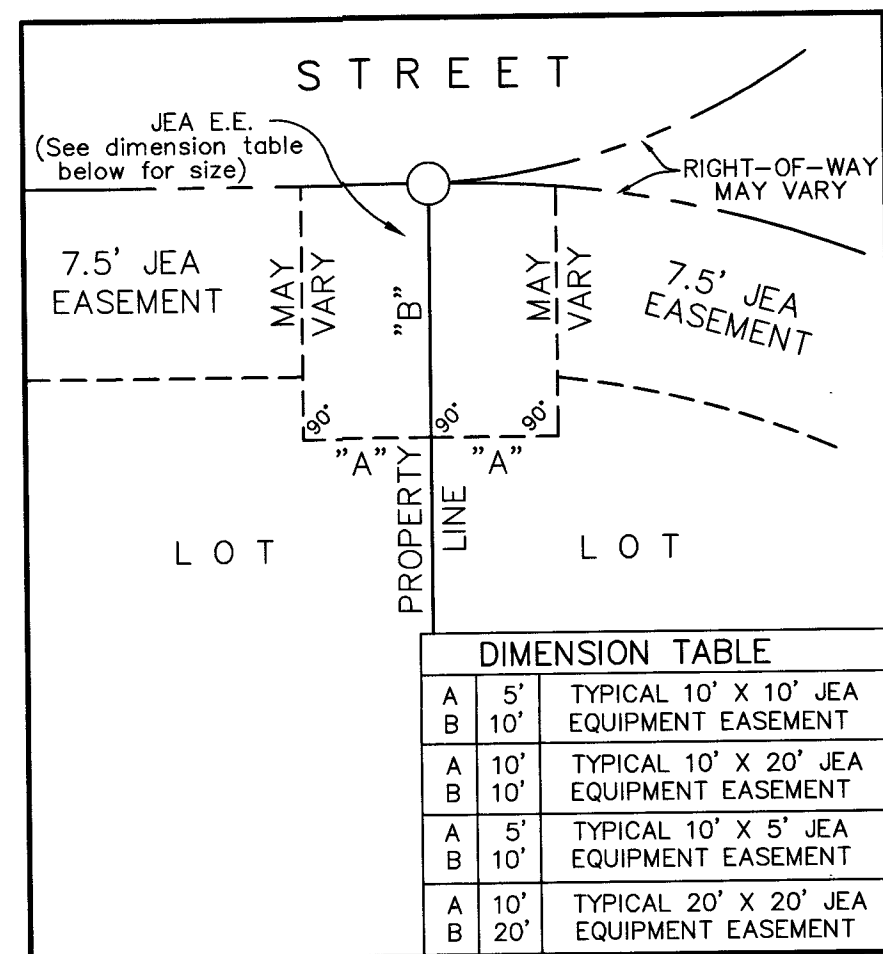
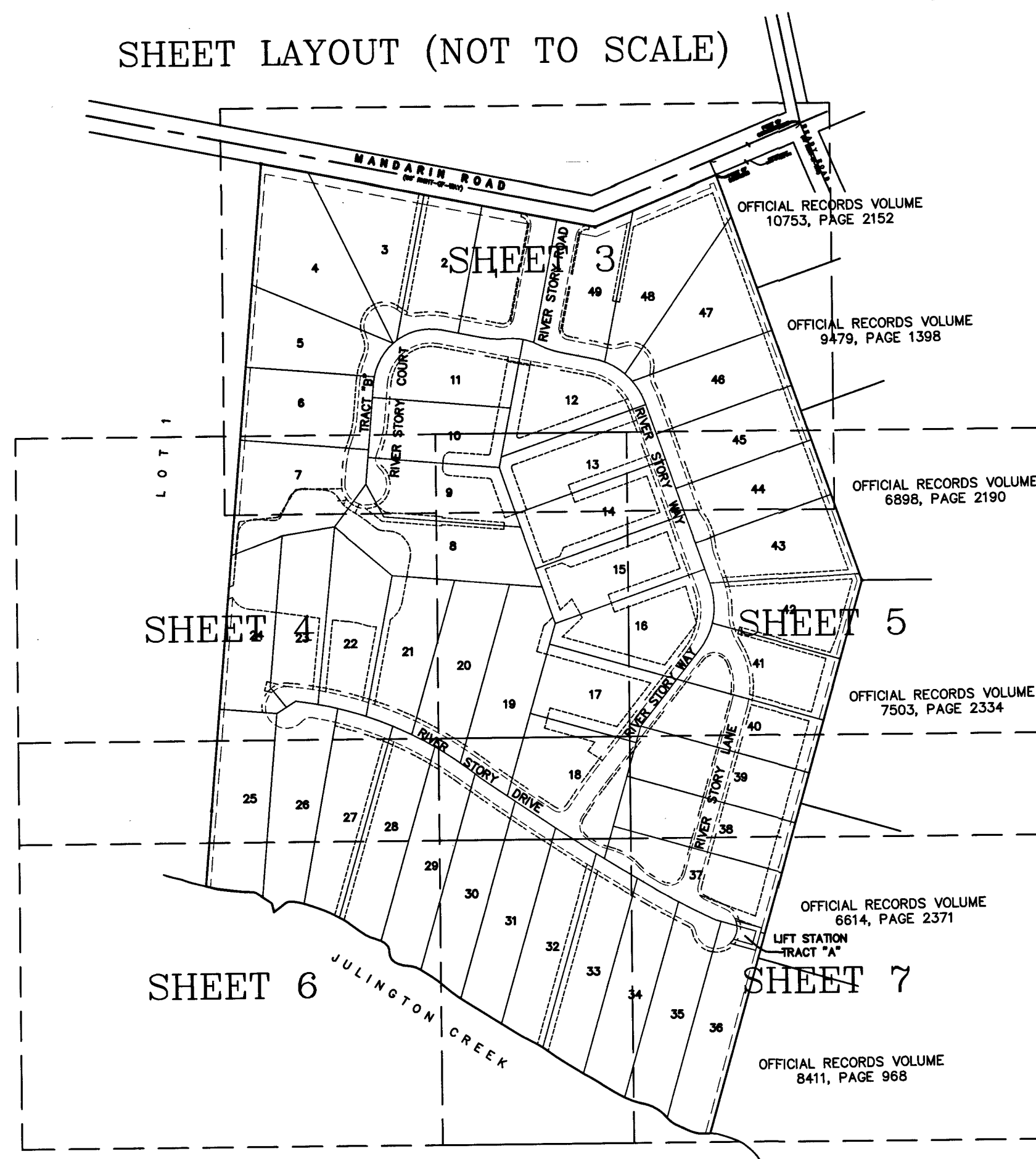
POINT	NORTHING	EASTING	DESCRIPTION
# 1	2110306.6230	450643.9173	N.W. CORNER P.R.M.
# 2	2110272.0436	474796.1248	N.E. CORNER P.R.M.



**LEGEND**

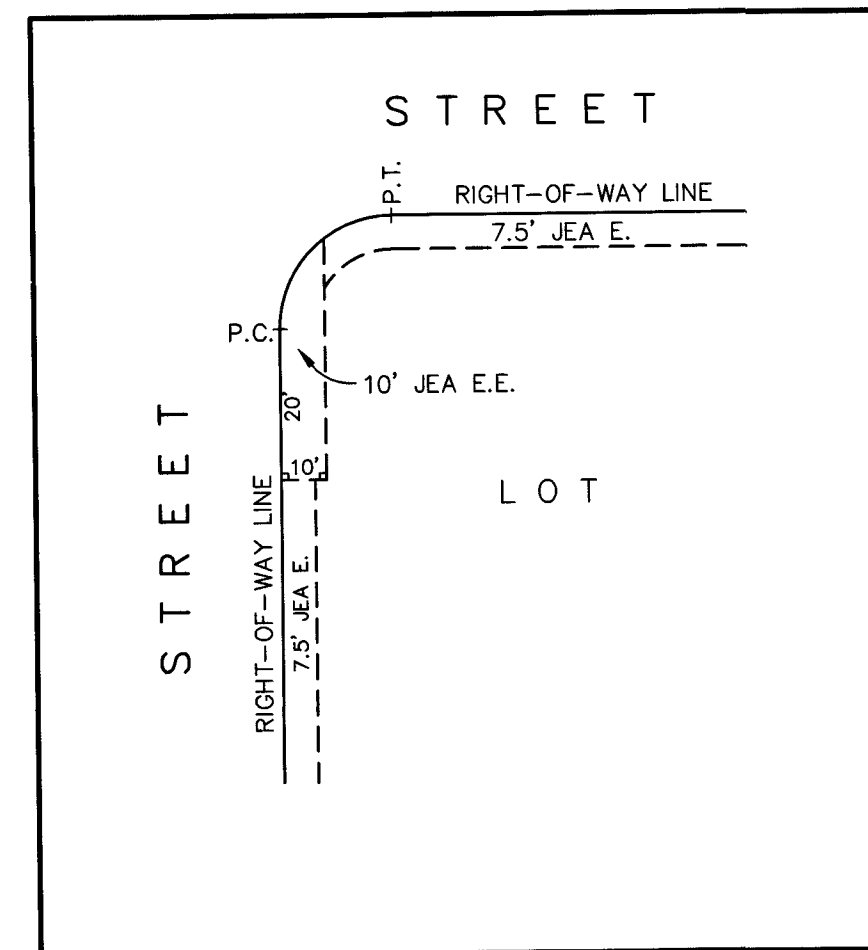
- = SET 4"x4" CONCRETE MONUMENT STAMPED LB 3857 UNLESS OTHERWISE NOTED
- ⊙ = SET NAIL & DISK STAMPED LB 3857
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- R/W = RIGHT OF WAY
- C1 = TABULATED CURVE DATA
- L1 = TABULATED LINE DATA

**SHEET LAYOUT (NOT TO SCALE)**



DIMENSION TABLE		
A	5'	TYPICAL 10' X 10' JEA EQUIPMENT EASEMENT
B	10'	TYPICAL 10' X 20' JEA EQUIPMENT EASEMENT
A	5'	TYPICAL 10' X 5' JEA EQUIPMENT EASEMENT
B	10'	TYPICAL 20' X 20' JEA EQUIPMENT EASEMENT

**JEA EASEMENT DETAIL**  
(NOT TO SCALE)

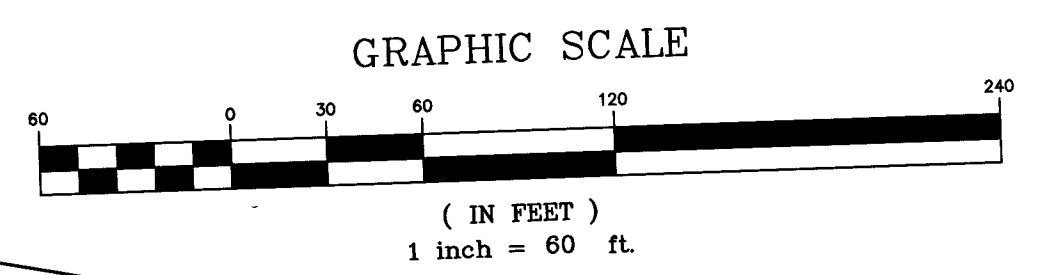


**JEA EASEMENT DETAIL**  
(NOT TO SCALE)

PREPARED BY  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
3751 SAN JOSE PLACE SUITE 15  
JACKSONVILLE, FLORIDA 32257  
904-279-0088  
LICENSED BUSINESS NO. 3857

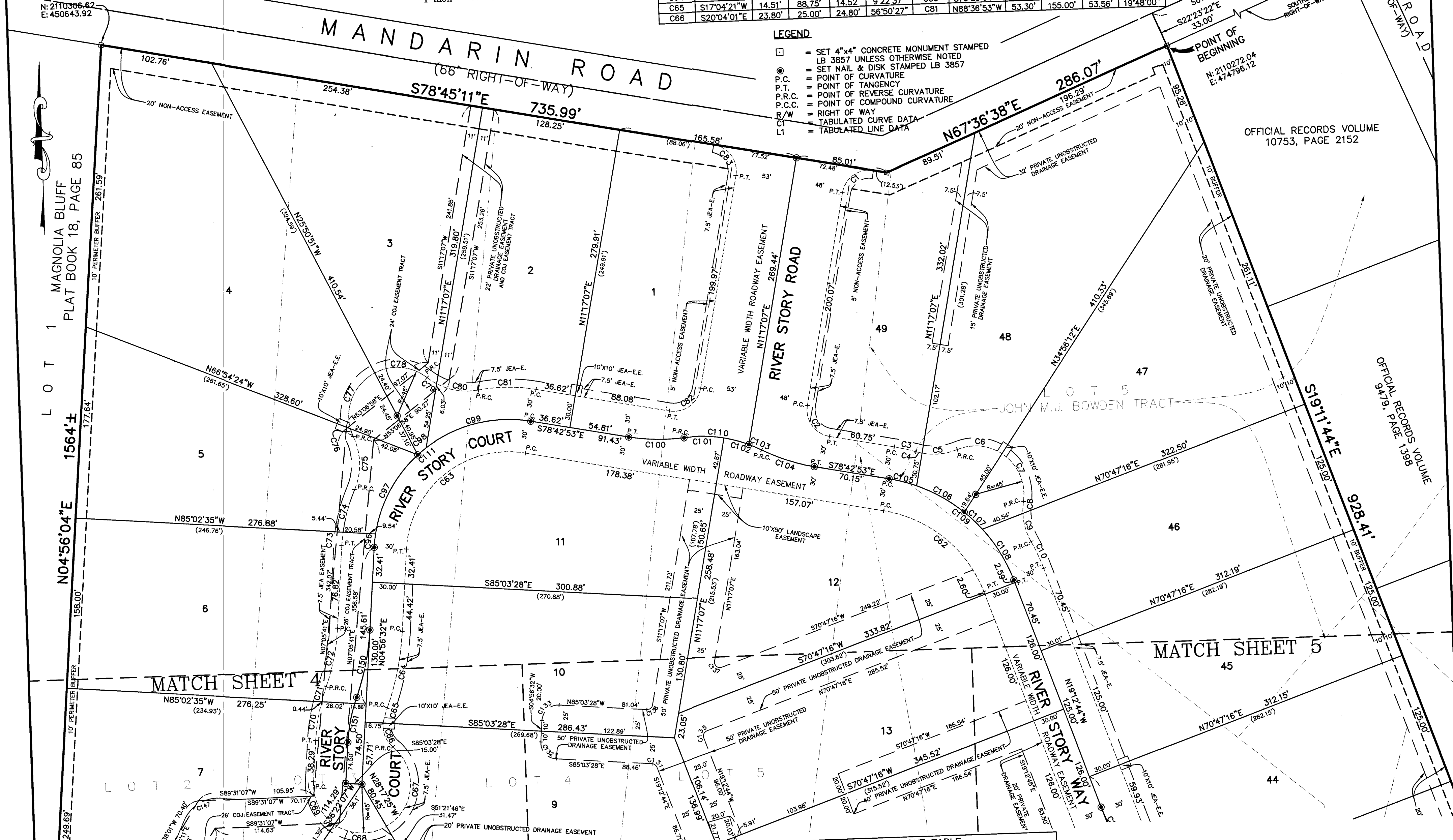
CITY DEVELOPMENT NUMBER 7180.003

**RIVER STORY**  
A PORTION OF SECTION 35, THE ALEXANDER CREIGHTON GRANT, SECTION 38, THE PETTY GRANT, AND SECTION 39, THE PETTY & CREIGHTON GRANT, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, ALSO LOTS 2, 3, 4 AND 5, MAGNOLIA BLUFF, AS SHOWN IN PLAT BOOK 18, PAGE 85 OF THE CURRENT PUBLIC RECORDS, ALSO BEING A PORTION OF LOTS 5, 6, AND 7, OF THE JOHN M. J. BOWDEN TRACT, AS SHOWN IN PLAT BOOK 2, PAGE 26, CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA.



CURVE TABLE					CURVE TABLE						
CURVE	DIRECTION	CHORD	RADIUS	LENGTH	DELTA	CURVE	DIRECTION	CHORD	RADIUS	LENGTH	DELTA
C1	S56°15'58"W	35.34'	25.00'	39.25'	89°57'42"	C67	N06°36'40"E	73.81'	45.00'	86.55'	110°11'49"
C2	S33°42'53"E	35.36'	25.00'	39.27'	90°00'00"	C68	S85°57'39"E	48.13'	45.00'	50.78'	64°39'33"
C3	N75°24'42"W	20.74'	180.00'	20.75'	83°36'23"	C69	S24°20'41"E	44.03'	45.00'	46.00'	58°34'25"
C4	S74°51'05"E	5.55'	58.00'	32.71'	5.55'	C70	S10°44'47"W	36.41'	180.00'	36.47'	113°36'30"
C5	N86°01'31"E	32.71'	45.00'	33.16'	32°45'38"	C71	S18°52'36"W	14.61'	180.00'	14.61'	161°53'37"
C6	N82°42'33"W	41.76'	45.00'	51.35'	65°22'51"	C72	N13°04'20"E	55.15'	185.00'	55.34'	4°35'11"
C7	N22°22'27"W	48.81'	45.00'	51.35'	11°09'	C73	S07°14'07"W	12.40'	155.00'	12.41'	151°24'49"
C8	S04°50'30"W	11.07'	58.00'	27.63'	27°17'41"	C74	S17°08'08"W	41.04'	60.00'	50.56'	48°17'04"
C9	S14°16'54"E	27.37'	58.00'	27.63'	27°17'41"	C75	N00°36'00"E	49.08'	60.00'	7.80'	9°56'01"
C10	N23°34'15"W	27.36'	180.00'	27.36'	180°00'00"	C76	S18°34'32"E	7.79'	45.00'	7.80'	9°56'01"
C11	N48°57'49"W	119.10'	120.00'	124.62'	59°30'09"	C77	S25°16'19"W	56.49'	45.00'	61.07'	77°45'41"
C12	S53°06'49"W	141.58'	95.00'	159.74'	98°20'55"	C78	N83°02'20"W	48.77'	45.00'	51.54'	65°37'02"
C13	N13°04'20"E	72.12'	255.00'	72.37'	161°53'37"	C79	S55°20'32"E	10.69'	60.00'	10.71'	101°3'28"
C14	S17°04'21"W	14.51'	88.75'	14.52'	92°22'37"	C80	S79°29'04"E	39.13'	60.00'	39.86'	38°03'38"
C15	S20°04'01"E	23.80'	25.00'	24.80'	56°50'27"	C81	N88°36'53"W	53.30'	155.00'	53.56'	19°48'00"

- LEGEND**
- = SET 4"x4" CONCRETE MONUMENT STAMPED LB 3857 UNLESS OTHERWISE NOTED
  - = SET NAIL & DISK STAMPED LB 3857
  - = POINT OF CURVATURE
  - = POINT OF TANGENCY
  - P.C.C. = POINT OF REVERSE CURVATURE
  - P.C.C. = POINT OF COMPOUND CURVATURE
  - R/W = RIGHT OF WAY
  - S/W = TABULATED CURVE DATA
  - LT = TABULATED LINE DATA



CURVE TABLE					CURVE TABLE						
CURVE	DIRECTION	CHORD	RADIUS	LENGTH	DELTA	CURVE	DIRECTION	CHORD	RADIUS	LENGTH	DELTA
C82	N56°17'07"E	35.36'	25.00'	39.27'	90°00'00"	C101	N87°08'00"W	36.64'	125.00'	36.77'	16°51'14"
C83	N33°44'00"W	35.37'	25.00'	39.29'	90°02'15"	C102	N70°17'16"W	36.60'	125.00'	36.73'	16°50'15"
C84	S07°47'08"W	94.81'	125.00'	97.25'	44°34'32"	C103	N64°47'42"W	12.76'	125.00'	12.77'	5°51'06"
C85	S27°13'48"W	83.22'	125.00'	84.84'	38°53'19"	C104	S70°17'31"E	51.27'	175.00'	51.45'	16°50'44"
C86	S51°49'51"W	10.09'	125.00'	4°37'35"	C105	N73°40'33"W	26.35'	150.00'	26.38'	10°04'40"	
C87	S77°42'53"W	99.97'	125.00'	102.85'	47°08'28"	C106	N58°59'53"W	50.23'	150.00'	50.47'	19°16'41"
						C107	N44°56'53"W	23.07'	150.00'	23.10'	8°49'20"

CURVE TABLE					CURVE TABLE						
CURVE	DIRECTION	CHORD	RADIUS	LENGTH	DELTA	CURVE	DIRECTION	CHORD	RADIUS	LENGTH	DELTA
C108	N29°52'28"W	55.51'	150.00'	55.83'	21°19'29"	C135	S25°47'16"W	7.07'	5.00'	7.85'	90°00'00"
C109	N48°57'49"W	148.87'	150.00'	155.78'	59°30'09"	C136	N53°06'49"E	6.67'	5.00'	7.30'	83°39'25"
C110	N81°38'26"W	60.14'	125.00'	60.74'	27°50'23"	C137	S48°57'49"E	8.68'	5.00'	10.52'	120°29'51"
C111	S53°06'49"W	186.29'	125.00'	210.19'	96°20'35"	C138	N13°04'20"E	63.64'	225.00'	63.85'	162°26'02"
C112	N52°08'06"W	5.44'	5.00'	5.75'	65°50'44"	C139	S40°03'28"E	21.21'	15.00'	23.56'	90°00'00"
C113	S49°56'32"W	21.21'	15.00'	23.56'	90°00'00"						

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ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
3751 SAN JOSE PLACE SUITE 15  
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LICENSED BUSINESS NO. 3857

CITY DEVELOPMENT NUMBER 7180.003

OFFICIAL RECORDS VOLUME 10753, PAGE 2152

OFFICIAL RECORDS VOLUME 9478, PAGE 1368

MATCH SHEET 5

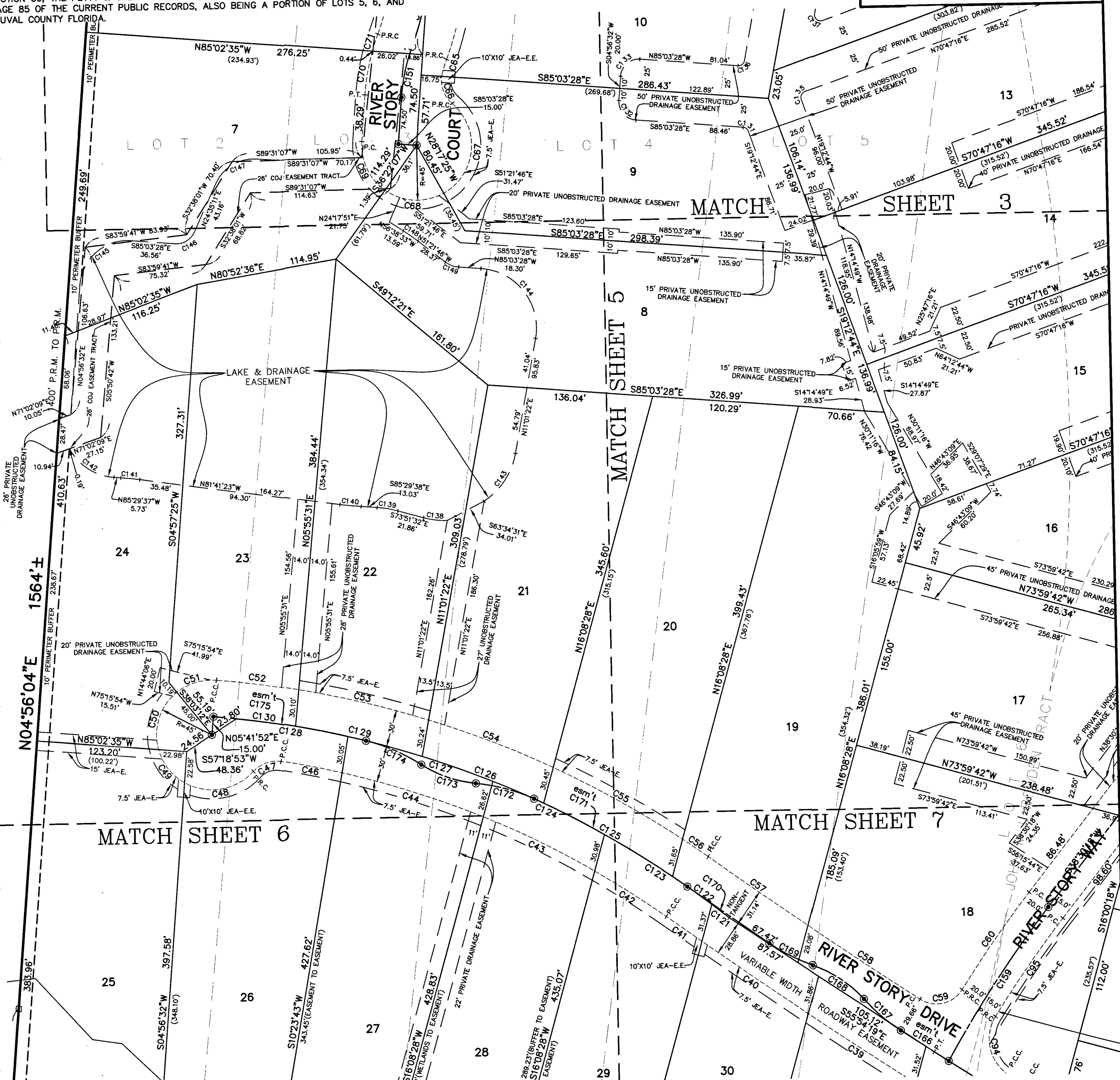
# RIVER STORY

A PORTION OF SECTION 35, THE ALEXANDER CREIGHTON GRANT, SECTION 36, THE PETTY GRANT, AND SECTION 39, THE PETTY & CREIGHTON GRANT, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, ALSO LOTS 2, 3, 4 AND 5, MAGNOLIA BLUFF, AS SHOWN IN PLAT BOOK 18, PAGE 85 OF THE CURRENT PUBLIC RECORDS, ALSO BEING A PORTION OF LOTS 5, 6, AND 7, OF THE JOHN M. J. BOWDEN TRACT, AS SHOWN IN PLAT BOOK 2, PAGE 26, CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA.

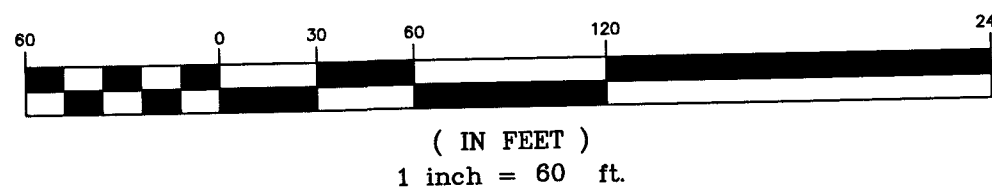
CURVE	DIRECTION	CHORD	RADIUS	LENGTH	DELTA
C39	S56°05'06"E	105.01'	4997.00'	105.01'	112°15'
C40	S54°32'36"E	105.75'	4997.00'	105.75'	112°45'
C41	S54°03'57"E	35.68'	4997.00'	35.68'	024°33'
C42	N56°30'12"W	69.60'	755.00'	69.60'	517°01'
C43	N63°00'41"W	101.82'	755.00'	101.90'	743°58'
C44	N71°28'30"W	121.02'	755.00'	121.15'	911°39'
C46	N77°59'30"W	50.58'	755.00'	50.59'	3°50'21"
C47	S71°24'05"W	24.00'	25.00'	25.03'	57°22'30"
C48	N81°38'17"E	56.55'	45.00'	61.14'	77°50'54"
C49	S36°58'34"E	34.39'	45.00'	35.28'	44°55'25"
C50	S18°42'59"W	49.32'	45.00'	52.20'	68°27'40"
C51	S73°49'20"W	33.53'	45.00'	34.36'	43°45'03"
C52	N81°56'00"W	67.38'	815.00'	67.40'	4°44'17"
C53	N75°43'30"W	109.14'	815.00'	109.22'	7°40'43"
C54	N68°02'47"W	109.14'	815.00'	109.22'	7°40'43"
C55	N59°55'47"W	121.57'	815.00'	121.69'	6°33'17"
C56	N54°45'25"W	25.48'	815.00'	25.48'	6°33'17"
C57	S54°28'21"E	99.59'	4937.00'	99.60'	109°21'
C58	S55°39'19"E	109.94'	4937.00'	109.94'	116°33'
C59	N78°22'16"E	35.56'	25.00'	39.56'	90°40'17"
C60	S35°46'13"W	97.33'	1020.00'	97.37'	5°28'10"
C65	S17°04'21"W	14.51'	88.75'	14.52'	9°22'37"
C66	S20°04'01"E	23.80'	25.00'	24.80'	56°50'27"
C67	N06°36'40"E	73.81'	45.00'	86.55'	110°11'49"
C68	S85°57'39"E	48.13'	45.00'	50.78'	64°39'33"
C69	S24°20'41"E	44.03'	45.00'	46.00'	58°34'25"
C70	S10°44'47"W	36.41'	180.00'	36.41'	113°36'30"
C71	S18°52'35"W	14.61'	180.00'	14.61'	43°39'07"
C94	S12°17'39"E	49.59'	35.00'	55.11'	90°12'50"
C95	S35°39'32"W	97.82'	985.00'	97.86'	54°1'32"
C121	N51°22'56"W	18.07'	785.00'	18.07'	119°07'
C122	N52°49'34"W	57.66'	785.00'	57.67'	41°2'34"
C123	N55°52'47"W	105.13'	785.00'	105.21'	7°40'45"
C124	N63°25'57"W	101.68'	785.00'	101.75'	7°25'36"
C125	N59°22'58"W	121.87'	785.00'	121.99'	8°54'14"
C126	N67°43'26"W	106.49'	785.00'	106.57'	7°46'43"
C127	N71°40'36"W	124.02'	785.00'	124.15'	9°03'41"
C128	N79°34'26"W	92.20'	785.00'	92.25'	8°43'59"
C129	N75°30'09"W	106.49'	785.00'	106.57'	7°46'42"
C130	N81°09'57"W	48.62'	785.00'	48.62'	3°32'56"
C131	N52°08'06"W	5.44'	5.00'	5.75'	85°50'44"
C132	S40°03'28"E	21.21'	15.00'	23.56'	90°00'00"
C133	S49°58'32"W	21.21'	15.00'	23.56'	90°00'00"
C135	S25°47'16"W	7.07'	5.00'	7.85'	90°00'00"
C136	N53°06'49"E	6.67'	5.00'	7.30'	83°39'25"
C137	S48°57'49"E	8.68'	5.00'	10.52'	120°29'51"
C138	S82°24'42"E	19.33'	65.00'	19.41'	17°06'19"
C139	N79°40'36"W	17.23'	85.00'	17.26'	11°38'06"
C140	S83°35'30"E	17.59'	265.00'	17.59'	3°48'15"
C141	N83°35'30"W	15.60'	235.00'	15.60'	3°48'14"
C142	S56°13'24"E	43.41'	45.00'	45.29'	57°40'08"
C143	N34°20'54"E	46.72'	59.00'	48.04'	46°39'04"
C144	N37°01'03"W	72.87'	59.00'	82.17'	96°04'51"
C145	S49°58'32"W	55.15'	39.00'	61.26'	90°00'00"
C146	N59°45'51"E	18.44'	16.00'	19.65'	70°21'21"
C147	S59°45'51"W	39.18'	34.00'	41.75'	70°21'21"
C148	N54°00'10"W	14.65'	159.00'	14.65'	5°16'47"
C149	S68°12'37"E	11.59'	20.00'	11.76'	33°41'42"
C150	N13°04'20"E	63.64'	225.00'	63.85'	16°26'02"
C151	N13°04'20"E	42.43'	150.00'	42.57'	16°26'02"
C166	S58°34'04"E	46.76'	4967.00'	46.76'	00°32'22"
C167	S48°40'22"E	39.81'	150.00'	39.93'	15°15'02"
C168	N55°33'11"W	50.09'	100.00'	50.64'	29°00'42"
C169	S62°26'01"E	39.81'	150.00'	39.93'	15°15'02"
C170	S54°20'05"E	82.89'	4967.00'	82.09'	00°56'49"
C171	N59°09'52"W	145.11'	785.00'	145.31'	10°36'22"
C172	N73°58'06"W	49.35'	150.00'	49.57'	18°56'06"
C173	S89°47'08"E	47.09'	100.00'	47.53'	27°13'59"
C174	N65°38'11"W	49.35'	150.00'	49.57'	18°56'05"
C175	N79°42'11"W	125.89'	785.00'	126.03'	09°11'54"

MAGNOLIA BLUFF  
PLAT BOOK 18, PAGE 85

LOT 1



GRAPHIC SCALE



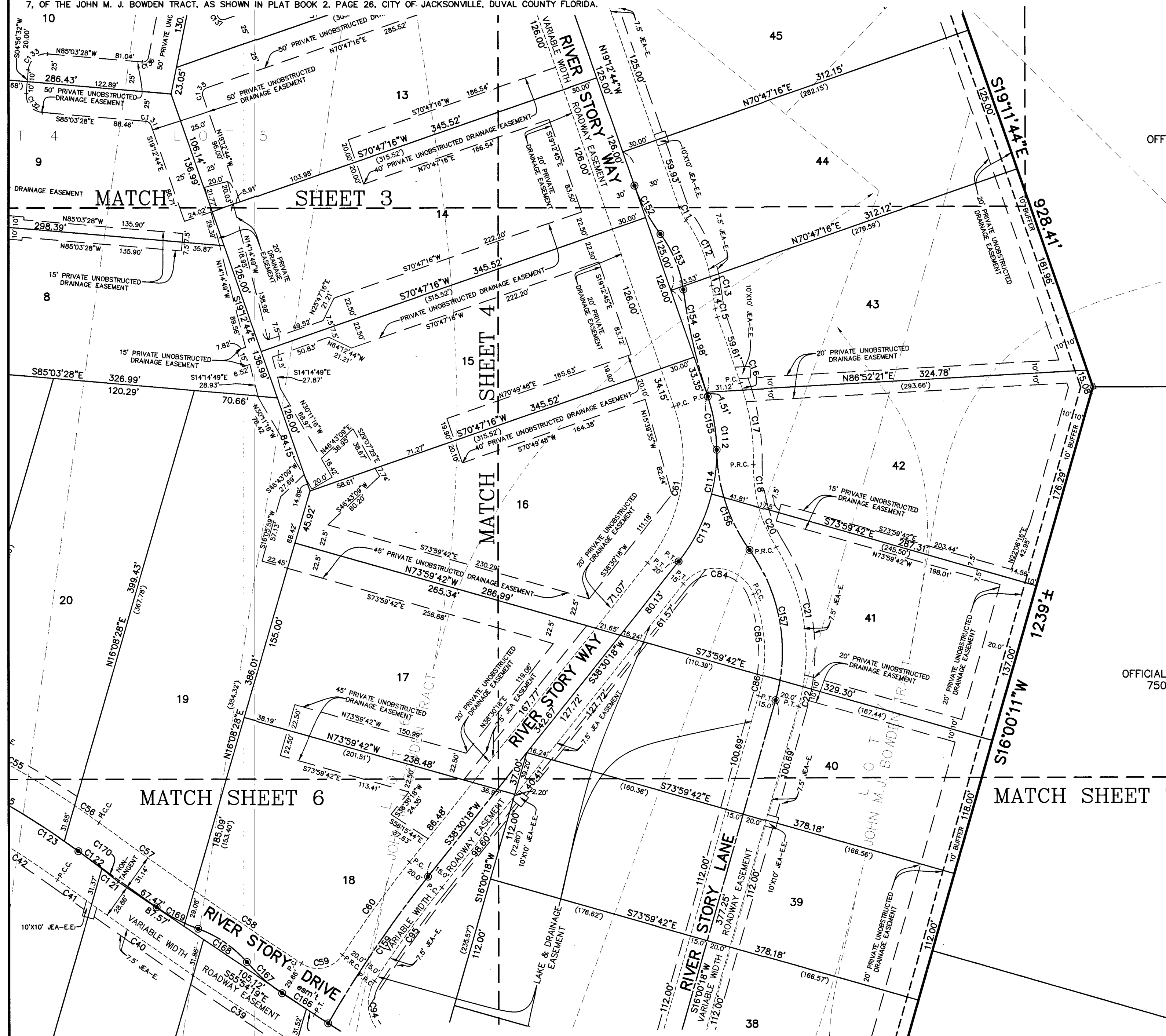
- LEGEND**
- = SET 4"x4" CONCRETE MONUMENT STAMPED LB 3857 UNLESS OTHERWISE NOTED
  - = SET NAIL & DISK STAMPED LB 3857
  - P.C. = POINT OF CURVATURE
  - P.T. = POINT OF TANGENCY
  - P.R.C. = POINT OF REVERSE CURVATURE
  - P.C.C. = POINT OF COMPOUND CURVATURE
  - R/W = RIGHT OF WAY
  - CI = TABULATED CURVE DATA
  - L1 = TABULATED LINE DATA

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CITY DEVELOPMENT NUMBER 7180.003

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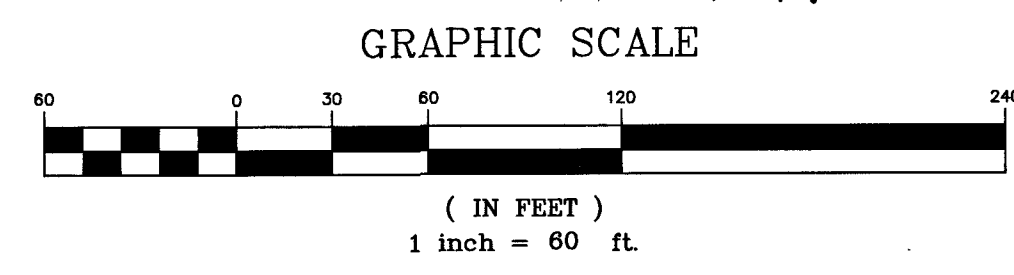
OFFICIAL RECORDS VOLUME 6898, PAGE 2190

OFFICIAL RECORDS VOLUME 7503, PAGE 2334

CURVE	DIRECTION	CHORD	RADIUS	LENGTH	DELTA
C11	S27°16'44"E	13.19'	47.00'	13.23'	16°07'59"
C12	N23°15'26"W	52.14'	124.50'	52.53'	241°03'33"
C13	N09°22'21"W	7.81'	124.50'	7.81'	3°35'38"
C14	S08°45'58"E	19.76'	475.50'	19.76'	2°22'53"
C15	S14°35'04"E	7.58'	47.00'	7.59'	91°52'20"
C16	N18°18'33"W	6.31'	200.00'	6.31'	144°2'23"
C17	N08°09'26"W	64.29'	200.00'	64.57'	187°29'51"
C18	S07°00'23"E	36.62'	130.00'	36.75'	161°14'44"
C19	N21°16'01"W	17.83'	130.00'	798.97'	352°08'07"
C20	S23°20'29"E	37.25'	130.00'	37.38'	16°28'29"
C21	N10°42'34"W	121.12'	170.00'	123.84'	41°44'19"
C22	N13°04'57"E	17.34'	170.00'	17.34'	5°50'42"
C39	S56°05'06"E	105.01'	4997.00'	105.01'	112°15'
C40	S54°52'36"E	105.75'	4997.00'	105.75'	112°45'
C41	S54°03'57"E	35.68'	4997.00'	35.68'	024°33'
C42	N56°30'12"W	69.60'	755.00'	69.62'	517°01'
C55	N59°55'47"W	121.57'	815.00'	121.69'	83°31'57"
C56	N54°45'25"W	25.48'	815.00'	25.48'	147°22'
C57	S54°26'21"E	99.59'	4937.00'	99.60'	109°21'
C58	S55°39'19"E	109.94'	4937.00'	109.94'	116°33'
C59	N78°22'16"E	35.56'	25.00'	39.56'	90°40'17"
C60	S35°46'13"W	97.33'	1020.00'	97.37'	5°28'10"
C61	N09°38'47"E	135.14'	140.00'	141.03'	57°43'02"
C84	N81°28'02"W	60.64'	35.00'	73.34'	120°03'21"
C85	N06°24'04"W	70.05'	135.00'	70.87'	30°04'35"
C86	N12°19'16"E	17.35'	135.00'	17.36'	7°22'06"
C94	S12°17'39"E	49.59'	35.00'	55.11'	90°12'50"
C95	S35°39'32"W	97.82'	985.00'	97.86'	841°32'
C112	N02°40'04"W	85.43'	150.00'	86.53'	33°59'22"
C113	N28°11'28"E	63.98'	150.00'	64.48'	24°37'41"
C114	N09°38'47"E	144.80'	150.00'	151.10'	57°43'03"
C121	N51°22'50"W	18.07'	785.00'	18.07'	119°07'
C122	N52°49'34"W	57.66'	785.00'	57.67'	412°34'
C123	N55°52'47"W	105.13'	785.00'	105.21'	74°04'56"
C131	N52°08'06"W	5.44'	5.00'	5.75'	65°50'44"
C132	S40°03'28"E	21.21'	15.00'	23.56'	90°00'00"
C133	S49°56'32"W	21.21'	15.00'	23.56'	90°00'00"
C135	S25°47'16"W	7.07'	5.00'	7.85'	90°00'00"
C136	N53°06'49"E	6.67'	5.00'	7.30'	83°39'25"
C137	S48°57'49"E	8.68'	5.00'	10.52'	120°29'51"
C152	S28°13'08"E	46.97'	150.00'	47.18'	18°00'48"
C153	N22°24'02"W	51.77'	100.00'	51.75'	29°39'00"
C154	S12°56'53"E	93.61'	500.00'	93.77'	10°44'42"
C155	N09°29'33"W	46.04'	150.00'	46.22'	17°39'22"
C156	S18°04'54"E	89.80'	150.00'	91.20'	34°50'06"
C157	N09°44'50"W	130.34'	150.00'	134.84'	51°30'16"
C158	N22°03'46"E	52.77'	250.00'	52.86'	12°06'55"
C159	S34°11'04"W	150.67'	1000.00'	150.81'	08°38'27"
C160	S63°40'56"E	94.37'	1500.00'	94.39'	03°36'19"
C161	S60°40'41"E	62.91'	1500.00'	62.92'	0224°12'
C162	S50°02'24"E	48.48'	150.00'	48.69'	18°35'59"
C163	N58°26'10"W	60.79'	100.00'	61.77'	35°33'30"
C164	S66°49'55"E	48.48'	150.00'	48.69'	18°35'59"
C165	S57°11'05"E	60.23'	4967.00'	60.23'	00°41'41"
C166	S56°34'04"E	46.76'	4967.00'	46.76'	00°32'22"
C167	S48°40'22"E	39.81'	150.00'	39.93'	15°15'02"
C168	N55°33'11"W	50.09'	100.00'	50.64'	29°00'42"
C169	S62°26'01"E	39.81'	150.00'	39.93'	15°15'02"
C170	S54°20'05"E	82.89'	4967.00'	82.09'	00°56'49"

- LEGEND**
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  - ⊙ = SET NAIL & DISK STAMPED LB 3857
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  - P.T. = POINT OF TANGENCY
  - P.R.C. = POINT OF REVERSE CURVATURE
  - P.C.C. = POINT OF COMPOUND CURVATURE
  - R/W = RIGHT OF WAY
  - C1 = TABULATED CURVE DATA
  - L1 = TABULATED LINE DATA

PREPARED BY  
 ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
 3751 SAN JOSE PLACE SUITE 15  
 JACKSONVILLE, FLORIDA 32257  
 904-279-0088  
 LICENSED BUSINESS NO. 3857



# RIVER STORY

A PORTION OF SECTION 35, THE ALEXANDER CREIGHTON GRANT, SECTION 38, THE PETTY GRANT, AND SECTION 39, THE PETTY & CREIGHTON GRANT, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, ALSO LOTS 2, 3, 4 AND 5, MAGNOLIA BLUFF, AS SHOWN IN PLAT BOOK 18, PAGE 85 OF THE CURRENT PUBLIC RECORDS, ALSO BEING A PORTION OF LOTS 5, 6, AND 7, OF THE JOHN M. J. BOWDEN TRACT, AS SHOWN IN PLAT BOOK 2, PAGE 26, CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA.

MAGNOLIA BLUFF  
PLAT BOOK 18, PAGE 85

LOT 1

MATCH SHEET 4

MATCH SHEET 5

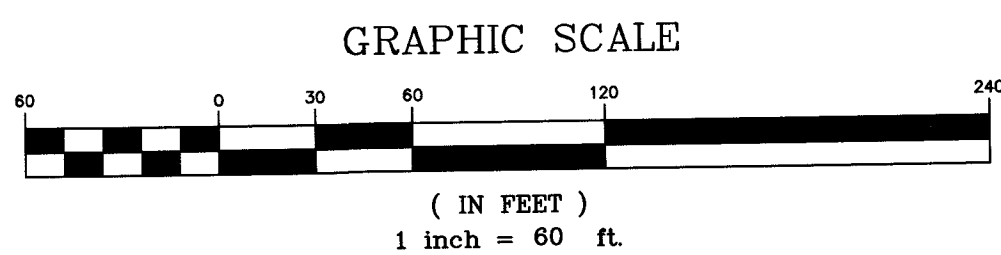


LINE	DIRECTION	LENGTH
L1	N10°23'43"E	32.71'
L2	S58°01'59"E	41.07'
L3	S70°11'05"E	29.31'
L4	S59°38'31"E	41.48'
L5	S53°22'55"E	30.72'
L6	S57°45'03"E	33.90'
L7	S50°05'14"E	34.17'
L8	S57°05'32"E	27.25'
L9	S25°17'46"E	47.47'

CURVE	DIRECTION	CHORD	RADIUS	LENGTH	DELTA
C36	S58°28'41"E	103.71'	4997.00'	103.72'	1°11'21"
C37	S57°17'07"E	104.33'	4997.00'	104.34'	1°11'47"
C38	N56°05'06"W	4.08'	4997.00'	81393.00'	359°57'12"
C39	S56°05'06"E	105.01'	4997.00'	105.01'	1°12'15"
C40	S54°52'38"E	105.75'	4997.00'	105.75'	1°12'45"
C41	S54°03'57"E	35.88'	4997.00'	35.88'	0°24'33"
C42	N56°30'17"W	69.60'	755.00'	69.62'	5°17'01"
C43	N63°00'41"W	101.82'	755.00'	101.90'	7°43'58"
C56	N54°45'25"W	25.48'	815.00'	25.48'	1°47'28"
C57	S54°26'21"E	99.59'	4937.00'	99.60'	1°09'21"
C58	S55°39'19"E	109.94'	4937.00'	109.94'	1°16'33"
C59	N78°22'16"E	35.56'	25.00'	39.56'	90°40'17"
C60	S35°46'13"W	97.33'	1020.00'	97.37'	5°28'10"
C90	N58°26'10"W	70.82'	116.50'	71.96'	35°23'30"
C91	S74°43'43"E	6.54'	133.50'	6.54'	2°48'22"
C92	S65°28'44"E	36.68'	133.50'	36.80'	15°47'37"
C93	S57°28'00"E	11.32'	4950.50'	11.32'	0°07'52"
C94	S121°7'39"E	49.89'	35.00'	55.11'	90°12'50"
C95	S35°39'32"W	97.82'	985.00'	97.88'	5°41'32"
C117	S58°22'58"E	103.76'	4967.00'	103.76'	1°11'49"
C119	S57°20'59"E	116.92'	4967.00'	116.92'	1°20'55"
C120	S57°13'47"E	96.14'	4967.00'	96.15'	1°06'33"
C121	N51°22'50"W	18.07'	785.00'	18.07'	1°19'07"
C122	N52°49'34"W	57.66'	785.00'	57.67'	4°12'34"
C123	N55°52'47"W	105.13'	785.00'	105.21'	7°40'45"
C125	N59°22'58"W	121.87'	785.00'	121.99'	8°54'14"
C163	N58°26'10"W	60.79'	100.00'	61.77'	35°23'30"
C164	S66°49'55"E	48.48'	150.00'	48.69'	18°35'59"
C165	S57°11'05"E	60.23'	4967.00'	60.23'	0°41'41"
C166	S56°34'04"E	46.76'	4967.00'	46.76'	0°32'22"
C167	S48°40'22"E	39.81'	150.00'	39.93'	15°15'02"
C168	N53°33'11"W	50.09'	100.00'	50.64'	29°00'42"
C169	S62°26'01"E	39.81'	150.00'	39.93'	15°15'02"
C170	S54°20'05"E	82.89'	4967.00'	82.09'	0°56'49"

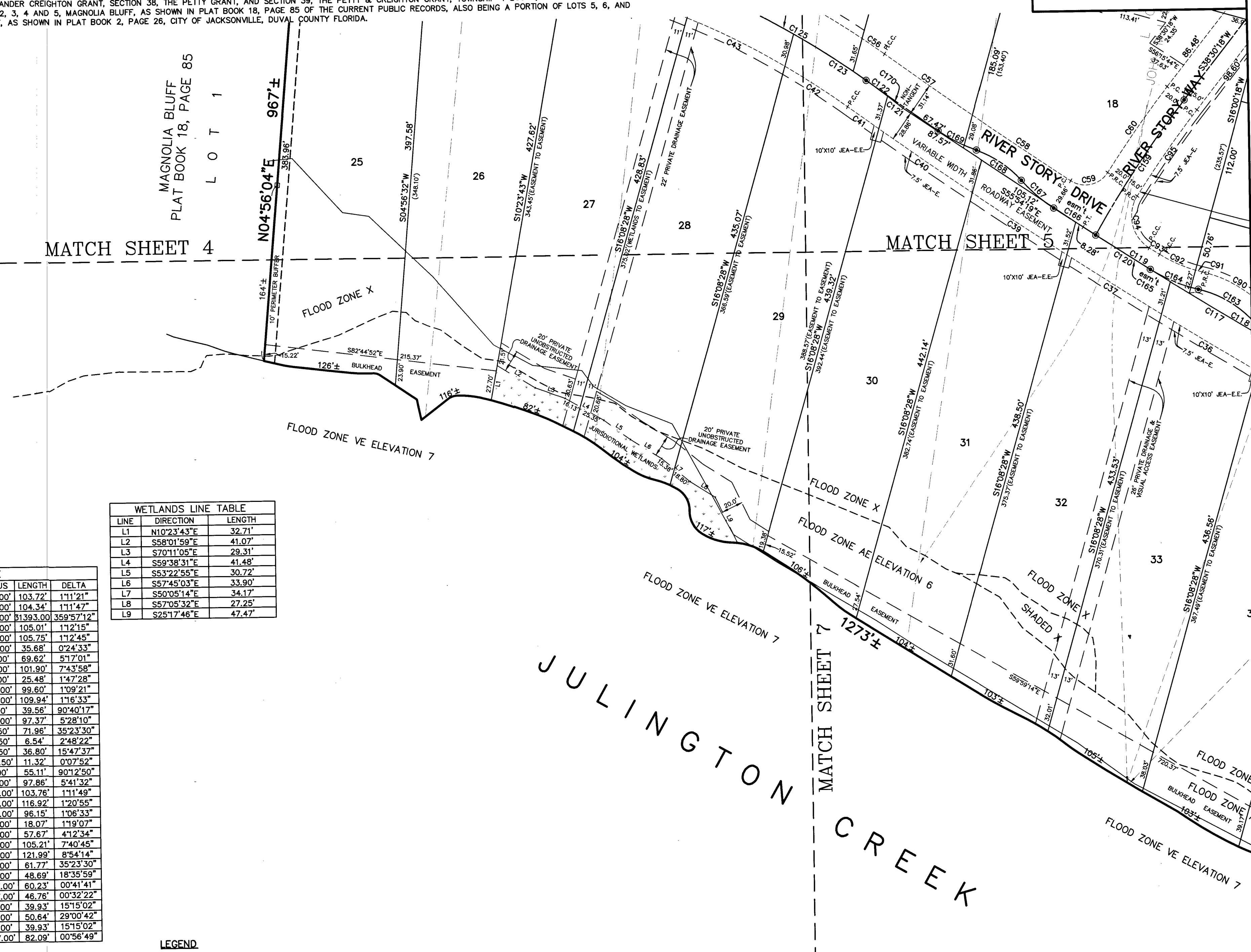
### LEGEND

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- P.C.C. = POINT OF COMPOUND CURVATURE
- R/W = RIGHT OF WAY
- CI = TABULATED CURVE DATA
- L1 = TABULATED LINE DATA



CITY DEVELOPMENT NUMBER 7180.003

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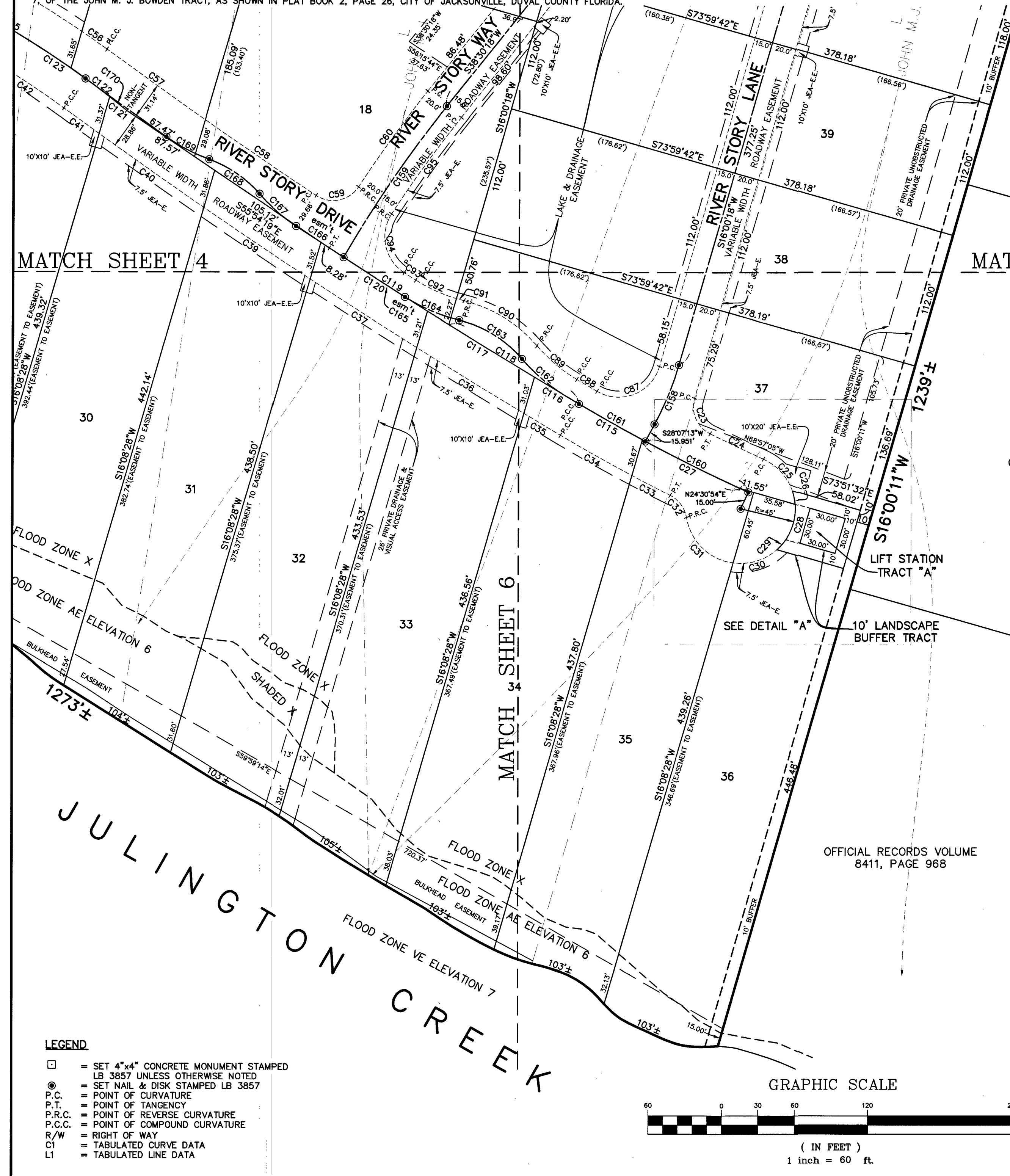


# RIVER STORY

A PORTION OF SECTION 35, THE ALEXANDER CREIGHTON GRANT, SECTION 38, THE PETTY GRANT, AND SECTION 39, THE PETTY & CREIGHTON GRANT, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO LOTS 2, 3, 4 AND 5, MAGNOLIA BLUFF, AS SHOWN IN PLAT BOOK 18, PAGE 85 OF THE CURRENT PUBLIC RECORDS, ALSO BEING A PORTION OF LOTS 5, 6, AND 7, OF THE JOHN M. J. BOWDEN TRACT, AS SHOWN IN PLAT BOOK 2, PAGE 26, CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA.

MAP BOOK 68 PAGE 140

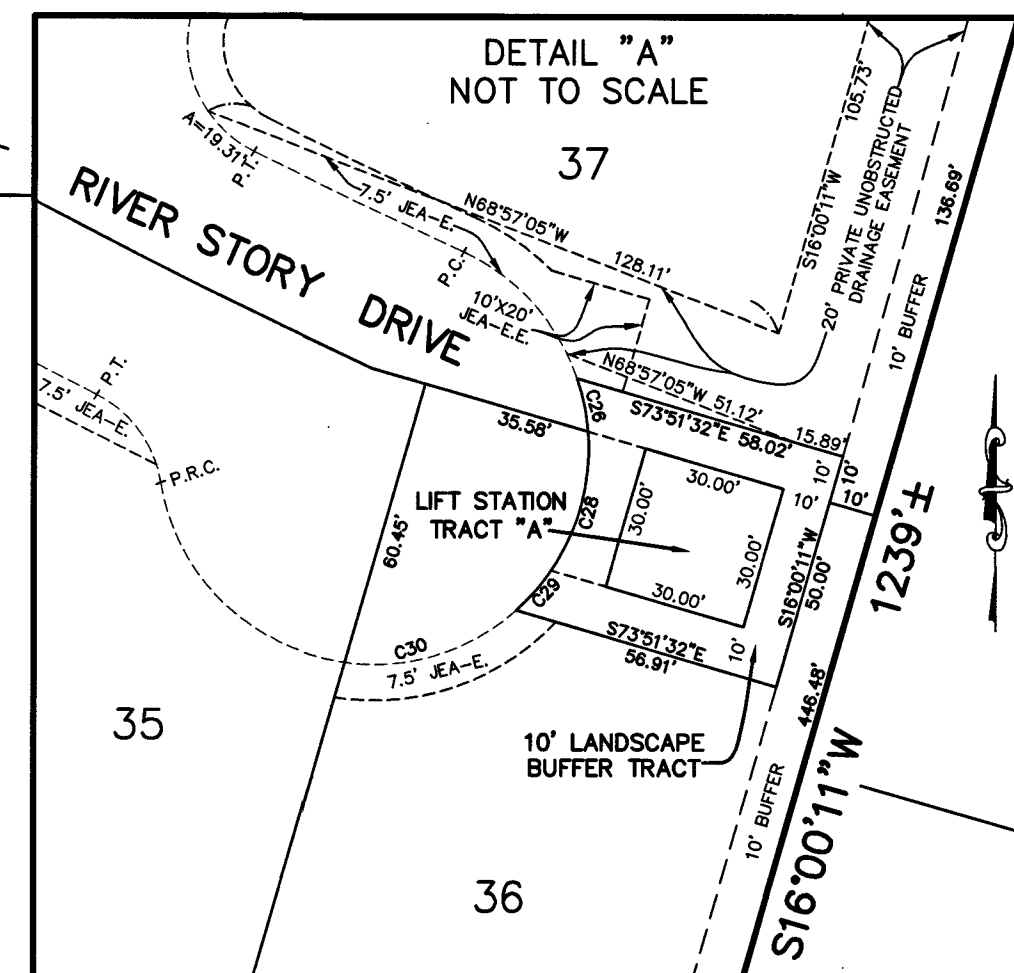
SHEET 7 OF 7 SHEETS



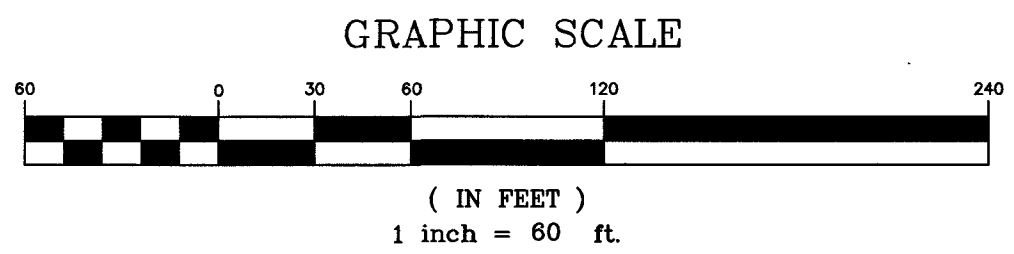
OFFICIAL RECORDS VOLUME 7503, PAGE 2334

OFFICIAL RECORDS VOLUME 6614, PAGE 2371

OFFICIAL RECORDS VOLUME 8411, PAGE 968



CURVE TABLE					CURVE TABLE						
CURVE	DIRECTION	CHORD	RADIUS	LENGTH	DELTA	CURVE	DIRECTION	CHORD	RADIUS	LENGTH	DELTA
C23	S23°47'38"E	32.00'	25.00'	34.73'	79°35'52"	C158	N22°03'46"E	52.77'	250.00'	52.86'	12°08'55"
C24	S64°32'20"E	48.54'	1470.00'	48.55'	1°53'32"	C159	S34°11'04"W	150.67'	1000.00'	150.81'	08°38'27"
C25	N42°15'28"W	35.49'	45.00'	36.49'	46°27'17"	C160	S63°40'56"E	94.37'	1500.00'	94.39'	03°36'19"
C26	N11°48'17"W	11.32'	45.00'	11.35'	14°27'08"	C161	S60°40'41"E	62.91'	1500.00'	62.92'	02°24'12"
C27	S63°29'18"E	89.92'	1500.00'	89.94'	3°26'07"	C162	S50°02'24"E	48.48'	150.00'	48.69'	18°35'59"
C28	N14°53'49"E	30.01'	45.00'	30.59'	38°57'07"	C163	N58°26'10"W	60.79'	100.00'	61.77'	35°23'30"
C29	N41°25'55"E	11.06'	45.00'	11.09'	14°07'04"	C164	S68°49'55"E	48.48'	150.00'	48.69'	18°35'59"
C30	N73°09'27"E	37.56'	45.00'	38.75'	49°20'00"	C165	S57°11'05"E	60.23'	4967.00'	60.23'	00°41'41"
C31	S45°42'57"E	53.49'	45.00'	57.27'	72°55'13"	C166	S58°34'04"E	46.76'	4967.00'	46.76'	00°32'22"
C32	N38°17'53"W	22.73'	25.00'	23.60'	54°05'06"	C167	S48°40'22"E	39.81'	150.00'	39.93'	15°15'02"
C33	S62°40'33"E	35.49'	1530.00'	35.49'	1°19'45"	C168	N55°33'11"W	50.09'	100.00'	50.64'	29°00'42"
C34	S60°44'38"E	67.68'	1530.00'	67.69'	2°32'05"	C169	S62°26'01"E	39.81'	150.00'	39.93'	15°15'02"
C35	S59°16'28"E	35.22'	4997.00'	35.22'	0°24'14"	C170	S54°20'05"E	82.89'	4967.00'	82.09'	00°56'49"
C36	S58°28'41"E	103.71'	4997.00'	103.72'	1°11'21"						
C37	S57°17'07"E	104.33'	4997.00'	104.34'	1°11'47"						
C39	S56°05'06"E	105.01'	4997.00'	105.01'	1°12'15"						
C40	S54°52'36"E	105.75'	4997.00'	105.75'	1°12'45"						
C41	S54°03'57"E	35.68'	4997.00'	35.68'	0°24'33"						
C42	N56°30'12"W	69.60'	755.00'	69.62'	5°17'01"						
C56	N54°45'25"W	25.48'	815.00'	25.48'	1°47'28"						
C57	S54°28'21"E	99.59'	4937.00'	99.60'	1°09'21"						
C58	S55°39'19"E	109.94'	4937.00'	109.94'	1°16'33"						
C59	N78°22'16"E	35.56'	25.00'	39.56'	90°40'17"						
C60	S35°46'13"W	97.33'	1020.00'	97.37'	5°28'10"						
C87	N68°13'15"E	55.32'	35.00'	63.79'	104°25'54"						
C88	S59°27'06"E	19.32'	4950.48'	19.32'	0°13'25"						
C89	S50°02'24"E	43.15'	133.50'	43.34'	18°35'59"						
C90	N58°26'10"W	70.82'	116.50'	71.96'	35°23'30"						
C91	S74°43'43"E	6.54'	133.50'	6.54'	2°48'22"						
C92	S65°25'44"E	36.68'	133.50'	36.80'	15°47'37"						
C93	S57°28'00"E	11.32'	4950.50'	11.32'	0°07'52"						
C94	S12°17'39"E	49.59'	35.00'	55.11'	90°12'50"						
C95	S35°39'32"W	97.82'	985.00'	97.86'	5°41'32"						
C115	S80°37'25"E	60.06'	1500.00'	60.06'	2°17'39"						
C116	S58°13'44"E	42.93'	4967.00'	42.93'	0°29'43"						
C117	S58°22'58"E	103.76'	4967.00'	103.76'	1°11'49"						
C118	S58°45'01"E	125.91'	4967.00'	125.91'	1°27'09"						
C119	S57°20'59"E	116.92'	4967.00'	116.92'	1°20'55"						
C120	S57°13'47"E	96.14'	4967.00'	96.15'	1°06'33"						
C121	N51°22'50"W	18.07'	785.00'	18.07'	1°19'07"						
C122	N52°49'34"W	57.66'	785.00'	57.67'	4°12'34"						
C123	N55°52'47"W	105.13'	785.00'	105.21'	7°40'45"						



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