

BENT CREEK UNIT FOUR

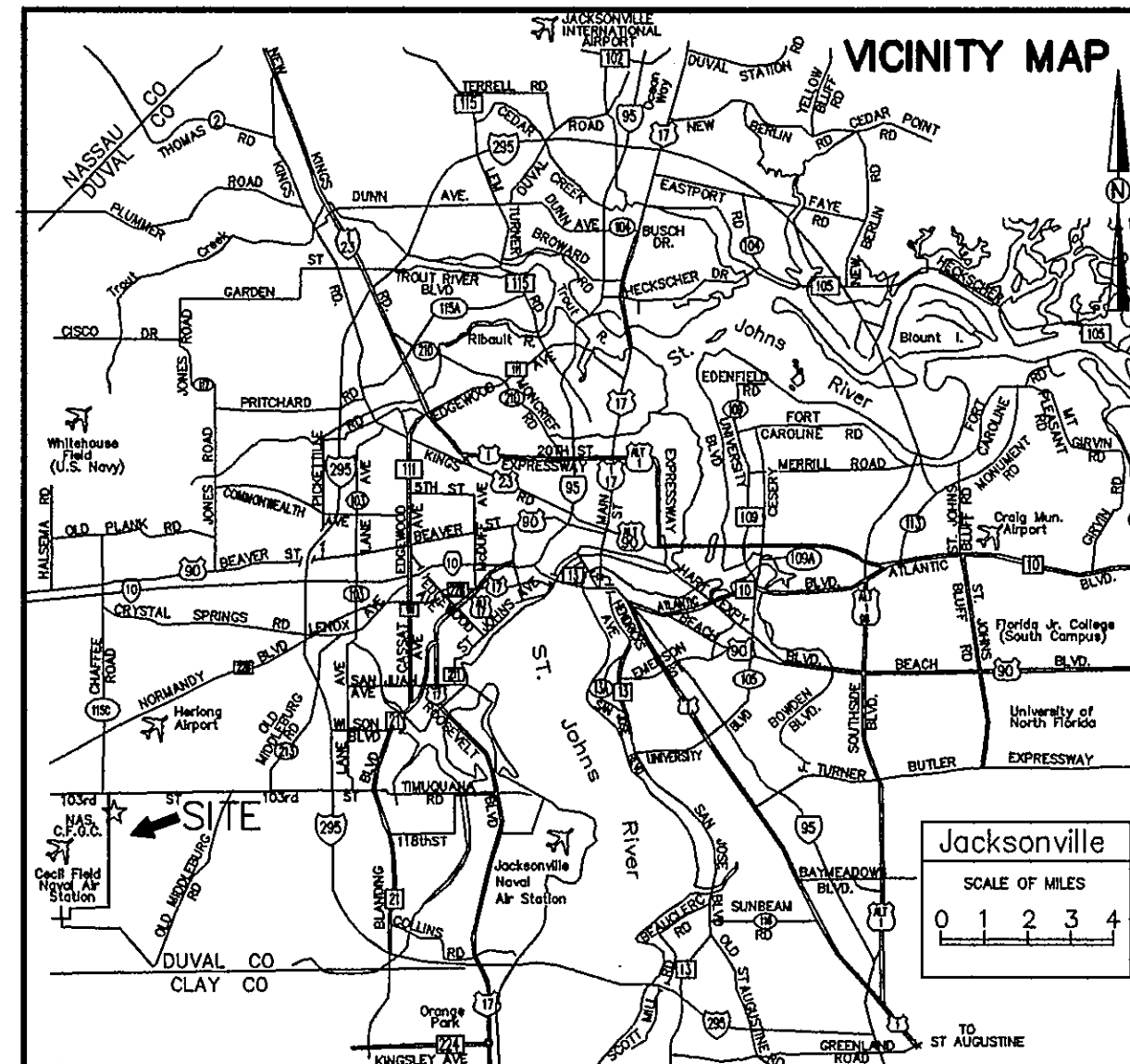
A Replat of a Portion of Blocks 3 and 4, Section 18, Township 3 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida.

PLAT BOOK 53 PAGE 76
SHEET 1 OF 9 SHEETS.
SEE SHEET TWO FOR LEGEND AND GENERAL NOTES

CAPTION:

A part of Blocks 3 and 4, Section 18, Township 3 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, being more particularly described as follows: For a Point of Reference, COMMENCE at the Southwesterly corner of Lot 48, Bent Creek Unit Two, as recorded in Plat Book 48, Pages 67 and 67A through 67E, of said Public Records; thence South 40°13'26" West, along the Southeastery line of those lands described in Official Records Book 7988, Page 2321 of said Public Records, a distance of 5.03 feet to the Southwesterly corner of said lands and the POINT OF BEGINNING for the lands herein described; thence around and along the boundary of those lands described as Golf Parcel No. 2, in Official Records Volume 6571, Page 397 of said Public Records, the following eight (8) courses: 1) South 40°13'26" West, a distance of 287.81 feet; 2) South 17°28'34" West, a distance of 249.67 feet; 3) South 00°12'42" West, a distance of 374.69 feet; 4) South 07°43'20" East, a distance of 149.30 feet; 5) South 29°18'48" East, a distance of 313.64 feet; 6) South 65°57'57" East, a distance of 170.70 feet; 7) South 17°25'59" East, a distance of 143.43 feet; 8) South 81°09'57" East, a distance of 643.54 feet to the West right of way line of Piper Glen Boulevard (a 60 foot right of way by plat of Bent Creek, as recorded in Plat Book 45, Pages 59 and 59A through 59N, of said Public Records); thence South 00°51'03" West, along said West right of way, a distance of 125.80 feet to the point of curvature of a curve concave to the Northwest having a radius of 35.00 feet; thence Southwesterly along the arc of said curve and along said right of way line, a distance of 54.12 feet, making a central angle of 89°35'57" and having a chord bearing of South 45°09'01" West a chord distance of 48.89 feet to the point of tangency of said curve; thence South 89°27'00" West, along the North right of way line of Sandler Road (a 30 foot unimproved right of way by plat of said Jacksonville Heights), a distance of 1,167.47 feet to the West line of Tract 10 of said Block 4, Section 18; thence North 00°17'37" East, along said West line of Tract 10 and along the West line of Tract 9, Block 4, Section 18, a distance of 1,311.71 feet to the Southeast corner of Tract 2 of Block 3, Section 18; thence South 89°27'18" West, along the South line of said Tract 2, a distance of 676.19 feet to the Northeast corner of Tract 14 of said Block 3, Section 18; thence South 00°14'36" West, along the East line of said Tract 14, a distance of 1,311.75 feet to said North right of way line of Sandler Road; thence South 89°27'00" West, along said North right of way line, a distance of 272.52 feet to the Easterly limited access right of way line of Bronnan Field/Chaffee Road, State Road 23 (as described in Parcel 122 of Official Records Book 9194, Page 4731 of said Public Records); thence Northerly, along last said right of way line, and along the arc of a curve concave Easterly and having a radius of 5,529.58 feet, a distance of 154.56 feet, making a central angle of 01°36'06" and having a chord bearing of North 00°37'05" West, and a chord distance of 154.56 feet to the point of tangency of said curve; thence North 00°10'58" East, continuing along last right of way line, a distance of 1,763.73 feet to the Southerly line of Bent Creek Unit Five, as recorded in Plat Book 50, Pages 42, 42A and 42B of said Public Records; thence North 88°28'10" East, along said Southerly line of Bent Creek Unit Five, a distance of 270.00 feet to the point of curvature of a curve concave to the Northwest having a radius of 1,396.28 feet; thence Northeastery, along the arc of said curve and along said Southerly line, a distance of 483.55 feet, making a central angle of 19°50'32" and having a chord bearing of North 78°32'54" East and a chord distance of 481.14 feet to the point of tangency of said curve; thence North 68°37'38" East, a distance of 14.65 feet to the point of curvature of a curve concave to the Northwest and having a radius of 746.28 feet; thence Northeastery, along the arc of said curve and along said Southerly line, a distance of 106.72 feet, making a central angle of 08°11'36" and having a chord bearing of North 64°31'50" East and a chord distance of 106.63 feet to the boundary of said Bent Creek Unit Two; thence around and along last said boundary, the following five (5) courses: 1) South 39°25'53" East, a distance of 101.64 feet; 2) South 68°21'45" East, a distance of 357.58 feet to a point on a curve concave to the Northwest and having a radius of 254.00 feet, said point lying on the Westerly right of way line of Long Cove Drive (a 60 foot right of way by plat of said Bent Creek Unit Two); 3) Southwesterly, along the arc of said curve and along said right of way, a distance of 44.26 feet, making a central angle of 09°59'04" and having a chord bearing of South 41°47'16" West and a chord distance of 44.21 feet; 4) South 43°13'12" East, a distance of 60.00 feet to the Easterly right of way line of said Long Cove Drive; 5) Northeastery, along said Easterly right of way line and along the arc of a curve concave to the Northwest and having a radius of 314.00 feet, a distance of 70.74 feet, making a central angle of 12°54'27" and having a chord bearing of North 40°19'35" East and a chord distance of 70.59 feet to the Northwesterly corner of said lands described in Official Records Book 7988, Page 2321; thence South 43°58'22" East, along the Southwesterly line of last said lands, a distance of 137.85 feet to the POINT OF BEGINNING.

Containing 40.05 acres, more or less.



CLERK'S CERTIFICATE 2000269771

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 53, Pages 76-77 of the current Public Records of Duval County, Florida, this 21st day of NOV, A.D., 2000.

By: Henry Cook
Henry Cook
Clerk of the Circuit Court

By: Robin A. Baulin
Deputy Clerk

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, this 21st day of November, A.D., 2000.

By: [Signature]
Director of Public Works
Date: 21 Nov 2000

BENT CREEK PROPERTIES, INC.
A Florida Corporation

Witness: Maryann B. Vaccaro
Maryann B. Vaccaro
Print or type name

By: James E. Putnal
James E. Putnal
VICE PRESIDENT OF BENT CREEK PROPERTIES, INC., a Florida Corporation

Witness: [Signature]
[Signature]
Print or type name

NOTARY FOR BENT CREEK PROPERTIES, INC.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13th day of September, A.D., 2000 by James E. Putnal, as Vice President of BENT CREEK PROPERTIES, INC., a Florida Corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

Maryann B. Vaccaro
MY COMMISSION # CC94464 EXPIRES
August 31, 2004
BONDED THROUGH FARM INSURANCE INC

By: Maryann B. Vaccaro
Notary Public, State of Florida
Type or print name _____
My Commission Expires: _____

ADOPTION AND DEDICATION

This is to certify that BENT CREEK PROPERTIES, INC., a Florida Corporation, is the owner of the lands described in the caption hereon known as BENT CREEK UNIT FOUR having caused the same to be surveyed and subdivided, and that Peoples First Community Bank, is holder of a 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, non-access easements, easements for drainage, except all private easements, private drainage easements, and Tract "A" (Conservation Easement) which shall remain privately owned and the sole and exclusive property of the Owners, their successors and assigns as shown hereon, and except those easements designated "JEA-E" and "JEA-E.E.", are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. All being 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, drives and courts hereby dedicated, together with all substices or matter which may flow or pass from all roads, parkways, lanes, drives 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 successor 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 Developer, 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 damage 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 agent, contractors, employees, servants, licensees or concessionaires within BENT CREEK - UNIT FOUR. This indemnification shall run with the land and the successors and assigns of the Developer 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, easement(s) over all the lands designated as private drainage easements and private easements shown on this plat, the maintenance responsibilities of which shall be those of the Developer, 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, BENT CREEK PROPERTIES, INC., a Florida Corporation has caused these presents to be signed by its VICE PRESIDENT

This 13th day of September, A.D., 2000.

PEOPLES FIRST COMMUNITY BANK

Witness: Sherry Knight
Sherry Knight
Print or type name

By: [Signature]
Roger L. Sutton
Area President of Peoples First Community Bank

Witness: Michelle S. Cooper
Michelle S. Cooper
Print or type name

NOTARY FOR PEOPLES FIRST COMMUNITY BANK

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14 day of September, A.D., 2000 by Roger L. Sutton, Area President of PEOPLES FIRST COMMUNITY BANK, a Florida Corporation, on behalf of the corporation. He is personally known to me or who has produced _____ as identification.

By: Michelle S. Cooper
Notary Public, State of Florida
Type or print name Michelle S. Cooper
My Commission Expires: 10-21-02

MICHELLE S. COOPER
My Comm Exp. 10/21/2002
No. CC 784975
Personally Known (1 Other I.D.)

P.S.D. # 98-023
CITY DEVELOPMENT # 270.8
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
Tel: (904) 721-1228
Fax: (904) 721-1228

Approved 10/27/2000
Date
[Signature]
City Engineer
for Director of Public Works
Approved 11/20/00
Date
[Signature]
for General Counsel

PLAT CONFORMITY REVIEW

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

By: Glenn E. McGregor
Glenn E. McGregor, P.L.S.
Professional Land Surveyor Number 4252

SURVEYOR'S CERTIFICATE

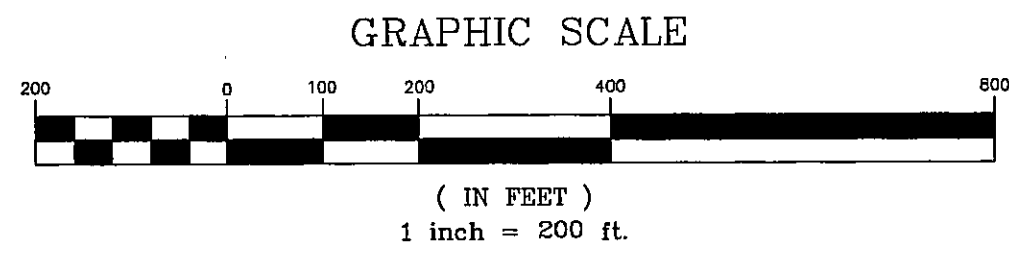
This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of the Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F. S., Chapter 61G-17.003 F. A. C., and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 20th day of September, A.D., 2000

By: [Signature]
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No. 3848

BENT CREEK UNIT FOUR

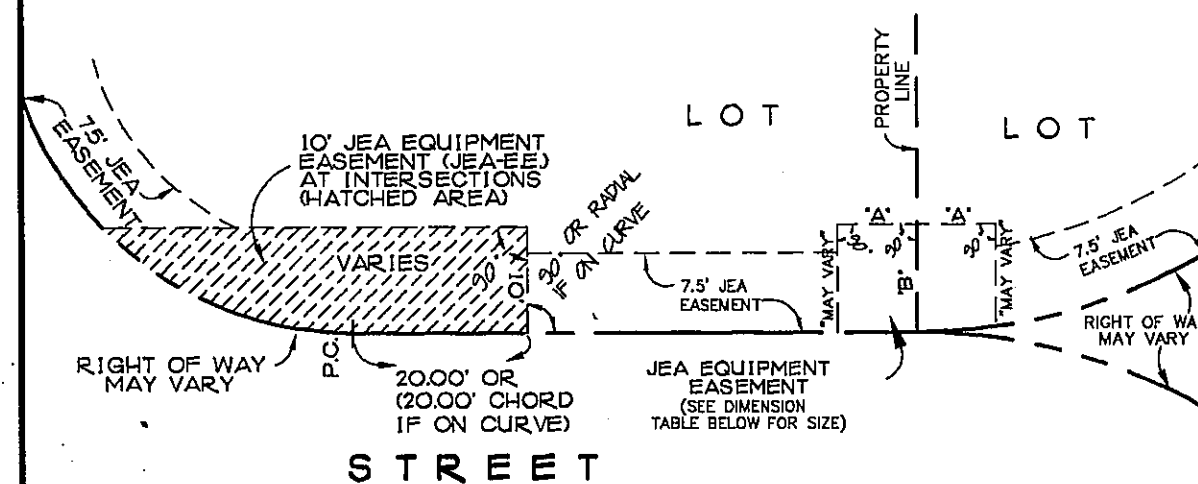
A Replat of a Portion of Blocks 3 and 4, Section 18, Township 3 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida.



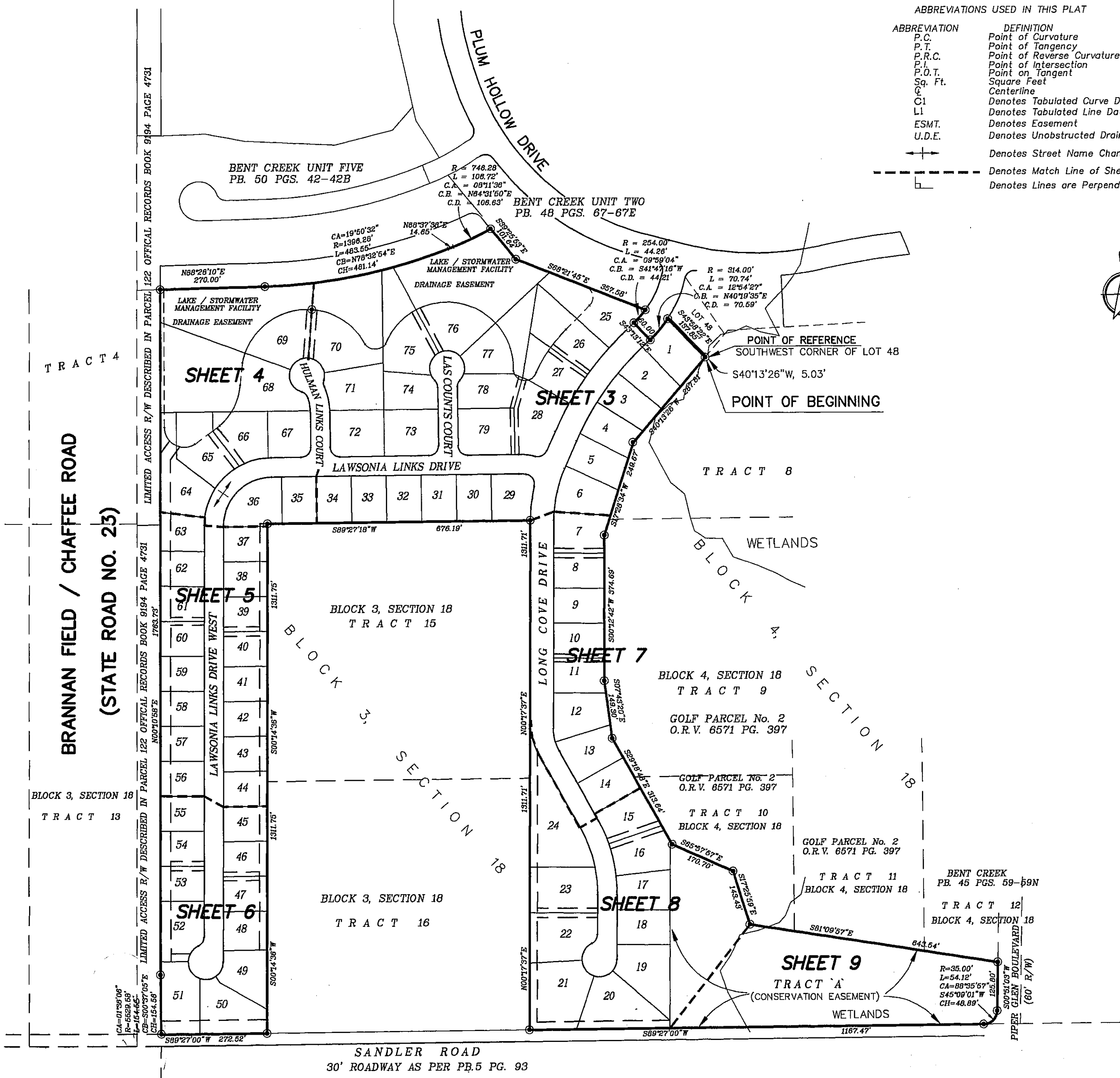
GENERAL NOTES:

- 1) \odot Denotes Set 4" x 4" Concrete Monument with Metal Plate, stamped "R. MILLER", Permanent Reference Monument, (P.R.M.)
 - 2) \bullet Denotes Set P.K. Nail and Brass Disk, stamped "R. MILLER", Permanent Control Point, (P.C.P.)
- 4) Bearings shown hereon are based on the Northerly Right of Way line of Sandler Road being S89°27'00"W
- 5) 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. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- 6) All platted utility Easements shall provide that such Easements shall also be Easements for the Construction, Installation, Maintenance and Operation of Cable Television services; provided however, no such Construction, Installation, Maintenance or Operation of Cable Television Services shall interfere with the facilities and services of an Electric, Telephone, Gas, or Other Public Utility. In the Event a Cable Television Company damages the facilities of a Public Utility, it shall be solely responsible for the damages.
- 7) The STORMWATER MANAGEMENT FACILITY shown hereon is a Graphic Representation of aforesaid Facility, as shown on Engineering Plans provided to this Firm, and does not represent an Actual Field location or As-Built Location.
- 8) Certain Easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
- "JEA-E.E." Denotes JEA Equipment Easement. These Easements shall remain totally unobstructed by any improvements that may impede the use and access of said Easement by JEA.
- "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.
- 9) Current Law provides that no Construction, Filling, Removal of Earth, Cutting of Trees or other Plants shall take place Waterward of the Jurisdictional Wetland Line as shown on this Plat without the approval this County, and/or any other Federal, State or Local Governmental Regulatory Agencies with Jurisdiction over such Wetlands. It is the responsibility of the LOT OWNER, his Agent and the Entity performing any Activity within the Wetland Area to acquire the necessary written approvals prior to the Beginning of any work. The Jurisdictional Wetland Line shown hereon may be superceded and redefined at any time, by the appropriate Agency(ies).
- 10) The Easement(s) 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.
- 11) The easements shown hereon and designated as Unobstructed/Access Easements, shall remain totally unobstructed by any improvements that may impede the use and access of said easement by the City of Jacksonville.
- 12) Lots fronting on two (2) streets may have vehicular access from one (1) street only.
- 13) The lands shown hereon lie within Flood Zones "X" (WHITE) as depicted on the Flood Insurance Rate Map (FIRM), Federal Emergency Management Agency (FEMA) Community Panel Number 120077 150 E., dated August 15, 1989.
- 14) The FIRM information delineated on this plat is valid only for 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 EASEMENT DETAIL
(NOT TO SCALE)



DIMENSION TABLE	
A	5' TYPICAL 10' X 10' JEA EQUIPMENT EASEMENT
B	10' TYPICAL 10' X 20' JEA EQUIPMENT EASEMENT



ABBREVIATIONS USED IN THIS PLAT

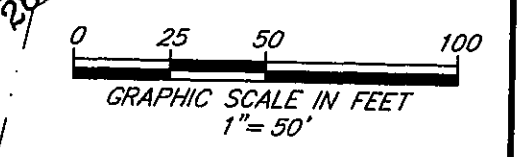
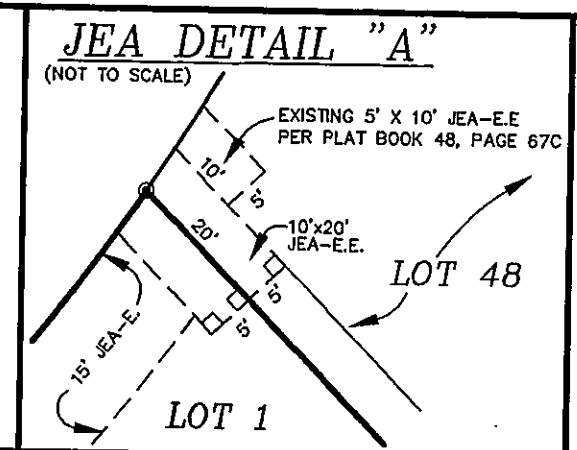
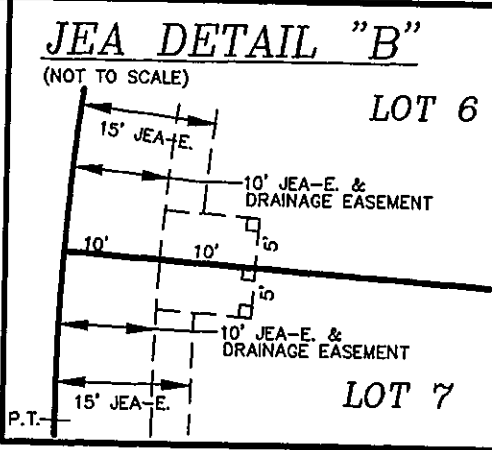
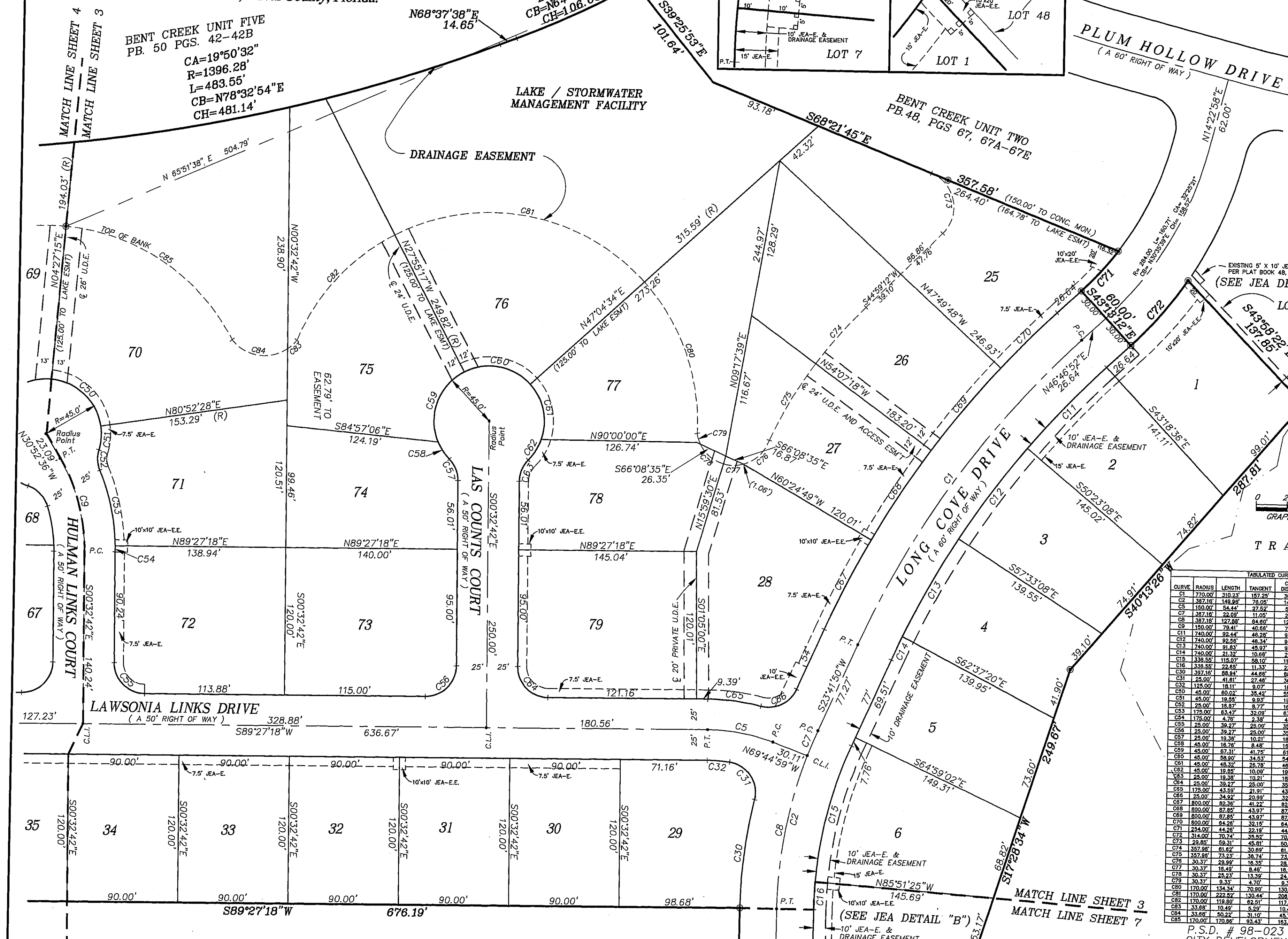
ABBREVIATION	DEFINITION
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
P.O.T.	Point on Tangent
Sq. Ft.	Square Feet
C	Centerline
C1	Denotes Tabulated Curve Data
L1	Denotes Tabulated Line Data
ESMT.	Denotes Easement
U.D.E.	Denotes Unobstructed Drainage Easement
+	Denotes Street Name Change Point
---	Denotes Match Line of Sheets
L	Denotes Lines are Perpendicular



BENT CREEK UNIT FOUR

A Replat of a Portion of Blocks 3 and 4, Section 18, Township 3 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of, Duval County, Florida.

PLAT BOOK **53** PAGE **76B**
SHEET 3 OF 9 SHEETS.
SEE SHEET TWO FOR LEGEND AND GENERAL NOTES



TABULATED CURVE DATA

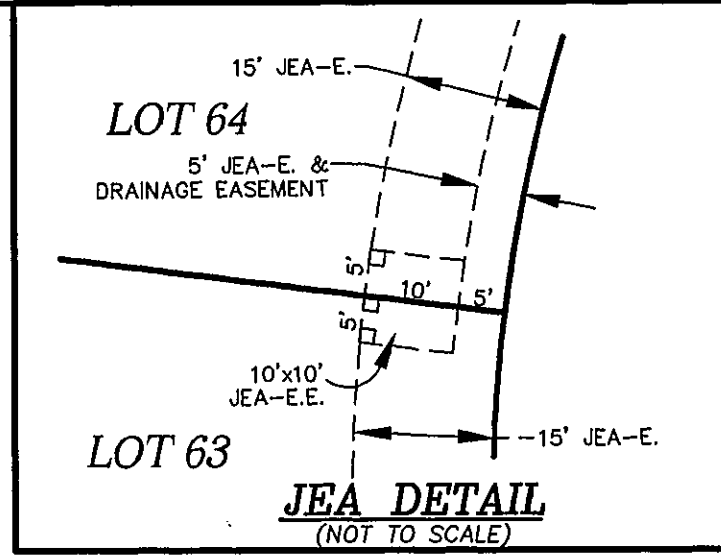
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	770.00	310.23	157.25	308.13	S81°42'11"W	232°00'
C2	150.00	54.45	27.22	54.45	S11°52'42"W	232°15'
C3	357.16	22.00	11.00	22.00	N80°08'51"W	207°43'
C4	387.16	127.88	64.60	127.24	S10°18'19"W	197°33'
C5	150.00	78.41	40.65	78.48	N18°42'39"W	301°34'
C6	740.00	92.44	46.22	92.25	S43°12'09"W	07°09'25"
C7	740.00	92.44	46.22	92.25	S38°22'27"W	07°09'25"
C8	740.00	91.83	45.97	91.77	S28°34'10"W	07°09'35"
C9	338.55	115.07	58.00	114.91	S13°32'28"W	01°39'03"
C10	338.55	115.07	58.00	114.91	S13°32'28"W	193°25'25"
C11	125.00	18.11	9.07	18.10	N68°23'39"W	05°31'23"
C12	45.00	60.02	30.42	60.57	N47°20'08"W	76°25'12"
C13	45.00	18.85	9.43	18.40	N03°19'13"E	243°33'31"
C14	25.00	16.87	8.77	16.82	S03°33'35"E	382°00'07"
C15	175.00	63.47	32.09	63.13	N12°28'42"W	20°45'53"
C16	175.00	63.47	32.09	63.13	N01°18'29"W	01°33'33"
C17	25.00	39.27	20.00	39.26	S43°32'42"E	80°00'00"
C18	25.00	39.27	20.00	39.26	N44°27'18"E	07°09'25"
C19	25.00	19.38	10.21	18.90	N22°45'10"W	44°24'55"
C20	45.00	45.00	22.50	45.00	S43°12'09"W	21°20'02"
C21	45.00	19.85	10.00	19.82	S13°32'28"W	07°09'25"
C22	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C23	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C24	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C25	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C26	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C27	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C28	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C29	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C30	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C31	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C32	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C33	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C34	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C35	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C36	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C37	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C38	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C39	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C40	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C41	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C42	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C43	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C44	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C45	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C46	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C47	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C48	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C49	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C50	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C51	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C52	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C53	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C54	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C55	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C56	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C57	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C58	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C59	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C60	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C61	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C62	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C63	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C64	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C65	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C66	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C67	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C68	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C69	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C70	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C71	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C72	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C73	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C74	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C75	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C76	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C77	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C78	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C79	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C80	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C81	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C82	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C83	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C84	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"
C85	45.00	67.31	33.66	67.21	S13°32'28"W	07°09'25"

P.S.D. # 98-023
CITY DEVELOPMENT # 270.8
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Tel. (904) 721-1226

BENT CREEK UNIT FOUR

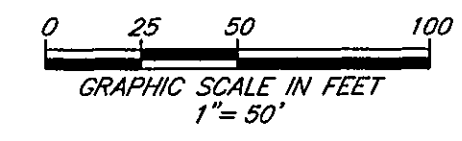
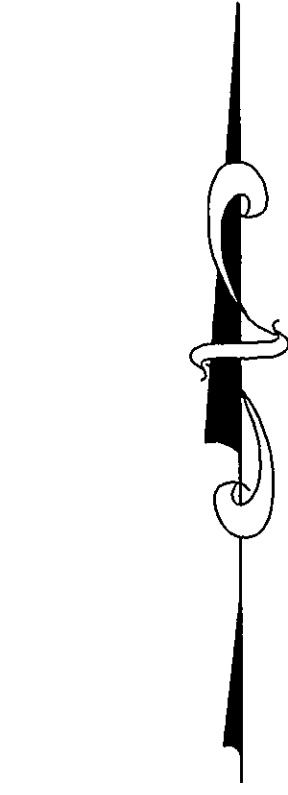
A Replat of a Portion of Blocks 3 and 4, Section 18, Township 3 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of, Duval County, Florida.

PLAT BOOK **53** PAGE **76C**
SHEET 4 OF 9 SHEETS.
SEE SHEET TWO FOR LEGEND AND GENERAL NOTES



BENT CREEK UNIT FIVE
PB. 50 PGS. 42-42B

CA=19°50'32"
R=1396.28'
L=483.55'
CB=N78°32'54"E
CH=481.14'



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C6	150.00'	233.56'	147.95'	210.67'	S44°50'57"W	89°12'42"
C9	150.00'	79.41'	40.66'	78.48'	N15°42'39"W	30°19'54"
C33	125.00'	194.63'	123.29'	175.56'	S44°50'57"W	89°12'42"
C39	175.00'	21.00'	10.51'	20.98'	S03°40'50"W	06°52'29"
C40	175.00'	80.19'	40.81'	79.49'	S20°14'45"W	28°15'21"
C41	175.00'	85.46'	43.60'	84.61'	S47°21'47"W	27°58'43"
C42	175.00'	77.96'	39.64'	77.31'	S74°06'51"W	25°31'24"
C43	175.00'	7.88'	3.94'	7.88'	S88°09'55"W	02°34'46"
C44	25.00'	39.27'	25.00'	35.36'	N44°27'18"E	90°00'00"
C45	125.00'	4.76'	2.38'	4.76'	N01°38'12"W	02°11'00"
C46	125.00'	32.40'	16.29'	32.31'	N10°09'13"W	14°51'02"
C47	25.00'	23.77'	12.87'	22.89'	N44°49'13"W	54°28'58"
C48	45.00'	72.36'	46.70'	64.81'	S25°59'53"E	92°07'38"
C49	45.00'	58.42'	34.15'	54.41'	S57°15'36"W	74°23'19"
C50	45.00'	60.02'	35.42'	55.67'	N47°20'08"W	76°25'12"
C51	45.00'	19.55'	9.93'	19.40'	N03°19'13"E	24°53'31"
C52	25.00'	16.87'	8.77'	16.55'	S03°33'35"E	38°39'07"
C53	175.00'	63.47'	32.09'	63.13'	N12°29'42"W	20°46'53"
C54	175.00'	4.76'	2.38'	4.76'	N01°19'29"W	01°33'33"
C86	170.00'	220.72'	129.01'	205.54'	S57°15'36"W	74°23'19"
C87	170.00'	26.50'	13.28'	26.48'	S15°35'59"W	08°55'56"
C88	155.21'	72.66'	37.01'	72.00'	N18°11'35"E	26°49'25"
C89	155.21'	47.15'	23.76'	46.97'	N40°18'27"E	17°24'19"
C90	50.74'	49.28'	26.78'	47.36'	N85°13'11"E	55°38'40"
C91	50.74'	59.48'	33.69'	56.13'	S33°22'37"E	67°09'45"

TRACT 4

MATCH LINE SHEET 4
MATCH LINE SHEET 5

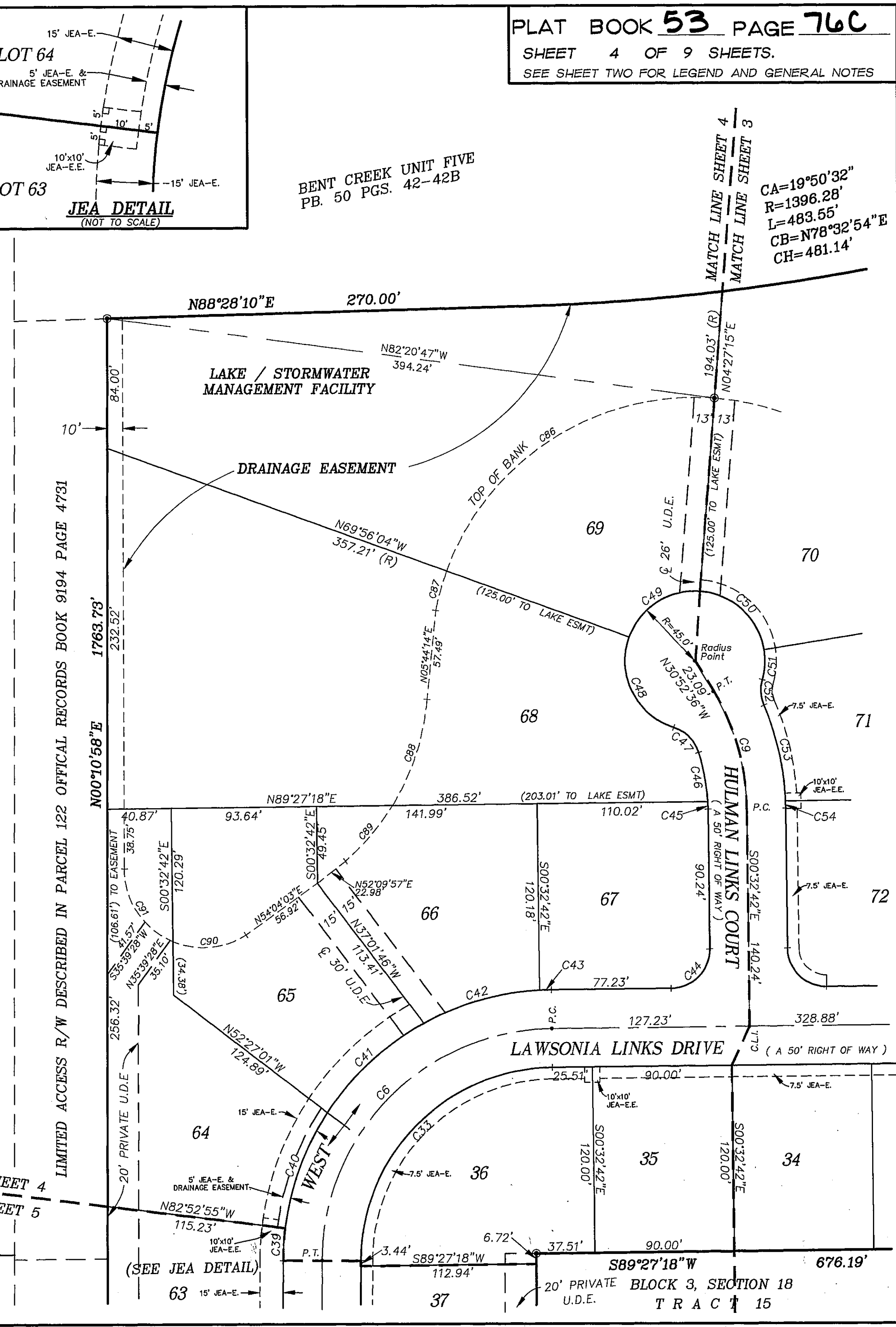
STATE ROAD No. 23 BRANNAN FIELD / CHAFFEE ROAD (NOT CONSTRUCTED AT TIME OF THIS PLAT)

LIMITED ACCESS R/W DESCRIBED IN PARCEL 122 OFFICAL RECORDS BOOK 9194 PAGE 4731

(SEE JEA DETAIL)

BLOCK 3, SECTION 18
TRACT 15

P.S.D. # 98-023
CITY DEVELOPMENT # 270.8
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
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Fax (904) 721-5758
Tel. (904) 721-1226



BENT CREEK UNIT FOUR

A Replat of a Portion of Blocks 3 and 4, Section 18, Township 3 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of, Duval County, Florida.

PLAT BOOK **53** PAGE **76D**

SHEET 5 OF 9 SHEETS.
SEE SHEET TWO FOR LEGEND AND GENERAL NOTES

T R A C T 4

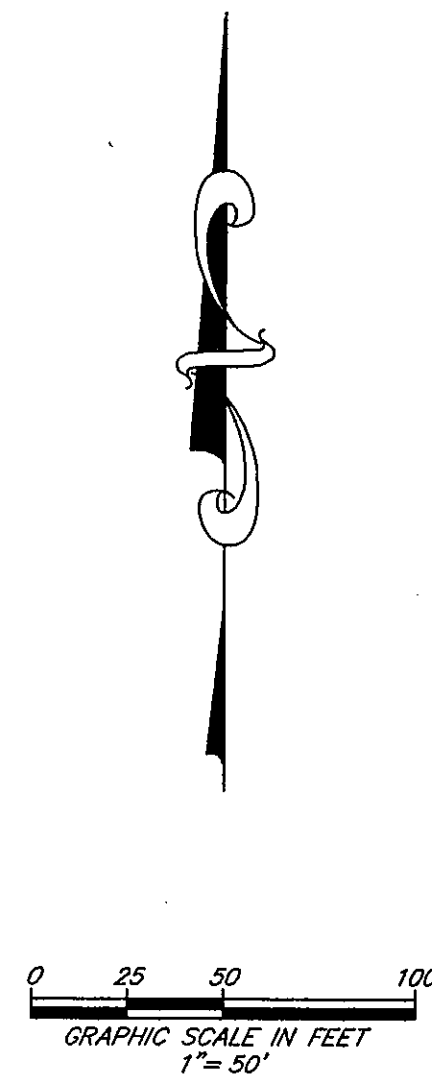
35

34

33

32

31



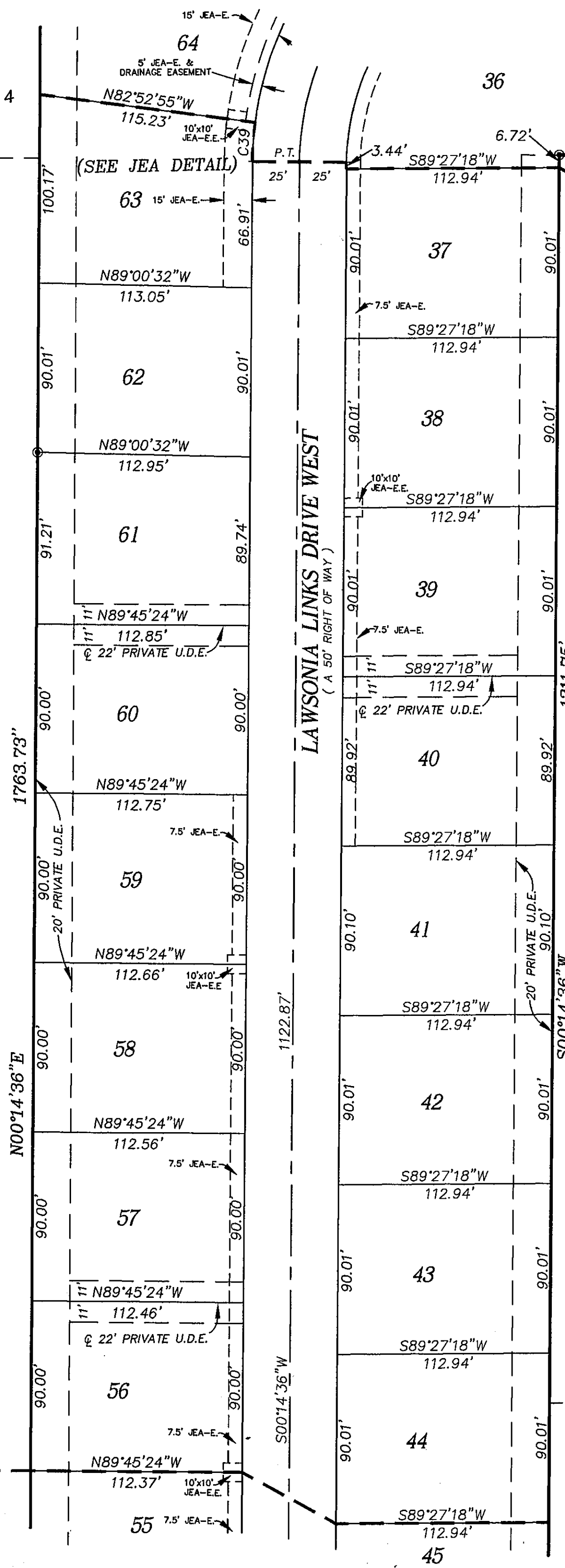
BLOCK 3, SECTION 18
T R A C T 13

MATCH LINE SHEET 5
MATCH LINE SHEET 6

STATE ROAD No. 23 BRANNAN FIELD / CHAFFEE ROAD (NOT CONSTRUCTED AT TIME OF THIS PLAT)

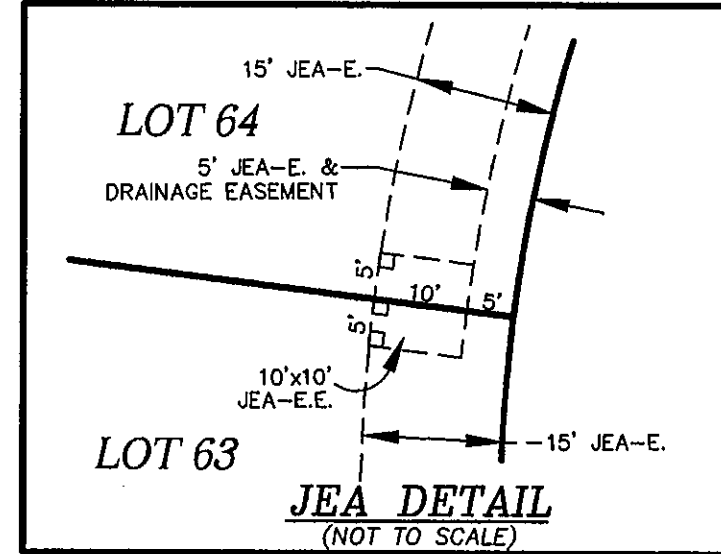
LIMITED ACCESS R/W DESCRIBED IN PARCEL 122 OFFICAL RECORDS BOOK 9194 PAGE 4731

LAWSONIA LINKS DRIVE WEST
(A 50' RIGHT OF WAY)



MATCH LINE SHEET 4
MATCH LINE SHEET 5

BLOCK 3, SECTION 18
T R A C T 15



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C39	175.00'	21.00'	10.51'	20.98'	S03°40'50"W	06°52'29"

BLOCK 3, SECTION 18
T R A C T 16

P.S.D. # 98-023
CITY DEVELOPMENT # 270.8
RICHARD A. MILLER & ASSOCIATES
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BENT CREEK UNIT FOUR

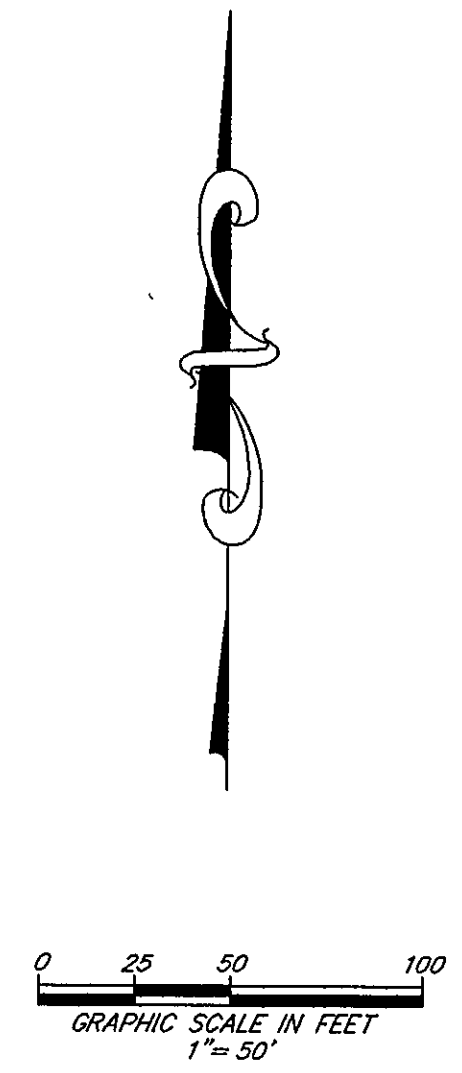
A Replat of a Portion of Blocks 3 and 4, Section 18, Township 3 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of, Duval County, Florida.

PLAT BOOK 53 PAGE 76E

SHEET 6 OF 9 SHEETS.

SEE SHEET TWO FOR LEGEND AND GENERAL NOTES

BLOCK 3, SECTION 18
TRACT 15



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C34	45.00'	43.48'	23.61'	41.81'	N27°40'59"E	55°21'59"
C35	45.00'	43.15'	23.40'	41.52'	N82°50'21"E	54°56'44"
C36	45.00'	55.74'	32.08'	52.25'	S34°12'08"E	70°58'22"
C37	45.00'	49.94'	27.89'	47.41'	S33°04'32"W	63°34'52"
C38	25.00'	28.20'	15.81'	26.73'	N32°33'17"E	64°37'22"

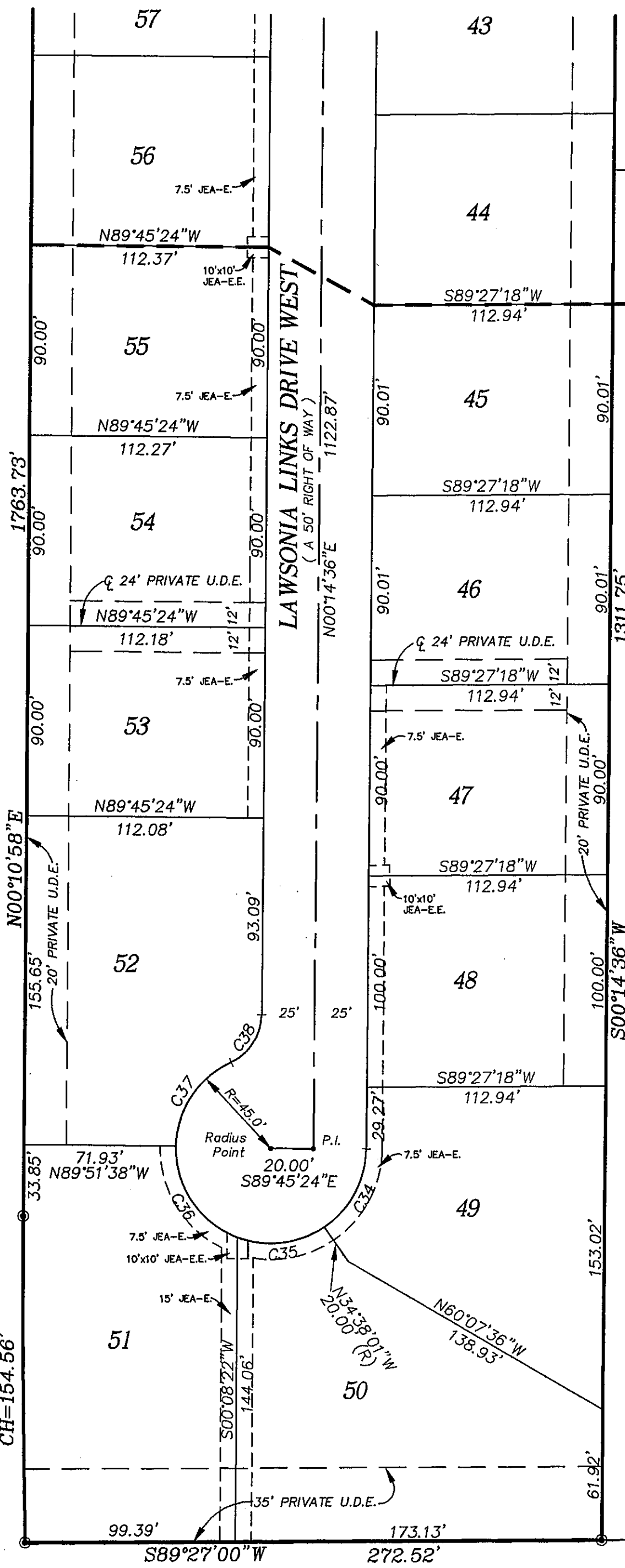
BLOCK 3, SECTION 18

TRACT 13

STATE ROAD No. 23 BRANNAN FIELD / CHAFFEE ROAD (NOT CONSTRUCTED AT TIME OF THIS PLAT)

CA=01°36'06"
R=5529.58'
L=154.56'
CB=S00°37'05"E
CH=154.56'

LIMITED ACCESS R/W DESCRIBED IN PARCEL 122 OFFICAL RECORDS BOOK 9194 PAGE 4731



MATCH LINE SHEET 5

MATCH LINE SHEET 6

BLOCK 3, SECTION 18

TRACT 16

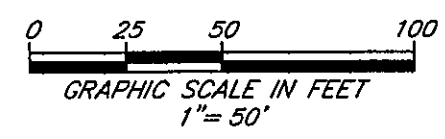
SANDLER ROAD
(A 30' RIGHT OF WAY PER PB. 5 PG. 93)

P.S.D. # 98-023
CITY DEVELOPMENT # 270.8
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BENT CREEK UNIT FOUR

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PLAT BOOK **53** PAGE **76F**
 SHEET 7 OF 9 SHEETS.
 SEE SHEET TWO FOR LEGEND AND GENERAL NOTES



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C3	145.00'	74.84'	38.27'	74.01'	S14°29'35"E	29°34'25"
C16	336.55'	22.65'	11.33'	22.65'	S02°12'01"W	03°51'23"
C17	115.00'	35.01'	17.64'	34.87'	S08°25'39"E	17°26'33"
C18	115.00'	24.35'	12.22'	24.30'	S23°12'52"E	12°07'52"
C29	175.00'	90.33'	46.19'	89.33'	S14°29'35"E	29°34'25"

BLOCK 3, SECTION 18
 T R A C T 15

BLOCK 3, SECTION 18
 T R A C T 16

1311.71'
 N00°17'37"E
 S 00°17'37" W 525.71'

LONG COVE DRIVE
 (A 60' RIGHT OF WAY)

LONG COVE DRIVE
 (A 50' RIGHT OF WAY)

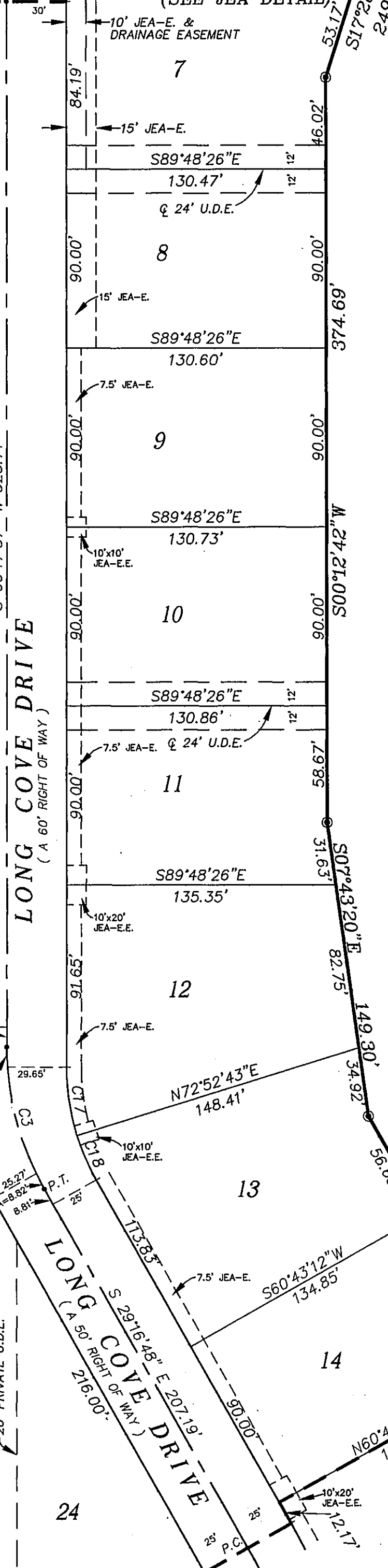
S89°27'18"W
 676.19'

1311.71'
 N00°17'37"E
 S 00°17'37" W 525.71'

LONG COVE DRIVE
 (A 60' RIGHT OF WAY)

LONG COVE DRIVE
 (A 50' RIGHT OF WAY)

S89°27'18"W
 676.19'



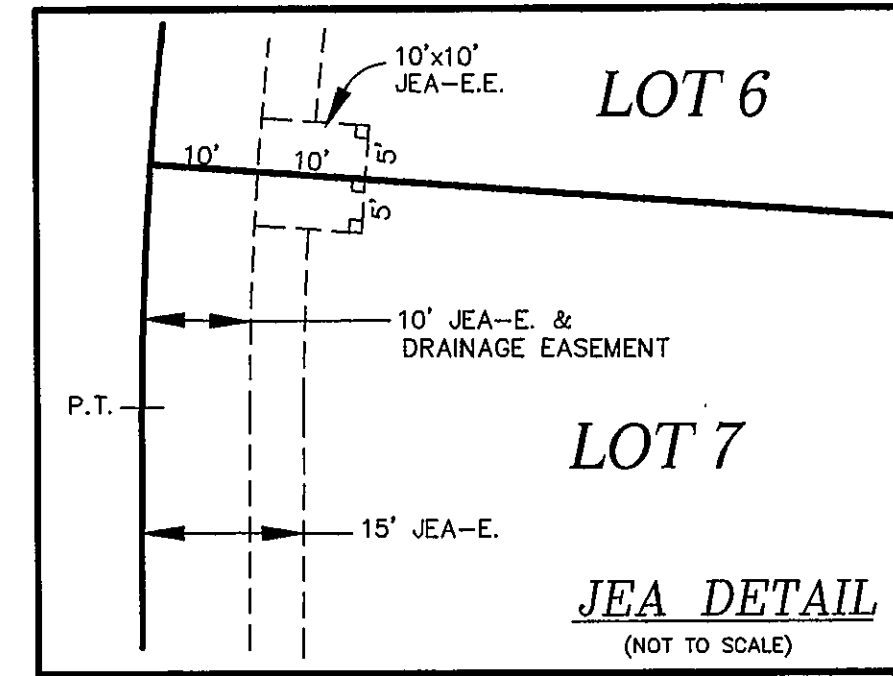
TRACT 8
 MATCH LINE SHEET 3
 MATCH LINE SHEET 7

BLOCK 4, SECTION 18
 T R A C T 9

GOLF PARCEL No. 2
 O.R.V. 6571 PG. 397

MATCH LINE SHEET 7
 MATCH LINE SHEET 8

TRACT 10
 BLOCK 4, SECTION 18
 GOLF PARCEL No. 2
 O.R.V. 6571 PG. 397



P.S.D. # 98-023
 CITY DEVELOPMENT # 270.8
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BENT CREEK UNIT FOUR

A Replat of a Portion of Blocks 3 and 4, Section 18, Township 3 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of, Duval County, Florida.

PLAT BOOK **53** PAGE **766**
 SHEET 8 OF 9 SHEETS.
 SEE SHEET TWO FOR LEGEND AND GENERAL NOTES

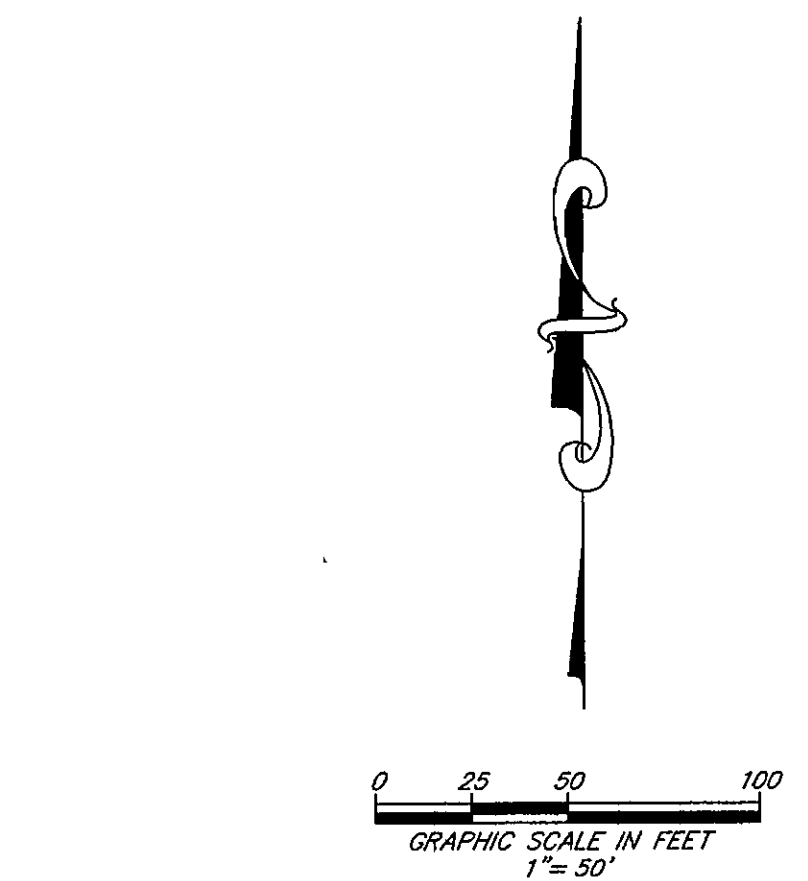
BLOCK 3, SECTION 18
 T R A C T 15

BLOCK 4, SECTION 18
 T R A C T 9

GOLF PARCEL No. 2
 O.R.V. 6571 PG. 397

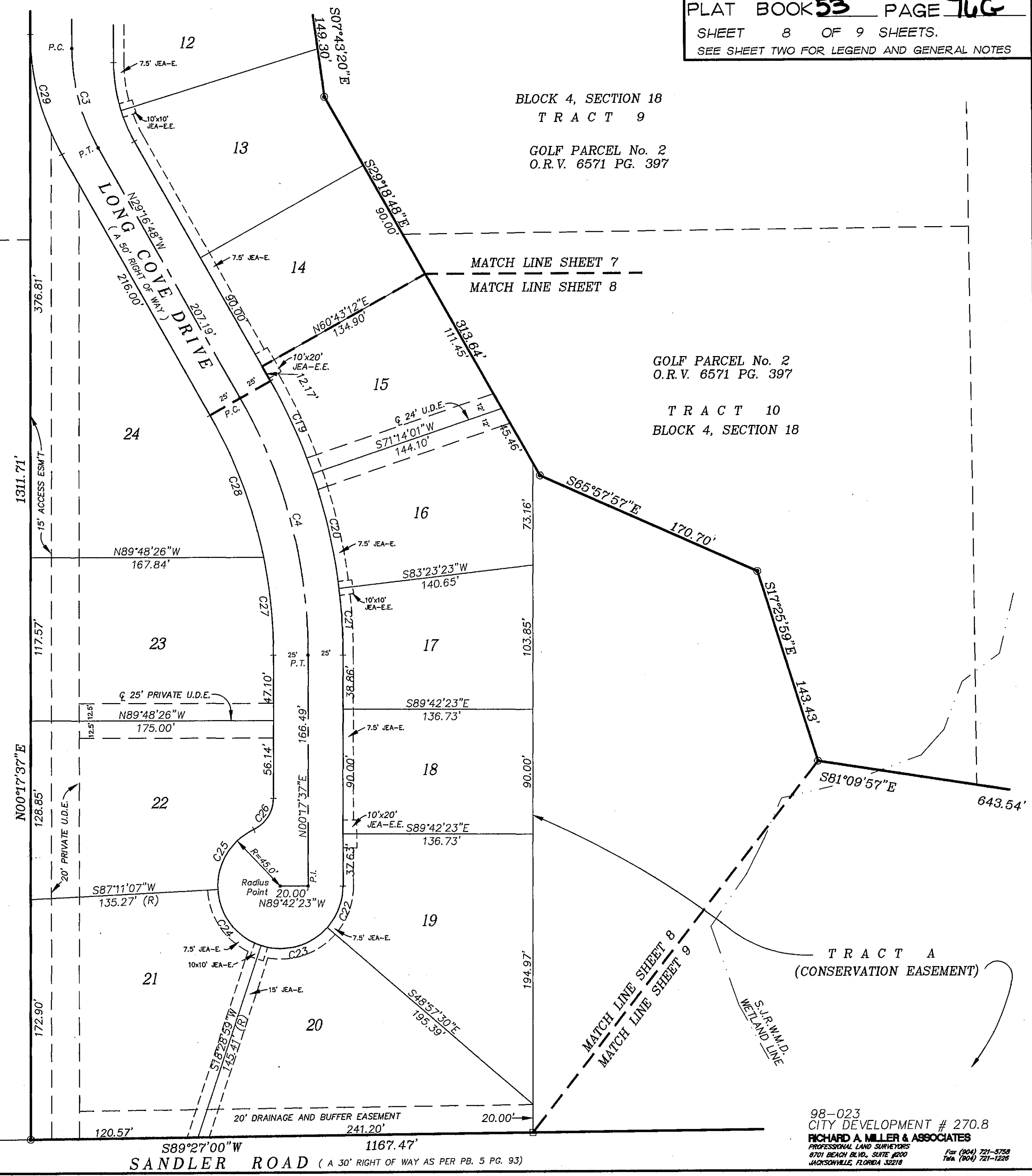
GOLF PARCEL No. 2
 O.R.V. 6571 PG. 397

T R A C T 10
 BLOCK 4, SECTION 18



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C3	145.00'	74.84'	38.27'	74.01'	S14°29'35"E	29°34'25"
C4	375.00'	193.56'	98.99'	191.42'	N14°29'36"W	29°34'25"
C19	400.00'	73.40'	36.80'	73.30'	N24°01'23"W	10°30'49"
C20	400.00'	84.86'	42.59'	84.71'	N12°41'18"W	12°09'22"
C21	400.00'	48.20'	24.13'	48.17'	N03°09'30"W	06°54'14"
C22	45.00'	32.58'	17.04'	31.87'	N21°02'03"E	41°28'52"
C23	45.00'	52.39'	29.62'	49.48'	N75°07'44"E	66°42'30"
C24	45.00'	53.96'	30.76'	50.78'	S37°09'57"E	68°42'08"
C25	45.00'	53.20'	30.20'	50.15'	S31°03'04"W	67°43'53"
C26	25.00'	28.20'	15.81'	26.73'	N32°36'19"E	64°37'23"
C27	350.00'	70.94'	35.59'	70.81'	N05°30'45"W	11°36'45"
C28	350.00'	109.72'	55.31'	109.27'	N20°17'58"W	17°57'40"
C29	175.00'	90.33'	46.19'	89.33'	S14°29'35"E	29°34'25"

BLOCK 3, SECTION 18
 T R A C T 16



MATCH LINE SHEET 7
 MATCH LINE SHEET 8
 MATCH LINE SHEET 8
 MATCH LINE SHEET 9

98-023
 CITY DEVELOPMENT # 270.8
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