

ATTACHMENT 1-7B

**DEDICATED WITHOUT STORMWATER MANAGEMENT FACILITIES
PLAT ADOPTION AND DEDICATION LANGUAGE**

This is to certify that *(insert name of owner)*, a *(insert the state of incorporation)* *(insert type of entity (e.g., corporation, limited liability company, partnership, etc.))* ("Owner"), is the fee simple owner of the lands described in the caption hereon known as *(insert name of development)*, having caused the same to be surveyed and subdivided. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All rights of way, walkways, sidewalks, unobstructed easements for drainage, and non-access easements are hereby irrevocably and without reservation dedicated to the City of Jacksonville, a Florida municipal corporation, its successors and assigns. All private easements and conservation easements shown hereon shall remain privately owned and the sole and exclusive property of Owner, its successors and assigns.

The Owner does hereby reserve unto itself and its successors and assigns, a non-exclusive easement for landscaping and construction of signs over all non-access easements, and also a non-exclusive easement 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.

All easements for water, water reuse and sewer utilities are hereby irrevocably dedicated to JEA, 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.

In witness thereof, Owner has executed this plat on the _____ day of _____, 20____.

Signed, sealed and delivered in our Presence:

Print Name: _____

Print Name: _____

By: _____
Print Name: _____
Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____ the _____ of _____, a _____, on behalf of the _____. Such person is personally known to me or produced _____ as identification.

(Notary Signature)

(NOTARY SEAL)

NOTE: *This document is meant to be used as a template only. To the extent that the dedication language is inapplicable to the development, please amend language as necessary; provided however, that any amended language must be reviewed and approved by the City's Office of General Counsel.*