

# MONUMENT LANDING UNIT TWO

A PORTION OF THE FRANCIS RICHARD GRANT IN SECTION 39, TOWNSHIP 2 SOUTH, RANGE 28 EAST, IN THE CORPORATION OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

### CAPTION:

A PORTION OF THE F. RICHARD GRANT, SECTION 39, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF RIVER POINT SUBDIVISION, AS PER PLAT OF RECORD IN PLAT BOOK 42, PAGES 91, 91A, AND 91B OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF RUNNING RIVER ROAD (A VARIABLE RIGHT OF WAY AS SHOWN ON SAID PLAT OF RIVER POINT); PROCEED ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID RUNNING RIVER ROAD, THE FOLLOWING THREE COURSES, (1) SOUTH 3'23'50" WEST, A DISTANCE OF 20.00' TO THE PRESENT SOUTHERLY RIGHT OF WAY LINE OF McCORMICK ROAD (A 120 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 41'36'10" EAST, 35.36 FEET; (2) THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (3) THENCE SOUTH 03'23'50" WEST, A DISTANCE OF 141.97 FEET TO THE NORTHEAST CORNER OF SUBJECT TRACT AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY OF RUNNING RIVER ROAD, SOUTH 03'23'50" WEST, A DISTANCE OF 33.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 401.32 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 00'49'20" WEST, 36.08 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.07 FEET TO THE NORTHWEST CORNER OF MONUMENT LANDING SUBDIVISION RECORDED IN PLAT BOOK 47, PAGE'S 10, 10A, AND 10B, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF MONUMENT LANDING BOULEVARD, (A VARIABLE RIGHT OF WAY AS SHOWN ON SAID PLAT OF MONUMENT LANDING) SAID POINT ALSO BEING A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 54'32'26" WEST, 41.59 FEET, THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF RUNNING RIVER ROAD, BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID MONUMENT LANDING BOULEVARD, ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 49.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG THE NORTHERLY RIGHT OF WAY LINE OF MONUMENT LANDING BOULEVARD, (A 50 FOOT RIGHT OF WAY LINE AS NOW ESTABLISHED) THE FOLLOWING THREE COURSES, (1) NORTH 69'09'57" WEST, A DISTANCE OF 295.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 386.74 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 88'18'44" WEST, 296.27 FEET; (2) THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 304.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (3) THENCE SOUTH 65'47'25" WEST, A DISTANCE OF 380.58 FEET TO THE SOUTHWEST CORNER OF SUBJECT PARCEL; THENCE NORTH 03'23'53" EAST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF MONUMENT LANDING BOULEVARD, A DISTANCE OF 112.85 FEET; THENCE NORTH 65'47'25" EAST, A DISTANCE OF 284.31 FEET; THENCE NORTH 03'23'50" EAST, A DISTANCE OF 131.62 FEET, TO THE SAID PRESENT SOUTHERLY RIGHT OF WAY LINE OF McCORMICK ROAD; THENCE SOUTH 86'36'10" EAST, ALONG THE LAST DESCRIBED RIGHT OF WAY LINE, A DISTANCE OF 328.62 FEET; THENCE SOUTH 03'23'50" WEST, DEPARTING SAID PRESENT SOUTHERLY RIGHT OF WAY LINE OF McCORMICK ROAD, A DISTANCE OF 60.07 FEET TO A POINT LYING ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 486.74 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 74'06'02" WEST, 83.74 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 83.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 69'09'57" EAST, A DISTANCE OF 296.28 FEET TO THE POINT OF BEGINNING.

SUBJECT PARCEL THUS DESCRIBED CONTAINS AND AREA OF 100,791.80 SQUARE FEET OR 2.314 ACRES, MORE OR LESS.

SUBJECT PARCEL THUS DESCRIBED IS THE SAME LANDS AS THOSE DESCRIBED IN OFFICIAL RECORDS VOLUME 8237, PAGE 1899 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY.

SUBJECT PARCEL THUS DESCRIBED IS NOT HOMESTEAD PROPERTY.

### UNOBSTRUCTED EASEMENT NOTE:

THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSES OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.

### LAKE/STORMWATER MANAGEMENT FACILITY NOTE:

THE APPROXIMATE HIGH BANK LINE OF ALL LAKE/STORMWATER MANAGEMENT FACILITIES AREAS WILL BE TIED DOWN BY DISTANCE MEASURED ALONG APPROPRIATE LOT LINES. IRREGULAR HIGH BANK LINES THAT ARE NOT COINCIDENT WITH A LOT LINE CAN BE TIED DOWN BY ALTERNATE METHODS TO SUFFICIENTLY LOCATE THE STORMWATER MANAGEMENT FACILITY.

THE ARE DEPICTED AS THE STORMWATER MANAGEMENT FACILITY WILL ALSO BE LABELED AS DRAINAGE EASEMENT.

### ADOPTION & DEDICATION:

This is to certify ELLIS R. WARREN, an individual, State of Florida, County of Duval, is the lawful owner of the lands described in the caption hereon known as MONUMENT LANDING UNIT TWO, and has caused the same to be surveyed and subdivided; that TUCKER FEDERAL SAVINGS AND LOAN ASSOCIATION, D/B/A Fairfield Mortgage, State of Georgia, County of Richmond 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. Rights-of-Way and unobstructed easements for drainage, utilities and sewers are hereby irrevocably, without reservation, dedicated to the City of Jacksonville, its successors and assigns. The private unobstructed drainage easement through and over the private lake/storm water management facility shown on this plat are hereby irrevocably dedicated to the HOMEOWNERS ASSOCIATION of said Monument Landing Unit Two, its successors and assigns, and are subject to the following covenants, which shall run with the land; (1) the private unobstructed drainage easements hereby dedicated shall permit said Homeowners Association, its successors and assigns to discharge into said private lake / storm water management facility which these easements traverse; all water which may fall on or come upon all private property, together with all soil, nutrients, chemicals, and all other substance which may flow or pass from private property, from adjacent land, or from any other source of private waters into or through said private lake / storm water management facility without any liability whatsoever on the part of the Homeowners Association of Monument Landing Unit Two, 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 said Homeowners Association, its successors and assigns; (2) The private lake / storm water management facility on this plat are owned in fee simple title by the abutting property owners; and the Homeowners Association of Monument Landing Unit Two, 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 private lake / storm water management facility 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 Homeowners Association, its successors and assigns shall not be liable nor responsible for 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 private lake / storm water management facility shown on this plat, but shall have the right to modify the existence of the private lake / storm water management facility 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. Ellis R. Warren, an individual, State of Florida, County of Duval, developer and owner of the lands described and captioned hereon, shall indemnify the Homeowners Association and save it harmless from suits, actions, damages, liability and expense in connection with the 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 private lake / storm water management facility described above, or any part thereof, or occasioned wholly or in part by any act or omission of Ellis R. Warren, an individual, State of Florida, County of Duval, its agents, contractors, employees, servants, licensees or concessionaires with Ellis R. Warren, an individual, State of Florida, County of Duval. This indemnification shall run with the land and the assigns of Ellis R. Warren, an individual, State of Florida, County of Duval, and shall be subject to it.

Those easements designated as "J.E.A.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 thereof the above named individual have caused these presents to be executed by their respective agents and seals affixed, this 8 day of July, A.D., 1997.

Ellis R. Warren, an individual, State of Florida, County of Duval,  
Witness: James R. Young By: Ellis R. Warren  
Print or type name Ellis R. Warren, an individual,  
State of Florida, County of Duval

Witness: J. S. Paul  
S. S. Bachina  
Print or type name

Tucker Federal Savings and Loan Association, D/B/A Fairfield Mortgage, State of Georgia,  
County of Richmond (Mortgage Holder)  
Witness: Jody W. Patton By: Hugh E. Hollar  
Print or type name Hugh E. Hollar,  
Vice President

Witness: Deann P. Holley  
Lynn P. Holley  
Print or type name Print or type name

### 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. 95-535-289, of said City, adopted by its Council and approved by its Mayor.

Signed this 20th day of JUNE A.D., 1995.

Harold E. Moore 7/30/97  
Director of Public Works Date

### CLERK'S CERTIFICATE: 97-171449

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 51 Pages 51, 51A, of the Public Records of Duval County, Florida

Signed this 1st day of August, A.D., 1997.

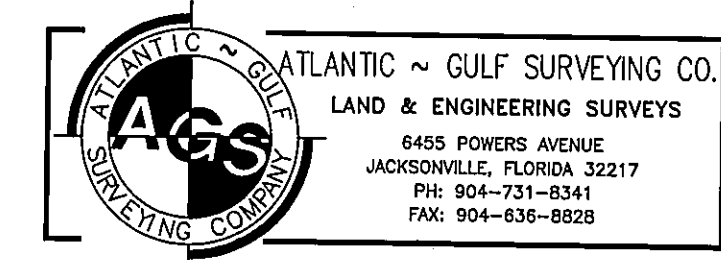
Clerk: Henry W. Cook By: M. Y. Adams  
Deputy Clerk

### SURVEYOR'S CERTIFICATE:

I hereby certify that this Plat is a true and correct representation of the land 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 on the above referenced land and that all the zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 1st day of JULY, A.D., 1997.

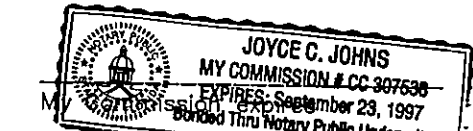
By: Brian R. Marie  
Brian R. Marie  
Florida Registered  
Land Surveyor, No. 4852  
ATLANTIC ~ GULF SURVEYING COMPANY, INC.  
Jacksonville, FL  
32217  
(904) 731-8341



### STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8th day of July, A.D., 1997 by Ellis R. Warren who is personally known to me and produced FL Driver License identification and (did) not take an oath.

Witness: Joyce C. Johns  
Notary Public, State of Florida  
at Large JOYCE C. JOHNS



### STATE OF GEORGIA COUNTY OF RICHMOND

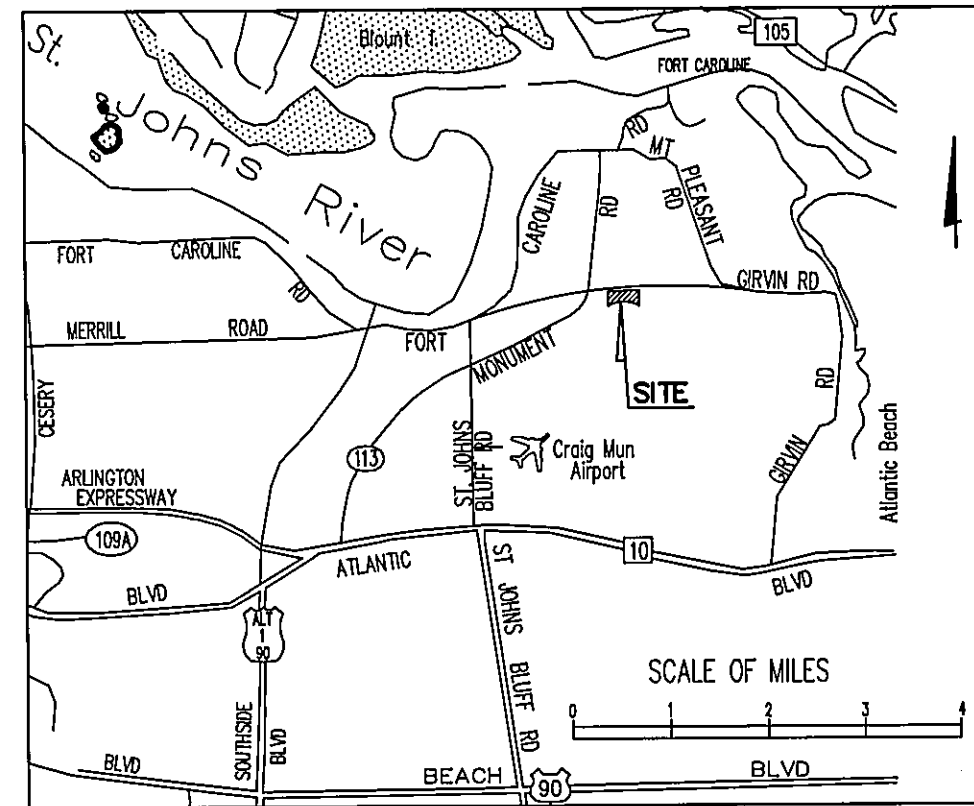
The foregoing instrument was acknowledged before me this 7 day of July, A.D., 1997 by Hugh E. Hollar (as Vice President of Tucker Federal Savings and) who is personally known to me and produced GA Drivers License as Loan Association, D/B/A Fairfield Mortgage, identification and (did not) take an oath.

Witness: Linda B. Parks  
Notary Public, State of Florida Georgia  
at Large

Notary Public, Richmond County, Georgia  
My Commission Expires Dec. 1, 1998  
My Commission expires

# MONUMENT LANDING UNIT TWO

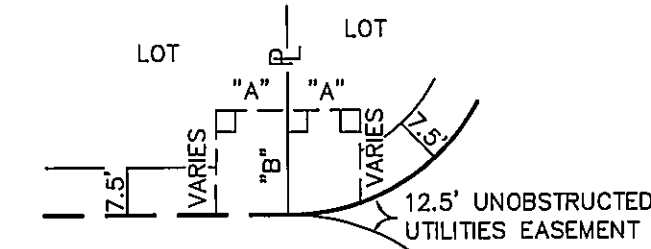
A PORTION OF THE FRANCIS RICHARD GRANT IN SECTION 39, TOWNSHIP 2 SOUTH, RANGE 28 EAST, IN THE CORPORATION OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



VICINITY MAP  
N.T.S.

### GENERAL NOTES

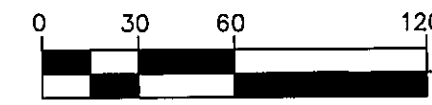
- ALL RIGHTS OF WAY ARE 50.0 FEET WIDE UNLESS OTHERWISE NOTED.
- ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, SEWERS, AND UTILITIES UNLESS OTHERWISE SHOWN.
- BEARINGS SHOWN HEREON REFER TO THE PLAT BEARING OF SOUTH 86°36'10" EAST FOR THE SOUTH RIGHT OF WAY LINE OF MCCORMICK ROAD RECORDED IN PLAT BOOK 42, PAGES 91-91B, SAID PLAT KNOWN AS RIVER POINT.
- PERMANENT CONTROL POINTS TO BE SET AS REQUIRED, SHOWN THUS (o)
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.
- J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. J.E.A. WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY THE J.E.A. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
- THIS PLAT IS SUBJECT TO ANY RESTRICTIONS OF RECORD THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY.
- LOTS 6-12 ALL HAVE RADIAL LOT LINES.



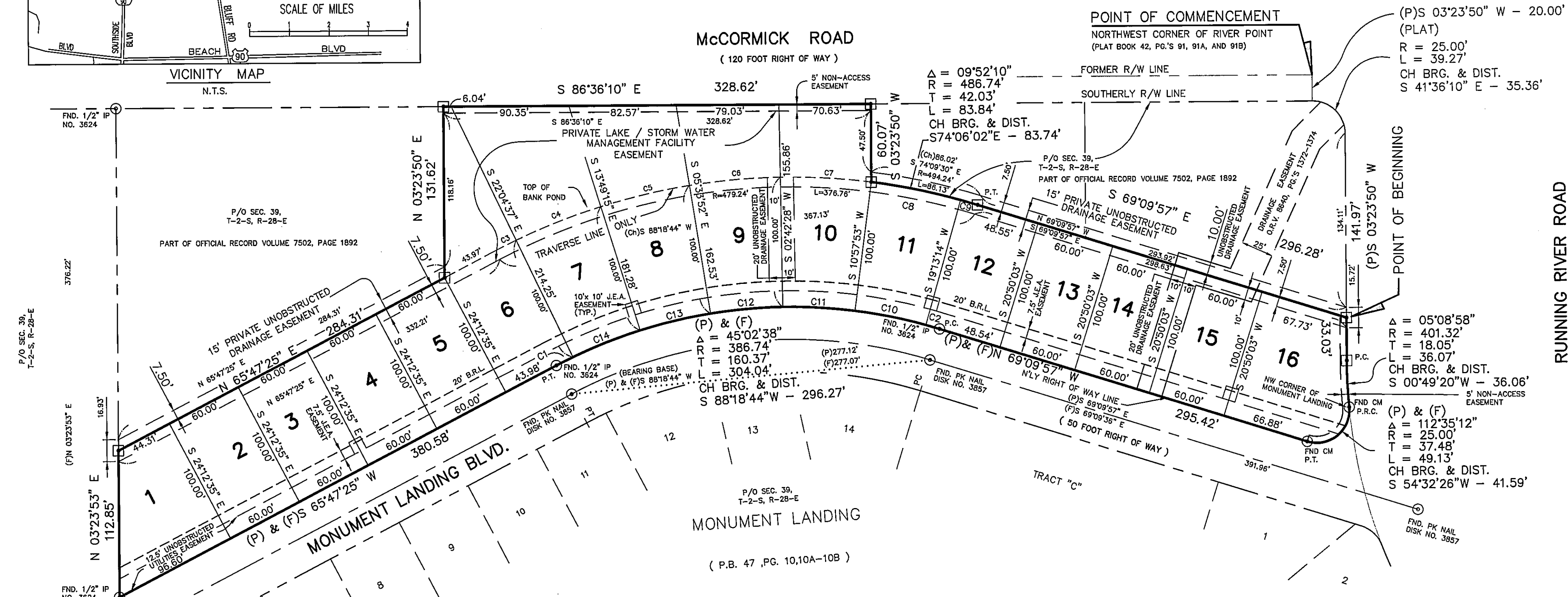
J.E.A. EQUIPMENT EASEMENT DETAIL  
NOT TO SCALE

(SEE DIMENSION TABLE BELOW)

DIMENSION TABLE	
"A" 5'	TYPICAL 10' x 10' J.E.A. EQUIPMENT EASEMENT
"B" 10'	TYPICAL 10' x 20' J.E.A. EQUIPMENT EASEMENT



SCALE: 1"=60'



CURVE DATA

LOT	CURVE	LENGTH	CHORD	BEARING	DELTA
5	C3	18.12'	18.12'	N 66°51'25" E	02°07'59"
6	C1	14.40'	14.39'	S 66°51'24" W	02°07'58"
7	C4	70.14'	70.08'	S 72°03'06" W	08°15'23"
7	C14	55.73'	55.68'	N 72°03'04" E	08°15'23"
8	C-5	70.14'	70.08'	N 80°18'28" E	08°15'23"
8	C13	55.73'	55.68'	N 80°18'27" E	08°15'23"
9	C-6	70.28'	70.21'	S 88°34'20" W	08°16'20"
9	C12	55.84'	55.79'	S 88°34'18" W	08°16'20"
10	C7	70.14'	70.08'	S 83°09'48" E	08°15'23"
10	C11	55.73'	55.68'	S 83°09'50" E	08°15'23"
11	C8	70.14'	70.08'	N 74°54'26" W	08°15'22"
11	C10	55.73'	55.68'	N 74°54'27" W	08°15'23"
12	C2	10.89'	10.89'	S 69°58'21" E	01°38'49"
12	C9	13.70'	13.70'	S 69°58'21" E	01°38'48"

### LEGEND

- PERMANENT REFERENCE MONUMENT FOUND= (circle with dot)
- PERMANENT REFERENCE MONUMENT SET= (square with dot)
- PERMANENT CONTROL POINT SET= (circle with 'o')
- DENOTES STREET NAME CHANGE
- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- DEPARTMENT OF ENVIRONMENTAL REGULATION
- CORPS OF ENGINEERS
- OFFICIAL RECORDS VOLUME
- PAGE
- PLAT BOOK
- EASEMENT
- RIGHT OF WAY
- CALCULATED
- RADIAL
- PROPERTY LINE
- PART OF

### ZONING APPLICATION R-94-37 RECOMMENDATION

BUILDING RESTRICTION SET BACKS	
FRONT	20' MINIMUM
SIDE	NO GABLE FACING ASIDE YARD SHALL BE LOCATED WITHIN 7.5' OF THE SAME
REAR	10' MINIMUM

ABBREVIATIONS:

- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- (P) - PLAT
- (F) - FOUND
- (C) - CALCULATED
- I.P. - IRON PIPE
- T - TANGENT
- A - ARC LENGTH
- R - RADIUS
- CH - CHORD
- BRG. - BEARING
- DIST. - DISTANCE
- P.T. - POINT OF TANGENCY
- P.C. - POINT OF CURVATURE
- P.R.C. - POINT OF REVERSE CURVATURE