

SUMMER BROOK UNIT ONE

BEING A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 56 PAGE 33
PAGE 1 OF 2 PAGES

CAPTION:

A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHEASTERLY CORNER OF "LANDMARK" MIDDLE SCHOOL, AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 6571, PAGE 743, THE SAME BEING THE NORTHERLY RIGHT-OF-WAY LINE OF ABESS BOULEVARD (PER PLAT OF ABESS BOULEVARD WEST, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 53, PAGES 1 THROUGH 18 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY), FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTH 00°47'21" WEST, ALONG THE EASTERLY LINE OF SAID "LANDMARK" MIDDLE SCHOOL, 979.45 FEET; THENCE NORTH 89°12'39" EAST, 188.46 FEET; THENCE SOUTH 64°34'09" EAST, 65.62 FEET; THENCE NORTH 89°12'39" EAST, 24.38 FEET; THENCE SOUTH 13°16'37" EAST, 61.45 FEET; THENCE NORTH 89°12'39" EAST, 125.00 FEET; THENCE NORTH 00°47'21" WEST, 11.18 FEET; THENCE NORTH 89°12'39" EAST, 50.00 FEET; THENCE SOUTH 00°47'21" EAST, 92.97 FEET; THENCE NORTH 89°12'39" EAST, 179.20 FEET; THENCE SOUTH 04°08'25" EAST, 101.78 FEET; THENCE SOUTH 21°27'17" EAST, 348.20 FEET; THENCE SOUTH 08°35'48" EAST, 163.15 FEET; THENCE SOUTH 65°38'58" WEST, 108.13 FEET; THENCE SOUTH 16°25'53" WEST, 110.00 FEET; THENCE SOUTH 73°34'07" EAST, 79.50 FEET; THENCE SOUTH 16°25'53" WEST, 50.00 FEET; THENCE NORTH 73°34'07" WEST, 72.89 FEET; THENCE SOUTH 16°25'53" WEST, 130.00 FEET TO THE SAID NORTHERLY RIGHT-OF-WAY OF ABESS BOULEVARD; THENCE NORTH 73°34'07" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, 140.00 FEET TO A POINT OF CURVATURE; THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE IN SAID RIGHT-OF-WAY, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,365.09 FEET, A CHORD BEARING AND DISTANCE OF NORTH 82°12'57" WEST, 410.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°08'12" WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF ABESS BOULEVARD, 71.92 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 15.07 ACRES, MORE OR LESS.

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 23rd DAY OF July, 2003

Glenn E. McGregor
GLENN E. MCGREGOR, PLS

PROFESSIONAL LAND SURVEYOR NO. 4252

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 5TH DAY OF AUGUST, A.D., 2003

for DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE: 2003266617

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 33-33A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 15th DAY OF August, A.D., 2003

Jim Fuller
CLERK: JIM FULLER

BY: Sharon A. Hudson
DEPUTY CLERK

FLOOD ZONE NOTE:

THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X" AND OR "SHADED X") AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0233, SUFFIX E, DATED AUGUST 15, 1989.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT SPRINGBROOK JOINT VENTURE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS SUMMER BROOK UNIT ONE, AND THAT SOUTHTRUST BANK, N.A. IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, 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, DRAINAGE EASEMENTS, EXCEPT ANY PRIVATE DRAINAGE EASEMENTS, WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AND EXCEPT JEA EASEMENTS, 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 LAKE/STORMWATER MANAGEMENT FACILITIES AS 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 LAKE/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (ROADS, PARKWAYS, LANES AND COURTS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (ROADS, PARKWAYS, LANES AND COURTS); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/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 OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES.

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 LAKE/STORMWATER MANAGEMENT FACILITIES 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 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 DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF IT AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN SUMMER BROOK UNIT ONE, THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

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.

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 WHEREOF THE ABOVE NAMED SPRINGBROOK JOINT VENTURE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 7th DAY OF July, A.D., 2003

SPRINGBROOK JOINT VENTURE, LLP,
A FLORIDA LIMITED LIABILITY PARTNERSHIP

WITNESS: Sharon A. Hudson

Gregory E. Matovina
GREGORY E. MATOVINA, MANAGING PARTNER OF
SPRINGBROOK JOINT VENTURE, LLP,
A FLORIDA LIMITED LIABILITY PARTNERSHIP

WITNESS: Gregory E. Matovina

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF July, A.D., 2003 BY GREGORY E. MATOVINA, MANAGING PARTNER OF SPRINGBROOK JOINT VENTURE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP

HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Sharon A. Hudson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

12/11/03
SHARON A. HUDSON, MY COMMISSION # CC088253 COMMISSION EXPIRES:

SOUTHTRUST BANK, N.A. A NATIONAL BANKING ASSOCIATION

WITNESS: Sharon A. Hudson

Scott Baldwin
SCOTT BALDWIN, ASSISTANT VICE PRESIDENT OF SOUTHTRUST BANK, N.A.
A NATIONAL BANKING ASSOCIATION

WITNESS: Scott Baldwin

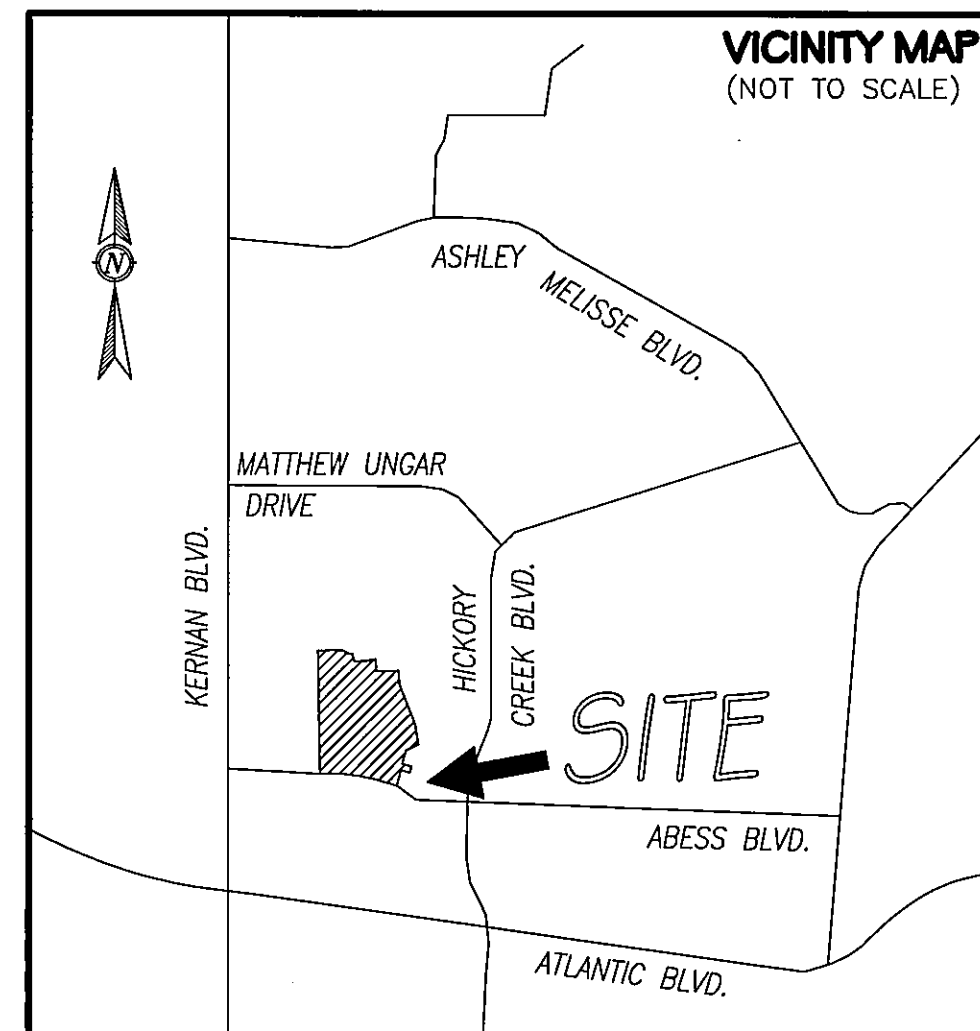
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF July, A.D., 2003 BY SCOTT BALDWIN, ASSISTANT VICE PRESIDENT OF SOUTHTRUST BANK, N.A., A NATIONAL BANKING ASSOCIATION HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Sharon A. Hudson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

12/11/03
SHARON A. HUDSON, MY COMMISSION # CC088253 COMMISSION NUMBER
12/11/03
MY COMMISSION EXPIRES:

Sharon A. Hudson
NOTARY (PLEASE PRINT)



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 ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS 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 THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., CHAPTER 61G17-6.003 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 5th DAY OF June

John M. James
JOHN M. JAMES
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
PRIVETT & ASSOC. OF FLORIDA, INC.



PREPARED BY:

PRIVETT & ASSOC. OF FLORIDA, INC.
SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA, 32211
(904) 743-7658 LB NO.4622

