

OAKLEIGH POINTE UNIT TWO B

PLAT BOOK 50 PAGE 38

SHEET 1 OF 4 SHEETS

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 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 DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF LOT 67 OAKLEIGH POINTE UNIT ONE AS RECORDED IN PLAT BOOK 46, PAGES 20-20G OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING IN AN EASTERLY LINE OF OAKLEIGH POINTE UNIT TWO A AS RECORDED IN PLAT BOOK 49, PAGES 10-10A OF THE SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE NORTHERLY, NORTHEASTERLY AND SOUTHWESTERLY ALONG THE EASTERLY LINES OF SAID OAKLEIGH POINTE UNIT TWO A THE FOLLOWING TEN COURSES: (1) NORTH 08°50'32" WEST A DISTANCE OF 221.96 FEET; (2) NORTH 50°40'02" EAST A DISTANCE OF 127.91 FEET; (3) NORTH 54°09'28" EAST A DISTANCE OF 70.00 FEET; (4) NORTH 66°09'28" EAST A DISTANCE OF 55.00 FEET; (5) NORTH 87°09'28" EAST A DISTANCE OF 29.44 FEET; (6) NORTH 12°06'07" WEST A DISTANCE OF 114.00 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF CHESTNUT OAK DRIVE NORTH (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED) SAID POINT LYING IN A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 447.31 FEET; (7) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 65.06 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 89°10'39" EAST AND A CHORD DISTANCE OF 66.00 FEET TO THE POINT OF TANGENCY; (8) NORTH 00°39'21" WEST A DISTANCE OF 50.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID CHESTNUT OAK DRIVE NORTH, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 497.31 FEET; (9) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 58.75 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85°57'36" WEST AND A CHORD DISTANCE OF 58.71 FEET TO A POINT ON SAID CURVE; (10) NORTH 00°40'10" WEST A DISTANCE OF 113.65 FEET TO A POINT IN THE NORTHERLY LINE OF SAID OAKLEIGH POINTE UNIT TWO A; THENCE NORTH 89°13'07" EAST A DISTANCE OF 245.00 FEET; THENCE SOUTH 87°30'23" EAST A DISTANCE OF 64.05 FEET; THENCE SOUTH 68°27'23" EAST A DISTANCE OF 73.06 FEET; THENCE SOUTH 55°24'51" EAST A DISTANCE OF 71.57 FEET; THENCE SOUTH 41°45'18" EAST A DISTANCE OF 72.07 FEET; THENCE SOUTH 27°28'41" EAST A DISTANCE OF 72.87 FEET; THENCE SOUTH 12°54'08" EAST A DISTANCE OF 69.64 FEET; THENCE SOUTH 00°22'05" EAST A DISTANCE OF 80.65 FEET; THENCE SOUTH 09°09'36" WEST A DISTANCE OF 149.28 FEET; THENCE SOUTH 01°22'18" EAST A DISTANCE OF 218.73 FEET; THENCE SOUTH 21°18'52" WEST A DISTANCE OF 209.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 62 OF SAID OAKLEIGH POINTE UNIT ONE; THENCE NORTHERLY, NORTHWESTERLY AND SOUTHEASTERLY ALONG THE LINES OF SAID OAKLEIGH POINTE UNIT ONE THE FOLLOWING ELEVEN COURSES: (1) NORTH 68°22'25" WEST A DISTANCE OF 208.23 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF CHESTNUT OAK DRIVE EAST (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID POINT LYING IN A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 4209.51 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.84 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 21°18'52" EAST AND A CHORD DISTANCE OF 45.84 FEET TO A POINT ON SAID CURVE; (3) NORTH 68°59'51" WEST A DISTANCE OF 50.00 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF SAID CHESTNUT OAK DRIVE EAST, SAID POINT LYING IN A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 4159.51 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 128.59 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 21°53'17" WEST AND A CHORD DISTANCE OF 128.53 FEET; (5) NORTH 23°07'00" WEST A DISTANCE OF 154.01 FEET; (6) NORTH 08°50'32" WEST A DISTANCE OF 115.05 FEET; SOUTH 81°09'28" WEST A DISTANCE OF 110.00 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF TORREY PINE CIRCLE NORTH (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); (8) NORTH 08°50'32" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 60.46 FEET; (9) SOUTH 81°09'28" WEST A DISTANCE OF 50.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID TORREY PINE CIRCLE NORTH; (10) SOUTH 08°50'32" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 45.81 FEET; (11) SOUTH 81°09'28" WEST A DISTANCE OF 110.00 FEET TO THE AFOREMENTIONED NORTHWESTERLY CORNER OF LOT 67, OAKLEIGH POINTE UNIT ONE AND THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THOSE EASEMENTS DESIGNATED AS "JEA EQUIPMENT 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.

THOSE EASEMENTS DESIGNATED AS "J.E.A. EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, 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.

THIS IS TO CERTIFY THAT ROBERT F. KING IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS OAKLEIGH POINTE UNIT TWO B, 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. ALL LAKES, COURTS, TRAILS, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS, UNOBSTRUCTED EASEMENTS, AND NON-ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, THE DRAINAGE EASEMENT THROUGH AND OVER THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, 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, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL TRAILS, COURTS, AND LANES HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM TRAILS, COURTS AND LANES; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEMS, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, 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 CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS;

(2) THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING PROPERTY OWNERS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS OR ANY OTHER SUBSTANCE OR THING THAT MAY EVEN BE OR COME WITHIN SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH WHICH RESPONSIBILITIES SHALL BE THOSE OF THE OAKLEIGH POINTE UNIT TWO HOMEOWNERS ASSOCIATION, INC.;

(3) 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 DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND FILTRATION SYSTEMS AND THAT WHICH RETAINS IT TO EFFECT ADEQUATE DRAINAGE INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. ROBERT F. KING DEVELOPER AND OWNER OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKES AND FILTRATION SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF ROBERT F. KING HIS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN OAKLEIGH POINTE UNIT TWO B. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF ROBERT F. KING AND SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF, ROBERT F. KING HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 10th DAY OF JANUARY A.D., 1996.

Robert F. King
ROBERT F. KING

Patsy A. Hite
WITNESS PATSY A. HITE

Corey B. Mann
WITNESS COREY B. MANN

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF JANUARY A.D., 1996 BY ROBERT F. KING, ON BEHALF OF THE SAME, TO ME WELL KNOWN AND NO OATH WAS ADMINISTERED.

ELSA B. MURPHY
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Feb. 9, 1998
Commission No. C.C. 347292

Feb. 9, 1998
MY COMMISSION EXPIRES

ELSA B. MURPHY
NOTARY (PLEASE PRINT)

COMMISSION NUMBER

PREPARED BY:
CHARLES BASSETT & ASSOCIATES, INC.
9 NORTH HOME STREET
JACKSONVILLE, FLORIDA 32211
PHONE: (904) 784-9433

APPROVED:
DATE: 3/18/96
For Director of Public Works

By: [Signature]
City Engineer

For General Counsel

By: [Signature]
3-2-196

OAKLEIGH POINTE UNIT TWO B

PLAT BOOK 50 PAGE 38A

SHEET 2 OF 4 SHEETS

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

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, PURSUANT TO ORDINANCE NO. 95-1109-621 SAID CITY, ADOPTED BY ITS CITY COUNCIL, AND APPROVED BY ITS MAYOR THIS 7th DAY OF DECEMBER A.D., 1995

Sam E. Moore
DIRECTOR OF PUBLIC WORKS

3/22/96
DATE

CLERK'S CERTIFICATE 96-060972

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 THE RECORDING, AND IS RECORDED IN PLAT BOOK 50 PAGES 38 thru 38C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 26th DAY OF March A.D., 1996

Henry W. Cook
HENRY W. COOK, CLERK OF THE CIRCUIT COURT

M. Y. O'Donnell
DEPUTY CLERK

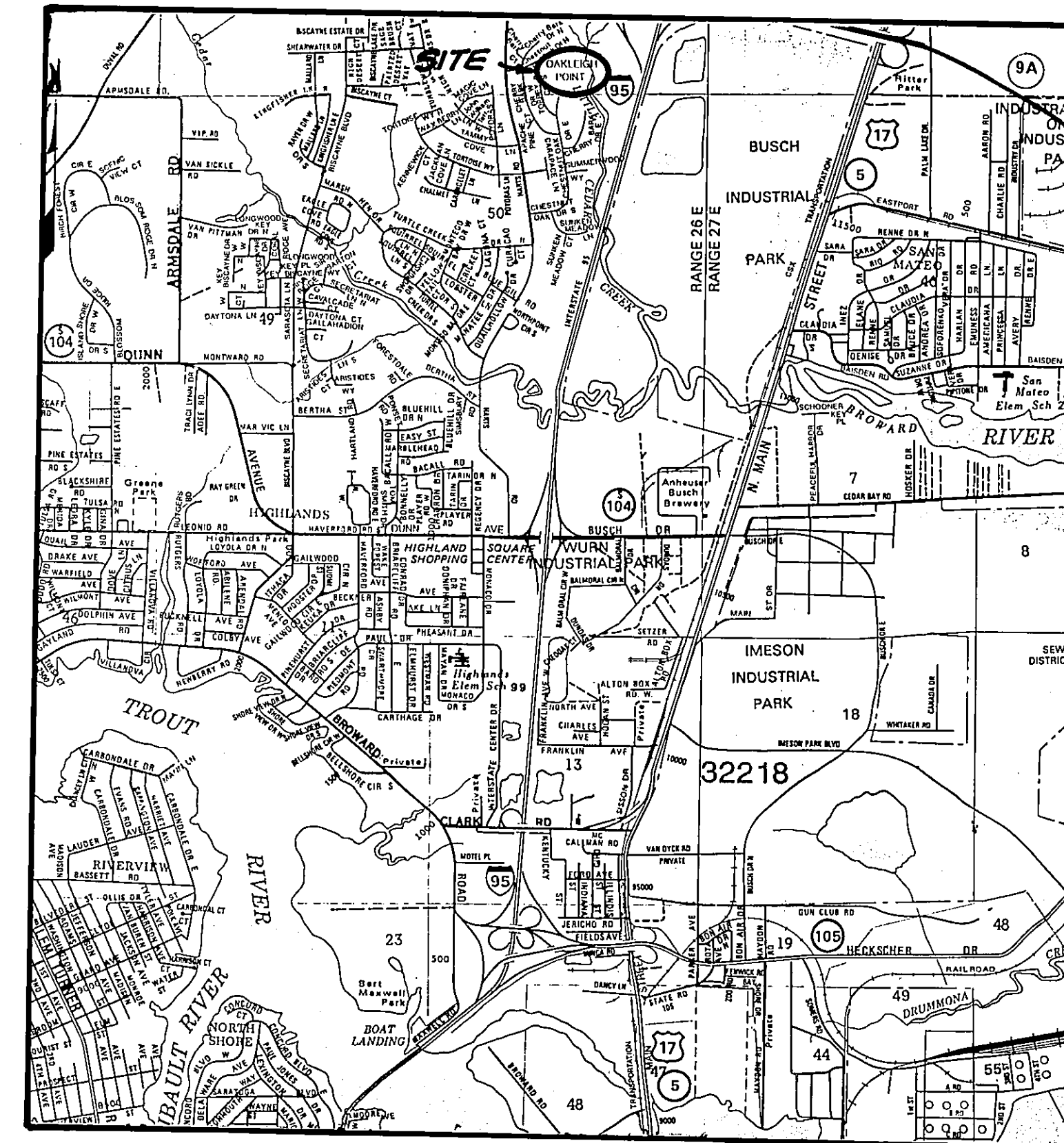
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED IN THE CAPTION. THAT THE SURVEY WAS MADE UNDER MY 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 HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

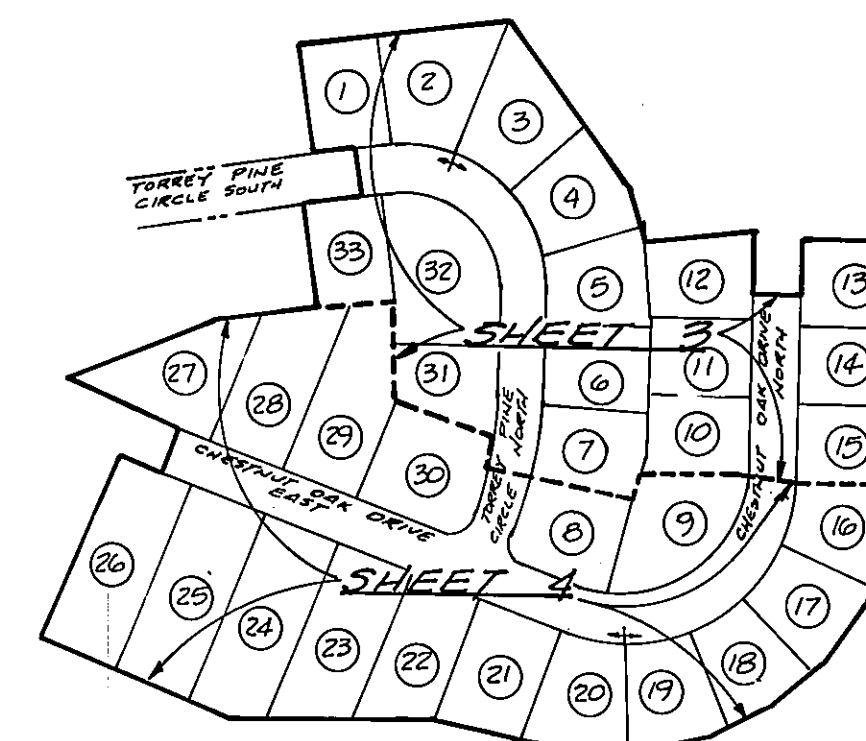
SIGNED AND SEALED THIS 11th DAY OF January A.D., 1996.

Charles R. Bassett

CHARLES R. BASSETT
FLORIDA REGISTERED LAND SURVEYOR No. 1576



VICINITY MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

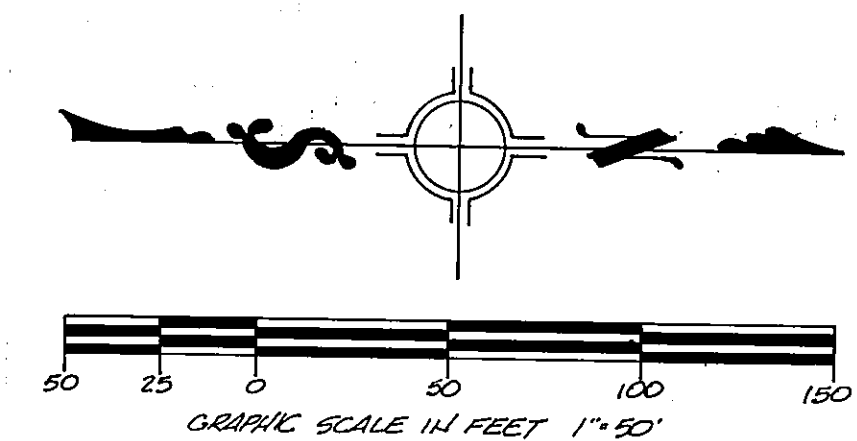
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PLAT BOOK 50 PAGE 38B

SHEET 3 OF 4 SHEETS



GENERAL NOTES:

- BEARINGS AND DISTANCES ON CURVILINEAR LINES REFER TO THE CHORD.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- BEARINGS ARE BASED ON THE CENTERLINE OF TORREY PINE CIRCLE SOUTH AS BEING N. 08° 50' 32\" W. PER PLAT BOOK 46, PAGES 20-20G.
- "JEA EQUIPMENT EASEMENT" DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOCCUPIED BY ANY UNDERGROUND UTILITIES OR ANY USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.
- "JEA EASEMENTS" DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENTS. THESE EASEMENTS SHALL REMAIN TOTALLY UNOCCUPIED BY ANY UNDERGROUND UTILITIES OR ANY USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, HEDGES AND

GENERAL NOTES (CONTINUED)

LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL OF JACKSONVILLE ELECTRIC AUTHORITY OR CHAD LOU OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

LEGEND:

- P.C. POINT OF CURVE
- P.T. POINT OF TANGENCY
- P.O.T. POINT ON TANGENCY
- SET PERMANENT REFERENCE MONUMENT (#1576) UNLESS OTHERWISE NOTED
- SET PERMANENT CONTROL POINT (#1576)
- CH CHORD DISTANCE
- R RADIUS
- A ARC DISTANCE
- Δ DELTA

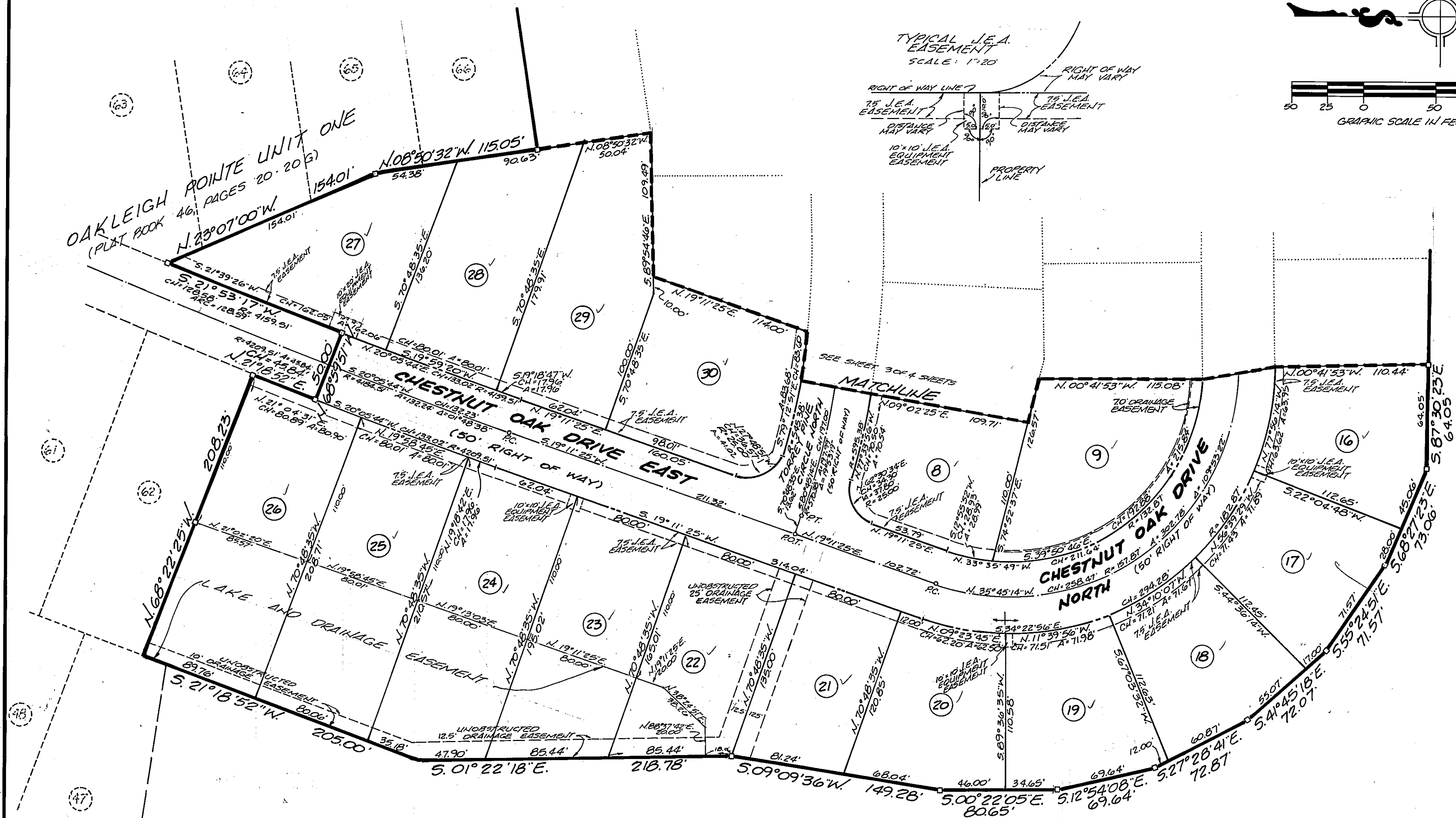
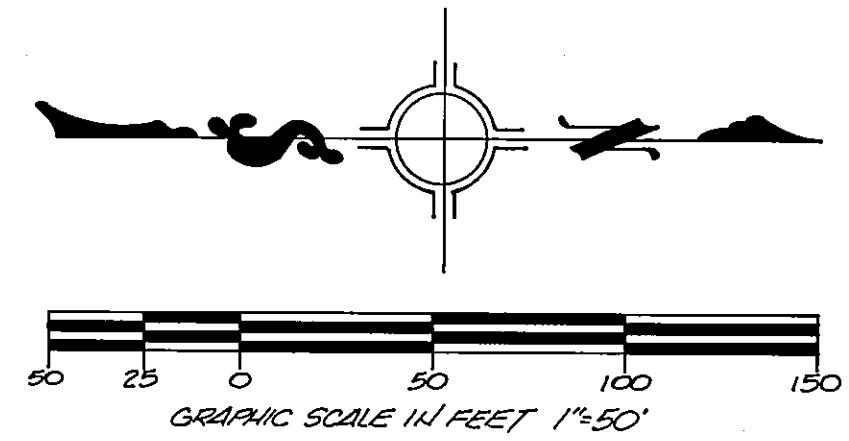
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PLAT BOOK 50 PAGE 38C

SHEET 4 OF 4 SHEETS



LEGEND:

P.C.	POINT OF CURVE
P.T.	POINT OF TANGENCY
P.O.T.	POINT OF TANGENCY
□	SET PERMANENT REFERENCE MONUMENT (1/15/76) UNLESS OTHERWISE NOTED
○	SET PERMANENT CONTROL POINT (1/15/76)
CH	CHORD DISTANCE
R	RADIUS
A	ARC DISTANCE
Δ	DELTA

LOT 3, SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 50

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