

SUMMER COURT

BEING A REPLAT OF LOTS 8 AND 9, BLOCK D10, PONTE VEDRA UNIT TWO, AS RECORDED IN PLAT BOOK 26, PAGES 6 AND 6A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A 10 FOOT DRAINAGE RIGHT-OF-WAY, CLOSED BY CITY OF JACKSONVILLE BEACH ORDINANCE 98-7750 AND LYING WITHIN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA

CAPTION

BEING A REPLAT OF LOTS 8 AND 9, BLOCK D10, PONTE VEDRA UNIT TWO, AS RECORDED IN PLAT BOOK 26, PAGES 6 AND 6A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A 10 FOOT DRAINAGE RIGHT-OF-WAY, CLOSED BY CITY OF JACKSONVILLE BEACH ORDINANCE 98-7750 AND LYING WITHIN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF LOT 10, BLOCK D10, PONTE VEDRA UNIT TWO, AS RECORDED IN PLAT BOOK 26, PAGES 6 AND 6A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT BEING SITUATE ON THE SOUTHWEST RIGHT-OF-WAY LINE OF PONTE VEDRA BOULEVARD (ALSO KNOWN AS COUNTY ROAD NO. 203, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 26°12'16" EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 275.00 FEET; THENCE SOUTH 63°47'44" WEST, DEPARTING SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 180.00 FEET; THENCE SOUTH 86°58'04" WEST, A DISTANCE OF 272.83 FEET; THENCE NORTH 12°03'24" EAST, A DISTANCE OF 213.50 FEET; THENCE NORTH 63°47'44" EAST, A DISTANCE OF 298.61 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTHWEST RIGHT-OF-WAY LINE OF PONTE VEDRA BOULEVARD AND THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT SEDOMA INVESTORS, LLC., A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS SUMMER COURT, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS TRUE AND CORRECT PLAT OF THOSE LANDS.

THE STORMWATER MANAGEMENT FACILITY 1 AND DRAINAGE EASEMENT AS SHOWN ON LOT 3 SHALL REMAIN PRIVATELY OWNED BY THE OWNER OF LOT 3. THE STORMWATER MANAGEMENT FACILITY 2 AND DRAINAGE EASEMENT AS SHOWN ON LOT 4 SHALL REMAIN PRIVATELY OWNED BY THE OWNER OF LOT 4. ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO THE STORMWATER MANAGEMENT FACILITIES AND DRAINAGE EASEMENTS LOCATED ON LOTS 3 AND 4 SHALL BE THE RESPONSIBILITY OF SUMMER COURT ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. NOTWITHSTANDING THE FOREGOING, LAWN AND LANDSCAPE MAINTENANCE IN THE STORMWATER MANAGEMENT FACILITY AND DRAINAGE EASEMENT AREAS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT. THE CITY OF JACKSONVILLE BEACH, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES.

THE EASEMENT DESIGNATED AS 10' B.E.S. ELECTRIC EASEMENT IS HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE BEACH, A MUNICIPAL CORPORATION IN DUVAL COUNTY, FLORIDA D/B/A BEACHES ENERGY SERVICES (B.E.S.), ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. BEACHES ENERGY SERVICES HEREBY RESERVES THE NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL RIGHT OF INGRESS TO AND EGRESS FROM, OVER, AND ACROSS ALL ROADS, STREETS, WAYS, BOULEVARDS, DRIVES, LANES, AND ELECTRIC EASEMENTS DEPICTED OR DEDICATED BY THIS PLAT FOR ITS USE IN THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OR REMOVAL OF ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM, SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM. ALL LOTS ARE SUBJECT TO AN EASEMENT FOR ELECTRIC DISTRIBUTION LINES AND ABOVE GROUND EQUIPMENT, AND APPURTENANCES OVER, UNDER, ACROSS, AND ALONG A MINIMUM OF TEN (10') FEET IN WIDTH, STRIP OF LAND PARALLEL AND CONCENTRIC WITH THE ROAD RIGHTS OF WAY (DENOTED AS 10' B.E.S. ELECTRIC EASEMENT). THE AFORESAID 10' B.E.S. ELECTRIC EASEMENTS ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

1. NO UTILITIES OTHER THAN BEACHES ENERGY SERVICE SHALL BE INSTALLED PARALLEL WITHIN SAID EASEMENTS.

2. ELECTRIC EASEMENTS DEDICATED TO BEACHES ENERGY SERVICES AND WHERE ABOVE GROUND EQUIPMENT, FACILITIES AND APPURTENANCES ARE PLACED SHALL REMAIN TOTALLY UNOBSTRUCTED IN COMPLIANCE WITH THE UTILITY'S REQUIREMENTS AND SPECIFICATIONS FOR EQUIPMENT CLEARANCES FROM SHRUBS, TREES, PLANTS, FENCES, AND OTHER OBJECTS.

3. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE, BUT SUBJECT TO REMOVAL BY BEACHES ENERGY SERVICES WITHOUT PRIOR NOTICE, AT THE EXPENSE OF EACH LOT OWNER OR SUMMER COURT HOMEOWNERS ASSOCIATION FOR THE REMOVAL AND REPLACEMENT OF SUCH ITEMS.

THE EASEMENT DESIGNATED AS 10' UTILITY EASEMENT IS HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE BEACH, A MUNICIPAL CORPORATION IN DUVAL COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH PROVIDING WATER AND SEWER SERVICES.

SEDOMA INVESTORS, LLC

A FLORIDA LIMITED LIABILITY COMPANY

BY: Sean D. Mann

NAME: SEAN D. MANN
TITLE: MANAGER

Monica D. Constantino

WITNESS SIGNATURE
Monica D. Constantino

PRINT NAME Tina Schwartz

WITNESS SIGNATURE Tina Schwartz

PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF September, A.D., 2018 BY SEAN D. MANN ON BEHALF OF SAID COMPANY, AND WHO IS PERSONALLY KNOWN TO THE UNDERSIGNED AND DID NOT TAKE AN OATH OR PRODUCE IDENTIFICATION.

R. Scott Constantino

SIGNATURE - NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME R. Scott Constantino

NOTARY SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NO. GG124138

MY COMMISSION EXPIRES: 9/23/21

R. SCOTT CONSTANTINO

Notary Public, State of Florida

My Comm. Expires 9/23/21

Commission No. GG124138

CITY OF JACKSONVILLE BEACH APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT OF SUMMER COURT, HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL OF JACKSONVILLE BEACH, FLORIDA ON THIS 24 DAY OF September, 2018.

William C. Atham

WILLIAM C. ATHAM (MAYOR)

Barrie Scott

BARRIE SCOTT (CITY CLERK)

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND SUBMITTED TO ME FOR RECORD AND IS RECORDED IN PLAT BOOK 71, PAGES 193 AND 194 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ON THIS 5 DAY OF August, 2018.

Barrie Scott

BARRIE SCOTT, CLERK OF THE CIRCUIT COURT

Barrie Scott

SIGNATURE OF CLERK

PRINT NAME

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND FOUND IN CONFORMITY WITH PART 1, CHAPTER 177, FLORIDA STATUTES, ON THIS 31 DAY OF August, 2018.

Stephen W. Crews

SIGNATURE OF REVIEWING PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA LICENSE NUMBER LS 5996

Stephen W. Crews

PRINT NAME

OSSI, PV, LLC

A FLORIDA LIMITED LIABILITY COMPANY

BY: Benny J. Ossi, Jr.

NAME: BENNY J. OSS, JR.
TITLE: MORTGAGE HOLDER

Jan Schwartz

WITNESS SIGNATURE
Jan Schwartz

PRINT NAME Rosemary C. Mann

WITNESS SIGNATURE Rosemary C. Mann

PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF September, A.D., 2018 BY BENNY J. OSS, JR. ON BEHALF OF SAID COMPANY, AND WHO IS PERSONALLY KNOWN TO THE UNDERSIGNED AND DID NOT TAKE AN OATH OR PRODUCE IDENTIFICATION.

R. Scott Constantino

SIGNATURE - NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME R. Scott Constantino

NOTARY SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NO. GG124138

MY COMMISSION EXPIRES: 9/23/21

R. SCOTT CONSTANTINO

Notary Public, State of Florida

My Comm. Expires 9/23/21

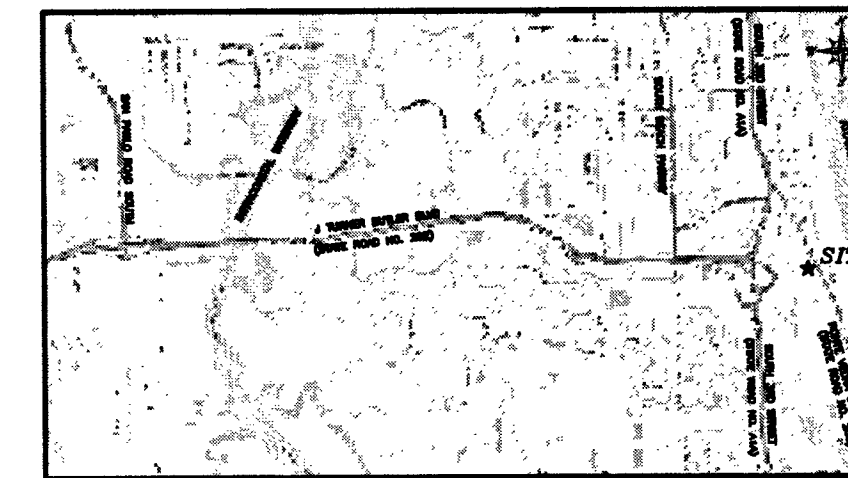
Commission No. GG124138

PLAT BOOK 71 PAGE 193

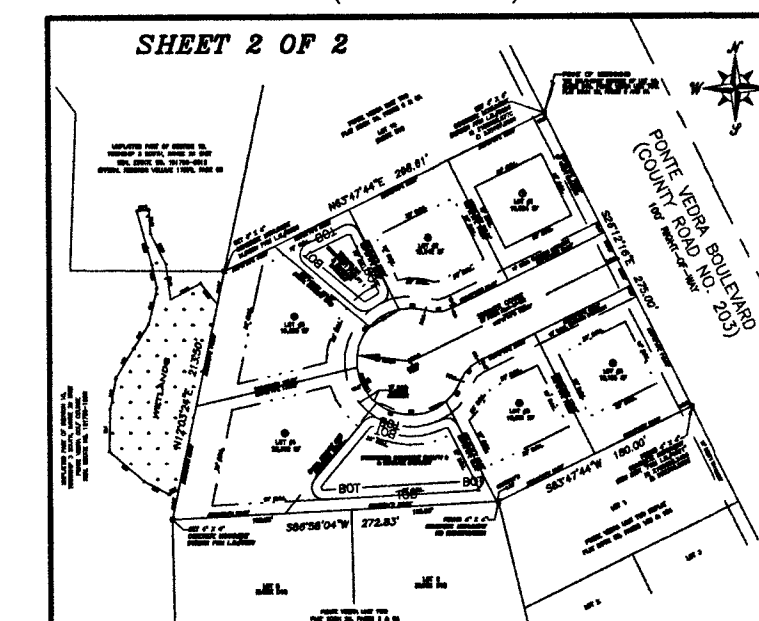
SHEET 1 OF 2

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

VICINITY MAP
(NOT TO SCALE)



SHEET INDEX
(NOT TO SCALE)



OWNER/DEVELOPER:

SEDOMA INVESTORS, LLC
1112 THIRD STREET, SUITE 4
NEPTUNE BEACH, FL 32266

SURVEYOR:

DURDEN SURVEYING AND MAPPING, INC.
1825 THIRD STREET NORTH, SUITE B
JACKSONVILLE BEACH, FL 32250

ENGINEER:

CONNELLY & WICKER, INC.
10060 SKINNER LAKE DRIVE, SUITE 500
JACKSONVILLE, FL 32246

GENERAL NOTES:

1. THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY NO. 130578 (JACKSONVILLE BEACH), MAP/PANEL NO. 12031C-0419-H, REVISED JUNE 3, 2013
2. MEASUREMENTS BASED ON THE SOUTHWEST RIGHT-OF-WAY LINE OF PONTE VEDRA BOULEVARD AS BEING 3.261216' E. AS LOCATED ON FLORIDA STATE PLANS
3. FLORIDA STATE PLANS COORDINATES SHOWN HEREON AS THUS: N. 2129449.8761 E. 525849.5331, AND ARE BASED ON THE FLORIDA STATE PLANS COORDINATE SYSTEM, LAST ZONE, U.S. FEET, NORTH AMERICAN DATUM (N.A.D.) OF 1983
4. WETLANDS SHOWN HEREON WERE FLAGGED BY ENVIRONMENTAL RESOURCE SOLUTIONS, INC. DATED 01/09/2018
5. BUILDING RESTRICTION SETBACK LINES SHOWN HEREON AS THUS: FRONT: 25 FEET, SIDE: 10 FEET, REAR: 30 FEET
6. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL RECORD OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL BE NO CIRCUMSTANCES BE SUPPORTED 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 THIS COUNTY.

PREPARED BY:

DURDEN
SURVEYING AND MAPPING, INC.
1825-B 3RD STREET NORTH
JACKSONVILLE BEACH, FLORIDA 32250
PHONE (904) 853-6822
FAX (904) 853-6825
LICENSED BUSINESS NO. 6696

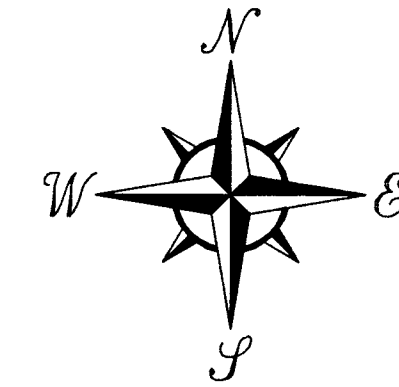
WORK ORDER NO: 18249 FILE NO: C-1712

SUMMER COURT

BEING A REPLAT OF LOTS 8 AND 9, BLOCK D10, PONTE VEDRA UNIT TWO, AS RECORDED IN PLAT BOOK 26, PAGES 6 AND 6A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A 10 FOOT DRAINAGE RIGHT-OF-WAY, CLOSED BY CITY OF JACKSONVILLE BEACH ORDINANCE 98-7750 AND LYING WITHIN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA

PLAT BOOK 71 PAGE 194

SHEET 2 OF 2

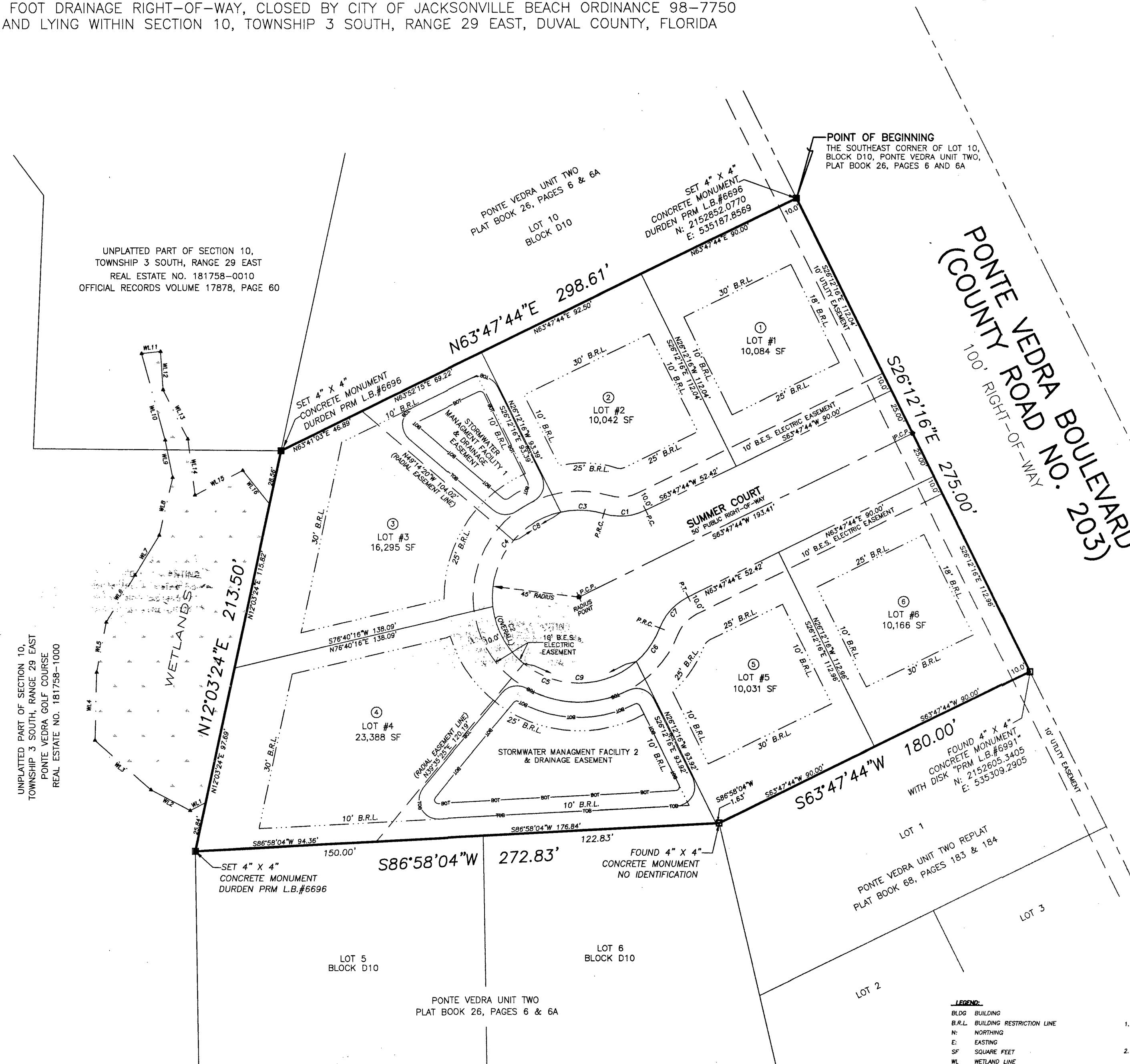


GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	22.43'	30.00'	42°50'00"	S85°12'44"W	21.91'
C2	208.65'	45.00'	265°40'01"	S26°12'16"E	66.00'
C3	22.62'	45.00'	28°48'21"	N87°46'26"W	22.39'
C4	66.05'	45.00'	84°06'08"	S35°46'19"W	60.28'
C5	98.39'	45.00'	125°16'10"	S68°54'49"E	79.93'
C6	21.59'	45.00'	27°29'22"	N34°42'26"E	21.38'
C7	22.43'	30.00'	42°50'00"	S42°22'44"W	21.91'
C8	29.11'	45.00'	37°03'44"	S59°17'31"W	28.60'
C9	63.73'	45.00'	81°08'19"	N69°01'15"E	58.53'

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
WL1	9.04'	S82°40'19"W
WL2	23.17'	N62°11'34"W
WL3	38.84'	N48°36'12"W
WL4	35.66'	N01°24'35"E
WL5	26.69'	N10°39'10"E
WL6	28.70'	N31°29'47"E
WL7	24.22'	N31°34'39"E
WL8	30.66'	N12°56'09"E
WL9	20.02'	N11°12'44"W
WL10	46.85'	N15°14'13"W
WL11	9.94'	N83°50'39"E
WL12	20.01'	S03°48'59"E
WL13	28.80'	S28°29'30"E
WL14	28.62'	S07°19'16"E
WL15	28.03'	N62°21'56"E
WL16	22.53'	S38°32'31"E



- LEGEND:**
- B.L.D.G. BUILDING
 - B.R.L. BUILDING RESTRICTION LINE
 - N. NORTHING
 - E. EASTING
 - SF. SQUARE FEET
 - WL. WETLAND LINE
 - L.B. LICENSED BUSINESS
 - L.S. LICENSED SURVEYOR
 - P.C. POINT OF CURVATURE
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.T. POINT OF TANGENCY
 - R.S. REGISTERED LAND SURVEYOR
 - P.M. PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CONCRETE MONUMENT, DURDEN P.M. L.B.#6696
 - FOUND 4"x4" CONCRETE MONUMENT
 - SET P.K. NAIL & DISK (P.C.P.), DURDEN L.B.#6696

- GENERAL NOTES:**
1. THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY NO. 120078 (JACKSONVILLE BEACH), MAP/PANEL NO. 12031C-0419-N, REVISED JUNE 3, 2013.
 2. BEARINGS BASED ON THE SOUTHWEST RIGHT-OF-WAY LINE OF PONTE VEDRA BOULEVARD AS BEING S 26°12'16" E, AS LOCATED ON FLORIDA STATE PLANE.
 3. FLORIDA STATE PLANE COORDINATES SHOWN HEREON AS THIS N: 2158448.8701 E: 826848.3311, AND ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, U.S. FEET, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
 4. WETLANDS SHOWN HEREON WERE FLAGGED BY ENVIRONMENTAL RESOURCE SOLUTIONS, INC. DATED: 01/09/2018.
 5. BUILDING RESTRICTION SETBACK LINES SHOWN HEREON AS THUS: FRONT: 25 FEET, SIDE: 10 FEET, REAR: 30 FEET.
 6. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL VERSION OF THE SUBDIVISION LANDS DESCRIBED HEREON, AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER DRAWING 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 THIS COUNTY.

PREPARED BY:

DURDEN
SURVEYING AND MAPPING, INC.
1825-B 3RD STREET NORTH
JACKSONVILLE BEACH, FLORIDA 32250
PHONE (904) 853-6822
FAX (904) 853-6825
LICENSED BUSINESS NO. 6696

WORK ORDER NO: 18249 FILE NO: C-1712