

# Creekside Bend

Replat of a portion of Lot 3, Lemturner's Subdivision, Plat Book 8, Page 4, and Lots "M" and "N" of Trout River Estates, Plat Book 14, Page 26, all lying in Section 15, Township 1 South, Range 26 East, City of Jacksonville, Duval County, Florida.

**CAPTION**

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHERLY 1/2 OF LOT 3, LEM TURNER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 4 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 26 EAST, COUNTY, FLORIDA; TOGETHER WITH LOTS "M" AND "N", TROUT RIVER ESTATES, AS RECORDED IN PLAT BOOK 14, PAGE 26 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE NORTHERLY LINE OF THAT 20 FOOT ALLEY, AS PER THE PLAT OF TROUT RIVER ESTATES, (KNOWN AS OASIS STREET), WITH THE EASTERLY RIGHT OF WAY OF LEM TURNER ROAD, STATE ROAD No. 115 (A 108 FOOT PUBLIC ROAD TRVERSE, ALL WATER WHICH MAY FLOW OR COME UPON THE ROADS OR PARKWAYS, LANES AND COURTS AS NOTED ABOVE HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATERS WHICH MAY FLOW OR PASS FROM (ROADS, PARKWAYS, LANES AND COURTS); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF WATER INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITIES, WITH OUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

2) The lake/stormwater management facility shown on this plat are owned in fee simple title by the abutting owners, their successors and assigns, and all maintenance and any other matters pertaining to said lake/stormwater management facilities are the responsibility of the owners their successors and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lake/stormwater management facilities.

3) The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure or destruction of 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 lake/stormwater management facilities and the control structures to effect adequate drainage.

The owner, its successors and assigns of the lands described and captioned herein, shall indemnify the City of Jacksonville and save it harmless from suits, action, damages 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, upon, at or from the lake/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act of omission of its agent, contractors, employees, servants, licensees or concessionaires within Creekside Bend. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

**ADOPTION AND DEDICATION**

This is to certify that Creekside Bend, L.L.C., a Florida Limited Liability company, under the laws of the state of Florida, is the lawful owner of the lands described in the caption hereon, known as the CREEKSIDE BEND, and that Suntrust Bank, a Georgia Banking Corporation is the holder of the Mortgage on said lands, 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. All Roads, Parkways, Lanes, Courts, Walkways, Drainage easements, unobstructed access and drainage easements, and unobstructed access easements, unobstructed access and drainage easements and the City utility and drainage easements, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and or assigns. The Drainage easements over, under, across and through the lake/stormwater management facilities, as 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 lake/stormwater management facilities which these easements traverse, all water which may flow on or come upon the roads or parkways, lanes and courts as noted above hereby dedicated, together with all substances or matters which may flow or pass from (roads, parkways, lanes and courts); from adjacent land or from any other source of water into or through said lake/stormwater management facilities, with out any liability whatsoever on the part of the City of Jacksonville, its successors and assigns.
- 2) The lake/stormwater management facility shown on this plat are owned in fee simple title by the abutting owners, their successors and assigns, and all maintenance and any other matters pertaining to said lake/stormwater management facilities are the responsibility of the owners their successors and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lake/stormwater management facilities.
- 3) The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure or destruction of 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 lake/stormwater management facilities and the control structures to effect adequate drainage.

The owner, its successors and assigns of the lands described and captioned herein, shall indemnify the City of Jacksonville and save it harmless from suits, action, damages 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, upon, at or from the lake/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act of omission of its agent, contractors, employees, servants, licensees or concessionaires within Creekside Bend. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

The undersigned owners do hereby reserve unto themselves and assigns an easement for the landscaping and construction of signs over all non-access easements, and also over all of the lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the owners, their successors and assigns.

All platted utility easements shall provide that such easements 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 facility of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to, or obtained by a particular electric, telephone, gas or other public utility, such construction, installation, maintenance, and operation shall comply with the national electrical safety code as adopted by the Florida public service commission. Florida Statutes 177.09(28)

Tract "C" (Conservation Area) shall remain privately owned and the sole exclusive property of Creekside Bend, L.L.C., a Florida Limited Liability company, its successors and assigns.

Tracts "P-1", "P-2" and "P-3" (Park Areas) shall remain privately owned and the sole exclusive property of Creekside Bend, L.L.C., a Florida Limited Liability company, its successors and assigns.

Tract "U" (Lift Station) is hereby irrevocably dedicated to the JEA, its successors and assigns, for its non-exclusive use in conjunction with its water and sewer systems.

Those easements designated as "JEA-EE" are irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

Those easements designated as "JEA-E" are irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

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. Florida Statutes 177.091(27)

In witness whereof, the above Creekside Bend, L.L.C., a Florida Limited Liability company, has caused these presents to be signed by its managing partner, and Suntrust Bank, a Georgia Banking Corporation, has caused these presents to be signed this 29th day of JUNE, A.D. 2004.

**APPROVED FOR RECORD**

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER NO. 654, ORDINANCE CODE. THIS 29th DAY OF JUNE, A.D. 2004.

*[Signature]*  
DIRECTOR OF PUBLIC WORKS

**CLERK'S CERTIFICATE 2004216155**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 57, PAGES 24, 25, 26, 27, 28, 29 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 15th DAY OF JULY, A.D. 2004.

*[Signature]*  
JIM FULLER, CLERK OF THE CIRCUIT COURT

*[Signature]*  
DEPUTY CLERK

**PLAT CONFORMITY REVIEW**

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 171, FLORIDA STATUTES. THIS 21st DAY OF JUNE, A.D. 2004.

*[Signature]*  
GLENN E. MCGREGOR, PLS  
PROFESSIONAL LAND SURVEYOR NUMBER 4252

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THIS 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 THE REQUIREMENTS OF FLORIDA STATUTE 171, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 171.091, FLORIDA STATUTES, CHAPTER 61G11-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 16 DAY OF JUNE, A.D. 2004.

*[Signature]*  
JONATHAN B. BOWMAN  
PROFESSIONAL LAND SURVEYOR NO. 4600  
1450 Belfort Parkway, Suite 1600  
Jacksonville, Florida 32256  
Phone (904) 296-1644  
Fax (904) 296-1666 L.B. No. 6661



A & J LAND SURVEYORS, INC.  
Professional Land Surveyors  
1450 Belfort Parkway, Suite 1600  
Jacksonville, Florida 32256  
Phone (904) 296-1644  
Fax (904) 296-1666 L.B. No. 6661

Approved 6/21/04  
Date  
*[Signature]*  
City Engineer  
for Director of Public Works  
Approved 6/23/04  
Date  
*[Signature]*  
for General Counsel

CREEKSIDE BEND, L.L.C.  
A FLORIDA LIMITED LIABILITY COMPANY  
WITNESS: *[Signature]*  
Terry Martini  
TYPE OR PRINT NAME  
BY: *[Signature]*  
DAVID SHAGTER, PRESIDENT OF  
HARMONY HOMES OF NORTH FLORIDA, INC.,  
A FLORIDA CORPORATION,  
AND AS MANAGING PARTNER OF  
CREEKSIDE BEND, L.L.C.,  
A LIMITED LIABILITY COMPANY.

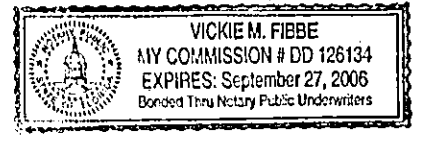
WITNESS: *[Signature]*  
Pamela Barrineau  
TYPE OR PRINT NAME  
*[Signature]*  
Pamela Barrineau  
TYPE OR PRINT NAME

NOTARY FOR CREEKSIDE BEND, L.L.C.  
A FLORIDA LIMITED LIABILITY COMPANY

STATE OF FLORIDA  
COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF JUNE, A.D. 2004, BY DAVID SHAGTER, PRESIDENT OF HARMONY HOMES OF NORTH FLORIDA, INC., A FLORIDA CORPORATION, AND AS MANAGING PARTNER OF CREEKSIDE BEND, L.L.C., A LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA

*[Signature]*  
TYPE OR PRINT NAME  
MY COMMISSION EXPIRES: \_\_\_\_\_



SUNTRUST BANK  
A GEORGIA BANKING CORPORATION  
WITNESS: *[Signature]*  
Terry Martini  
TYPE OR PRINT NAME  
BY: *[Signature]*  
MARK D. KAPELKA, FIRST VICE  
PRESIDENT OF SUNTRUST BANK,  
A GEORGIA BANKING CORPORATION

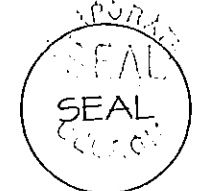
WITNESS: *[Signature]*  
Michelle Diaz  
TYPE OR PRINT NAME

NOTARY FOR SUNTRUST BANK  
A GEORGIA BANKING CORPORATION

STATE OF FLORIDA  
COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF JUNE, A.D. 2004, BY MARK D. KAPELKA, FIRST VICE PRESIDENT OF SUNTRUST BANK, A GEORGIA BANKING CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA

*[Signature]*  
TYPE OR PRINT NAME  
MY COMMISSION EXPIRES: MARCH 10, 2007



FIDELITY BANK  
A STATE BANKING ASSOCIATION

WITNESS: *[Signature]*  
LEE EBURN  
TYPE OR PRINT NAME

WITNESS: *[Signature]*  
DEBORAH D. BARBER  
TYPE OR PRINT NAME

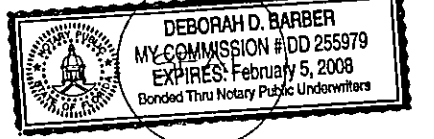
WITNESS: *[Signature]*  
DEBORAH D. BARBER  
TYPE OR PRINT NAME

NOTARY FOR FIDELITY BANK  
A STATE BANKING ASSOCIATION

STATE OF FLORIDA  
COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF JUNE, A.D. 2004, BY TAMMY STUART, ASSISTANT VICE PRESIDENT OF FIDELITY BANK, A STATE BANKING ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA

*[Signature]*  
TYPE OR PRINT NAME  
MY COMMISSION EXPIRES: 2-5-8

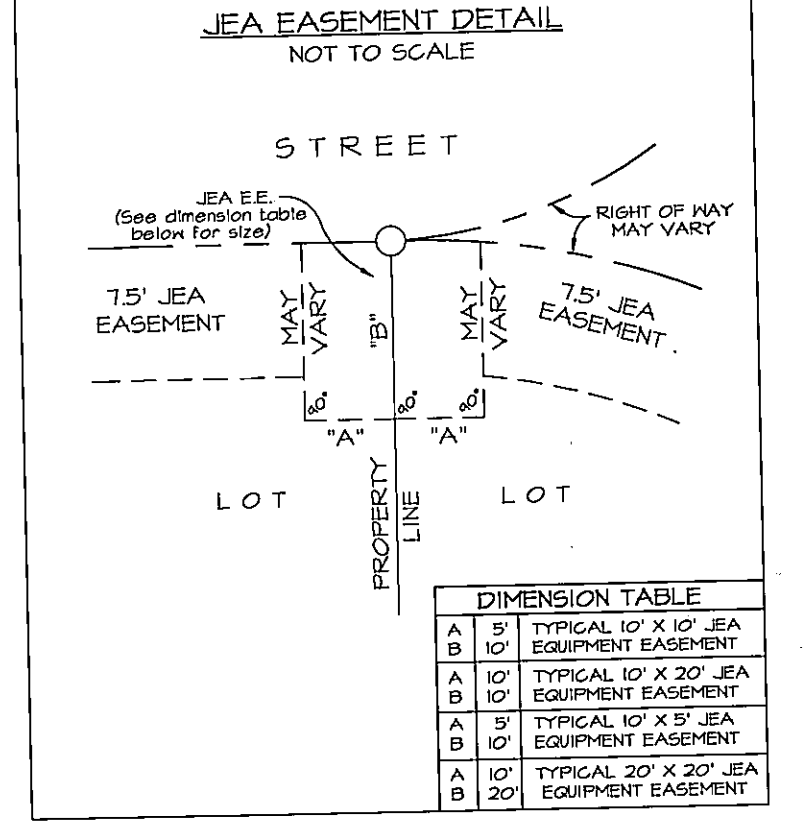
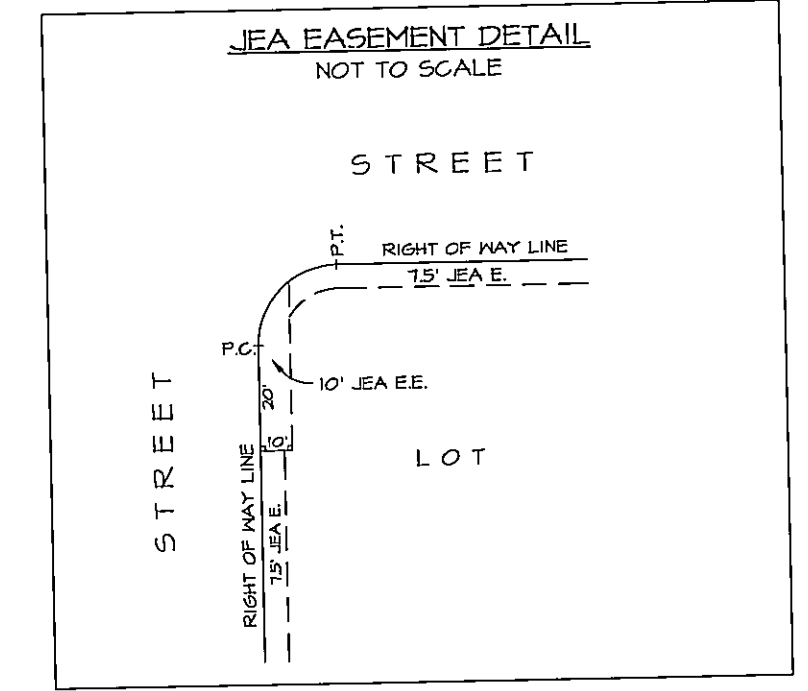
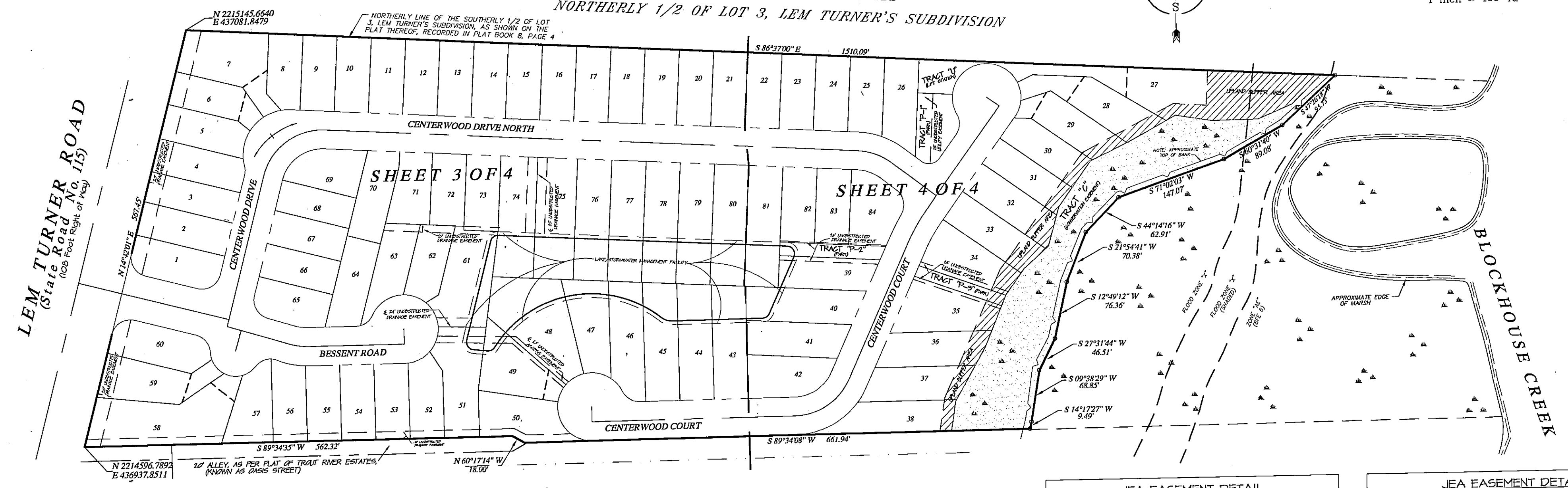
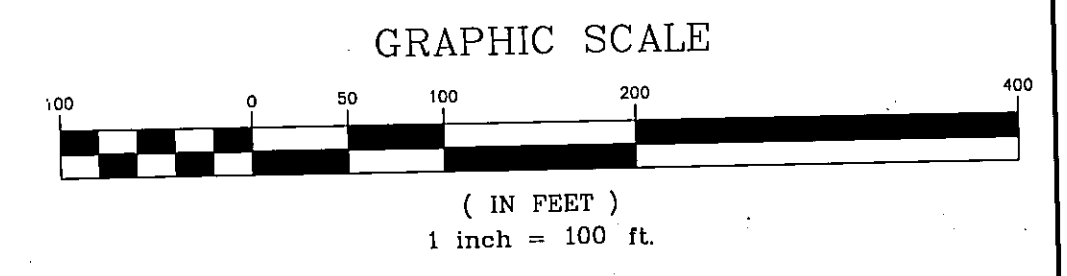
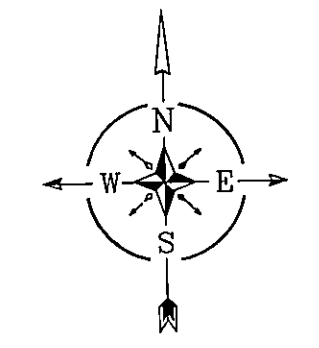


BY: *[Signature]*  
TAMMY STUART, ASSISTANT VICE PRESIDENT  
OF FIDELITY BANK  
A STATE BANKING ASSOCIATION

# Creekside Bend

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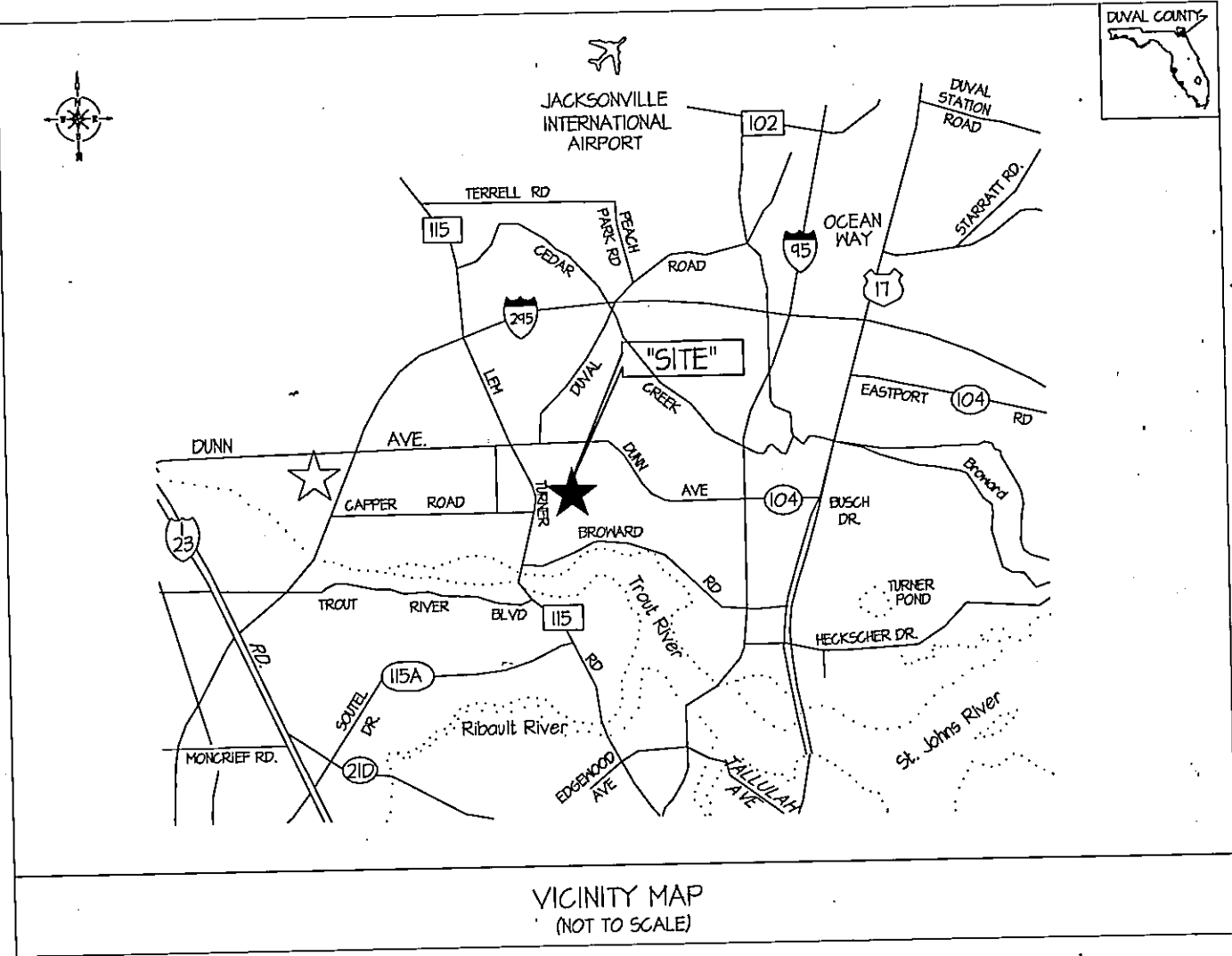
## KENDALL COURTS APARTMENTS NORTHERLY 1/2 OF LOT 3, LEM TURNER'S SUBDIVISION



DIMENSION TABLE		
A	5'	TYPICAL 10' X 10' JEA EQUIPMENT EASEMENT
B	10'	TYPICAL 10' X 20' JEA EQUIPMENT EASEMENT
C	5'	TYPICAL 10' X 5' JEA EQUIPMENT EASEMENT
A	20'	TYPICAL 20' X 20' JEA EQUIPMENT EASEMENT

### GENERAL NOTES

- BASIS OF BEARINGS.**  
STATE PLANE CO-ORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM (NAD) 1883 (1949). STATION NAMES ARE AS FOLLOWS:  
STATION NAME: 110 T2 A09 (NGS ID: BC09469)  
STATION NAME: 110 T2 A10 (NGS ID: BC09464)
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT 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.
  - THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
  - THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED UTILITY EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
  - EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
  - ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
  - THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
  - ALL PLATTED UTILITY 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.
  - 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  - CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
  - "JEA E.E." DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
  - "JEA E." DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
  - (100.00') DENOTES DISTANCE TO EASEMENTS OR VEGETATED NATURAL BUFFERS.
  - THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X") AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120071, PANEL NUMBER 65, SUFFIX E. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.
  - TRACT "C" IS SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (S.J.R.W.M.D.) PURSUANT TO SECTION 704.06, FLORIDA STATUTES.



- ### LEGEND
- ESMT. . . . . EASEMENT
  - O.R. VOL. . . . . OFFICIAL RECORDS VOLUME
  - PG. . . . . PAGE
  - (O.A.) . . . . . OVERALL
  - P.C. . . . . POINT OF CURVATURE
  - P.T. . . . . POINT OF TANGENCY
  - P.R.C. . . . . POINT OF REVERSE CURVE
  - R.P. . . . . RADIUS POINT
  - R.I. . . . . POINT OF INTERSECTION
  - P.C.C. . . . . POINT OF COMPOUND CURVE
  - R. . . . . RADIUS
  - L. . . . . ARC LENGTH
  - CH. . . . . CHORD DISTANCE
  - C4. . . . . TABULATED CURVE DATA
  - V.N.B. . . . . VEGETATED NATURAL BUFFER
  - R/W. . . . . RIGHT OF WAY
  - . . . . . FOUND PERMANENT REFERENCE MONUMENT (AS NOTED)
  - . . . . . DENOTES PERMANENT REFERENCE MONUMENT SET L.B. NO. 6661
  - . . . . . DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661
  - . . . . . STREET NAME CHANGE
  - ▨ . . . . . DENOTES VEGETATED NATURAL BUFFER

A & J LAND SURVEYORS, INC.  
Professional Land Surveyors  
7450 Belfort Parkway, Suite 1600  
Jacksonville, Florida 32256  
Fax (904) 246-1644  
Phone (904) 246-1666 L.B. No. 6661

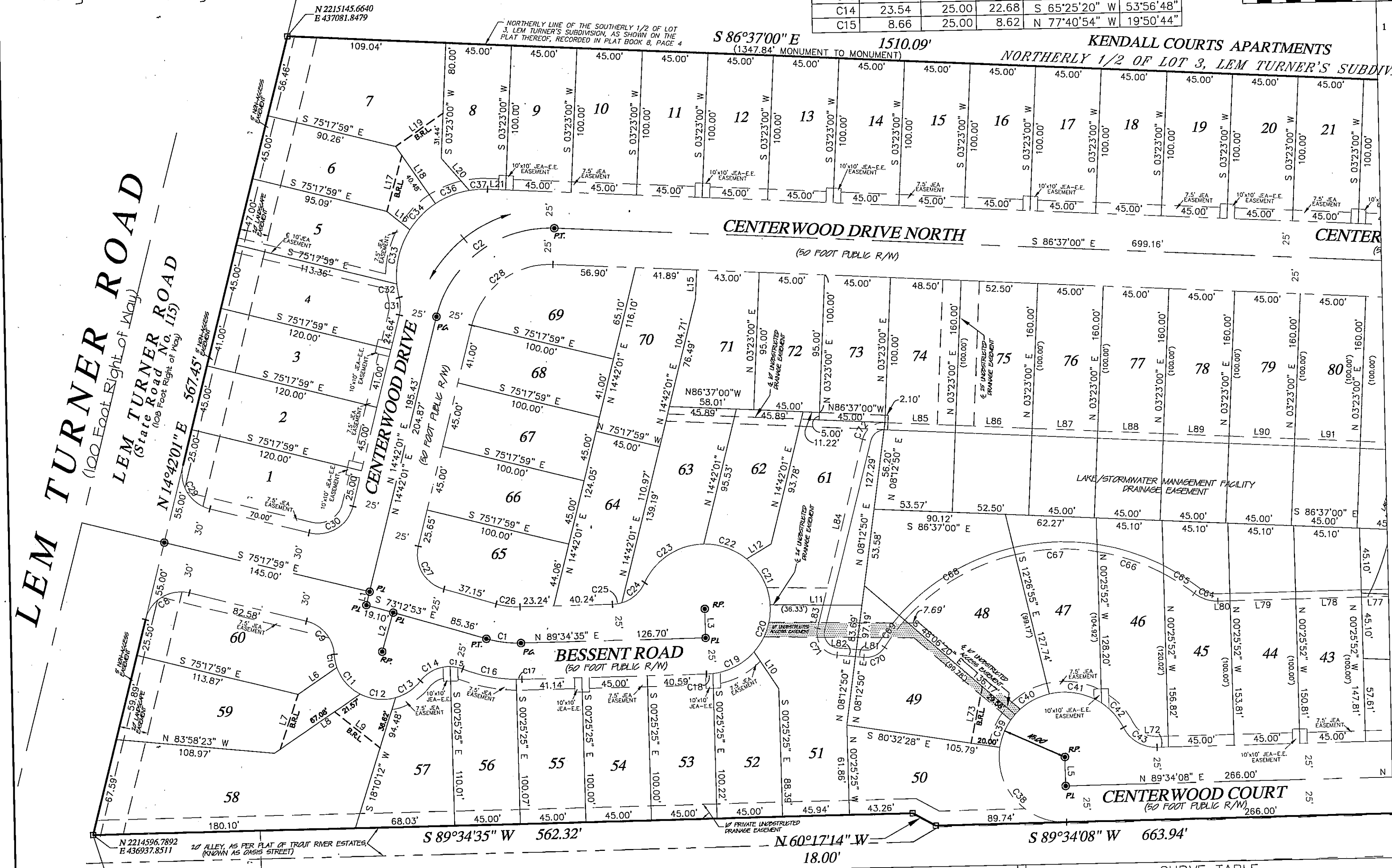
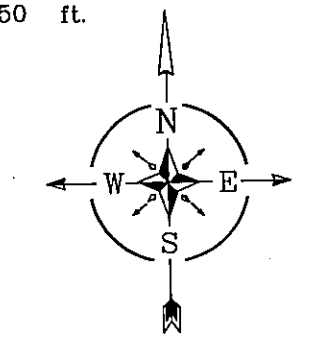
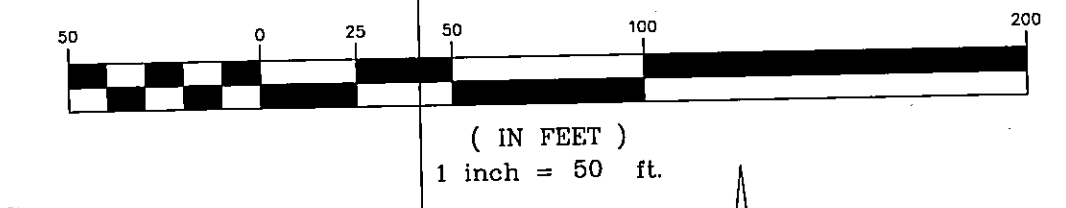
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SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	24.03	80.00	23.94	S 81°49'09" E	17°12'32"
C2	109.86	80.00	101.43	S 54°02'30" W	78°40'59"
C8	39.27	25.00	35.36	S 59°42'01" W	90°00'00"
C9	31.89	25.00	29.77	N 38°45'39" W	73°04'40"
C10	9.37	33.00	9.34	S 10°21'21" E	16°16'02"
C11	25.00	33.00	24.41	S 40°11'44" E	43°24'45"
C12	25.00	33.00	24.41	S 83°36'29" E	43°24'45"
C13	20.87	33.00	20.52	N 56°34'02" E	36°14'12"
C14	23.54	25.00	22.68	S 65°25'20" W	53°56'48"
C15	8.66	25.00	8.62	N 77°40'54" W	19°50'44"

GRAPHIC SCALE



LINE TABLE		
LINE	LENGTH	BEARING
L1	9.44	S14°42'01"W
L2	28.00	N16°47'07"E
L3	20.00	S00°20'51"E
L4	20.00	S54°10'07"E
L5	20.00	S00°25'52"E
L6	32.51	N56°17'28"E
L7	40.00	N18°57'56"W
L8	71.86	N56°17'28"E
L9	40.00	N50°18'39"W
L10	30.76	S32°40'31"E
L11	62.97	S88°47'22"E
L12	19.71	N59°33'28"E
L15	20.00	N03°23'00"E
L16	20.09	N50°21'05"W
L17	40.00	N15°49'00"E
L18	47.99	N33°31'47"W
L19	40.00	S55°35'02"W
L20	29.26	S39°54'31"E
L21	12.52	S86°37'00"E
L72	7.92	N89°34'08"E
L73	45.00	N86°37'00"W
L77	21.13	N89°34'08"E
L78	45.00	N89°34'08"E
L79	45.00	N89°34'08"E
L80	8.38	N89°34'08"E
L81	5.86	S84°09'56"E
L82	12.71	S84°09'56"E
L83	16.55	S14°26'27"W
L84	117.92	S14°26'27"W
L85	48.50	N86°37'00"W
L86	52.50	N86°37'00"W
L87	44.78	N86°37'00"W
L88	45.00	N86°37'00"W
L89	45.00	N86°37'00"W
L90	45.00	N86°37'00"W
L91	45.00	N86°37'00"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C16	37.67	105.00	37.47	S 78°02'12" E	20°33'20"
C17	3.87	105.00	3.87	S 89°22'09" E	02°06'33"
C18	4.42	45.00	4.42	N 86°45'49" E	05°37'32"
C19	32.62	45.00	31.91	N 63°11'02" E	41°32'02"
C20	35.04	45.00	34.16	N 20°06'40" E	44°36'41"
C21	36.81	45.00	35.79	N 25°37'48" W	46°52'15"
C22	31.93	45.00	31.27	N 69°23'36" W	40°39'22"
C23	51.31	45.00	48.57	S 57°36'57" W	65°19'31"
C24	21.50	25.00	20.85	N 49°35'42" E	49°17'02"
C25	6.69	25.00	6.67	N 81°54'24" E	15°20'21"
C26	16.52	55.00	16.46	S 81°49'09" E	17°12'32"
C27	38.36	25.00	34.71	S 29°15'26" E	87°54'54"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C28	75.53	55.00	69.73	S 54°02'30" W	78°40'59"
C29	39.27	25.00	35.36	S 30°17'59" E	90°00'00"
C30	39.27	25.00	35.36	N 59°42'01" E	90°00'00"
C31	12.15	25.00	12.03	N 00°46'43" E	27°50'36"
C32	9.46	60.00	9.45	S 08°37'30" E	09°02'10"
C33	39.22	60.00	38.53	S 14°37'09" W	37°27'09"
C34	25.18	60.00	25.00	S 45°22'13" W	24°02'58"
C36	25.18	60.00	25.00	S 69°25'10" W	24°02'58"
C37	12.50	60.00	12.48	S 87°24'50" W	11°56'21"
C38	78.45	45.00	68.89	S 40°29'10" E	99°53'26"
C39	25.47	45.00	25.14	S 25°40'36" W	32°26'07"
C40	28.01	45.00	27.56	S 59°43'22" W	35°39'26"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C41	37.36	45.00	36.30	N 78°39'54" W	47°34'01"
C42	22.83	45.00	22.59	N 40°20'42" W	29°04'25"
C43	28.20	25.00	26.73	S 58°07'11" E	64°37'23"
C64	17.28	25.00	16.94	S 70°37'43" E	39°36'19"
C65	25.16	145.00	25.13	N 55°47'52" W	09°56'37"
C66	48.15	145.00	47.93	N 70°17'01" W	19°01'40"
C67	56.54	145.00	56.18	S 89°01'55" W	22°20'28"
C68	89.90	145.00	88.47	S 60°05'58" W	35°31'25"
C69	23.24	145.00	23.22	S 37°44'46" W	09°11'01"
C70	16.41	15.00	15.60	N 64°29'40" E	62°40'49"
C71	25.82	15.00	22.75	S 34°51'44" E	98°36'23"
C72	20.67	15.00	19.07	S 53°54'44" W	78°56'33"

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# Creekside Bend

Replat of a portion of Lot 3, Lemturner's Subdivision, Plat Book 8, Page 4, and Lots "M" and "N" of Trout River Estates, Plat Book 14, Page 26, all lying in Section 15, Township 1 South, Range 26 East, City of Jacksonville, Duval County, Florida.

SEE SHEET 2 FOR GENERAL NOTES

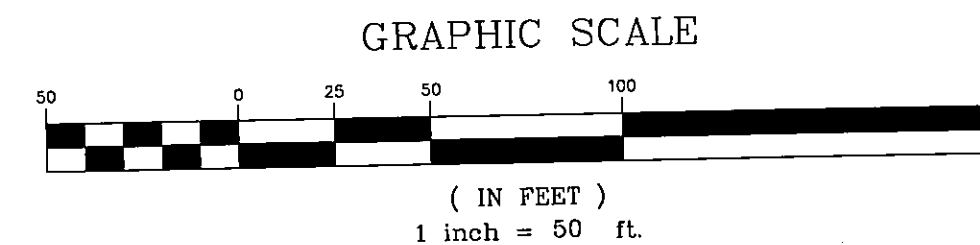
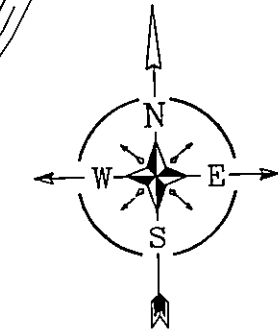
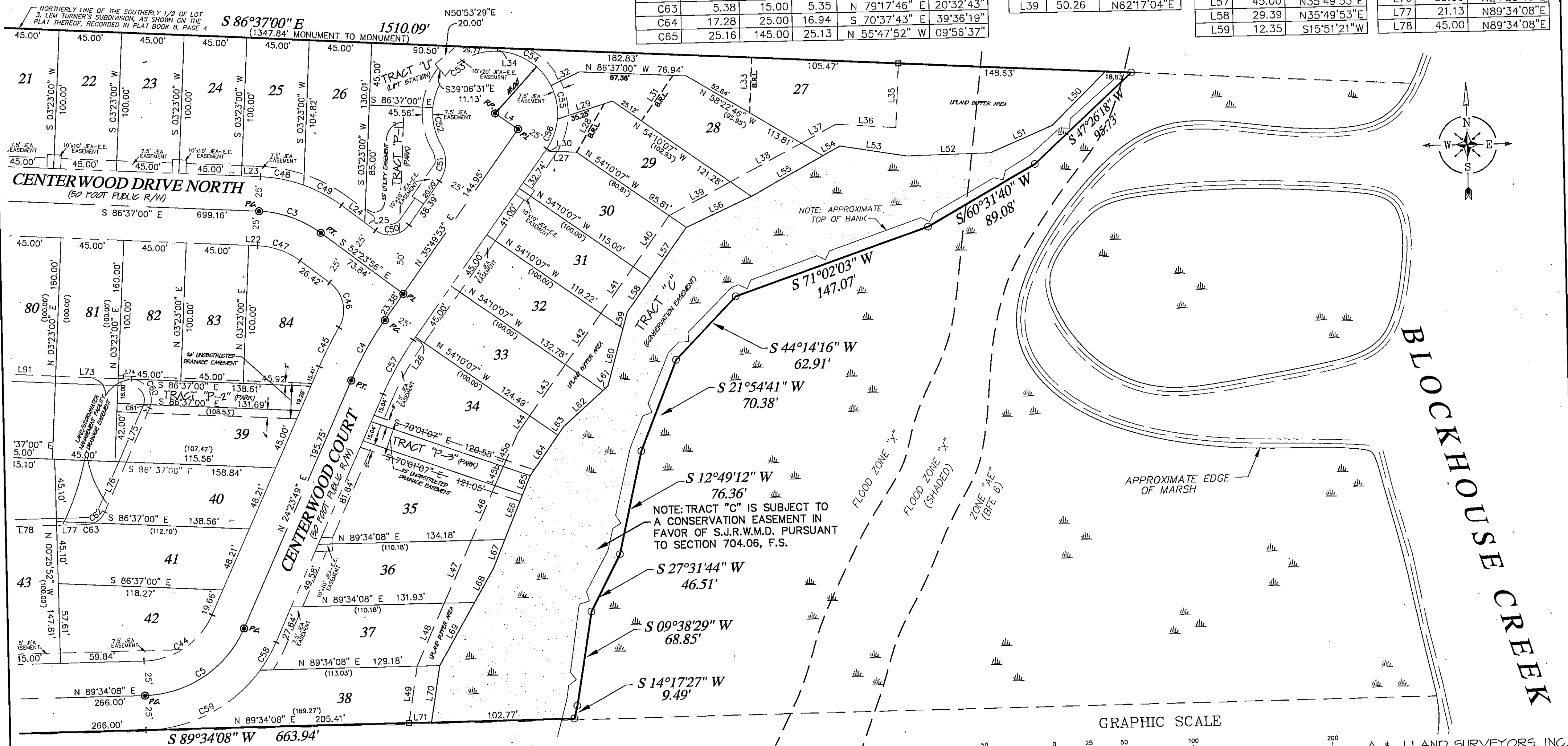
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C3	47.78	80.00	47.07	N 69°30'28" W	34°13'04"
C4	49.89	250.00	49.81	S 30°06'51" W	11°26'04"
C5	91.00	80.00	86.17	N 56°58'58" E	65°10'19"
C43	28.20	25.00	26.73	S 58°07'11" E	64°37'23"
C44	62.56	55.00	59.24	N 56°58'58" E	65°10'19"
C45	31.81	275.00	31.79	S 27°42'40" W	06°37'41"
C46	36.40	25.00	33.27	N 10°41'13" W	83°25'26"
C47	32.85	55.00	32.36	N 69°30'28" W	34°13'04"
C48	31.93	105.00	31.81	N 77°54'15" W	17°25'30"
C49	30.77	105.00	30.66	N 60°47'43" W	16°47'34"
C50	27.23	17.00	24.41	N 81°42'59" E	91°46'11"
C51	28.20	25.00	26.73	N 03°31'12" E	64°37'23"
C52	27.59	45.00	27.16	S 11°13'35" E	35°07'50"
C53	68.36	45.00	61.98	S 49°51'40" W	87°02'40"
C54	48.24	45.00	45.97	N 55°54'14" W	61°25'32"
C55	25.00	45.00	24.68	N 09°22'05" W	31°49'53"
C56	23.00	45.00	22.75	N 21°11'22" E	29°17'02"
C57	44.90	225.00	44.83	S 30°06'51" W	11°26'04"
C58	23.32	105.00	23.28	N 30°45'37" E	12°43'37"
C59	96.11	105.00	92.79	N 63°20'47" E	52°26'42"
C60	15.12	15.00	14.49	N 57°43'56" W	57°46'09"
C61	13.94	15.00	13.44	N 02°13'31" W	53°14'40"
C62	11.68	15.00	11.39	N 46°42'37" E	44°37'36"
C63	5.38	15.00	5.35	N 79°17'46" E	20°32'43"
C64	17.28	25.00	16.94	S 70°37'43" E	39°36'19"
C65	25.16	145.00	25.13	N 55°47'52" W	09°56'37"

LINE TABLE		
LINE	LENGTH	BEARING
L22	6.37	S86°37'00"E
L23	13.56	S86°37'00"E
L24	21.04	S52°23'56"E
L25	9.49	S52°23'56"E
L26	2.58	N35°49'53"E
L27	22.77	S86°44'27"E
L28	40.00	S30°37'01"W
L29	41.74	S72°57'10"W
L30	2.00	N35°49'53"E
L31	40.00	S35°49'53"W
L32	22.57	S64°48'32"W
L33	40.00	N03°23'00"E
L34	2.32	N03°23'00"E
L35	46.40	N03°23'00"E
L36	43.28	S85°48'17"E
L37	28.28	N62°17'04"E
L38	58.28	N62°17'04"E
L39	50.26	N62°17'04"E

LINE TABLE		
LINE	LENGTH	BEARING
L40	45.00	N35°49'53"E
L41	41.00	N35°49'53"E
L42	45.00	N35°49'53"E
L43	45.00	N35°49'53"E
L44	15.10	N35°49'53"E
L45	33.63	N24°23'49"E
L46	51.14	N24°23'49"E
L47	49.58	N24°23'49"E
L48	49.58	N24°23'49"E
L49	41.59	N09°15'34"E
L50	54.42	S45°27'15"W
L51	48.71	S67°05'23"W
L52	60.33	S88°58'38"W
L53	48.37	N80°17'21"W
L54	14.22	S61°13'05"W
L55	59.23	S61°15'14"W
L56	51.84	S65°35'50"W
L57	45.00	N35°49'53"E
L58	29.39	N35°49'53"E
L59	12.35	S15°51'21"W

LINE TABLE		
LINE	LENGTH	BEARING
L60	42.79	S15°51'21"W
L61	4.90	S48°17'48"W
L62	38.65	S48°17'48"W
L63	7.27	S35°24'24"W
L64	35.46	S35°24'24"W
L65	15.02	S22°36'58"W
L66	34.83	S22°36'58"W
L67	22.54	S22°36'58"W
L68	28.12	S29°58'49"W
L69	52.18	S29°58'49"W
L70	41.59	S09°15'34"W
L71	16.16	N89°34'08"E
L72	7.92	N89°34'08"E
L73	45.00	N86°37'00"W
L74	40.05	S12°24'05"W
L75	9.31	N86°37'00"W
L76	42.44	N24°23'49"E
L77	39.33	N24°23'49"E
L78	21.13	N89°34'08"E
L79	45.00	N89°34'08"E

KENDALL COURTS APARTMENTS  
NORTHERLY 1/2 OF LOT 3, LEM TURNER'S SUBDIVISION



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