Doc # 2024259624, OR BK 21277 Page 961, Number Pages: 11,
Recorded 11/26/2024 08:39 PM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $95.00

Return To:
Charles W. Brown Jr., Esq.
Crabtree Law Group P.A.
8777 San Jose Blvd, Bld. A, Suite 200
Jacksonville, FL 32217

NOTICE OF NORTHBROOK OWNER'S ASSOCIATION, INC., UNDER § 720.3032, FLORIDA STATUTES,
AND
NOTICE TO PRESERVE AND PROTECT COVENANTS, CONDITIONS, AND RESTRICTIONS AND EASEMENTS FROM EXTINGUISHMENT UNDER THE MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES

Instructions to Recorder: Please index both the legal name of the association and the name(s) shown in item 3.

1. **Legal name of association**:
   NORTHBROOK OWNER'S ASSOCIATION, INC.

2. **Mailing and physical addresses of association**:

   Mailing address: NORTHBROOK OWNERS ASSOCIATION, INC.,
   c/o Lifestyles Property Services, LLC
   1011 3rd St. N.
   Jacksonville Beach, FL 32250

   Physical address: NORTHBROOK OWNERS ASSOCIATION, INC.,
   c/o Lifestyles Property Services, LLC
   1011 3rd St. N.
   Jacksonville Beach, FL 32250

   Name of the subdivision plats:

   Northbrook Unit One, according to the plat thereof recorded in Plat Book 54, Pages 46, 46A through 46C, inclusive, of the current public records of Duval County, Florida.

   Northbrook Unit Two, according to the plat thereof recorded in Plat Book 55, Pages 55, 2A through 2C, inclusive, of the current public records of Duval County, Florida.

3. **Name, address, and telephone number for management company, if any**:

Name:	Lifestyles Property Services, LLC
Physical Address:	1011 3rd St. N. Jacksonville Beach, FL 32250
Mailing Address:	1011 3rd St. N. Jacksonville Beach, FL 32250
Telephone Number:	(904) 432-1207

4. **Notice of preservation**: This notice constitutes a notice to preserve and protect covenants, conditions, and restrictions from extinguishment under the Marketable Record Title Act.

5. **Covenants and restrictions to be preserved**: The following covenants or restrictions affecting the community which the association desires to be preserved from extinguishment:

   Declaration of Covenants, Conditions, Restrictions and Easements recorded at Official Records Book 10090, Page 1861, *et seq.*, of the Public Records of Duval County, Florida, together with its amendments thereto.

6. **Legal description of community**: The legal description of the community affected by the listed covenants or restrictions is identified in the following plat(s) together with the legal description(s) attached hereto as **Exhibit A**:

THIS NOTICE is filed on behalf of Northbrook Owners Association, Inc., as of this October 18th, 2024.

WITNESSES:

Print Name: Bakari Walton

Address: 11907 Lem turner Rd 32218

Maria R. Meyer

Print Name: Maria Meyer

Address: 11907 Lem Turner Rd 32218

NORTHBROOK OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

By: Leonard Williams

Leonard Williams
Its: President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this October 18th, 2024, by Leonard Williams, as President for Northbrook Owners Association, Inc., on behalf of the corporation.

AMANDA MILLER
Notary Public - State of Florida
Commission # HH 368833
My Comm. Expires Mar 2, 2027

(Signature of Notary Public – State of Florida)
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known or Produced Identification
Type of Identification Produced: FL DL

EXHIBIT "A"

PLAT BOOK 54 PAGE 86
SHEET 1 OF 4 SHEETS.

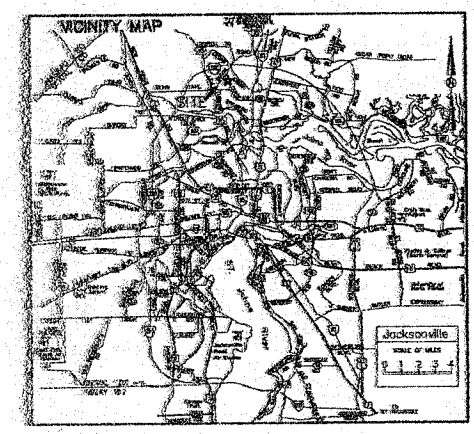
NORTHBROOK UNIT ONE

A part of Lot 6, of a Subdivision of the John Broward Grant, Section 48, 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 48, 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 Annadale Road (a 60 foot right of way); thence North 01°35'10" West, along said Westerly right of way line of Annadale Road, a distance of 750.80 feet for a POINT OF BEGINNING; thence South 87°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 831.00 feet; thence South 79°42'19" East, a distance of 24.77 feet; thence South 67°47'02" East, a distance of 23.63 feet; thence North 35°59'25" East, a distance of 34.54 feet; thence North 86°06'39" East, a distance of 41.44 feet; thence Easterly around and along the arc of a curve concave Northerly and having a radius of 43.00 feet, a distance of 56.64 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 15.36 feet, said arc being subtended by a chord bearing and distance of North 49°20'03" East, 15.20 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 475.00 feet; thence Northeasterly around and along the arc of said curve, a distance of 56.83 feet, said arc being subtended by a chord bearing and distance of North 59°22'37" East, 56.80 feet to the point of tangency of said curve; thence North 44°44'43" East, a distance of 30.71 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°54'25" East, 33.57 feet; thence North 38°16'17" East, a distance of 30.01 feet; thence South 50°54'32" East, a distance of 31.98 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°16'16" East, a distance of 48.82 feet; thence North 42°41'22" West, a distance of 18.93 feet; thence North 88°01'18" 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 50.06 feet; thence North 85°07'27" East, a distance of 20.35 feet; thence Northeasterly around and along the arc of a curve concave Northwesterly and having a radius of 567.35 feet, a distance of 188.30 feet, said arc being subtended by a chord bearing and distance of North 47°31'08" East, 186.02 feet to a point situate in said Westerly right of way line of Annadale Road; thence South 01°35'10" East, along said Westerly right of way line, a distance of 1,101.78 feet to the POINT OF BEGINNING.

VICINITY MAP



CLERK'S CERTIFICATE #2001194028

Type or print name
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, Page 86, Pg. 1 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 Statues, this 20th day of July A.D., 2001

Glenn E. McGregor, PLS
Professional Land Surveyor License #4157

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 654.120 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 13th day of April A.D., 2001

Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No. 3642

Approved 7-20-01
Date
City Engineer
for Director of Public Works

Approved 7-24-01
Date
for General Counsel

ADOPTION AND DEDICATION

This is to certify that SENEDOC, 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 expenses 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 attain 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, 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 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 all 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 electric 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 electric system; provided however, that no electric utilities may be installed within said easements.

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

SENEDOC, LLC
a Limited Liability Company

Witness: [signature]
By [signature]
Print or Type name

Witness: [signature]
By Richard A. Miller
Print or Type name

MICHAEL SENHART
MANAGING MEMBER OF SENEDOC, LLC
a Limited Liability Company

SEAL

Notary for SENEDOC, LLC

STATE OF FLORIDA, COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 12th day of July A.D., 2001 by Michael Senhart, as Managing Member of SENEDOC, LLC, a Limited Liability Company, on behalf of the Company who is personally known to me or has produced [illegible] as identification and who did/did not take an oath.

By [signature]
Notary Public State of Florida
Type or print name Palma Campo
My Commission Expires

Palma Campo
My Commission CC931788
Expires April 27, 2004

P.S.D. #99-018
CITY DEVELOPMENT #4651.2
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
[illegible]
JACKSONVILLE, FLORIDA 32216
PH: (904) 721-2200
FAX: (904) 721-1220

C:\PLATS\NORTH BROOK\NORTHBROOK UNIT 1\NORTHBROOK UNIT 1 8171.dwg Wed Apr 04 11:30:54 2001

NORTHBROOK UNIT ONE

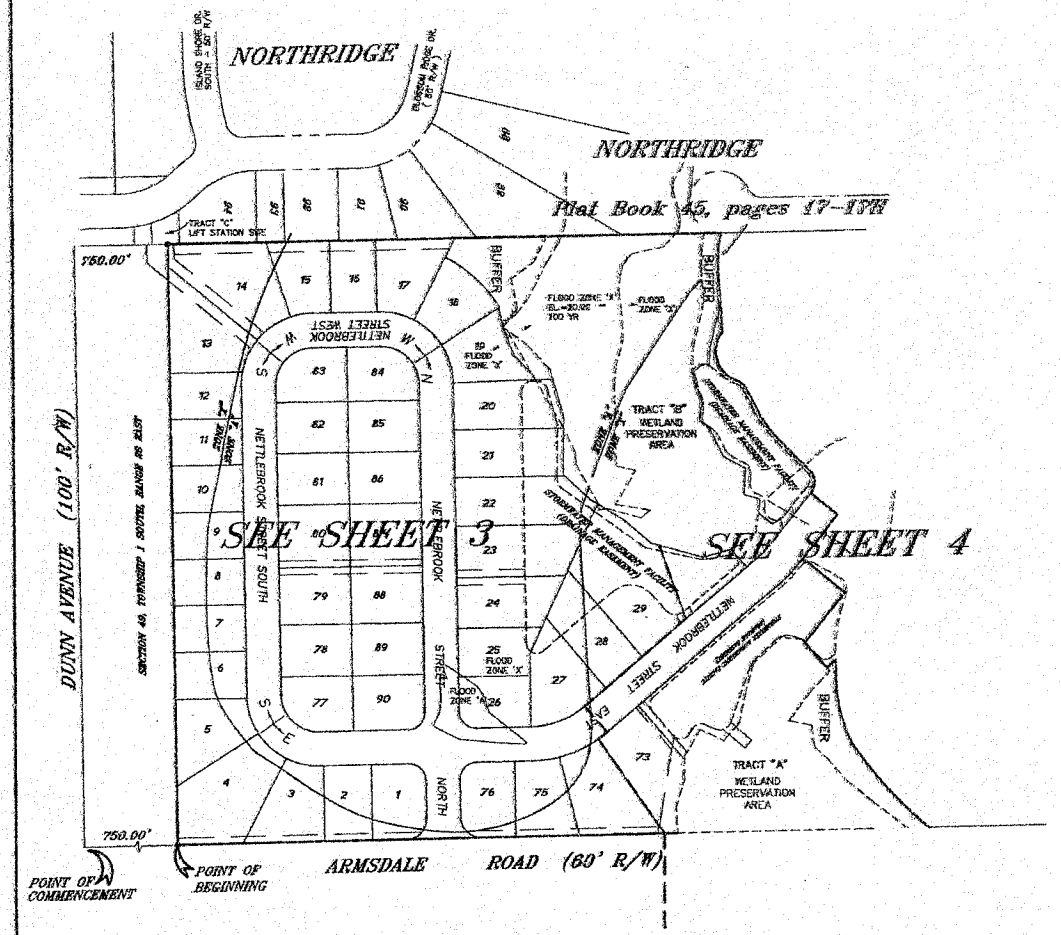
A part of Lot 6, of a Subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, Duval County, Florida, as recorded in Plat Book 1, page 8 of the Former Public Records of said Duval County, Florida,

PLAT BOOK 54 PAGE 46-A
SHEET 2 OF 4 SHEETS

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, 1988.

The FIRM information indicated 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. 3648.

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 SOLEY 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.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4701 BEACH BLVD., SUITE 200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-0759
TELEPHONE (904) 721-1326

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.

PLAT BOOK 54 PAGE 46-B

SHEET 3 OF 4 SHEETS

SEE SHEET 2 FOR NOTES

SEE SHEET 4

SEE SHEET 3

TRACT "B" WETLAND PRESERVATION AREA

TRACT "A" WETLAND PRESERVATION AREA

BUFFER

NETTLEBROOK STREET EAST

NETTLEBROOK STREET NORTH

NETTLEBROOK STREET WEST

NETTLEBROOK STREET SOUTH

(50' R/W)

ARMSDALE ROAD

(A 60' Public Road Right of Way)

S01°03'46"E 1101.76'

N 00°52'15" W 811.00'

Plat Book 45, pages 17-17B

NORTHRIDGE

POINT OF BEGINNING

S89°20'58"W 876.13'

SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST

GRAPHIC SCALE IN FEET 1"=50'

TABULATED CURVE

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE	DELTA
C1	20.00'	49.62'	43.81'	S42°28'41"W	38.17'	142°12'01"
C2	20.00'	31.42'	20.00'	S44°07'46"W	28.28'	90°00'00"
C3	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C4	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C5	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C6	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C7	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C8	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C9	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C10	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C11	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C12	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C13	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C14	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C15	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C16	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C17	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C18	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C19	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C20	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C21	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C22	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C23	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C24	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C25	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C26	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C27	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C28	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C29	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C30	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C31	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C32	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C33	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C34	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C35	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C36	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C37	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C38	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C39	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C40	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C41	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C42	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C43	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C44	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C45	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C46	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C47	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C48	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C49	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C50	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C51	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C52	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C53	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C54	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C55	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C56	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C57	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C58	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C59	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C60	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C61	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C62	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C63	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C64	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C65	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C66	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C67	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C68	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C69	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C70	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C71	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C72	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C73	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C74	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C75	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C76	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C77	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C78	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C79	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C80	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C81	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C82	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C83	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C84	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C85	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C86	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C87	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C88	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C89	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"
C90	180.00'	31.42'	15.72'	S44°07'46"W	31.37'	10°00'00"

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
4701 BENCH BLVD., SUITE 200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-9755
TELEPHONE (904) 721-1226

CITY DEVELOPMENT NO.4661.2 - PSD NO.99-018

C:\PLATS\NORTH BROOK\NORTHBROOK UNIT1\NORTHBROOK UNIT1 SHT3.dwg Wed Apr 04 11:32:00 2001

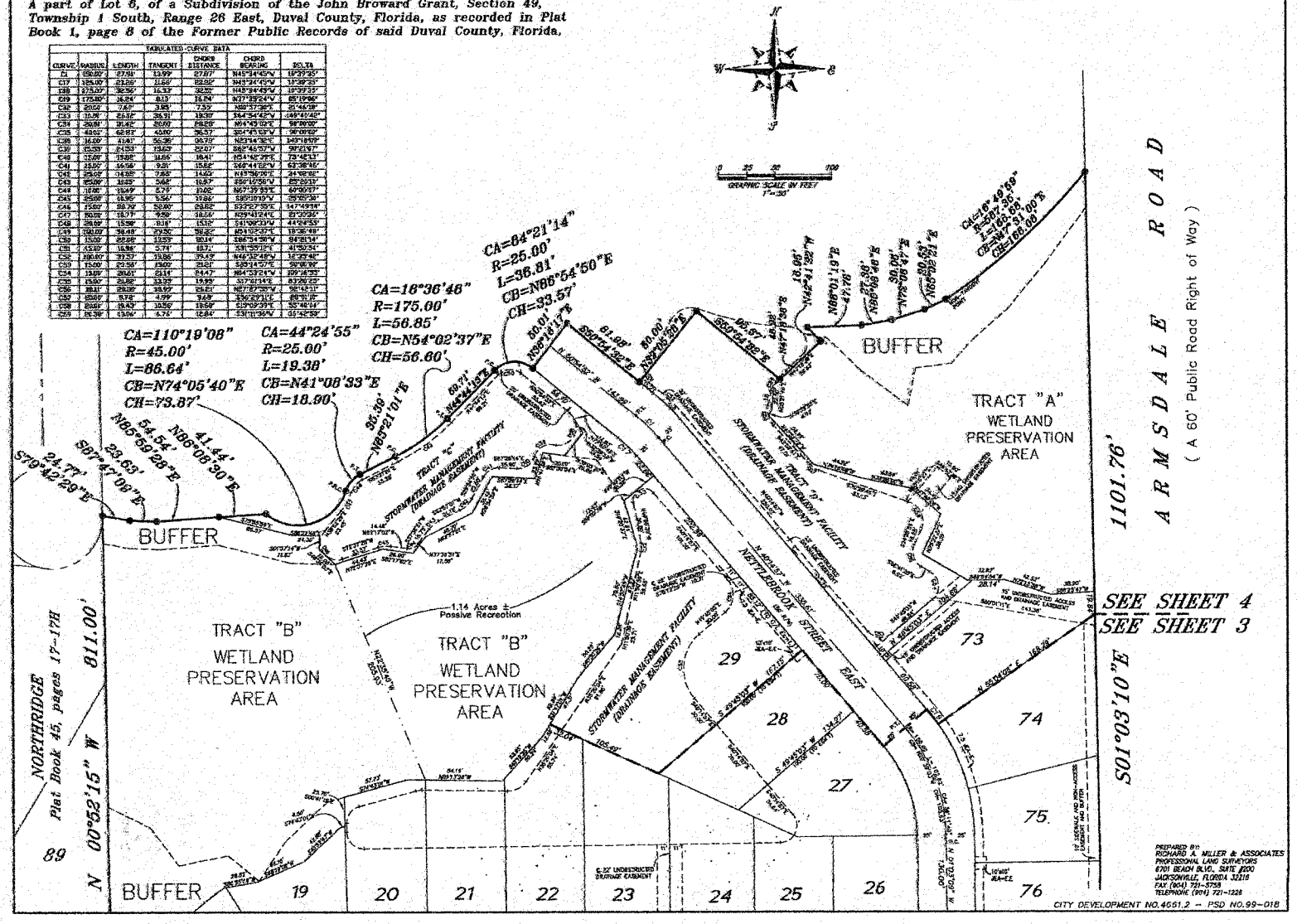
NORTHBROOK UNIT ONE

PLAT BOOK 54 PAGE 46-C
SHEET 4 OF 4 SHEETS
SEE SHEET 2 FOR NOTES

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.

TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	150.00'	97.58'	13.99'	27.87'	N45°34'45"W	18°39'35"
C17	125.00'	81.35'	11.66'	80.02'	N45°34'45"W	18°39'35"
C18	175.00'	32.55'	16.33'	32.55'	N45°34'45"W	10°39'35"
C19	175.00'	16.24'	8.13'	16.24'	N37°39'24"W	05°19'06"
C32	20.00'	7.57'	3.83'	7.53'	N82°37'36"E	21°40'08"
C33	10.00'	25.12'	25.31'	19.39'	S64°54'42"W	149°40'48"
C34	20.00'	31.42'	20.00'	28.28'	N64°45'02"E	90°00'00"
C35	40.00'	62.83'	40.00'	56.57'	S64°45'02"W	90°00'00"
C36	16.00'	11.61'	6.06'	10.79'	N63°14'36"E	149°16'07"
C38	15.00'	21.53'	13.69'	20.07'	S62°46'57"W	82°21'07"
C40	12.00'	19.82'	11.66'	16.41'	N54°46'25"E	73°46'33"
C41	12.00'	10.08'	5.31'	15.66'	S66°41'02"W	53°38'46"
C42	25.00'	14.33'	7.33'	14.22'	N15°39'30"E	34°08'08"
C43	25.00'	11.23'	5.62'	10.87'	S56°12'56"W	25°23'13"
C44	10.00'	10.47'	5.73'	10.02'	N67°35'33"E	60°00'07"
C45	25.00'	13.35'	5.56'	13.26'	S80°10'10"W	30°35'30"
C46	25.00'	89.79'	52.00'	49.82'	S33°27'55"E	147°49'18"
C47	50.00'	18.77'	9.50'	18.66'	N29°41'24"E	21°30'30"
C48	28.00'	15.38'	8.14'	15.19'	S41°06'33"W	44°54'33"
C49	100.00'	34.48'	17.32'	34.31'	N54°03'37"E	19°36'48"
C50	15.00'	22.28'	13.93'	20.14'	S66°34'38"W	84°31'14"
C51	15.00'	10.88'	5.71'	10.71'	S31°55'12"E	41°35'34"
C52	100.00'	37.57'	19.00'	37.43'	N46°32'49"W	21°32'40"
C53	15.00'	23.56'	15.00'	21.21'	S89°14'57"E	90°00'00"
C54	15.00'	20.61'	12.11'	19.17'	N64°33'24"W	78°16'33"
C55	15.00'	23.56'	15.00'	21.21'	S37°01'14"E	90°00'00"
C56	20.00'	29.20'	18.07'	26.61'	N67°27'35"W	83°43'11"
C57	20.00'	6.73'	4.09'	6.69'	S36°23'11"E	19°16'21"
C58	20.00'	19.43'	10.56'	18.69'	S59°09'39"E	55°40'14"
C59	20.00'	13.04'	6.76'	12.84'	S31°11'36"W	37°42'35"



NORTHBROOK UNIT TWO

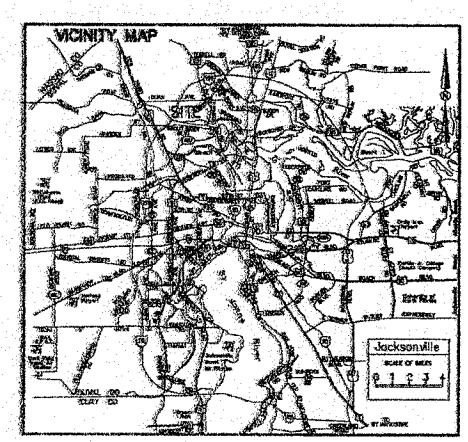
Replat of a part of Lot 6, of a Subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, Duval County, Florida, as recorded in Plat Book 1, page 6 of the Former Public Records of said Duval County, Florida,

PLAT BOOK 55 PAGE 2
SHEET 1 OF 4 SHEETS.

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 6 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 1851.76 feet for a POINT OF BEGINNING; thence continue North 01°03'10" West, along said Westerly right of way line of Armsdale Road, a distance of 716.41 feet to a point situate on the North line of said Lot 6 of a subdivision of the John Broward Grant, being also described as the South line of Lot 7 of said subdivision of the John Broward Grant, thence South 89°57'10" West, along the common line of said Lots 6 and 7, a distance of 870.39 feet to the Northeast corner of Lot 46, 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 South 00°52'15" East, along the Easterly boundary of said plat of Northridge, a distance of 1016.43 feet; thence South 79°42'29" East, departing said Easterly boundary of Northridge, distance of 24.77 feet; thence South 87°47'05" East, a distance of 23.53 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 56.64 feet, said arc being subtended by a chord bearing and distance of North 74°01'40" East, 53.07 feet to the point of reverse curvature of a curve concave Southeasterly and having a radius of 23.00 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, 18.80 feet to the point of tangency of said curve; thence North 65°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°02'47" 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°54'30" East, 33.57 feet; thence North 38°15'17" 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°18'39" East, a distance of 45.92 feet; thence North 42°41'22" West, a distance of 18.90 feet; thence North 88°01'18" East, a distance of 47.78 feet; thence North 80°08'48" East, a distance of 27.38 feet; thence North 72°05'47" East, a distance of 30.06 feet; thence North 85°02'21" East, a distance of 20.53 feet to the beginning of a non-tangent curve; thence Northeasterly around and along the arc of a curve concave Northwesterly and having a radius of 567.35 feet, a distance of 186.68 feet, said arc being subtended by a chord bearing and distance of North 47°31'00" East, 185.88 feet to a point situate in said Westerly right of way line of Armsdale Road and the POINT OF BEGINNING.

Containing 18.0737 acres, more or less.



CLERK'S CERTIFICATE #2002076282

Type or print name

This is to certify that this plot 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 1 & 2 of the Public Records of Duval County, Florida, this 19th day of March A.D., 2002.

By: Jim Fuller
Clerk of the Circuit Court

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 13th day of MARCH A.D., 2002.

Director of Public Works

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 5th day of March A.D., 2002

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 610-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 1st day of March A.D., 2002

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

Approved 3/6/2002
Date
City Engineer
for Director of Public Works

Approved 3/11/2002
Date
for General Counsel

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 TWO, 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 these lands. All roads, parkways, lanes, courts, walkways, non-access easements and easements for drainage, (except all private easements, private drainage easements and Tract "E" (Conservation) 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 TWO. 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 all 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 1ST Day of March 2002.

SENEDGE, LLC
a Limited Liability Company

Witness: Richard A. Miller
Print or Type name

NECDET SENHART
MANAGING MEMBER OF SENEDGE, LLC
a Limited Liability Company

Witness: Rita Pelosi
Print or Type name

Notary for SENEDGE, LLC

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1st day of March 2002, 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/has not taken an oath.

By: Palma Campo
Notary Public State of Florida

Type or print name Palma Campo

My Commission Expires _____

Palma Campo
My Commission CC931289
Expires April 27, 2004

P.S.D. #99-018
CITY DEVELOPMENT #4561.4
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
9701 BEACH BLVD. SUITE 200
JACKSONVILLE, FLORIDA 32207
CALL (904) 721-2232
FAX (904) 737-1284

NORTHBROOK UNIT TWO

Replat of 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 55 PAGE 3A

SHEET 2 OF 4 SHEETS

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 N 01°03'10" W AS PER THE PLAT OF NORTHBROOK UNIT ONE (PLAT BOOK 54, PAGES 46-46C) OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING THE SAME AS STATE PLANE COORDINATES (FLORIDA - EAST ZONE, 1983).

4) ALL PLOTTED 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-U.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 TENNIS, HOBBLE AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT ITS EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND REPLACEMENT OF SUCH ITEMS.

6) PLATTED: WAS PLAT, AS RECORDED IN ITS ORIGINAL FORM, IN THE OFFICIAL DIRECTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND NEIL OR NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER DRAWING OR DIGITAL FORM OF THE PLAT, WHETHER SHARING ON 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 LINES AND TEXT OF SUCH SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION OF THE PROPOSED LANDS, SAID DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.

8) LOTS FRONTING ON ZONE (S) STREETS MAY HAVE VEHICULAR ACCESS FROM ONE (1) STREET ONLY.

9) CURRENT LAW PROHIBITS THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN WITHIN OF THE JURISDICTIONAL WETLANDS AREAS AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF DUVAL COUNTY AND OTHER REGULATORY AGENCIES HAVE JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE REGULATED AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THE WETLAND JURISDICTIONAL LINE AND DRAINAGE WATER MAY BE SUPERSEDED AND REDIRECTED VIEW THE VOTING BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

10) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENT OTHERWISE THAN MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. (ie: CONSTRUCTION OF SIDEWALKS 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 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 BY THE EASEMENT BY THE CITY OF JACKSONVILLE.

LEGEND

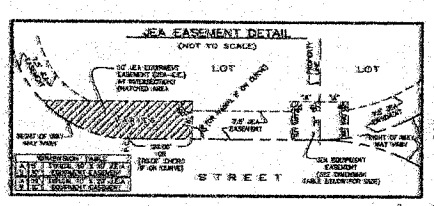
P.C. – POINT OF CURVATURE
P.T. – POINT OF TANGENCY
P.R.C. – POINT OF REVERSE CURVATURE
D.U.E. – UNDERGROUND DRAINAGE EASEMENT
ESMT. – EASEMENT
R/W – RIGHT OF WAY
St. Johns W.M.D. – ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
(NTS) – NOT TO SCALE

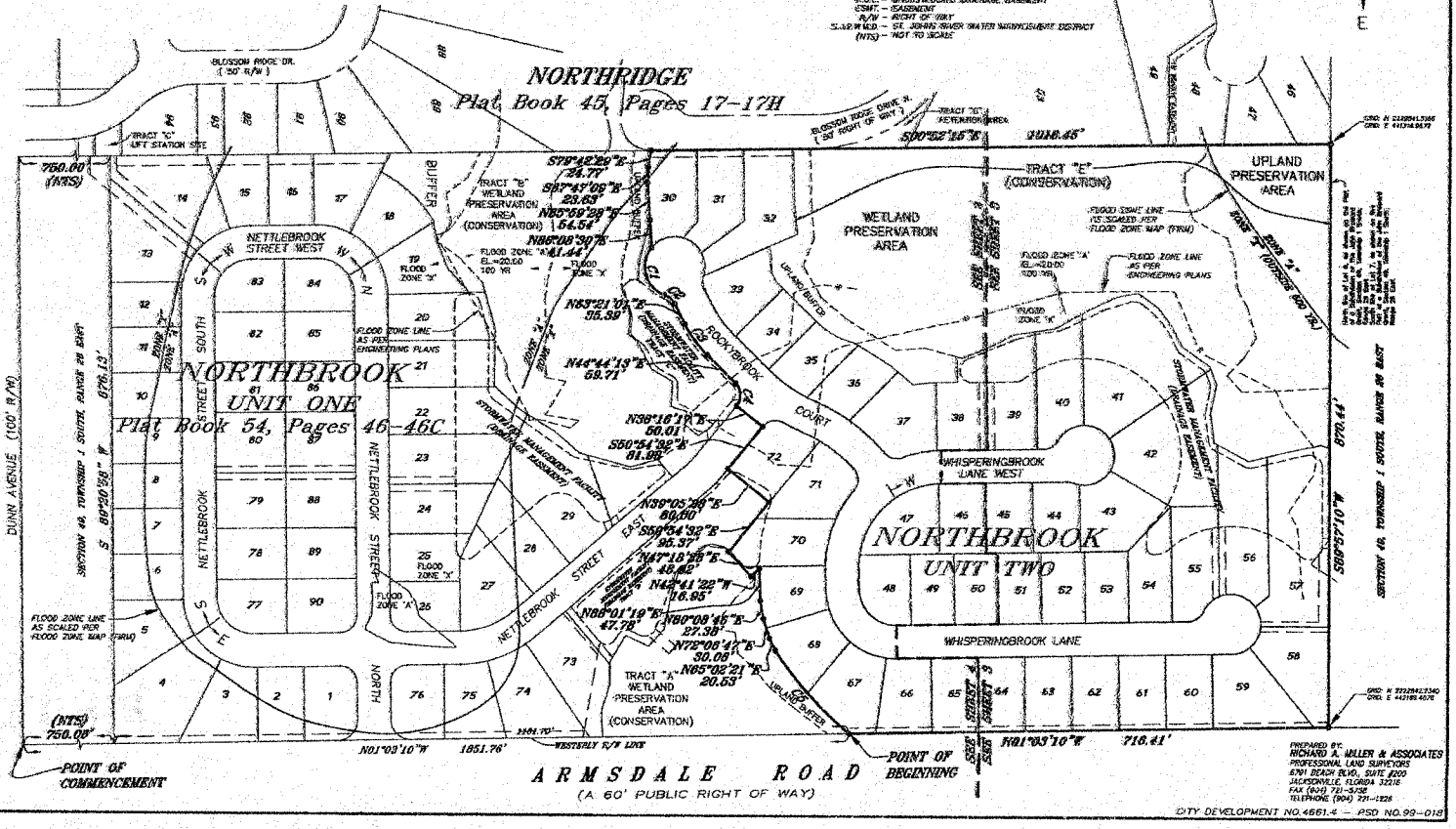
FLOOD ZONE NOTE

The lands shown hereon lie within flood zone "X" and "A" elevation(20) as depicted on the Flood Insurance Rate Map (FIRM), Community Panel Number 120077-0133-F, dated August 15, 1988.

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.

GRAPHIC SCALE IN FEET 1"=100'





PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5738
TELEPHONE (904) 721-1228

CITY DEVELOPMENT NO.4661.4 – PSD NO.99-018

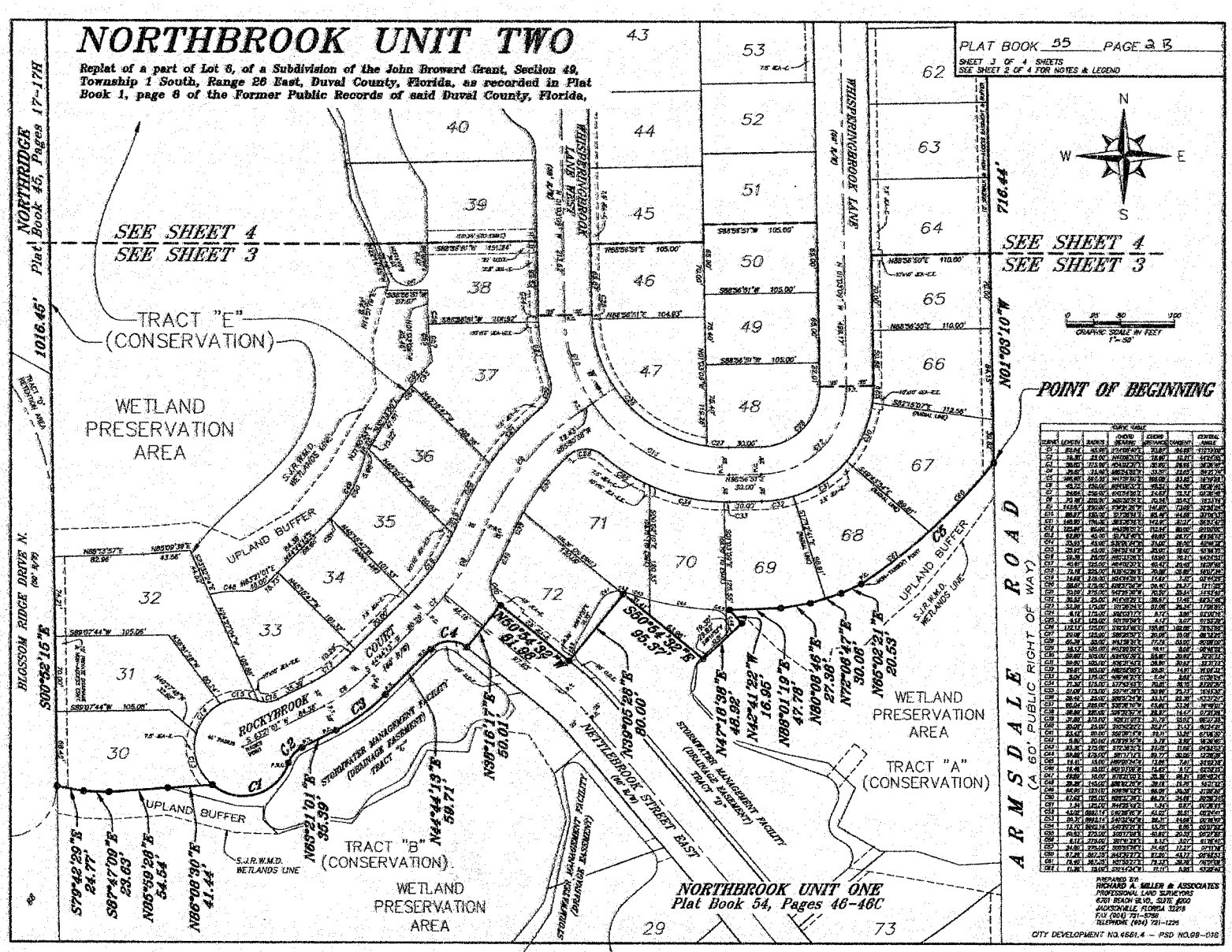
NORTHBROOK UNIT TWO

Replat of a part of Lot 8, 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 55 PAGE 2 B

SHEET 3 OF 4 SHEETS

SEE SHEET 2 OF 4 FOR NOTES & LEGEND

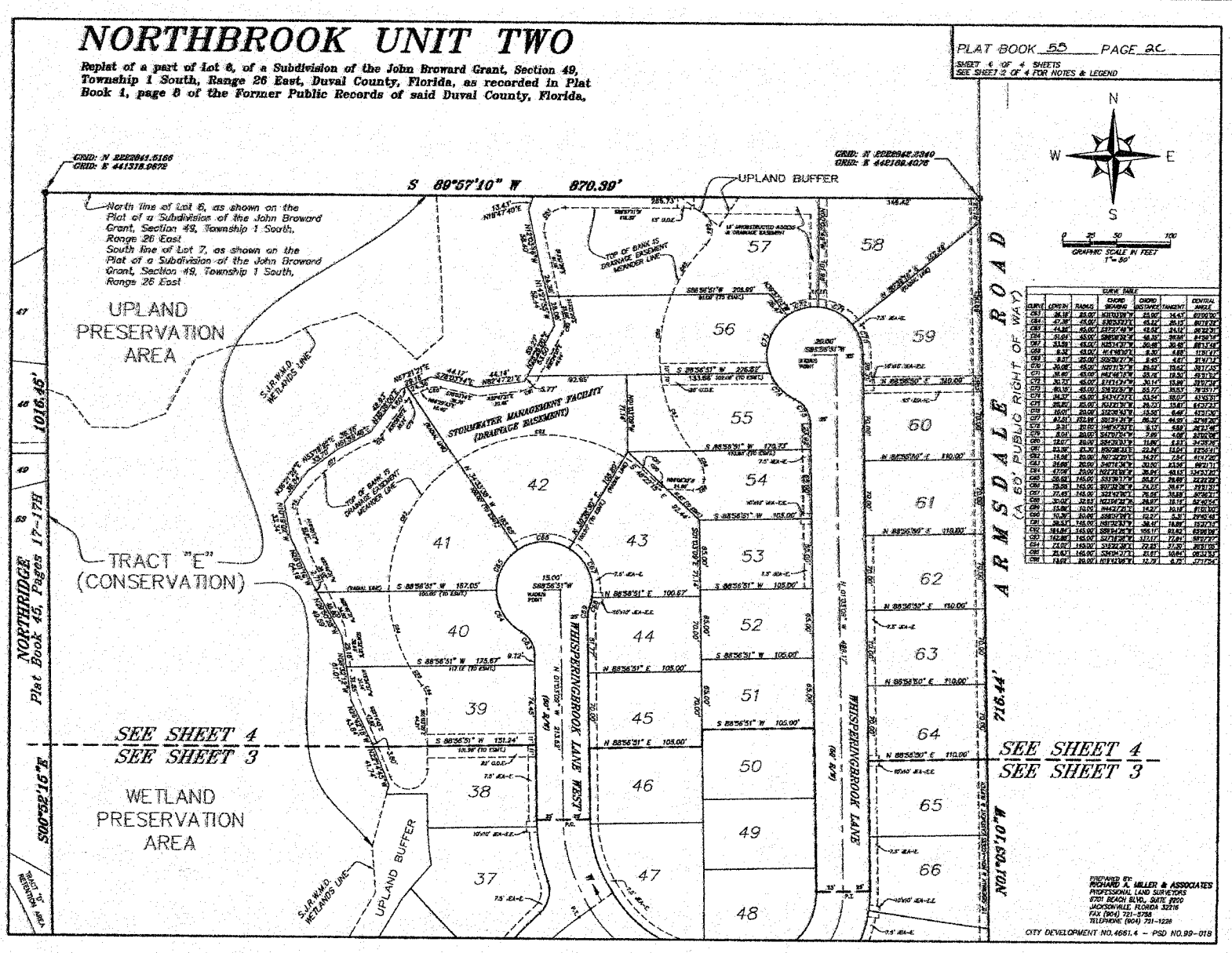


NORTHBROOK UNIT TWO

Replat of 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 55 PAGE 20

SHEET 6 OF 4 SHEETS
SEE SHEET 2 OF 4 FOR NOTES & LEGEND



CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C63	36.18'	85.00'	N31°03'28"E	35.90'	18.43'	24°22'00"
C64	47.38'	55.00'	S38°53'22"E	45.82'	26.15'	49°21'34"
C65	41.88'	55.00'	S43°27'18"W	40.93'	22.11'	43°36'35"
C66	31.64'	55.00'	S88°59'32"W	31.20'	16.26'	32°57'17"
C67	33.59'	55.00'	N35°41'07"W	33.08'	17.37'	35°00'14"
C68	8.43'	55.00'	N14°08'00"E	8.42'	4.22'	8°47'12"
C69	8.37'	55.00'	S02°39'27"E	8.42'	4.21'	8°41'12"
C70	36.08'	55.00'	N27°11'57"W	35.42'	18.62'	37°57'55"
C71	35.46'	55.00'	N62°16'15"W	35.06'	18.32'	36°31'42"
C72	30.73'	55.00'	S71°11'04"W	30.34'	15.88'	32°00'38"
C73	60.10'	55.00'	S38°22'26"W	57.27'	33.57'	62°37'17"
C74	34.32'	55.00'	S43°42'31"E	33.54'	18.07'	35°52'01"
C75	35.82'	55.00'	N33°21'16"E	35.22'	18.67'	37°17'31"
C76	16.07'	55.00'	S12°36'36"E	15.95'	8.48'	16°43'10"
C77	47.51'	132.00'	S61°34'31"E	46.32'	24.00'	20°36'29"
C78	8.31'	55.00'	N40°02'33"E	8.15'	4.22'	8°39'16"
C79	8.01'	55.00'	S47°12'26"W	7.99'	4.00'	8°20'06"
C80	23.07'	55.00'	S34°30'33"W	23.00'	11.73'	24°03'07"
C81	31.38'	55.00'	S60°38'33"E	32.34'	16.04'	32°58'11"
C82	16.96'	55.00'	N07°42'20"E	16.27'	7.54'	17°40'02"
C83	31.60'	55.00'	S47°14'34"W	30.55'	16.35'	32°21'11"
C84	47.06'	55.00'	N27°28'06"W	45.60'	25.15'	49°01'32"
C85	56.53'	145.00'	S33°35'17"W	56.17'	28.69'	22°22'22"
C86	23.30'	145.00'	S07°32'30"W	23.27'	11.67'	9°12'13"
C87	77.45'	145.00'	S24°42'09"E	76.52'	39.69'	30°36'21"
C88	31.01'	32.83'	N22°54'24"E	29.87'	16.78'	54°10'54"
C89	13.90'	10.00'	S44°27'23"E	12.77'	10.18'	79°37'03"
C90	10.36'	10.00'	S88°32'39"E	9.92'	5.74'	59°36'48"
C91	98.31'	145.00'	N61°32'37"E	96.45'	50.89'	38°51'14"
C92	161.84'	145.00'	S89°04'26"E	153.17'	89.82'	63°98'18"
C93	142.88'	145.00'	N21°18'26"E	137.17'	77.81'	56°27'17"
C94	73.02'	145.00'	S12°52'30"E	72.23'	37.30'	28°51'05"
C95	35.47'	145.00'	S30°04'21"E	31.67'	18.84'	06°34'34"
C96	18.07'	55.00'	N01°12'26"E	17.79'	9.12'	37°12'54"

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE 9200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5755
TELEPHONE (904) 731-1226

CITY DEVELOPMENT NO. 4661.4 – PSD NO. 99-018