Doc # 2020250014, OR BK 19446 Page 1368, Number Pages: 27,
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RECORDING $231.00

PREPARED BY AND RETURN TO:
CHARLES W. BROWN, JR., ESQUIRE
CRABTREE LAW GROUP, P.A.
8777 San Jose Blvd., A-200
Jacksonville, Florida 32217

NOTICE TO PRESERVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR ASSOCIATION OF ROLLING RIVER OWNERS, INC.

NOTICE is hereby given pursuant to Chapter 712, Florida Statutes, that **ASSOCIATION OF ROLLING RIVER OWNERS, INC.** whose post office address is 586 Marsh Landing Pkwy, Jacksonville Beach, FL 32250, desires to preserve the covenants and restrictions contained in the Master Declaration of Covenants, Conditions, Restrictions and Easements for Rolling River Estates which is recorded in Official Records Book 7100, Page 2045, *et seq.*, of the current Public Records of Duval County, Florida, and the Residential Declaration of Covenants and Restrictions for Rolling River Estates which is recorded in Official Records Book 7100, Page 2104, *et seq.*, of the current Public Records of Duval County, Florida, together with all amendments thereto, as may be amended from time to time (hereinafter the "Declaration").

The following is a full and complete description of the property affected by this Notice and more particularly described as:

attached hereto as Exhibit "A" and made part hereof as if fully set forth herein

In accordance with Florida Statutes, Section 712.05, the members of **ASSOCIATION OF ROLLING RIVER OWNERS, INC.** , were provided with at least seven (7) days notice of the board meeting at which a vote to preserve the covenants and restrictions in the Declaration was approved. At the meeting, at least two-thirds of the members of the Board of Directors voted to preserve the Declaration. Attached hereto as Exhibit "B" is an Affidavit signed by an officer of **ASSOCIATION OF ROLLING RIVER OWNERS, INC.** , which affirms that a Statement of Marketable Title Action was mailed to all members of the Association with notice of the meeting of the Board of Directors. A copy of the Declaration is attached hereto as Exhibit "C" which is made part hereof as if fully set forth herein.

DATED this 26 day of Aug, 2020.

[SIGNATURE PAGE TO FOLLOW]

Witnesses:

Alvin Bolton

Alvin Bolton
Print Name

Judy Wards

Judy Wards
Print Name

ASSOCIATION OF ROLLING RIVER OWNERS, INC.,
a Florida not for profit corporation

Deborah Bolton

By: Deborah Bolton
Its: President

Attest By:

Aubrey Delerme

By: Aubrey E. Delerme
Its: Secretary

STATE OF FLORIDA

COUNTY OF DUVAL

Sworn to (or affirmed) and subscribed before me [x] by physical presence or [ ] by online notarization, this 26 day of August, 2020, by Deborah Bolton, as President for and on behalf Association of Rolling River Owners, Inc., ( ) to me well known or ( ) who produced _____ as identification, who stated that they are the President of Association of Rolling River Owners, Inc., that they have read the foregoing Affidavit, and swears the contents thereof are true to the best of their knowledge and belief.

JUDY WARDS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG234267
Expires 7/2/2022

Notary Public, State of Florida

My commission expires:

STATE OF FLORIDA

COUNTY OF DUVAL

Sworn to (or affirmed) and subscribed before me [x] by physical presence or [ ] by online notarization, this 24 day of Aug, 2020, by Aubrey Delerme, as Secretary for and on behalf Association of Rolling River Owners, Inc., ( ) to me well known or ( ) who produced _____ as identification, who stated that they are the President of Association of Rolling River Owners, Inc., that they have read the foregoing Affidavit, and swears the contents thereof are true to the best of their knowledge and belief.

JUDY WARDS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG234267
Expires 7/2/2022

Notary Public, State of Florida

My commission expires:

Exhibit "A"

ROLLING RIVER ESTATES UNIT 1 PHASE 1

PLAT BOOK 46 PAGE 82

A PART OF SECTION 1, AND A PART OF THE RAIN AND BAILEY GRANT, SECTION 41,
ALL IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 1 OF 2 SHEETS

CAPTION

A part of Section 1 and a part of the Rain And Bailey Grant, Section 41, all in Township 1 South, Range 25 East, City of Jacksonville, Duval County, Florida, and being more particularly described as follows:

Commence at the intersection of the Northerly right-of-way line of Dunn Avenue, (a 100 foot right-of-way as presently established) with the Westerly right-of-way line of Braddock Road, (a 60 foot right-of-way as presently established); thence along said Westerly line of Braddock Road, North 00°31'50" West, 201.15 feet to the Point of Beginning; thence departing said Westerly right-of-way line, said point lying in a curve concave Northeasterly, having a radius of 1859.86 feet, and a central angle of 18°37'13"; thence 539.43 feet along the arc of said curve, said arc being subtended by a chord bearing and distance of North 74°43'04" west, 537.06 feet to a point lying in a curve concave Northwesterly, having a radius of 975.00 feet and a central angle of 01°33'18"; thence along the arc of said curve 26.46 feet to the point of tangency, said arc being subtended by a chord bearing and distance of South 25°31'42" West, 26.46 feet; thence South 26°18'21" West, 147.75 feet to the point of curvature of a curve concave Northeasterly, having a radius of 25.00 feet and a central angle 92°20'32"; thence along the arc of said curve 40.29 feet, said arc being subtended by a chord bearing and distance of South 19°51'55 East, 36.07 feet to a point of cusp with a curve concave Northeasterly, having a radius of 1859.86 feet and a central angle of 04°41'06"; thence along the arc of said curve, 152.09 feet, said arc being subtended by a chord bearing and distance of North 63°41'38" West, 152.04 feet to a point of cusp with a curve concave Northwesterly, having a radius of 25.00 feet and central angle of 92°20'35"; thence along the arc of said curve a distance of 40.29 feet to the point of tangency, said arc being subtended by a chord bearing and distance of North 72°28'38" East, 36.07 feet; thence North 26°18'21" East, 147.75 feet to the point of curvature of a curve concave Northwesterly, having a radius of 875.00 feet and a central angle of 25° 48'34"; thence along the arc of said curve, 394.15 feet, said arc being subtended by a chord bearing and distance of North 13°24'04" East, 390.83 feet; thence North 89°30'13" West, 120.00 feet; thence North 02°28'32" West, 81.03 feet; thence North 07°23'25" West, 80.98 feet; thence North 12°39'52" West, 80.98 feet; thence North 17°56'18" West, 80.98 feet; thence North 23° 12' 46" West, 80.98 feet; thence North 28°29'13" West, 80.98 feet; thence North 33°20'46" West, 80.00 feet; thence North 55°51'13" East, 120.00 feet; thence North 52°52'32" East, 100.82 feet to a point lying in a curve concave Northeasterly, having a radius of 25.00 feet and a central angle of 78°53'43"; thence along the arc of said curve 34.42 feet, said arc being subtended by a chord bearing and distance of South 74°52'50" East, 31.77 feet; thence South 42°24'15" East, 90.02 feet to a point lying on a curve concave Southeasterly, having a radius of 25.00 feet and a central angle of 117°14'45"; thence along the arc of said curve, 51.16 feet, said arc being subtended by a chord bearing and distance of South 29°20'47" West, 42.69 feet to a point of reverse curvature of a curve concave Southwesterly, having a radius of 1100.00 feet and a central angle of 09°49'58"; thence along the arc of said curve 188.78 feet, said arc being subtended by a chord bearing and distance of South 24°21'37" East, 188.54 feet; thence North 65° 39'02" East, 198.09 feet; thence North 89°28'10" East, 175.00 feet; thence South 00°31'50" East, 34.75 feet; thence North 89°28'10" East, 127.00 feet to a point lying on the Westerly right-of-way line of said Braddock Road; thence along said Westerly right-of-way line, run South 00°31'50" East, 367.17 feet to the Point of Beginning.

DEVELOPER'S CERTIFICATE

This is to certify that Rolling River Associates, Ltd., 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, including sidewalks, 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.

Signed This 1st Day Of February A.D., 19 90

Director Of Public Works

Leo Blank, General Partner

APPROVED FOR RECORD

This is to certify that the above record plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to ORD. No. 90-559-282 of said City. Adopted by the Council and approved by the Mayor this 29th day of June A.D., 1990.

Mayor Of The CITY OF JACKSONVILLE

Kathleen A. Roberts
Asst. Secretary To The Council Of The CITY OF JACKSONVILLE

91-0019685

CLERK'S CERTIFICATE

This is to certify that this plat has been approved by the City Council of the City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 46 Pages 82, 82A of the Public Records of Duval County, Florida this 2nd day of Feb A.D., 1991.

Henry W. Cook, Clerk Of The Circuit Court

Deputy Clerk

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a correct representation of the land surveyed, platted and described in the caption. That the survey was made under the undersigned's responsible direction and supervision. That the survey data complies with all the requirements of Florida Statute 177. That the survey and legal description are accurate and that the permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State and the City of Jacksonville.

Signed And Sealed This 11th Day Of May A.D., 1990.

W. Monroe Hazen, Jr.
Florida Registered Land Surveyor No. 3398

ADOPTION AND DEDICATION

This is to certify that Rolling River Associates, Ltd., a limited partnership under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as Rolling River Estates Unit 1 Phase 1; having caused the same to be surveyed and subdivided. This plat, having been made in accordance with said survey, is hereby adopted as the true and correct plat of those lands. All street rights-of-way, easements for drainage, utilities and sewers, and non-access easements shown hereon are irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns.

The drainage easements through and over the lake and filtration system 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 lake and filtration system which those easements traverse, all water which may fall or come upon all street rights-of-way hereby dedicated, together with all soil, nutrients, chemicals, and all other substances which may flow or pass from said street rights-of-way, from adjacent land or from any other source of public waters into or through said lake or filtration system, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns, for any damage, 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 lake and filtration system shown on this plat are owned in fee simple title by the abutting property owners. The City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants, animals, chemicals, or any other substance or thing that may even be or become within said lake or filtration system 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 property owners. (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 lake and filtration system shown on this plat, but shall have the right to modify the existence of the lake and filtration system and that which retains it to effect adequate drainage including, but not limited to, the right to remove any water control structures or any part thereof. Rolling River Associates, Ltd., developer and owner of the lands described and captioned herein, or its successors and assigns in interest as fee simple owner of such easements for drainage and filtration systems, including without limitation, Rolling River Homeowners Association, Inc., shall indemnify the City Of Jacksonville and save it harmless from suits, actions, damages, liability, and expense in connection with loss of life or bodily or personal injury, property damage, or any other damage arising from or out of any occurrence in, upon, at, or from the lake and filtration system described above, or any part thereof, occasioned wholly or in part by any act or omission of Rolling River Associates, Ltd., its agents, contractors, employees, servants, licensees, or concessionaires with Rolling River Estates Unit 1 Phase 1; this indemnification shall run with the land and the assigns of Rolling River Associates, Ltd., and shall be subject to it. This indemnification shall not extend to any act or omission of the City of Jacksonville in the exercise of its rights set forth in this adoption and dedication.

ROLLING RIVER ASSOCIATES, LTD.

In witness whereof, Rolling River Associates, Ltd., has caused these presents to be signed by its general partner this 1st day of February A.D., 19 90

Leo Blank, General Partner

Witness

Witness

STATE OF NEW YORK, COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me this 1st day of February A.D., 1990 by Leo Blank, General Partner, on behalf of Rolling River Associates, Ltd., a Florida limited partnership, on behalf of said partnership.

Notary Public, State Of NEW YORK, At Large
No. 31-4523218 Qualified N.Y. County

My Commission Expires: 6/30/90

DEDICATION FOR MORTGAGEE

This is to certify that Citytrust, a Connecticut state bank and trust company, Bridgeport, Connecticut, being the Mortgagee of the lands described in the foregoing caption of this plat, does hereby join in and make themselves a party to the dedication of said lands and plat for the uses and purposes therein expressed and dedicate all drives and easements for drainage utilities and sewers, nonaccess easements, shown on this plat, to the City of Jacksonville and its successors.

In witness whereof, Citytrust, a Connecticut state bank and trust company, Bridgeport, Connecticut, has caused these presents to be signed by N. James McClelland, Sr. Vice-President, by and with the authority of its Board of Directors in its name, and with its Corporate Seal affixed this 9th day of February A.D., 1990.

N. James McClelland, Sr. Vice-President

Witness

Witness

STATE OF CONNECTICUT, COUNTY OF FAIRFIELD

The foregoing instrument was acknowledged before me this 9th day of February A.D., 1990, by N. James McClelland, Sr. Vice-President, on behalf of Citytrust, a Connecticut state bank and trust company, Bridgeport, Connecticut.

Notary Public, State Of Connecticut At Large My Commission Expires: 3.31.95

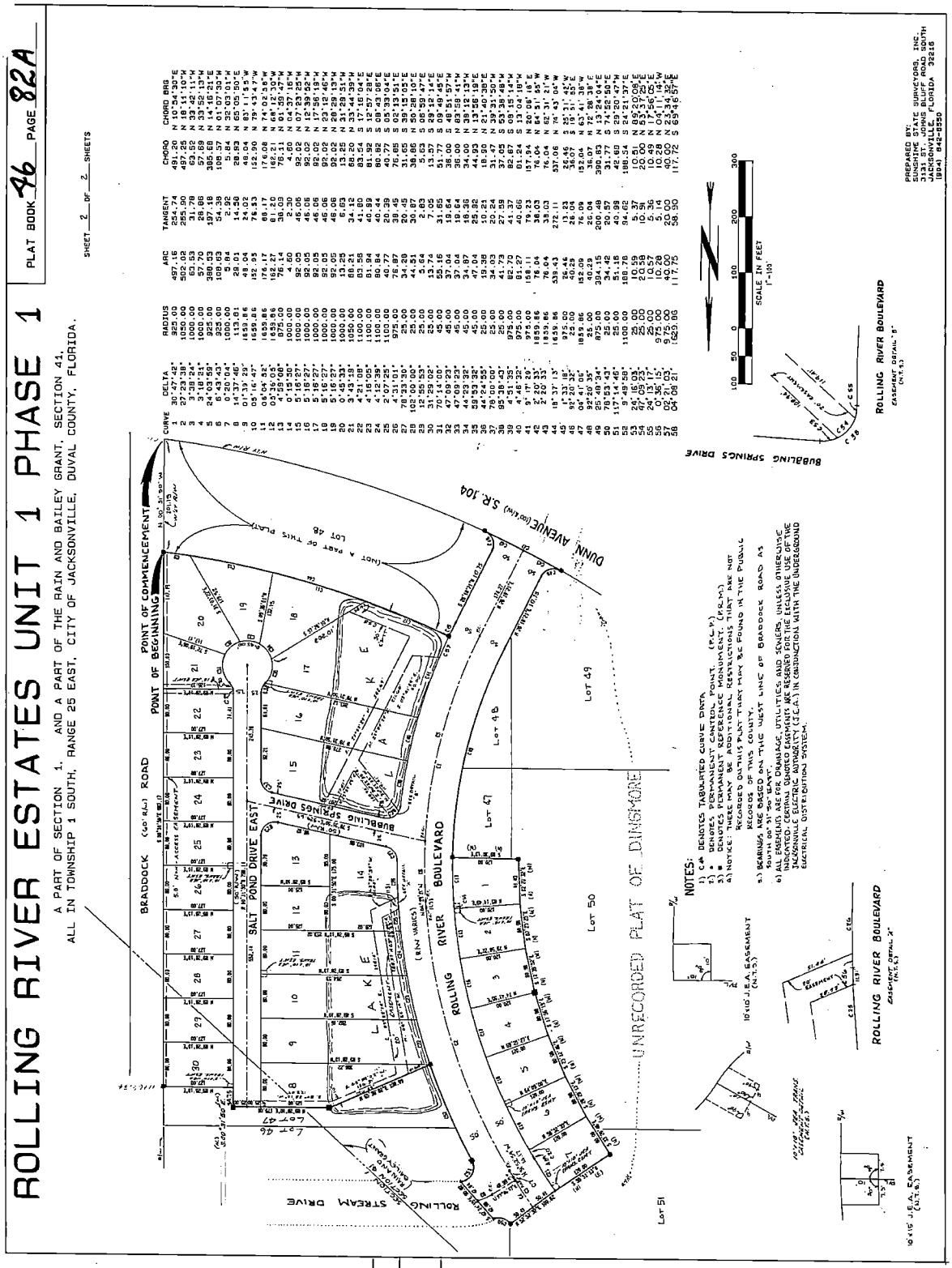
PREPARED BY:
SUNSHINE STATE SURVEYORS, INC.
3131 ST. JOHNS BLUFF ROAD SOUTH
JACKSONVILLE FLORIDA 32216 (904) 642-8550

ROLLING RIVER ESTATES UNIT 1 PHASE 1

PLAT BOOK 46 PAGE 82A

A PART OF SECTION 1, AND A PART OF THE RAIN AND BAILEY GRANT, SECTION 41, ALL IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 2 OF 2 SHEETS



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	35°27'26"	825.00	497.15	257.74	489.50	N 16°14'30"E
2	27°23'38"	1050.00	502.08	255.90	497.26	N 18°14'19"E
3	3°38'24"	1000.00	63.53	31.78	63.52	N 33°42'11"W
4	3°18'21"	1000.00	57.70	28.86	57.69	N 33°52'13"W
5	24°03'59"	925.00	388.53	197.18	385.69	N 14°16'21"E
6	24°03'59"	975.00	409.53	207.93	406.63	N 14°16'21"E
7	0°20'04"	1000.00	5.84	2.92	5.84	N 32°03'01"W
8	14°37'46"	113.81	29.01	14.58	28.93	N 65°05'50"E
9	01°39'23"	1699.86	48.04	24.02	48.04	N 83°11'55"W
10	05°46'47"	1699.86	171.49	85.83	171.42	N 79°43'47"W
11	03°36'05"	1699.86	106.97	53.51	106.95	N 73°12'30"W
12	03°36'05"	1699.86	162.27	81.20	162.21	N 68°12'30"W
13	4°58'06"	875.00	76.14	38.09	76.11	N 01°39'47"W
14	0°15'50"	1000.00	4.60	2.30	4.60	N 04°37'15"W
15	5°18'27"	1000.00	92.05	46.06	92.02	N 09°56'19"W
16	5°18'27"	1000.00	92.05	46.06	92.02	N 12°39'52"W
17	5°18'27"	1000.00	92.05	46.06	92.02	N 17°56'19"W
18	5°18'27"	1000.00	92.05	46.06	92.02	N 23°12'46"W
19	5°18'27"	1000.00	92.05	46.06	92.02	N 28°29'13"W
20	0°45'33"	1000.00	13.25	6.63	13.25	N 29°51'59"W
21	3°43'19"	1050.00	68.21	34.12	68.20	N 33°44'39"W
22	4°21'08"	1100.00	83.58	41.80	83.54	S 17°16'04"E
23	4°15'05"	1100.00	81.94	40.99	81.92	S 12°57'28"E
24	4°15'05"	1100.00	81.94	40.99	81.92	S 08°42'23"E
25	2°07'25"	1100.00	40.77	20.39	40.77	S 05°33'04"E
26	4°31'01"	975.00	76.87	38.45	76.85	S 02°13'51"E
27	78°23'30"	25.00	34.20	20.45	31.65	S 39°15'05"E
28	12°55'53"	25.00	5.64	2.83	5.63	S 84°58'19"E
29	12°55'53"	25.00	5.64	2.83	5.63	S 85°58'10"E
30	31°29'02"	25.00	13.74	7.05	13.57	S 29°12'14"E
31	70°14'00"	45.00	55.16	31.65	51.77	S 09°49'45"E
32	47°09'23"	45.00	37.04	19.64	36.00	S 48°51'57"W
33	47°09'23"	45.00	37.04	19.64	36.00	S 85°58'41"W
34	44°29'32"	45.00	34.97	18.36	34.00	N 38°12'13"W
35	59°53'32"	45.00	47.04	25.82	44.93	N 13°58'19"E
36	46°24'55"	25.00	19.98	10.21	18.90	N 21°40'38"E
37	78°00'00"	25.00	34.03	20.24	31.47	N 39°31'50"W
38	85°39'40"	25.00	37.38	23.23	34.02	N 45°13'48"W
39	4°51'35"	975.00	82.70	41.37	82.67	S 08°15'14"W
40	4°46'32"	975.00	81.27	40.66	81.24	S 13°04'19"W
41	9°17'29"	975.00	158.11	79.23	157.94	N 20°08'18"E
42	9°17'29"	1650.86	267.70	134.13	267.41	N 20°08'18"E
43	2°20'33"	1839.86	76.64	38.33	76.64	N 82°31'21"W
44	18°37'13"	1839.86	339.43	171.22	339.06	N 74°43'04"W
45	1°33'18"	975.00	26.46	13.23	26.46	S 25°31'42"W
46	2°47'32"	975.00	47.49	23.74	47.48	S 23°57'51"W
47	89°47'05"	25.00	39.18	24.94	35.29	S 65°31'35"E
48	92°20'35"	25.00	40.29	25.84	36.07	N 72°28'38"E
49	25°48'34"	875.00	394.15	200.48	390.83	N 13°24'04"E
50	2°18'43"	25.00	34.42	20.57	31.77	S 74°52'50"E
51	117°14'46"	25.00	51.15	42.51	42.61	S 27°15'57"W
52	9°49'58"	1100.00	188.78	94.62	188.54	S 24°21'37"E
53	24°16'03"	25.00	10.59	5.37	10.51	N 89°20'08"E
54	47°09'23"	25.00	20.58	10.94	20.00	N 65°37'20"E
55	24°16'03"	25.00	10.59	5.37	10.51	N 24°56'14"W
56	0°36'15"	975.00	10.28	5.14	10.28	N 04°11'04"W
57	02°21'03"	1825.86	75.00	37.50	75.00	N 01°40'44"W
58	04°08'21"	1825.86	117.75	58.90	117.72	S 69°46'57"E

APPROVED
DATE: 6/13/90
For Director of Public Works
By: [signature]
City Engineer

For General Council
By:

PREPARED BY:
SUNSHINE STATE SURVEYORS, INC
8351 DAMES POINT CROSS ROAD SOUTH
JACKSONVILLE, FLORIDA 32216
(904) 642-8550

ROLLING RIVER ESTATES UNIT 1 PHASE 2

PLAT BOOK 56 PAGE 99
SHEET 1 OF 7 SHEETS

A PORTION OF SECTION 1, TOGETHER WITH A PORTION OF THE RAIN AND BAILEY GRANT, SECTION 41, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

PARCEL 1

A PORTION OF SECTION 1, TOGETHER WITH A PORTION OF THE RAIN AND BAILEY GRANT, SECTION 41, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 111 OF ROLLING RIVER ESTATES UNIT 2B PHASE 1, AS RECORDED IN PLAT BOOK 55, PAGES 24, 24A, 24B, AND 24C, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°30'18" EAST, ALONG THE WESTERLY BOUNDARY LINE OF SAID ROLLING RIVER ESTATES UNIT 2B PHASE 1, A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CRYSTAL RIVER ROAD, A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTH 89°13'58" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 353.06 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING, THENCE SOUTH 00°30'18" EAST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, AND ALONG SAID WESTERLY BOUNDARY LINE OF ROLLING RIVER ESTATES UNIT 2B PHASE 1, AND ALSO ALONG THE WESTERLY BOUNDARY LINE OF ROLLING RIVER ESTATES UNIT 2A PHASE 1, AS RECORDED IN PLAT BOOK 55, PAGES 8A, 8BA, 8BB, AND 8BC, OF SAID PUBLIC RECORDS, A DISTANCE OF 765.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SHORELINE LANE, A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE OF ROLLING RIVER ESTATES UNIT 2A PHASE 1 FOR THE FOLLOWING TWELVE COURSES: (1) NORTH 89°13'58" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 8.30 FEET; (2) SOUTH 1°57'10" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, 146.15 FEET; (3) SOUTH 30°11'32" EAST, 118.56 FEET; (4) SOUTH 45°27'36" EAST, 118.39 FEET; (5) SOUTH 59°39'27" EAST, 110.31 FEET; (6) SOUTH 45°30'19" EAST, 177.84 FEET; (7) SOUTH 83°01'37" EAST, 83.83 FEET; (8) SOUTH 56°41'28" EAST, 78.06 FEET; (9) SOUTH 57°41'00" EAST, 78.06 FEET; (10) SOUTH 48°30'32" EAST, 78.06 FEET; (11) SOUTH 41°48'44" EAST, 78.19 FEET; (12) SOUTH 33°36'40" EAST, 76.15 FEET; THENCE ALONG THE WESTERLY BOUNDARY LINE OF ROLLING RIVER ESTATES UNIT 1 PHASE 1, AS RECORDED IN PLAT BOOK 54, PAGES 85 AND 85A, FOR THE FOLLOWING TWO COURSES: (1) SOUTH 32°18'43" EAST, 84.00 FEET; (2) SOUTH 24°14'10" EAST, 80.98 FEET; THENCE NORTH 89°13'57" WEST, DEPARTING SAID WESTERLY BOUNDARY LINE OF ROLLING RIVER ESTATES UNIT 1 PHASE 1, A DISTANCE OF 1013.01 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 800.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°21'54", AN ARC LENGTH OF 786.95 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 46°57'25" WEST, 586.74 FEET; THENCE NORTH 00°30'18" WEST, 654.88 FEET; THENCE SOUTH 89°31'57" WEST, 34.15 FEET; THENCE NORTH 61°28'48" WEST, 191.24 FEET; THENCE NORTH 89°29'44" EAST, 136.24 FEET; THENCE NORTH 00°30'18" WEST, 3.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 330.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°43'31", AN ARC LENGTH OF 439.31 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°53'11" WEST, 438.31 FEET; THENCE NORTH 89°42'31" EAST, 50.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°31'57", AN ARC LENGTH OF 39.07 FEET TO A POINT OF TANGENCY OF SAID CURVE, SAID POINT ALSO LYING ON THE WESTERLY PROLONGATION OF SAID NORTHERLY RIGHT OF WAY LINE OF CRYSTAL RIVER ROAD, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°00'06" EAST, 35.21 FEET; THENCE NORTH 89°13'58" EAST, ALONG SAID WESTERLY PROLONGATION, 270.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS THUS DESCRIBED CONTAINING 17.39 ACRES, MORE OR LESS.

PARCEL 2

A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 103 OF ROLLING RIVER ESTATES UNIT 2B PHASE 1, AS RECORDED IN PLAT BOOK 55, PAGES 7A, 7AA, 7AB, AND 7AC, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID ROLLING RIVER ESTATES UNIT 2B PHASE 1 FOR THE FOLLOWING THREE COURSES: (1) NORTH 00°48'03" WEST, 137.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CRYSTAL RIVER ROAD, A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED; (2) NORTH 89°13'58" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 12.33 FEET; (3) NORTH 00°48'02" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, 148.01 FEET; THENCE NORTH 00°21'32" WEST, 380.90 FEET; THENCE NORTH 23°00'22" WEST, 85.11 FEET; THENCE NORTH 1°19'32" EAST, 394.48 FEET; THENCE NORTH 41°13'19" EAST, 205.79 FEET; THENCE NORTH 46°03'08" EAST, 434.04 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BRADDOCK ROAD, A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTH 00°21'32" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 1312.69 FEET; THENCE SOUTH 89°13'58" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, 626.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS THUS DESCRIBED CONTAINING 14.80 ACRES, MORE OR LESS.

Approved 4/21/04
Date
City Engineer
for Director of Public Works
Approved 4/21/04
Date
for General Counsel

CLERK'S CERTIFICATE 2004138433

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 56, PAGES 99 THRU 105 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 27th DAY OF April A.D., 2004.

Tim Fuller
Tim Fuller, Clerk of the Circuit Court

SLV Dempsey
Deputy Clerk

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED, AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

Director of Public Works — 4/27/2004 Date

MORTGAGEE DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED BY THE OWNER THEREOF, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS BELOW ON THIS 9TH DAY OF DECEMBER A.D., 2003.

MORTGAGEE: PENINSULA BANK

Witness: Virginia L. Baxter — VIRGINIA L. BAXTER, Printed Name
Witness: Linda Ilaria — LINDA ILARIA, Printed Name

BY: Ricardo Solano
RICARDO SOLANO
SENIOR VICE-PRESIDENT

SEAL

STATE OF FLORIDA, COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9TH DAY OF DECEMBER A.D., 2003, BY RICARDO SOLANO, SENIOR VICE PRESIDENT, ON BEHALF OF PENINSULA BANK. HE BEING PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

Virginia L. Baxter
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
VIRGINIA L. BAXTER
Printed Name

Virginia L. Baxter MY COMMISSION # CC11011 EXPIRES February 22, 2004 BONDED THRU ATLANTIC BONDING, INC.

MY COMMISSION EXPIRES 2-22-04
COMMISSION NUMBER CC912894

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DUAN AVENUE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS ROLLING RIVER ESTATES UNIT 1 PHASE 2, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL STREET RIGHTS OF WAYS, BOULEVARDS, DRIVES, COURTS, ROADS AND LANES, TOGETHER WITH DRAINAGE EASEMENTS, AND NON-ACCESS EASEMENTS EXCEPT PRIVATE DRAINAGE EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND GRANTEES, IF ANY, OF SAID EASEMENTS.

THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKE/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 LANDS: (1) THAT UNOBSTRUCTED DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKE/STORMWATER MANAGEMENT FACILITY WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHTS OF WAY HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICAL, AND ALL OTHER SUBSTANCES WHICH MAY FLOW FROM SAID RIGHTS OF WAY, FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITY, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, HOWEVER 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 LAKE/STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAT IS OWNED IN FEE SIMPLE BY THE ABUTTING PROPERTY OWNERS. THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF ALGAE, PLANTS, ANIMALS, SEAL, CHEMICALS OR ANY OTHER SUBSTANCE OR THING THAT MAY EVEN BE OR COME WITHIN SAID LAKE/STORMWATER MANAGEMENT FACILITY WHICH THESE EASEMENTS TRAVERSE. NOR ANY RESPONSIBILITY FOR THE MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF DEVELOPER, ITS SUCCESSORS AND ASSIGNS; (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 LAKE/STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE CONSTRUCTION OF THE LAKE/STORMWATER MANAGEMENT FACILITY, AND THAT WHICH RETAINS IT, TO AFFECT ADEQUATE DRAINAGE INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES ON ANY PART THEREOF. THE UNDERSIGNED OWNER AND/OR DEVELOPER OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, 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 LAKE/STORMWATER MANAGEMENT FACILITY DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF THE UNDERSIGNED OWNER, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES, OR CONCESSIONAIRES WITHIN THE LANDS DESCRIBED AND CAPTIONED HEREON. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE UNDERSIGNED OWNER AND SHALL BE SUBJECT TO IT.

THOSE EASEMENTS DESIGNATED AS "UEA-EE" 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 "UEA-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.

THOSE EASEMENTS DESIGNATED AS "UEA-EE" 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 "UEA-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, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICER SHOWN BELOW ON THIS 3rd DAY OF DECEMBER A.D., 2003.

Witness — David B. Hyatt, Printed Name
Witness — Kenneth R. Meadrin, Printed Name

OWNER: DUAN AVENUE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP
BY: Michael E. Rosen
MICHAEL E. ROSEN, AS MANAGING MEMBER OF ROSEN DEVELOPMENT GROUP, LLC, A NEW YORK LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF MT. CAY REALTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

STATE OF FLORIDA, COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF December A.D., 2003, BY MICHAEL E. ROSEN, GENERAL PARTNER, ON BEHALF OF DUAN AVENUE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP. HE BEING KNOWN TO ME AND DID NOT TAKE AN OATH.

Virginia Pennington
NOTARY PUBLIC, STATE OF FLORIDA
Virginia Pennington
Printed Name

VIRGINIA L. PENNINGTON MY COMMISSION # DD 150756 EXPIRES: October 7, 2007

MY COMMISSION EXPIRES 10/7/07
COMMISSION NUMBER 2516722

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 21st DAY OF April 2003.

Glenn E. McGregor
GLENN E. McGREGOR, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 4252

SURVEYOR'S CERTIFICATE

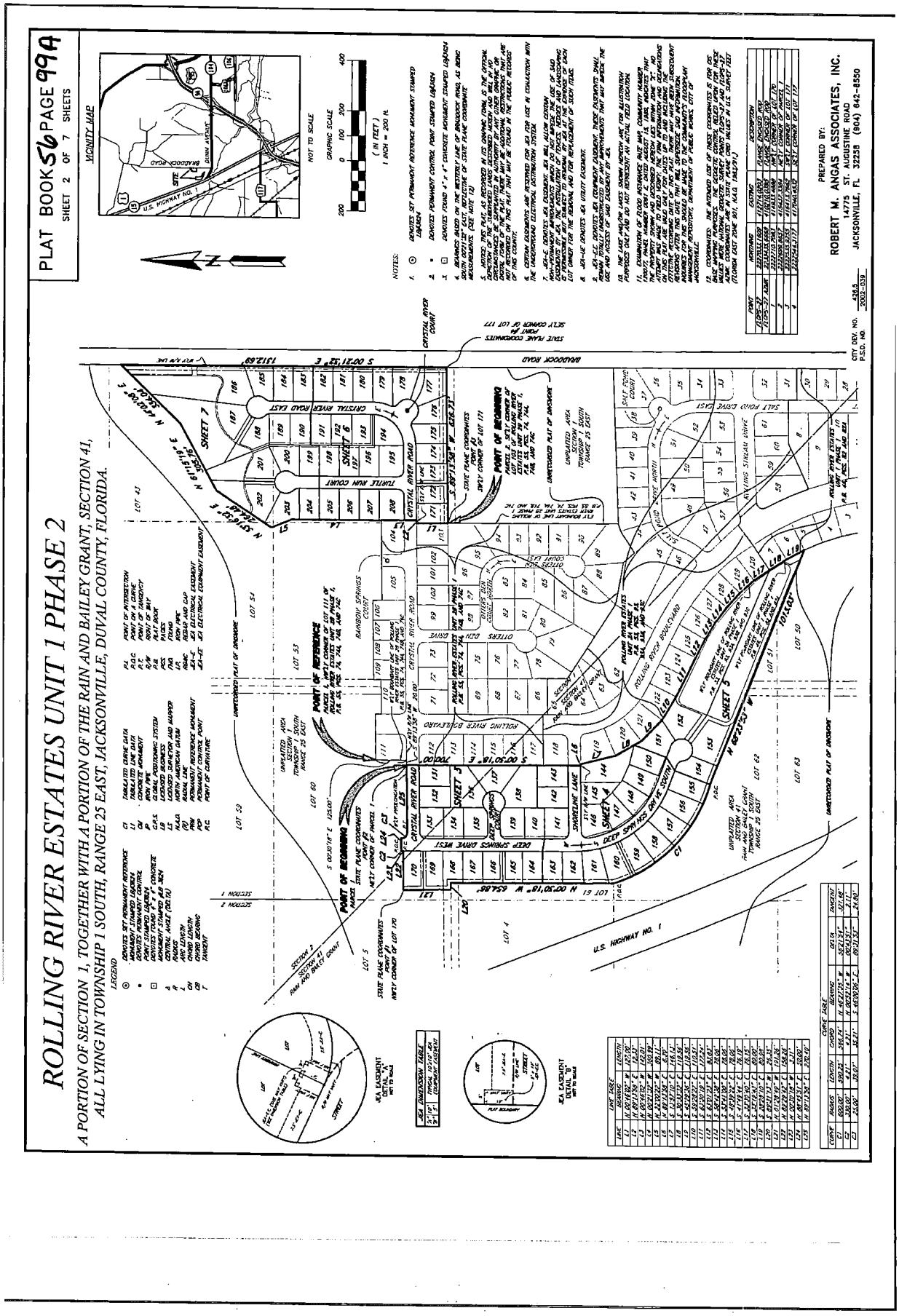
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

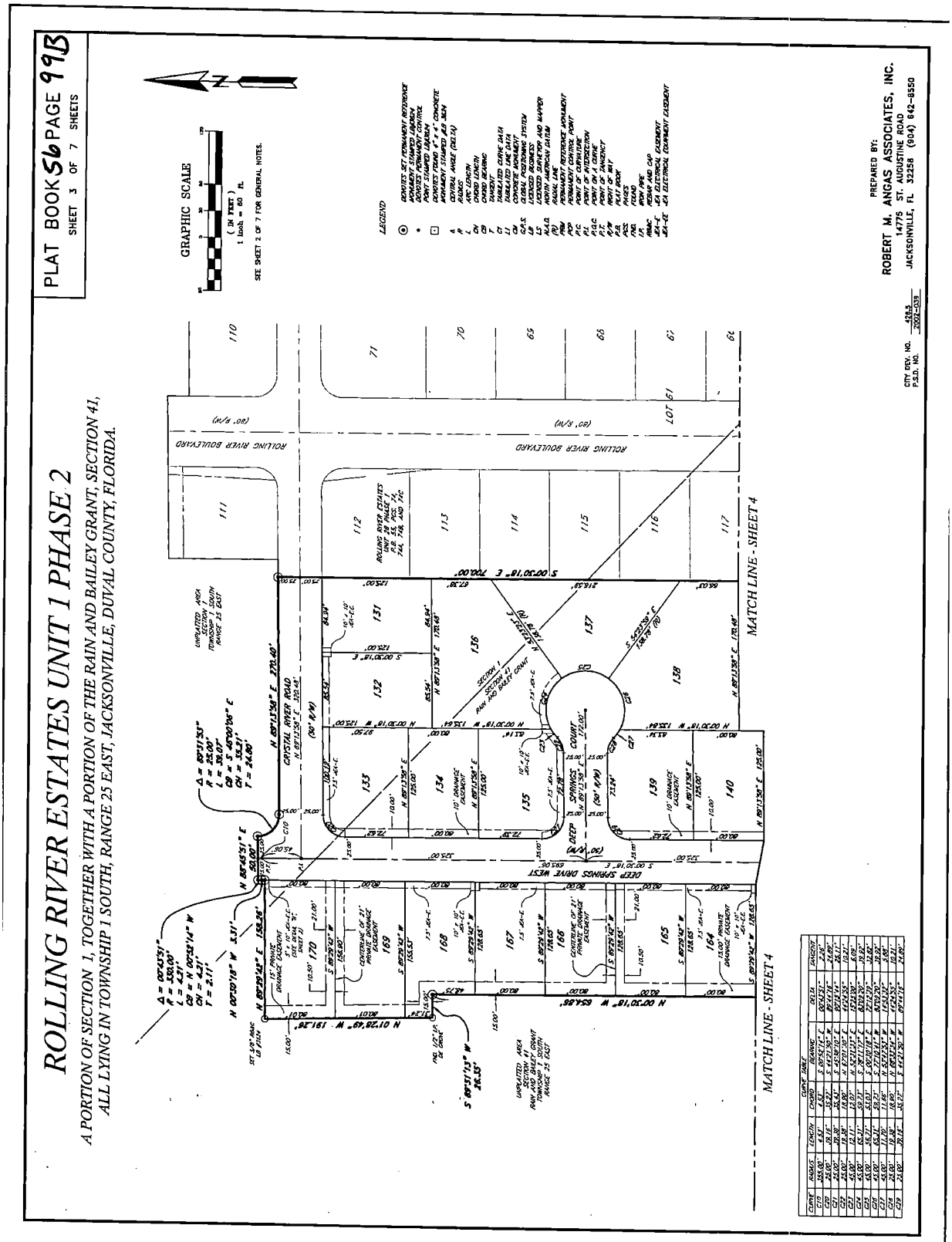
SIGNED AND SEALED THIS 14th DAY OF April A.D., 2003.

David L. Lampe
Professional Surveyor and Mapper
State of Florida LS No. 3535

CITY DEV. NO. 4258
P.S.D. NO. 2002-039

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550

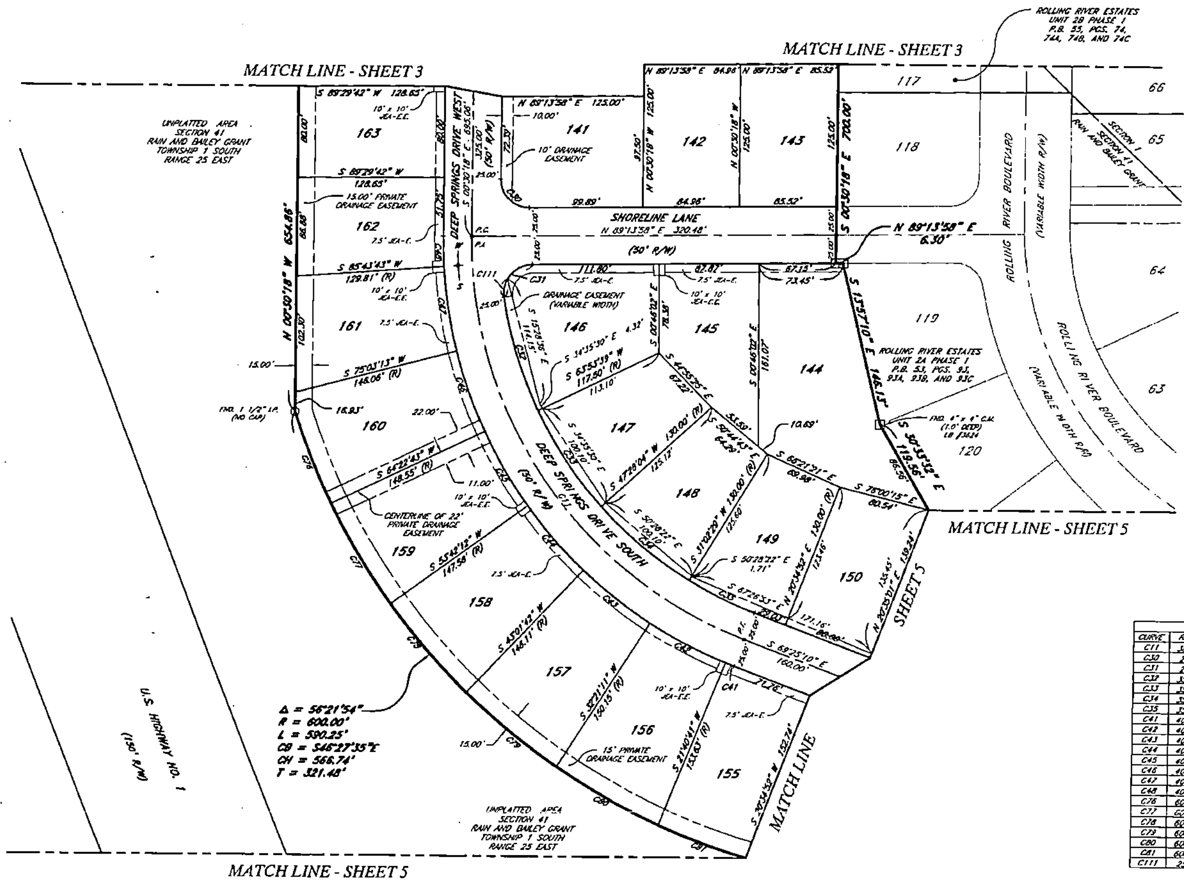

PLAT BOOK 56 PAGE 99A
SHEET 2 OF 7 SHEETS
ROLLING RIVER ESTATES UNIT 1 PHASE 2
A PORTION OF SECTION 1, TOGETHER WITH A PORTION OF THE RAIN AND BAILEY GRANT, SECTION 41, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.
VICINITY MAP
NOT TO SCALE
GRAPHIC SCALE
(IN FEET)
1 INCH = 200 FT.
NOTES:
LEGEND
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CITY DEV. NO. 426-S
P.S.U. NO. 2002-339
POINT OF BEGINNING
POINT OF REFERENCE
BABCOCK ROAD
CRYSTAL RIVER ROAD
TURTLE RUN COURT
ROLLING RIVER BOULEVARD
DEER SPRINGS DRIVE WEST
SHAREVINE LANE
RAINBOW SPRINGS COURT
OTTERS DEN DRIVE
SALT POND COURT
SALT POND DRIVE EAST
RIVING STREAM DRIVE
U.S. HIGHWAY NO. 1
UNPLATTED AREA SECTION 1 TOWNSHIP 1 SOUTH RANGE 25 EAST
UNPLATTED AREA SECTION 41 RAIN AND BAILEY GRANT TOWNSHIP 1 SOUTH RANGE 25 EAST
UNRECORDED PLAT OF BROOKE
ROLLING RIVER ESTATES UNIT 1 PHASE 1 PLAT BOOK 56, PAGES 74, 74A, 74B, AND 74C
SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
JEA EASEMENT DET. "A" SCALE: 1" = 50'
JEA EASEMENT DET. "B" SCALE: 1" = 50'
JEA EASEMENT DETAILS
LINE TABLE
CURVE TABLE


PLAT BOOK 56 PAGE 98
SHEET 3 OF 7 SHEETS
ROLLING RIVER ESTATES UNIT 1 PHASE 2
A PORTION OF SECTION 1, TOGETHER WITH A PORTION OF THE RAIN AND BAILEY GRANT, SECTION 41, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
SEE SHEET 2 OF 7 FOR GENERAL NOTES.
LEGEND
ROLLING RIVER BOULEVARD
CRYSTAL RIVER ROAD
DEEP SPRINGS COURT
DEEP SPRINGS DRIVE WEST
MATCH LINE - SHEET 4
MATCH LINE - SHEET 4
UNPLATTED AREA SECTION 1 TOWNSHIP 1 SOUTH RANGE 25 EAST
UNPLATTED AREA SECTION 1 RAIN AND BAILEY GRANT TOWNSHIP 1 SOUTH RANGE 25 EAST
ROLLING RIVER ESTATES UNIT 1 PHASE 1 PLAT BOOK 56 PAGES 74, 75, AND 76
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CITY ENV. NO. 4263
P.S.D. NO. 2004-2315

ROLLING RIVER ESTATES UNIT 1 PHASE 2

PLAT BOOK 56 PAGE 99C
SHEET 4 OF 7 SHEETS

A PORTION OF SECTION 1, TOGETHER WITH A PORTION OF THE RAIN AND BAILEY GRANT, SECTIOIN 41, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

SEE SHEET 2 OF 7 FOR GENERAL NOTES.

LEGEND

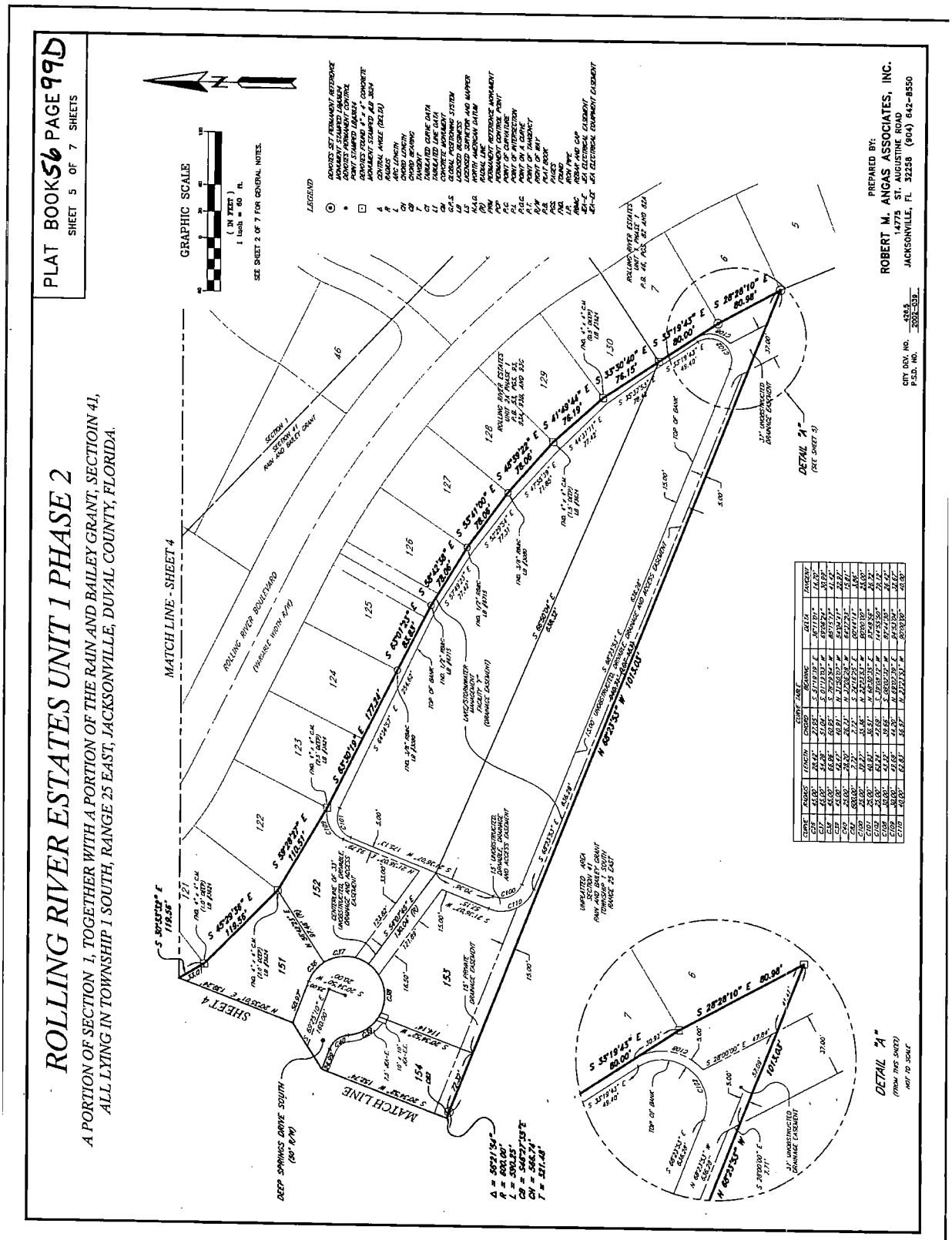
⊙	DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED LB#3624
•	DENOTES PERMANENT CONTROL POINT STAMPED LB#3624
⊡	DENOTES FOUND 4" x 4" CONCRETE MONUMENT STAMPED #LB 3624
Δ	CENTRAL ANGLE (DELTA)
R	RADIUS
L	ARC LENGTH
CH	CHORD LENGTH
CB	CHORD BEARING
T	TANGENT
C1	TABULATED CURVE DATA
L1	TABULATED LINE DATA
CM	CONCRETE MONUMENT
G.P.S.	GLOBAL POSITIONING SYSTEM
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR AND MAPPER
N.A.D.	NORTH AMERICAN DATUM
(R)	RADIAL LINE
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
P.C.	POINT OF CURVATURE
P.I.	POINT OF INTERSECTION
P.O.C.	POINT ON A CURVE
P.T.	POINT OF TANGENCY
R/W	RIGHT OF WAY
P.B.	PLAT BOOK
PGS.	PAGES
FND.	FOUND
I.P.	IRON PIPE
RBAC	REBAR AND CAP
JEA-E	JEA ELECTRICAL EASEMENT
JEA-EE	JEA ELECTRICAL EQUIPMENT EASEMENT

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C11	380.00'	457.06'	430.00'	S 34°57'44" E	68°54'51"	260.75'
C30	25.00'	39.38'	35.43'	S 45°38'10" E	90°15'44"	25.11'
C31	25.00'	42.94'	37.85'	S 40°01'41" W	98°24'34"	28.97'
C32	355.00'	104.89'	104.51'	S 17°38'28" E	16°55'45"	52.83'
C33	355.00'	101.78'	101.43'	S 34°19'08" E	16°25'35"	51.24'
C34	355.00'	101.78'	101.43'	S 50°44'43" E	16°25'35"	51.24'
C35	355.00'	64.81'	64.72'	S 64°11'20" E	10°27'39"	32.50'
C41	405.00'	7.76'	7.76'	N 68°52'14" W	01°05'51"	3.88'
C42	405.00'	75.46'	75.35'	N 62°59'04" W	10°40'30"	37.84'
C43	405.00'	75.46'	75.35'	N 52°18'33" W	10°40'30"	37.84'
C44	405.00'	75.46'	75.35'	N 41°39'03" W	10°40'30"	37.84'
C45	405.00'	75.46'	75.35'	N 30°57'33" W	10°40'30"	37.84'
C46	405.00'	75.46'	75.35'	N 20°17'02" W	10°40'30"	37.84'
C47	405.00'	75.46'	75.35'	N 09°35'32" W	10°40'30"	37.84'
C48	405.00'	26.62'	26.62'	N 02°23'17" W	03°45'58"	13.32'
C76	600.00'	86.96'	86.88'	S 22°25'45" E	08°18'14"	43.56'
C77	600.00'	103.03'	102.90'	S 31°30'01" E	09°50'18"	51.64'
C78	600.00'	102.98'	102.86'	S 41°20'11" E	09°50'03"	51.62'
C79	600.00'	103.24'	103.11'	S 51°10'59" E	09°51'32"	51.75'
C80	600.00'	103.79'	103.67'	S 61°04'05" E	09°54'42"	52.03'
C81	600.00'	82.53'	82.47'	S 69°57'52" E	07°52'52"	41.33'
C111	25.00'	16.44'	16.14'	N 09°39'29" E	37°40'10"	8.53'

CITY DEV. NO. 426.5
P.S.D. NO. 2002-039

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550


PLAT BOOK 56 PAGE 99
SHEET 5 OF 7 SHEETS
ROLLING RIVER ESTATES UNIT 1 PHASE 2
A PORTION OF SECTION 1, TOGETHER WITH A PORTION OF THE RAIN AND BAILEY GRANT, SECTION 41, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
SEE SHEET 2 OF 7 FOR GENERAL NOTES.
LEGEND
MATCH LINE - SHEET 4
ROLLING RIVER BOULEVARD
(VARIABLE WIDTH R/W)
DEEP SPRINGS DRIVE SOUTH
(50' R/W)
MATCH LINE
SHEET 4
DETAIL "A"
DETAIL "A"
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CITY DEV. NO. 4265
P.S.D. NO. 2002-539

PLAT BOOK 56 PAGE 99E
SHEET 6 OF 7 SHEETS

ROLLING RIVER ESTATES UNIT 1 PHASE 2

A PORTION OF SECTION 1, TOGETHER WITH A PORTION OF THE RAIN AND BAILEY GRANT, SECTION 41, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

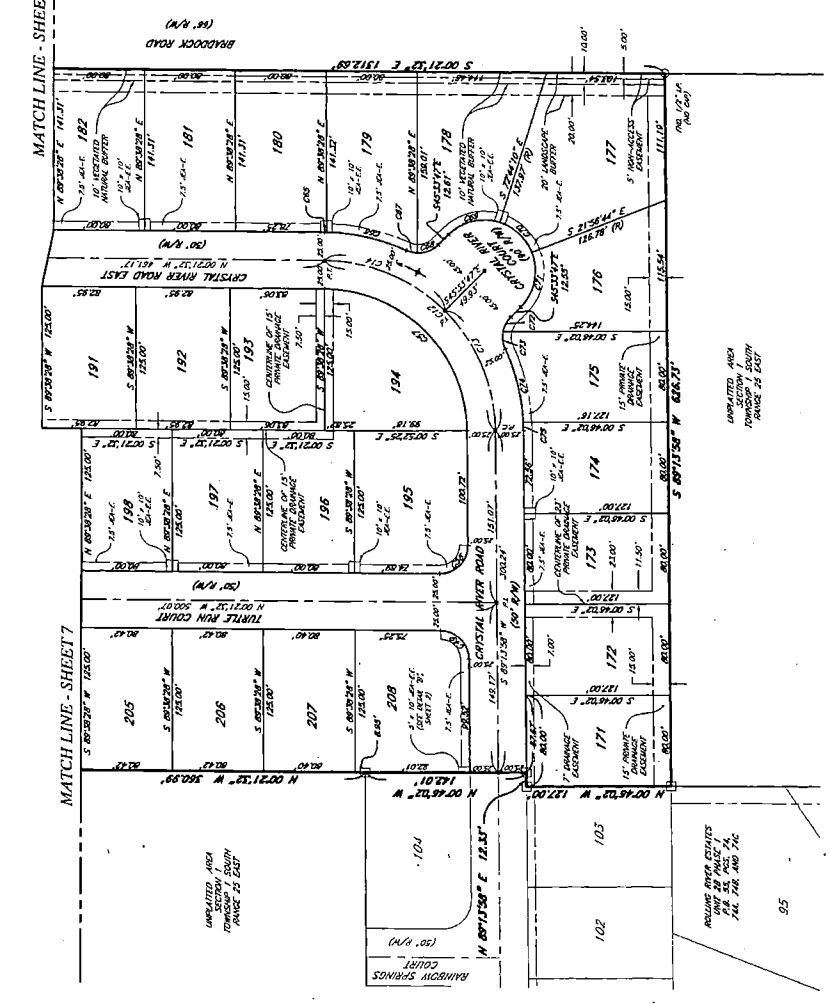
SEE SHEET 2 OF 7 FOR GENERAL NOTES.

LEGEND

⊙	BOHDTEC SET PERMANENT REFERENCE MONUMENT (STAMPED LB6574)
•	BOHDTEC SET PERMANENT CONTROL POINT (STAMPED LB6574)
⊡	BOHDTEC FOUND 5" x 5" x 4" CONCRETE MONUMENT STAMPED AS SUN
Δ	CENTRAL ANGLE (DELTA)
L	ARC LENGTH
CH	CHORD BEARING
CB	CHORD LENGTH
R	RADIUS
CT	TANGENT LENGTH
LT	RADIAL LINE DATA
PCP	PERMANENT CONTROL POINT
GPS	GLOBAL POSITIONING SYSTEM
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR AND MAPPER
NAVD	NORTH AMERICAN VERTICAL DATUM
(R)	RADIAL LINE
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF CURVE
P.R.C.	POINT OF REVERSE CURVE
P.T.	POINT OF TANGENCY
P.V.I.	POINT OF VERTICAL INTERSECTION
P.B.	PLAT BOOK
PGS.	PAGES
No.	NUMBER
I.P.	IRON PIPE
I.R.	IRON ROD
I.R.&C.	REBAR AND CAP
E1-E	E1 ELECTRICAL EASEMENT
E1-E2	E1 ELECTRICAL EASEMENT

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C13	280.00'	424.52'	385.13'	N 47°26'13" E	86°51'50"	268.82'
C14	280.00'	177.43'	174.48'	N 89°01'36" E	36°18'27"	91.98'
C15	280.00'	112.26'	111.50'	N 67°57'36" E	22°58'53"	56.83'
C16	280.00'	134.83'	133.49'	N 45°21'17" E	27°35'30"	68.80'
C17	25.00'	39.08'	35.21'	N 47°26'13" E	89°33'50"	24.82'
C18	25.00'	39.45'	35.48'	S 42°33'47" E	90°24'26"	25.18'
C19	25.00'	39.08'	35.21'	S 47°26'13" W	89°33'50"	24.82'
C20	25.00'	39.45'	35.48'	S 42°33'47" E	90°24'26"	25.18'
C21	125.00'	196.35'	176.78'	S 47°26'13" W	90°00'00"	125.00'
C22	125.00'	196.35'	176.78'	S 42°33'47" E	90°00'00"	125.00'
C23	125.00'	196.35'	176.78'	S 47°26'13" W	90°00'00"	125.00'
C24	125.00'	196.35'	176.78'	S 42°33'47" E	90°00'00"	125.00'
C25	125.00'	25.42'	25.38'	S 13°51'14" W	11°39'02"	12.74'
C26	125.00'	10.02'	10.02'	S 19°21'43" W	4°35'29"	5.01'
C27	25.00'	39.27'	35.36'	S 42°38'30" E	90°00'00"	25.00'
C28	25.00'	39.27'	35.36'	S 47°21'30" W	90°00'00"	25.00'
C29	25.00'	39.27'	35.36'	S 42°38'30" E	90°00'00"	25.00'
C30	25.00'	39.27'	35.36'	S 47°21'30" W	90°00'00"	25.00'
C31	25.00'	39.27'	35.36'	S 42°38'30" E	90°00'00"	25.00'
C32	25.00'	39.27'	35.36'	S 47°21'30" W	90°00'00"	25.00'
C33	25.00'	15.42'	15.18'	S 82°52'45" W	35°19'56"	7.97'
C34	125.00'	65.97'	65.21'	S 75°50'37" W	30°14'04"	33.68'
C35	125.00'	7.14'	7.14'	S 89°08'51" W	03°16'09"	3.57'



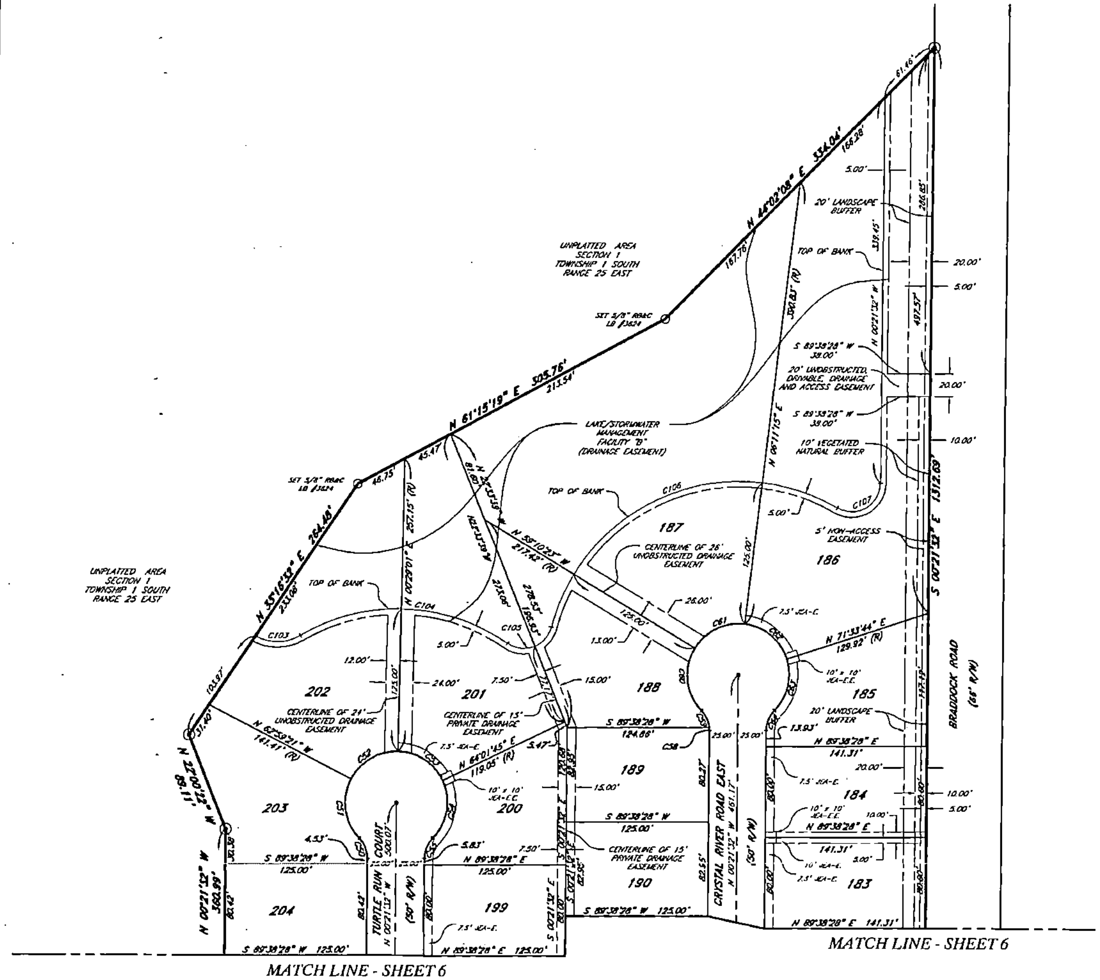
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550

CITY DEV. NO. 4285
P.S.D. NO. 2002-039

ROLLING RIVER ESTATES UNIT 1 PHASE 2

A PORTION OF SECTION 1, TOGETHER WITH A PORTION OF THE RAIN AND BAILEY GRANT, SECTION 41, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 56 PAGE 99F
SHEET 7 OF 7 SHEETS



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

SEE SHEET 2 OF 7 FOR GENERAL NOTES.

LEGEND

⊙	DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED LB#3624
•	DENOTES PERMANENT CONTROL POINT STAMPED LB#3624
⊡	DENOTES FOUND 4" x 4" CONCRETE MONUMENT STAMPED #LB 3624
Δ	CENTRAL ANGLE (DELTA)
R	RADIUS
L	ARC LENGTH
CH	CHORD LENGTH
CB	CHORD BEARING
T	TANGENT
C1	TABULATED CURVE DATA
L1	TABULATED LINE DATA
CM	CONCRETE MONUMENT
G.P.S.	GLOBAL POSITIONING SYSTEM
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR AND MAPPER
N.A.D.	NORTH AMERICAN DATUM
(R)	RADIAL LINE
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
P.C.	POINT OF CURVATURE
P.I.	POINT OF INTERSECTION
P.O.C.	POINT ON A CURVE
P.T.	POINT OF TANGENCY
R/W	RIGHT OF WAY
P.B.	PLAT BOOK
PGS.	PAGES
FND.	FOUND
I.P.	IRON PIPE
RB&C	REBAR AND CAP
JEA-E	JEA ELECTRICAL EASEMENT
JEA-EE	JEA ELECTRICAL EQUIPMENT EASEMENT

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C50	25.00'	19.38'	18.90'	N 22°34'00" W	44°24'55"	10.21'
C51	45.00'	56.52'	52.88'	N 03°47'31" W	71°57'52"	32.67'
C52	45.00'	50.02'	47.48'	N 59°01'56" E	63°41'01"	27.95'
C53	45.00'	49.60'	47.13'	S 57°32'55" E	63°09'19"	27.66'
C54	45.00'	55.00'	51.64'	S 09°02'34" W	70°01'38"	31.53'
C55	25.00'	19.38'	18.90'	S 21°50'56" W	44°24'55"	10.21'
C58	25.00'	2.68'	2.68'	N 03°26'05" W	06°09'06"	1.34'
C59	25.00'	16.70'	16.39'	N 25°38'33" W	38°15'49"	8.67'
C60	45.00'	59.53'	55.29'	N 06°52'27" W	75°48'00"	35.03'
C61	45.00'	51.47'	48.71'	N 63°47'43" E	65°32'19"	28.97'
C62	45.00'	51.14'	48.43'	S 50°52'45" E	65°06'47"	28.73'
C63	45.00'	48.99'	46.61'	S 12°52'01" W	62°22'44"	27.24'
C64	25.00'	19.38'	18.90'	S 21°50'56" W	44°24'55"	10.21'
C103	40.00'	41.29'	39.48'	N 88°53'56" E	59°08'42"	22.70'
C104	170.00'	192.93'	182.74'	S 88°09'42" E	65°01'25"	108.35'
C105	25.00'	48.18'	41.06'	N 69°08'28" E	110°25'04"	35.99'
C106	170.00'	314.47'	271.51'	N 66°55'30" E	105°59'09"	225.54'
C107	25.00'	52.48'	43.36'	N 59°46'46" E	120°16'37"	43.54'

CITY DEV. NO. 428.5
P.S.D. NO. 2002-039

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550

Doc # 2005331408, PLAT BK 59 Page 27, Filed & Recorded 09/09/2005 at 08:17 AM,
JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY

OR BK 19446 PAGE 1379

ROLLING RIVER ESTATES UNIT 2 PHASE 3

A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 59 PAGE 27
SHEET 1 OF 8 SHEETS

Approved 9/7/2005
Date
City Engineer
for Director of Public Works
Approved 9/7/2005
Date
for General Counsel

CAPTION

A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 103 OF ROLLING RIVER ESTATES UNIT 2B PHASE 1, AS RECORDED IN PLAT BOOK 55, PAGES 74, 74A, 74B, AND 74C OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO LYING ON THE COMMON BOUNDARY LINE BETWEEN SAID ROLLING RIVER ESTATES UNIT 2B PHASE 1, AND PARCEL 2 OF ROLLING RIVER ESTATES UNIT 1 PHASE 2, AS RECORDED IN PLAT BOOK 54, PAGES 8A, AND 8B1 THROUGH 8B4 OF SAID PUBLIC RECORDS; SAID POINT ALSO LYING ON THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL 2 OF ROLLING RIVER ESTATES UNIT 1 PHASE 2; THENCE NORTH 88°13'38" EAST, DEPARTING SAID COMMON BOUNDARY LINE, AND ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 626.13 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF BRADDOCK ROAD, A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED, SAID POINT ALSO LYING ON THE EASTERLY BOUNDARY LINE OF SAID PARCEL 2 OF ROLLING RIVER ESTATES UNIT 1 PHASE 2; THENCE NORTH 00°21'12" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE AND SAID EASTERLY BOUNDARY LINE, 1312.05 FEET TO A POINT LYING ON THE NORTHERLY BOUNDARY LINE OF SAID PARCEL 2 OF ROLLING RIVER ESTATES UNIT 1 PHASE 2, SAID POINT ALSO BEING THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING, THENCE ALONG SAID NORTHERLY BOUNDARY LINE OF SAID PARCEL 2 OF ROLLING RIVER ESTATES UNIT 1 PHASE 2 FOR THE FOLLOWING TWO COURSES: (1) SOUTH 74°53'38" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND SAID EASTERLY BOUNDARY LINE, 334.04 FEET; (2) SOUTH 61°19'19" WEST, 305.76 FEET TO A POINT LYING ON THE NORTHERLY BOUNDARY LINE OF ROLLING RIVER ESTATES UNIT 2 PHASE 2, AS RECORDED IN PLAT BOOK 57, PAGES 75 AND 75A THROUGH 75D OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE AND ALONG LAST SAID NORTHERLY BOUNDARY LINE FOR THE FOLLOWING THREE COURSES: (1) NORTH 67°26'46" WEST, 132.06 FEET; (2) NORTH 75°37'50" WEST, 133.51 FEET; (3) NORTH 40°17'32" WEST, 194.63 FEET; THENCE NORTH, DEPARTING LAST SAID NORTHERLY BOUNDARY LINE, 210.21 FEET; THENCE NORTH 01°42'16" WEST, 198.21 FEET; THENCE NORTH 88°17'48" EAST, 121.12 FEET TO A POINT ON A CURVE CONCAVE EASTERLY; HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°38'18", AN ARC LENGTH OF 33.84 FEET TO POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°29'28" EAST, 33.84 FEET; THENCE NORTH 79°15'28" EAST, 178.24 FEET; THENCE NORTH 02°11'47" WEST, 240.88 FEET; THENCE SOUTH 89°28'13" WEST, 311.27 FEET; THENCE NORTH 03°31'42" WEST, 441.03 FEET; THENCE SOUTH 73°08'50" EAST, 8.33 FEET; THENCE NORTH 33°16'33" EAST, 24.16 FEET; THENCE NORTH 01°41'56" EAST, 90.31 FEET; THENCE NORTH 19°13'30" WEST, 65.87 FEET; THENCE NORTH 10°10'42" EAST, 50.81 FEET; THENCE NORTH 34°24'29" EAST, 40.92 FEET; THENCE NORTH 15°50'14" WEST, 82.56 FEET; THENCE SOUTH 82°51'36" WEST, 20.85 FEET; THENCE NORTH 35°47'09" WEST, 62.55 FEET; THENCE NORTH 02°15'40" WEST, 78.13 FEET TO A POINT LYING ON THE NORTHERLY LINE OF SAID SECTION 1, SAID POINT ALSO LYING ON THE LINE DIVIDING SAID TOWNSHIP 1 SOUTH AND TOWNSHIP 1 NORTH, SAID RANGE 25 EAST; THENCE NORTH 88°43'23" EAST, ALONG SAID NORTHERLY LINE AND ALONG SAID TOWNSHIP DIVIDING LINE, 868.10 FEET TO A POINT LYING ON SAID WESTERLY RIGHT OF WAY LINE OF BRADDOCK ROAD; THENCE SOUTH 00°21'12" EAST, DEPARTING SAID NORTHERLY LINE AND SAID TOWNSHIP DIVIDING LINE, AND ALONG SAID WESTERLY RIGHT OF WAY LINE, 1,356.84 FEET TO THE POINT OF BEGINNING.

SAID LANDS THUS DESCRIBED CONTAINING 32.24 ACRES, MORE OR LESS.

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 59, PAGES 27-34 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 8 DAY OF September A.D. 2005.

Jim Fuller, Clerk of the Circuit Court

Joan Marshall
Deputy Clerk

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED, AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

Allan R. Mosley, Director of Public Works

9/8/05
Date

MORTGAGEE DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED BY THE OWNER THEREOF, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS BELOW ON THIS 26th DAY OF AUGUST A.D., 2005.

Witness: Linda Ilaria
Printed Name: LINDA ILARIA

Witness: Joseph M. DiDario
Printed Name: Joseph M. DiDario

MORTGAGEE: PENINSULA BANK

BY: Ricardo Solano
RICARDO SOLANO
SENIOR VICE-PRESIDENT

STATE OF FLORIDA, COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF AUGUST A.D. 2005, BY RICARDO SOLANO, SENIOR VICE PRESIDENT, ON BEHALF OF PENINSULA BANK, HE BEING PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

Virginia L. Baxter
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
VIRGINIA L. BAXTER
Printed Name

Virginia L. Baxter
Commission # DD266478
Expires February 22, 2008

MY COMMISSION EXPIRES 2-22-08
COMMISSION NUMBER DD266478

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DUNN AVENUE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS ROLLING RIVER ESTATES UNIT 2 PHASE 3, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL STREET RIGHTS OF WAYS, BOULEVARDS, DRIVES, COURTS, ROADS AND LANES, TOGETHER WITH DRAINAGE EASEMENTS, AND NON-ACCESS EASEMENTS EXCEPT PRIVATE DRAINAGE EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND GRANTEES, IF ANY, OF SAID EASEMENTS.

TRACT A (PRESERVATION) AND TRACT D (PRESERVATION) ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, IF ANY.

THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKE/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 UNOBSTRUCTED DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKE/STORMWATER MANAGEMENT FACILITY WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHTS OF WAY HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICAL, AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY, FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITY, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, 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 STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT IS OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNERS, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITY IS THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES; (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 LAKE/STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKE/STORMWATER MANAGEMENT FACILITY, 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. THE UNDERSIGNED OWNER AND/OR DEVELOPER OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM STATE ACTIONS, 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 LAKE/STORMWATER MANAGEMENT FACILITY DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF THE UNDERSIGNED OWNER, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES, OR CONCESSIONAIRES WITHIN THE LANDS DESCRIBED AND CAPTIONED HEREON. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE UNDERSIGNED OWNER, AND SHALL BE SUBJECT TO IT.

THOSE EASEMENTS DESIGNATED AS "JEA-C.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, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICER SHOWN BELOW ON THIS 22nd DAY OF August A.D. 2005.

Witness
Printed Name: Hilary LaRam

Witness: Dawn A. Terry
Printed Name: Dawn A. Terry

OWNER: DUNN AVENUE LIMITED PARTNERSHIP,
A DELAWARE LIMITED PARTNERSHIP
MOUNT CAT FEALTY, LLC
A DELAWARE LIMITED LIABILITY COMPANY,
AS ITS GENERAL PARTNER

BY: ROSEN DEVELOPMENT GROUP, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
AS ITS MANAGING MEMBER

BY: Michael E. Rosen
MICHAEL E. ROSEN,
AS ITS MANAGING MEMBER

STATE OF FLORIDA, COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF August A.D. 2005, BY MICHAEL E. ROSEN, GENERAL PARTNER, ON BEHALF OF DUNN AVENUE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, HE BEING KNOWN TO ME AND DID NOT TAKE AN OATH.

Dawn A. Terry
NOTARY PUBLIC, STATE OF FLORIDA
Dawn A. Terry
Printed Name

DAWN A. TERRY
MY COMMISSION # DD 418764
EXPIRES: August 10, 2008

MY COMMISSION EXPIRES 8-10-08
COMMISSION NUMBER DD 418764

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 2nd DAY OF Sept. 2005.

Glenn E. McGregor
GLENN E. McGREGOR, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 1252

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

SIGNED AND SEALED THIS 9th DAY OF August A.D. 2005.

David L. Lamp
Professional Surveyor and Mapper
State of Florida LS No. 5535

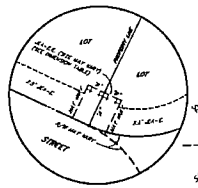
CITY DEV. NO. 428.9
P.S.D. NO. 2002-039

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550

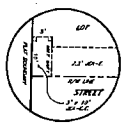
ROLLING RIVER ESTATES UNIT 2 PHASE 3

A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 59 PAGE 28
SHEET 2 OF 8 SHEETS

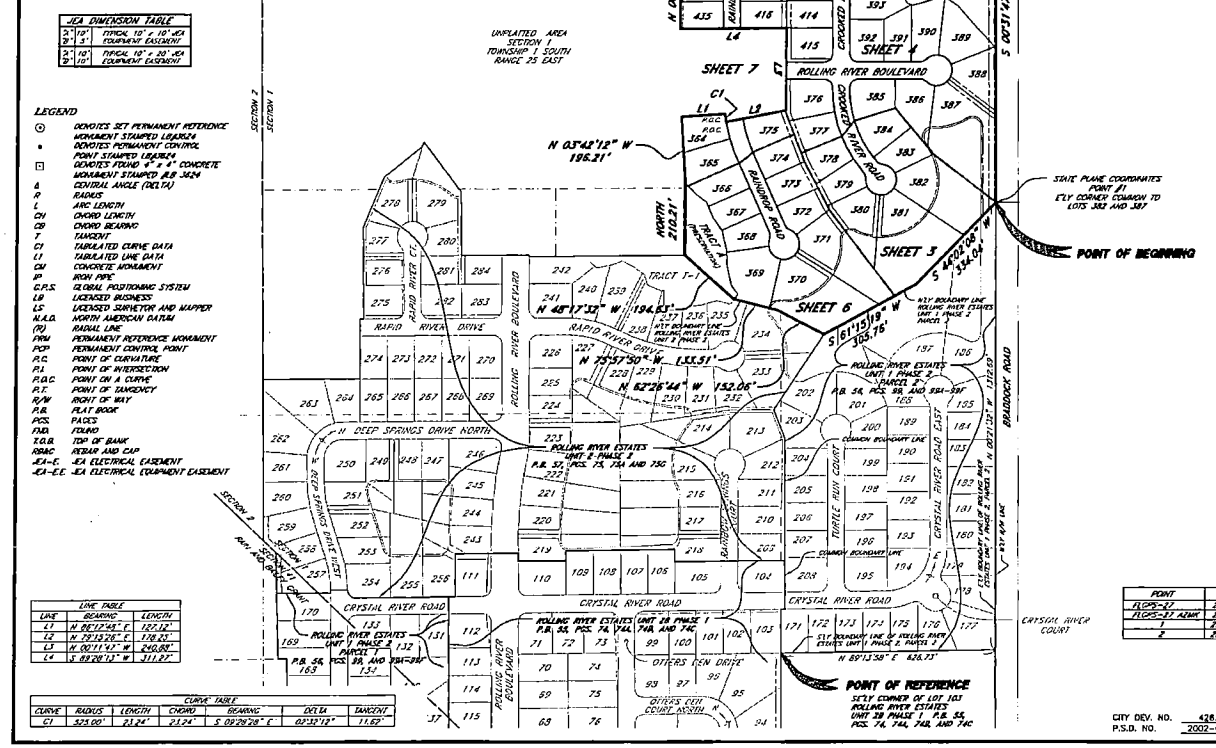


JEA EASEMENT DETAIL "A"
NOT TO SCALE



JEA EASEMENT DETAIL "B"
NOT TO SCALE

JEA DIMENSION TABLE	
3'-10'	TYPICAL 10' x 10' JEA EQUIPMENT EASEMENT
3'-5'	
3'-10'	TYPICAL 10' x 20' JEA EQUIPMENT EASEMENT
3'-10'	



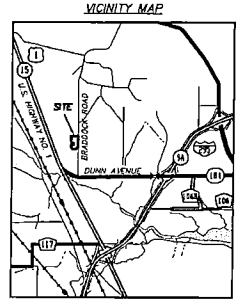
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C1	525.00'	21.24'	21.24'	S 09°29'28" E	02°19'19"	11.62'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 86°12'56" E	122.12'
L2	N 79°13'26" E	116.33'
L3	N 00°11'47" W	240.89'
L4	S 88°28'13" W	311.27'

LEGEND

- ⊙ DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED LB#3624
- • DENOTES PERMANENT CONTROL POINT STAMPED LB#3624
- ⊡ DENOTES FOUND 4" x 4" CONCRETE MONUMENT STAMPED P.R.M. 3624
- Δ CENTRAL ANGLE (DELTA)
- R RADIUS
- L ARC LENGTH
- CH CHORD LENGTH
- CB CHORD BEARING
- T TANGENT
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- CM CONCRETE MONUMENT
- IP IRON PIPE
- G.P.S. GLOBAL POSITIONING SYSTEM
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR AND MAPPER
- N.A.D. NORTH AMERICAN DATUM
- (R) RADIAL LINE
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- P.C. POINT OF CURVATURE
- P.I. POINT OF INTERSECTION
- P.O.C. POINT ON A CURVE
- P.T. POINT OF TANGENCY
- R/W RIGHT OF WAY
- P.B. PLAT BOOK
- PGS. PAGES
- FND. FOUND
- T.O.B. TOP OF BANK
- RB&C REBAR AND CAP
- JEA-E. JEA ELECTRICAL EASEMENT
- JEA-EE. JEA ELECTRICAL EQUIPMENT EASEMENT

VICINITY MAP



NOT TO SCALE

GRAPHIC SCALE

200 0 100 200 400
(IN FEET)

1 INCH = 200 ft.

NOTES:

1. ⊙ DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED LB#3624
2. • DENOTES PERMANENT CONTROL POINT STAMPED LB#3624
3. ⊡ DENOTES FOUND 4" x 4" CONCRETE MONUMENT STAMPED LB#3624
4. BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF BRADDOCK ROAD, AS BEING SOUTH 00°21'42" EAST, REFLECTIVE OF STATE PLANE COORDINATE MEASUREMENTS. (SEE NOTE 12)
5. 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
7. JEA-E. DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS 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 FOR REPLACEMENT OF SUCH ITEMS.
8. JEA-UE DENOTES JEA UTILITY EASEMENT.
9. 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.
10. THE LAKE AND/OR LAKES SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
11. EXAMINATION OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120077 0061 E, DATED AUGUST 15, 1988, AND COMMUNITY PANEL NUMBER 120077 0055 E, DATED AUGUST 15, 1988, INDICATES THAT THE PROPERTY SHOWN AND DESCRIBED HEREON LIES WITHIN ZONE "X". NO ATTEMPT WAS MADE TO FIELD VERIFY THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE 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.
12. COORDINATES: THE INTENDED USE OF THESE COORDINATES IS FOR GIS (GIS MAPPING PURPOSES). THE CONTROL FILES USED (WHICH FOR THESE VALUES WERE NATIONAL GEODETIC SURVEY POINTS (TCPS-27 AND TCPS-27 ADJ.) COORDINATES ARE IN STATE PLANE GRID VALUES IN U.S. SURVEY FEET (FLORIDA EAST ZONE 901, N.A.D. 1983/91.)

POINT	NORTHING	EASTING	DESCRIPTION
TCPS-27	2227706.7808	413774.0093	FLANGE ENCASED ROD
TCPS-27 ADJ.	2228435.8880	410210.0385	FLANGE ENCASED ROD
1	2228358.8820	417402.2403	E'LY CORNER COMMON TO LOTS 382 & 387
2	2225219.0715	416050.3088	NW'LY CORNER OF LOT 427

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550

CITY DEV. NO. 426.9
P.S.D. NO. 2002-039

OR BK 19446 PAGE 1380

ROLLING RIVER ESTATES UNIT 2 PHASE 3

A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

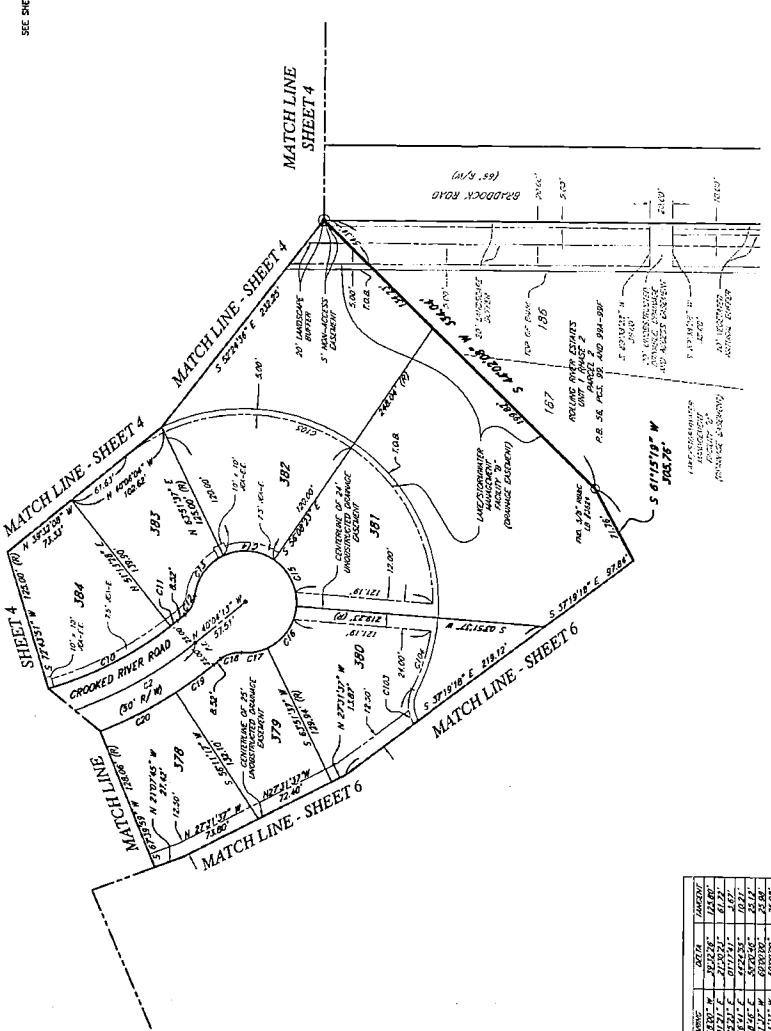
PLAT BOOK 59 PAGE 29
SHEET 3 OF 8 SHEETS

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

SEE SHEET 2 OF 8 FOR GENERAL NOTES.

LEGEND

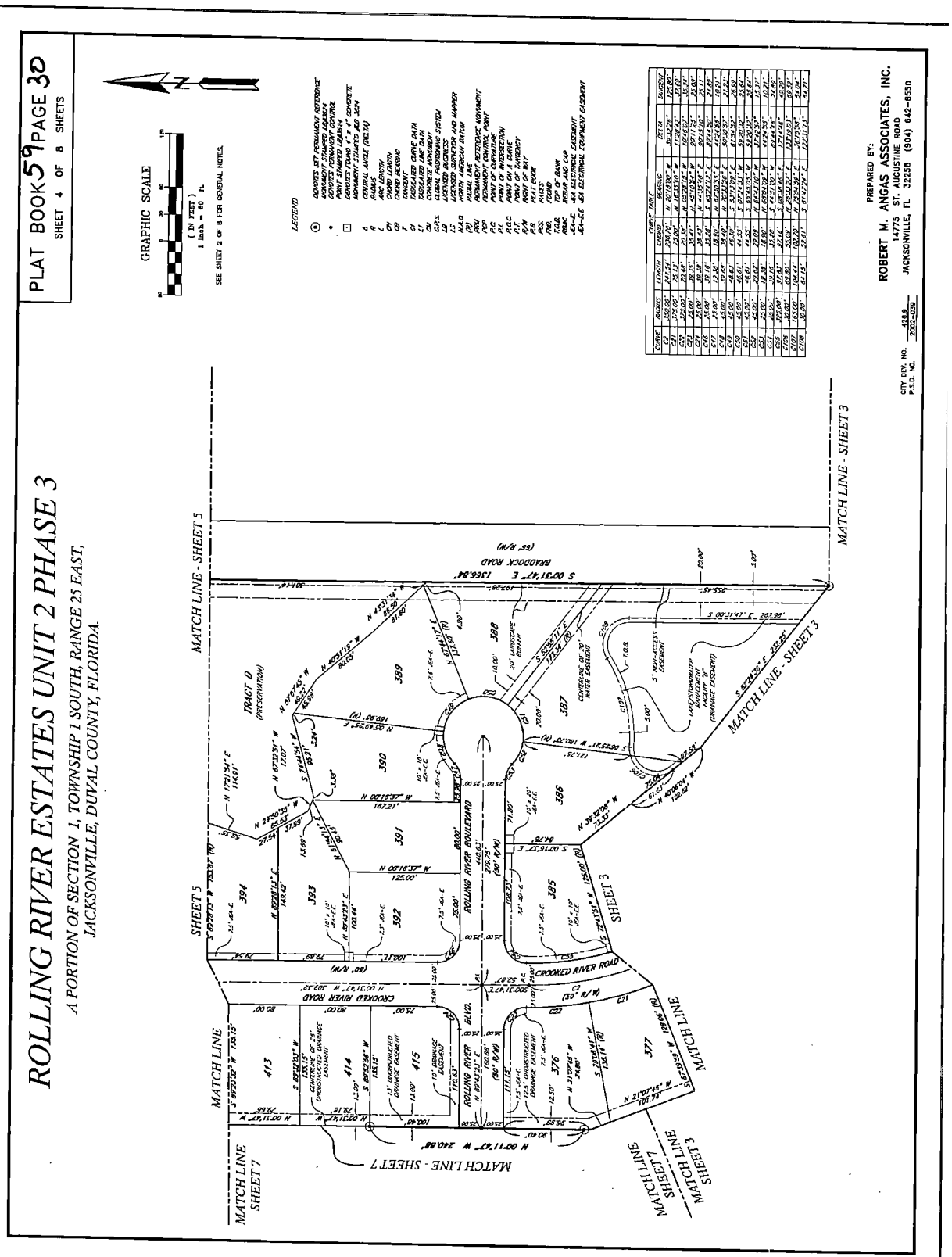
⊙	DENOTES 5/8" REINFORCED REFERENCE MONUMENT STAMPED LB#6670
•	DENOTES PERMANENT CONTROL POINT STAMPED LB#6670
□	DENOTES PERMANENT REFERENCE MONUMENT 4" X 4" CONCRETE MONUMENT STAMPED AS SHOWN
Δ	CENTRAL ANGLE (DELTA)
R	RADIUS
L	ARC LENGTH
CH	CHORD LENGTH
CB	CHORD BEARING
T	TANGENT
C1	NUMBERED CURVE DATA
LT	TABULATED LINE DATA
CM	CONCRETE MONUMENT
CLPS	CLOSED POLYGONAL SYSTEM
LS	LICENSED SURVEYOR AND MAPPER
NAD	NORTH AMERICAN DATUM
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVE
P.C.	POINT OF CURVE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PG.	PAGES
(TYP.)	TYPICAL
R/W	RIGHT OF WAY
R&B	RIGHT BANK
L&B	LEFT BANK
JEA-E	JEA ELECTRICAL EASEMENT
JEA-EE	JEA ELECTRICAL EQUIPMENT EASEMENT

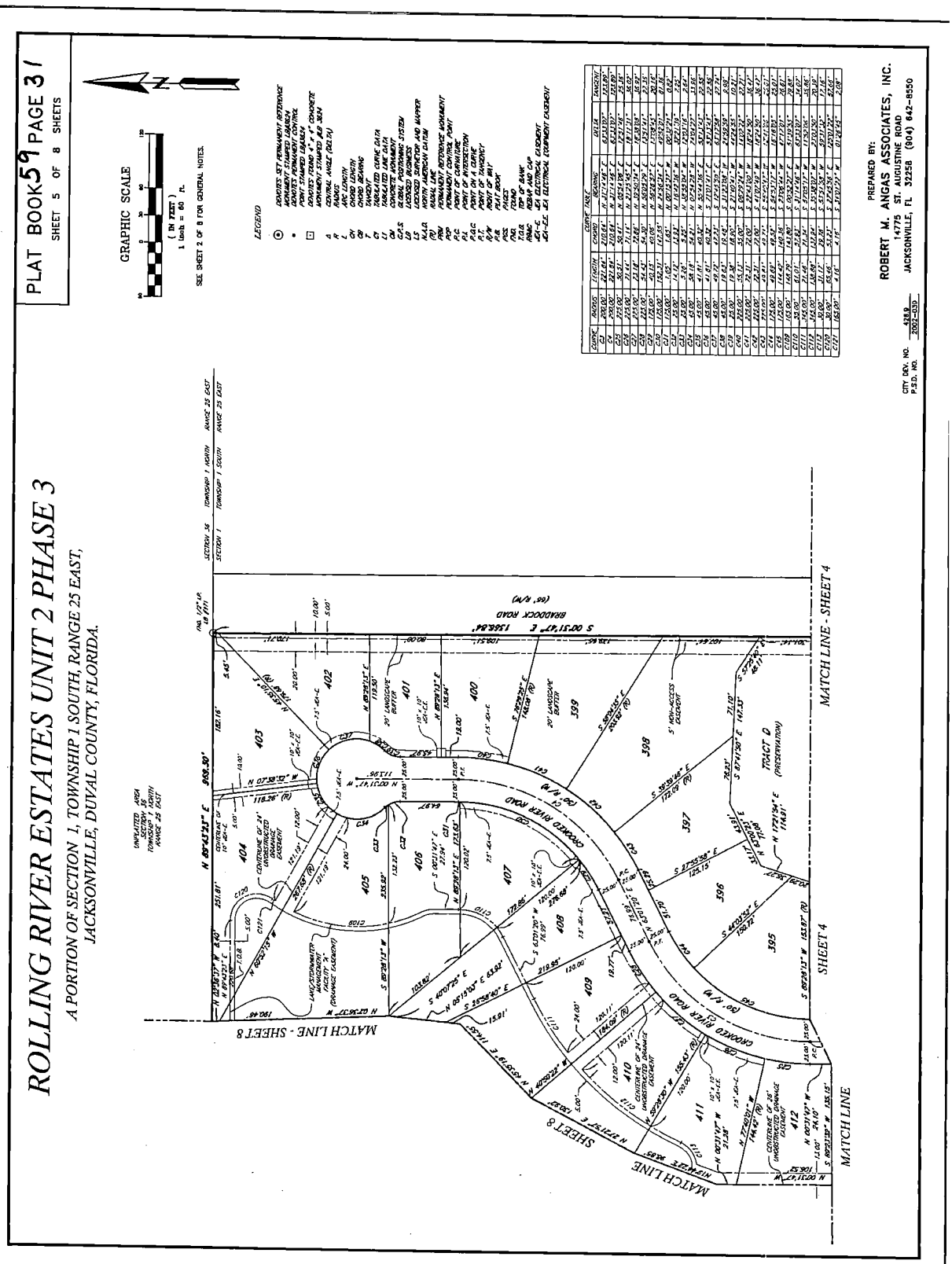


CURVE	RADIUS	LENGTH	CURVE TABLE CHORD	BEARING	DELTA	TANGENT
C1	350.00'	211.61'	208.38'	N 20°43'30" W	34°38'28"	109.28'
C2	325.00'	196.49'	193.49'	S 20°43'30" E	34°38'28"	101.49'
C11	225.00'	42.16'	42.10'	S 32°01'21" E	10°44'01"	21.13'
C12	225.00'	42.16'	42.10'	S 21°17'20" E	10°44'01"	21.13'
C13	25.00'	18.36'	17.95'	S 82°49'51" E	42°05'35"	9.62'
C14	50.00'	43.82'	42.41'	S 53°18'46" E	50°12'46"	23.56'
C15	50.00'	43.82'	42.41'	S 53°18'46" E	50°12'46"	23.56'
C16	50.00'	41.16'	40.00'	S 27°11'17" W	47°10'00"	21.84'
C17	50.00'	41.16'	40.00'	S 74°21'17" W	47°10'00"	21.84'
C18	50.00'	42.84'	41.60'	N 67°53'36" W	49°05'51"	22.70'
C19	50.00'	42.84'	41.60'	N 18°47'45" W	49°05'51"	22.70'
C20	175.00'	75.11'	74.53'	N 27°01'22" W	24°35'43"	38.20'
C100	50.00'	43.82'	42.41'	N 53°18'46" E	50°12'46"	23.56'
C101	50.00'	43.82'	42.41'	N 53°18'46" E	50°12'46"	23.56'
C103	150.00'	235.62'	212.13'	N 27°11'17" W	90°00'00"	150.00'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550

CITY DEV. NO. 428.9
P.S.D. NO. 2002-039

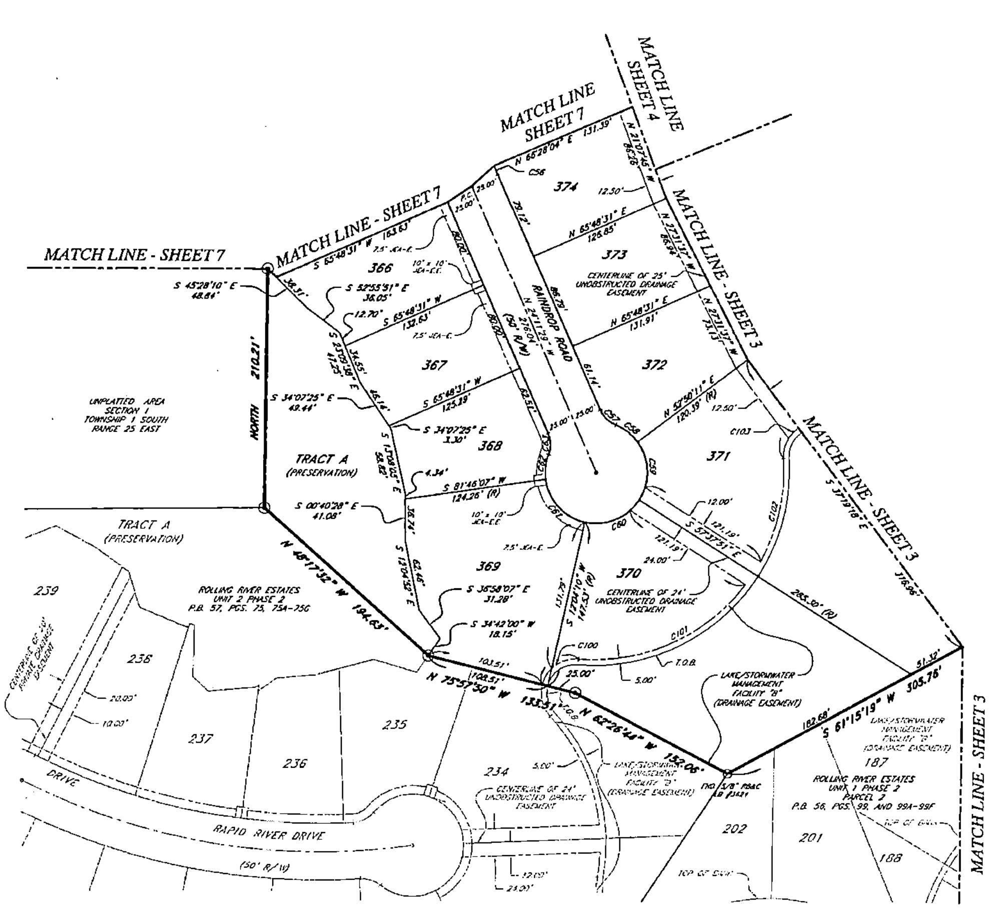

PLAT BOOK 59 PAGE 30
SHEET 4 OF 8 SHEETS
ROLLING RIVER ESTATES UNIT 2 PHASE 3
A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
SEE SHEET 2 OF 8 FOR GENERAL NOTES.
LEGEND
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CITY DEV. NO. 4268
P.S.D. NO. 2005-039
MATCH LINE - SHEET 5
MATCH LINE - SHEET 3
MATCH LINE - SHEET 7
BRADDOCK ROAD
CROOKED RIVER ROAD
ROLLING RIVER BOULEVARD
TRACT D (PRESERVATION)
CONTAINS 0.29 AC. WATER EASEMENT
20' LANDSCAPE BUFFER
5' NON-ACCESS EASEMENT
LAKE/STORMWATER MANAGEMENT FACILITY "B" (DRAINAGE EASEMENT)
388
389
390
391
392
393
394
386
387
413
414
415
376
377


PLAT BOOK 59 PAGE 31
SHEET 5 OF 8 SHEETS
ROLLING RIVER ESTATES UNIT 2 PHASE 3
A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
SEE SHEET 2 OF 8 FOR GENERAL NOTES.
LEGEND
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CITY DEV. NO. 4818-B
P.S.D. NO. 2001-039
MATCH LINE - SHEET 8
MATCH LINE - SHEET 4
SHEET 8
SHEET 4
MATCH LINE
BRADDOCK ROAD (66' R/W)
CROOKED RIVER ROAD (50' R/W)
TRACT D (PRESERVATION)
UNPLATTED AREA SECTION 36 TOWNSHIP 1 NORTH RANGE 25 EAST
SECTION 36 TOWNSHIP 1 NORTH RANGE 25 EAST
SECTION 1 TOWNSHIP 1 SOUTH RANGE 25 EAST

ROLLING RIVER ESTATES UNIT 2 PHASE 3

A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 59 PAGE 32
SHEET 6 OF 8 SHEETS



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

SEE SHEET 2 OF 8 FOR GENERAL NOTES.

LEGEND

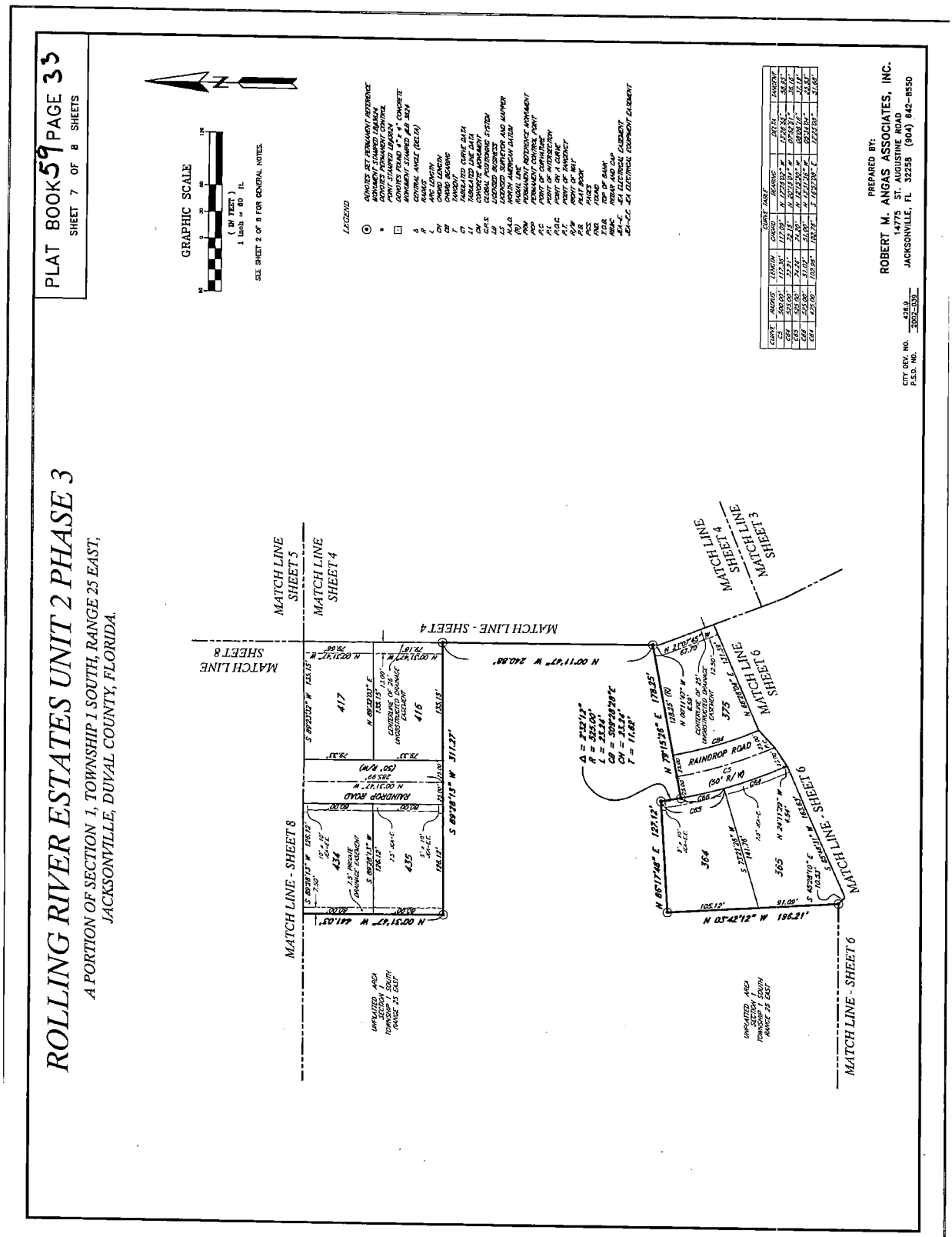
⊙	DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED LB#3624
•	DENOTES PERMANENT CONTROL POINT STAMPED LB#3624
⊡	DENOTES FOUND 4" x 4" CONCRETE MONUMENT STAMPED #LB 3624
Δ	CENTRAL ANGLE (DELTA)
R	RADIUS
L	ARC LENGTH
CH	CHORD LENGTH
CB	CHORD BEARING
T	TANGENT
C1	TABULATED CURVE DATA
L1	TABULATED LINE DATA
CM	CONCRETE MONUMENT
G.P.S.	GLOBAL POSITIONING SYSTEM
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR AND MAPPER
N.A.D.	NORTH AMERICAN DATUM
(R)	RADIAL LINE
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
P.C.	POINT OF CURVATURE
P.I.	POINT OF INTERSECTION
P.O.C.	POINT ON A CURVE
P.T.	POINT OF TANGENCY
R/W	RIGHT OF WAY
P.B.	PLAT BOOK
PGS.	PAGES
FND.	FOUND
T.O.B.	TOP OF BANK
RB&C	REBAR AND CAP
JEA-E	JEA ELECTRICAL EASEMENT
JEA-E.E.	JEA ELECTRICAL EQUIPMENT EASEMENT

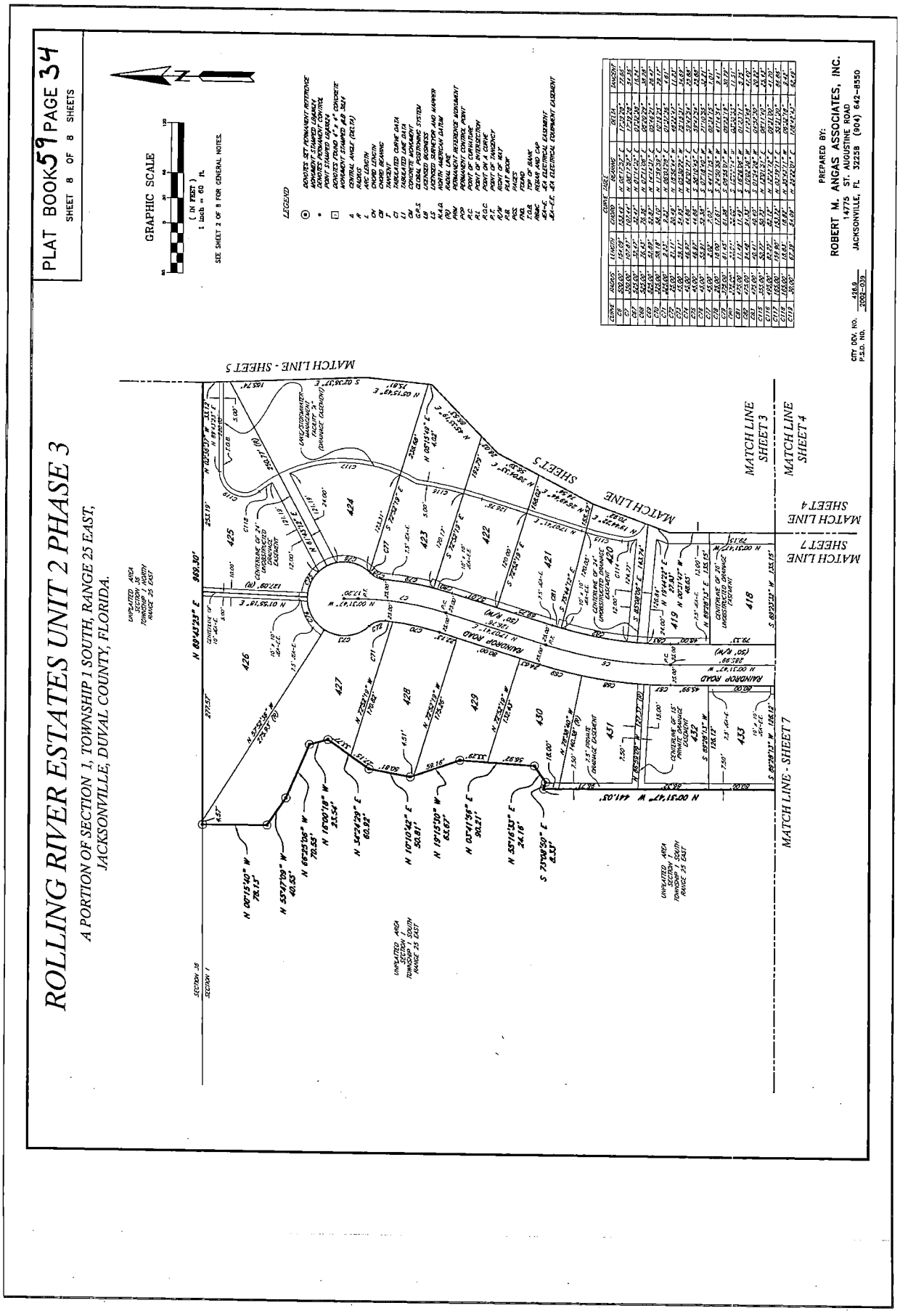
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C56	475.00'	8.54'	8.53'	S 23°40'36" E	01°01'46"	4.27'
C57	25.00'	19.38'	18.90'	S 46°23'52" E	44°24'35"	10.21'
C58	45.00'	24.70'	24.39'	S 52°53'07" E	31°26'35"	12.67'
C59	45.00'	54.61'	51.32'	S 02°23'50" E	69°31'58"	31.24'
C60	45.00'	54.74'	51.43'	S 67°13'09" W	69°42'02"	31.33'
C61	45.00'	54.74'	51.43'	N 43°04'51" W	69°41'57"	31.33'
C62	45.00'	22.35'	22.12'	N 05°59'47" E	28°27'19"	11.41'
C63	25.00'	19.38'	18.90'	N 01°59'01" W	44°24'35"	10.21'
C100	30.00'	42.24'	38.84'	N 24°22'19" E	80°40'19"	25.47'
C101	165.00'	167.51'	160.41'	N 65°37'26" E	58°10'06"	91.78'
C102	165.00'	94.16'	92.88'	N 11°51'03" E	32°41'43"	48.40'
C103	30.00'	63.53'	52.31'	N 56°10'16" E	121°20'09"	53.39'

CITY DEV. NO. 426.9
P.S.D. NO. 2002-039

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550


PLAT BOOK 59 PAGE 33
SHEET 7 OF 8 SHEETS
ROLLING RIVER ESTATES UNIT 2 PHASE 3
A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
SEE SHEET 2 OF 8 FOR GENERAL NOTES.
LEGEND
CURVE TABLE
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CITY DEV. NO. 428.0
P.S.D. NO. 3009-139
MATCH LINE - SHEET 8
MATCH LINE - SHEET 6
MATCH LINE - SHEET 4
MATCH LINE SHEET 5
MATCH LINE SHEET 4
MATCH LINE SHEET 3
MATCH LINE SHEET 6
RAINDROP ROAD
UNPLATTED AREA SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 EAST
N 00°11'47" W 240.88'
N 00°31'47" W 441.03'
N 05°42'12" W 196.21'
A = 2°12'12"
R = 365.00'
L = 14.04'
CB = S 89°28'13" E
CH = 14.04'
T = 11.02'


PLAT BOOK 59 PAGE 34
SHEET 8 OF 8 SHEETS
ROLLING RIVER ESTATES UNIT 2 PHASE 3
A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
SEE SHEET 2 OF 8 FOR GENERAL NOTES.
LEGEND
CITY DEV. NO. 486.0
P.S.D. NO. 2004-339
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
MATCH LINE - SHEET 5
MATCH LINE SHEET 3
MATCH LINE SHEET 4
MATCH LINE SHEET 7
MATCH LINE - SHEET 7
RAINDROP ROAD
UNPLATTED AREA SECTION 36 TOWNSHIP 1 NORTH RANGE 25 EAST
UNPLATTED AREA SECTION 1 TOWNSHIP 1 SOUTH RANGE 25 EAST
SECTION 36
SECTION 1

ROLLING RIVER ESTATES UNIT 2A PHASE 1

PLAT BOOK 53 PAGE 93
SHEET 1 OF 4 SHEETS

PART OF SECTION 1, AND A PART OF THE RAIN AND BAILEY GRANT, SECTION 41, ALL IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

Approved 1/19/2001
Date
City Engineer
for Director of Public Works
Approved 1/26/01
Date
for General Counsel

CAPTION

A PART OF SECTION 1 AND PART OF THE RAIN AND BAILEY GRANT, SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF LOT 30, ROLLING RIVER ESTATES UNIT 1 PHASE 1 ACCORDING TO PLAT THEREOF RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 48, PAGES 82 AND 82A AND RUN WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION AS FOLLOWS: FIRST COURSE, SOUTH 89° 28' 10" WEST A DISTANCE OF 127.00 FEET; SECOND COURSE, NORTH 00° 31' 50" WEST A DISTANCE OF 34.75 FEET; THIRD COURSE, SOUTH 89° 28' 10" WEST A DISTANCE OF 175.00 FEET; FOURTH COURSE, SOUTH 65° 39' 02" WEST A DISTANCE OF 198.09 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ROLLING RIVER BOULEVARD AS SHOWN ON SAID PLAT; FIFTH COURSE, NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 1100.00 FEET, AN ARC DISTANCE OF 188.78 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 24° 21' 37" WEST AND DISTANCE OF 188.54 FEET; SIXTH COURSE, NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 51.16 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 29° 20' 47" EAST AND DISTANCE OF 42.69 FEET; SEVENTH COURSE, NORTH 42° 24' 15" WEST A DISTANCE OF 90.02 FEET; EIGHTH COURSE, NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 34.42 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 74° 52' 50" WEST AND DISTANCE OF 31.77 FEET; NINTH COURSE, SOUTH 52° 52' 32" WEST A DISTANCE OF 100.82 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID ROLLING RIVER BOULEVARD AT THE NORTHEASTERLY CORNER OF LOT 7, ADRESAID ROLLING RIVER ESTATES UNIT 1 PHASE 1; TENTH COURSE, SOUTH 55° 51' 13" WEST ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 120.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 7; THENCE DEPARTING SAID SUBDIVISION BOUNDARY, RUN NORTH 33° 31' 43" WEST A DISTANCE OF 76.15 FEET; RUN THENCE NORTH 41° 50' 47" WEST A DISTANCE OF 76.19 FEET; RUN THENCE NORTH 48° 40' 25" WEST A DISTANCE OF 78.06 FEET; RUN THENCE NORTH 53° 42' 03" WEST A DISTANCE OF 78.06 FEET; RUN THENCE NORTH 58° 43' 41" WEST A DISTANCE OF 78.06 FEET; RUN THENCE NORTH 63° 02' 26" WEST A DISTANCE OF 83.83 FEET; RUN THENCE NORTH 63° 31' 22" WEST A DISTANCE OF 177.24 FEET; RUN THENCE NORTH 59° 29' 30" WEST A DISTANCE OF 110.51 FEET; RUN THENCE NORTH 45° 30' 39" WEST A DISTANCE OF 119.58 FEET; RUN THENCE NORTH 30° 34' 35" WEST A DISTANCE OF 119.56 FEET; RUN THENCE NORTH 13° 58' 13" WEST A DISTANCE OF 146.13 FEET; RUN THENCE SOUTH 89° 12' 55" WEST, A DISTANCE OF 6.30 FEET; RUN THENCE NORTH 00° 31' 21" WEST, A DISTANCE OF 150.00 FEET; RUN THENCE NORTH 89° 28' 39" EAST, A DISTANCE OF 205.00 FEET; RUN THENCE SOUTH 00° 31' 21" EAST, A DISTANCE OF 18.40 FEET; RUN THENCE NORTH 89° 28' 39" EAST, A DISTANCE OF 145.48; RUN THENCE SOUTH 00° 31' 21" EAST, A DISTANCE OF 80.00 FEET; RUN THENCE SOUTH 57° 09' 21" EAST, A DISTANCE OF 358.64 FEET; RUN THENCE SOUTH 79° 23' 02" EAST, A DISTANCE OF 172.88 FEET; RUN THENCE SOUTH 41° 47' 10" EAST, A DISTANCE OF 59.05 FEET; RUN THENCE NORTH 56° 55' 40" EAST, A DISTANCE OF 103.32 FEET; RUN THENCE NORTH 71° 59' 53" EAST, A DISTANCE OF 30.71 FEET TO THE SOUTHWEST CORNER OF FARM 45 AS SHOWN ON PLAT OF DINSMORE FARMS (UNRECORDED); RUN THENCE NORTH 87° 58' 10" EAST ALONG THE SOUTHERLY LINE OF SAID FARM 45A DISTANCE OF 825.32 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF BRADDOCK ROAD, A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED; RUN THENCE SOUTH 00° 31' 50" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 738.35 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 20.4 ACRES, MORE OR LESS.

CLERK'S CERTIFICATE 200102O925

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 53, PAGES 93 thru 93D, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 29th DAY OF January A.D., 2001.

Jim Fuller
CLERK OF THE CIRCUIT COURT

Robin D Bridges
DEPUTY CLERK

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED, AND APPROVED BY THE CITY OF JACKSONVILLE. DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

DIRECTOR OF PUBLIC WORKS

DATE January 26, 2001

MORTGAGEE DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED BY THE OWNER THEREOF, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS BELOW ON THIS 21st DAY OF NOVEMBER A.D., 2000.

MORTGAGEE: PENINSULA BANK

Witness: Graydon M. Mann
Printed Name: GRAYDON M. MANN

Witness: Linda A. Harris
Printed Name: LINDA A. HARRIS

BY: RICARDO SOLANO
SENIOR VICE-PRESIDENT

STATE OF FLORIDA, COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF November A.D., 2000, BY RICARDO SOLANO, SENIOR VICE PRESIDENT, ON BEHALF OF PENINSULA BANK; HE BEING PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Graydon M Mann
My Commission CC820784
Expires February 17, 2004

GRAYDON M. MANN
Printed Name

MY COMMISSION EXPIRES 2-17-04

COMMISSION NUMBER CC820784

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DUNN AVENUE LIMITED PARTNERSHIP IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS ROLLING RIVER ESTATES UNIT 2A PHASE 1, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL STREET RIGHTS OF WAYS, BOULEVARDS, DRIVES, COURTS, ROADS AND LANES, TOGETHER WITH DRAINAGE EASEMENTS, AND NON-ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS:

THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKE/STORMWATER MANAGEMENT FACILITY 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 LAKE/STORMWATER MANAGEMENT FACILITY WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL STREET RIGHTS OF WAY HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICAL AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY, FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITY, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, 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 LAKE/STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAT IS OWNED IN FEE SIMPLE BY THE ABUTTING PROPERTY OWNERS. THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS, OR ANY OTHER SUBSTANCE OR THING THAT MAY EVEN BE OR COME WITHIN SAID LAKE/STORMWATER MANAGEMENT FACILITY WHICH THESE EASEMENTS TRAVERSE. NOR ANY RESPONSIBILITY FOR THE MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL, OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE DEVELOPER, ITS SUCCESSORS AND GRANTEES. (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 LAKE/STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKE/STORMWATER MANAGEMENT FACILITY, 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. THE UNDERSIGNED OWNER AND/OR DEVELOPER OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, 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 LAKE/STORMWATER MANAGEMENT FACILITY DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF THE UNDERSIGNED OWNER, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES, OR CONCESSIONAIRES WITHIN THE LANDS DESCRIBED AND CAPTIONED HEREON. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE UNDERSIGNED OWNER, AND SHALL BE SUBJECT TO IT.

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, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICER SHOWN BELOW ON THIS 13th DAY OF NOVEMBER A.D., 2000.

OWNER: DUNN AVENUE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

Witness
JAMES SCHOEN
Printed Name

Witness
BARBARA BEAVERS
Printed Name

BY: Michael E. Rosen
MICHAEL E. ROSEN, AS MANAGING MEMBER OF ROSEN DEVELOPMENT GROUP, LLC, A NEW YORK LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF MT. CAY REALTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

STATE OF New York, COUNTY OF Westchester

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF November A.D., 2000, BY MICHAEL E. ROSEN, GENERAL PARTNER, ON BEHALF OF DUNN AVENUE LIMITED PARTNERSHIP. HE BEING KNOWN TO ME AND DID NOT TAKE AN OATH.

JAMES SCHOEN
Notary Public, State of New York
No. 01SC6085625
Qualified in Westchester County
Commission Expires September 29, 2001

NOTARY PUBLIC, STATE OF

MY COMMISSION EXPIRES Sept 29, 2001

JAMES SCHOEN
Printed Name

COMMISSION NUMBER 01SC6085625

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 19th DAY OF January, 2001.

Glenn E. McGregor
GLENN E. McGREGOR, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 4252

SURVEYOR'S CERTIFICATE

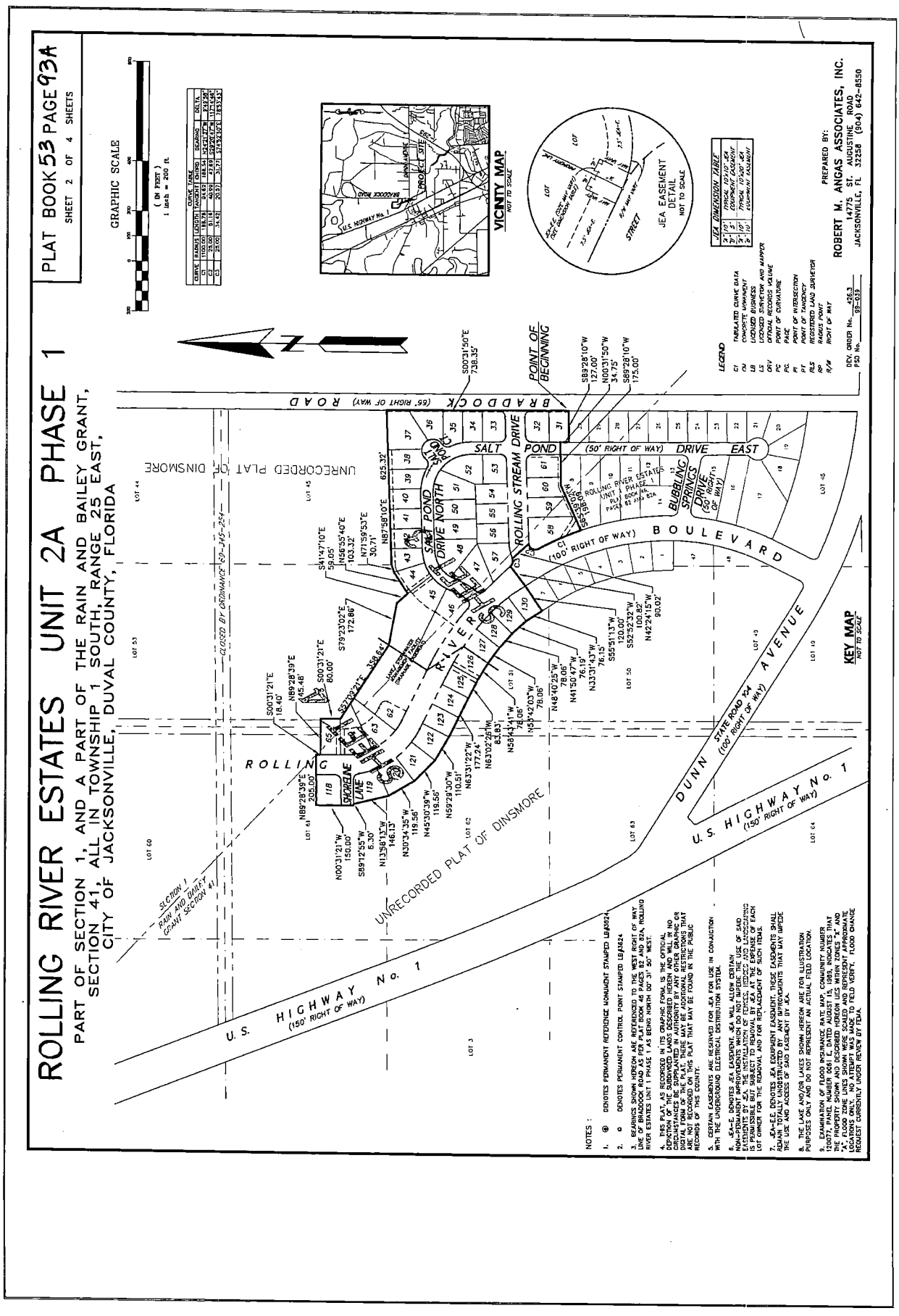
THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE, AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

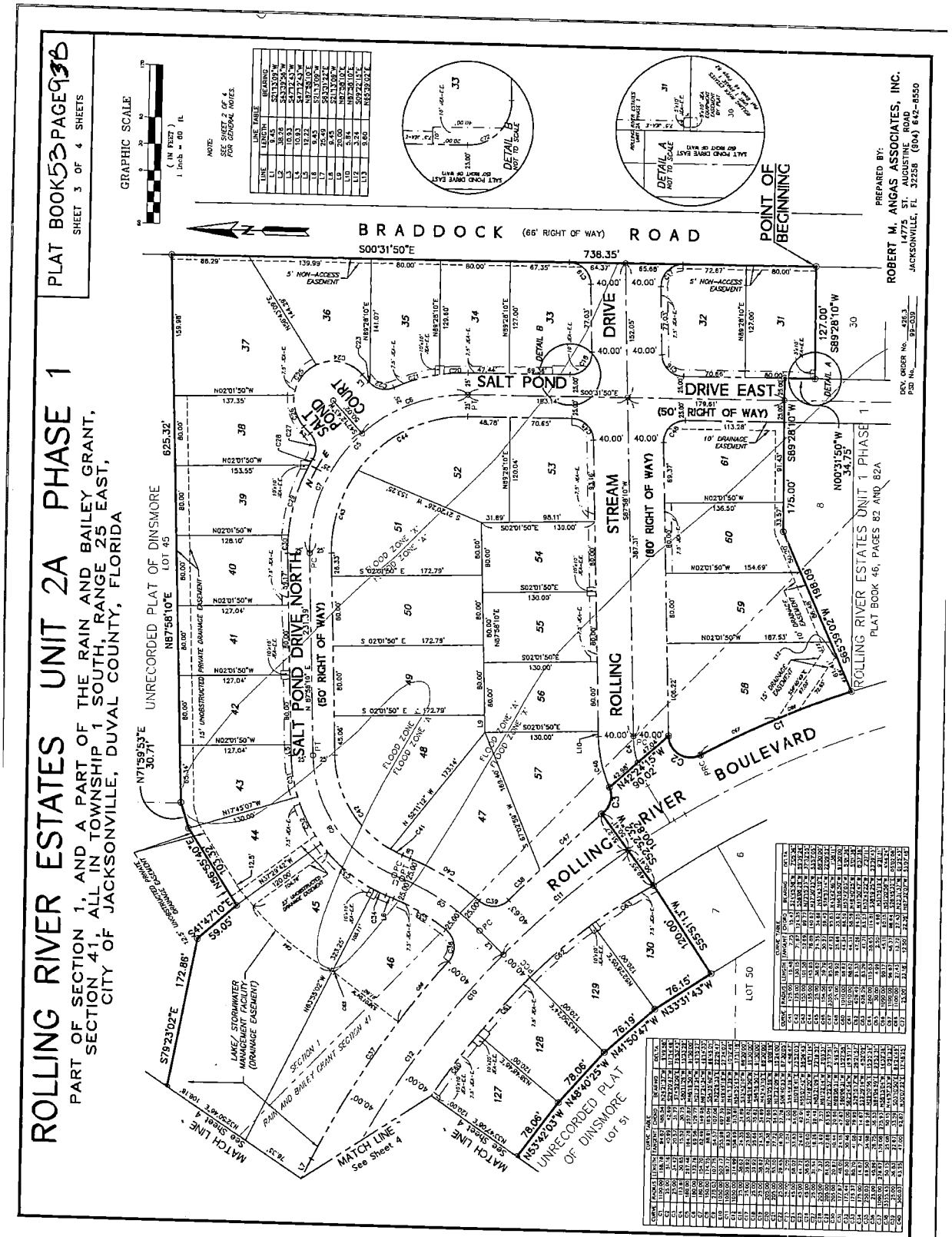
SIGNED AND SEALED THIS 2nd DAY OF January A.D., 2001.

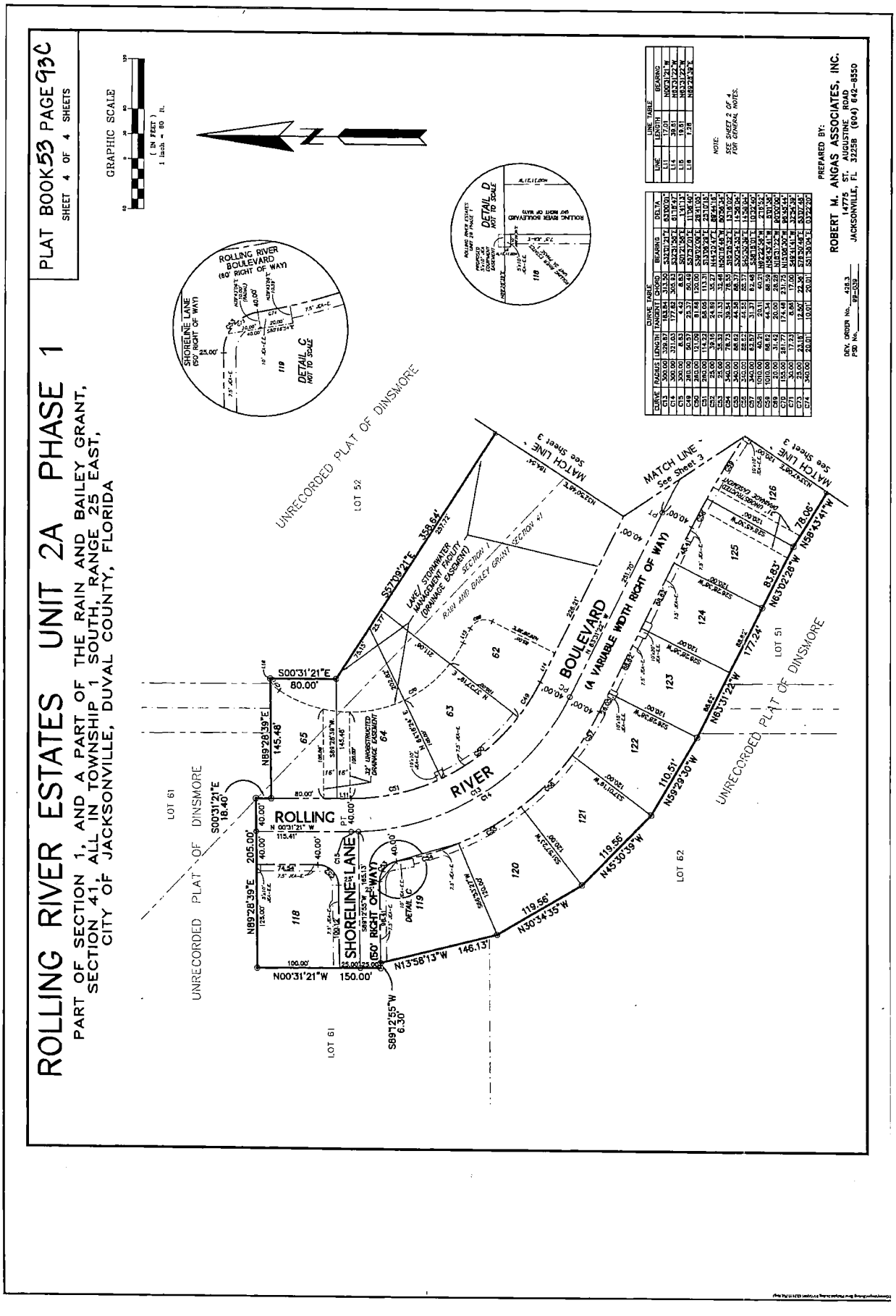
DAVID L. LAMPP
REGISTERED SURVEYOR AND MAPPER NO. 3535, FLORIDA

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550

DEV. ORDER No. 476.3
PSD No. 99-039


ROLLING RIVER ESTATES UNIT 2A PHASE 1
PART OF SECTION 1, AND A PART OF THE RAIN AND BAILEY GRANT, SECTION 41, ALL IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
PLAT BOOK 53 PAGE 93A
SHEET 2 OF 4 SHEETS
GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.
VICINTY MAP
NOT TO SCALE
JEA EASEMENT DETAIL
NOT TO SCALE
KEY MAP
NOT TO SCALE
LEGEND
JEA DIMENSION TABLE
NOTES :
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
DEV ORDER No. 426.3
PSD No. 98-038
POINT OF BEGINNING
BRADDOCK ROAD (65' RIGHT OF WAY)
SALT POND DRIVE (50' RIGHT OF WAY)
ROLLING STREAM DRIVE
BUBBLING SPRINGS DRIVE (50' RIGHT OF WAY)
BOULEVARD (100' RIGHT OF WAY)
EAST
SALT POND DRIVE NORTH
ROLLING RIVER ESTATES UNIT 1 PLAT BOOK 53 PAGES 82 & 83
SKORELINE LANE
ROLLING RIVER DRIVE
U.S. HIGHWAY No. 1 (150' RIGHT OF WAY)
DUNN AVENUE
STATE ROAD 134 (100' RIGHT OF WAY)
UNRECORDED PLAT OF DINSMORE
CLOSED BY ORDINANCE 69-345-254
SECTION 1 RAIN AND BAILEY GRANT SECTION 41
LOT 53
LOT 44
LOT 45
LOT 60
LOT 61
LOT 62
LOT 63
LOT 3
LOT 50
LOT 49
LOT 48
LOT 64


ROLLING RIVER ESTATES UNIT 2A PHASE 1
PART OF SECTION 1, AND A PART OF THE RAIN AND BAILEY GRANT, SECTION 41, ALL IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
PLAT BOOK 53 PAGE 93B
SHEET 3 OF 4 SHEETS
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
NOTE: SEE SHEET 2 OF 4 FOR GENERAL NOTES.
BRADDOCK (66' RIGHT OF WAY) ROAD
S00°31'50"E 738.35'
POINT OF BEGINNING
SALT POND DRIVE EAST (50' RIGHT OF WAY)
SALT POND COURT
SALT POND DRIVE NORTH (50' RIGHT OF WAY)
ROLLING STREAM DRIVE (80' RIGHT OF WAY)
ROLLING RIVER BOULEVARD
UNRECORDED PLAT OF DINSMORE LOT 45
UNRECORDED PLAT OF DINSMORE Lot 51
ROLLING RIVER ESTATES UNIT 1 PHASE 1 PLAT BOOK 46, PAGES 82 AND 82A
LAKE/ STORMWATER MANAGEMENT FACILITY (DRAINAGE EASEMENT)
RAIN AND BAILEY GRANT SECTION 41
SECTION 1
MATCH LINE - See Sheet 4
MATCH LINE - See Sheet 4
DETAIL A NOT TO SCALE
DETAIL B NOT TO SCALE
PREPARED BY: ROBERT M. ANGAS ASSOCIATES, INC. 14775 ST. AUGUSTINE ROAD JACKSONVILLE, FL 32258 (904) 642-8550
DEV. ORDER No. 496-3
PSD No. 98-539


ROLLING RIVER ESTATES UNIT 2A PHASE 1
PART OF SECTION 1, AND A PART OF THE RAIN AND BAILEY GRANT, SECTION 41, ALL IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
PLAT BOOK 53 PAGE 93C
SHEET 4 OF 4 SHEETS
GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.
ROLLING RIVER BOULEVARD (80' RIGHT OF WAY)
SHORELINE LANE (50' RIGHT OF WAY)
DETAIL C NOT TO SCALE
DETAIL D NOT TO SCALE
UNRECORDED PLAT OF DINSMORE
LOT 52
LOT 61
LOT 62
LOT 51
MATCH LINE See Sheet 3
LAKE, STORMWATER MANAGEMENT FACILITY (DRAINAGE EASEMENT)
RAIN AND BAILEY GRANT SECTION 41
BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY)
RIVER
ROLLING
SHORELINE LANE
S00°31'21"E 80.00'
N89°28'39"E 145.48'
S00°31'21"E 18.40'
N89°28'39"E 205.00'
N00°31'21"W 150.00'
S89°12'55"W 6.30'
N13°58'13"W 146.13'
N30°34'35"W 119.56'
N59°29'30"W 110.51'
N63°02'26"W 177.24'
N58°43'41"W 83.83'
S57°09'21"E 358.64'
CURVE TABLE
CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA
C13 | 300.00 | 328.87 | 183.84 | 313.50 | S32°21'21"E | 62°50'01"
C14 | 300.00 | 321.63 | 177.82 | 306.53 | S32°21'26"E | 61°26'47"
C15 | 340.00 | 48.15 | 24.11 | 48.11 | S61°27'55"E | 8°06'49"
C48 | 260.00 | 90.37 | 45.77 | 89.93 | S87°27'05"E | 19°54'55"
C49 | 260.00 | 90.37 | 45.77 | 89.93 | S67°32'09"E | 19°54'55"
C50 | 260.00 | 121.00 | 61.84 | 120.00 | S80°30'06"E | 26°40'08"
C51 | 260.00 | 114.22 | 58.05 | 113.31 | S53°39'29"E | 25°10'16"
C52 | 25.00 | 39.16 | 25.00 | 35.27 | N12°50'47"E | 89°45'16"
C53 | 25.00 | 39.16 | 25.00 | 35.27 | N77°09'13"W | 89°45'16"
C54 | 340.00 | 78.73 | 39.54 | 78.55 | S70°28'32"E | 13°16'02"
C55 | 340.00 | 88.62 | 44.58 | 88.37 | S57°54'34"E | 14°56'04"
C56 | 340.00 | 88.62 | 44.58 | 88.37 | S42°58'30"E | 14°56'04"
C57 | 340.00 | 88.62 | 44.58 | 88.37 | S28°02'26"E | 14°56'04"
C58 | 1010.00 | 45.21 | 22.61 | 45.20 | N61°32'30"W | 2°33'57"
C59 | 1010.00 | 88.82 | 44.54 | 88.59 | N64°45'41"W | 5°02'36"
C69 | 20.00 | 31.42 | 20.00 | 28.28 | N18°31'22"W | 90°00'00"
C70 | 300.00 | 281.73 | 174.48 | 271.73 | N16°56'30"W | 53°48'44"
C71 | 300.00 | 46.14 | 23.11 | 46.09 | N34°54'41"W | 8°48'33"
C73 | 25.00 | 23.18 | 12.50 | 22.36 | S78°26'48"E | 53°07'48"
C74 | 340.00 | 20.01 | 10.01 | 20.01 | S61°30'04"E | 03°22'20"
LINE TABLE
LINE | LENGTH | BEARING
L11 | 17.01 | N00°31'21"W
L14 | 39.61 | N83°31'22"W
L15 | 39.61 | N83°31'22"W
L16 | 1.38 | N89°28'39"E
NOTE: SEE SHEET 2 OF 4 FOR GENERAL NOTES.
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
DEV. ORDER No. 428.3
PSD No. 99-539

03/01/90 16:03 ☎1 904 [illegible] 9485 ENG THOMSAMILLER LEO BLANK 009

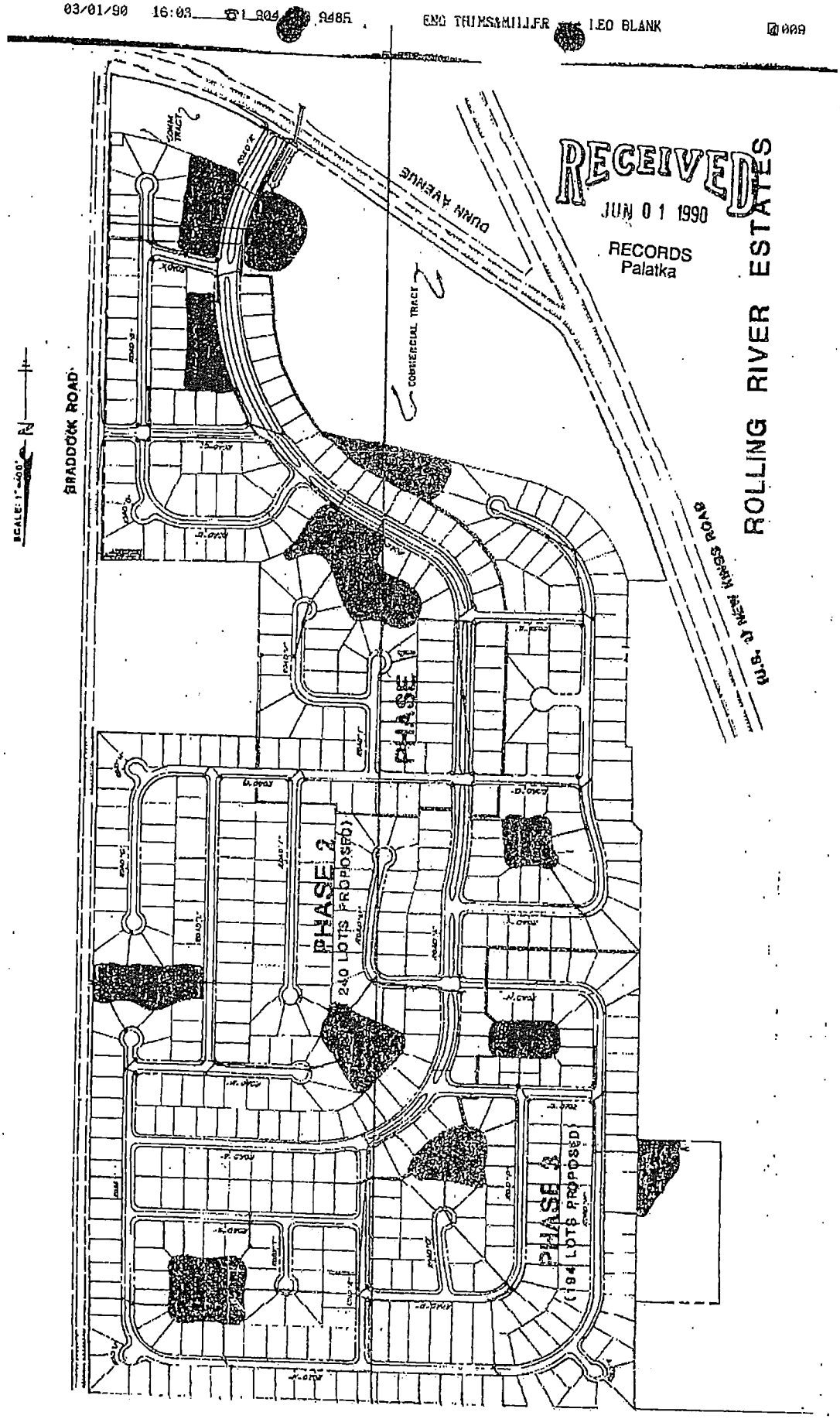


EXHIBIT "B"

AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF DUVAL)

BEFORE ME this day personally appeared Deborah Bolton, who being first duly sworn, according to law, deposes and says:

1. I am the President of **ASSOCIATION OF ROLLING RIVER OWNERS, INC.**

2. A Notice of Meeting of the Board of Directors was mailed or hand delivered to all members of **ASSOCIATION OF ROLLING RIVER OWNERS, INC.** in accordance with Florida Statutes, Section 712.05, and said Notice contained the following statement:

STATEMENT OF MARKETABLE TITLE ACTION

ASSOCIATION OF ROLLING RIVER OWNERS, INC. (hereinafter the "Association") has taken action to ensure that the Master Declaration of Covenants, Conditions, Restrictions and Easements for Rolling River Estates which is recorded in Official Records Book 7100, Page 2045, *et seq.*, of the current Public Records of Duval County, Florida, and the Residential Declaration of Covenants and Restrictions for Rolling River Estates which is recorded in Official Records Book 7100, Page 2104, *et seq.*, of the current Public Records of Duval County, Florida, each together with all amendments thereto and as may be amended from time to time, currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the public records of Duval County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

3. FURTHER AFFIANT SAYETH NAUGHT.

ASSOCIATION OF ROLLING RIVER OWNERS, INC,
a Florida Not-For-Profit Corporation

By: Deborah Bolton
Its: President

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to (or affirmed) and subscribed before me [x] by physical presence or [ ] by online notarization, this 24 day of May, 2020, by Deborah Bolton, as President for and on behalf Association of Rolling River Owners, Inc., ( ) to me well known or ( ) who produced _____ _____ as identification, who stated that they are the President of Association of Rolling River Owners, Inc., that they have read the foregoing Affidavit, and swears the contents thereof are true to the best of their knowledge and belief.

JUDY WARDS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG234267
Expires 7/2/2022

Notary Public, State of Florida
My commission expires:

EXHIBIT "C"

Master Declaration of Covenants, Conditions, Restrictions and Easements for Rolling River Estates which is recorded in Official Records Book 7100, Page 2045, *et seq.*, of the current Public Records of Duval County, Florida,

Amendment to the Master Declaration of Covenants, Conditions, Restrictions and Easements for Rolling River Estates which is recorded in Official Records Book 18841, Page 218, *et seq.*, of the current Public Records of Duval County, Florida,

Residential Declaration of Covenants and Restrictions for Rolling River Estates which is recorded in Official Records Book 7100, Page 2104, *et seq.*, of the current Public Records of Duval County, Florida