

BRANDYWINE UNIT THREE-A

BEING A REPLAT OF A PORTION OF TRACTS 13 AND 14, BLOCK 1, SECTION 6, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 56 PAGE 4
SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR NOTES

ADOPTION AND DEDICATION

This is to certify that Brandywine Lakes, Inc., a Florida corporation under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as Brandywine Unit Three-A, having caused the same to be surveyed and subdivided, that SunTrust Bank, North Florida, N.A., a National Banking Association, is the holder of a mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All easements for utilities and sewers are hereby irrevocably dedicated to JEA, its successors and assigns. All roads, parkways, lanes, drives, courts, walkways, easements for drainage and non-access easements, except all private easements and Tract "A" and conservation easements which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements over, under, across and through the lakes/stormwater management facilities shown on this plat are hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns, and are subject to the following covenants which shall run with the land:

- 1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all (roads, parkways, lanes, drives and courts as noted above) hereby dedicated, together with all substances or matter which may flow or pass from (roads, parkways, lanes, drives and courts); from adjacent land or from any other source of public waters into or through said lakes/stormwater management facilities, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns;
- 2) The lakes and treatment systems shown on this plat are owned in fee simple title by the abutting owner(s), its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the owner, its successor and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.
- 3) The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the developer or any other person within the area of the lands hereby platted, or of the lakes and treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/stormwater management facilities and the control structures to effect adequate drainage.

The Owner, its successors and assigns of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act of omission of its agents, contractors, employees, servants, licensees, or concessionaires within Brandywine Unit Three-A. This indemnification shall run with the land and the assigns of the owner and shall be subject to it.

The undersigned Owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors, and assigns.

Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

In witness whereof Brandywine Lakes, Inc., a Florida corporation, has caused these presents to be executed by its Board of Directors with the Corporate Seal affixed this 7th day of April A.D., 2003.

BRANDYWINE LAKES, INC.
A Florida Corporation

Witness: Robert W. Perry
Print Name: ROBERT W. PERRY

By: Serena L. Wakefield
Serena L. Wakefield, Vice President of Brandywine Lake, Inc.

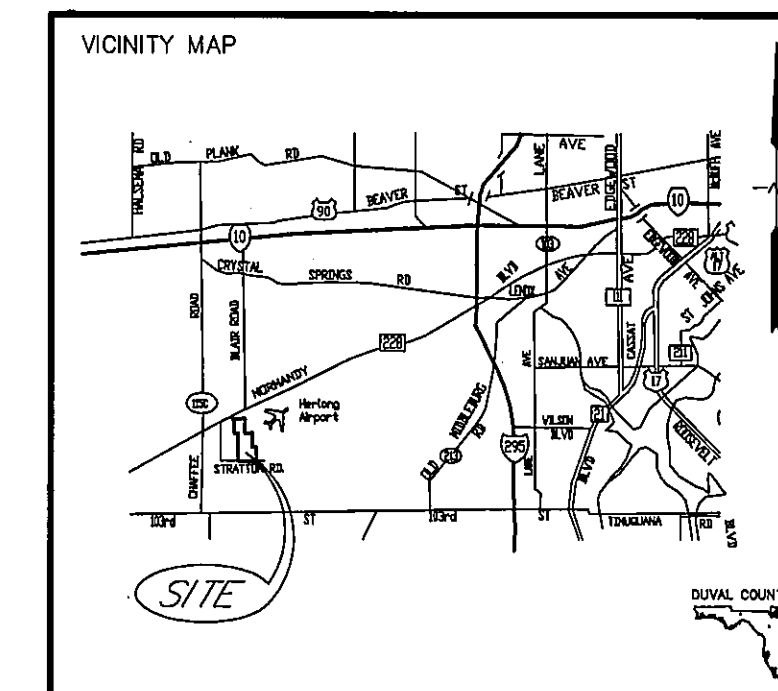
Witness: Lynn S. Bidleman
Print Name: LYNN S. BIDLEMAN

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 7th day of April A.D., 2003 by Serena L. Wakefield, Vice President of Brandywine Lake, Inc., a Florida Corporation, on behalf of the Corporation, who is personally known to me or who has produced _____ as identification and who has/had not taken an oath on behalf of the Partnership.

By: Lynn S. Bidleman
Notary Public, State of Florida
Print name: LYNN S. BIDLEMAN
My Commission Expires: _____

LYNN S. BIDLEMAN
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires June 2, 2005
Commission No. DD016085



CAPTION

A portion of Tracts 13 and 14, Block 1, together with a portion of that certain 15 foot roadway lying Southerly and adjacent to said Tracts 13 and 14, Section 6, Township 3 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, being more particularly described as follows: BEGINNING at the Southwest corner of Tract "C", as shown on the plat of Brandywine Unit One, as recorded in Plat Book 53, Pages 86 through 86l, inclusive, of said Current Public Records; thence South 89°42'41" West, along the South line of said Block 1 and along the Southerly line of said 15 foot roadway, a distance of 356.53 feet; thence North 00°04'35" West, along the Southerly prolongation of the West line of said Tract 13 and along the Westerly line of said Tract 13, a distance of 1,321.27 feet to the Northwest corner of said Tract 13; thence North 89°42'04" East, along the Northerly line of said Tract 13, a distance of 167.02 feet to a point situate in the Westerly right of way line of Cold Creek Boulevard (a variable width right of way as shown on said plat of Brandywine Unit One); thence South 27°13'13" East, along said Westerly right of way line and along the Westerly line of Tract "B", Lot 1, Lot 2 and Lot 3, of said plat of Brandywine Unit One, a distance of 413.78 feet; thence South 00°07'13" East continuing along the Westerly line of said Lot 3 and along the Westerly line of Lots 4, 5, 6, 7, 8, 9, 10, 11 and said Tract "C", of said plat of Brandywine Unit One, a distance of 952.39 feet to the POINT OF BEGINNING.

Containing 10.001 acres, more or less.

Approved 4/9/03
Date
John P. Ramirez
City Engineer
for Director of Public Works

Approved 4/16/03
Date
Mike Cooney
for General Counsel

APPROVED FOR THE RECORD

This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

By: Lynn Westbrook
Lynn Westbrook
Director of Public Works
Date: 4/28/2003

CLERK'S CERTIFICATE #2003133445

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 56, Pages 4-4C of the current Public Records of Duval County, Florida, this 28th day of April A.D., 2003.

By: Jim Fuller
Jim Fuller
Clerk of the Circuit Court

By: [Signature]
Deputy Clerk

PLAT CONFORMITY REVIEW

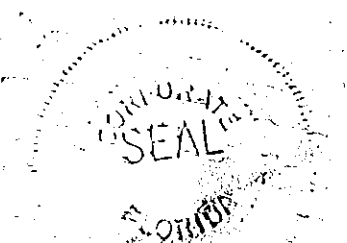
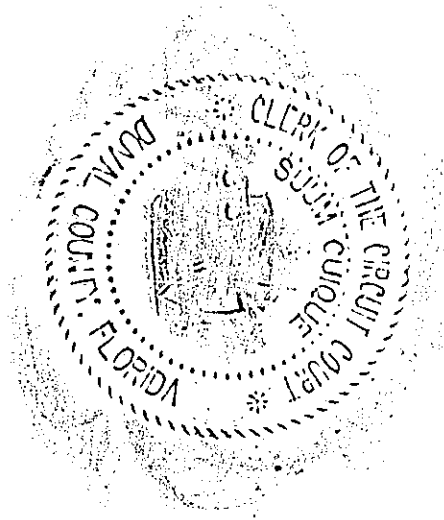
This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 9th day of April 2003.

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

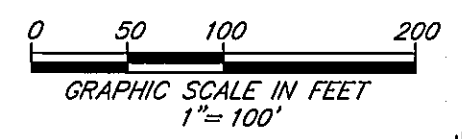
SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of the Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F. S., Chapter 61G-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 27th day of February A.D., 2003.
Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No.3848
L.B. No. 5189

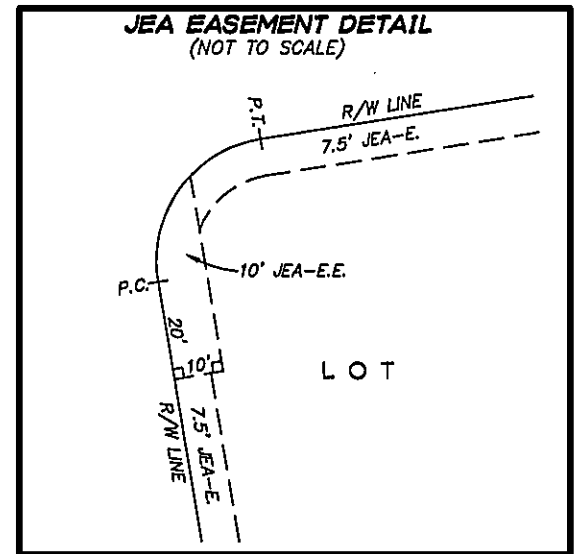
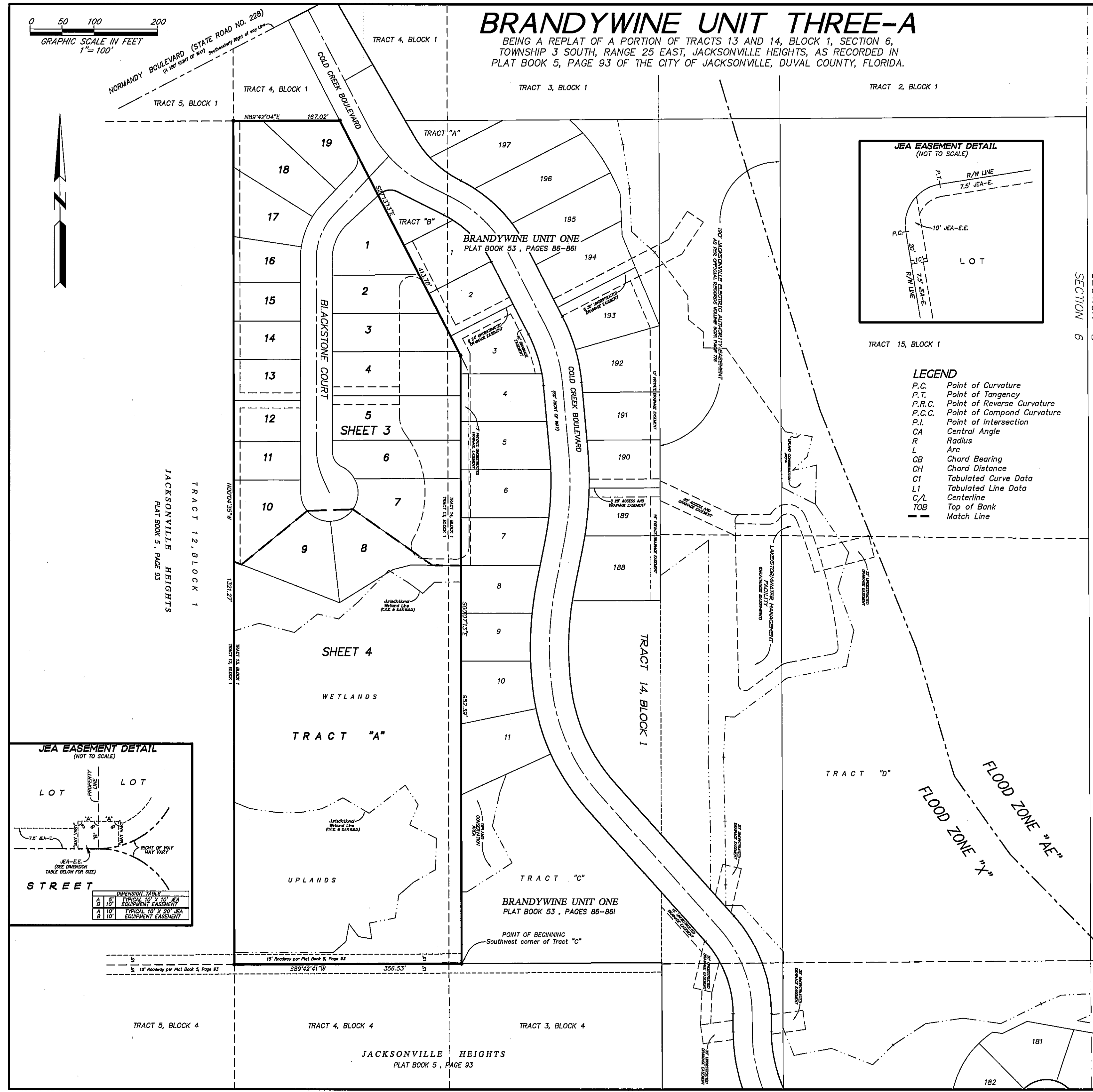
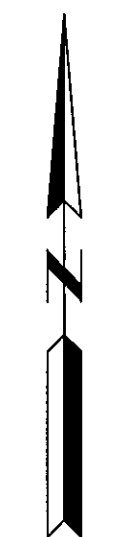


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PSD NO. 98-037
CITY DEVELOPMENT NO. 4378.3

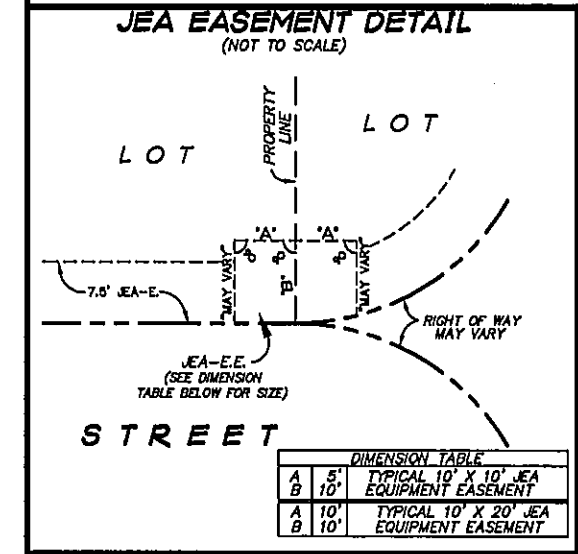


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- LEGEND**
- P.C. Point of Curvature
 - P.T. Point of Tangency
 - P.R.C. Point of Reverse Curvature
 - P.C.C. Point of Compound Curvature
 - P.I. Point of Intersection
 - CA Central Angle
 - R Radius
 - L Arc
 - CB Chord Bearing
 - CH Chord Distance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



- NOTES :**
- 1) ● Denotes Permanent Reference Monument Set P.L.S. No. 3848.
 - 2) ● Denotes Permanent Control Point
 - 3) Bearings based on State Plane Grid East Zone.
 - 4) All platted easements shown hereon are for the construction, installation, maintenance and operation of drainage structures, utilities, sanitary sewers and cable television service, provided however that said cable television service, shall not interfere with the facilities and services of any electric, telephone, gas or other public utility, in the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
 - 5) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
 "JEA-E.E." denotes JEA equipment easement. These easements shall remain totally unobstructed by any improvements that may impede the use and access of said easement by JEA.
 "JEA-E." denotes JEA easement. JEA will allow certain non-permanent improvements which do not impede the use of said easement by JEA. The installation of fences, hedges, and landscaping is permissible but subject to removal by JEA at the expense of each lot owner for the removal and replacement of such items.
 - 6) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Duval County, Florida.
 - 7) The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
 - 8) Lots fronting on two (2) streets may have vehicular access from one (1) street only.
 - 9) Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland lines as depicted on this plat without the written approval of Duval County and other regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agent and the entity performing any activity within the wetland area to acquire the necessary written approvals prior to the beginning of any work. This wetland jurisdictional line and upland buffer may be superseded and redefined from time to time by the appropriate governmental agencies.
 - 10) The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by the City of Jacksonville. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal by the City at the expense of each lot owner for the removal and/or replacement of such items.
 The easements shown hereon and designated as unobstructed/access easements, shall remain totally unobstructed by any improvements that may impede the use and access of said easement by the City of Jacksonville.
 - 11) Control Co-ordinates shown are based on Florida State Plane, East Zone, 1983/1988 Datum and were established by GPS Observations. Control Monuments used in determining these co-ordinates were national geodetic points "FERNPORT AZ MK 1988" as established by the National Geodetic Survey and "74 94 GPS 16" as established by the Florida Department of Transportation.
 - 12) All lot lines that intersect curves are non-radial, unless otherwise noted.

FLOOD ZONE NOTE

The lands shown hereon lie within flood zone "X" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 0150, suffix E, dated August 15, 1989.

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

PREPARED BY:
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TRACT 5, BLOCK 1

TRACT 4, BLOCK 1

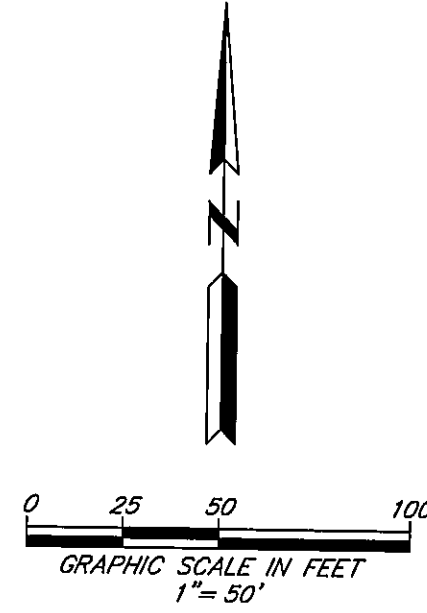
TRACT 4, BLOCK 1

TRACT 3, BLOCK 1

PLAT BOOK **56** PAGE **4B**

SHEET 3 OF 4 SHEETS
SEE SHEET 2 FOR NOTES

STATE PLANE GRID
N 2160027.3591
E 392260.8605



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	100.00'	75.30'	39.53'	73.53'	S21°28'45"W	43°08'31"
C2	100.00'	42.22'	21.43'	41.91'	S12°11'17"E	24°11'34"
C3	125.00'	24.16'	12.12'	24.13'	S37°30'44"W	11°04'33"
C4	125.00'	50.95'	25.83'	50.60'	S20°17'50"W	23°21'15"
C5	125.00'	19.01'	9.52'	18.99'	S04°15'51"W	08°42'43"
C6	75.00'	62.00'	32.89'	60.25'	S23°35'25"W	47°21'51"
C7	25.00'	28.20'	15.81'	26.73'	S32°24'12"E	64°37'23"
C8	45.00'	27.93'	14.43'	27.48'	N46°56'05"W	35°33'36"
C9	45.00'	50.51'	28.29'	47.90'	N02°59'52"E	64°18'19"
C10	45.00'	41.49'	22.35'	40.03'	N61°33'39"E	52°49'14"
C11	45.00'	41.45'	22.33'	40.00'	S65°38'19"E	52°46'49"
C12	45.00'	30.75'	16.00'	30.16'	S19°40'12"E	39°09'24"
C13	25.00'	30.66'	17.59'	28.78'	N07°54'53"E	70°16'14"
C14	20.00'	53.36'	82.90'	38.88'	S76°20'38"W	152°52'17"
C15	50.00'	32.18'	16.67'	31.62'	S18°31'36"E	36°52'12"
C16	150.00'	9.94'	4.97'	9.93'	N35°03'50"W	03°47'43"
C17	150.00'	64.65'	32.84'	64.15'	N20°49'08"W	24°41'42"
C18	150.00'	98.96'	51.36'	97.18'	N10°25'45"E	37°48'03"
C19	20.00'	18.76'	10.13'	18.08'	S02°27'54"W	53°43'45"
C20	20.00'	21.26'	11.76'	20.27'	S54°50'58"E	60°53'59"
C21	20.00'	1.40'	0.70'	1.40'	S87°18'02"E	04°00'09"
C22	20.00'	7.34'	3.71'	7.30'	N80°11'01"E	21°01'43"

JACKSONVILLE HEIGHTS
PLAT BOOK 5, PAGE 93

TRACT 12, BLOCK 1

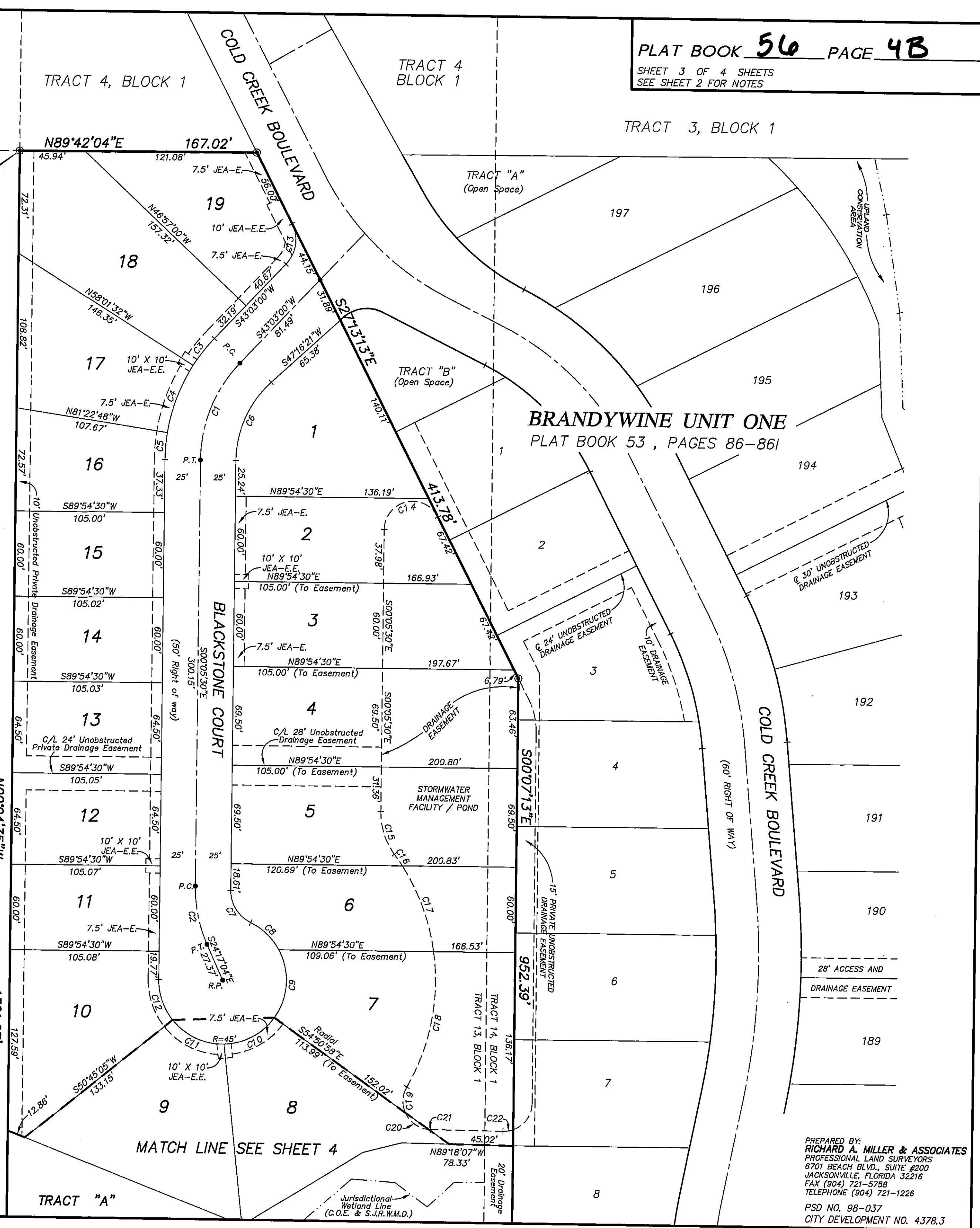
N00°04'35"W

1321.27'

TRACT "A"

MATCH LINE SEE SHEET 4

Jurisdictional Wetland Line (C.O.E. & S.J.R.W.M.D.)



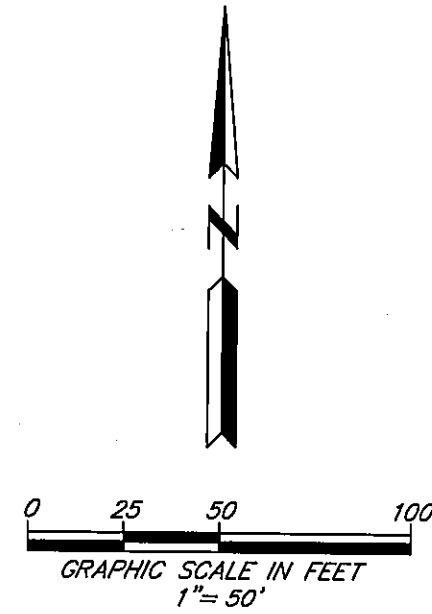
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PLAT BOOK **56** PAGE **4C**

SHEET 4 OF 4 SHEETS
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C10	45.00'	41.49'	22.35'	40.03'	N61°33'39"E	52°49'14"
C11	45.00'	41.45'	22.33'	40.00'	S65°38'19"E	52°46'49"
C19	20.00'	18.76'	10.13'	18.08'	S02°27'54"W	53°43'45"
C20	20.00'	21.26'	11.76'	20.27'	S54°50'58"E	60°53'59"
C21	20.00'	1.40'	0.70'	1.40'	S87°18'02"E	04°00'09"
C22	20.00'	7.34'	3.71'	7.30'	N80°11'01"E	21°01'43"

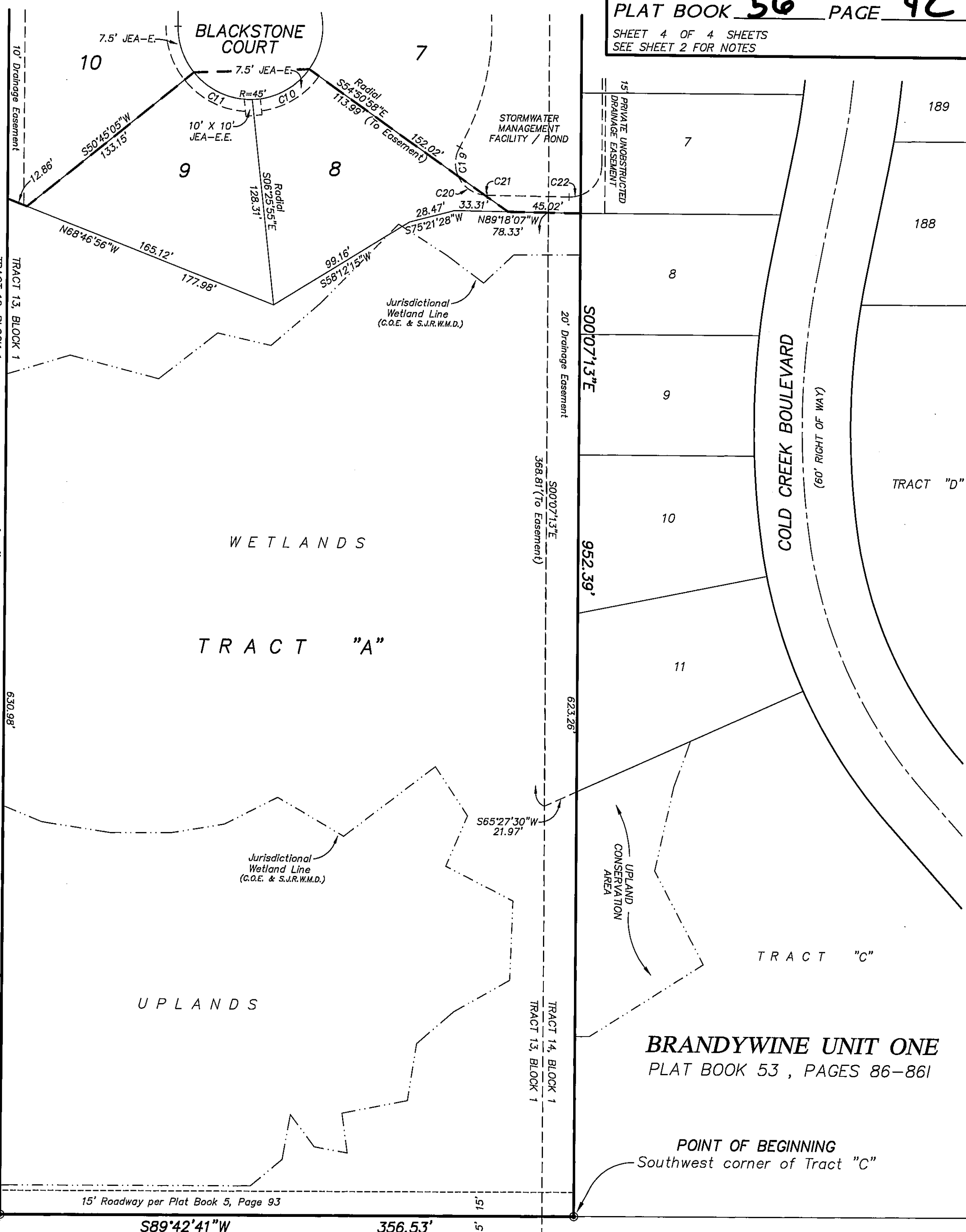
JACKSONVILLE HEIGHTS
PLAT BOOK 5, PAGE 93

TRACT 12, BLOCK 1

TRACT 13, BLOCK 1

MATCH LINE SEE SHEET 3

BLACKSTONE COURT



STATE PLANE GRID
N 2158706.0903
E 392262.6204

TRACT 5, BLOCK 4

TRACT 4, BLOCK 4

TRACT 3, BLOCK 4

JACKSONVILLE HEIGHTS
PLAT BOOK 5, PAGE 93

BRANDYWINE UNIT ONE
PLAT BOOK 53, PAGES 86-861

POINT OF BEGINNING
Southwest corner of Tract "C"

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