

FOXWOOD TRAILS unit THREE

CAPTION
A PORTION OF GOVERNMENT LOT 2, LYING IN AND BEING A PORTION OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

TAXES VERIFIED S.W.

A portion of Government Lot 2, lying in and being a portion of Section 10, Township 4 South, Range 27 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows: COMMENCE at the Southeastern corner of the plat of HUNTERS POINT at MANDARIN UNIT NINE, as recorded in Plat Book 39, Pages 57, and 57A, of the current Public Records of Duval County, Florida; said corner is also situate on the Southerly right-of-way line of Buggy Whip Drive, (a 50 foot right-of-way as now established); thence run North 66°46'16" East, along said Southerly right-of-way line, 6.89 feet; thence South 28°51'28" East, departing from said Southerly right-of-way line, 227.11 feet to a point situate on a curve leading to the right; thence along and around the arc of the curve, said curve being concave Southeasterly and having a radius of 225.00 feet, an arc length of 29.08 feet, said arc being subtended by a chord bearing and distance of North 57°11'40" East, 29.05 feet to a point on said curve; thence South 29°06'13" East, departing from said curve, 159.66 feet; thence South 15°53'00" West, 76.07 feet; thence South 16°59'18" East, 160.00 feet to the POINT OF BEGINNING; thence South 83°33'22" East, 97.85 feet; thence North 89°24'50" East, 80.00 feet; thence North 82°35'32" East, 156.96 feet; thence North 77°29'42" East, 50.00 feet to a point situate on a curve leading to the right; thence along and around the arc of the curve, said arc being concave Easterly and having a radius of 275.00 feet, an arc length of 27.67 feet, said arc being subtended by a chord bearing and distance of North 09°37'15" West, 27.66 feet to a point on the curve; thence North 83°15'42" East, departing from said curve, 200.00 feet; thence South 04°09'32" West, 165.63 feet; thence South 13°20'03" East, 73.65 feet; thence South 28°03'04" East, 99.97 feet to a point situate on a curve leading to the right; thence along and around the arc of the curve, said curve being concave Northwesterly and having a radius of 251.45 feet, an arc length of 3.56 feet, said arc being subtended by a chord bearing and distance of South 61°32'35" West, 3.56 feet to the point of tangency of said curve; thence South 61°56'56" West, 83.94 feet; thence South 28°03'04" East, 50.00 feet; thence North 61°55'56" East, 83.94 feet to a point of curvature of a curve leading to the left; thence along and around the arc of the curve, said curve being concave Northwesterly and having a radius of 301.45 feet, an arc length of 3.56 feet, said arc being subtended by a chord bearing and distance of North 61°36'37" East, 3.56 feet to a point on said curve; thence South 28°03'04" East, departing from said curve, 350.02 feet; thence South 19°55'53" East, 102.98 feet; thence South 00°35'10" East, 110.00 feet to a point situate on the Northerly right-of-way line of Losco Road (a 60.00 foot right-of-way as now established); thence South 89°24'50" West, along said Northerly right-of-way line, 921.52 feet to a point on said Northerly right-of-way line; thence North 00°35'10" West, departing from said Northerly right-of-way line, 110.00 feet; thence North 89°24'50" East, 19.92 feet; thence North 00°35'10" West, 50.00 feet; thence North 89°24'50" East, 75.00 feet; thence North 00°35'10" West, 220.00 feet; thence North 89°24'50" East, 75.00 feet; thence North 00°35'10" West, 220.00 feet; thence North 89°24'50" East, 75.06 feet; thence North 15°09'40" West, 51.66 feet; thence North 89°24'50" East, 89.07 feet; thence North 08°34'19" West, 123.17 feet to the POINT OF BEGINNING.

ADOPTION AND DEDICATION

This is to certify that D. W. Hutson Construction, Inc., is the lawful owner of the lands described in the caption hereon known as FOXWOOD TRAILS unit THREE, and has caused the same to be surveyed and subdivided; that FIRST FEDERAL SAVINGS and LOAN ASSOCIATION of JACKSONVILLE, a United States of America Corporation, 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 drives, lanes and easements for drainage, utilities, non-access 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 drives and courts hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from drives and lanes, 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 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. 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 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 D. W. Hutson Construction Inc., its agents, contractors, employees, servants, licensees or concessionaires with FOXWOOD TRAILS unit THREE. This indemnification shall run with the land and the assigns of D. W. Hutson Construction, Inc., and shall be subject to it. The Jacksonville Electric Authority Easements as shown are dedicated to the Jacksonville Electric Authority and its successors for its use in its underground electric distribution system.

In witness thereof the above named Corporations have caused these presents to be executed by their respective agents and seals affixed, this 14th day of JULY A. D., 1986.

D. W. HUTSON CONSTRUCTION, INC.

Witness: *Kathy Morrison*

Bruce Lingerfelt
Bruce Lingerfelt, Vice President
D. W. Hutson Construction, Inc.

Witness: *Dwight Ann Murphy*

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14th day of July A. D., 1986, by Bruce Lingerfelt, Vice President, D. W. Hutson Construction, Inc..

Notary Public, State of Florida, at Large *William L. Brown*

My Commission Expires: 6-26-90

FIRST FEDERAL SAVINGS and LOAN ASSOCIATION of JACKSONVILLE
a United States of America Corporation

Witness: *Sander L. Nakopoulos*

James R. Minnix
James R. Minnix, Vice President
First Federal Savings and Loan Association of Jacksonville
a United States of America Corporation

Witness: *Christal G. Bennett*

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14th day of July A. D., 1986, by James R. Minnix, Vice President, First Federal Savings and Loan Association of Jacksonville, a United States of America Corporation.

Notary Public, State of Florida, at Large *Guida L. N...*

My Commission Expires: 1-19-90

Prepared By:
ALL AMERICAN SURVEYORS, INC.
8411 BAYNEADOWS WAY
JACKSONVILLE, FLORIDA, 32216
(904) 731-0722

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. 86-98165, of said City adopted by its Council and approved by its Mayor.

Signed this 29th day of August A. D., 1986.

James R. Minnix
Mayor of the City of Jacksonville

Donald C. Hutson
Secretary of the Council of the City of Jacksonville

CLERK'S CERTIFICATE

86- 98165

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 42, Pages 36, of the Public Records of Duval County, Florida.

Signed this 23 day of SEPT. A. D., 1986.

S. Morgan Slaughter
Clerk: S. Morgan Slaughter

By: *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, 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 16th day of SEP A. D., 1986.

Bruce Lingerfelt
Bruce Lingerfelt, Vice President,
D. W. Hutson Construction, Inc.

Robert C. Forbes
Director of Public Works

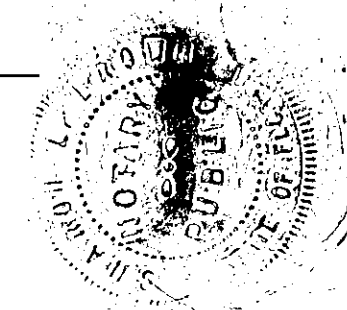
SURVEYOR'S CERTIFICATE

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 responsible direction and supervision and that the survey data complies with 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 regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 16th day of July A. D., 1986.

James R. Minnix
James R. Minnix, Surveyor, No. 2647
Florida
All American Surveyors, Inc.
Jacksonville, Florida

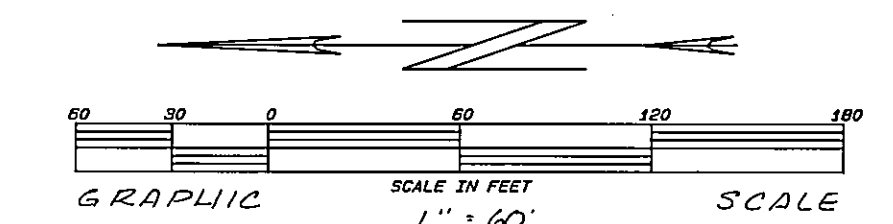
APPROVED
DATE: Aug 8, 1986
BY: *Morgan Slaughter*
CITY ENGINEER
Samuel O. Palmer
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
Samuel O. Palmer
ASSISTANT COUNSEL



FOXWOOD TRAILS unit THREE

A PORTION OF GOVERNMENT LOT 2, LYING IN AND BEING A PORTION OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

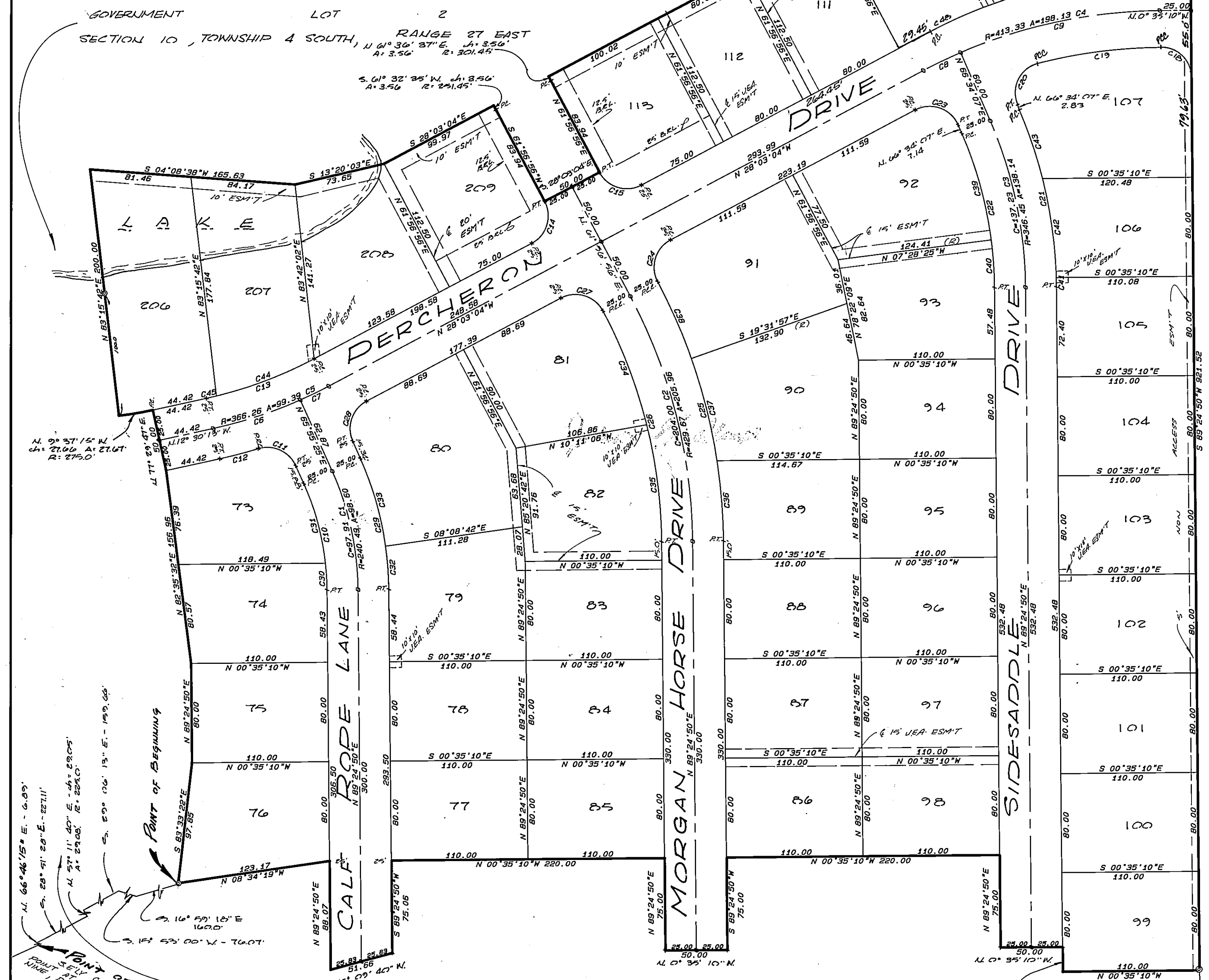
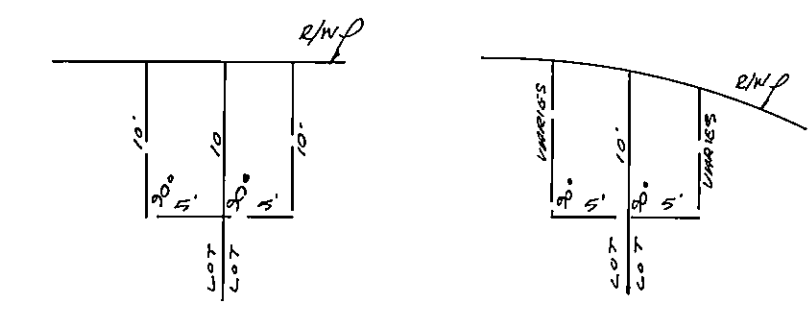
Sheet 2 of 2 Sheets



NOTES:

1. (C) DENOTES PERMANENT REFERENCE MONUMENT.
2. (P) DENOTES PERMANENT CONTROL POINT.
3. ALL RADII SHOWN ARE 25' UNLESS OTHERWISE NOTED.
4. BEARING AND DISTANCES SHOWN ON CURVE LINE REFERS TO CHORD.
5. ALL EASEMENTS SHOWN ARE FOR DRAINAGE, UTILITIES AND SEWERS UNLESS OTHERWISE NOTED.
6. BEARINGS SHOWN HEREON ARE BASED ON HUNTERS POINT AT MANDARIN UNIT NINE P.B. 37, P.57 & 57A.
7. (R) DENOTES RADIAL LINES.

U.E.A. ESM'T DETAIL
N.T.S.



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
1	23°29'25"	240.49	98.60	50.00	97.91
2	27°27'54"	429.07	205.95	105.00	204.00
3	22°50'43"	345.45	137.03	70.00	137.23
4	27°27'54"	413.33	198.13	101.01	196.24
5	15°32'51"	366.26	99.39	50.00	99.08
6	11°34'21"	366.26	73.98	37.11	73.85
7	3°08'30"	366.26	25.41	12.71	25.40
8	4°37'11"	413.33	33.33	16.87	33.32
9	22°50'43"	413.33	164.80	83.51	163.71
10	23°29'25"	215.49	88.35	44.60	87.73
11	83°06'04"	25.00	36.26	22.16	33.16
12	4°40'25"	391.26	15.92	31.92	31.91
13	15°32'51"	341.26	92.60	46.59	92.32
14	90°00'00"	25.00	39.27	25.00	35.36
15	90°00'00"	25.00	39.27	25.00	35.36
16	27°27'54"	390.96	191.24	97.40	189.42
17	90°00'00"	25.00	39.27	25.00	35.36
18	90°00'00"	25.00	39.27	25.00	35.36
19	13°14'08"	427.69	96.89	49.62	96.98
20	9°56'59"	25.00	49.66	29.59	50.19
21	22°50'43"	371.45	148.11	75.05	147.13
22	22°50'43"	321.45	129.17	64.95	127.32
23	94°37'11"	25.00	41.29	27.10	36.75
24	90°00'00"	25.00	39.27	25.00	35.36
25	27°27'54"	454.67	217.95	111.11	215.87
26	27°27'54"	404.67	193.98	98.89	192.13
27	90°00'00"	25.00	39.27	25.00	35.36
28	86°01'30"	25.00	37.54	23.32	34.11
29	23°29'25"	265.49	108.84	55.20	108.08
30	5°44'41"	215.49	21.61	10.81	21.60
31	17°44'43"	215.49	66.74	33.64	66.47
32	7°33'32"	265.49	35.03	17.54	35.00
33	15°55'52"	265.49	73.82	37.15	73.58
34	13°58'59"	404.67	98.76	49.63	98.52
35	13°28'55"	404.67	95.22	47.83	95.00
36	8°13'09"	454.67	65.22	32.67	65.17
37	10°49'39"	454.67	85.12	42.69	85.00
38	8°31'07"	454.67	67.60	33.86	67.54
39	15°57'29"	321.45	69.53	45.06	69.24
40	6°53'15"	321.45	38.64	19.34	38.62
41	1°10'19"	371.45	7.60	3.80	7.60
42	12°28'06"	371.45	80.83	40.58	80.67
43	9°12'18"	371.45	59.88	29.90	59.61
44	14°09'58"	341.26	64.37	42.40	64.15
45	1°22'56"	341.26	8.23	4.12	8.23
46	10°03'15"	398.96	70.01	35.09	69.92
47	10°01'57"	398.96	70.55	35.37	70.46
48	7°16'43"	398.96	40.68	20.34	40.65

ROAD

LOS CO (60' R/W)

LOS CO

GOVERNMENT LOT 2 SECTION 10, TOWNSHIP 4 SOUTH, RANGE 27 EAST

Prepared By:
ALL AMERICAN SURVEYORS, INC.
8411 BAYMEADOWS WAY
JACKSONVILLE, FLORIDA, 32216
(904) 731-0722