

# SUGAR MILL VI

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

TAXES VERIFIED S.W.

**CAPTION:**

A portion of Section 32, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows: COMMENCE at the intersection of the Northeastly prolongation of the Northwestly right of way line of Crown Point Road (a 70 foot right of way as now established) with the Southeastly prolongation of the Southwestly right of way line of St. Augustine Road (a 100 foot right of way as now established); thence North 32°16'04" West along said Southeastly prolongation and the Southwestly right of way line of St. Augustine Road, 458.02 feet, to the POINT OF BEGINNING, said point also being the point of curvature of a curve to the left; thence along and around the arc of said curve concave Southwestly and having a radius of 25.00 feet, an arc distance of 39.07 feet, said arc being subtended by a chord bearing and distance of North 77°02'20" West, 35.21 feet to the point of tangency of said curve; thence South 58°11'25" West, 98.19 feet; thence South 64°08'12" West, 88.75 feet to its intersection with an arc of a curve leading Southwestly; thence Southwestly along and around the arc of said curve concave Northwestly and having a radius of 328.17 feet, an arc distance of 166.11 feet, said arc being subtended by a chord bearing and distance of South 72°41'28" West, 164.34 feet to the point of compound curvature of a curve to the right; thence along and around the arc of said curve concave Northeastly and having a radius of 61.72 feet, an arc distance of 57.11 feet, said arc being subtended by a chord bearing and distance of North 86°18'08" West, 55.09 feet to the point of tangency of said curve; thence North 39°47'48" West, 103.11 feet; thence South 50°12'12" West, 292.33 feet; thence South 71°00'00" West, 81.69 feet; thence South 19°00'00" East, 10.00 feet; thence South 87°59'30" West, 61.02 feet; thence South 31°00'00" West, 57.03 feet; thence North 16°11'23" West, 89.22 feet; thence North 00°32'10" West, 272.00 feet; thence North 25°00'00" West, 76.00 feet; thence North 08°32'04" West, 80.36 feet; thence North 59°30'00" East, 23.00 feet; thence North 30°30'00" West, 10.30 feet; thence North 00°32'10" West, 162.20 feet; thence North 89°27'50" East, 871.61 feet to the Southwestly right of way line of St. Augustine Road, aforesaid; thence South 32°16'04" East, along last said line, 266.88 feet; thence South 57°35'41" West, 99.73 feet; thence South 89°05'56" West, 28.24 feet; thence South 58°03'10" West, 30.00 feet; thence South 31°56'50" East, 114.64 feet; thence North 58°11'25" East, 129.29 feet to the point of curvature of a curve to the left; thence along and around the arc of said curve concave Northwestly and having a radius of 25.00 feet, an arc distance of 39.47 feet, said arc being subtended by a chord bearing and distance of North 12°57'40" East, 35.50 feet to the point of tangency of said curve, said point being situate in the Southwestly right of way line of St. Augustine Road, aforesaid; thence South 32°16'04" East, along last said line, 119.20 feet to the POINT OF BEGINNING.

**ADOPTION AND DEDICATION:**

This is to certify that Stokes-Collins & Company, Inc., a Corporation under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as Sugar Mill VI, having caused the same to be surveyed and subdivided, that Barnett Bank of Jacksonville, N.A., a United States of America Corporation is the holder of a mortgage on said lands, that this plat is made in accordance with said survey, is hereby adopted as a true and correct plat of those lands. All streets, drives, courts, easements for drainage, utilities and sewers, and non-access easements shown hereon are hereby irrevocably and without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easement through and over the lake shown on this plat is hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns, and are subject to the following covenants which shall run the land: (1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes which these easements traverse, all water which may fall or come upon all trails, courts and lanes hereby dedicated, together with all soil, nutrients, chemical and all other substances which may flow or pass from trails, courts and lanes, from adjacent land or from any other source of public waters into or through said lakes, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, 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 lake shown on this plat is 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, animals, soil, chemicals or any other substance or thing that may even be or come within said lakes 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 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 lake shown on this plat, but shall have the right to modify the existence of the lake 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. Stokes-Collins & Company, 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 and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the lake described above, or any part thereof, occasioned wholly or in part by any act of omission of Stokes-Collins & Company, Inc., its agents, contractors, employees, servants, licensees or concessionaires within Sugar Mill VI. This indemnification shall run with the land and the assigns of Stokes-Collins & Company, Inc., and shall be subject to it. The private easements shown hereon are hereby reserved by the Developer aforesaid and its successors and assigns, and are not dedicated to the public. The J.E.A. easements as shown are dedicated to the Jacksonville Electric Authority, its successors and assigns for use in its underground electric distribution system.

In witness whereof Stokes-Collins & Company, Inc., has caused these presents to be executed by its President by and with the authority of its Board of Directors, with the Corporate Seal affixed this 26th day of June A.D., 1986.

**APPROVED**  
 DATE JULY 2, 1986  
 BY: Marion Rosewell  
 CITY ENGINEER  
[Signature]  
 DIRECTOR OF PUBLIC WORKS  
 GENERAL COUNSEL, OR  
Samuel O. Dunn  
 ASSISTANT COUNSEL

**DEVELOPER'S CERTIFICATE:**

This is to certify that Stokes-Collins & Company, 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 costs for engineering and construction and costs of placing permanent control points, as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville, including sidewalks.

Signed this 20th day of NDV A.D. 1986.  
J. D. Collins Developer  
[Signature] Director of Public Works  
 J. D. Collins  
 President, Stokes-Collins & Company, Inc.

**CLERK'S CERTIFICATE:**

**86-127714**

This is to certify that this plat has been approved by the City Council of the City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 42, Pages 51, 51A of the Public Records of Duval County, Florida.

Signed this 1st day of Dec. A.D., 1986.  
S. Morgan Slaughter By: Robert C. Fikes  
 Clerk of Circuit Court Deputy Clerk

**APPROVED FOR THE RECORD:**

This is to certify that the above plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 86-181-399 of said City and adopted by its City Council and approved by its Mayor this 1st day of July A.D., 1986.

Gregory B. Clary Donald E. Johnson  
 Mayor of the City of Jacksonville Secretary to the City Council of the City of Jacksonville

**SURVEYOR'S CERTIFICATE:**

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described in the Caption; that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all requirements of Florida Statute 177, that the survey and legal description are accurate and permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State of Florida and the current regulations of the City of Jacksonville.

Signed this 25 day of JUNE A.D., 1986.  
Gregory B. Clary  
 Gregory B. Clary  
 Registered Professional Surveyor No. 3274  
 State of Florida

STOKES-COLLINS & COMPANY, INC.  
 Witness: [Signature] [Signature]  
 J. D. Collins  
 President  
 Witness: [Signature]  
 BARNETT BANK OF JACKSONVILLE, N.A.  
 Witness: [Signature] [Signature]  
 C. FRED KING  
 Vice President  
 Witness: [Signature]

STATE OF FLORIDA )  
 ) ss  
 COUNTY OF DUVAL )  
 The foregoing instrument was acknowledged before me this 26th day of JUNE A.D., 1986 by J. D. Collins, President of Stokes-Collins & Company, Inc., a Florida Corporation, and C. Fred King, Vice President of Barnett Bank of Jacksonville, N.A., a United States of America Corporation, on behalf of the Corporation.  
[Signature] My Commission Expires April 15, 1989  
 Notary Public At Large My Commission Expires

STATE OF FLORIDA )  
 ) ss  
 COUNTY OF DUVAL )  
 The foregoing instrument was acknowledged before me this 26th day of JUNE A.D., 1986 by C. Fred King, Vice President of Barnett Bank of Jacksonville, N.A., a United States of America Corporation, on behalf of the Corporation.  
[Signature] My Commission Expires  
 Notary Public At Large My Commission Expires

- PREPARED BY -  
 CLARY, MILLER & ASSOCIATES, INC.  
 4041 SUNBEAM ROAD  
 JACKSONVILLE, FLORIDA 32217  
 PH. (904) 733-8119

