

SUMMER HAVEN UNIT ONE

BEING A PORTION OF THE FREDERICK HARTLEY GRANT, SECTION 42, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

TAXES PAID THRU 1996 T.F.

PLAT BOOK 51 PAGE 19

SHEET # 1 OF 4

CAPTION

A PORTION OF THE FREDERICK HARTLEY GRANT, SECTION 42, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF GREENLAND ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE NORTHEASTERLY LINE OF SAID FREDERICK HARTLEY GRANT, SECTION 42, TOWNSHIP 4 SOUTH, RANGE 27 EAST, AND RUN SOUTH 28° 52' 57" EAST, ALONG SAID NORTHEASTERLY LINE OF THE FREDERICK HARTLEY GRANT (ALSO BEING THE SOUTHWESTERLY LINE OF LOT 24, SWEETWATER CREEK SOUTH UNIT ONE WEST, AS RECORDED IN PLAT BOOK 50, PAGES 10 THROUGH 10K OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY), A DISTANCE OF 49.44 FEET TO THE MOST EASTERLY CORNER OF SAID FREDERICK HARTLEY GRANT (AS LOCALLY RECOGNIZED AND ACCEPTED); RUN THENCE SOUTH 45° 05' 55" WEST ALONG THE SOUTHEASTERLY LINE OF SAID GRANT (ALSO BEING THE NORTHWESTERLY BOUNDARY LINE OF SAID SWEETWATER CREEK SOUTH UNIT ONE WEST), A DISTANCE OF 1,224.04 FEET TO ITS INTERSECTION WITH A LINE DIVIDING SECTIONS 15 AND 16 OF SAID TOWNSHIP AND RANGE (ALSO BEING THE EASTERLY LINE OF LOT 10, WESTMINSTER PLACE, AS RECORDED IN PLAT BOOK 48, PAGES 99 THROUGH 99C OF SAID CURRENT PUBLIC RECORDS); RUN THENCE NORTH 22° 07' 26" WEST, ALONG THE NORTHEASTERLY LINE OF LOT 10, WESTMINSTER PLACE AND THE NORTHWESTERLY PROLONGATION THEREOF, A DISTANCE OF 108.00 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED AND RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 6185, PAGE 2383; RUN THENCE SOUTH 68° 37' 17" WEST ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 6185, PAGE 2383, A DISTANCE OF 159.54 FEET TO A POINT; THENCE NORTH 21° 22' 43" WEST, A DISTANCE OF 170.00 FEET TO A POINT; THENCE NORTH 68° 37' 17" EAST, A DISTANCE OF 42.25 FEET TO A POINT; THENCE NORTH 21° 22' 43" WEST, A DISTANCE 161.09 FEET TO A POINT; THENCE NORTH 60° 32' 38" EAST, A DISTANCE OF 51.96 FEET TO A POINT; THENCE NORTH 26° 24' 23" WEST, A DISTANCE OF 163.66 FEET TO A POINT; THENCE NORTH 47° 08' 04" WEST, A DISTANCE OF 53.41 FEET TO A POINT; THENCE NORTH 19° 51' 24" WEST, A DISTANCE OF 305.71 FEET TO A POINT ON PREVIOUSLY MENTIONED SOUTHERLY RIGHT OF WAY LINE OF GREENLAND ROAD; RUN THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GREENLAND ROAD: 1ST COURSE, NORTH 70° 08' 36" EAST, 187.47 FEET TO A POINT OF CURVATURE; 2ND COURSE, RUN IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 543.41 FEET, AN ARC DISTANCE OF 219.12 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81° 41' 42" EAST, 217.64 FEET; 3RD COURSE, SOUTH 86° 45' 12" EAST, 876.87 FEET TO AN ANGLE POINT; 4TH COURSE, NORTH 89° 05' 00" EAST, 17.11 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, IS THE LAWFUL OWNER OF THE ABOVE CAPTIONED LANDS, HENCEFORTH TO BE KNOWN AS SUMMER HAVEN - UNIT ONE AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. ALL OF THE PROPERTY DESIGNATED ON THIS PLAT AS PRIVATE ROADWAYS AND EASEMENTS, TRACT "B" (AMENITY AREA), AND TRACTS "C" AND "D" (JURISDICTIONAL WETLANDS & CONSERVATION EASEMENTS), EXCEPT JACKSONVILLE ELECTRIC AUTHORITY EASEMENTS, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, ITS SUCCESSORS, OR ASSIGNS.

CENTEX HOMES DOES HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS, AND ALSO EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS, AND ASSIGNS.

CENTEX HOMES DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY CENTEX HOMES, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS CENTEX HOMES MAY FROM TIME TO TIME DESIGNATE THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE ROADWAYS. ALL ROADWAYS AND EASEMENTS, EXCEPT JACKSONVILLE ELECTRIC AUTHORITY EASEMENTS, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF CENTEX HOMES, ITS SUCCESSORS, ASSIGNS AND GRANTEEES. REGARDLESS OF THE PRECEDING PROVISION, CENTEX HOMES HEREBY RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON, WHO IN THE OPINION OF CENTEX HOMES, MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON. CENTEX HOMES HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENTAL BODY POLIITIC THEN HAVING JURISDICTION OVER THE LANDS SHOWN HEREON, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS ON THIS PLAT DESIGNATED AS ROADWAYS.

UNOBSTRUCTED EASEMENTS FOR SERVICE AND MAINTENANCE OF THE WATER AND SANITARY SEWER SYSTEMS WITHIN THE PRIVATE ROADWAYS AND ON THE INDIVIDUAL PROPERTIES ON THIS PLAT; AND TRACT "A" (PUMP STATION PARCEL), "CITY" UNOBSTRUCTED UTILITY EASEMENT, AND "CITY" UNOBSTRUCTED DRAINAGE EASEMENT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

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

"THOSE EASEMENTS DESIGNATED AS "J.E.A.E." ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, 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, CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AS GENERAL PARTNER OF CENTEX HOMES, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT, BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL, AFFIXED THIS 24TH DAY OF MARCH A.D., 1997.

Approved 4/17/97
Date
[Signature]
City Engineer
for Director of Public Works
Approved 4/16/97
Date
[Signature]
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,

[Signature]
DIRECTOR OF PUBLIC WORKS
DATE 4/16/97

CLERK'S CERTIFICATE 97-081384

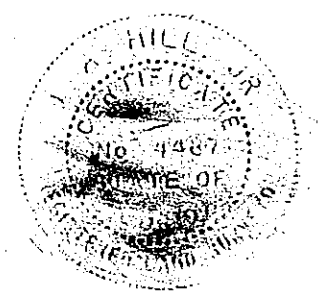
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 51, PAGES 19-19C OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 17th DAY OF April A.D., 1997.

[Signature]
HENRY W. COOK CLERK OF THE CIRCUIT
[Signature]
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177. SIGNED THIS 24th DAY OF MARCH A.D., 1997.

RICHARD P. CLARSON & ASSOCIATES, INC.
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32208
PHONE (904) 396-2620
BY: [Signature]
JOSE A. HILL, JR.
REGISTERED LAND SURVEYOR
NO. 4487, STATE OF FLORIDA



CENTEX HOMES
BY: CENTEX REAL ESTATE CORPORATION

[Signature]
WITNESS

[Signature]
DOUGLAS W. SMITH
DIVISION PRESIDENT

[Signature]
WITNESS

[Signature]
PRINT NAME

[Signature]
PRINT NAME

STATE OF FLORIDA
COUNTY OF DUVAL

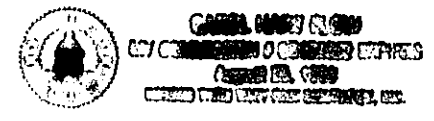
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF March A.D., 1997, BY DOUGLAS W. SMITH, DIVISION PRESIDENT OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND GENERAL PARTNER OF CENTEX HOMES, ON BEHALF OF THE CORPORATION FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND THAT HE AFFIXED HERETO THE OFFICIAL SEAL OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

[Signature]
(SIGN)

[Signature]
(PRINT NAME)

NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC 403222

MY COMMISSION EXPIRES: 8-25-98

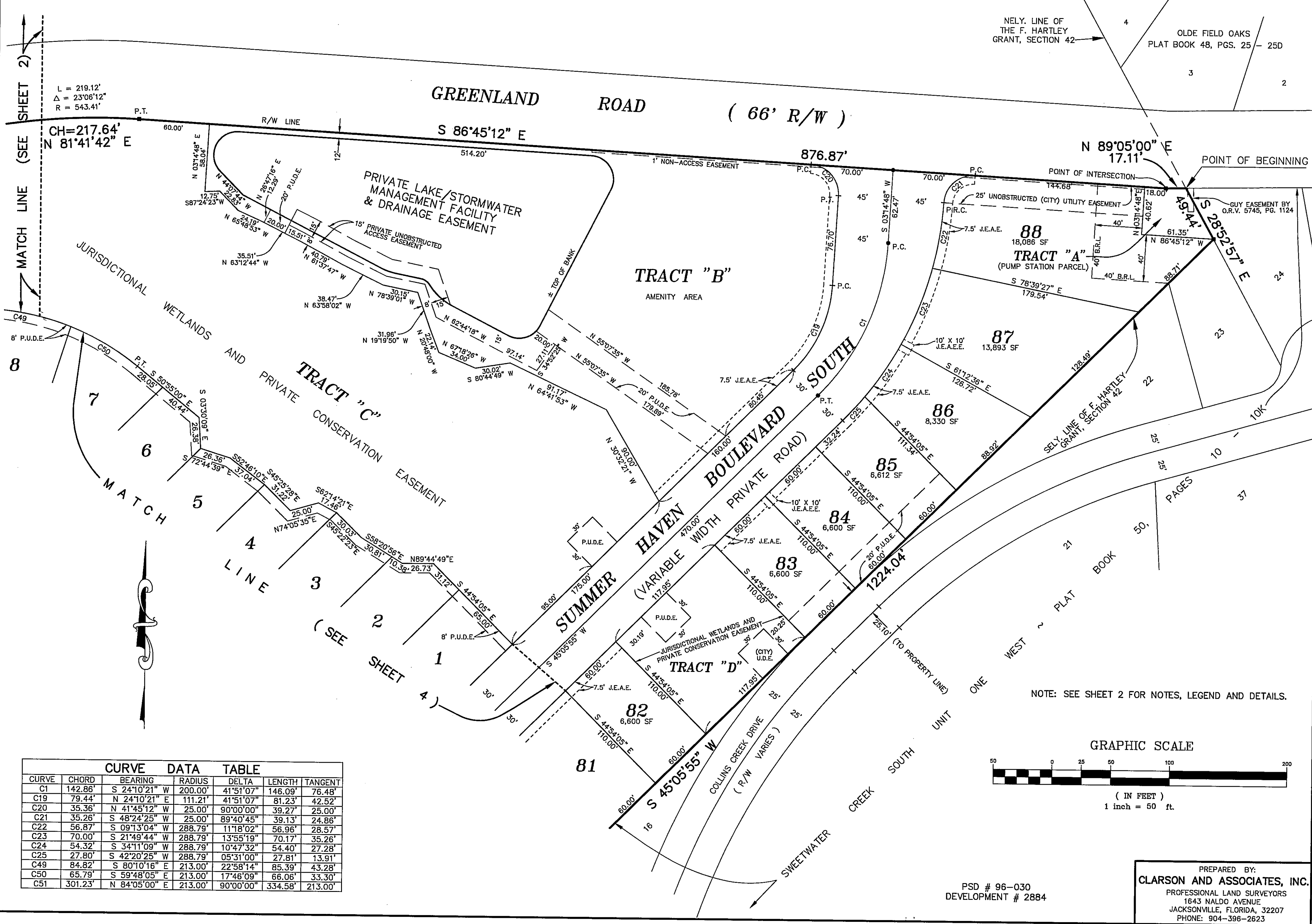


PSD # 96-030
DEVELOPMENT # 2884

SUMMER HAVEN UNIT ONE

BEING A PORTION OF THE FREDERICK HARTLEY GRANT, SECTION 42, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET # 3 OF 4



L = 219.12'
 Δ = 23°06'12"
 R = 543.41'

CH = 217.64'
 N 81°41'42" E

8

7

6

5

4

3

2

1

0

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

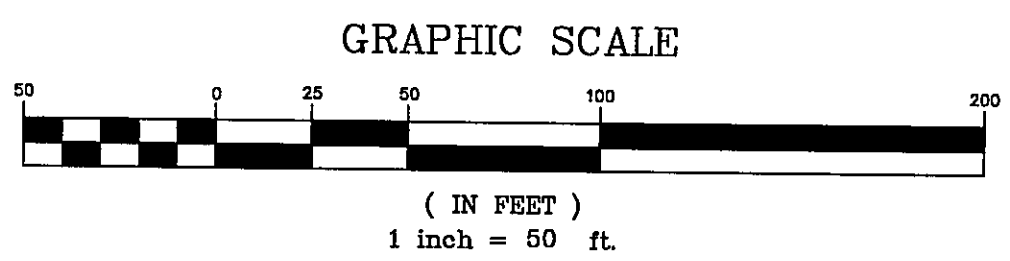
76

77

78

CURVE	CHORD	BEARING	RADIUS	DELTA	LENGTH	TANGENT
C1	142.86'	S 24°10'21" W	200.00'	41°51'07"	146.09'	76.48'
C19	79.44'	N 24°10'21" E	111.21'	41°51'07"	81.23'	42.52'
C20	35.36'	N 41°45'12" W	25.00'	90°00'00"	39.27'	25.00'
C21	35.26'	S 48°24'25" W	25.00'	89°40'45"	39.13'	24.86'
C22	56.87'	S 09°13'04" W	288.79'	11°18'02"	56.96'	28.57'
C23	70.00'	S 21°49'44" W	288.79'	13°55'19"	70.17'	35.26'
C24	54.32'	S 34°11'09" W	288.79'	10°47'32"	54.40'	27.28'
C25	27.80'	S 42°20'25" W	288.79'	05°31'00"	27.81'	13.91'
C49	84.82'	S 80°10'16" E	213.00'	22°58'14"	85.39'	43.28'
C50	65.79'	S 59°48'05" E	213.00'	17°46'09"	66.06'	33.30'
C51	301.23'	N 84°05'00" E	213.00'	90°00'00"	334.58'	213.00'

NOTE: SEE SHEET 2 FOR NOTES, LEGEND AND DETAILS.



PSD # 96-030
 DEVELOPMENT # 2884

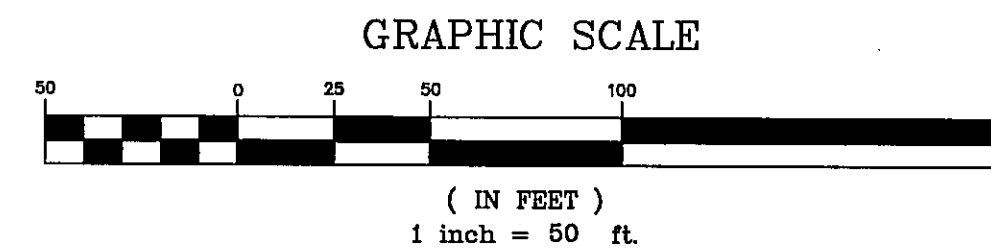
PREPARED BY:
CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 NALDO AVENUE
 JACKSONVILLE, FLORIDA, 32207
 PHONE: 904-396-2623

SUMMER HAVEN UNIT ONE

BEING A PORTION OF THE FREDERICK HARTLEY GRANT, SECTION 42, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 51 PAGE 19C

SHEET # 4 OF 4



NOTE: SEE SHEET 2 FOR NOTES, LEGEND, AND DETAILS.

CURVE	CHORD	BEARING	RADIUS	DELTA	LENGTH	TANGENT
C2	191.67'	S 53°43'42" W	300.00'	37°15'34"	195.09'	101.13'
C3	71.75'	S 75°29'22" W	300.00'	13°44'11"	71.92'	36.14'
C4	133.10'	N 57°43'06" W	300.00'	25°39'02"	134.22'	68.25'
C5	51.11'	N 60°43'33" W	150.00'	19°39'07"	51.36'	25.93'
C6	113.14'	S 84°05'00" W	80.00'	90°00'00"	125.66'	60.00'
C7	40.87'	S 50°52'24" W	100.00'	23°34'49"	41.16'	20.87'
C8	39.62'	N 54°23'52" E	75.00'	30°37'44"	40.09'	20.54'
C9	39.53'	N 49°56'02" E	105.00'	21°42'05"	39.77'	20.13'
C10	50.83'	N 74°47'32" E	105.00'	28°00'54"	51.34'	26.19'
C11	47.86'	S 78°01'39" E	105.00'	26°20'45"	48.28'	24.58'
C12	25.48'	S 57°53'08" E	105.00'	13°56'17"	25.54'	12.83'
C13	35.19'	S 59°00'34" E	125.00'	16°11'08"	35.31'	17.77'
C14	7.49'	S 68°49'07" E	125.00'	03°25'59"	7.49'	3.75'
C15	56.79'	S 65°31'22" E	325.00'	10°01'31"	56.87'	28.51'
C16	60.97'	S 55°07'41" E	325.00'	10°45'51"	61.06'	30.62'
C17	27.47'	S 47°19'25" E	325.00'	04°50'40"	27.48'	13.75'
C18	35.36'	S 89°54'05" E	25.00'	90°00'00"	39.27'	25.00'
C26	19.60'	S 46°49'34" W	325.00'	03°27'18"	19.60'	9.80'
C27	57.38'	S 53°37'06" W	325.00'	10°07'46"	57.46'	28.80'
C28	58.31'	S 63°49'48" W	325.00'	10°17'38"	58.39'	29.27'
C29	60.30'	S 74°17'58" W	325.00'	10°38'43"	60.38'	30.28'
C30	15.52'	S 80°59'24" W	325.00'	02°44'09"	15.52'	7.76'
C31	45.40'	S 77°37'22" W	275.00'	09°28'13"	45.45'	22.78'
C32	20.47'	S 70°45'17" W	275.00'	04°15'59"	20.48'	10.24'
C33	12.72'	N 69°44'33" E	325.00'	02°14'30"	12.72'	6.36'
C34	65.09'	N 76°36'38" E	325.00'	11°29'41"	65.20'	32.71'
C35	5.69'	N 81°45'55" E	275.00'	01°11'07"	5.69'	2.84'
C36	99.41'	N 70°45'33" E	275.00'	20°49'38"	99.96'	50.54'
C37	72.96'	N 52°43'19" E	275.00'	15°14'49"	73.18'	36.81'
C38	35.36'	N 00°05'55" E	25.00'	90°00'00"	39.27'	25.00'
C39	27.48'	N 47°45'55" W	275.00'	05°43'41"	27.49'	13.76'
C40	61.37'	N 57°02'10" W	275.00'	12°48'48"	61.50'	30.88'
C41	34.02'	N 66°59'20" W	275.00'	07°05'33"	34.04'	17.04'
C42	30.43'	N 65°32'51" W	175.00'	09°58'33"	30.47'	15.27'
C43	29.42'	N 55°44'11" W	175.00'	09°38'34"	29.45'	14.76'
C44	77.78'	S 84°05'00" W	55.00'	90°00'00"	86.39'	55.00'
C45	42.35'	S 48°50'07" W	125.00'	19°30'14"	42.55'	21.48'
C46	36.56'	N 44°00'23" E	213.00'	18°36'58"	36.80'	18.35'
C47	61.55'	N 57°14'15" E	213.00'	16°36'58"	61.77'	31.10'
C48	84.20'	N 76°56'40" E	213.00'	22°47'53"	84.75'	42.94'
C49	84.82'	S 80°10'16" E	213.00'	22°58'14"	85.39'	43.25'
C50	65.79'	S 59°48'05" E	213.00'	17°46'09"	66.06'	33.30'
C51	301.23'	N 84°05'00" E	213.00'	90°00'00"	334.58'	213.00'

PSD # 96-030
DEVELOPMENT # 2884

PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: 904-396-2623

