

STERLING RIDGE UNIT TWO

Sheet 1 of 3 Sheets

TAXES VERIFIED R.B.F.

A PORTION OF SECTION 11, AND SECTION 14, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

APPROVED FOR THE RECORD

CAPTION

ADOPTION AND DEDICATION

APPROVED

DATE: 8/21/89

For Director of Public Works

By: [Signature]
City Engineer

For General Counsel

By: [Signature]

This is to certify that this Plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 89-683-322, of said City adopted by its Council and approved by its Mayor.

Signed this 15th day of June, A. D., 1989.

[Signature]
Mayor of the City of Jacksonville

[Signature]
Secretary of the Council of the City of Jacksonville

A Portion of Section 11, and Section 14, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Northwesterly corner of Grogans Bluff Unit One as recorded in Plat Book 43, pages 13, 13A, 13B, 13C and 13D of the current public records of said county; Thence South 00° 41' 00" East along the Westerly line of said Grogans Bluff Unit One, 590.00 feet; Thence South 23° 12' 52" East along said Westerly line, 97.23 feet; Thence South 00° 41' 00" East along the Westerly line of said Grogans Bluff Unit One and the Westerly line of Grogans Bluff Unit Three as recorded in Plat Book 43, pages 34 and 34A of the current public records of said County 220.16 feet; Thence North 89° 45' 00" West departing from said Westerly line of Grogans Bluff Unit Three, 258.15 feet; Thence North 10° 36' 43" West, 80.00 feet; Thence North 17° 02' 20" West, 120.00 feet; Thence North 39° 36' 21" West, 63.33 feet; Thence North 26° 00' 28" East, 100.78 feet to a point situated on a curve leading to the left; Thence along and around the arc of the curve, said curve being concave Southwesterly and having a radius of 220.64 feet, an arc distance of 25.53 feet, said arc being subtended by a chord bearing and distance of North 62° 55' 04" West, 25.52 feet to the point of tangency of said curve; Thence North 66° 15' 00" West, 42.00 feet; Thence North 23° 45' 00" East, 50.00 feet; Thence North 66° 15' 00" West, 18.00 feet to the point of curvature of a curve leading to the right; Thence along and around the arc of the curve said curve being concave Northeasterly and having a radius of 313.89 feet, an arc distance of 68.27 feet, said arc being subtended by a chord bearing and distance of North 60° 01' 11" West, 68.13 feet to a point situated on said curve; Thence South 36° 12' 39" West departing from said curve, 50.00 feet to point situated on a curve leading to the right; Thence along and around the arc of said curve, said curve being concave Southeasterly and having a radius of 363.89 feet, an arc distance of 80.16 feet, said arc being subtended by a chord bearing and distance of North 47° 28' 43" West, 80.00 feet to a point situated on said curve; Thence South 36° 24' 17" West departing from said curve, 118.00 feet; Thence North 32° 49' 29" West, 248.82 feet; Thence North 41° 07' 12" West, 65.00 feet; Thence North 13° 42' 23" West, 196.24 feet; Thence North 10° 28' 08" East, 154.38 feet; Thence North 05° 04' 46" West, 89.57 feet; Thence North 71° 35' 20" East, 150.06 feet to a point situated on a curve leading to the right; Thence along and around the arc of said curve, said curve being concave Northwesterly and having radius of 241.59 feet, an arc distance of 34.03 feet, said arc being subtended by a chord bearing and distance of South 16° 31' 20" East, 34.00 feet to a point situated on said curve; Thence North 89° 00' 00" East departing from said curve, 266.51 feet; Thence South 01° 00' 00" East, 153.73 feet; Thence North 89° 00' 00" East, 310.00 feet to the POINT OF BEGINNING.

This is to certify that Sterling Ridge, Inc., is the lawful owner of the lands described in the caption hereon known as STERLING RIDGE UNIT TWO, and has caused the same to be surveyed and subdivided; that FIRST UNION NATIONAL BANK OF FLORIDA, is the holder of the mortgage 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 right-of-ways, and easements for drainage, utilities, and sewers are hereby irrevocably, without reservation, dedicated to the City of Jacksonville and 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 and 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 and its successors and assigns to discharge into said lakes and filtration systems which these easements traverse, all water which may fall on or come upon all right-of-ways hereby dedicated, together with all soil, nutrients, chemicals 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 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 and assigns; (2) the lakes and filtration systems shown on this plat are owned in fee simple title by the abutting land owners; 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 or 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; and (3) the City of Jacksonville, its successors and assigns shall not be liable nor responsible for the creation, 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 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. Sterling Ridge, Inc., developer and owner 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 and filtration systems described above, or any part thereof, or occasioned wholly or in part by any act or omission of Sterling Ridge, Inc., its agents, contractors, employees, servants, licensees or concessionaires with STERLING RIDGE UNIT TWO. This indemnification shall run with the land and the assigns of Sterling Ridge, Inc., and shall be subject to it.

In witness thereof the above named Corporation have caused these presents to be executed by their respective agents and seals affixed, this 15th day of June, A. D., 1989.

CLERK'S CERTIFICATE 89-92082

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 13, 13A, 13B, 13C, 13D of the Public Records of Duval County, Florida.

Signed this 5th day of Sept, 1989.

[Signature]
Clerk: Henry W. Cook

By: [Signature]
Deputy Clerk

DEVELOPER'S CERTIFICATE

This is to certify that Sterling Ridge, Inc., 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 cost 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 16th day of June, A. D., 1989.

[Signature]
Donald P. Hinson, President, Sterling Ridge, Inc.

[Signature]
Director of Public Works

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

Signed this 29th day of June, A. D., 1989.

[Signature]
James W. Hinson, Florida Registered Land Surveyor, No. 2647
All American Surveyors, Inc.
Jacksonville, Florida

STERLING RIDGE, INC.

Witness: [Signature]

[Signature]
Donald P. Hinson, President, Sterling Ridge, Inc.

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15th day of June, 1989, by Donald P. Hinson, President, Sterling Ridge, Inc.

[Signature]
Notary Public, State of Florida, at Large

My Commission Expires: 12-14-91

FIRST UNION NATIONAL BANK OF FLORIDA

Witness: [Signature]

[Signature]
Terry Bibbheimer, Vice President, First Union National Bank of Florida

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15th day of June, 1989, by Linda S. Hoffman, Vice President, First Union National Bank of Florida.

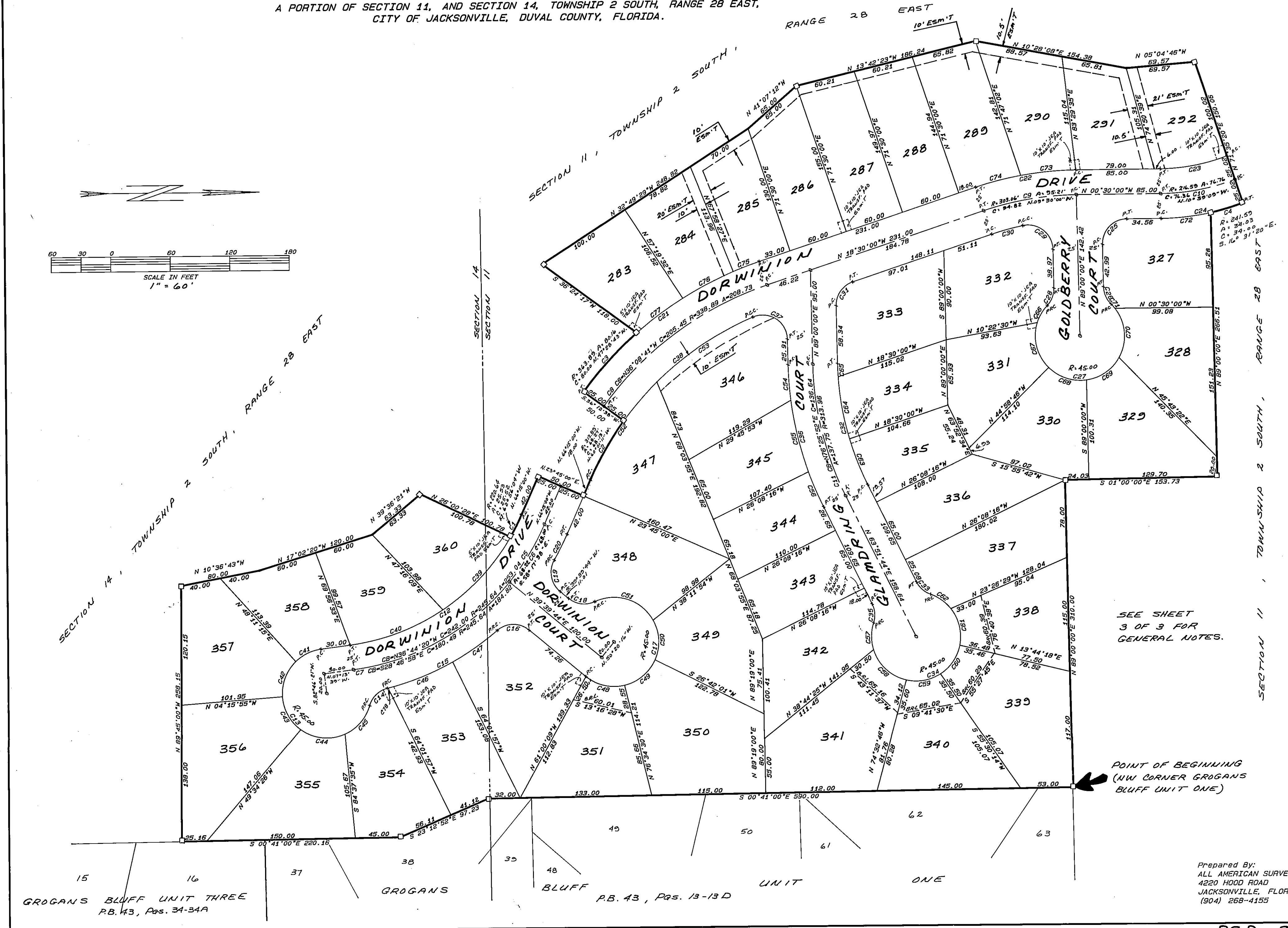
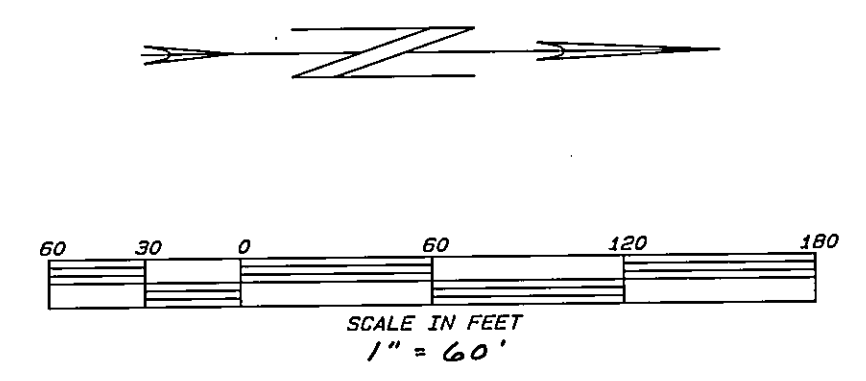
[Signature]
Notary Public, State of Florida, at Large

My Commission Expires: 9-21-82

Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32216
(904) 268-4155

STERLING RIDGE UNIT TWO

A PORTION OF SECTION 11, AND SECTION 14, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



SEE SHEET 3 OF 3 FOR GENERAL NOTES.

POINT OF BEGINNING (NW CORNER GROGANS BLUFF UNIT ONE)

GROGANS BLUFF UNIT THREE P.B. 43, Pgs. 34-34A

GROGANS

BLUFF

P.B. 43, Pgs. 13-13 D

UNIT

ONE

Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32216
(904) 268-4155

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A PORTION OF SECTION 11, AND SECTION 14, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	8°37'51"	220.64	25.53	12.79	25.52	N 62°56'04"W
2	12°27'38"	313.89	38.27	34.27	69.13	N 60°01'11"W
3	12°37'18"	363.89	40.16	40.24	80.00	N 47°28'43"W
4	8°04'12"	241.59	34.03	17.04	34.00	S 16°31'20"E
5	59°01'21"	245.64	253.04	139.04	242.00	N 36°44'20"W
6	15°54'44"	245.64	68.22	34.33	68.00	S 58°17'38"E
7	43°06'37"	245.64	184.82	97.03	180.49	S 28°46'58"E
8	35°17'22"	338.89	208.73	107.79	205.45	N 36°09'41"W
9	18°00'00"	303.05	95.21	48.00	94.82	N 09°30'00"W
10	20°18'18"	216.59	76.76	38.79	76.36	N 10°39'09"W
11	25°08'16"	313.96	137.75	70.00	136.64	N 76°25'52"E
12	52°23'29"	220.64	201.75	108.55	194.80	S 33°25'24"E
13	246°24'10"	45.00	193.52	99.76	75.31	N 49°34'18"E
14	59°46'19"	25.00	26.08	14.37	24.91	N 43°44'43"W
15	26°44'26"	270.64	126.31	64.33	125.17	N 27°13'50"W
16	80°15'47"	25.00	35.02	21.08	32.23	N 00°28'09"W
17	244°37'23"	45.00	192.13	71.15	76.06	N 82°38'57"W
18	64°37'23"	25.00	28.20	15.81	26.73	S 07°21'03"W
19	80°15'47"	25.00	35.02	21.08	32.23	S 29°47'38"W
20	6°10'31"	270.64	29.10	14.60	29.16	N 63°09'45"W
21	35°17'22"	363.89	224.13	115.75	220.60	N 36°09'41"W
22	17°57'43"	328.06	102.84	51.85	102.42	N 09°31'07"W
23	20°37'04"	191.59	68.94	34.85	68.57	N 10°48'32"W
24	20°03'26"	241.59	84.57	42.72	84.14	S 10°31'43"E
25	90°30'00"	25.00	39.49	25.22	35.01	S 45°45'00"E
26	44°24'55"	25.00	19.38	10.21	18.90	N 66°47'32"E
27	268°49'50"	45.00	211.14	45.93	64.29	S 01°00'00"E
28	44°24'55"	25.00	19.38	10.21	18.90	N 66°47'32"W
29	100°47'07"	25.00	43.98	30.21	38.52	S 38°36'25"W
30	6°42'53"	278.06	32.59	16.31	32.57	S 15°08'34"E
31	72°30'00"	25.00	31.63	19.33	29.57	S 34°45'00"E
32	25°08'16"	288.96	126.78	64.43	125.76	N 76°25'52"E
33	44°24'55"	25.00	19.38	10.21	18.90	N 41°39'17"E
34	268°49'50"	45.00	211.14	45.93	64.29	S 26°08'16"E
35	44°24'55"	25.00	19.38	10.21	18.90	S 86°04'12"W
36	25°08'16"	338.96	148.72	75.57	147.53	S 76°25'52"W
37	111°54'53"	25.00	48.83	37.00	41.43	S 33°02'34"W
38	30°52'29"	313.89	169.15	86.68	167.11	S 38°21'07"E
39	26°11'45"	220.64	100.88	51.34	100.00	S 46°31'16"E
40	26°11'45"	220.64	100.88	51.34	100.00	S 20°19'32"E
41	35°33'11"	45.00	28.71	14.86	28.22	S 25°30'15"E
42	49°57'00"	45.00	39.23	20.96	38.00	S 68°45'20"E
43	49°57'00"	45.00	39.23	20.96	38.00	N 61°17'40"E
44	80°00'00"	45.00	47.12	25.98	45.00	N 06°19'11"E
45	49°57'00"	45.00	39.23	20.96	38.00	N 48°39'19"W
46	14°54'25"	270.64	35.41	17.71	70.21	N 21°29'00"W
47	11°39'50"	270.64	55.10	27.64	55.00	N 34°46'08"W
48	52°46'32"	45.00	41.45	22.33	40.00	N 13°16'28"E
49	52°46'32"	45.00	41.45	22.33	40.00	N 39°30'04"W
50	52°46'32"	45.00	41.45	22.33	40.00	S 87°43'24"W
51	86°17'47"	45.00	67.78	42.19	61.55	S 18°11'14"W
52	21°49'36"	313.89	119.58	60.52	118.86	N 55°20'12"W
53	21°30'31"	313.89	117.83	59.62	117.14	N 33°40'08"W
54	6°04'29"	338.96	35.92	17.98	35.91	N 85°57'50"E
55	12°34'09"	338.96	74.36	37.33	74.21	N 76°38'35"E
56	6°29'47"	338.96	38.43	19.24	38.41	N 67°06'37"E
57	35°05'02"	45.00	27.55	14.22	27.13	S 89°15'52"E
58	50°00'00"	45.00	47.12	25.98	45.00	N 43°11'37"E
59	45°46'15"	45.00	35.95	19.00	35.00	N 09°41'30"W
60	45°46'15"	45.00	35.95	19.00	35.00	N 55°27'45"W
61	49°57'00"	45.00	39.23	20.96	38.00	S 76°40'38"W
62	32°15'19"	45.00	25.33	13.01	25.00	S 35°34'28"W
63	9°52'45"	288.96	49.82	24.97	49.76	S 68°48'06"W
64	12°38'01"	288.96	63.72	31.99	63.59	S 80°03'29"W
65	2°37'31"	288.96	13.24	6.62	13.24	S 87°41'15"W
66	25°41'36"	45.00	20.18	10.26	20.01	S 59°25'53"E
67	62°42'04"	45.00	45.25	27.41	45.00	N 76°22'17"E
68	52°46'32"	45.00	41.45	22.33	40.00	N 18°37'58"E
69	52°46'32"	45.00	41.45	22.33	40.00	N 34°08'34"W
70	67°29'53"	45.00	53.01	30.07	50.00	S 85°43'14"W
71	7°23'12"	45.00	5.80	2.90	5.80	S 48°16'41"W
72	11°59'14"	241.59	50.55	25.37	50.45	N 06°29'37"W
73	9°17'04"	328.06	56.02	28.08	55.95	S 85°23'32"E
74	8°12'56"	328.06	47.04	23.56	47.00	S 14°23'32"E
75	4°23'02"	363.89	13.93	27.84	27.84	S 20°41'31"E
76	9°08'31"	363.89	58.06	29.09	58.00	S 27°27'17"E
77	9°08'31"	363.89	58.06	29.09	58.00	S 36°35'48"E
78	0°16'11"	270.64	0.80	0.40	0.80	N 13°56'42"W

GENERAL NOTES -

- 1) □ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- 2) • DENOTES PERMANENT CONTROL POINT.
- 3) ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, SEWERS & CABLE TELEVISION UNLESS OTHERWISE NOTED.
- 4) BEARINGS BASED ON GROGAN'S BLUFF UNIT ONE, P.B. 43, P.GS. 13-13D.
- 5) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRICAL AUTHORITY IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 6) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 7) (R) DENOTES RADIAL LINE.
- 8) CI DENOTES TABULATED CURVE DATA.

