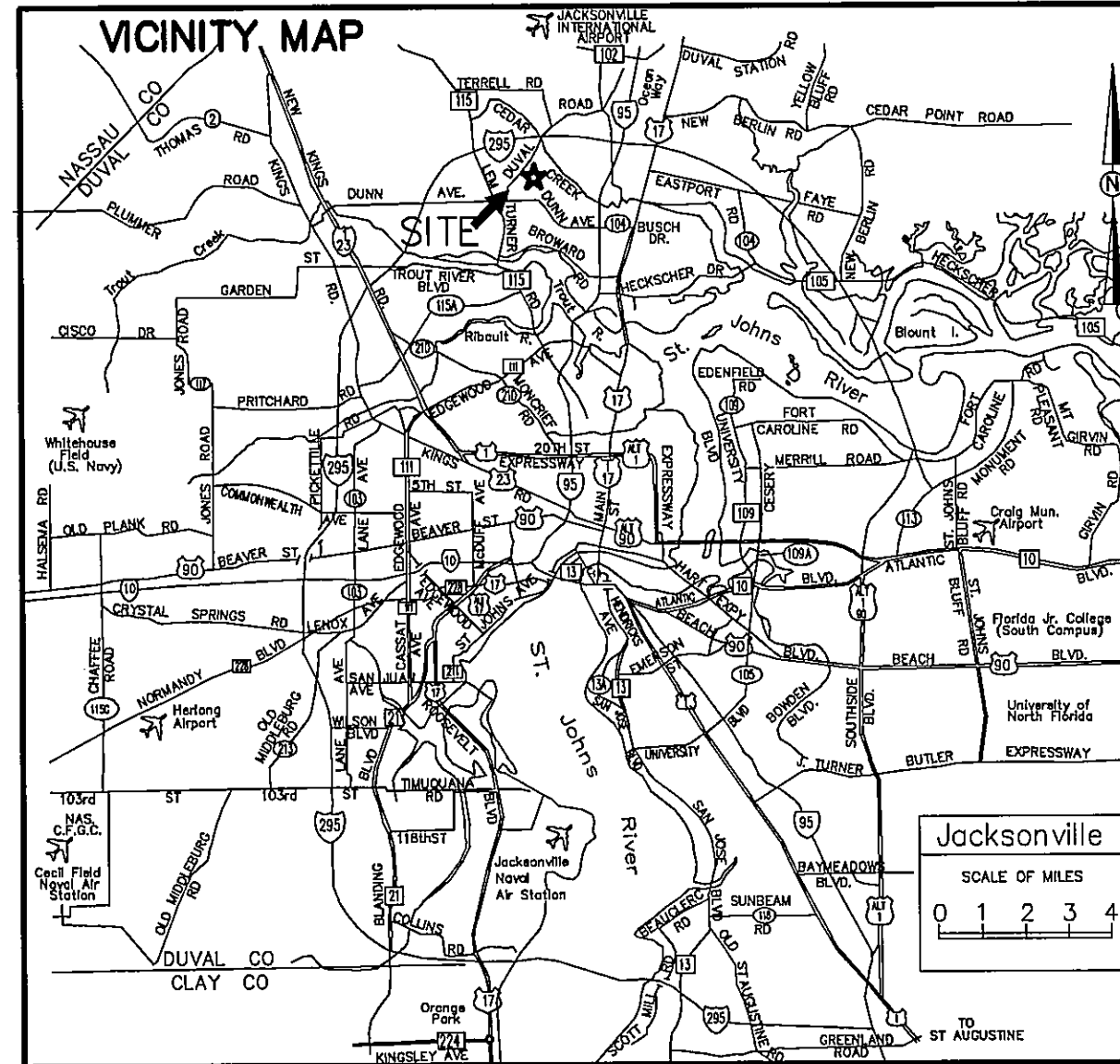


NORTHBROOK UNIT ONE

A part of Lot 6, of a Subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, Duval County, Florida, as recorded in Plat Book 1, page 8 of the Former Public Records of said Duval County, Florida,

CAPTION:

A portion of Lot 6 of a subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, as recorded in Plat Book 1, Page 8 of the Former Public Records of Duval County, Florida, being more particularly described as follows: COMMENCING at the intersection of the Northerly right of way line of Dunn Avenue (a 100 foot right of way) with the Westerly right of way line of Armsdale Road (a 60 foot right of way); thence North 01°03'10" West, along said Westerly right of way line of Armsdale Road, a distance of 750.00 feet for a POINT OF BEGINNING; thence South 89°20'58" West, a distance of 876.13 feet to a point situate in the Easterly line of Northridge, as recorded in Plat Book 45, Pages 17, 17A, 17B, 17C, 17D, 17E, 17F, 17G and 17H, of the Current Public Records of said County; thence North 00°52'15" West, along said Easterly line of Northridge, a distance of 811.00 feet; thence South 79°42'29" East, a distance of 24.77 feet; thence South 87°47'09" East, a distance of 23.63 feet; thence North 85°59'28" East, a distance of 54.54 feet; thence North 86°08'30" East, a distance of 41.44 feet; thence Easterly around and along the arc of a curve concave Northerly and having a radius of 45.00 feet, a distance of 86.64 feet, said arc being subtended by a chord bearing and distance of North 74°05'40" East, 73.87 feet to the point of reverse curvature of a curve concave Southeasterly and having a radius of 25.00 feet; thence Northeasterly around and along the arc of said curve, a distance of 19.38 feet, said arc being subtended by a chord bearing and distance of North 41°08'33" East, 18.90 feet to the point of tangency of said curve; thence North 63°21'01" East, a distance of 35.39 feet to the point of curvature of a curve concave Northwesterly and having a radius of 175.00 feet; thence Northeasterly around and along the arc of said curve, a distance of 56.85 feet, said arc being subtended by a chord bearing and distance of North 54°02'37" East, 56.60 feet to the point of tangency of said curve; thence North 44°44'13" East, a distance of 59.71 feet to the point of curvature of a curve concave Southerly and having a radius of 25.00 feet; thence Easterly around and along the arc of said curve a distance of 36.81 feet, said arc being subtended by a chord bearing and distance of North 86°54'50" East, 33.57 feet; thence North 38°16'17" East, a distance of 50.01 feet; thence South 50°54'32" East, a distance of 81.98 feet; thence North 39°05'28" East, a distance of 80.00 feet; thence South 50°54'32" East, a distance of 95.37 feet; thence North 47°18'38" East, a distance of 48.92 feet; thence North 42°41'22" West, a distance of 16.95 feet; thence North 88°01'19" East, a distance of 47.78 feet; thence North 80°08'46" East, a distance of 27.38 feet; thence North 72°06'47" East, a distance of 30.06 feet; thence North 65°02'21" East, a distance of 20.53 feet; thence Northeasterly around and along the arc of a curve concave Northwesterly and having a radius of 567.35 feet, a distance of 166.58 feet, said arc being subtended by a chord bearing and distance of North 43°31'00" East, 166.08 feet to a point situate in said Westerly right of way line of Armsdale Road; thence South 01°03'10" East, along said Westerly right of way line, a distance of 1,101.76 feet to the POINT OF BEGINNING.



ADOPTION AND DEDICATION

This is to certify that SENEDGE, LLC, a Limited Liability Company (Developer), is the owner of the lands described in the caption hereon known as NORTHBROOK 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. All roads, parkways, lanes, courts, walkways, non-access easements and easements for drainage, (except all private easements, private drainage easements, Tracts A and B (Conservation), and Tracts C and D (Stormwater Management Facility) which shall remain privately owned and the sole and exclusive property of the Owners, their successors and assigns as shown hereon, and except those easements designated "JEA-E." and "JEA-E.E.") are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. All being 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 hereby dedicated, together with all substances or matter which may flow or pass from all 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 Developer, 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 or omission of its agent, contractors, employees, servants, licensees or concessionaires within NORTHBROOK UNIT ONE. This indemnification shall run with the land and the successors and assigns of the Developer 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, easement(s) over the lands designated as private drainage easements and private easements shown on this plat, the maintenance responsibilities of which shall be those of the Developer, 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.

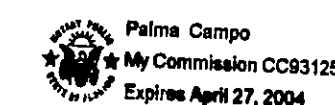
In witness thereof, SENEDGE, LLC, a Limited Liability Company has caused these presents to be signed by its MANAGING MEMBER
 This 12th Day of April 2001.

By: NECDET SENHART
 Print or type name: NECDET SENHART
 MANAGING MEMBER OF SENEDGE, LLC
 a Limited Liability Company

Notary for SENEDGE, LLC

STATE OF FLORIDA, COUNTY OF DUVAL
 The foregoing instrument was acknowledged before me this 12th day of July, A.D., 2001 by NECDET SENHART, as Managing Member of SENEDGE, LLC, a Limited Liability Company, on behalf of the Company who is personally known to me or who has produced as identification and who has taken an oath.

By: Palma Campo
 Notary Public State of Florida
 Type or print name: PALMA CAMPO
 My Commission Expires _____



P.S.D. #99-018
 CITY DEVELOPMENT #4661.2
 RICHARD A. MILLER & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 6701 BEACH BLVD., SUITE #200 JACKSONVILLE, FLORIDA 32216
 FAX (904) 721-5758
 TELE: (904) 721-1226

Approved 7-20-01
 Date
[Signature]
 City Engineer
 for Director of Public Works
 Approved 7-24-01
 Date
[Signature]
 for General Counsel

CLERK'S CERTIFICATE

Type or print name # 2001184028
 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 54 Pages 46, 46A, 46-B, 46-C of the Public Records of Duval County, Florida, this 20th day of July, A.D., 2001.

By: Jim Fuller
 Jim Fuller
 Clerk of the Circuit Court

By: [Signature]
 Deputy Clerk

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, this 20th day of July, A.D., 2001.

[Signature]
 Director of Public Works

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 20th day of July, A.D., 2001

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 18th day of April, A.D., 2001

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

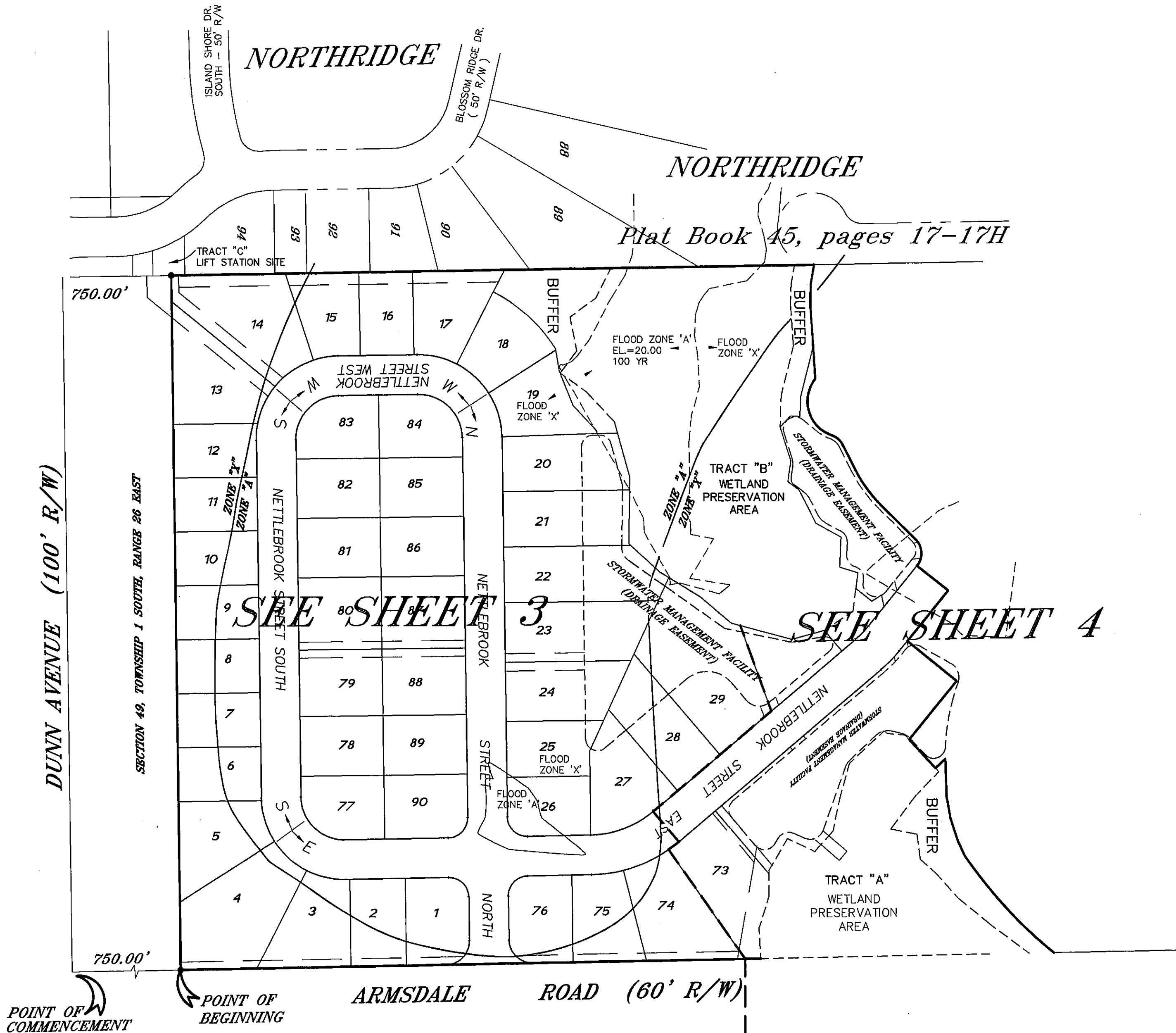
NORTHBROOK UNIT ONE

A part of Lot 6, of a Subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, Duval County, Florida, as recorded in Plat Book 1, page 8 of the Former Public Records of said Duval County, Florida,

FLOOD ZONE NOTE

The lands shown hereon lie within flood zone "X" and "A" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number , 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.



NOTES:

- 1) ● DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3848.
- 2) ● DENOTES PERMANENT CONTROL POINT
- 3) BEARINGS BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF ARMSDALE ROAD AS BEING S.01°03'10"E.

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.

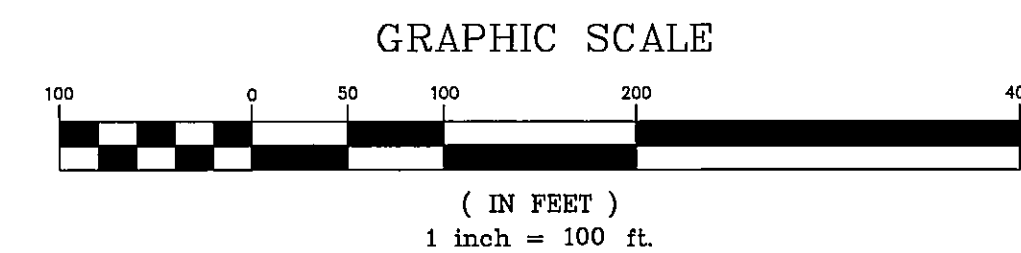
7) THE LAKES AND TOP OF BANK SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION OF THE PROPOSED LAKES, AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.

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.



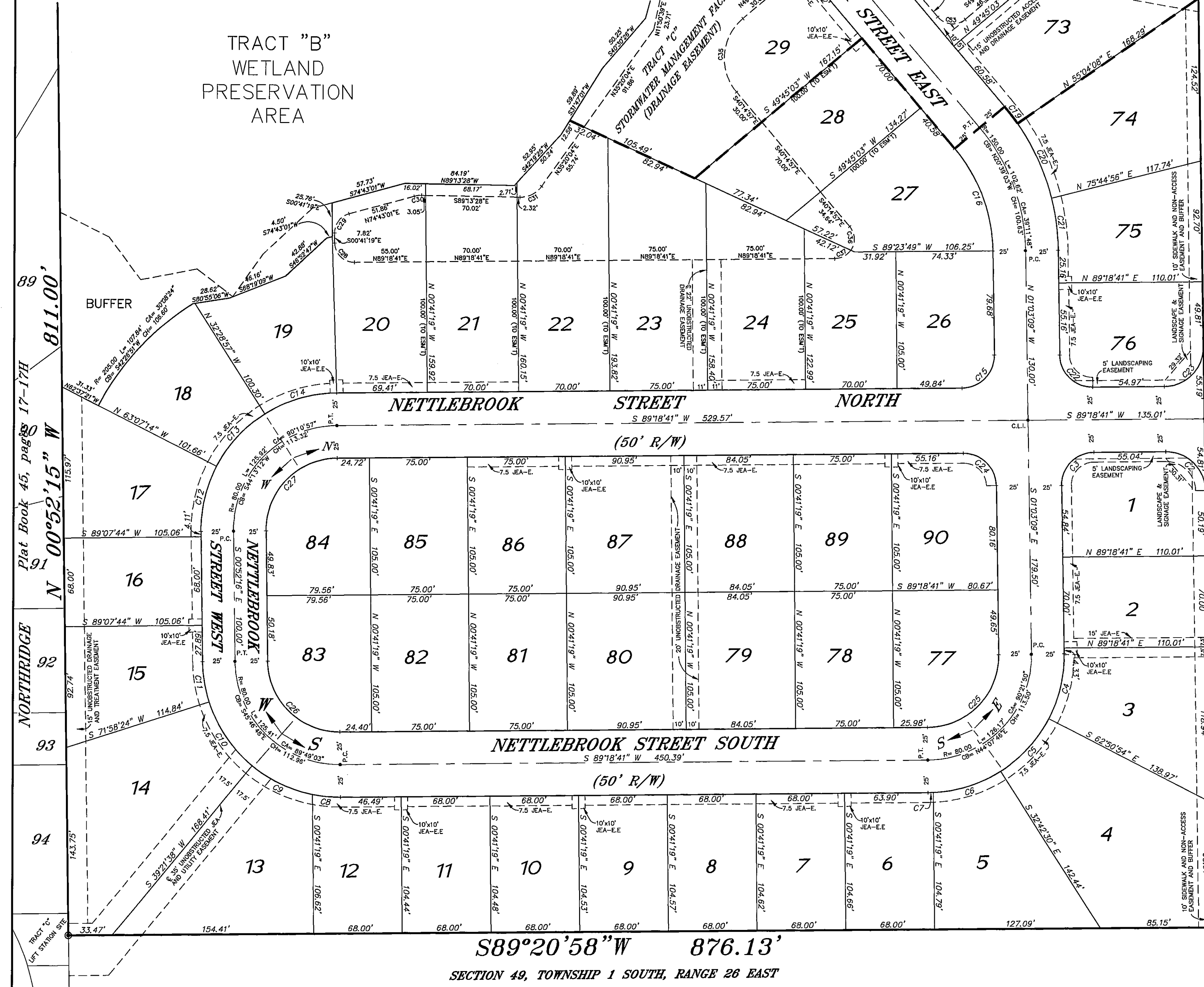
PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

NORTHBROOK UNIT ONE

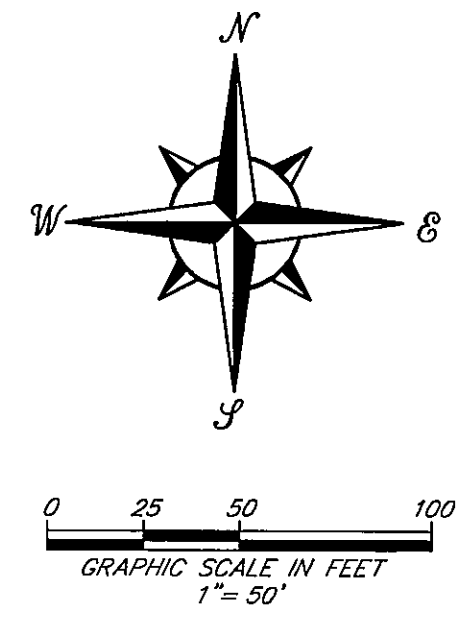
A part of Lot 6, of a Subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, Duval County, Florida, as recorded in Plat Book 1, page 8 of the Former Public Records of said Duval County, Florida,

PLAT BOOK **54** PAGE **46-B**
SHEET 3 OF 4 SHEETS
SEE SHEET 2 FOR NOTES

SEE SHEET 4
SEE SHEET 3



TABULATED CURVE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C2	30.00'	46.93'	23.01'	42.29'	N45°52'15"W	89°38'09"
C3	25.00'	39.43'	19.16'	35.47'	S44°07'46"W	90°21'50"
C4	105.00'	51.69'	26.38'	51.17'	N13°02'58"E	88°12'15"
C5	105.00'	55.23'	28.27'	54.60'	N42°13'18"E	90°08'24"
C6	105.00'	54.58'	27.92'	53.97'	N72°10'58"E	89°46'55"
C7	105.00'	41.0'	2.05'	4.0'	N88°11'39"E	92°14'16"
C8	105.00'	21.66'	10.87'	21.63'	S84°46'40"E	11°49'18"
C9	105.00'	51.73'	26.40'	51.21'	S64°45'12"E	88°13'39"
C10	105.00'	59.77'	30.72'	58.96'	S34°19'59"E	98°36'46"
C11	105.00'	31.44'	15.84'	31.22'	S09°26'56"E	17°02'20"
C12	105.00'	51.77'	26.42'	51.25'	S13°15'11"W	98°14'55"
C13	105.00'	55.23'	28.27'	54.60'	S42°25'51"W	90°08'24"
C14	105.00'	58.27'	29.90'	57.52'	S73°24'52"W	91°47'38"
C15	25.00'	39.43'	19.16'	35.47'	N44°07'46"E	90°21'50"
C16	125.00'	85.51'	44.51'	83.86'	N20°39'03"W	99°11'48"
C19	175.00'	16.24'	8.13'	16.24'	N37°35'24"W	05°19'06"
C20	175.00'	63.16'	31.53'	62.82'	N24°35'28"W	20°40'47"
C21	175.00'	40.31'	20.25'	40.22'	N07°39'07"W	13°11'55"
C22	25.00'	39.11'	19.16'	35.24'	S45°52'14"E	89°38'10"
C23	30.00'	47.31'	23.19'	42.56'	N44°07'46"E	90°21'50"
C24	25.00'	39.11'	19.16'	35.24'	N45°52'14"W	89°38'10"
C25	55.00'	86.74'	43.35'	78.03'	N44°07'46"E	90°21'50"
C26	55.00'	86.22'	42.83'	77.65'	S45°46'48"E	89°49'03"
C27	55.00'	86.37'	43.18'	77.91'	S44°13'21"W	90°10'37"
C28	15.00'	23.56'	11.78'	23.56'	S45°41'19"E	90°00'00"
C29	15.00'	19.74'	9.87'	19.35'	S37°00'51"W	75°24'20"
C30	20.00'	5.61'	2.82'	5.59'	S82°44'47"W	16°03'32"
C31	20.00'	19.35'	9.65'	18.61'	N63°03'19"E	55°56'28"
C34	20.00'	31.42'	15.84'	31.22'	N44°07'46"E	90°21'50"
C35	40.00'	62.83'	31.70'	61.57'	S04°45'03"W	90°00'00"
C36	15.00'	19.70'	9.87'	19.35'	N02°37'11"W	75°15'33"
C37	15.00'	14.22'	7.11'	14.19'	N62°09'38"E	54°18'05"
C38	15.00'	23.56'	11.78'	23.56'	S05°14'57"E	90°00'00"
C39	15.00'	28.61'	14.31'	28.47'	N04°53'24"W	109°16'55"
C55	15.00'	21.82'	10.91'	21.82'	S17°01'14"E	83°29'25"



POINT OF BEGINNING
S01°03'10"E 1101.76'
A R M S D A L E R O A D
(A 60' Public Road Right of Way)

S89°20'58"W 876.13'
SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
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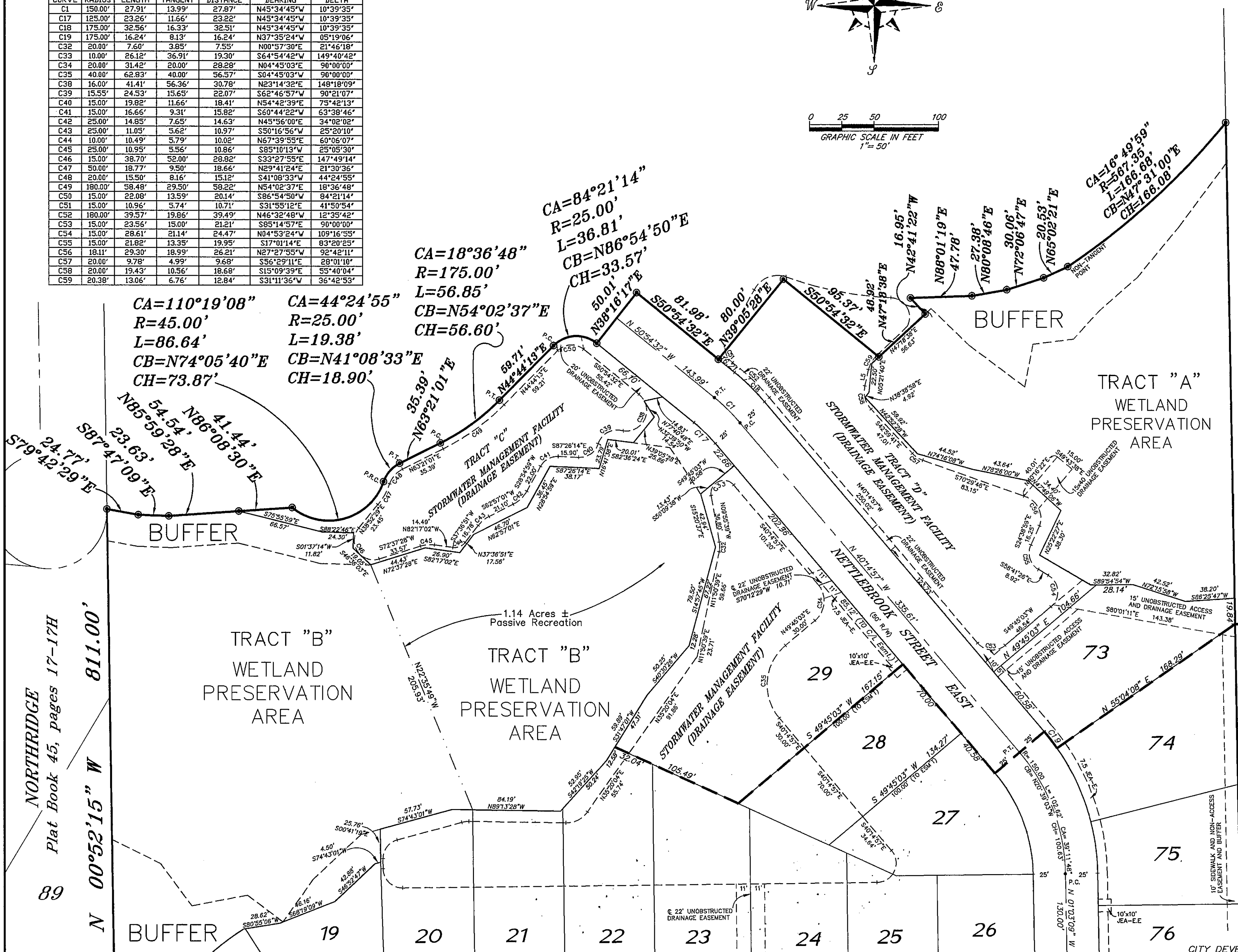
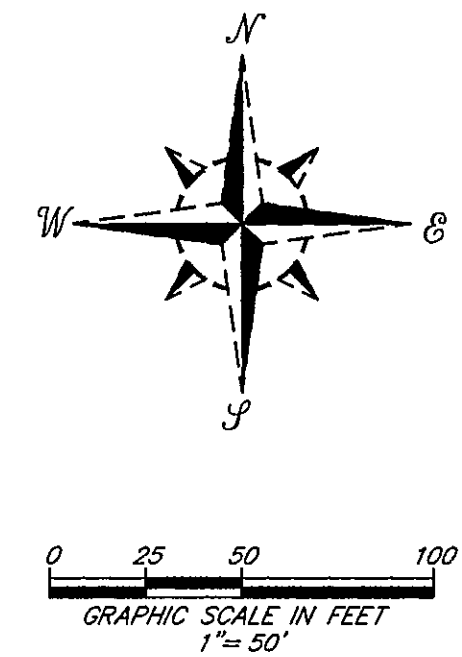
CITY DEVELOPMENT NO.4661.2 - PSD NO.99-018

NORTHBROOK UNIT ONE

A part of Lot 6, of a Subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, Duval County, Florida, as recorded in Plat Book 1, page 8 of the Former Public Records of said Duval County, Florida,

SHEET 4 OF 4 SHEETS
SEE SHEET 2 FOR NOTES

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	150.00'	27.91'	13.99'	27.87'	N45°34'45"W	10°39'35"
C17	125.00'	23.26'	11.66'	23.22'	N45°34'45"W	10°39'35"
C18	175.00'	32.56'	16.33'	32.51'	N45°34'45"W	10°39'35"
C19	175.00'	16.24'	8.13'	16.24'	N37°35'24"W	05°19'06"
C32	20.00'	7.60'	3.85'	7.55'	N00°57'30"E	21°46'18"
C33	10.00'	26.12'	36.91'	19.30'	S64°54'42"W	149°40'42"
C34	20.00'	31.42'	20.00'	28.28'	N04°45'03"E	90°00'00"
C35	40.00'	62.83'	40.00'	56.57'	S04°45'03"W	90°00'00"
C38	16.00'	41.41'	56.36'	30.78'	N23°14'32"E	148°18'09"
C39	15.55'	24.53'	15.65'	22.07'	S62°46'57"W	90°21'07"
C40	15.00'	19.82'	11.66'	18.41'	N54°42'39"E	75°42'13"
C41	15.00'	16.66'	9.31'	15.82'	S60°44'22"W	63°38'46"
C42	25.00'	14.85'	7.65'	14.63'	N45°56'00"E	34°02'02"
C43	25.00'	11.05'	5.62'	10.97'	S50°16'56"W	25°20'10"
C44	10.00'	10.49'	5.79'	10.02'	N67°39'55"E	60°06'07"
C45	25.00'	10.95'	5.56'	10.86'	S85°10'13"W	25°05'30"
C46	15.00'	38.70'	52.00'	28.82'	S33°27'55"E	147°49'14"
C47	50.00'	18.77'	9.50'	18.66'	N29°41'24"E	21°30'36"
C48	20.00'	15.50'	8.16'	15.12'	S41°08'33"W	44°24'55"
C49	180.00'	58.48'	29.50'	58.22'	N54°02'37"E	18°36'48"
C50	15.00'	22.08'	13.59'	20.14'	S86°54'50"W	84°21'14"
C51	15.00'	10.96'	5.74'	10.71'	S31°55'12"E	41°50'54"
C52	180.00'	39.57'	19.86'	39.49'	N46°32'48"W	12°35'42"
C53	15.00'	23.56'	15.00'	21.21'	S85°14'57"E	90°00'00"
C54	15.00'	28.61'	21.14'	24.47'	N04°53'24"W	109°16'55"
C55	15.00'	21.82'	13.35'	19.95'	S17°01'41"E	83°20'25"
C56	18.11'	29.30'	18.99'	26.21'	N27°27'55"W	92°42'11"
C57	20.00'	9.78'	4.99'	9.68'	S56°29'11"E	28°01'10"
C58	20.00'	19.43'	10.56'	18.68'	S15°09'39"E	55°40'04"
C59	20.38'	13.06'	6.76'	12.84'	S31°11'36"W	36°42'53"



1101.76'
 ARMSDALE ROAD
 (A 60' Public Road Right of Way)

NORTHBRIDGE
 Plat Book 45, pages 17-17H
 811.00'
 N 00°52'15" W
 89

SEE SHEET 4
SEE SHEET 3

S01°03'10"E

PREPARED BY:
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