

BONAPARTE LANDING

Being a portion of Section 8 of the John Broward Grant in Section 37, Township 1 North, Range 27 East, of the City of Jacksonville, Duval County, Florida.

CAPTION

A portion of Section 8, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as follows: COMMENCING at the Southwest corner of Lot 70, as shown on the plat of Ashford Wood Unit Two, as recorded in Plat Book 54, Pages 53, 53A, 53B and 53C of the Current Public Records of said County, the same being the Southwest corner of Parcel "A", described in deed recorded in Official Records Volume 823, Page 423 of said Current Public Records, said point also being situated on the Southeastly right of way line of Starratt Road (a 60 foot right of way as now established); thence North 89°55'39" East, along the Southerly boundary line of said plat of Ashford Wood Unit Two and along the Southerly line of said Parcel "A", a distance of 279.65 feet for a POINT OF BEGINNING; thence South 27°30'27" West, 395.05 feet to a point lying on a curve concave Northeastly, having a radius of 100.00 feet; thence Northwestly along the arc of said curve, a distance of 7.13 feet, said arc being subtended by a chord bearing and distance of North 64°34'30" West, 7.13 feet to the point of tangency of said curve; thence North 62°31'54" West, 223.06 feet to the point of curvature of a curve concave Easterly, having a radius of 25.00 feet; thence Northerly along the arc of said curve, a distance of 41.61 feet, said arc being subtended by a chord bearing and distance of North 14°50'41" West, 36.97 feet to a point on said curve; thence North 57°09'27" West, 15.00 feet to a point lying on aforesaid Southeastly right of way line of Starratt Road, said point lying South 32°50'33" West, 238.30 feet from said Southwest corner of Lot 70; thence South 32°50'33" West, along said Southeastly right of way line, 110.49 feet; thence South 57°09'27" East, 15.00 feet to a point lying on a curve concave Southerly, having a radius of 25.00 feet; thence Easterly along the arc of said curve, a distance of 36.92 feet, said arc being subtended by a chord bearing and distance of North 75°09'19" East, 33.66 feet to the point of tangency of said curve; thence South 62°31'54" East, 229.81 feet to a point of curvature of a curve concave Northerly and having a radius of 150.00 feet; thence Easterly along the arc of said curve, a distance of 186.99 feet, said arc being subtended by a chord bearing and distance of North 81°45'18" East, 175.12 feet; thence South 10°41'08" East, 89.39 feet; thence South 45°10'01" East, 137.07 feet; thence South 69°32'00" East, 142.44 feet; thence South 40°12'28" East, 183.95 feet; thence South 89°26'54" East, 71.60 feet; thence North 76°05'54" East, 662.66 feet; thence North 89°53'35" East, 529 feet, more or less, to a point lying on the centerline of Dunn's Creek; thence Northerly along last said line and its meanderings thereof, 628 feet, more or less, to a point which lies North 89°55'39" East, 1,749 feet, more or less, from the Point of Beginning; thence South 89°55'39" West, along the Southerly line of Ashford Wood Unit Three, as recorded in Plat Book 55, Pages 15 and 15A, of said Current Public Records and along said Southerly line of Ashford Woods Unit Two and along said Southerly line of Parcel "A", a distance of 1,749 feet, more or less, to the POINT OF BEGINNING.

Containing 25.3 acres, more or less.

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.

By: Lynn A. Westbrook
Lynn A. Westbrook, P.E.
Director of Public Works
Date: 11/18/2004

CLERK'S CERTIFICATE 2004369977

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 57, Pages 53, 53A, 53B, 53C, of the current Public Records of Duval County, Florida, this 22nd day of October, A.D., 2004.

By: Jim Fuller
Jim Fuller
Clerk of the Circuit Court

By: Suzanne Marshall
Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 9th day of Nov., 2004.

By: Glenn E. McGregor
Glenn E. McGregor, P. L. S.
Professional Land Surveyor Number 4252

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 the 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 616-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 15th day of October, A.D., 2004.

By: Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No. 3848
L.B. No. 5189

ADOPTION AND DEDICATION

This is to certify that Starrett Road Developers, LLC, a limited liability company under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as Bonaparte Landing, having caused the same to be surveyed and subdivided, that Fidelity National Bank, N.A., a National Banking Association, is the holder of 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. All easements for JEA utilities and sewers are hereby irrevocably dedicated to JEA, its successors and assigns. All roads, parkways, lanes, drives, courts, walkways, easements for drainage 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. Tract "B-1" (Recreation Area), Tracts "A-1" and "A" (Wetland Preservation Area) and Tract "C" (Wetland Area) are hereby irrevocably dedicated to Bonaparte Crossing Homeowners Association, 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, drives and courts as noted above) hereby dedicated, together with all substances or matter which may flow or pass from (roads, parkways, lanes, drives 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 successor 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 effect 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 of omission of its agents, contractors, employees, servants, licensees, or concessionaires within Bonaparte Landing. This indemnification shall run with the land and the 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 lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors, and assigns.

Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E." are hereby irrevocably dedicated to JEA, 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 Starrett Road Developers, LLC, a limited liability company under the laws of the State of Florida, has caused these presents to be executed by its Board of Directors with the Corporate Seal affixed this 20th day of OCTOBER, A.D., 2004.

STARRETT ROAD DEVELOPERS, LLC A Limited Liability Company

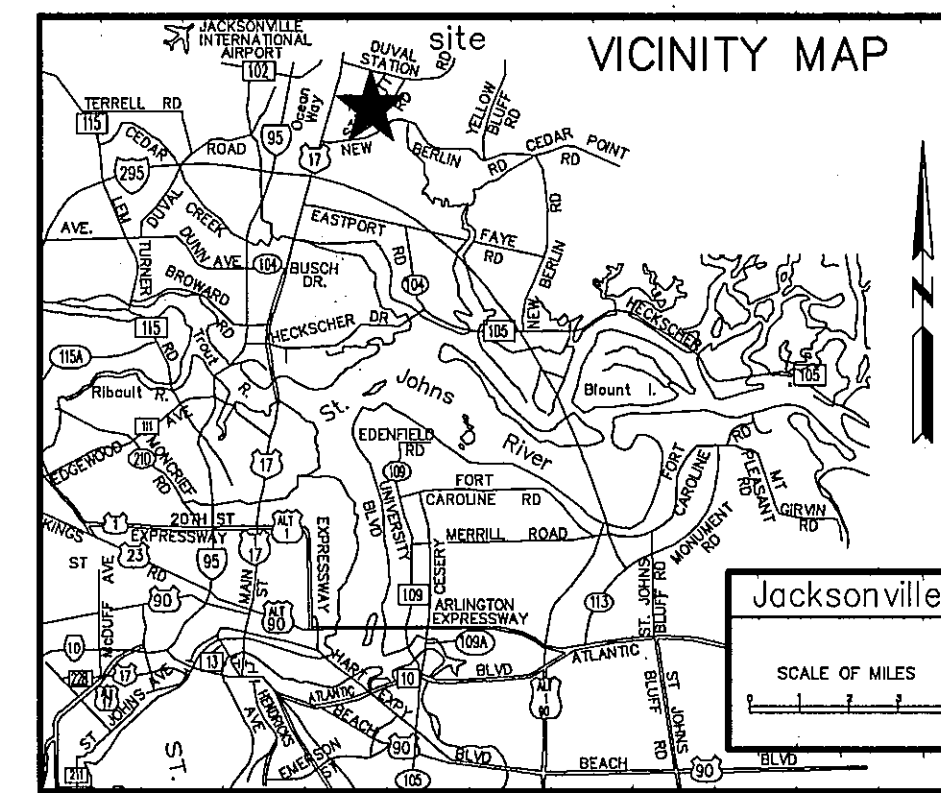
Witness: Linda K. Friel
Print Name: Linda K. Friel
Witness: Lisa Breese
Print Name: Lisa Breese

Starrett Road Developers, LLC
its Managing Partner
By: Rene Dostie, Jr.
its Managing Partner

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of OCTOBER, A.D., 2004 by Rene Dostie, Jr., Managing Partner of Starrett Road Developers, LLC, a limited liability company, on behalf of the company, who is personally known to me.

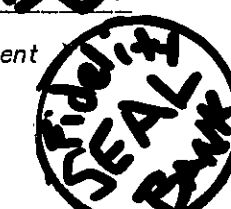
By: Linda K. Friel
Notary Public, State of Florida
Type of print name
My Commission Expires:
My Commission Number:



FIDELITY NATIONAL BANK, N.A. A National Banking Association

Witness: Tammy Stuart
Print Name: Tammy Stuart
Witness: D. ZABERK
Print Name: D. ZABERK

By: Michael W. Levitt
Michael W. Levitt
its Senior Vice President



STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8th day of November, A.D., 2004 by Michael W. Levitt, Senior Vice President of Fidelity National Bank, N.A., a National Banking Association, on behalf of the Association, who is personally known to me.

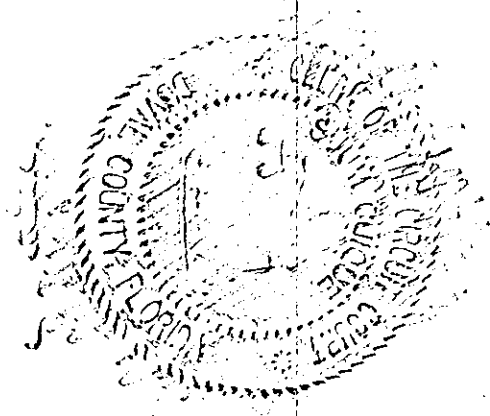
By: Deborah D. Barber
Notary Public, State of Florida
Type of print name
My Commission Expires:
My Commission Number:



PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
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FAX (904) 721-5758
TELEPHONE (904) 721-1226

PSD NO. 2002-015
CITY DEVELOPMENT NO. 4735.5

Approved 11/10/04
Date
By: John P. Rogers
City Engineer
for Director of Public Works
Approved 11/17/04
Date
for General Counsel T&F

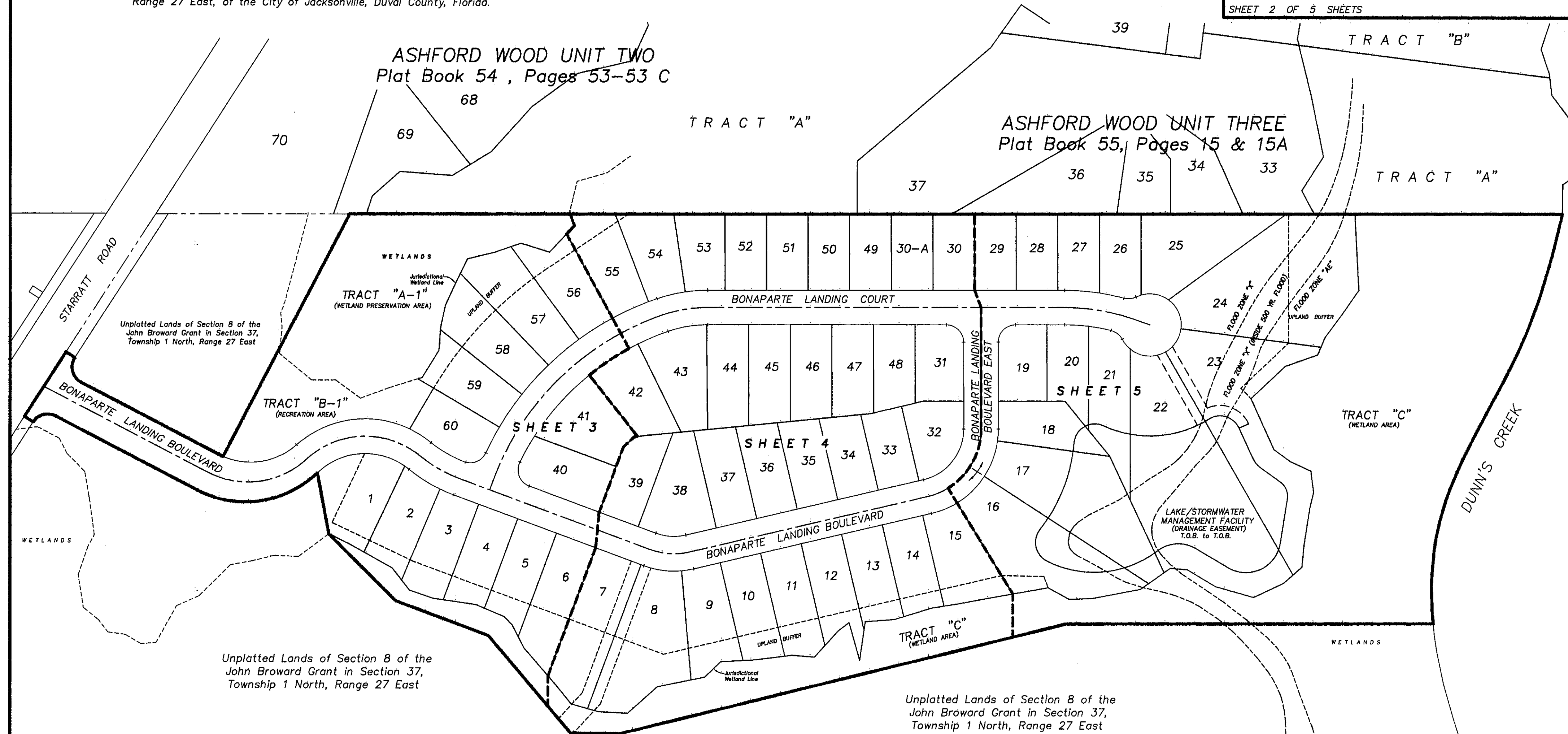


BONAPARTE LANDING

Being a portion of Section 8 of the John Broward Grant in Section 37, Township 1 North, Range 27 East, of the City of Jacksonville, Duval County, Florida.

PLAT BOOK **57** PAGE **54A**

SHEET 2 OF 5 SHEETS



NOTES :

- 1) ● Denotes Permanent Reference Monument Set P.L.S. No. 3848.
- 2) ● Denotes Permanent Control Point
- 3) Bearings based on State Plane Grid East Zone.
- 4) All platted easements shown hereon are for the construction, installation, maintenance and operation of drainage structures, utilities, sanitary sewers and cable television service, provided however that said cable television service, shall not interfere with the facilities and services of any 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.
- 5) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
 "JEA-E.E." denotes JEA equipment easement. These easements shall remain totally unobstructed by any improvements that may impede the use and access of said easement by JEA.
 "JEA-E." denotes JEA easement. JEA will allow certain non-permanent improvements which do not impede the use of said easement by JEA. The installation of fences, hedges, and landscaping is permissible but subject to removal by JEA at the expense of each lot owner for the removal and replacement of such items.
- 6) 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 that are not recorded on this plat that may be found in the public records of Duval County, Florida.

- 7) The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
- 8) Lots fronting on two (2) streets may have vehicular access from one (1) street only.
- 9) Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland lines as depicted on this plat without the written approval of Duval County and other 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. This wetland jurisdictional line and upland buffer may be superseded and redefined from time to time by the appropriate governmental agencies.
- 10) The easements 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 easements 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.

- 11) Control Co-ordinates shown are based on Florida State Plane, East Zone, 1983/1988 Datum and were established by GPS Observations. Control Monuments used in determining these co-ordinates were national geodetic points "FERNPORT AZ MK 1988" as established by the National Geodetic Survey and "74 94 GPS 16" as established by the Florida Department of Transportation.
- 12) All lot lines that intersect curves are non-radial, unless otherwise noted.

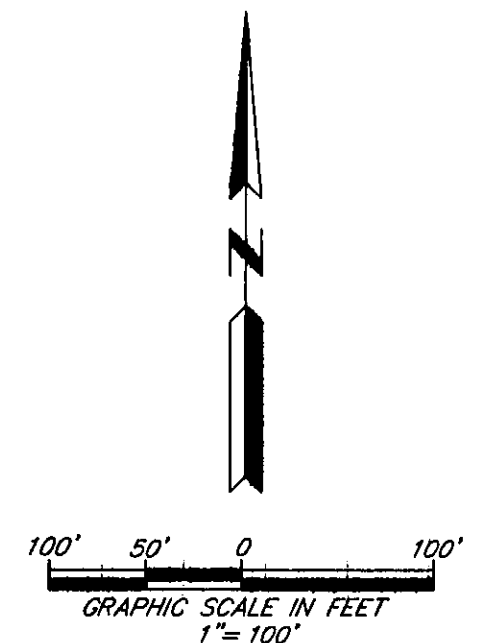
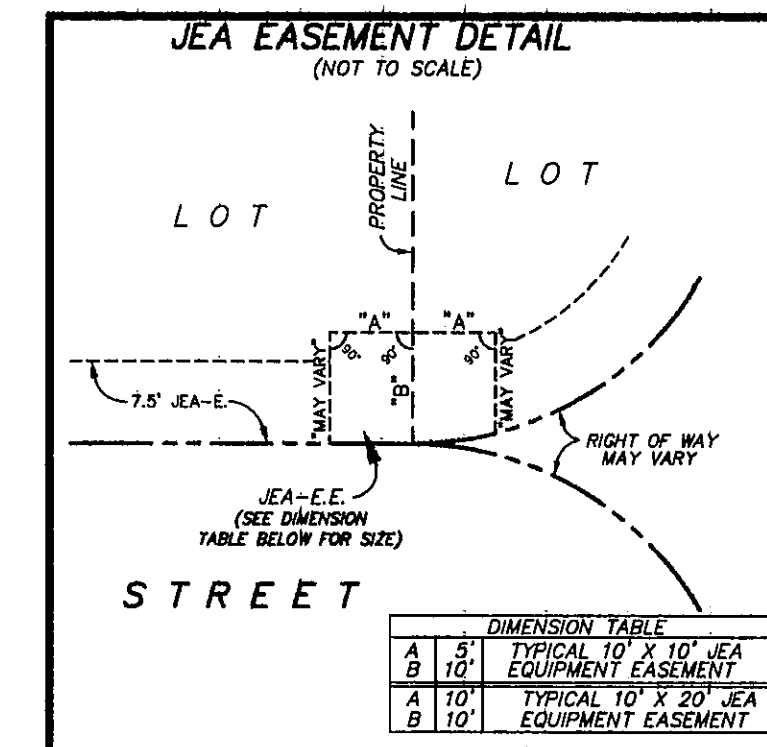
FLOOD ZONE NOTE

The lands shown hereon lie within flood zone ("X") and Special Flood Hazard Area (SFHA) ("AE") with a Base Flood Elevation (BFE) of 10.00 and a "Floodway" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 0157, suffix (E).

The FIRM information delineated on this plat is valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville.

LEGEND

P.C.	Point of Curvature	CB	Chord Bearing
P.T.	Point of Tangency	CH	Chord Distance
P.R.C.	Point of Reverse Curvature	C1	Tabulated Curve Data
P.C.C.	Point of Compound Curvature	L1	Tabulated Line Data
P.I.	Point of Intersection	C/L	Centerline
CA	Central Angle	TOB	Top of Bank
R	Radius	---	Match Line
L	Arc		



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 PSD NO. 2002-015
 CITY DEVELOPMENT NO. 4735.5

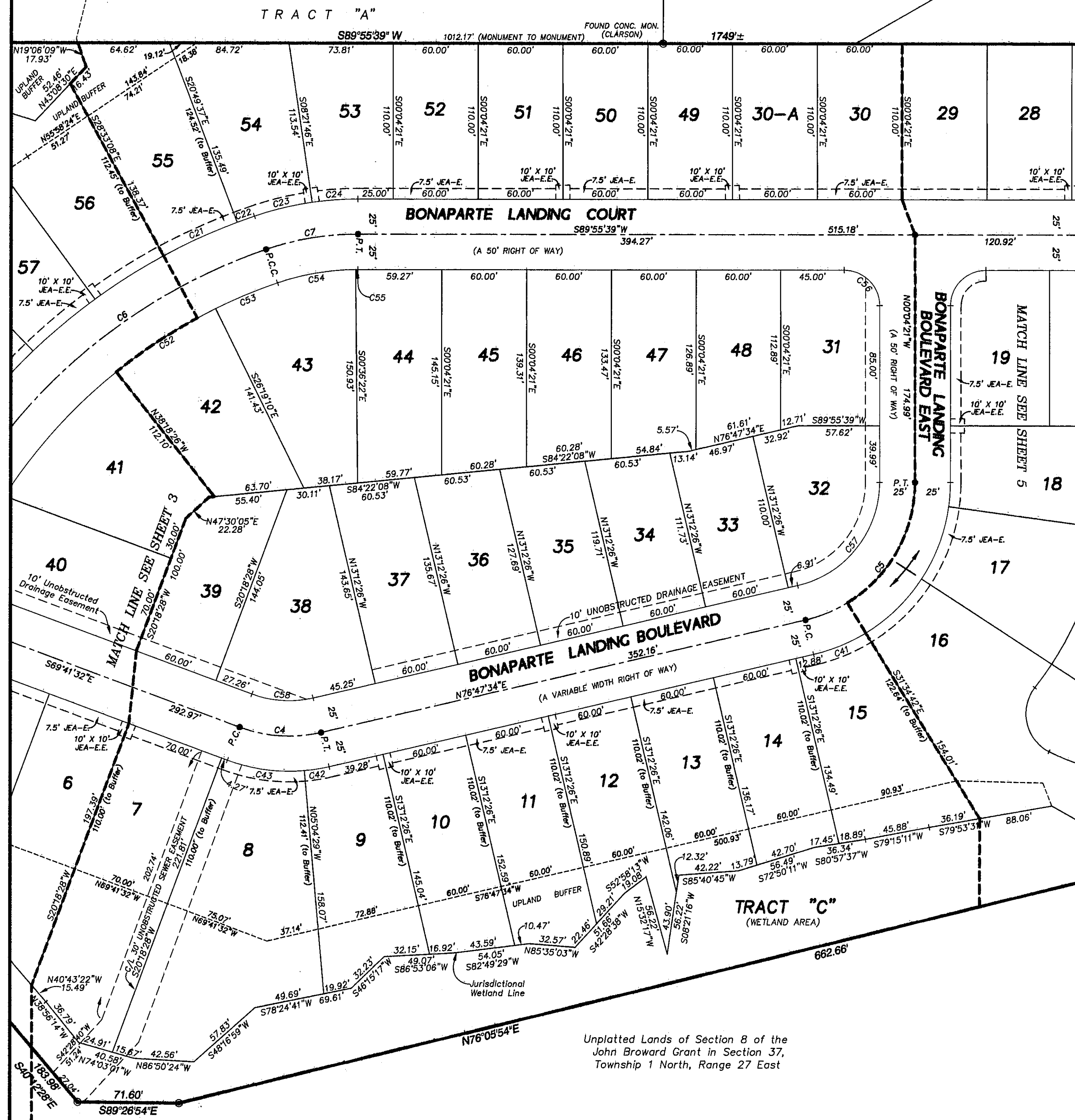
BONAPARTE LANDING

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ASHFORD WOOD UNIT THREE
Plat Book 55, Pages 15 & 15A

PLAT BOOK **57** PAGE **54C**

SHEET 4 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C4	100.00'	58.49'	30.11'	57.66'	S86°26'59"E	33°30'54"
C5	100.00'	134.15'	79.35'	124.32'	N38°21'37"E	76°51'55"
C6	400.00'	353.46'	189.21'	342.08'	S45°37'22"W	50°37'48"
C7	200.00'	66.29'	33.45'	65.98'	S80°25'58"W	18°59'24"
C21	425.00'	57.30'	28.70'	57.26'	S65°18'38"W	7°43'31"
C22	425.00'	13.09'	6.55'	13.09'	S70°03'19"W	1°45'53"
C23	225.00'	42.02'	21.07'	41.96'	S76°17'15"W	10°41'59"
C24	225.00'	32.56'	16.31'	32.53'	S85°46'57"W	8°17'25"
C41	125.00'	40.08'	20.21'	39.91'	N67°36'26"E	18°22'15"
C42	125.00'	17.74'	8.89'	17.73'	N80°51'33"E	8°07'58"
C43	125.00'	55.38'	28.15'	54.92'	S82°23'00"E	25°22'56"
C52	375.00'	83.57'	41.96'	83.39'	S57°17'47"W	12°46'05"
C53	375.00'	47.50'	23.78'	47.47'	S67°18'33"W	7°15'26"
C54	175.00'	56.37'	28.43'	56.13'	S80°09'57"W	18°27'23"
C55	175.00'	1.63'	0.81'	1.63'	S89°39'39"W	0°32'01"
C56	25.00'	39.27'	25.00'	35.36'	N45°04'21"W	90°00'00"
C57	75.00'	100.62'	59.51'	93.24'	N38°21'37"E	76°51'55"
C58	75.00'	43.87'	22.58'	43.25'	S86°26'59"E	33°30'54"

Unplatted Lands of Section 8 of the John Broward Grant in Section 37, Township 1 North, Range 27 East

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PSD NO. 2002-015
CITY DEVELOPMENT NO. 4735.5

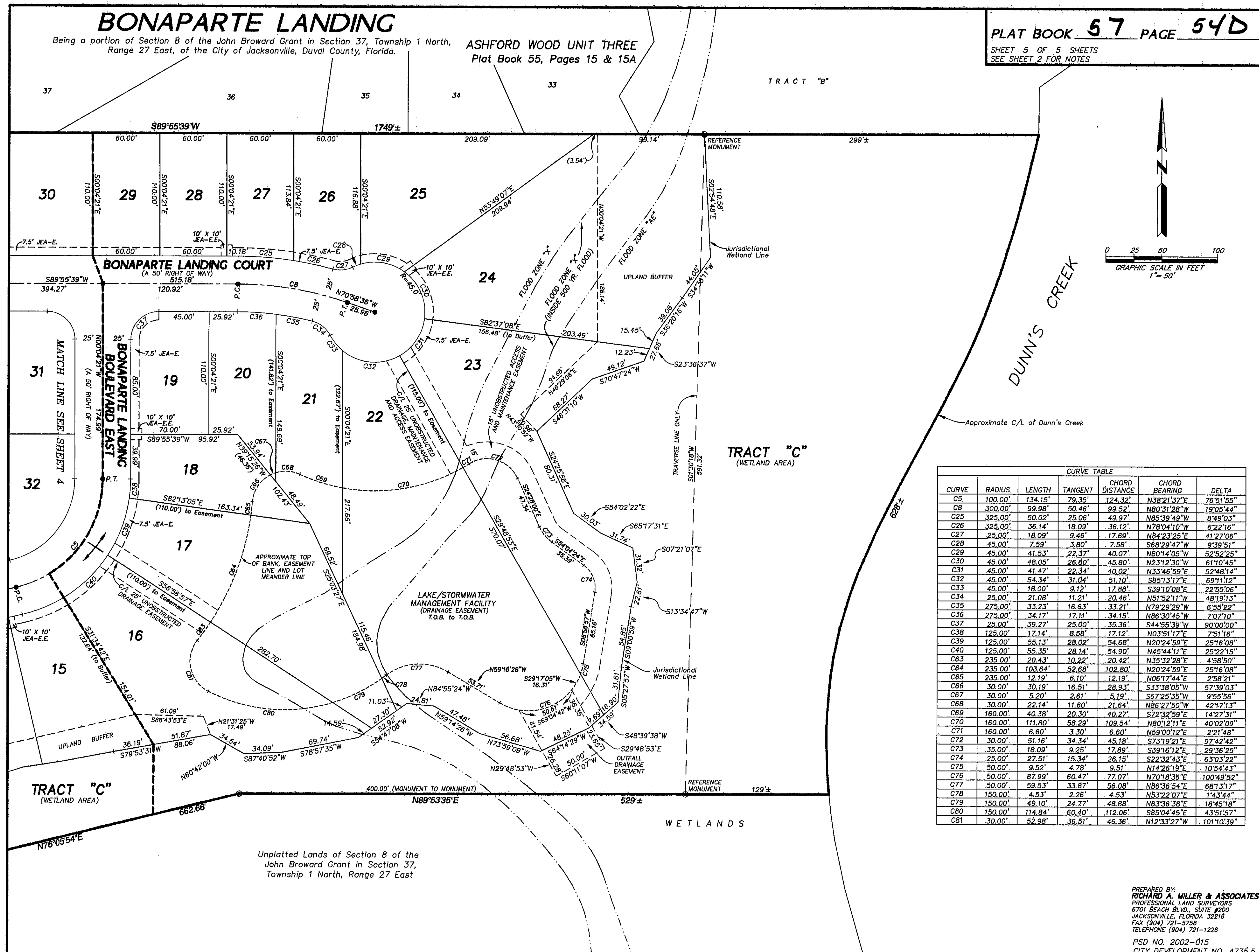
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ASHFORD WOOD UNIT THREE
Plat Book 55, Pages 15 & 15A

PLAT BOOK 57 PAGE 54D

SHEET 5 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C5	100.00'	134.15'	79.35'	124.32'	N38°21'37"E	76°51'55"
C8	300.00'	99.98'	50.46'	99.52'	N80°31'28"W	19°05'44"
C25	325.00'	50.02'	25.06'	49.97'	N85°39'49"W	8°49'03"
C26	325.00'	36.14'	18.09'	36.12'	N78°04'10"W	6°22'16"
C27	25.00'	18.09'	9.46'	17.69'	N84°23'25"E	41°27'06"
C28	45.00'	7.59'	3.80'	7.58'	S68°29'47"W	9°39'51"
C29	45.00'	41.53'	22.37'	40.07'	N80°14'05"W	52°52'25"
C30	45.00'	48.05'	26.60'	45.80'	N23°12'30"W	61°10'45"
C31	45.00'	41.47'	22.34'	40.02'	N33°46'59"E	52°48'14"
C32	45.00'	54.34'	31.04'	51.10'	S85°13'17"E	69°11'12"
C33	45.00'	18.00'	9.12'	17.88'	S39°10'08"E	22°55'06"
C34	25.00'	21.08'	11.21'	20.46'	N51°52'11"W	48°19'13"
C35	275.00'	33.23'	16.63'	33.21'	N79°29'29"W	6°55'22"
C36	275.00'	34.17'	17.11'	34.15'	N86°30'45"W	7°07'10"
C37	25.00'	39.27'	25.00'	35.36'	S44°55'39"W	90°00'00"
C38	125.00'	17.14'	8.58'	17.12'	N03°51'17"E	7°51'16"
C39	125.00'	55.13'	28.02'	54.68'	N20°24'59"E	25°16'08"
C40	125.00'	55.35'	28.14'	54.90'	N45°44'11"E	25°22'15"
C63	235.00'	20.43'	10.22'	20.42'	N35°32'28"E	4°58'50"
C64	235.00'	103.64'	52.68'	102.80'	N20°24'59"E	25°16'08"
C65	235.00'	12.19'	6.10'	12.19'	N06°17'44"E	2°58'21"
C66	30.00'	30.19'	16.51'	28.93'	S33°38'05"W	57°39'03"
C67	30.00'	5.20'	2.61'	5.19'	S67°25'35"W	9°55'56"
C68	30.00'	22.14'	11.60'	21.64'	N86°27'50"W	42°17'31"
C69	160.00'	40.38'	20.30'	40.27'	S72°32'59"E	14°27'31"
C70	160.00'	111.80'	58.29'	109.54'	N80°12'11"E	40°02'09"
C71	160.00'	6.60'	3.30'	6.60'	N59°00'12"E	2°21'48"
C72	30.00'	51.16'	34.34'	45.18'	S73°19'21"E	97°42'42"
C73	35.00'	18.09'	9.25'	17.89'	S39°16'12"E	29°36'25"
C74	25.00'	27.51'	15.34'	26.15'	S22°32'43"E	63°03'22"
C75	50.00'	9.52'	4.78'	9.51'	N14°26'19"E	10°54'43"
C76	50.00'	87.99'	60.47'	77.07'	N70°18'36"E	100°49'52"
C77	50.00'	59.53'	33.87'	56.08'	N86°36'54"E	68°13'17"
C78	150.00'	4.53'	2.26'	4.53'	N53°22'07"E	1°43'44"
C79	150.00'	49.10'	24.77'	48.88'	N63°36'38"E	18°45'18"
C80	150.00'	114.84'	60.40'	112.06'	S85°04'45"E	43°51'57"
C81	30.00'	52.98'	36.51'	46.36'	N12°33'27"W	101°10'39"

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