Secret Hills Unit One

BEING A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 4 TOWNSHIP 2 SOUTH, RANGE 28 EAST OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A portion of Government Lots 2 and 3, Section 4, Township 2 South, Range 28 East, Duval County, Florida and being more particularly described as follows: COMMENCE at the intersection of the Northerly line of said Section 4, with the Easterly right of way line of Monument Road (a 120 foot right of way as now established); thence South 00°44'48" East, along said Easterly right of way line, 150.00 feet to the POINT OF BEGINNING: thence North 89°06'06" East, along the Southerly line of that certain 150 foot Jacksonville Electric Authority right of way, a distance of 1287.82 feet to an angle point in said line; thence North 89°11'25" East and continuing along last said line, a distance of 25.70 feet; thence South 00°44'24" East, 797.41 feet; thence South 14°26'03" East, 253.44 feet; thence South 89°09'00" West, parallel to and 1.00 feet North, as measured at right angles to the Northerly boundary of Villas of Cobblestone, as recorded in Plat Book 42, Pages 5, 5A and 5B of said Current Public Records, a distance of 330.00 feet to the Southeast corner of those certain lands described in Official Records Volume 6564, Page 1368 of said Current Public Records; thence North 00°44'24" West, along the Easterly line of said last mentioned lands and its Northerly prolongation thereof, a distance of 626.18 feet; thence South 89°05'43" West, along the Easterly prolongation of the Northerly line of said last mentioned lands and along the Northerly line of said last mentioned lands, a distance of 1043.47 feet to a point situate in the aforementioned Easterly right of way line of Monument Road; thence North 00°44'48" West, along last said line, 417.51 feet to the POINT OF BEGINNING.

Containing 16.6389 acres, more or less.

CLERK'S CERTIFICATE 92-0101386

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 47 Pages 54,55,56,57,58 of the Public Records of Duval County, Florida, this 7th day of August A.D., 1992.

Henry Cook
Henry Cook
Clerk of the Circuit Court

By: D. Y. Dawson
Deputy Clerk

APPROVED
DATE: 7-10-92
For Director of Public Works
By: Cecil H. Rowland
City Engineer

For General Counsel
By: [illegible]

APPROVED FOR THE RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance Number 92-902-658 of said City, adopted by its Council and approved by its Mayor this 28TH day of JULY A.D., 1992.

By: Jan E. Mauro
Director of Public Works Date: 8/27/92

ADOPTION AND DEDICATION

This is to certify that Secret Hills Joint Venture, a Florida General Partnership, are the lawful owners of the lands described in the caption hereon known as Secret Hills Unit One, and has caused the same to be surveyed and subdivided, that First Union National Bank of Florida, a United States of America Corporation is the holder of mortgage on said lands, that this plat is made in accordance with said survey is hereby adopted as a true and correct plat of said lands and that all rights of ways, and easements for drainage and non-access easements shown herein are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and/or assigns. All private easements and Tract "A" (landscape area) shown herein shall remain privately owned and the sole and exclusive property of the Developer and its successors and grantees, if any. Utility easements shown hereon are hereby irrevocably and without reservation dedicated to Southern States Utilities, Inc., its successors and/or assigns. The drainage easements through and over the lakes and filtration systems 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 and filtration systems which these easements transverse, all waters which may fall or come upon all rights of ways hereby dedicated together with all soil, nutrients, chemical and all other substances which may flow or pass from rights of ways, from adjacent land or from any other sources of public waters into or through said lakes and filtration systems without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns, for any damages, 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 and filtration systems shown on this plat are owned in fee simple title by the abutting property owners and the City of Jacksonville, by acceptance of this plat, assumes no responsibility for the removal of treatment of aquatic plants and animals, soils, chemicals or any other substances or thing that may even be or come within said lakes and filtration systems which these easements traverse, nor any responsibility for maintenance nor preservation of the water purities, water level, or water depth which responsibility shall be thos of the abutting property owners and (3) The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure nor destruction of any 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 filtration systems shown on the plat but shall have the right of modify the existance of the lakes and filtration systems and that which retains it to affect adequate drainage including, but not limited to, the right to remove any water level control structures or any part thereof. Secret Hills Joint Venture, a Florida General Partnership, are developers and owners of the lands described and captioned hereon shall indemnify the City of Jacksonville and save it harmless from suits, actions, damage 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 occurance in, upon, or at, or from the lakes and filtration systems described above, or any part thereof, or occasioned wholly or in any part by any act of ommission of Secret Hills Joint Venture, a Florida General Partnership, its agents, contractors, employees, servants, licencees, or concessionaires within Secret Hills Unit One. This indemnification shall run with the land and the assigns of Secret Hills Joint Venture, a Florida General Partnership, and shall be subject to it. *The J.E.A. easements as shown are dedicated to the Jacksonville Electric Authority and its successors for use in its underground distribution system.*

IN WITNESS WHEREOF, Secret Hills Joint Venture, a Florida General Partnership, have caused these presents to be executed this 23RD day of June A.D., 1992.

SECRET HILLS JOINT VENTURE

Witness: Karen Baez
KAREN BAEZ

Lawrence R. Towers, President of Towers Contracting Company, Inc., Managing General Partner of Secret Hills Joint Venture, a Florida General Partnership.

Witness: Chris Favre
CHRIS FAVRE

Witness: Joyce Ackerman
Joyce Ackerman

Louis Sabatier, President of Surfside Homes, Inc., General Partner of Secret Hills Joint Venture, a Florida General Partnership.

Witness: M. Sabatier
Nadine SABATIER

Witness: Lori Ann Favre
Lori Ann Favre

BY: [illegible]
Michael Antonopoulos, President of MCS Development Corporation, General Partner of Secret Hills Joint Venture, a Florida General Partnership.

Witness: [illegible]
Carl D. Dawson, Jr.

FIRST UNION NATIONAL BANK OF FLORIDA, N.A.

Witness: Lee Ann Seeley
Lee Ann Seeley

By: Stephen Franklin
Stephen C. Franklin, Vice President of First Union National Bank of Florida, N.A., a Florida Banking Association.

Witness: Pamela Clowers
Pamela Clowers

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a correct representation of the lands surveyed, platted and described in the Caption, 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 177, that the survey and legal description are accurate, and that the Permanent Reference Monuments have been placed and Permanent Control Points will be placed in accordance with the laws of the State of Florida and the City of Jacksonville, Florida.

Signed and Sealed this 19th day of June, A.D., 1992.

By: Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor No. 3848

President of
Richard A. Miller & Associates, Inc.
Professional Land Surveyors
11930-5 St. Johns Industrial Parkway N.
Jacksonville, Florida 32216
(904) 642-8337

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of June, 1992 by Lawrence R. Towers, President of Towers Contracting Company, Inc., Managing General Partner of Secret Hills Joint Venture, a Florida General Partnership, on behalf of the Partnership, who is personally known to me or has produced _____ as identification and who has taken an oath.

By: Nathalie Wilson
Notary Public, State of Florida
Nathalie Wilson
Notary Public, State of Florida
My Comm. Exp. Dec. 11, 1993
My Commission Expires:

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23rd day of June, 1992 by Louis Sabatier, President of Surfside Homes, Inc., General Partner of Secret Hills Joint Venture, a Florida General Partnership, on behalf of the Partnership, who is personally known to me or has produced _____ as identification and who has taken an oath.

By: A. M. Darby
Notary Public, State of Florida
My Commission Expires:
ARTHUR M. DARBY
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires July 17, 1995

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of June, 1992 by Michael Antonopoulos, President of MCS Development Corporation, General Partner of Secret Hills Joint Venture, a Florida General Partnership, on behalf of the Partnership, who is personally known to me or has produced _____ as identification and who has taken an oath.

By: Karen Baez
Notary Public, State of Florida Karen Baez
My Commission Expires: June 26, 1992

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22nd day of June, 1992 by Stephen C. Franklin, Vice President of First Union National Bank of Florida, N.A., a Florida Banking Corporation, on behalf of the Corporation, who is personally known to me or has produced _____ as identification and who has taken an oath.

By: Lee Ann Seeley
Notary Public, State of Florida
Lee Ann Seeley
My Commission Expires: 5/14/94

PSD: 91-032