

Secret Hills Unit Two

Being a portion of Government lot 2, Section 4, Township 2 South, Range 28 East, of the City of Jacksonville, Duval County, Florida.

CAPTION

A portion of Government Lot 2, Section 4, Township 2 South, Range 28 East, Duval County, Florida and being more particularly described as follows: BEGIN at the Northeast corner of Secret Hills Unit One, as recorded in Plat Book 47, Pages 54, 54A, 54B and 54C of the Current Public Records of said County; thence North 89°11'25" East, along the Southerly line of that certain 150 foot Jacksonville Electric Authority right of way, a distance of 564.94 feet to a point situate in the Westerly boundary of Cobblestone, as recorded in Plat Book 40, Pages 81, 81A, 81B, 81C and 81D of the Current Public Records of said County; thence South 00°41'14" East, along last said line, a distance of 1043.36 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 504.90 feet to the Southeast corner of said Secret Hills Unit One; thence North 14°26'03" West, along the Easterly boundary of said last mentioned plat, a distance of 253.44 feet to an angle point in said boundary line; thence North 00°44'24" West, and continuing along last said line, a distance of 797.41 feet to the POINT OF BEGINNING.

Containing 13.3639 acres, more or less.

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 93-1949-12-20 of said City, adopted by its Council and approved by the mayor, this 19th day of JANUARY A.D. 1994.

By: Sam E. Mauss Date: 1/19/94
Director of Public Works

CLERK'S CERTIFICATE 94-0012436

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 48, Pages 60, 60A, 60B, 60C of the Public Records of Duval County, Florida, this 26th day of January A.D. 1994.

By: Henry Cook By: M. J. O'Leary
Clerk of the Circuit Court Deputy Clerk

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 18th day of November A.D., 1992.

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

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 Two, 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 shown herein are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and/or assigns. All private easements 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 traverse, 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 those 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 to modify the existence 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 occurrence 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 omission of Secret Hills Joint Venture, a Florida General Partnership, its agents, contractors, employees, servants, licensees, 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.

THOSE EASEMENTS DESIGNATED AS "J.E.A. EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

IN WITNESS WHEREOF, SECRET HILLS JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 23rd DAY OF NOVEMBER A.D., 1993.

SECRET HILLS JOINT VENTURE

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

Witness: Aileen L. LaFontaine
Aileen L. LaFontaine

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

Witness: Christine McGibbs
Christine McGibbs

Witness: Melissa A. Deen Michael Antonopoulos
Melissa A. Deen Michael Antonopoulos, President of MCS Development Corporation, General Partner of Secret Hills Joint Venture, a Florida General Partnership.

Witness: Aileen LaFontaine
Aileen LaFontaine

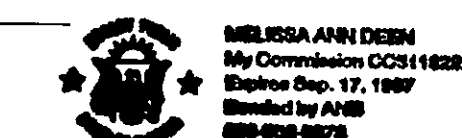
Witness: Pamela C. Clowers Michael J. Zambetti Jr.
PAMELA CLOWERS Michael J. Zambetti Jr., Vice President of First Union National Bank of Florida, N.A., a Florida Banking Association.

STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 23rd day of November, 1993 by Michael J. Zambetti Jr., 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 NA as identification and who has taken an oath.

Pamela Clowers
Notary Public, State of Florida
My Commission Expires: 10/22/95
CC 154396
PAMELA CLOWERS
NOTARY PUBLIC, STATE OF FLORIDA
My Commission expires Oct. 22, 1995
Commission No. C C 1 5 4 3 9 6
Bonded thru Patterson-Becht Agency

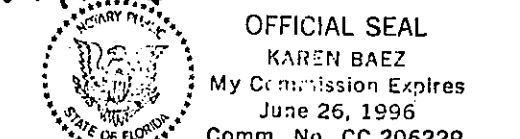
STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 16th day of November, 1993 by Lawrence R. Towers, President of Towers Contracting Company, Inc., Managing General Partner of Secret Hills Joint Venture, a Florida General Partnership, on behalf of the Partnership, who is personally known to me or has produced as identification and who has taken an oath.

Melissa Ann Deen
Notary Public, State of Florida
My Commission Expires: 9-17-97



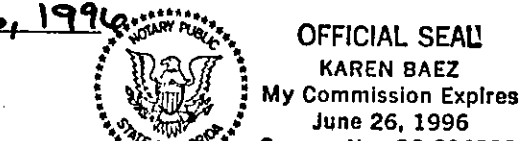
STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 16th day of November, 1993 by Louis Sabatier, President of Surfside Homes, Inc., General Partner of Secret Hills Joint Venture, a Florida General Partnership, on behalf of the Partnership, who is personally known to me or has produced as identification and who has taken an oath.

Karen Baez
Notary Public, State of Florida
My Commission Expires: June 26, 1996



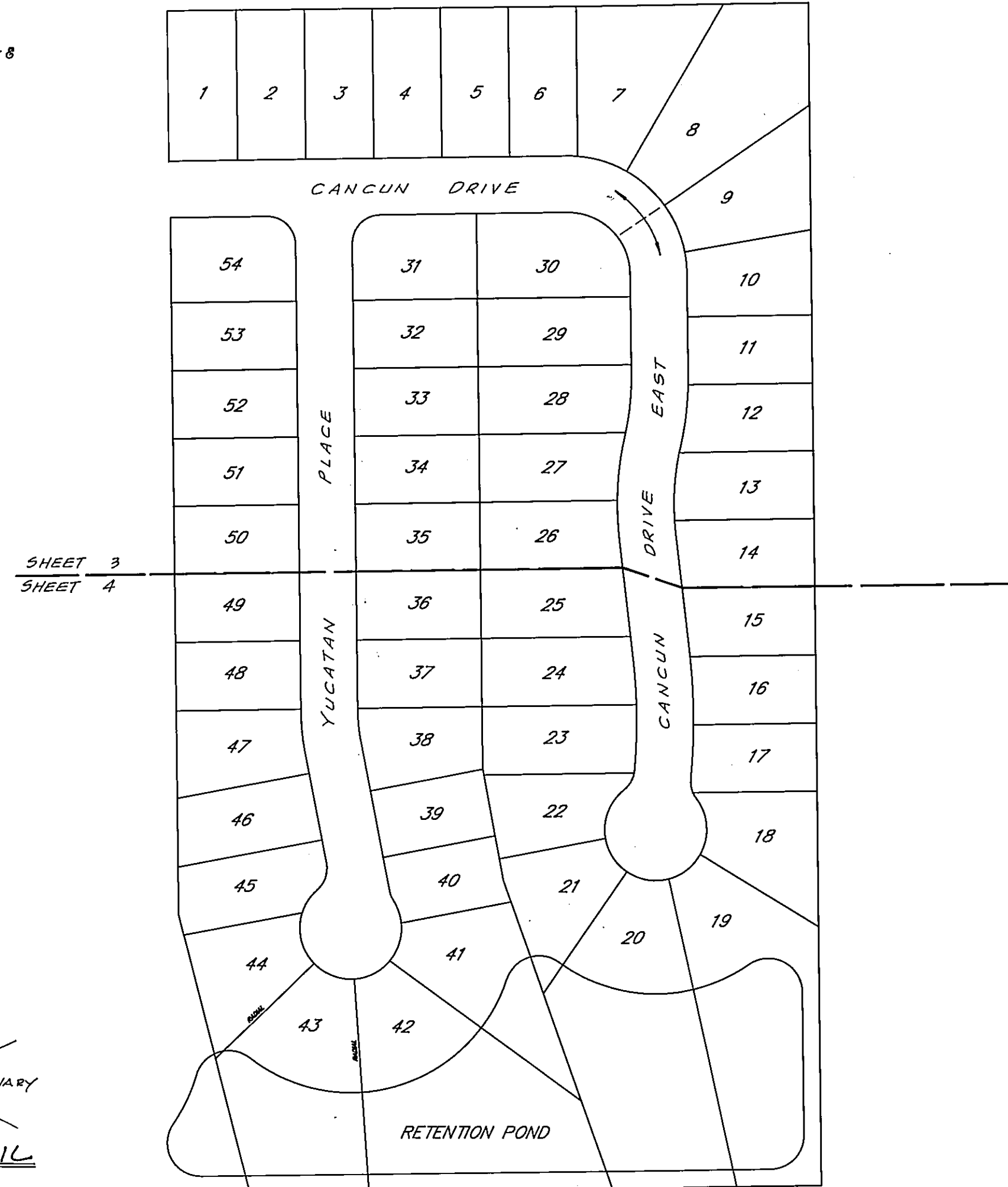
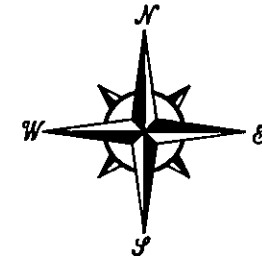
STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 16th day of November, 1993 by Michael Antonopoulos, President of MCS Development Corporation, General Partner of Secret Hills Joint Venture, a Florida General Partnership, on behalf of the Partnership, who is personally known to me or has produced as identification and who has taken an oath.

Karen Baez
Notary Public, State of Florida
My Commission Expires: June 26, 1996

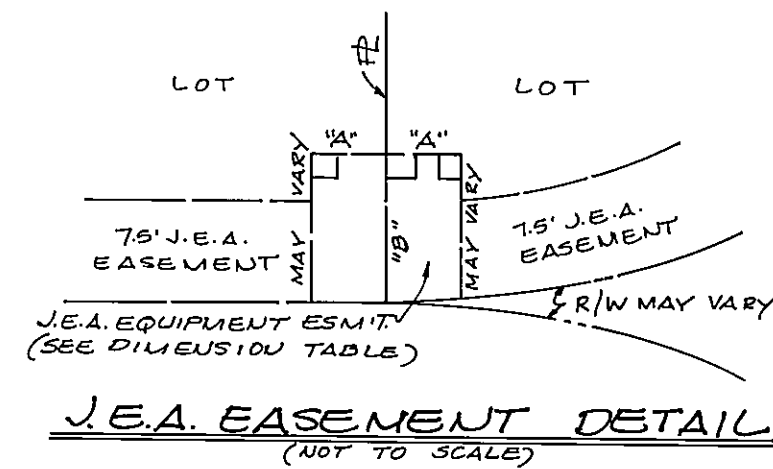


Secret Hills Unit Two

Being a portion of Government Lot 2, Section 4,
Township 2 South, Range 28 East, of the City
of Jacksonville, Duval County, Florida.



DIMENSION TABLE		
"A" 8'	8'	TYPICAL 10' x 10' J.E.A. EQUIPMENT EASEMENT
"B" 10'	10'	TYPICAL 10' x 20' J.E.A. EQUIPMENT EASEMENT

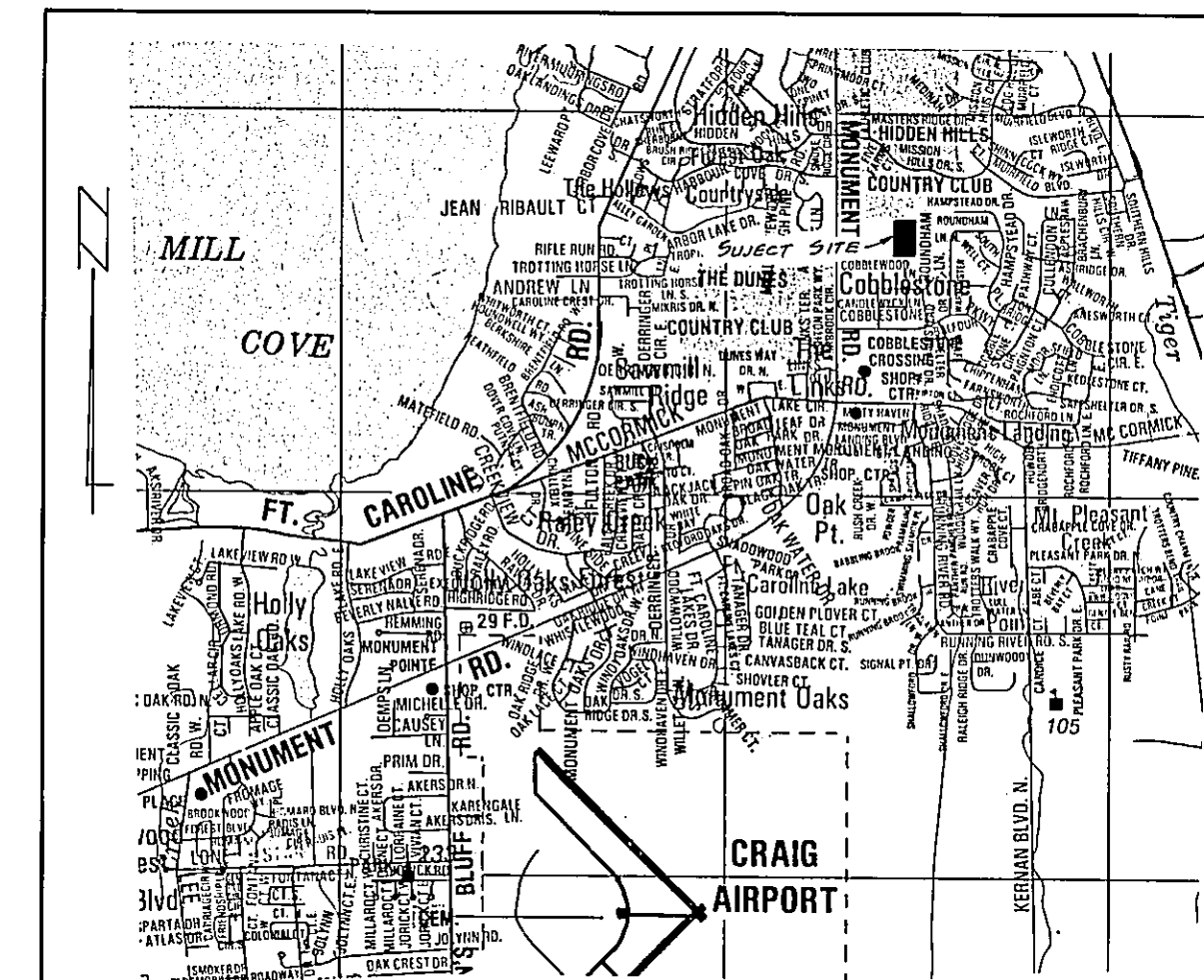


"KEY MAP"

SCALE: 1" = 100'

NOTES:

1. Denotes permanent reference monument set, stamped R.L.S. No. 3848.
2. Denotes permanent control point set, stamped R.L.S. No. 3848.
3. P.C. Denotes point of curve.
4. P.T. Denotes point of tangency.
5. CI Denotes tabulated curve data.
6. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
7. Bearings shown hereon are based on Secret Hills Unit One, P.B. 35 Pages 69 through 69 B, (Easterly boundary line - N.0°44'24"W).
8. P.R.C. Denotes point of reverse curve.
9. ——— Denotes street name change point.
10. J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
11. J.E.A.E.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
12. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECRET HILLS UNIT ONE, PLAT BOOK 47, PAGES 54-54C INCLUSIVE. (N.00°44'24"W).
13. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD.
14. ALL CORNER RADII ARE 25 FEET UNLESS OTHERWISE NOTED.
15. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
16. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
17. ALL PLATTED DRAINAGE, ACCESS AND NON-ACCESS 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.



"VICINITY MAP"
Scale: 1" = 2000'

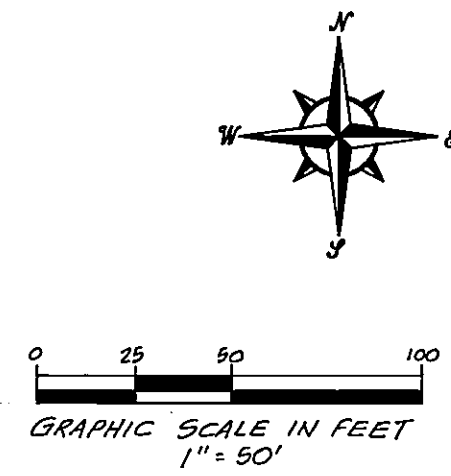
PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BOULEVARD, SUITE 200
JACKSONVILLE, FLORIDA 32216
(904) 721-1226

Secret Hills Unit Two

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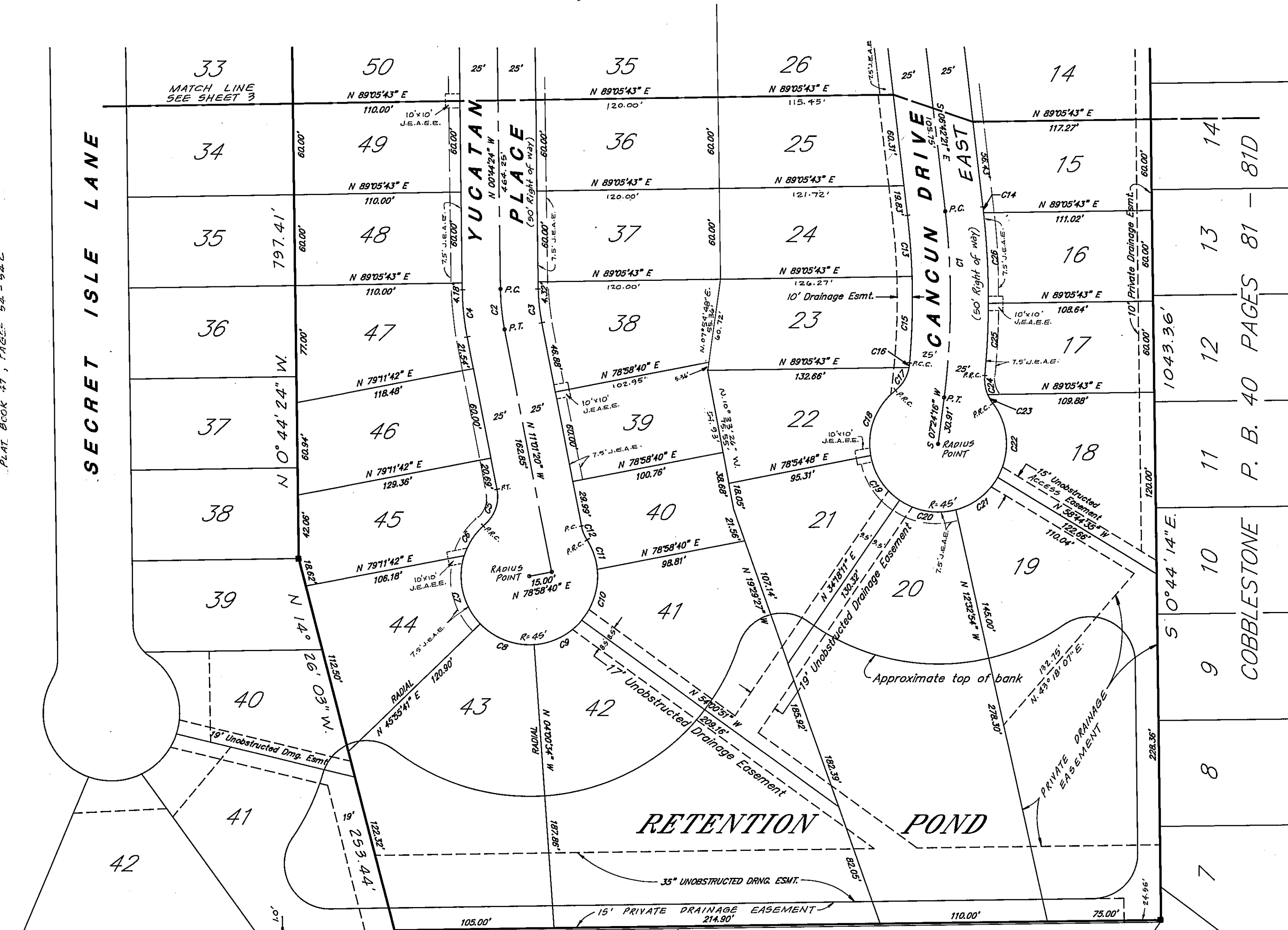
PLAT BOOK 48 PAGE 60C

SHEET 4 OF 4 SHEETS.



SECRET HILLS UNIT ONE
PLAT BOOK 47, PAGE 54-54C

SECRET ISLE LANE



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	500.00'	123.74'	61.88'	122.62'	S 00°20'57" W	14.053°
C2	150.00'	26.92'	13.50'	26.58'	S 05°52'52" E	10.7156°
C3	125.00'	22.43'	11.25'	22.40'	N 05°52'52" W	10.7156°
C4	175.00'	31.41'	15.74'	31.36'	S 05°52'52" E	10.7156°
C5	25.00'	26.18'	14.43'	25.00'	S 18°58'40" W	60.0000°
C6	45.00'	24.80'	12.72'	24.49'	S 33°11'24" W	31.3431°
C7	45.00'	48.28'	26.76'	46.00'	N 13°20'05" W	61.2828°
C8	45.00'	38.22'	20.95'	37.99'	S 09°02'28" E	45.5815°
C9	45.00'	36.21'	19.15'	35.24'	S 02°56'13" W	45.0627°
C10	45.00'	35.95'	19.00'	35.00'	N 16°59'52" E	45.4615°
C11	45.00'	21.14'	10.77'	20.95'	N 19°20'54" W	26.5518°
C12	25.00'	9.51'	4.81'	9.45'	N 21°54'56" W	21.4712°
C13	475.00'	40.36'	20.19'	40.34'	N 04°16'19" W	04.5205°
C14	525.00'	3.68'	1.84'	3.68'	N 06°29'39" W	06.2933°
C15	475.00'	57.91'	28.99'	57.88'	S 01°39'17" W	06.5908°
C16	25.00'	2.21'	1.10'	2.21'	N 07°40'37" E	05.0332°
C17	25.00'	17.98'	9.40'	17.59'	S 30°48'30" W	41.7213°
C18	45.00'	48.17'	26.89'	45.91'	S 20°44'31" W	61.2011°
C19	45.00'	35.95'	19.00'	35.00'	S 32°48'42" E	45.4615°
C20	45.00'	38.65'	20.61'	37.47'	S 00°16'02" E	45.7225°
C21	45.00'	35.95'	19.00'	35.00'	N 02°12'35" W	45.4615°
C22	45.00'	52.38'	28.61'	48.47'	N 04°01'20" W	66.4141°
C23	25.00'	6.11'	3.07'	6.08'	N 30°22'15" W	13.5950°
C24	25.00'	12.59'	6.43'	12.46'	N 08°56'31" W	28.5157°
C25	525.00'	47.78'	23.91'	47.77'	S 02°52'51" W	05.7253°
C26	525.00'	60.07'	30.07'	60.04'	N 03°00'17" W	06.3322°

Villas of Cobblestone
P.B. 42 Pg. 5 - 5B

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