

Walden Wood

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 41 PAGE 57

SHEET 1 OF 4 SHEETS
P.S.D. NO. 84-86

TAXES VERIFIED R.B.F.

CAPTION:

A portion of Government Lot 6, Section 10, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as follows: BEGIN at the intersection of the Southerly right of way line of Losco Road (County Road No. 306, a 60 foot right of way as now established) with the West line of said Government Lot 6; thence North 89°35'20" East, along said Southerly right of way line, 925.00 feet; thence South 00°24'40" East, 510.00 feet; thence South 11°49'12" West, 199.65 feet; thence South 80°00'00" West, 224.00 feet; thence South 10°00'00" East, 100.00 feet; thence South 10°50'31" West, 143.06 feet; thence South 30°22'45" West, 168.08 feet; thence South 15°12'53" East, 183.86 feet to the Southerly line of said Government Lot 6; thence South 89°35'41" West, along last said line, 270.00 feet to the Northerly right of way line of Interstate Highway 295, State Road No. 9-A (according to S.R.D. Right of Way Map 72001-2401, dated 12/28/67); thence North 85°49'33" West, along said Northerly right of way line, 334.14 feet to the West line of said Government Lot 6, also being the Easterly boundary of Rustic Pines, as recorded in Plat Book 39, Pages 1 and 1A of the Current Public Records of said County; thence North 00°47'23" West, along last said line, 1276.77 feet to the POINT OF BEGINNING.

CLERK'S CERTIFICATE: 86-18103

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 41 Pages 57A, 57B, 57C of the Public Records of Duval County, Florida, this 25th day of Feb. A.D., 1986.

S. Morgan Slaughter
S. Morgan Slaughter
Clerk of the Circuit Court

By: Robert C. Jones
Deputy Clerk

DEVELOPER'S CERTIFICATE:

This is to certify that Doan Development Company 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, (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 21st day of FEBRUARY A.D., 1986.

Jan J. Doan
Jan J. Doan, President

Albert J. Kinard Jr.
Director of Public Works

APPROVED FOR 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. 86-43-5 of said City, adopted by its Council and approved by its Mayor, this 3rd day of February A.D., 1986.

James H. Hester
Mayor of the City of Jacksonville

Tonald P. Johnson

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 City of Jacksonville, Florida.

Signed this 14 day of NOVEMBER A.D., 1986.

Gregory B. Clary
Gregory B. Clary
Registered Land Surveyor No. 3377
State of Florida

PREPARED BY:

Clary, Miller & Associates, Inc.
4041 Sunbeam Road
Jacksonville, Florida 32217
904/733-8119

ADOPTION AND DEDICATION:

This is to certify that Doan Development Company, a Florida Corporation, First Pioneer Partners, Ltd., by First American Partners Corporation, its General Partner as joint venturers, a Florida Corporation, First Pioneer Corporation, d/b/a Walden Wood Joint Venture, a Florida Corporation, and Summerhomes, Incorporated a Florida Corporation, under the laws of the State of Florida, are the lawful owners of the lands described in the caption hereon, known as Walden Wood and have caused the same to be surveyed and subdivided, that First Pioneer Partners, Ltd., a Florida Corporation and Community Savings Bank, a Florida Corporation, are the holders of mortgages on said lands and that this plat made in accordance with said survey is hereby adopted as the true and correct plat of said lands and that all streets and easements for drainage, utilities, sewers and non-access easements are hereby irrevocably dedicated to the City of Jacksonville and its successors. The drainage easements through and over the lakes shown on this plat are hereby irrevocably dedicated to the City of Jacksonville and its successors 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 to discharge into said lakes which these easements traverse, all waters which may fall or come upon all drives and ways hereby dedicated together with all soil, nutrients, chemical and all other substances which may flow or pass from drives, avenues, roads, and lanes, from adjacent land or from any other sources of public waters into or through said lakes without any liability whatsoever on the part of the City of Jacksonville and its successors 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 and its successors.

(2) The lakes shown on this plat are owned in fee simple title by the abutting property owners and the City of Jacksonville, by acceptance of this plat, assumes no responsibility for the removal or treatment of aquatic plants and animals, soils, chemicals or any other substances or thing that may even be or come within said lakes which these easements traverse, nor any responsibility for maintenance nor preservation of the water purities, water level, or water depth which responsibility shall be those of the abutting property owners, and

(3) The City of Jacksonville and its successors shall not be liable nor responsible for the creation, operation, failure nor 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 off the lakes shown on this plat, but shall have the right to modify the existence of the lakes and the right to remove any water level control structures or any part thereof. Doan Development Company, First Pioneer Partners, Ltd., First Pioneer Corporation and Summerhomes, Inc., developers and owners 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; any other damage arising from or out of any occurrence in, upon, or at, or from the lakes described above or any part thereof, or occasion holding or in part by any act of omission of Doan Development Company, First Pioneer Partners, Ltd., First Pioneer Corporation and Summerhomes, Inc., their agents, contractors, employees, servants, licensees, or concessionaires within Walden Wood. This indemnification shall run with the land and the assigns of Doan Development Company, First Pioneer Partners, Ltd., First Pioneer Corporation and Summerhomes, Inc., and shall be subject to it. The private easements shown hereon are hereby reserved by the Developer aforementioned 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 and its successors for use in its underground electric distribution system.

In witness whereof, the above named corporations have caused these presents to be executed by their respective appropriate officers by and with the full authority of said corporations.

Witness: Jan J. Doan DOAN DEVELOPMENT COMPANY
Jan J. Doan, President

Witness: Craig W. Olsen FIRST PIONEER PARTNERS, LTD.
BY FIRST AMERICAN PARTNERS CORPORATION, LTD GENERAL PARTNER
Craig W. Olsen, Vice President

Witness: Harold L. Craft FIRST PIONEER CORPORATION
Harold L. Craft, President

Witness: C.A. Brown, Jr. SUMMERHOMES, INC.
C.A. Brown, Jr., President

Witness: Craig W. Olsen FIRST PIONEER PARTNERS, LTD.
Craig W. Olsen, Vice President

Witness: Heraldine Crews COMMUNITY SAVINGS BANK
Heraldine Crews, Vice President

SEE SHEET 2 FOR NOTARIES

APPROVED
DATE: 1/17/86
BY: Marion Bortwell
CITY ENGINEER
David O'Hara
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
David O'Hara
ASSISTANT COUNSEL



Walden Wood

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 41 PAGE 57A

SHEET 2 OF 4 SHEETS
P.S.D. No. 84-86

STATE OF FLORIDA)
COUNTY OF DUVAL) ss

The foregoing instrument was acknowledged before me this 6th day of December A.D., 1985, by Jan J. Doan, President of Doan Development Company, a Florida Corporation on behalf of the Corporation.

Notary Public At Large Barbara J. Lynch
My Commission Expires: 3-30-86

STATE OF FLORIDA)
COUNTY OF DUVAL) ss

The foregoing instrument was acknowledged before me this 6th day of December A.D., 1985, by Craig W. Olsen, Vice President of First Pioneer Partners, Ltd., a Florida Corporation on behalf of the Corporation.

Notary Public At Large Maury Lee Jones
My Commission Expires: May 31, 1986

STATE OF FLORIDA)
COUNTY OF DUVAL) ss

The foregoing instrument was acknowledged before me this 6th day of December A.D., 1985, by Harold L. Craft, President of First Pioneer Corporation, a Florida Corporation, on behalf of the Corporation.

Notary Public At Large Barbara J. Lynch
My Commission Expires: 3-30-86

STATE OF FLORIDA)
COUNTY OF DUVAL) ss

The foregoing instrument was acknowledged before me this 18th day of November A.D., 1985, by C.A. Brown, Jr. President of Summerhomes, Inc., a Florida Corporation, on behalf of the Corporation.

Notary Public At Large Coragahan Dean Davis
My Commission Expires: Oct. 31, 1988

STATE OF FLORIDA)
COUNTY OF DUVAL) ss

The foregoing instrument was acknowledged before me this 6th day of December A.D., 1985, by Craig W. Olsen, Vice President of First Pioneer Partners, Ltd. a Florida Corporation, on behalf of the Corporation.

Notary Public At Large Maury Lee Jones
My Commission Expires: May 31, 1986

STATE OF FLORIDA)
COUNTY OF DUVAL) ss

The foregoing instrument was acknowledged before me this 20th day of November A.D., 1985, by Geraldine Crews, Vice President of Community Savings Bank, a Florida Corporation, on behalf of the Corporation.

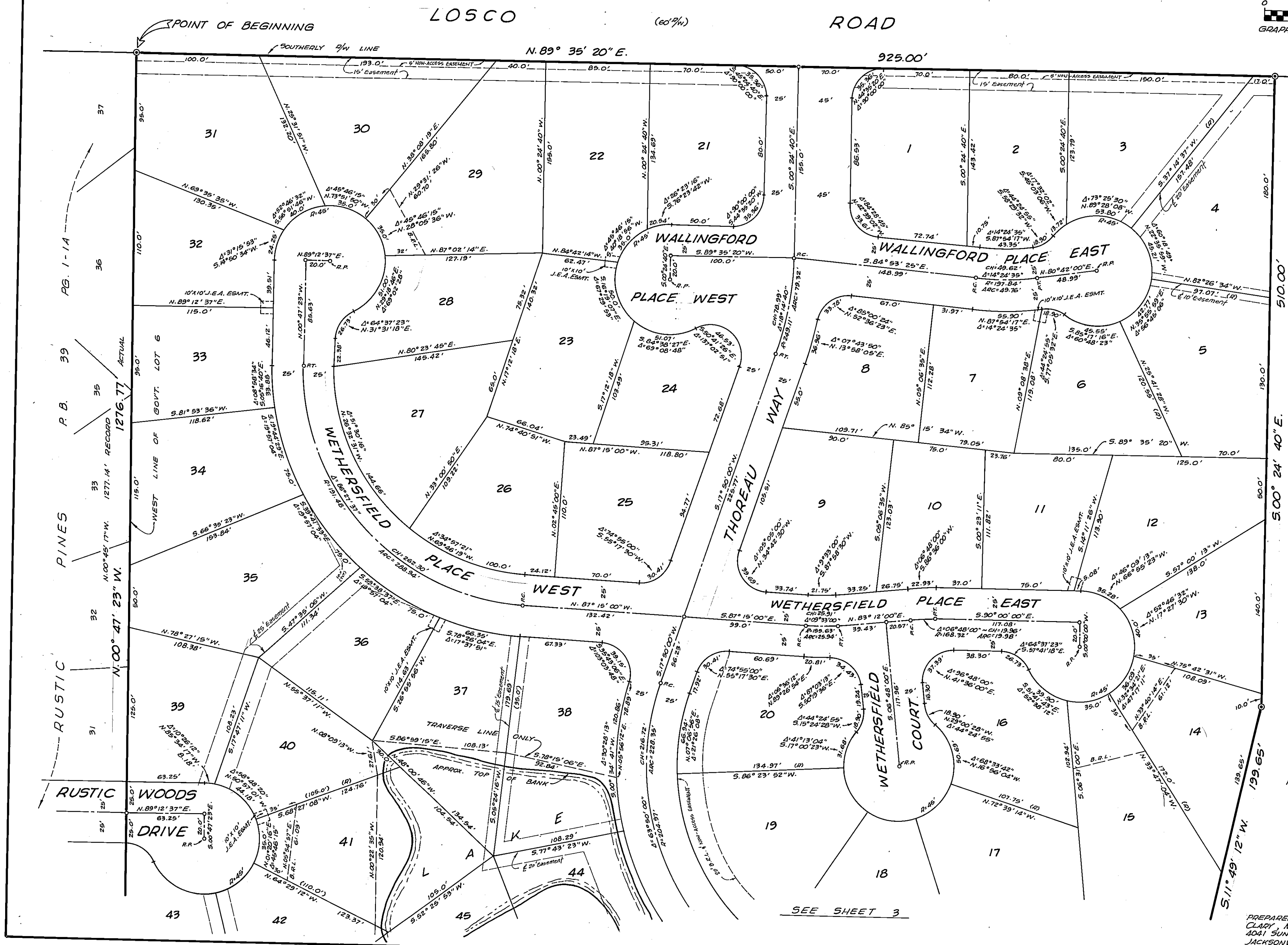
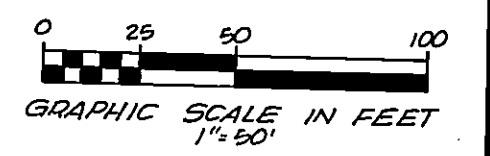
Notary Public At Large Maury L. Beard
My Commission Expires: 4-3-88

PREPARED BY:
Clary, Miller & Associates, Inc.
4041 Sunbeam Road
Jacksonville, Florida 32217
904/733-8119

Walden Wood

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 3 OF 4 SHEETS.
SEE SHEET 3 FOR NOTES
P. S. D. NO. 84-86



SECTION 10, TOWNSHIP 10 SOUTH, RANGE 27 EAST

PREPARED BY:
CLARY, MILLER & ASSOC., INC.
4041 SUNBEAM ROAD
JACKSONVILLE, FLA. 32217
(904) 733-8113

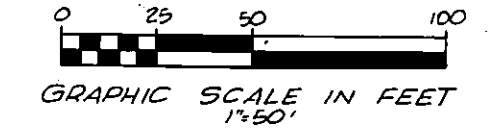
SEE SHEET 3

Walden Wood

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

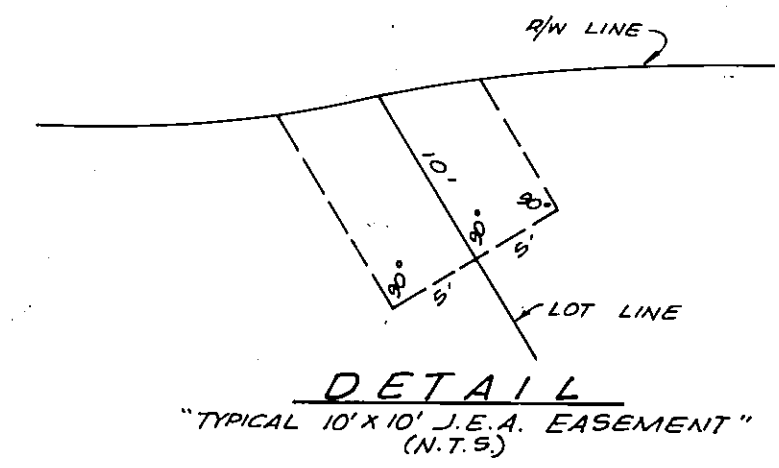
PLAT BOOK 41 PAGE 57C

SHEET 4 OF 4 SHEETS.
P.S.D. NO. 84-86



AREA TABLE					
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.
1	12947	24	9084	47	7905
2	11327	25	11367	48	9960
3	12354	26	10885	49	10597
4	12959	27	12640	50	9043
5	13392	28	10669	51	7550
6	10956	29	15633	52	8516
7	9423	30	14158	53	11356
8	10932	31	15334	54	8608
9	13500	32	10143	55	8094
10	9342	33	10106	56	7817
11	8852	34	12358	57	8022
12	12822	35	14981	58	13926
13	9852	36	10366	59	22147
14	10963	37	13260	60	13840
15	17441	38	15372	61	11661
16	12205	39	10268	62	7869
17	15736	40	9907	63	9328
18	14006	41	14929	64	9695
19	13984	42	9775	65	9761
20	12848	43	10993	66	13448
21	12112	44	14219	Rec.	61619
22	13124	45	10190		
23	12182	46	7075		

- NOTES:**
- ⊙ DENOTES PERMANENT REFERENCE MONUMENT.
 - DENOTES PERMANENT CONTROL POINT.
 - (R) DENOTES RADIAL LOT LINE.
 - (105.0') DENOTES DISTANCE TO TRAVERSE LINE ONLY.
 - ALL CORNER RADII ARE 25 FEET, UNLESS OTHERWISE NOTED.
 - BEARINGS AND DISTANCES SHOWN ON CURVES, REFER TO THE CHORD.
 - BEARINGS ARE ASSUMED AND BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF LOSCO ROAD.
 - EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS UNLESS OTHERWISE NOTED.
 - THE PROPERTY DESCRIBED IN THE CAPTION ON SHEET 1 OF 4 IS SUBJECT TO:
 - EASEMENT RECORDED IN O.R.V. 6004, PG. 1436, AND
 - UTILITY AGREEMENT RECORDED IN O.R.V. 6920, PG. 929.



GOV'T. LOT 5
GOV'T. LOT 6
GOV'T. LOT 11
GOV'T. LOT 12

INTERSTATE HIGHWAY No 295
(STATE RD. NO 9A - ACCORDING TO S.R.D. R/W MAP 72001-2401-12-28-67)

PREPARED BY:
CLARY MILLER & ASSOC., INC.
4041 SUNBEAM ROAD
JACKSONVILLE, FLA. 32217
(904) 733-8119