

SUNRISE RIDGE

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 53 PAGE 26
SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

A parcel of land, being a portion of the Northeast 1/4, of the Northwest 1/4, of Section 12, Township 2 South, Range 27 East, City of Jacksonville, Duval County, Florida, said parcel being more particularly described as follows:

For a Point of Reference, Commence at the Northwest corner of the Northeast 1/4, of the Northwest 1/4, of said Section 12, run thence S 00°48'58" E., along the West line of said Northeast 1/4, of the Northwest 1/4, (also being the Westerly line of lands described in Official Records Volume 3336, page 1188 of the Current Public Records of said County), a distance of 408.10 feet, to a Found 4" x 4" Concrete Monument, at the monumented Southwest corner of lands described and recorded in Official Records Volume 5782, page 567 of said Current Public Records, and the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described, run thence N 89°34'53" E., along the monumented South line of said lands described in Official Records Volume 5782, page 567 of said Current Public Records, a distance of 325.79 feet, to a point on the Southwesterly Right of Way line of STATE ROAD No. 9-A, (A Limited Access Right of Way, as per State of Florida Department of Transportation Right of Way Map, Section No. 72002-2528); run thence, along said Southwesterly Right of Way line of STATE ROAD No. 9-A, the following two (2) courses and distances: Course No. 1: S 34°39'44" E., a distance of 194.38 feet, to the Point of Curvature, of a curve leading Southeasterly; Course No. 2: thence Southeasterly, along and around the arc of a curve, concave Northeasterly, having a radius of 2,958.79 feet, through a central angle of 6°27'29" to the left, an arc distance of 333.50 feet, to a point on the West line of the lands described and recorded in Deed Book 279, page 662 of said Current Public Records, said arc being subtended by a chord bearing and distance of S 37°53'28" E., 333.32 feet; run thence S 00°47'54" E., along the West line of said lands described in Deed Book 279, page 662, a distance of 444.83 feet, to a point on the North line of lands described and recorded in Deed Book 279, page 662; run thence S 89°45'36" W., along said North line of lands described in Deed Book 279, page 662, a distance of 635.00 feet, to a point on the West line of the Northeast 1/4, of the Northwest 1/4, of Section 12; run thence N 00°48'27" W., along said West line of the Northeast 1/4, of the Northwest 1/4, of Section 12, a distance of 868.09 feet, to the POINT OF BEGINNING.

The lands thus described contains 483,273 Square Feet or 11.09 Acres, more or less, in area.

ADOPTION AND DEDICATION

This is to certify that Sunrise Ridge Joint Venture, a Florida general partnership, owner of the lands described in the Caption hereon known as SUNRISE RIDGE, having caused the same to be surveyed and subdivided, that NationsBank, N. A., a National Banking Association, is the holder of mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All easements for utilities are hereby irrevocably dedicated to the JEA, its successors and assigns. All lanes, courts, trails, streets, easements for drainage and unobstructed easements as shown hereon are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements through and over 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 or come upon all trails, courts, lanes and streets hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from trails, courts, lands and streets, from adjacent land or from any other source of Public Waters into or through said lakes and treatments systems, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or losses 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 shown on this plat are owned in fee simple title by the abutting property owners. The City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants, animals, soil, chemicals or any other substance or thing that may even be or come within said lakes/stormwater management facilities which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting property owners;
- 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 and any other person within the area of the lands hereby platted, or of the lakes/stormwater management facilities shown on this plat, but shall have the right to modify the existence of the lakes/stormwater management facilities and that which retains it to effect adequate drainage including but not limited to, the right to remove any water level control structures or any part thereof.

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 lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act of omission of its agents, contractors, employees, servants, licensees, or concessionaires within SUNRISE RIDGE. This indemnification shall run with the land and the assigns of the owner and shall be subject to it.

The undersigned Owner(s) do 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.

Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to the 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 the 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 Sunrise Ridge Joint Venture, a Florida general partnership has caused these presents to be executed by its Board of Directors with the Corporate Seal affixed this 29th day of DECEMBER, A.D., 1999.

SUNRISE RIDGE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP

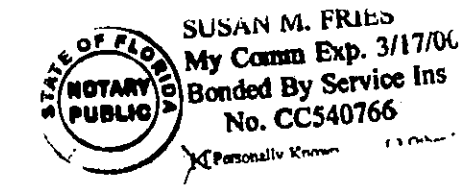
Witness: Don Borstein
DON BORSTEIN
type or print name

By: Gregory E. Matovina
Gregory E. Matovina
Managing General Partner

Witness: Joseph B. Ellis
Joseph B. Ellis
type or print name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29th day of December, A.D., 1999, by Gregory E. Matovina, Managing General Partner of Sunrise Ridge Joint Venture, a Florida general partnership, on behalf of the Partnership, who is personally known to me.



Susan M. Fries
Notary Public, State of Florida
Susan M. Fries
type or print name
My Commission Expires: 3-17-2006
My Commission Number: CC540766

NATIONS BANK, N. A.

Witness: Betty J. Johnson
Betty J. Johnson
type or print name

By: G. Ross McWilliams
G. Ross McWilliams
its Vice President

Witness: Don Borstein
DON BORSTEIN
type or print name

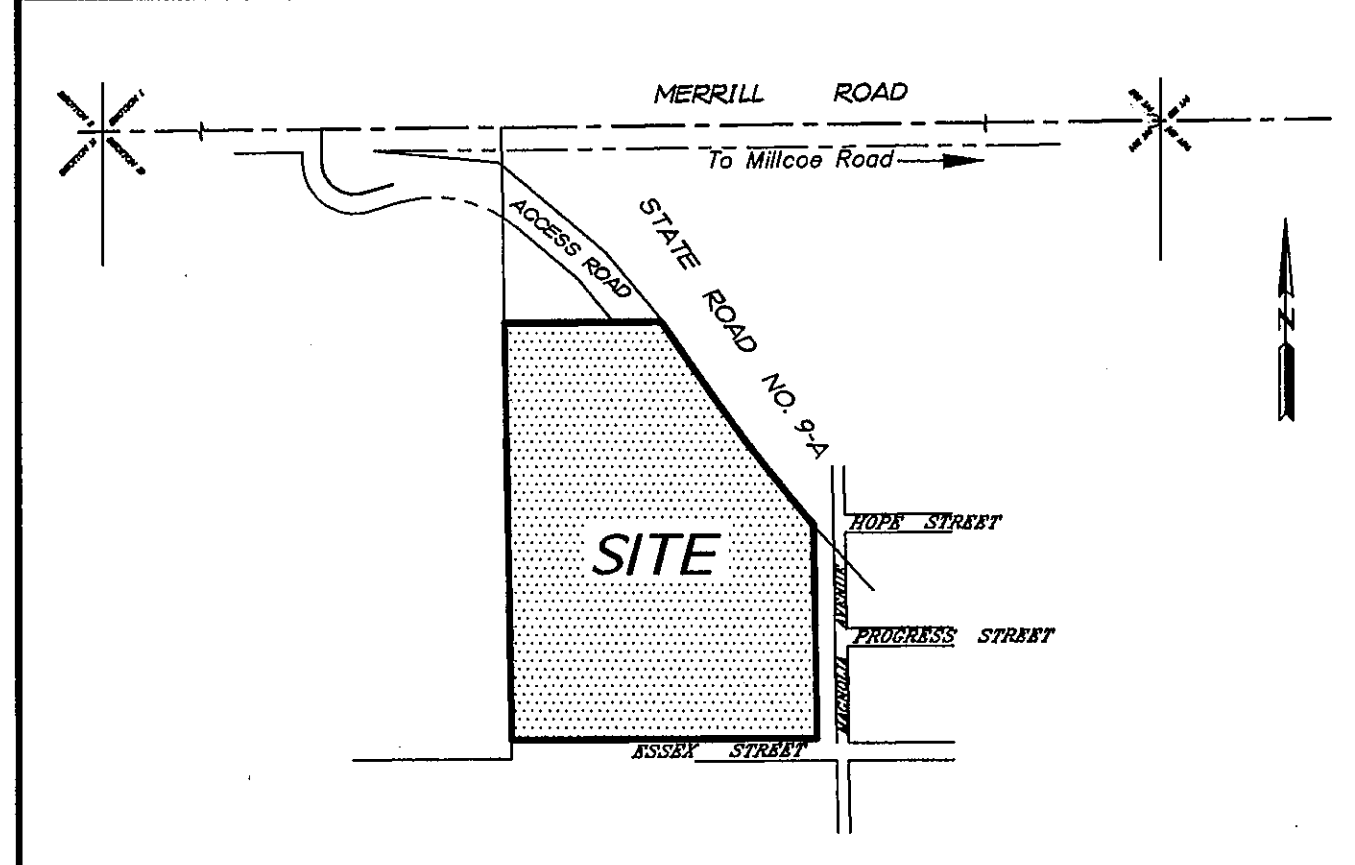
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29th day of December, A. D., 1999, by G. Ross McWilliams, Vice President of NationsBank, N. A., on behalf of the Bank, who is personally known to me.

Betty J. Johnson
Notary Public, State of Florida
type or print name
My Commission Expires: _____
My Commission Number: _____



"VICINITY MAP"
(NOT TO SCALE)



BUILDING RESTRICTION LINES :
FRONT = 20 FEET
SIDE = 5 FEET
REAR = 10 FEET

Approved 2/2/2000
Date
E. Hall
City Engineer
for Director of Public Works
Approved 2-4-00
Date
Sharon R. ...
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.

For: E. Hall
Director of Public Works
Date: 2-10-2000

CLERK'S CERTIFICATE 20000 33605

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 53, Pages 26 thru 26C of the current Public Records of Duval County, Florida, this 14th day of February, A.D., 2000.

By: Henry W. Cook
Henry Cook
Clerk of the Circuit Court

PLAT CONFORMITY REVIEW

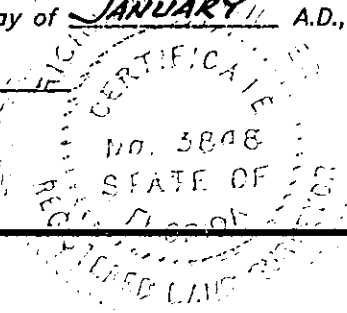
This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 2nd day of February, 2000

Glenn E. McGregor
Glenn E. McGregor, P. L. S.
Professional Land Surveyor Number 4252

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 of the requirements of the Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F. S., Chapter 61G-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 17th day of JANUARY, A.D., 2000
Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No. 3848

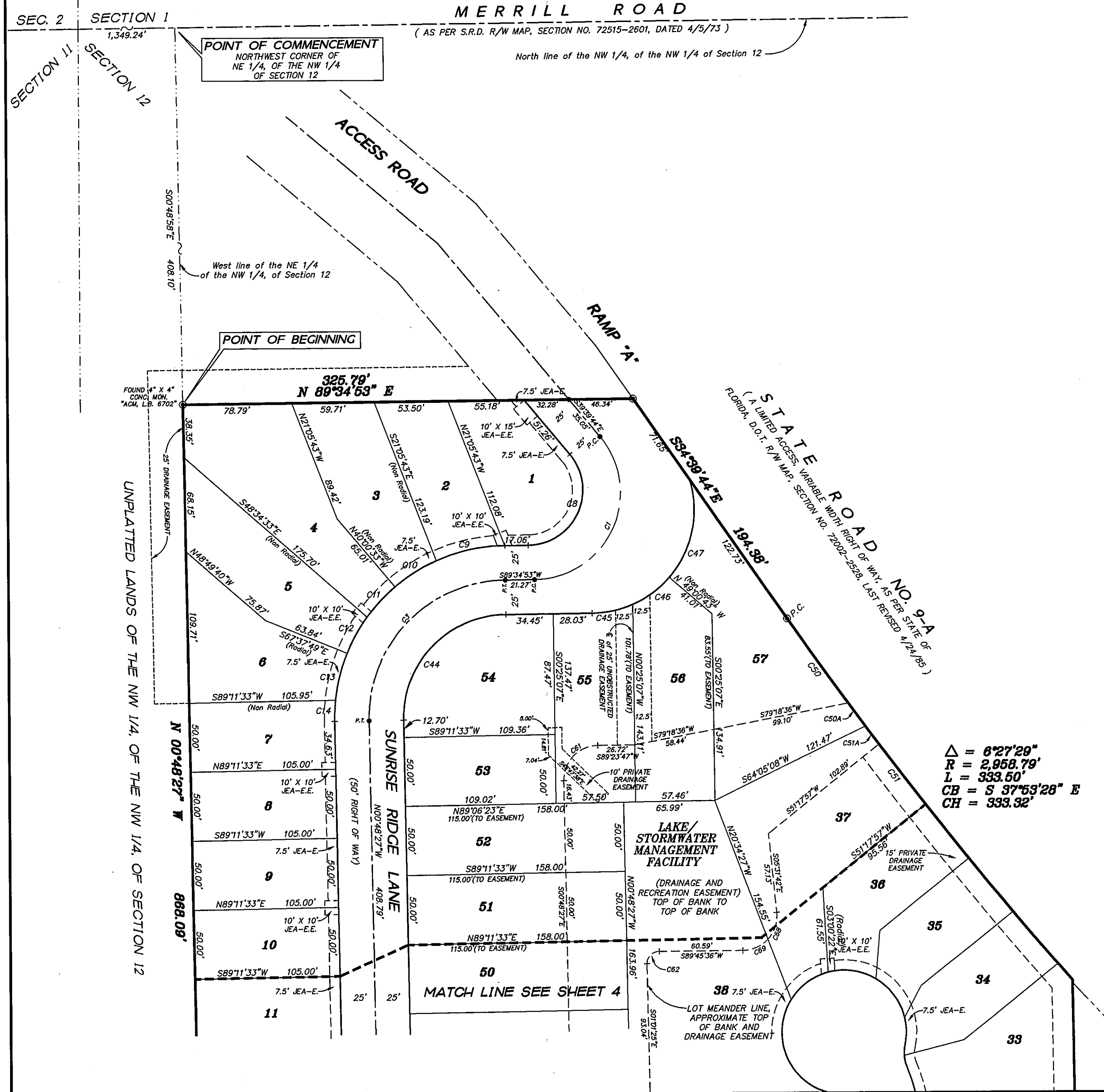


PREPARED BY:
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SUNRISE RIDGE

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 3 OF 4 SHEETS
SEE SHEET 2 FOR NOTES



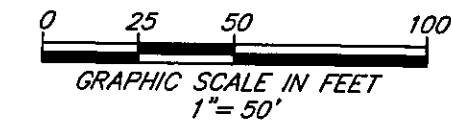
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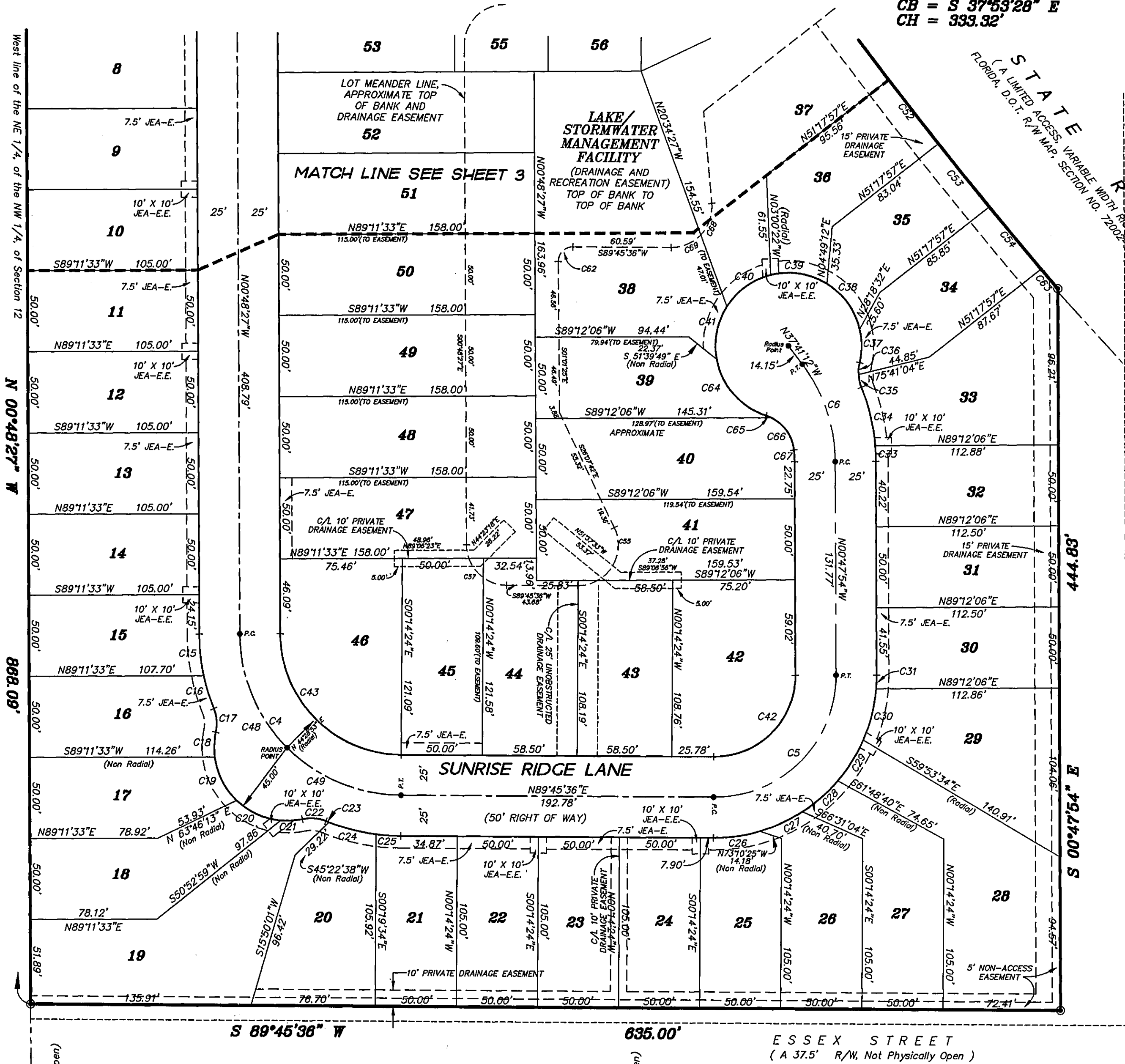
PLAT BOOK **53** PAGE **26C**

SHEET 4 OF 4 SHEETS
SEE SHEET 2 FOR NOTES

$\Delta = 6^{\circ}27'29''$
 $R = 2,958.79'$
 $L = 333.50'$
 $CB = S 37^{\circ}53'28'' E$
 $CH = 333.32'$



UNPLATTED LANDS OF THE NW 1/4, OF THE NW 1/4, OF SECTION 12



BLOCK 5

HOPE STREET
(A 37.5' R/W, Not Physically Open)

BLOCK 6

East line of Lands described in O.R. Vol. 3336,
page 1188, and Deed Book 213, page 777

TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	100.00'	156.09'	99.01'	140.72'	S45°31'25"E	89°25'57"
C5	75.00'	118.54'	75.73'	106.58'	N44°28'51"E	90°33'30"
C6	100.00'	64.38'	33.35'	63.28'	N19°14'33"W	36°53'18"
C15	125.00'	26.03'	13.06'	25.99'	S06°46'27"E	11°56'01"
C16	125.00'	21.16'	10.61'	21.13'	S17°35'26"E	09°41'57"
C17	25.00'	14.86'	7.66'	14.64'	S05°24'36"E	34°03'36"
C18	45.00'	15.26'	7.70'	15.19'	S01°54'21"W	19°25'42"
C19	45.00'	30.58'	15.91'	29.99'	S27°16'29"E	38°55'58"
C20	45.00'	30.59'	15.91'	30.00'	S66°12'45"E	38°56'33"
C21	45.00'	13.33'	6.71'	13.28'	N85°49'46"E	16°58'26"
C22	25.00'	14.86'	7.66'	14.64'	S85°37'38"E	34°03'36"
C23	125.00'	2.00'	1.00'	2.00'	S69°03'16"E	00°54'52"
C24	125.00'	30.06'	15.10'	29.99'	S76°24'03"E	13°46'52"
C25	125.00'	15.16'	7.59'	15.15'	S66°45'54"E	06°56'59"
C26	100.00'	28.95'	14.58'	28.85'	N81°28'02"E	16°35'09"
C27	100.00'	29.09'	14.65'	28.99'	N64°50'26"E	16°40'04"
C28	100.00'	28.99'	14.60'	28.89'	N48°12'07"E	16°36'54"
C29	100.00'	29.73'	14.98'	29.62'	N31°22'49"E	17°02'02"
C30	100.00'	32.83'	16.57'	32.69'	N13°27'25"E	18°48'46"
C31	100.00'	8.46'	4.23'	8.46'	N01°37'34"E	04°50'56"
C33	125.00'	9.79'	4.90'	9.79'	N03°02'32"W	04°29'17"
C34	125.00'	37.14'	18.71'	37.01'	N13°47'55"W	17°01'28"
C35	25.00'	8.03'	4.05'	7.99'	N13°06'52"W	18°23'35"
C36	25.00'	7.25'	3.65'	7.23'	N04°23'30"E	16°37'08"
C37	45.00'	20.80'	10.59'	20.61'	N00°32'18"W	26°28'44"
C38	45.00'	35.31'	18.62'	34.41'	N36°15'23"W	44°57'26"
C39	45.00'	35.95'	19.00'	35.00'	N81°37'13"W	45°46'15"
C40	45.00'	34.09'	17.91'	33.28'	S53°47'35"W	43°24'08"
C41	45.00'	34.09'	17.91'	33.28'	S10°23'27"W	43°24'08"
C42	50.00'	79.03'	50.49'	71.05'	S44°28'51"W	90°33'30"
C43	75.00'	117.07'	74.26'	105.54'	N45°31'25"E	89°25'57"
C48	100.00'	78.04'	41.33'	76.07'	S23°09'47"E	44°42'40"
C49	100.00'	78.05'	41.14'	76.09'	S67°52'46"E	44°43'17"
C52	2958.79'	50.00'	25.00'	50.00'	S38°28'52"E	00°58'06"
C53	2958.79'	50.00'	25.00'	50.00'	S39°26'58"E	00°58'06"
C54	2958.79'	50.00'	25.00'	50.00'	S40°25'04"E	00°58'07"
C55	25.00'	50.57'	39.92'	42.36'	S148°57"W	115°53'18"
C57	25.00'	39.02'	24.75'	35.18'	N45°31'25"E	89°25'57"
C62	9.00'	14.26'	9.12'	12.81'	S44°22'05"W	90°47'01"
C63	2958.79'	15.70'	7.85'	15.70'	S41°03'15"E	00°18'15"
C64	45.00'	48.24'	26.73'	45.96'	S42°01'05"E	61°24'56"
C65	25.00'	3.50'	1.75'	3.49'	S68°43'12"E	08°00'43"
C66	25.00'	25.48'	13.97'	24.40'	S35°30'38"E	58°24'25"
C67	75.00'	7.21'	3.61'	7.21'	S03°33'10"E	05°30'31"
C68	25.00'	21.07'	11.21'	20.46'	S18°37'19"W	48°18'01"
C69	25.00'	20.50'	10.87'	19.93'	S66°15'57"W	46°59'17"

Section "A" * GILMORE HEIGHTS
(Plat Book 9, page 42)

BLOCK 18

BLOCK 15

BLOCK 9

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