

STERLING RIDGE UNIT SIX

Sheet 1 of 2 Sheets

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

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 Ordinance No. 91-689-227, of said City adopted by its Council and approved by its Mayor.

Signed this 29 day of July A. D., 1991.
[Signature]
Mayor of the City of Jacksonville

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

APPROVED
DATE: 6/28/91
For Director of Public Works
By: *[Signature]*
City Engineer
For General Counsel
By: *[Signature]*

CAPTION

A portion of Section 11, Township 2 South, Range 28 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows: BEGIN at the Northeast corner of Lot 329, Sterling Ridge Unit Two, as recorded in Plat Book 45, Pages 73, 79A, and 73B, of the current Public Records of said County; thence Westerly, Northerly, and Southwesterly, along the Northerly boundary of said Sterling Ridge Unit Two, the following three (3), Courses and Distances: Course Number One (1), South 89°00'00" West, 266.51 feet to a point situate on a curve leading Northwesterly; Course Number Two (2), thence along and around the arc of the curve, said curve being concave Southwesterly and having a radius of 241.59 feet, an arc length of 34.03 feet, said arc being subtended by a chord bearing and distance of North 16°31'20" West, 34.00 feet to a point on said curve; Course Number Three (3), thence South 71°35'20" West, departing from said curve, 150.06 feet to the Northwest corner of Lot 292, of said Sterling Ridge Unit Two; thence North 28°00'00" West, departing from said plat of Sterling Ridge Unit Two, 133.33 feet; thence North 55°04'49" West, 165.00 feet; thence North 21°04'24" West, 203.65 feet; thence North 47°23'23" West, 117.56 feet; thence North 16°41'58" West, 85.55 feet to a point situate on a curve leading Southwesterly, thence along and around the arc of the curve, said curve being concave Northwesterly and having a radius of 228.07, an arc length of 15.49 feet, said arc being subtended by a chord bearing and distance of South 70°26'05" West, 15.48 feet to a point on said curve; thence North 03°46'49" West, departing from said curve, 164.98 feet; thence North 46°32'59" East, 159.21 feet; thence South 72°29'18" East, 64.44 feet; thence North 89°00'00" East, 77.85 feet; thence South 01°00'00" East, 25.00 feet; thence North 89°00'00" East, 160.00 feet; thence North 01°00'00" West, 30.00 feet; thence North 89°00'00" East, 160.00 feet; thence South 01°00'00" East, 270.00 feet; thence North 89°00'00" East, 240.00 feet; thence South 01°00'00" East, 541.27 feet to the POINT OF BEGINNING.

ADOPTION AND DEDICATION

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 SIX, 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 SIX. This indemnification shall run with the land and the assigns of Sterling Ridge, Inc., and shall be subject to it. The Jacksonville Electric Authority easements as shown are dedicated to the Jacksonville Electric Authority and its successors for its use in its underground electric distribution system.

In witness thereof the above named Corporation have caused these presents to be executed by their respective agents and seals affixed, this 29 day of July A. D., 1991.

CLERK'S CERTIFICATE 91-0081940

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 46, Pages 99, 99A, of the Public Records of Duval County, Florida.

Signed this 9th day of August A. D., 1991.
[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.

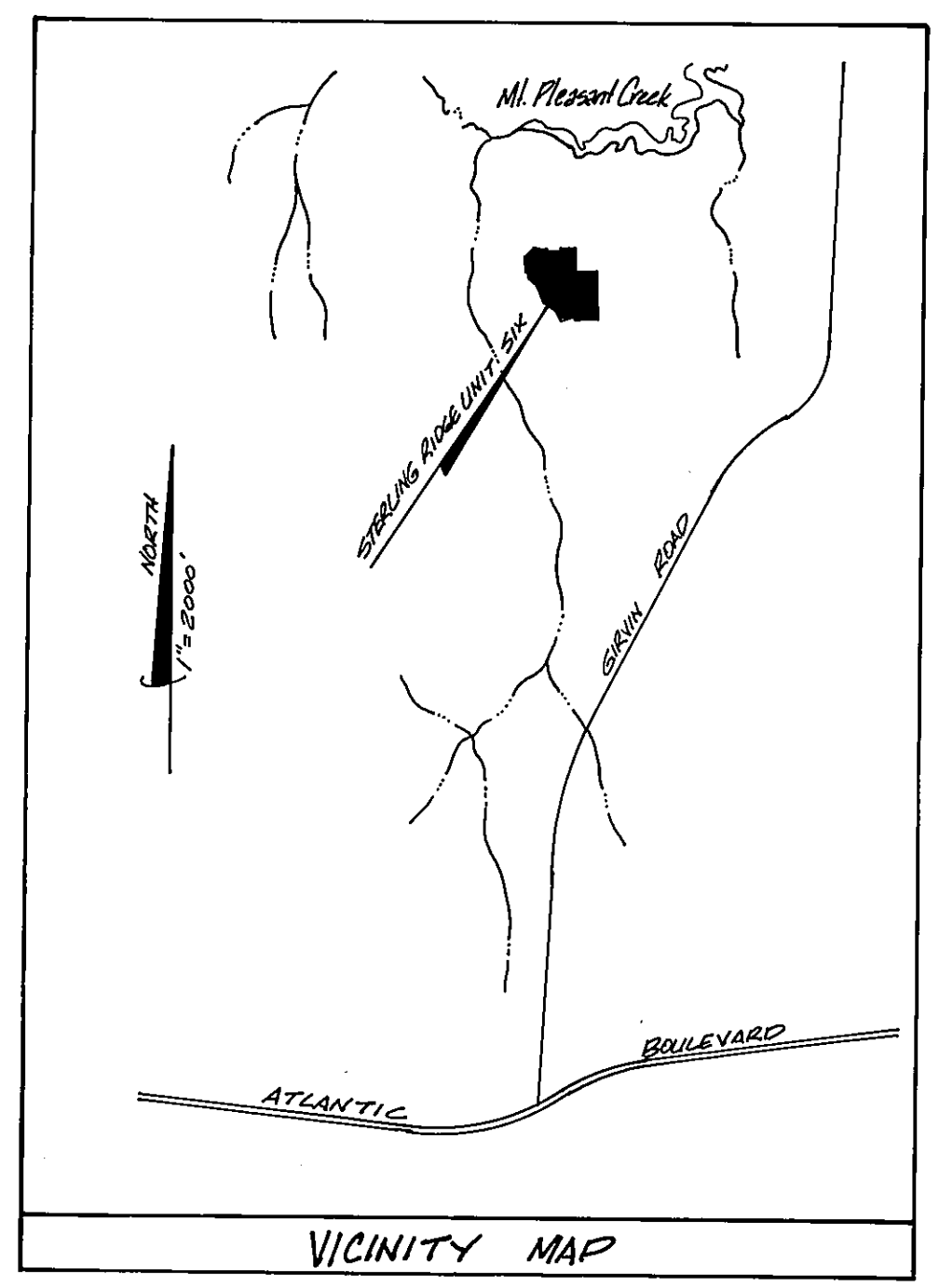
Signed this 3rd day of June A. D., 1991.
[Signature]
Donald P. Hinson, President, Sterling Ridge, Inc.

[Signature]
Albert J. Kivard
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 5th day of June A. D., 1991.
[Signature]
James D. Harrison, Jr.
Florida Registered Land Surveyor, No. 2647
All American Surveyors, Inc.
Jacksonville, Florida



STERLING RIDGE, INC.

Witness: *[Signature]*
[Signature]

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

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3rd day of June A. D., 1991, by Donald P. Hinson, President, Sterling Ridge, Inc.,

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

My Commission Expires: 11-16-92

FIRST UNION NATIONAL BANK OF FLORIDA

Witness: *[Signature]*
[Signature]

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

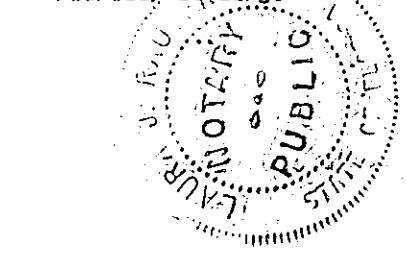
STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3rd day of June A. D., 1991, by

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

My Commission Expires: 11-16-93



Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32257
(904) 268-4155

