

# STERLING RIDGE UNIT NINE

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

### 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 Southwesterly corner of lot 73, as shown on the Plat of Grogans Bluff Unit Two, as recorded in Plat Book 44, Pages 15, 15A and 15b, of the Current Public Records of said County, said point also being situate on the Northerly boundary line 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 89°00'00" West, along said Northerly boundary line of Grogans Bluff Unit One and the Northerly boundary line of Sterling Ridge Unit Two, as recorded in Plat Book 45, Pages 73, 73A and 73B, of the Current Public Records of said County, 593.06 feet to the Northwesterly corner of lot 337, of said Sterling Ridge Unit Two; thence North 01°00'00" West, along the Easterly boundary line of said Sterling Ridge Unit Two and the Easterly boundary line of Sterling Ridge Unit Six, as recorded in Plat Book 46, Pages 99 and 99A, of the Current Public Records of said County, 695.00 feet to the Northeasterly corner of lot 314, of said Sterling Ridge Unit Six; thence North 89°00'00" East, 140.21 feet; thence North 73°24'18" East, 85.46 feet; thence North 52°48'54" East, 110.00 feet; thence North 21°51'04" East, 58.31 feet; thence North 52°48'54" East, 187.83 feet to a point situate on the Westerly boundary line of the aforesaid Grogans Bluff Unit Two; thence South 53°11'06" East, along said Westerly boundary line, 129.51 feet; thence South 00°41'00" East, continuing along said Westerly boundary line, 868.16 feet to the POINT OF BEGINNING.

APPROVED  
DATE: 3-15-93  
For Director of Public Works  
By: Cecil H. Lowland  
City Engineer  
For General Counsel  
By: Thomas M. Minton

### 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. 93-277-108 of said City adopted by its Council and approved by its Mayor this 9th day of April, 1993.  
James E. Menden  
Director of Public Works  
Date: 4/9/93

### CLERK'S CERTIFICATE 93-0041946

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 47, Pages 15, 15A of the Public Records of Duval County, Florida.  
Signed this 14th day of April, A.D., 1993.  
Nancy D. Cook  
Clerk  
M. Y. Oslam  
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 reference law and that all the zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.  
Signed this 17th day of Feb, A.D., 1993.  
James D. Harrison, Jr.  
Florida Registered Land Surveyor, No. 2647  
All American Surveyors, Inc.  
Jacksonville, Florida

### ADOPTION AND DEDICATION

This is to certify that Hutson Land Group, Inc. is the lawful owner of the lands described in the caption hereon known as STERLING RIDGE UNIT NINE 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, non-access easements and easements for drainage, utilities and sewers are hereby irrevocably without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easement through and over the retention ponds and treatment systems 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 retention ponds and treatments systems which these easements reverse, 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 retention ponds and treatment 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 retention ponds and treatment systems shown on this plat are owned in fee simple title by the abutting property owners. 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 retention ponds or treatment 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. (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 retention ponds and treatment systems shown on this plat, but shall have the right to modify the existence of the retention ponds and treatment 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. Hutson Land Group, 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 retention ponds and treatment systems described above, or any part thereof, or occasioned wholly or in part by any act or omission of Hutson Land Group, Inc., its agents, contractors, employees, servants, licensees or concessionaires within STERLING RIDGE UNIT NINE. This indemnification shall run with the land and the assigns of Hutson Land Group, Inc., and shall be subject to it, those easements designated as "J.E.A. Easements" are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

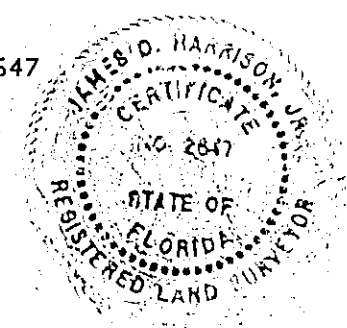
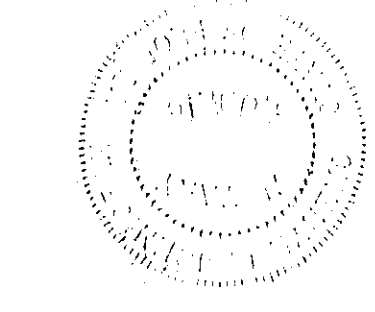
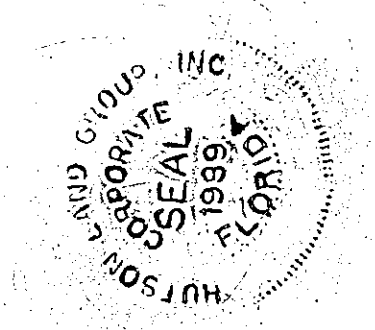
In witness thereof the above named Corporations have caused these presents to be executed by their respective agents and seals affixed, this 23rd day of February, A.D., 1993.

HUTSON LAND GROUP, INC.  
Witness: [Signature]  
Witness: [Signature]  
Donald P. Hinson, President  
Hutson Land Group, Inc.

STATE OF FLORIDA  
COUNTY OF DUVAL  
The foregoing instrument was acknowledged before me this 23rd day of February, A.D., 1993 by Donald P. Hinson, President, Hutson Land Group, Inc., he is personally known to me and no oath was taken.  
[Signature]  
Notary (signature)  
Commission Number: 0201218  
Notary Public, State of Florida, at Large  
Cheryl Johnson  
Notary, (Please Print)  
My Commission Expires: 1-7-96

FIRST UNION NATIONAL BANK OF FLORIDA  
Witness: [Signature]  
Witness: [Signature]  
Michael J. Zambetti, Jr.,  
Assistant Vice President  
First Union National Bank of Florida

STATE OF FLORIDA  
COUNTY OF DUVAL  
The foregoing instrument was acknowledged before me this 23rd day of FEBRUARY, A.D., 1993 by Michael J. Zambetti, Jr., Assistant Vice President, First Union National Bank of Florida, he is personally known to me and no oath was taken.  
Laneh Clowers  
Notary, (signature)  
Commission Number: 06154396  
Notary Public, State of Florida, at Large  
PAMELA GEOWERS  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Oct. 22, 1995  
Commission No. C 154396  
Bonded thru Patterson-Becht Agency  
PAMELA GEOWERS  
Notary, (Please Print)  
My Commission Expires: 10/22/95  
Prepared By:  
ALL AMERICAN SURVEYORS, INC.  
4220 HOOD ROAD  
JACKSONVILLE, FLORIDA, 32257  
(904) 268-4155



# STERLING RIDGE UNIT NINE

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

CURVE DATA TABLE

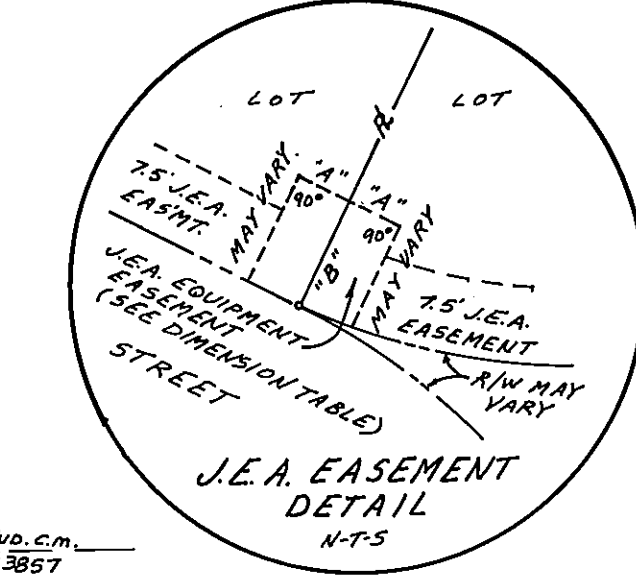
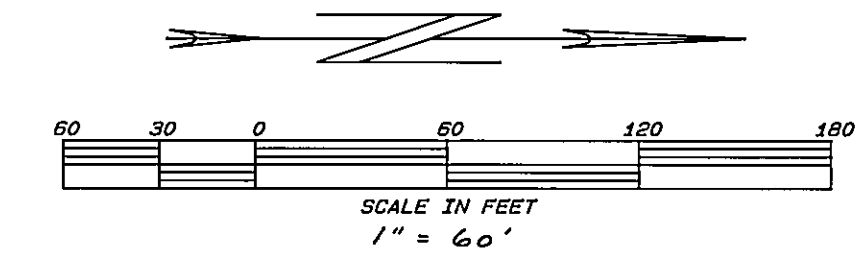
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	36°30'06"	303.24	193.19	100.00	189.94	S 18°56'03"E
2	89°41'00"	150.83	236.09	150.00	212.72	S 44°09'30"W
3	25°01'24"	303.24	132.44	67.29	131.39	S 24°40'24"E
4	11°28'42"	303.24	60.75	30.48	60.65	S 06°25'21"E
5	63°00'56"	106.04	116.62	65.00	110.83	S 47°47'22"W
6	36°30'06"	328.24	209.12	108.24	205.60	S 18°56'03"E
7	89°41'00"	175.83	275.22	174.86	247.87	S 44°09'30"W
8	24°37'23"	45.00	192.13	71.15	76.06	N 31°18'42"E
9	64°37'23"	25.00	28.20	15.81	26.73	S 59°41'18"E
10	89°41'00"	125.83	196.86	125.14	177.46	N 44°09'30"E
11	0°24'32"	278.24	1.99	0.99	1.99	N 00°53'15"W
12	99°36'38"	25.00	43.46	29.59	38.19	N 50°53'51"W
13	59°09'59"	81.04	82.27	45.07	78.78	S 50°12'50"W
14	48°01'45"	25.00	21.59	11.40	20.75	S 03°23'02"E
15	268°41'24"	45.00	211.03	46.04	64.36	N 73°33'13"W
16	42°39'52"	25.00	18.62	9.76	18.19	N 39°27'33"E
17	61°10'13"	131.04	139.90	77.45	133.35	N 48°42'43"E
18	103°10'29"	25.00	45.02	31.53	39.18	N 27°42'35"E
19	13°18'28"	278.24	64.62	32.46	64.48	N 30°31'53"W
20	4°42'51"	328.24	27.04	13.51	27.00	S 34°49'41"E
21	13°59'56"	328.24	80.20	40.30	80.00	S 25°28'17"E

CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
22	13°59'56"	328.24	80.20	40.30	80.00	S 11°28'20"E
23	17°12'22"	328.24	21.71	10.86	21.71	S 02°34'41"E
24	16°26'39"	175.83	50.46	25.41	50.29	S 07°32'20"W
25	21°18'11"	175.83	65.38	33.07	65.00	S 26°24'45"W
26	21°18'11"	175.83	65.38	33.07	65.00	S 47°42'57"W
27	21°18'11"	175.83	65.38	33.07	65.00	S 69°01'08"W
28	9°19'45"	175.83	29.63	14.35	29.60	S 84°20'07"W
29	52°46'32"	45.00	41.45	22.33	40.00	N 64°36'44"W
30	60°00'00"	45.00	47.12	25.98	45.00	N 08°13'28"W
31	52°46'32"	45.00	41.45	22.33	40.00	N 48°09'48"E
32	79°04'19"	45.00	62.10	37.14	57.29	S 65°54'48"E
33	1°28'41"	125.83	3.25	1.62	3.25	N 88°15'40"E
34	88°12'19"	125.83	193.71	121.95	175.14	N 43°25'10"E
35	36°15'09"	45.00	28.47	14.73	28.00	S 09°46'21"W
36	60°00'00"	45.00	47.12	25.98	45.00	S 38°21'13"W
37	67°29'53"	45.00	53.01	30.07	50.00	N 77°53'50"W
38	104°56'23"	45.00	82.42	58.58	71.37	N 08°19'17"E
39	21°59'50"	131.04	50.31	25.47	50.00	N 29°07'32"E
40	30°38'13"	131.04	70.07	35.89	69.24	N 55°26'34"E
41	8°32'09"	131.04	19.52	9.78	19.50	N 75°01'48"E

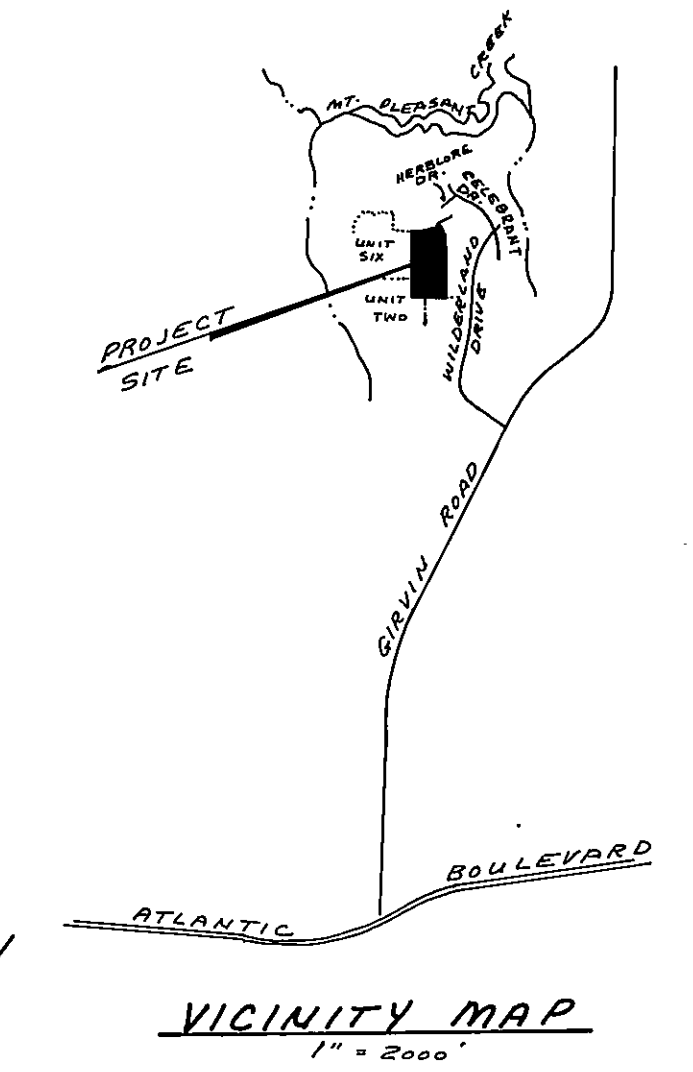
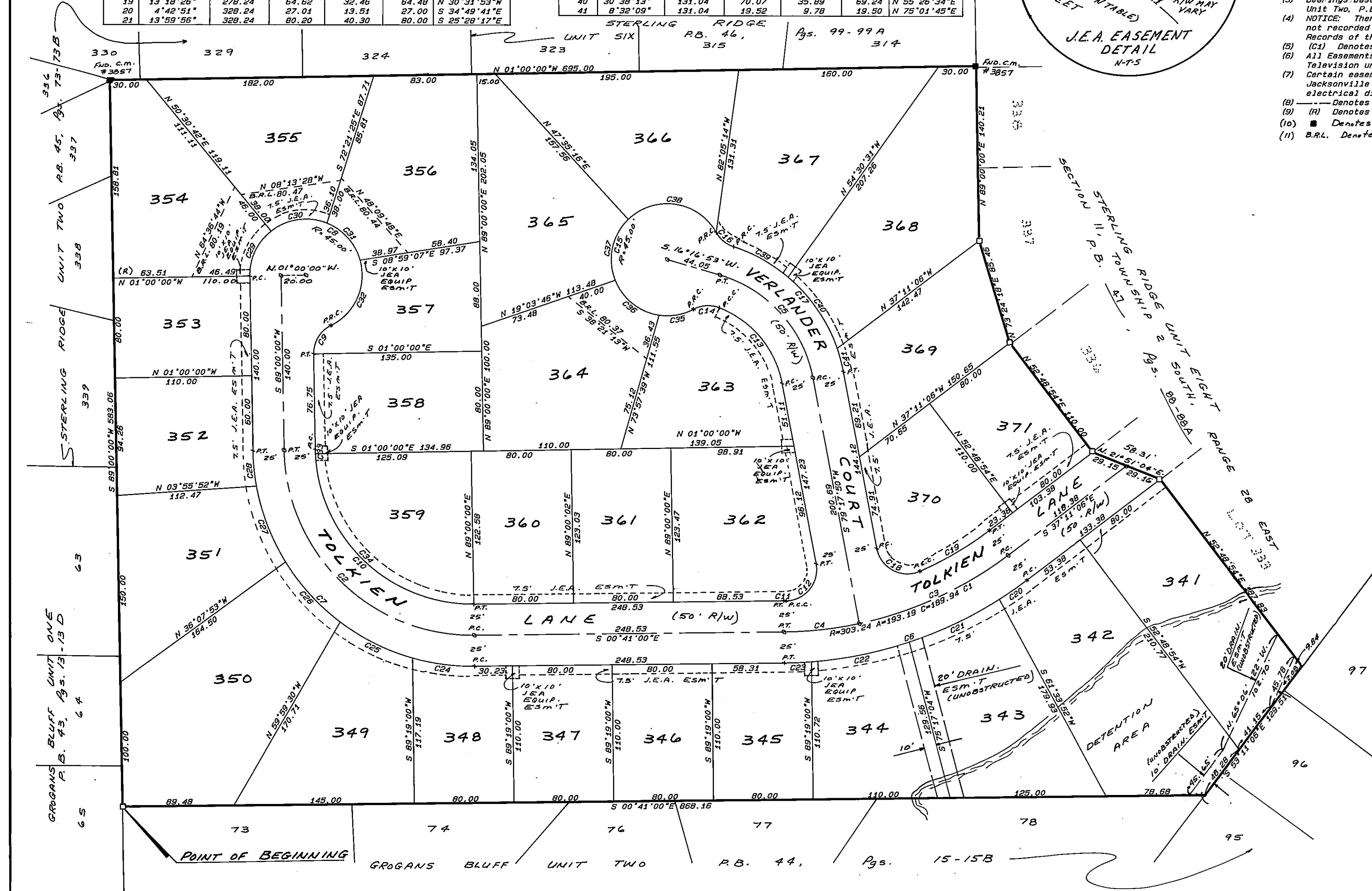
DIMENSION TABLE

"A"	5'	TYPICAL 10'x10' J.E.A. EQUIPMENT EAS'MT.
"B"	10'	TYPICAL 10'x10' J.E.A. EQUIPMENT EAS'MT.
"C"	10'	TYPICAL 10'x20' J.E.A. EQUIPMENT EAS'MT.
"D"	10'	TYPICAL 10'x20' J.E.A. EQUIPMENT EAS'MT.



GENERAL NOTES

- (1) □ Denotes Permanent Reference Monument (P. R. M., Stamped LB 3857)
- (2) \* Denotes Permanent Control Point (P. C. P., Stamped LB 3857)
- (3) Bearings based on the Masterly boundary line of Grogans Bluff Unit Two, P.B. 44, Pages 15, 15A and 15B of South 00°41'00" West.
- (4) NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
- (5) (C1) Denotes tabulated curve data.
- (6) All Easements are for Drainage, Utilities, Sewers and Cable Television unless otherwise noted.
- (7) Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with its underground electrical distribution system.
- (8) --- Denotes centerline.
- (9) (R) Denotes radial line.
- (10) ■ Denotes Permanent Reference Monument Found
- (11) B.R.L. Denotes Building Restriction Line.



Prepared By:  
ALL AMERICAN SURVEYORS, INC.  
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