

Carrington Place - Unit One

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 48 PAGE 31

SHEET No. 1 of 3

CAPTION

All that certain tract or parcel of land being a portion of Section 15, Township 2 South, Range 28 East, Jacksonville, Duval County, Florida and being more particularly described as follows: For a Point of Beginning commence at the southwesterly corner of Lot 97, Villas At Cross Creek - Unit One, according to map thereof recorded in Plat Book 46, Pages 37 through 37B of the current public records of said County, the same being easterly right-of-way line of Kernan Boulevard North (a 200 foot right-of-way) as described in deed recorded in the Official Records of said County in Volume 2453, Page 1183), the same being the westerly line of a 150 foot Jacksonville Electric Authority Powerline Easement (as described in said Official Records in Volume 2379, Page 474, thence North 89° 08' 04" East, along the southerly line of said Lot 97, Villas At Cross Creek - Unit One, a distance of 150.0 feet to the easterly line of said Powerline Easement; run thence South 00° 51' 56" East, along said easterly easement line, a distance of 64.0 feet; run thence North 89° 08' 04" East, a distance of 166.37 feet; run thence South 15° 12' 51" East, a distance of 5.16 feet; run thence South 34° 32' 08" East, a distance of 212.65 feet; run thence South 81° 49' 56" East, a distance of 319.65 feet; run thence North 89° 06' 15" East, a distance of 190.0 feet; run thence South 00° 53' 45" East, a distance of 50.0 feet; run thence South 11° 13' 06" East, a distance of 234.39 feet; run thence South 84° 16' 56" West, a distance of 204.11 feet; run thence North 71° 38' 26" West, a distance of 79.43 feet; run thence North 77° 40' 16" West, a distance of 77.03 feet; run thence North 87° 58' 09" West, a distance of 75.10 feet; run thence South 81° 31' 46" West, a distance of 75.67 feet; run thence South 67° 53' 47" West, a distance of 80.47 feet; run thence South 81° 37' 31" West, a distance of 75.65 feet; run thence South 00° 51' 56" East, a distance of 155.0 feet to a Point of Curvature; run thence in an easterly direction along the arc of a curve, said curve being concave northerly and having a radius of 525.0 feet, a chord bearing and distance of North 88° 35' 19" East, 10.0 feet to a point; run thence South 00° 51' 56" East, a distance of 102.10 feet; run thence South 89° 08' 04" West, a distance of 140.0 feet; run thence South 00° 51' 56" East, a distance of 54.47 feet; run thence South 89° 08' 04" West, a distance of 200.00 feet to a point on the previously mentioned easterly right-of-way line of Kernan Boulevard North; run thence North 00° 51' 56" West, along said easterly right-of-way line, a distance of 906.89 feet to the Point of Beginning.

APPROVED

DATE: 8-5-93

For Director of Public Works

By: Cecil H. Rowland
City Engineer

For General Counsel

By: [Signature]

APPROVED FOR RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 93-1000-115 of said City, adopted by its Council and approved by its Mayor this 16th day of August A.D., 1993.

[Signature]
DIRECTOR OF PUBLIC WORKS

DATE: 8/23/93

CLERK'S CERTIFICATE 93-0107377

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 48 Pages 31, 31A, 31B of the public records of Duval County, Florida, this 24th day of August A.D., 1993.

[Signature]
HENRY W. COOK, CLERK OF THE CIRCUIT COURT

[Signature]
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

This is to certify that the undersigned is a currently licensed and registered land surveyor in and by the State of Florida and as such does hereby certify that this plat is a true and correct representation of the lands as surveyed under his responsible direction and supervision and that the survey data complies with all the requirements of Chapter 177, Florida Statutes, and further certifies that permanent reference monuments have been set and that permanent control points will be set according to the requirements of said Chapter 177.
Signed this 16th day of JUNE A.D., 1993.

RICHARD P. CLARSON AND ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Florida 32207

BY: [Signature]
JOSE A. HILL
Registered Land Surveyor
No. 2361, State of Florida

ADOPTION AND DEDICATION

This is to certify that Centex Real Estate Corporation, a Nevada Corporation is the lawful owner of the land described in the caption hereon known as Carrington Place - Unit One and has caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands and that all rights-of-way, easements for drainage, utilities, sewers, and non-access, are hereby irrevocably dedicated to the City of Jacksonville, its successors, and assigns, and that all private easements on this plat are and shall remain privately owned and the sole exclusive property of the developer and its successors and grantees, if any, of said easements. The drainage easements through and over the lakes and filtration system 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 drainage easements hereby dedicated shall permit the City of Jacksonville, its successors, and assigns, to discharge into said lakes and filtration system, which these easements traverse, all water which may fall or come upon all rights-of-way hereby dedicated, together with all soil, nutrients, chemicals, and all other substances which may flow or pass from said rights-of-way, adjacent land, or from any other source of public waters into or through said lakes and filtration system 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 lakes and filtration system shown on this plat are owned in fee simple title by the abutting property owners, except as shown. The City of Jacksonville, by acceptance of this plat, assumes no responsibility for the removal or treatment of aquatic plants and animals, soil, chemicals, or any other substance or thing that may even be or come within said lakes which these easements traverse, nor any responsibilities for the maintenance or preservation of the water purity, water level, or water depth, which responsibilities shall be those of the abutting property owners. (3) The City of Jacksonville, its successors, and assigns, shall not be liable or responsible for the creation, operation, failure, or 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 land hereby platted or of the lakes and filtration system shown on this plat. The City shall have the right to remove any water level control structure, or any part thereof, and do any other acts reasonably necessary to maintain the integrity of the drainage system. Centex Real Estate Corporation, developer and owner of the lands described and captioned hereon does hereby indemnify the City of Jacksonville and save it harmless from suits, actions, damage, 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 shown on this plat, or any part thereof, or occasioned wholly or in part by any act or omission of Centex Real Estate Corporation, its agents, contractors, employees, servants, invitees, licensees, or concessionaires within Carrington Place - Unit One. This indemnification shall run with the land and the assigns of Centex Real Estate Corporation and shall be subject to it.

THOSE EASEMENTS DESIGNATED AS "I.E.A. EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

Tracts "A", "B", "C" and "D" as shown on this plat are and shall remain privately owned and the sole exclusive property of Centex Real Estate Corporation, its successors, assigns and grantees, and of which maintenance responsibilities shall be those of Centex Real Estate Corporation, its successors, assigns and grantees.

In witness whereof, the above named corporation has caused these presents to be executed by its respective appropriate officer by and with the full authority of said corporation.

[Signature]
WITNESS

[Signature]
WITNESS

CENTEX REAL ESTATE CORPORATION

[Signature]
DOUGLAS W. SMITH
DIVISION PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 11th day of MAY A.D., 1993 by Douglas W. Smith, Division President of Centex Real Estate Corporation on behalf of said Corporation. He is personally known to me and did not take an oath.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

DECEMBER 28, 1993
MY COMMISSION EXPIRES

PREPARED BY
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: 296-2623

(PSD-89-022)

Carrington Place - Unit One

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 48 PAGE 31A

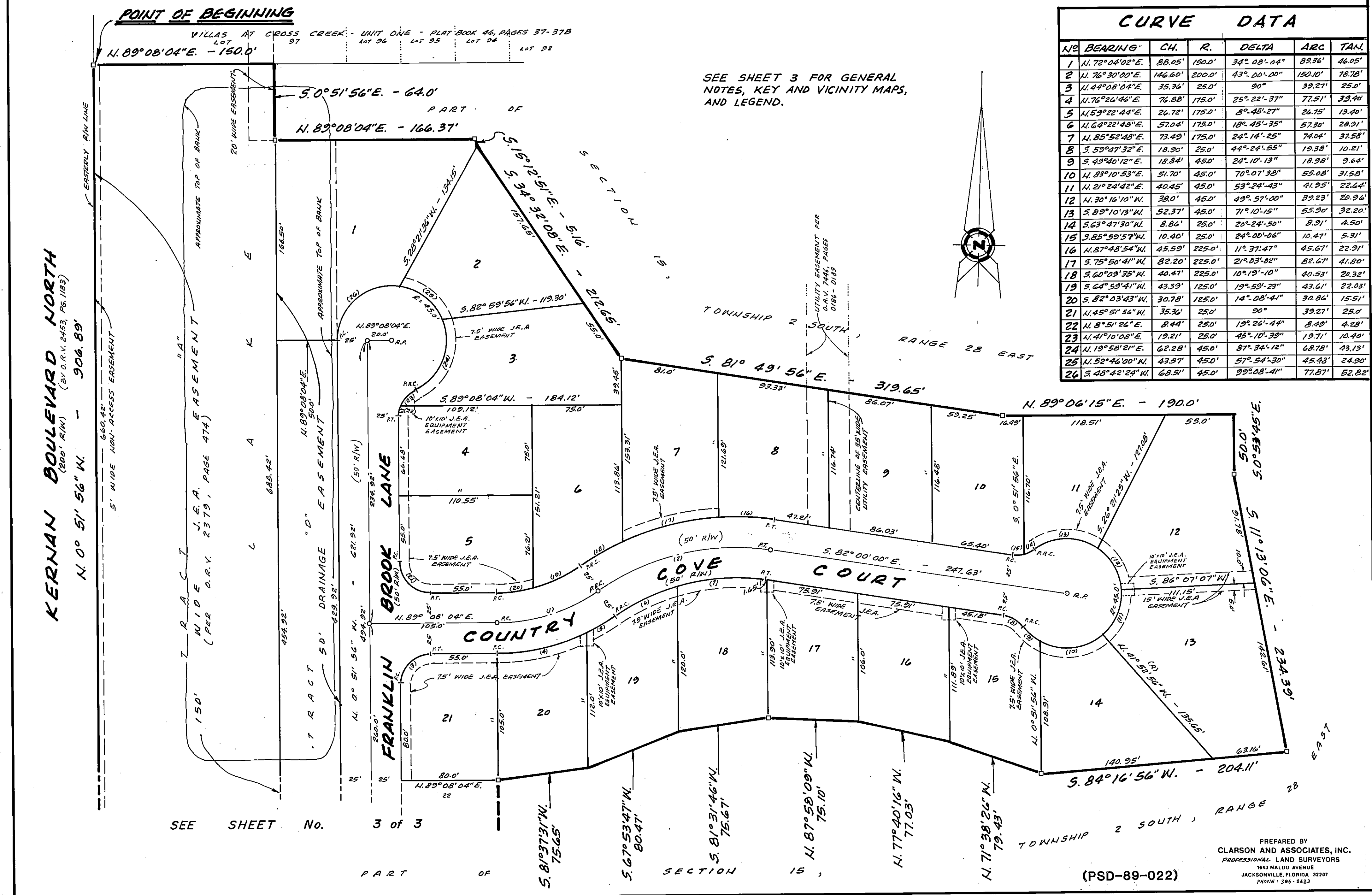
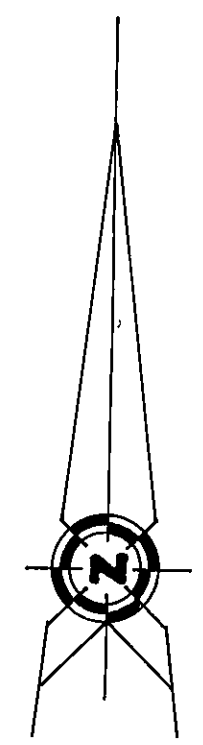
SHEET No. 2 of 3



GRAPHIC SCALE: 1" = 50'

NO.	BEARING	CH.	R.	DELTA	ARC	TAN.
1	N. 72° 04' 02" E.	88.05'	150.0'	34° 08' 04"	89.96'	46.05'
2	N. 76° 30' 00" E.	146.60'	200.0'	43° 00' 20"	150.10'	78.78'
3	N. 44° 08' 04" E.	35.36'	25.0'	90°	39.27'	25.0'
4	N. 76° 26' 46" E.	76.88'	175.0'	25° 22' 37"	77.51'	39.40'
5	N. 53° 22' 44" E.	26.72'	175.0'	8° 45' 27"	26.75'	13.40'
6	N. 64° 22' 48" E.	57.04'	175.0'	18° 45' 35"	57.30'	28.91'
7	N. 85° 52' 48" E.	73.49'	175.0'	24° 14' 25"	74.04'	37.58'
8	S. 59° 47' 32" E.	18.90'	25.0'	44° 24' 55"	19.38'	10.21'
9	S. 49° 40' 12" E.	18.84'	45.0'	24° 10' 13"	18.98'	9.64'
10	N. 83° 10' 53" E.	51.70'	45.0'	70° 07' 38"	55.08'	31.58'
11	N. 21° 24' 42" E.	40.45'	45.0'	53° 24' 43"	41.95'	22.64'
12	N. 30° 16' 10" N.	38.0'	45.0'	49° 57' 00"	39.23'	20.96'
13	S. 89° 10' 13" N.	52.37'	45.0'	71° 10' 15"	55.90'	32.20'
14	S. 63° 47' 30" N.	8.86'	25.0'	20° 24' 50"	8.91'	4.50'
15	S. 85° 59' 57" N.	10.40'	25.0'	24° 00' 06"	10.47'	5.31'
16	N. 87° 48' 54" N.	45.89'	225.0'	11° 37' 47"	45.67'	22.91'
17	S. 75° 50' 41" N.	82.20'	225.0'	21° 03' 02"	82.67'	41.80'
18	S. 60° 09' 35" N.	40.47'	225.0'	10° 19' 10"	40.53'	20.32'
19	S. 64° 59' 41" N.	43.39'	125.0'	19° 59' 23"	43.61'	22.03'
20	S. 82° 03' 43" N.	30.78'	125.0'	14° 08' 41"	30.86'	15.51'
21	N. 45° 51' 56" N.	35.36'	25.0'	90°	39.27'	25.0'
22	N. 8° 51' 26" E.	8.44'	25.0'	19° 26' 44"	8.49'	4.28'
23	N. 4° 10' 08" E.	19.21'	25.0'	45° 10' 39"	19.71'	10.40'
24	N. 19° 58' 21" E.	62.28'	45.0'	87° 34' 12"	68.78'	43.13'
25	N. 52° 46' 00" N.	43.57'	45.0'	57° 54' 30"	45.48'	24.90'
26	S. 48° 42' 24" N.	68.51'	45.0'	99° 08' 41"	77.87'	52.82'

SEE SHEET 3 FOR GENERAL NOTES, KEY AND VICINITY MAPS, AND LEGEND.



SEE SHEET No. 3 of 3

(PSD-89-022)

PREPARED BY
 CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1643 MALDO AVENUE
 JACKSONVILLE, FLORIDA 32207
 PHONE 734-2423

Carrington Place - Unit One

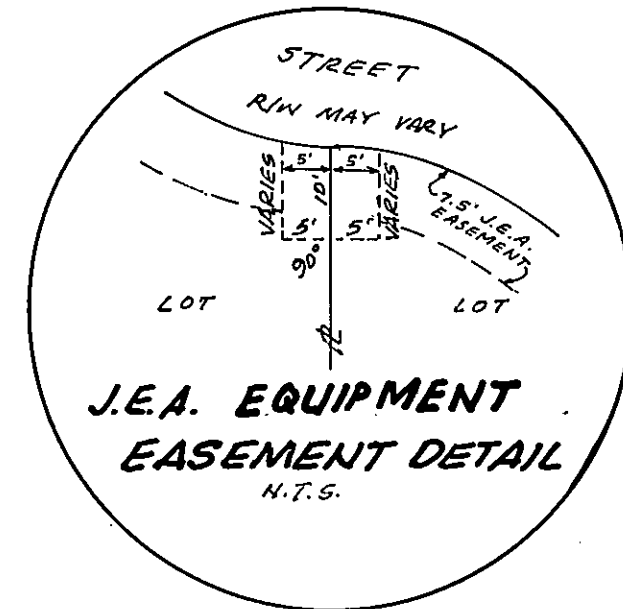
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 48 PAGE 31B

SHEET No. 3 of 3

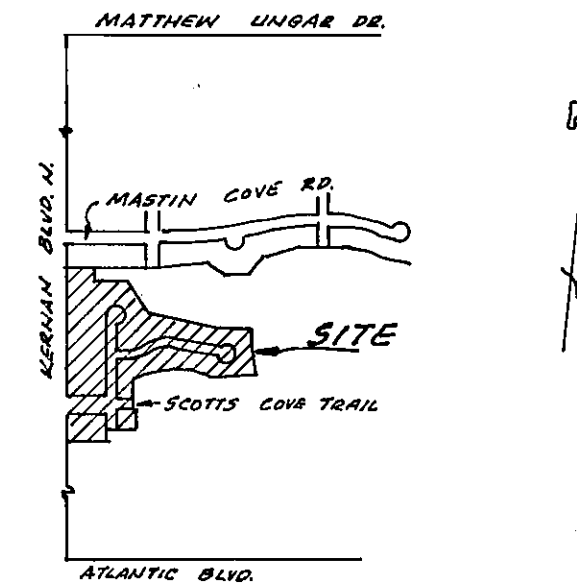


GRAPHIC SCALE: 1" = 50'



NOTES:

1. - BEARING REF: N. 0° 51' 56" W FOR R/W LINE OF KERNAN BLVD. N. BY VILLAS AT CROSS CREEK - UNIT ONE ACCORDING TO PLAT RECORDED IN PLAT BOOK 46, PAGES 37, 37A AND 37B.
2. - ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE INDICATED. CERTAIN DEVOTED EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
3. - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



VICINITY MAP

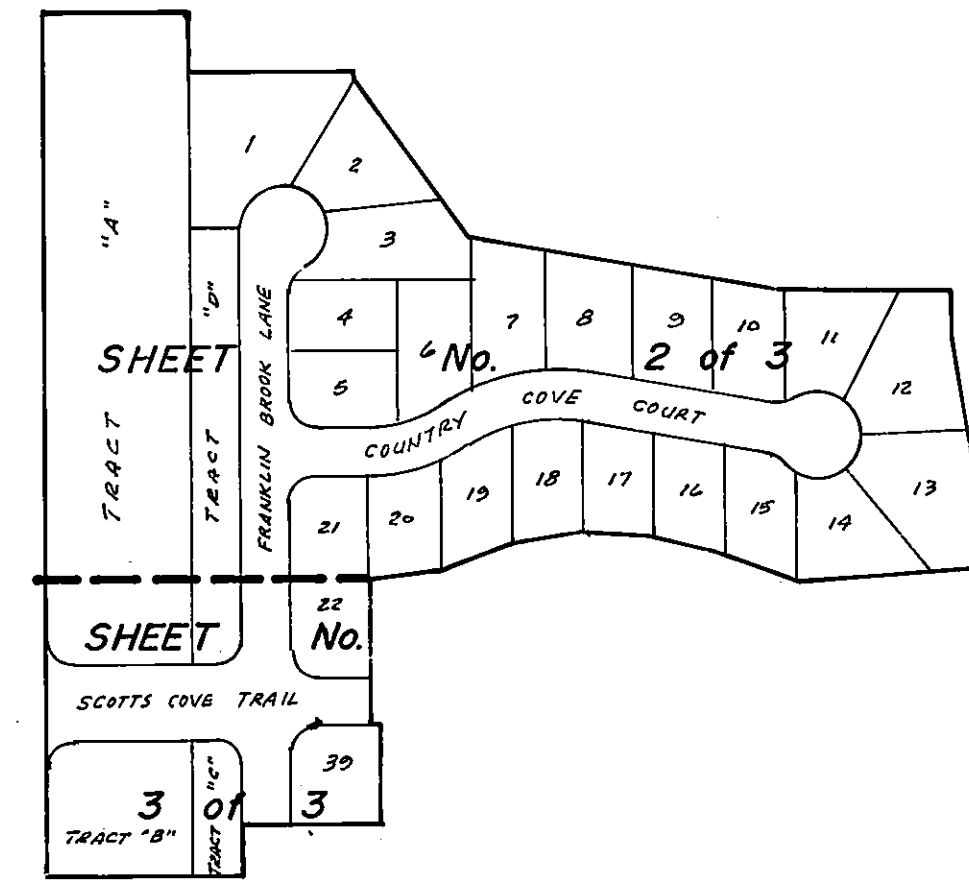
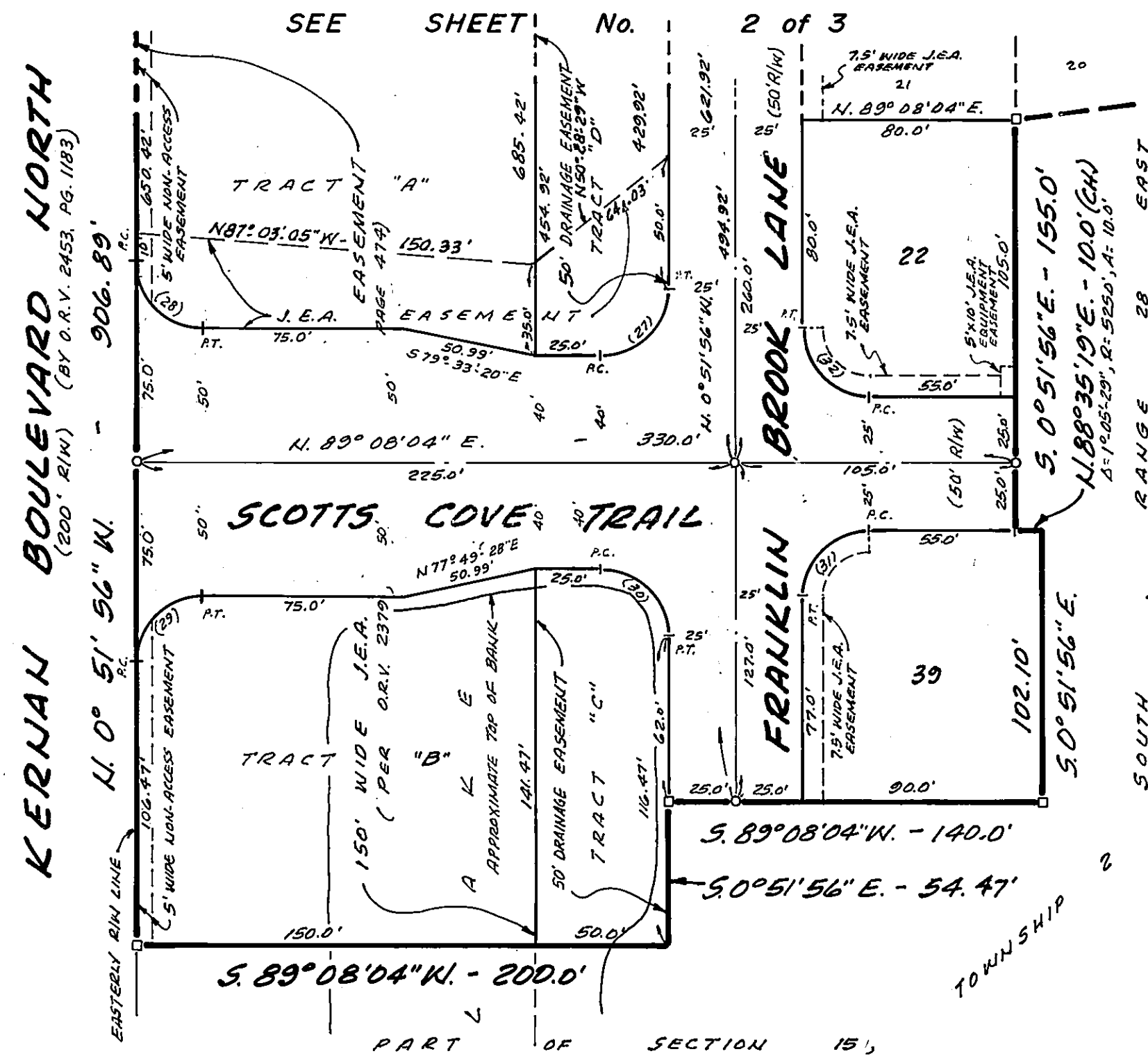
SCALE: 1" = 1000'

CURVE DATA

No	BEARING	CH.	R.	DELTA	ARC	TAN.
27	S. 44° 08' 04" W	35.36'	25.0'	90°	39.27'	25.0'
28	N. 45° 51' 56" W	35.36'	25.0'	90°	39.27'	25.0'
29	N. 44° 08' 04" E	35.36'	25.0'	90°	39.27'	25.0'
30	S. 45° 51' 56" E	35.36'	25.0'	90°	39.27'	25.0'
31	N. 44° 08' 04" E	35.36'	25.0'	90°	39.27'	25.0'
32	N. 45° 51' 56" W	35.36'	25.0'	90°	39.27'	25.0'

LEGEND:

- PERMANENT REFERENCE MONUMENT (PLS 2361)
- PERMANENT CONTROL POINT (PLS 2361)
- (U) CURVE NUMBER
- RP RADIUS POINT
- PC POINT OF CURVATURE
- PEC POINT OF REVERSE CURVE
- PT POINT OF TANGENCY
- Δ DELTA - CENTRAL ANGLE
- A ARC LENGTH
- R RADIUS
- (CH) CHORD LENGTH
- R/W RIGHT-OF-WAY
- (R) RADIAL LINE



KEY MAP

SCALE: 1" = 200'

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