

# Walkers Glen Unit One

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

PLAT BOOK 52 PAGE 53  
PAGE 1 OF 3 PAGES

C:\WALKERS\WALKUNIT1.DWG Tue Jan 04 08:36:01 2005

**CAPTION:**

A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHWESTERLY CORNER OF LAUREL SPRINGS, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 26B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THE SAME BEING THE NORTHERLY LINE OF ALDEN ROAD, AN 80-FOOT WIDE RIGHT-OF-WAY AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 6168, PAGE 393, THENCE SOUTH 89°50'28" WEST, ALONG SAID NORTHERLY LINE, 355.00 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 375.84 FEET, A CHORD BEARING AND DISTANCE OF NORTH 54°36'50" WEST, 436.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°04'08" WEST, 1282.00 FEET TO THE SOUTHERLY LINE OF A 40-FOOT WIDE DRAINAGE RIGHT-OF-WAY AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 824, PAGE 384; THENCE NORTH 89°51'36" EAST, ALONG LAST SAID SOUTHERLY LINE, 1111.22 FEET; THENCE SOUTH 00°44'16" EAST, TO AND ALONG THE WESTERLY LINE OF SAID LAUREL SPRINGS, 1466.55 FEET TO THE POINT OF BEGINNING.  
THE LAND THUS DESCRIBED CONTAINS 28.89 ACRES, MORE OR LESS.

**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 CHAPTER 654, ORDINANCE CODE.

BY: Dan E. Manna DATE: 1/21/99  
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE: 99-020643

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 52 PAGES 53-53B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 21th DAY OF January, A.D., 1999

Henry W. Cook BY: Glenn E. McGregor  
CLERK: HENRY W. COOK DEPUTY CLERK

**PLAT CONFORMITY REVIEW:**

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 20th DAY OF January 1999

Glenn E. McGregor  
GLENN E. MCGREGOR, PLS  
PROFESSIONAL LAND SURVEYOR NO. 4252

**NOTICE:**

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

**FLOOD PLAIN NOTICE**

THE LANDS DESCRIBED IN THE CAPTION HEREON HAVE BEEN FOUND TO BE IN ZONE X (UNSHADED) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120077 PANEL NUMBER 0233, SUFFIX E FOR JACKSONVILLE, DUVAL COUNTY, FLORIDA (DATED: 8-15-89)

**SURVEYOR'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THIS PLAT IS A 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 THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., CHAPTER 61G17-6.003 F.A.C. AND SECTION 654.10, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA. CERTIFIED THIS 21th DAY OF JANUARY, A.D., 1999

John M. James  
JOHN M. JAMES, PLS  
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 4774  
PRIVETT & ASSOC. OF FLORIDA, INC.

**ADOPTION AND DEDICATION:**

THIS IS TO CERTIFY THAT W.R. HOWELL COMPANY, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA AND SEDA CONSTRUCTION COMPANY ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS WALKERS GLEN UNIT ONE AND THAT SOUTHRUST BANK, N.A. (FORMERLY KNOWN AS AMERICAN NATIONAL BANK OF FLORIDA AND FIRST SOUTH BANK ARE THE HOLDERS OF THE MORTGAGE ON SAID LANDS, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, DRAINAGE EASEMENTS AND DRAINAGE RIGHT-OF-WAYS, EXCEPT PRIVATE DRAINAGE EASEMENTS AND TRACT "A" (PRESERVED AREA), WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND EXCEPT JACKSONVILLE ELECTRIC AUTHORITY EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES AS 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 LAKE/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (ROADS, PARKWAYS, LANES AND COURTS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (ROADS, PARKWAYS, LANES AND COURTS); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS 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/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES.

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/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, 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/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF IT AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN WALKERS GLEN UNIT ONE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THOSE EASEMENTS DESIGNATED AS 'J.E.A.E.E.' ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS 'J.E.A.E.' ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF THE ABOVE NAMED W. R. HOWELL COMPANY, A FLORIDA CORPORATION HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 4th DAY OF January, A.D., 1999

W. R. HOWELL COMPANY, A FLORIDA CORPORATION

WITNESS: William R. Howell II  
WILLIAM R. HOWELL II, PRESIDENT  
W. R. HOWELL COMPANY

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF January, A.D., 1999 BY WILLIAM R. HOWELL II, PRESIDENT OF THE W. R. HOWELL COMPANY, A FLORIDA CORPORATION. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Shirley Ann Young  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
6 June 2002 # 755523  
MY COMMISSION EXPIRES:

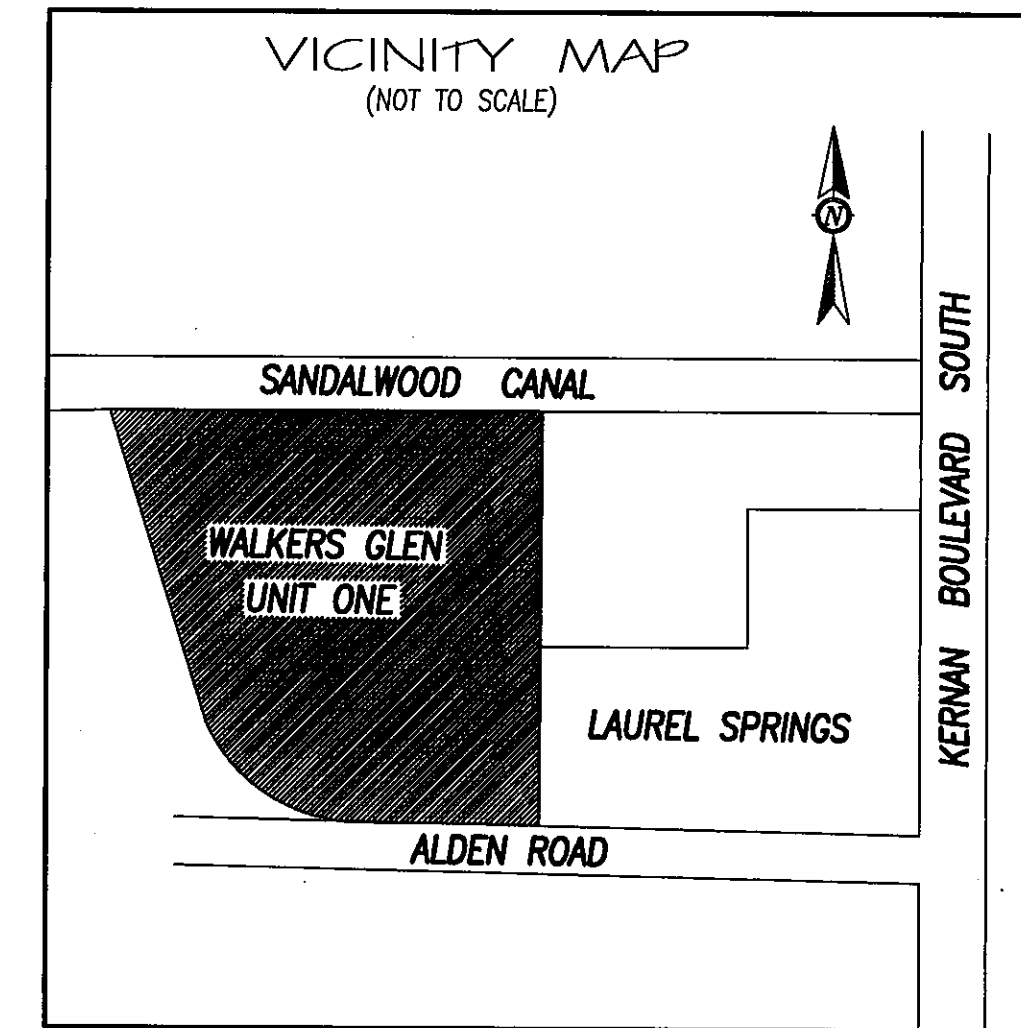
SOUTHRUST BANK, N.A. (FORMERLY KNOWN AS AMERICAN NATIONAL BANK OF FLORIDA)

WITNESS: Robert K. Beaty  
ROBERT K. BEATY, VICE PRESIDENT, SOUTHRUST BANK, N.A.  
(FORMERLY KNOWN AS AMERICAN NATIONAL BANK OF FLORIDA.)

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF January, A.D., 1999 BY ROBERT K. BEATY, VICE PRESIDENT, SOUTHRUST BANK, N.A. (FORMERLY KNOWN AS AMERICAN NATIONAL BANK OF FLORIDA) HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Ingrid C. Thompson  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
19 March 2000 # CC530019  
MY COMMISSION EXPIRES:



**SEDA CONSTRUCTION COMPANY**

WITNESS: Sandy A. Semanik  
SANDY A. SEMANIK, PRESIDENT  
SEDA CONSTRUCTION COMPANY.

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF January, A.D., 1999 BY SANDY A. SEMANIK, PRESIDENT OF SEDA CONSTRUCTION COMPANY. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Shirley Ann Young  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
6 June 2002 # 755523  
MY COMMISSION EXPIRES:

**FIRST SOUTH BANK**

WITNESS: David Faulk  
DAVID FAULK, VICE PRESIDENT  
FIRST SOUTH BANK

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF January, A.D., 1999 BY DAVID FAULK, VICE PRESIDENT OF FIRST SOUTH BANK. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Frances L. McKeithan  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
8/26/2001  
MY COMMISSION EXPIRES:

Frances L. McKeithan  
MY COMMISSION # CC66071 EXPIRES  
August 26, 2001  
BONDED THRU TROY FAIR INSURANCE, INC.

PRIVETT & ASSOC.  
OF FLORIDA, INC.  
SURVEYORS AND LAND PLANNERS  
2732 TOWNSEND BOULEVARD  
JACKSONVILLE, FLORIDA, 32211  
(904) 745-7656

Ingrid C. Thompson  
MY COMMISSION # CC 530019  
EXPIRES: March 19, 2000  
Bonded Thru Notary Public Underwriters

PUD NO. 97-622  
PSD NO. 97-022  
CD NO. 3344

Approved 1/21/99 Date  
E. Hall  
City Engineer  
for Director of Public Works  
Approved 1-26-98 Date  
Thomas A. Manna  
for General Counsel

1/21/99



# Walkers Glen Unit One

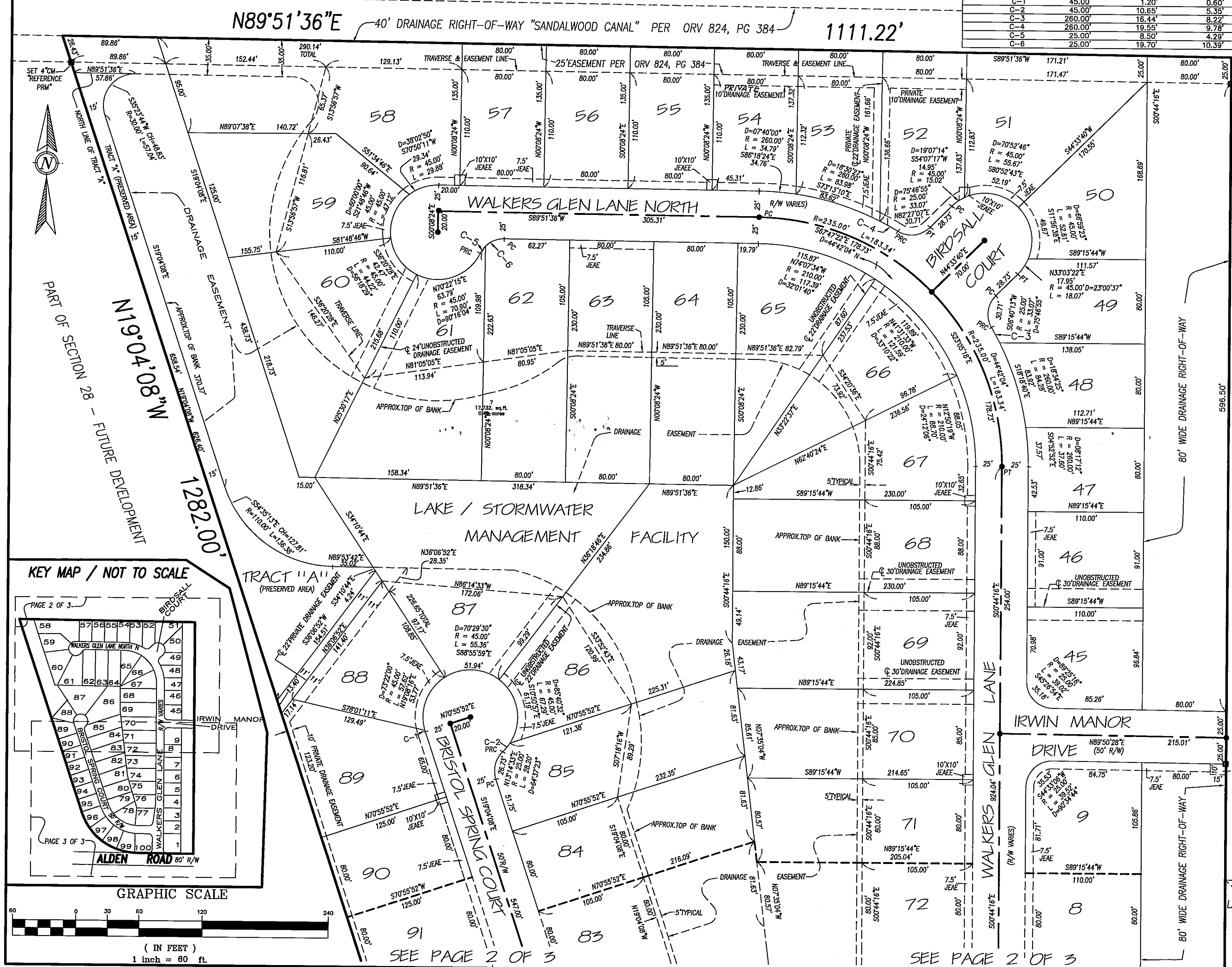
BEING A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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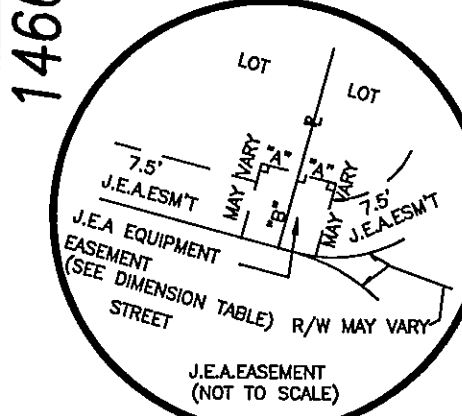
RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	45.00'	1.20'	0.60'	1.20'	S18°18'26"E	01°31'24"
C-2	45.00'	10.65'	5.35'	10.63'	N38°46'17"E	13°33'56"
C-3	260.00'	16.44'	8.22'	16.44'	N29°24'34"W	03°37'22"
C-4	260.00'	19.55'	9.78'	19.55'	N61°48'41"W	04°18'31"
C-5	25.00'	8.50'	4.29'	8.45'	N34°58'18"E	19°28'10"
C-6	25.00'	19.70'	10.39'	19.20'	N67°16'59"E	45°09'13"



**DIMENSION TABLE**

A	5' TYPICAL 10'X10' J.E.A.
B	10' EQUIPMENT EASEMENT
C	10' TYPICAL 10'X20' J.E.A.
D	10' EQUIPMENT EASEMENT



**JACKSONVILLE ELECTRIC AUTHORITY LEGEND**

JEAEE= JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT  
 JEA= JACKSONVILLE ELECTRIC AUTHORITY EASEMENT

SEE PAGE 2 OF 3 FOR GENERAL NOTES AND LEGEND

PART OF SECTION 28 - FUTURE DEVELOPMENT

**PRIVETT & ASSOC. OF FLORIDA, INC.**  
 SURVEYORS AND LAND PLANNERS  
 2732 TOWNSEND BOULEVARD  
 JACKSONVILLE, FLORIDA, 32211  
 (904) 743-7658

PUD NO. 97-622  
 PSD NO. 97-022  
 CD NO. 3344

**KEY MAP / NOT TO SCALE**

**GRAPHIC SCALE**

( IN FEET )  
 1 inch = 60 ft.

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