

ST. JOHNS LANDING UNIT THREE

A PORTION OF THE A. ATKINSON GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

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 SOUTHEAST CORNER OF ST. JOHNS LANDING UNIT TWO-B, AS RECORDED IN PLAT BOOK 46 PAGES 53 THROUGH 53A INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°51'39" WEST ALONG THE WESTERLY LINE OF ST. JOHNS LANDING UNIT TWO, AS RECORDED IN PLAT BOOK 45, PAGES 98 THROUGH 98B INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND ALONG THE WESTERLY LINE OF ST. JOHNS LANDING UNIT TWO, AS RECORDED IN PLAT BOOK 46, PAGES 61-61A INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°51'39" WEST ALONG THE WESTERLY 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; THENCE SOUTH 71°28'59" WEST ALONG LAST SAID LINE 289.01 FEET; THENCE NORTH 79°51'15" WEST ALONG SAID NORTHERLY LINE 40.82 FEET; THENCE NORTH 00°15'00" WEST 490.00 FEET; THENCE SOUTH 89°45'00" WEST 290.00 FEET; THENCE NORTH 00°15'00" WEST 280.00 FEET; THENCE NORTH 89°45'00" EAST 50.00 FEET; THENCE NORTH 00°15'00" WEST 804 FEET MORE OR LESS TO THE APPARENT MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE EASTERLY ALONG SAID APPARENT MEAN HIGH WATER LINE AND THE MEANDERINGS THEREOF 268 FEET MORE OR LESS TO ITS INTERSECTION WITH THE WESTERLY LINE OF AFORESAID ST. JOHNS LANDING UNIT TWO-B; THENCE SOUTH 00°16'01" EAST ALONG SAID WESTERLY LINE 335 FEET MORE OR LESS; THENCE SOUTH 89°30'52" EAST ALONG THE SOUTHERLY LINE OF SAID ST. JOHNS LANDING UNIT TWO-B 305.64 FEET TO THE POINT OF BEGINNING.

APPROVED for the RECORD

This is to Certify that this plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code, this 30th day of July, A.D., 1997.

Approved 7/25/97 Date
City Engineer
for Director of Public Works
Approved 7/29/97 Date
for General Counsel

CLERKS CERTIFICATE 97-171117

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 51, Pages 49-50 of the Public Records of Duval County, Florida.

Signed this 31st day of July A.D., 1997.

Henry W. Cook
Clerk: Henry W. Cook

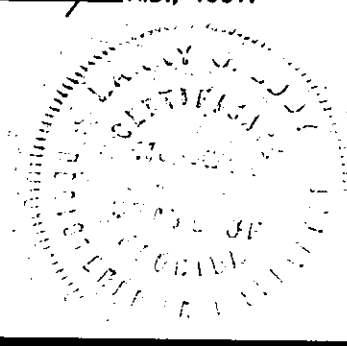
By: [Signature]
Deputy Clerk

APPROVED
JACKSONVILLE ELECTRIC AUTHORITY
JUL 25 1997
DEPT. OF ENGINEERING

SURVEYOR'S CERTIFICATE

I hereby Certify that this 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 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 zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 18th day of July A.D., 1997.



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

ADOPTION and DEDICATION

This is to Certify that Walter T. Boney, Alan L. Kearley, Ann M. Kearley, Clayton James Waugh, Nita Marie Waugh, Rodney T. Peck and Gail A. Peck as individuals are the lawful owners of the lands described in the caption hereon known as ST. JOHNS LANDING UNIT THREE, and has caused the same to be surveyed and subdivided; that Merrill Lynch Credit Corporation and Marine National Bank of Jacksonville are the holders of mortgages on said lands and that this plat made in accordance with said survey, is hereby adopted as a true and correct plat of said lands. All rights-of-ways, easements for drainage, utilities and sewers, and non-access easements, except all private easements and conservation easements which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, are hereby irrevocably without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easements through and over the lakes/stormwater management facilities 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 run with the land (1) the drainage easements hereby dedicated shall permit the traverse, all water which may fall on or come upon all rights-of-ways, from adjacent land, or from any other source of public waters into or through said lakes/stormwater management facilities without any liability whatsoever on the part of the City of Jacksonville, its successors or assigns, 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, its successors or assigns; (2) the lakes/stormwater management facilities shown on this plat are owned in fee simple title by the abutting property owners, their successors or assigns; and the City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants and animals, soil, chemicals or any other substance or thing that may even be or come within said lakes/stormwater management facilities which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which these easements traverse, nor any responsibility for the operation, failure or 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/stormwater management facilities shown on this plat, but shall have the right to modify the existence of the lakes/stormwater management facilities 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. Walter T. Boney, Alan L. Kearley, Ann M. Kearley, Clayton James Waugh, Nita Marie Waugh, Rodney T. Peck and Gail A. Peck, developers and owners of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages, liability and expense in connection with loss of life, bodily or personal injury, property damage or other damage arising from or out of any occurrence in, upon, or at, or from the lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act or omission of Walter T. Boney, Alan L. Kearley, Ann M. Kearley, Clayton James Waugh, Nita Marie Waugh, Rodney T. Peck and Gail A. Peck or their agents, contractors, employees, servants, licensees or concessionaires within ST. JOHNS LANDING UNIT THREE. This indemnification shall run with the land and the successors and assigns of Walter T. Boney, Alan L. Kearley, Ann M. Kearley, Clayton James Waugh, Nita Marie Waugh, Rodney T. Peck and Gail A. Peck and shall be subject to it. Those easements designated as "J.E.A.E." 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.E." 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.

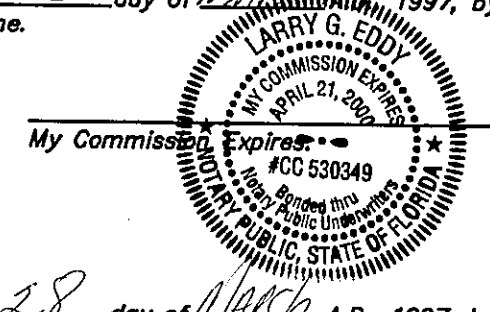
In witness thereof the above named Individuals have caused these presents to be executed this 28th day of March A.D., 1997.

Witness: [Signatures]
WALTER T. BONEY
Witness: [Signatures]
ALAN L. KEARLEY
Witness: [Signatures]
ANN M. KEARLEY
Witness: [Signatures]
CLAYTON JAMES WAUGH
Witness: [Signatures]
NITA MARIE WAUGH
Witness: [Signatures]
RODNEY T. PECK
Witness: [Signatures]
GAIL A. PECK
Witness: [Signatures]
MERRILL LYNCH CREDIT CORPORATION
Witness: [Signatures]
MERRILL LYNCH CREDIT CORPORATION
Witness: [Signatures]

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25th day of March, 1997, by Walter T. Boney, an individual, who is personally known to me.

[Signature]
Notary Public State of Florida at Large



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28th day of March A.D., 1997, by Alan L. Kearley, an individual, who is personally known to me.

[Signature]
Notary Public State of Florida at Large

JANETT L. JILG
Notary Public, State of Florida
My Commission Expires October 27, 2000
Commission No. CC 696615

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28th day of March A.D., 1997, by Ann M. Kearley, an individual, who is personally known to me.

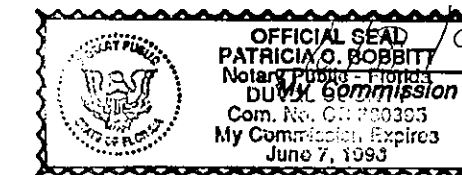
[Signature]
Notary Public State of Florida at Large

JANETT L. JILG
Notary Public, State of Florida
My Commission Expires October 27, 2000
Commission No. CC 696615

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26th day of March A.D., 1997, by Clayton James Waugh, an individual, who is personally known to me.

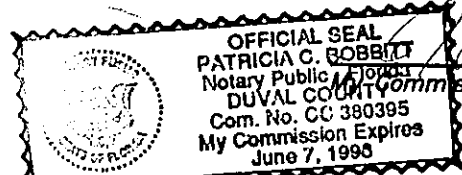
[Signature]
Notary Public State of Florida at Large



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26th day of March A.D., 1997, by Nita Marie Waugh, an individual, who is personally known to me.

[Signature]
Notary Public State of Florida at Large



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26th day of March A.D., 1997, by Al Dimoush, Vice President, Merrill Lynch Credit Corporation on behalf of the Corporation, who is personally known to me.

[Signature]
Notary Public State of Florida at Large

Sarah N. Terry
Notary Public, State of Florida
My Commission Expires August 1, 1999
BONDED THRU TROY FARM INSURANCE, INC.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25th day of March A.D., 1997, by Rodney T. Peck, an individual, who is personally known to me.

[Signature]
Notary Public State of Florida at Large



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25th day of March A.D., 1997, by Gail A. Peck, an individual, who is personally known to me.

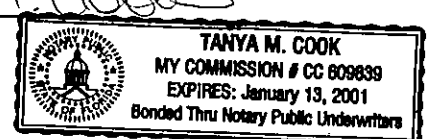
[Signature]
Notary Public State of Florida at Large

CLAYTON J. WAUGH
MY COMMISSION # CC34204 EXPIRES
January 25, 1998
BONDED THRU TROY FARM INSURANCE, INC.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26th day of March A.D., 1997, by Jeff C. Lowry, Vice President, Marine National Bank of Jacksonville on behalf of the Corporation, who is personally known to me.

[Signature]
Notary Public State of Florida at Large



My Commission Expires:
PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235

ST. JOHNS LANDING UNIT THREE

A PORTION OF THE A. ATKINSON GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 28 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 51 PAGE 49A
SHEET 2 OF 5 SHEETS

SEE SHEET 3 OF 5 SHEETS FOR GENERAL NOTES

DEDICATION BY MORTGAGEE

This is to certify that Barnett Bank is a mortgagee of the lands described in the foregoing caption of this plat and does hereby join in and make ourselves a party to the Adoption and Dedication of said lands and plat for the uses and purposes therein expressed.

In witness whereof, Barnett Bank has caused these presents to be signed by its ^{Asst} Vice-President, by and with the authority of its Board of Directors, this 24 day of July 1997.

BARNETT BANK

Witness: Sharon F. Masters
SHARON F. MASTERS

Witness: Karen Ganson
Karen Ganson

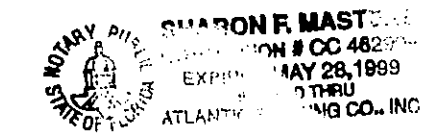
Cynthia A. Powell
Cynthia A. Powell
Asst Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24th day of July A.D., 1997, by CYNTHIA A. POWELL ^{Asst} Vice President, Barnett Bank on behalf of the Corporation, who is personally known to me.

Sharon F. Masters
Notary Public State of
Florida at Large

Sharon F. Masters
My Commission Expires:



APPROVED
JACKSONVILLE ELECTRIC AUTHORITY
JUL 25 1997
DEPT. OF ENGINEERING

APPROVED
JACKSONVILLE ELECTRIC AUTHORITY
JUL 25 1997
DEPT. OF ENGINEERING

PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235

ST. JOHNS LANDING UNIT THREE

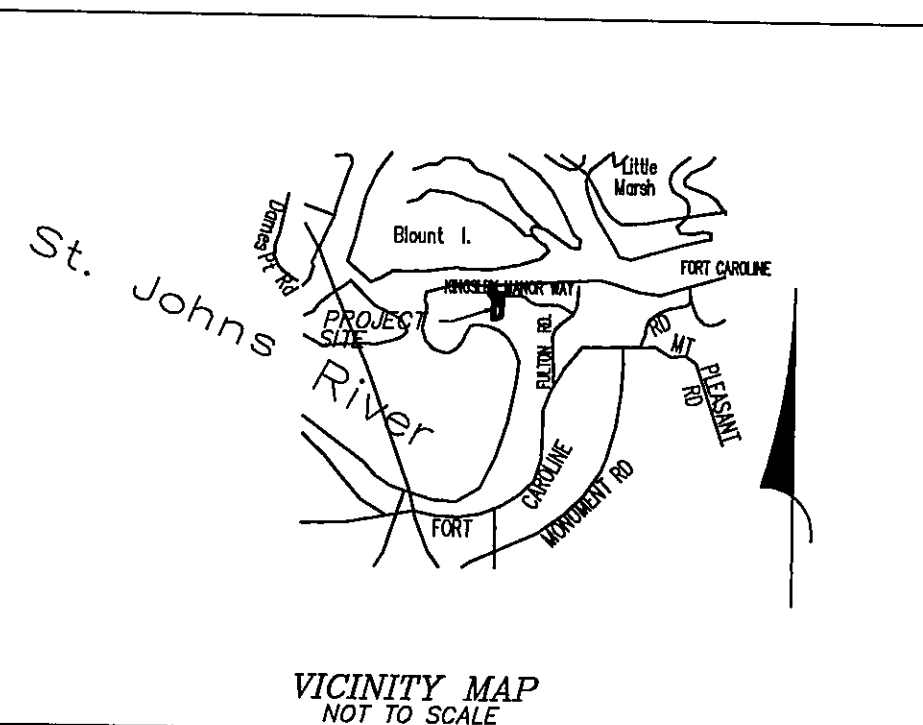
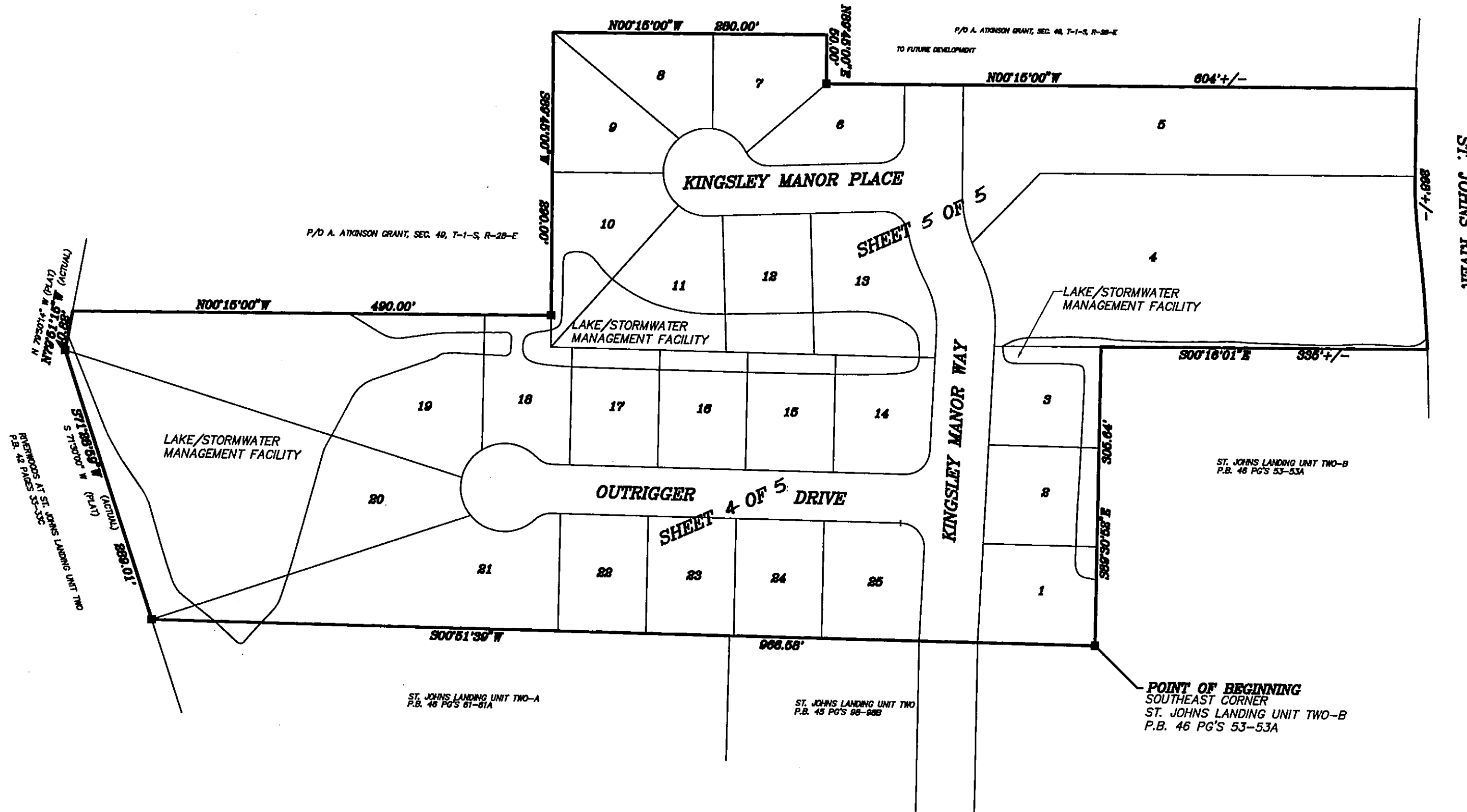
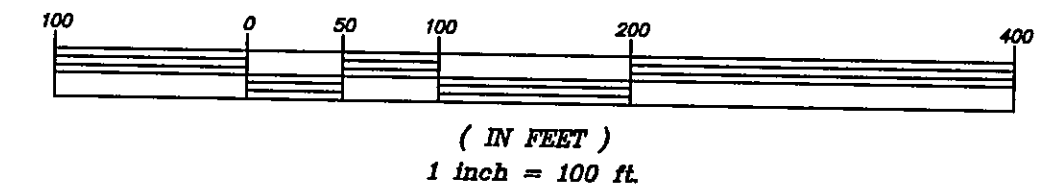
A PORTION OF THE A. ATKINSON GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 51 PAGE 49B
SHEET 3 OF 5 SHEETS

KEY SHEET



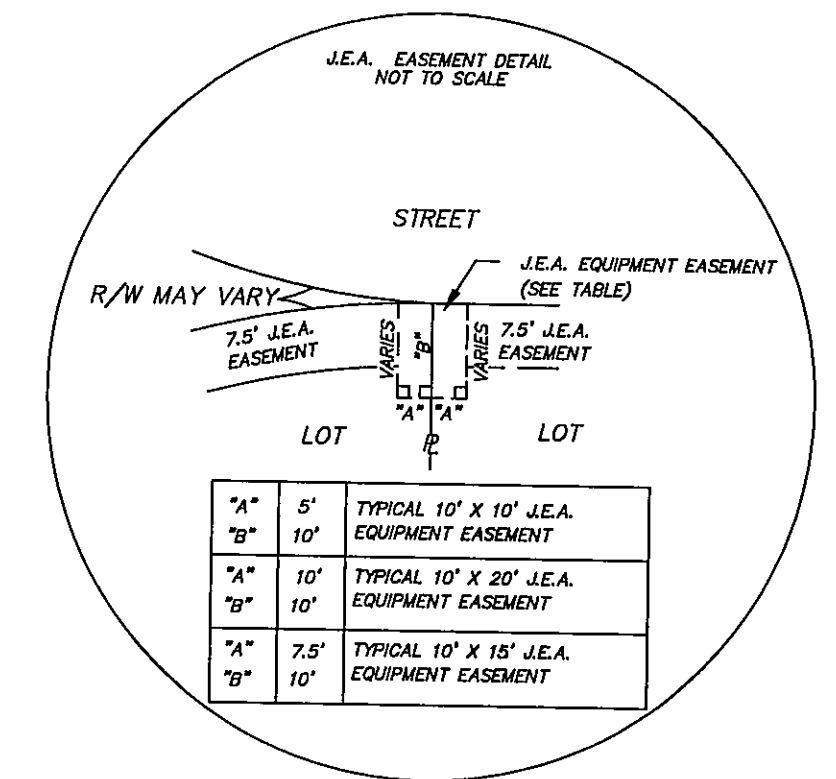
GRAPHIC SCALE



VICINITY MAP
NOT TO SCALE

NOTES:

- 1.) ■ Denotes Permanent Reference Monuments Stamped RLS #4144.
- 2.) ○ Denotes Permanent Control Points Stamped RLS #4144.
- 3.) C1 Denotes Tabulated Curve Data.
- 4.) P.C. Denotes Point of Curvature.
- 5.) P.T. Denotes Point of Tangency.
- 6.) P.R.C. Denotes Point of Reverse Curve.
- 7.) P.C.C. Denotes Point of Compound Curve.
- 8.) (R) Denotes Radial Line.
- 9.) O/R Denotes Official Records.
- 10.) J.E.A.E. Denotes Jacksonville Electric Authority Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by the Jacksonville Electric Authority. The installation of fences, hedges, and landscaping is permissible but subject to removal by Jacksonville Electric Authority at the expense of each lot owner for the removal and/or replacement of such items.
- 11.) J.E.A.E.E. Denotes Jacksonville Electric Authority Equipment Easement. These easements shall remain totally unobstructed by any improvements that may impede the use and access of said easement by the Jacksonville Electric Authority.
- 12.) Bearings shown hereon based on bearing of S 00°51'39" W for St. Johns Landing Unit Two-A per plat book 46 pages 61-61A of the Current Public Records of Duval County, Florida.
- 13.) Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with the underground electrical distribution system.
- 14.) There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- 15.) All easements are for Drainage, Utilities and Sewers and Cable Television unless otherwise noted.
- 16.) The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by the City of Jacksonville. The construction of driveways and the installation of fences, hedges and landscaping is permissible but SUBJECT TO REMOVAL by the City at the expense of each lot owner for the removal and/or replacement of such items.
- 17.) The easements shown hereon and designated as unobstructed access easements shall remain totally unobstructed by any improvements which may impede the use and access of said easement by the City of Jacksonville.
- 18.) The Lakes/Stormwater Management Facilities shown hereon are a pictorial representation only and does not represent the actual "AS BUILT" shape and/or location.
- 19.) 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 title property boundary or jurisdictional line before any administrative body or Court of Law.



APPROVED
JACKSONVILLE ELECTRIC AUTHORITY
JUL 25 1997
DEPT. OF ENGINEERING

PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235

ST. JOHNS LANDING UNIT THREE

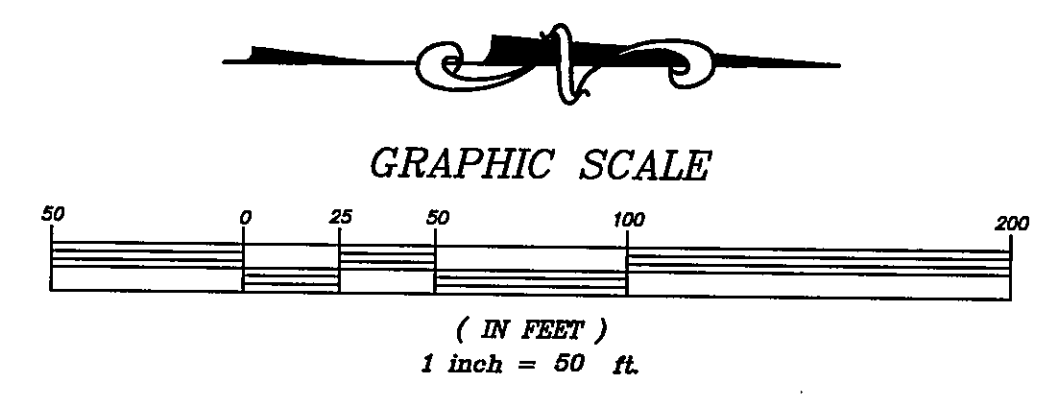
A PORTION OF THE A. ATKINSON GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 28 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 51 PAGE 49C

SHEET 4 OF 5 SHEETS

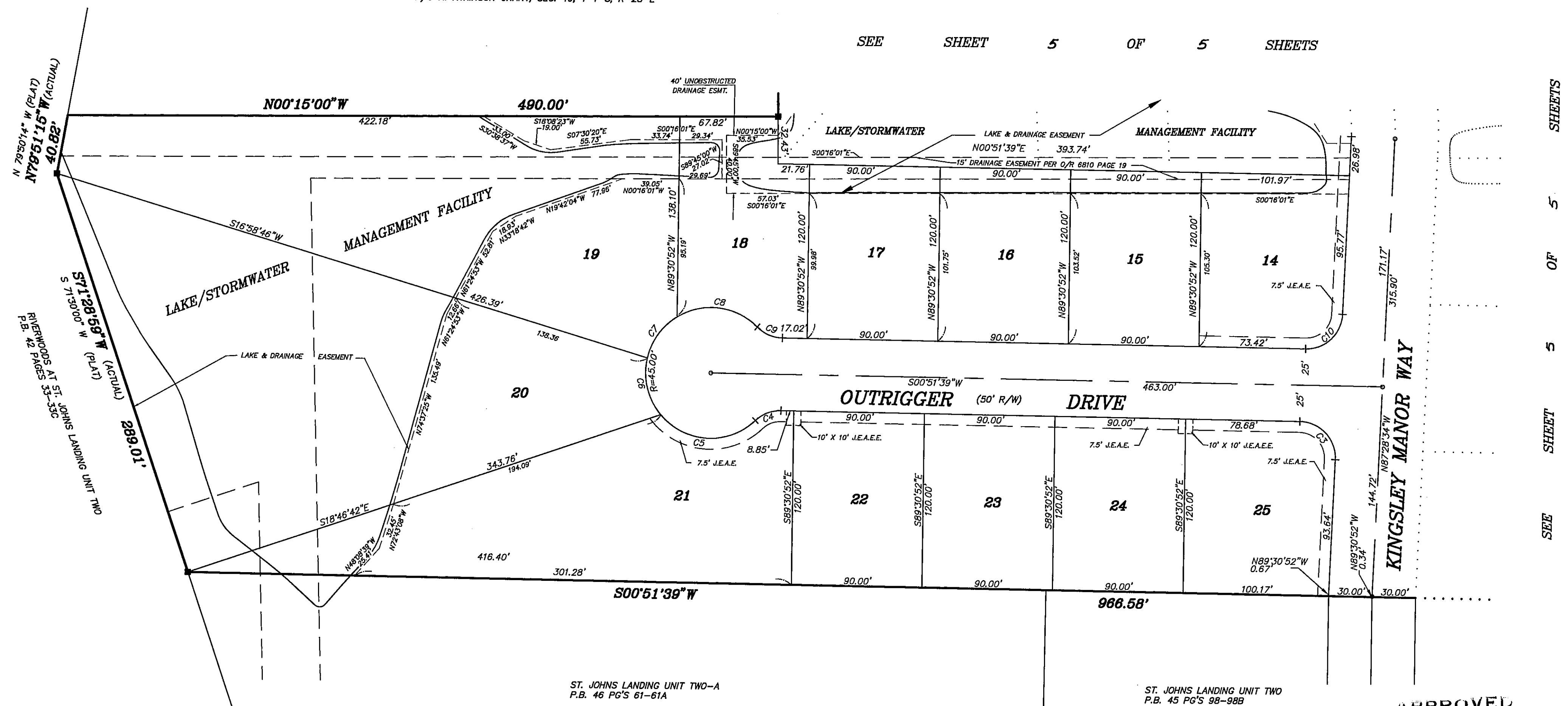
SEE SHEET 3 OF 5 SHEETS FOR GENERAL NOTES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	25.00'	40.00'	25.74'	35.86'	N46°41'33"E	91°39'47"
C4	25.00'	19.38'	10.21'	18.90'	S21°20'48"E	44°24'55"
C5	45.00'	73.45'	47.85'	65.56'	S03°12'11"W	93°30'53"
C6	45.00'	41.45'	22.33'	40.00'	S76°20'53"W	52°46'32"
C7	45.00'	35.95'	19.00'	35.00'	N54°22'43"W	45°46'15"
C8	45.00'	60.29'	35.65'	55.88'	N06°53'29"E	76°46'11"
C9	25.00'	19.38'	10.21'	18.90'	N23°04'07"E	44°24'55"
C10	25.00'	38.54'	24.28'	34.84'	N43°18'27"W	88°20'13"



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

SEE SHEET 5 OF 5 SHEETS



SEE SHEET 5 OF 5 SHEETS

ST. JOHNS LANDING UNIT TWO-A
P.B. 46 PG'S 61-61A

ST. JOHNS LANDING UNIT TWO
P.B. 45 PG'S 98-98B

APPROVED
JACKSONVILLE ELECTRIC AUTHORITY.
JUL 25 1997
DEPT. OF ENGINEERING

PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235

ST. JOHNS LANDING UNIT THREE

A PORTION OF THE A. ATKINSON GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

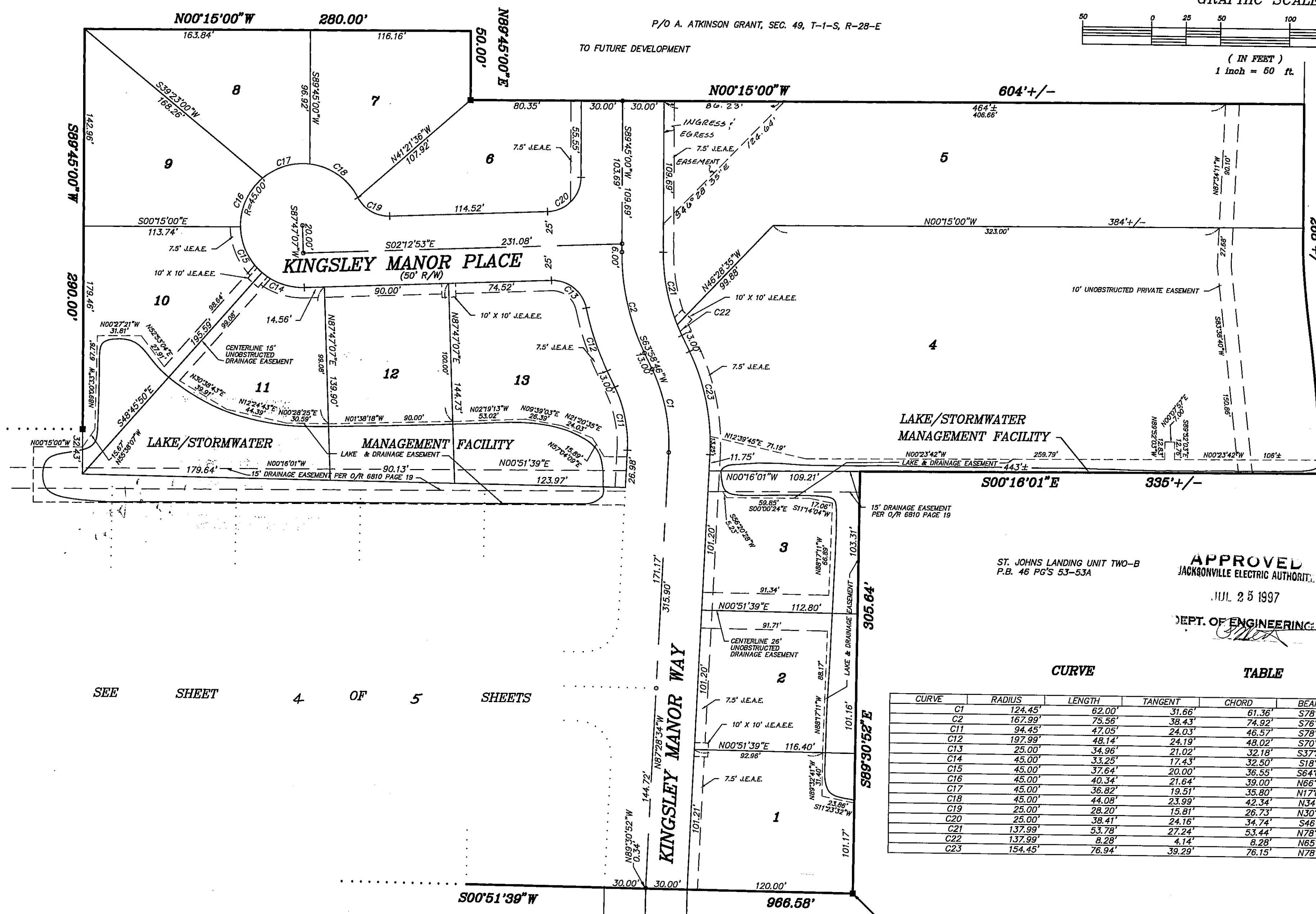
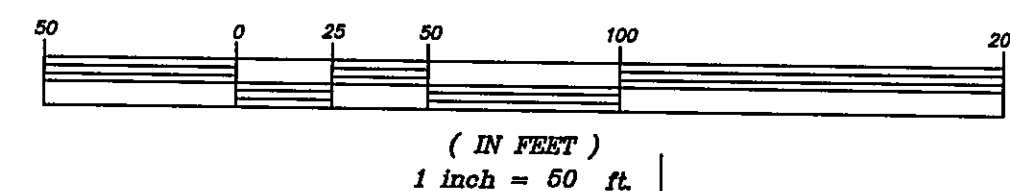
PLAT BOOK **51** PAGE **490**

SHEET **5** OF **5** SHEETS

SEE SHEET 3 OF 5 SHEETS FOR GENERAL NOTES



GRAPHIC SCALE



SEE SHEET 4 OF 5 SHEETS

ST. JOHNS LANDING UNIT TWO-B
P.B. 46 PG'S 53-53A

APPROVED
JACKSONVILLE ELECTRIC AUTHORITY
JUL 25 1997
DEPT. OF ENGINEERING

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	124.45'	62.00'	31.66'	61.36'	S78°15'05"W	28°32'38"
C2	167.99'	75.56'	38.43'	74.92'	S76°51'53"W	25°46'14"
C11	94.45'	47.05'	24.03'	46.57'	S78°15'05"W	28°32'38"
C12	197.99'	48.14'	24.19'	48.02'	S70°56'41"W	13°55'50"
C13	25.00'	34.96'	21.02'	32.18'	S37°50'52"W	80°07'29"
C14	45.00'	33.25'	17.43'	32.50'	S18°57'13"W	42°20'13"
C15	45.00'	37.64'	20.00'	36.55'	S64°04'59"W	47°55'18"
C16	45.00'	40.34'	21.64'	39.00'	N66°16'37"W	51°21'31"
C17	45.00'	44.08'	19.51'	35.80'	N17°09'30"W	46°52'43"
C18	25.00'	28.20'	15.81'	26.73'	N30°05'49"E	64°37'23"
C19	25.00'	38.41'	24.16'	34.74'	S46°13'57"E	88°02'07"
C20	137.99'	53.78'	27.24'	53.44'	N78°35'03"E	22°19'54"
C21	137.99'	8.28'	4.14'	8.28'	N65°41'56"E	03°26'20"
C22	154.45'	76.94'	39.29'	76.15'	N78°15'05"E	28°32'38"
C23						

ST. JOHNS LANDING UNIT TWO
P.B. 45 PG'S 98-98B

POINT OF BEGINNING
SOUTHEAST CORNER - ST. JOHNS LANDING
UNIT TWO-B; P.B. 46 PG'S 53-53A

PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235