

ASHLEY GREEN

A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH,
RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL
COUNTY, FLORIDA.

PLAT BOOK 45 PAGE 43
SHEET 1 OF 4 SHEETS

CAPTION

A part of Government Lot 1, Section 2, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows: COMMENCE at the intersection of the Westerly line of said Government Lot 1 and the Westerly line of said Section 2 with the Southerly right-of-way line of Fort Caroline Road, County Road No. 27 (formerly Gilmore Road, a 66 foot right-of-way as now established); thence Easterly along said Southerly right-of-way line run the following two (2) courses and distances: COURSE NO. 1: North 89°16'48" East, 545.15 feet to the POINT OF BEGINNING; COURSE NO. 2: thence continue North 89°16'48" East, 671.02 feet to the Easterly line of said Government Lot 1; thence South 00°25'20" East along last said line, 1291.41 feet to the Southerly lge of the North 1/2 of the Northeast 1/4 of said Section 2; thence South 89°25'43" West along last said line, 671.02 feet; thence North 00°25'00" West, 1289.70 feet to the POINT OF BEGINNING.

Containing 19.88 acres, more or less.

DEVELOPER'S CERTIFICATE:

This is to certify that Summer Green Associates has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points (including sidewalks) as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 18th day of MAY, 1989.

Developer
Managing Partner
Summer Green Associates

Director of Public Works

CLERK'S CERTIFICATE

89-52242

This is to certify that this plat has been approved by the City Council of the city of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 45, Pages 43, 43A-43C of the Public Records of Duval County, Florida.

Signed this 19th day of May, A.D., 1989.

Henry W. Cook
Henry Cook
Clerk of Circuit Court

By: Doris Lacofield
Deputy Clerk

APPROVED FOR THE RECORD

This is to certify that the above plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 94-12-127 of said City and adopted by its City Council and approved by its Mayor this 17th day of April, A.D., 1989.

Thomas R. Hays
Mayor of the City of Jacksonville

Edward W. Huddell
Secretary to the City Council of the City of Jacksonville

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a 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 requirements of Florida Statute 177, that the survey and legal description are accurate and 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 this 10th day of MARCH, A.D., 1989.

Gregory B. Clay
Gregory B. Clay
Registered Land Surveyor No. 3377
State of Florida

ADOPTION AND DEDICATION

This is to certify that Summer Green Associates, a Florida General Partnership, Summerhomes Incorporated, a Florida Corporation, under the laws of the State of Florida are the lawful owners of the lands described in the caption hereon known as ASHLEY GREEN, and has caused the same to be surveyed and subdivided, that American National Bank of Florida, a national banking association, and First Federal Savings and Loan Association, are the holders of mortgages 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 rights-of-way and easements for drainage, utilities, sewers and non-access easements, and Tracts "B" and "C", shown herein are hereby irrevocably without reservation dedicated to the City of Jacksonville and its successors. However, the property designated on this plat as Tract "A" is and shall remain privately owned and the sole and exclusive property of Summer Green Associates, its successors and Grantees. The drainage easements through and over the lakes shown on this plat are hereby irrevocably dedicated to the City of Jacksonville and its successors 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 and its successors to discharge into said lakes which these easements traverse, all waters which may fall or come upon all rights-of-way hereby dedicated together with all soil, nutrients, chemical and all other substances which may flow or pass from rights-of-way from adjacent land or from any other sources of public waters into or through said lakes without any liability whatsoever on the part of the City of Jacksonville and its successors 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 and its successors, (2) The lakes shown on this plat are owned in fee simple title by the abutting property owners. The City of Jacksonville, by acceptance of this plat, assume no responsibility for the removal or treatment of aquatic plants and animals, soils, chemicals or any other substance or this may even be or come within said lakes which these easements traverse, 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. (3) The City of Jacksonville and its successors shall not be liable nor responsible for the creation, operation, failure nor 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 lakes shown on this plat, but shall have the right to modify the existence of the lakes and that which retains them to affect adequate drainage including but not limited to the right to remove any water level control structures or any part thereof. Summer Green Associates, developer and owner of the lands described and captioned hereon shall indemnify the City of Jacksonville and save harmless from suits, actions, damage and liability and expense in connection with loss of life, bodily or personal injury or property damage, any other damage arising from or out of occurrence in, upon, or at, or from the lakes described above or any part thereof, or occasion holding or in part by any act of omission of Summer Green Associates, its agents, contractors, employees, servants, licensees, or concessionaires within Ashley Green. This indemnification shall run with the land and the assigns of Summer Green Associates, and shall be subject to it.

IN WITNESS WHEREOF, Summer Green Associates, and said corporations have caused these presents to be executed by their appropriate officers by and with the authority of said Partnership and Corporations this 3rd day of JANUARY, A.D., 1989.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

Witness Patricia R. Jordan

Willard E. Allen, Jr.
Willard E. Allen, Jr.
Vice President

Witness Gina R. McCrae

NOTARY FOR FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

STATE OF FLORIDA)

COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 4th day of January, A.D., 1989 by Willard E. Allen, Jr., Vice President, of First Federal Savings and Loan Association, on behalf of the association.

Leatherville L. Lewis
Notary Public
State of Florida at Large

12-8-89
My Commission Expires

TAXES VERIFIED R.B.F. SUMMER GREEN ASSOCIATES

Witness Nicki D. Johnson

Charles A. Brown, Jr.
President
Summerhomes Incorporated
Managing Partner

Witness Jada D. Spruell

SUMMERHOMES INCORPORATED

Witness Nicki D. Johnson

Charles A. Brown, Jr.
President

Witness Susan G. Kinard

AMERICAN NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION

Witness Cecile Coleman

William H. Sullivan
Senior Vice President

Witness Linda Pearson

NOTARY FOR SUMMER GREEN ASSOCIATES

STATE OF FLORIDA)

COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 3rd day of January, A.D., 1989 by Charles A. Brown, Jr., Managing Partner, of Summer Green Associates, a Florida General Partnership on behalf of the Partnership.

Compadre Juan Luis
Notary Public
State of Florida at Large

Feb. 21, 1992
My Commission Expires

NOTARY FOR SUMMERHOMES INCORPORATED

STATE OF FLORIDA)

COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 3rd day of January, A.D., 1989 by Charles A. Brown, President of Summerhomes Incorporated, a Florida Corporation, on behalf of the corporation.

Compadre Juan Luis
Notary Public
State of Florida at Large

Feb. 21, 1992
My Commission Expires

NOTARY FOR AMERICAN NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION

STATE OF FLORIDA)

COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 4th day of January, A.D., 1989 by William H. Sullivan, Senior Vice President, of American National Bank of Florida, a national banking association, on behalf of the association.

Elizabeth Wrayton
Notary Public
State of Florida at Large

2/15/92
My Commission Expires

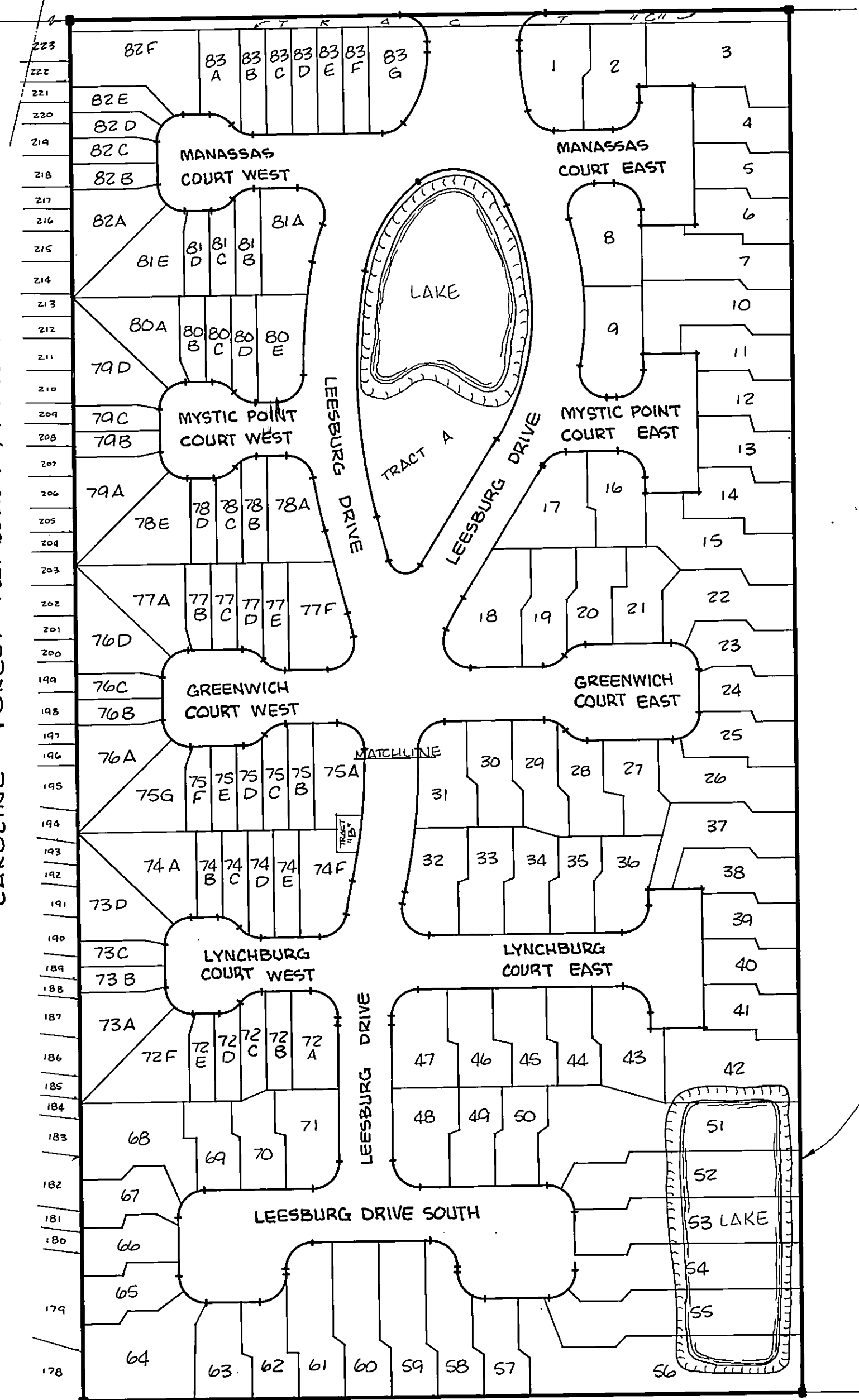
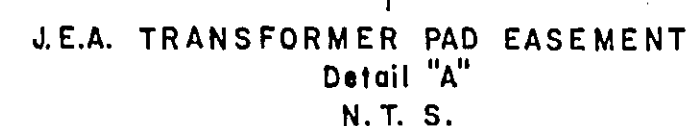
- PREPARED BY -
CLARY & ASSOCIATES, INC.
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32217
PH. (904) 260-2703

A PORTION OF SECTION 2, TOWNSHIP 2 SOUTH,
RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL
COUNTY, FLORIDA.

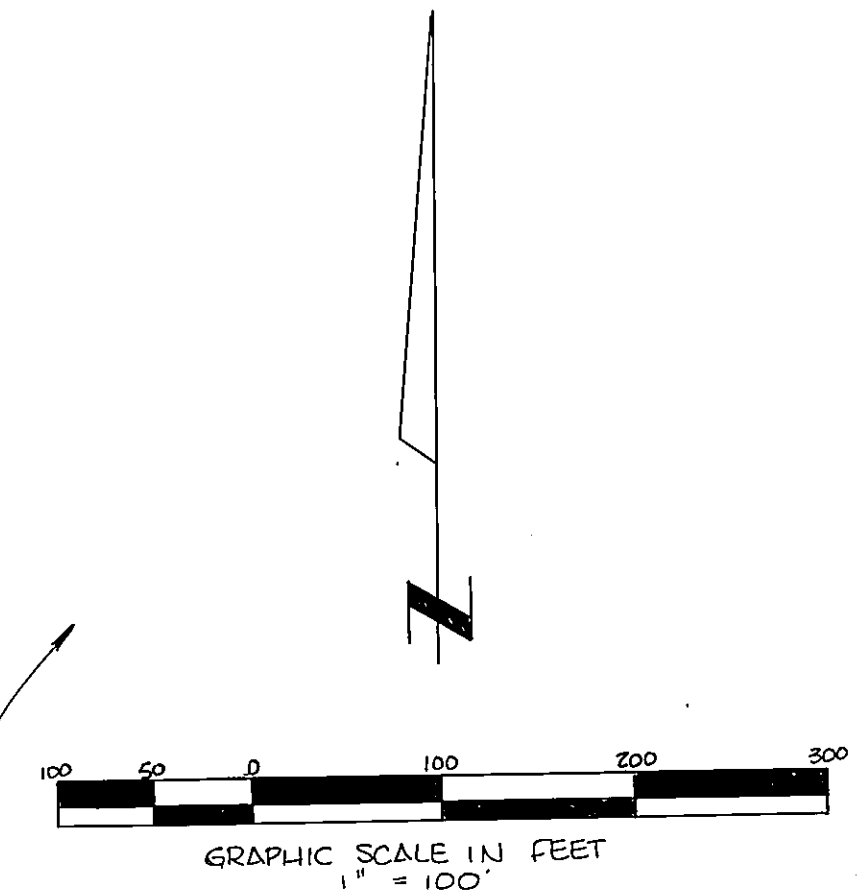
TOTAL LOTS THIS UNIT - 136

FT. CAROLINE ROAD - COUNTY ROAD No. 27

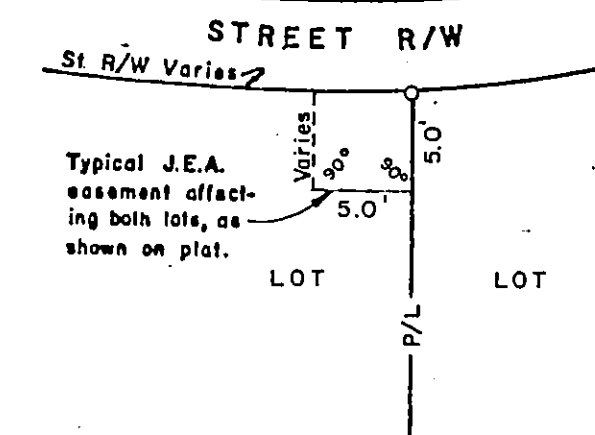
CAROLINE FOREST PLAT BOOK 44, PAGES 42-42D



PORTION OF GOV'T. LOT 1, SECTION 2, TOWNSHIP 2 SOUTH



- 1.) ☒ DENOTES PERMANENT CONTROL POINT
- 2.) ☐ DENOTES PERMANENT REFERENCE POINT
- 3.) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 4.) LOTS 72 THROUGH 83 SHOWN HEREON BEING SEPARATED IN CONFORMANCE WITH SECTION 175.415 TOWNHOUSES AND ROWHOUSES OF THE ZONING CODE
- 5.) BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF CAROLINE FOREST AS RECORDED IN PLAT BOOK 44, PAGES 42-42 D.
- 6.) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 7.) THE PROPERTY DESCRIBED IN THE CAPTION ON SHEET 115 IS SUBJECT TO EASEMENTS, ETC. RECORDED IN OFFICIAL RECORDS VOLUME 65711 PAGES 1578-8 AND OFFICIAL RECORDS VOLUME 6662, PAGE 900.



J.E.A. TRANSFORMER PAD EASEMENT
Detail "C"
N.T.S.

-PREPARED BY-

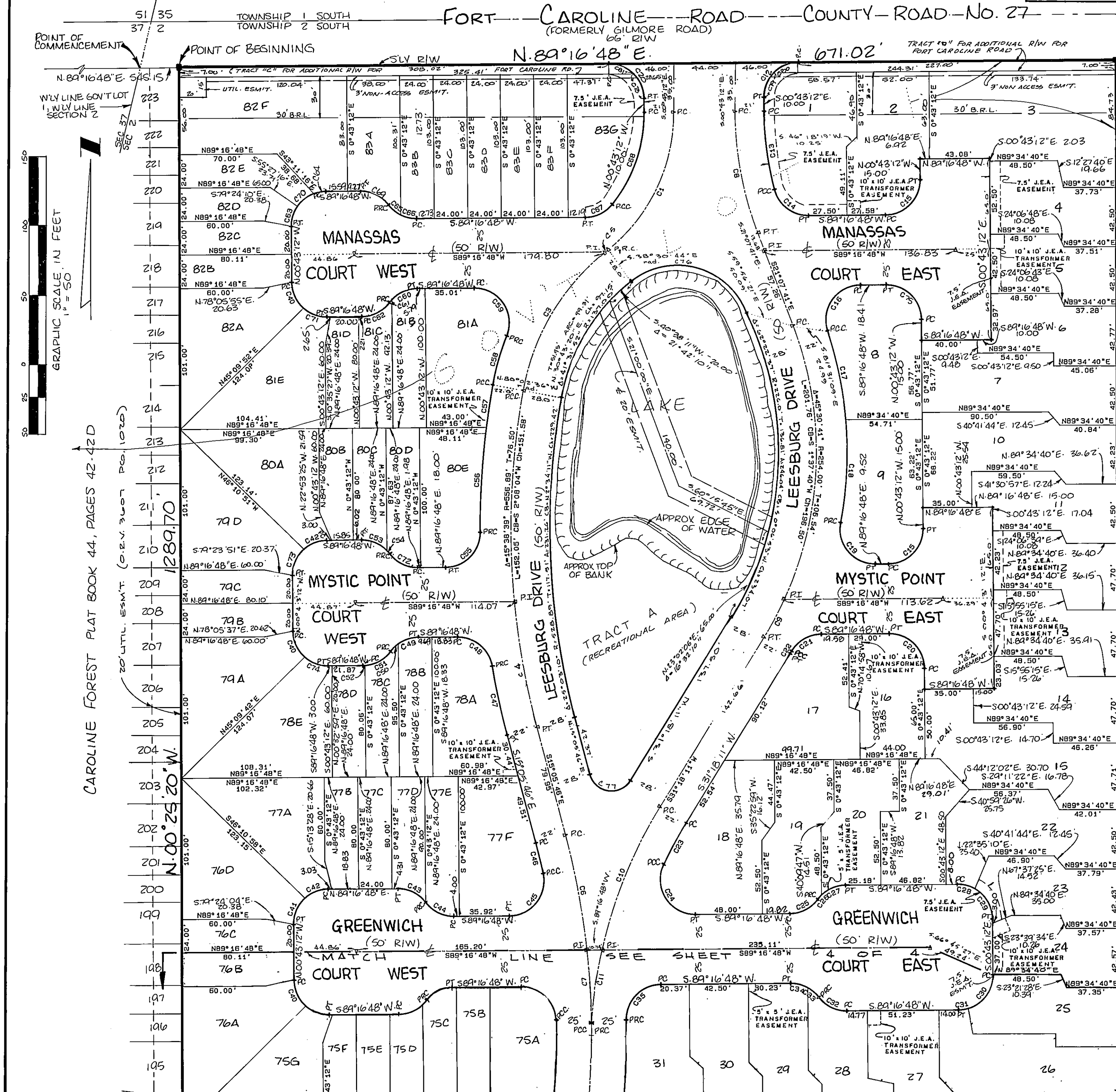
Clary & Associates, Inc.
Professional Land Surveyors
3830 Crown Point Rd., Suite A
Jacksonville, Florida 32217
(904) 260-2703

ASHLEY GREEN

A PORTION OF SECTION 2, TOWNSHIP 2
SOUTH, RANGE 27 EAST, CITY OF
JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 45 PAGE 43B
SHEET 3 OF 4 SHEETS

SEE SHEET TWO FOR GENERAL NOTES
AND AREA TABLE

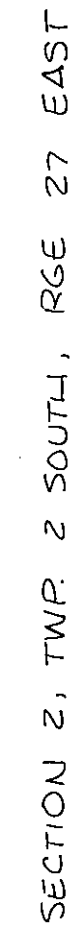


CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
1	52°12'28"	125.00	61.25	S25°23'02"W	110.00
3	40°50'45"	165.00	61.44	S30°22'47"W	115.15
4	09°24'21"	556.89	45.83	S10°23'31"E	71.34
5	00°41'07"	165.00	0.99	S61°08'43"E	1.97
6	08°38'26"	556.15	42.01	S10°46'33"E	83.79
7	05°22'58"	556.15	26.14	S03°46'01"E	52.23
8	20°24'29"	250.00	45.00	S10°55'27"E	88.58
9	06°55'11"	254.00	15.36	S27°50'36"W	30.66
10	18°51'43"	337.50	56.06	S21°52'19"W	110.61
11	08°57'58"	337.50	26.46	S07°57'29"W	52.76
12	90°00'00"	25.00	25.00	S44°16'48"W	35.36
13	18°11'14"	229.00	28.50	S07°48'49"E	56.56
14	75°48'46"	25.00	19.47	S52°48'49"E	30.72
15	90°00'00"	25.00	25.00	S44°16'48"W	35.36
16	107°50'40"	25.00	34.31	S35°21'28"W	40.41
17	13°31'60"	276.00	32.75	S11°47'52"E	65.04
18	15°22'28"	276.00	37.25	S02°39'22"W	73.84
19	101°03'48"	25.00	30.36	S40°11'18"E	38.60
20	90°00'00"	25.00	25.00	S45°43'12"E	35.36
21	58°23'27"	25.00	13.97	S60°05'04"W	24.39
22	00°24'50"	276.00	1.00	S31°05'46"W	1.99
23	06°08'00"	315.50	16.90	S28°14'11"W	33.76
24	115°53'23"	25.00	39.92	S32°46'30"E	42.38
25	53°07'49"	25.00	12.50	N62°42'54"E	22.36
26	09°16'18"	25.00	2.03	N40°47'10"E	4.04
27	43°51'30"	25.00	10.06	N67°21'03"E	18.67
28	30°08'24"	25.00	6.73	S75°39'00"E	13.00
29	59°51'36"	25.00	14.39	S30°39'00"E	24.95
30	73°57'34"	25.00	18.82	S36°15'35"W	30.08
31	16°02'26"	25.00	3.52	S81°15'35"W	6.98
32	53°07'47"	25.00	12.50	N64°09'18"W	22.36
33	23°43'39"	25.00	5.25	N49°27'12"W	10.28
34	29°24'10"	25.00	6.56	N76°01'07"W	12.69
35	90°31'40"	25.00	25.23	S44°00'58"W	35.52
36	89°22'06"	25.00	24.73	N46°02'09"W	35.16
37	00°55'55"	25.00	1.95	S40°36'58"W	3.89
38	44°11'53"	25.00	10.15	S67°10'51"W	18.81
39	41°50'30"	25.00	9.56	N69°47'57"W	17.85
40	48°09'30"	25.00	11.17	N24°47'58"W	20.40
41	48°09'30"	25.00	11.17	N23°21'33"E	20.40
42	41°50'30"	25.00	9.56	N68°21'33"E	17.85
43	52°24'36"	25.00	12.30	S63°47'41"E	22.08
44	53°07'48"	25.00	12.50	S64°09'18"E	22.36
45	101°58'05"	25.00	30.85	N38°17'46"E	38.85
46	02°24'29"	534.15	11.23	N13°53'32"W	22.45
47	05°00'56"	570.89	25.35	N12°55'18"W	50.66
48	00°38'22"	25.00	21.22	N50°24'01"W	32.35
49	34°55'37"	25.00	7.86	S71°49'59"W	15.00
50	18°12'12"	25.00	4.01	S45°15'07"W	7.91
51	49°15'41"	25.00	11.46	S60°46'50"W	20.84
52	03°52'07"	25.00	.84	S87°20'41"W	1.69
53	45°59'30"	25.00	10.61	S67°43'27"E	19.53
54	07°08'18"	25.00	1.56	S41°09'33"E	3.11
55	89°49'53"	25.00	24.93	N44°21'52"E	35.30
56	07°27'10"	578.89	37.70	N03°10'30"E	75.25
57	03°03'19"	578.89	15.44	N08°25'45"E	30.86
58	11°15'06"	187.00	18.42	N15°34'57"E	36.66
59	11°55'42"	25.00	37.01	N34°45'21"W	41.43
60	46°44'26"	25.00	10.80	S65°54'35"W	19.83
61	06°23'23"	25.00	1.40	S39°20'41"W	2.79
62	53°07'48"	25.00	12.50	S62°42'54"W	22.36
63	34°54'55"	25.00	7.86	N16°44'15"E	15.00
64	20°10'11"	25.00	4.45	N79°11'43"E	8.76
65	26°20'24"	25.00	5.85	S50°45'36"E	11.39
66	26°47'24"	25.00	5.95	S77°19'30"E	11.58
67	50°44'11"	25.00	11.85	N63°54'42"E	21.42
68	39°15'49"	104.00	37.10	N18°54'42"E	69.88
69	53°07'48"	25.00	12.50	N64°09'18"W	22.36
70	34°54'55"	25.00	7.86	S51°39'10"W	15.00
71	41°50'29"	25.00	9.56	S69°47'57"E	17.85
72	53°07'48"	25.00	12.50	N64°09'18"W	22.36
73	48°09'31"	25.00	11.17	N23°21'33"E	20.40
74	41°50'29"	25.00	9.56	S69°47'57"E	17.85
75	90°00'00"	25.00	25.00	S45°43'12"E	35.36
76	8°47'02"	53.12	50.22	S85°07'13"E	72.78
77	133°36'03"	16.00	37.33	N81°53'48"W	29.41
78	46°03'16"	29.00	10.63	S23°44'50"E	19.56
79	46°03'16"	29.00	10.63	N22°18'26"E	19.56
80	43°50'44"	29.00	10.63	N27°18'26"E	18.71
81	43°50'44"	29.00	10.63	S68°44'50"E	18.71

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SEE SHEET TWO FOR GENERAL NOTES AND
AREA TABLE



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GOVERNMENT LOT 2
SECTION 2, TWP. 2 SOUTH, RGE 27 EAST