SYLVAN ESTATES

A REPLAT OF A PORTION OF SYLVAN BLUFF, AS RECORDED IN PLAT BOOK 16, PAGE 39 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 63 PAGE 65

SHEET 1 OF 2 SHEETS

CAPTION

A PORTION OF LOT 11, A SHOWN ON MAP OF SLYVAN BLUFF, AS RECORDED IN PLAT BOOK 16, PAGES 39 AND 39A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF SAID LOT 11; THENCE SOUTH 42° 12'04" EAST, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 11, 532.98 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SYLVAN LANE WEST, (A 30.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 47° 47' 56" EAST, ALONG SAID RIGHT-OF-WAY LINE, 165.06 FEET; THENCE NORTH 46° 16' 24" WEST, 115.00 FEET; THENCE NORTH 22° 47' 56" EAST, 210 FEET, MORE OR LESS TO THE CENTERLINE OF SANDY BRANCH; THENCE NORTHWESTERLY ALONG SAID CENTERLINE, 335 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF SAID LOT 11, THE SAME BEING INDICATED AS A BULKHEAD LINE ON SAID PLAT OF SYLVAN BLUFF; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 11, 220 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

BEGIN A PART OF LOTS 10 AND 11, SYLVAN BLUFF, AS RECORDED IN PLAT BOOK 16, PAGES 39 AND 39A, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND ALSO PART OF THE PRUDENCE PLUMMER GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 27 EAST, OF SAID DUVAL COUNTY, FLORIDA, ALL OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 10, SYLVAN BLUFF; THENCE NORTH 41° 33' 20" EAST, ALONG THE WESTERLY LINE OF SCOTT MILL ROAD, 437.78 FEET TO THE POINT OF CURVE IN SAID WESTERLY LINE OF SCOTT MILL ROAD, SAID CURVE HAVING A RADIUS OF 1105.92 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE IN THE WESTERLY LINE OF SCOTT MILL ROAD, 126.88 FEET, MORE OR LESS TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING NORTH 38° 16' EAST, 126.88 FEET FROM THE SAID POINT OF CURVE; THENCE NORTH 44° 16' 40" WEST, 390 FEET; THENCE SOUTH 45° 43' 20" WEST, 120 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A CURVE, HAVING A RADIUS OF 106 FEET TO A POINT THAT IS SOUTH 53° 51' 30" WEST, 30 FEET FROM THE LAST MENTIONED POINT; THENCE SOUTH 53° 35' 30" WEST, 149.43 FEET TO A POINT; THENC ALONG A CURVE HAVING A RADIUS OF 65 FEET TO A POINT THAT IS SOUTH 14° 16' 40" EAST, 85 FEET FROM THE LAST MENTIONED POINT; THENCE SOUTH 44° 16' 40" EAST, 373.00 FEET TO SAID WESTERLY LINE OF SCOTT MILL ROAD; THENCE SOUTH 41° 33' 20" WEST, ALONG SAID WESTERLY LINE OF SCOTT MILL ROAD, 30.08 FEET; THENCE NORTH 44° 16' 40" WEST, 375.19 FEET TO THE POINT OF CURVE OF A CURVE HAVING A RADIUS OF115 FEET; THENCE ALONG SAID CURVE HAVING A RADIUS OF 115 FEET TO A POINT THAT IS NORTH 40° 34' 40" WEST, 14.84 FEET FROM SAID POINT OF CURVE OF CURVE HAVING A RADIUS OF 115 FEET; THENCE CONTINUING ALONG SAID CURVE HAVING A RADIUS OF 115 FEET TO A POINT THAT IS NORTH 12° 28' 50" WEST, 95 FEET FROM THE LAST MENTIONED POINT; THENCE CONTINUING ALONG SAID CURVE HAVING A RADIUS OF 115 FEET TO THE POINT OF TANGENT OF SAID CURVE HAVING A RADIUS OF 115 FEET, SAID POINT OF TANGENT BEING NORTH 13° 49' 10" EAST, 7.64 FEET FROM THE LAST MENTIONED POINT; THENCE NORTH 15° 43' 20" EAST, 95.41 FEET; THENCE NORTH 64° 16' 40" WEST, 99.01 FEET; THENCE SOUTH 81° 45' 35" WEST, 33.18 FEET; THENCE SOUTH 47° 48' 10" WEST, 147.66 FEET; THENCE NORTH 42° 11' 50" WEST, 30 FEET; THENCE NORTH 47° 48' 10" EAST, 187.86 FEET; THENCE SOUTH 64° 16' 40" EAST, 169.67 FEET TO THE POINT OF CURVE OF A CURVE HAVING A RADIUS OF 76 FEET; THENCE ALONG SAID CURVE HAVING A RADIUS OF 76 FEET TO THE POINT TANGENT OF SAID CURVE HAVING A RADIUS OF 76 FEET, SAID POINT OF TANGENT BEING NORTH 80° 43' 20" EAST, 87.18 FEET FROM SAID POINT OF CURVE HAVING A RADIUS OF 76 FEET; THENCE NORTH 45° 43' 20" EAST, 135 FEET; THENCE NORTH 39° 54' 30" EAST, 303.17 FEET; THENCE NORTH 54° 04' 50" EAST, 183.50 FEET; THENCE SOUTH 65° 01' 30" EAST, 179.23 FEET TO A POINT IN SAID WESTERLY LINE OF SCOTT MILL ROAD; THENCE SOUTH 14° 51' 20" WEST, ALONG SAID WESTERLY LINE OF SCOTT MILL ROAD, 30.47 FEET; THENCE NORTH 65° 01' 30" WEST, 167.95 FEET; THENCE SOUTH 54° 04' 50" WEST, 162.64 FEET; THENCE SOUTH 39° 54' 30" WEST, 286.91 FEET; THENCE SOUTH 44° 16' 40" EAST, 385.93 FEET TO A POINT IN SAID WESTERLY LINE OF SCOTT MILL ROAD, SAID POINT IN SCOTT MILL ROAD BEING 30 FEET, MORE OR LESS, NORTHEASTERLY FROM THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF SCOTT MILL ROAD, 30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT SPH9, LLC (HEREINAFTER REFERRED TO AS THE "OWNER"), , IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS SYLVAN ESTATES, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT FAIRFIELD MORTGAGE IS THE HOLDER OF A 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 ROADS COURTS, EASEMENTS FOR DRAINAGE, EXCEPT ALL EASEMENTS FOR UTILITIES AND SEWERS WHICH ARE HEREBY DEDICATED TO JEA, SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS 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.

THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS 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 CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS OF SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE ROADWAYS. THE OWNER AND ITS SUCCESSORS AND ASSIGNS RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF JACKSONVILLE TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS ON THIS PLAT DESIGNATED AS ROADWAYS INCLUDING ALL UNOBSTRUCTED EASEMENTS FOR DRAINAGE.

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 SYSTEMS; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 1st DAY OF NOVEMBER, 2006

SPH9, LLC
A FLORIDA LIMITED LIABILITY CORPORATION

BY: _____
CURT FARBER, PRESIDENT

WITNESS: _____
Nicole LaTour
PRINT OR TYPE NAME

WITNESS: D. Toman
D. Toman
PRINT OR TYPE NAME

NOTARY FOR SPH9, LLC

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF November, A.D., 2006, BY NAME HERE, TITLE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH ON BEHALF OF THE CORPORATION.

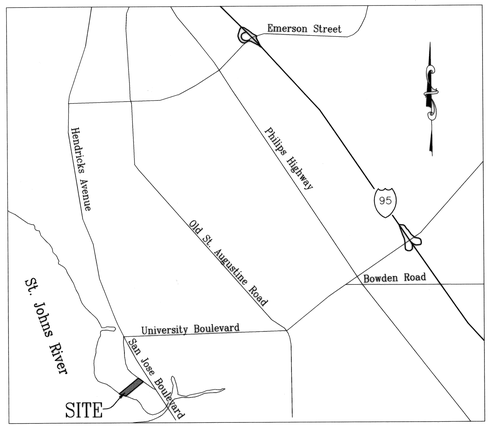
Amy L. Hillyer
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:

Notary Public State of Florida
Amy L Hillyer
My Commission DD387354
Expires 04/04/2009

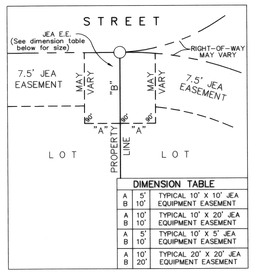
Approved 11/29/06
Date
John D. Peyton
City Engineer
for Director of Public Works
Approved 2/5/2007
Date
for General Counsel



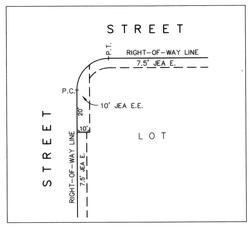


VICINITY MAP

(Not To Scale)



JEA EASEMENT DETAIL
(NOT TO SCALE)



JEA EASEMENT DETAIL
(NOT TO SCALE)

GENERAL NOTES

1. COORDINATES SHOWN HEREON BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83/90, ZONE OF FLORIDA EAST, COORDINATES ESTABLISHED USING DUVAL COUNTY GEODETIC CONTROL POINT LABELED JEA-0145.
2. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
3. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN FOREVER 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.
4. ALL BOUNDARY CORNERS ARE SET CONCRETE MONUMENTS (#3857) UNLESS OTHERWISE NOTED.
5. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" AND ZONE "AE" (EL.6) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY NUMBER 120077, PANEL NUMBER 0206, SUFFIX (E) MAP INDEX REVISED DATE: JUNE 16, 1999.
6. 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
7. 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.
8. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
9. 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.
10. JEA-E. DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY 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.

FAIRFIELD FINANCIAL SERIVCES, INC.
A FLORIDA LIMITED LIABILITY CORPORATION

BY: _____
BONNIE A. GLASS
Sr. VICE PRESIDENT

WITNESS: Timothy W Finney
Timothy W Finney
PRINT OR TYPE NAME

WITNESS: D. A. Lee Jr.
David A. Lee Jr.
PRINT OR TYPE NAME

NOTARY FOR FAIRFIELD FINANCIAL SERIVCES, INC.

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF November, A.D., 2006, BY NAME HERE, TITLE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH ON BEHALF OF THE CORPORATION.

Christie S. Fuller
NOTARY PUBLIC, STATE OF FLORIDA Georgia

MY COMMISSION EXPIRES:

CHRISTIE S. FULLER
Notary Public
STATE OF GEORGIA
My Comm. Exp. 2/28/10

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

THIS 5th DAY OF February, A.D., 2006.

_____
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 200704150

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 63, PAGES 65-66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THIS 8 DAY OF February, A.D., 2007

Jim Fuller
JIM FULLER, CLERK OF THE CIRCUIT COURT

Juan Marshall
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 21 DAY OF November, A.D., 2006.

W. Monroe Hazen
W. MONROE HAZEN, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 3398

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.), PERMANENT CONTROL POINTS (P.C.P.), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 651.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE.

CERTIFIED THIS 1st DAY OF Nov., A.D., 2006.

James B. Harrison Jr.
JAMES B. HARRISON, JR.
FLORIDA REGISTERED SURVEYOR AND MAPPER, NO. 2647
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216

STATE OF FLORIDA JAMES B. HARRISON JR. 2647 REGISTERED LAND SURVEYOR

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PSD # 2006-018 CITY DEV. # 6681

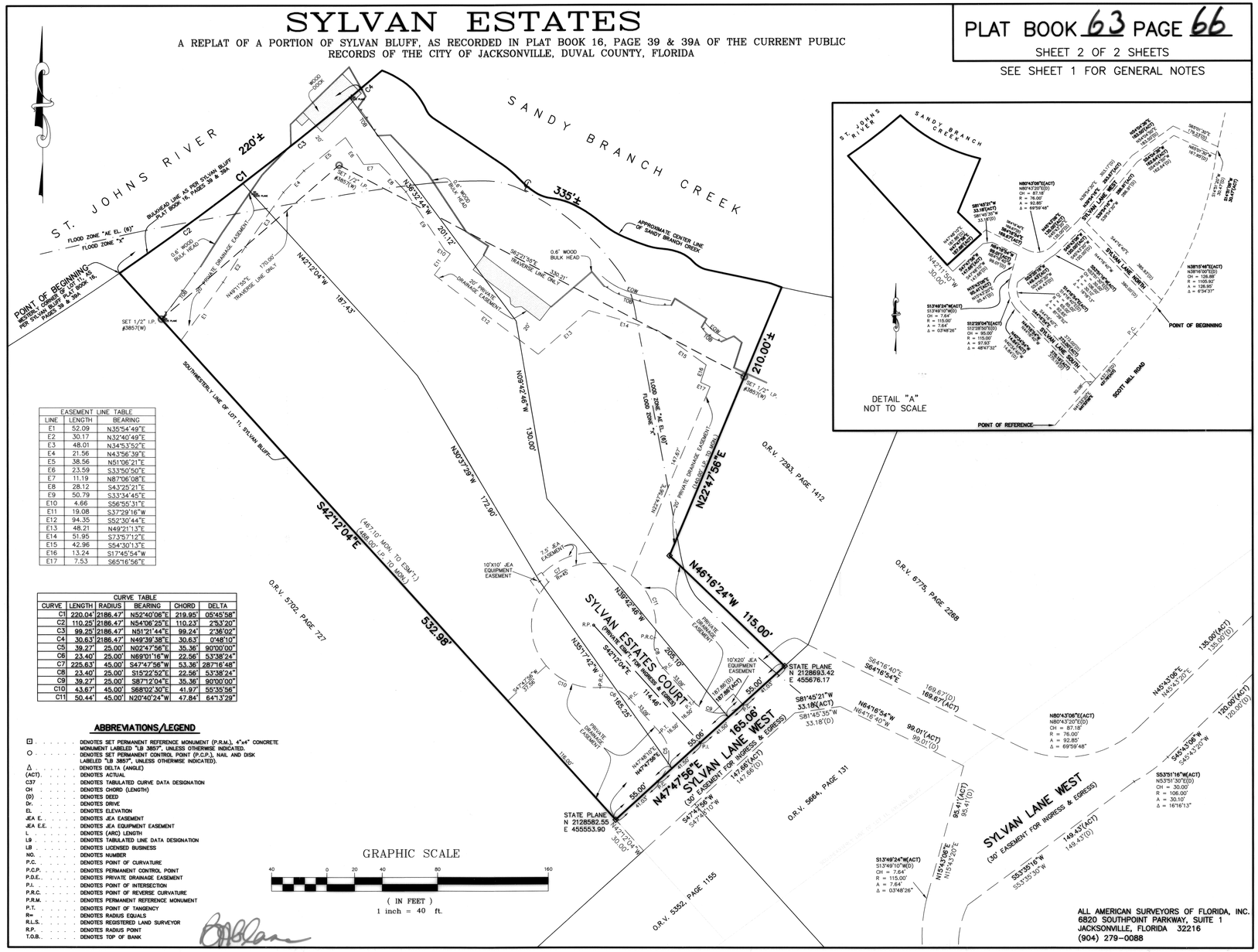
SYLVAN ESTATES

A REPLAT OF A PORTION OF SYLVAN BLUFF, AS RECORDED IN PLAT BOOK 16, PAGE 39 & 39A OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 63 PAGE 66

SHEET 2 OF 2 SHEETS

SEE SHEET 1 FOR GENERAL NOTES


ST. JOHNS RIVER
SANDY BRANCH CREEK
220'±
335'±
210.00'±
POINT OF BEGINNING
BULKHEAD LINE AS PER SYLVAN BLUFF PLAT BOOK 16, PAGES 39 & 39A
FLOOD ZONE "AE EL. (8)'
FLOOD ZONE "X"
APPROXIMATE CENTER LINE OF SANDY BRANCH CREEK
SET 1/2" I.P. #3857(W)
N42°12'04"W 187.43'
N09°42'46"W 130.00'
N39°37'29"W 172.90'
S42°12'04"E 532.98'
N22°47'56"E
N46°16'24"W 115.00'
S81°45'21"W 33.18'(ACT)
N64°16'54"W 99.01'(ACT)
N47°47'56"E 165.06'
SYLVAN LANE WEST
(30' EASEMENT FOR INGRESS & EGRESS)
SYLVAN ESTATES COURT
(PRIVATE EASEMENT FOR INGRESS & EGRESS)
S42°12'04"E 30.00'
N47°47'56"E 30.00'
S04°47'56"W 147.66'(ACT)
147.68'(D)
S47°47'56"W 53.36'
N39°42'46"W 205.10'
S39°42'46"E 205.10'
N35°17'42"W 114.46'
S54°17'42"E 114.46'
S81°45'21"W 33.18'(ACT)
S64°16'54"E 168.87'(D)
169.87'(ACT)
N64°16'54"W 99.01'(ACT)
99.01'(D)
S45°43'06"W 95.41'(ACT)
95.4'(D)
S45°43'06"W 149.43'(ACT)
149.43'(D)
N45°43'06"E 135.00'(ACT)
135.00'(D)
S45°43'06"W 120.00'(ACT)
120.00'(D)
N45°43'06"E 95.41'(ACT)
95.4'(D)
S53°51'16"W 55.35'30"W
N35°43'06"E 149.43'(D)
O.R.V. 7293, PAGE 1412
O.R.V. 8775, PAGE 2268
O.R.V. 5702, PAGE 727
O.R.V. 5664, PAGE 131
O.R.V. 5352, PAGE 1155
STATE PLANE N 2128683.42 E 455676.17
STATE PLANE N 2128582.55 E 455553.90
SET 1/2" I.P. #3857(W)
SET 1/2" I.P. #3857(W)
SET 1/2" I.P. #3857(W)