

PARKVIEW RIDGE UNIT ONE REPLAT

BEING A REPLAT OF A PORTION OF PARKVIEW RIDGE UNIT ONE, AS RECORDED IN PLAT BOOK 44, PAGES 35 AND 35A, TOGETHER WITH A PORTION OF PARKVIEW RIDGE UNIT TWO, AS RECORDED IN PLAT BOOK 44, PAGES 99 AND 99A OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 54 PAGE 28

SHEET 1 OF 5 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Parkview Ridge Unit One as recorded in Plat Book 44, Pages 35 and 35A, together with a portion of Parkview Ridge Unit Two, as recorded in Plat Book 44, Pages 99 and 99A, of the Current Public Records of Duval County, Florida, being more particularly described as follows: BEGIN at the Northeast corner of Lot 1, as shown on the plat of said Parkview Ridge Unit One; thence South 00°02'20" West, 1,051.97 feet; thence North 82°38'59" West, 158.74 feet; thence North 00°02'20" East, 112.06 feet; thence North 41°06'04" West, 243.63 feet; thence North 04°38'53" West, 155.00 feet; thence South 85°21'07" West, 280.00 feet; thence North 04°38'53" West, 20.00 feet; thence South 85°21'07" West, 115.00 feet; thence South 04°38'53" East, 8.34 feet; thence South 85°21'07" West, 249.96 feet to a point lying on the Easterly right of way line of Interstate 295 (a 300 foot right of way as presently established), said right of way line being a curve concave Easterly, having a radius of 11,309.16 feet; thence Northerly along the arc of said curved Easterly right of way line, through a central angle of 02°43'42", an arc distance of 538.50 feet to its intersection with the Southerly right of way line of Morse Avenue (a variable width right of way), said arc being subtended by a chord bearing and distance of North 03°29'06" West, 538.45 feet; thence North 85°21'07" East, along said Southerly right of way line of Morse Avenue, 799.67 feet; thence North 00°46'13" West along said line, 17.00 feet; thence North 89°12'25" East, 210.52 feet to the POINT OF BEGINNING.

Containing 15.20 acres, more or less.

ADOPTION AND DEDICATION

This is to certify that Parkview Ridge Joint Venture, LLP, a Limited Liability Partnership, owner of the lands described in the Caption hereon known as PARKVIEW RIDGE UNIT ONE REPLAT, having caused the same to be surveyed and subdivided, that SunTrust Bank, a National Banking Association, is the holder of mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All easements for utilities and sewers and Tract "A" (Lift Station) are hereby irrevocably dedicated to JEA, its successors and assigns. All lanes, courts, trails, streets, drainage easements, access easements and non-access easements as shown hereon are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. Tract "B" and Tract "C" (Recreation Area) as shown hereon are hereby irrevocably dedicated to Parkview Ridge Owners Association, Inc., its successors and assigns. The drainage easements through and 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 flow 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 treatment 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.

4) 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 PARKVIEW RIDGE UNIT ONE REPLAT. 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 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 whereof Parkview Ridge Joint Venture, L.L.P., a Limited Liability Partnership, has caused these presents to be executed by its Managing Partner this 3rd day of March, A.D., 2001.

PARKVIEW RIDGE JOINT VENTURE, L.L.P., A LIMITED LIABILITY PARTNERSHIP

Witness: S.K. Douglas
Print Name: S.K. Douglas

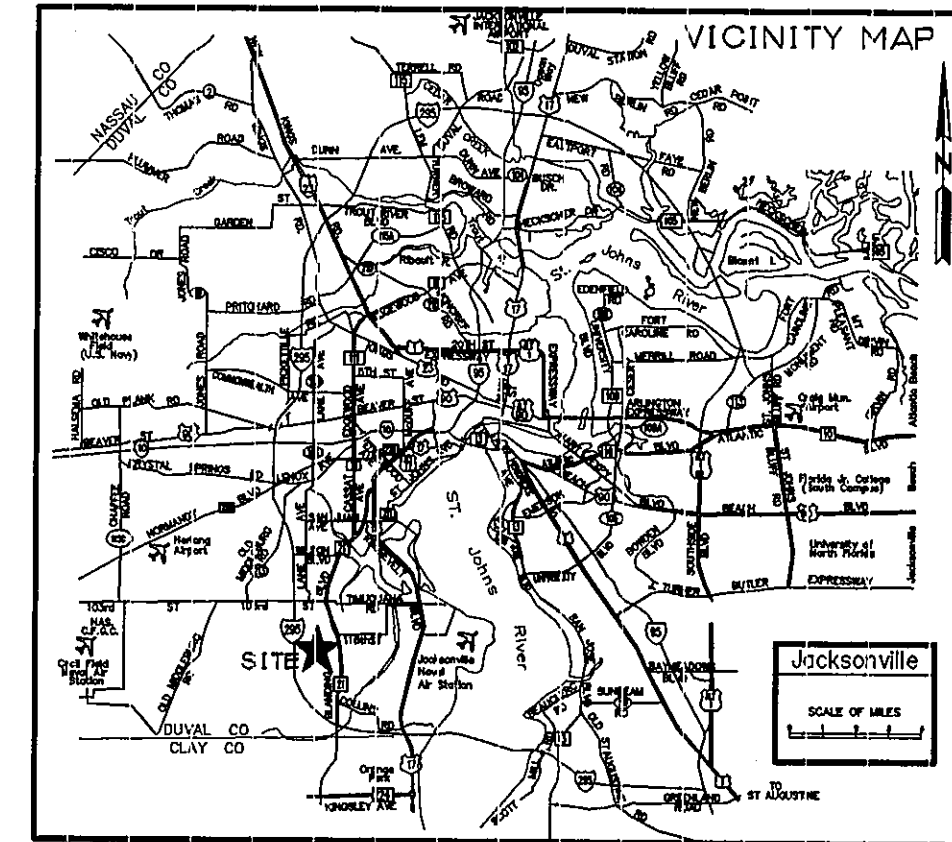
Witness: Sandra K. Douglas
Print Name: Sandra K. Douglas

By: Gregory Matovina
Gregory Matovina, Managing Partner

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3rd day of March, A.D., 2001, by Gregory Matovina, Managing Partner of Parkview Ridge Joint Venture, LLP, a Limited Liability Partnership, on behalf of the partnership, who is personally known to me.

Sandra K. Douglas
Notary Public, State of Florida
Type of print name: Sandra K. Douglas
My Commission Expires: _____
My Commission Number: _____



Approved 5/10/2001
Date
M. C. Hall
City Engineer
for Director of Public Works
Approved 5/11/01
Date
Theresa Cooney Naleck
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.

Joe R. Miller
Director of Public Works
Date: May 10, 2001

CLERK'S CERTIFICATE 200114678

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 28-29-D of the current Public Records of Duval County, Florida, this 15 day of MAY, A.D., 2001.

By: Jim Fuller
Jim Fuller
Clerk of the Circuit Court

By: Ambas
Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 10th day of May, 2001.

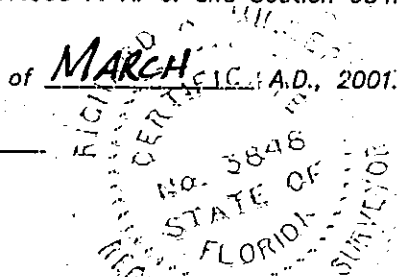
Glenn E. McGregor
Glenn E. McGregor, P. L. S.
Professional Land Surveyor Number 4252

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 14th day of MARCH, A.D., 2001.

Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No. 3848
L.B. NO. 5189



SUNTRUST BANK, A NATIONAL BANKING ASSOCIATION

Witness: Marie C. Hall
Print Name: Marie C. Hall

Witness: Marie C. Hall
Print Name: Marie C. Hall

By: Lynn Vermilya
Lynn Vermilya, Vice President

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3rd day of MARCH, A.D., 2001, by Lynn Vermilya, Vice President of SunTrust Bank, a National Banking Association, on behalf of the corporation, he or she is personally known to me and did take an oath on behalf of the corporation.

Marie C. Hall
Notary Public, State of Florida at Large
My commission expires: 02/18/02

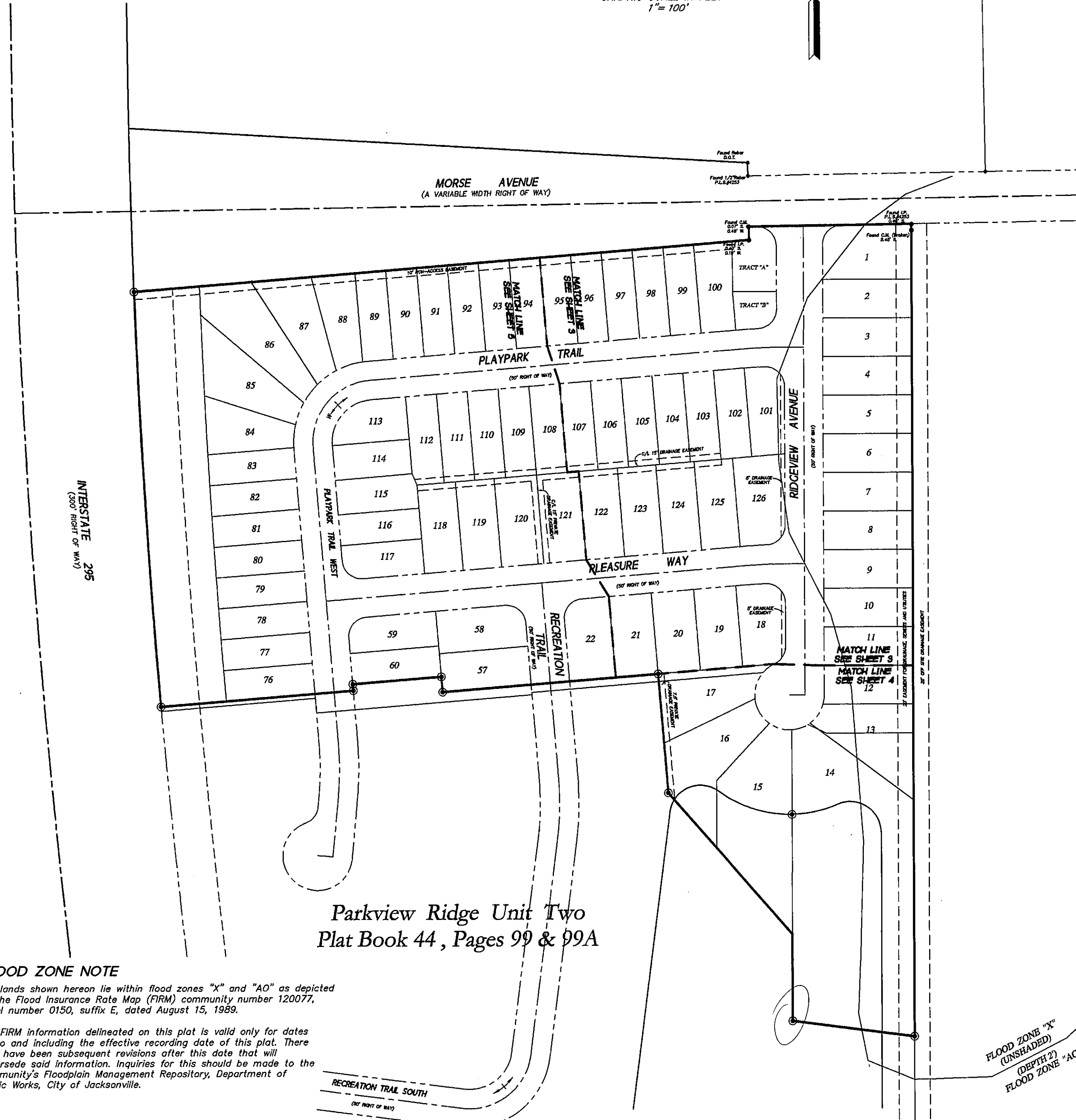
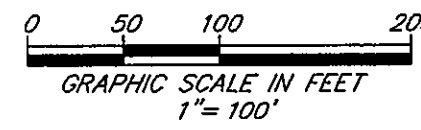
Marie C. Hall
My Commission CC717309
Expires February 18, 2002



PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5759
TELEPHONE (904) 721-1226

PARKVIEW RIDGE UNIT ONE REPLAT

BEING A REPLAT OF A PORTION OF PARKVIEW RIDGE UNIT ONE, AS RECORDED IN PLAT BOOK 44, PAGES 35 AND 35A, TOGETHER WITH A PORTION OF PARKVIEW RIDGE UNIT TWO, AS RECORDED IN PLAT BOOK 44, PAGES 99 AND 99A OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



NOTES:

- 1) \odot DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3848.
 - 2) \bullet DENOTES PERMANENT CONTROL POINT
 - 3) BEARINGS BASED ON THE SOUTHERLY RIGHT OF WAY LINE MORSE AVENUE AS BEING : NORTH 89°12'25" EAST.
 - 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/ACCESS 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.

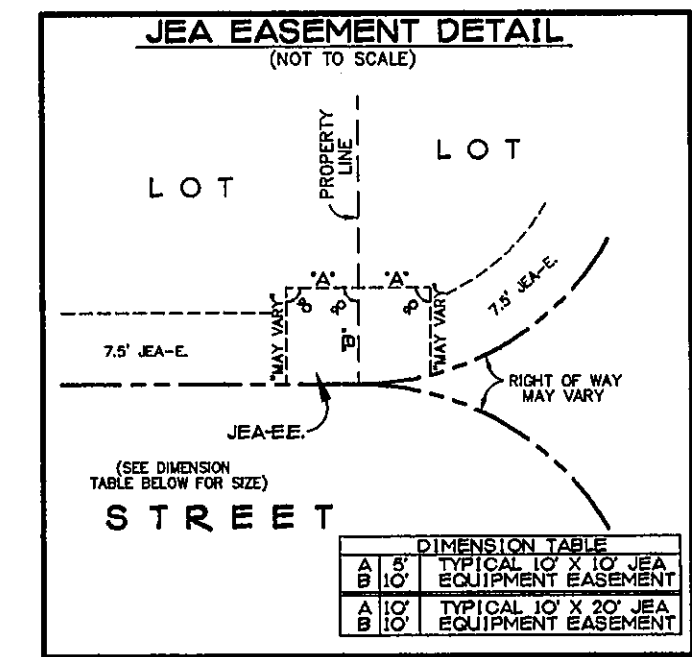
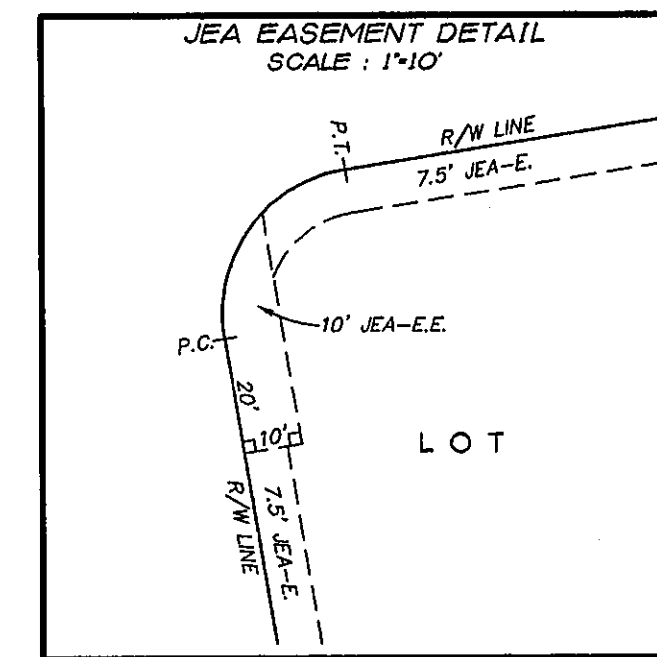
INTERSTATE 295
(ROAD RIGHT OF WAY)

Parkview Ridge Unit Two
Plat Book 44, Pages 99 & 99A

FLOOD ZONE NOTE

The lands shown hereon lie within flood zones "X" and "AO" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 0150, 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.



FLOOD ZONE "X"
(UNSEALED)
(DEPTH 2)
FLOOD ZONE "AO"

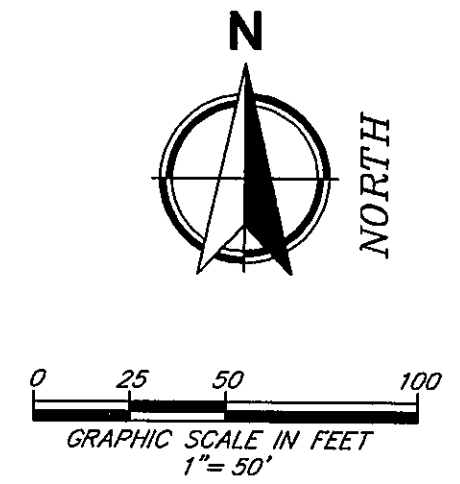
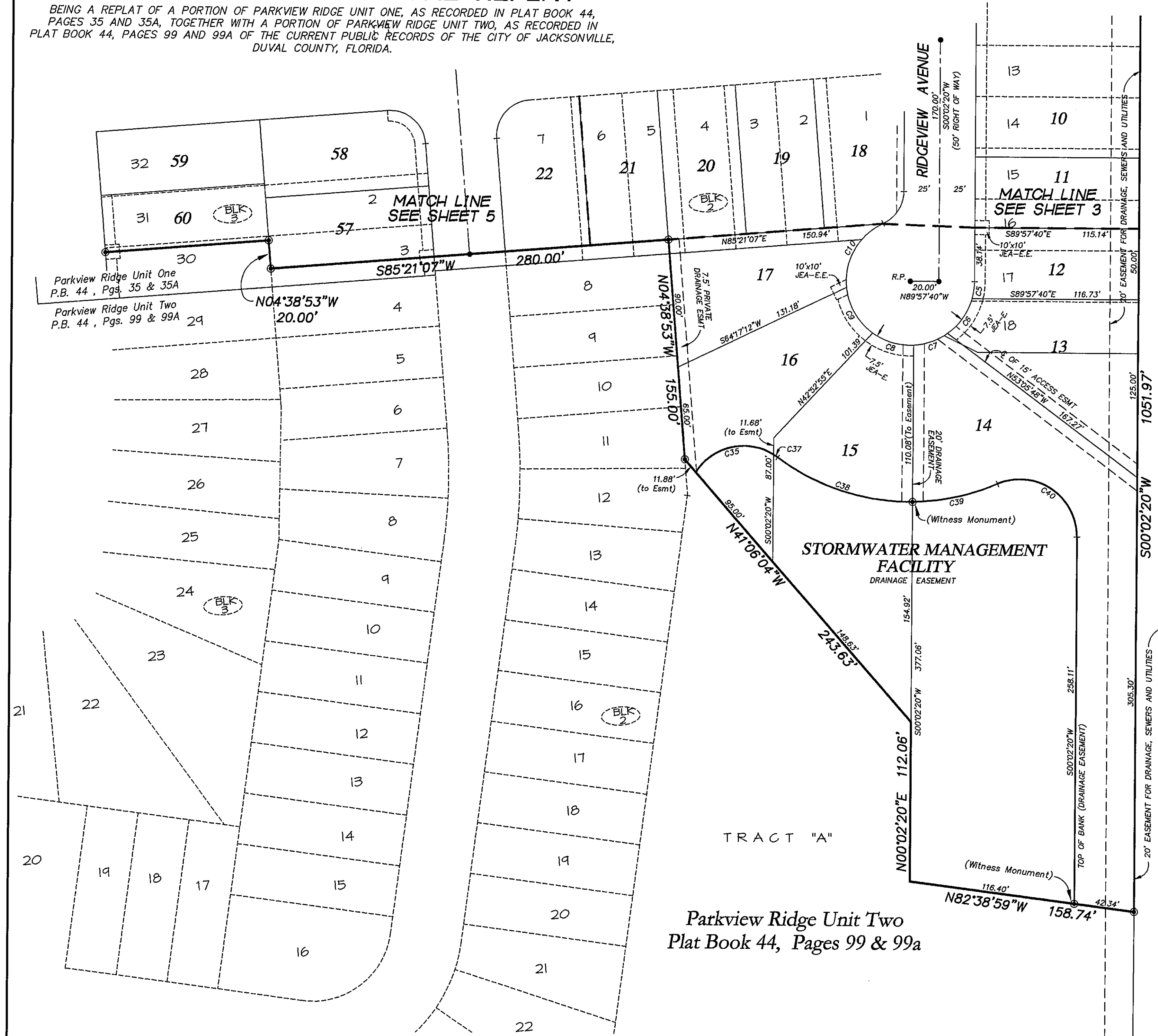
PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

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PLAT BOOK **54** PAGE **28-C**

SHEET 4 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



The Northeast 1/4 of the
Southwest 1/4 of Jacksonville Heights
Section 24, Township 3 South, Range 25 East
P.B. 5, Pg. 93

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C5	45.00'	12.00'	6.04'	11.96'	N07°40'41"E	15°16'42"
C6	45.00'	30.59'	15.91'	30.00'	N34°47'18"E	38°56'33"
C7	45.00'	25.41'	13.06'	25.08'	N70°26'21"E	32°21'33"
C8	45.00'	30.59'	15.91'	30.01'	S73°54'19"E	38°57'08"
C9	45.00'	38.13'	20.29'	37.00'	S30°09'16"E	48°32'57"
C10	45.00'	54.81'	31.38'	51.48'	S29°00'39"W	69°46'53"
C35	40.00'	62.24'	39.41'	56.15'	S76°56'41"W	89°08'46"
C37	40.00'	3.50'	1.75'	3.50'	N55°58'22"W	05°01'09"
C38	155.00'	101.42'	52.60'	99.62'	S72°12'30"E	37°29'25"
C39	155.00'	61.22'	31.01'	60.82'	N77°43'54"E	22°37'46"
C40	40.00'	79.32'	61.15'	66.95'	N56°46'20"W	113°37'19"

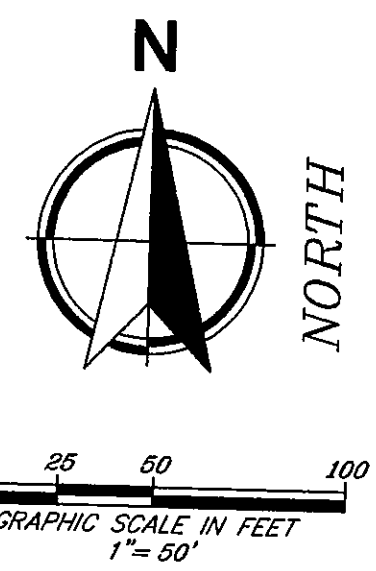
TRACT "A"
Parkview Ridge Unit Two
Plat Book 44, Pages 99 & 99a

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
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SHEET 5 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C2	80.00'	125.66'	80.00'	113.14'	S40°21'07"W	90°00'00"
C15	25.00'	39.27'	25.00'	35.36'	S40°21'07"W	90°00'00"
C16	25.00'	39.27'	25.00'	35.36'	N49°38'53"W	90°00'00"
C17	25.00'	39.27'	25.00'	35.36'	S40°21'07"W	90°00'00"
C18	105.00'	1.66'	0.83'	1.66'	S04°11'40"E	00°54'26"
C19	105.00'	30.10'	15.18'	30.00'	S04°28'20"W	16°25'35"
C20	105.00'	30.10'	15.18'	30.00'	S20°53'55"W	16°25'35"
C21	105.00'	30.10'	15.18'	30.00'	S37°19'30"W	16°25'35"
C22	105.00'	30.10'	15.18'	30.00'	S53°45'06"W	16°25'35"
C23	105.00'	36.18'	18.27'	36.00'	S71°50'08"W	19°44'30"
C24	105.00'	6.68'	3.34'	6.68'	S83°31'45"W	03°38'44"
C33	25.00'	39.27'	25.00'	35.36'	S49°38'53"E	90°00'00"
C34	55.00'	86.39'	55.00'	77.78'	S40°21'07"W	90°00'00"
C35	11224.16'	37.00'	18.50'	37.00'	S02°11'47"E	00°11'20"
C36	11224.16'	105.00'	52.50'	105.00'	S02°33'31"E	00°32'10"
C37	11224.16'	76.47'	38.24'	76.47'	S03°01'19"E	00°23'25"
C38	11224.16'	40.01'	20.01'	40.01'	S03°19'09"E	00°12'15"
C39	11224.16'	40.01'	20.00'	40.01'	S03°31'24"E	00°12'15"
C40	11224.16'	40.00'	20.00'	40.00'	S03°43'40"E	00°12'15"
C41	11224.16'	40.00'	20.00'	40.00'	S03°55'55"E	00°12'15"
C42	11224.16'	40.00'	20.00'	40.00'	S04°08'10"E	00°12'15"
C43	11224.16'	40.00'	20.00'	40.00'	S04°20'25"E	00°12'15"
C44	11224.16'	40.00'	20.00'	40.00'	S04°32'40"E	00°12'15"
C45	11224.16'	40.00'	20.00'	40.00'	S04°44'55"E	00°12'15"

CA=02°43'42"
R=11309.16'
L=598.50'
CB=S03°29'06"E
CH=598.45'
INTERSTATE 295
(STATE ROAD NO. 9A)

Parkview Ridge Unit One
P.B. 44, Pgs. 35 & 35A

Parkview Ridge Unit Two
P.B. 44, Pgs. 99 & 99A

Parkview Ridge Unit Two
Plat Book 44, Pages 99 & 99A

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RICHARD A. MILLER & ASSOCIATES
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