

St. Johns Landing Estates Unit Four

PLAT BOOK 58 PAGE 189
SHEET 1 OF 2 SHEETS

A REPLAT OF A PORTION OF LOTS 9 AND 12 AND ALL OF LOTS 10, 11 AS SHOWN ON THE PLAT OF ST. JOHNS LANDING ESTATES, AS RECORDED IN PLAT BOOK 54, PAGES 84 THROUGH 84D INCLUSIVE, TOGETHER WITH A PORTION OF SECTION 29, AND A PORTION OF THE A. ATKINSON GRANT, SECTION 49, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION
A PORTION OF LOTS 9 AND 12, AND ALL OF LOTS 10 AND 11 AS SHOWN ON THE PLAT OF ST. JOHNS LANDING ESTATES, AS RECORDED IN PLAT BOOK 54, PAGES 84 THROUGH 84D INCLUSIVE, 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 LOT 13, OF SAID ST. JOHNS LANDING ESTATES; THENCE SOUTH 84°45'45" WEST, ALONG A WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID ST. JOHNS LANDING ESTATES, ALSO BEING THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 10875 PAGE 1095 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 25.08 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE SOUTH 05°14'15" EAST, ALONG SAID WESTERLY LINE, 105.79 FEET TO THE RIGHT-OF-WAY LINE OF REED ISLAND DRIVE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID RIGHT-OF-WAY LINE LYING ON A CUL-DE-SAC AND BEING A RADIUS OF 50.00 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 124.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°16'37" WEST, 94.88 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 11161 PAGE 1926 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 63°58'47" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS AND ITS WESTERLY PROLONGATION, 227.24 FEET TO THE WESTERLY LINE OF SAID SECTION 29; THENCE NORTH 00°01'51" WEST, ALONG SAID WESTERLY LINE, 1,001 FEET MORE OR LESS TO THE WATERS OF SAID WATERS, 511 FEET MORE OR LESS TO AN INTERSECTION WITH THE WESTERLY LINE OF REED ISLAND, AS RECORDED IN PLAT BOOK 52, PAGES 21 THROUGH 21H INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHERLY ALONG SAID WESTERLY LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. (1) SOUTH 00°52'48" WEST, 321 FEET MORE OR LESS; COURSE NO. (2) SOUTH 24°05'38" WEST, 481.39 FEET; COURSE NO. (3) SOUTH 08°37'07" EAST, 146.79 FEET TO THE POINT OF BEGINNING.

ADOPTION and DEDICATION

This is to certify that Walter T. Boney and Henrietta O. Boney as Individuals, are the lawful owners of the lands described in the caption hereon known as ST. JOHNS LANDING ESTATES UNIT FOUR, with the exception of Lot 8 which is owned by James Steven & Marsha Elaine Call as individuals and Lot 14 as owned by August Kokal & Dana Kokal Hammett as individuals, and First Mortgage bank as the holder of a mortgage on said Lot 8 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 easements for utilities and sewer are hereby irrevocably dedicated to JEA its successors and assigns. Tracts "A" landscape, "B" recreational facilities, "C" canal/stormwater management facility, and "D" future development, as shown hereon shall remain the property of said Walter T. Boney and Henrietta O. Boney their successors and/or assigns. All roads, parkways, lanes, courts, walkways, easements for drainage, non-access easements, private easements and conservation easements shall remain privately owned and the sole and exclusive property of Walter T. and Henrietta O. Boney, their successors and assigns as shown hereon. The drainage easements over, under, across and through the canal/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 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 canal/stormwater management facilities which these easements traverse, all water which may fall on or come upon all (roads, parkways, lanes and courts as noted above) hereby dedicated, together with all substances or matter which may flow or pass from (roads, parkways, lanes and courts); from adjacent land or from any other source of public waters into or through said canal/stormwater management facilities, 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 canal and treatment systems shown on this plat are owned in fee simple title by Walter T. Boney and Henrietta O. Boney, their successors and assigns, and all maintenance and any other matters pertaining to said canal/stormwater management facilities are the responsibility of the owner, their successors and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said canal and treatment systems.
- (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 canal and treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the canal/stormwater management facilities and the control structures to effect adequate drainage.

The Owners, their successors and assigns 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 damaged arising from or out of any occurrence in, upon, at or from the canal/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act or omission of its agents, contractors, employees, servants, licensees or concessionaires within ST. JOHNS LANDING ESTATES UNIT FOUR. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

The undersigned owners, their successors and/or assigns do hereby grant to the present and future owners their guests, invitees, delivery, pickup, maintenance, repair and fire protection services, police and other authorities of the law, United States mail carriers, representatives of the utilities authorized by said owner, its successors and/or assigns to serve the land shown hereon, holders of mortgage liens on such lands, and such other persons as may be designated from time to time, the non-exclusive and perpetual right of ingress and egress over and across said private roadways. The owners, their successors and/or assigns reserves and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon. Regardless of the preceding provisions, the undersigned owners, their successors and/or assigns hereby reserves and shall have the sole and absolute right at any time, with the consent of the governing body of any municipality or other governmental body or agency, then having jurisdiction over the lands shown hereon, to dedicate to the public all or any part of the lands on this plat designated as roadways and/or easements.

Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

Those easements designated as "JEA-E." are hereby irrevocably dedicated to JEA, 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 Individuals, named hereon, have caused these presents to be signed, This 12 Day of August 2005.

WALTER T. BONEY & HENRIETTA O. BONEY
 Witness: Jean Bredelac Walter T. Boney
 Witness: Dennis Tyler Henrietta O. Boney
 Witness: Jean Bredelac Henrietta O. Boney
 Witness: Dennis Tyler Henrietta O. Boney

JAMES STEVEN & MARSHA ELAINE CALL
 Witness: Kochi Kumaha James Steven Call
 Witness: Juan Kelly James Steven Call
 Witness: Brenda Holder Marsha Elaine Call
 Witness: Sorci Clay Marsha Elaine Call

AUGUST KOKAL
 Witness: John E. Will August Kokal
 Witness: Karen Finson August Kokal

DANA KOKAL HAMMETT
 Witness: John E. Will Dana Kokal Hammett
 Witness: Karen Finson Dana Kokal Hammett

FIRST BANK MORTGAGE
 Witness: Kochi Kumaha David E. Stelbrink
 Witness: Juan Kelly David Stelbrink, Vice President

STATE OF FLORIDA
 COUNTY OF DUVAL
 The foregoing instrument was acknowledged before me this 29th day of July A.D., 2005, by Walter T. Boney and Henrietta O. Boney, as individuals, who are personally known to me.
Lou Vaccaro
 Notary Public State of Florida at Large
 My Commission Expires: October 23, 2008
 Commission # DD360363
 Expires October 23, 2008
 Bonded By National Notary Assn.

STATE OF FLORIDA
 COUNTY OF DUVAL
 The foregoing instrument was acknowledged before me this 29th day of July A.D., 2005, by James Steven Call and Marsha Elaine Call, as individuals, who are personally known to me.
Jennifer K. Ball
 Notary Public State of Florida at Large
 My Commission Expires: _____

STATE OF FLORIDA
 COUNTY OF DUVAL
 The foregoing instrument was acknowledged before me this 1st day of July A.D., 2005, by August Kokal, an individual, who is personally known to me.
Linda Herron
 Notary Public State of Florida at Large
 My Commission Expires: April 21, 2008
 Commission # DD 312689
 Bonded By National Notary Assn.

STATE OF FLORIDA
 COUNTY OF DUVAL
 The foregoing instrument was acknowledged before me this 29th day of July A.D., 2005, by David Stelbrink, Vice President of First Bank Mortgage, on behalf of said Corporation, who is personally known to me.
Jennifer K. Ball
 Notary Public State of Florida at Large
 My Commission Expires: _____

STATE OF FLORIDA
 COUNTY OF DUVAL
 The foregoing instrument was acknowledged before me this 1st day of July A.D., 2005, by Dana Kokal Hammett, an individual, who is personally known to me.
Linda Herron
 Notary Public State of Florida at Large
 My Commission Expires: April 21, 2008
 Commission # DD 312689
 Bonded By National Notary Assn.

STATE OF FLORIDA
 COUNTY OF DUVAL
 The foregoing instrument was acknowledged before me this 29th day of July A.D., 2005, by David Stelbrink, Vice President of First Bank Mortgage, on behalf of said Corporation, who is personally known to me.
Jennifer K. Ball
 Notary Public State of Florida at Large
 My Commission Expires: _____

STATE OF FLORIDA
 COUNTY OF DUVAL
 The foregoing instrument was acknowledged before me this 1st day of July A.D., 2005, by Dana Kokal Hammett, an individual, who is personally known to me.
Linda Herron
 Notary Public State of Florida at Large
 My Commission Expires: April 21, 2008
 Commission # DD 312689
 Bonded By National Notary Assn.

STATE OF FLORIDA
 COUNTY OF DUVAL
 The foregoing instrument was acknowledged before me this 29th day of July A.D., 2005, by David Stelbrink, Vice President of First Bank Mortgage, on behalf of said Corporation, who is personally known to me.
Jennifer K. Ball
 Notary Public State of Florida at Large
 My Commission Expires: _____

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 4th day of August 2005.

Glenn E. McGregor
Professional Land Surveyor No. 4252

Approved: [Signature]
 Date: 8/5/2005
 City Engineer
 for Director of Public Works
 Approved: 8/9/2005
 Date: [Signature]
 for General Counsel

CLERK'S CERTIFICATE 2005298920

This is to Certify that this plat has been examined and approved by the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 58 Pages 189-190 of the Public Records of Duval County, Florida.

Signed this 12 day of August A.D., 2005.
Jim Fuller Jim Marshall
 Clerk: Jim Fuller Deputy Clerk

APPROVED for the RECORD

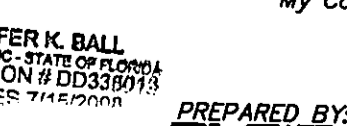
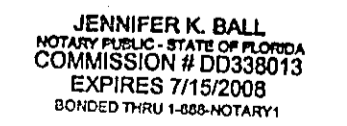
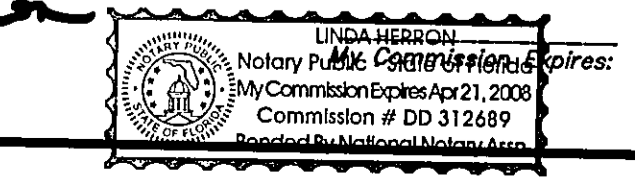
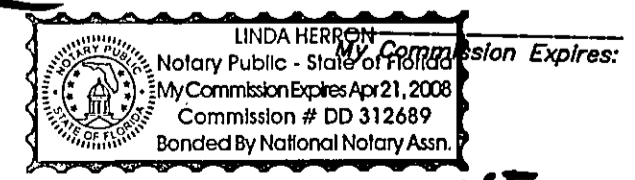
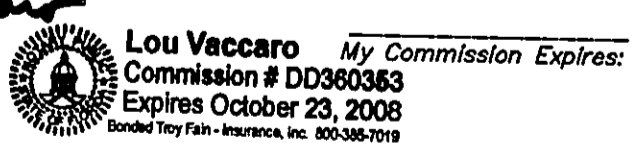
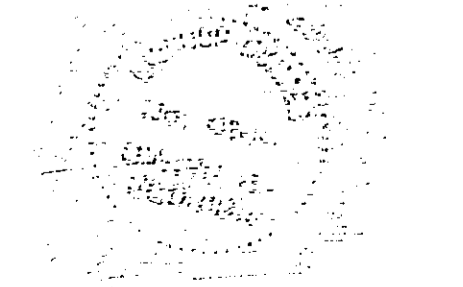
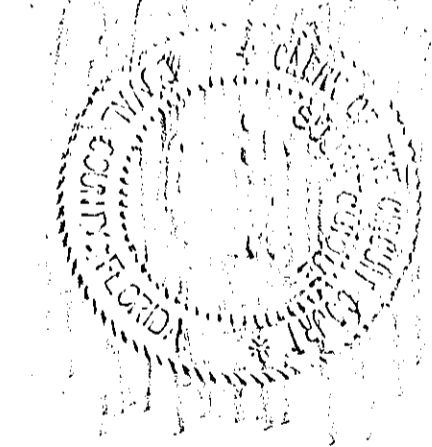
This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

Alan R. Masley Date: 8/11/2005

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 all zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 29th day of July A.D., 2005.
Larry G. Eddy
 Florida Professional Land Surveyor No. 4144
 Tri-State Land Surveyors, Inc.
 Jacksonville, Florida



PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
 8411 BAYMEADOWS WAY, SUITE #2
 JACKSONVILLE, FLORIDA 32256
 PHONE (904) 731-7235
 PSD#2004-042 DEV.#46636

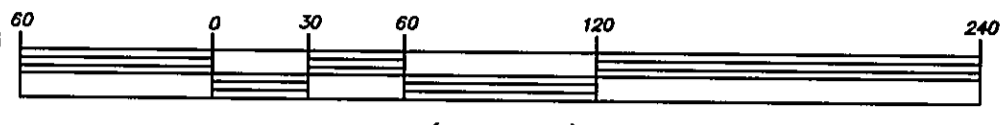
St. Johns Landing Estates Unit Four

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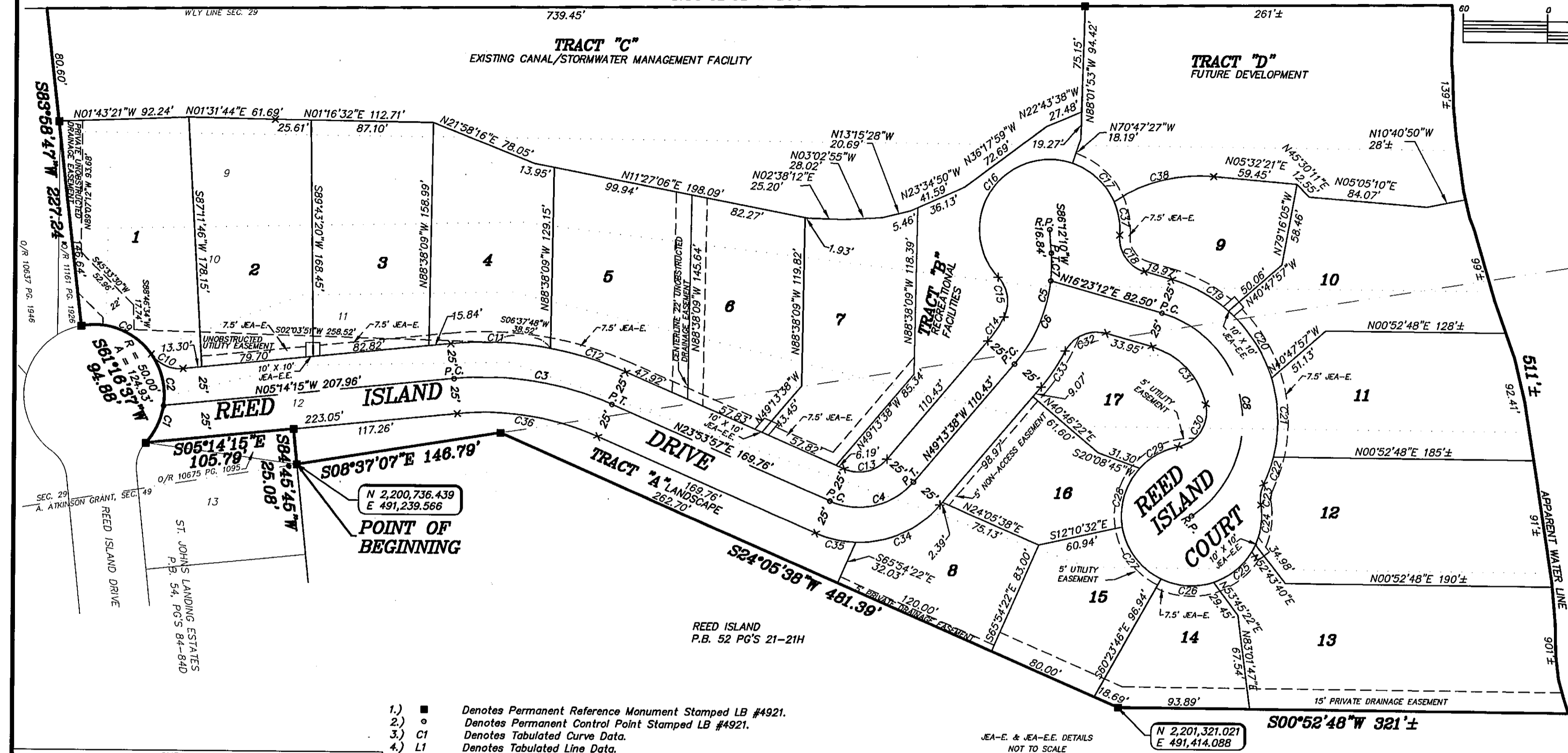
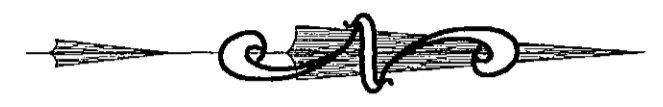
P/O SEC. 29, T-1-S, R-28-E N00°01'51"W 1001'±

PLAT BOOK **54** PAGE **190**
SHEET **2** OF **2** SHEETS

GRAPHIC SCALE

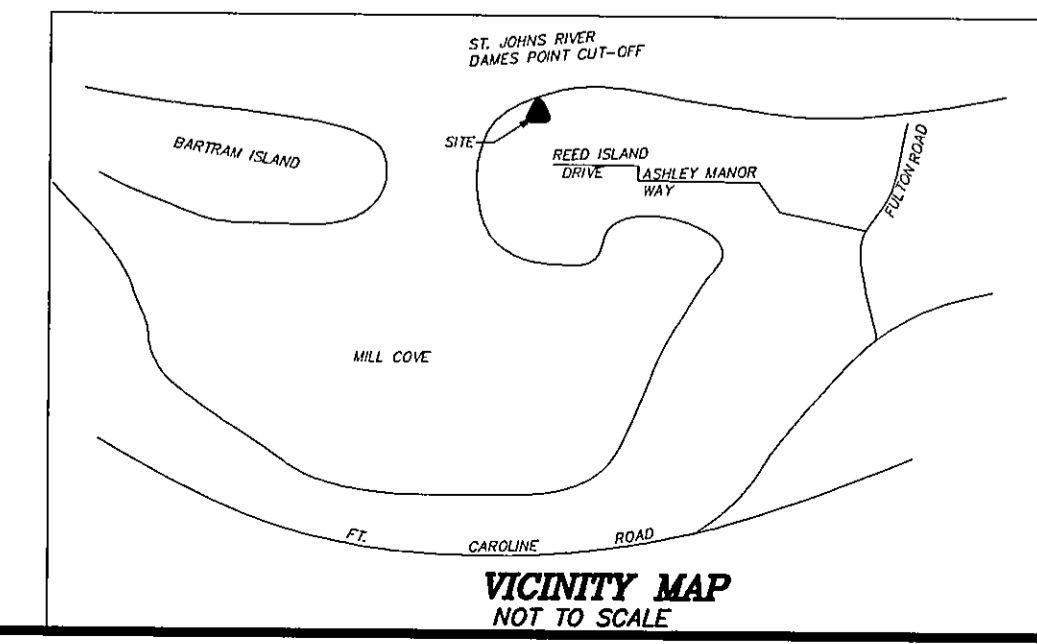
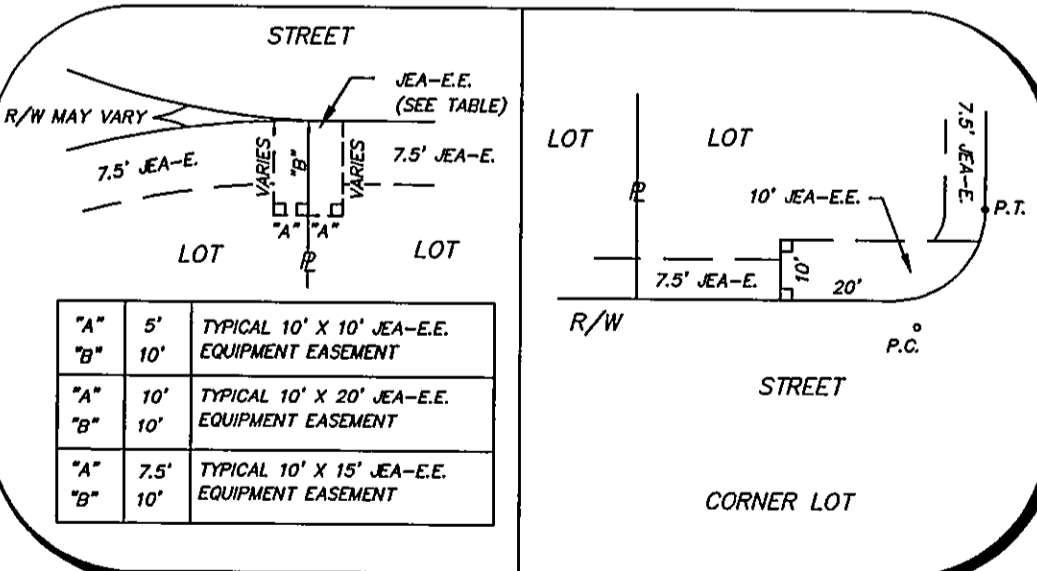


(IN FEET)
1 inch = 60 ft.



CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	29.63'	15.27'	29.20'	N64°07'20"W	33°57'25"
C2	50.00'	38.74'	20.40'	37.78'	S76°42'13"W	44°23'29"
C3	226.29'	115.07'	58.81'	113.84'	S09°19'51"W	29°08'12"
C4	51.24'	65.39'	38.00'	61.04'	N12°39'50"W	73°07'35"
C5	109.80'	85.42'	45.00'	83.28'	N71°30'44"W	44°34'13"
C6	109.80'	65.64'	33.83'	64.67'	N66°21'12"W	34°15'09"
C7	109.80'	19.77'	9.91'	19.75'	N88°38'18"W	10°19'04"
C8	80.00'	182.61'	174.68'	145.47'	S81°46'48"W	130°47'12"
C9	50.00'	56.56'	31.74'	53.59'	S22°06'11"W	64°48'37"
C10	25.00'	26.07'	14.36'	24.90'	N24°38'07"E	59°44'44"
C11	251.29'	71.33'	35.90'	71.09'	S02°53'38"W	16°15'46"
C12	251.29'	56.46'	28.35'	56.34'	S17°27'44"W	12°52'26"
C13	26.24'	33.48'	19.46'	31.26'	N12°39'50"W	73°07'35"
C14	84.80'	20.81'	10.46'	20.76'	N56°15'25"W	14°03'34"
C15	25.00'	30.33'	17.35'	28.51'	S81°57'17"W	69°31'02"
C16	50.00'	132.66'	200.64'	97.03'	S56°47'51"E	152°00'47"
C17	50.00'	41.48'	22.02'	40.30'	S42°58'36"W	47°32'07"
C18	25.00'	34.20'	20.38'	31.59'	N55°34'18"E	78°22'13"
C19	105.00'	46.90'	23.85'	46.51'	S29°10'58"W	25°35'32"
C20	105.00'	57.32'	29.39'	56.61'	S57°37'03"W	31°16'38"
C21	105.00'	56.73'	29.07'	56.04'	S88°44'00"W	30°57'15"
C22	105.00'	20.43'	10.25'	20.40'	N70°12'55"W	11°08'54"
C23	25.00'	14.93'	7.69'	14.71'	S81°44'57"E	34°12'58"
C24	50.00'	29.23'	15.05'	28.82'	N82°06'25"W	33°30'02"
C25	50.00'	41.22'	21.86'	40.06'	N41°44'17"W	47°14'13"
C26	50.00'	38.48'	20.25'	37.53'	N03°55'30"E	44°05'21"
C27	50.00'	47.89'	25.96'	46.08'	N53°24'25"E	54°52'30"
C28	50.00'	45.11'	24.22'	43.59'	S73°18'36"E	51°41'28"
C29	50.00'	31.99'	16.56'	31.44'	S29°08'16"E	36°39'11"
C30	25.00'	39.96'	25.70'	35.84'	N56°36'26"W	91°35'30"
C31	55.00'	58.76'	32.53'	56.00'	S46°59'30"W	61°12'37"
C32	25.00'	34.36'	20.52'	31.72'	S22°59'12"E	78°44'47"
C33	134.80'	30.90'	15.52'	30.83'	N55°47'36"W	13°07'58"
C34	76.24'	67.98'	36.43'	65.75'	N23°40'59"W	51°05'18"
C35	76.24'	29.32'	14.85'	29.14'	N12°52'49"E	22°02'17"
C36	201.29'	102.36'	52.31'	101.26'	S09°19'51"W	29°08'12"
C37	50.00'	24.45'	12.47'	24.20'	S80°45'02"W	28°00'45"
C38	110.00'	74.70'	38.86'	73.28'	S13°54'58"E	38°54'40"

- Denotes Permanent Reference Monument Stamped LB #4921.
- Denotes Permanent Control Point Stamped LB #4921.
- Denotes Tabulated Curve Data.
- Denotes Tabulated Line Data.
- P.C. Denotes Point of Curvature.
- P.T. Denotes Point of Tangency.
- P.R.C. Denotes Point of Reverse Curvature.
- P.C.C. Denotes Point of Compound Curvature.
- RP Denotes Radius Point.
- JEA-E. Denotes JEA Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by JEA. The installation of fences, hedges, and landscaping is permissible but subject to removal by JEA at the expense of each lot owner for the removal and for replacement of such items.
- JEA-E.E. Denotes JEA Equipment Easement. These easements shall remain totally unobstructed by any improvements that may impede the use and access to said easement by JEA.
- Certain easements are reserved for the exclusive use of JEA in conjunction with the underground electrical distribution system.
- All easements are for Drainage, Utilities and Sewers and Cable Television unless otherwise noted.
- 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.
- 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 easements by the City of Jacksonville.
- The Lakes/Stormwater Management Facilities shown hereon are a pictorial representation only and does not represent the actual "AS BUILT" shape and/or location.
- The lands shown hereon lie within Special Flood Hazard Area (SFHA) "AE" with a base flood Elevation (BFE) of 8 as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 16B, suffix E. The FIRM information delineated on this plat is valid only for the dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville.
- The Bearings and the Northing (N) and Easting (E) shown hereon are based on NAD 83 Transverse Mercator System for the East Zone, State of Florida.
- The proposed development is located in the Coastal High Hazard Area (CHHA). Consistency with Conservation/Coastal Management Element 7.4.8 is demonstrated by retention of CHHA conservation areas located on portions of Parcel Numbers 160265 0000, 160265 0035, 160265 0050, 165266 0900.



NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CHHA CONSERVATION AREA
(NOT TO SCALE)

PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235
PSD#2004-042 DEV.#4663.6