

TAXES VERIFIED R.B.F.

BROOKSHIRE

A PORTION OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A portion of Section 29, Township 2 South, Range 25 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows: COMMENCE at the intersection of the Southerly right-of-way line of Crystal Springs Road (a 60 foot right-of-way as now established) with the Easterly right-of-way line of Blair Road (a 80 foot right-of-way as now established); thence South 00°24'59" East, along last said line, 260.93 feet to the POINT OF BEGINNING; thence continue South 00°24'59" East, along said Easterly right-of-way line, 283.26 feet to an angle point in said Easterly right-of-way line; thence South 00°46'00" East, continuing along said Easterly right-of-way line, 286.72 feet to the Northwest corner of those lands described and recorded in Official Records Volume 4499, Page 97, of the current Public Records of said County; thence North 89°13'43" East, along the Northerly line of said lands, 399.97 feet to the Easterly line of said lands; thence South 00°46'19" East, along last said line, 163.33 feet to the Southerly line of said lands; thence South 89°13'12" West, along last said line, 264.99 feet; thence South 00°46'00" East, departing from said Southerly line, 99.68 feet to a point situate on the Northerly line of those lands described and recorded in Official Records Volume 5842, Page 116, of the current Public Records of said County; thence North 89°00'29" East, along the Northerly line of said lands and the Northerly line of those lands described and recorded in Official Records Volume 5841, Page 34, of the current Public Records of said County, 587.35 feet to the Easterly line of said lands; thence South 00°04'58" East, along last said line, 424.53 feet to the Northerly line of those lands described and recorded in Official Records Volume 5818, Page 878, of the current Public Records of said County; thence North 89°14'14" East, along last said line, 584.52 feet; thence North 00°06'32" East, along the Easterly line of the Northwest 1/4 of the Southwest 1/4 of said Section 29, 301.22 feet; thence South 89°59'40" West, 256.10 feet; thence North 00°33'49" East, 340.85 feet to the Southerly line of those lands described and recorded in Official Records Volume 4962, Page 743, Official Records Volume 5236, Page 520, and Official Records Volume 5332, Page 754, all of the current Public Records of said County; thence South 89°46'09" West, along last said line, 1065.53 feet to the POINT OF BEGINNING.

ADOPTION AND DEDICATION

This is to certify that Land Planners Development, Inc., is the lawful owner of the lands described in the caption hereon known as BROOKSHIRE, and has caused the same to be surveyed and subdivided; that Ray O. Bessent, an Individual, is the holder of the mortgage on said lands and that this plat made in accordance with said survey, is hereby adopted as a true and correct plat of said lands. All right-of-ways, non-access easements and easements for drainage utilities and sewers, and Tract "A" (lift station site), are hereby irrevocably without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easement through and over the lakes and filtration systems shown on this plat are hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns and are subject to the following covenants which shall run with the land: (1) the drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns to discharge into said lakes and filtration systems which these easements traverse all water which may fall on or come upon all right-of-ways hereby dedicated together with all soil, nutrients, chemicals and all other substances which may flow or pass from right-of-ways, from adjacent land, or from any other source of public waters into or through said lakes and filtration systems without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damages, injuries or losses to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns; (2) the lakes and filtration systems shown on this plat are owned in fee simple title by the abutting property owners; and the City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants and animals, soil, chemicals or any other substance or thing that may even be or come within said lakes or filtration systems which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth responsibilities shall be those of the abutting owners; and; (3) the City of Jacksonville, its successors and assigns shall not be liable nor responsible for the creation, operation, failure or destruction of any water level control equipment which may be constructed or installed by the developer or any other person within the area of the lands hereby platted or of the lakes and filtration systems shown on this plat, but shall have the right to modify the existence of the lakes and filtration systems and that which retains it, to effect adequate drainage, including, but not limited to, the right to remove any water level control structures or any part thereof. Land Planners Development, Inc., developer and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages, liability and expense in connection with loss of life, bodily or personal injury, property damage or other damage arising from or out of any occurrence in, upon, or at, or from the lakes and filtration systems described above, or any part thereof, or occasioned wholly or in part by any act or omission of Land Planners Development, Inc., its agents, contractors, employees, servants, licensees or concessionaires with BROOKSHIRE. This indemnification shall run with the land and the assigns of Land Planners Development, Inc., and shall be subject to it.

In witness whereof the above named Corporation and Individual have caused these presents to be executed by their respective agents and seal affixed, this 3rd day of February A. D., 1989.

APPROVED: [Signature]
DATE: [Signature]
For Director of Public Works
By: [Signature] City Engineer
For General Counsel
By: [Signature]

APPROVED FOR THE RECORD

This is to certify that this Plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 27-187-52, of said City adopted by its Council and approved by its Mayor.

Signed this 10th day of March A. D., 1989.

[Signature] Mayor of the City of Jacksonville
[Signature] Secretary of the Council of the City of Jacksonville

CLERK'S CERTIFICATE 89-31954

This is to certify that this Plat has been examined and approved by the City Council of the City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 45, Pages 28, 29A, 29B, 29C of the Public Records of Duval County, Florida.

Signed this 29th day of March A. D., 1989.

[Signature] Clerk: Henry W. Cook
By: [Signature] Deputy Clerk

DEVELOPER'S CERTIFICATE

This is to certify that Land Planners, Inc., has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points, including sidewalks, as guaranteed that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 3rd day of February A. D., 1989.

[Signature] Donald P. Hinson, Vice President, Land Planners Development, Inc.
[Signature] Director of Public Works

SURVEYOR'S CERTIFICATE

I hereby certify that this Plat is a true and correct representation of the lands hereby surveyed, platted and described in the Caption, that the survey was made under my responsible direction and supervision and that the survey complies with all the requirements of Chapter No. 177 of the Laws of the State of Florida. I further certify that Permanent Reference Monuments have been placed and that Permanent Control Points will be placed according to the above reference map and that all the foregoing rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 3rd day of Feb. A. D., 1989.

[Signature] James G. Harrison, Jr., Registered Land Surveyor, No. 2647, Duval County, Florida

LAND PLANNERS DEVELOPMENT, INC.

Witness: [Signature]
[Signature] Donald P. Hinson, Vice President, Land Planners Development, Inc.

Witness: [Signature]

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3rd day of February A. D., 1989, by Donald P. Hinson, Vice President, Land Planners Development, Inc.,

[Signature] Notary Public, State of Florida, at Large
My Commission Expires: Dec. 14, 1991

RAY O. BESSENT
an Individual

Witness: [Signature]
[Signature] Ray O. Bessent, an Individual

Witness: [Signature]

STATE OF FLORIDA

COUNTY OF DUVAL

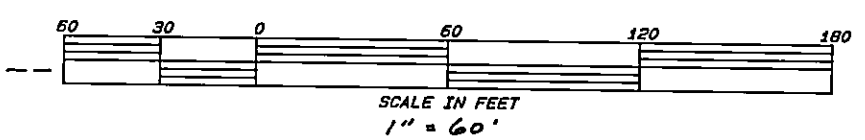
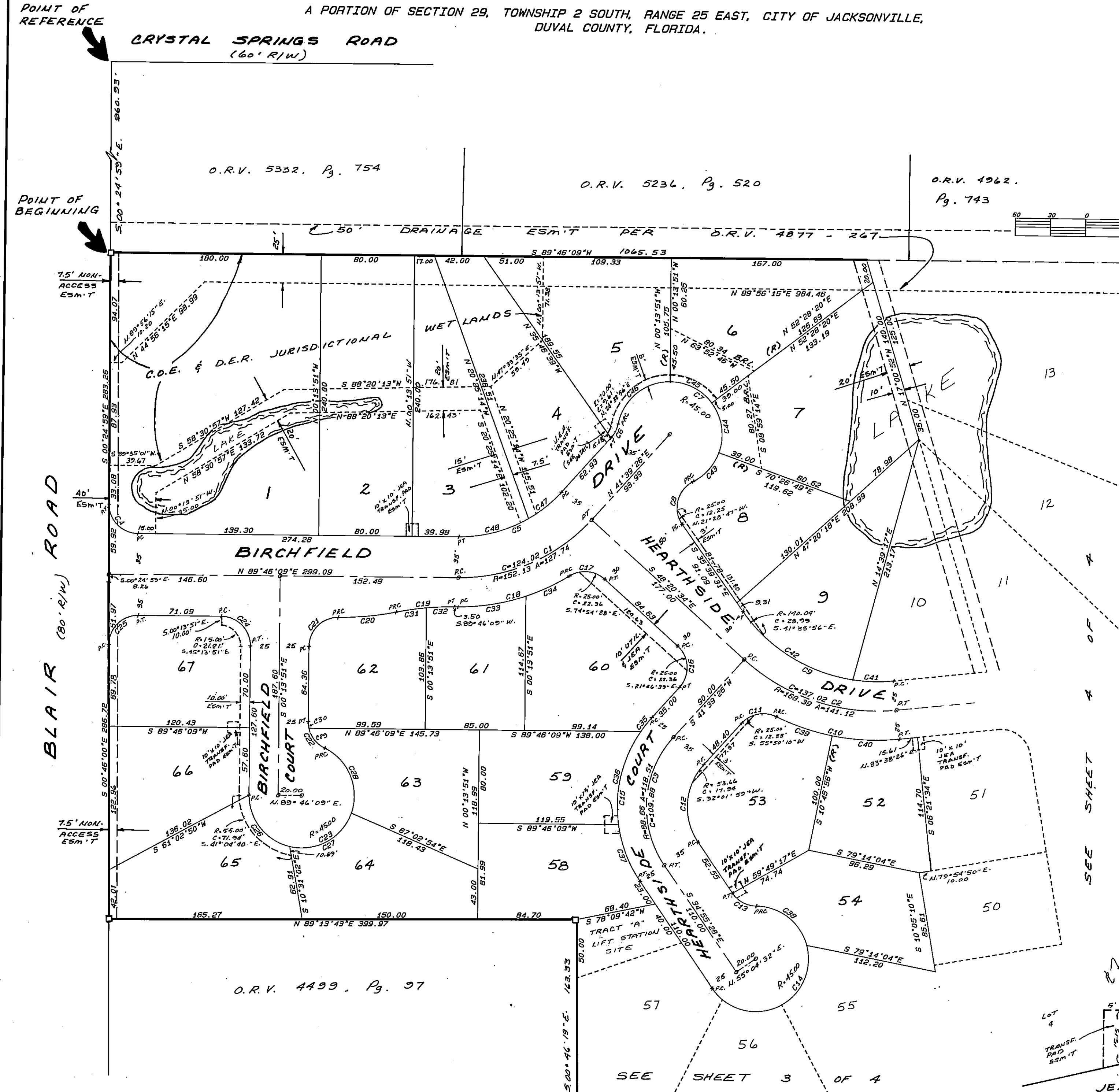
The foregoing instrument was acknowledged before me this 3rd day of February A. D., 1989, by Ray O. Bessent, an Individual.

[Signature] Notary Public, State of Florida, at Large
My Commission Expires: Dec. 14, 1991

Prepared By: ALL AMERICAN SURVEYORS, INC. 4220 HOOD ROAD JACKSONVILLE, FLORIDA, 32257 (904) 268-4155

BROOKSHIRE

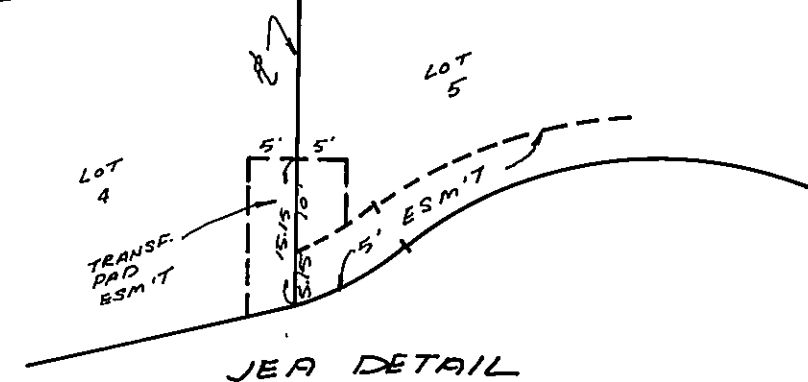
A PORTION OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	48°06'42"	152.13	127.74	67.91	124.02	N 69°42'47"E
2	48°01'00"	168.39	141.12	75.00	137.02	S 72°21'04"E
3	76°34'54"	88.66	118.51	70.00	109.88	S 03°21'59"N
4	89°48'52"	25.00	39.19	24.92	35.30	S 45°19'25"E
5	48°06'42"	25.00	13.53	52.29	95.49	N 65°42'47"E
6	31°00'10"	25.00	13.53	52.29	95.49	N 26°09'26"E
7	231°59'32"	45.00	182.21	92.28	80.89	S 53°20'57"E
8	98°18'20"	25.00	42.88	28.91	37.82	S 13°29'39"N
9	60°42'03"	140.04	148.37	82.00	141.52	S 66°00'32"E
10	32°04'12"	192.39	108.24	55.58	106.84	N 80°19'28"W
11	74°03'12"	25.00	32.31	18.86	30.11	S 76°41'02"W
12	76°34'54"	53.66	71.73	42.37	66.51	S 03°21'59"N
13	55°09'00"	25.00	24.06	13.06	23.15	S 62°29'58"E
14	235°09'00"	45.00	184.69	85.17	79.78	S 27°30'02"W
15	76°34'54"	113.66	151.92	89.74	140.87	N 03°21'59"E
16	90°00'00"	25.00	32.38	18.94	35.36	N 03°20'34"W
17	74°12'38"	25.00	32.38	18.94	30.16	N 89°26'52"W
18	32°19'20"	177.13	99.92	51.33	98.60	S 75°36'29"W
19	11°32'13"	247.47	49.83	25.00	49.75	S 84°00'02"W
20	11°32'13"	247.47	49.83	25.00	49.75	S 84°00'02"W
21	90°00'00"	25.00	32.38	18.94	35.36	S 44°46'09"N
22	64°37'23"	25.00	29.20	15.81	26.79	S 32°32'33"E
23	244°37'23"	45.00	192.13	71.15	76.06	S 57°27'27"W
24	90°00'00"	25.00	32.38	18.94	35.36	N 45°13'51"W
25	90°32'09"	25.00	39.50	25.23	35.52	S 44°30'04"W
26	77°21'05"	45.00	60.75	36.02	56.24	S 38°54'24"E
27	83°29'24"	45.00	65.57	40.16	59.92	N 60°40'22"E
28	83°48'54"	45.00	65.80	40.16	60.09	N 22°57'47"W
29	51°34'38"	25.00	22.50	12.09	21.75	N 39°03'55"W
30	13°02'45"	25.00	5.69	2.86	5.69	N 06°45'14"W
31	6°01'40"	247.47	26.04	13.03	26.02	N 81°14'45"E
32	5°30'33"	247.47	23.80	11.91	23.79	N 87°00'52"E
33	19°01'27"	177.13	58.81	29.68	58.54	N 80°15'25"E
34	13°17'53"	177.13	41.11	20.65	41.02	N 64°05'45"E
35	7°43'40"	113.66	15.33	7.89	15.36	S 37°47'36"W
36	42°20'32"	113.66	84.00	44.02	82.10	S 12°45'30"W
37	26°30'42"	113.66	52.59	26.78	52.13	S 21°40'07"E
38	74°40'42"	45.00	58.65	34.33	54.59	N 52°44'07"W
39	14°56'48"	193.39	50.44	25.37	50.30	S 71°45'43"E
40	17°07'30"	193.39	57.80	29.12	57.59	S 87°47'49"E
41	14°20'49"	140.04	35.07	17.63	34.98	N 89°11'09"W
42	46°21'14"	140.04	113.30	59.95	110.23	N 58°50'08"W
43	43°05'38"	45.00	33.85	17.77	33.05	N 41°08'00"E
44	57°04'51"	45.00	44.83	24.47	43.00	N 08°59'14"W
45	52°42'14"	45.00	41.39	22.29	39.95	N 63°52'46"W
46	79°05'52"	45.00	62.14	37.17	57.32	S 50°12'43"W
47	17°40'26"	117.13	19.21	9.59	19.21	S 50°29'40"W
48	30°26'16"	117.13	62.22	31.66	61.49	S 74°33'01"W

SEE SHEET 4 OF 4 FOR GENERAL NOTES.



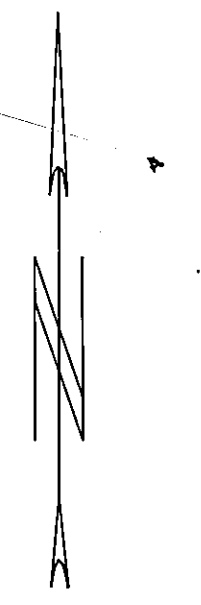
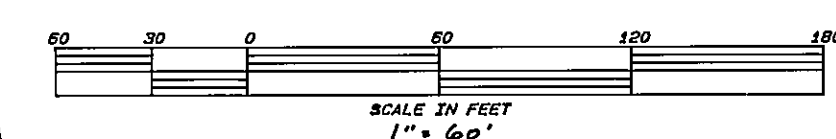
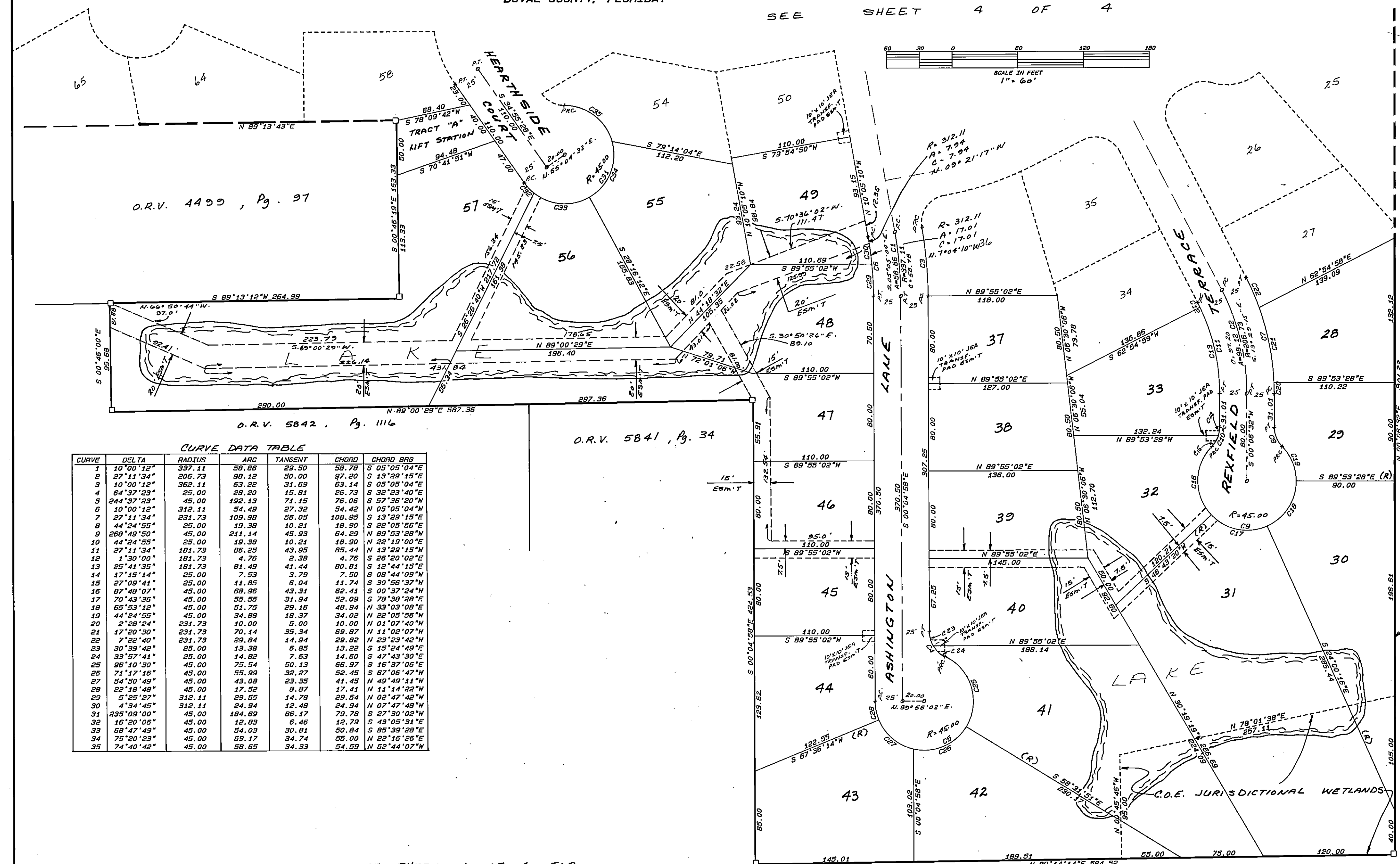
Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32257
(904) 268-4155

BROOKSHIRE

SEE SHEET 2 OF 4
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A PORTION OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE,
DUVAL COUNTY, FLORIDA.

SEE SHEET 4 OF 4



CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG
1	10°00'12"	337.11	58.86	29.50	58.78	S 05°05'04"E
2	27°11'34"	206.73	98.12	50.00	97.20	S 13°29'15"E
3	10°00'12"	362.11	63.22	31.69	63.14	S 05°05'04"E
4	64°37'23"	25.00	29.20	15.81	26.73	S 32°23'40"E
5	244°37'23"	45.00	192.13	71.15	76.06	S 57°36'20"W
6	10°00'12"	312.11	54.49	27.32	54.42	N 05°05'04"W
7	27°11'34"	231.73	109.98	56.05	108.95	S 13°29'15"E
8	44°24'55"	25.00	19.39	10.21	18.90	S 22°05'56"E
9	268°49'50"	45.00	211.14	45.93	94.29	N 89°53'28"W
10	44°24'55"	25.00	19.39	10.21	18.90	N 22°19'00"E
11	27°11'34"	181.73	86.25	43.95	85.44	N 13°29'15"W
12	1°30'00"	181.73	4.76	2.38	4.76	S 26°20'02"E
13	25°41'35"	181.73	81.49	41.44	80.81	S 12°44'15"E
14	17°15'14"	25.00	7.53	3.79	7.50	S 08°44'09"W
15	27°09'41"	25.00	11.25	6.04	11.74	S 30°56'37"W
16	87°48'07"	45.00	68.96	43.31	62.41	S 00°37'24"W
17	70°43'36"	45.00	55.55	31.94	52.09	S 78°39'28"E
18	65°53'12"	45.00	51.75	29.16	48.94	N 39°03'08"E
19	44°24'55"	45.00	34.88	18.37	34.02	N 22°05'56"W
20	2°28'24"	231.73	10.00	5.00	10.00	N 01°07'40"W
21	17°20'30"	231.73	70.14	35.34	69.87	N 11°02'07"W
22	7°22'40"	231.73	29.84	14.94	29.82	N 23°23'42"W
23	30°39'42"	25.00	13.38	6.85	13.22	S 15°24'49"E
24	33°57'41"	25.00	14.82	7.63	14.60	S 47°43'30"E
25	86°10'30"	45.00	75.54	50.13	66.97	S 16°37'06"E
26	71°17'16"	45.00	55.99	32.27	52.45	S 67°06'47"W
27	54°50'49"	45.00	43.09	23.35	41.45	N 49°49'11"W
28	22°18'48"	45.00	17.52	8.87	17.41	N 11°14'22"W
29	5°25'27"	312.11	29.55	14.78	29.54	N 02°47'42"W
30	4°34'45"	312.11	24.94	12.48	24.94	N 07°47'48"W
31	235°09'00"	45.00	184.69	86.17	79.78	S 27°30'02"W
32	16°20'06"	45.00	12.89	6.46	12.79	S 43°05'31"E
33	68°47'49"	45.00	54.03	30.81	50.84	S 85°39'28"E
34	75°20'23"	45.00	59.17	34.74	55.00	N 22°16'26"E
35	74°40'42"	45.00	58.65	34.33	54.59	N 52°44'07"W

O.R.V. 4499, Pg. 97

O.R.V. 5842, Pg. 1116

O.R.V. 5841, Pg. 34

O.R.V. 5818, Pg. 878

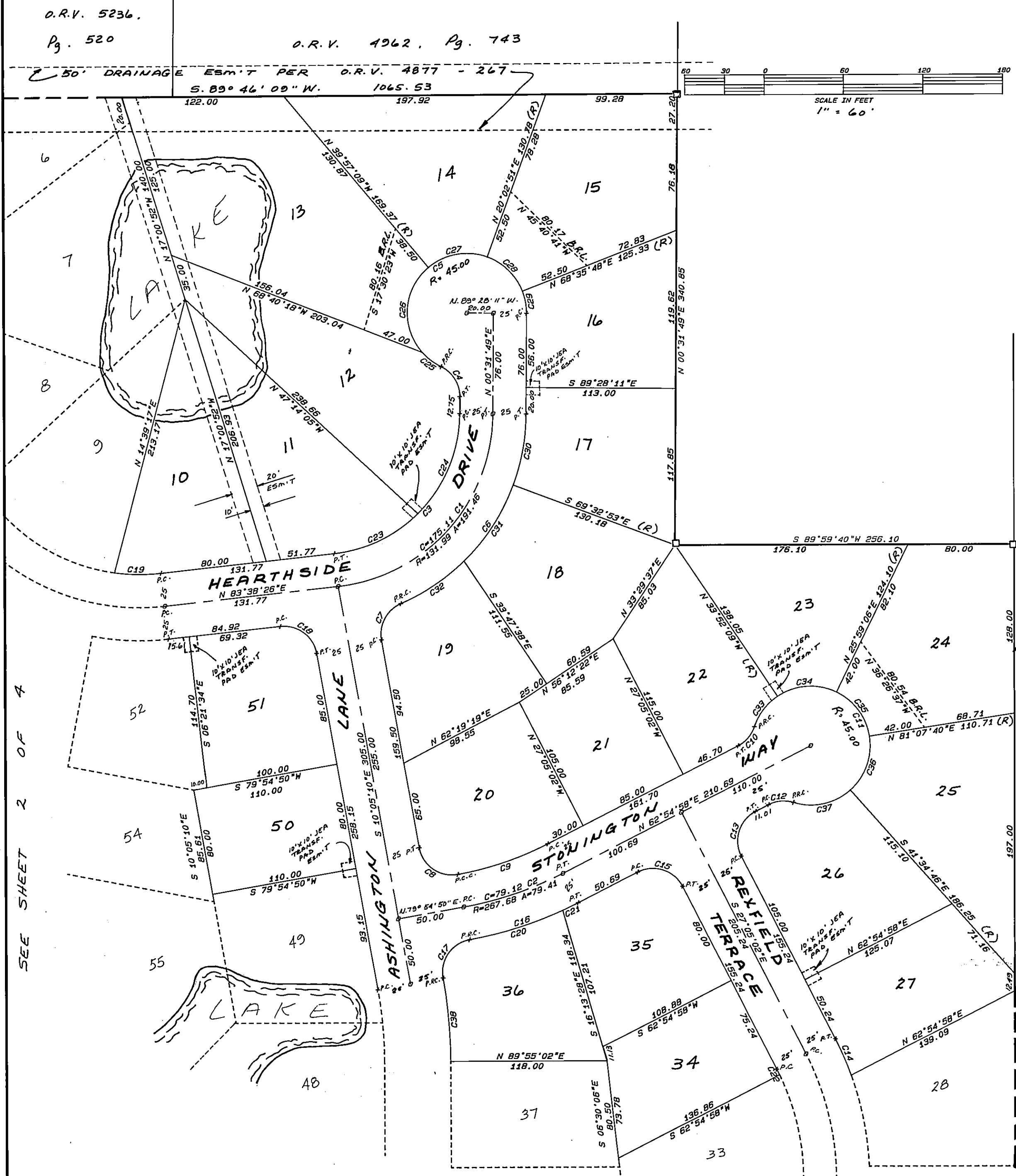
SEE SHEET 4 OF 4 FOR
GENERAL NOTES.

O.R.V. 5818, Pg. 878

Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32257
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BROOKSHIRE

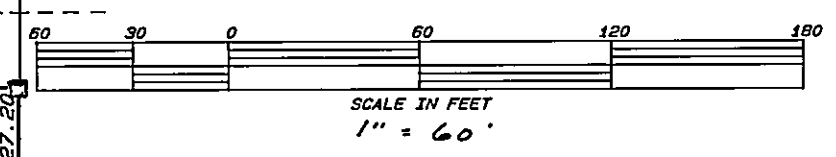
A PORTION OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA.



O.R.V. 5236,
Pg. 520

O.R.V. 4962, Pg. 743

50' DRAINAGE ESM'T PER O.R.V. 4877 - 267
S. 89° 46' 09" W. 1065.53

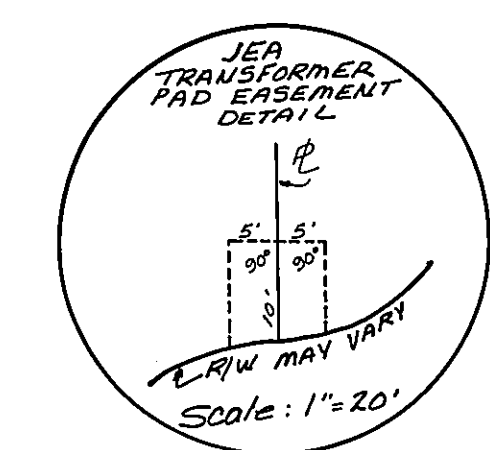


CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG
1	83°06'38"	131.99	191.46	117.00	175.11	N 42°05'07"E
2	16°59'52"	267.68	79.41	40.00	79.12	N 71°24'54"E
3	83°06'38"	106.99	155.19	94.84	141.94	N 42°05'07"E
4	64°37'23"	25.00	28.20	15.81	26.73	N 31°46'53"N
5	244°37'23"	45.00	192.13	71.15	76.06	N 59°13'07"E
6	66°13'40"	156.99	181.46	102.99	171.53	S 33°39'39"W
7	76°50'39"	25.00	33.53	19.93	31.07	S 28°20'09"W
8	90°00'00"	25.00	39.27	25.00	35.36	S 55°05'10"E
9	16°59'52"	242.68	72.00	36.26	71.73	N 71°24'54"E
10	44°24'55"	25.00	19.39	10.21	18.90	N 40°42'30"E
11	268°49'50"	45.00	211.14	45.93	64.29	S 27°05'02"E
12	44°24'55"	25.00	19.39	10.21	18.90	S 85°07'25"W
13	90°00'00"	25.00	39.27	25.00	35.36	S 17°54'58"W
14	7°22'40"	231.73	29.84	14.94	29.82	S 23°23'42"E
15	90°00'00"	25.00	39.27	25.00	35.36	N 72°05'02"E
16	16°59'52"	292.68	86.83	43.74	86.51	S 71°24'54"W
17	90°00'00"	25.00	39.27	25.00	35.36	S 34°54'50"W
18	86°16'23"	25.00	37.64	23.42	34.19	N 53°13'22"W
19	14°20'49"	140.04	35.07	17.53	34.98	N 89°11'09"W
20	14°27'10"	292.68	73.83	37.11	73.63	N 72°41'15"E
21	2°32'42"	292.68	13.00	6.50	13.00	N 64°11'19"E
22	1°30'00"	181.73	4.76	2.38	4.76	S 26°20'02"E
23	38°11'26"	106.99	71.31	37.04	70.00	N 64°32'43"E
24	44°55'12"	106.99	89.89	44.23	61.75	N 22°59'25"E
25	23°04'26"	45.00	18.12	9.19	18.00	N 55°33'21"W
26	91°03'59"	45.00	71.52	45.85	64.23	N 04°30'51"E
27	60°00'00"	45.00	47.12	25.98	45.00	N 80°02'51"E
28	48°32'57"	45.00	38.13	20.29	37.00	S 45°40'41"E
29	21°56'01"	45.00	17.23	8.72	17.12	S 10°26'12"E
30	19°55'19"	156.99	51.59	27.57	54.31	S 10°29'28"W
31	25°11'31"	156.99	69.03	35.08	68.47	S 39°02'53"W
32	21°06'49"	156.99	57.85	29.26	57.52	S 55°12'04"W
33	37°37'48"	45.00	29.55	15.33	29.03	N 37°18'57"E
34	59°51'16"	45.00	47.01	25.90	44.90	N 86°03'29"E
35	55°08'34"	45.00	43.31	23.50	41.66	S 36°26'37"E
36	37°17'33"	45.00	43.15	24.98	43.15	S 19°46'27"W
37	58°54'39"	45.00	45.27	25.41	44.26	S 77°52'33"W
38	10°00'12"	352.11	63.22	31.69	63.14	N 05°05'04"W

ELEV LINE
NW 1/4 OF
THE SW 1/4
SEC. 29

GENERAL NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT. (P.R.M.)
- DENOTES PERMANENT CONTROL POINT.
- ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, SEWERS AND CABLE TELEVISION AND JEA, UNLESS OTHERWISE STATED.
- BEARINGS BASED ON EASTERLY R/W LINE OF BLAIR ROAD.
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRICAL AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- (R) DENOTES RADIAL LINE.
- CI DENOTES TABULATED CURVE DATA.



Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32257
(904) 268-4155

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