

BENT CREEK PHASE THREE B

PLAT BOOK 52 PAGE 76

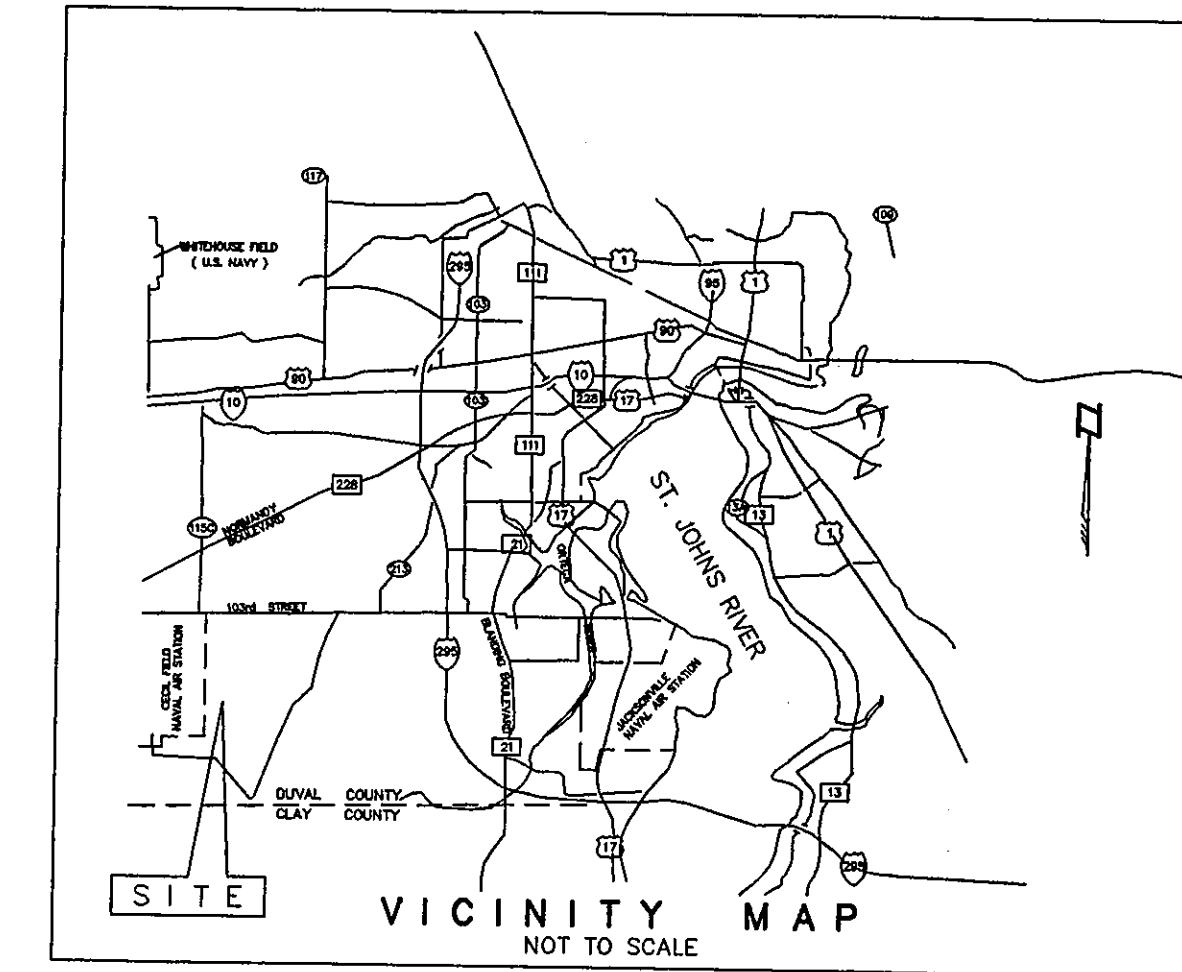
SHEET 1 OF 3

CITY OF JACKSONVILLE, FLORIDA

A REPLAT OF PART OF TRACTS 14 AND 15, BLOCK 2, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CAPTION

PART OF TRACTS 14 AND 15, BLOCK 2, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AS SHOWN ON 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: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF LOT 25, BENT CREEK UNIT TWO, AS RECORDED IN PLAT BOOK 48, PAGES 67, 67A, 67B, 67C, 67D AND 67 E OF SAID PUBLIC RECORDS; THENCE SOUTH 02°07'05" EAST, ALONG THE WEST LINE OF SAID LOT 25, A DISTANCE OF 111.07 FEET TO THE NORTH RIGHT OF WAY LINE OF FALL CREEK DRIVE WEST (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 88°31'32" WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF FALL CREEK DRIVE WEST, A DISTANCE OF 54.23 FEET; THENCE SOUTH 01°28'28" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID FALL CREEK DRIVE WEST; THENCE NORTH 88°31'32" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 45.77 FEET TO THE NORTHWEST CORNER OF LOT 26 OF SAID BENT CREEK UNIT TWO; THENCE SOUTH 02°07'05" EAST, ALONG THE WEST LINE OF SAID LOT 26, A DISTANCE OF 111.36 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 87°52'20" WEST, A DISTANCE OF 187.44 FEET; THENCE NORTH 74°11'14" WEST, A DISTANCE OF 175.73 FEET; THENCE SOUTH 88°49'36" WEST, A DISTANCE OF 85.25 FEET; THENCE NORTH 00°01'02" EAST, A DISTANCE OF 103.74 FEET; THENCE NORTH 76°39'09" WEST, A DISTANCE OF 100.74 FEET; THENCE SOUTH 10°12'07" WEST, A DISTANCE OF 92.40 FEET; THENCE SOUTH 89°28'25" WEST, A DISTANCE OF 111.70 FEET; THENCE NORTH 00°11'34" EAST, A DISTANCE OF 537.20 FEET TO THE NORTH LINE OF SAID TRACT 14; THENCE NORTH 89°27'01" EAST, ALONG SAID NORTH LINE OF TRACT 14, A DISTANCE OF 192.39 FEET; THENCE SOUTH 01°21'10" EAST, A DISTANCE OF 227.39 FEET; THENCE SOUTH 30°10'44" EAST, A DISTANCE OF 64.40 FEET; THENCE SOUTH 40°07'02" WEST, A DISTANCE OF 124.80 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 148.68 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.35 FEET, MAKING A CENTRAL ANGLE OF 08°59'47" AND HAVING A CHORD BEARING OF SOUTH 71°28'05" EAST AND A CHORD DISTANCE OF 23.32 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 75°57'58" EAST, A DISTANCE OF 9.26 FEET; THENCE NORTH 40°07'02" EAST, A DISTANCE OF 116.73 FEET; THENCE SOUTH 77°05'33" EAST, A DISTANCE OF 220.28 FEET; THENCE NORTH 87°51'32" EAST, A DISTANCE OF 194.21 FEET TO THE POINT OF BEGINNING. CONTAINING 5.01 ACRES, MORE OR LESS.



GENERAL NOTES:

BEARINGS BASED ON THE CENTERLINE OF FALL CREEK DRIVE WEST BEING S88°31'32"W AS PER PLAT OF BENT CREEK UNIT TWO, AS RECORDED IN PLAT BOOK 48, PAGES 67, 67A THROUGH 67E.

THE PROPERTY SHOWN AND DESCRIBED HEREON IS SUBJECT TO AN EASEMENT TO THE JACKSONVILLE ELECTRIC AUTHORITY AS RECORDED IN OFFICIAL RECORDS VOLUME 6650, PAGE 1338.

THE EASEMENT SHOWN HEREON AND DESIGNATED AS AN UNOBSTRUCTED EASEMENT SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY 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.

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 6th DAY OF May, 1999.

REVIEWED BY:

Glenn E. McGregor
GLENN E. MCGREGOR, P.L.S.
STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR
NUMBER 4252

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.

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, AND 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.

P.S.D. 98 - 17
DEVELOPMENT No. 270.7

Approved 5/6/99
Date
E. Hall
City Engineer
for Director of Public Works
Approved 5/18/99
Date
Thomas R. Smith
Assistant City Engineer

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.

E. Hall 5/18/99
DIRECTOR OF PUBLIC WORKS DATE

CLERK'S CERTIFICATE 99126063
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME, FOR RECORDING, AND IS RECORDED IN PLAT BOOK 52 PAGES 76, 76A, 76B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 20th DAY OF May, A.D. 1999.

Henry W. Cook By Jackson
CLERK OF THE CIRCUIT COURT DEPUTY CLERK

BENT CREEK PHASE THREE B

CITY OF JACKSONVILLE, FLORIDA

A REPLAT OF PART OF TRACTS 14 AND 15, BLOCK 2, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT BENT CREEK OF JACKSONVILLE, INC. AND SOUTHERN FIRST CORPORATION, BOTH CORPORATIONS UNDER THE LAWS OF THE STATE OF FLORIDA, AND DOING BUSINESS AS BENT CREEK JOINT VENTURE, A FLORIDA JOINT VENTURE PARTNERSHIP, ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS BENT CREEK PHASE THREE B, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. THE DRIVE AND THE UNOBSTRUCTED DRAINAGE EASEMENT AS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

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, THE UNDERSIGNED HAVE SIGNED THESE PRESENTS THIS 29th DAY OF March A.D., 1999.

Geneva A. Ray
PRINTED: GENEVA A. RAY

BENT CREEK OF JACKSONVILLE, INC.

Clifton R. Byrd
PRINTED: CLIFTON R. BYRD

BY: W. A. McARTHUR, ITS PRESIDENT

(CORPORATE SEAL)



AND

Romona L. Peterson
PRINTED: ROMONA L. PETERSON

SOUTHERN FIRST CORPORATION

Karen Miller
PRINTED: Karen Miller

BY: F. Sutton McGehee, Jr.
F. SUTTON McGEHEE, JR.
VICE PRESIDENT

(CORPORATE SEAL)



BOTH DOING BUSINESS AS BENT CREEK JOINT VENTURE

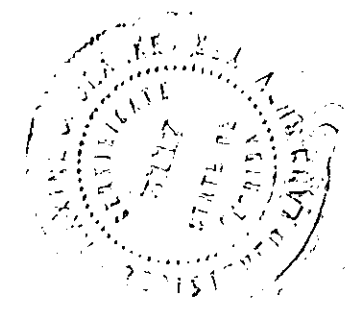
SURVEYOR'S CERTIFICATE

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 MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

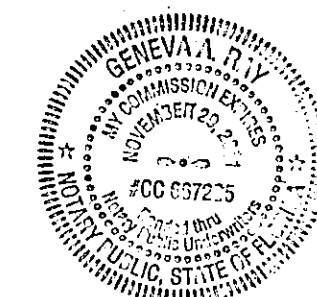
SIGNED AND SEALED THIS 29th DAY OF APRIL A.D. 1999.

BOATWRIGHT LAND SURVEYORS, INC.
FLORIDA LICENSED SURVEYING and
MAPPING BUSINESS No. LB 3672

Maxine C. Clarke
MAXINE C. CLARKE, P.S.M.
PROFESSIONAL SURVEYOR and MAPPER
STATE OF FLORIDA LICENSE No. LS 3117



STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF MARCH, 1999 BY W. A. McARTHUR, AS PRESIDENT OF BENT CREEK OF JACKSONVILLE, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION AS A JOINT VENTURE PARTNER OF BENT CREEK JOINT VENTURE, A FLORIDA JOINT VENTURE PARTNERSHIP, ON BEHALF OF THE JOINT VENTURE PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME.



Geneva A. Ray
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE (SIGNATURE)
PRINTED NAME GENEVA A. RAY
MY COMMISSION EXPIRES: NOVEMBER 29, 2001
COMMISSION NO.: CC 667285

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF March, 1999 BY F. SUTTON McGEHEE, JR., VICE PRESIDENT OF SOUTHERN FIRST CORPORATION, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION AS A JOINT VENTURE PARTNER OF BENT CREEK JOINT VENTURE, A FLORIDA JOINT VENTURE PARTNERSHIP, ON BEHALF OF THE JOINT VENTURE PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME.

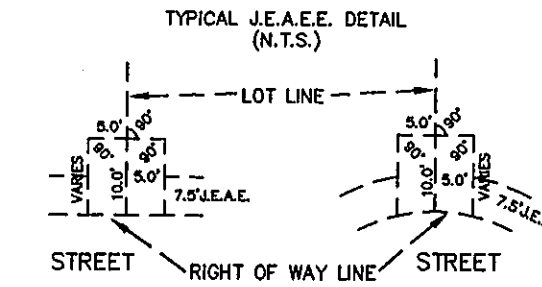


Karen Miller
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE (SIGNATURE)
PRINTED NAME Karen Miller
MY COMMISSION EXPIRES: 6/8/2001
COMMISSION NO.: CC 653507

P.S.D. 98 - 17
DEVELOPMENT No. 270.7

BENT CREEK PHASE THREE B

CITY OF JACKSONVILLE, FLORIDA
 A REPLAT OF PART OF TRACTS 14 AND 15, BLOCK 2, SECTION 18, TOWNSHIP 3 SOUTH,
 RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS,
 AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL
 COUNTY, FLORIDA



CERTAIN EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

"J.E.A.E.E." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF AND ACCESS TO SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.

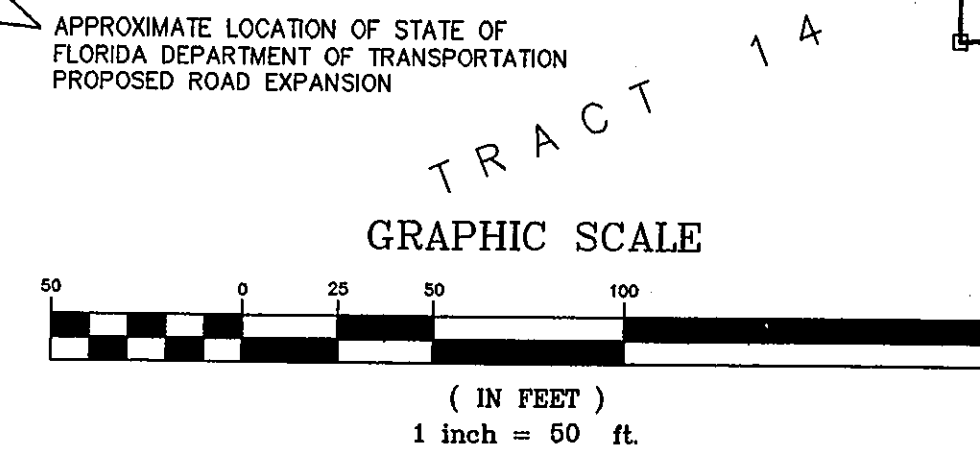
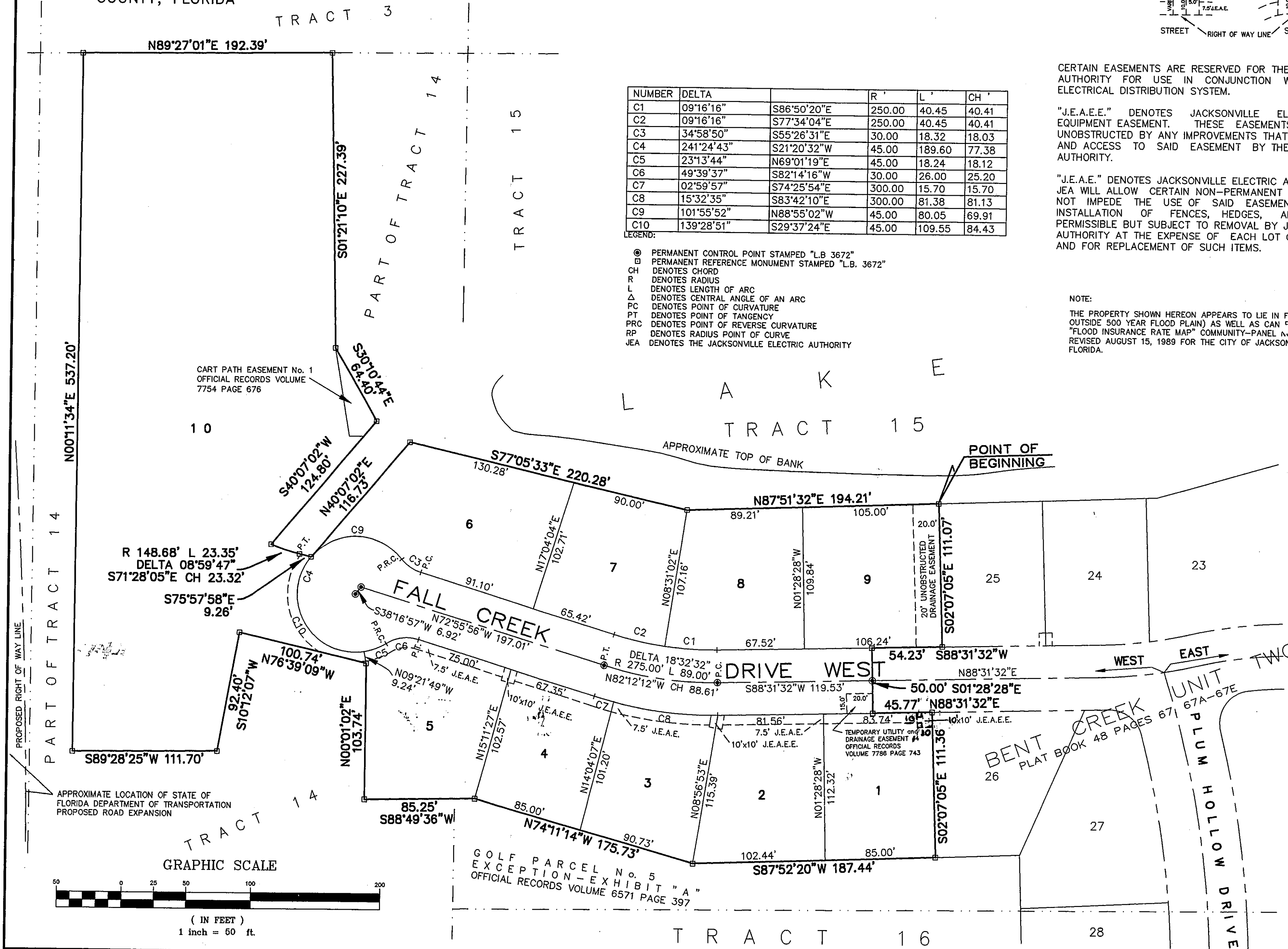
"J.E.A.E." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

NUMBER	DELTA		R'	L'	CH'
C1	09°16'16"	S86°50'20"E	250.00	40.45	40.41
C2	09°16'16"	S77°34'04"E	250.00	40.45	40.41
C3	34°58'50"	S55°26'31"E	30.00	18.32	18.03
C4	241°24'43"	S21°20'32"W	45.00	189.60	77.38
C5	23°13'44"	N69°01'19"E	45.00	18.24	18.12
C6	49°39'37"	S82°14'16"W	30.00	26.00	25.20
C7	02°59'57"	S74°25'54"E	300.00	15.70	15.70
C8	15°32'35"	S83°42'10"E	300.00	81.38	81.13
C9	101°55'52"	N88°55'02"W	45.00	80.05	69.91
C10	139°28'51"	S29°37'24"E	45.00	109.55	84.43

- LEGEND:
- PERMANENT CONTROL POINT STAMPED "L.B. 3672"
 - PERMANENT REFERENCE MONUMENT STAMPED "L.B. 3672"
 - CH DENOTES CHORD
 - R DENOTES RADIUS
 - L DENOTES LENGTH OF ARC
 - Δ DENOTES CENTRAL ANGLE OF AN ARC
 - PC DENOTES POINT OF CURVATURE
 - PT DENOTES POINT OF TANGENCY
 - PRC DENOTES POINT OF REVERSE CURVATURE
 - RP DENOTES RADIUS POINT OF CURVE
 - JEA DENOTES THE JACKSONVILLE ELECTRIC AUTHORITY

NOTE:

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE 500 YEAR FLOOD PLAIN) AS WELL AS CAN BE DETERMINED FROM THE "FLOOD INSURANCE RATE MAP" COMMUNITY-PANEL NUMBER 120077 0150 E REVISED AUGUST 15, 1989 FOR THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



GOLF PARCEL No. 5
 EXCEPTION-EXHIBIT "A"
 OFFICIAL RECORDS VOLUME 6571 PAGE 397

P.S.D. 98 - 17
 DEVELOPMENT No. 270.7

PREPARED BY:
 BOATWRIGHT LAND SURVEYORS, INC.
 1711 5th STREET SOUTH
 JACKSONVILLE BEACH, FLORIDA
 (904) 241-8550