

RIVER POINT UNIT SIX

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

TAXES VERIFIED R.B.F.

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. 89-57118 of said City, adopted by its Council and approved by its Mayor.

Signed this 20th day of June A. D., 1989

James L. Boyd
Mayor of the City of Jacksonville

Charles W. Kidd
Secretary of the Council of the City of Jacksonville

CAPTION

A portion of the Francis Richard Grant, Section 39, Township 2 South, Range 28 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows: BEGIN at the Southeast corner of River Point Unit Four, as recorded in Plat Book 43, Pages 58, 59A and 59B, of the current Public Records of said County, said corner is situate on the Westerly right-of-way line of Running River Road, (a 60 foot right-of-way as now established); thence run in a Southerly direction along the Westerly right-of-way line of Running River Road the following Six (6), Courses and Distances: Course Number One (1), South 02°28'02" East, 197.42 feet to the point of curvature of a curve leading to left; Course Number Two (2), thence along and around the arc of the curve, said curve being concave Northeasterly and having a radius of 456.29 feet, an arc length of 158.93 feet, said arc being subtended by a chord bearing and distance of South 12°26'43" East, 150.19 feet to the point of tangency of said curve; Course Number Three (3), South 22°25'25" East, 75.00 feet to the point of curvature of a curve leading to the right; Course Number Four (4), thence along and around the arc of the curve, said curve having a radius of 431.63 feet, an arc length of 184.16 feet, said arc being subtended by a chord bearing and distance of South 10°12'03" East, 192.76 feet to the point of tangency of said curve; Course Number Five (5), South 02°01'20" West, 194.65 feet to the point of curvature of a curve leading to the left; Course Number Six (6), thence along and around the arc of the curve, said curve being concave Southeasterly and having a radius of 509.42 feet, an arc length of 216.63 feet, said arc being subtended by a chord bearing and distance of South 10°09'37" East, 215.00 feet to a point on said curve; thence South 58°23'33" West, departing from the Westerly right-of-way line of said Running River Road, 354.19 feet; thence North 39°44'29" West, 132.52 feet; thence South 79°15'50" West, 167.93 feet; thence North 41°53'54" West, 173.85 feet; thence North 01°29'39" East, 195.53 feet; thence North 36°14'20" East, 70.50 feet; thence North 47°19'25" East, 63.03 feet to a point situate on a jurisdictional wetlands line; thence run in a Northerly direction along said jurisdictional wetlands line the following Fourteen (14), Courses and Distances: Course Number One (1), North 19°52'49" East, 31.02 feet; Course Number Two (2), North 19°12'12" East, 43.55 feet; Course Number Three (3), North 48°50'54" East, 38.40 feet; Course Number Four (4), South 85°52'44" East, 57.05 feet; Course Number Five (5), North 41°16'33" East, 34.26 feet; Course Number Six (6), North 00°53'31" West, 14.61 feet; Course Number Seven (7), North 09°33'22" West, 105.21 feet; Course Number Eight (8), North 36°25'47" West, 43.01 feet; Course Number Nine (9), North 17°04'38" East, 38.90 feet; Course Number Ten (10), North 06°05'11" West, 99.41 feet; Course Number Eleven (11), North 14°04'57" West, 55.73 feet; Course Number Twelve (12), North 25°54'32" West, 49.65 feet; Course Number Thirteen (13), North 10°27'07" West, 96.34 feet; Course Number Fourteen (14), North 14°55'38" East, 62.36 feet to the Southerly boundary of the aforementioned River Point Unit Four; thence North 87°31'58" East, departing from said jurisdictional wetlands line, and along the Southerly boundary line of said River Point Unit Four, 388.19 feet to the POINT OF BEGINNING.

CLERK'S CERTIFICATE

89-57118

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 45, Pages 46, 46A, of the Public Records of Duval County, Florida.

Signed this 2nd day of June A. D., 1989

Henry W. Cook
Clerk

Doris Lacoffield
Deputy Clerk

ADOPTION AND DEDICATION

This is to certify that MONUMENT LANDING PARTNERSHIP, is the lawful owner of the lands described in the caption hereon known as RIVER POINT UNIT SIX, and has caused the same to be surveyed and subdivided; that SUN BANK / NORTH FLORIDA, NATIONAL ASSOCIATION 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. All right-of-ways and easements for drainage, utilities and sewers, non-access easements and Tract "A", are hereby irrevocably without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easement through and over the lakes and filtration systems 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 and its successors and assigns to discharge into said lakes and filtration systems which these easements traverse, all water which may fall on or come upon all right-of-ways hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from right-of-ways, from adjacent land, or from any other source of public waters into or through said lakes and filtration 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 lakes and filtration systems 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, soil, chemicals or any other substance or thing that may even be or come within said lakes or filtration systems 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; 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 lakes and filtration systems shown on this plat, but shall have the right to modify the existence of the lakes and filtration systems 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. MONUMENT LANDING PARTNERSHIP, developer and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages, liability and expense in connection with 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 lakes and filtration systems described above, or any part thereof, or occasioned wholly or in part by any act or omission of MONUMENT LANDING PARTNERSHIP, its agents, contractors, employees, servants, licensees or concessionaires with RIVER POINT UNIT SIX. This indemnification shall run with the land and the assigns of MONUMENT LANDING PARTNERSHIP, and shall be subject to it.

In witness thereof the above named Corporations have caused these presents to be executed by their respective agents and seals affixed, this 9 day of January A. D., 1989

MONUMENT LANDING PARTNERSHIP

Witness: *Elmore C. Lay*

Witness: *Sharon L. Howard*

Donald C. Fort
DONALD C. FORT, PRESIDENT, FORT DEVELOPMENT COMPANY

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 9 day of January A. D., 1989 by *Donald C. Fort, PRESIDENT, FORT DEVELOPMENT COMPANY*

Elmore C. Lay
Notary Public, State of Florida, at Large

My Commission Expires: 4-20-1992

SUN BANK / NORTH FLORIDA, NATIONAL ASSOCIATION

Witness: *Robert M. Alexander*

Witness: *Samuel Pitt*

Robert M. Alexander
Robert M. Alexander, Vice President, Sun Bank / North Florida, National Association

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of JANUARY A. D., 1989 by *Robert M. Alexander, Vice President, Sun Bank / North Florida, National Association*

Louise J. Rapp
Notary Public, State of Florida, at Large

My Commission Expires: JAN. 19 1990

DEVELOPER'S CERTIFICATE

This is to certify that Monument Landing Partnership, 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 23 day of MAY A. D., 1989

Donald C. Fort
DONALD C. FORT, PRESIDENT, FORT DEVELOPMENT COMPANY

James W. Harris
Director of Public Works

SURVEYOR'S CERTIFICATE

I hereby certify that this Plat is a true and correct representation of the lands 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 and that Permanent Control Points will be placed according to the above reference law and that all the zoning and other regulations of the City of Jacksonville, currently in effect have been complied with.

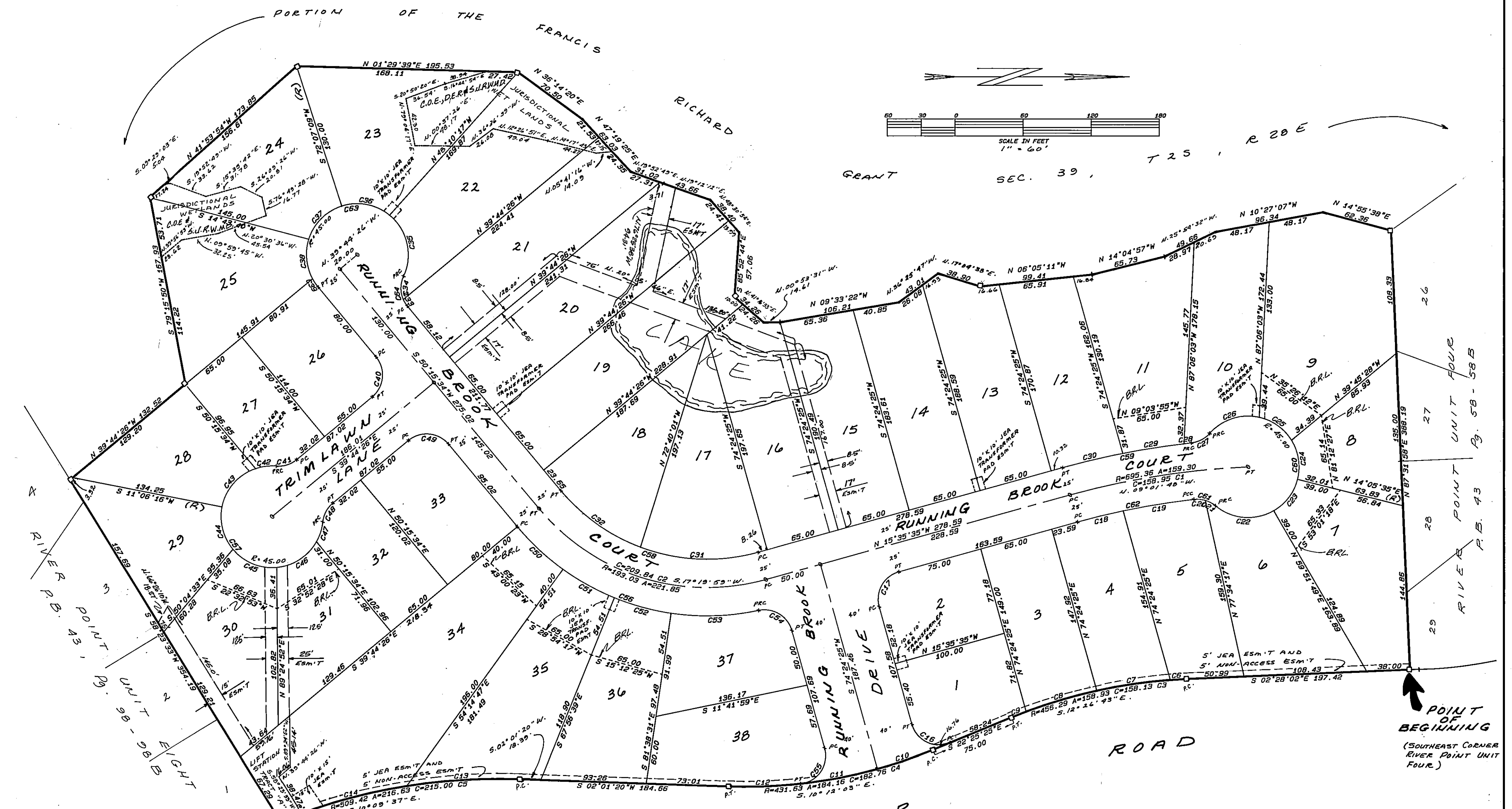
Signed this 9th day of Jan A. D., 1989

James W. Harris
James W. Harris, J.R.S.
Florida Registered Land Surveyor, No. 2647
All American Surveyors, Inc.
Jacksonville, Florida

Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32257
(904) 268-4155

RIVER POINT UNIT SIX

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



NOTE -
SEE SHEET 3 OF 3
FOR CURVE DATA &
GENERAL NOTES.

Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32257
(904) 268-4155

P.S.D. 87-039

RIVER POINT UNIT SIX

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

CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	13°07'33"	695.36	159.30	80.00	159.30	N 09°01'48"W
2	65°51'09"	193.03	221.85	125.00	209.84	S 17°19'59"W
3	19°57'23"	456.29	158.93	80.28	158.13	S 12°26'43"E
4	24°26'45"	431.63	184.16	93.50	182.76	S 10°12'03"E
5	24°21'53"	509.42	216.63	109.98	215.00	S 10°09'37"E
6	1°45'33"	456.29	14.01	7.01	14.01	S 03°20'48"E
7	8°14'05"	456.29	65.58	32.85	65.52	S 08°20'38"E
8	8°10'12"	456.29	65.06	32.59	65.01	S 16°32'46"E
9	1°47'33"	456.29	14.28	7.14	14.27	S 21°31'38"E
10	6°49'50"	431.63	51.46	25.76	51.43	S 19°00'30"E
11	9°11'54"	431.63	69.29	34.72	69.22	S 10°59'38"E
12	8°25'01"	431.63	63.41	31.76	63.35	S 02°11'11"E
13	11°16'46"	509.42	100.29	50.31	100.12	S 03°37'03"E
14	10°47'53"	509.42	96.01	48.15	95.86	S 14°39'23"E
15	2°17'14"	509.42	20.34	10.17	20.33	S 21°11'57"E
16	96°49'50"	25.00	42.25	28.17	37.40	S 25°59'30"W
17	90°00'00"	25.00	39.27	25.00	35.36	N 60°35'35"W
18	3°32'31"	670.36	41.44	20.73	41.43	N 13°49'20"W
19	5°23'35"	670.36	63.10	31.57	63.07	N 09°21'17"W
20	23°16'30"	25.00	10.16	5.15	10.09	N 04°58'45"E
21	23°16'30"	25.00	10.16	5.15	10.09	N 28°15'15"E
22	70°01'41"	45.00	55.00	31.53	51.64	N 04°52'40"E
23	45°46'15"	45.00	35.95	19.00	35.00	N 53°01'18"W
24	45°46'15"	45.00	35.95	19.00	35.00	S 81°12'27"W
25	45°46'15"	45.00	35.95	19.00	35.00	S 35°26'12"W
26	61°25'03"	45.00	48.24	26.73	45.96	S 18°09'27"E
27	42°29'58"	25.00	18.54	9.72	18.12	S 27°36'59"E
28	0°31'26"	720.36	6.59	3.29	6.59	S 06°37'44"E
29	4°20'57"	720.36	54.68	27.35	54.67	S 09°03'55"E
30	4°21'11"	720.36	54.73	27.38	54.72	S 13°24'59"E
31	36°03'09"	168.03	105.73	54.68	103.99	S 02°26'00"W
32	29°47'59"	168.03	87.39	44.71	86.41	S 35°21'34"W
33	15°58'07"	25.00	6.97	3.51	6.95	S 58°14'38"W
34	48°39'16"	25.00	21.23	11.30	20.60	N 89°26'41"W
35	75°40'57"	45.00	59.44	34.96	55.21	S 77°02'28"W
36	57°04'51"	45.00	44.83	24.47	43.00	S 10°39'34"W
37	54°33'07"	45.00	42.85	23.20	41.24	S 45°09'25"E
38	45°46'15"	45.00	35.95	19.00	35.00	N 84°40'54"E
39	11°32'13"	45.00	9.06	4.55	9.05	N 56°01'40"E
40	90°00'00"	25.00	39.27	25.00	35.36	S 84°44'26"E
41	44°24'55"	25.00	19.38	10.21	18.90	S 17°31'59"E
42	23°34'13"	45.00	18.51	9.39	18.38	S 07°06'38"E
43	60°00'00"	45.00	47.12	25.98	45.00	S 48°53'44"E
44	50°50'42"	45.00	39.93	21.39	38.64	N 75°40'55"E
45	55°25'21"	45.00	43.53	23.64	41.85	N 22°32'53"E
46	55°25'21"	45.00	43.53	23.64	41.85	N 32°52'28"W
47	23°34'13"	45.00	18.51	9.39	18.38	N 72°22'15"W
48	44°24'55"	25.00	19.38	10.21	18.90	N 61°56'54"W
49	90°00'00"	25.00	39.27	25.00	35.36	N 05°15'34"E
50	14°30'21"	218.03	55.20	27.75	55.05	N 43°00'23"E
51	13°41'52"	218.03	52.12	26.19	52.10	N 28°54'17"E
52	13°41'52"	218.03	52.12	26.19	52.00	N 15°12'25"E
53	20°24'45"	218.03	77.68	39.25	77.26	N 01°50'54"W
54	86°27'41"	25.00	37.73	23.50	34.25	N 31°10'34"E
55	99°11'54"	25.00	43.28	29.37	38.08	S 55°59'36"E
56	62°18'50"	218.03	237.12	131.82	225.61	S 19°06'09"W
57	268°49'50"	45.00	211.14	45.93	64.29	S 50°15'34"W
58	65°51'09"	168.03	193.12	108.81	182.66	N 17°19'59"E
59	9°13'34"	720.36	116.00	58.12	115.87	N 10°58'48"W
60	268°45'28"	45.00	211.08	45.99	64.33	N 85°30'46"E
61	46°33'00"	25.00	20.31	10.75	19.76	S 16°37'00"W
62	8°56'06"	670.36	104.54	52.37	104.43	S 11°07'32"E
63	244°37'23"	45.00	192.13	71.15	76.06	N 07°25'45"W
64	64°37'23"	25.00	28.20	15.81	26.73	N 82°34'15"E

GENERAL NOTES -

1. \square DENOTES PERMANENT REFERENCE MONUMENT.
2. \bullet DENOTES PERMANENT CONTROL POINT.
3. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, SEWERS & CABLE TELEVISION UNLESS OTHERWISE NOTED.
4. BEARINGS BASED ON RIVER POINT UNIT FOUR, P.B. 43, Pages 58 - 58B.
5. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRICAL AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7. CI DENOTES TABULATED CURVE DATA.
8. (R) DENOTES RADIAL LINE.

