

Plum Tree Unit Five

PLAT BOOK 56 PAGE 94

A REPLAT OF A PORTION OF TRACTS 5 AND 6, BLOCK 4, SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF LOT 58, AS SHOWN ON THE PLAT OF PLUM TREE UNIT ONE, AS RECORDED IN PLAT BOOK 44, PAGES 54, 54A THROUGH 54E, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 1 OF 2 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF TRACTS 5 AND 6, BLOCK 4, SECTION 20, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND A PORTION OF LOT 58, AS SHOWN ON THE PLAT OF PLUM TREE UNIT ONE, AS RECORDED IN PLAT BOOK 44, PAGES 54, 54A THROUGH 54E INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 64, SAID PLUM TREE UNIT ONE; THENCE NORTH 14°06'05" WEST, ALONG THE EASTERLY BOUNDARY OF PLUM TREE UNIT THREE AS RECORDED IN PLAT BOOK 54, PAGES 45, 45A THOURH 45E INCLUSIVE OF SAID CURRENT PUBLIC RECORDS, 351.95 FEET TO THE SOUTHERLY LINE OF A 190 FOOT JEA EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 3036, PAGE 86, SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°21'02" EAST, ALONG LAST SAID LINE, AND ALONG THE SOUTHERLY LINE OF A 190 FOOT JEA EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 3153, PAGE 212, SAID CURRENT PUBLIC RECORDS, 338.60 FEET TO A LINE LYING 67.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY BOUNDARY LINE OF AFORESAID LOT 58, PLUM TREE UNIT ONE; THENCE SOUTH 00°38'58" EAST, ALONG LAST SAID LINE, 120.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PLUM LAKE DRIVE NORTH, (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY, ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID PLUM TREE UNIT ONE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO. 1: NORTH 89°21'02" EAST, 13.30 FEET; COURSE NO. 2: SOUTH 00°38'58" EAST, 140.00 FEET; COURSE NO. 3: SOUTH 39°49'30" WEST, 76.07 FEET; COURSE NO. 4: SOUTH 83°01'57" WEST, 222.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.28 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

This is to certify that Gainesville Road, L.L.C., a company under the laws of the state of Florida, is the lawful owner of the lands described in the caption hereon known as Plum Tree Unit Five, 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, boulevards, drives, courts, walkways, unobstructed easements for drainage, utilities (except water and sewer), non-access easements, except all private easements which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, and except all JEA easements, and water and sewer, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements over, under, across and through 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 fall on or come upon all roads, drives, lanes and courts as noted above, hereby dedicated, together with all substances or matter which may flow or pass from roads, drives, lanes 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/stormwater management facilities 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 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 damaged 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, licenses or concessionaires within Plum Tree Unit Five. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

The undersigned Owners does hereby reserve unto itself 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 thereof, Gainesville Road, L.L.C., has caused these presents to be signed this 17th day of March 2004.

GAINESVILLE ROAD, L.L.C.

Witness: Beverly J. Holland J.D. Collins
Print Name: Beverly J. Holland President
Witness: Kathye Lyde The Collins Group, Inc., as Manager
Print Name: Kathye Lyde of Gainesville Road, L.L.C.

NOTARY FOR GAINESVILLE ROAD, L.L.C.

The foregoing instrument was acknowledged before me this 17th day of March 2004, A.D., by J.D. Collins, President of The Collins Group, Inc., as Manager of Gainesville Road L.L.C., a Company under the laws of the state of Florida on behalf of the corporation. He is personally known to me and did not take an oath.

Beverly J. Holland
Notary Public My Commission Expires: 4-16-05
State of Florida at Large Serial No. 00993535
Print Name: Beverly J. Holland

CLERK'S CERTIFICATION

This is to certify that this plat has been examined and approved by the City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 56, Pages 94, 94A of the Public Records of Duval County, Florida. Signed this 7th day of April A.D., 2004.

Jim Fuller By: Robyn Brakes
Clerk of Circuit Court Deputy Clerk

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 31st DAY OF March 2004.

Glenn E. McGregor
GLENN E. MCGREGOR, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 4682

APPROVED FOR THE RECORD

This is to certify that the above plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, of the Ordinance Code.

By: John M. Westwood 4/6/2004
Director of Public Works Date

Approved 3/31/04
Date
John P. Pappas
City Engineer
for Director of Public Works
Approved 4/2/04
Date
[Signature]
for General Counsel

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 REQUIREMENTS OF FLORIDA CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE. SIGNED THE 22nd DAY OF MARCH A.D., 2004.

Gregory B. Clary
GREGORY B. CLARY
REGISTERED LAND SURVEYOR NO. 3377

PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
L.B. 3731
3530 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
CLARY 904-260-2703

REVIEWS
OFFICE: B.P. Mar's
FIELD: R.W.C.
CHECKED BY:
CLOSURES/DATA: [Signature]
COVER SHEET: MMS
PRMS: R.W.C.

Plum Tree Unit Five

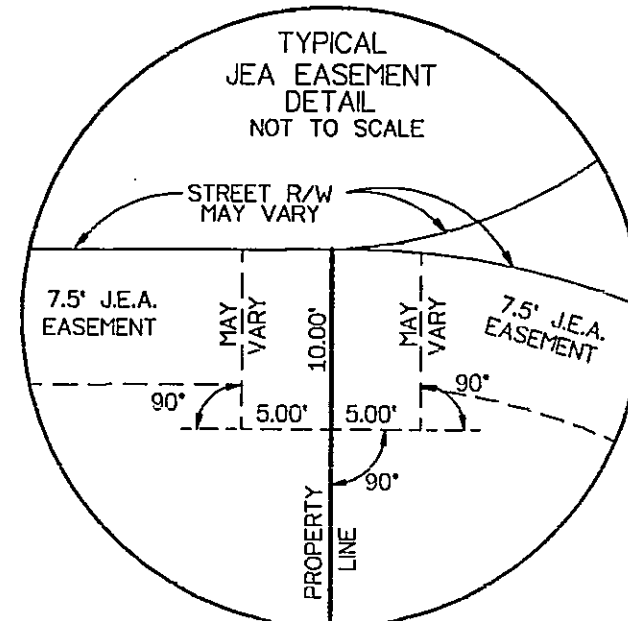
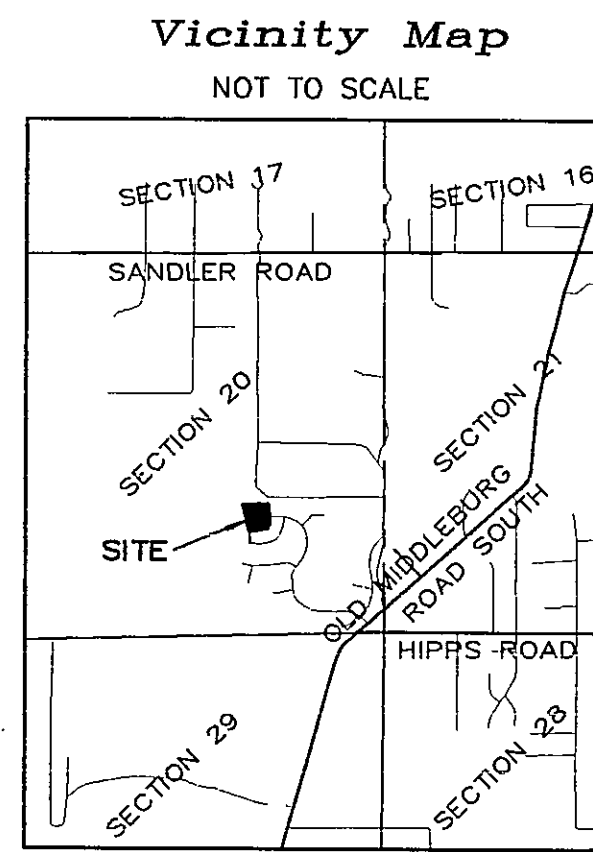
PLAT BOOK 56 PAGE 94A

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SHEET 2 OF 2 SHEETS
8 LOTS IN THIS UNIT

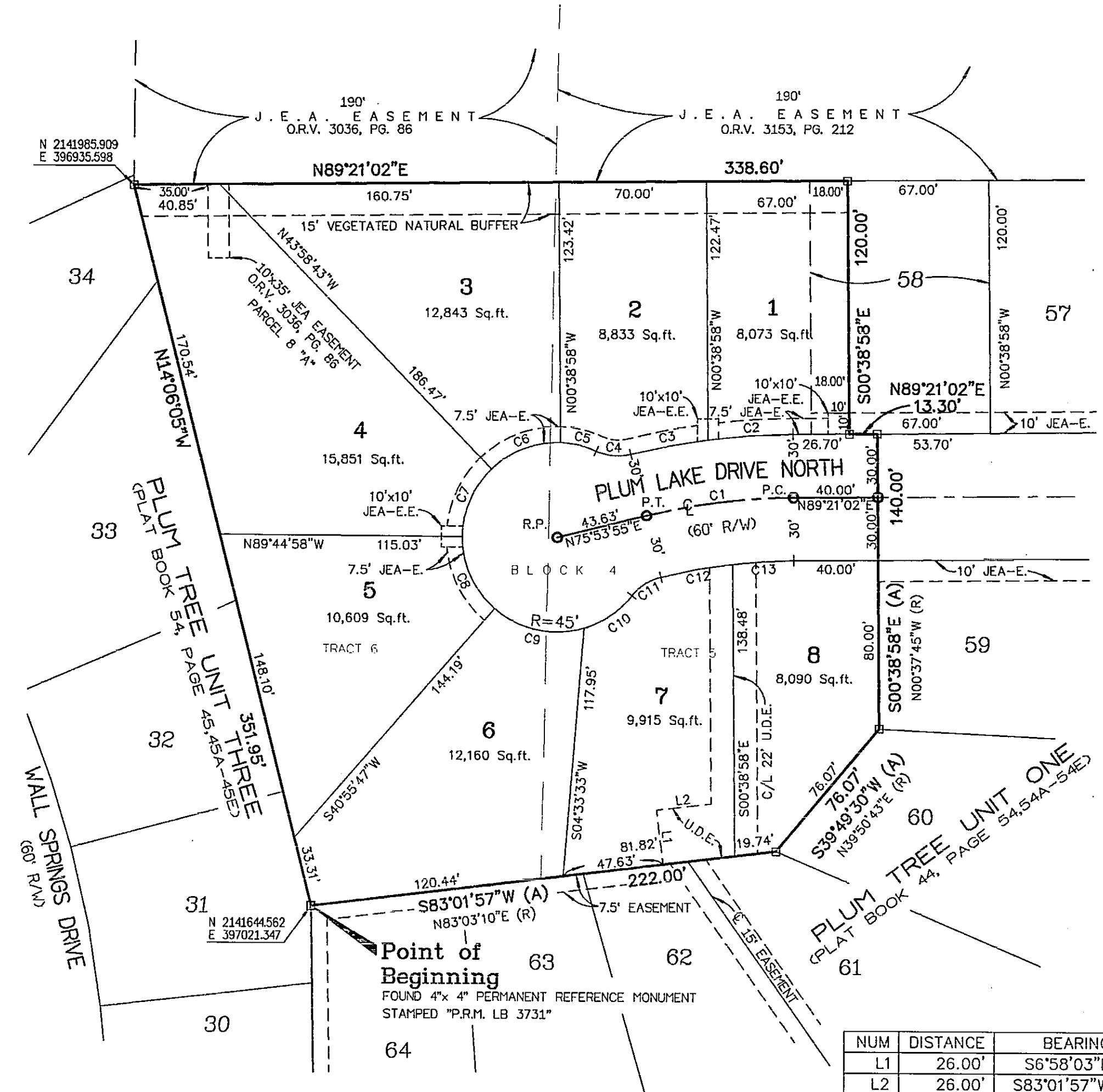
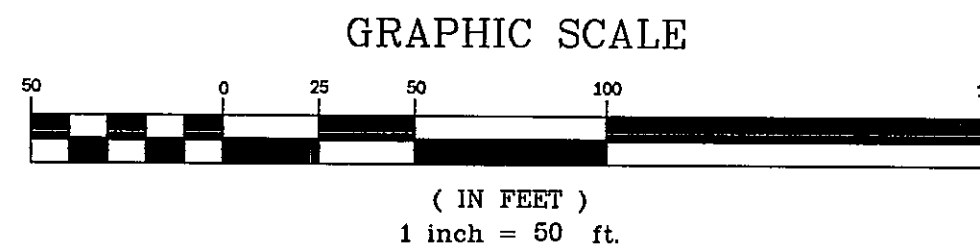
General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEAST BOUNDARY OF PLUM TREE UNIT THREE AS N14°06'05"W PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
N 2141644.562 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST E 397021.347 ZONE NAD 1983/1990 NGS ADJUSTMENT.
- 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. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 0150E, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE 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 AND DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- 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 THE 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.



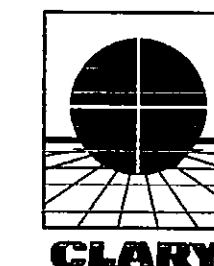
LEGEND

- R/W = RIGHT-OF-WAY
 ○ = PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 ORV = OFFICIAL RECORDS VOLUME
 PB = PLAT BOOK
 PG(S) = PAGE(S)
 RP = RADIUS POINT
 C4 = TABULATED CURVE DATA
 L4 = TABULATED LINE DATA
 ⊕ = CENTERLINE
 ⊠ = 4"x 4" PERMANENT REFERENCE MONUMENT STAMPED "P.R.M. LB 3731"
 JEA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT



NUM	DISTANCE	BEARING
L1	26.00'	S6°58'03"E
L2	26.00'	S83°01'57"W

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	13°27'06"	70.43'	300.00'	S82°37'28"W	70.27'
C2	7°00'52"	40.40'	330.00'	S85°50'36"W	40.38'
C3	6°29'22"	37.38'	330.00'	S79°05'28"W	37.36'
C4	38°15'56"	16.70'	25.00'	S85°01'15"E	16.39'
C5	22°19'11"	17.53'	45.00'	N77°02'53"W	17.42'
C6	45°46'14"	35.95'	45.00'	S68°54'24"W	35.00'
C7	45°46'14"	35.95'	45.00'	S23°08'09"W	35.00'
C8	49°19'14"	38.74'	45.00'	S24°24'35"E	37.55'
C9	57°50'26"	45.43'	45.00'	S77°59'26"E	43.52'
C10	35°24'12"	27.81'	45.00'	N55°23'15"E	27.37'
C11	38°08'13"	16.64'	25.00'	S56°45'15"W	16.34'
C12	7°21'42"	34.69'	270.00'	S79°30'14"W	34.67'
C13	6°09'57"	29.06'	270.00'	S86°16'03"W	29.04'



PREPARED BY:
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 PROFESSIONAL LAND SURVEYORS
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2703

P.S.D. NO. : 2003-044
 CITY DEVELOPMENT NO. : 1419.3