

# FOXWOOD TRAILS UNIT ONE

PLAT BOOK 41 PAGE 73

Sheet 1 of 2

A PORTION OF GOVERNMENT LOT 2, SECTION 3, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA.

TAXES VERIFIED R.B.F.

### CAPTION

A PORTION OF GOVERNMENT LOT 2, SECTION 3, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 10, BLOCK 5, HUNTERS POINT AT MANDARIN UNIT NINE, AS RECORDED IN PLAT BOOK 39, PAGES 57 AND 57A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE N. 89° 45' 33" E., ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2, ALSO BEING THE SOUTH LINE OF A 570.0' DRAINAGE EASEMENT FOR THE CITY OF JACKSONVILLE, RECORDED IN OFFICIAL RECORDS VOLUME 4831, PAGE 980, 560.87'; THENCE S. 0° 14' 27" E., 110.0'; THENCE N. 89° 45' 33" E., 15.41'; THENCE S. 0° 14' 27" E., 50.0'; THENCE S. 5° 26' 07" E., 110.45'; THENCE N. 89° 45' 33" E., 14.59'; THENCE S. 0° 14' 27" E., 396.39'; THENCE S. 1° 21' 14" W., 52.63'; THENCE S. 17° 58' 08" E., 151.88'; THENCE S. 76° 50' 30" W., 130.35'; THENCE S. 34° 57' 05" W., 145.0'; THENCE N. 55° 02' 55" W., 15.0'; THENCE S. 34° 57' 05" W., 98.83'; THENCE S. 27° 24' 24" E., 88.81'; THENCE S. 50° 52' 45" W., 92.99'; THENCE S. 66° 46' 15" W., 333.6'; THENCE N. 28° 51' 28" W., 110.53'; THENCE S. 66° 46' 15" W., 6.89' TO THE SOUTHEASTERLY CORNER OF SAID HUNTERS POINT AT MANDARIN UNIT NINE; THENCE N. 23° 13' 45" W., ALONG THE EASTERLY LINE OF SAID HUNTERS POINT AT MANDARIN UNIT NINE, 145.0'; THENCE N. 66° 46' 15" E., ALONG THE SOUTHEASTERLY LINE OF SAID HUNTERS POINT AT MANDARIN, 106.0' THENCE N. 0° 41' 32" W., ALONG THE EASTERLY LINE OF SAID HUNTERS POINT AT MANDARIN UNIT NINE, 1081.9' TO THE POINT OF BEGINNING.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT D.W. HUTSON CONSTRUCTION, INC. UNDER THE LAWS OF THE STATE OF FLORIDA, ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS FOXWOOD TRAILS UNIT ONE AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED; AND THAT THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL DRIVES 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 ITS SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL DRIVES HEREBY DEDICATED, TOGETHER WITH ALL SOILS, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM DRIVES, 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 ADJUTING 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 AND 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 ADJUTING 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 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. D.W. HUTSON CONSTRUCTION, INC. 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 OCCURENCE 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 D.W. HUTSON CONSTRUCTION, INC. ITS AGENTS, CONTRACTORS EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN FOXWOOD TRAILS UNIT ONE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF D.W. HUTSON CONSTRUCTION, INC. AND SHALL BE SUBJECT TO IT. THE J.E.A. EASEMENTS AS SHOWN ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

### APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE N° 86-147-40 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR, SIGNED THIS 18<sup>th</sup> DAY OF February A.D., 1986.

John H. Haddock  
MAYOR OF THE CITY OF JACKSONVILLE

Charles N. Kidd  
Asst. SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE

### CLERK'S CERTIFICATE 86-28447

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 41 PAGES 73-73A OF THE PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, SIGNED THIS 25<sup>th</sup> DAY OF MARCH A.D., 1986.

S. Morgan Slaughter  
CLERK S. MORGAN SLAUGHTER

Robert C. Forbes  
DEPUTY CLERK

### DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT D.W. HUTSON CONSTRUCTION, INC. 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, AS GUARANTEE THAT ALL REQUIRED IMPROVEMENTS WILL BE COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JACKSONVILLE.

Bruce Lingerfelt  
VICE PRESIDENT, D.W. HUTSON CONSTRUCTION, INC.

Albert J. Kramlich  
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 CHARTER N° 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 REGULATION OF THE CITY OF JACKSONVILLE, CURRENTLY IN EFFECT HAVE BEEN COMPLIED WITH. SIGNED THIS 3<sup>rd</sup> DAY OF January A.D. 1986.

James D. Harrison Jr.  
JAMES D. HARRISON JR.  
R.L.S. No. 2687 FLORIDA  
ALL AMERICAN SURVEYORS, INC.  
LAND SURVEYORS  
JACKSONVILLE, FLORIDA.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR RESPECTIVE AGENTS AND SEALS AFFIXED. THIS 2<sup>nd</sup> DAY OF January A.D., 1986.

Patricia B. DeChastel  
WITNESS

|| D.W. HUTSON CONSTRUCTION, INC. ||

John D. ...  
WITNESS

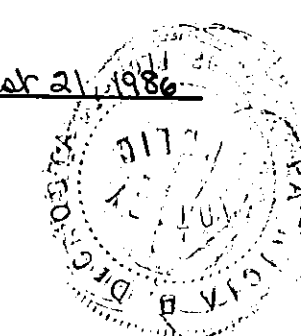
Bruce Lingerfelt  
VICE PRESIDENT, D.W. HUTSON CONSTRUCTION, INC.

### STATE OF FLORIDA, COUNTY OF DUAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 2<sup>nd</sup> DAY OF January A.D., 1986, BY BRUCE LINGERFELT, VICE PRESIDENT, D.W. HUTSON CONSTRUCTION, INC.

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE Patricia B. DeChastel

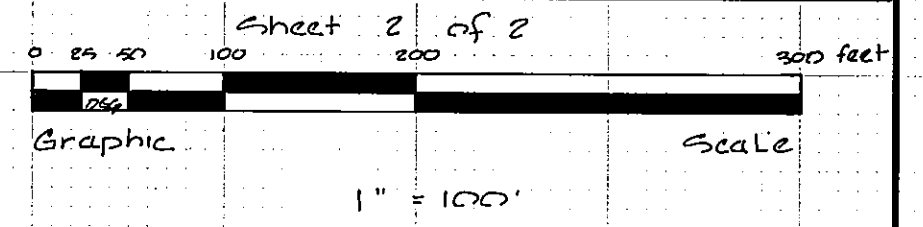
MY COMMISSION EXPIRES August 21, 1986.



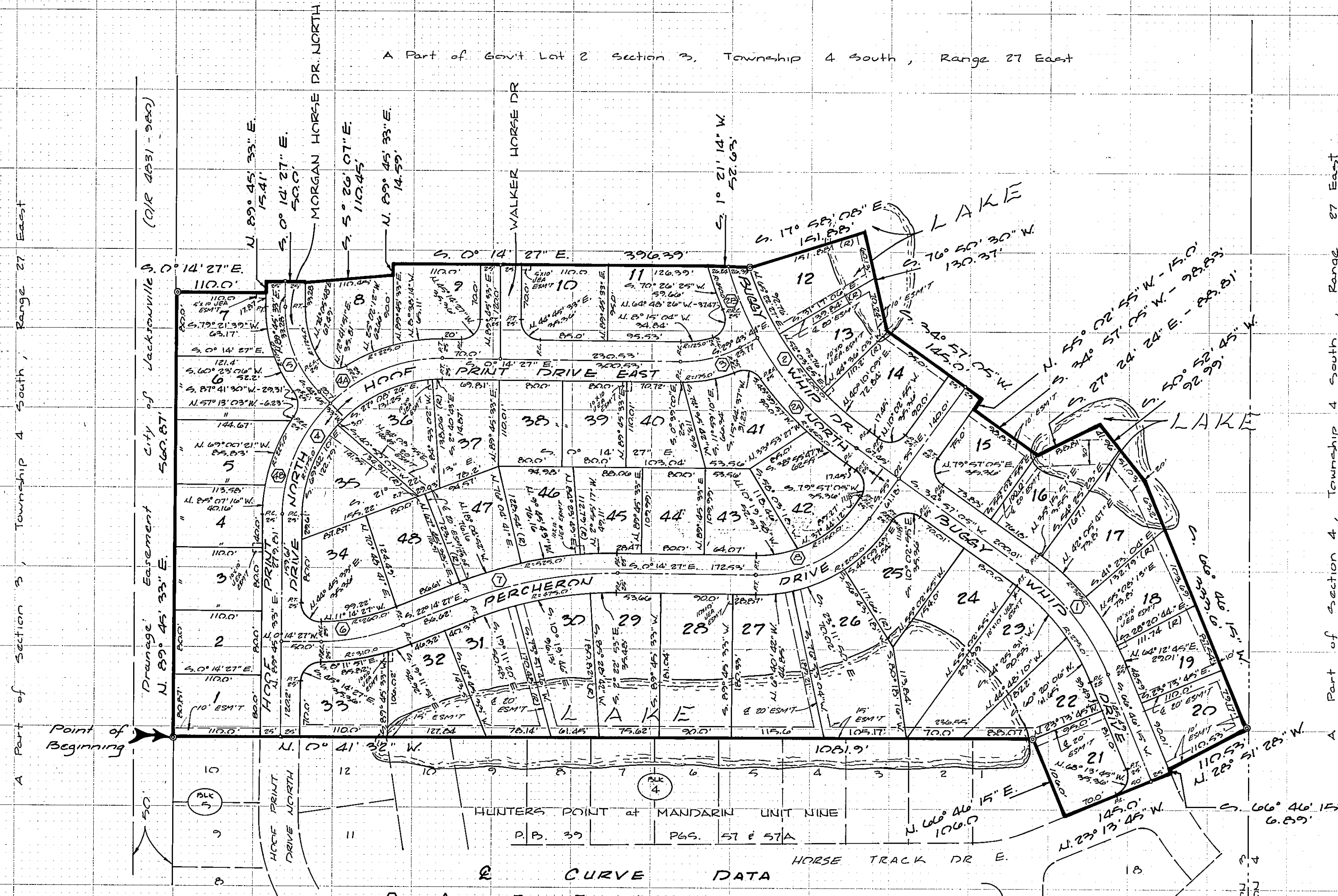
PREPARED BY:  
All American Surveyors, Inc.  
Land Surveyors  
8411 Baymeadows Way  
Jacksonville Florida 32216

# FOXWOOD TRAILS UNIT ONE

A PORTION OF GOVERNMENT LOT 2, SECTION 3, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA.



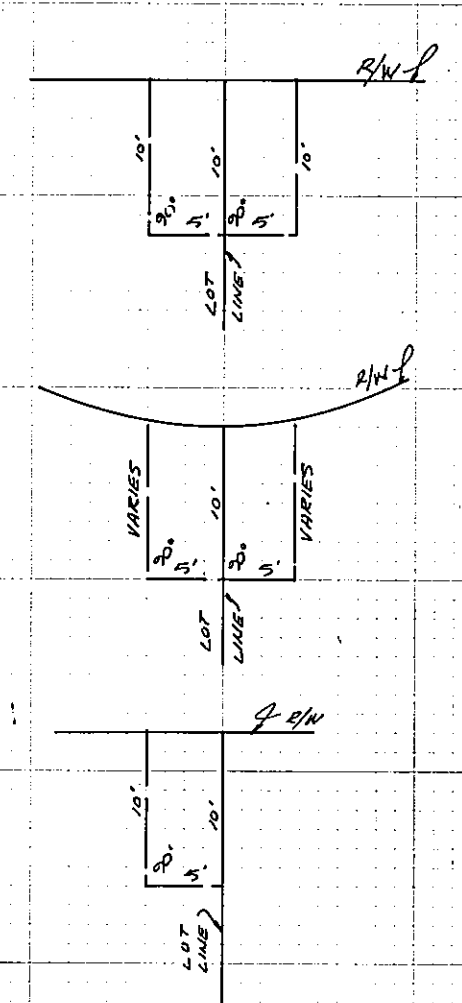
A Part of Govt Lot 2 Section 3, Township 4 South, Range 27 East



NORTH

1. ⊙ Denotes Permanent Reference Monument.
2. ° Denotes Permanent Control Point.
3. (R) Denotes Radial Line.
4. All Radii Shown are 25' Unless Otherwise Shown.
5. Bearings and Distances Shown on Curve Line Refers to Chord.
6. All Easements Shown are for Drainage, Utilities and Sewers Unless Otherwise Shown.
7. Bearings Shown Hereon are Based on Hunters Point at Mandarin Unit Nine, P.B. 39, Pgs. 57, 57A.
8. + + Denotes Street Name Change Point.

U.E.A. DETAILS  
N.T.S.



CURVE DATA

Q	Δ	R	T	A	ch.	BRG.
1.	31° 49' 10"	300.0'	85.51'	166.61'	164.47'	N. 50° 51' 40" E.
2.	38° 15' 26"	425.0'	147.41'	283.78'	278.54'	N. 54° 04' 48" E.
2A.	28° 19' 12"	425.0'	95.47'	187.81'	186.29'	N. 47° 36' 40" E.
2B.	12° 56' 15"	425.0'	48.19'	95.97'	95.76'	S. 68° 44' 23" W.
3.	29° 29' 17"	150.0'	39.47'	77.2'	76.25'	S. 14° 59' 06" E.
4.	90° 00' 00"	200.0'	200.0'	314.16'	282.84'	S. 45° 14' 27" E.
4A.	45° 00' 00"	200.0'	82.84'	157.08'	153.07'	S. 22° 44' 27" E.
4B.	45° 00' 00"	200.0'	82.84'	157.08'	153.07'	S. 67° 44' 27" E.
5.	45° 00' 00"	150.0'	62.13'	117.81'	114.81'	N. 67° 15' 33" E.
6.	22° 00' 00"	285.0'	93.4'	109.43'	108.76'	N. 11° 14' 27" W.
7.	22° 00' 00"	500.0'	97.19'	191.99'	190.81'	N. 11° 14' 27" W.
8.	54° 48' 28"	175.0'	90.73'	167.4'	161.09'	N. 27° 38' 41" W.

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