

SUTTON LAKES UNIT THREE
 A PORTION OF SECTION 20, TOWNSHIP
 2 SOUTH, RANGE 28 EAST, CITY OF
 JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SUTTON LAKES UNIT THREE CAPTION

A portion of Section 20, Township 2 South, Range 28 East, City of Jacksonville, Duval County, Florida, said portion being more particularly described as follows: For a Point of Reference COMMENCE at the Northeastly corner of those lands described and recorded in that instrument in Official Records Volume 5956, Page 771 of said Current Public Records of said County, said point lying on the Southerly right of way line of Atlantic Boulevard (a variable width right of way), run thence South 01°32'08" East along the Easterly line of aforesaid lands described in Official Records Volume 5956, Page 771 of said Current Public Records, a distance of 1,265.69 feet to the POINT OF BEGINNING of the lands herein described. From the POINT OF BEGINNING thus described continue South 01°32'08" East along the Easterly line of aforesaid lands, a distance of 13.68 feet to the Southerly line of said lands described and recorded in Official Records Volume 5956, Page 771 of the Current Public Records of said County; run thence North 89°13'00" West along the Southerly line of said lands described and recorded in Official Records Volume 5956, Page 771, and then along a Westerly prolongation thereof, a distance of 711.94 feet to a point; run thence South 08°08'54" East, a distance of 452.89 feet; run thence South 13°10'49" East, a distance of 24.99 feet; run thence South 81°35'51" East, a distance of 136.15 feet to a point; run thence South 08°24'09" West, a distance of 30.82 feet; run thence South 68°52'53" East, a distance of 285.38 feet; run thence North 19°47'11" East, a distance of 144.86 feet; run thence North 01°12'01" East, a distance of 86.58 feet; run thence North 75°37'27" East, a distance of 726.50 feet to a point; run thence South 89°37'41" East, a distance of 812.00 FEET TO A POINT ON A CURVE BEING CONVEX SOUTHERLY; THENCE ACROSS AND AROUND THE ARC OF SAID CURVE BEING CONVEX EASTERLY AND HAVING A RADIUS OF 2,633.85 FEET A DISTANCE OF 37.52 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°02'10" EAST, 37.52 FEET; THENCE NORTH 90°00'00" EAST, 451.14 FEET; THENCE NORTH 00°00'00" WEST 54.90 FEET; THENCE SOUTH 90°00'00" WEST 450.00 FEET TO THE POINT ON THE ARC OF A CURVE BEING CONVEX NORTHERLY; THENCE NORTHERLY ALONG AND AROUND THE ARC OF A CURVE BEING CONVEX EASTERLY, HAVING A RADIUS OF 2,633.85 FEET THROUGH A CENTRAL ANGLE OF 10°27'28" TO THE RIGHT, AN ARC DISTANCE OF 480.73 FEET TO A POINT, SAID POINT LYING ON THE Southerly line of Sutton Lakes Unit One, as recorded in Plat Book 50, Pages 29-29C of the Current Public Records of said County, last said arc being subtended by a chord bearing and distance of North 05°58'13" East, 480.07 feet; run thence along the Southerly boundary line of aforesaid Sutton Lakes Unit One the following seven (7) courses and distances: Course No. 1, run thence North 78°48'04" West, radial to last said curve, a distance of 120.00 feet to a point on the arc of a curve leading Southerly; Course No. 2, THENCE Southerly along and around the arc of a curve being concave Southeasterly and having a radius of 2,753.85 feet through a central angle of 02°24'49" to the left, an arc distance of 116.01 feet to a point, said arc being subtended by a chord bearing and distance of South 09°59'32" West, a distance of 116.00 feet; Course No. 3, run thence South 70°46'43" West, a distance of 302.75 feet; Course No. 4, run thence South 88°27'52" West, a distance of 87.73 feet; Course No. 5, run thence South 01°32'08" East, a distance of 48.59 feet to the point of curvature of a curve leading Southerly; Course No. 6, thence Southerly along and around the arc of a curve being concave Easterly, having a radius of 180.00 feet through a central angle of 06°42'38" to the left, an arc distance of 21.08 feet, said arc being subtended by a chord bearing and distance of South 04°53'27" East, 21.07 feet; Course No. 7, run thence South 88°27'52" West, a distance of 171.23 feet to a point on the Easterly line of aforesaid lands described and recorded in Official Records Volume 5956, Page 771 of the Current Public Records and the POINT OF BEGINNING.

The lands thus described contain 584,929 square feet or 13.43 acres, more or less in area.

Approved 6/20/96
 Date
[Signature]
 City Engineer
 for Director of Public Works
 Approved 6/21/96
 Date
[Signature]
 for General Council

CLERK'S CERTIFICATE 96-129749

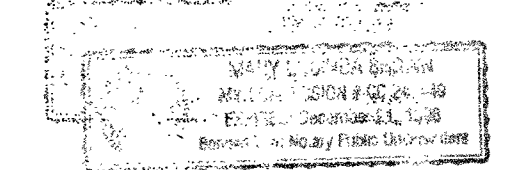
This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 50 Pages 60 thru 60C of the Public Records of Duval County, Florida, this 24th day of June, A.D., 1996.

By: [Signature] Henry Cook, Clerk of the Circuit Court
 By: [Signature] Deputy Clerk

APPROVED FOR THE RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance Number 95-1042-276 of said City, adopted by its Council and approved by the Mayor, this 19th day of July, A.D., 1995.

By: [Signature] Director of Public Works
 Date: 6/14/96



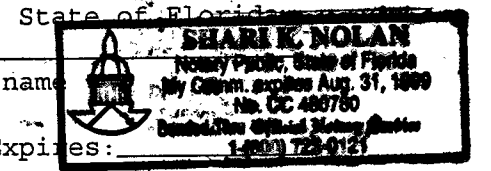
ADOPTION AND DEDICATION

This is to certify that Sutton Lakes Joint Venture, a Florida General Partnership is the lawful owners of the lands described in the caption hereon known as Sutton Lakes Unit Three and has caused the same to be surveyed and subdivided, that Nations Bank of Florida is the holder of mortgage on said lands, that this plat is made in accordance with said survey, is hereby adopted as a true and correct plat of said lands and that all drives, courts, ways, places, Tract "A" (Pump Station Site), and unobstructed easements for drainage, utilities, access utilities and non-access, shown herein, are hereby irrevocably without reservation dedicated to the City of Jacksonville, its successors and assigns. All private easements, unobstructed private easements, and Tracts "B" and "C" (Conservation Easements) as shown hereon shall remain privately owned and be the sole and exclusive property of Sutton Lakes Joint Venture, a Florida General Partnership its successors and assigns. The unobstructed drainage easements through and over the stormwater management facility 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 unobstructed drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said stormwater management facility which these easements transverse, all waters which may fall or come upon all rights of ways hereby dedicated together with all soil, nutrients, chemical and all other substances which may flow or pass from rights of ways, from adjacent land or from any other sources of public waters into or through said stormwater management facility without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns, for any damages, 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 stormwater management facility shown on this plat are owned in fee simple title by the abutting property owners and the City of Jacksonville, by acceptance of this plat, assumes no responsibility for the removal or treatment of aquatic plants and animals, soils, chemicals or any other substances or thing that may even be or come within said stormwater management facility which these easements transverse, nor any responsibility for maintenance nor preservation of the water purities, water level, or water depth which responsibility shall be those of the abutting property owners and (3) The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure or destruction of any 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 stormwater management facility shown on the plat but shall have the right to modify the existence of the stormwater management facility and that which retains it to affect adequate drainage including, but not limited to, the right to remove any water level control structures or any part thereof. Sutton Lakes Joint Venture, a Florida General Partnership is the developers and owners of the lands described and captioned hereon shall indemnify the City of Jacksonville and save it harmless from suits, actions, damage 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, or at, or from the stormwater management facility described above, or any part thereof, or occasioned wholly or in any part by any act of omission of Sutton Lakes Joint Venture, a Florida General Partnership its agents, contractors, employees, servants, licensees, or concessionaires within Sutton Lakes Unit Three. This indemnification shall run with the land and the assigns of Sutton Lakes Joint Venture, a Florida General Partnership and shall be subject to it. Those easements designated as "J.E.A. Easements" are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

IN WITNESS WHEREOF, Sutton Lakes Joint Venture, a Florida General Partnership has caused these presents to be executed this 1st day of December, A.D., 1995.

SUTTON LAKES JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP
 Witnesses: [Signature] Robert B. Spencer, print or type name
[Signature] Gregory E. Matovina, Managing General Partner of Sutton Lakes Joint Venture, a Florida General Partnership.
 Witnesses: [Signature] Karen A. Steffen, print or type name
[Signature] Karen A. Steffen, print or type name

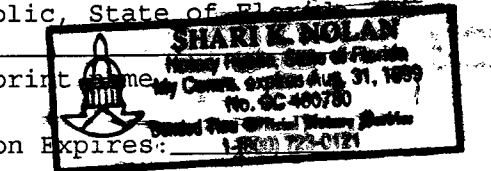
STATE OF FLORIDA
 COUNTY OF DUVAL
 The foregoing instrument was acknowledged before me this 1st day of December, A.D., 1995, by Gregory E. Matovina, Managing General Partner of Sutton Lakes Joint Venture, a Florida General Partnership, on behalf of the Partnership, who is personally known to me or who has produced [Signature] as identification and who has not taken an oath on behalf of the Partnership.
 By: [Signature] Shari K. Nolan, Notary Public, State of Florida



ATLANTIC BUILDERS, INC., A FLORIDA CORPORATION
 AND A PARTNER IN SUTTON LAKES JOINT VENTURE
 Witnesses: [Signature] Robert B. Spencer, print or type name
[Signature] William Towers, its President.
 Witnesses: [Signature] Karen A. Steffen, print or type name
[Signature] Karen A. Steffen, print or type name

STATE OF FLORIDA
 COUNTY OF DUVAL

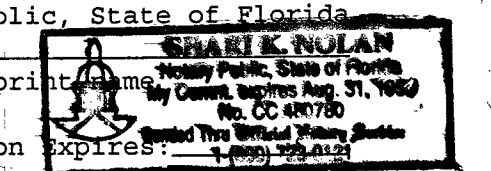
The foregoing instrument was acknowledged before me this 1st day of December, A.D., 1995, by William Towers, President of Atlantic Builders, Inc., a Florida Corporation and a partner in Sutton Lakes Joint Venture, on behalf of the Corporation, who is personally known to me or who has produced [Signature] as identification and who has not taken an oath on behalf of the Corporation.
 By: [Signature] Shari K. Nolan, Notary Public, State of Florida



W.R. HOWELL COMPANY, A FLORIDA CORPORATION
 AND A PARTNER IN SUTTON LAKES JOINT VENTURE
 Witnesses: [Signature] Robert B. Spencer, print or type name
[Signature] W.R. Howell, its President.
 Witnesses: [Signature] Karen A. Steffen, print or type name
[Signature] Karen A. Steffen, print or type name

STATE OF FLORIDA
 COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1st day of December, A.D., 1995, by W.R. Howell, President of W.R. Howell Company, a Florida Corporation and a partner in Sutton Lakes Joint Venture, on behalf of the Corporation, who is personally known to me or who has produced [Signature] as identification and who has not taken an oath on behalf of the Corporation.
 By: [Signature] Shari K. Nolan, Notary Public, State of Florida



Prepared By:
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