

Hammond Forest

BEING A REPLAT OF A PORTION OF TRACTS 5, 6 AND 8, BLOCK 3, SECTION 27, 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.

PLAT BOOK 45 PAGE 33

SHEET 1 OF 3 SHEETS. P50-BB-044

89

TAXES VERIFIED R.B.F.

CAPTION

A portion of Tracts 5, 6 and 8, Block 3, Section 27, Township 2 South, Range 25 East, 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: COMMENCE at the Northwest corner of Country Creek, Unit Two, as recorded in Plat Book 35, Pages 44 and 44A of said Current Public Records; said point being situate in the Easterly right of way line of Hammond Boulevard (an 80 foot right of way); thence North 00°06'06" East, along said Easterly right of way line of Hammond Boulevard 205.58 feet to the POINT OF BEGINNING; thence continue North 00°06'06" East along said Easterly right of way line, 293.00 feet; thence North 89°14'57" East, 360.00 feet; thence North 00°06'06" East, 167.87 feet to the North line of said Tract 8; thence North 89°16'21" East along last said line and its Easterly prolongation, 944.02 feet to a point situate in the Westerly line of Country Creek, Unit One, as recorded in Plat Book 35, Pages 21, 21A and 21B of said Current Public Records; thence Southerly along said Westerly boundary line run the following three courses and distances: Course 1, South 00°26'40" West, 335.23 feet; Course 2, South 89°45'39" West, 174.92 feet; Course 3, South 00°56'59" West, 174.92 feet; thence South 89°45'39" West along a Northerly boundary line of said Country Creek, Unit One and along the Northerly boundary line of said Country Creek, Unit Two, a distance of 656.93 feet; thence North 00°06'06" East, 201.29 feet; thence South 89°14'57" West, 280.00 feet; thence North 00°06'06" East, 10.00 feet; thence South 89°14'57" West, 360.00 feet to the POINT OF BEGINNING.

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 28-255-266 of said City, adopted by its Council and approved by its Mayor this 17th day of January, A.D., 1988.

Henry H. Adams
Mayor of the City of Jacksonville
Katherine L. Roberts
Secretary of the Council,
City of Jacksonville

CLERK'S CERTIFICATE

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 45, Pages 33, 33A, 33B of the Public Records of Duval County, Florida, this 21st day of April, A.D., 1988.

Henry W. Cook
Henry Cook
Clerk of the Circuit Court
By: *Doris L. Loeffel*
Deputy Clerk

DEVELOPERS CERTIFICATE

This to certify that Dawson Development Company, 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 guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed and Sealed this 28 day of March, A.D., 1988

Carl Dawson
Dawson Development Co., Inc.
James C. Rodgers
Director of Public Works

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 according to the laws of the State of Florida and the City of Jacksonville, Florida.

Signed and Sealed this 23rd day of November, A.D., 1988.

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

ADOPTION AND DEDICATION

This is to certify that Dawson Development Company, Inc., a Florida Corporation is the lawful owner of the lands described in the Caption hereon known as Hammond Forest, having caused the same to be surveyed and subdivided. Southeast Bank, N.A., a National Banking Association, is the holder of mortgage on said lands and this plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All right of ways, easements for drainage, utilities and sewers, non-access easements and access easements shown hereon are hereby irrevocably and without reservation, dedicated to the City of Jacksonville, its successors and assigns. All private easements on this plat are and shall remain privately owned and the sole and exclusive property of the developer and its successors and grantees, if any, of said easements, 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 detention basin which these easements transverse, all water which may fall 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 detention basin, 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 detention basin shown on this plat is 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 detention basin which these easements transverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting 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 or any other person within the lands hereby platted, or of the detention basin shown on this plat, but shall have the right to modify the existence of the detention basin 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. Dawson Development Company, 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 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 detention basin described above, or any part thereof, occasioned wholly or in part by any act of omission of Dawson Development Company, Inc., its agents, contractors, employees, servants, licensees or occasionaires within Hammond Forest. This indemnification shall run with the land and the assigns of Dawson Development Company, Inc. shall be subject to it.

In witness whereof the undersigned have caused these presents to be executed this 22nd day of November, A.D., 1988

DAWSON DEVELOPMENT COMPANY, INC.

Witness: *Carl Dawson*
Carl Dawson, President
Dawson Development Co., Inc.

Witness: *Richard A. Miller*
Richard A. Miller, Vice President

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22nd day of November, A.D., 1988 by Carl Dawson, President of Dawson Development Company, Inc., a Corporation existing under the laws of the State of Florida, on behalf of the Corporation.

Juan R. Bennett
Notary Public, State of Florida at Large
My Commission Expires 5/29/92

SOUTHEAST BANK, N.A.

Witness: *James C. Rodgers*
James C. Rodgers, Vice President

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22nd day of November, A.D., 1988 by James C. Rodgers, Vice President of Southeast Bank, N.A., a National Banking Association, on behalf of the Association.

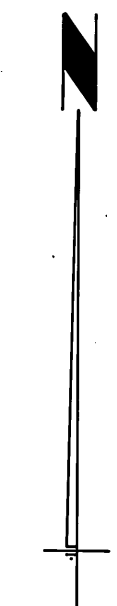
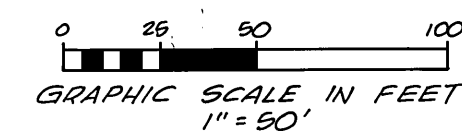
Brenda R. Houston
Notary Public, State of Florida at Large
My Commission Expires January 20, 1989

PREPARED BY:
Richard A. Miller and Associates, Inc.
Professional Land Surveyors
11330-5 St. Johns Industrial Parkway North
Jacksonville, Florida 32216
(904) 642-8337

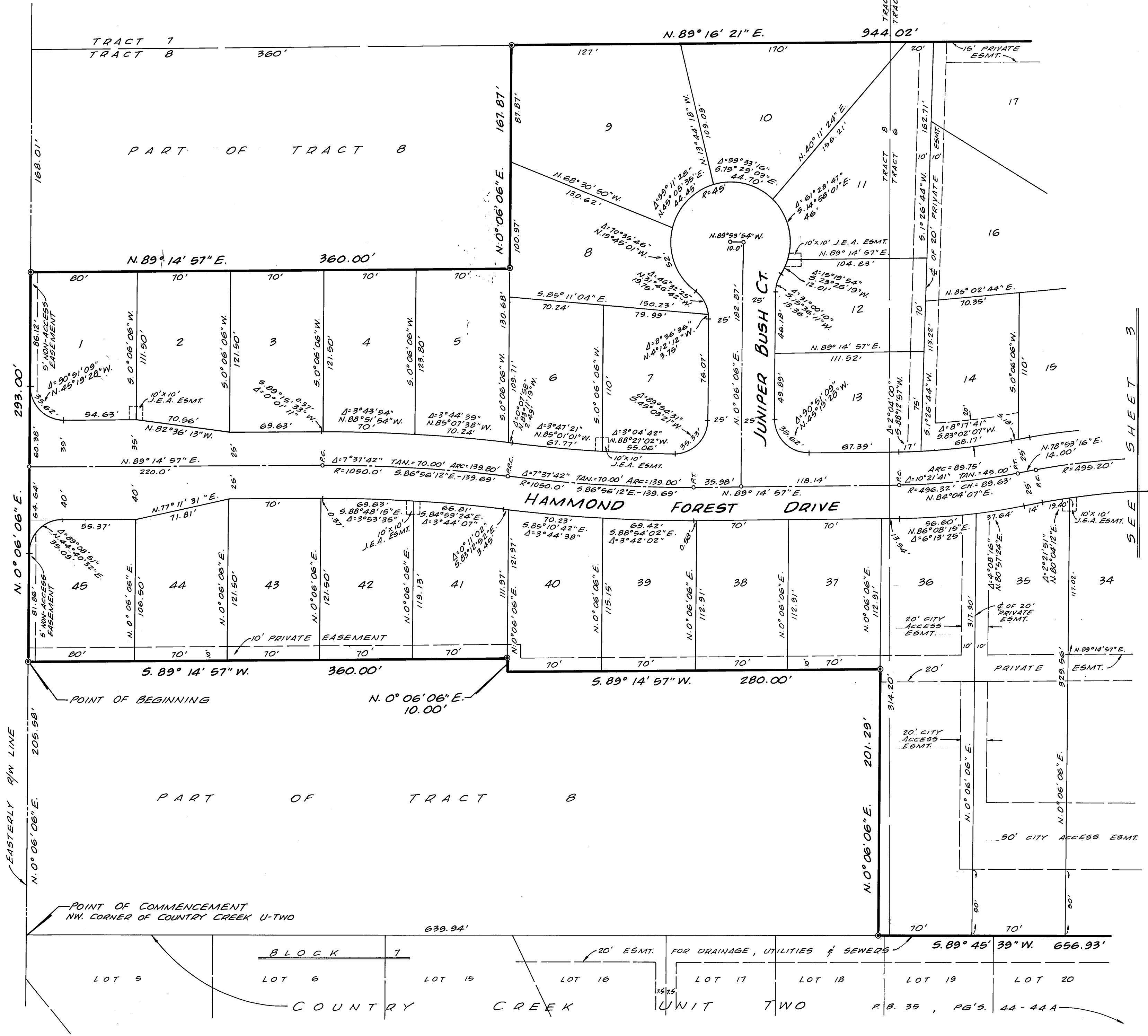
Hammond Forest

BEING A REPEAT OF A PORTION OF TRACTS 5, 6 AND 8, BLOCK 3, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 28 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.

SHEET 2 OF 3 SHEETS
SEE SHEET 3 FOR NOTES.



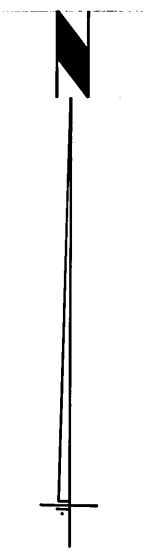
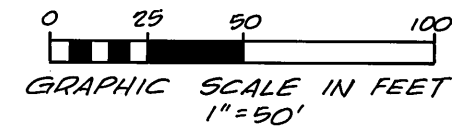
HAMMOND BOULEVARD (80' W)



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

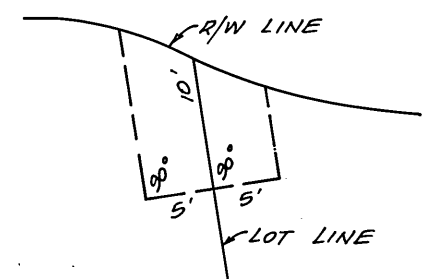
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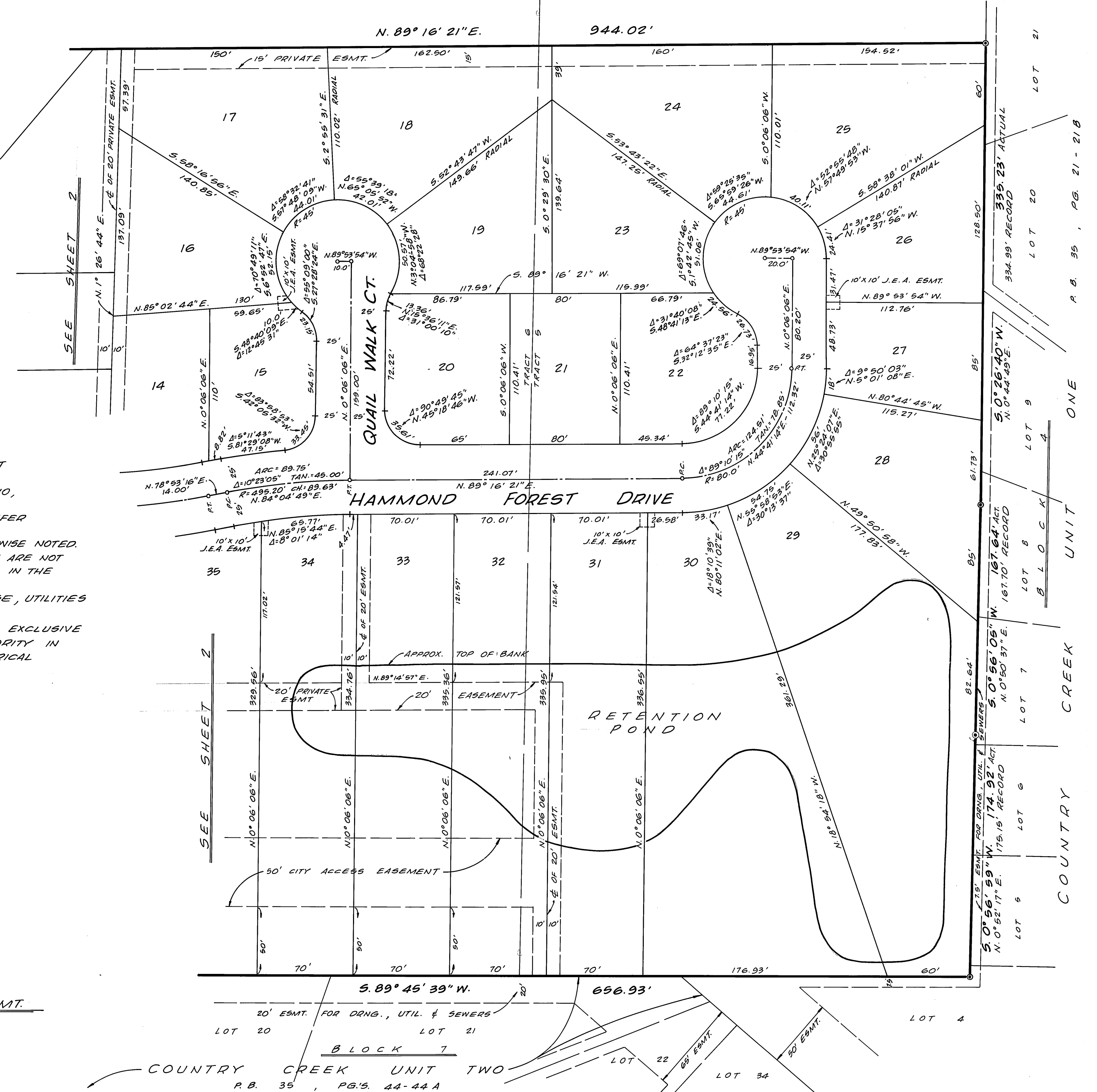
NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT
- DENOTES PERMANENT CONTROL POINT
- BEARINGS BASED ON COUNTRY CREEK UNIT TWO, PLAT BOOK 35, PAGES 44 and 44 A.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO THE CHORD.
- ALL CORNER RADII ARE 25 FEET, UNLESS OTHERWISE NOTED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORD OF THIS COUNTY.
- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.



TYPICAL 10' X 10' J.E.A. TRANSFORMER ESMT. N.T.S.

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



COUNTRY CREEK UNIT TWO
 R.B. 35, PG. 5. 44-44 A

COUNTRY CREEK UNIT ONE
 R.B. 35, PG. 21-21 B