

ATTACHMENT 1-7C

**PRIVATE  
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 said lands.

All rights of way, walkways, sidewalks, and unobstructed easements for drainage, conservation easements and non-access easements as shown hereon shall remain privately owned and the sole and exclusive property of Owner, its successors and assigns. 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 non-exclusive easements 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.

Owner, its successors and assigns, hereby grant to the present and the 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 postal carriers, representatives of the utilities authorized by 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 rights of way. 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, Florida to dedicate to the public all or part of the lands on this plat designated as private rights of way including all unobstructed easements for drainage.

All easements for water, water reuse and sewer utilities are hereby irrevocably dedicated to JEA, its successors and assigns. An easement for the installation, repair, service and maintenance of water, water reuse and sewer utility systems on, over, across, under and through the private right of ways shown hereon is hereby irrevocably and without reservation 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.*