

PINE RIDGE TOWNHOMES

PLAT BOOK 59 PAGE 119
SHEET 1 OF 3 SHEETS.

CAPTION
A REPLAT OF TRACT 6, BLOCK 1, SECTION 19, TOWNSHIP 3 SOUTH, RANGE 26 EAST, JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93, ALSO BEING THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7363, PAGE 100, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ADOPTION AND DEDICATION

This is to certify that Centex Homes, a Nevada General Partnership, hereinafter referred to as "Centex Homes" is the owner of lands described in the caption hereon known as PINE RIDGE TOWNHOMES, 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 public roads, parkways, lanes, courts, walkways, non-access easements, easements for drainage, except all private easements and Tracts "A" and "B" (Recreation Parcel), Tracts "C" and "D" (Jea & Landscape Buffers), Tracts "E" and "F" (Drainage Easements), Tract "G" (Conservation Easement, dedicated to the St Johns River Water Management District), private drainage easements, 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 lake/stormwater management facilities 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(s), their 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.

Centex Homes, 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(s), contractors, employees, servants, licensees or concessionaires within PINE RIDGE TOWNHOMES. This indemnification shall run with the land and the successors and assigns of Centex Homes 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 owner(s), 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, Centex Real Estate Corporation, a Nevada Corporation Authorized to do business in the state of Florida, a General Partner of Centex Homes, has caused these presents to be signed by its Division President, by this day _____ of _____, 2005.

Centex Homes, a Nevada General Partnership
 Centex Real Estate Corporation, a Nevada Corporation, its General Partner

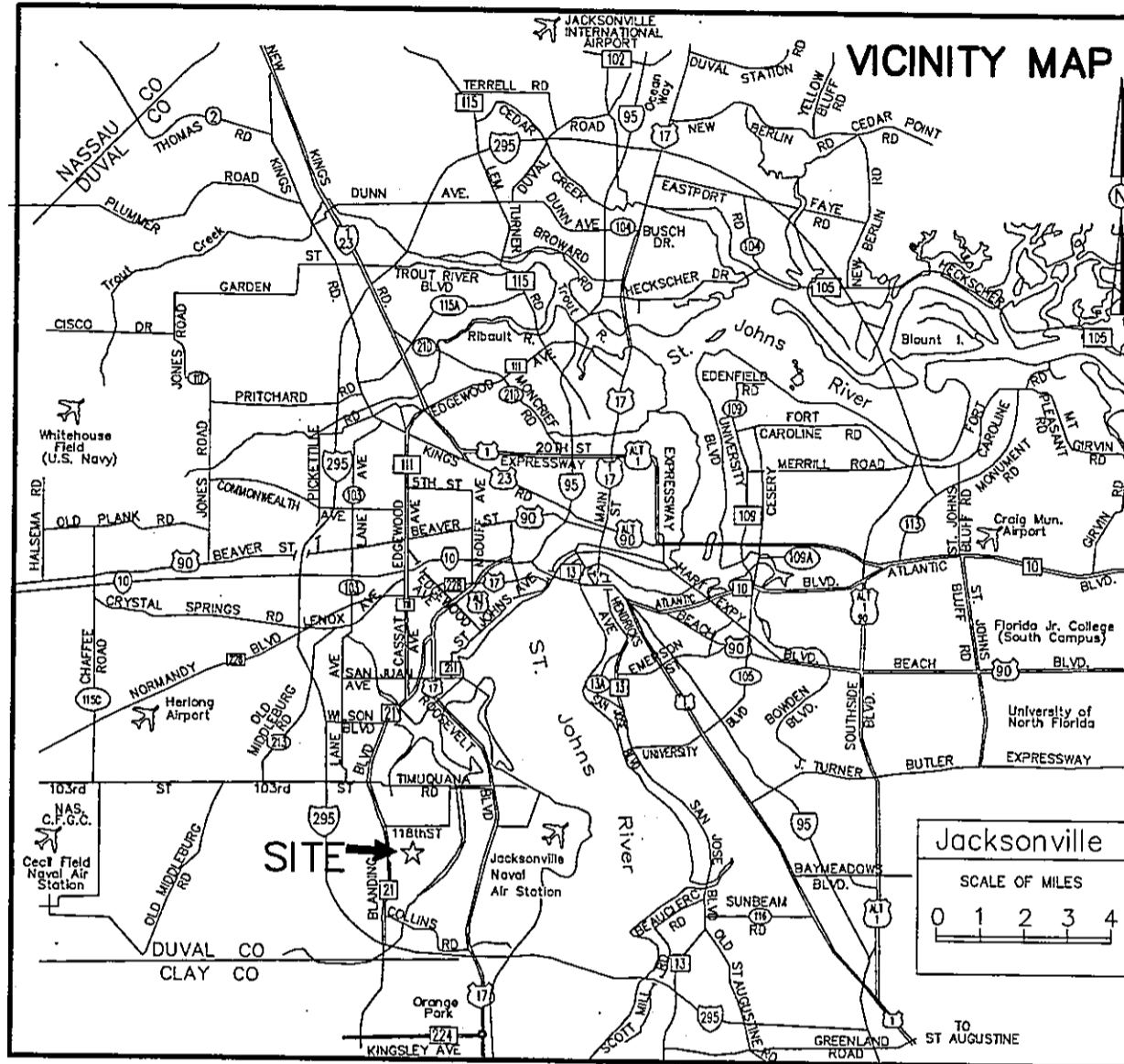
Witness: [Signature]
 By LINDSEY A. MISCRANE
 Print or type name: James F. Riley
 Division President of CENTEX HOMES,
 a Nevada General Partnership

Witness: [Signature]
 By Katie Collins
 Print or type name:

Notary for Centex Homes, a Nevada General Partnership

STATE OF FLORIDA, COUNTY OF DUVAL
 The foregoing instrument was acknowledged before me this 8th day of September 2005, A.D., 2005 by James F. Riley, as Division President of Centex Homes, a Nevada General Partnership on behalf of the corporation who is personally known to me or who has produced _____ as identification and who has/has not taken an oath.

By [Signature]
 Notary Public State of Florida
 Type or print name: Carol Hart Flow
 My Commission Expires 8/25/06



CLERK'S CERTIFICATE 2005393069
 Type or print name Juan Marshall
 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 59 Pages 119, 120, 121 of the Current Public Records of Duval County, Florida, this 25 day of October A.D., 2005.
 By: [Signature] By: Juan Marshall
 Jim Fuller 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 7 day of October A.D., 2005.
[Signature]
 Alan R. Mosley, P.E.
 Director of Public Works

PLAT CONFORMITY REVIEW
 This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 7th day of Oct A.D., 2005
[Signature]
 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 670-17.003 F. A. C., and Section 554.110 Ordinance Code of the City of Jacksonville.
 Signed and Sealed this 6th day of SEPTEMBER A.D., 2005
[Signature]
 Robert N. Markland
 Florida Registered Land Surveyor
 and Mapper Certificate No. 7060

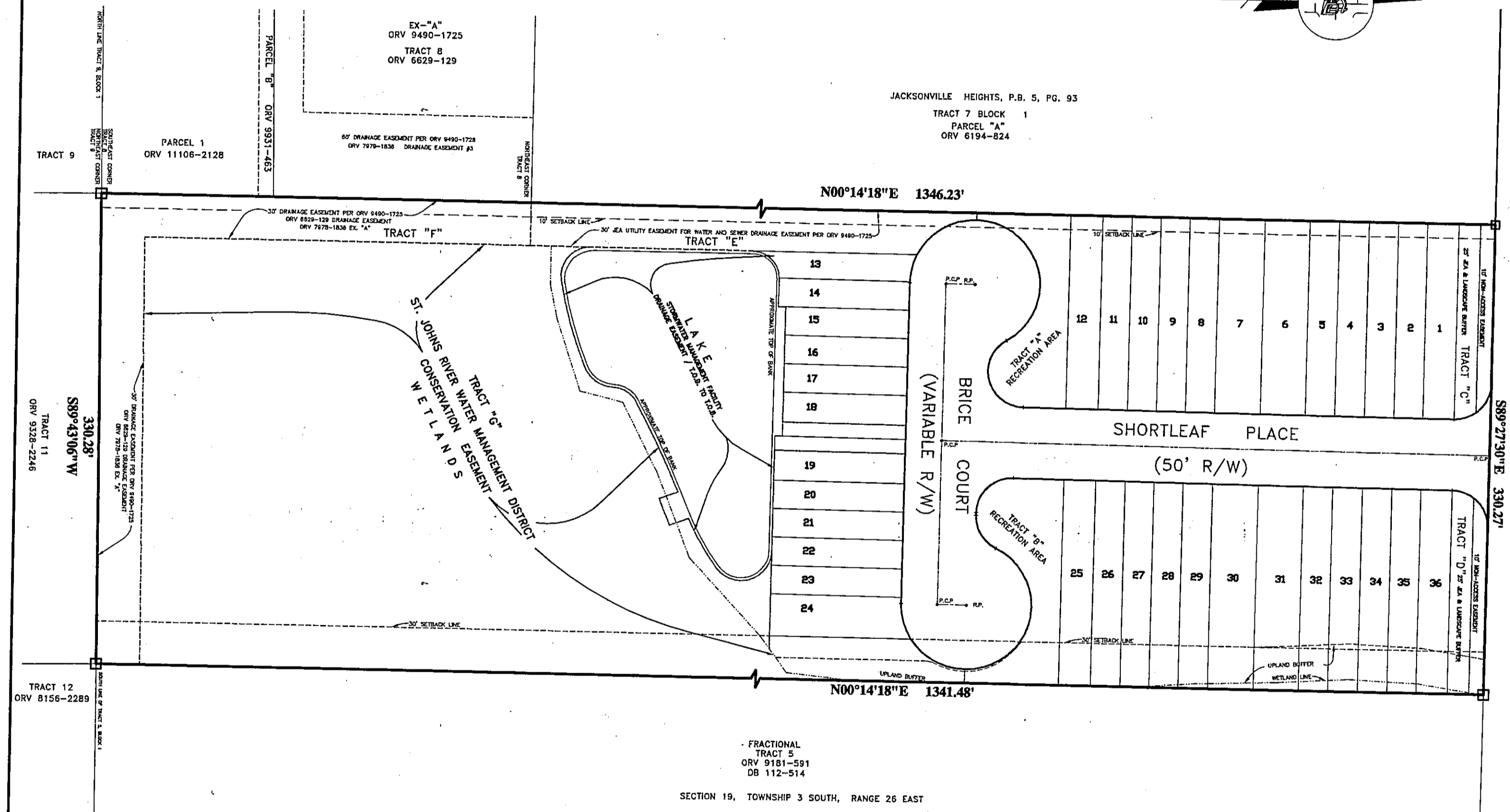
10/11/2005 Date
[Signature]
 10/14/2005 Works
[Signature]
 for General Counsel

APT. # 04-038
 CITY DEVELOPMENT #6710
B.V. & Associates, Inc.
 Engineers * Surveyors * Planners
 6501 Arlington Expressway Suite B102
 Jacksonville, FL 32211 (904) 725-4332 fax 904-725-1485
 WWW.BVANDASSOCIATES.COM
 LB #7060 EB #8305

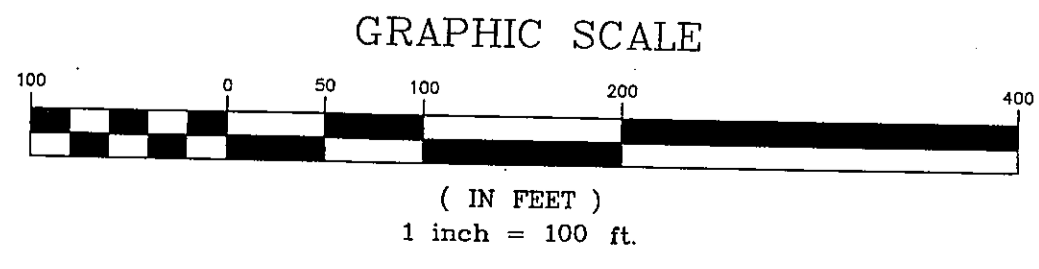
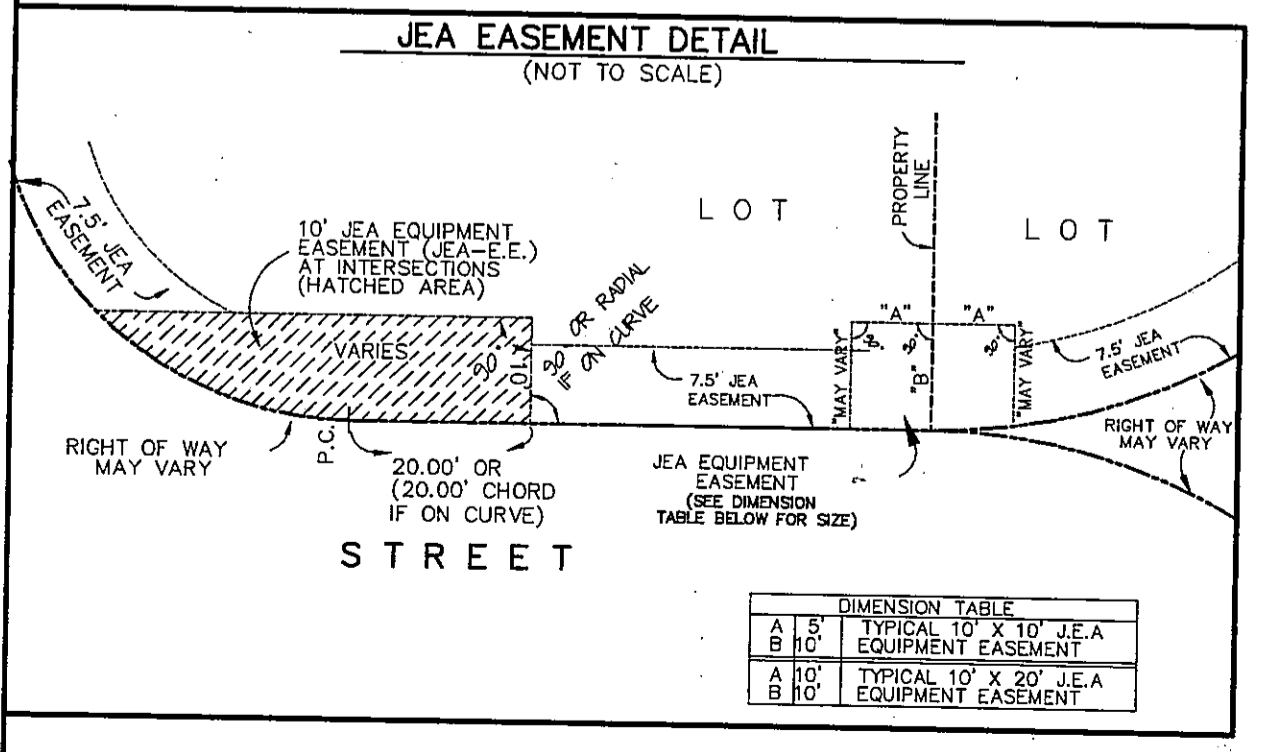
PINE RIDGE TOWNHOMES

A REPLAT OF TRACT 6, BLOCK 1, SECTION 19, TOWNSHIP 3 SOUTH, RANGE 26 EAST, JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93, ALSO BEING THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7363, PAGE 100, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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SHEET 2 OF 3 SHEETS.



- GENERAL NOTES:**
- Denotes Set 4" x 4" Concrete Monument with Metal Plate, stamped "BVA #7060", Permanent Reference Monument, (P.R.M.)
 - Denotes Set P.K. Nail and Brass Disk, stamped "BVA #7060", Permanent Control Point, (P.C.P.)
 - Bearings shown hereon are based on the Southerly R/W Line of 118th STREET as shown hereon bearing S 89°27'30" E.
 - 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 supported in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
 - All platted utility easements shall provide that such Easements shall also be Easements for the Construction, Installation, Maintenance and Operation of Cable Television services; provided however, no such Construction, Installation, Maintenance or Operation of Cable Television Services shall interfere with the facilities and services of an 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.
 - The STORMWATER MANAGEMENT FACILITY shown hereon is a Graphic Representation of a Facility as shown on Engineering Plans provided to this Firm, and does not represent an Actual Field location or As-Built Location.
 - 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. These Easements shall remain totally unobstructed by any permanent improvements which may 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 for replacement of such items.
 - Current Law provides that no Construction, Filling, Removal of Earth, Cutting of Trees or other Plants shall take place Waterward of the Jurisdictional Wetland Line as shown on this Plat without the approval this County, and/or any other Federal, State or Local Governmental 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. The Jurisdictional Wetland Line shown hereon may be superceded and redefined at any time, by the appropriate Agency(ies).
 - The Easement(s) 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.
 - Lots fronting on two (2) streets may have vehicular access from one (1) street only.
 - The lands shown hereon lie within Flood Zones (unshaded) "X" as depicted on the Flood Insurance Rate Map (FIRM), Federal Emergency Management Agency (FEMA) Community Panel Number 120077-0150-E dated 8-15-89
 - Coordinates shown hereon are based on Florida Department of Transportation monumentation for Blanding Boulevard (State Road 21), found disks at Morse Avenue & Blanding Boulevard stamped Sta 128+95.48 ang. 00-53-32 LT (coordinates N 2142962.2854, E 423106.4670) and the centeline of 118th Street and Blanding Boulevard stamped "AT2" (coordinates N 2145719.6569, E 422696.3003).



ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
C	Centerline
CT	Denotes Tabulated Curve Data
ESMT	Denotes Easement
U.D.E.	Denotes Unobstructed Drainage Easement
P.C.P.	Permanent Control Point
P.R.M.	Permanent Reference Monument
R/W	Right-of-way
ORV	Official Records Volume
DB	Deed Book
JEA-E	Jacksonville Electric Authority Easement
JEA-EE	Jacksonville Electric Authority Equipment Easement
RP	Radius Point
EX	Exhibit

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LB #7060 EB #3065

