

WESTBERRY HIDEAWAY

A PORTION OF THE W. J. LOFTIN GRANT, SECTION 47, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 53 PAGE 52

SHEET 1 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

ADOPTION and DEDICATION

This is to certify that Sachs-Freedman L.L.C., a Florida Limited Liability Company, is the lawful owner of the lands described in the caption hereon known as WESTBERRY HIDEAWAY, having caused the same to be surveyed and subdivided. That TUCKER FEDERAL BANK, dba 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, parkways, lanes, courts, walkways, easements for drainage, utilities, and non-access easements, except all private easements and conservation easements which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, 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, parkways, lanes and courts as noted above) hereby dedicated, together with all substances or matter which may flow or pass from (roads, parkways, 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 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 successors 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 agents, contractors, employees, servants, licensees or concessionaires within WESTBERRY HIDEAWAY. This indemnification shall run with the land and the successors and 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 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.

Tract "A" (lift station) shown herein is irrevocably dedicated to JEA, its successors and assigns.

In witness thereof, SACHS-FREEDMAN, L.L.C. and TUCKER FEDERAL BANK dba FAIRFIELD MORTGAGE, has caused these presents to be signed by their authorized representatives, This 19th Day of November 1999.

SACHS-FREEDMAN L.L.C.

Witness: Kendall Foster

Bernard Sachs
Bernard Sachs,
Managing Officer

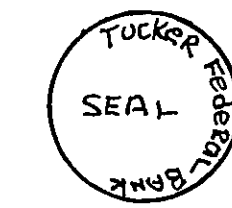
Witness: [Signature]

TUCKER FEDERAL BANK dba FAIRFIELD MORTGAGE

Witness: [Signature]

Stephen Meadows
Stephen Meadows
Managing Officer

Witness: Christine Segrou



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of November A.D., 1999, by Bernard Sachs, Managing Officer, on behalf of the Company, who is personally known to me.

[Signature]
Notary Public State of
Florida at Large

4-21-2000
My Commission Expires:

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22nd day of November A.D., 1999, by Stephen Meadows, Managing Officer, on behalf of the Company, who is personally known to me.

[Signature]
Notary Public State of
Florida at Large

4-21-2000
My Commission Expires:

PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235
PSD# 99-008 DEV.# 4462

CAPTION

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE W. J. LOFTIN GRANT, SECTION 47, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13, AND THE NORTHERLY RIGHT-OF-WAY LINE OF WESTBERRY ROAD; THENCE SOUTH 82°05'30" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WESTBERRY ROAD, 250 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 82°05'30" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 723.90 FEET; THENCE NORTH 14°17'01" WEST 569.81 FEET TO THE SOUTHERLY BOUNDARY OF MANDARIN MEADOWS AS RECORDED IN PLAT BOOK 28, PAGE 83 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 75°40'53" EAST ALONG SAID SOUTHERLY BOUNDARY OF MANDARIN MEADOWS, 887.31 FEET; THENCE SOUTH 00°10'58" WEST PARALLEL TO SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13, 672.04 FEET TO THE POINT OF BEGINNING.

CLERK'S CERTIFICATE

2000109836

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 53 Pages 52 thru 52C of the Public Records of Duval County, Florida.

Signed this 16th day of May A.D., 2000

[Signature]
Clerk: Henry W. Cook

By: [Signature]
Deputy Clerk

Approved 4-27-00
Date
[Signature]
FOR: E.T. HALL
City Engineer
for Director of Public Works
Approved 5/12/00
Date
[Signature]
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 [Signature]
Director of Public Works

Date: 5/15/2000

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 27th day of April 2000

[Signature]
Glenn E. McGregor
Professional Land Surveyor No. 4252

SURVEYOR'S CERTIFICATE

I hereby Certify that this is a true and correct representation of the lands hereby surveyed, platted and described in the Caption, that the survey was made under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter 177 of the Laws of the State of Florida. I further Certify that Permanent Reference Monuments have been placed and that Permanent Control Points will be placed according to the above referenced law and that all zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 22nd day of November A.D., 1999.

[Signature]
Larry G. Eddy
Florida Registered Land Surveyor No. 4144
Tri-State Land Surveyors, Inc.
Jacksonville, Florida

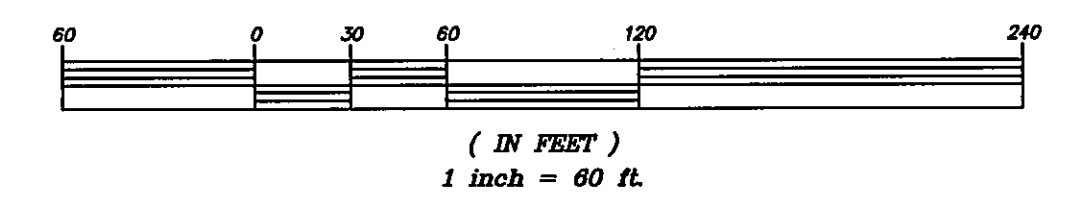


WESTBERRY HIDEAWAY

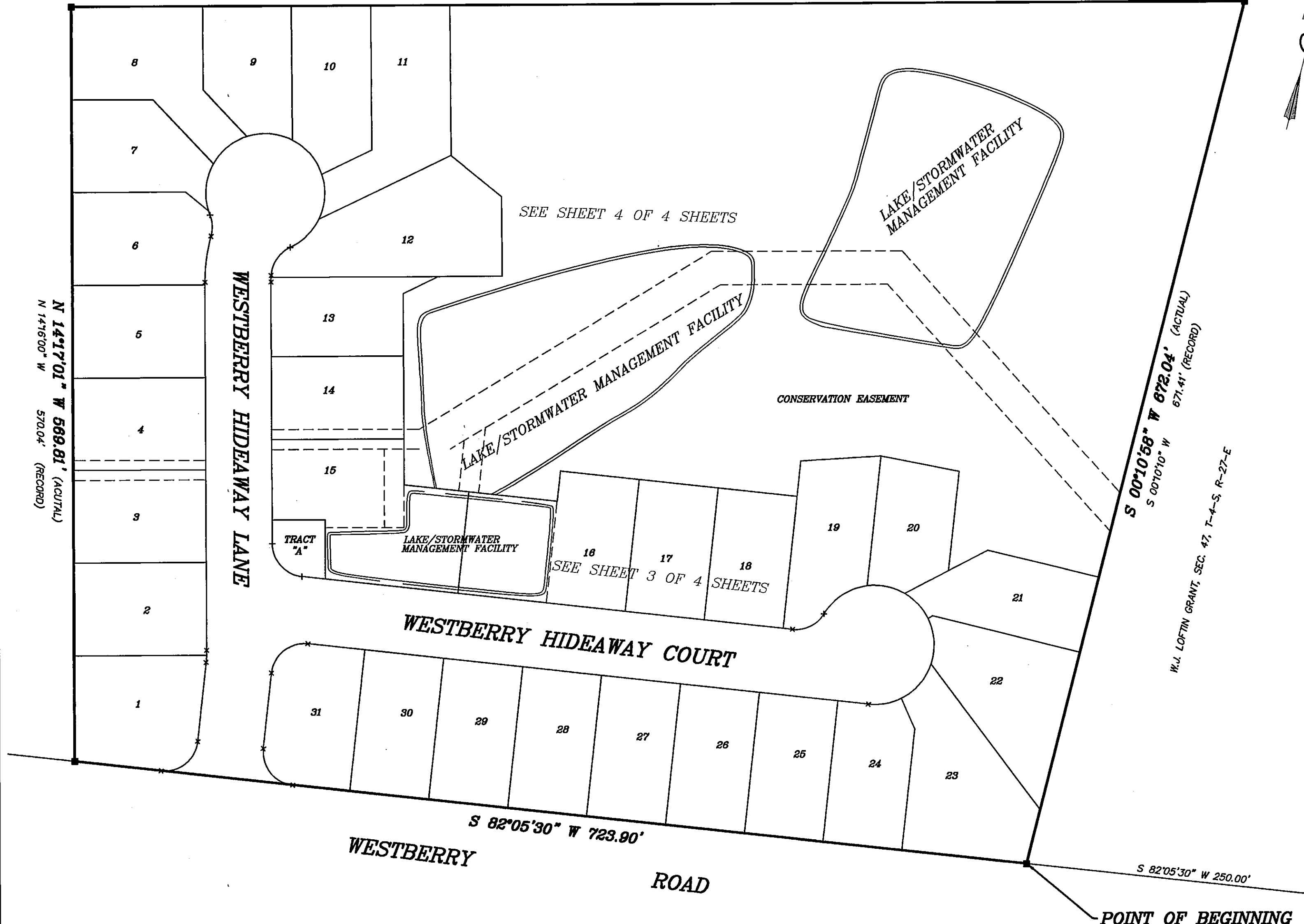
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CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

MANDARIN MEADOWS
P.B. 28 PG. 83
N 75°44'00" E 886.62' (RECORD)
N 75°40'53" E 887.31' (ACTUAL)

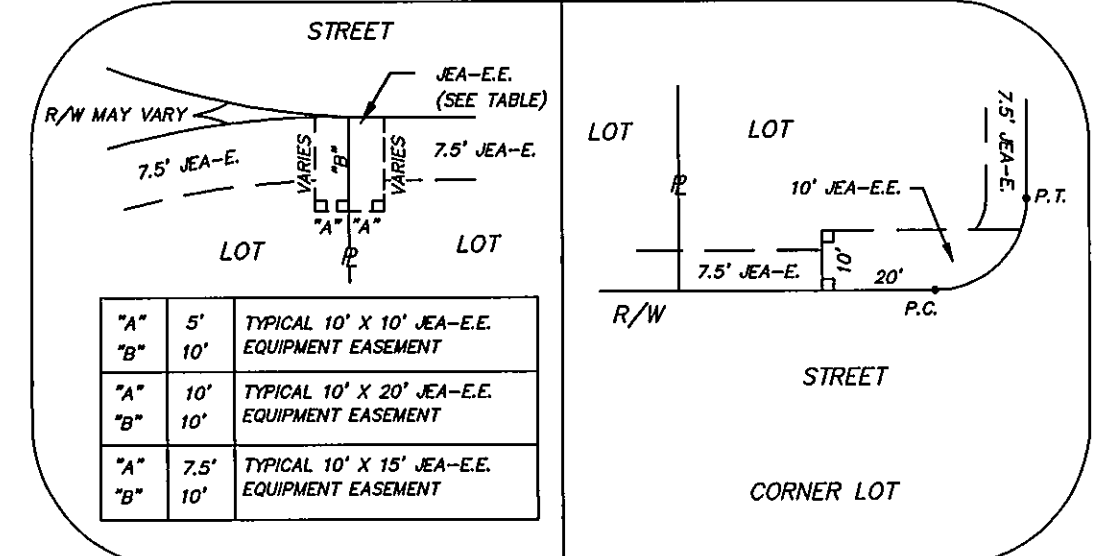
KEY SHEET



- 1.) ■ Denotes Permanent Reference Monument Stamped PLS #4144.
- 2.) ○ Denotes Permanent Control Point Stamped LB #4921.
- 3.) C1 Denotes Tabulated Curve Data.
- 4.) L1 Denotes Tabulated Line Data.
- 5.) P.C. Denotes Point of Curvature.
- 6.) P.T. Denotes Point of Tangency.
- 7.) P.R.C. Denotes Point of Reverse Curve.
- 8.) P.C.C. Denotes Point of Compound Curve.
- 9.) (R) Denotes Radial Line.
- 10.) JEA-E. Denotes JEA Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement 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.
- 11.) JEA-E.E. Denotes JEA Equipment Easement. These easements shall remain totally unobstructed by any improvements that may impede the use and access to said easement by JEA.
- 12.) Bearings shown hereon based on bearing of S 82°05'30" W for the Southerly Right-of-Way line of Westberry Road.
- 13.) Certain easements are reserved for the exclusive use of JEA in conjunction with the underground electrical distribution system.
- 14.) All easements are for Drainage, Utilities and Sewers and Cable Television unless otherwise noted.
- 15.) 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.
- 16.) The easements shown hereon and designated as unobstructed access easements shall remain totally unobstructed by any improvements which may impede the use and access of said easements by the City of Jacksonville.
- 17.) The Lakes/Stormwater Management Facilities shown hereon are a pictorial representation only and does not represent the actual "AS BUILT" shape and/or location.
- 18.) The lands shown hereon lie within flood zone "X" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 212, suffix E dated August 15, 1989. The FIRM information delineated on this plat is valid only for the dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville.



JEA-E & JEA-E.E. DETAILS
NOT TO SCALE



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 THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
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WESTBERRY HIDEAWAY

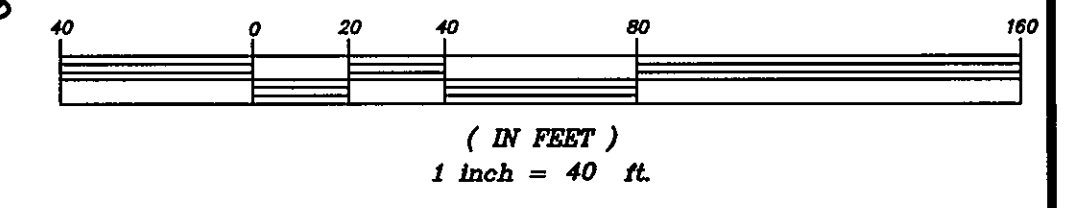
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PLAT BOOK 53 PAGE 52B

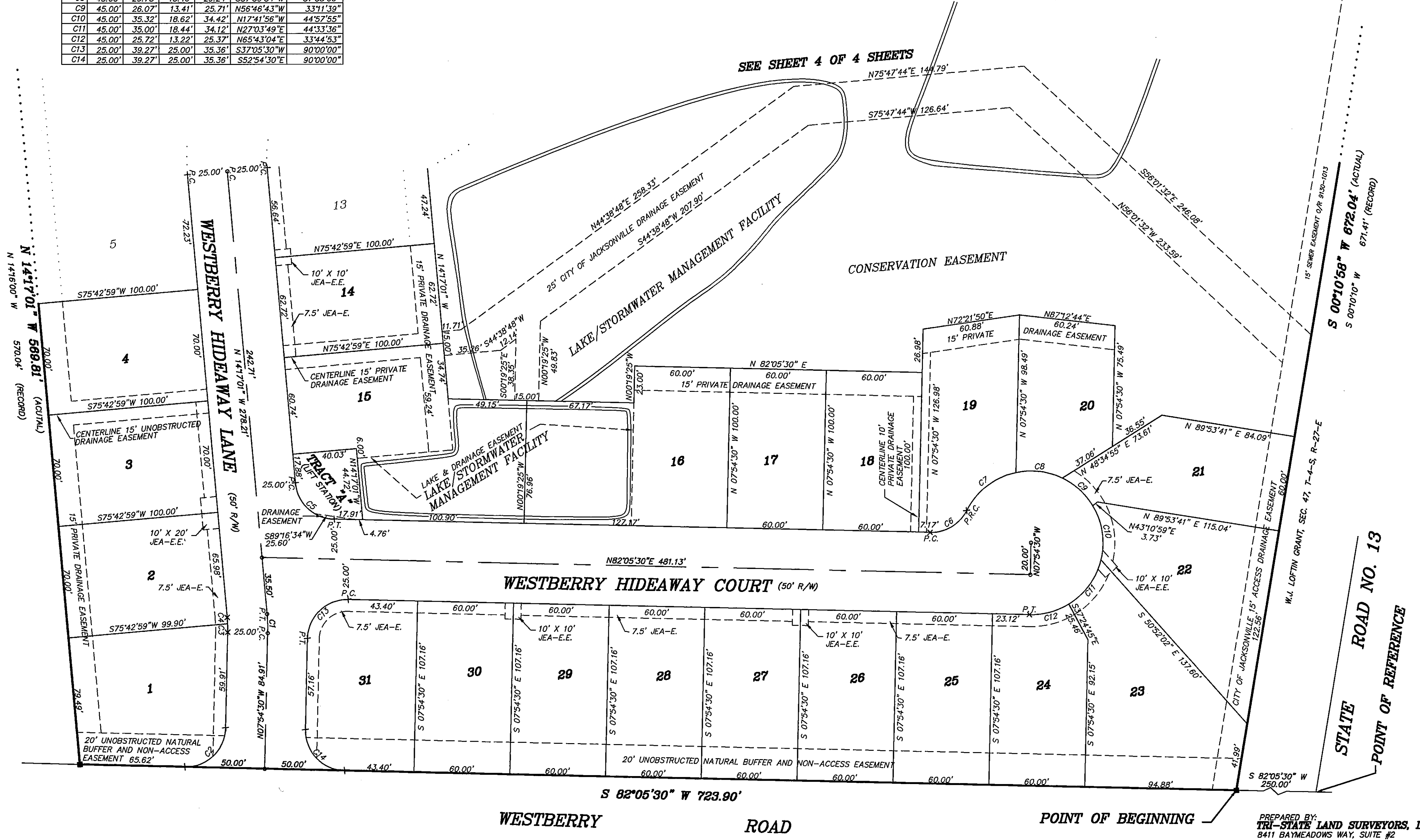
SHEET 3 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE



CURVE TABLE						
CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	107.73'	11.99'	6.00'	11.98'	N11°05'45"W	06°22'31"
C2	25.00'	39.27'	25.00'	35.36'	N37°05'30"E	90°00'00"
C3	82.73'	5.18'	2.59'	5.18'	N09°42'07"W	03°35'15"
C4	82.73'	4.03'	2.01'	4.03'	N12°53'23"W	02°47'16"
C5	25.00'	36.49'	22.36'	33.33'	S56°05'45"E	83°37'29"
C6	25.00'	28.20'	15.81'	26.73'	N49°46'48"E	64°37'23"
C7	45.00'	40.24'	21.58'	38.91'	S43°05'14"W	51°14'14"
C8	45.00'	29.78'	15.46'	29.24'	S87°39'54"W	37°55'06"
C9	45.00'	26.07'	13.41'	25.71'	N56°46'43"W	33°11'39"
C10	45.00'	35.32'	18.62'	34.42'	N17°41'56"W	44°57'55"
C11	45.00'	35.00'	18.44'	34.12'	N27°03'49"E	44°33'36"
C12	45.00'	25.72'	13.22'	25.37'	N65°43'04"E	33°44'53"
C13	25.00'	39.27'	25.00'	35.36'	S37°05'30"W	90°00'00"
C14	25.00'	39.27'	25.00'	35.36'	S52°54'30"E	90°00'00"



SEE SHEET 4 OF 4 SHEETS

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