

RIVERGATE ~ UNIT ONE

A PORTION OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 20 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

A SUBDIVISION OF A PART OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 20 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF LOT 12, BLOCK 6, AS SHOWN ON PLAT OF MANDARIN POINT, AS RECORDED IN PLAT BOOK 35, PAGES 68, 68A, AND 68B, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA. FROM THE POINT OF BEGINNING THUS DESCRIBED RUN N. 85° 45' 30" W., ALONG THE SOUTHERLY LINE OF SAID BLOCK 6, AS SHOWN ON MAP OF MANDARIN POINT, A DISTANCE OF 1198.05' TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF MANDARIN ROAD, A 60' RIGHT OF WAY AS NOW ESTABLISHED; THENCE S. 4° 16' 40" W., ALONG SAID EASTERLY RIGHT OF WAY LINE OF MANDARIN ROAD, A DISTANCE OF 816.56'; THENCE N. 88° 14' 31" E., A DISTANCE OF 1242.26' TO A POINT IN THE SOUTHEASTERLY LINE OF SAID SECTION 14; THENCE N. 65° 33' 31" E., ALONG THE SAID SOUTHEASTERLY LINE OF SECTION 14, A DISTANCE OF 268.0'; THENCE N. 24° 26' 29" W., A DISTANCE OF 170.0'; THENCE N. 65° 33' 31" E., A DISTANCE OF 52.0'; THENCE N. 24° 26' 29" W., A DISTANCE OF 127.87'; THENCE N. 4° 14' 30" E., A DISTANCE OF 467.91' TO A POINT IN A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 192.0'; THENCE NORTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 60.45', SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N. 58° 15' 16" E., 66.12'; THENCE N. 40° 22' 30" W., A DISTANCE OF 86.17'; THENCE N. 11° 06' 07" W., A DISTANCE OF 113.65' TO A POINT IN THE NORTHWESTERLY LINE OF SAID SECTION 14; THENCE S. 64° 04' 34" W., ALONG THE SAID NORTHWESTERLY LINE OF SAID SECTION 14, A DISTANCE OF 120.0' TO A POINT IN THE NORTHEASTERLY RIGHT OF WAY LINE OF SILVER OAK DRIVE, A 60' RIGHT OF WAY AS SHOWN ON SAID PLAT OF MANDARIN POINT; THENCE S. 15° 45' 15" E., ALONG THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF SILVER OAK DRIVE, A DISTANCE OF 10.75' TO THE POINT OF CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 454.91'; THENCE SOUTHEASTERLY ALONG AND AROUND SAID CURVE AND AROUND AND AROUND SAID NORTHEASTERLY RIGHT OF WAY LINE OF SILVER OAK DRIVE, AN ARC DISTANCE OF 138.40' THE POINT OF A REVERSE CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S. 7° 08' 40" E., 137.82'; SAID REVERSE CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.0'; THENCE SOUTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 38.06' TO THE POINT OF TANGENCY OF SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S. 42° 00' 27" E., 34.49'; THENCE S. 85° 45' 30" E., ALONG THE NORTHERLY RIGHT OF WAY LINE OF MANDARIN POINT LANE SOUTH, A DISTANCE OF 0.50'; THENCE S. 4° 14' 30" W., A DISTANCE OF 60.0' TO THE POINT OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.0'; THENCE SOUTHWESTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 34.27', SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S. 44° 14' 47" W., 35.36'; THENCE N. 85° 45' 30" W., A DISTANCE OF 60.0' TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF SAID SILVER OAK DRIVE; THENCE S. 4° 14' 30" W., ALONG THE EASTERLY LINE OF THE AFOREMENTIONED LOT 12, BLOCK 6, MANDARIN POINT, A DISTANCE OF 134.60' TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 24.174 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT RIVERGATE 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 RIVERGATE UNIT ONE, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS, AND THAT ALL LANES AND DRIVES AND EASEMENTS FOR DRAINAGE, UTILITIES, SEWERS AND NON-ACCESS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND ITS SUCCESSORS.

IN WITNESS WHEREOF, RIVERGATE DEVELOPMENT, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 22ND DAY OF SEPT. A.D., 1980

W.J. Frazier
W.J. FRAZIER, PRESIDENT

D.W. Hutson
D.W. HUTSON, SECRETARY

William M. Hood Jr.
WITNESS

Thomas W. Warden
WITNESS

William M. Hood Jr.
WITNESS

Thomas W. Warden
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF SEPT. A.D., 1980 BY W.J. FRAZIER, PRESIDENT AND D.W. HUTSON, SECRETARY, RIVERGATE DEVELOPMENT, INC.

Diane W. Hood
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE MY COMMISSION EXPIRES FEB. 7, 1981

MORTGAGEE CONSENT

THE MORTGAGEE CONSENTS AND AGREES TO THE LAND INCLUDED IN THIS PLAT, AND TO THE DEDICATION SHOWN HEREON AND FURTHER, SHOULD IT BECOME NECESSARY TO FORECLOSE THE MORTGAGE COVERING THE SAID LANDS, THAT ALL PIECES AND PARCELS DEDICATED, OR OFFERED FOR DEDICATION TO THE PUBLIC, WILL BE EXCLUDED FROM THE SUIT AND THE DEDICATION WILL REMAIN IN FULL FORCE.

IN WITNESS WHEREOF JACKSONVILLE NATIONAL BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED THIS 9 DAY OF SEPT. A.D., 1980

James Putnal
JAMES PUTNAL, VICE PRESIDENT

Molly O'Donnell
WITNESS

Paul S. Crawford
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF SEPT. A.D., 1980 BY JAMES PUTNAL, VICE PRESIDENT OF THE JACKSONVILLE NATIONAL BANK.

Paula D. Harrel
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE MY COMMISSION EXPIRES 6/1/81

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT RIVERGATE DEVELOPMENT, INC. HAS FURNISHED THE CITY OF JACKSONVILLE A BOND WITH A LETTER OF CREDIT AS SURETY THAT THE PROPOSED IMPROVEMENTS IN PUBLIC SPACE SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS; SAID LETTER OF CREDIT IS EQUIVALENT TO ONE HUNDRED PERCENT ENGINEERING COST AND ESTIMATED CONSTRUCTION COST THIS 1ST DAY OF DEC. A.D., 1980

Albert J. Kinard
DIRECTOR OF PUBLIC WORKS

W.J. Frazier
W.J. FRAZIER, PRESIDENT

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, PURSUANT TO ORDINANCE NO. 80-1255-609 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 31ST DAY OF DECEMBER, A.D., 1980

Jack M. Godbold
MAYOR OF THE CITY OF JACKSONVILLE

Rayford C. Evans
SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 37 PAGES 57-57A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 8TH DAY OF DEC. A.D., 1980

S. Morgan Slaughter
CLERK

Robert C. Forbes
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER No. 117 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 LAWS AND THAT ALL THE ZONING RULES AND REGULATIONS OF THE CITY OF JACKSONVILLE, FLORIDA, CURRENTLY IN EFFECT HAVE BEEN COMPLIED WITH. SIGNED THIS 4TH DAY OF NOV. A.D., 1980.

James D. Harrison, Jr.
JAMES D. HARRISON, JR.
REG. LAND SURVEYOR No. 2641 FLA.

PREPARED BY:
JIM HARRISON AND ASSOCIATES, INC.
LAND SURVEYORS
JACKSONVILLE, FLORIDA

APPROVED
DATE: NOVEMBER 14, 1980

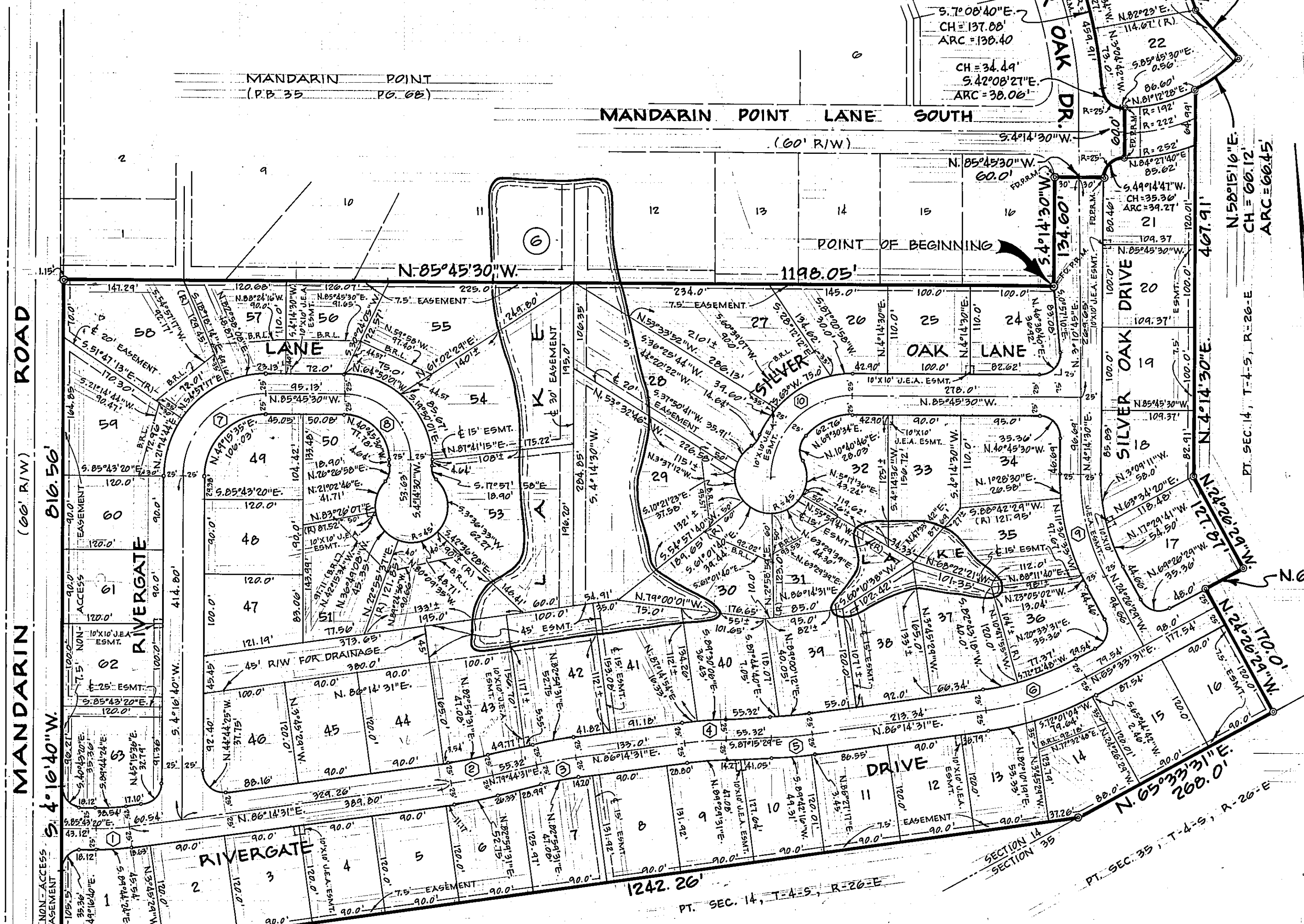
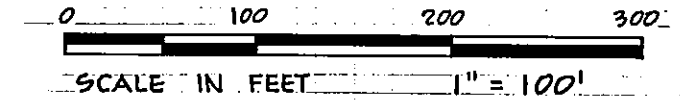
R. F. Sellen
ASST. CITY ENGINEER

Al J. Kinard
DIRECTOR OF PUBLIC WORKS

GENERAL COUNSEL, OR
Ramond J. Swann
ASSISTANT COUNSEL

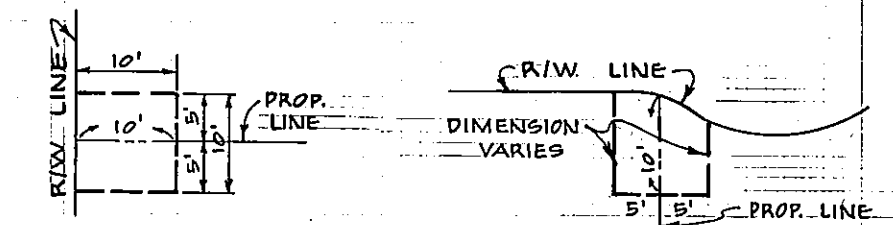
RIVERGATE ~ UNIT ONE

A PORTION OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 26 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA



NOTES:

1. (C) DENOTES PERMANENT REFERENCE MONUMENT
2. (P) DENOTES PERMANENT CONTROL POINT
3. (R) DENOTES RADIAL LINE
4. BEARINGS AND DISTANCES SHOWN ON CURVILINEAR LINES REFER TO CHORD.
5. ALL RADII SHOWN ARE 25' UNLESS OTHERWISE NOTED.
6. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
7. U.E.A. EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM.
8. BEARINGS SHOWN HEREON ARE BASED ON MANDARIN POINT ~ PLAT BOOK 35, PAGES 68-69.
9. BUILDING RESTRICTION LINES SHALL CONFORM TO THE CURRENT ZONING REGULATIONS OF THE CITY OF JACKSONVILLE, EXCEPT AS SHOWN.



TYPICAL 10' X 10' U.E.A. EASEMENT AT CURVED R/W

CENTERLINE CURVE DATA						
NO.	DELTA	BEARING	C	R	T	A
1	8°02'09"	S.89°44'24"E.	42.04'	300.0'	21.01'	42.08'
2	6°30'00"	N.82°59'31"E.	49.92'	440.26'	25.0'	49.95'
3	6°30'00"	N.82°59'31"E.	49.92'	440.26'	25.0'	49.95'
4	6°30'00"	N.89°29'31"E.	49.92'	440.26'	25.0'	49.95'
5	6°30'00"	N.89°29'31"E.	49.92'	440.26'	25.0'	49.95'
6	20°41'00"	N.15°54'01"E.	125.92'	350.72'	64.0'	126.01'
7	89°57'50"	N.49°15'35"E.	141.38'	100.0'	99.94'	151.02'
8	90°00'00"	N.40°42'30"W.	113.14'	80.0'	80.0'	125.08'
9	28°40'59"	N.10°02'00"W.	124.01'	250.32'	64.0'	125.32'
10	90°00'00"	S.49°14'30"W.	141.42'	100.0'	100.0'	151.08'

DEDICATION OF DRAINAGE EASEMENT AND HOLD HARMLESS AGREEMENT

(A) THE DRAINAGE EASEMENTS THROUGH AND ACROSS THE LAKES ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND: (1-A) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE AND ITS SUCCESSORS TO DISCHARGE INTO SAID LAKES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL LANES AND DRIVES HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS, AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM LANES AND DRIVES FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES. (2-A) THE CITY'S SAID DISCHARGE SHALL BE WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE AND ITS SUCCESSORS FOR ANY AND ALL DAMAGES, INJURIES OR LOSSES TO PERSONS, PROPERTY OR LOSS OF LIFE RESULTING FROM THE ACCEPTANCE OR USE OF THIS DRAINAGE EASEMENT BY THE CITY OF JACKSONVILLE AND ITS SUCCESSORS. (B) THE LAKES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE DEVELOPER, OR HIS ASSIGNS (WHO SHALL BE THE ADJOINING PROPERTY OWNERS) WHO SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, SUITS, JUDGMENTS, SETTLEMENTS, DAMAGES, COSTS AND EXPENSES ARISING OUT OF CLAIMS CONCERNING SAID LAKES AND ACKNOWLEDGE THAT: (1-B) THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS OR ANIMALS, SOIL, CHEMICALS, OR ANY OTHER SUBSTANCE OR THING THAT MAY EVEN BE OR COME WITHIN SAID LAKES WHICH SAID DRAINAGE EASEMENTS TRAVERSE NOR ANY RESPONSIBILITY FOR THE MAINTENANCE, OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH, WHICH LIABILITIES AND RESPONSIBILITIES SHALL BE THOSE OF THE DEVELOPER, OR HIS ASSIGNS, THE ADJOINING PROPERTY OWNERS; (2-B) THE CITY OF JACKSONVILLE AND ITS SUCCESSORS SHALL NOT BE LIABLE OR 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 LAND HEREBY PLATTED, OR OF THE LAKES SHOWN ON THIS PLAT; (3-B) THE CITY SHALL HAVE THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF; AND DO ANY OTHER ACTS REASONABLY NECESSARY TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM.

IN WITNESS WHEREOF, RIVERGATE DEVELOPMENT, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT AND SECRETARY RESPECTIVELY, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED ON THIS 23RD DAY OF SEPT. A.D., 1980.

W. J. Frazier, President
P. W. Hutson, Secretary

W. L. Mason, Witness
P. W. Reubert, Witness

PREPARED BY:
JIM HARRISON AND ASSOCIATES, INC.
LAND SURVEYORS
JACKSONVILLE, FLORIDA