

OAKLEIGH POINTE UNIT TWO A

BEING A REPLAT OF A PORTION OF LOT 3, SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 50, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 1, PAGES 7 AND 8, OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A portion of Lot 3, Subdivision of the John Broward Grant, Section 50, Township 1 South, Range 26 East, as recorded in Plat Book 1, Pages 7 and 8 of the Former Public Records of Duval County, Florida, being more particularly described as follows: COMMENCE at the intersection of the Northwestern line of said Lot 3 of the John Broward Grant with the Easterly right of way line of Harts Road (a 100 foot right of way, per Official Records Volume 2736, page 702 of the Current Public Records of said County); thence South 08°53'04" East along said Easterly right of way line, 427.78 feet to a point situate on the Southerly right of way line of a 250 foot wide Jacksonville Electric Authority Transmission Line right of way (per Official Records Volume 2619, Page 1169 - Parcels "A" and "B") and a POINT OF BEGINNING; thence North 89°16'07" East along said Southerly right of way line, 355.00 feet; thence South 24°35'18" East, 150.37 feet to its intersection with the arc of a curve concave Southerly and having a radius of 349.91 feet; thence Easterly along and around the arc of said curve, a distance of 42.23 feet, said arc being subtended by a chord bearing and distance of North 69°53'51" East, 42.21 feet; thence South 19°27'28" East, 50.07 feet to its intersection with the arc of a curve concave Southerly and having a radius of 299.91 feet; thence Westerly along and around the arc of said curve, a distance of 48.05 feet, said arc being subtended by a chord bearing and distance of South 69°14'08" West, 48.00 feet; thence South 17°27'28" East, 113.00 feet; thence North 69°42'37" East, 76.23 feet; thence North 89°20'39" East, 80.00 feet; thence South 00°40'10" East, 113.65 feet to its intersection with the arc of a curve concave Southerly and having a radius of 497.31 feet; thence Easterly along and around the arc of said curve, a distance of 58.75 feet, said arc being subtended by a chord bearing and distance of North 85°57'36" East, 58.71 feet; thence South 00°59'21" East, 50.00 feet to its intersection with the arc of a curve concave Southerly and having a radius of 447.31 feet; thence Westerly along and around the arc of said curve, a distance of 65.06 feet, said arc being subtended by a chord bearing and distance of South 65°10'39" West, 65.00 feet; thence South 12°06'07" East, 114.00 feet; thence South 83°09'28" West, 25.44 feet; thence South 66°09'28" West, 55.00 feet; thence South 54°09'28" West, 70.00 feet; thence South 50°14'02" West, 129.91 feet; thence South 08°50'32" East, 240.00 feet to the Northeast corner of Lot 80, Oakleigh Pointe Unit One, as recorded in Plat Book 46, Pages 20, 20A through 20C (inclusive) of the Current Public Records of said County; thence along the Northerly line of said Oakleigh Pointe Unit One run the following four courses and distances: Course No. 1; thence South 81°09'28" West, 110.00 feet; Course No. 2; thence North 08°50'32" West, 45.70 feet; Course No. 3; thence North 81°09'28" West, 50.00 feet; thence South 08°50'32" East, 52.60 feet to the Northeast corner of Lot 81, said Oakleigh Pointe Unit One; thence South 81°07'32" West along the Northerly line of said Lot 81 and the Westerly prolongation thereof, 130.48 feet to a point situate in said Easterly right of way line of Harts Road; thence North 08°53'04" West along said Easterly right of way line, 988.92 feet to the POINT OF BEGINNING.

CONTAINING 9.0796 ACRES, MORE OR LESS.

APPROVED FOR THE RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance Number 24-419-195 of said City, adopted by its Council and approved by the Mayor, this 23RD day of MAY A.D., 1994.

By: Dan E. Moore 6/22/94
Director of Public Works Date

CLERK'S CERTIFICATE 94-0092388

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 49, Pages 10-10A of the Public Records of Duval County, Florida, this 24th day of JUNE A.D., 1994.

By: Henry Cook 6/22/94
Henry Cook Deputy Clerk

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a 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 of the requirements of Florida Statute 177, that the survey and legal description are accurate, and that the Permanent Reference Monuments have been placed and Permanent Control Points will be placed in accordance with the laws of the State of Florida, and the City of Jacksonville, Florida.

Signed and sealed this 20th day of April A.D., 1994.

By: Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor No. 3848

Richard A. Miller & Associates, Inc.
6701 Beach Blvd., Suite 200
Jacksonville, FL 32216

ADOPTION AND DEDICATION

This is to certify that Robert F. King, a married man, encumbering his non-homestead property, is the lawful owner of the lands described in the Caption hereon known as Oakleigh Pointe Unit Two having caused the same to be surveyed and subdivided. This plat is being made in accordance with said survey and is hereby adopted as a true and correct plat of said lands, and that all rights of ways, and easements for drainage, shown herein, are hereby irrevocably without reservation dedicated to the City of Jacksonville, its successors and assigns. Those easements designated as "J.E.A. Easements" are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

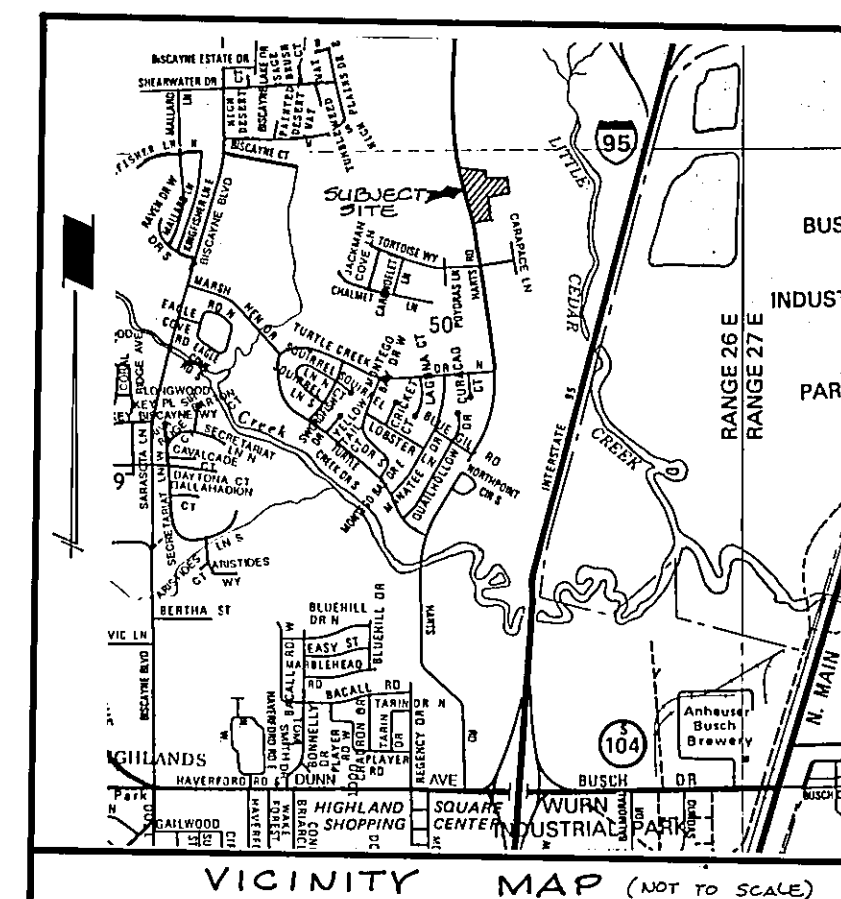
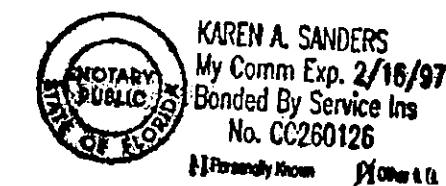
In witness whereof the undersigned have caused these presents to be executed this 18th day of April A.D., 1994.

ROBERT F. KING, AN INDIVIDUAL
Witness: Mark A. Mandi By: Robert F. King
Mark A. Mandi Robert F. King, a married man
Witness: Susan M. Fries
Susan M. Fries

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18th day of April A.D., 1994 by Robert F. King, a married man, on behalf of the individual, who is personally known to me as who has produced Drivers License as identification and who has taken an oath.

By: Karen A. Sanders
Notary Public, State of Florida
My Commission Expires: 2/16/97

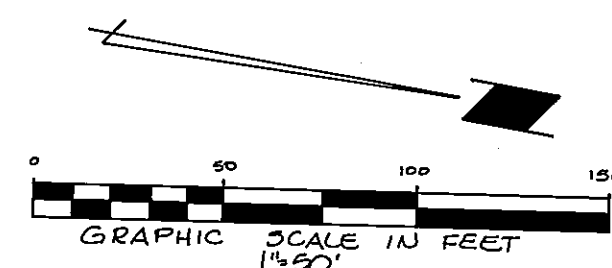


PREPARED BY:
RICHARD A. MILLER & ASSOC., INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE 200
JACKSONVILLE, FLORIDA, 32216
(904) 721-1226

PSD NO. 89-028
REV. NO. 13-1

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H A R T S

(100' RIGHT-OF-WAY, PER OFFICIAL RECORDS VOLUME 2736, PAGE 702)
N.08° 53' 04" W. 988.92'

R O A D

PAGE 70
988.921

[illegible]

EASTERLY RIGHT-OF-WAY LINE

"POINT OF
BEGINNING"

PLAT BOOK 49 PAGE 10A

SHEET 2 OF 2 SHEETS

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TAN	CHORD
C-1	5°10'10"	257.52'	23.23'	11.62'	N.78°34'23"E. 23.23'
C-2	27°18'20"	257.52'	122.73'	62.55'	N.62°20'08"E. 121.57'
C-3	32°28'30"	257.52'	145.96'	75.00'	N.64°55'13"E. 144.00'

APPROVED _____
DATE: 6.16.94
For Director of Public Works
By: Philip R. Quising
City Engineer
For General Counsel
By: _____

NOTES

- 1) BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO THE CHORD.
- 2) ALL CORNER RADII ARE 25 FEET UNLESS OTHERWISE NOTED.
- 3) NOTICE THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 5) BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, PER OAKLEIGH POINTE UNIT ONE, PLAT BOOK 46, PAGES 20, 20A-20G (INCLUSIVE) (N. 8° 29' 22" W.)
- 6) INTERIOR IMPROVEMENTS ARE NOT SHOWN.
- 7) ALL PLATTED DRAINAGE EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY IN THE EVENT A CABLE OF A TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

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

J.E.A. EASEMENT DETAIL
(NOT TO SCALE)