

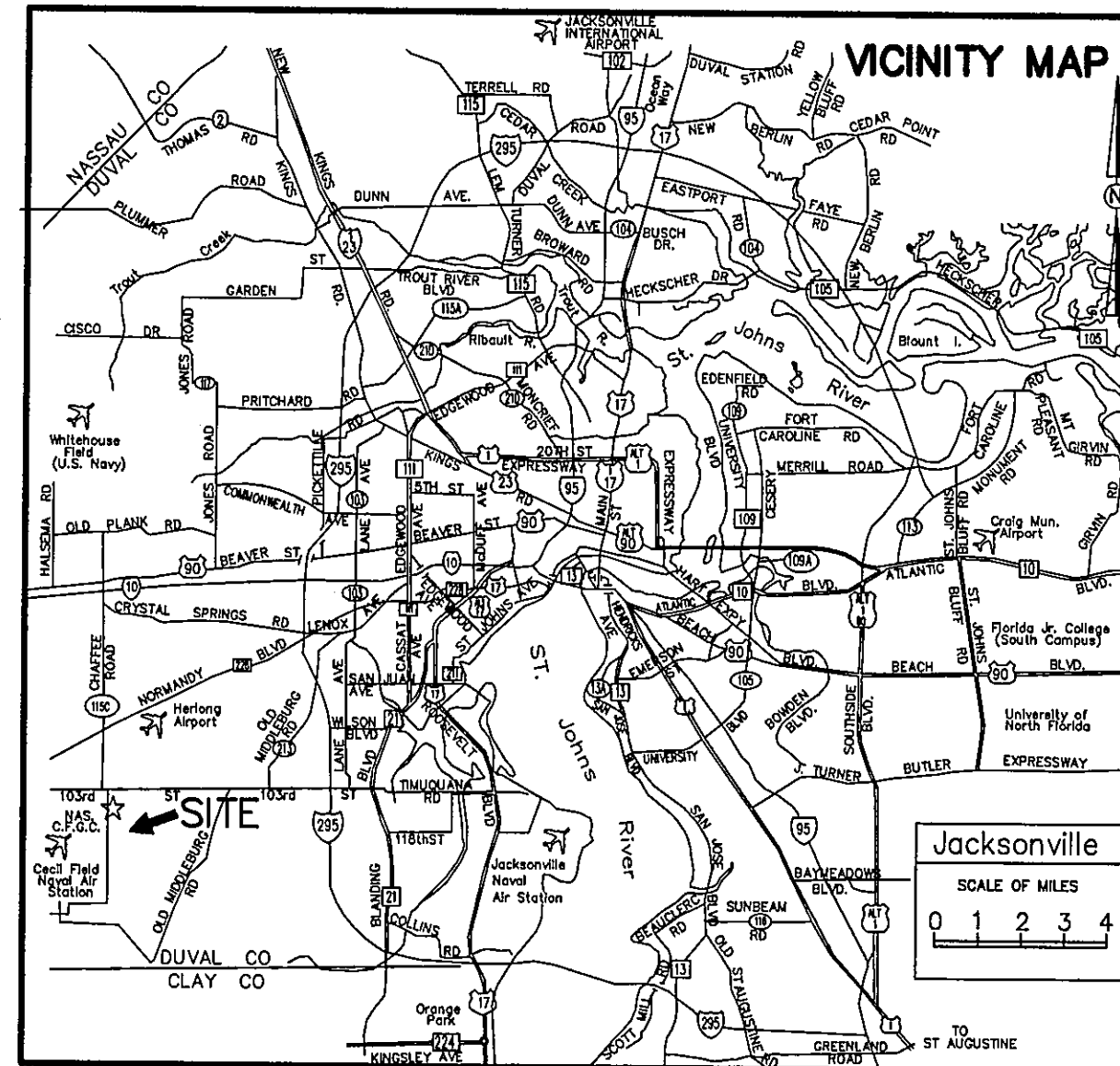
BENT CREEK UNIT SIX

A replat of the South 1/2 of Tract 15, Block 3, Section 18, Township 3 South, Range 25 East, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, together with a replat of a portion of Lot 24, as shown on the plat of Bent Creek Unit Four, as recorded in Plat Book 53, Pages 76, 76A, 76B, 76C, 76D, 76E, 76F, 76G and 76H of said Current Public Records.

CAPTION:

The South 1/2 of Tract 15, Block 3, Section 18, Township 3 South, Range 25 East, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, together with a portion of Lot 24, as shown on the plat of Bent Creek Unit Four, as recorded in Plat Book 53, Pages 76, 76A, 76B, 76C, 76D, 76E, 76F, 76G and 76H of said Current Public Records and all being more particularly described as follows: BEGINNING at the most Northerly corner of said Lot 24, said point being situate in the Westerly right of way line of Long Cove Drive (a variable width right of way as shown on said plat of Bent Creek Unit Four) said right of way line being a curve concave Easterly and having a radius of 175.00 feet; thence Southerly around and along the arc of said curve and along said Westerly right of way line and along the Easterly line of said Lot 24, a distance of 90.33 feet, said arc being subtended by a chord bearing and distance of South 14°29'35" East, 89.33 feet to the point of tangency of said curve; thence South 29°16'48" East, continuing along said Westerly right of way line of Long Cove Drive, a distance of 69.64 feet; thence South 89°27'09" West, along the Easterly prolongation of the South line of said Tract 15 and along the South line of said Tract 15, a distance of 732.78 feet to the Southwest corner thereof, said corner being also a point situate on an Easterly boundary of said Bent Creek Unit Four; thence North 00°14'36" East, along the West line of said Tract 15 and said boundary of Bent Creek Unit Four, a distance of 331.69 feet; thence North 89°27'14" East, along the North line of said South 1/2 of Tract 15, a distance of 675.90 feet to a point situate in said Westerly right of way line of Long Cove Drive; thence South 00°17'37" West, along said Westerly right of way line, a distance of 183.93 feet to the POINT OF BEGINNING.

Containing 5.216 acres, more or less.



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 SIX having caused the same to be surveyed and subdivided, and that Peoples First Community Bank, is 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, non-access easements, easements for drainage, except all private easements and private drainage easements 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 substances 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 SIX. 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 28th day of JANUARY, A.D., 2002.

Approved 2-28-2002
Date
Hall
City Engineer
for Director of Public Works
Approved 3-4-2002
Date
Shane C. Miller
for General Counsel

CLERK'S CERTIFICATE # 2002064976

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 54, Pages 98, 98A of the current Public Records of Duval County, Florida, this 6th day of MARCH, A.D., 2002.

By: Jim Fuller
Jim Fuller
Clerk of the Circuit Court

By: [Signature]
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 5th day of MARCH, A.D., 2002.

By: [Signature]
Director of Public Works
March 5th, 2002
Date:

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 28th day of FEB, A.D., 2002

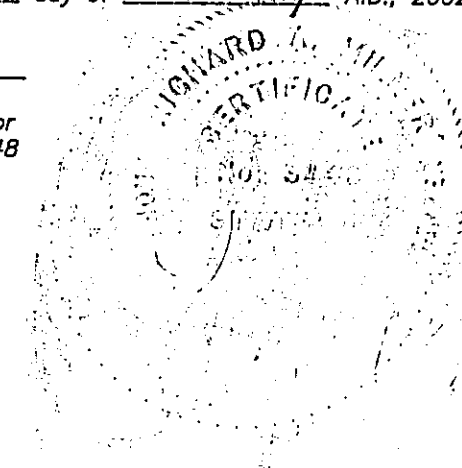
By: Glenn E. McGregor
Glenn E. McGregor, P.L.S.
Professional Land Surveyor Number 4252

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 19th day of February, A.D., 2002

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



BENT CREEK PROPERTIES, INC.
A Florida Corporation

Witness: [Signature]
Linda S. Gray
Print or type name

Witness: Rebecca Forsyth
Rebecca Forsyth
Print or type name

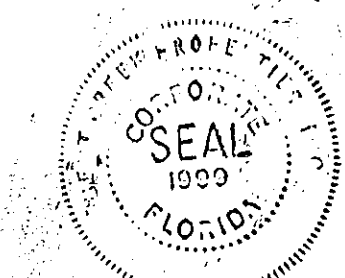
By: James E. Putnal
James E. Putnal
VICE PRESIDENT of BENT CREEK PROPERTIES, INC., a Florida Corporation

NOTARY FOR BENT CREEK PROPERTIES, INC.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 11th day of February, A.D., 2002 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 as-is produced as-is identification and who has has not taken an oath.

By: Susan M. Hyde
Notary Public, State of Florida
Type or print name Susan M. Hyde
My Commission Expires: 3-17-2004



PEOPLES FIRST COMMUNITY BANK

Witness: Kimberley A. Elkins
Kimberley A. Elkins
Print or type name

Witness: Katharine Bandy
Katharine Bandy
Print or type name

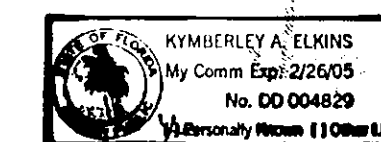
By: Roger L. Sutton
Roger L. Sutton
Area President of Peoples First Community Bank

NOTARY FOR PEOPLES FIRST COMMUNITY BANK

STATE OF FLORIDA
COUNTY OF DUVAL

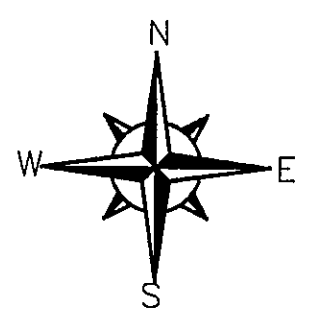
The foregoing instrument was acknowledged before me this 28th day of January, A.D., 2002 by Roger L. Sutton, Area President of PEOPLES FIRST COMMUNITY BANK, a Florida Corporation, on behalf of the corporation. He is personally known to me as-is produced as-is identification and who has has not taken an oath.

By: Kimberley A. Elkins
Notary Public, State of Florida
Type or print name Kimberley A. Elkins
My Commission Expires: 2/26/05



BENT CREEK UNIT SIX

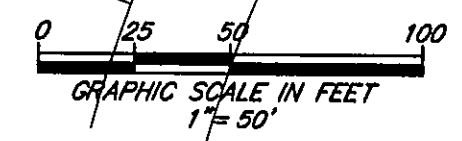
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ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
P.C.	Point of Curvature
P.T.	Point of Tangency
C.L.	Centerline
CT	Denotes Tabulated Curve Data
CA	Central Angle
R	Radius
L	Arc length
CB	Chord Bearing
CH	Chord Distance

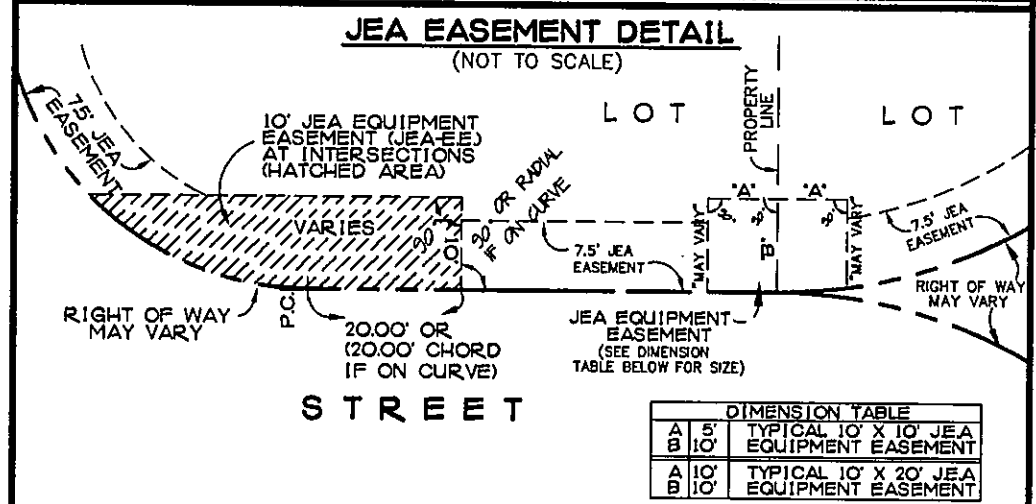
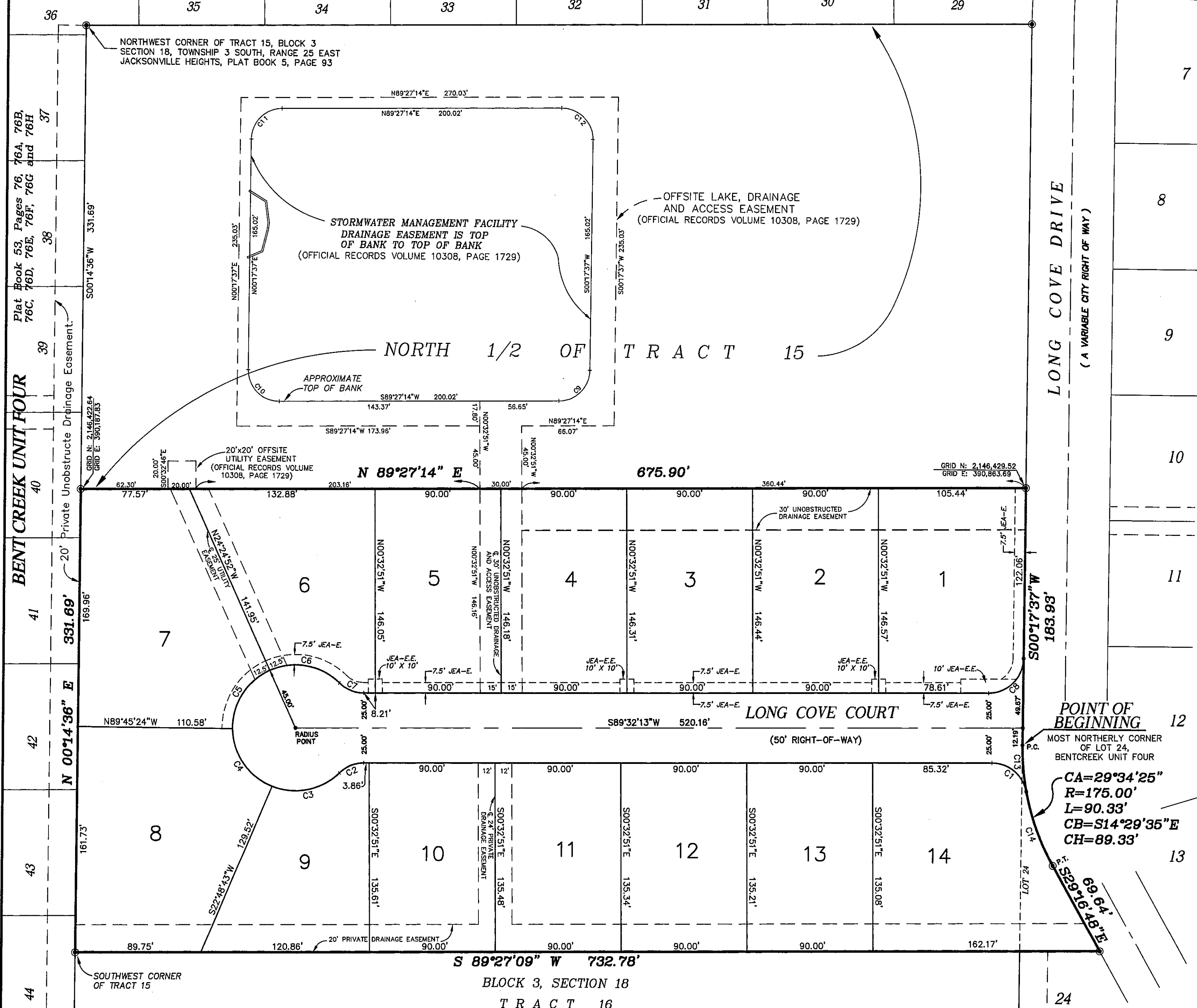
LAWSONIA LINKS DRIVE
(A 50' RIGHT OF WAY)



PLAT BOOK 54 PAGE 98A
SHEET 2 OF 2 SHEETS.

BENT CREEK UNIT FOUR

Plat Book 53, Pages 76, 76A, 76B, 76C, 76D, 76E, 76F, 76G and 76H



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C1	34.81'	25.00'	N50°34'45"W	32.06'	20.89'	79°46'05"
C2	19.38'	25.00'	S67°19'45"W	18.90'	10.21'	44°24'55"
C3	51.92'	45.00'	N78°10'31"E	49.09'	29.28'	66°06'27"
C4	53.08'	45.00'	S34°58'36"E	50.06'	30.12'	67°35'18"
C5	52.44'	45.00'	S32°12'06"W	49.52'	29.65'	66°46'05"
C6	53.70'	45.00'	N80°13'52"W	50.57'	30.56'	68°22'00"
C7	19.38'	25.00'	S68°15'20"E	18.90'	10.21'	44°24'55"
C8	38.94'	25.00'	N44°54'55"E	35.12'	24.67'	89°14'36"
C9	34.55'	22.20'	N44°52'25"E	31.16'	21.88'	89°09'37"
C10	35.20'	22.20'	S45°07'35"E	31.62'	22.53'	90°50'23"
C11	34.55'	22.20'	S44°52'25"W	31.16'	21.88'	89°09'37"
C12	35.20'	22.20'	N45°07'35"W	31.62'	22.53'	90°50'23"
C13	33.56'	175.00'	S03°12'02"E	33.51'	16.83'	10°59'19"
C14	56.76'	175.00'	S19°59'15"E	56.52'	28.63'	18°35'06"

- 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.)
 - 3) Bearings shown hereon are based on the Westerly Right-of Way of Long Cove Drive as Being S00°17'37"W
 - 4) 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.
 - 5) 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.
 - 6) The STORMWATER MANAGEMENT FACILITY shown hereon is a Graphic Representation of a Facility, as shown on Engineering Plans provided to this Firm, and does not represent an Actual Field location or As-Built Location.
 - 7) Certain Easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
 - 8) "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.
 - 9) "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.
 - 10) 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 of 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 superseded and redefined at any time, by the appropriate Agency(ies).
 - 11) 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.
 - 12) 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.
 - 13) Lots fronting on two (2) streets may have vehicular access from one (1) street only.
 - 14) 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.
 - 15) 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.

POINT OF BEGINNING
MOST NORTHERLY CORNER OF LOT 24, BENTCREEK UNIT FOUR
CA=29°34'25"
R=175.00'
L=90.33'
CB=S14°29'35"E
CH=89.33'

P.S.D. # 2000-056
CITY DEVELOPMENT # 270.12
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32218
Fax (904) 721-5758
Tel. (904) 721-1226