

# Crane's Landing

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

Plat Book 43 Page 37

SHEET No. 1 OF 2

TAXES VERIFIED R.B.F.

### CAPTION

A portion of Sections 50 & 52, Township 2 South, Range 27 East, Jacksonville, Duval County, Florida, being more particularly described as follows: For a Point of Reference commence at the intersection of the southerly right-of-way line of Crane Avenue (a 50 foot right-of-way as now established) with the westerly right-of-way line of Singapore Road (a 60 foot right-of-way as now established) and run South 86° 26' 40" West along said southerly right-of-way line of Crane Avenue, 100.05 feet to the Point of Beginning. From the Point of Beginning thus described run South 01° 45' 40" East parallel with said westerly right-of-way line of Singapore Road, a distance of 638.63 feet to a point; run thence South 86° 34' 16" West along a line parallel to and 20 feet northerly of the northerly line of Holiday Hill Manor according to plat recorded in Plat Book 35, Page 76 of the current public records of said County, a distance of 383.44 feet to a point on the easterly line of Block 2, Glynea Annex, according to plat recorded in Plat Book 22, Page 22 of said current public records; run thence North 09° 07' 43" East along said easterly line of Block 2, Glynea Annex, and the northerly prolongation thereof, a distance of 653.41 feet, to a point on the previously mentioned southerly right-of-way line of Crane Avenue; run thence North 86° 26' 40" East along said southerly right-of-way line, a distance of 259.96 feet to the Point of Beginning.

### ADOPTION AND DEDICATION

This is to certify that the undersigned, Trevett Homes, Inc., a Corporation under the Laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as Crane's Landing and has caused the same to be surveyed and subdivided, and that TUCKER STATE BANK of Jacksonville, a Corporation under the Laws of the State of Florida is the holder of that certain mortgage on said lands, 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 right-of-ways and easements for drainage, utilities, SEWERS AND NON-ACCESS ARE HEREBY irrevocably and without reservation 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 AND EXCLUSIVE PROPERTY OF THE DEVELOPER AND ITS SUCCESSORS AND GRANTEEES, IF ANY, OF SAID EASEMENTS.

In witness whereof, the above named corporations have caused these presents to be executed by their respective appropriate officers by and with the full authority of said corporations.

Wayne A. Haddock  
WITNESS

TREVETT HOMES, INC.

Ronda Sue Clouse  
WITNESS

Harry R. Trevett  
HARRY R. TREVETT, PRESIDENT

Wayne A. Haddock  
WITNESS

TUCKER STATE BANK OF JACKSONVILLE

Nicolas Bokhot  
WITNESS

Timothy J. Lawyer  
TIMOTHY J. LAWYER, PRESIDENT

### STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21<sup>ST</sup> day of MAY A.D., 1987 by Harry R. Trevett, President of Trevett Homes, Inc., a Florida Corporation, on behalf of said Corporation.

Wayne A. Haddock  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

NOVEMBER 27, 1989  
MY COMMISSION EXPIRES

### STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21<sup>ST</sup> day of MAY A.D., 1987 by TIMOTHY J. LAWYER, PRESIDENT OF TUCKER STATE BANK of Jacksonville, a Florida Corporation, on behalf of said Corporation.

Lisa C. Plinto  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MARCH 23, 1990  
MY COMMISSION EXPIRES

### DEVELOPERS CERTIFICATE

This is to certify that Trevett Homes, Inc., has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points, including sidewalks, as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville. Signed this 14<sup>TH</sup> day of JULY, A.D., 1987.

Harry R. Trevett  
PRESIDENT, TREVETT HOMES, INC.

[Signature]  
DIRECTOR OF PUBLIC WORKS

APPROVED  
DATE: 6/24/87  
BY: Marvin Bortwell  
CITY ENGINEER  
W. Doodland  
DIRECTOR OF PUBLIC WORKS  
GENERAL COUNSEL, OR  
Thomas M. Rooney  
ASSISTANT COUNSEL

### 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. 87-863-425 of said City, adopted by its Council and approved by its mayor this 17<sup>TH</sup> day of JULY A.D., 1987.

Thomas M. Rooney  
MAYOR OF THE CITY OF JACKSONVILLE

Conrad C. Johnson  
SECRETARY OF THE COUNCIL,  
CITY OF JACKSONVILLE

### CLERK'S CERTIFICATE

87-88797

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 43, Pages 37-37A of the public records of Duval County, Florida, this 27<sup>TH</sup> day of JULY A.D., 1987.

S. Morgan Slaughter  
S. MORGAN SLAUGHTER,  
CLERK OF THE CIRCUIT COURT

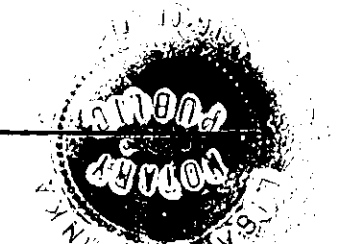
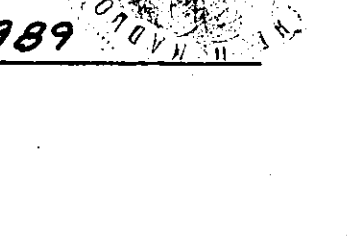
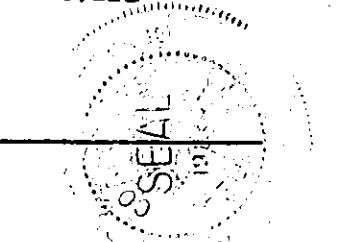
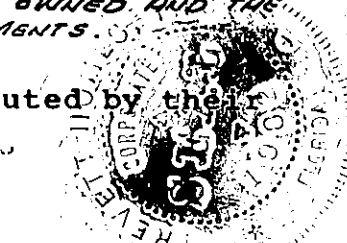
By: Robert C. Jones  
DEPUTY CLERK

### SURVEYOR'S CERTIFICATE

I hereby certify that this Plat is a correct representation of the lands surveyed under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter No. 177 of the Laws of the State of Florida. I further certify that permanent reference monuments have been placed and that permanent control points will be placed according to the above referenced laws, and that all the zoning rules and regulations of the City of Jacksonville, Florida, currently in effect, have been complied with. Signed this 21<sup>ST</sup> day of MAY A.D., 1987.

RICHARD P. CLARSON & ASSOCIATES, INC.  
ENGINEERS - LAND SURVEYORS

Jac A. Hill  
REGISTERED SURVEYOR NO. 2361, FL

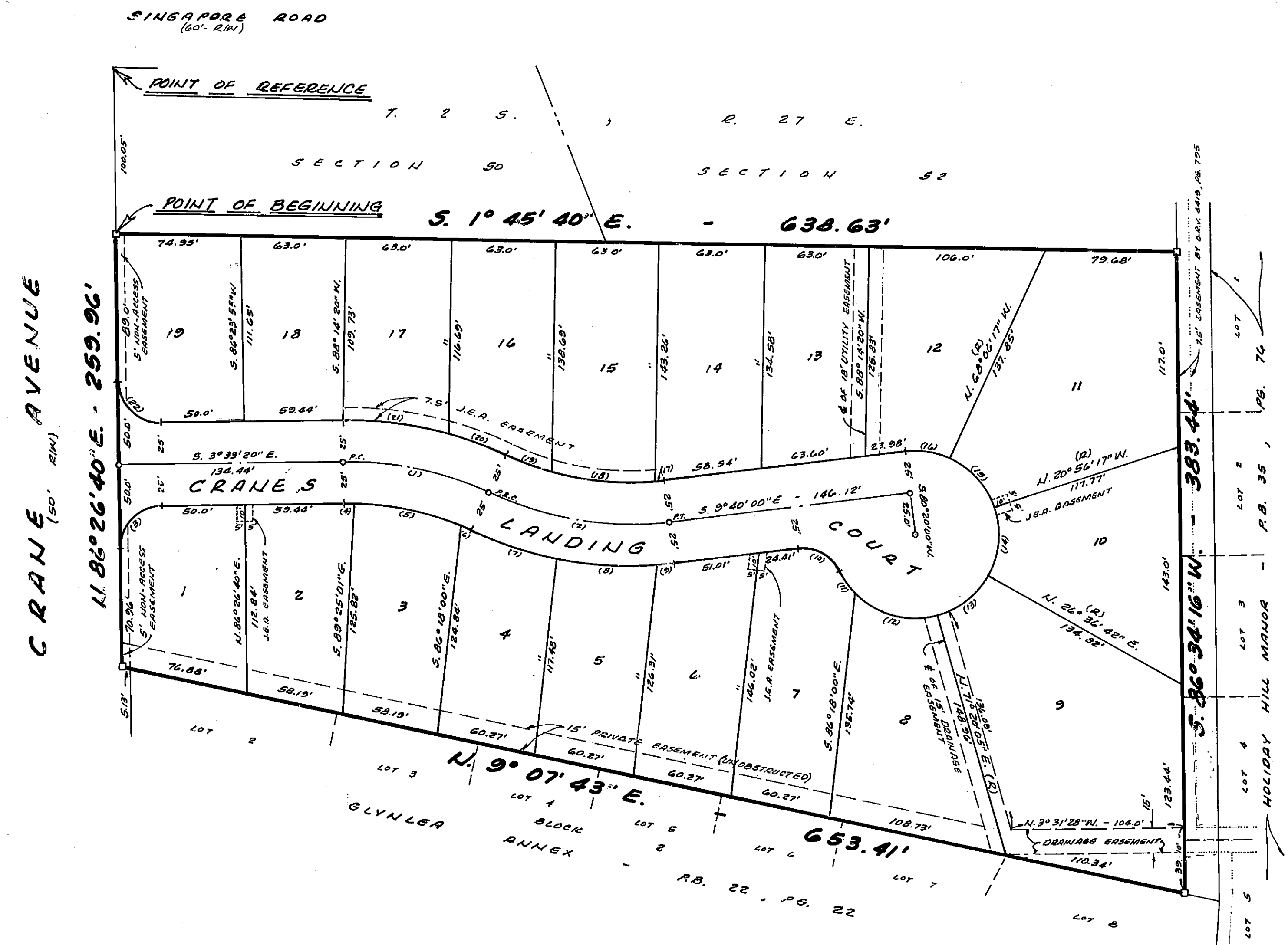
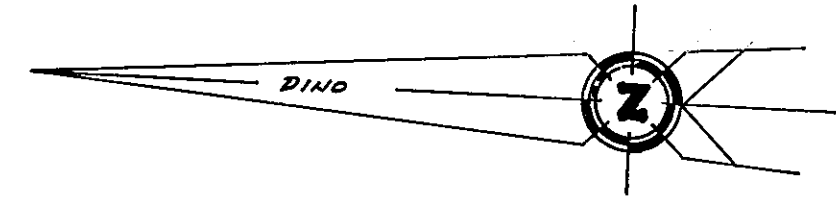


# Crane's Landing

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



GRAPHIC SCALE: 1" = 50'



### CURVE DATA

LOT	BEARING	CH.	RAD.	DELTA	ARC.	TAN.
1	S. 9° 21' 28\"	89.39'	200.0'	25° 49' 36\"	90.15'	45.66'
2	S. 6° 18' 08\"	110.05'	200.0'	31° 56' 15\"	111.48'	57.23'
3	S. 49° 33' 20\"	35.36'	25.0'	90°	39.27'	25.0'
4	S. 2° 30' 25\"	6.41'	175.0'	2° 05' - 50\"	6.41'	3.20'
5	S. 9° 15' 24\"	65.07'	175.0'	21° 25' 49\"	65.46'	33.11'
6	S. 21° 07' 17\"	7.02'	175.0'	2° 17' - 57\"	7.02'	3.51'
7	S. 15° 19' 31\"	54.42'	225.0'	13° 53' - 28\"	54.55'	27.41'
8	S. 0° 42' 25\"	10.08'	225.0'	15° - 20' - 44\"	60.26'	30.31'
9	S. 8° 18' 53\"	10.61'	225.0'	2° - 42' - 03\"	10.61'	5.20'
10	S. 25° 55' 52\"	28.87'	25.0'	70° 31' 44\"	30.77'	17.68'
11	S. 52° 34' 52\"	14.40'	50.0'	16° 33' - 43\"	14.45'	7.28'
12	S. 12° 49' 03\"	52.22'	50.0'	62° - 57' - 55\"	54.85'	30.62'
13	S. 41° 01' 36\"	38.05'	50.0'	44° - 43' - 23\"	39.03'	20.57'
14	S. 37° 09' 47\"	40.31'	50.0'	47° - 32' - 58\"	41.50'	22.03'
15	N. 45° 28' 43\"	40.01'	50.0'	47° - 10' - 00\"	41.16'	21.83'
16	N. 6° 06' 52\"	27.20'	50.0'	31° - 33' - 43\"	27.54'	14.13'
17	N. 8° 50' 22\"	5.05'	175.0'	1° - 39' - 16\"	5.05'	2.53'
18	N. 2° 23' 06\"	63.17'	175.0'	20° 47' - 40\"	63.51'	32.11'
19	N. 17° 31' 36\"	28.95'	175.0'	9° - 29' - 19\"	28.98'	14.52'
20	N. 17° 27' 17\"	37.78'	225.0'	9° - 37' - 56\"	37.83'	18.96'
21	N. 4° 32' 30\"	63.38'	225.0'	16° - 11' - 39\"	63.60'	32.01'
22	N. 41° 21' 40\"	35.36'	25.0'	90°	39.27'	25.0'

### NOTES:

- BEARINGS SHOWN HEREON REFER TO THE PLAT OF HOLIDAY HILL MANOR AS SHOWN RECORDED IN PLAT BOOK 35, PAGE 76
- ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWER, UNLESS OTHERWISE NOTED.
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

### LEGEND:

- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- (1) CURVE NUMBER
- (2) RADIAL LOT LINE