

# SPRINGBROOK UNIT ONE

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

**CAPTION:**

A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF HICKORY CREEK UNIT TWO, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 43, PAGES 71 THROUGH 71C OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 88°41'20" EAST, ALONG THE SOUTHERLY LINE OF SAID HICKORY CREEK UNIT TWO, 297.66 FEET TO THE POINT OF BEGINNING.  
FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 09°46'11" WEST, 252.42 FEET; THENCE SOUTH 32°49'40" WEST, 161.13 FEET; THENCE SOUTH 21°57'24" WEST, 254.60 FEET; THENCE SOUTH 00°08'10" EAST, 347.67 FEET; THENCE SOUTH 89°51'50" WEST, 35.55 FEET TO A POINT OF CURVATURE; THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 154.89 FEET, A CHORD BEARING AND DISTANCE OF NORTH 84°16'04" WEST, 31.67 FEET; THENCE SOUTH 03°30'51" WEST, 168.58 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ABESS BOULEVARD, A 100-FOOT RIGHT-OF-WAY ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 52, PAGES 38 THROUGH 38B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE EASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING 5 COURSES, COURSE NO.1: NORTH 89°51'50" EAST, 42.13 FEET; COURSE NO.2: NORTH 25°34'27" WEST, 15.00 FEET; COURSE NO.3: NORTH 89°51'50" EAST, 47.75 FEET; COURSE NO.4: SOUTH 25°34'27" EAST, 15.00 FEET; COURSE NO.5: NORTH 89°51'50" EAST, 540.09 FEET TO THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 8068, PAGE 1336; THENCE NORTH 01°41'09" WEST, ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, 1138.87 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS LYING ON THE SOUTHERLY LINE OF SAID HICKORY CREEK UNIT TWO; THENCE SOUTH 88°41'20" WEST, ALONG SAID SOUTHERLY LINE, 294.60 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 12.37 ACRES, MORE OR LESS.

**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 SPRINGBROOK UNIT ONE, AND THAT SOUTHTRUST BANK, 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 ADJUTING 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 SPRINGBROOK 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 12<sup>th</sup> DAY OF July A.D., 2001

**SPRINGBROOK JOINT VENTURE, LLP,  
A FLORIDA LIMITED LIABILITY PARTNERSHIP**

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

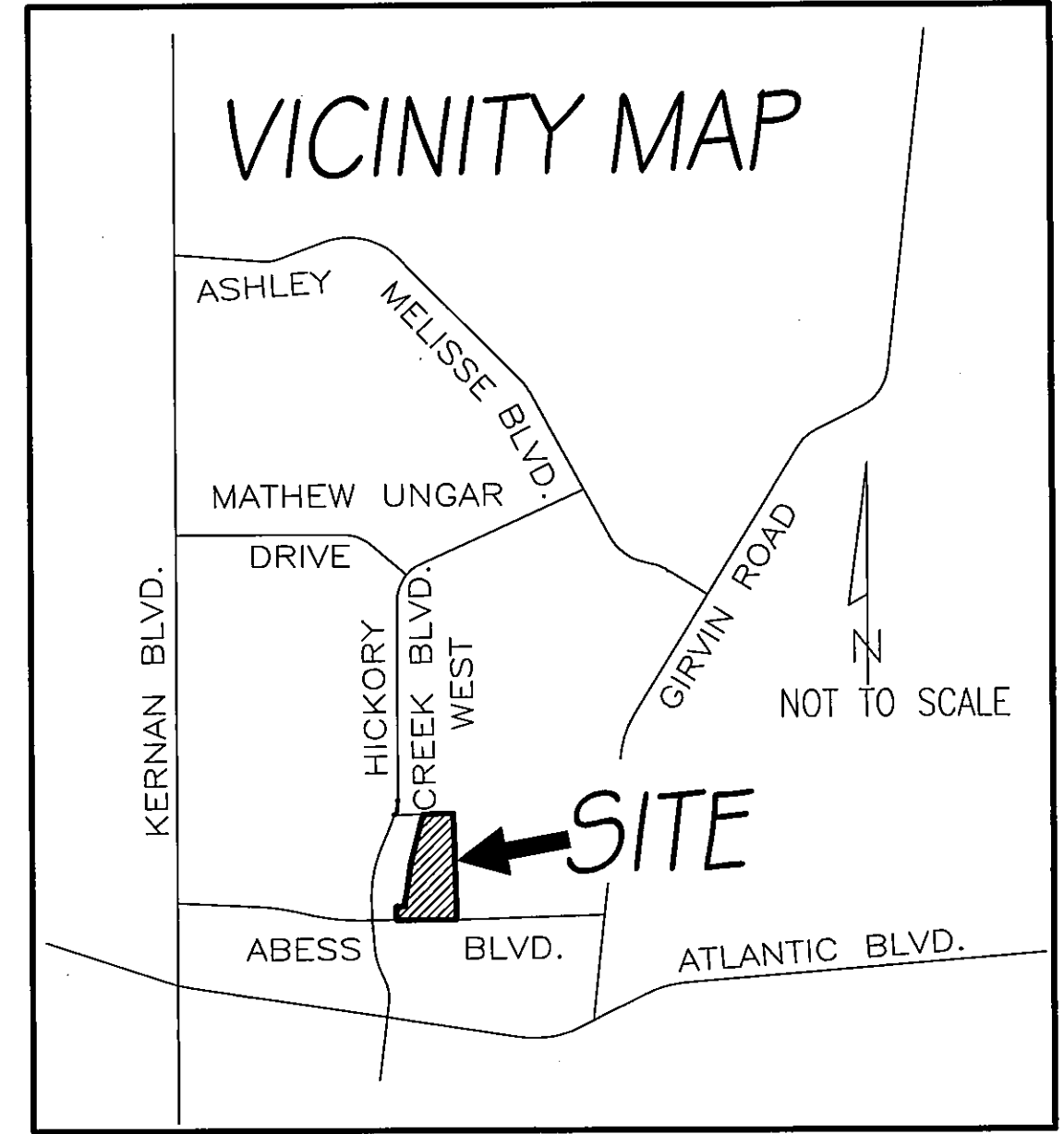
STATE OF FLORIDA  
COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF July A.D., 2001 BY GREGORY E. MATOVINA, MANAGING PARTNER OF SPRINGBROOK JOINT VENTURE, LLP,  
A FLORIDA LIMITED LIABILITY PARTNERSHIP

HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.  
Sandra K. Douglas  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: December 10, 2004

**SOUTHTRUST BANK,**  
WITNESS: Jerry Landowski  
JERRY LANDOWSKI, VICE PRESIDENT OF SOUTHTRUST BANK,

STATE OF FLORIDA  
COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF July A.D., 2001 BY JERRY LANDOWSKI, VICE PRESIDENT OF SOUTHTRUST BANK,  
HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Glenn E. McGregor  
STATE OF FLORIDA  
NOTARY PUBLIC



**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 16<sup>th</sup> DAY OF JULY A.D., 2001.  
John M. James  
JOHN M. JAMES  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4774  
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

INGRID C. THOMPSON  
MY COMMISSION # CC 908975  
EXPIRES: March 18, 2004  
Bonded thru Notary Public Underwriters

Approved 7-27-2001  
Date  
John Hall  
City Engineer  
for Director of Public Works  
Approved 7-27-2001  
Date  
Theresa Matus  
for General Counsel

**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 30<sup>th</sup> DAY OF JULY, A.D., 2001  
John Smith 6/7/20/1/1  
DIRECTOR OF PUBLIC WORKS DATE

CLERK'S CERTIFICATE: # 2001188042

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 54 PAGES 49, 49-A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 31 DAY OF July, A.D., 2001  
Jim Fuller BY: Jambas  
CLERK: DEPUTY CLERK

**PLAT CONFORMITY REVIEW:**

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 27<sup>th</sup> DAY OF July, 2001

Glenn E. McGregor  
GLENN E. MCGREGOR, PLS  
PROFESSIONAL LAND SURVEYOR NO. 4252

**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.

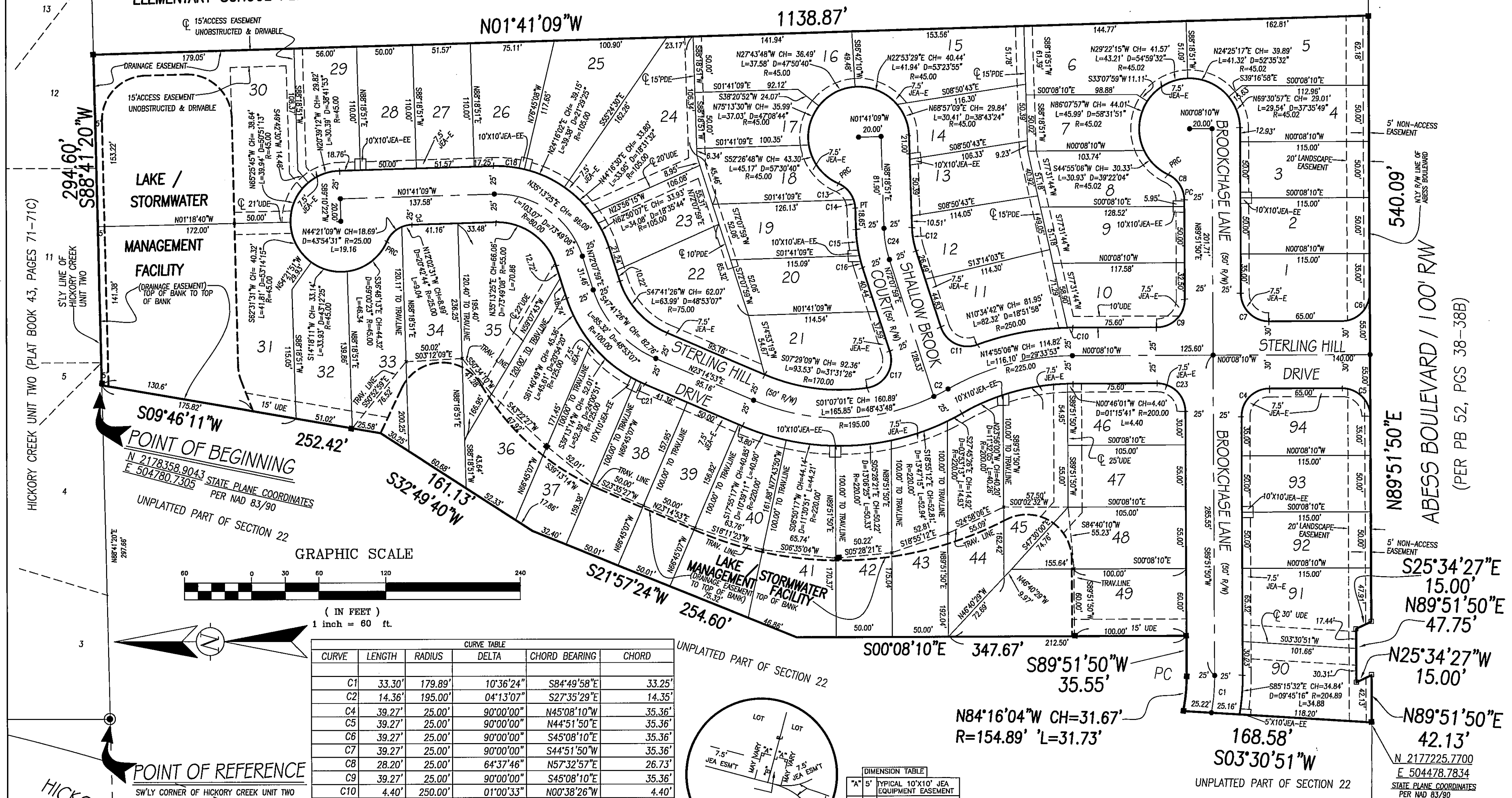
D:\DMGALL\SPRINGBROOK\SPRINT\PLAT.dwg Wed Jul 11 11:41:06 2001

# SPRINGBROOK UNIT ONE

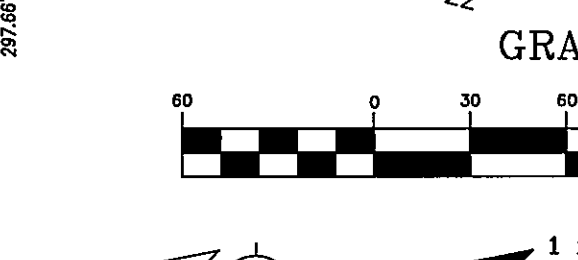
BEING A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

ELEMENTARY SCHOOL PER ORB 8068, PAGE 1336

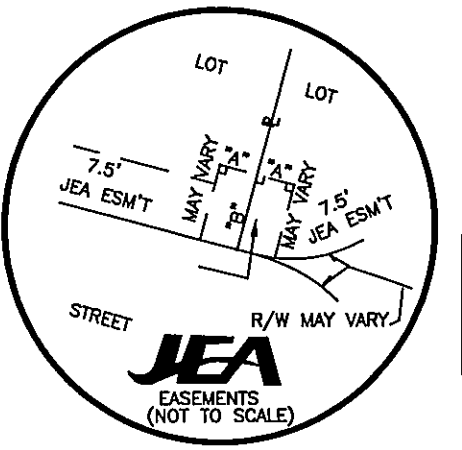
ELEMENTARY SCHOOL PER ORB 8068, PAGE 1336



POINT OF BEGINNING  
N 2178358.9043 STATE PLANE COORDINATES  
E 504780.7305 PER NAD 83/90



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	33.30'	179.89'	10°36'24"	S84°49'58"E	33.25'
C2	14.36'	195.00'	04°13'07"	S27°35'29"E	14.35'
C4	39.27'	25.00'	90°00'00"	N45°08'10"W	35.36'
C5	39.27'	25.00'	90°00'00"	N44°51'50"E	35.36'
C6	39.27'	25.00'	90°00'00"	S45°08'10"E	35.36'
C7	39.27'	25.00'	90°00'00"	S44°51'50"W	35.36'
C8	28.20'	25.00'	64°37'46"	N57°32'57"E	26.73'
C9	39.27'	25.00'	90°00'00"	S45°08'10"E	35.36'
C10	4.40'	250.00'	01°00'33"	N00°38'26"W	4.40'
C11	40.21'	25.00'	92°08'40"	S26°03'39"W	36.01'
C12	21.18'	75.00'	16°10'52"	S80°13'25"W	21.11'
C13	20.40'	25.00'	46°44'47"	N47°03'51"E	19.84'
C14	7.80'	25.00'	17°52'36"	N79°22'33"E	7.77'
C15	23.82'	125.00'	10°55'00"	S82°51'21"W	23.78'
C16	11.48'	125.00'	05°15'51"	S74°45'55"W	11.48'
C17	43.45'	25.00'	99°35'27"	S58°04'17"E	38.19'
C18	27.87'	105.00'	15°12'28"	N05°55'05"E	27.79'
C21	8.65'	125.00'	03°57'57"	S25°13'51"W	8.65'
C23	39.27'	25.00'	90°00'00"	N44°51'50"E	35.36'
C24	28.24'	100.00'	16°10'52"	S80°13'25"W	28.15'



DIMENSION TABLE	
"A"	5' TYPICAL 10'X10' JEA EQUIPMENT EASEMENT
"B"	10' TYPICAL 10'X20' JEA EQUIPMENT EASEMENT
"A"	5' TYPICAL 5'X10' JEA EQUIPMENT EASEMENT
"B"	15' TYPICAL 10'X15' JEA EQUIPMENT EASEMENT

**JEA NOTES:**  
CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.  
JEA-EF 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 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.

## GENERAL NOTES AND LEGEND

- BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES
  - DENOTES FOUND 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"
    - DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"
    - DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB-4622"
  - EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS OTHERWISE NOTED
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED 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 EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.
- LEGEND:**  
PC=POINT OF CURVATURE  
PT=POINT OF TANGENCY  
PI=POINT OF INTERSECTION  
PRC=POINT OF REVERSE CURVATURE  
PCC=POINT OF COMPOUND CURVATURE  
R=RADIUS  
CH=CHORD  
L=LENGTH  
MSL=MEAN SEA LEVEL  
SEC=SECTION  
IP=IRON PIPE  
CM=CONCRETE MONUMENT  
PRM=PERMANENT REFERENCE MONUMENT  
PUE=PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT  
UDE=UNOBSTRUCTED DRAINAGE EASEMENT
- △=DELTA ANGLE  
R/W=RIGHT-OF-WAY  
PB=PLAT BOOK  
MB=MAP BOOK  
DB=DEED BOOK  
ORV=OFFICIAL RECORDS VOLUME  
PG=PAGE  
C=CENTERLINE  
N/S=NOT TO SCALE  
FND=FOUND  
TRAV=TRANSVERSE  
PL=PROPERTY LINE

**PRIVETT & ASSOC. OF FLORIDA, INC.**  
SURVEYORS AND LAND PLANNERS PSD. NO. 2000-030  
2732 TOWNSEND BOULEVARD (APPROVED JULY 7, 2000)  
JACKSONVILLE, FLORIDA, 32211 (904) 743-7658 LB NO.4622 CD. NO.5088.1