

# RIVERGATE ~ UNIT TWO

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

Taxes Verified at

### CAPTION

A SUBDIVISION OF A PORTION OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF LOT 16 AS SHOWN ON MAP OF RIVERGATE UNIT ONE AS RECORDED IN PLAT BOOK 37, PAGES 57 AND 57A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN N. 24° 26' 29" W., ALONG THE NORTHEASTERLY LINE OF SAID LOT 16 AND ITS NORTHWESTERLY PROLONGATION THEREOF, A DISTANCE OF 170.0' TO A POINT IN THE SOUTHEASTERLY LINE OF LOT 17 OF SAID RIVERGATE UNIT ONE; THENCE N. 65° 33' 31" E., ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 52.0' TO THE EASTERNMOST CORNER OF SAID LOT 17; THENCE N. 24° 26' 29" W. ALONG THE NORTHEASTERLY LINE OF SAID LOT 17, A DISTANCE OF 127.87' TO THE NORTHERNMOST CORNER OF SAID LOT 17, ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 18 OF SAID RIVERGATE UNIT ONE; THENCE N. 4° 14' 30" E. ALONG THE EASTERLY LINE OF SAID LOT 18 AND LOTS 19, 20, 21 AND ITS NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 407.91' TO A POINT IN THE SOUTHERLY LINE OF LOT 22 OF SAID RIVERGATE UNIT ONE, SAID POINT LYING IN A 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 66.45' TO THE EASTERNMOST CORNER OF SAID LOT 22; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N. 58° 15' 16" E., 66.12'; THENCE N. 40° 20' 30" W., ALONG THE NORTHEASTERLY LINE OF SAID LOT 22, A DISTANCE OF 86.11' TO THE NORTHERNMOST CORNER OF SAID LOT 22, ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 23 OF SAID RIVERGATE UNIT ONE; THENCE N. 11° 06' 07" W. ALONG THE NORTHEASTERLY LINE OF SAID LOT 23, A DISTANCE OF 113.65' TO THE NORTHERNMOST CORNER OF SAID LOT 23, SAID NORTHERNMOST CORNER LYING IN THE NORTHWESTERLY LINE OF SAID SECTION 14; THENCE N. 64° 04' 34" E., ALONG SAID NORTHWESTERLY LINE OF SECTION 14, A DISTANCE OF 58.42' TO A POINT IN THE SOUTHWESTERLY LINE OF LOT 29 AS SHOWN ON MAP OF MANDARIN FOREST UNIT NO. 2, AS RECORDED IN PLAT BOOK 31, PAGE 98; THENCE S. 19° 21' 38" E., ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 47.12' TO THE SOUTHWESTERLY CORNER OF SAID LOT 29; THENCE N. 69° 49' 34" E., ALONG THE SOUTHEASTERLY LINE OF SAID LOT 29, ITS NORTHEASTERLY PROLONGATION THEREOF AND ALONG THE SOUTHEASTERLY LINE OF 28 OF SAID MANDARIN FOREST UNIT NO. 2, A DISTANCE OF 528.29' TO THE SOUTHEASTERLY CORNER OF SAID LOT 28; THENCE S. 15° 01' 57" E., A DISTANCE OF 79.40'; THENCE N. 10° 51' 28" E., 215.07'; THENCE N. 11° 26' 36" E., A DISTANCE OF 343.41'; THENCE N. 17° 28' 06" W., A DISTANCE OF 142.0' TO A POINT IN SAID NORTHWESTERLY LINE OF SECTION 14, ALSO BEING THE SOUTHEASTERLY LINE OF THE MOSES BOWDEN GRANT, SECTION 23, TOWNSHIP 4 SOUTH, RANGE 26 EAST; THENCE N. 69° 45' 51" E. ALONG SAID SECTION LINE, A DISTANCE OF 1045.75' TO THE NORTHEASTERLY CORNER OF SAID SECTION 14; THENCE S. 0° 45' 15" E., ALONG THE EASTERLY LINE OF SAID SECTION 14 AND THE WESTERLY LINE OF SECTION 13, A DISTANCE OF 826.35' TO THE SOUTHEASTERLY CORNER OF SAID SECTION 14 AND THE NORTHWESTERLY CORNER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 26 EAST; THENCE S. 65° 33' 31" W. ALONG THE SOUTHEASTERLY LINE OF SAID SECTION 14 AND THE NORTHWESTERLY LINE OF SAID SECTION 35, A DISTANCE OF 2193.61' TO THE POINT OF BEGINNING.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PARAGON DEVELOPMENT, INC., A FLORIDA CORPORATION AND D.F. SERVICES, INC., A FLORIDA CORPORATION ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS RIVERGATE UNIT TWO, AND HAVE 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 THE STREETS, ROADS, PLACES, COURTS AND WAYS AND EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS. J.E.A. EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF PARAGON DEVELOPMENT, INC. AND D.F. SERVICES, INC. HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, IN THEIR NAMES AND WITH THEIR CORPORATE SEALS AFFIXED, THIS 4<sup>TH</sup> DAY OF OCTOBER, A.D., 1982.

*William J. Frazier*  
WILLIAM J. FRAZIER, PRES. OF PARAGON DEVELOPMENT, INC.  
*John R. Lamb*  
JOHN R. LAMB, VICE PRES. OF D.F. SERVICES, INC.

*Patricia A. Hite*  
WITNESS  
*Shirley J. Burras*  
WITNESS  
*Patricia A. Hite*  
WITNESS  
*Shirley J. Burras*  
WITNESS

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4<sup>TH</sup> DAY OF OCTOBER, A.D., 1982 BY WILLIAM J. FRAZIER, PRESIDENT OF PARAGON DEVELOPMENT, INC. AND JOHN R. LAMB, VICE PRESIDENT OF D.F. SERVICES, INC.

*Patricia A. Hite*  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE  
MY COMMISSION EXPIRES 2-17-86

### 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. 82-980-445 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 27<sup>TH</sup> DAY OF OCTOBER, A.D., 1982.

*James H. ...*  
MAYOR OF THE CITY OF JACKSONVILLE  
*Donald C. Johnson*  
SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE

### DEDICATION OF DRAINAGE EASEMENTS & 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 STREETS, ROADS, PLACES, COURTS AND WAYS, HEREBY DEDICATED, TOGETHER WITH ALL SOIL, CHEMICALS, NUTRIENTS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM STREETS, ROADS AND LANES 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 THESE DRAINAGE EASEMENTS 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 ABUTTING PROPERTY OWNERS) WHO SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF JACKSONVILLE FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, SUITS, JUDGEMENTS, 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 ABUTTING 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 PARAGON DEVELOPMENT, INC. A FLORIDA CORPORATION AND D.F. SERVICES, INC. A FLORIDA CORPORATION HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR PRESIDENT AND VICE PRESIDENT RESPECTIVELY WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, IN THEIR NAME AND WITH THEIR CORPORATE SEALS AFFIXED, THIS 4<sup>TH</sup> DAY OF OCTOBER, A.D., 1982.

*William J. Frazier*  
WILLIAM J. FRAZIER, PRES. OF PARAGON DEVELOPMENT, INC.  
*John R. Lamb*  
JOHN R. LAMB, VICE PRES. OF D.F. SERVICES, INC.

*Patricia A. Hite*  
WITNESS  
*Shirley J. Burras*  
WITNESS  
*Patricia A. Hite*  
WITNESS  
*Shirley J. Burras*  
WITNESS

### MORTGAGEE CONSENT

THE MORTGAGEE CONSENTS AND AGREES TO THE LANDS INCLUDED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON, AND FURTHER, SHOULD IT BECOME NECESSARY TO FORECLOSE THE MORTGAGE COVERING 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 DUVAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 4<sup>TH</sup> DAY OF OCTOBER, A.D., 1982.

*John R. Lamb*  
JOHN R. LAMB, EXECUTIVE VICE PRESIDENT

*Patricia A. Hite*  
WITNESS  
*Shirley J. Burras*  
WITNESS

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4<sup>TH</sup> DAY OF OCTOBER, A.D., 1982 BY JOHN R. LAMB, EXECUTIVE VICE PRESIDENT OF DUVAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE.

*Patricia A. Hite*  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE  
MY COMMISSION EXPIRES 2-17-86

### DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT PARAGON DEVELOPMENT, INC. AND D.F. SERVICES, INC. HAVE FURNISHED THE CITY OF JACKSONVILLE A PLAT BOND SECURED BY AN IRREVOCABLE LETTER OF CREDIT AS SURETY THAT THE PROPOSED IMPROVEMENTS IN PUBLIC SPACE SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS; SAID BOND IS EQUIVALENT TO ONE HUNDRED PERCENT OF REMAINING ENGINEERING COSTS, ESTIMATED CONSTRUCTION COSTS AND COSTS OF PLACING PERMANENT CONTROL POINTS, AS OF THIS 12<sup>TH</sup> DAY OF JANUARY, A.D., 1983.

*William J. Frazier*  
WILLIAM J. FRAZIER, PRES. OF PARAGON DEVELOPMENT, INC.  
*John R. Lamb*  
JOHN R. LAMB, VICE PRES. OF D.F. SERVICES, INC.

*Albert J. ...*  
DIRECTOR OF PUBLIC WORKS

### CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 38 PAGES 50, 50A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 8<sup>TH</sup> DAY OF JANUARY, A.D., 1983.

*S. Morgan ...*  
CLERK  
By *Colin ...*  
DEPUTY CLERK

APPROVED  
DATE: October 11, 1982  
BY: *W. ...*  
CITY ENGINEER  
*W. ...*  
DIRECTOR OF PUBLIC WORKS  
GENERAL COUNSEL, OR  
*W. ...*  
ASSISTANT COUNSEL



# RIVERGATE ~ UNIT TWO

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

PLAT BOOK 38 PAGE 50A

SHEET 2 OF 2 SHEETS

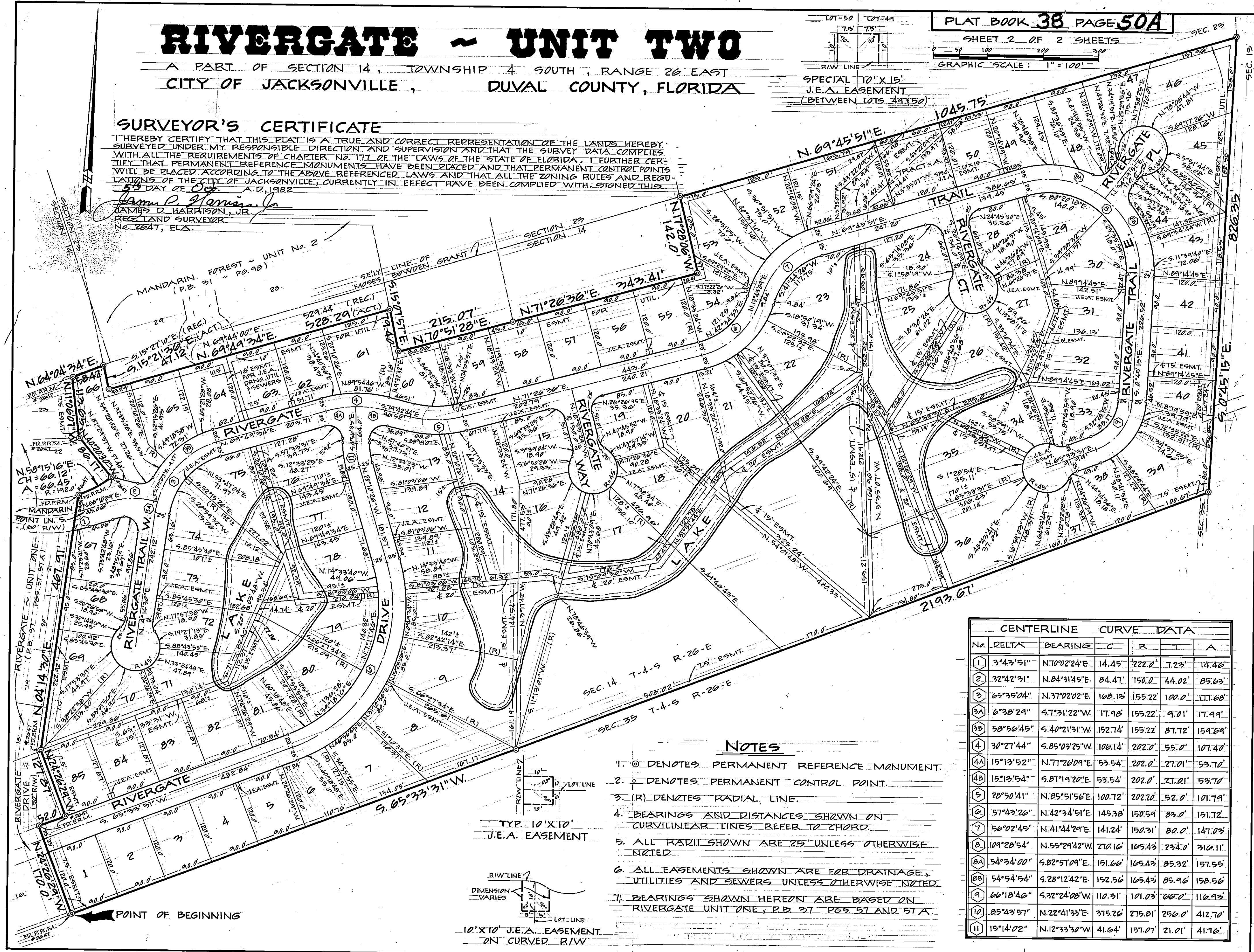
GRAPHIC SCALE: 1" = 100'

SPECIAL 10' X 15'  
J.E.A. EASEMENT  
(BETWEEN LOTS 49 & 50)

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREBY 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, CURRENTLY IN EFFECT HAVE BEEN COMPLIED WITH. SIGNED THIS 5th DAY OF OCTOBER, A.D. 1982

*James D. Harrison, Jr.*  
JAMES D. HARRISON, JR.  
REG. LAND SURVEYOR  
No. 2247, FLA.



CENTERLINE CURVE DATA					
No.	DELTA	BEARING	C	R	T A
1	3°43'51"	N70°02'24"E	14.45'	222.0'	7.23' 14.46'
2	32°42'31"	N84°31'45"E	84.47'	150.0'	44.02' 85.63'
3	65°35'04"	N37°02'02"E	108.13'	155.22'	100.0' 117.68'
3A	6°38'29"	S7°31'22"W	17.98'	155.22'	9.01' 17.99'
3B	58°56'45"	S40°21'31"W	152.74'	155.22'	87.72' 159.69'
4	30°27'44"	S85°03'25"W	106.14'	202.0'	55.0' 107.40'
4A	15°13'52"	N77°26'09"E	53.54'	202.0'	27.01' 53.70'
4B	15°13'54"	S87°19'20"E	53.54'	202.0'	27.01' 53.70'
5	28°50'41"	N85°51'56"E	100.72'	202.0'	52.0' 101.79'
6	57°43'26"	N42°34'51"E	145.38'	150.59'	83.0' 151.72'
7	56°02'45"	N41°44'29"E	141.24'	150.31'	80.0' 147.03'
8	109°28'54"	N55°29'42"W	270.16'	165.43'	234.0' 316.11'
8A	54°34'00"	S82°57'09"E	151.66'	165.43'	85.32' 157.55'
8B	54°54'54"	S28°12'42"E	152.56'	165.43'	85.96' 158.56'
9	66°18'46"	S32°24'08"W	110.51'	101.03'	66.0' 116.93'
10	85°43'57"	N22°41'33"E	375.26'	275.81'	256.0' 412.70'
11	15°14'02"	N12°33'30"W	41.64'	157.07'	21.01' 41.76'

### NOTES

1. (O) DENOTES PERMANENT REFERENCE MONUMENT.
2. (C) DENOTES PERMANENT CONTROL POINT.
3. (R) DENOTES RADIAL LINE.
4. BEARINGS AND DISTANCES SHOWN ON CURVICULAR LINES REFER TO CHORD.
5. ALL RADII SHOWN ARE 25' UNLESS OTHERWISE NOTED.
6. ALL EASEMENTS SHOWN ARE FOR DRAINAGE, UTILITIES AND SEWERS UNLESS OTHERWISE NOTED.
7. BEARINGS SHOWN HEREON ARE BASED ON RIVERGATE UNIT ONE, P.B. 37 P.65 51 AND 51A.

