

SUMMER BROOK UNIT TWO

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

PLAT BOOK 57 PAGE 20
PAGE 1 OF 3 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 INTERSECTION OF THE SOUTHEASTERLY CORNER OF LOT 108, SUMMER BROOK UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 56, PAGES 33 AND 33A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ABESS BOULEVARD, A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE THE FOLLOWING (9) COURSES ALONG THE EASTERLY PLAT BOUNDARY OF SAID SUMMER BROOK UNIT ONE: COURSE (1) - NORTH 16°25'53" EAST, 130.00 FEET; COURSE (2) - SOUTH 73°34'07" EAST, 72.89 FEET; COURSE (3) - NORTH 16°25'53" EAST, 50.00 FEET; COURSE (4) - NORTH 73°34'07" WEST, 79.50 FEET; COURSE (5) - NORTH 16°25'53" EAST, 110.00 FEET; COURSE (6) - NORTH 65°38'58" EAST, 108.13 FEET; COURSE (7) - NORTH 08°35'46" WEST, 163.15 FEET; COURSE (8) - NORTH 21°27'17" WEST, 348.20 FEET; COURSE (9) - NORTH 04°08'25" WEST, 169.39 FEET; THENCE NORTH 22°27'00" WEST, 176.77 FEET; THENCE NORTH 00°47'21" WEST, 143.21 FEET; THENCE NORTH 46°48'40" EAST, 120.37 FEET; THENCE NORTH 19°17'56" WEST, 32.30 FEET; THENCE NORTH 89°12'39" EAST, 175.49 FEET; THENCE NORTH 19°38'59" EAST, 52.62 FEET; THENCE NORTH 00°47'21" WEST, 50.69 FEET; THENCE NORTH 89°12'39" EAST, 127.13 FEET; THENCE NORTH 06°23'21" WEST, 2.33 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 32°20'11" WEST, 65.63 FEET; THENCE NORTH 31°42'59" EAST, 188.96 FEET; THENCE NORTH 48°52'14" EAST, 142.51 FEET TO THE WESTERLY PLAT BOUNDARY LINE OF HICKORY HOLLOW, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 45, PAGES 16 THROUGH 16E OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 06°23'21" EAST, ALONG SAID WESTERLY PLAT BOUNDARY LINE, 874.33 FEET TO THE NORTHERLY BOUNDARY OF TRACT "A", ABESS BOULEVARD WEST, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 53, PAGES 1 THROUGH 1B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING (6) COURSES ALONG THE NORTHERLY AND WESTERLY BOUNDARIES OF SAID TRACT "A": COURSE (1) - NORTH 89°56'56" WEST, 216.56 FEET; COURSE (2) - SOUTH 21°27'17" EAST, 283.95 FEET; COURSE (3) - SOUTH 12°56'20" EAST, 270.81 FEET; COURSE (4) - SOUTH 02°42'52" WEST, 106.02 FEET; COURSE (5) - SOUTH 05°37'57" EAST, 245.70 FEET; COURSE (6) - SOUTH 06°57'21" WEST, 229.88 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF ABESS BOULEVARD; THENCE THE FOLLOWING (6) COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: COURSE (1) - IN AN WESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 636.84 FEET, A CHORD BEARING AND DISTANCE OF NORTH 74°28'06" WEST, 20.00 FEET; COURSE (2) - NORTH 73°34'07" WEST, 120.30 FEET; COURSE (3) - NORTH 16°25'53" EAST, 15.00 FEET; COURSE (4) - NORTH 73°34'07" WEST, 40.00 FEET; COURSE (5) - SOUTH 16°25'53" WEST, 15.00 FEET; COURSE (6) - NORTH 73°34'07" WEST, 388.05 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 18.70 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 15th DAY OF June, 2004

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 22nd DAY OF JUNE, A.D., 2004

John P. Raynes
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE: 2004207039

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 57 PAGES 20, 20A, 20B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 24th DAY OF June, A.D., 2004

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 SPRING BROOK 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 TWO, AND THAT BANK OF AMERICA, 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 AND EXCEPT TRACT "A" (PARK AND DRAINAGE AREA), 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 SUMMER BROOK UNIT TWO, 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 24th DAY OF March A.D., 2004

SPRING BROOK JOINT VENTURE, LLP,
A FLORIDA LIMITED LIABILITY PARTNERSHIP

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

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF March A.D., 2004 BY GREGORY E. MATOVINA, MANAGING PARTNER OF SPRING BROOK 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

Sharon A. Hudson
My Commission # DD 268213
Expires: Dec 11, 2007

BANK OF AMERICA, N.A. A NATIONAL BANKING ASSOCIATION

WITNESS: Sharon A. Hudson G. Ross McWilliams
G. ROSS McWILLIAMS, VICE PRESIDENT OF BANK OF AMERICA, N.A.
A NATIONAL BANKING ASSOCIATION

STATE OF FLORIDA
COUNTY OF DUVAL

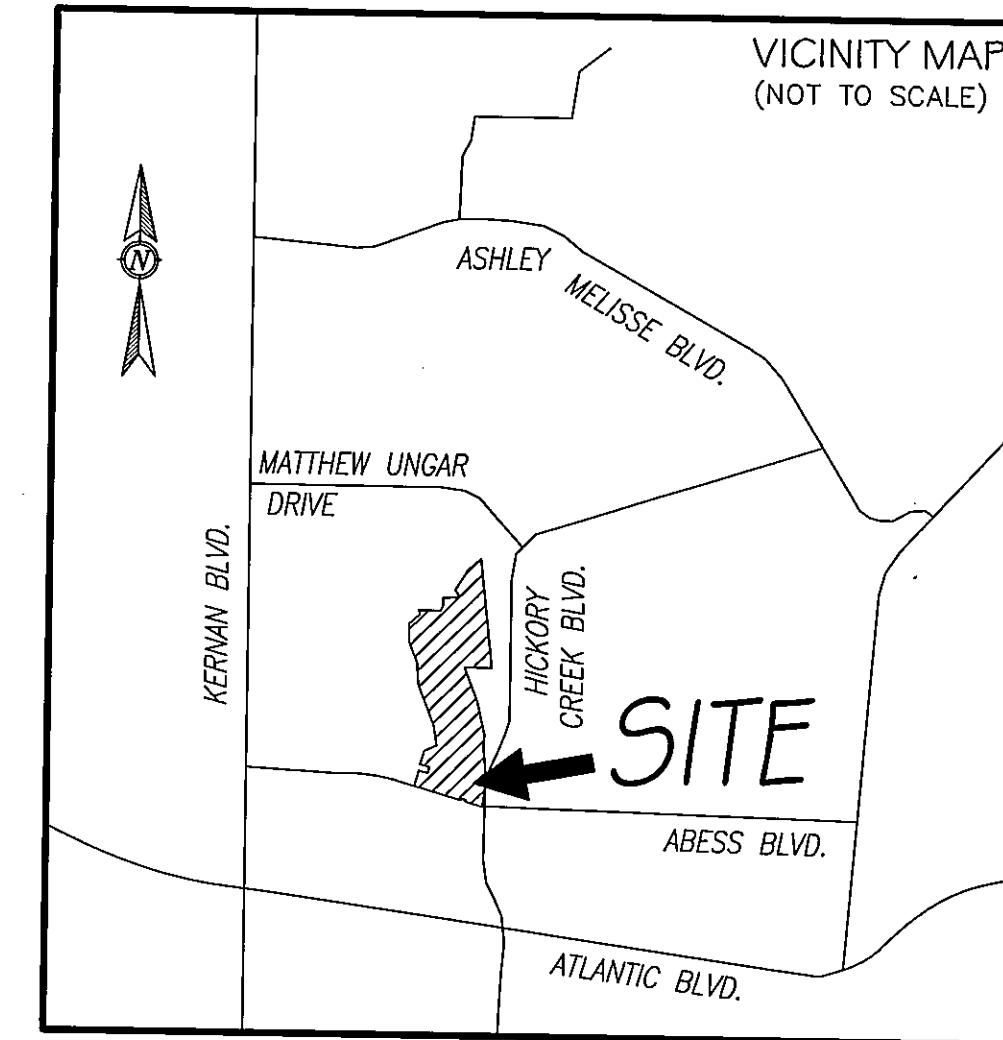
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF March A.D., 2004 BY G. ROSS McWILLIAMS, VICE PRESIDENT OF BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

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

Sharon A. Hudson
My Commission # DD 268213
Expires: Dec 11, 2007

Sharon A. Hudson
NOTARY (PLEASE PRINT)

MY COMMISSION EXPIRES:



NOTICE:

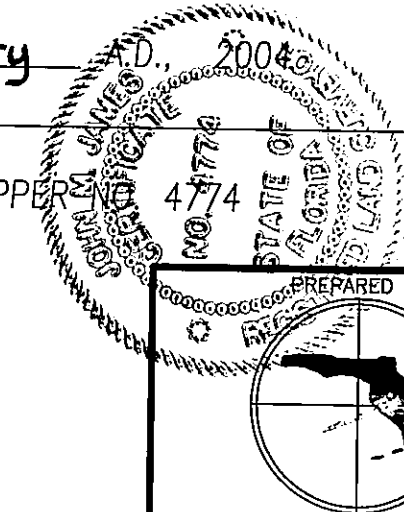
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND 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 24th DAY OF February A.D., 2004

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

Approved 6/16/04
John P. Raynes
City Engineer
for Director of Public Works
Approved 6/18/04
[Signature]
for General Counsel TTF

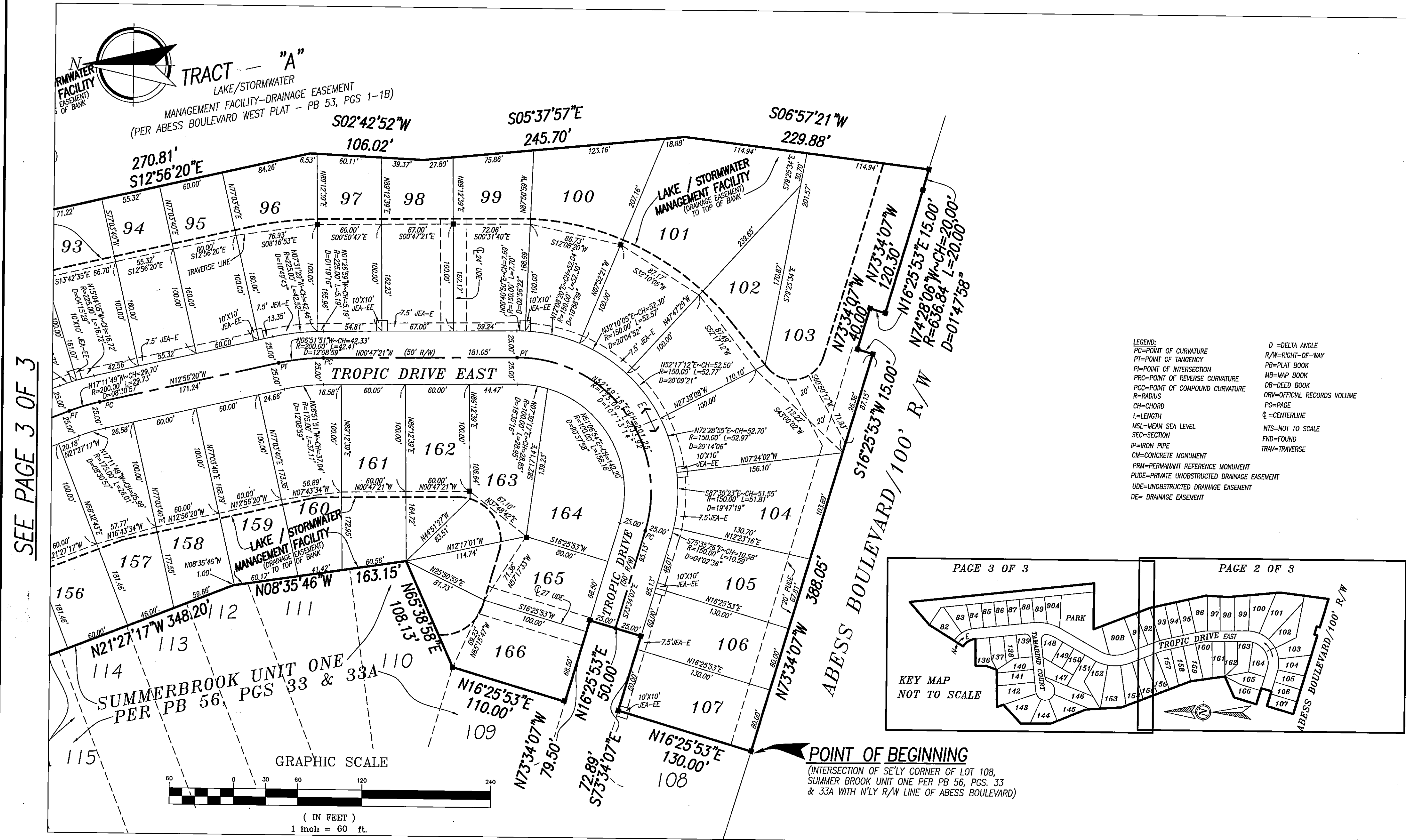


SUMMER BROOK UNIT TWO

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

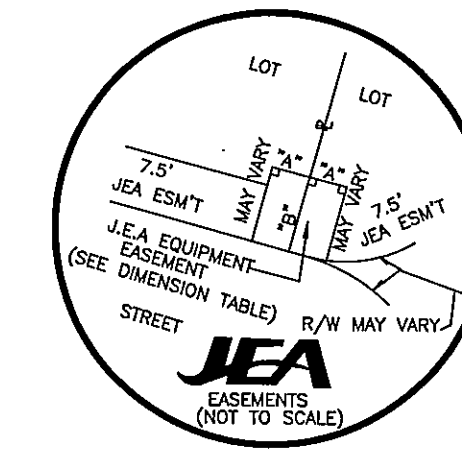
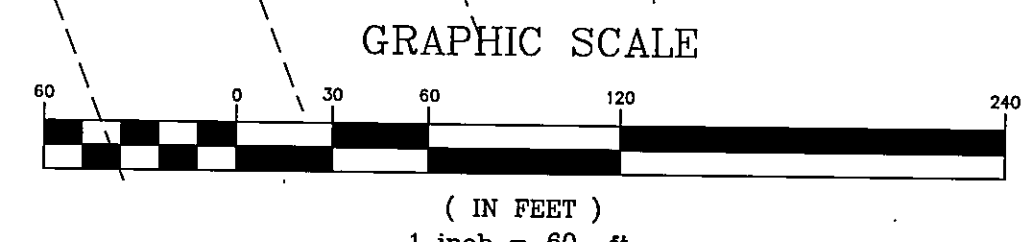
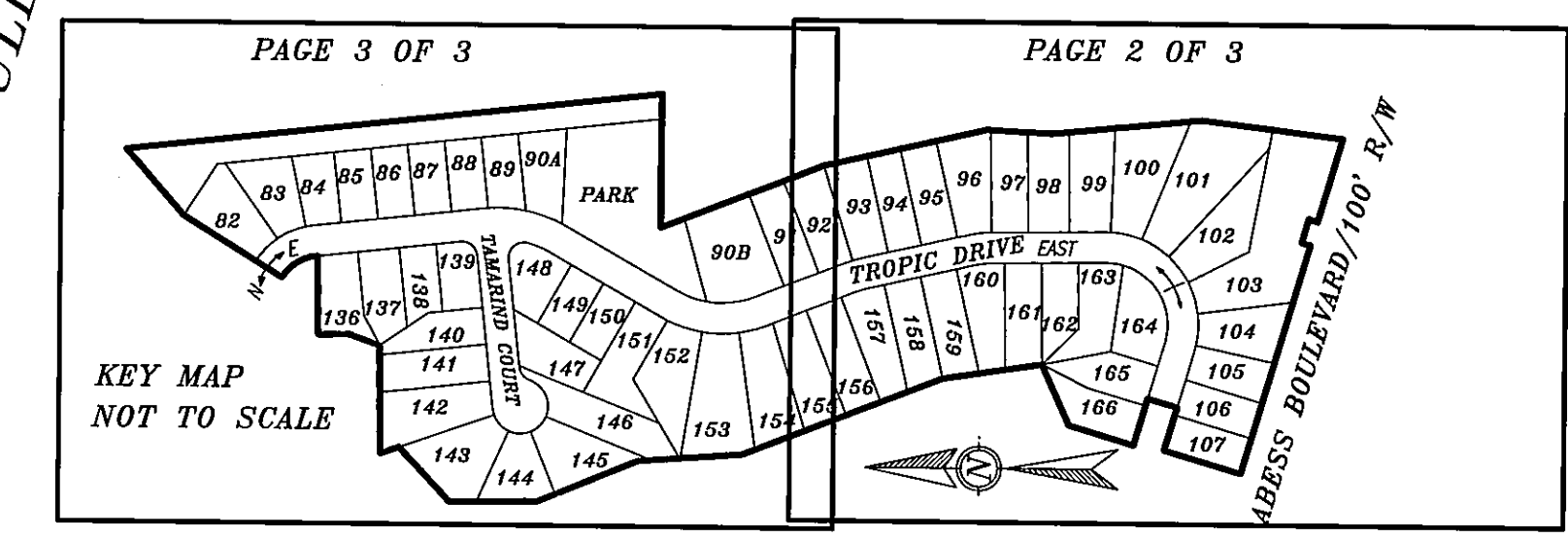
PLAT BOOK 57 PAGE 20A

PAGE 2 OF 3 PAGES



SEE PAGE 3 OF 3

- LEGEND:**
- PC=POINT OF CURVATURE
 - PT=POINT OF TANGENCY
 - PI=POINT OF INTERSECTION
 - PRC=POINT OF REVERSE CURVATURE
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 - R=RADIUS
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 - NTS=NOT TO SCALE
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DIMENSION TABLE	
"A"	5' TYPICAL 10'X10' JEA
"B"	10' TYPICAL EQUIPMENT EASEMENT
"A"	10' TYPICAL 10'X10' JEA
"B"	10' TYPICAL EQUIPMENT EASEMENT
"A"	5' TYPICAL 5'X10' JEA
"B"	10' TYPICAL EQUIPMENT EASEMENT
"A"	5' TYPICAL 10'X15' JEA
"B"	15' TYPICAL EQUIPMENT EASEMENT

JEA NOTES:

CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

JEA-EE 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.

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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

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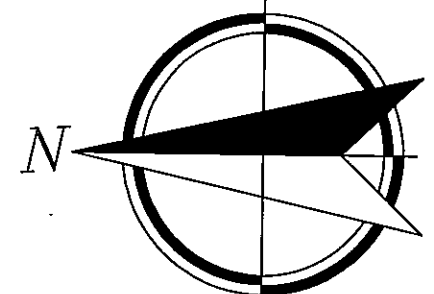
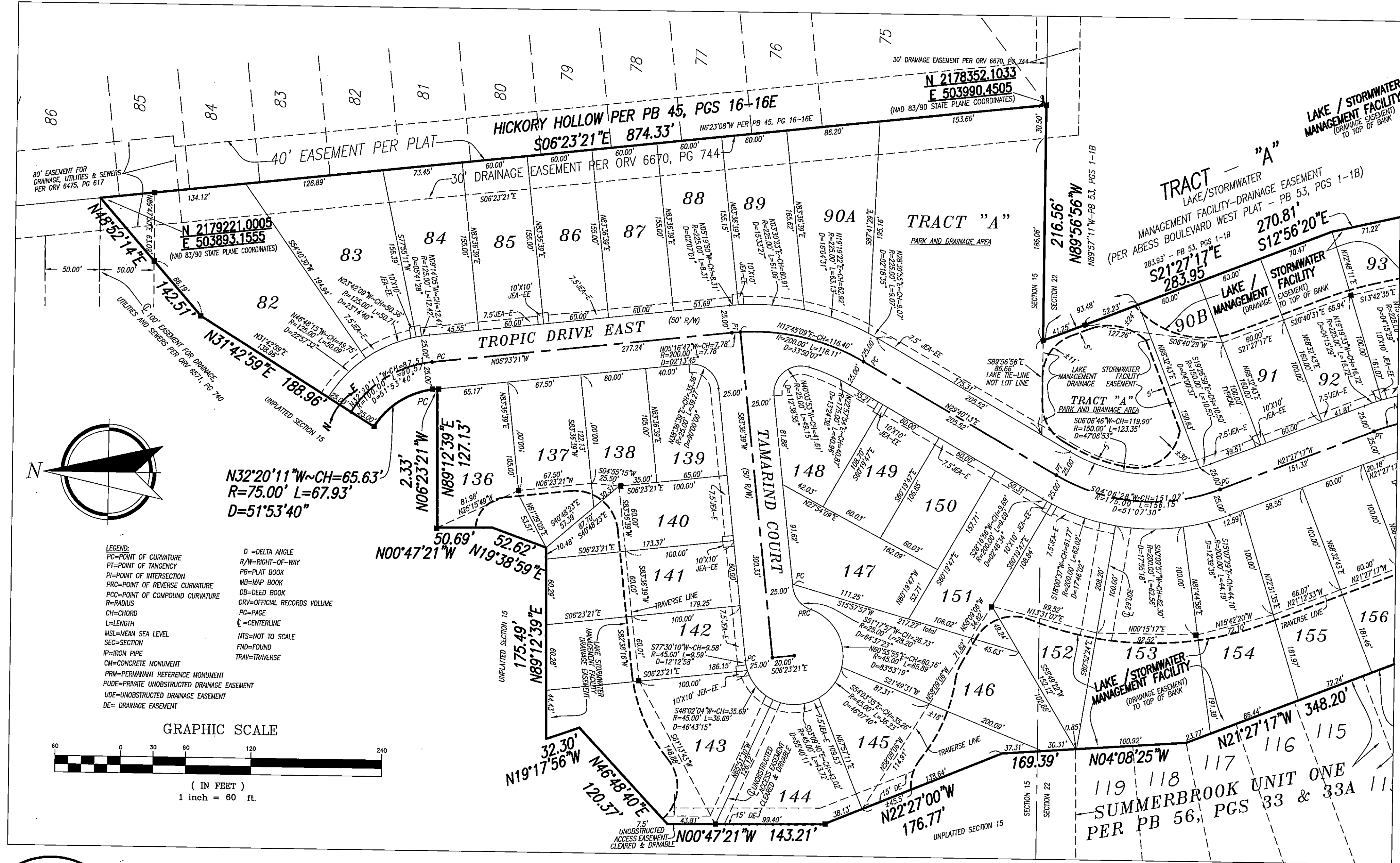
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PREPARED BY:
PRIVETT & ASSOC.
 OF FLORIDA, INC.
 SURVEYORS AND LAND PLANNERS
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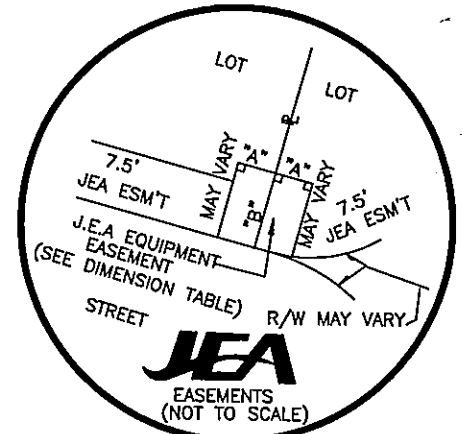
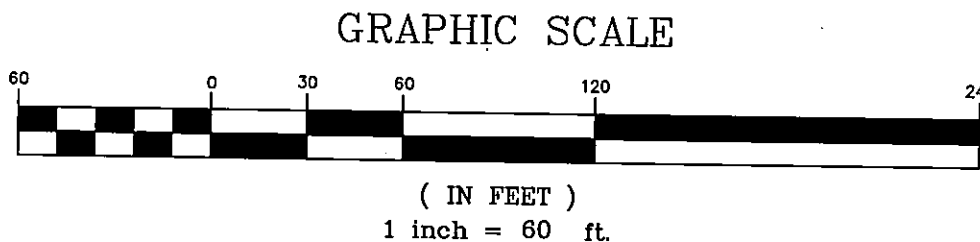
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PREPARED BY:
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SEE PAGE 2 OF 3