

# SANDY'S BLUFF

REPLAT OF A PORTION OF TRACT 3, BLOCK 1, SECTION 28, 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 THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

### CAPTION

A PORTION OF TRACT 3, BLOCK 1, SECTION 28, TOWNSHIP 3 SOUTH, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE CENTERLINE INTERSECTION OF SHINDLER ROAD AND HIPPS ROAD ( BOTH HAVING 66' RIGHT-OF-WAYS ) AND ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 28; THENCE NORTH 89° 40' 10" WEST ALONG SAID CENTERLINE OF HIPPS ROAD AND THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 664.67 FEET; THENCE SOUTH 00° 31' 16" WEST ALONG THE EAST LINE OF SAID TRACT 3, A DISTANCE OF 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID HIPPS ROAD AND THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 0° 31' 16" WEST ALONG SAID EAST LINE, A DISTANCE OF 1295.73 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 3; THENCE NORTH 89° 59' 56" WEST ALONG THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 331.72 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0° 29' 22" EAST ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 1297.65 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID HIPPS ROAD; THENCE SOUTH 89° 40' 10" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 332.42 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 9.88 ACRES, MORE OR LESS.

### 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.

FOR BY: [Signature] DATE: 6/14/2000  
DIRECTOR OF PUBLIC WORKS

### CLERK'S CERTIFICATION 2000134552

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 53 PAGES 56, 56A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 15th DAY OF June A.D., 2000.

BY: [Signature]  
CLERK OF THE CIRCUIT COURT

BY: [Signature]  
DEPUTY CLERK

### PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 117, FLORIDA STATUTES, THIS 30th DAY OF May, 2000 A. D.

[Signature]  
GLENN E. MCGREGOR, PLS  
PROFESSIONAL LAND SURVEYOR NO. 4252

" 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 THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY. "

WITNESS [Signature] SHEILA D. CHAMBLESS, A MARRIED WOMAN BY: [Signature] SHEILA D. CHAMBLESS  
PRINT [Signature] SHEILA D. CHAMBLESS  
WITNESS [Signature] HARRY THOMAS RODGERS, III A MARRIED WOMAN  
PRINT [Signature] HARRY THOMAS RODGERS, III

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF MAY, 2000 BY SHEILA D. CHAMBLESS, A MARRIED WOMAN, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED Divorce Decree AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH.

[Signature]  
Harry Thomas Rodgers, III  
MY COMMISSION # CCT07447 EXPIRES  
January 11, 2002  
BONDED THRU TROY FAIN INSURANCE, INC.

BY: [Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
[Signature]  
HARRY THOMAS RODGERS, III  
TYPE OR PRINT NAME  
MY COMMISSION EXPIRES: 1/11/02

### 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 FLORIDA STATUTE CHAPTER 177, THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND KEY CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH CHAPTER 616-17.003 F.A.C. AND SECTION 65-6, TO ORDINANCE CODE OF THE CITY OF JACKSONVILLE.

SIGNED AND SEALED THIS 8th DAY OF FEB' A.D., 2000.  
BY: [Signature]  
BENNY J. BATTLE  
FLORIDA REGISTERED LAND SURVEYOR NO. 4471

WITNESS [Signature]  
PRINT [Signature]  
WITNESS [Signature]  
PRINT [Signature]

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF May, 2000 BY Carmen J. Coyte (NAME) OF CONSECO FINANCE CORP. A Delaware (STATE) CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED [Signature] AS IDENTIFICATION AND WHO HAS/HAS NOT TAKEN AN OATH ON BEHALF OF THE CORPORATION.

BY: [Signature]  
NOTARY PUBLIC  
TYPE OR PRINT NAME Mavis M. Hansen  
MY COMMISSION EXPIRES: January 31, 2005

PREPARED BY:  
B. J. BATTLE AND ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
P. O. BOX 315  
FERNANDINA BEACH, FLORIDA 32035-0315  
PHONE: ( 904 ) 277-3623  
FAX: ( 904 ) 277-4668

[Signature]  
MAVIS M. HANSEN  
NOTARY PUBLIC - MINNESOTA  
My Comm. Expires Jan. 31, 2005

### ADOPTION AND DEDICATION Sandy Bluff Venture, a Florida general Partnership, and Sheila D. Chambliss, are

THIS IS TO CERTIFY THAT THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREIN KNOWN AS SANDY'S BLUFF, 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, DRIVES, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, AND NON-ACCESS EASEMENTS, EXCEPT ALL PRIVATE EASEMENTS AND CONSERVATION EASEMENTS WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON, ARE IRREVOCABLY AND WITHOUT RESERVATION 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, PARKWAYS, LANES, DRIVES AND COURTS AS NOTED ABOVE ) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM ( 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 DAMAGES, 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 ADJUTING 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 LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO 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 EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODY 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 SANDY'S BLUFF. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND 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 ARE HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, WATER AND SEWER.

THOSE EASEMENTS DESIGNATED AS " JEA-E " ARE HEREBY IRREVOCABLY DEDICATED TO THE 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. THOSE EASEMENTS DESIGNATED AS " JEA-EE " ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

IN WITNESS THEREOF, The owners have CAUSED THESE PRESENTS TO BE SIGNED, [Signature]

THIS 17th DAY OF MAY, 2000

WITNESS [Signature]  
PRINT [Signature]  
WITNESS [Signature]  
PRINT [Signature]  
STATE OF FLORIDA  
COUNTY OF DUVAL

DANIEL P. DUDLEY, GARY L. DUDLEY AND JOHNNY L. DUDLEY  
AS TRUSTEES OF THE DUDLEY FAMILY TRUST CREATED AND DECLARATION OF TRUST DATED DECEMBER 29, 1996  
BY: [Signature]  
JOHNNY L. DUDLEY  
TRUSTEE

### STATE OF FLORIDA COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF MAY, A.D. 2000, JOHNNY L. DUDLEY, AS TRUSTEE OF THE DUDLEY FAMILY TRUST AS AFORESAID WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED [Signature] AS IDENTIFICATION AND WHO HAS/HAS NOT TAKEN AN OATH ON BEHALF OF THE TRUST.

[Signature]  
Harry Thomas Rodgers, III  
NOTARY PUBLIC, STATE OF FLORIDA  
January 11, 2002  
BONDED THRU TROY FAIN INSURANCE, INC.

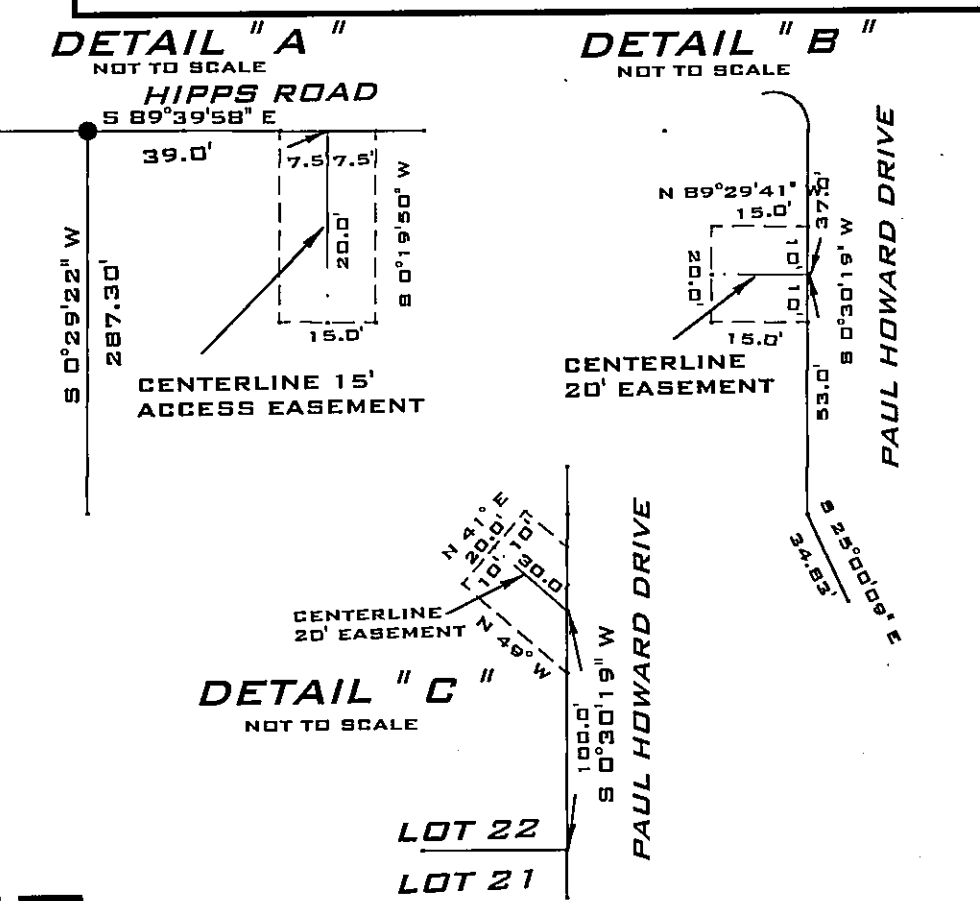
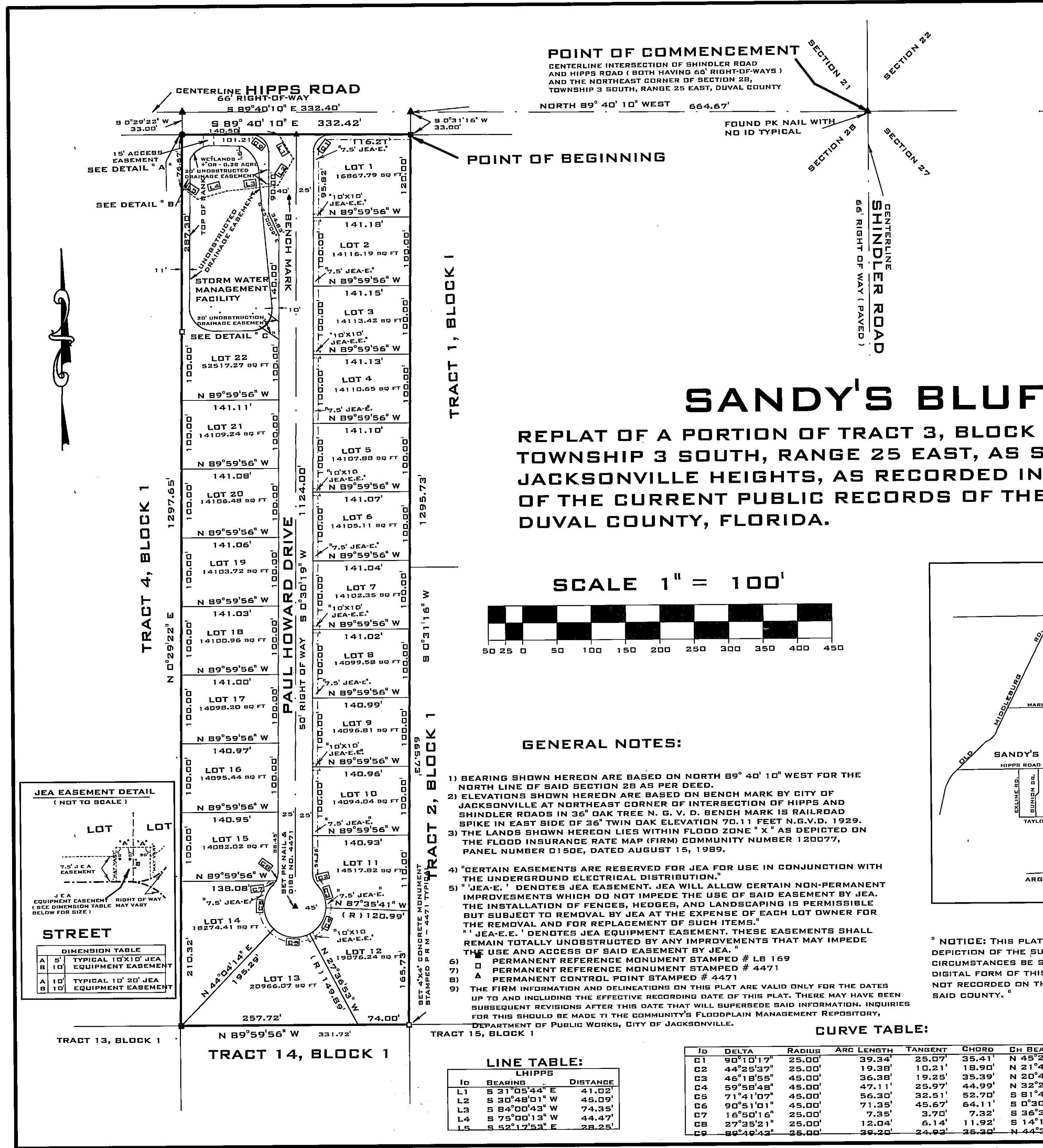
BY: [Signature]  
HARRY THOMAS RODGERS, III  
TYPE OR PRINT NAME  
MY COMMISSION EXPIRES: 1/11/02

WITNESS [Signature] SANDY BLUFF VENTURE  
PRINT [Signature] JOHN L. DUDLEY, VICE PRESIDENT  
WITNESS [Signature] BREENTREE INVESTMENT CORP.  
PRINT [Signature] A GENERAL PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF MAY, 2000, BY JOHNNY L. DUDLEY, VICE PRESIDENT OF BREENTREE INVESTMENT CORP., A FLORIDA CORPORATION, GENERAL PARTNER OF SANDY'S BLUFF VENTURE, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED [Signature] AS IDENTIFICATION AND WHO HAS / HAS NOT TAKEN AN OATH ON BEHALF OF THE PARTNERSHIP.

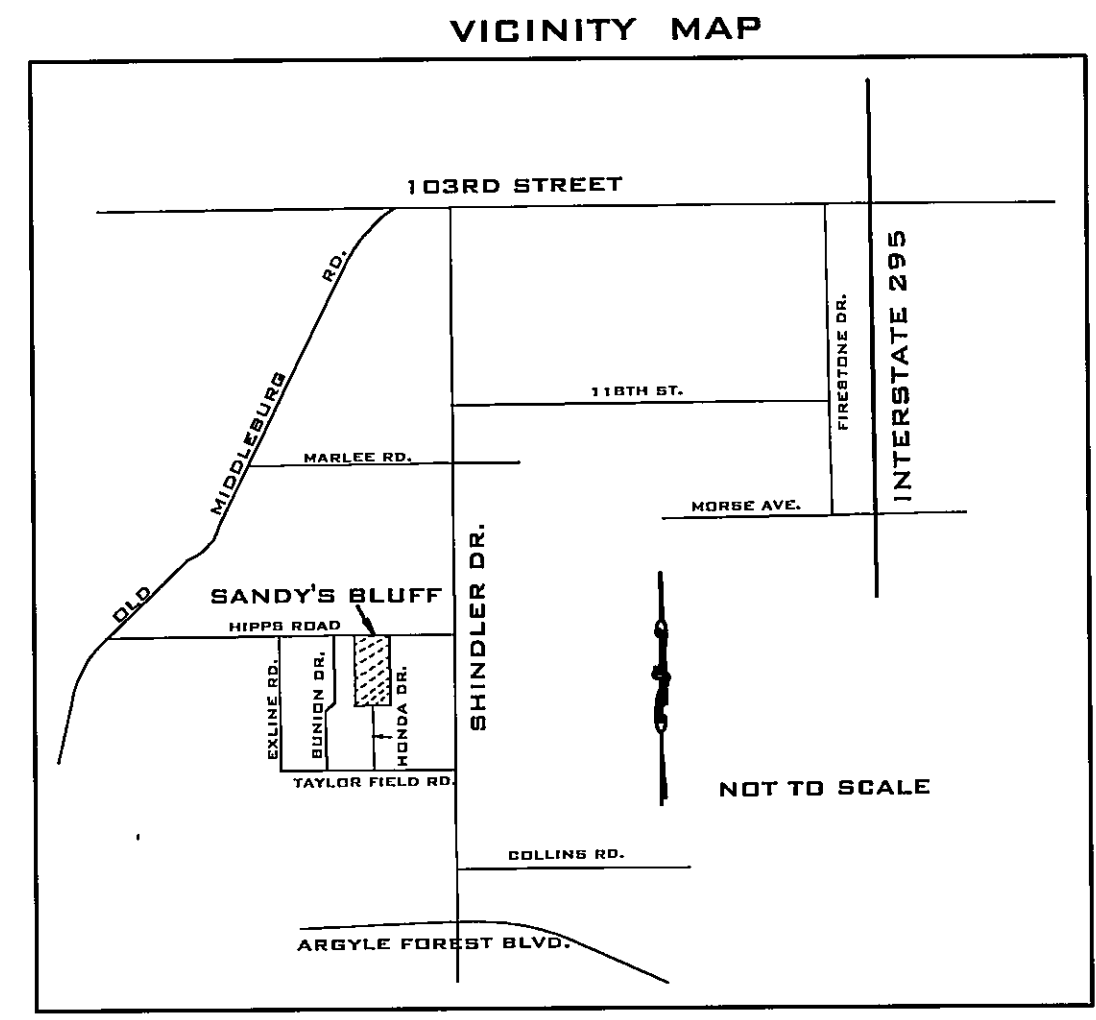
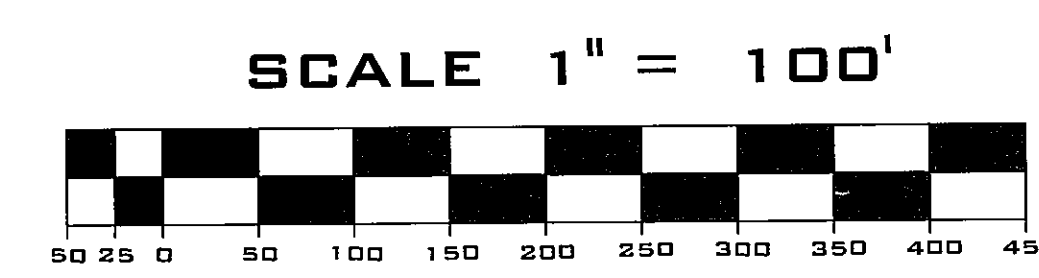
[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION # CCT07447 EXPIRES  
January 11, 2002  
BONDED THRU TROY FAIN INSURANCE, INC.

BY: [Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
[Signature]  
HARRY THOMAS RODGERS, III  
TYPE OR PRINT NAME  
MY COMMISSION EXPIRES: 1/11/02



# SANDY'S BLUFF

REPLAT OF A PORTION OF TRACT 3, BLOCK 1, SECTION 28, 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 THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



### GENERAL NOTES:

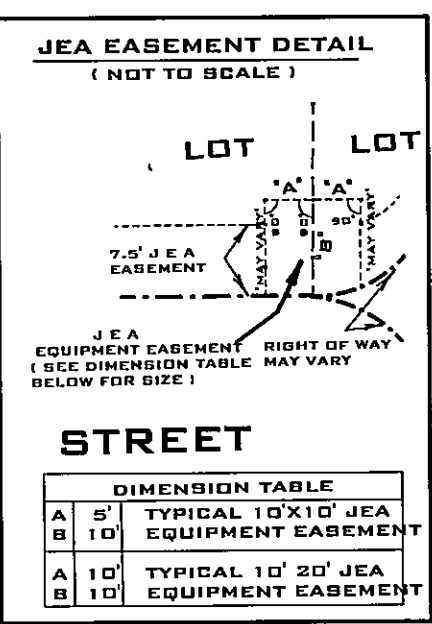
- 1) BEARING SHOWN HEREON ARE BASED ON NORTH 89° 40' 10" WEST FOR THE NORTH LINE OF SAID SECTION 28 AS PER DEED.
- 2) ELEVATIONS SHOWN HEREON ARE BASED ON BENCH MARK BY CITY OF JACKSONVILLE AT NORTHEAST CORNER OF INTERSECTION OF HIGGS AND SHINDLER ROADS IN 36" OAK TREE N. G. V. D. BENCH MARK IS RAILROAD SPIKE IN EAST SIDE OF 36" TWIN OAK ELEVATION 70.11 FEET N.G.V.D. 1929.
- 3) THE LANDS SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0150E, DATED AUGUST 15, 1989.
- 4) CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION.
- 5) "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 FOR REPLACEMENT OF SUCH ITEMS.
- 6) "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.
- 7) □ PERMANENT REFERENCE MONUMENT STAMPED # LB 169
- 8) △ PERMANENT REFERENCE MONUMENT STAMPED # 4471
- 9) ○ PERMANENT CONTROL POINT STAMPED # 4471

### CURVE TABLE:

ID	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD	CH BEAR
01	90°10'17"	25.00'	39.34'	25.07'	35.41'	N 45°25'11" E
02	44°25'37"	25.00'	19.38'	10.21'	18.90'	N 21°41'48" W
03	46°18'55"	45.00'	36.38'	19.25'	35.39'	N 20°45'09" W
04	59°58'48"	45.00'	47.11'	25.97'	44.99'	N 32°23'43" E
05	71°41'07"	45.00'	56.30'	32.51'	52.70'	S 81°46'20" E
06	90°51'01"	45.00'	71.35'	45.67'	64.11'	S 0°30'16" E
07	16°50'16"	25.00'	7.35'	3.70'	7.32'	S 36°30'06" W
08	27°35'21"	25.00'	12.04'	6.14'	11.92'	S 14°17'17" W
09	89°49'42"	25.00'	39.20'	24.92'	36.20'	N 44°34'49" W

### LINE TABLE:

ID	BEARING	DISTANCE
L1	S 31°05'44" E	41.02'
L2	S 30°48'01" W	45.09'
L3	S 84°00'43" W	74.35'
L4	S 75°00'13" W	44.47'
L5	S 52°17'53" E	28.25'



DIMENSION TABLE	
A	5' TYPICAL 10'X10' JEA EQUIPMENT EASEMENT
A	10' TYPICAL 10' 20' JEA EQUIPMENT EASEMENT

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 THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.

PREPARED BY:  
**B. J. BATTLE AND ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 P. O. BOX 315  
 FERNANDINA BEACH, FLORIDA 32035-0315  
 PHONE: (904) 277-3623  
 FAX: (904) 277-4668  
 CITY DEVELOPEMENT NUMBER 4244.2  
 PSD # 98-051