

SUMMER HAVEN UNIT TWO

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

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 SOUTHWESTERLY CORNER OF LOT 71, AS SHOWN ON THE PLAT OF SUMMER HAVEN - UNIT ONE AS RECORDED IN PLAT BOOK 51, PAGES 19 THROUGH 19C OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES ALONG THE WESTERLY BOUNDARY LINE OF SAID SUMMER HAVEN - UNIT ONE: 1ST COURSE, NORTH 21° 22' 43" WEST, 170.00 FEET; 2ND COURSE, NORTH 68° 37' 17" EAST, 42.25 FEET; 3RD COURSE, NORTH 21° 22' 43" WEST, 161.09 FEET; 4TH COURSE, NORTH 60° 32' 38" EAST, 51.96 FEET; 5TH COURSE, NORTH 26° 24' 23" WEST, 163.66 FEET; 6TH COURSE, NORTH 47° 08' 04" WEST, 53.41 FEET; 7TH COURSE, NORTH 19° 51' 24" WEST, A DISTANCE OF 305.71 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GREENLAND ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 70° 08' 36" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GREENLAND ROAD, A DISTANCE OF 528.29 FEET TO A POINT OF CURVATURE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID SOUTHERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,324.81 FEET, AN ARC DISTANCE OF 192.55 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72° 30' 58" WEST, 192.50 FEET; THENCE SOUTH 14° 13' 12" EAST, DEPARTING FROM SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 35.0 FEET TO A POINT; THENCE SOUTH 12° 22' 03" WEST, A DISTANCE OF 67.03 FEET TO A POINT; THENCE SOUTH 14° 13' 12" EAST, A DISTANCE OF 787.45 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 6185, PAGE 2383; THENCE NORTH 69° 58' 52" EAST, ALONG LAST MENTIONED NORTHERLY DEED LINE, A DISTANCE OF 440.28 FEET TO AN ANGLE POINT IN SAID NORTHERLY DEED LINE; THENCE NORTH 68° 37' 17" EAST, CONTINUING ALONG SAID NORTHERLY DEED LINE, A DISTANCE OF 355.46 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 TWO 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, AND TRACT "A" (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 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 GRANTEES. 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 POLITIC 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 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 7th DAY OF November A.D., 1997.

Approved 12/15/97
Date
H. Hall
City Engineer
for Director of Public Works
Approved 12/15/97
Date
Richard M. Madors
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.

H. Hall
DIRECTOR OF PUBLIC WORKS
12/16/97
DATE

CLERK'S CERTIFICATE 97-280754

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 71-71B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 16th DAY OF December A.D., 1997.

Henry W. Cook
HENRY W. COOK, CLERK OF THE CIRCUIT
H. Y. Odom
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 11th DAY OF NOVEMBER A.D., 1997.

RICHARD P. CLARSON & ASSOCIATES, INC.
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32208
PHONE (904) 396-2623
BY: Jose G. Hill Jr.
JOSE G. HILL, JR.
REGISTERED LAND SURVEYOR
NO. 4487, STATE OF FLORIDA

CENTEX HOMES
BY: CENTEX REAL ESTATE CORPORATION

Wendy Morris
WITNESS
Douglas W. Smith
DOUGLAS W. SMITH
DIVISION PRESIDENT
Todd White
WITNESS

Wendy Morris
PRINT NAME
Todd White
PRINT NAME



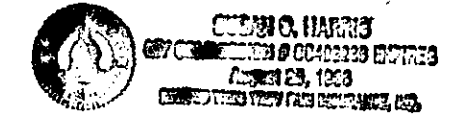
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF November 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.

Susan Harris
(SIGN)

Susan Harris
(PRINT NAME)

NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC403326
MY COMMISSION EXPIRES: 8/25/98

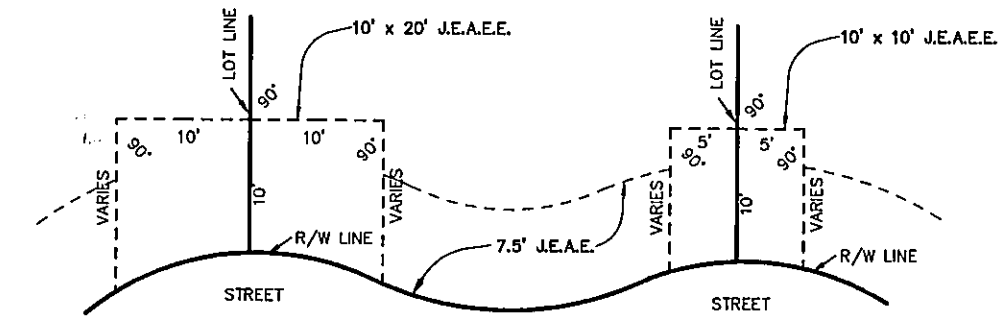


SUMMER HAVEN UNIT TWO

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

NOTES:

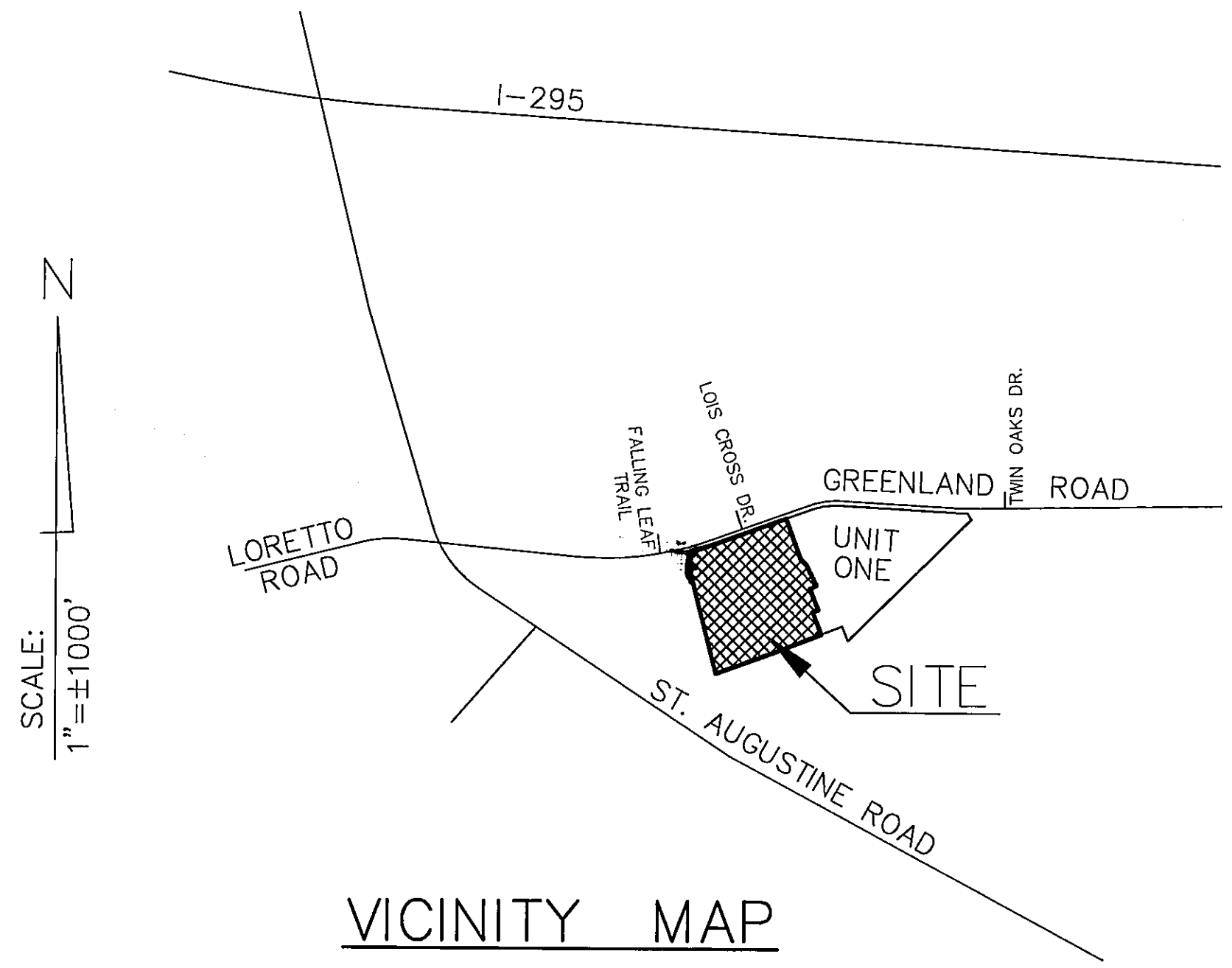
1. CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
2. "J.E.A.E.E." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE J.E.A.
3. "J.E.A.E." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE J.E.A. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE J.E.A. AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FL.
5. BEARING REFERENCE: N 70°08'36" E (ACTUAL) FOR BEARING OF R/W LINE OF GREENLAND ROAD ADJACENT TO GREENLAND HOLLOW SUBDIVISION PER CITY OF JACKSONVILLE R/W MAPS PROJECT NO. 89/41, PREPARED BY SOUTHTECH SURVEYORS, INC., DATED 1-10-92.
6. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN THE JURISDICTIONAL WETLANDS CONSERVATION EASEMENT AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF DUVAL COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLANDS CONSERVATION EASEMENT LINE MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
7. THE APPROXIMATE TOP OF BANK SHOWN HEREON IS THE PROPOSED BANK LINE ONLY AND IS NOT TO BE CONSTRUED AS AN ACTUAL AS-BUILT LOCATION.
8. 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.
9. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS ACCESS/UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
10. THE LANDS PLATTED HEREON ALL LIE WITHIN FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120077-0216E, DATED 8-15-89.



TYPICAL J.E.A. EASEMENT DETAILS

LEGEND:

- PERMANENT REFERENCE MONUMENT (STAMPED PRM PLS 4487)
- PERMANENT CONTROL POINT (STAMPED PCP PLS 4487)
- C-7 CURVE NUMBER
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVE
- P.C.C. POINT OF COMPOUND CURVE
- (R) RADIAL LINE
- R RADIUS
- R.P. RADIUS POINT
- R/W RIGHT OF WAY
- P.U.D.E. (95.00') PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
- D.T. DISTANCE TO TRAVERSE LINE
- O.R.V. OFFICIAL RECORDS VOLUME
- J.E.A.E. JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
- J.E.A.E.E. JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
- B.R.L. BUILDING RESTRICTION LINE
- SF SQUARE FEET
- P.O.C. POINT ON CURVE



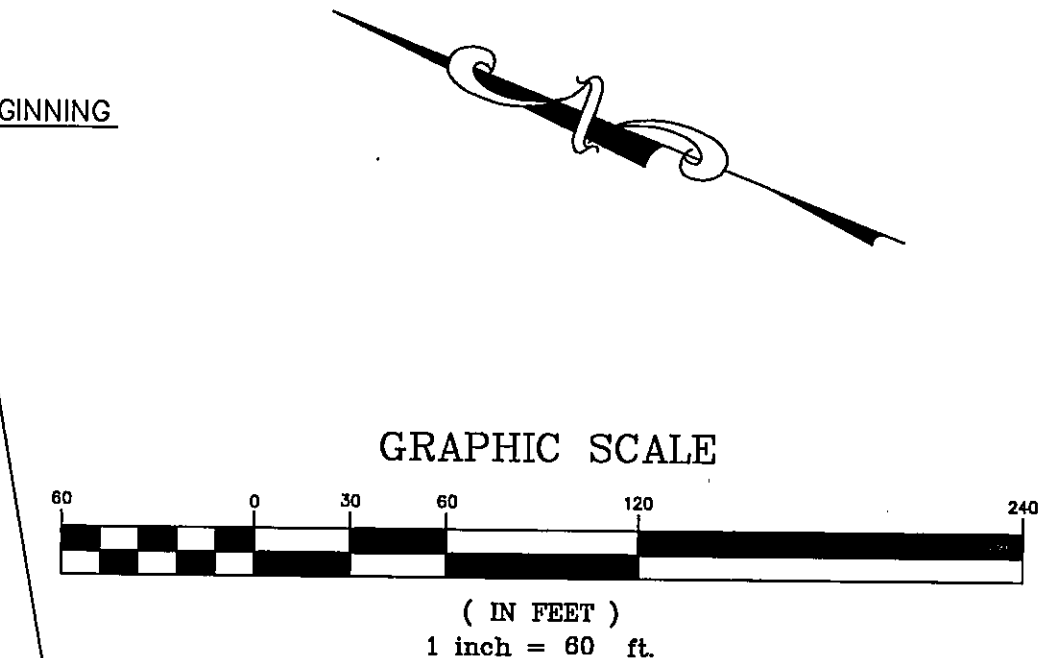
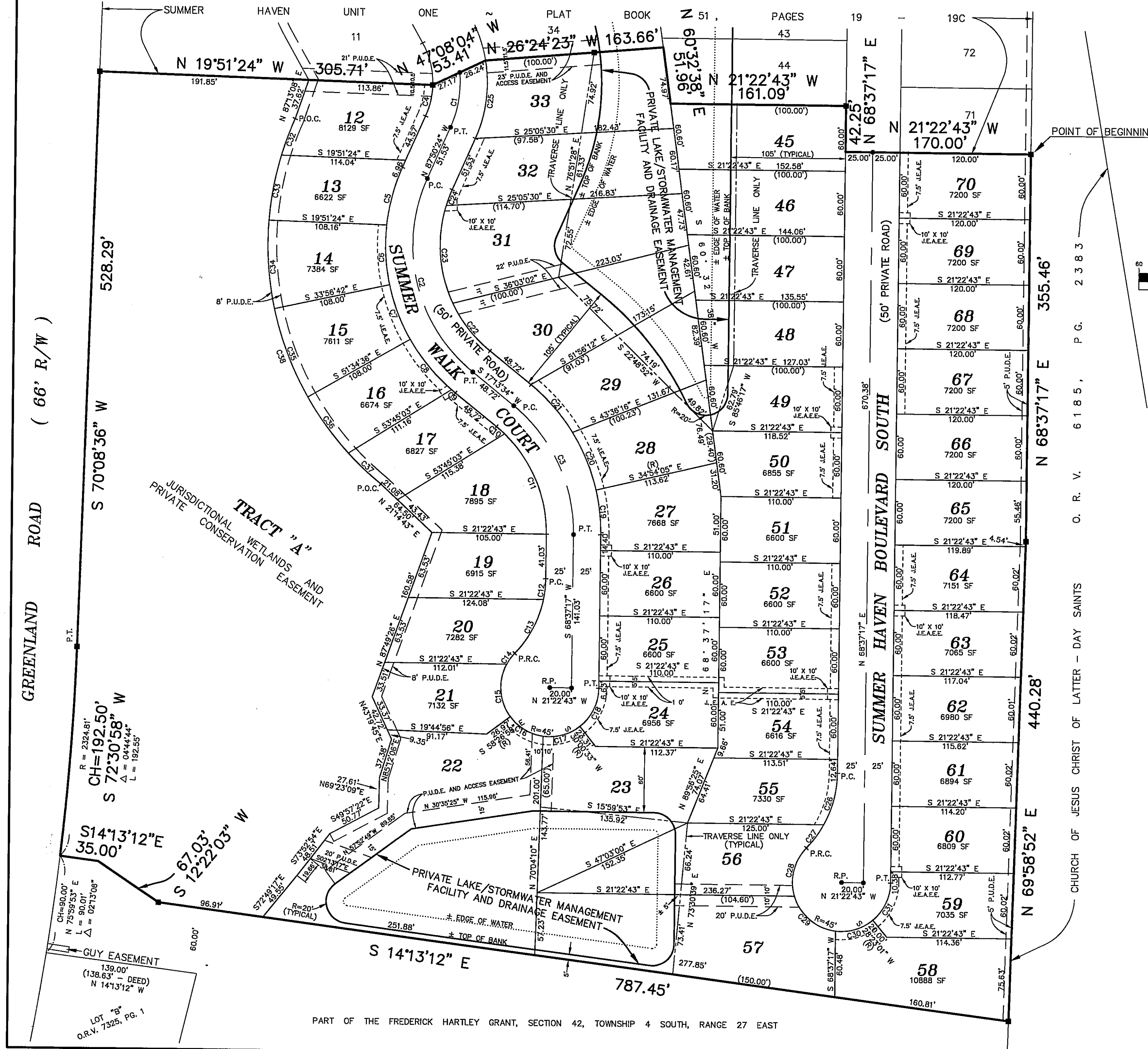
VICINITY MAP

PSD # 96-030
DEVELOPMENT # 2884.1

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

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



CURVE DATA TABLE						
CURVE	CHORD	BEARING	RADIUS	DELTA	LENGTH	TANGENT
C1	50.91	S 77°24'42" W	100.00	29°29'47"	51.48	26.32
C2	182.48	S 54°41'35" W	150.00	74°58'02"	196.18	114.96
C3	130.09	S 42°55'28" W	150.00	51°23'44"	134.55	72.18
C4	29.20	S 80°56'10" W	75.00	22°28'52"	29.38	14.88
C5	54.98	S 83°07'34" W	175.00	18°04'03"	55.18	27.82
C6	54.88	S 65°04'26" W	175.00	18°02'15"	55.08	27.78
C7	53.64	S 47°14'21" W	175.00	17°37'54"	53.85	27.14
C8	59.77	S 28°35'23" W	175.00	19°40'01"	60.07	30.33
C9	4.67	S 17°59'28" W	175.00	01°31'49"	4.67	2.34
C10	9.93	S 19°30'07" W	125.00	04°33'06"	9.93	4.97
C11	99.37	S 45°11'59" W	125.00	46°50'38"	102.20	54.15
C12	19.06	S 74°05'22" W	100.00	10°56'09"	19.09	9.57
C13	56.25	N 84°06'53" W	100.00	32°40'01"	57.01	29.31
C14	12.33	N 75°38'49" W	45.00	15°44'34"	12.36	6.22
C15	48.31	S 64°00'58" W	45.00	64°55'51"	51.00	25.63
C16	35.00	S 08°39'55" W	45.00	45°46'15"	35.95	19.00
C17	35.00	S 37°08'20" E	45.00	45°46'15"	35.95	19.00
C18	39.02	S 85°41'05" E	45.00	51°23'16"	40.36	21.65
C19	41.21	N 61°51'36" E	175.00	13°31'22"	41.30	20.75
C20	56.98	N 45°43'47" E	175.00	18°44'17"	57.23	28.87
C21	58.17	N 26°47'36" E	175.00	19°08'05"	58.44	29.50
C22	55.44	N 30°02'18" E	125.00	25°37'28"	55.90	28.43
C23	90.00	N 63°57'03" E	125.00	42°12'01"	92.07	48.23
C24	15.50	N 88°36'20" E	125.00	07°06'32"	15.51	7.78
C25	72.20	N 75°22'25" E	125.00	33°34'22"	73.24	37.71
C26	48.84	S 82°45'25" W	100.00	28°18'15"	49.34	25.18
C27	26.68	N 75°26'30" W	100.00	15°19'55"	26.76	13.48
C28	45.60	S 81°47'05" W	45.00	60°52'45"	47.81	26.44
C29	49.24	S 18°10'23" W	45.00	66°20'40"	52.11	29.42
C30	35.61	S 38°18'28" E	45.00	48°37'02"	36.61	19.39
C31	37.87	S 86°29'51" E	45.00	49°45'43"	39.08	20.87
C32	35.87	S 89°31'36" W	283.00	07°18'00"	35.89	17.97
C33	60.68	S 78°44'20" W	283.00	12°18'53"	60.80	30.52
C34	81.38	S 64°19'11" W	283.00	16°31'45"	81.64	41.11
C35	86.75	S 47°14'21" W	283.00	17°37'54"	87.09	43.89
C36	63.51	S 31°58'49" W	283.00	12°53'10"	63.65	31.96
C37	41.01	S 21°22'54" W	283.00	08°18'40"	41.05	20.58
C38	344.30	S 54°41'35" W	283.00	74°58'02"	370.12	216.89

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

PSD # 96-030
DEVELOPMENT # 2884

PREPARED BY:
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PROFESSIONAL LAND SURVEYORS
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PHONE: 904-396-2623