

# Villages of Summer Lakes

A REPLAT OF A PORTION OF TRACT "E", AS SHOWN ON THE PLAT OF JOHN B. UEBELHOER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF LOT 3, BLOCK 24, AS SHOWN ON THE PLAT OF SOUTHSIDE ESTATES UNIT 8, AS RECORDED IN PLAT BOOK 19, PAGES 29, 29A AND 29B, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK 58 PAGE 10

SHEET 1 OF 7 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

**CAPTION**  
A PORTION OF LOT 3, BLOCK 24, AS SHOWN ON THE PLAT OF SOUTHSIDE ESTATES UNIT 8, AS RECORDED IN PLAT BOOK 19, PAGES 29, 29A AND 29B INCLUSIVE, AND A PORTION OF TRACT "E", AS SHOWN ON THE PLAT OF JOHN B. UEBELHOER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 10, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 116, AS SHOWN ON THE PLAT OF HIDDEN LAKES SUBDIVISION, AS RECORDED IN PLAT BOOK 35, PAGES 88, 88A THROUGH 88C, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°48'00" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SANDUSKY AVENUE EAST (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 91.62 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE CONTINUE NORTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SANDUSKY AVENUE EAST, AND AROUND AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°33'11" WEST, 35.20 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF IVEY ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), AND THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°41'39" WEST, ALONG LAST SAID LINE, 21.21 FEET, TO THE EASTERLY BOUNDARY OF HIDDEN VILLAGE UNIT FIVE, AS RECORDED IN PLAT BOOK 39, PAGES 37, 37A THROUGH 37B, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°18'21" WEST, ALONG LAST SAID LINE, 100.00 FEET, TO THE NORTHERLY BOUNDARY OF SAID HIDDEN VILLAGE UNIT FIVE; THENCE SOUTHWESTERLY AND NORTHWESTERLY, ALONG SAID NORTHERLY BOUNDARY, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 89°41'39" WEST, 34.04 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 2: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 286.00 FEET, AN ARC DISTANCE OF 142.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°02'36" WEST, 140.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 61°48'51" WEST, 205.47 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 4: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 116.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°58'36" WEST, 116.56 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5384, PAGE 0018, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 07°02'15" WEST, ALONG LAST SAID LINE, 83.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 82°24'37" WEST, 44.91 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 385.00 FEET, AN ARC DISTANCE OF 550.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°28'14" WEST, 504.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°31'52" WEST, 17.64 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 11223, PAGE 2147 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°02'41" WEST, ALONG LAST SAID LINE, 624.02 FEET; THENCE NORTH 00°31'52" WEST, 5.00 FEET; THENCE SOUTH 89°02'41" WEST, 5.00 FEET TO SAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 11223, PAGE 2147; THENCE SOUTH 89°02'41" WEST, 100.00 FEET TO THE EASTERLY BOUNDARY OF HIDDEN VALLEY, AS RECORDED IN PLAT BOOK 59, PAGES 24, 24A THROUGH 24C, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, ALSO BEING THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 9564, PAGE 868 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°31'52" WEST, ALONG LAST SAID LINE, AND ALONG THE NORTHERLY PROLONGATION OF SAID EASTERLY BOUNDARY OF HIDDEN VALLEY, ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 7519, PAGE 1222 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 905.18 FEET TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 9564, PAGE 868; THENCE NORTHEASTERLY, NORTHWESTERLY, AND SOUTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID LANDS, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO. 1: NORTH 89°28'08" EAST, 40.00 FEET; COURSE NO. 2: NORTH 00°31'52" WEST, 231.18 FEET; COURSE NO. 3: SOUTH 65°05'22" EAST, 412.26 FEET; COURSE NO. 4: SOUTH 85°19'22" EAST, 590.40 FEET TO THE AFORESAID WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5384, PAGE 0018; THENCE SOUTH 07°02'15" EAST, 903.32 FEET TO THE AFORESAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 11223, PAGE 2147; THENCE SOUTH 89°02'41" WEST, 268.60 FEET; THENCE SOUTH 00°31'52" EAST, 16.65 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 315.00 FEET, AN ARC DISTANCE OF 450.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°28'14" EAST, 412.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND A LINE HEREINAFTER REFERRED TO AS COURSE "A"; THENCE SOUTH 82°24'37" EAST, ALONG LAST SAID LINE, 338.43 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY, SAID CURVE HEREINAFTER REFERRED TO AS COURSE "B"; THENCE EASTERLY, ALONG LAST SAID LINE, AND AROUND AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 505.00 FEET, AN ARC DISTANCE OF 68.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°19'03" EAST, 68.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND A LINE HEREINAFTER REFERRED TO AS COURSE "C"; THENCE NORTH 89°46'31" EAST, ALONG LAST SAID LINE, 311.04 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 3, BLOCK 24, SOUTHSIDE ESTATES UNIT 8; THENCE NORTH 85°42'15" EAST, 226.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHSIDE BOULEVARD (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00°25'20" EAST, ALONG LAST SAID LINE, 100.00 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 100 FEET OF SAID LOT 3; THENCE NORTH 86°41'40" WEST, 225.97 FEET TO THE AFORESAID WESTERLY BOUNDARY OF LOT 3, AS SHOWN ON THE PLAT OF SOUTHSIDE ESTATES UNIT 8, SAID POINT LYING 70.00 FEET SOUTHERLY OF AND PARALLEL TO, WHEN MEASURED AT RIGHT ANGLES TO AFORESAID COURSE "C"; THENCE SOUTH 89°46'31" WEST, ALONG LAST SAID LINE, 311.83 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY, SAID CURVE LYING 70.00 FEET SOUTHERLY OF AND CONCENTRIC TO AFORESAID COURSE "B"; THENCE WESTERLY, ALONG LAST SAID LINE, AND AROUND AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 575.00 FEET, AN ARC DISTANCE OF 78.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°19'03" WEST, 78.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID LINE LYING 70.00 FEET SOUTHERLY OF AND PARALLEL TO, WHEN MEASURED AT RIGHT ANGLES TO AFORESAID COURSE "A"; THENCE NORTH 82°24'37" WEST, ALONG LAST SAID LINE, 283.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.69 ACRES, MORE OR LESS.

### ADOPTION AND DEDICATION

This is to certify that Ivey Road Development, L.L.C., a company under the laws of the state of Florida, is the lawful owner of the lands described in the caption hereon known as Villages of Summer Lakes, 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, boulevards, drives, courts, walkways, unobstructed easements for drainage, utilities (except water and sewer), non-access easements, except all private easements and Tracts A, B, C and D which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, and except all JEA easements, and water and sewer, which 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 lakes/stormwater management facilities 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 lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all roads, drives, lanes and courts as noted above, hereby dedicated, together with all substances or matter which may flow or pass from roads, drives, lanes and courts; from adjacent land or from any other source of public waters into or through said lakes/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 lakes/stormwater management facilities and treatment systems shown on this plat are owned in fee simple title by the abutting owner(s), its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the owner, its successor and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.
- (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 lakes and treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/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 damaged arising from or out of any occurrence in, upon, at or from the lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act or omission of its agent, contractors, employees, servants, licensees or concessionaires within Villages of Summer Lakes. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

The undersigned Owners does hereby reserve unto itself and assigns, an easement for landscaping and construction of signs over all non-access easements, and also easements 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.

Those easements designated as 'JEA-E.E.' 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.

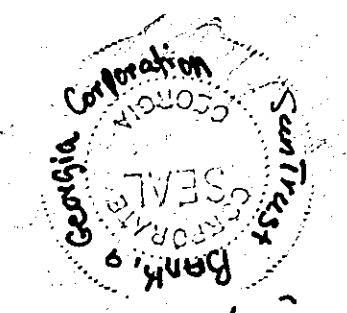
In witness thereof, Ivey Road Development, L.L.C., has caused these presents to be signed this 4th day of May 2005.

IVEY ROAD DEVELOPMENT, L.L.C.  
Witness: Beverly J. Holland  
Print Name: Beverly J. Holland  
Witness: Sarah M. Bolin  
Print Name: Sarah M. Bolin  
J.D. Collins  
President  
The Collins Group, Inc., as Manager  
of Ivey Road Development, L.L.C.

### NOTARY FOR IVEY ROAD DEVELOPMENT, L.L.C.

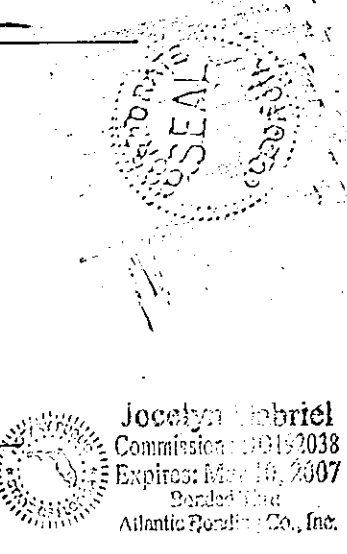
The foregoing instrument was acknowledged before me this 4th day of May 2005, A.D., by J.D. Collins, President of The Collins Group, Inc., as Manager of Ivey Road Development, L.L.C., a Company under the laws of the state of Florida, on behalf of the company. He is personally known to me and did not take an oath.

Beverly J. Holland  
Notary Public  
State of Florida at Large  
My Commission Expires: 4-16-09  
Serial No. DD417994  
Print Name: Beverly J. Holland



SUNTRUST BANK, A GEORGIA CORPORATION  
Witness: Michelle Diaz  
Print Name: Michelle Diaz  
Witness: Mark D. Kopelka  
Print Name: MARK D. KOPELKA  
Mark D. Kopelka  
First Vice President

NOTARY FOR SUNTRUST BANK, A GEORGIA CORPORATION  
The foregoing instrument was acknowledged before me this 5th day of MAY 2005 A.D., by Mark D. Kopelka, First Vice President of SunTrust Bank, He is personally known to me and did not take an oath.  
Joeylyn Gabriel  
Notary Public  
State of Florida at Large  
My Commission Expires: MAY 10 2007  
Serial No. DD192028  
Print Name: JOEYLYN GABRIEL



### CLERK'S CERTIFICATION 2005190455

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 58, Pages 19, 11, 12, 13, 14, 15, 16 of the Public Records of Duval County, Florida.  
Signed this 2nd day of MAY A.D., 2005.  
Jim Fuller By: Janet Marshall  
JIM FULLER Deputy Clerk  
Clerk of Circuit Court

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 11th DAY OF May 2005.  
Glenn E. McGregor  
GLENN E. MCGREGOR, P.L.S.  
PROFESSIONAL LAND SURVEYOR NUMBER 4252

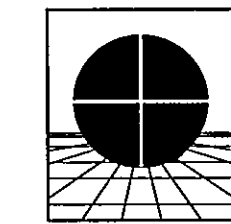
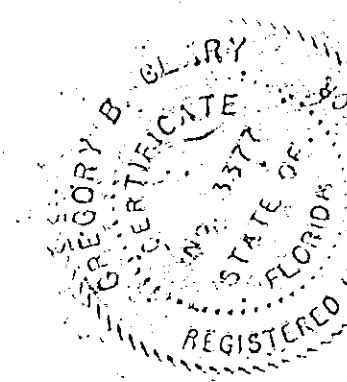
### APPROVED FOR THE RECORD

This is to certify that the above plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, of the Ordinance Code.  
By: Alan Ray Mosley 5/24/05  
Director of Public Works Date

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE.  
SIGNED THE 2 DAY OF MAY A.D., 2005.

Gregory B. Clary  
GREGORY B. CLARY  
REGISTERED LAND SURVEYOR NO. 3377

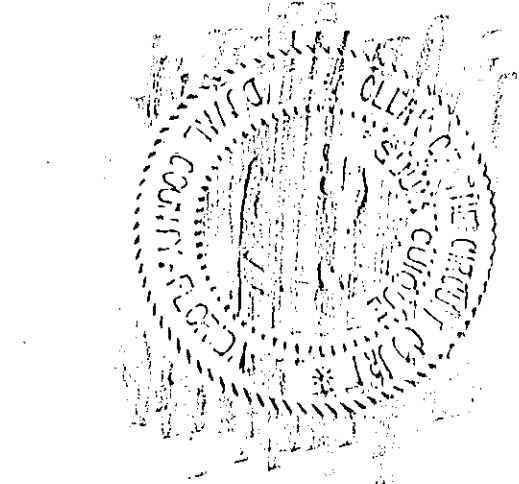


PREPARED BY:  
**CLARY & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
L.E. 3731  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257

CLARY 690-260-2703

APT NO. : 2002-017  
CITY DEVELOPMENT NO. : 4743

Approved 5/12/2005  
at the  
Approved 5/20/05  
at the



REVIEWS  
OFFICE: mms  
FIELD: RSC  
CHECKED BY  
CLOSURES/DATA: mms  
COVER SHEET: mms  
PRMS: RSC

# Villages of Summer Lakes

A REPLAT OF A PORTION OF TRACT "E", AS SHOWN ON THE PLAT OF JOHN B. UEBELHOER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF LOT 3, BLOCK 24, AS SHOWN ON THE PLAT OF SOUTHSIDE ESTATES UNIT 8, AS RECORDED IN PLAT BOOK 19, PAGES 29, 29A AND 29B, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK 58 PAGE 11

SHEET 2 OF 7 SHEETS  
274 LOTS IN THIS UNIT

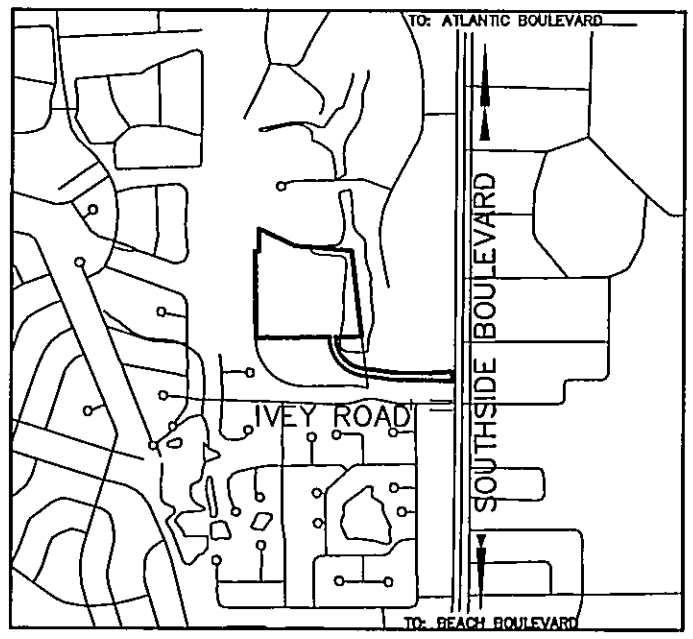
## General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY BOUNDARY OF HIDDEN VALLEY AS S00°31'52"E, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- N 2171111.928 E 477704.459 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983/1990 NGS ADJUSTMENT.
- 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 0227E, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE 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 AND DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- 'JEA-E.E.' 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 THE 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.
- THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT. THE LIMITS ARE FROM TOP OF BANK TO TOP OF BANK OF EACH STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

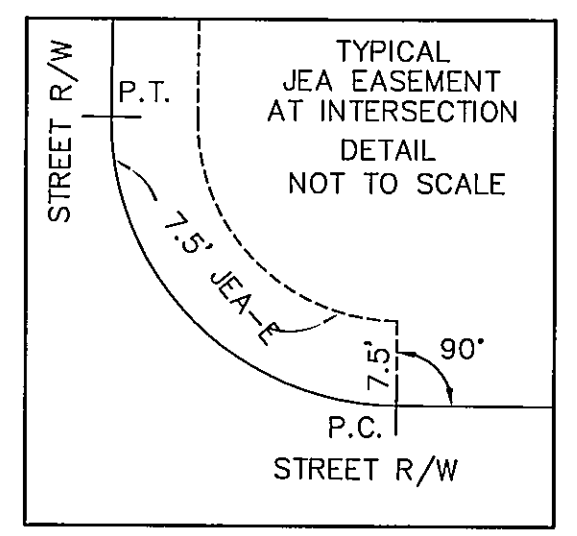
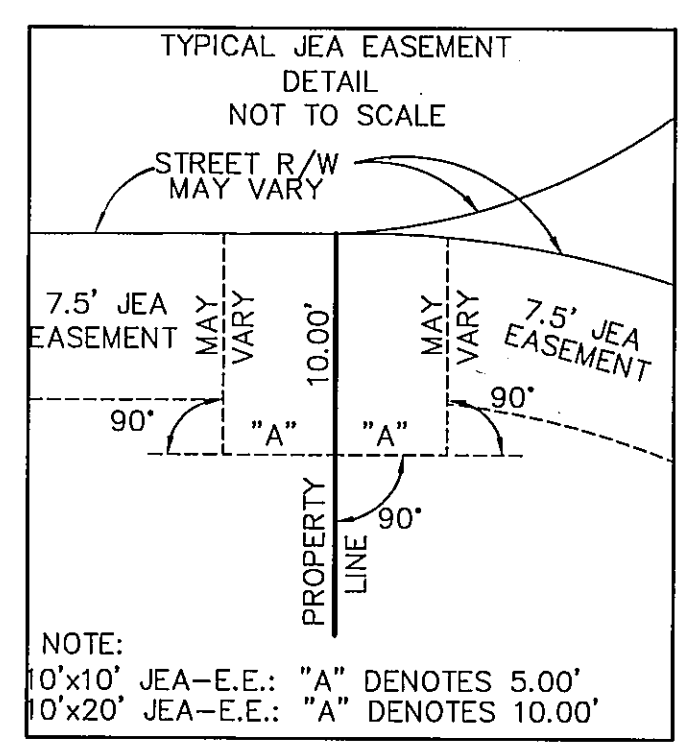
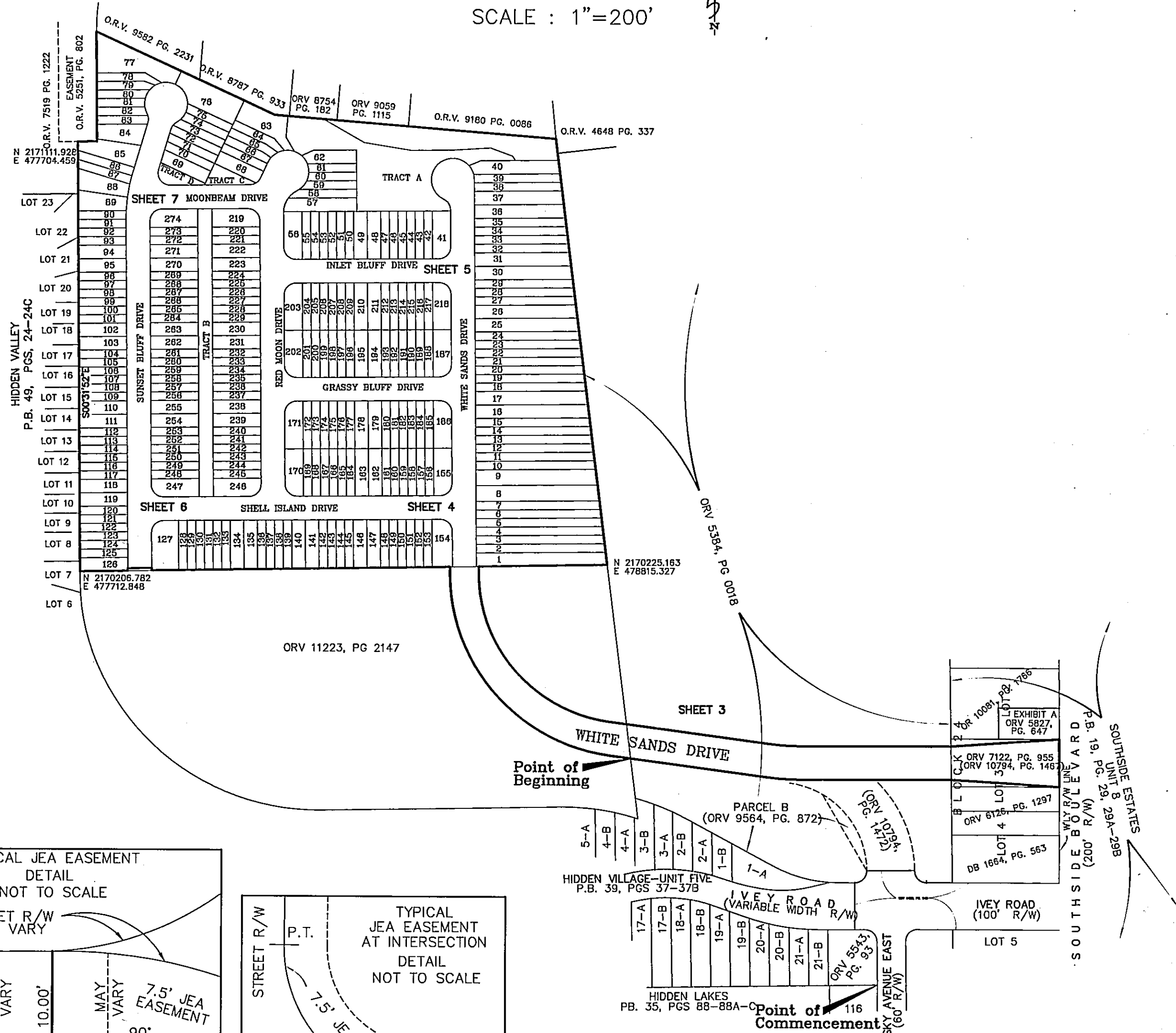
### LEGEND

R\W = RIGHT-OF-WAY	U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
PC = POINT OF CURVATURE	U.A.D.E. = UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
PT = POINT OF TANGENCY	U.A.E. = UNOBSTRUCTED ACCESS EASEMENT
RP = RADIUS POINT	P.D.E. = PRIVATE DRAINAGE EASEMENT
A = ARC LENGTH	P.U.D.E. = PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
R = RADIUS	UUE = UNOBSTRUCTED UTILITY EASEMENT
CH = CHORD	UE = UTILITY EASEMENT
Δ = DELTA	
O.R. = OFFICIAL RECORDS	S.M.F. & D.E. = STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT
ORV = OFFICIAL RECORDS VOLUME	A.T.B. = APPROXIMATE TOP OF BANK
PB = PLAT BOOK	(TLO) = TRAVERSE LINE ONLY
PG(S) = PAGE(S)	JEA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
C4 = TABULATED CURVE DATA	JEA-E.E. = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
L4 = TABULATED LINE DATA	℄ = CENTERLINE
○ = PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731	
□ = 4" x 4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731	

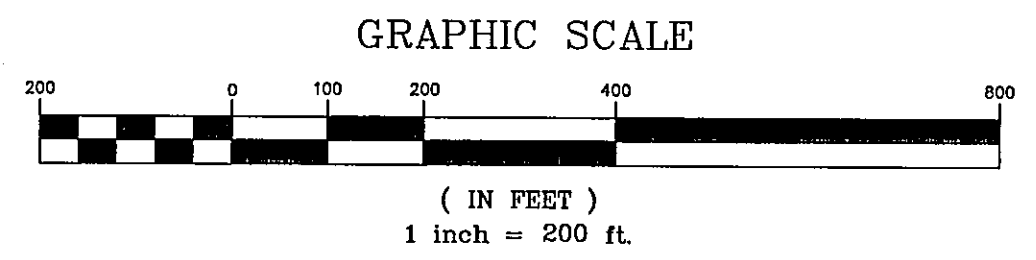
VICINITY MAP  
NOT TO SCALE



KEY MAP  
SCALE : 1"=200'



NOTE:  
10'x10' JEA-E.E.: "A" DENOTES 5.00'  
10'x20' JEA-E.E.: "A" DENOTES 10.00'



APT NO. : 2002-017  
CITY DEVELOPMENT NO. : 4743



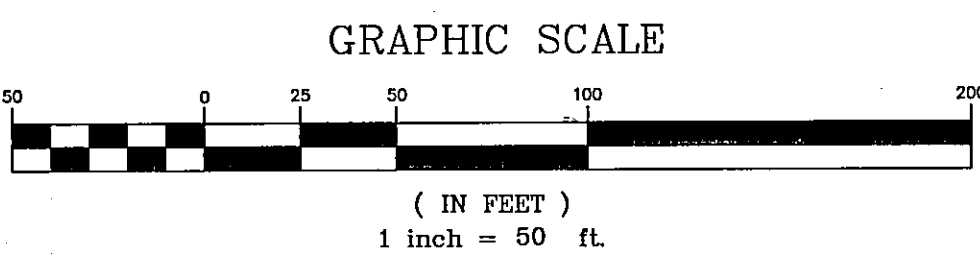
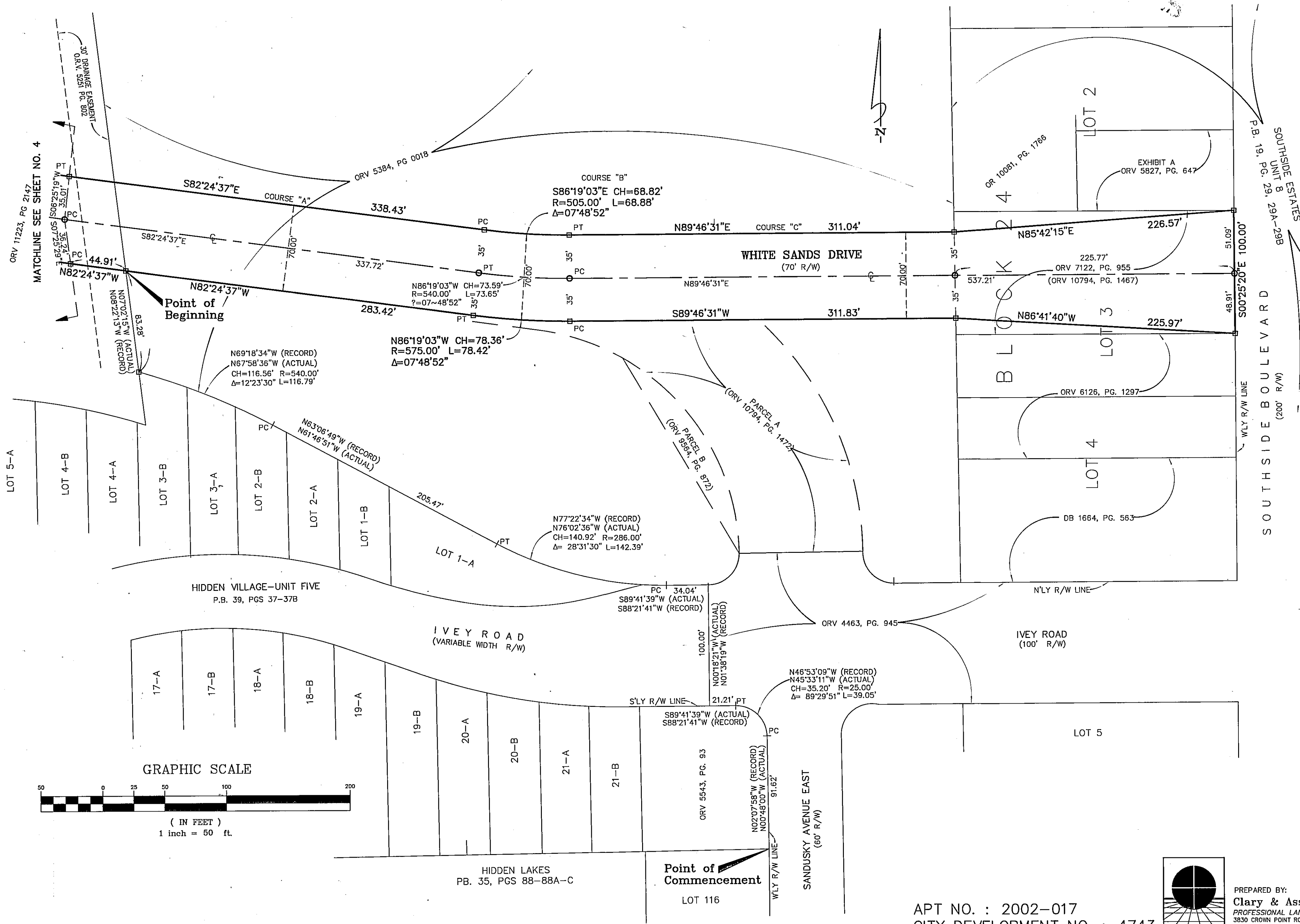
PREPARED BY:  
**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703

# Villages of Summer Lakes

A REPLAT OF A PORTION OF TRACT "E", AS SHOWN ON THE PLAT OF JOHN B. JEBELHOER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF LOT 3, BLOCK 24, AS SHOWN ON THE PLAT OF SOUTHSIDE ESTATES UNIT 8, AS RECORDED IN PLAT BOOK 19, PAGES 29, 29A AND 29B, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK 58 PAGE 12

SHEET 3 OF 7 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



APT NO. : 2002-017  
CITY DEVELOPMENT NO. : 4743



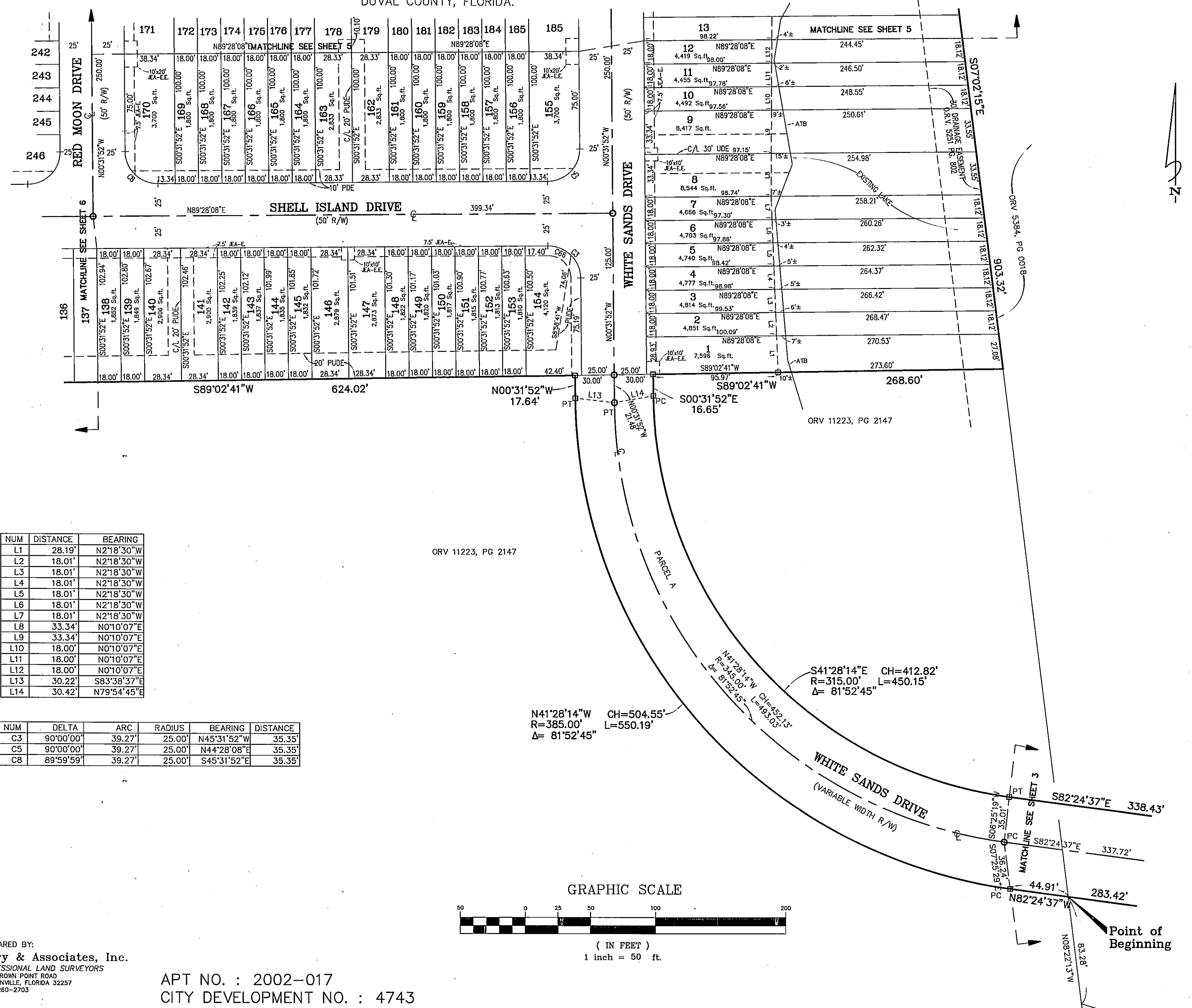
PREPARED BY:  
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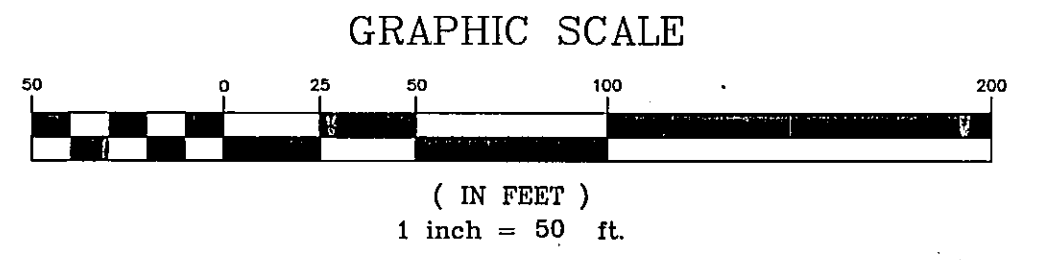
PLAT BOOK 58 PAGE 13

SHEET 4 OF 7 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



NUM	DISTANCE	BEARING
L1	28.19'	N2°18'30"W
L2	18.01'	N2°18'30"W
L3	18.01'	N2°18'30"W
L4	18.01'	N2°18'30"W
L5	18.01'	N2°18'30"W
L6	18.01'	N2°18'30"W
L7	18.01'	N2°18'30"W
L8	33.34'	N0°10'07"E
L9	33.34'	N0°10'07"E
L10	18.00'	N0°10'07"E
L11	18.00'	N0°10'07"E
L12	18.00'	N0°10'07"E
L13	30.22'	S83°38'37"E
L14	30.42'	N78°54'45"E

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C3	90°00'00"	39.27'	25.00'	N45°31'52"W	35.35'
C5	90°00'00"	39.27'	25.00'	N44°28'08"E	35.35'
C8	89°59'59"	39.27'	25.00'	S45°31'52"E	35.35'



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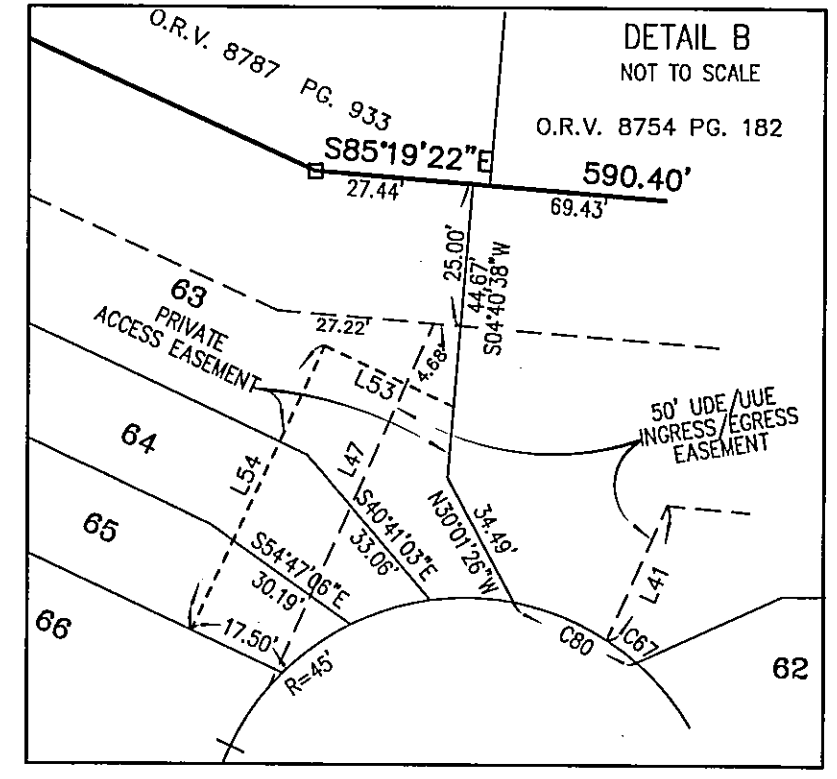
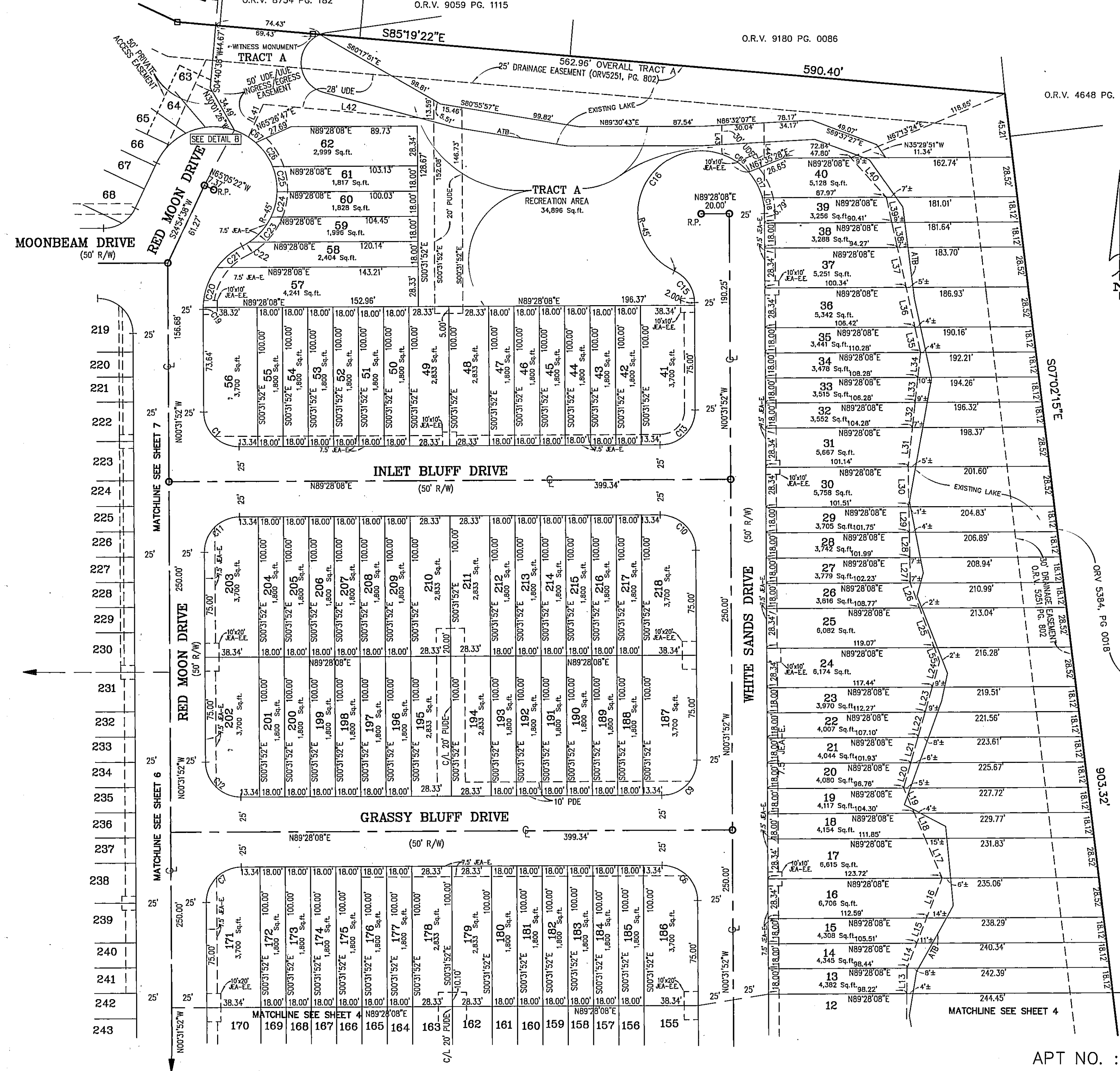
# Villages of Summer Lakes Unit One

A REPLAT OF A PORTION OF TRACT "E", AS SHOWN ON THE PLAT OF JOHN B. UEBELHOER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF LOT 3, BLOCK 24, AS SHOWN ON THE PLAT OF SOUTHSIDE ESTATES UNIT 8, AS RECORDED IN PLAT BOOK 19, PAGES 29, 29A AND 29B, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF O.R.V. 8754 PG. 182 O.R.V. 9059 PG. 1115 O.R.V. 9180 PG. 0086 O.R.V. 4648 PG. 337

## PLAT BOOK 58 PAGE 14

SHEET 5 OF 7 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

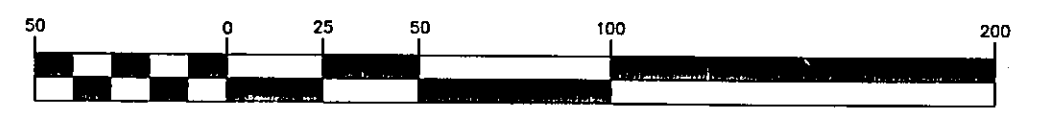
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	8°24'56"	44.06'	300.00'	S3°40'36"W	44.02'
C6	89°59'59"	39.27'	25.00'	N45°31'52"W	35.35'
C7	90°00'00"	39.27'	25.00'	S44°28'08"E	35.35'
C9	89°59'59"	39.27'	25.00'	N44°28'08"E	35.35'
C10	89°59'59"	39.27'	25.00'	N45°31'52"W	35.35'
C11	89°59'59"	39.27'	25.00'	S44°28'08"E	35.35'
C12	89°59'59"	39.27'	25.00'	S45°31'52"E	35.35'
C13	90°00'00"	39.27'	25.00'	N44°28'08"E	35.35'
C15	64°37'23"	28.20'	25.00'	N32°50'33"W	26.73'
C16	203°28'16"	159.81'	45.00'	S36°34'54"W	88.12'
C17	26°43'30"	20.99'	45.00'	N28°19'14"W	20.80'
C18	14°25'37"	11.33'	45.00'	N7°44'40"W	11.30'
C19	1°33'24"	1.36'	50.00'	S0°14'51"W	1.36'
C20	34°52'04"	30.43'	50.00'	S18°27'35"W	29.96'
C21	27°19'08"	23.84'	50.00'	S49°33'12"W	23.61'
C22	7°16'40"	5.72'	45.00'	N59°34'26"E	5.71'
C23	30°46'20"	24.17'	45.00'	N40°32'56"E	23.88'
C24	23°46'13"	18.67'	45.00'	N13°16'38"E	18.54'
C25	23°25'10"	18.39'	45.00'	N10°19'04"W	18.27'
C26	26°43'30"	20.99'	45.00'	N35°23'24"W	20.80'
C67	8°19'26"	6.54'	45.00'	N52°54'52"W	6.53'
C68	29°22'36"	23.07'	45.00'	N56°22'18"W	22.82'
C79	18°32'34"	14.56'	45.00'	N88°39'44"W	14.50'
C80	22°27'22"	17.64'	45.00'	N59°58'50"W	17.52'



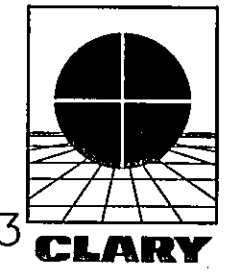
NUM	DISTANCE	BEARING
L13	18.00'	N0°10'07"E
L14	19.34'	N20°55'41"E
L15	19.34'	N20°55'41"E
L16	30.45'	N20°55'41"W
L17	30.72'	N23°16'26"W
L18	19.52'	N23°16'26"W
L19	19.52'	N23°16'26"W
L20	18.73'	N15°29'41"E
L21	18.73'	N15°29'41"E
L22	18.73'	N15°29'41"E
L23	18.73'	N15°29'41"E
L24	19.08'	N15°29'41"E
L25	40.79'	N20°30'23"W
L26	19.15'	N20°30'23"W
L27	18.00'	N1°17'23"W
L28	18.00'	N1°17'23"W
L29	18.00'	N1°17'23"W
L30	28.34'	N1°17'23"W
L31	28.51'	N5°48'12"E

NUM	DISTANCE	BEARING
L32	18.11'	N5°48'12"E
L33	18.11'	N5°48'12"E
L34	18.11'	N5°48'12"E
L35	18.41'	N12°37'41"W
L36	28.98'	N12°37'41"W
L37	28.98'	N12°37'41"W
L38	18.41'	N12°37'41"W
L39	18.41'	N12°37'41"W
L40	37.88'	N42°08'58"W
L41	25.49'	N24°08'55"E
L42	20.64'	N0°31'52"W
L44	64.60'	N0°31'52"W
L47	69.16'	N24°08'55"E
L53	37.08'	S64°59'09"E
L54	54.33'	S25°00'51"W
L55	10.64'	N20°30'23"W

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

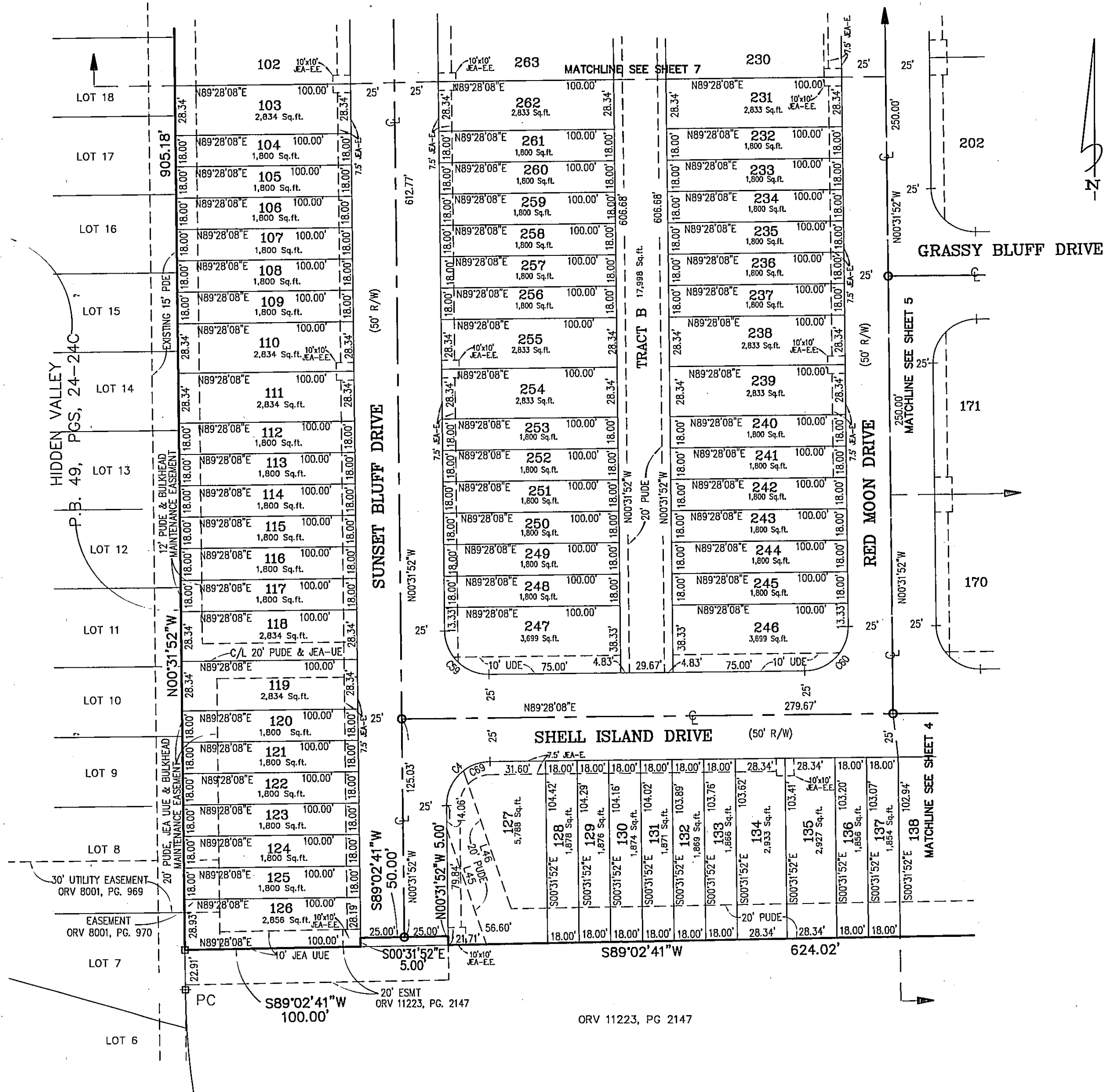


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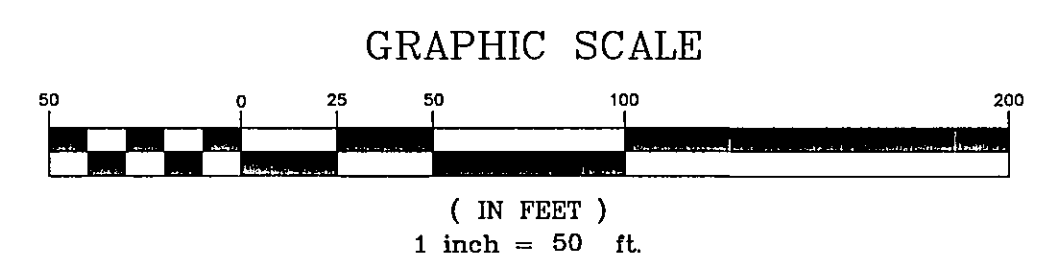
APT NO. : 2002-017  
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# Villages of Summer Lakes

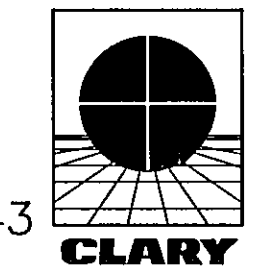
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NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C4	90°00'00"	39.27'	25.00'	S44°28'08"W	35.35'
C59	89°59'59"	39.27'	25.00'	S45°31'52"E	35.35'
C60	89°59'59"	39.27'	25.00'	N44°28'08"E	35.35'
C69	37°19'39"	16.29'	25.00'	S70°48'18"W	16.00'



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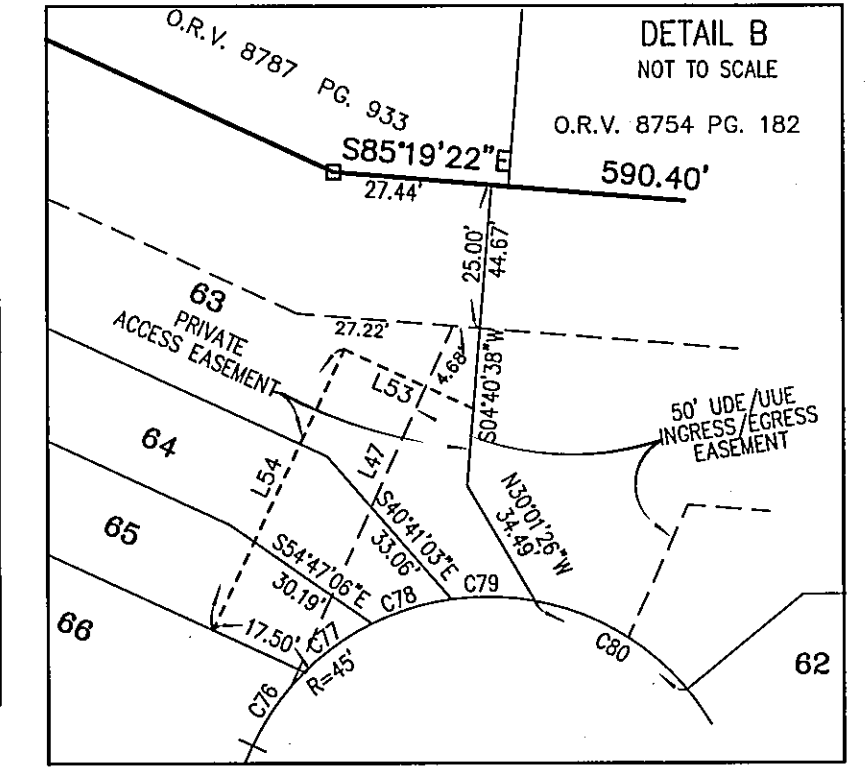
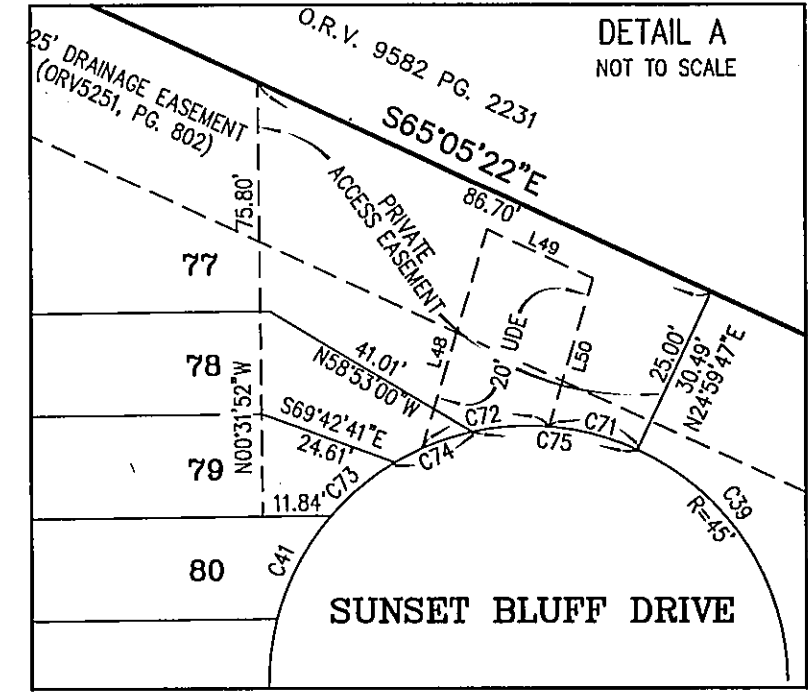
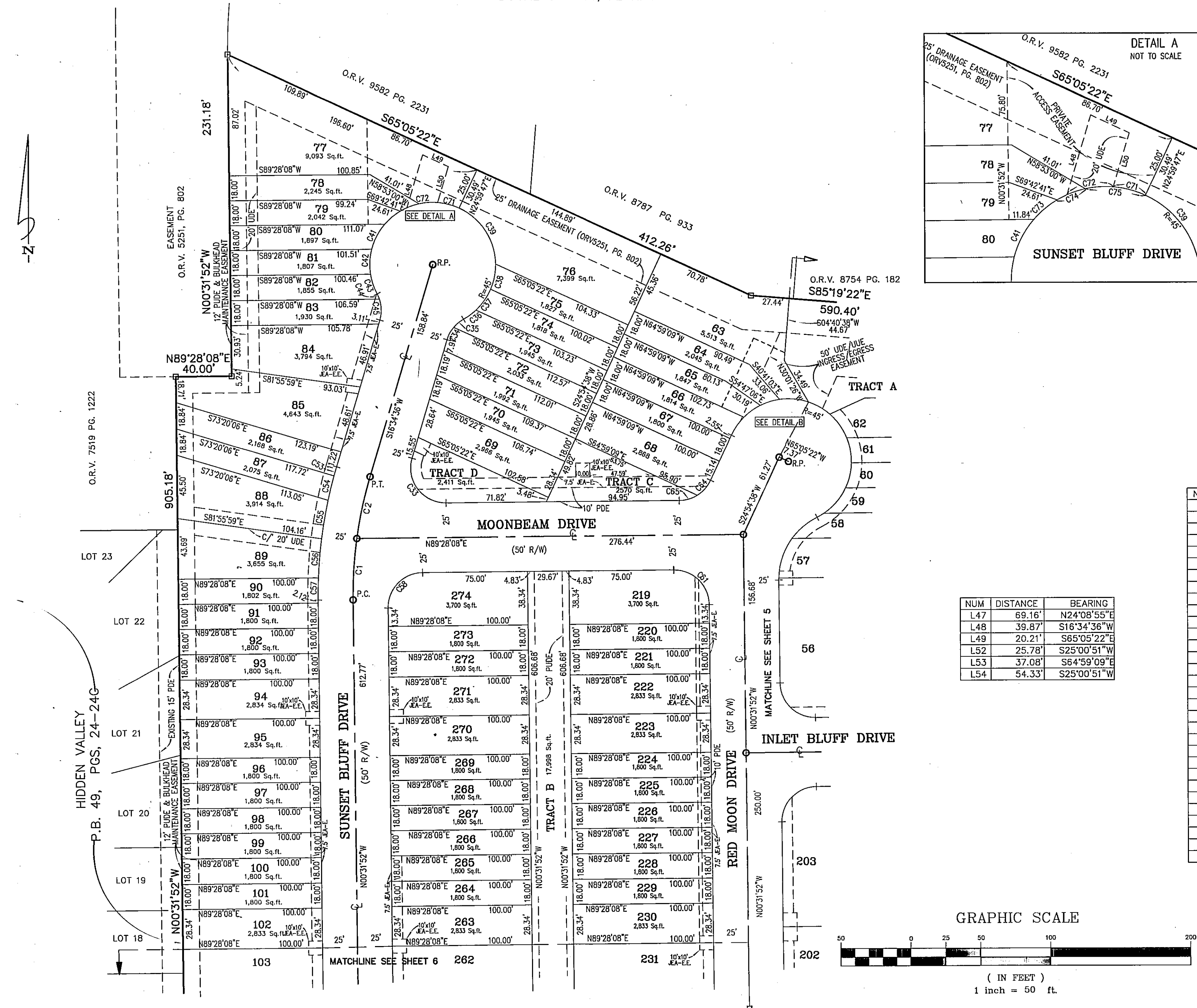


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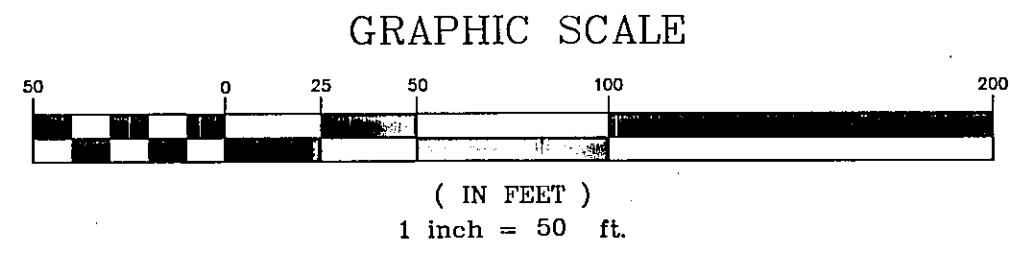
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SHEET 7 OF 7 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



NUM	DISTANCE	BEARING
L47	69.16'	N24°08'55\"E
L48	39.87'	S16°34'36\"W
L49	20.21'	S65°05'22\"E
L52	25.78'	S25°00'51\"W
L53	37.08'	S64°59'09\"E
L54	54.33'	S25°00'51\"W

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C33	107°06'28\"	46.73'	25.00'	S36°58'38\"E	40.22'
C34	23°23'09\"	10.20'	25.00'	S28°16'11\"W	10.13'
C35	21°01'45\"	9.18'	25.00'	S50°28'39\"W	9.12'
C36	14°15'07\"	11.19'	45.00'	N53°51'58\"E	11.16'
C37	23°26'34\"	18.41'	45.00'	N35°01'07\"E	18.28'
C38	23°44'13\"	18.64'	45.00'	N11°25'43\"E	18.51'
C39	64°33'49\"	50.71'	45.00'	N32°43'18\"W	48.07'
C41	26°10'43\"	20.56'	45.00'	S27°26'54\"W	20.38'
C42	23°06'48\"	18.15'	45.00'	S2°48'08\"W	18.03'
C43	19°05'02\"	14.99'	45.00'	S18°17'47\"E	14.92'
C44	9°25'26\"	4.11'	25.00'	N23°07'35\"W	4.11'
C45	34°59'28\"	15.27'	25.00'	N0°55'08\"W	15.03'
C53	1°11'42\"	6.78'	325.00'	S15°58'45\"W	6.78'
C54	3°10'39\"	18.02'	325.00'	S13°47'34\"W	18.02'
C55	4°57'19\"	28.11'	325.00'	S9°43'35\"W	28.10'
C56	4°58'44\"	28.24'	325.00'	S4°45'33\"W	28.23'
C57	2°48'02\"	15.89'	325.00'	S0°52'10\"W	15.89'
C58	90°00'00\"	39.27'	25.00'	S44°28'08\"W	35.35'
C61	89°59'59\"	39.27'	25.00'	N45°31'52\"W	35.35'
C64	33°16'01\"	14.52'	25.00'	N41°32'39\"E	14.31'
C65	31°17'28\"	13.65'	25.00'	N73°49'24\"E	13.48'
C71	20°21'22\"	15.99'	45.00'	N75°10'55\"W	15.90'
C72	28°42'04\"	22.54'	45.00'	S80°17'22\"W	22.31'
C73	18°32'34\"	14.56'	45.00'	S49°48'33\"W	14.50'
C74	18°32'34\"	14.56'	45.00'	S68°21'07\"W	14.50'
C75	37°22'22\"	29.35'	45.00'	N83°41'25\"W	28.84'
C76	20°04'13\"	15.76'	45.00'	S34°56'45\"W	15.68'
C77	18°32'34\"	14.56'	45.00'	S54°15'08\"W	14.50'
C78	18°32'34\"	14.56'	45.00'	S72°47'42\"W	14.50'
C79	26°43'30\"	20.99'	45.00'	N84°34'16\"W	20.80'
C80	22°27'22\"	17.64'	45.00'	N59°58'50\"W	17.52'



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