

FORT CAROLINE COVE UNIT THREE

A PORTION OF GOVERNMENT LOT 5, SECTION 5, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

TAXES PAID THRU 1995 R.R.F.

PLAT BOOK **50** PAGE **74**

CITY DEVELOPMENT NO. 2028.1
PSD 86-043
SHEET ONE (1) OF FOUR (4) SHEETS

CAPTION:

A parcel of land being situated in a portion of Government Lot 5, Section 5, Township 2 South, Range 28 East, City of Jacksonville, Duval County, Florida, said parcel of land being more particularly described as follows: For a Point of Beginning, BEGIN at the Southeast corner of Lot 21, Fort Caroline Cove Unit Two, City of Jacksonville, Duval County, Florida, as recorded in Plat Book 49, Pages 34, 34A, 34B and 34C (inclusive) of the Current Public Records of said Duval County, Florida; From the Point of Beginning thus described run thence along the Southerly and Westerly boundary line of the aforesaid plat of Fort Caroline Cove Unit Two, the following ten courses and distances: Course No. 1: South 89°45'22" West, along the Southerly line of aforesaid Lot 21, Fort Caroline Cove Unit Two, a distance of 109.33 feet to the Easterly right of way line of Mikris Drive East (a 50 foot right of way as per the plat of Fort Caroline Cove Unit Two); Course No. 2: South 00°14'38" East along last said line, a distance of 35.00 feet to the Southerly right of way line of aforesaid Mikris Drive East; Course No. 3: South 89°45'22" West along the aforesaid Southerly right of way line of Mikris Drive East and then along the Southerly line of Lot 44, a distance of 151.30 feet to a point on the Easterly line of Lot 45, aforesaid Fort Caroline Cove Unit Two; Course No. 4: South 00°14'38" East along last said line, a distance of 84.00 feet to a point on the Southerly line of aforesaid Lot 45, Fort Caroline Cove Unit Two; Course No. 5: South 89°45'22" West, along last said line, a distance of 42.00 feet to a point on the Easterly line of Lot 46, aforesaid Fort Caroline Cove Unit Two; Course No. 6: South 00°14'38" East, along last said line, a distance of 137.00 feet to a point on the Southerly line of aforesaid Lot 46; Course No. 7: South 89°45'22" West, along last said line and then along the Southerly line of Lot 47, a distance of 73.20 feet to a point on the Easterly line of Lot 83, aforesaid Fort Caroline Cove Unit Two; Course No. 8: South 21°21'45" West along the Easterly line of aforesaid Lot 83 and then along the Easterly right of way line of Mikris Drive South (a 50 foot right of way), a distance of 269.46 feet to the Southerly right of way line of aforesaid Mikris Drive South; Course No. 9: North 88°39'15" West along last said line, a distance of 6.30 feet to a point on the East line of Lot 70, of aforesaid Fort Caroline Cove Unit Two; Course No. 10: South 00°14'35" East, along last said line, a distance of 142.41 feet; run thence North 89°10'16" East, a distance of 10.20 feet to a point; run thence South 01°01'51" East, a distance of 210.96 feet to a point on the South line of aforesaid Government Lot 8 (also being the North line of Government Lot 5 and being the Northerly line of Sawmill Ridge Unit 1, as recorded in Plat Book 39, Pages 32, 32A, and 32B of the Current Public Records of said County); run thence North 89°18'00" East, along last said line, a distance of 467.13 feet to the East line of said Government Lot 5 (also being the West line of Government Lot 6); run thence North 00°11'05" West along last said line, a distance of 853.30 feet to the POINT OF BEGINNING of the lands thus described.

ADOPTION AND DEDICATION

This is to certify that Fort Caroline Cove Joint Venture, a Florida General Partnership is the lawful owner of the lands described in the caption hereon known as FORT CAROLINE COVE UNIT THREE, who has caused the same to be surveyed and subdivided; that First Union National Bank of Florida, a national Banking Association is the holder of mortgage on said lands; that this plat is made in accordance with said survey, is hereby adopted as a true and correct plat of said lands and that all rights of ways, and Unobstructed Drainage Easements, are hereby irrevocably without reservation dedicated to the City of Jacksonville, its successors and assigns. The Unobstructed Drainage Easements through and over the pond(s) and treatment 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 unobstructed drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said pond(s) and treatment systems which these easements transverse, all waters which may fall or come upon all rights of ways hereby dedicated together with all soil, nutrients, chemical and all other substances which may flow or pass from rights of ways, from adjacent land or from any other sources of public waters into or through said pond(s) and treatment 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 pond(s) and treatment 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 of treatment or aquatic plants and animals, soils, chemicals or any other substances or thing that may even be or come within said pond(s) and treatment systems which these easements transverse, nor any responsibility for maintenance nor preservation of the water purities, water level, or water depth which responsibility shall be those of the abutting property owners and (3) The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure nor 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 pond(s) and treatment systems shown on the plat but shall have the right to modify the existence of the pond(s) and treatment systems and that which retains it to affect adequate drainage including, but not limited to, the right to remove any water level control structures or any part thereof. Fort Caroline Cove Joint Venture, a Florida General Partnership, is the developer and owner of the lands described and captioned hereon and shall indemnify the City of Jacksonville and save it harmless from suits, actions, damage and liability and expense in connection with loss of life, body or personal injury or property damage, or any other damage arising from or out of any occurrence in, upon, or at, or from the pond(s) and treatment systems described above, or any part thereof, or occasioned wholly or in any part by any act of omission of Fort Caroline Cove Joint Venture, a Florida General Partnership, its agents, contractors, employees, servants, licensees, or concessionaires within FORT CAROLINE COVE UNIT THREE. This indemnification shall run with the land and the assigns of Fort Caroline Cove Joint Venture, a Florida General Partnership shall be subject to it. 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 WHEREOF, Fort Caroline Cove Joint Venture, a Florida General Partnership has caused these presents to be executed this 18 day of JUNE, A.D., 1996.

FORT CAROLINE COVE JOINT VENTURE, A Florida General Partnership

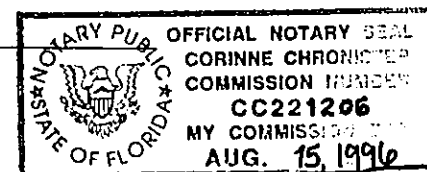
GREGORY E. MATOVINA
General Partner of Fort Caroline Cove Joint Venture
Witness: Tina Morpheu
Tina Morpheu
Print of type name
By: Gregory E. Matovina
Gregory E. Matovina
General Partner of Fort Caroline Cove Joint Venture
Witness: Laura S. Howell
Laura S. Howell
Print of type name

Notary for GREGORY E. MATOVINA
General Partner of Fort Caroline Cove Joint Venture

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18th day of JUNE, A.D., 1996, by Gregory E. Matovina, General Partner of Fort Caroline Cove Joint Venture, a Florida Partnership on behalf of the Partnership known to me or who has produced _____ as identification and who has/has not taken an oath.

By: Corinne Chronister
Corinne Chronister
Notary Public, State of Florida
Type or print name
My Commission Expires: _____



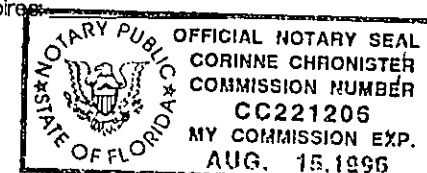
W.R. HOWELL COMPANY
General Partner of Fort Caroline Cove Joint Venture
Witness: Tina Morpheu
Tina Morpheu
Print of type name
By: William R. Howell, II
William R. Howell, II, President
of W.R. HOWELL COMPANY
General Partner of Fort Caroline Cove Joint Venture
Witness: Laura S. Howell
Laura S. Howell
Print of type name

Notary for W.R. HOWELL COMPANY
General Partner of Fort Caroline Cove Joint Venture

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18th day of JUNE, A.D., 1996, by William R. Howell, II, President of W.R. HOWELL COMPANY General Partner of Fort Caroline Cove Joint Venture, a Florida Partnership on behalf of the Partnership known to me or who has produced _____ as identification and who has/has not taken an oath.

By: Corinne Chronister
Corinne Chronister
Notary Public, State of Florida
Type or print name
My Commission Expires: _____



ATLANTIC BUILDERS, INC.
General Partner of Fort Caroline Cove Joint Venture
Witness: Tina Morpheu
Tina Morpheu
Print of type name
By: William B. Towers, Jr.
William B. Towers, Jr., President
of ATLANTIC BUILDERS, INC.
General Partner of Fort Caroline Cove Joint Venture
Witness: Laura S. Howell
Laura S. Howell
Print of type name

Notary for ATLANTIC BUILDERS, INC.
General Partner of Fort Caroline Cove Joint Venture

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18th day of JUNE, A.D., 1996, by William B. Towers, Jr., President of ATLANTIC BUILDERS, INC. General Partner of Fort Caroline Cove Joint Venture, a Florida Partnership on behalf of the Partnership known to me or who has produced _____ as identification and who has/has not taken an oath.

By: Corinne Chronister
Corinne Chronister
Notary Public, State of Florida
Type or print name
My Commission Expires: _____



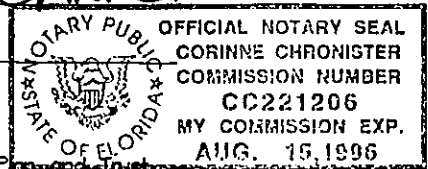
TOVERS HOMES, INC.
General Partner of Fort Caroline Cove Joint Venture
Witness: Jean Smith
Jean Smith
Print of type name
By: L. Randall Towers
L. Randall Towers, President
of TOWERS HOMES, INC.
General Partner of Fort Caroline Cove Joint Venture
Witness: Jean Smith
Jean Smith
Print of type name

Notary for TOWERS HOMES, INC.
General Partner of Fort Caroline Cove Joint Venture

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18th day of JUNE, A.D., 1996, by L. Randall Towers, President of TOWERS HOMES, INC. General Partner of Fort Caroline Cove Joint Venture, a Florida Partnership on behalf of the Partnership known to me or who has produced _____ as identification and who has/has not taken an oath.

By: Corinne Chronister
Corinne Chronister
Notary Public, State of Florida
Type or print name
My Commission Expires: _____



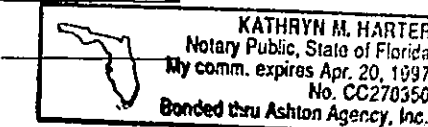
A.J. JOHNS, INC., Profit Sharing Plan and Trust
General Partner of Fort Caroline Cove Joint Venture
Witness: Kathryn M. Harter
Kathryn M. Harter
Print of type name
By: Kenneth E. Mahaffay
Kenneth E. Mahaffay, Trustee of
A.J. JOHNS, INC.
Profit Sharing Plan and Trust
General Partner of Fort Caroline Cove Joint Venture
Witness: Kathryn M. Harter
Kathryn M. Harter
Print of type name

Notary for A.J. JOHNS, INC., Profit Sharing Plan and Trust
General Partner of Fort Caroline Cove Joint Venture

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3RD day of JUNE, A.D., 1996, by Kenneth E. Mahaffay, Trustee of A.J. JOHNS, Inc. Profit Sharing Plan and Trust General Partner of Fort Caroline Cove Joint Venture, a Florida Partnership on behalf of the Partnership known to me or who has produced _____ as identification and who has/has not taken an oath.

By: Kathryn M. Harter
Kathryn M. Harter
Notary Public, State of Florida
Type or print name
My Commission Expires: _____



PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
6701 BEACH BOULEVARD, SUITE 200
JACKSONVILLE, FLORIDA 32216

TELE. (904) 721-1226
FAX (904) 721-5758

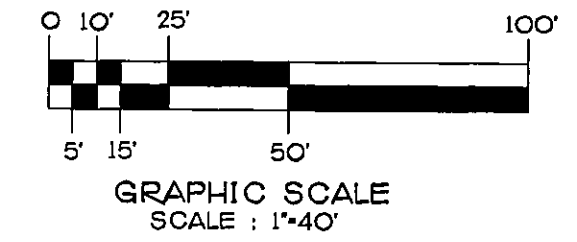
CAD FILE NAME: \PLATS\FTCAROLIS\TIDW.G

Approved 8-5-96
Date
J. W. McInnes
City Engineer
for Director of Public Works
Approved 8-6-96
Date
Chas. A. Masten
for General Counsel

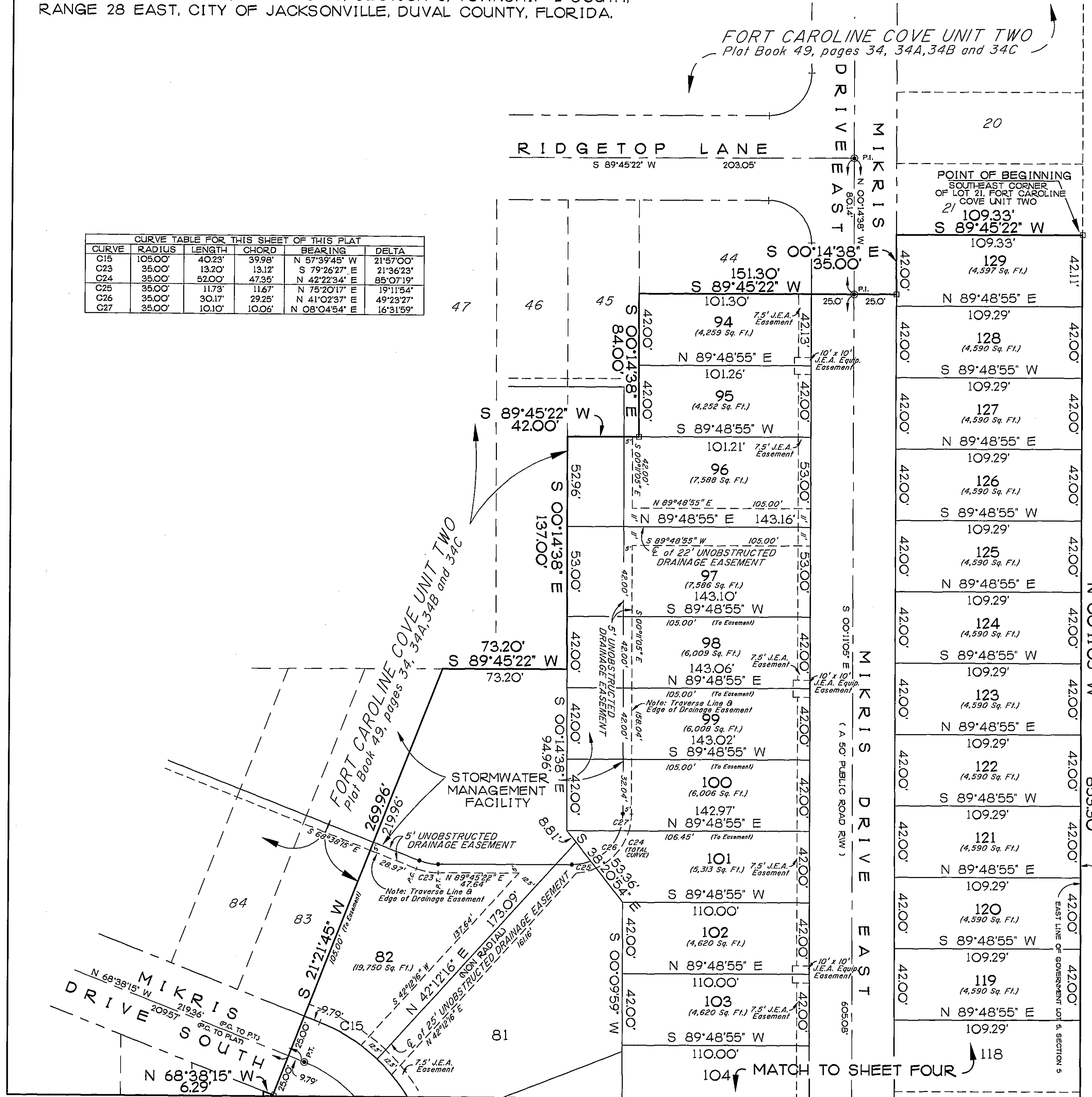
FORT CAROLINE COVE UNIT THREE

A PORTION OF GOVERNMENT LOT 5, SECTION 5, TOWNSHIP 2 SOUTH,
RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET THREE (3) OF FOUR (4) SHEETS
SEE SHEET TWO FOR GENERAL NOTES



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C15	105.00'	40.23'	39.98'	N 57°39'45" W	21°57'00"
C23	35.00'	13.20'	13.12'	S 79°26'27" E	21°36'23"
C24	35.00'	52.00'	47.35'	N 42°22'34" E	85°07'19"
C25	35.00'	11.73'	11.67'	N 75°20'17" E	19°11'54"
C26	35.00'	30.17'	29.25'	N 41°02'37" E	49°23'27"
C27	35.00'	10.10'	10.06'	N 08°04'54" E	16°31'59"



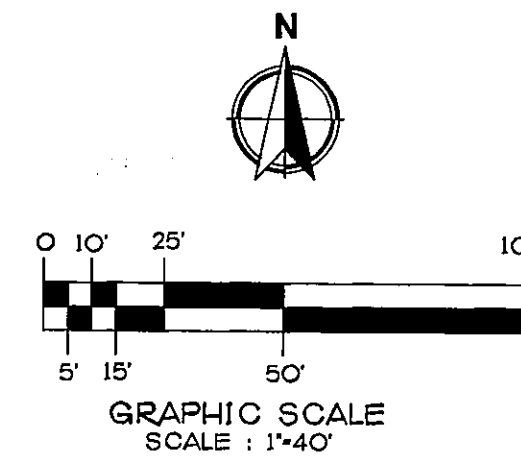
UNPLATTED LANDS OF GOVERNMENT LOT 6, SECTION 5

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
6701 BEACH BOULEVARD, SUITE 200
JACKSONVILLE, FLORIDA 32216
TELE. (904) 721-1226
FAX (904) 721-5758

FORT CAROLINE COVE UNIT THREE

A PORTION OF GOVERNMENT LOT 5, SECTION 5, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

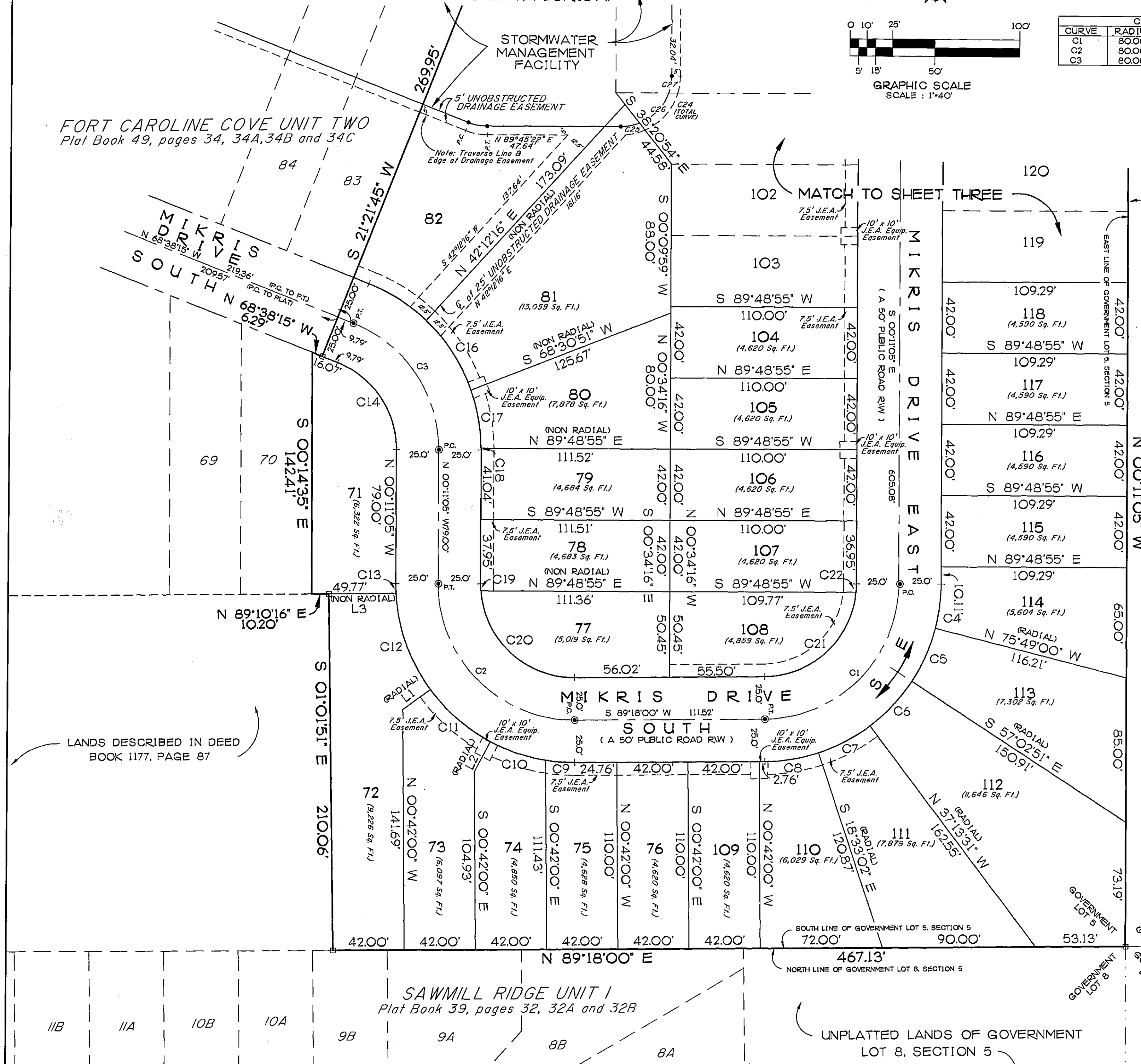
SHEET FOUR (4) OF FOUR (4) SHEETS
SEE SHEET TWO FOR GENERAL NOTES



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	80.00'	124.94'	79.28'	112.63'	N 44°33'28" E	89°29'05"
C2	80.00'	126.38'	80.72'	113.64'	S 45°26'32" E	90°30'55"
C3	80.00'	95.58'	54.42'	89.99'	N 34°24'40" W	68°27'10"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C4	105.00'	26.33'	26.26'	N 06°59'58" E	14°22'05"
C5	105.00'	34.40'	34.24'	N 23°34'04" E	18°46'08"
C6	105.00'	36.33'	36.15'	N 42°51'49" E	19°49'20"
C7	105.00'	34.22'	34.07'	N 62°06'43" E	18°40'29"
C8	105.00'	32.71'	32.58'	N 80°22'29" E	17°51'02"
C9	105.00'	17.32'	17.30'	S 85°58'26" E	09°27'08"
C10	105.00'	34.52'	34.37'	S 71°49'42" E	18°50'19"
C11	105.00'	47.28'	46.88'	S 49°30'32" E	25°48'00"
C12	105.00'	60.94'	60.09'	S 19°58'58" E	33°15'08"
C13	105.00'	5.81'	5.81'	S 01°46'15" E	03°10'20"
C14	55.00'	65.71'	61.87'	N 34°24'40" W	68°27'10"
C16	105.00'	49.23'	48.78'	N 33°15'25" W	26°51'39"
C17	105.00'	35.04'	34.88'	N 10°15'59" W	19°07'18"
C18	105.00'	0.96'	0.96'	N 00°26'44" W	00°31'18"
C19	55.00'	4.05'	4.05'	S 02°17'42" E	04°13'13"
C20	55.00'	82.84'	75.23'	S 47°33'09" E	86°17'42"
C21	55.00'	80.84'	73.76'	N 47°11'31" E	84°12'57"
C22	55.00'	5.06'	5.06'	N 02°26'59" E	05°16'08"
C24	35.00'	52.00'	47.35'	N 42°22'34" E	85°07'19"
C25	35.00'	11.73'	11.67'	N 75°20'17" E	19°11'54"
C26	35.00'	30.17'	29.25'	N 41°02'37" E	49°23'27"
C27	35.00'	10.10'	10.06'	N 08°04'54" E	16°31'59"

LINE	DIRECTION	DISTANCE
L1	N 53°23'28" E	20.00'
L2	N 27°35'28" E	20.00'
L3	S 89°11'22" W	39.57'



UNPLATTED LANDS OF GOVERNMENT LOT 6, SECTION 5

UNPLATTED LANDS OF GOVERNMENT LOT 8, SECTION 5

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
6701 BEACH BOULEVARD, SUITE 200
JACKSONVILLE, FLORIDA 32216
TELE. (904) 721-1226
FAX (904) 721-5758