

ST. JOHNS LANDING UNIT TWO

A REPLAT OF A PORTION OF THE AMENDED PLAN OF THE TOWN OF FULTON AS RECORDED IN PLAT BOOK 2 PAGE 58 OF THE CURRENT PUBLIC RECORDS TOGETHER WITH A PORTION OF SECTION 29 AND A PORTION OF THE A. ATKINSON GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 28 EAST, ALL OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

TAXES VERIFIED
R.B.F.

CAPTION

A REPLAT OF A PORTION OF THE AMENDED PLAN OF THE TOWN OF FULTON AS RECORDED IN PLAT BOOK 2, PAGE 58, OF THE CURRENT PUBLIC RECORDS TOGETHER WITH A PORTION OF SECTION 29 AND A PORTION OF THE A. ATKINSON GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF RIVERWOODS AT ST. JOHNS LANDING UNIT ONE, AS RECORDED IN PLAT BOOK 41 PAGES 10 THROUGH 10C INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID NORTHWEST CORNER ALSO BEING THE SOUTHWEST CORNER OF ST. JOHNS LANDING UNIT 1, AS RECORDED IN PLAT BOOK 40 PAGES 55 THROUGH 55F OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00° 51' 39" EAST ALONG THE WESTERLY LINE OF SAID ST. JOHNS LANDING UNIT 1, 797.47 FEET TO THE SOUTHWEST CORNER OF ST. JOHNS LANDING UNIT 1A AS RECORDED IN PLAT BOOK 45 PAGES 66 THROUGH 66B INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG SAID ST. JOHNS LANDING UNIT 1A RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. (1) NORTH 89° 08' 21" WEST, 140.00 FEET; COURSE NO. (2) NORTH 22° 23' 04" WEST, 122.16 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KINGSLEY MANOR WAY (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); COURSE NO. (3) THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 296.29 FEET, AN ARC DISTANCE OF 45.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64° 52' 21" WEST, 45.00 FEET; COURSE NO. (4) NORTH 29° 28' 57" WEST, 60.00 FEET; COURSE NO. (5) NORTH 09° 08' 31" WEST, 301.59 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE NORTH 72° 26' 29" WEST ALONG THE NORTHERLY LINE OF RIVERWOODS AT ST. JOHNS LANDING UNIT TWO AS RECORDED IN PLAT BOOK 42 PAGES 33 THROUGH 33C INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 224.82 FEET; THENCE NORTH 78° 08' 51" WEST ALONG SAID NORTHERLY LINE 351.15 FEET; THENCE NORTH 00° 51' 39" EAST, 554.72 FEET; THENCE NORTH 89° 08' 21" WEST, 112.50 FEET; THENCE NORTH 82° 17' 47" WEST, 50.36 FEET; THENCE NORTH 89° 08' 21" WEST, 127.50 FEET; THENCE NORTH 00° 51' 39" EAST, 589.28 FEET; THENCE SOUTH 89° 08' 21" EAST, 20.00 FEET; THENCE NORTH 00° 51' 39" EAST, 139 FEET MORE OR LESS TO THE APPROXIMATE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE EASTERLY ALONG THE MEANDERINGS OF SAID APPROXIMATE MEAN HIGH WATER LINE 607 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE BEARING NORTH 21° 22' 25" EAST FROM AFORESAID REFERENCE POINT "A"; THENCE SOUTH 21° 22' 25" WEST, ALONG LAST SAID LINE 253 FEET MORE OR LESS TO REFERENCE POINT "A" AND TO CLOSE.

ADOPTION AND DEDICATION

This is to certify that Walter T. Boney is the lawful owner of the lands described in the Caption hereon known as ST. JOHNS LANDING UNIT TWO, and that American Federal Savings Bank is the holder of a mortgage on said lands, have caused the same to be surveyed and subdivided; and this plat made in accordance with said survey, is hereby adopted as a true and correct plat of said lands. All right-of-ways, and the easements for drainage, utilities and sewer are hereby irrevocably, without reservation, dedicated to the City of Jacksonville, its successors and assigns.

In witness thereof the above named Individual and Corporation have caused these presents to be executed by the respective Individual and agent of the Corporation this 13th day of Sept. A.D., 1989.

WALTER T. BONEY

Witness: Gary Weaver

Walter T. Boney
Walter T. Boney

Witness: James P. Lill

APPROVED
DATE: 10/13/89
For Director of Public Works
By: David E. Weaver
City Engineer
For General Counsel
By: Henry W. Cook

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 No. 97-1155-52L, of said City, adopted by it's council and approved by it's Mayor.

Signed this 30th day of Oct. A.D., 1989.

Thomas P. Hoff Mayor of the City of Jacksonville
Katherine G. Roberts Asst. Secretary of the Council of the City of Jacksonville

CLERK'S CERTIFICATE

89-129035

This is to certify that this plat has been examined and approved by the City Council of the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 45, Pages 98, 98A, 98B of the Public Records of Duval County, Florida.

Signed this 13th day of Sept. A.D., 1989.

Henry W. Cook Clerk: Henry W. Cook
By: M. Wootton Deputy Clerk

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is a true and correct representation of the lands hereby surveyed, platted and described in the Caption, that the survey was made under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter No. 177 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 law and that all the zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 13th day of SEPT. A.D., 1989.

Larry G. Eddy
Florida Registered Land Surveyor No. 4144
Tri-State Land Surveyors, Inc.
Jacksonville, Florida

DEVELOPER'S CERTIFICATE

This is to Certify that Walter T. Boney owner and developer 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 of engineering and construction and cost of placing permanent control points, as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 12 day of DE A.D., 1989.

Walter T. Boney
Walter T. Boney
Director of Public Works
Director of Public Works

AMERICAN FEDERAL SAVINGS BANK

Witness: Melissa J. Marcha

Roger Sutton
Roger Sutton
Executive Vice President

Witness: Melanie Hutchinson

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13th day of Sept. A.D., 1989, by Walter T. Boney an individual.

Melissa J. Marcha
Notary Public State of Florida at Large

APRIL 6, 1991
My Commission Expires:

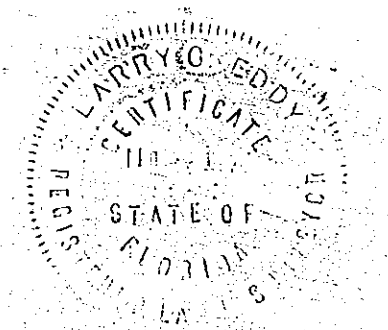
STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13th day of Sept. A.D., 1989, by Roger Sutton, Executive Vice President of American Federal Savings Bank.

Melissa J. Marcha
Notary Public State of Florida at Large

APRIL 6, 1991
My Commission Expires:

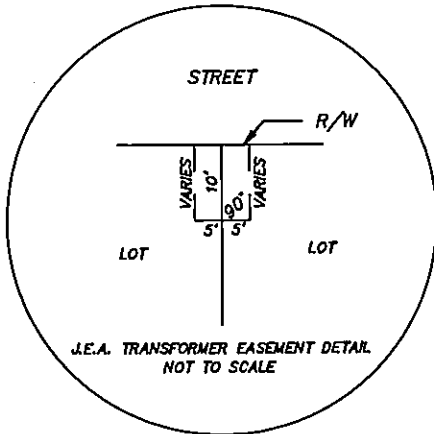
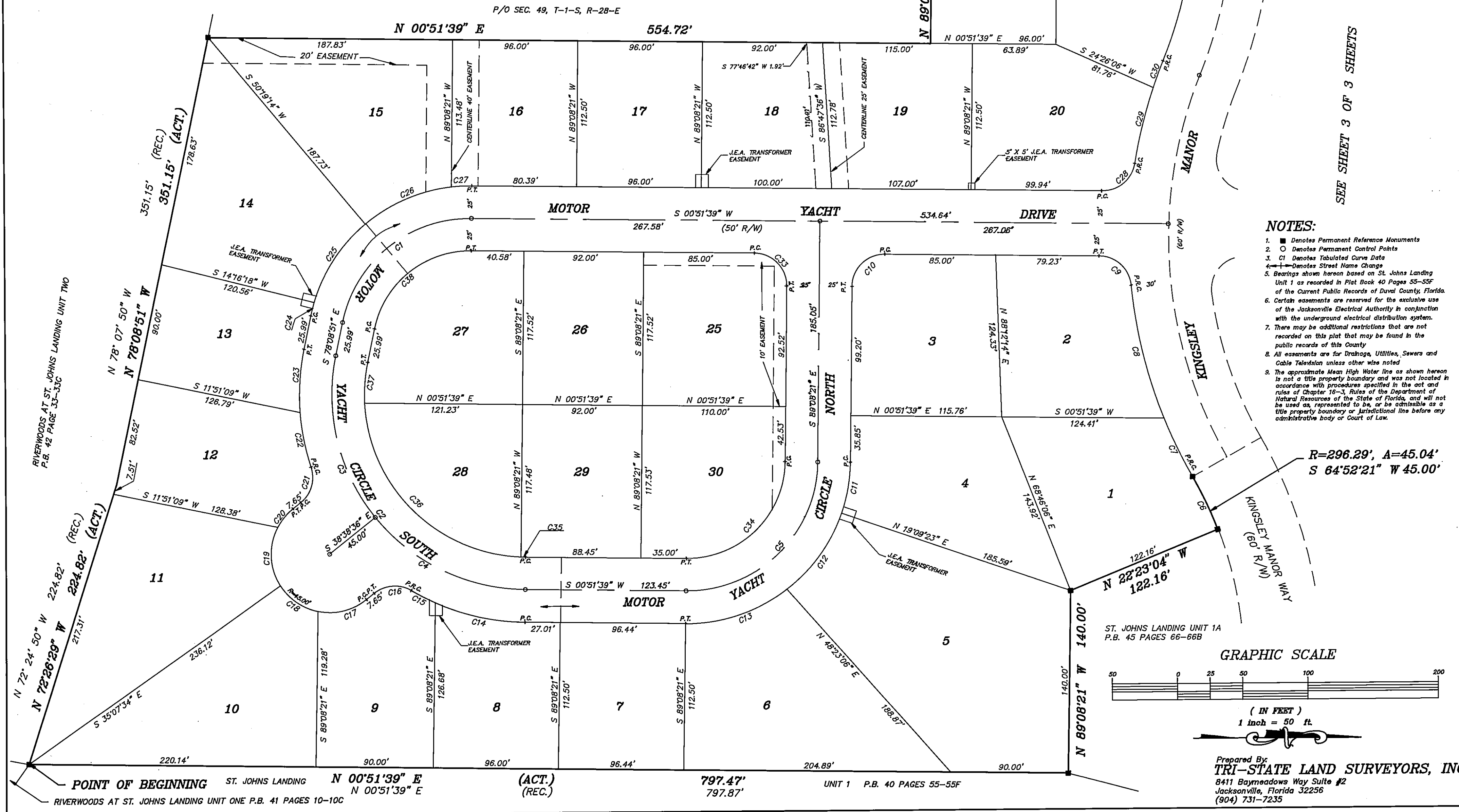


ST. JOHNS LANDING UNIT TWO

A REPLAT OF A PORTION OF THE AMENDED PLAN OF THE TOWN OF FULTON AS RECORDED IN PLAT BOOK 2 PAGE 58 OF THE CURRENT PUBLIC RECORDS TOGETHER WITH A PORTION OF SECTION 29 AND A PORTION OF THE A. ATKINSON GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 28 EAST, ALL OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00'	137.90'	82.45'	127.23'	S 38°38'36" E	79°00'30"
C2	150.00'	264.40'	161.94'	231.47'	N 51°21'24" E	100°59'30"
C3	150.00'	132.20'	70.74'	127.98'	N 78°36'16" E	59°29'45"
C4	150.00'	132.20'	70.74'	127.98'	N 26°06'31" E	50°29'45"
C5	100.00'	157.08'	100.00'	141.42'	N 44°08'21" W	80°00'00"
C6	296.59'	45.05'	22.57'	45.00'	S 64°32'20" W	08°42'40"
C7	368.25'	49.95'	24.91'	49.91'	S 64°24'12" W	07°48'18"
C8	368.25'	108.53'	53.13'	105.17'	S 76°29'54" W	16°25'08"
C9	25.00'	36.59'	22.45'	33.41'	S 42°47'04" E	83°50'49"
C10	25.00'	39.27'	25.00'	35.36'	S 44°08'21" E	90°00'00"
C11	125.00'	39.91'	20.13'	36.75'	S 79°59'59" E	18°17'44"
C12	125.00'	73.03'	37.59'	72.00'	S 54°08'20" E	33°28'33"
C13	125.00'	80.40'	43.32'	81.86'	S 18°59'14" E	38°33'42"
C14	175.00'	70.91'	35.88'	70.43'	S 12°28'08" W	23°12'57"
C15	175.00'	20.79'	10.39'	20.78'	S 26°05'51" W	08°47'40"
C16	25.00'	30.33'	17.35'	28.50'	S 03°53'13" E	69°30'46"
C17	45.00'	39.61'	21.19'	38.34'	S 13°25'47" E	50°25'16"
C18	45.00'	35.95'	19.00'	35.00'	S 34°40'13" W	45°46'23"
C19	45.00'	47.12'	25.98'	45.00'	S 87°33'16" W	59°59'42"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C20	45.00'	18.70'	9.48'	18.58'	N 50°32'45" W	23°48'17"
C21	25.00'	39.33'	17.35'	38.50'	N 73°23'59" W	69°30'46"
C22	175.00'	42.78'	21.50'	42.73'	S 78°10'58" W	14°02'40"
C23	175.00'	48.42'	24.36'	48.28'	N 86°14'52" W	15°31'05"
C24	125.00'	10.65'	5.33'	10.65'	N 78°42'23" W	04°52'53"
C25	125.00'	73.03'	37.59'	72.00'	N 56°31'40" W	33°28'33"
C26	125.00'	73.03'	37.59'	72.00'	N 23°03'03" W	33°28'33"
C27	125.00'	15.66'	7.84'	15.63'	N 02°43'58" W	07°10'34"
C28	25.00'	36.09'	22.00'	31.03'	N 32°20'58" W	89°41'14"
C29	368.25'	60.12'	30.13'	60.05'	N 78°00'11" W	09°21'14"
C30	368.25'	21.66'	10.93'	21.66'	N 68°37'33" W	03°24'03"
C31	342.28'	100.46'	50.58'	100.11'	N 78°17'42" W	16°14'59"
C32	125.00'	41.28'	20.11'	41.28'	S 48°10'49" W	94°39'19"
C33	25.00'	39.27'	25.00'	35.36'	N 45°21'59" E	90°00'00"
C34	75.00'	117.81'	75.00'	106.07'	S 44°08'21" E	00°00'00"
C35	125.00'	3.55'	1.77'	3.55'	S 01°40'28" W	01°17'14"
C36	125.00'	185.33'	114.44'	188.91'	S 44°57'59" W	84°56'52"
C37	125.00'	30.95'	15.56'	30.85'	N 85°29'17" W	14°11'18"
C38	75.00'	103.42'	61.83'	95.42'	N 38°38'36" W	79°00'30"



- NOTES:**
- Denotes Permanent Reference Monuments
 - Denotes Tabulated Curve Data
 - Denotes Street Name Change
 - Bearings shown hereon based on St. Johns Landing Unit 1 as recorded in Plat Book 40 Pages 55-55F of the Current Public Records of Duval County, Florida.
 - Certain easements are reserved for the exclusive use of the Jacksonville Electrical Authority in conjunction with the underground electrical distribution system.
 - There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.
 - All easements are for Drains, Utilities, Sewers and Cable Television unless otherwise noted.
 - The approximate Mean High Water line as shown hereon is not a title property boundary and was not located in accordance with procedures specified in the act 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 true property boundary or jurisdictional line before any administrative body or Court of Law.

R=296.29', A=45.04'
S 64°52'21" W 45.00'

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

Prepared By:
TRI-STATE LAND SURVEYORS, INC.
8411 Baymeadows Way Suite #2
Jacksonville, Florida 32256
(904) 731-7235

POINT OF BEGINNING ST. JOHNS LANDING N 00°51'39" E (ACT.) 797.47'
RIVERWOODS AT ST. JOHNS LANDING UNIT ONE P.B. 41 PAGES 10-10C N 00°51'39" E (REC.) 797.87'

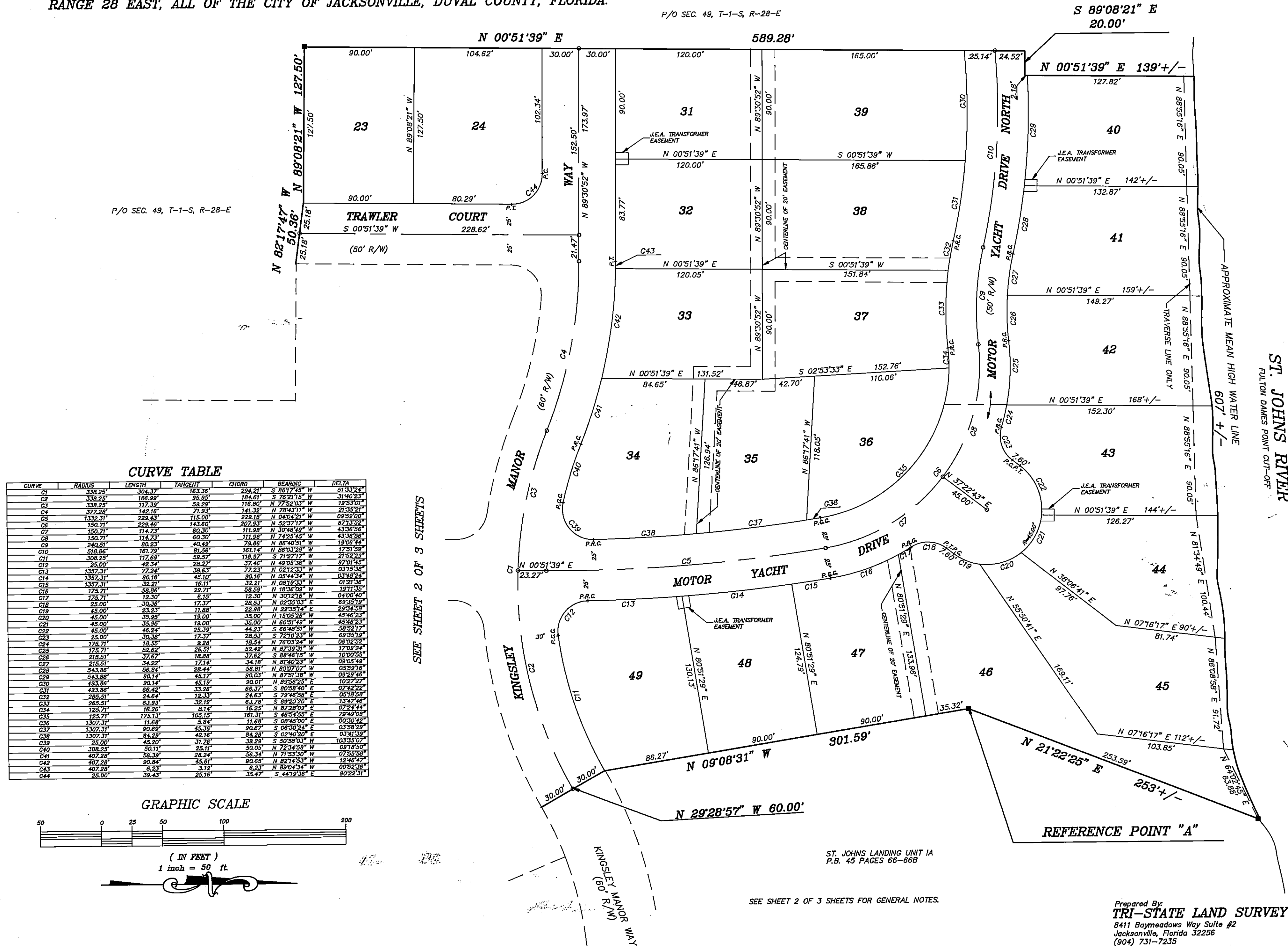
UNIT 1 P.B. 40 PAGES 55-55F

SEE SHEET 3 OF 3 SHEETS

ST. JOHNS LANDING UNIT 1A

A REPLAT OF A PORTION OF THE AMENDED PLAN OF THE TOWN OF FULTON AS RECORDED IN PLAT BOOK 2 PAGE 58 OF THE CURRENT PUBLIC RECORDS TOGETHER WITH A PORTION OF SECTION 29 AND A PORTION OF THE A. ATKINSON GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 28 EAST, ALL OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

P/O SEC. 49, T-1-S, R-28-E

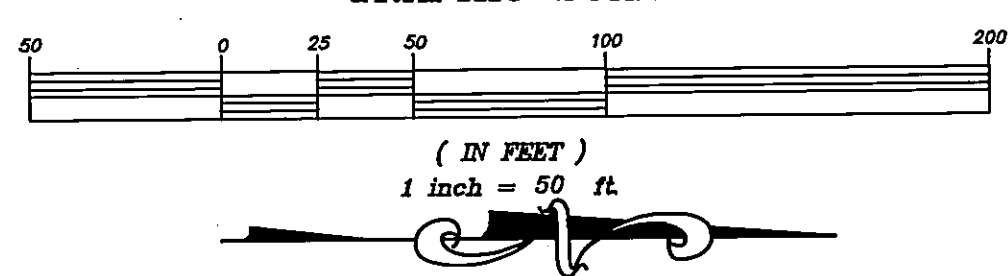


P/O SEC. 49, T-1-S, R-28-E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	338.25'	304.37'	163.36'	294.21'	S 86°17'45" W	51°33'24"
C2	338.25'	186.99'	95.95'	184.61'	S 76°21'15" W	31°40'23"
C3	338.25'	117.39'	58.29'	116.80'	N 77°52'03" W	18°30'01"
C4	372.28'	142.16'	71.53'	141.32'	N 78°43'11" W	21°35'21"
C5	1332.31'	228.43'	115.00'	228.13'	N 04°04'21" W	09°52'00"
C6	150.71'	229.46'	143.60'	202.83'	N 32°37'17" W	47°35'22"
C7	150.71'	114.73'	60.30'	111.98'	N 30°48'48" W	43°36'56"
C8	150.71'	114.73'	60.30'	111.98'	N 74°25'45" W	43°36'56"
C9	240.51'	80.23'	40.49'	79.88'	N 88°40'51" W	19°08'44"
C10	518.86'	161.29'	81.56'	161.14'	N 86°03'28" W	17°51'59"
C11	308.25'	117.69'	58.57'	116.82'	S 71°22'17" W	21°52'29"
C12	25.00'	42.34'	28.27'	37.46'	N 49°05'36" W	37°01'45"
C13	1357.31'	77.24'	38.63'	77.23'	N 02°12'33" W	03°53'58"
C14	1357.31'	80.19'	45.10'	80.16'	N 05°44'44" W	03°42'54"
C15	1357.31'	32.21'	16.11'	32.21'	N 08°19'33" W	01°21'36"
C16	174.71'	56.86'	29.71'	56.59'	N 18°36'09" W	19°11'35"
C17	174.71'	12.30'	6.15'	12.30'	N 30°12'16" W	04°00'40"
C18	25.00'	30.36'	17.37'	28.53'	N 02°35'03" E	69°35'19"
C19	45.00'	23.23'	11.88'	22.98'	N 22°35'74" E	29°34'58"
C20	45.00'	35.95'	18.00'	35.00'	N 15°05'26" W	45°46'23"
C21	45.00'	35.95'	18.00'	35.00'	N 69°51'49" W	45°46'23"
C22	45.00'	48.24'	25.39'	44.23'	S 66°46'51" W	38°52'17"
C23	25.00'	30.36'	17.37'	28.53'	S 72°10'23" W	69°35'19"
C24	174.71'	18.35'	9.29'	18.54'	N 76°03'24" W	06°22'52"
C25	174.71'	32.62'	16.31'	32.45'	N 82°35'31" W	17°09'24"
C26	218.51'	37.67'	18.89'	37.62'	S 88°48'15" W	10°00'55"
C27	218.51'	34.22'	17.14'	34.18'	N 81°40'23" W	09°05'49"
C28	343.86'	56.84'	28.44'	56.81'	N 80°17'07" W	05°59'16"
C29	343.86'	80.14'	45.17'	80.03'	N 87°51'39" W	09°29'46"
C30	493.86'	90.14'	45.19'	90.01'	N 87°56'23" E	10°27'27"
C31	493.86'	66.42'	33.26'	66.33'	S 80°58'40" E	07°42'22"
C32	265.51'	24.64'	12.33'	24.63'	S 72°46'58" E	05°18'58"
C33	265.51'	63.93'	32.12'	63.78'	S 89°20'20" E	13°47'46"
C34	126.71'	16.26'	8.14'	16.25'	N 87°29'09" E	07°24'44"
C35	126.71'	174.13'	105.15'	167.31'	S 48°54'53" E	78°49'01"
C36	1307.31'	11.66'	5.84'	11.68'	S 08°45'00" E	00°30'42"
C37	1307.31'	80.69'	45.36'	80.67'	S 06°30'24" E	03°58'29"
C38	1307.31'	84.29'	42.16'	84.28'	S 02°40'20" E	03°41'39"
C39	25.00'	45.20'	25.11'	45.20'	N 09°59'03" E	103°35'07"
C40	308.25'	50.11'	25.11'	50.05'	N 72°34'58" W	09°18'50"
C41	407.28'	56.39'	28.24'	56.34'	N 71°53'30" W	07°55'58"
C42	407.28'	90.84'	45.61'	90.65'	N 62°17'53" W	12°46'47"
C43	407.28'	6.23'	3.12'	6.23'	N 89°04'34" W	00°52'36"
C44	25.00'	39.43'	25.16'	38.47'	S 44°19'36" E	90°22'31"

GRAPHIC SCALE



SEE SHEET 2 OF 3 SHEETS

SEE SHEET 2 OF 3 SHEETS FOR GENERAL NOTES.

Prepared By:
TRI-STATE LAND SURVEYORS, INC.
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 Jacksonville, Florida 32256
 (904) 731-7235