

RIVER POINT UNIT SEVEN

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

TAXES VERIFIED DR. BA

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 SEVEN, 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, non-access easements and easements for drainage, utilities and sewers 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 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 on 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 SEVEN. 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 21 day of Sept. A. D., 1987.

MONUMENT LANDING PARTNERSHIP

Witness: Elinore C. Cox
Donald C. Fort
 Donald C. Fort, General Partner
 Monument Landing Partnership

Witness: Beverly L. Luck

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21 day of Sept. A. D., 1987, by Donald C. Fort, General Partner, Monument Landing Partnership.

Elinore C. Cox
 Notary Public, State of Florida, at Large

My Commission Expires: 4-20-88

SUN BANK / NORTH FLORIDA, NATIONAL ASSOCIATION

Witness: Elinore C. Cox
Robert W. Alexander
 Robert W. Alexander, Vice President,
 Sun Bank / North Florida, National Association

Witness: Beverly L. Luck

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21 day of Sept. A. D., 1987, by Robert W. Alexander, Vice President, Sun Bank / North Florida, National Association.

Elinore C. Cox
 Notary Public, State of Florida, at Large

My Commission Expires: 4-20-88

Prepared By: James D. Harrison, Jr.
 ALL AMERICAN SURVEYORS, INC.
 4220 HOOD ROAD
 JACKSONVILLE, FLORIDA, 32217
 (904) 268-4155

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: COMMENCE at the intersection of the Easterly right-of-way line of Monument Road (a 120 foot right-of-way as now established), with the present Southerly right-of-way line of McCormick Road (a 100 foot right-of-way as now established); thence South 86°36'10" East, along said Southerly right-of-way line, 2362.28 feet to an angle point in said Southerly right-of-way line; thence South 86°33'53" East, continuing along said Southerly right-of-way line, 1443.75 feet to a point intersection with the Westerly right-of-way line of McCormick Ridge Road (a 200 foot right-of-way); thence South 00°52'54" East, along said Westerly line of said right-of-way, 100.00 feet to an angle point in said Westerly right-of-way line; thence South 86°33'53" East, continuing along said right-of-way line 80.23 feet to the Westerly right-of-way line of McCormick Ridge Road (a 120 foot right-of-way); thence South 00°52'54" East, continuing along said right-of-way line, 4047.29 feet to the point of curvature of a curve leading to the right; thence along and around the arc of the curve, departing from said Westerly right-of-way line, said curve being concave Northwesterly and having a radius of 25.00 feet, an arc length of 39.27 feet, said arc being subtended by a chord bearing and distance of South 44°07'06" West, 35.36 feet to the point of tangency of said curve; thence South 89°07'06" West, 455.00 feet to the point of curvature of a curve leading to the right; thence along and around the arc of the curve, said curve being concave Northeasterly and having a radius of 2020.28 feet, an arc length of 162.46 feet, said arc being subtended by a chord bearing and distance of North 09°34'40" West, 152.42 feet to a point on said curve, said point also being the POINT OF BEGINNING; thence continue along and around the arc of the curve, said curve being concave Northeasterly and having a radius of 2020.28 feet, an arc length of 230.44 feet, said arc being subtended by a chord bearing and distance of North 03°00'23" West, 230.31 feet to the point of tangency of said curve; thence North 79°44'20" West, 57.68 feet to the point of curvature of a curve leading to the right; thence along and around the arc of the curve said curve being concave Northeasterly and having a radius of 449.42 feet, an arc length of 64.32, said arc being subtended by a chord bearing and distance of North 39°51'30" West, 588.27 feet to the point of tangency of said curve; thence North 02°01'20" East, 184.66 feet to the point of tangency of a curve leading to the left; thence along and around the arc of the curve, said curve being concave Southwesterly and having a radius of 491.63 feet, an arc length of 209.76 feet, said arc being subtended by a chord bearing and distance of North 10°12'03" West, 209.17 feet to the point of tangency of said curve; thence North 22°25'25" West, 75.00 feet to the point of curvature of a curve leading to the right; thence along and around the arc of the curve, said curve being concave Northeasterly and having a radius of 396.29 feet, an arc length of 138.03 feet, said arc being subtended by a chord bearing and distance of North 32°26'43" West, 137.33 feet to a point on said curve; thence North 87°31'59" East, departing from said curve, 381.44 feet to a point situate on a jurisdictional wetlands line; thence run in a Southeasterly direction the following Twelve (12), Courses and Distances along said jurisdictional wetlands line to close: Course Number One (1), South 01°27'54" East, 25.46; Course Number Two (2), South 09°01'01" East, 201.55 feet; Course Number Three (3), South 05°06'22" East, 95.26 feet; Course Number Four (4), South 42°43'41" East, 140.99 feet; Course Number Five (5), South 21°55'46" East, 139.28 feet; Course Number Six (6), South 14°32'33" East, 72.03 feet; Course Number Seven (7), South 00°53'31" East, 72.00 feet; Course Number Eight (8), North 11°25'52" East, 87.48 feet; Course Number Nine (9), South 11°36'19" East, 75.31 feet; Course Number Ten (10), South 40°28'17" East, 194.62 feet; Course Number Eleven (11), South 00°53'31" East, 86.00 feet; Course Number Twelve (12), South 07°27'07" West, 17.92 feet to the POINT OF BEGINNING.

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. 87-139-L-17, of said City, adopted by its Council and approved by its Mayor.

Signed this 29th day of October, A. D., 1987.

James R. Hoge
 Mayor of the City of Jacksonville

Cheryl M. Kidd
 Secretary of the Council of the City of Jacksonville

CLERK'S CERTIFICATE

87-144195

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 43, Pages 80, 80A of the Public Records of Duval County, Florida.

Signed this 16th day of Dec. A. D., 1987.

S. Morgan Slaughter
 Clerk

Robert C. Forbes
 Deputy Clerk

APPROVED
 DATE: 10/16/87
 BY: Marvin Boutwell
 CITY ENGINEER
SCS
 DIRECTOR OF PUBLIC WORKS
 GENERAL COUNSEL, OR
Thomas M. Rooney
 ASSISTANT COUNSEL

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 guaranteed that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 30th day of NOVEMBER, A. D., 1987.

Donald C. Fort
 Donald C. Fort, General Partner
 Monument Landing Partnership

SCS
 Director of Public Works

SURVEYOR'S CERTIFICATE

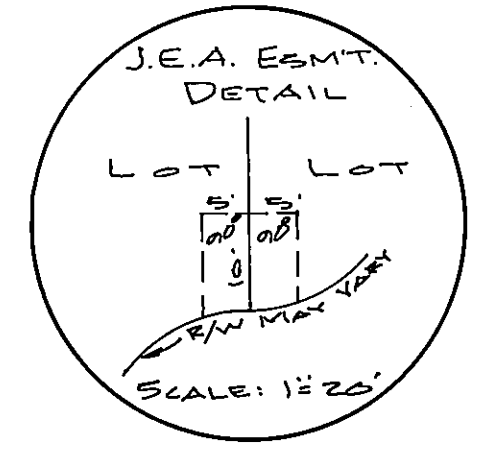
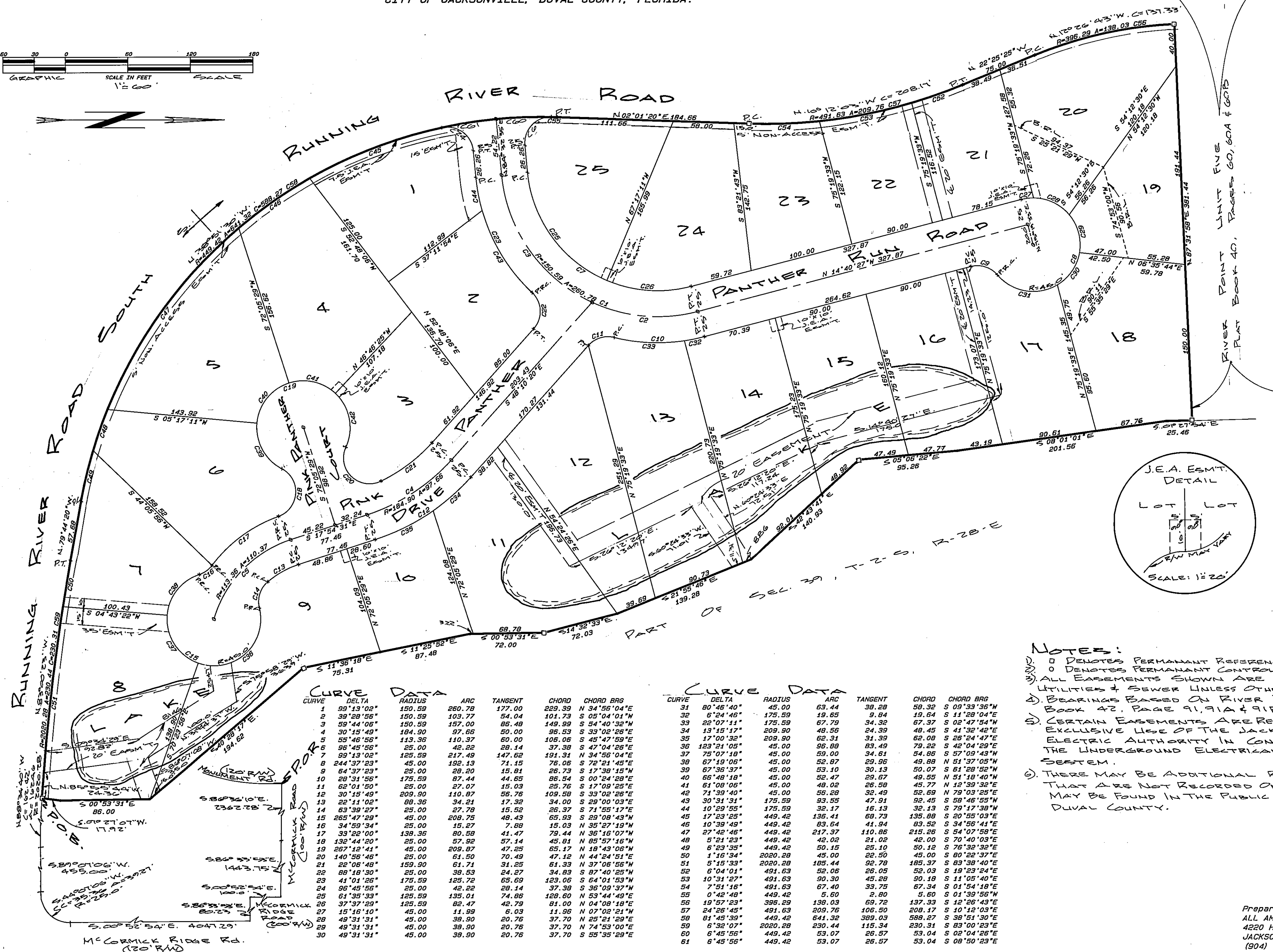
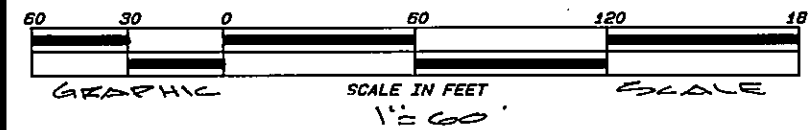
I hereby certify that this Plat is a true and correct representation of the lands hereby surveyed, platted and described in the Caption, that the survey was made under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter No. 177 of the Laws of 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 rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 22 day of SEPT. A. D., 1987.

James D. Harrison, Jr.
 James D. Harrison, Jr.,
 Florida Registered Land Surveyor, No. 2649
 All American Surveyors, Inc.
 Jacksonville, Florida

RIVER POINT UNIT SEVEN

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



CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	99°13'02"	150.59	260.78	177.00	229.39	N 34°56'04"E
2	39°28'56"	150.59	101.73	54.04	101.73	S 05°04'01"N
3	59°44'06"	150.59	157.00	86.48	149.99	S 54°40'32"W
4	30°15'49"	150.59	97.66	50.00	95.53	S 33°02'36"W
5	55°46'56"	110.37	106.06	60.00	106.06	S 45°47'59"E
6	96°45'56"	25.00	42.22	28.14	37.38	S 47°04'26"E
7	99°13'02"	125.59	217.49	147.62	191.31	N 34°56'04"E
8	244°37'23"	45.00	192.13	71.15	76.06	S 72°21'45"E
9	64°37'23"	25.00	26.20	15.81	26.73	S 17°38'15"W
10	28°31'56"	175.59	87.44	44.65	85.54	S 00°24'58"E
11	62°01'50"	25.00	27.07	15.03	25.76	S 17°09'25"E
12	30°15'49"	209.90	110.87	56.76	109.58	S 33°02'26"E
13	22°11'02"	88.36	34.21	17.32	34.00	S 28°00'03"E
14	63°39'27"	25.00	27.78	15.52	26.37	S 71°55'17"E
15	265°49'29"	45.00	208.75	48.43	65.93	S 29°09'43"W
16	34°59'34"	25.00	36.53	7.58	15.03	N 35°27'19"W
17	33°22'00"	138.36	80.58	41.47	79.44	N 36°16'07"W
18	132°44'20"	25.00	57.92	57.14	45.81	N 85°57'16"W
19	267°12'41"	45.00	209.87	47.25	65.17	N 18°43'06"W
20	140°58'46"	25.00	61.50	70.49	47.12	N 44°24'51"E
21	22°06'48"	159.90	81.71	31.25	61.39	S 37°06'56"W
22	68°18'30"	25.00	38.53	24.87	34.83	S 87°40'25"W
23	41°01'26"	175.59	125.72	65.69	123.05	S 64°01'53"W
24	96°45'56"	25.00	42.22	28.14	37.38	S 36°09'37"W
25	61°35'33"	125.59	135.01	74.86	128.60	N 53°44'49"E
26	37°37'23"	125.59	82.47	42.79	81.00	N 04°08'18"E
27	15°16'10"	45.00	11.99	6.03	11.96	N 07°02'21"W
28	49°31'31"	45.00	38.90	20.76	37.70	N 25°21'29"E
29	49°31'31"	45.00	38.90	20.76	37.70	N 74°53'00"E
30	49°31'31"	45.00	38.90	20.76	37.70	S 55°35'29"E

CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
31	80°45'40"	45.00	63.44	38.28	58.32	S 09°33'36"W
32	6°24'46"	175.59	19.65	9.84	19.64	S 11°28'04"E
33	22°07'11"	175.59	67.79	34.32	67.37	S 02°47'54"W
34	13°15'17"	209.90	48.56	24.39	48.45	S 41°32'42"E
35	17°00'32"	209.90	62.31	31.39	62.08	S 26°24'47"E
36	123°21'05"	45.00	96.88	83.49	79.22	S 42°04'29"E
37	75°07'18"	45.00	59.00	34.61	54.86	S 57°09'43"W
38	67°19'06"	45.00	52.97	29.96	49.89	N 51°37'05"W
39	67°36'32"	45.00	53.10	30.13	50.07	S 81°28'52"W
40	66°48'18"	45.00	52.47	29.67	49.55	N 51°18'40"W
41	61°08'06"	45.00	48.02	26.58	45.77	N 12°39'32"E
42	71°39'40"	45.00	55.28	32.49	52.69	N 79°03'25"E
43	30°31'31"	175.59	93.55	47.91	92.45	S 58°46'55"W
44	10°29'55"	175.59	32.17	16.13	32.13	S 79°17'38"W
45	17°33'25"	45.00	49.42	26.73	48.57	S 20°55'03"E
46	10°39'45"	449.42	83.64	41.94	83.52	S 34°56'41"E
47	27°42'46"	449.42	217.37	110.85	215.26	S 54°07'58"E
48	5°21'23"	449.42	42.02	21.02	42.00	S 70°40'03"E
49	6°23'35"	449.42	50.15	25.10	50.12	S 76°32'39"E
50	1°16'34"	2020.28	45.00	22.50	45.00	S 80°12'37"E
51	6°15'33"	2020.28	185.44	92.78	185.37	S 83°38'40"E
52	6°04'01"	491.63	52.06	26.05	52.03	S 19°23'24"E
53	10°31'27"	491.63	90.30	45.28	90.18	S 11°05'40"E
54	7°51'16"	491.63	67.40	33.75	67.34	S 01°54'18"E
55	0°42'48"	449.42	5.60	2.80	5.60	S 01°39'56"W
56	18°57'25"	396.29	138.03	69.72	137.33	S 12°26'49"E
57	24°26'45"	491.63	209.76	106.50	209.17	S 10°12'03"E
58	81°45'39"	449.42	641.32	389.03	588.27	S 36°51'30"E
59	6°32'07"	2020.28	230.44	115.34	230.31	S 83°00'23"E
60	6°45'56"	449.42	53.07	26.57	53.04	S 02°04'26"E
61	6°45'56"	449.42	53.07	26.57	53.04	S 08°50'29"E

NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT.
- DENOTES PERMANENT CONTROL POINT.
- ALL EASEMENTS SHOWN ARE FOR DRAINAGE UTILITIES & SEWER UNLESS OTHERWISE NOTED.
- BEARINGS BASED ON RIVER POINT PLAT BOOK 42, PAGE 91, 91A & 91B.
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY.