

# CAROLINE RIDGE UNIT TWO

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 52 PAGE 15

SHEET 1 OF 3 SHEETS.  
P.S.D. NO. 96-040  
CITY DEVELOPMENT NO. 3327.1

### ADOPTION AND DEDICATION

This is to certify that Caroline Ridge Joint Venture, a Florida General Partnership is the lawful owner of the lands described in the caption hereon known as CAROLINE RIDGE UNIT TWO, having caused the same to be surveyed and subdivided, and that AMERICAN NATIONAL BANK OF FLORIDA, a Florida Corporation, is the holder of a mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. Tract "A" (Stormwater Management Facility) as shown hereon is irrevocably dedicated to Caroline Ridge Owners Association, Inc. its successors and assigns. All roads, parkways, lanes, courts, walkways, easements for drainage, utilities, and non-access easements, except all private easements and conservation easements which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements over, under, across and through the lakes/stormwater management facilities 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, its successors and assigns, to discharge into said lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all (roads, parkways, lanes and courts as noted above) hereby dedicated, together with all substances or matter which may flow or pass from (roads, parkways, lanes and courts); from adjacent land or from any other source of public waters into or through said lakes/stormwater management facilities, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or loss 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 treatment systems shown on this plat are owned in fee simple title by the abutting owner(s), its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the owner, its successors and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.
- (3) The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure or destruction of 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 treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/stormwater management facilities and the control structures to affect adequate drainage.

The Owner, its successors and assigns of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act or omission of its agent, contractors, employees, servants, licensees or concessionaires within CAROLINE RIDGE UNIT ONE. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

The undersigned Owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all the lands designated as private drainage easements and private easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors, and assigns.

Those easements designated as "J.E.A.E.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, Caroline Ridge Joint Venture, a Florida General Partnership has caused these presents to be signed by its Managing Partner.  
This 12<sup>th</sup> Day of JUNE 1998.

### CAROLINE RIDGE JOINT VENTURE

A Florida General Partnership

Witness: Don Borstein  
Print or type name

By: Gregory E. Matovina  
Gregory E. Matovina  
an Individual and  
Managing General Partner of CAROLINE RIDGE  
JOINT VENTURE, a Florida General Partnership

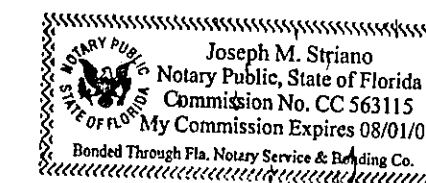
Witness: John Towers  
Print or type name

### NOTARY FOR CAROLINE RIDGE JOINT VENTURE

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of JUNE A.D. 1998 by Gregory E. Matovina, an individual, Managing General Partner of CAROLINE RIDGE 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/has not taken an oath on behalf of the Joint Venture.

By: Joseph M. Striano  
Notary Public, State of Florida  
Type or print name JOSEPH M. STRIANO  
My Commission Expires: 8-1-2000



**RICHARD A. MILLER & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
Fax (904) 721-5758  
Tele. (904) 721-1226

### CAPTION

A portion of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southeasterly corner of Lot 53, as shown on the plat of Caroline Ridge Unit One, as recorded in Plat Book 51, Page 70 through 70D, inclusive, of the Current Public Records of said county; thence along the Easterly Boundary line of said last mentioned plat run the following courses and distances; Course No. 1: North 00°26'30" West, 96.28 feet, Course No. 2: North 89°33'30" East, 5.00 feet, Course No. 3: North 00°26'30" West, 10.00 feet, Course No. 4: North 89°33'30" East, 10.35 feet, Course No. 5: North 00°26' 30" West, 155.13 feet to the Northeasterly corner of Lot 119 of said plat;

thence North 89°30'28" East, departing said Easterly Boundary line of said Caroline Ridge Unit One, 367.99 feet; thence South 00°48'25" East, 519.80 feet; thence North 89°02'14" East, 40.00 feet; thence South 00°56'38" East, 255.54 feet; thence South 44°18'05" West, 55.00 feet; thence North 45°41'55" West, 27.00 feet; thence North 16°04'43" East, 44.64 feet; thence North 00°56'38" West, 55.00 feet; thence South 89°11'35" West, 100.41 feet; thence South 87°07'13" West, 50.03 feet to a point on a curve concave Southwesterly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve through a central angle of 89°22'53" an arc distance of 39.00 feet to the Point of Tangency of said curve, said arc being subtended by a chord bearing and distance of North 46°06'59" West, 35.16 feet; thence South 89°11'35" West, 45.00 feet; thence North 04°54'13" East, 50.25 feet; thence North 00°48'25" West, 365.00 feet; thence South 89°11'35" West, 165.00 feet to the POINT OF BEGINNING.

Containing 4.70 acres, more or less.

Approved 7/21/98  
Date  
Hall  
City Engineer  
for Director of Public Works  
Approved 8-6-98  
Date  
Henry Cook  
for General Counsel

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 10<sup>th</sup> DAY OF August 1998

Elena C. McGreggor  
GLENJ E. MCGREGGOR, PLS  
PROFESSIONAL LAND SURVEYOR NUMBER 4252

### CLERK'S CERTIFICATE 98-194280

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 52 Pages 15, 15A, 15B of the Public Records of Duval County, Florida, this 10<sup>th</sup> day of August A.D., 1998.

By: Henry Cook  
Henry Cook  
Clerk of the Circuit Court

By: Henry Cook  
Deputy Clerk

### AMERICAN NATIONAL BANK OF FLORIDA

Witness: Linda Minkley  
Print or type name

By: Mike A. Dailey  
MIKE A. DAILEY  
Vice President of AMERICAN NATIONAL  
BANK OF FLORIDA

Witness: Arlene Price  
Print or type name

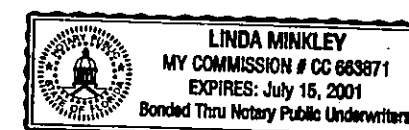
### NOTARY FOR AMERICAN NATIONAL BANK OF FLORIDA

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of JUNE A.D. 1998 by Mike A. Dailey, Vice President of American National Bank of Florida, a Florida Corporation on behalf of the Corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification and who has/has not taken an oath on behalf of the Corporation.

By: Linda Minkley  
Notary Public, State of Florida

Type or print name Linda Minkley  
My Commission Expires: 7/15/01



### 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 Chapter 654, Ordinance Code.

Sam G. Moore  
Director of Public Works

Date 10/07/98

### 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 61G-17.003 F.A.C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and sealed this 12<sup>th</sup> day of JUNE A.D., 1998.

Jonathan B. Bowen  
Jonathan B. Bowen AND  
Florida Registered Land Surveyor No. 4600

# CAROLINE RIDGE UNIT TWO

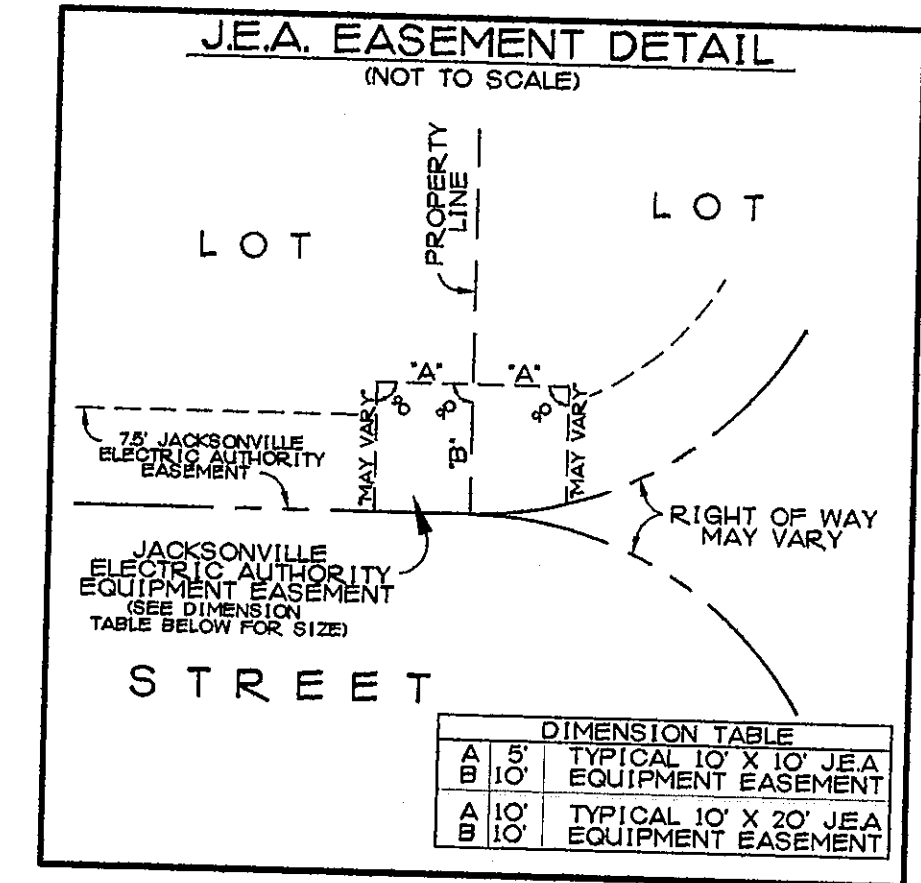
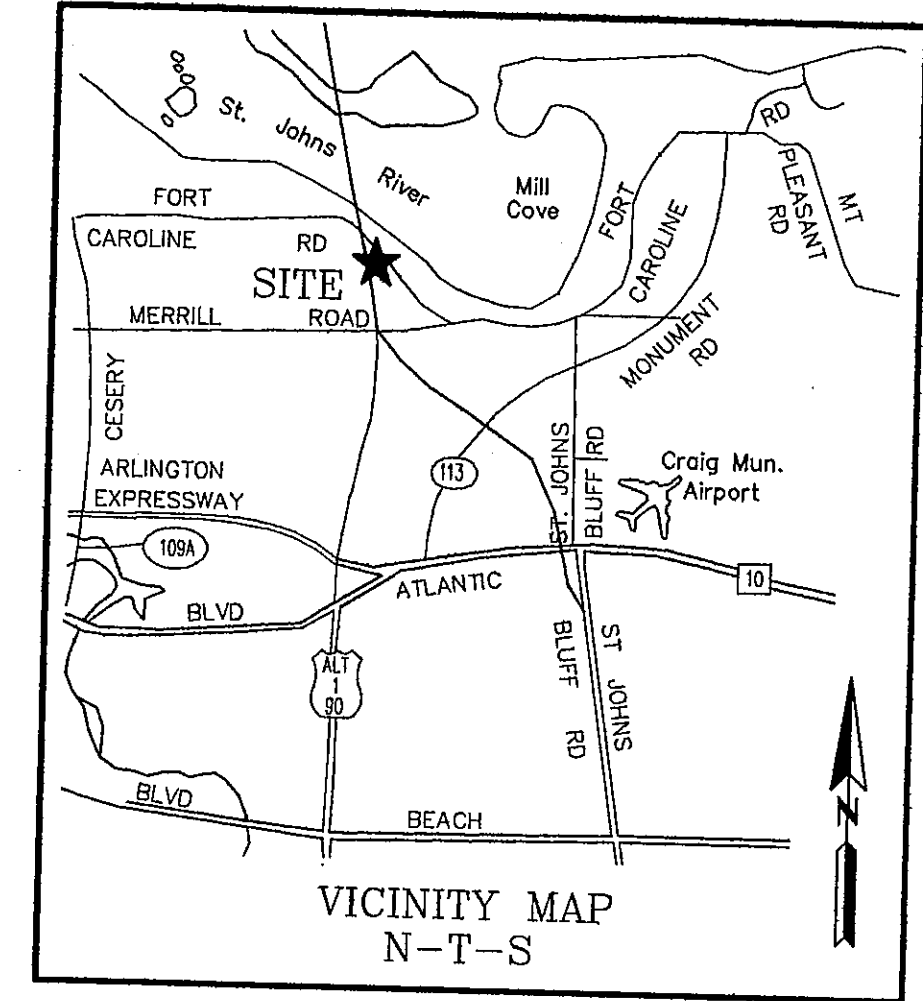
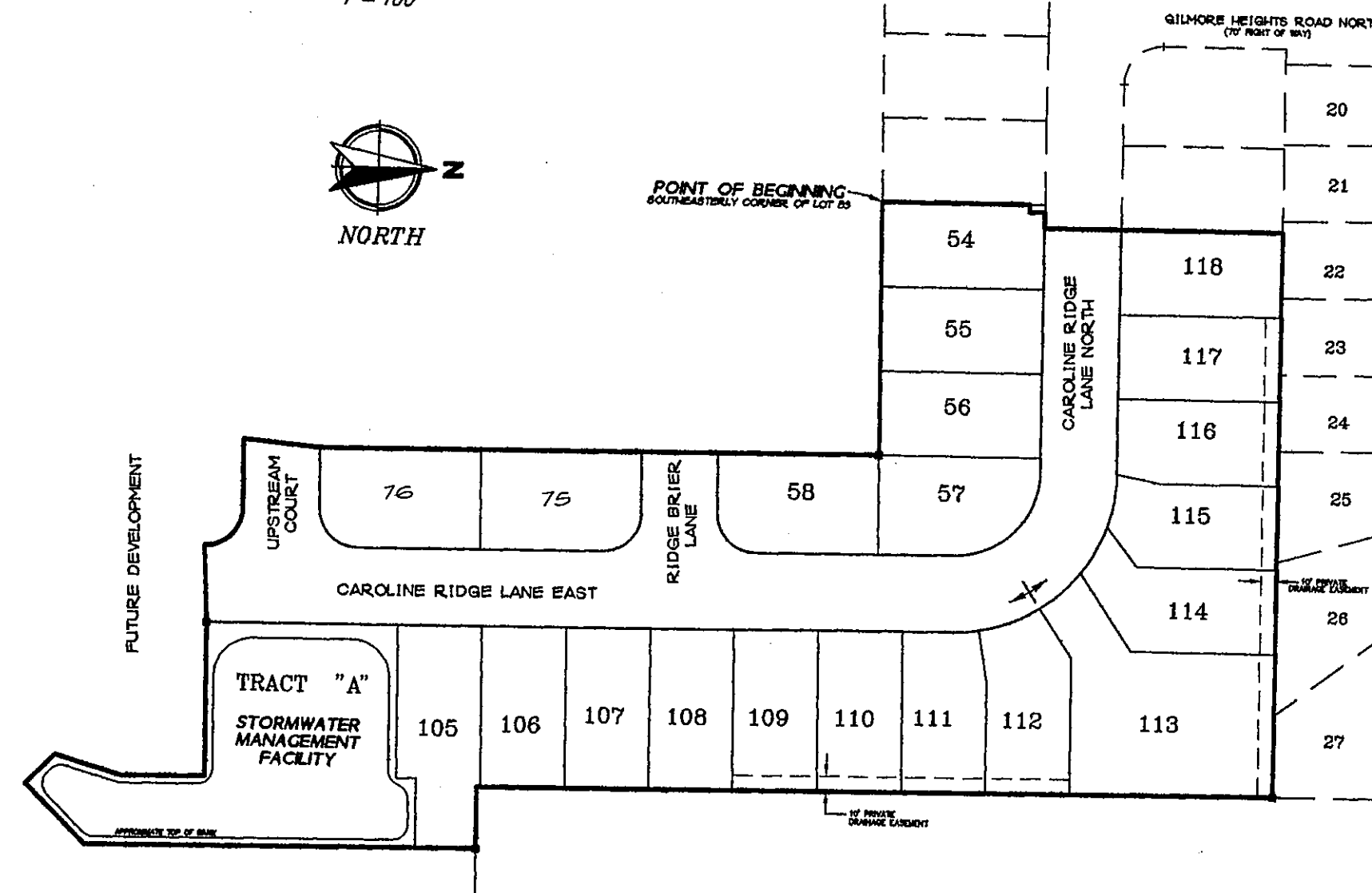
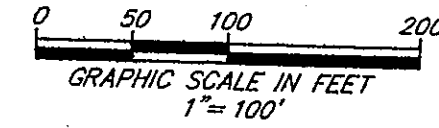
A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **52** PAGE **15A**

SHEET 2 OF 3 SHEETS.  
P.S.D. NO. 96-040  
CITY DEVELOPMENT NO. 3327.1

**GENERAL NOTES:**

- 1)  $\square$  Denotes Set 4" x 4" Concrete Monument with Metal Plate, stamped P.L.S. 384B, Permanent Reference Monument, (P.R.M.)
- 2)  $\odot$  Denotes Set P.K. Nail and Brass Disk, stamped P.L.S. 384B, Permanent Control Point, (P.C.P.)
- 3) Bearings shown hereon are based on the Easterly right-of-way line of Gilmore Heights Road.
- 4) NOTICE: There may be additional restrictions that are not recorded on this Plat, that may be found in the Current Public Records of said Duval County, Florida.
- 5) All platted Easements shall provide that such Easements shall also be Easements for the Construction, Installation, Maintenance and Operation of Cable Television services; provided however, no such Construction, Installation, Maintenance or Operation of Cable Television Services shall interfere with the facilities and services of an Electric, Telephone, Gas, or Other Public Utility. In the Event a Cable Television Company damages the facilities of a Public Utility, it shall be solely responsible for the damages.
- 6) The STORMWATER MANAGEMENT FACILITY shown hereon is a Graphic Representation of aforesaid Facility, as shown on Engineering Plans provided to this Firm, and does not represent an Actual Field location or As-Built Location.
- 7) Certain Easements are reserved for the Jacksonville Electric Authority for use in conjunction with the underground electrical distribution system.  
"J.E.A.E.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. These Easements shall remain totally unobstructed by any permanent improvements which may impede the use of said Easement by the Jacksonville Electric Authority. 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 replacement of such items.
- 8) Current Law provides that no Construction, Filling, Removal of Earth, Cutting of Trees or other Plants shall take place Waterward of the Jurisdictional Wetland Line as shown on this Plat without the approval of this County, and/or any other Federal, State or Local Governmental Regulatory Agencies with Jurisdiction over such Wetlands. It is the responsibility of the LOT OWNER, his Agent and the Entity performing any Activity within the Wetland Area to acquire the necessary written approvals prior to the Beginning of any work. The Jurisdictional Wetland Line shown hereon may be superseded and redefined at any time, by the appropriate Agency(ies).
- 9) The Easement(s) 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 expense of each LOT OWNER for the removal and/or replacement of such items.  
The Easement(s) shown hereon and designated as Unobstructed/Access Easements, shall remain totally Unobstructed by any improvements that may impede the use and access of said Easement by the City of Jacksonville.



10) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS, NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**ABBREVIATIONS USED IN THIS PLAT**

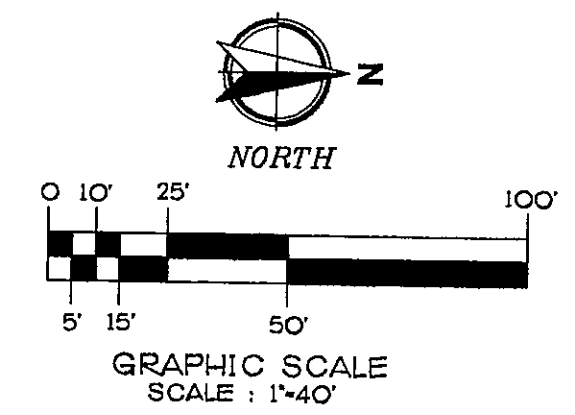
ABBREVIATION	DEFINITION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVATURE
P.I.	POINT OF INTERSECTION
T.O.B.	TOP OF BANK
SQ. FT.	SQUARE FEET
C	CENTERLINE
Cl	DENOTES TABULATED CURVE DATA
LI	DENOTES TABULATED LINE DATA

# CAROLINE RIDGE UNIT TWO

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **52** PAGE **15B**

SHEET 3 OF 3 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES.  
P.S.D. NO. 96-040  
CITY DEVELOPMENT NO. 3327.1



TABULATED LINE DATA

LINE	DIRECTION	DISTANCE
L1	N89°33'30"E	5.00'
L2	N00°26'30"W	10.00'
L3	N89°33'30"E	10.35'

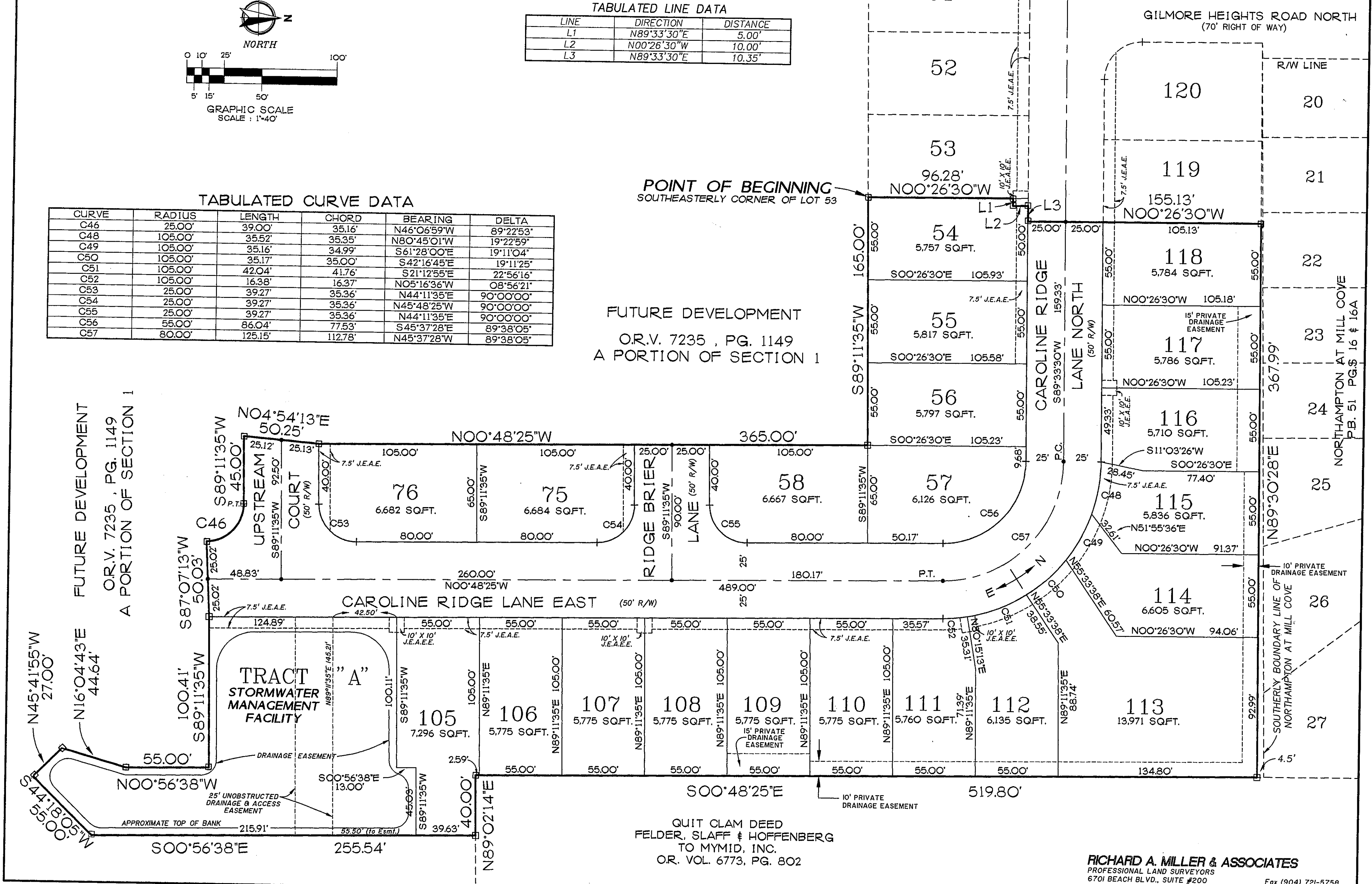
TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C46	25.00'	39.00'	35.16'	N46°06'59"W	89°22'53"
C48	105.00'	35.52'	35.35'	N80°45'01"W	19°22'59"
C49	105.00'	35.16'	34.99'	S61°28'00"E	19°11'04"
C50	105.00'	35.17'	35.00'	S42°16'45"E	19°11'25"
C51	105.00'	42.04'	41.76'	S21°12'55"E	22°56'16"
C52	105.00'	16.38'	16.37'	N05°16'36"W	08°56'21"
C53	25.00'	39.27'	35.36'	N44°11'35"E	90°00'00"
C54	25.00'	39.27'	35.36'	N45°48'25"W	90°00'00"
C55	25.00'	39.27'	35.36'	N44°11'35"E	90°00'00"
C56	55.00'	86.04'	77.53'	S45°37'28"E	89°38'05"
C57	80.00'	125.15'	112.78'	N45°37'28"W	89°38'05"

CAROLINE RIDGE UNIT ONE  
P. B. 51, PGS. 70-70D

POINT OF BEGINNING  
SOUTHEASTERLY CORNER OF LOT 53

FUTURE DEVELOPMENT  
O.R.V. 7235, PG. 1149  
A PORTION OF SECTION 1



QUIT CLAM DEED  
FELDER, SLAFF & HOFFENBERG  
TO MYMID, INC.  
O.R. VOL. 6773, PG. 802

**RICHARD A. MILLER & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
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Tele. (904) 721-1226