

Bent Creek

UNIT TWO

A Replat of a portion of Tract 9, Block 1 TOGETHER WITH a portion of Tracts 15 and 16, Block 2 TOGETHER WITH a portion of Tracts 1 and 2, Block 3 TOGETHER WITH a portion of Tracts 5, 6, 7 and 8, Block 4, all in Section 18, Township 3 South, Range 25 East, City of Jacksonville, Duval County, Florida.

ADOPTION AND DEDICATION
This is to certify that Bent Creek Joint Venture is the lawful owner of the lands described in the caption hereon known as Bent Creek Unit Two and has caused the same to be surveyed and subdivided; that Barnett Bank of Jacksonville, N.A. is the holder of mortgage 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 and sewers shown herein are hereby irrevocably, without reservation, dedicated to the City of Jacksonville and its successors.

Bent Creek Joint Venture, Developer and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suit, actions, damage 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, from, or at, or from any irrigation system, landscaping or fencing within any part thereof, or occasioned wholly in part by any act of omission of Bent Creek Joint Venture, its agents, contractors, employees, servants, licensees, or concessionaires of Bent Creek.

IN WITNESS WHEREOF, Frank Houston, President of THE Houston Group, Inc. and Managing Partner of Bent Creek Joint Venture and Barnett Bank of Jacksonville, N.A. have caused these presents to be executed by their appropriate officers by and with the authority of said Joint Venture and corporation this 10th day of July A.D., 1989.

BENT CREEK JOINT VENTURE
Witness: Linda Ruffin
Witness: Frank Houston
President of THE HOUSTON GROUP, INC.
Bent Creek Managing Partner

NOTARY FOR BENT CREEK JOINT VENTURE
STATE OF FLORIDA)
ss
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 10th day of July, A.D., 1989 by Frank Houston, President of THE HOUSTON GROUP, INC., Bent Creek Managing Partner on behalf of the Corporation.

Linda Ruffin
Notary Public at Large
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Dec. 9, 1992

BARNETT BANK OF JACKSONVILLE, N.A.
Witness: Frank Houston
Witness: Linda Ruffin
Paul A. Halloran
Vice President

NOTARY FOR BARNETT BANK OF JACKSONVILLE, N.A.
STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 10th day of July, A.D., 1989 by Paul A. Halloran, Vice President of Barnett Bank of Jacksonville, N.A., a national banking association, on behalf of the corporation.

Linda Ruffin
Notary Public
State of Florida at Large
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Dec. 9, 1992

CITY OF JACKSONVILLE
A MUNICIPAL CORPORATION
ATTEST: Linn C. Williams
CORPORATE SECRETARY
BY: Ed Quinn
MAYOR

NOTARY FOR CITY OF JACKSONVILLE
STATE OF FLORIDA)
COUNTY OF DUVAL)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF January A.D., 1994
RESPECTFULLY THE MAYOR AND CORPORATE SECRETARY OF THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, ON BEHALF OF THE CORPORATION.

Edwin W. Hernandez
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: June 23, 1995
Clary & Associates, Inc.
Professional Land Surveyors
3830 Crown Point Rd., Suite A
Jacksonville, Florida 32217
(904) 260-2703

CAPTION:
A Replat of a portion of Tract 9, Block 1 TOGETHER WITH a portion of Tracts 15 and 16, Block 2 TOGETHER WITH a portion of Tracts 1 and 2, Block 3 TOGETHER WITH a portion of Tracts 5, 6, 7 and 8, Block 4, all in Section 18, Township 3 South, Range 25 East of Duval County, Florida, all as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of said County and being more particularly described as follows: COMMENCING at the Southeast corner of said Section 18; thence North 00°12'07" West, 15.00 feet to an intersection with the Northerly right-of-way line of Sandler Road (also being the Southerly line of said Block 4, Section 18); thence South 89°27'00" West along said line, a distance of 1505.46 feet to the point of curvature of a curve leading Northeasterly; thence Northeasterly along and around the arc of a curve concave Northeasterly and having a radius of 35.00 feet, an arc distance of 54.12 feet, said arc being subtended by a chord bearing and distance of North 43°44'58" East, 48.89 feet to the point of tangency of said curve; thence North 00°51'03" East, 372.80 feet; thence South 89°57'43" West, 121.87 feet; thence North 58°51'15" West, 296.20 feet; thence North 01°19'30" East, 143.31 feet; thence North 77°21'29" East, 265.10 feet; thence North 02°17'01" East, 103.81 feet; thence North 89°50'33" East, 120.00 feet to the point of curvature of a curve leading Northwesterly; thence Northwesterly along and around the arc of a curve concave Southwesterly and having a radius of 617.46 feet, an arc distance of 165.60 feet, said arc being subtended by a chord bearing and distance of North 15°04'52" West, 165.11 feet to the point of tangency of said curve; thence North 22°45'52" West, 85.00 feet to the point of curvature of a curve leading Northwesterly; thence Northwesterly along and around the arc of a curve concave Northeasterly and having a radius of 574.51 feet, an arc distance of 66.58 feet, said arc being subtended by a chord bearing and distance of North 19°26'40" West, 66.54 feet to the point of tangency of said curve; thence South 82°10'20" West, 171.62 feet; thence North 05°22'23" East, 288.44 feet; thence North 18°34'39" East, 448.48 feet; thence South 82°42'33" West, 80.00 feet; thence North 22°33'56" West, 148.15 feet to the POINT OF BEGINNING; thence Southwesterly along and around the arc of a curve concave Southerly and having a radius of 1982.86 feet, an arc distance of 224.85 feet, said arc being subtended by a chord bearing and distance of South 80°37'47" West, 224.73 feet to a point of reverse curvature of a curve leading Southwesterly; thence Southwesterly along and around the arc of a curve concave Northerly and having a radius of 768.55 feet, an arc distance of 42.64 feet, said arc being subtended by a chord bearing and distance of South 78°58'14" West, 42.63 feet to a point of compound curvature of a curve leading Southwesterly; thence Southwesterly along and around the arc of a curve concave Northerly and having a radius of 794.07 feet, an arc distance of 67.19 feet, said arc being subtended by a chord bearing and distance of South 82°59'05" West, 67.17 feet to a point on said curve; thence South 02°47'37" East, 131.61 feet; thence South 87°12'23" West, 141.73 feet; thence South 40°13'26" West, 89.00 feet; thence North 43°58'22" West, 138.46 feet; thence Southwesterly along and around the arc of a curve concave Northwesterly, having a radius of 314.00 feet, an arc distance of 75.86 feet, said arc being subtended by a chord bearing and distance of South 39°51'32" West, 75.68 feet to a point on said curve; thence North 43°13'12" West, 60.00 feet; thence Northeasterly along and around the arc of a curve concave Northwesterly, having a radius of 254.00 feet, an arc distance of 44.26 feet, said arc being subtended by a chord bearing and distance of North 41°47'16" East, 44.21 feet to a point on said curve; thence North 68°21'45"

West, 357.58 feet; thence North 39°25'53" West, 276.27 feet; thence Southwesterly along and around the arc of a curve concave Northwesterly, having a radius of 575.00 feet, an arc distance of 52.29 feet, said arc being subtended by a chord bearing and distance of South 66°01'19" West, 52.27 feet to a point on said curve; thence North 21°22'22" West, 50.00 feet; thence Northeasterly along and around the arc of a curve concave Northwesterly, having a radius of 525.00 feet, an arc distance of 47.74 feet, said arc being subtended by a chord bearing and distance of North 66°01'19" East, 47.73 feet to a point on said curve; thence North 31°50'28" West, 113.32 feet; thence North 12°26'31" West, 255.89 feet; thence North 00°16'18" West, 195.08 feet; thence North 23°31'47" East, 358.72 feet; thence North 01°55'50" West, 93.29 feet; thence North 86°56'02" East, 112.08 feet to a point on a curve of a curve leading Northeasterly; thence Northeasterly along and around the arc of a curve concave Westerly and having a radius of 729.46 feet, an arc distance of 20.08 feet, said arc being subtended by a chord bearing and distance of North 02°16'06" East, 20.08 feet; thence South 86°56'02" West, 113.56 feet; thence North 01°55'50" West, 121.28 feet; thence South 87°52'20" West, 65.00 feet; thence North 02°07'05" West, 111.36 feet; thence South 88°31'32" West, 45.77 feet; thence North 01°28'28" West, 50.00 feet; thence North 88°31'32" East, 54.23 feet; thence North 02°07'05" West, 111.07 feet; thence North 87°51'32" East, 168.67 feet; thence North 74°07'52" East, 96.74 feet; thence North 83°18'24" East, 173.49 feet; thence North 89°13'14" East, 129.46 feet; thence South 02°07'05" East, 133.42 feet; thence North 87°52'55" East, 50.00 feet; thence South 02°07'05" East, 50.00 feet; thence South 87°52'55" West, 233.25 feet; thence South 10°08'53" East, 96.33 feet; thence South 69°26'37" West, 133.49 feet; thence South 52°44'01" West, 36.93 feet; thence South 03°39'18" West, 694.69 feet; thence South 20°35'14" East, 186.39 feet; thence South 37°45'21" East, 188.61 feet; thence South 54°25'26" East, 87.12 feet; thence South 59°31'45" East, 154.53 feet; thence South 70°53'48" East, 159.83 feet; thence South 86°24'28" East, 262.19 feet; thence South 09°59'05" West, 33.64 feet; thence South 13°25'17" West, 63.66 feet to the point of curvature of a curve leading Northeasterly; thence Northeasterly along and around the arc of a curve concave Northerly and having a radius of 708.55 feet, an arc distance of 39.31 feet, said arc being subtended by a chord bearing and distance of North 78°58'13" East, 39.30 feet to the point of reverse curvature of a curve leading Northeasterly; thence Northeasterly along and around the arc of a curve concave Southerly and having a radius of 2042.86 feet, an arc distance of 213.97 feet, said arc being subtended by a chord bearing and distance of North 80°22'54" East, 213.87 feet; thence South 22°33'56" East, 62.48 feet to the POINT OF BEGINNING.

Containing 16.241 acres, more or less.

CLERK'S CERTIFICATE 94-0019854
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 48, Pages 67 thru 67E of the Public Records of Duval County, Florida.
Signed this 7th day of February A.D., 1994

Henry W. Cook
Henry W. Cook
Clerk of the Circuit Court
By: M. Y. DeLom
Deputy Clerk

APPROVED FOR THE RECORD
This is to certify that the above plat has been examined by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 93-1863-1077 of said City and adopted by its Mayor this 10th day of November A.D., 1993.
James E. Manna
DIRECTOR OF PUBLIC WORKS
DATE: 2/4/94

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 1 day of SEPTEMBER A.D., 1989.

Gregory B. Clay
Gregory B. Clay
Registered Land Surveyor No. 3241
State of Florida

APPROVED
DATE: 11-10-93
For Director of Public Works
By: Cecil H. Rowland
City Engineer
For General Counsel
By: Thomas M. Miller



REVIEWS
OFFICE: 3.8.74
FIELD: TPH 7/18
CHECKED BY
DRAFT: 1-13-89 WKS
CLOSURES/DATE: 8/2/88
COVER SHEET: WKS 7/8
PRMS/DATE: TPH 7/8



Bent Creek

UNIT TWO

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PLAT BOOK **48** PAGE **67A**

SHEET **2** OF **6** SHEETS

TOTAL NUMBER OF LOTS THIS UNIT: 50

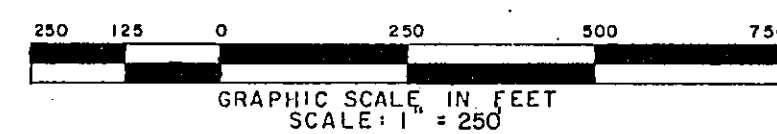
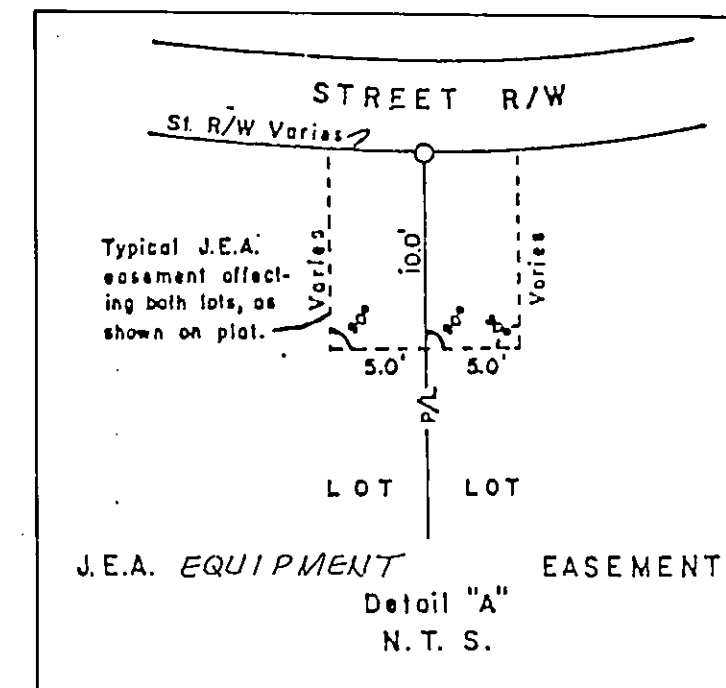
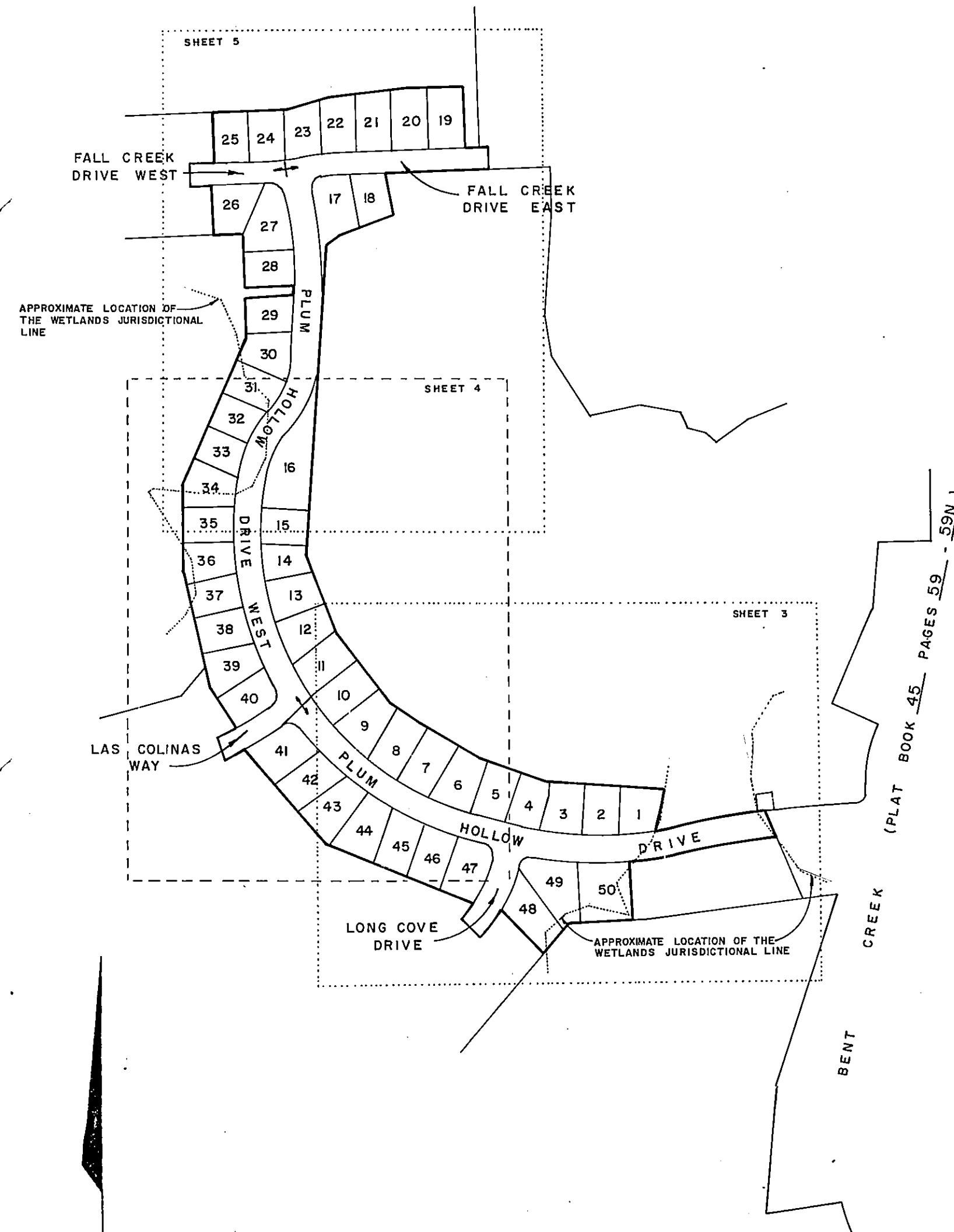
GENERAL NOTES

- 1) Bearings shown hereon are based on the South line of Section 18, Township 3 South, Range 25 East, as South 89°27'00" West (based on previous surveys).
- 2) Elevations shown hereon are based on U. S. Coastal and Geodetic Survey Datum, National Vertical datum of 1929 (Mean Sea Level).
- 3) Easements shown hereon are for the construction, installation, maintenance and operation of drainage, utilities, sanitary sewers and cable television services, unless otherwise noted hereon.
- 4) NOTICE: There may be additional restrictions that are not recorded on this plat, however, they may be found in the Public Records of Clay County, Florida (Florida Statutes 177.091).
- 5) I hereby certify that the lands shown hereon lie within Flood Zone "C", as shown on Federal Insurance Administration Flood Hazard Boundary Map, Community Panel No. 120077-0150 D, dated December 15, 1983.
- 6) The Curve Table shown on each individual sheet is applicable to that sheet only, on which said Curve Table appears and not to any other sheet within this plat.
- 7) The approximate Wetland Jurisdiction Lines/Mean High Water line, as shown on this map is not a title property boundary or a Department of Environmental Regulation Jurisdictional Line and was not located in accordance with procedures specified in the act and rules of Chapter 16-3, Rules of the Department of Natural Resources of the State of Florida, and will not be used as, represented to be, or be admissible as a title property boundary or jurisdictional line before any administrative body or court of law.

Prior to issuing a Building Permit for construction on Lots with a Wetland Jurisdiction Line, permission must be obtained from applicable Local, State and Federal agencies.
- 8) 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 depicted on this plat without the written approval of Duval County and other 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. This wetland jurisdictional line may be superseded and redefined from time to time by the appropriate governmental agencies.
- 9) Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with the underground electrical distribution system.
- 10) ■ Denotes Permanent Reference Monuments. STAMPED R.L.S. 3377
- 11) ○ Denotes Permanent Control Points. STAMPED R.L.S. 3377
- 12) + Denotes street name changing point.
- 13) THE PROPERTY DESCRIBED IN THE CAPTION ON PAGE 1 OF 6 IS SUBJECT TO THE FOLLOWING:

a) MEMORANDUM OF LEASE DATED AUGUST 19, 1988, BETWEEN THE CITY OF JACKSONVILLE, FLORIDA AND P&A TOUR MANAGEMENT SERVICES, INC., RECORDED IN OFFICIAL RECORDS VOLUME 05608, PAGE 1102, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

AREA TABLE			
LOT #	SQ. FOOTAGE	LOT #	SQ. FOOTAGE
1	9289	26	10126
2	9360	27	12831
3	9505	28	9158
4	9256	29	8656
5	9590	30	9609
6	10879	31	9807
7	10910	32	8288
8	11047	33	8017
9	11245	34	9489
10	10564	35	8976
11	9980	36	9489
12	10318	37	9042
13	10228	38	9286
14	8853	39	10336
15	8530	40	9661
16	15803	41	9575
17	12154	42	9820
18	9361	43	12628
19	11087	44	12426
20	11180	45	9570
21	10432	46	9423
22	11271	47	10537
23	9032	48	12452
24	8973	49	14538
25	8923	50	14394

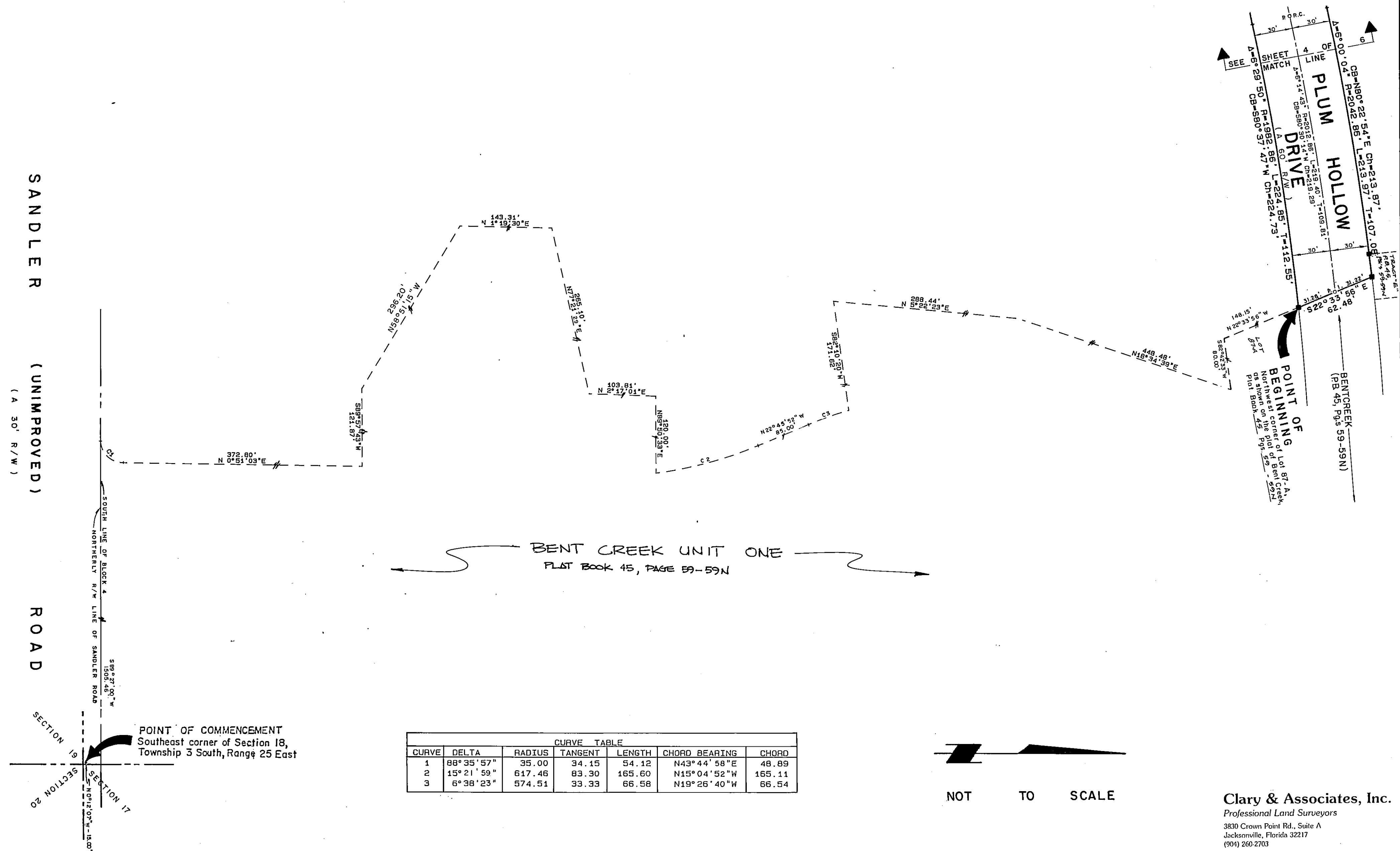




Bent Creek

UNIT TWO

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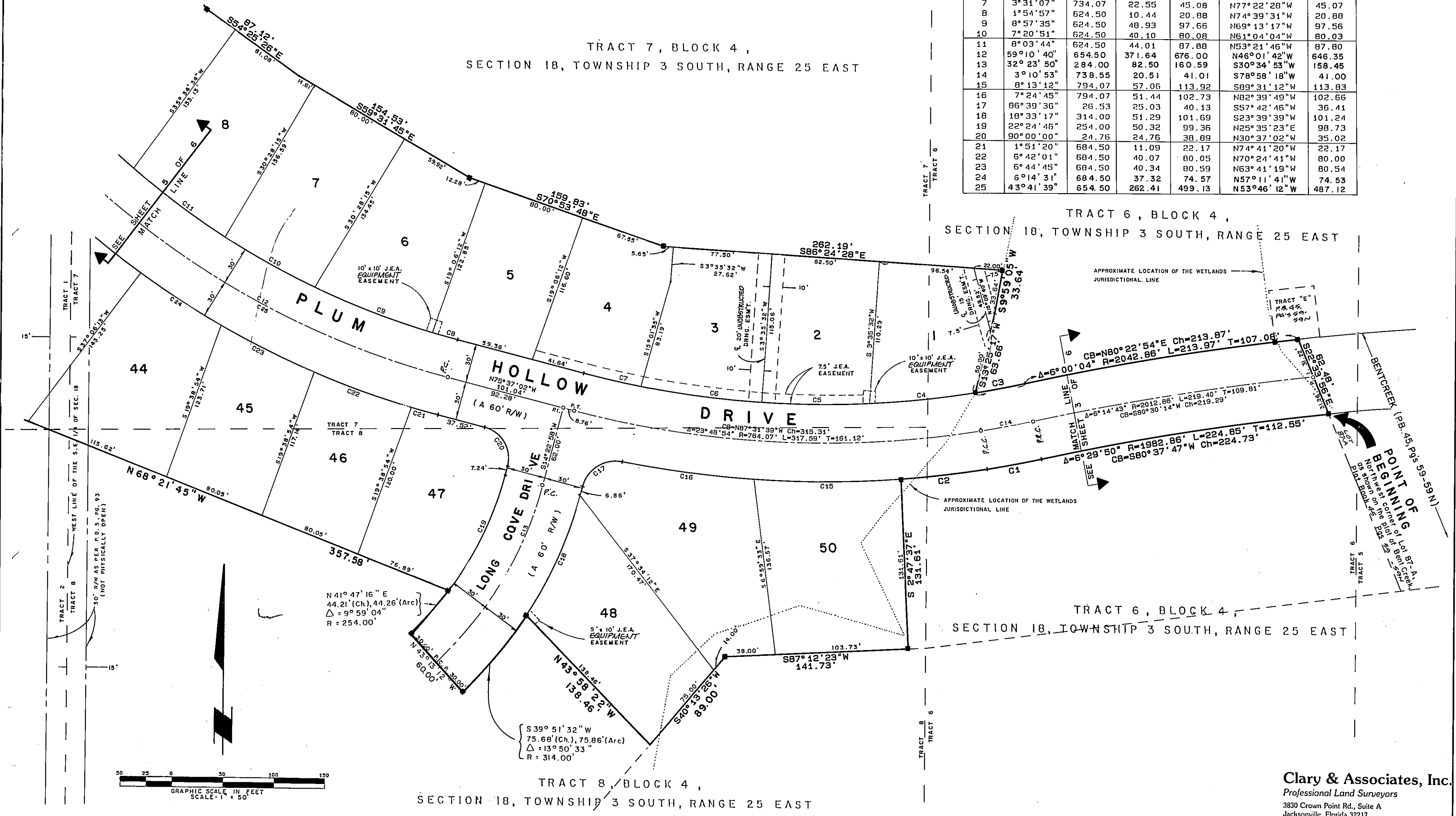


Bent Creek

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CURVE	DELTA	RADIUS	TANGENT	CURVE LENGTH	CHORD BEARING	CHORD
1	3° 10' 43"	768.55	21.32	42.64	S78° 58' 14" W	42.63
2	4° 50' 52"	794.07	33.61	67.19	S82° 59' 05" W	67.17
3	3° 10' 42"	708.55	19.66	39.31	N78° 58' 13" E	39.30
4	6° 29' 32"	734.07	41.63	83.18	S83° 48' 26" W	83.13
5	6° 27' 12"	734.07	41.38	82.68	N89° 43' 08" W	82.64
6	7° 21' 23"	734.07	47.19	94.25	N82° 48' 50" W	94.19
7	3° 31' 07"	734.07	22.55	45.08	N77° 22' 28" W	45.07
8	1° 54' 57"	624.50	10.44	20.88	N74° 39' 31" W	20.88
9	8° 57' 35"	624.50	48.93	97.66	N69° 13' 17" W	97.56
10	7° 20' 51"	624.50	40.10	80.08	N61° 04' 04" W	80.03
11	8° 03' 44"	624.50	44.01	87.88	N53° 21' 46" W	87.80
12	59° 10' 40"	654.50	371.64	676.00	N46° 01' 42" W	646.35
13	32° 23' 50"	284.00	82.50	160.59	S30° 34' 53" W	158.45
14	3° 10' 53"	738.55	20.51	41.01	S78° 58' 18" W	41.00
15	8° 13' 12"	794.07	57.06	113.92	S89° 31' 12" W	113.83
16	7° 24' 45"	794.07	51.44	102.73	N82° 39' 49" W	102.66
17	86° 39' 36"	26.53	25.03	40.13	S57° 42' 46" W	36.41
18	18° 33' 17"	314.00	51.29	101.69	S23° 39' 39" W	101.24
19	22° 24' 46"	254.00	50.32	99.36	N25° 35' 23" E	98.73
20	90° 00' 00"	24.75	24.76	38.89	N30° 37' 02" W	35.02
21	1° 51' 20"	684.50	11.09	22.17	N74° 41' 20" W	22.17
22	6° 42' 01"	684.50	40.07	80.05	N70° 24' 41" W	80.00
23	6° 44' 45"	684.50	40.34	80.59	N63° 41' 19" W	80.54
24	6° 14' 31"	684.50	37.32	74.57	N57° 11' 41" W	74.53
25	43° 41' 39"	654.50	262.41	499.13	N53° 46' 12" W	487.12

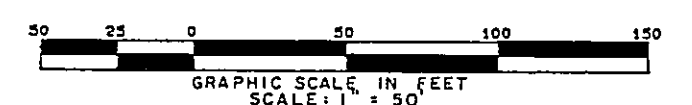
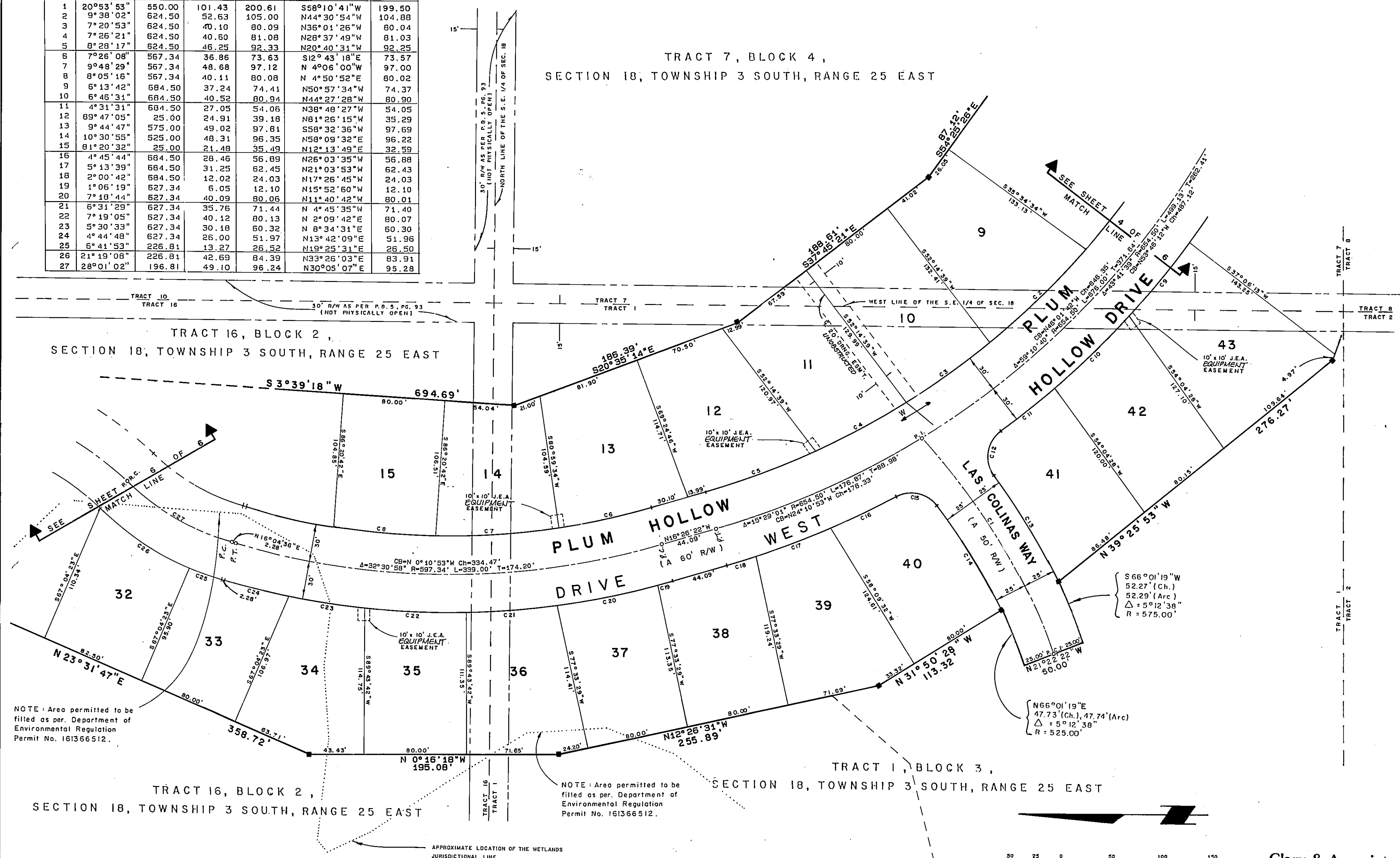




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CURVE	DELTA	RADIUS	TANGENT	CHORD	BEARING	CHORD
1	20°53'53"	550.00	101.43	200.61	S58°10'41"W	199.50
2	9°38'02"	624.50	52.63	105.00	N44°30'54"W	104.88
3	7°20'53"	624.50	40.10	80.09	N36°01'26"W	80.04
4	7°26'21"	624.50	40.60	81.08	N28°37'49"W	81.03
5	8°28'17"	624.50	46.25	92.33	N20°40'31"W	92.25
6	7°26'08"	567.34	36.86	73.63	S12°43'18"E	73.57
7	9°48'29"	567.34	48.68	97.12	N 4°06'00"W	97.00
8	8°05'16"	567.34	40.11	80.08	N 4°50'52"E	80.02
9	6°13'42"	684.50	37.24	74.41	N50°57'34"W	74.37
10	6°46'31"	684.50	40.52	80.94	N44°27'28"W	80.90
11	4°31'31"	684.50	27.05	54.06	N38°48'27"W	54.05
12	89°47'05"	25.00	24.91	39.18	N81°26'15"W	35.29
13	9°44'47"	575.00	49.02	97.81	S58°32'36"W	97.69
14	10°30'55"	525.00	48.31	96.35	N58°09'32"E	96.22
15	81°20'32"	25.00	21.49	35.49	N12°13'49"E	32.59
16	4°45'44"	684.50	28.46	56.89	N26°03'35"W	56.88
17	5°13'39"	684.50	31.25	62.45	N21°03'53"W	62.43
18	2°00'42"	684.50	12.02	24.03	N17°26'45"W	24.03
19	1°06'19"	627.34	6.05	12.10	N15°52'60"W	12.10
20	7°18'44"	627.34	40.09	80.06	N11°40'42"W	80.01
21	6°31'29"	627.34	35.76	71.44	N 4°45'35"W	71.40
22	7°19'05"	627.34	40.12	80.13	N 2°09'42"E	80.07
23	5°30'33"	627.34	30.18	60.32	N 8°34'31"E	60.30
24	4°44'48"	627.34	26.00	51.97	N13°42'09"E	51.96
25	6°41'53"	226.81	13.27	26.52	N19°25'31"E	26.50
26	21°19'08"	226.81	42.69	84.39	N33°26'03"E	83.91
27	28°01'02"	196.81	49.10	96.24	N30°05'07"E	95.28



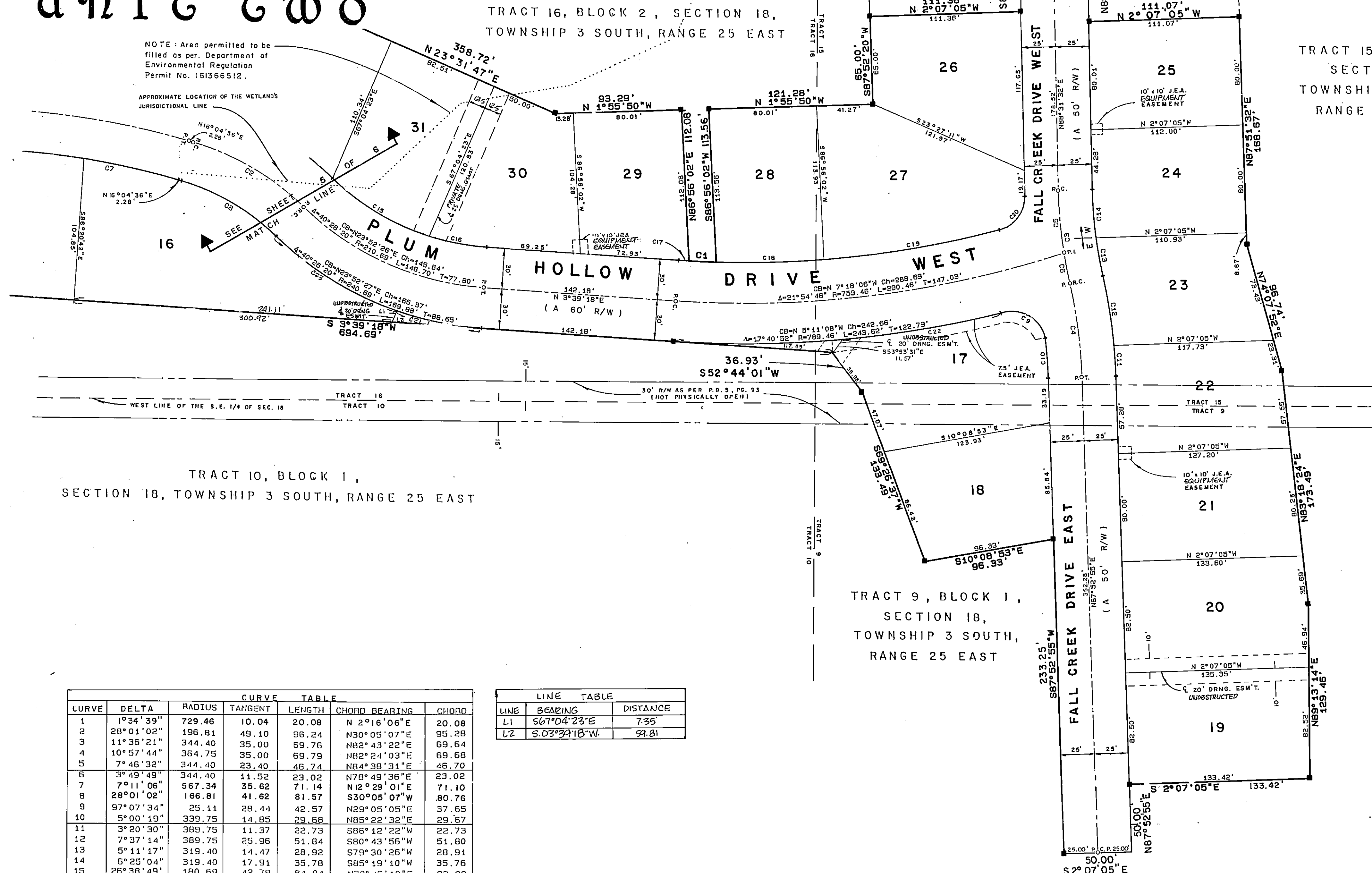
Clary & Associates, Inc.
 Professional Land Surveyors
 3830 Crown Point Rd., Suite A
 Jacksonville, Florida 32217
 (904) 260-2703



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SEE SHEET TWO FOR GENERAL NOTES



NOTE: Area permitted to be filled as per Department of Environmental Regulation Permit No. 161366512.

APPROXIMATE LOCATION OF THE WETLANDS JURISDICTIONAL LINE

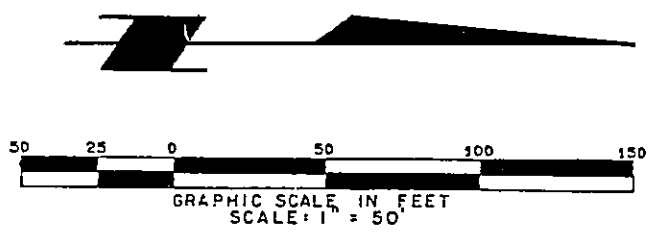
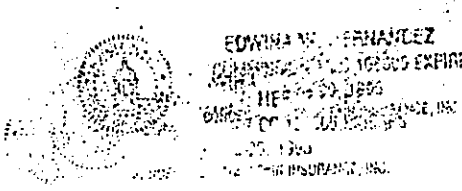
TRACT 10, BLOCK 1, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 25 EAST

TRACT 9, BLOCK 1, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 25 EAST

TRACT 15, BLOCK 2, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 25 EAST

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	1°34'39"	729.46	10.04	20.08	N 2°16'06"E	20.08
2	28°01'02"	196.81	49.10	96.24	N30°05'07"E	95.28
3	11°36'21"	344.40	35.00	69.76	N82°43'22"E	69.64
4	10°57'44"	364.75	35.00	69.79	N82°24'03"E	69.68
5	7°46'32"	344.40	23.40	46.74	N84°38'31"E	46.70
6	3°49'49"	344.40	11.52	23.02	N78°49'36"E	23.02
7	7°11'06"	567.34	35.62	71.14	N12°29'01"E	71.10
8	28°01'02"	166.81	41.62	81.57	S30°05'07"W	80.76
9	97°07'34"	25.11	28.44	42.57	N29°05'05"E	37.65
10	5°00'19"	339.75	14.85	29.68	N85°22'32"E	29.67
11	3°20'30"	389.75	11.37	22.73	S86°12'22"W	22.73
12	7°37'14"	389.75	25.96	51.84	S80°43'56"W	51.80
13	5°11'17"	319.40	14.47	28.92	S79°30'26"W	28.91
14	6°25'04"	319.40	17.91	35.78	S85°19'10"W	35.76
15	26°38'49"	180.69	42.79	84.04	N30°46'10"E	83.28
16	13°47'31"	180.69	21.85	43.49	N10°33'06"E	43.39
17	0°35'52"	729.46	3.81	7.61	N 3°20'59"E	7.61
18	6°17'19"	729.46	40.07	80.06	N 1°39'53"W	80.02
19	10°18'24"	729.46	65.79	131.22	N 9°57'44"W	131.04
20	76°21'38"	25.00	19.66	33.32	N53°17'39"W	30.91
21	13°47'31"	240.69	24.11	67.94	N10°33'06"E	67.80
22	8°39'45"	789.46	59.79	119.36	N 9°41'41"W	119.25
23	26°38'49"	240.69	57.00	111.94	N30°46'14"E	110.93

LINE	BEARING	DISTANCE
L1	S67°04'23"E	7.35
L2	S03°29'18"W	59.81



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