

ST. JOHNS LANDING UNIT TWO-B

A PORTION OF THE A. ATKINSON GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A PORTION OF THE A. ATKINSON GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 39 AS SHOWN ON THE PLAT OF ST. JOHNS LANDING UNIT TWO, AS RECORDED IN PLAT BOOK 45 PAGES 98-98B INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE WESTERLY BOUNDARY OF SAID ST. JOHNS LANDING UNIT TWO; COURSE NO. (1) NORTH 00°51'39" EAST, 214.66 FEET; COURSE NO. (2) SOUTH 89°08'21" EAST 20.00 FEET TO A POINT HERINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE NORTH 89°30'52" WEST, 305.64 FEET; THENCE NORTH 00°16'01" WEST, 335 FEET MORE OR LESS TO THE APPROXIMATE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE EASTERLY ALONG THE MEANDERINGS OF SAID APPROXIMATE MEAN HIGH WATER LINE 333 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE BEARING NORTH 00°51'39" EAST FROM AFORESAID REFERENCE POINT "A"; THENCE SOUTH 00°51'39" WEST ALONG LAST SAID LINE, ALSO BEING THE WESTERLY LINE OF LOT 40 OF SAID ST. JOHNS LANDING UNIT TWO AND ITS SOUTHERLY PROLONGATION 139 FEET MORE OR LESS TO REFERENCE POINT "A" AND TO CLOSE.

ADOPTION AND DEDICATION

This is to certify that Walter T. Boney is the lawful owner of the lands described in the caption hereon known as ST. JOHNS LANDING UNIT TWO-B, and has caused the same to be surveyed and subdivided; that Jacksonville Federal Savings Bank is the holder of a 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, 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 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 rights-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 or 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 or 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. Walter T. Boney 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 Walter T. Boney or his agents, contractors, employees, servants, licensees or concessionaires with ST. JOHNS LANDING UNIT TWO-B. This indemnification shall run with the land and the assigns of Walter T. Boney and shall be subject to it.

In witness thereof the above named individual and Corporation have caused these presents to be executed by their respective agents and seals affixed, this 27th day of April, A.D., 1990.

WALTER T. BONEY

Witness: [Signature]
Charlotte S. Paddy

[Signature]
Walter T. Boney

JACKSONVILLE FEDERAL SAVINGS BANK

Witness: [Signature]
Christine Griffin

[Signature]
William Mason Jr.
President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of April, A.D., 1990, by Walter T. Boney an individual.

[Signature]
Notary Public State of Florida at Large

April 21, 1992
My Commission Expires:

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of April, A.D., 1990, by William Mason, Jr., President of Jacksonville Federal Savings Bank.

[Signature]
Notary Public State of Florida at Large

August 2, 1991
My Commission Expires:

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 Ordinance No. 90-486-257, of said City, adopted by it's council and approved by it's Mayor.

Signed this 13th day of July, A.D., 1990.
[Signature] Mayor of the City of Jacksonville
[Signature] Secretary of the Council of the City of Jacksonville

CLERK'S CERTIFICATE 90-0093610

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 46, Pages 53, 53A, of the Public Records of Duval County, Florida.

Signed this 17th day of April, A.D., 1990.
[Signature] Clerk: Henry W. Cook
[Signature] Deputy Clerk

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 referenced law and that all the zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

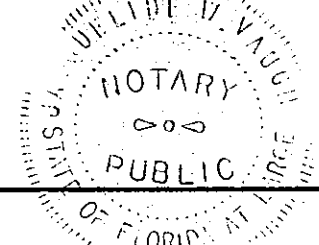
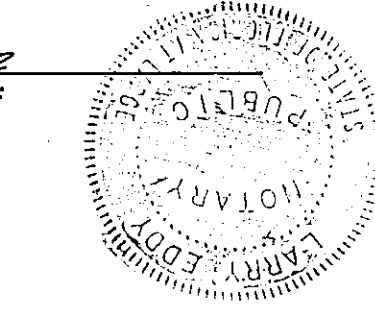
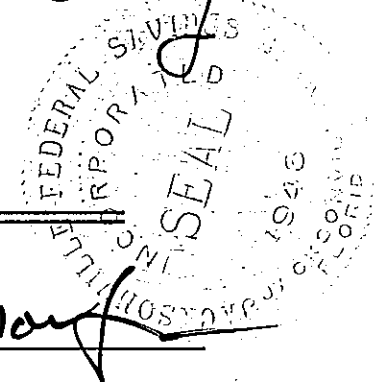
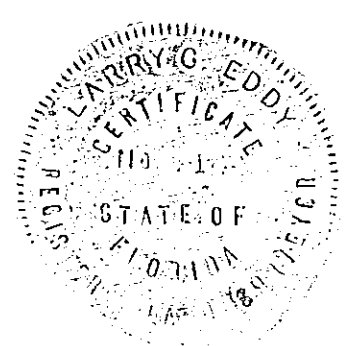
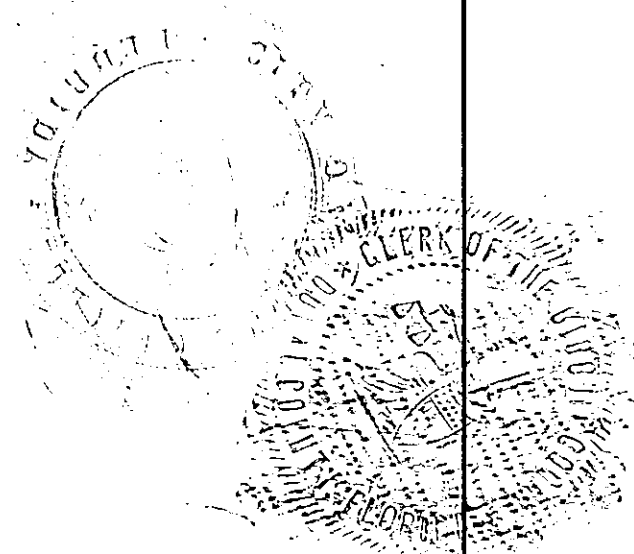
Signed this 27th day of April, A.D., 1990.
[Signature]
Larry G. Eddy
Florida Registered Land Surveyor No. 4144
Tri-State Land Surveyors, Inc.
Jacksonville, Florida

DEVELOPER'S CERTIFICATE

This is to Certify that Walter T. Boney owner and developer 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 of engineering and construction and cost of placing permanent control points, as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 23rd day of April, A.D., 1990.
[Signature] Walter T. Boney
[Signature] Director of Public Works

APPROVED
DATE: 6/27/90
For Director of Public Works
By: [Signature] City Engineer
For General Counsel
By: [Signature]



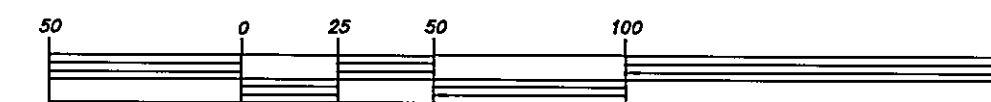
Prepared By:
TRI-STATE LAND SURVEYORS, INC.
8411 Baymeadows Way Suite #2
Jacksonville, Florida 32256
(904) 731-7235

ST. JOHNS LANDING UNIT TWO - B

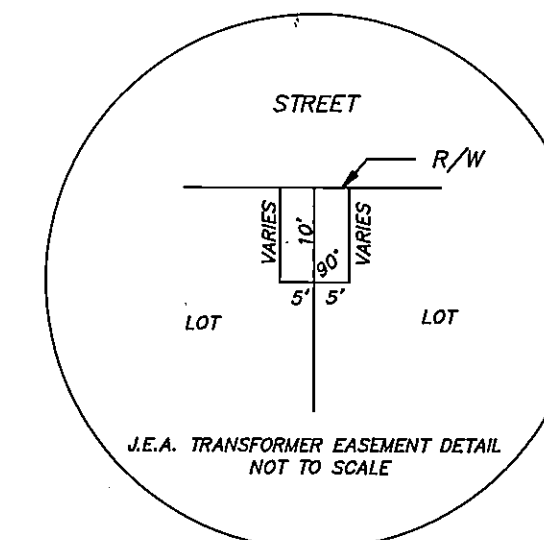
A PORTION OF THE A. ATKINSON GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 28 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 2 OF 2 SHEETS

GRAPHIC SCALE

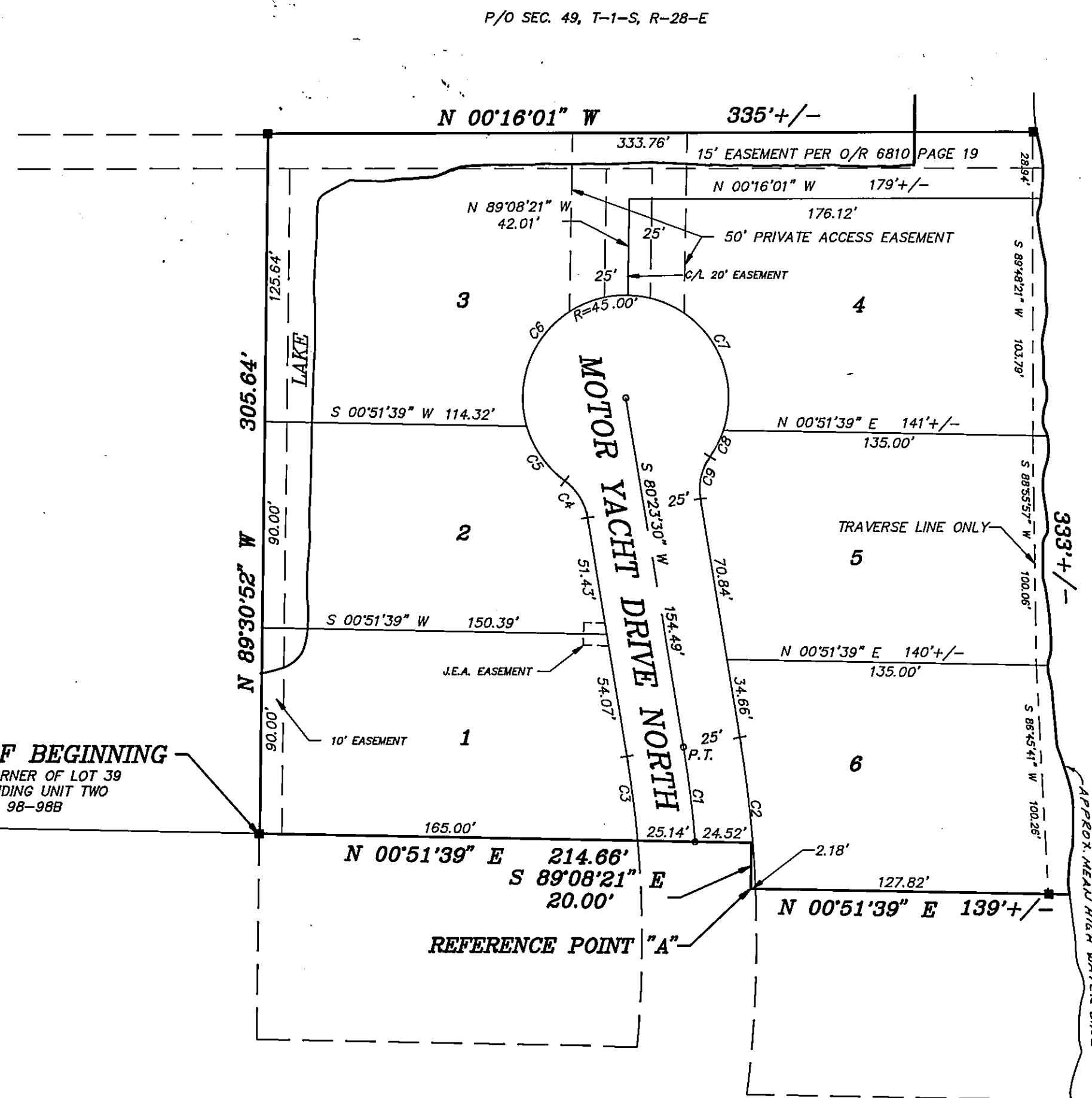


(IN FEET)
1 inch = 50 ft.



P/O SEC. 49, T-1-S, R-28-E

POINT OF BEGINNING
SOUTHWEST CORNER OF LOT 39
ST. JOHNS LANDING UNIT TWO
P.B. 45 PAGES 98-98B



ST. JOHNS LANDING UNIT TWO
P.B. 45 PAGES 98-98B

ST. JOHNS RIVER

NOTES:

1. ■ Denotes Permanent Reference Monuments.
2. ○ Denotes Permanent Control Points.
3. C1 Denotes Tabulated Curve Data.
4. Bearings shown hereon based on ST. JOHNS LANDING UNIT ONE, P.B. 40 Pages 55-55F of the Current Public Records of Duval County, Florida.
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. All easements are for Drainage, Utilities, Sewers and Cable Television unless otherwise noted.
8. The approximate Mean High Water line as shown hereon is not a title property boundary and was not located in accordance with procedures specified in the act and rules of Chapter 16-3, Rules of the Department of Natural Resources of the State of Florida, and will not be used as, represented to be, or be admissible as a title property boundary or jurisdictional line before any administrative body or Court of Law.
9. The lake shown hereon is a pictorial representation only and is not based on an actual "AS BUILT" for shape or location.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	518.86'	41.81'	20.92'	41.80'	S 82°42'01" W	04°37'01"
C2	543.86'	66.45'	33.22'	66.41'	S 83°53'31" W	07°00'02"
C3	493.86'	37.23'	18.63'	37.22'	S 82°33'06" W	04°19'11"
C4	25.00'	19.38'	10.21'	18.90'	S 58°11'02" W	44°24'55"
C5	45.00'	29.61'	15.36'	29.08'	S 54°49'36" W	37°42'01"
C6	45.00'	84.18'	61.01'	72.43'	N 52°44'00" W	107°10'48"
C7	45.00'	84.19'	61.02'	72.43'	N 54°27'03" E	107°11'17"
C8	45.00'	13.16'	6.63'	13.12'	S 63°34'27" E	16°45'43"
C9	25.00'	19.38'	10.21'	18.90'	S 77°24'02" E	44°24'55"

Prepared By:
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