

Ashford Unit One

Being a replat of a portion of Tracts 5, 6, 7 and 8, Block 1, Section 29, Township 2 South, Range 25 East, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of the City of Jacksonville, Duval County, Florida.

CAPTION

A portion of Tracts 5, 6, 7, and 8, Block 1, Section 29, Township 2 South, Range 25 East as shown on the plat of Jacksonville Heights as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, and being more particularly described as follows: **COMMENCE** at the Southwest corner of Crystal Springs Unit One as recorded in Plat Book 43, Pages 4, 4A, 4B, and 4C of said Current Public Records; thence South 89°13'55" West, along the Northerly right-of-way line of Crystal Springs Road (a 60 foot right-of-way as now established), a distance of 150.01 feet to a point situate in the Westerly line of those certain lands described in Official Records Volume 2792, Page 387 of said Current Public Records, said point also being situate in the Easterly line of those certain lands described in Official Records Volume 3036, Page 86 of said Current Public Records; thence continue South 89°13'55" West, along said Northerly right-of-way line, a distance of 1047.44 feet to a point situate in the Westerly line of said Tract 8; thence North 00°06'17" East, along last said line and along the Westerly line of said Tract 7, a distance of 1290.95 feet to a point situate in the Northerly line of said Section 29; thence North 88°35'57" East, along last said line, a distance of 316.28 feet; thence South 00°54'19" West, 132.78 feet; thence South 12°50'27" East, 102.61 feet; thence South 00°06'43" West, 400.00 feet; thence South 01°41'17" West, 97.30 feet; thence South 35°04'01" East, 172.70 feet; thence North 61°42'29" East, 44.07 feet; thence North 89°17'17" East, 295.00 feet; thence North 00°07'17" West, 46.88 feet; thence North 89°52'43" East, 277.80 feet to a point situate in that certain 105 foot Jacksonville Electric Authority Easement as recorded in aforementioned Official Records Volume 3036, Page 86; thence South 00°07'19" East, along last said line, a distance of 485.24 feet to the **POINT OF BEGINNING**.

Containing 17.4920 acres, more or less.

APPROVED FOR THE RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance Number 93-381-1660 of said City, adopted by its Council and approved by the mayor, this 4th day of MAY A.D., 1993.

By: Sam E. Morse Date: 5/12/93
Director of Public Works

CLERK'S CERTIFICATE

93-0063499

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 48 Pages 8A, 8B, 8C of the Public Records of Duval County, Florida, this 4th day of May A.D., 1993.

By: Henry Cook Date: By DeVaughn
Henry Cook Deputy Clerk
Clerk of the Circuit Court

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 in accordance with the laws of the State of Florida and the City of Jacksonville, Florida.

Signed and Sealed this 31st day of March A.D., 1993.

By: Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor No. 3848

ADOPTION AND DEDICATION

This is to certify that Hopeton Development Corporation, a Georgia Corporation, under the laws of the State of Georgia is the lawful owner of the lands described in the Caption hereon known as Ashford Unit One and has caused the same to be surveyed and subdivided, that First Georgia Federal Savings Bank, a National Banking Association, is the holder of mortgage on said lands, that this plat is made in accordance with said survey, is hereby adopted as a true and correct plat of said lands and that all rights of way and easements for drainage, utilities, and sewers, and non-access shown hereon are hereby irrevocably without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements through and over the lakes and treatment systems shown on this plat are irrevocably dedicated to the City of Jacksonville, its successors and assigns, and are subject to the following covenants which shall run with the land: 1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes and treatment systems which these easements transverse all waters which may fall or come upon all rights of ways hereby dedicated together with all soil, nutrients, chemical and all other substances which may flow or pass from rights of ways, from adjacent land and/or from any other sources of public waters into or through said lakes and treatment systems without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns, for any damages, injuries or losses to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns; 2) The lakes and treatment systems shown on this plat are owned in fee simple title by the abutting property owners and the City of Jacksonville, by acceptance of this plat, assumes no responsibility for the removal or treatment of aquatic plants, animals, soils, chemicals or any other substances or thing that may even be or come within said lakes and treatment systems which these easements transverse, nor any responsibility for maintenance or preservation of the water purities, water level, or water depth which responsibility shall be those of the abutting property owners and 3) the City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure nor destruction of any water level control equipment which may be constructed or installed by the Developer or any other person within the area of the lands platted or of the lakes and treatment systems shown on the plat but shall have the right to modify the existence of the lakes and filtration systems and that which retains it to affect adequate drainage including, but not limited to the right to remove any water level control structures or any part thereof. Hopeton Development Corporation, Inc., developers and owners 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 rising from or out of any occurrence in, upon, or at, or from the lakes and treatment systems described above, or any part thereof, or occasioned wholly, or in part by any act of omission of Hopeton Development Corporation, Inc., its agents, contractors, employees, servants, licensees or concessionaires within Ashford Unit One. This indemnification shall run with the land and the assigns of Hopeton Development Corporation and shall be subject to it. The J.E.A. easements as shown are dedicated to the Jacksonville Electric Authority and its successors for use in its underground distribution system. All private easements on this plat shall remain privately owned and the sole and exclusive property of the Developer and its successors and grantees.

IN WITNESS WHEREOF Hopeton Development Corporation, have caused these presents to be executed by their appropriate officer by and with the authority of said Corporation this 23rd day of March A.D., 1993

HOPETON DEVELOPMENT CORPORATION

Witness Charles Spalding James L. Gregg
Jameson L. Gregg, Vice President

Witness Monika F. Kennedy

FIRST GEORGIA FEDERAL SAVINGS BANK

Witness Norma de Wicken William R. Parker, Jr.
William R. Parker, Jr. Senior Vice President

Witness Raylog

STATE OF GEORGIA
COUNTY OF GLYNN

The foregoing instrument was acknowledged before me this 23rd day of March A.D., 1993 by Jameson L. Gregg, Vice President of Hopeton Development Corporation, on behalf of the Corporation.



G. Skipper
Notary Public, State of Georgia,
Glynn County.
My Commission Expires 11-13-95

STATE OF GEORGIA
COUNTY OF GLYNN

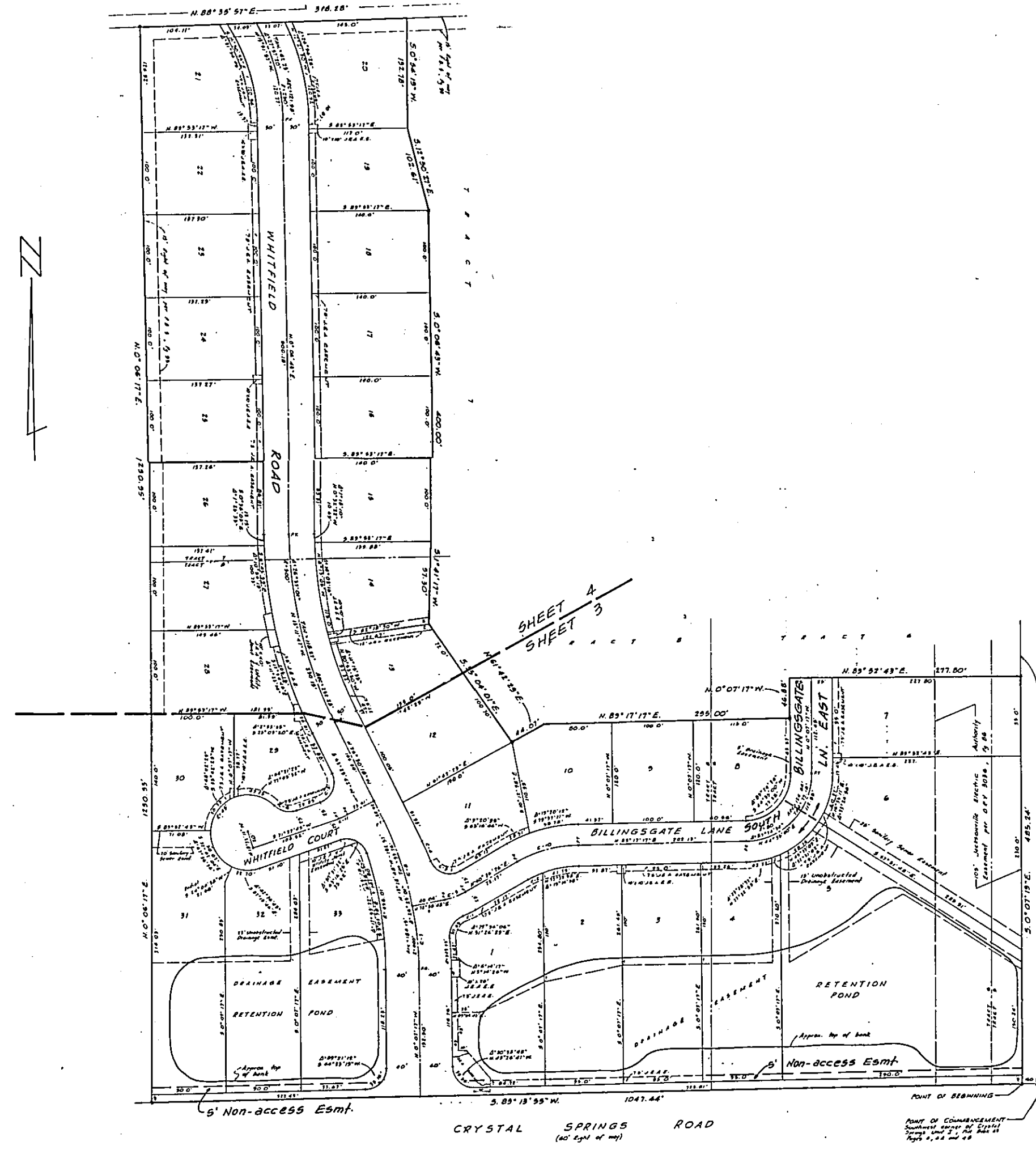
The foregoing instrument was acknowledged before me this 23rd day of March A.D., 1993 by William R. Parker, Senior Vice President of First Georgia Federal Savings Bank, N.A., on behalf of the Corporation.

Cecil D. Miller
Notary Public, State of Georgia,
Glynn County.
My Commission Expires Oct. 30, 1993

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
11330-5 ST. JOHNS INDUSTRIAL PARKWAY NORTH
JACKSONVILLE, FLORIDA 32216
(904) 642-8337

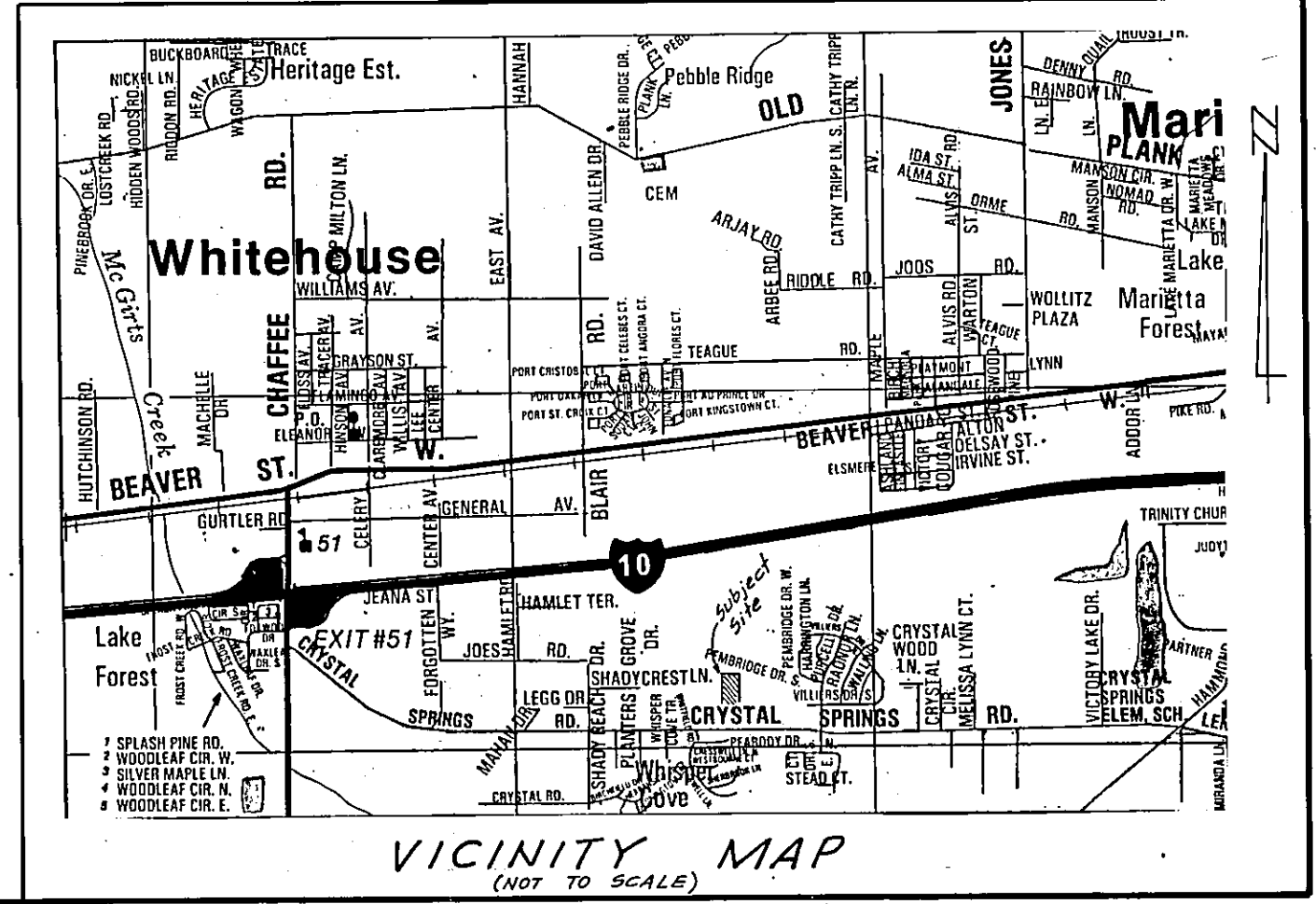
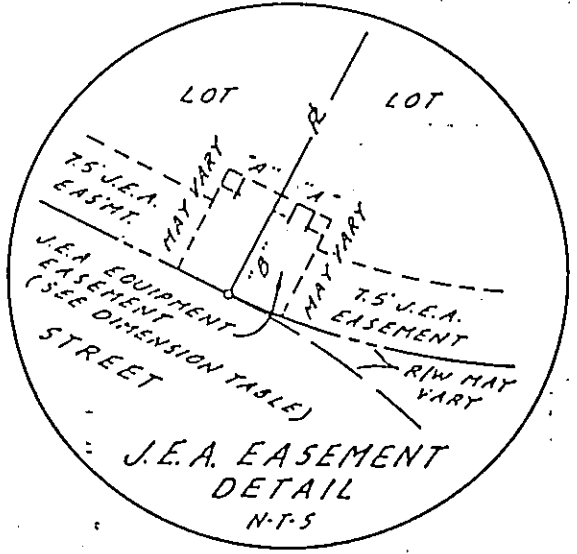
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KEY MAP
(NOT TO SCALE)

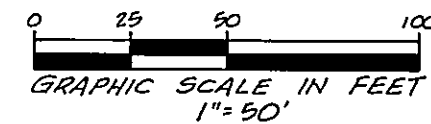
"A"	5'	TYPICAL 10'x10' J.E.A.
"B"	10'	EQUIPMENT EASTHT.
"A"	10'	TYPICAL 10'x20' J.E.A.
"B"	10'	EQUIPMENT EASTHT.



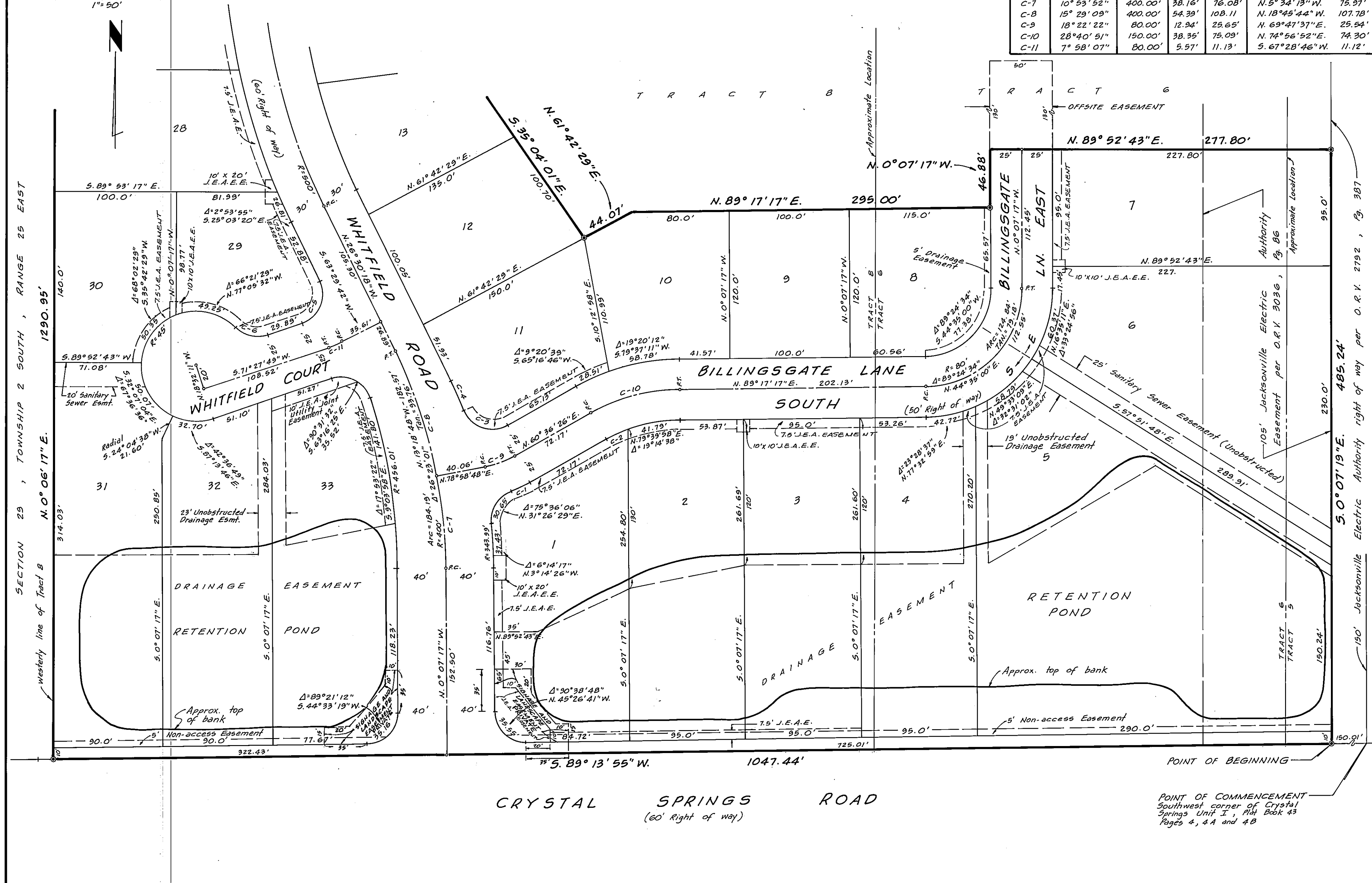
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SHEET 3 OF 4 SHEETS.
SEE SHEET 4 FOR NOTES.



CURVE	DELTA	RADIUS	TAN.	ARC	CHORD
C-1	8°38'06"	105.00'	7.93	15.82'	N.64°55'29"E. 15.81'
C-2	9°26'13"	125.00'	10.32'	20.59'	N.65°19'32"E. 20.56'
C-3	37°08'15"	25.00'	28.33'	42.38'	N.70°49'26"W. 37.49'
C-4	4°14'59"	343.99'	12.76'	25.51'	N.24°22'48"W. 25.51'
C-5	37°58'07"	25.00'	28.74'	42.75'	S.22°28'45"W. 37.73'
C-6	64°37'23"	25.00'	15.81'	28.20'	N.76°13'29"W. 26.73'
C-7	10°53'52"	400.00'	38.16'	76.08'	N.5°34'13"W. 75.97'
C-8	15°29'09"	400.00'	54.39'	108.11'	N.18°45'44"W. 107.78'
C-9	18°22'22"	80.00'	12.94'	25.65'	N.69°47'37"E. 25.54'
C-10	28°40'51"	150.00'	38.35'	75.09'	N.74°56'52"E. 74.30'
C-11	7°58'07"	80.00'	5.97'	11.13'	S.67°28'46"W. 11.12'

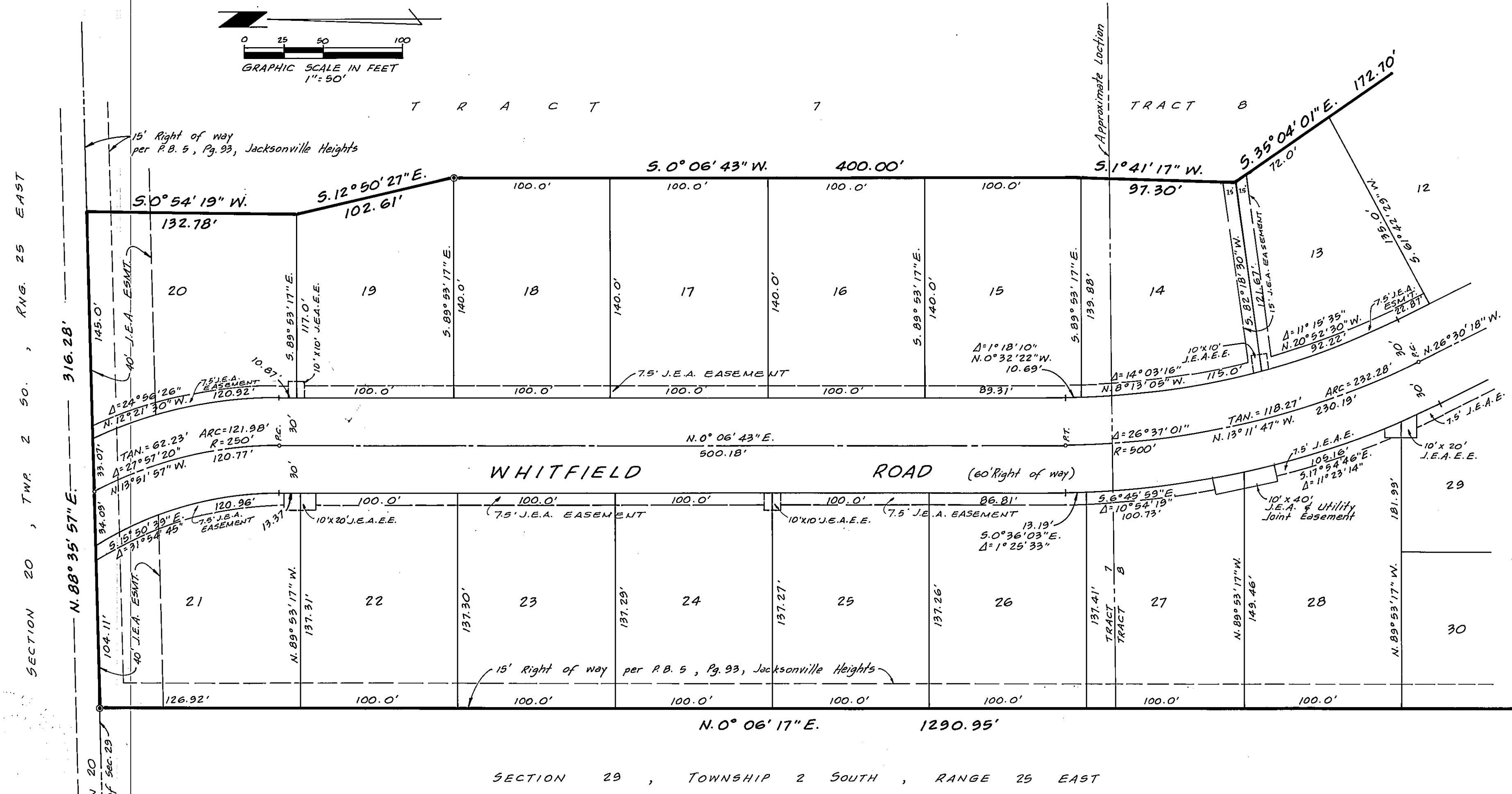
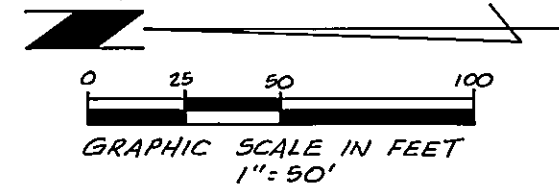


CRYSTAL SPRINGS ROAD
(60' Right of way)

POINT OF COMMENCEMENT
Southwest corner of Crystal Springs Unit I, Plat Book 43 Pages 4, 4A and 4B

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NOTES:

1. ● Denotes permanent reference monument, cap number P.L.S. 3848.
2. ○ Denotes permanent control point.
3. Bearings shown hereon are based on the westerly boundary line of Crystal Springs Unit I, P.B. 43, Pages 4 thru 4C. (N.0°07'19"W.)
4. Bearings and distances shown on curves refer to the chord.
5. 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 the exclusive use of the Jacksonville Electric Authority in conjunction with the underground electrical distribution system.
7. J.E.A. Denotes Jacksonville Electric Authority Easement.
8. J.E.A.E.E. Denotes Jacksonville Electric Authority Equipment Easement.
9. For J.E.A. Easement detail see sheet 2.
10. —+— Denotes street name change point.
11. All easements shown are for drainage, utilities, sewers, and cable television, unless otherwise noted.