

ASHFORD WOOD UNIT ONE

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.

PLAT BOOK **53** PAGE **6**

SHEET 1 OF 6 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

A parcel of land being a portion of Section 8 of the John Broward Grant, Section 37, Township 1 North, Range 27 East, Duval County, Florida, said parcel of land being more particularly described as follows: For a Point of Beginning, BEGIN at the intersection of the Easterly right of way line of Starratt Road, (County Road No. 22, a 60 foot public road right of way as shown on the City of Jacksonville Right of Way Maps as recorded in Map Book C, Pages 35, 35A, 35B, 35C, 35D and 35E of the Current Public Records of said Duval County, Florida, with the Northerly line of said Section 8 of the John Broward Grant, Section 37 (said point being on the Northerly line of lands described and recorded in Official Records Volume 8581, Page 1356, Parcel 3 (No. 3) of the Current Public Records of said County; run thence along the Easterly right of way line of said Starratt Road, the following two (2) courses and distances: Course No. 1: run Southerly along and around the arc of a curve being concave Southeasterly, having a radius of 644.07 feet, through a central angle of 25°56'31" to the left, an arc distance of 291.62 feet to the point of tangency of said curve, last said arc being subtended by a chord bearing and distance of South 45°49'54" West, 289.13 feet; Course No. 2: run thence South 32°51'39" West, along last said tangency, a distance of 906.79 feet to a point; run thence South 57°08'21" East, a distance of 170.00 feet; run thence South 32°51'39" West, a distance of 25.02 feet to a point; run thence South 57°08'21" East, a distance of 135.00 feet to a point; run thence South 16°17'55" East, a distance of 91.75 feet to a point; run thence South 85°58'46" East, a distance of 257.46 feet to a point; run thence North 59°29'19" East, a distance of 295.19 feet to a point; run thence North 22°37'59" West, a distance of 27.48 feet to a point; run thence North 67°22'01" East, a distance of 245.09 feet to a point; run thence North 21°40'00" West, a distance of 23.00 feet to a point; run thence North 68°20'00" East, a distance of 490 feet, more or less, to a point on the approximate centerline of Dunn Creek (also known as Sweetwater Creek); run thence Northerly along the approximate centerline of said Dunn Creek, a distance of 873 feet, more or less, to a point on the North line of said Section 8, John Broward Grant, Section 37, Township 1 North, Range 27 East; run thence South 89°58'06" West, along last said line, a distance of 410 feet, more or less, to the POINT OF BEGINNING.

The lands thus described contain 25 acres, more or less, in area.

Approved 10/7/99
Date
J. Hall
City Engineer
For Director of Public Works
Approved 10/19/99
Date
James R. N.
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: J. Hall
Director of Public Works
Date: 10/20/99

CLERK'S CERTIFICATE 99259025

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 53, Pages within 6E of the current Public Records of Duval County, Florida, this 20th day of October, A.D., 19 99.

By: Henry W. Cook
Henry Cook
Clerk of the Circuit Court

By: Ray Jackson
Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 7th day of October, 1999.

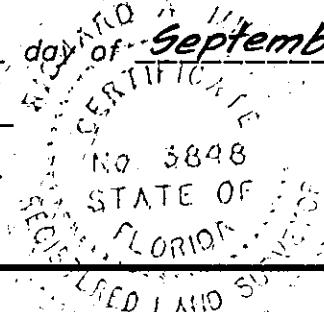
Glenn E. McGreggor
Glenn E. McGreggor, P. L. S.
Professional Land Surveyor Number 4252

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 20th day of September, A.D., 19 99.

Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No. 3848



ADOPTION AND DEDICATION

This is to certify that Centex Homes, by Centex Real Estate Corporation, a Florida Corporation, owner of the lands described in the Caption hereon known as ASHFORD WOOD UNIT ONE, 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. Tracts "B" and "C" (Conservation Area) and Tract "D" (Park) as shown hereon is hereby irrevocably and without reservation dedicated to Ashford Wood Owners Association, its successors and assigns. All lanes, courts, trails, streets, easements for drainage, unobstructed easements and non-access easements as shown hereon are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. All water and sewer easements and Tract "A" (Lift Station) as shown hereon are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns. The drainage easements through an over 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 or come upon all trails, courts, lanes and streets hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from trails, courts, lands and streets, from adjacent land or from any other source of Public Waters into or through said lakes and treatments systems, 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 lakes/stormwater management facilities 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, soil, chemicals or any other substance or thing that may even be or come within said lakes/stormwater management facilities 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 and any other person within the area of the lands hereby platted, or of the lakes/stormwater management facilities shown on this plat, but shall have the right to modify the existence of the lakes/stormwater management facilities 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.

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 ASHFORD WOOD UNIT ONE. 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 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 Homes, by Centex Real Estate Corporation, a Florida Corporation has caused these presents to be executed by its Board of Directors with the Corporate Seal affixed this 27th day of SEPTEMBER, A.D., 1999.

CENTEX HOMES, BY CENTEX REAL ESTATE CORPORATION

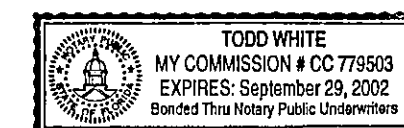
Witness: T. Thompson
T. Thompson
Print or type name
Witness: Meredith Hines
Meredith Hines
Print or type name

By: Douglas W. Smith
Douglas W. Smith, Division President
CORPORATE SEAL

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of 1999 A.D., 1999, by Douglas W. Smith, Division President of Centex Homes, by Centex Real Estate Corporation, on behalf of the Corporation, who is personally known to me or who has produced _____ as identification and who has/has not taken an oath.

By: Todd White
Notary Public, State of Florida
TODD WHITE
Type or print name
My Commission Expires: _____



PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
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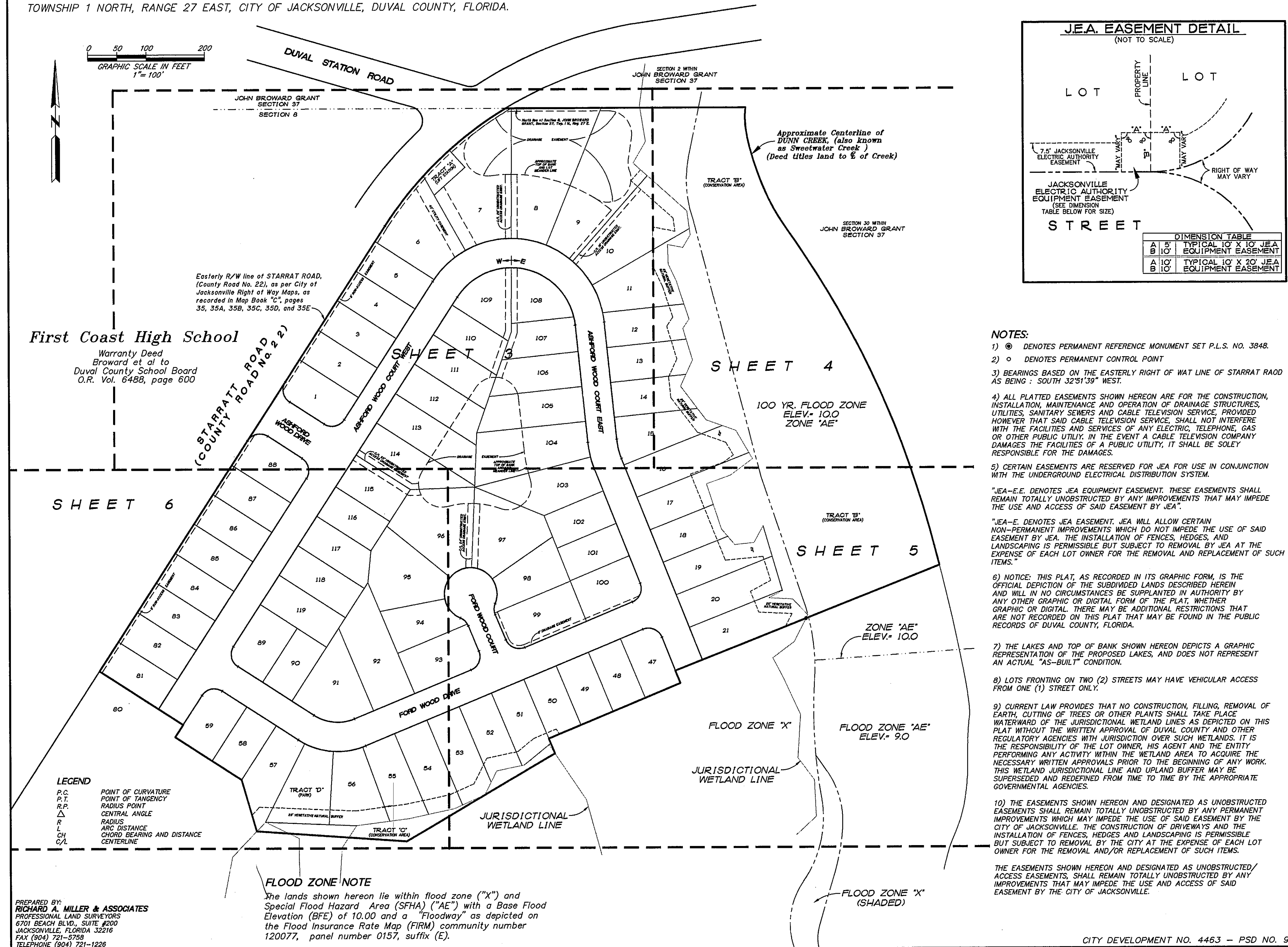
CITY DEVELOPMENT NO. 4463 -- PSD NO. 99-008

ASHFORD WOOD UNIT ONE

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PLAT BOOK **53** PAGE **6A**

SHEET 2 OF 6 SHEETS



ASHFORD WOOD UNIT ONE

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TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **53** PAGE **6B**

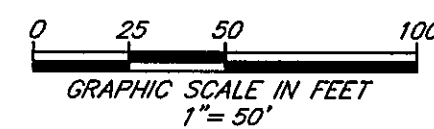
SHEET 3 OF 6 SHEETS
SEE SHEET 2 FOR NOTES

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	135.00'	332.79'	383.79'	254.70'	S76°31'08"E	141°14'26"
C2	150.00'	41.28'	20.77'	41.15'	S13°46'57"E	15°46'05"
C4	160.00'	3.93'	1.97'	3.93'	N33°33'54"E	01°24'28"
C5	160.00'	74.01'	37.68'	73.35'	N47°31'13"E	26°30'10"
C6	160.00'	82.25'	42.05'	81.35'	N75°29'53"E	29°27'11"
C7	160.00'	61.01'	30.88'	60.64'	S78°51'06"E	21°50'50"
C8	160.00'	53.66'	27.08'	53.41'	S58°19'16"E	19°12'51"
C9	160.00'	52.68'	26.58'	52.44'	S39°16'55"E	18°51'50"
C10	160.00'	50.81'	25.62'	50.60'	S20°45'07"E	18°11'47"
C11	160.00'	16.07'	8.04'	16.06'	S08°46'34"E	05°45'18"
C12	110.00'	14.32'	7.17'	14.31'	S09°37'37"E	07°27'25"
C13	110.00'	146.72'	86.59'	136.08'	S51°33'56"E	76°25'11"
C14	110.00'	110.13'	60.18'	105.59'	N61°32'34"E	57°21'50"
C15	25.00'	39.27'	25.00'	35.36'	N12°08'21"W	90°00'00"
C16	25.00'	39.27'	25.00'	35.36'	S77°51'39"W	90°00'00"
C17	25.00'	39.27'	25.00'	35.36'	N77°51'39"E	90°00'00"
C18	25.00'	39.27'	25.00'	35.36'	S12°08'21"E	90°00'00"
C19	125.00'	34.40'	17.31'	34.29'	S13°46'57"E	15°46'05"
C20	175.00'	25.79'	12.92'	25.76'	S10°07'12"E	08°26'33"
C21	175.00'	22.37'	11.20'	22.36'	S18°00'14"E	07°19'31"
C42	40.00'	32.32'	17.10'	31.44'	S09°42'57"W	46°17'23"
C48	285.00'	11.55'	5.78'	11.55'	S15°31'13"E	02°19'21"
C49	285.00'	42.08'	21.08'	42.04'	S10°07'44"E	08°27'37"
C50	40.00'	41.15'	22.60'	39.36'	S62°19'48"W	58°56'18"
C51	40.00'	49.41'	28.42'	46.33'	S52°48'40"E	70°46'45"
C52	40.00'	8.04'	4.04'	8.03'	S11°39'56"E	11°13'23"
C53	270.00'	83.04'	41.85'	82.72'	N59°07'01"W	17°37'21"
C54	270.00'	102.95'	52.11'	102.33'	N78°51'06"W	21°50'50"
C55	270.00'	35.91'	17.98'	35.88'	S86°24'53"W	07°37'11"
C56	40.00'	104.61'	148.48'	77.25'	N22°28'19"W	149°50'46"
C57	40.00'	19.69'	10.05'	19.49'	N71°43'21"E	28°12'00"
C58	40.00'	2.89'	1.45'	2.89'	S87°53'43"W	04°08'45"
C59	40.00'	68.67'	46.31'	60.54'	S40°50'59"E	98°21'50"
C60	40.00'	19.89'	10.16'	19.69'	S05°54'47"E	28°29'26"
C61	40.00'	99.57'	118.28'	75.78'	S51°09'23"W	142°37'46"
C62	270.00'	49.00'	24.57'	48.94'	N62°43'43"W	10°23'57"
C63	644.07'	108.30'	54.28'	108.17'	N37°40'41"E	09°38'03"
C64	644.07'	63.17'	31.61'	63.14'	N45°18'17"E	05°37'10"
C65	644.07'	120.15'	60.25'	119.97'	N53°27'31"E	10°41'18"

First Coast High School

Warranty Deed
Broward et al to
Duval County School Board
O.R. Vol. 6488, page 600

$$\begin{aligned}\Delta &= 25^{\circ}56'31'' \\ R &= 644.07' \\ L &= 291.62' \\ CB &= S 45^{\circ}49'54'' W \\ CH &= 289.13'\end{aligned}$$



Easterly R/W line of STARRATT ROAD,
(County Road No. 22), as per City of
Jacksonville Right of Way Maps, as
recorded in Map Book "C", pages
35, 35A, 35B, 35C, 35D, and 35E

STARRATT ROAD
(COUNTY ROAD NO. 22)
(60' RIGHT OF WAY)

ASHFORD WOOD DRIVE
(70' RIGHT OF WAY)

ASHFORD WOOD COURT WEST
(50' RIGHT OF WAY)

ASHFORD WOOD COURT EAST
(50' RIGHT OF WAY)

MATCH LINE SEE SHEET 6

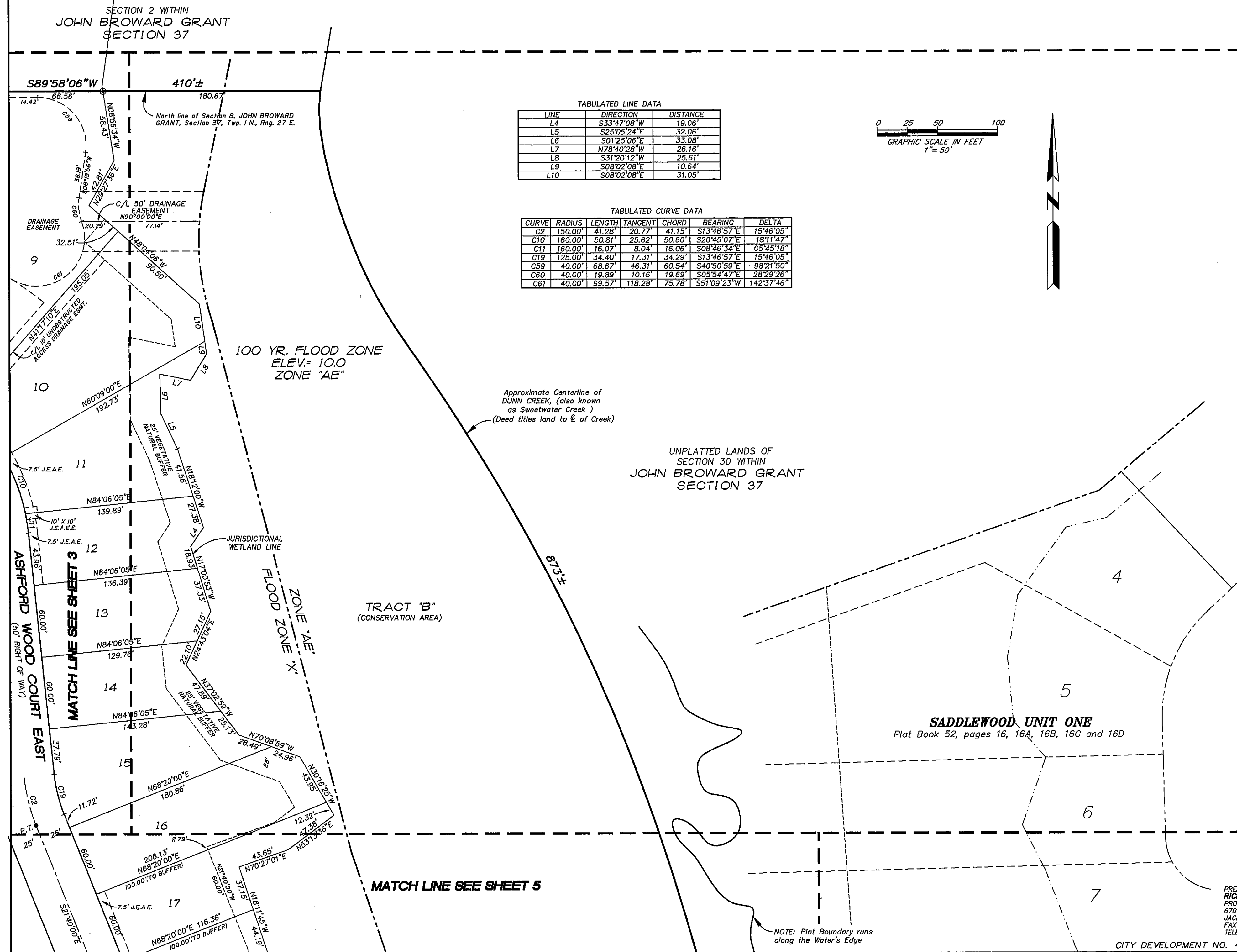
MATCH LINE SEE SHEET 5

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CITY DEVELOPMENT NO. 4463 - PSD NO. 99-008

PLAT BOOK 53 PAGE 6C

SHEET 4 OF 6 SHEETS
SEE SHEET 2 FOR NOTES

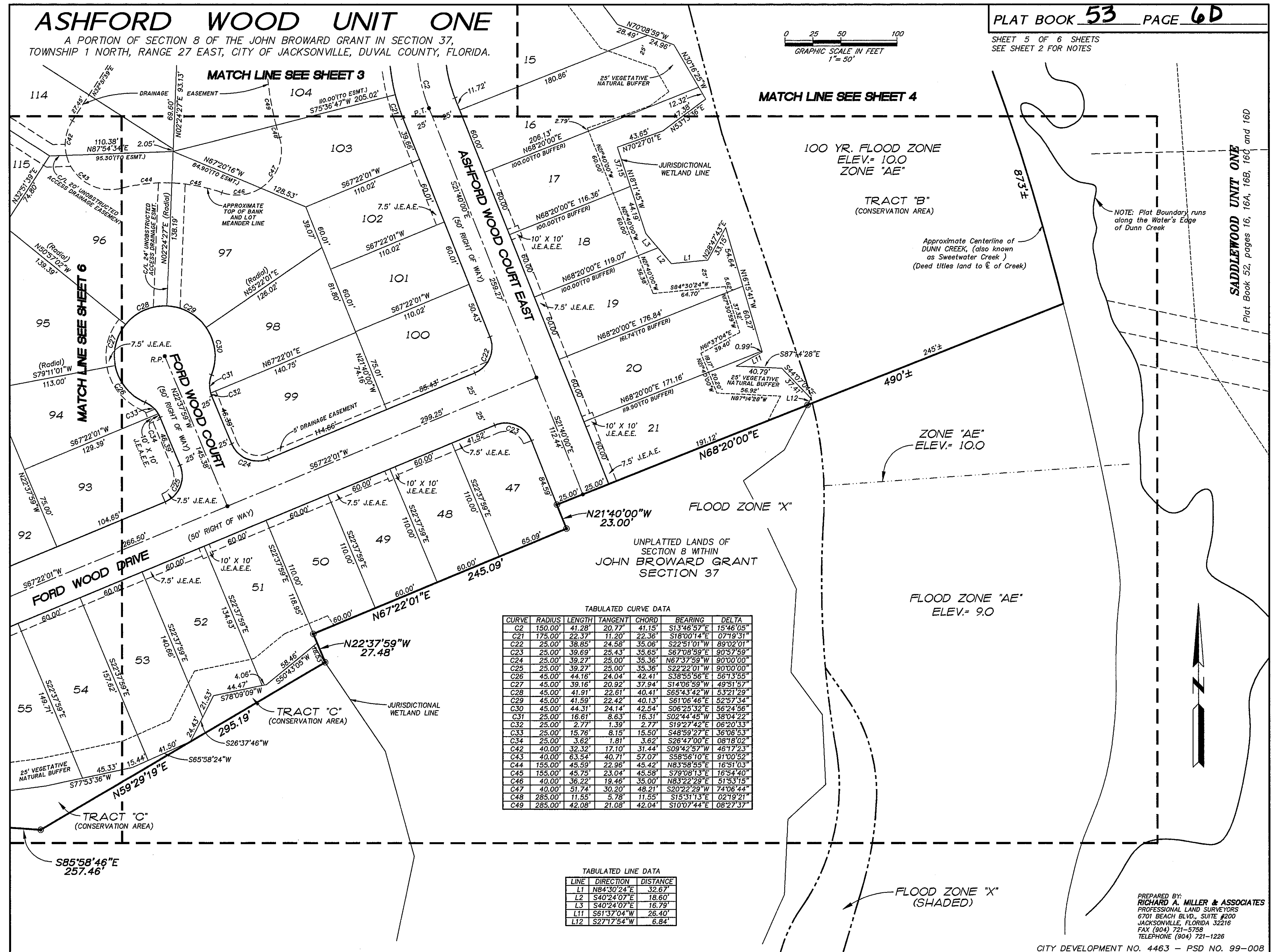


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SHEET 5 OF 6 SHEETS
SEE SHEET 2 FOR NOTES



SADDLEWOOD UNIT ONE
Plat Book 52, pages 16, 16A, 16B, 16C

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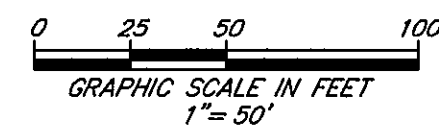
ASHFORD WOOD UNIT ONE

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.

MATCH LINE SEE SHEET 3

PLAT BOOK **53** PAGE **6E**

SHEET 6 OF 6 SHEETS
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	100.00'	96.86'	52.61'	93.11'	N84°53'10"W	55°29'38"
C18	25.00'	39.27'	25.00'	35.36'	S12°08'21"E	90°00'00"
C25	25.00'	39.27'	25.00'	35.36'	S22°22'01"W	90°00'00"
C26	45.00'	44.16'	24.04'	42.41'	S38°55'56"E	56°13'55"
C27	45.00'	39.16'	20.92'	37.94'	S14°06'59"W	49°51'57"
C28	45.00'	41.91'	22.61'	40.41'	S65°43'42"W	53°21'29"
C33	25.00'	15.76'	8.15'	15.50'	S48°59'27"E	36°06'53"
C34	25.00'	3.62'	1.81'	3.62'	S26°47'00"E	08°18'02"
C35	75.00'	72.64'	39.45'	69.84'	N84°53'10"W	55°29'38"
C36	125.00'	5.86'	2.93'	5.86'	N68°42'35"E	02°41'08"
C37	125.00'	51.06'	25.89'	50.71'	S81°45'16"W	23°24'15"
C38	125.00'	51.17'	25.95'	50.81'	N74°49'01"W	23°27'11"
C39	125.00'	12.98'	6.50'	12.98'	N60°06'53"W	08°57'04"
C40	25.00'	39.27'	25.00'	35.36'	N77°51'39"E	90°00'00"
C41	25.00'	39.27'	25.00'	35.36'	N12°08'21"W	90°00'00"
C42	40.00'	32.32'	17.10'	31.44'	S09°42'57"W	46°17'23"
C43	40.00'	63.54'	40.71'	57.07'	S58°56'10"E	91°00'52"
C44	155.00'	45.59'	22.96'	45.42'	N83°58'55"E	16°51'03"

Easterly R/W line of STARRATT ROAD,
(County Road No. 22), as per City of
Jacksonville Right of Way Maps, as
recorded in Map Book "C", pages
35, 35A, 35B, 35C, 35D, and 35E

STARRATT ROAD
(COUNTY ROAD NO. 22)
(60' RIGHT OF WAY)

ASHFORD WOOD COURT WEST
(50' RIGHT OF WAY)

FORD WOOD DRIVE
(50' RIGHT OF WAY)

MATCH LINE SEE SHEET 5

UNPLATTED LANDS OF
SECTION 8 WITHIN
JOHN BROWARD GRANT
SECTION 37

TRACT "D"
(PARK)

TRACT "C"
(CONSERVATION AREA)

PREPARED BY:
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