

ASHFORD WOOD UNIT THREE

PLAT BOOK 55 PAGE 15

A PORTION OF SECTION 8 OF THE JOHN BROWARD GRANT IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

A PORTION OF SECTION 8 OF THE JOHN BROWARD GRANT IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF LOT 30, AS SHOWN ON THE PLAT OF ASHFORD WOOD - UNIT TWO, AS RECORDED IN PLAT BOOK 54, PAGES 53 THROUGH 53C OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND RUN SOUTH 07° 17' 07" WEST, ALONG THE EAST RIGHT OF WAY LINE OF ASHFORD WOOD COURT EAST (A 50 FOOT RIGHT OF WAY), 37.24 FEET; THENCE NORTH 82° 42' 53" WEST, ALONG THE SOUTH TERMINUS OF SAID ASHFORD WOOD COURT EAST, TO AND ALONG THE SOUTH LINE OF LOT 39, SAID ASHFORD WOOD UNIT TWO, 288.62 FEET TO THE SOUTHWEST CORNER OF SAID LOT 39; RUN THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG AN EASTERLY LINE OF TRACT "A" (CONSERVATION AREA), SAID ASHFORD WOOD UNIT TWO: 1ST COURSE, SOUTH 35° 16' 35" WEST, 26.28 FEET; 2ND COURSE, SOUTH 49° 33' 25" WEST, 252.41 FEET; 3RD COURSE, SOUTH 00° 04' 54" WEST, 76.59 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED AND RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 9804, PAGE 1995; RUN THENCE SOUTH 89° 55' 06" EAST, ALONG LAST SAID SOUTHERLY LINE, 930 FEET, MORE OR LESS, TO THE CENTERLINE OF DUNN CREEK (ALSO KNOWN AS SWEETWATER CREEK); RUN THENCE IN A NORTHERLY DIRECTION ALONG LAST SAID CENTERLINE, 205 FEET, MORE OR LESS, TO A POINT AT THE SOUTHEAST CORNER OF TRACT "B" (CONSERVATION AREA), SAID ASHFORD WOOD UNIT TWO, THAT BEARS SOUTH 82° 42' 53" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 82° 42' 53" WEST, ALONG THE SOUTH LINE OF SAID TRACT "B", TO AND ALONG THE SOUTH LINE OF PREVIOUSLY MENTIONED LOT 30, ASHFORD WOOD UNIT TWO, A DISTANCE OF 440 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 4.7 ACRES, MORE OR LESS.

APPROVED FOR THE RECORD

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

[Signature]
DIRECTOR OF PUBLIC WORKS

4-30-02
DATE

Approved 4/22/2002
Date
[Signature]
City Engineer
for Director of Public Works
Approved 4/26/2002
Date
[Signature]
for General Counsel

CLERK'S CERTIFICATE #2002122525

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 55, PAGES 15, 15A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THIS 2nd DAY OF May A.D. 2002.

[Signature]
CLERK OF THE CIRCUIT

[Signature]
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 22nd DAY OF April, 2002.

BY: [Signature]
GLENN E. MCGREGOR, PROFESSIONAL LAND SURVEYOR No. 4252, STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177. SIGNED THIS 3rd DAY OF APRIL A.D., 2002.

RICHARD P. CLARSON & ASSOCIATES, INC. (LB 1704)
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396 2623

BY: [Signature]
JOSE A. HILL, JR.
REGISTERED LAND SURVEYOR
NO. 4487, STATE OF FLORIDA

ADOPTION AND DEDICATION

SHEET 1 OF 2

THIS IS TO CERTIFY THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS ASHFORD WOOD UNIT THREE, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. TRACT "A" (CONSERVATION AREA) AS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. ALL COURTS AND UNOBSTRUCTED EASEMENTS FOR ACCESS AND DRAINAGE, EXCEPT JEA EASEMENTS, 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 IRREVOCABLE 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 OR COME UPON ALL (COURTS), HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (COURTS), FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATER 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 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 OWNERS, THEIR 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 ANY WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LAND 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, ACTIONS, DAMAGE, 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 OR OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN ASHFORD WOOD UNIT TWO THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO ITSELF AND ASSIGNS, EASEMENTS OVER ALL THE 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 THE 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 THE 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, CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT AND SEAL AFFIXED, THIS 9th DAY OF APRIL A.D., 2002.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP
BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, ITS GENERAL PARTNER

[Signature]
WITNESS
Clinton F. Smith
PRINT NAME

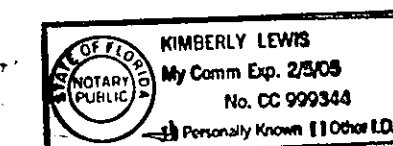
[Signature]
BY: ROBERT S. PORTER
ITS DIVISION PRESIDENT

[Signature]
WITNESS
Sarah Wicker
PRINT NAME

STATE OF FLORIDA COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF APRIL A.D., 2002, BY ROBERT S. PORTER, DIVISION PRESIDENT OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND GENERAL PARTNER OF CENTEX HOMES ON BEHALF OF THE CORPORATION FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND THAT HE AFFIXED HERETO THE OFFICIAL SEAL OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

[Signature]
(SIGN)
KIMBERLY LEWIS
(PRINT NAME)
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 999344
MY COMMISSION EXPIRES:
2-5-05



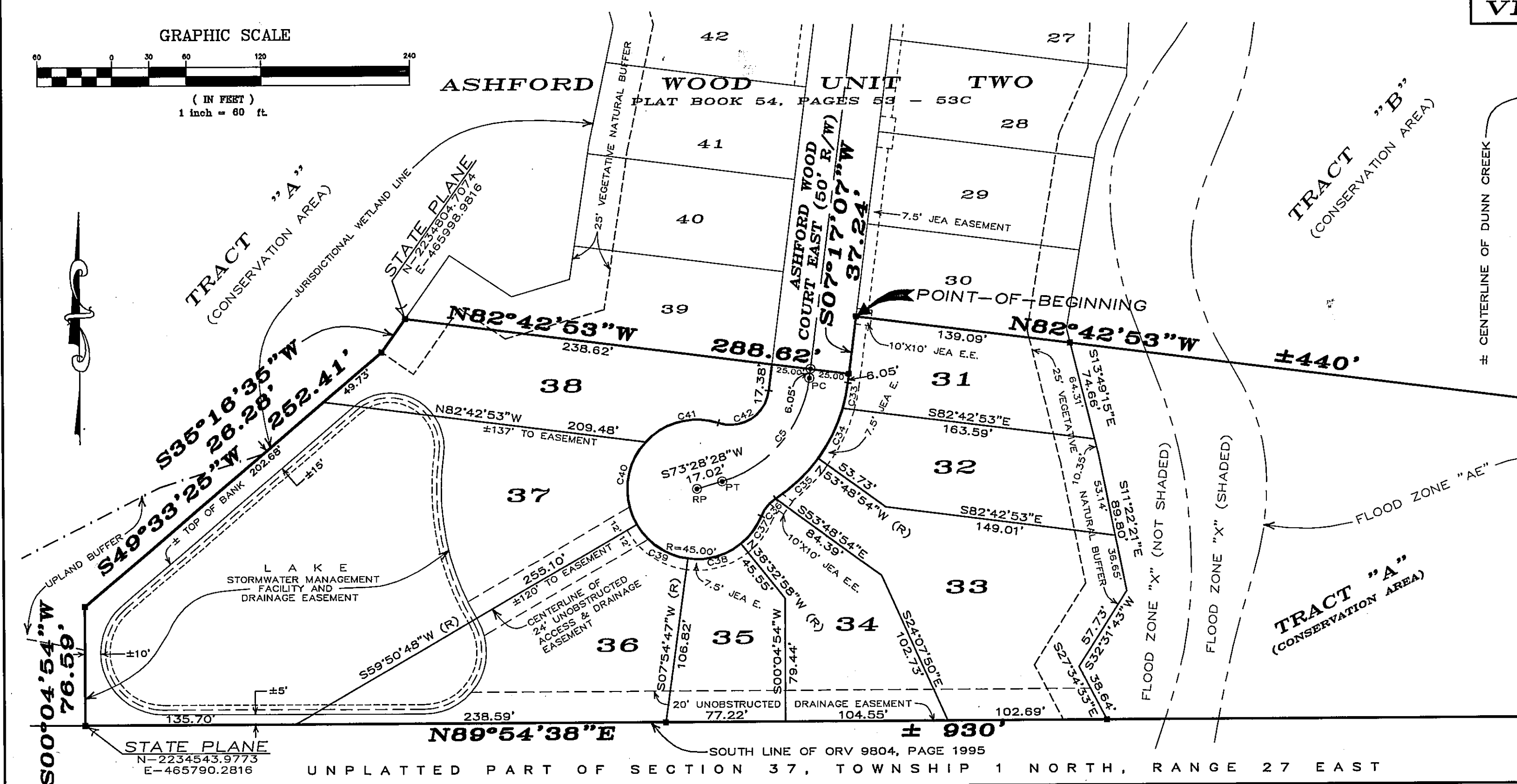
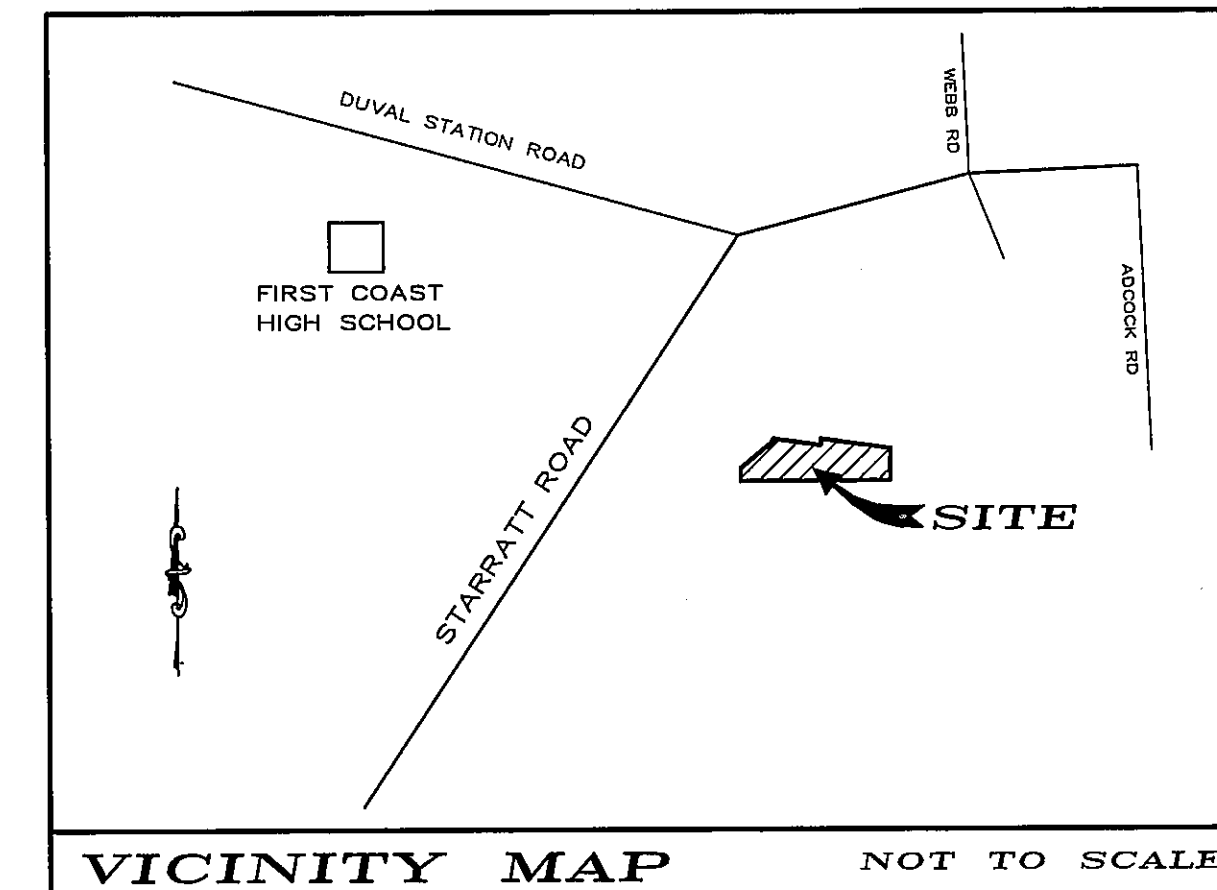
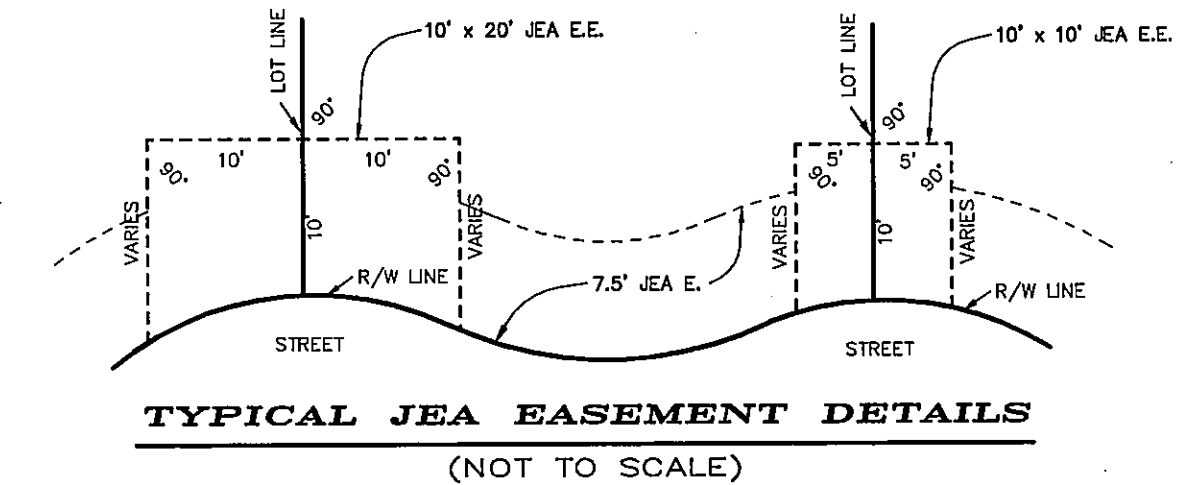
PSD-99-008
DEVELOPMENT NO. 4463.3
PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: 904-396-2623

ASHFORD WOOD UNIT THREE

A PORTION OF SECTION 8 OF THE JOHN BROWARD GRANT IN SECTION 37,
TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

NOTES:

1. CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
2. JEA EQUIPMENT EASEMENTS (JEA E.E.) SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS ACCESS OF SAID EASEMENTS BY THE JEA.
3. JEA EASEMENTS (JEA E.) SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
4. 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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FL.
5. BEARING REFERENCE: S32°51'39"W FOR THE EASTERLY RIGHT OF WAY LINE OF STARRATT ROAD (COUNTY ROAD NO. 22).
6. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN THE JURISDICTIONAL WETLANDS CONSERVATION EASEMENT 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 ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLANDS CONSERVATION EASEMENT LINE MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
7. THE TOP OF LAKE BANK SHOWN HEREON IS PER ENGINEERING PLANS ONLY, AND IS NOT CONSTRUED AS AN AS-BUILT LOCATION THEREOF.
8. THE EDGE OF THE LAKE/STORMWATER MANAGEMENT FACILITY AND DRAINAGE EASEMENT IS TO BE THE AS-BUILT LOCATION OF THE TOP OF BANK.
9. 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.
10. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS ACCESS/UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
11. THE LANDS PLATTED HEREON ALL LIE WITHIN FLOOD ZONES "X" AND SPECIAL FLOOD HAZARD AREA (SFHA) "AE" WITH A BASE FLOOD ELEVATION (BFE) OF 10 FEET AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077 PANEL NUMBER 0157, SUFFIX E. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THE 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 FLOOD PLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.
12. CONTROL COORDINATES SHOWN ARE BASED ON FLORIDA STATE PLAN COORDINATES, EAST ZONE (NAD 83), CALCULATED BY TRAVERSING BETWEEN JEA CONTROL POINTS "JEA 547" AND "JEA 550". COORDINATE VALUES SHOWN ARE IN U.S. FEET AND DECIMALS THEREOF.



CURVE TABLE						
CURVE	RADIUS	BEARING	CHORD	LENGTH	DELTA	TANGENT
C5	80.00'	N40°22'47"E	87.36'	92.42'	66°11'21"	52.14'
C33	105.00'	N11°51'51"E	16.77'	16.78'	09°09'29"	8.41'
C34	105.00'	N26°18'51"E	36.00'	36.18'	19°44'30"	18.27'
C35	105.00'	N46°35'18"E	37.92'	38.13'	20°48'23"	19.28'
C36	25.00'	S40°03'11"W	14.57'	14.78'	33°52'37"	7.61'
C37	45.00'	N37°16'57"E	22.03'	22.25'	28°20'09"	11.36'
C38	45.00'	N74°40'55"E	35.50'	36.49'	46°27'46"	19.32'
C39	45.00'	S56°07'12"E	39.41'	40.79'	51°56'01"	21.92'
C40	45.00'	S06°18'03"W	53.48'	57.26'	72°54'31"	33.24'
C41	45.00'	S75°29'08"W	48.66'	51.41'	65°27'39"	28.92'
C42	25.00'	N57°45'03"E	38.56'	44.04'	100°55'51"	30.29'

LEGEND:

- SET PERMANENT REFERENCE MONUMENT (LB 1704)
- FOUND PERMANENT REFERENCE MONUMENT (NO. 3848)
- PERMANENT CONTROL POINT
- CURVE NUMBER
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVE
- POC POINT ON CURVE
- (R) RADIAL LINE
- POINT OF STREET NAME CHANGE
- R RADIUS
- L ARC LENGTH
- RP RADIUS POINT
- R/W RIGHT OF WAY
- ORV OFFICIAL RECORDS VOLUME
- (109.00') DISTANCE TO TRAVERSE LINE OR EASEMENT
- JEA E. JEA EASEMENT
- JEA E.E. JEA EQUIPMENT EASEMENT
- PUDE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT

PSD-99-008
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