

Bent Creek Unit Five

A REPLAT OF A PORTION OF TRACTS 1 AND 3, BLOCK 3, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

BENT CREEK UNIT FIVE

A parcel of land being a portion of Tract 1, Block 3, together with a portion of Tract 3, Block 3, Section 18, Township 3 South, Range 25 East, City of Jacksonville, Duval County, Florida, as shown on the Plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of said County, being more particularly described as follows: For a Point of Reference BEGIN at the most Southerly corner of Lot 40, Bent Creek Unit Two, as recorded in Plat Book 48, Pages 67 through 67E (inclusive) of the Current Public Records of aforesaid County; run thence along the Westerly line of aforesaid Bent Creek Unit Two the following two (2) courses and distances: Course No. 1 North 31°50'28" West, a distance of 113.32 feet to a point; Course No. 2 North 12°26'31" West, a distance of 36.45 feet to a point on the Southerly line of Golf Parcel No. 5, as described and recorded in Official Records Volume 6603, Page 1216 et seq of the Current Public Records of said Duval County; run thence along the Southerly line of Golf Parcel No. 5 the following five (5) courses and distances: Course No. 1; South 41°07'44" West, a distance of 80.08 feet to a point; Course No. 2; South 75°35'55" West, a distance of 153.76 feet to a point; Course No. 3; North 87°19'58" West, a distance of 232.04 feet to a point; Course No. 4; North 79°37'44" West, a distance of 102.95 feet to a point; Course No. 5; South 88°08'31" West, a distance of 114.69 feet to a point on the Westerly line of aforesaid Golf Parcel No. 5; run thence North 89°46'55" West, a distance of 61.45 feet to a point on the West line of Tract 3, Block 3; run thence South 00°13'05" West along the West line of Tract 3, Block 3, Section 18, a distance of 394.34 feet to a point; run thence North 88° 28'10" East, a distance of 331.84 feet to the point of curvature of a curve leading Northeasterly, thence Northeasterly along and around the arc of said curve being concave Northwesterly, having a radius of 1396.28 feet, through a central angle of 19°50'32" to the left, an arc distance of 483.55 feet to the Point of Tangency of said curve, last said arc being subtended by a chord bearing and distance of North 78°32'54" East, 481.14 feet; run thence North 68°37'38" East, along the tangency of last said curve, a distance of 14.65 feet to the point of curvature of a curve leading Northeasterly, thence Northeasterly along and around the arc of a curve being concave Northwesterly, having a radius of 746.28 feet, through a central angle of 08°11'36" to the left, an arc distance of 106.72 feet to a point lying on the Westerly line of Lot 43, Bent Creek Unit Two, last said arc being subtended by a chord bearing and distance of North 64°31'50" East, 106.63 feet; run thence North 39°25'53" West along the Westerly line of aforesaid Bent Creek Unit Two, a distance of 174.64 feet to a point on the arc of a curve leading Westerly, said arc also being the Southerly right of way line of Las Colinas Way (a 50 foot right of way, as shown on the plat of Bent Creek Unit Two); run thence along the Southerly then Westerly then Northerly right of way line of Las Colinas Way the following three (3) courses and distances: Course No. 1; thence Westerly along and around the arc of a curve being concave Northerly, having a radius of 575.00 feet, through a central angle of 05°12'38" to the right, an arc distance of 52.29 feet to a point, said arc being subtended by a chord bearing and distance of South 66°01'14" West, 52.27 feet; Course No. 2; run thence North 21°22'22" West along a radial line to last said arc, a distance of 50.00 feet to a point; Course No. 3; thence Easterly along and around the arc of a curve being concave Northerly, having a radius of 525.00 feet, through a central angle of 05°12'38" to the left, an arc distance of 47.74 feet to a point on the Westerly line of Bent Creek Unit Two, said point also being the most Southerly corner of aforesaid Lot 40 and the POINT OF BEGINNING, last said arc being subtended by a chord bearing and distance of North 66°01'14" East, 47.73 feet. The lands thus described contain 6.31 acres, more or less in area.

ADOPTION AND DEDICATION

This is to certify that Bent Creek Joint Venture, a Florida General Partnership is the lawful owners of the lands described in the caption hereon known as Bent Creek Unit Five and has caused the same to be surveyed and subdivided; that this plat is made in accordance with said survey, is hereby adopted as a true and correct plat of said lands and that right of ways and unobstructed easements for drainage, shown herein, are hereby irrevocably without reservation dedicated to the City of Jacksonville, its successors and assigns. All private easements as shown hereon shall remain privately owned and be the sole and exclusive property of Bent Creek Joint Venture, a Florida General Partnership its successors and assigns. The unobstructed drainage easements through and over the stormwater management facility shown on this plat are hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns, and are subject to the following covenants which shall run with the land: (1) The unobstructed drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said stormwater management facility which these easements traverse, all waters which may fall or come upon all rights of ways hereby dedicated together with all soil, nutrients, chemical and all other substances which may flow or pass from rights of ways, from adjacent land or from any other sources of public waters into or through said stormwater management facility without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns, for any damages, injuries or losses 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 stormwater management facility shown on this plat is owned in fee simple title by the abutting property owners and the City of Jacksonville, by acceptance of this plat, assumes no responsibility for the removal or treatment of aquatic plants and animals, soils, chemicals or any other substances or thing that may even be or come within said stormwater management facility which these easements traverse, nor any responsibility for maintenance nor preservation of the water purities, water level, or water depth which responsibility shall be those of the abutting property owners and (3) The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure nor destruction of any 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 stormwater management facility shown on the plat but shall have the right to modify the existence of the stormwater management facility and that which retains it to affect adequate drainage including, but not limited to, the right to remove any water level control structures or any part thereof. Bent Creek Joint Venture, a Florida General Partnership is the developers and owners of the lands described and captioned hereon shall indemnify the City of Jacksonville and save it harmless from suits, 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 occupancy in, upon, or at, or from the stormwater management facility described above, or any part thereof, or occasioned wholly or in any part by any act of omission of Bent Creek Joint Venture, a Florida General Partnership its agents, contractors, employees, servants, licensees, or concessionaires within Bent Creek Unit Five. This indemnification shall run with the land and the assigns of Bent Creek Joint Venture, a Florida General Partnership and shall be subject to it.

THOSE EASEMENTS DESIGNATED AS 'J.E.A.E.' ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. THOSE EASEMENTS DESIGNATED AS 'J.E.A.E.' ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, 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 WHEREOF, BENT CREEK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 21 DAY OF FEBRUARY A.D., 1996.

APPROVED
By: [Signature]
Director of Public Works
By: [Signature]
City Engineer
For: [Signature]
General Council
By: [Signature]
3-27-96

CLERK'S CERTIFICATE 96-063058

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 50, Pages 42 and 43 of the current Public Records of Duval County, Florida, this 27th day of March, A.D., 1996.

By: [Signature] By: [Signature]
Henry Cook Deputy Clerk
Clerk of the Circuit Court

APPROVED FOR THE RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance Number 96-122-37, of said City, adopted by its Council and approved by the Mayor, this 1st day of MARCH, A.D., 1996.

By: [Signature] 3/27/96
Director of Public Works Date

BENT CREEK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP
Witness: [Signature] By: [Signature]
Sessell Babinik Frank Houston, President of
print or type name The Houston Group, Inc., a
Florida Corporation, and
Managing Partner of Bent
Creek Joint Venture, a
Florida General Partnership.

Witness: [Signature]
Tanya Kountze
print or type name

STATE OF FLORIDA
COUNTY OF DUVAL

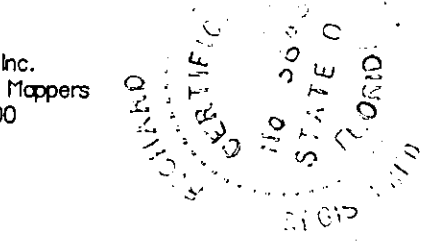
The foregoing instrument was acknowledged before me this day of February 20, A.D., 1996, by Frank Houston, President of The Houston Group, a Florida Corporation, Managing Partner of Bent Creek Joint Venture, a Florida General Partnership, on behalf of the Partnership, who is personally known to me and who has produced [Signature] as identification and who has not taken an oath on behalf of the Partnership.
By: [Signature]
Notary Public, State of Florida
Amanda Canacho
Type or print name
My Commission Expires: 10/11/97

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 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 Feb, A.D., 1996
By: [Signature]
Richard A. Miller
Florida Registered Land Surveyor and Mapper
Certificate No. 3848

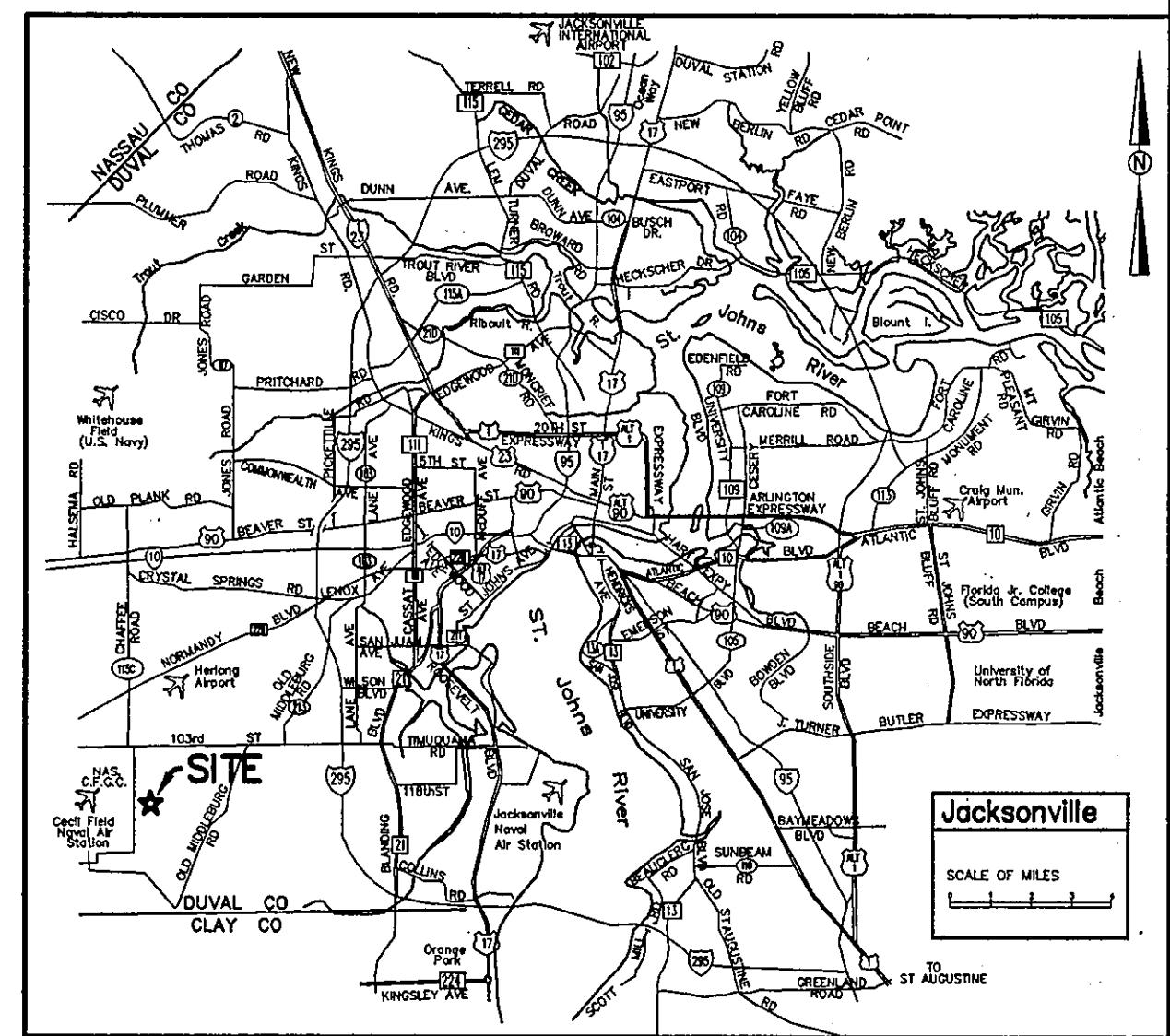
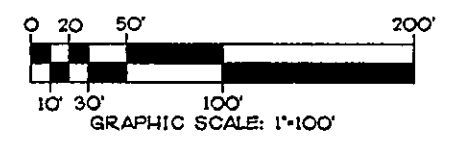
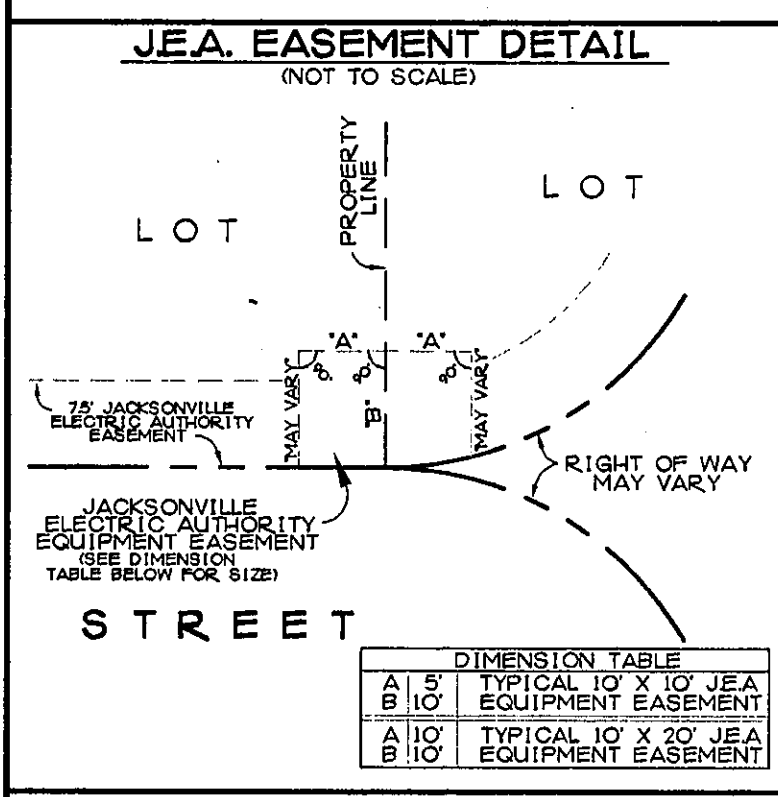
Richard A. Miller & Associates, Inc.
Professional Land Surveyors and Mappers
6701 Beach Boulevard, Suite 200
Jacksonville, Florida 32216
Telephone (904) 721-1226
Facsimile (904) 721-5758



Bent Creek Unit Five

A REPLAT OF A PORTION OF TRACTS 1 AND 3, BLOCK 3, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

SHEET TWO (2) OF THREE (3) SHEETS.
PS.D. NO. 88-031
CITY DEVELOPMENT NO. 270.5



GOLF PARCEL NO. 5
(AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6603, PAGE 1216 ET SEQ.)

- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF LOT 40, BENT CREEK UNIT TWO, AS N 31°02'27" W, AS SHOWN ON AFORESAID PLAT, RECORDED IN PLAT BOOK 48, PAGES 67-67E OF THE CURRENT PUBLIC RECORDS.
 - ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICE PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY 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.
 - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 - THE LAKES AND TOP OF BANK SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION OF THE EXISTING LAKE, BUT DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.
 - CERTAIN EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. "J.E.A.E." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND THE REPLACEMENT OF SUCH ITEMS.

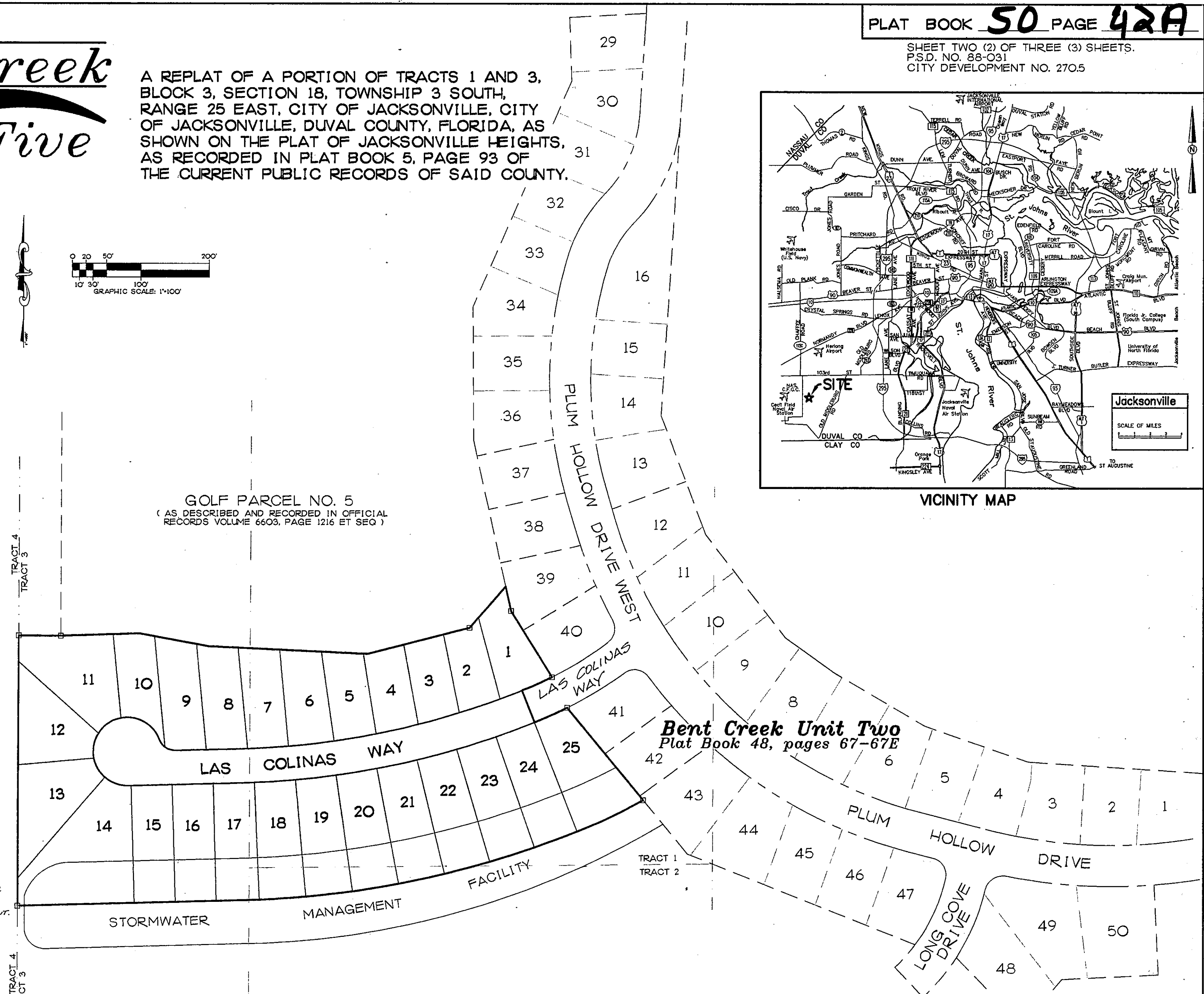
ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
CL	CENTERLINE
P.I.	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
SQ. FT.	SQUARE FEET
OR. VOLUME	OFFICIAL RECORDS VOLUME
PG.	PAGE
J.E.A.	JACKSONVILLE ELECTRIC AUTHORITY
EQUIP.	EQUIPMENT
EASE.	EASEMENT
TWP.	TOWNSHIP
RNG.	RANGE

LEGEND

- DENOTES A 4"x4" CONCRETE MONUMENT WITH A STEEL PLATE, STAMPED P.L.S. 3848 (PERMANENT REFERENCE MONUMENT)
- DENOTES A 1/2" GLASS DISK STAMPED P.L.S. 3848 WITH A P.E.A. (PERMANENT CONTROL POINT)

CAD FILE NAME: CAPLATS\BENTSH2REV.DWG

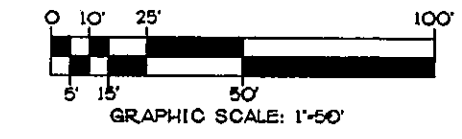


BLOCK 3, JACKSONVILLE HEIGHTS
SECTION 18, TWP. 3 S., RNG. 25 E.
PLAT BOOK 5, PAGE 93

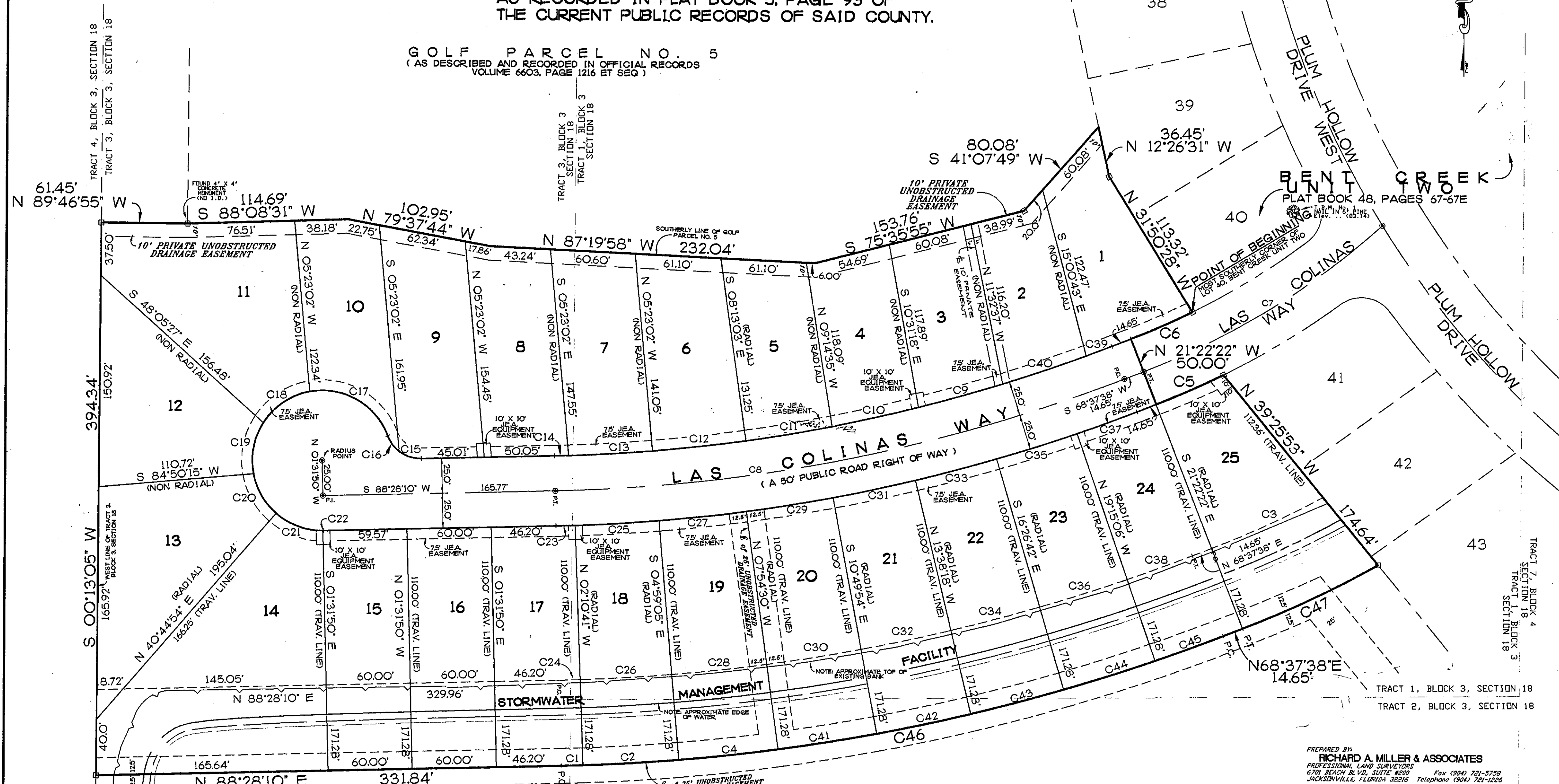
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SHEET THREE (3) OF THREE (3) SHEETS.
TOTAL NUMBER OF LOTS 25
LINEAR FOOTAGE OF CENTERLINE 621



GOLF PARCEL NO. 5
(AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6603, PAGE 1216 ET SEQ.)



CURVE TABLE FOR LOTS

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C41	1396.28'	71.25'	71.24'	N 80°37'48\" E	02°55'25\"
C42	1396.28'	68.40'	68.39'	N 77°45'54\" E	02°48'24\"
C43	1396.28'	68.40'	68.39'	N 74°57'30\" E	02°48'24\"
C44	1396.28'	68.40'	68.39'	N 72°09'06\" E	02°48'24\"
C45	1396.28'	51.69'	51.69'	N 69°41'16\" E	02°07'16\"
C46	1396.28'	483.55'	481.14'	N 78°32'54\" E	19°50'32\"
C47	746.28'	106.72'	106.63'	N 64°31'50\" E	08°11'36\"

CURVE TABLE FOR LOTS AND BOUNDARY OF BENT CREEK UNIT FIVE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1396.28'	15.78'	15.78'	S 88°08'45\" W	00°38'51\"	C21	50.00'	36.45'	35.66'	S 70°08'38\" E	41°47'03\"
C2	1396.28'	68.40'	68.39'	N 86°25'07\" E	02°48'24\"	C22	50.00'	0.43'	0.43'	N 88°43'00\" E	00°29'40\"
C3	685.00'	87.28'	87.22'	N 64°58'37\" E	07°18'02\"	C23	1225.00'	13.84'	13.84'	N 88°08'45\" E	00°38'51\"
C4	1396.28'	71.25'	71.24'	N 83°33'13\" E	02°55'25\"	C24	1335.00'	15.09'	15.09'	N 88°08'45\" E	00°38'51\"
C5	575.00'	52.29'	52.27'	S 66°01'19\" W	05°12'38\"	C25	1225.00'	60.01'	60.00'	N 86°25'07\" E	02°48'24\"
C6	525.00'	47.74'	47.73'	N 66°01'19\" E	05°12'38\"	C26	1335.00'	65.39'	65.39'	N 86°25'07\" E	02°48'24\"
C7	550.00'	200.61'	199.50'	N 58°10'41\" E	20°53'54\"	C27	1225.00'	62.51'	62.50'	N 83°33'13\" E	02°55'25\"
C8	1200.00'	415.57'	413.50'	N 78°32'54\" E	19°50'32\"	C28	1335.00'	68.12'	68.11'	N 83°33'13\" E	02°55'25\"
C9	1175.00'	62.29'	62.28'	N 74°09'23\" E	03°02'14\"	C29	1225.00'	62.51'	62.50'	N 80°37'48\" E	02°55'25\"
C10	1175.00'	63.11'	63.10'	N 77°12'49\" E	03°04'38\"	C30	1335.00'	68.12'	68.11'	N 80°37'48\" E	02°55'25\"
C11	1175.00'	62.14'	62.14'	N 80°16'03\" E	03°01'49\"	C31	1225.00'	60.01'	60.00'	N 77°45'54\" E	02°48'24\"
C12	1175.00'	67.01'	67.00'	N 83°24'59\" E	03°16'03\"	C32	1335.00'	65.39'	65.39'	N 77°45'54\" E	02°48'24\"
C13	1175.00'	60.04'	60.03'	N 86°30'50\" E	02°55'40\"	C33	1225.00'	60.01'	60.00'	N 74°57'30\" E	02°48'24\"
C14	1175.00'	10.20'	10.20'	N 88°13'15\" E	00°29'51\"	C34	1335.00'	65.39'	65.39'	N 74°57'30\" E	02°48'24\"
C15	25.00'	16.71'	16.40'	S 72°23'12\" E	38°17'15\"	C35	1225.00'	60.01'	60.00'	N 72°09'06\" E	02°48'24\"
C16	25.00'	14.07'	13.88'	S 37°07'21\" E	32°14'29\"	C36	1335.00'	65.39'	65.39'	N 72°09'06\" E	02°48'24\"
C17	50.00'	69.46'	64.01'	N 60°47'58\" W	79°35'42\"	C37	1225.00'	45.35'	45.35'	N 69°41'16\" E	02°07'16\"
C18	50.00'	41.15'	40.00'	S 55°49'30\" W	47°09'23\"	C38	1335.00'	49.43'	49.42'	N 69°41'16\" E	02°07'16\"
C19	50.00'	37.96'	37.06'	S 10°29'50\" W	43°29'57\"	C39	1175.00'	19.47'	19.47'	N 69°06'07\" E	00°56'58\"
C20	50.00'	33.16'	32.56'	S 30°15'08\" E	37°59'37\"	C40	1175.00'	62.78'	62.77'	N 71°06'26\" E	03°03'40\"

PREPARED BY:
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