

# SECRET COVE ADDITION

BEING A REPLAT OF A PORTION OF TRACT 2, SECRET COVE UNIT ONE, AS RECORDED IN PLAT BOOK 35, PAGES 69, 69A AND 69B OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

TAXES VERIFIED R. 3.15

### ADOPTION AND DEDICATION:

This is to certify that First Coast Utilities, Incorporated, a corporation under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as Secret Cove Addition, having caused the same to be surveyed and subdivided, that Southeast Bank, N.A., a National Banking Association, is the holder of a mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All right of ways, easements for drainage, utilities and sewers and tract "A" (Lift Station Site) 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 right of ways hereby dedicated, together with all soil, nutrients, chemical and all other substances which may flow or pass from right of ways; 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 losses of 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 abutting owners. (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. First Coast Utilities, Incorporated, developer and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, 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 First Coast Utilities, Incorporated, its agents, contractors, employees, servants, licensees or concessionaires within Secret Cove Addition. This indemnification shall run with the land and assigns of First Coast Utilities, Incorporated and shall be subject to it.

In witness whereof, First Coast Utilities, Incorporated has caused these presents to be executed this 4th day of November, A.D., 1988.

### FIRST COAST UTILITIES, INCORPORATED

Witness: Lamin A. Helton  
Witness: Carson L. Schaeffer  
Carson L. Schaeffer  
President

### SOUTHEAST BANK, N.A.

Witness: Lamin A. Helton  
Witness: Brenda Skerton  
Witness: Gary E. Holtfield  
Gary E. Holtfield  
Vice President

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 24th day of June, A.D., 1988 by Carson L. Schaeffer, President of First Coast Utilities, Incorporated, a Florida Corporation on behalf of the Corporation.

Karen Baer June 26, 1988  
Notary Public At Large  
State of Florida  
My Commission Expires

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 24th day of June, A.D., 1988 by Gary E. Holtfield, Vice President of Southeast Bank, N.A., a National Banking Association on behalf of the Association.

Karen Baer June 26, 1988  
Notary Public At Large  
State of Florida  
My Commission Expires

### CAPTION:

A portion of Tract 2, Secret Cove Unit One, as recorded in Plat Book 35, Pages 69 through 69B inclusive, of the Current Public Records of Duval County, Florida, and being more particularly described as follows: BEGIN at the Southwest corner of Lot 103, Block 1, as shown on the plat of Secret Cove; thence South 89°50'04" West, 342.38 feet; thence North 00°29'16" East, 520.00 feet to the Southerly line of a 60 foot right of way for drainage, utilities and sewers; thence Northeasterly along the Southerly, Easterly and Southerly line of said 60 foot right of way for drainage, utilities and sewers run the following two courses and distances: Course No. 1: North 60°00'00" East, 240.00 feet; Course No. 2: thence North 25°28'01" East, 120.17 feet; thence South 31°08'44" East, 20.00 feet to its intersection with a curve leading Easterly; thence Easterly along and around the arc of a curve concave Southerly and having a radius of 101.19 feet, an arc distance of 54.71 feet, said arc being subtended by a chord bearing and distance of North 74°20'40" East, 54.05 feet to the point of tangency of said curve; thence North 89°50'04" East, 43.90 feet to the Northwest corner of the Westerly termination of Boatwright Way (a 60 foot right of way as shown on said Secret Cove Unit One); thence South 00°09'56" East, along said Westerly termination of said Boatwright Way, 60.00 feet; thence South 89°50'04" West, 30.00 feet to the Northwesterly corner of Lot 109, Block 1, Secret Cove; thence South 00°09'56" East, along the Westerly lines of Lots 103 through 109, inclusive, Block 1, Secret Cove, a distance of 685.00 feet to the POINT OF BEGINNING.

Containing 4.9725 acres, more or less.

88-115339

### CLERK'S CERTIFICATE

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 44, Pages 90, 90A of the Public Records of Duval County, Florida.

Signed this 4th day of November A.D., 1988.

Henry W. Cook By: Doris Liscofield  
Clerk Circuit Court Deputy Clerk

### 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. 88-1192-574 of said City and adopted by its City Council and approved by its Mayor this 30th day of September, A.D., 1988.

James A. Hogan Charles H. Kidd  
Mayor of the City of Jacksonville Secretary to the City Council of the City of Jacksonville

### DEVELOPER'S CERTIFICATE

This is to certify that First Coast Utilities, Incorporated, has 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 required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 24th day of OCT. A.D., 1988.

Carson L. Schaeffer Carson L. Schaeffer  
Developer Director of Public Works  
President, First Coast Utilities, Incorporated

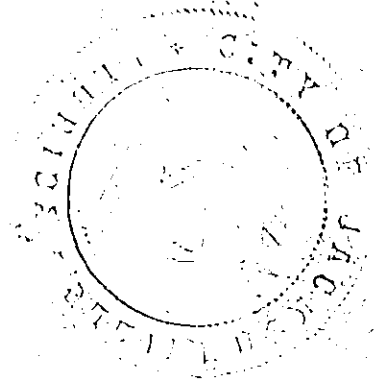
### SURVEYOR'S CERTIFICATE

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 date 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 21st day of MARCH A.D., 1988.

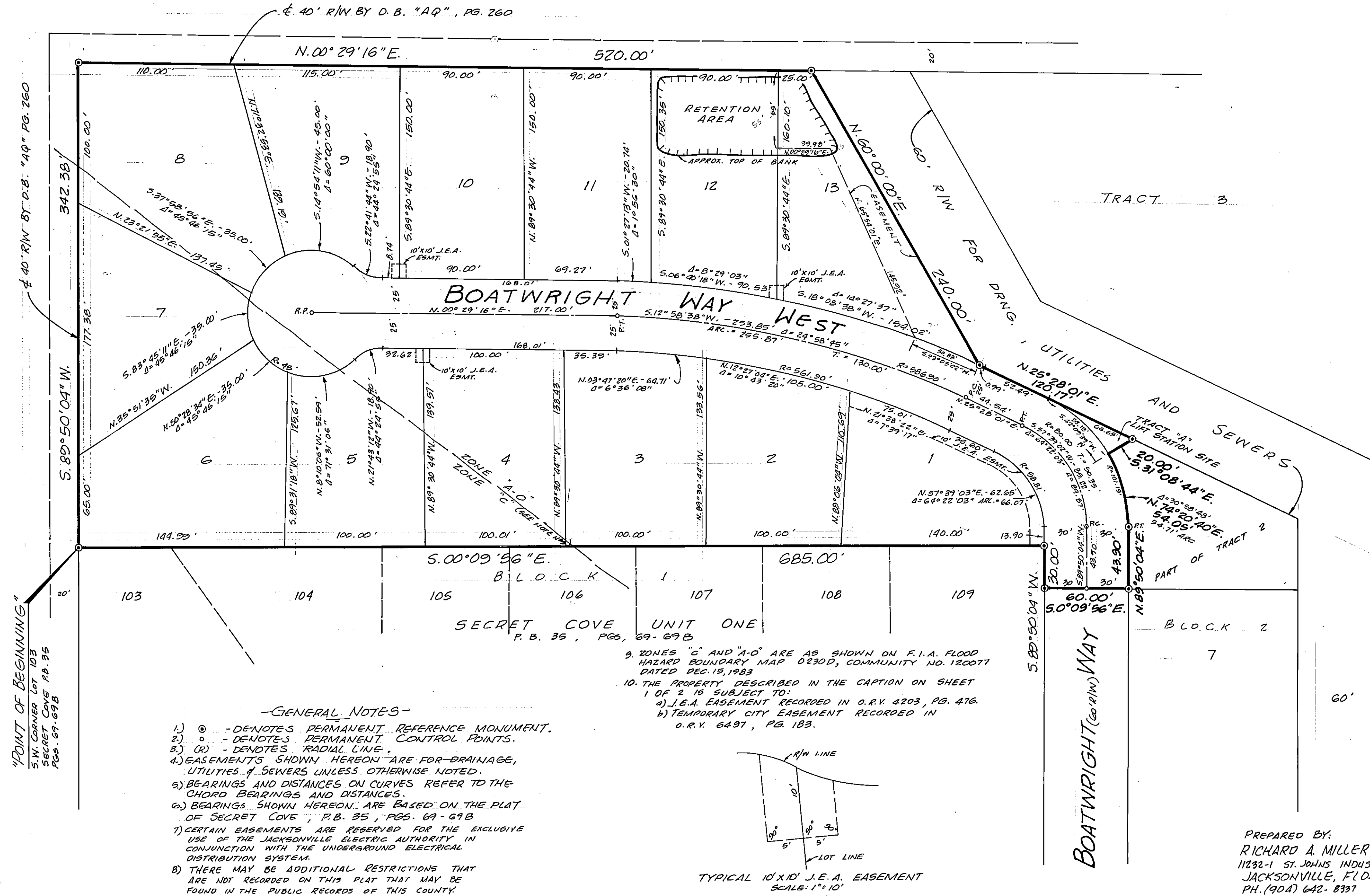
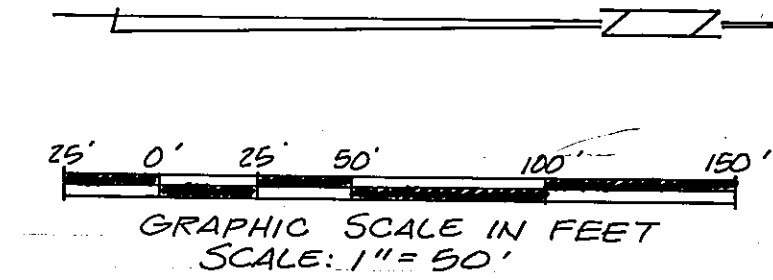
Richard A. Miller  
RICHARD A. MILLER P.L.S.  
P.L.S. REGISTERED SURVEYOR NO. 3848

APPROVED  
DATE: 9/16/88  
For Director of Public Works  
By: Jam E. Moura  
City Engineer  
For General Counsel  
By: James A. Howard



# SECRET COVE ADDITION

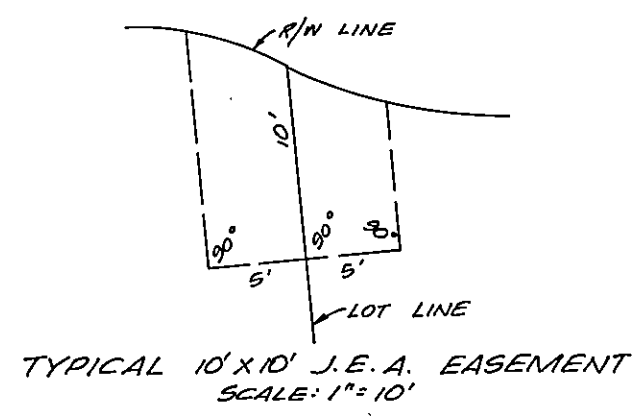
BEING A REPLAT OF A PORTION OF TRACT 2, SECRET COVE UNIT ONE AS RECORDED IN PLAT BOOK 35, PAGES 69, 69A AND 69B, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



- GENERAL NOTES**
- 1) © - DENOTES PERMANENT REFERENCE MONUMENT.
  - 2) ○ - DENOTES PERMANENT CONTROL POINTS.
  - 3) (R) - DENOTES RADIAL LINE.
  - 4) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES & SEWERS UNLESS OTHERWISE NOTED.
  - 5) BEARINGS AND DISTANCES ON CURVES REFER TO THE CHORD BEARINGS AND DISTANCES.
  - 6) BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF SECRET COVE, P.B. 35, PGS. 69-69B.
  - 7) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - 8) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

9. ZONES "C" AND "D" ARE AS SHOWN ON F.I.A. FLOOD HAZARD BOUNDARY MAP 0230D, COMMUNITY NO. 120077 DATED DEC. 15, 1983.

10. THE PROPERTY DESCRIBED IN THE CAPTION ON SHEET 1 OF 2 IS SUBJECT TO:  
 a) J.E.A. EASEMENT RECORDED IN O.R.V. 4203, PG. 416.  
 b) TEMPORARY CITY EASEMENT RECORDED IN O.R.V. 6437, PG. 183.



PREPARED BY:  
 RICHARD A. MILLER ASSOCIATES, INC.  
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 PH. (904) 642-8397