

FORT CAROLINE COVE UNIT TWO

A PORTION OF GOVERNMENT LOT 2 AND GOVERNMENT LOT 5, SECTION 5, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A portion of Government Lots 2 and 5, Section 5, Township 2 South, Range 28 East, Duval County, Florida, and being more particularly described as follows: BEGIN at the Southwest corner of Lot 14, Block 2, Fort Caroline Cove Unit One, as recorded in Plat Book 43, Pages 87 through 87B (inclusive); thence North 88°57'35" East along the Southerly line of said Lot 14, a distance of 120.22 feet to a point situate in the Westerly right of way line of Caroline Crest Drive East (a 50 foot right of way) as shown on said plat of Ft. Caroline Cove Unit One, said right of way line being a curve concave Easterly, having a radius of 575.09 feet; thence Southerly along the arc of said curve and along said Westerly right of way line, 12.10 feet, said arc being subtended by chord bearing and distance of South 10°19'17" East 12.10 feet to the Point of Tangency of said curve; thence South 10°52'28" East and continuing along said Westerly right of way line, 13.41 feet; thence North 79°04'32" East along the Southerly terminus of said Caroline Crest Drive East, a distance of 50.00 feet; thence Easterly along and around the arc of a curve concave Southerly and having a radius of 25.00 feet, an arc distance of 44.02 feet, said arc being subtended by a chord bearing and distance of North 39°29'36" East, 38.55 feet; thence North 00°14'38" West along the Easterly terminus of Mikris Drive North (a 50 foot right of way) as shown on said plat of Ft. Caroline Cove Unit One, a distance of 50.00 feet; thence South 89°45'22" West along the Northerly right of way line of said Mikris Drive North, 11.22 feet to the point of curvature of a curve concave Northeasterly and having a radius of 25.00 feet; thence Northwesterly along and around the arc of said curve and continuing along said Northerly right of way line, 68.95 feet, said arc being subtended by a chord bearing and distance of North 45°36'32" West, 35.13 feet to the Point of Tangency of said curve and a point situate in the Easterly right of way line of said Caroline Crest Drive East; thence North 00°38'25" West along said Easterly right of way line, 60.88 feet to the point of curvature of a curve to the left, concave Westerly and having a radius of 175.00 feet; thence Northerly along and around the arc of said curve and along said Easterly right of way line, 19.51 feet, said arc being subtended by a chord bearing and distance of North 06°50'02" West, 19.50 feet to the Southwest corner of Lot 13, Block 1, said plat of Ft. Caroline Cove Unit One; thence North 82°42'41" East along the Southerly line of said Lot 13, a distance of 128.61 feet to the Southeast corner thereof; thence Northerly along and around the arc of a curve concave Westerly and having a radius of 303.34 feet and along the Easterly line of said Lot 13, a distance of 29.82 feet, said arc being subtended by a chord bearing and distance of North 09°43'42" West, 29.81 feet to an angle point in said Lot 13; thence North 52°07'17" East along the Southeasterly line of said Lot 13, a distance of 65.17 feet to the most Easterly corner thereof; thence North 72°40'31" East along the Southerly line of Lot 12, said Block 1, a distance of 130.32 feet to the Southeast corner thereof; thence South 04°17'12" West along the Westerly line of those certain lands described in Deed Book "BS", Page 677 of the Former Public Records of said County, a distance of 124.48 feet to the Southwest corner thereof; thence North 89°37'42" East along the Southerly line of said last mentioned lands, a distance of 40.24 feet to a point situate in the Northeast corner of said Government Lot 5; thence South 00°11'05" East along the Easterly boundary of said Government Lot 5, a distance of 450.16 feet; thence South 89°45'22" West 109.23 feet; thence South 00°14'38" East 35.00 feet; thence South 89°45'22" West, 151.30 feet; thence South 00°14'38" East, 84.00 feet; thence South 89°45'22" West, 42.00 feet; thence South 00°14'38" East, 137.00 feet; thence South 89°45'22" West, 73.20 feet; thence South 21°21'45" West, 269.95 feet; thence North 68°38'15" West, 6.30 feet; thence South 00°14'38" East, 142.41 feet; thence South 89°11'22" West, 210.00 feet; thence North 00°57'55" West, 209.88 feet; thence South 89°12'59" West, 148.96 feet; thence North 00°57'55" West, 188.69 feet; thence North 01°52'19" West, 254.15 feet; thence North 00°54'13" West, 297.65 feet to the POINT OF BEGINNING.

Containing 14.8117 acres, more or less.

CLERK'S CERTIFICATE 94-147848

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 49, Pages 34 thru 34C of the Public Records of Duval County, Florida, this 23rd day of September, A.D., 1994.

By: Henry Cook Clerk of the Circuit Court
By: M. J. Odom Deputy Clerk

APPROVED FOR THE RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to the Ordinance Number 94-524-222 of said City, adopted by its Council and approved by the Mayor, this 22nd day of August, A.D., 1994.

By: Dave Maura Director of Public Works
Date: 9/23/94

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F.S., Chapter 618-17-6 F.A.C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 16th day of August, A.D., 1994.

By: Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor No. 3648

Richard A. Miller & Associates, Inc.
Professional Land Surveyors
6701 Beach Blvd., Suite 200
Jacksonville, FL 32216
(904) 721-1226

ADOPTION AND DEDICATION

This is to certify that Fort Caroline Cove Joint Venture, a Florida General Partnership is the lawful owner of the lands described in the caption hereon known as Fort Caroline Cove Unit Two, who has caused the same to be surveyed and subdivided; that First Union National Bank of Florida, a National Banking Association is the holder of mortgage on said lands; that this plat is made in accordance with said survey, is hereby adopted as a true and correct plat of said lands and that all rights of ways, and easements for drainage, utilities and access, shown herein, are hereby irrevocably without reservation dedicated to the City of Jacksonville, its successors and assigns. The unobstructed drainage easements which shall run with the land; (1) the unobstructed drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said pond(s) and treatment systems which these easements traverse, all waters which may fall or come upon all rights of ways hereby dedicated together with all soil, nutrients, chemical and all other substances which may flow or pass from rights of ways, from adjacent land or from any other sources of public waters into or through said pond(s) 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 pond(s) and treatment systems shown on this plat are owned in fee simple title by the abutting property owners and the liability for the removal of treatment of aquatic plants and animals, soils, chemicals or any other substances or thing that may even be or come within said pond(s) and treatment systems 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, 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 pond(s) and treatment systems shown on the plat but shall have the right of modify the existence of the pond(s) and treatment systems and that which retains it to affect adequate drainage including, but not limited to, the right to remove any water level control structures or any part thereof. Fort Caroline Cove Joint Venture, a Florida General Partnership is the developer and owner of the lands described and captioned hereon shall indemnify the City of Jacksonville and save it harmless from suits, actions, damage and liability and expense in connection with loss of life, bodily or personal injury or property damage, or any other damage arising from or in connection with, upon, or at, or from the pond(s) and treatment systems described above, or any part thereof, or occasioned wholly or in any part by any act of omission of Fort Caroline Cove Joint Venture, a Florida General Partnership, its agents, contractors, employees, servants, licensees, or concessionaires within Fort Caroline Cove Unit Two. This indemnification shall run with the land and the assigns of Fort Caroline Cove Joint Venture, a Florida General Partnership 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 WHEREOF, Fort Caroline Cove Joint Venture, a Florida General Partnership has caused these presents to be executed this 17th day of August, A.D., 1994.

FORT CAROLINE COVE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP

By: William R. Howell, II
President of Atlantic Builders, Inc., General Partner of Fort Caroline Cove Joint Venture

Witness: Lancey M. Pedigo
print of type name

Witness: Gregory E. Matovina
print of type name

Witness: Corinne Chronister
print of type name

Witness: William B. Towers, Jr.
print of type name

Witness: L. Randall Towers
print of type name

Witness: Melissa Ann Deen
print of type name

Witness: Kathryn M. Harter
print of type name

Witness: Ashley M. Hader
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Witness: Elisa Almetica
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NOTE: SEE SHEET 2 OF 4 FOR GENERAL NOTES.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of August, A.D., 1994, by William R. Howell, II, President of Atlantic Builders, Inc., a Florida Corporation, General Partner of Fort Caroline Cove Joint Venture, a Florida General Partnership on behalf of the Partnership, who is personally known to me or who has produced as identification and who has taken an oath on behalf of the Partnership.

By: Corinne Chronister
Notary Public, State of Florida



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of August, A.D., 1994, by Gregory E. Matovina, General Partner of Fort Caroline Cove Joint Venture, a Florida General Partnership, on behalf of the Partnership, who is personally known to me or who has produced as identification and who has taken an oath on behalf of the Partnership.

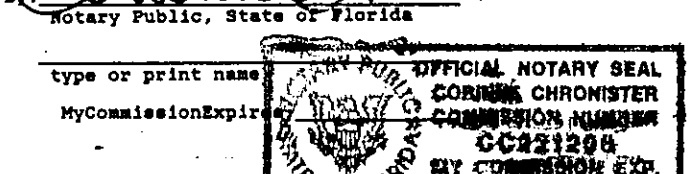
By: Corinne Chronister
Notary Public, State of Florida



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of August, A.D., 1994, by William B. Towers, Jr., President of Atlantic Builders, Inc., a Florida Corporation, General Partner of Fort Caroline Cove Joint Venture, a Florida General Partnership, on behalf of the Partnership, who is personally known to me or who has produced as identification and who has taken an oath on behalf of the Partnership.

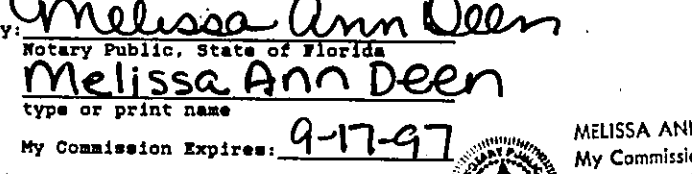
By: Corinne Chronister
Notary Public, State of Florida



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21st day of August, A.D., 1994, by L. Randall Towers, President of Towers Homes, Inc., a Florida Corporation, General Partner of Fort Caroline Cove Joint Venture, a Florida General Partnership, on behalf of the Partnership, who is personally known to me or who has produced as identification and who has taken an oath on behalf of the Partnership.

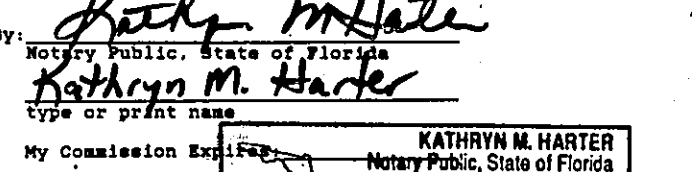
By: Melissa Ann Deen
Notary Public, State of Florida



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25th day of August, A.D., 1994, by A.J. Johns, Trustee of A.J. Johns, Inc., Profit Sharing Plan and Trust, General Partner of Fort Caroline Cove Joint Venture, a Florida General Partnership, on behalf of the Partnership, who is personally known to me or who has produced as identification and who has taken an oath on behalf of the Partnership.

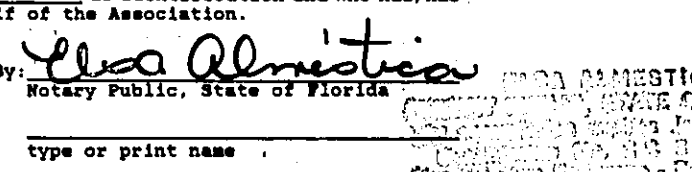
By: Kathryn M. Harter
Notary Public, State of Florida



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26th day of August, A.D., 1994, by Timothy R. Poe, Vice President of First Union National Bank of Florida, N.A., on behalf of the Association, who is personally known to me or who has produced as identification and who has taken an oath on behalf of the Association.

By: Elisa Almetica
Notary Public, State of Florida



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26th day of August, A.D., 1994, by Timothy R. Poe, Vice President of First Union National Bank of Florida, N.A., on behalf of the Association, who is personally known to me or who has produced as identification and who has taken an oath on behalf of the Association.

By: Elisa Almetica
Notary Public, State of Florida



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