

OAKLEIGH POINTE UNIT ONE

A PORTION OF SECTION 50, TOWNSHIP 1 SOUTH
RANGE 26 EAST, CITY OF JACKSONVILLE,
DUVAL COUNTY, FLORIDA.

TAXES VERIFIED R.B.F.

PLAT BOOK 46 PAGE 20

SHEET 1 OF 8 SHEETS

SEE SHEET 2 OF 8 FOR GENERAL NOTES

PSD 89-028

CAPTION

A portion of Section 50, Township 1 South, Range 26 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southwest corner of Lot 1, Block 1, Tract 1, as recorded in Plat Book 44, Pages 8 and 8A of the Current Public Records of said County; thence South 08°59'22" East along the Easterly right-of-way of Harts Road (a 100 foot right-of-way, as now established), a distance 323.58 feet; thence South 63°20'12" East, 559.15 feet; thence South 14°05'30" West, 7.98 feet; thence South 75°54'30" East, 260.92 feet; thence North 54°19'57" East, 329.68 feet to an intersection with the Westerly right-of-way of Interstate Highway No. 1-95 (a 300 foot limited access right-of-way, as presently established), hereinafter referred to as Reference Point "A"; thence return to aforesaid POINT OF BEGINNING.

From said POINT OF BEGINNING run Northeasterly, Northwesterly and Southwesterly and run the following three (3) courses and distances along the boundary of said ~~Tract~~ Tract as recorded in Plat Book 44, Pages 8 and 8A of said Current Public Records: COURSE NO. 1: North 81°00'38" East, 350.00 feet; COURSE NO. 2: North 08°59'22" West, 600.00 feet; COURSE NO. 3: South 81°00'38" West, 350.00 feet to an intersection with the Easterly right-of-way line of said Harts Road; thence along last said line run the following two (2) courses and distances: COURSE NO. 1: North 08°59'22" West, 250.00 feet; COURSE NO. 2: North 08°50'32" West, 505.90 feet; thence North 81°09'28" East, 130.00 feet; thence North 08°50'32" West, 52.74 feet; thence North 81°09'28" East, 50.00 feet; thence South 08°50'32" East, 45.70 feet; thence North 81°09'28" East, 110.00 feet; thence North 08°50'32" West, 18.04 feet; thence North 81°09'28" East, 110.00 feet; thence North 08°50'32" West, 45.81 feet; thence North 81°09'28" East, 50.00 feet; thence South 08°50'32" East, 60.46 feet; thence North 81°09'28" East, 110.00 feet; thence South 08°50'32" East, 115.05 feet; thence South 23°07'00" East, 154.01 feet to an intersection with the arc of a curve leading Northeasterly; thence Northeasterly along and around the arc of said curve, having a radius of 4159.51 feet, an arc distance of 128.59 feet, said arc being subtended by a chord bearing and distance of North 21°53'17" East, 128.58 feet; thence South 68°59'51" East, 50.00 feet to an intersection with the arc of a curve leading Southwesterly; thence Southwesterly along and around the arc of said curve, having a radius of 4209.51 feet, an arc distance of 45.84 feet, said arc being subtended by a chord bearing and distance of South 21°18'52" West, 45.84 feet; thence South 68°22'25" East, 205.23 feet; thence North 20°50'25" East, 17.65 feet; thence South 81°28'39" East, 252.15 feet to an intersection with the arc of a curve leading Northeasterly; thence Northeasterly along and around the arc of said curve, having a radius of 535.54 feet, an arc distance of 44.00 feet, said arc being subtended by a chord bearing and distance of North 06°12'08" East, 43.99 feet; thence South 86°09'05" East, 50.00 feet to an intersection with the arc of a curve leading Southwesterly; thence Southwesterly along and around the arc of said curve, having a radius of 585.54 feet, an arc distance of 48.11 feet, said arc being subtended by a chord bearing and distance of South 06°12'08" West, 48.09 feet; thence South 81°26'39" East, 232. feet MORE OR LESS TO THE centerline of Little Cedar Creek; thence in a general Southwesterly and Southeasterly direction run along the centerline of said Little Cedar Creek, a distance of 1300 feet, more or less, to an intersection with the Westerly right-of-way line of aforesaid Interstate Highway No. 1-95; thence South 14°13'16" West, 367 feet, more or less, to aforesaid Reference Point "A" and to close.

Containing 46.7 acres, more or less, in area.

CLERK'S CERTIFICATE 90-32423

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 46, Pages 20, 20A, 20B, 20C, 20D of the Public Records of Duval County, Florida.

Signed this 28 day of March, A.D., 1990

Henry W. Cook
Henry Cook
Clerk of Circuit Court

By M. Wootton
Deputy Clerk

DEVELOPER'S CERTIFICATE

This is to certify that Montgomery Land Company, AND ROBERT F. KING, AN INDIVIDUAL HAVE deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points (including sidewalks) as guarantee that all respecifications approved by the City of Jacksonville.

Signed this 19 day of December, A.D., 1989.

Mitchell R. Montgomery
President
Montgomery Land Company, A FLORIDA CORPORATION

Gregory B. Clary
Director of Public Works

ROBERT F. KING
AN INDIVIDUAL

ROBERT F. KING
AN INDIVIDUAL

Witness Patsy A. Nite

Witness Benjamin L. Lohr

By Robert F. King
ROBERT F. KING
AN INDIVIDUAL

NOTARY FOR ROBERT F. KING
AN INDIVIDUAL

STATE OF FLORIDA)

COUNTY OF DUVAL)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF December, A.D., 1989 BY ROBERT F. KING, AN INDIVIDUAL HE ACKNOWLEDGED THE EXECUTION THEREOF, THE ACT AND DEED WITH SAID INDIVIDUAL FOR THE PURPOSES THEREIN EXPRESSED

Patsy A. Nite
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

2-17-90
MY COMMISSION EXPIRES

APPROVED FOR THE RECORD

This is to certify that the above plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 98-90-32 of said City and adopted by its City Council and approved by its Mayor this and day of March, A.D., 1990.

Thomas R. L. Lohr
Mayor of the City of Jacksonville

Gregory B. Clary
Secretary to the City Council of the City of Jacksonville

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 this 7 day of FEBRUARY, A.D., 1990.

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

ADOPTION AND DEDICATION

This is to certify that Montgomery Land Company, A FLORIDA CORPORATION AND ROBERT F. KING, AN INDIVIDUAL ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION hereon. Known as Oakleigh Pointe Unit One, and HAVE caused the same to be surveyed and subdivided, that Florida National Bank, a national banking association, under the laws of the United States of America, is the holder of mortgage on said land, that this plat is made in accordance with said survey and is hereby adopted as a true correct plat of said lands and that all rights-of-way and easements for drainage, utilities and sewers together with Tract "A" (lift station site), shown herein, are hereby irrevocably, without reservation dedicated to the City of Jacksonville and its successors. The drainage easements through and over the lakes shown 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) The drainage easements hereby dedicated shall permit the City of Jacksonville and its successors to discharge into said lakes which these easements traverse, all waters which may fall or come upon all rights-of-way hereby dedicated together with all soil, nutrients, chemical and all other substances which may flow or pass from rights-of-way from adjacent land or from any other sources of public waters into or through said lakes without any liability whatsoever on the part of the City of Jacksonville and its successors, for any damages, injuries or losses to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville and its successors. (2) The lakes shown on this plat are owned in fee simple title by the abutting property owners and the City of Jacksonville, by acceptance of this plat, assume no responsibility for the removal or treatment of aquatic plants and animals, soils, chemicals or any other substance or this that may even be, or come within said lakes which these easements traverse, nor any responsibility for maintenance, nor preservation of the water purities, water level, or water depth which responsibility shall be those of the abutting property owners, and (3) The City of Jacksonville and its successors shall not be liable nor responsible for the creation, operation, failure nor 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 lands hereby platted or of the lakes shown on this plat, but shall have the right to modify the existence of the lakes and that which retains them to affect adequate drainage including, but not limited to, the right to remove any water level control structures or any part thereof, Montgomery Land Company, AND ROBERT F. KING, AN INDIVIDUAL, DEVELOPERS AND OWNERS of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, damage and liability and expense in connection with loss of life, bodily or personal injury or property damage, any other damage arising from or out of any occurrence in, upon, or at, or from the lakes described above or any part thereof, or occasion holding or in part by any act of omission of Montgomery Land Company, AND ROBERT F. KING, AN INDIVIDUAL, THEIR AGENTS, contractors, employees, servants, licensees, or concessionaires within Oakleigh Pointe Unit One. This indemnification shall run with the land and the assigns of Montgomery Land Company, A FLORIDA CORPORATION AND ROBERT F. KING, AN INDIVIDUAL AND SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF, Montgomery Land Company, A FLORIDA CORPORATION AND ROBERT F. KING, AN INDIVIDUAL AND Florida National Bank, a national banking association, have caused these presents to be executed by their appropriate officers this 19th day of DECEMBER, A.D., 1989.

MONTGOMERY LAND COMPANY
A FLORIDA CORPORATION

Witness Patsy A. Nite

Witness John P. Wilson

By Mitchell R. Montgomery
President

NOTARY FOR MONTGOMERY LAND COMPANY
A FLORIDA CORPORATION

STATE OF FLORIDA)

COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 19 day of December, A.D., 1989 by Mitchell R. Montgomery, President of Montgomery Land Company, a Florida Corporation on behalf of the corporation.

Patsy A. Nite
Notary Public
State of Florida at Large

2-17-90
My Commission Expires

FLORIDA NATIONAL BANK

Witness Benjamin L. Lohr

Witness Martha Ann Brender

John Scott Davis
VICE PRESIDENT

NOTARY FOR FLORIDA NATIONAL BANK

STATE OF FLORIDA)

COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 19th day of December, A.D., 1989 by JOHN SCOTT DAVIS Vice President of Florida National Bank, a national banking association on behalf of the association.

Martha Ann Brender
Notary Public
State of Florida at Large

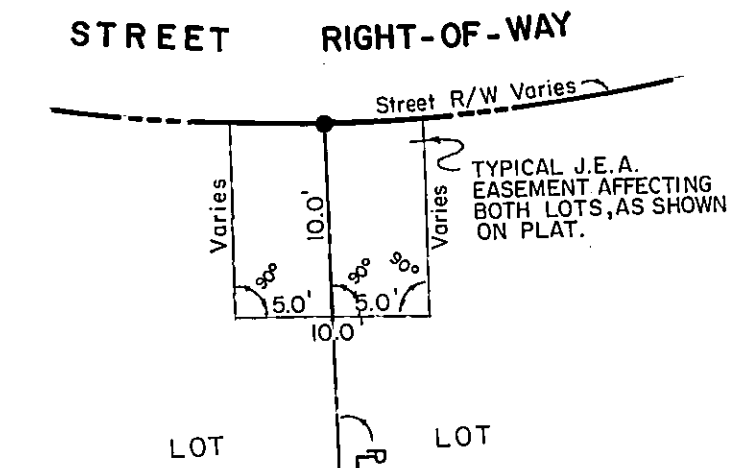
7-11-93
My Commission Expires



Clary & Associates, Inc.
Professional Land Surveyors
9830 Crown Point Rd., Suite A
Jacksonville, Florida 32217
(904) 280-2703

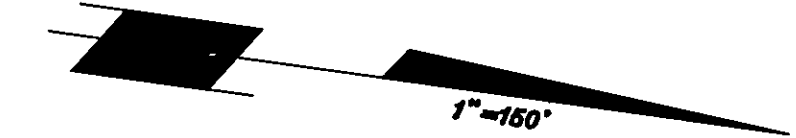
*A PORTION OF SECTION 50, TOWNSHIP 1 SOUTH
RANGE 26 EAST, CITY OF JACKSONVILLE,
DUVAL COUNTY, FLORIDA.*

SHEET 2 OF 8 SHEETS
TOTAL NUMBER OF LOTS THIS UNIT-104

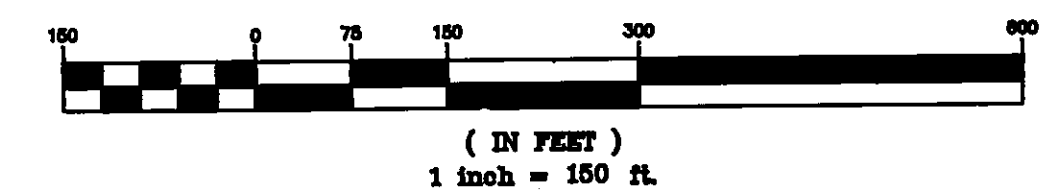


J.E.A. TRANSFORMER PAD EASEMENT
not to scale

Sq.		Sq.		Sq.		Sq.	
LOT #	FOOTAGE	LOT #	FOOTAGE	LOT #	FOOTAGE	LOT #	FOOTAGE
1	45585	27	15327	53	13113	79	8800
2	17160	28	11554	54	14000	80	8800
3	16971	29	42648	55	12843	81	10400
4	19686	30	45368	56	10847	82	10400
5	25833	31	14668	57	17173	83	10400
6	11839	32	8800	58	15770	84	10400
7	15641	33	8800	59	15689	85	11569
8	21838	34	11023	60	16699	86	14227
9	15115	35	11023	61	17288	87	15492
10	25777	36	8800	62	17059	88	14940
11	10947	37	8800	63	11490	89	12183
12	19812	38	10926	64	10525	90	13801
13	24270	39	16445	65	9057	91	10404
14	25205	40	58480	66	8800	92	10473
15	24289	41	35000	67	8800	93	8800
16	25675	42	35600	68	8800	94	8800
17	14047	43	36000	69	8807	95	8800
18	16699	44	35400	70	11391	96	8800
19	12555	45	38518	71	11461	97	8800
20	21318	46	29258	72	13566	98	8800
21	18403	47	17866	73	10679	99	8800
22	16708	48	20693	74	11239	100	13151
23	16684	49	20710	75	11259	101	8795
24	22795	50	20725	76	10089	102	8800
25	25801	51	19561	77	8800	103	8800
26	21138	52	15894	78	8800	104	11965
TRACT "A" 1400							



GRAPHIC SCALE



- 1) Bearings shown hereon are based on the plat of Tortoise Trace, as recorded in Plat Book 44, Pages 8 and 8A of the Current Public Records of Duval County, Florida.
- 2) Elevations shown hereon are based on U. S. Coastal and Geodetic Survey Datum, National Vertical datum of 1929 (Mean Sea Level).
- 3) The lakes shown hereon are for pictorial purposes only and do not represent an actual field located "As-built" situation.
- 4) NOTICE: There may be additional restrictions that are not recorded on this plat, however, they may be found in the Public Records of Duval County, Florida.
- 5) ~~EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICES. THESE EASEMENTS ARE NOT TO BE CONSIDERED EASEMENTS FOR THE CONSTRUCTION OF ANY EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (JEA) IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.~~
- 6) The approximate Wetland Jurisdiction line, as shown on this map is not a Department of Environmental Regulation Jurisdictional Line and was not located in accordance with procedures specified in the acts and rules of Chapter 16-3, Rules of the Department of Natural Resources of the State of Florida, and will not be used as, represented to be, or be admissible as a title property boundary or jurisdictional line before any administrative body or court of law.
- Prior to Issuing a Building Permit for construction on Lots with a Wetland Jurisdiction Line, permission must be obtained from applicable Local, State and Federal agencies.
- 7) C-13. Denotes tabulated curve data (see sheet which curve data appears on for tabulated curve table). The curve table shown on each individual sheet is applicable to that sheet and that sheet only.
- 8) The flood zone lines shown hereon were taken from Federal Emergency National Flood Insurance Program, Flood Insurance Rate Map, Community Panel No. 120077-0158E and 0070E, dated August 15, 1989.
- 9) A 15 foot buffer contiguous to and lying upland of the approximate Joint Department of Environmental Regulations, Corp of Engineer and St. Johns River Water Management District Wetland Jurisdictional Line along Lots 13, 14, 15, 16, 19, 20, 39, 40 through 46, is hereby reserved for a natural buffer area. No construction, filling, removal of earth, cutting of trees or other plants, shall take place within this 15 foot natural buffer area or waterward of the jurisdictional wetland line as depicted on this plat without the written approval of Duval County and other regulatory agencies with jurisdiction over said wetlands. It is the responsibility of the lot owner, his agent and the entity performing any activity within the wetland area or 15 foot natural buffer area to acquire the necessary written approvals prior to the beginning of any work. The wetland jurisdictional lines may be superseded or redefined from time to time by the appropriate governmental agencies.
- 10) ■ Denotes permanent reference monuments.
- 11) ● Denotes permanent control points.
- 13) ———→ DENOTES STREET NAME CHANGE POINT.

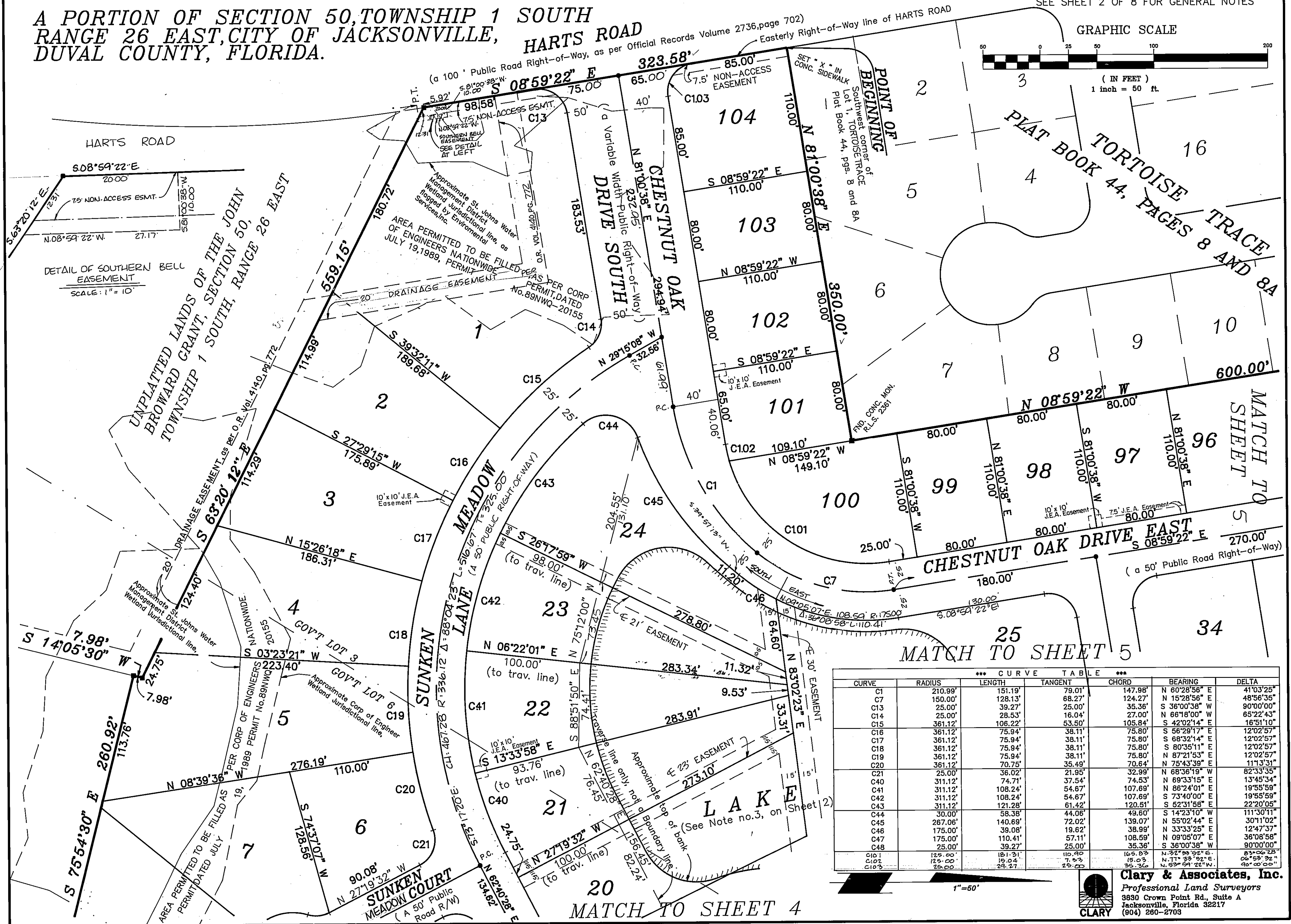
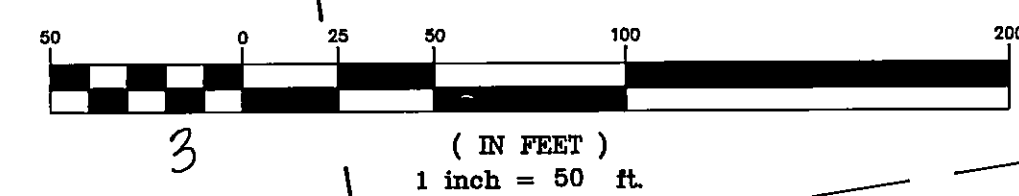
 **Clary & Associates, Inc.**
Professional Land Surveyors
3830 Crown Point Rd., Suite A
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(904) 280-2703

OAKLEIGH POINTE UNIT ONE
A PORTION OF SECTION 50, TOWNSHIP 1 SOUTH
RANGE 26 EAST, CITY OF JACKSONVILLE,
DUVAL COUNTY, FLORIDA.

PLAT BOOK 46 PAGE 20B

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

GRAPHIC SCALE



*** CURVE TABLE ***						BEARING		DELTA	
CURVE	RADIUS	LENGTH	TANGENT	CHORD					
C1	210.98'	151.19'	79.01'	147.98'	N 60°28'56" E	41°03'25"			
C2	150.00'	128.13'	68.27'	124.27'	N 15°28'56" E	48°56'35"			
C3	25.00'	39.27'	25.00'	35.36'	S 36°00'38" W	90°00'00"			
C4	25.00'	28.53'	16.04'	27.00'	N 66°18'00" W	65°22'43"			
C5	361.12'	106.22'	53.50'	105.84'	S 42°02'14" E	16°51'10"			
C6	361.12'	75.94'	38.11'	75.80'	S 56°28'17" E	12°02'57"			
C7	361.12'	75.94'	38.11'	75.80'	S 68°32'14" E	12°02'57"			
C8	361.12'	75.94'	38.11'	75.80'	S 80°35'11" E	12°02'57"			
C9	361.12'	75.94'	38.11'	75.80'	N 87°21'53" E	12°02'57"			
C10	361.12'	70.75'	35.49'	70.64'	N 75°43'39" E	11°13'31"			
C11	25.00'	36.02'	21.95'	32.99'	N 68°36'19" W	82°33'35"			
C12	311.12'	74.71'	37.54'	74.53'	N 69°33'15" E	13°45'34"			
C13	311.12'	108.24'	54.67'	107.69'	N 86°24'01" E	19°55'59"			
C14	311.12'	108.24'	54.67'	107.69'	S 73°40'00" E	19°55'59"			
C15	311.12'	121.28'	61.42'	120.51'	S 62°31'58" E	22°20'05"			
C16	30.00'	58.38'	44.06'	49.60'	S 14°23'10" W	111°30'11"			
C17	267.06'	140.69'	72.02'	139.07'	N 55°02'44" E	30°11'02"			
C18	175.00'	39.08'	19.62'	38.98'	N 33°33'25" E	12°47'37"			
C19	175.00'	110.41'	57.11'	108.59'	N 09°05'07" E	36°08'58"			
C20	25.00'	39.27'	25.00'	35.36'	S 36°00'38" W	90°00'00"			
C21	125.00'	151.19'	79.01'	147.98'	N 60°28'56" E	41°03'25"			
C22	150.00'	128.13'	68.27'	124.27'	N 15°28'56" E	48°56'35"			
C23	25.00'	39.27'	25.00'	35.36'	S 36°00'38" W	90°00'00"			



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OAKLEIGH POINTE UNIT ONE

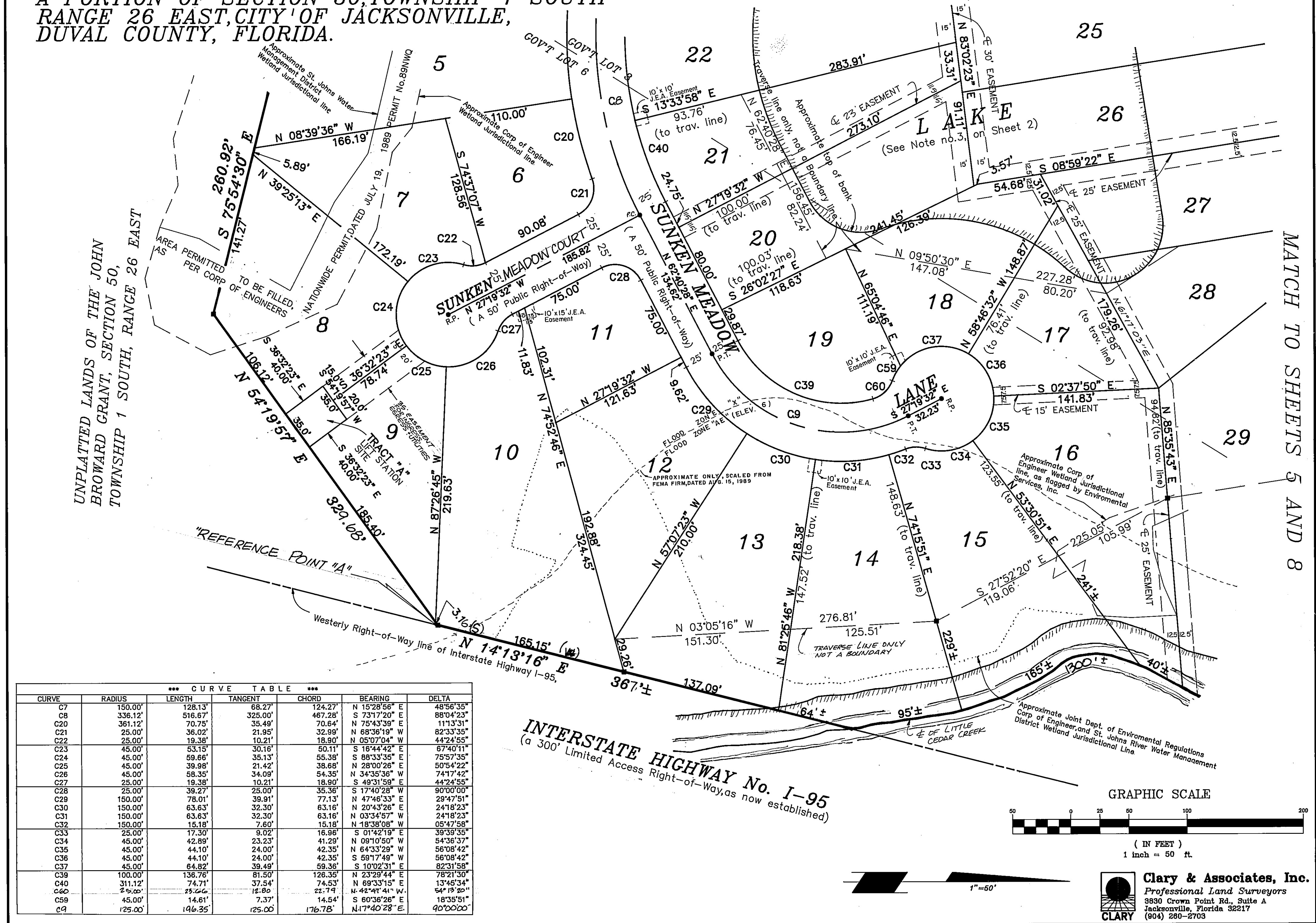
A PORTION OF SECTION 50, TOWNSHIP 1 SOUTH
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DUVAL COUNTY, FLORIDA.

PLAT BOOK 46 PAGE 20C

SHEET 4 OF 8 SHEETS

SEE SHEET 2 OF 8 FOR GENERAL NOTES

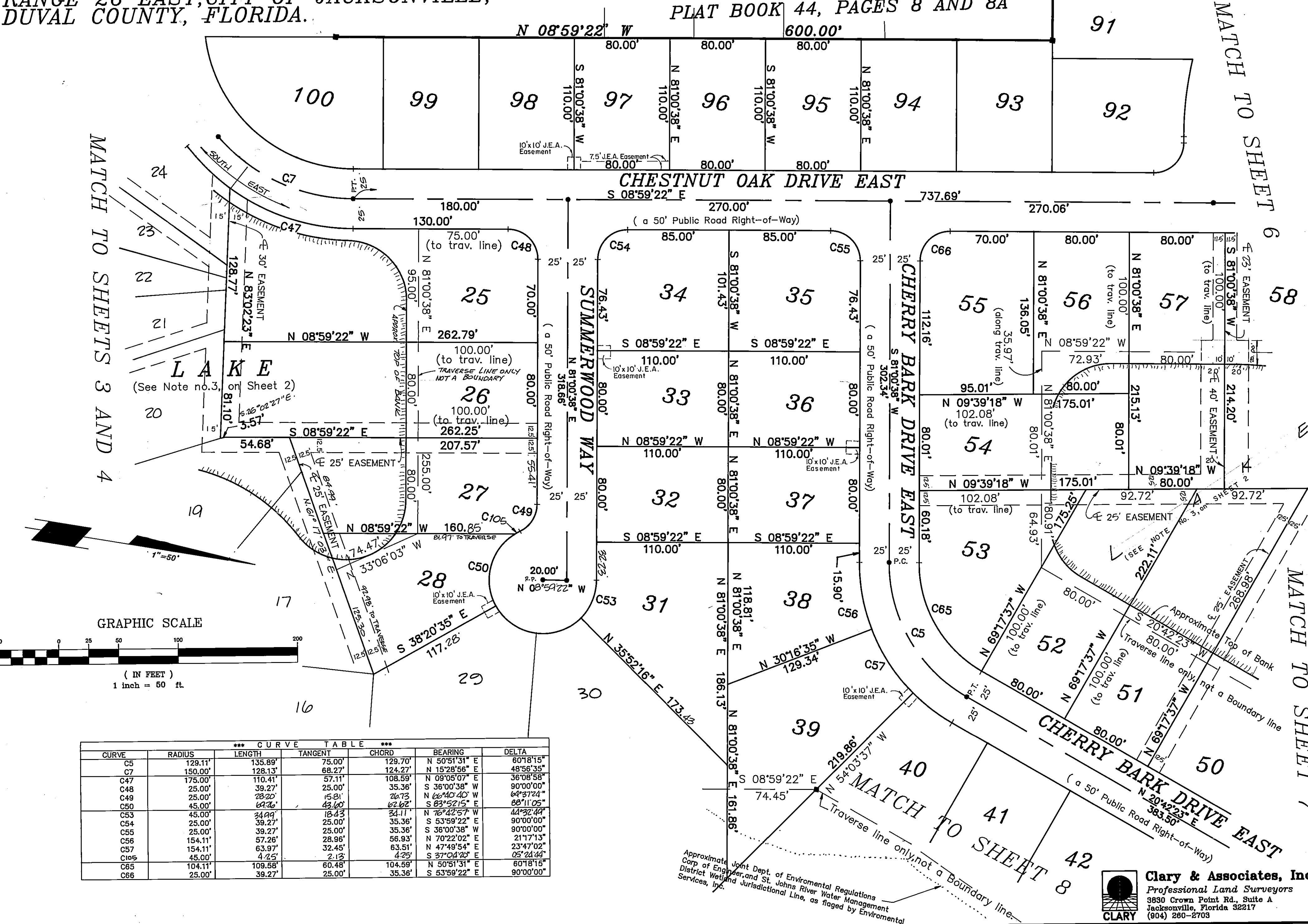
MATCH TO SHEET 3



OAKLEIGH POINTE UNIT ONE

A PORTION OF SECTION 50, TOWNSHIP 1 SOUTH
RANGE 26 EAST, CITY OF JACKSONVILLE,
DUVAL COUNTY, FLORIDA.

TORTOISE TRACE
PLAT BOOK 44, PAGES 8 AND 8A



Approximate Joint Dept. of Environmental Regulations
Corp. of Engineer, and St. Johns River Water Management
District Wetland Jurisdictional Line, as flagged by Environmental
Services, Inc.



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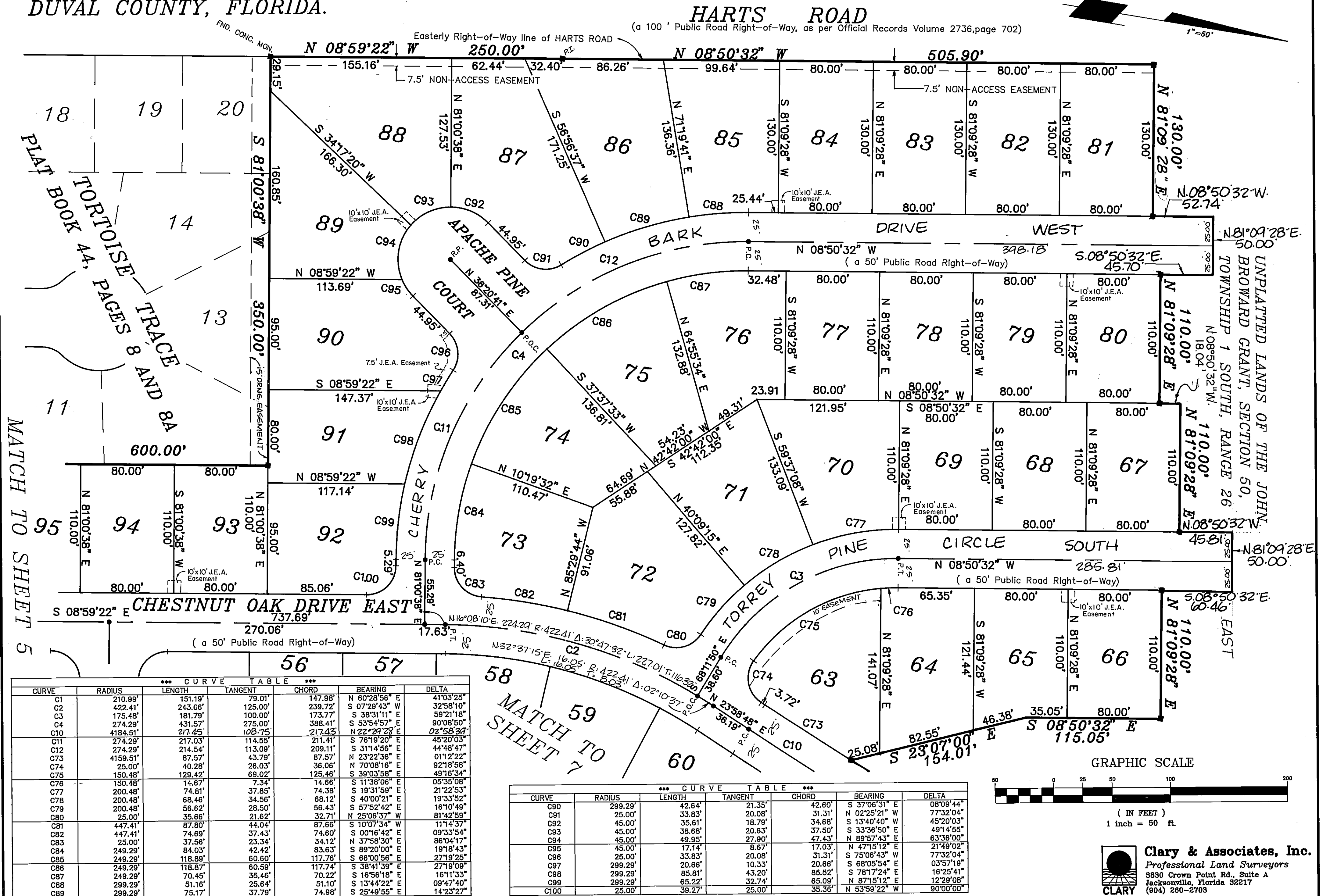
OAKLEIGH POINTE UNIT ONE

A PORTION OF SECTION 50, TOWNSHIP 1 SOUTH
RANGE 26 EAST, CITY OF JACKSONVILLE,
DUVAL COUNTY, FLORIDA.

PLAT BOOK 46 PAGE 20E

SHEET 6 OF 8 SHEETS

SEE SHEET 2 OF 8 FOR GENERAL NOTES



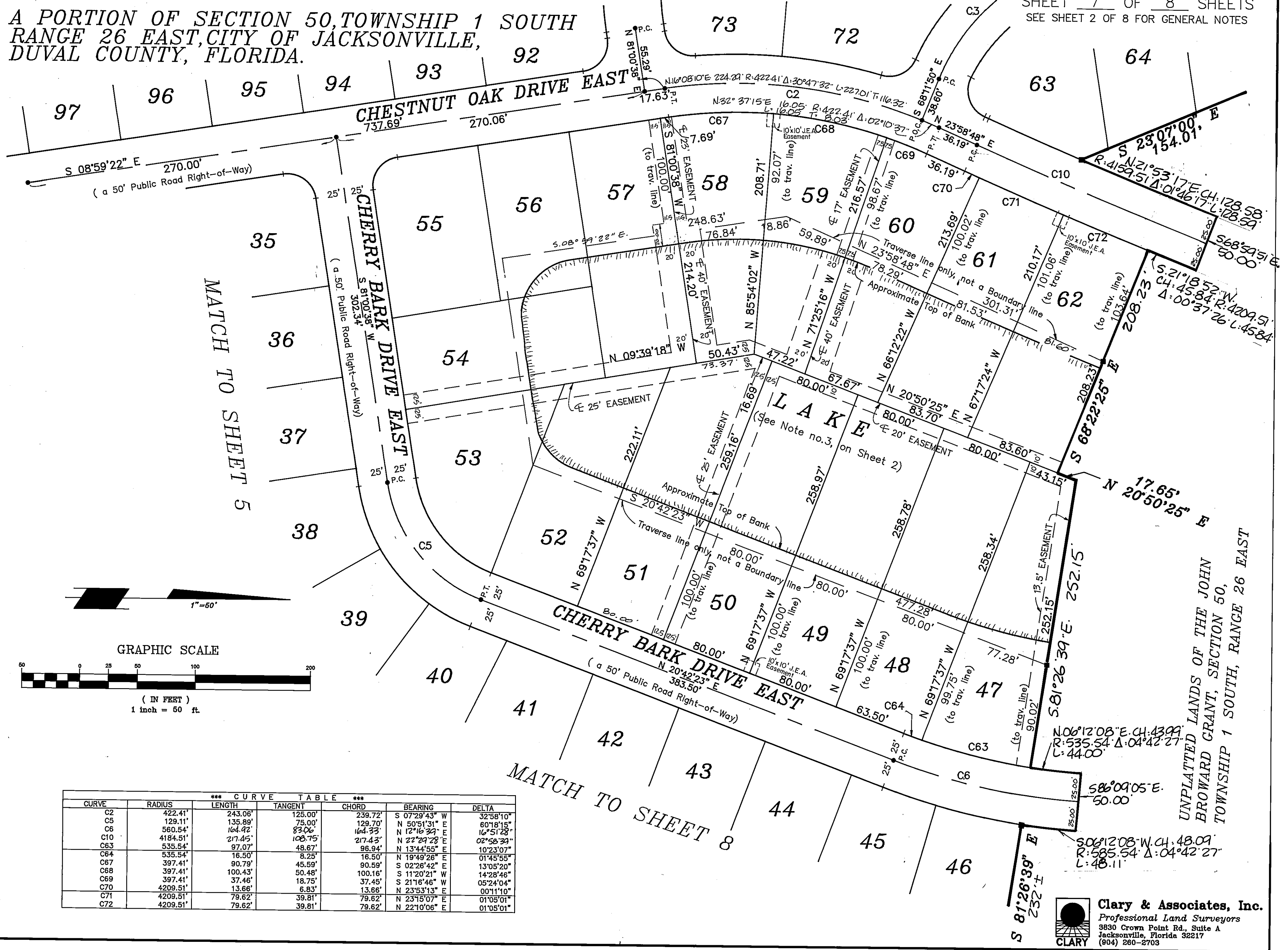
OAKLEIGH POINTE UNIT ONE

A PORTION OF SECTION 50, TOWNSHIP 1 SOUTH
RANGE 26 EAST, CITY OF JACKSONVILLE,
DUVAL COUNTY, FLORIDA.

MATCH TO SHEET 6

PLAT BOOK 46 PAGE 20F

SHEET 7 OF 8 SHEETS
SEE SHEET 2 OF 8 FOR GENERAL NOTES



OAKLEIGH POINTE UNIT ONE

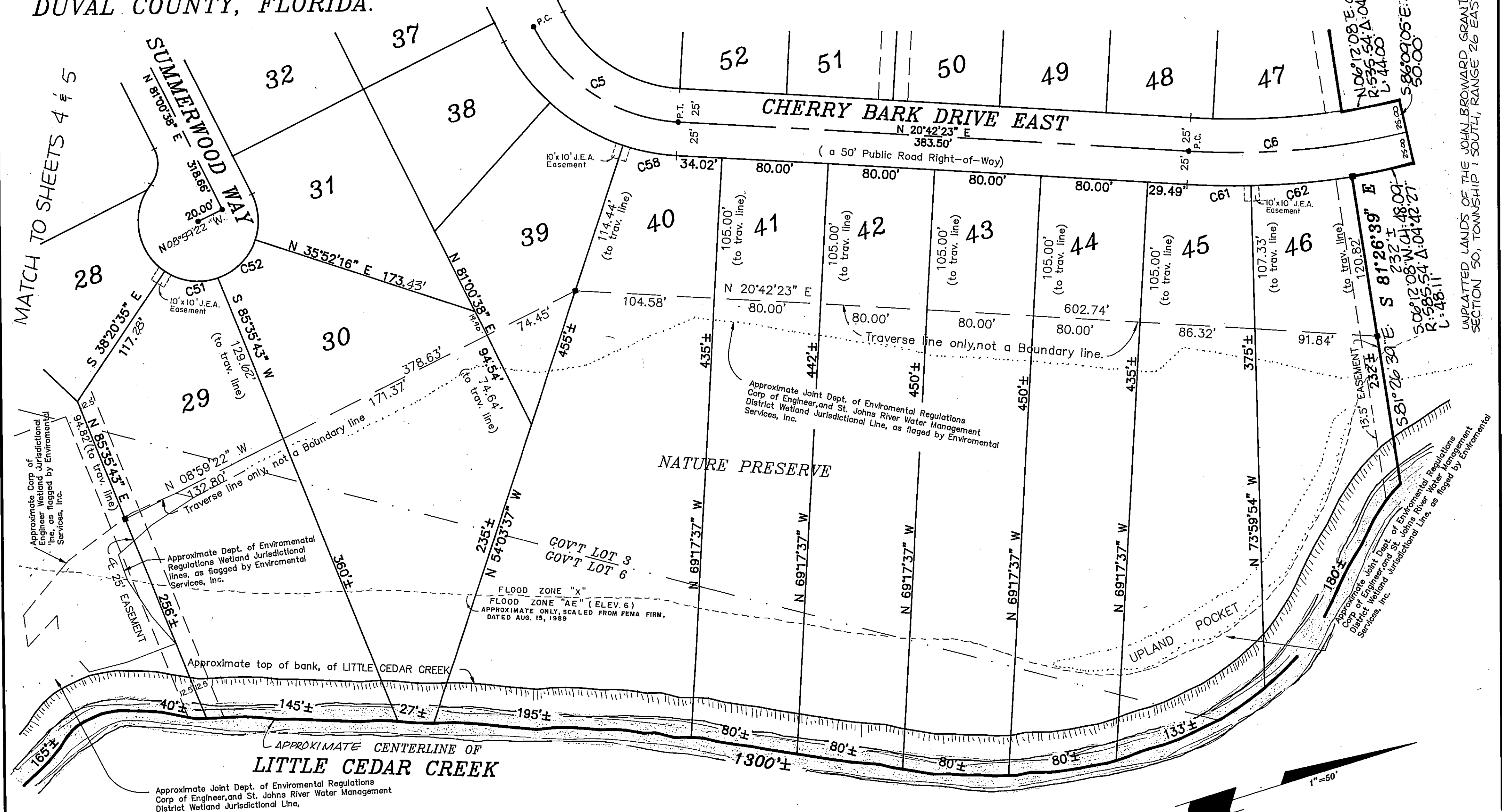
A PORTION OF SECTION 50, TOWNSHIP 1 SOUTH
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DUVAL COUNTY, FLORIDA.

PLAT BOOK 46 PAGE 206

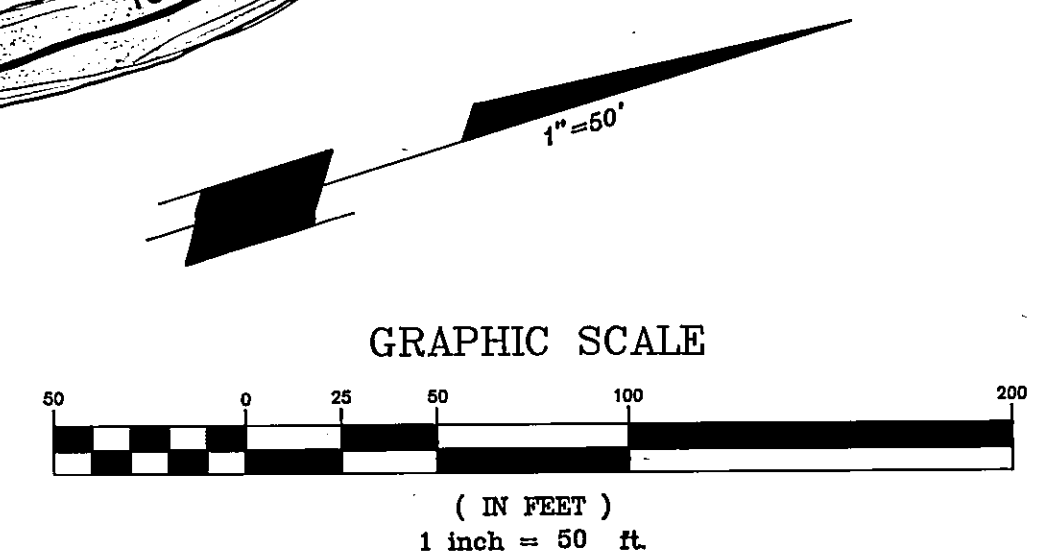
SHEET 8 OF 8 SHEETS

SEE SHEET 2 OF 8 FOR GENERAL NOTES

MATCH TO SHEETS 5 & 7



*** CURVE TABLE ***						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	129.11'	135.89'	75.00'	129.70'	N 50°51'31" E	80°18'15"
C6	560.54'	118.90'	59.68'	118.68'	N 14°37'46" E	12°09'13"
C51	45.00'	41.20'	22.61'	40.41'	N 23°21'39" E	53°21'08"
C52	45.00'	41.73'	22.50'	40.25'	N 21°52'42" W	53°07'37"
C58	154.11'	49.97'	20.61'	40.85'	N 28°19'23" E	15°14'00"
C61	585.54'	48.08'	24.05'	48.07'	N 18°21'14" E	04°42'17"
C62	585.54'	76.09'	38.10'	76.04'	N 12°16'43" E	07°26'44"



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