

# 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, CITY OF JACKSONVILLE, DUVAL 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 RIGHT OF WAY, AS CURRENTLY ESTABLISHED); THENCE NORTH 14°42'01" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF LEM TURNER ROAD, STATE ROAD No. 115, A DISTANCE OF 567.45 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHERLY 1/2 OF LOT 3, LEM TURNER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 4 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE SOUTH 86°37'00" EAST, ALONG SAID NORTHERLY LINE OF SAID SOUTHERLY 1/2 OF LOT 3, A DISTANCE OF 1510.09 FEET, MORE OR LESS, TO A POINT ON THE MEAN HIGH WATER LINE OF BLOCKHOUSE CREEK; THENCE SOUTHERLY, ALONG THE SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES: COURSE No. 1) SOUTH 47°26'18" WEST, 95.73 FEET; COURSE No. 2) SOUTH 60°31'40" WEST, 89.08 FEET; COURSE No. 3) SOUTH 71°02'03" WEST, 147.00 FEET; COURSE No. 4) SOUTH 44°14'16" WEST, 62.91 FEET; COURSE No. 5) SOUTH 21°54'41" WEST, 70.38 FEET; COURSE No. 6) SOUTH 12°49'12" WEST, 76.36 FEET; COURSE No. 7) SOUTH 27°31'44" WEST, 46.51 FEET; COURSE No. 8) SOUTH 09°38'29" WEST, 68.85 FEET; COURSE No. 9) SOUTH 14°17'27" WEST, 9.49 FEET; THENCE NORTH 89°34'08" WEST, A DISTANCE OF 663.94 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THAT 20' ALLEY, AS PER THE AFORESAID PLAT OF TROUT RIVER ESTATES, (KNOWN AS OASIS STREET); THENCE, ALONG THE BOUNDARY OF THE AFORESAID 20 FOOT ALLEY, THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE No. 1) NORTH 60°17'14" WEST, 18.00 FEET; COURSE No. 2) SOUTH 89°34'35" WEST, 562.32 FEET, TO THE POINT OF BEGINNING.

## CREEKSIDE BEND, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Terry Martini

BY: David Shacter

DAVID SHACTER, 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.

TYPE OR PRINT NAME  
Terry Martini

WITNESS: Pamela J. Barrineau

TYPE OR PRINT NAME  
Pamela J. Barrineau

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 SHACTER, 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.

Vickie M. Fiebo  
NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME  
Vickie H. Fiebo

MY COMMISSION EXPIRES: \_\_\_\_\_

## SUNTRUST BANK A GEORGIA BANKING CORPORATION

WITNESS: Terry Martini

BY: Mark D. Kapelka

MARK D. KAPELKA, FIRST VICE PRESIDENT OF SUNTRUST BANK, A GEORGIA BANKING CORPORATION

TYPE OR PRINT NAME  
Terry Martini

WITNESS: Michelle Diaz

TYPE OR PRINT NAME  
Michelle Diaz

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.

Jocelyn Gabriel  
NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME  
JOCelyn GABRIEL  
MY COMMISSION EXPIRES: MARCH 10, 2007

## 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 easements, and unobstructed access easements, unobstructed access and drainage easements and easements, are hereby irrevocably and without reservation dedicated to 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 easement's traverse, all water which may fall 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 public waters 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 hereon, 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.

## FIDELITY BANK A STATE BANKING ASSOCIATION

WITNESS: Lee Eburn

TYPE OR PRINT NAME  
LEE EBURN

WITNESS: Deborah D. Barber

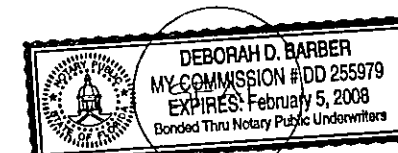
TYPE OR PRINT NAME  
DEBORAH D. BARBER

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.

Deborah D. Barber  
NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME  
DEBORAH D. BARBER  
MY COMMISSION EXPIRES: 2-5-8



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 26th 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, FLORIDA, PURSUANT TO CHAPTER NO. 654, ORDINANCE CODE. THIS 29th DAY OF JUNE, A.D., 2004.

Jim Fuller  
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 22-24, 226-228 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 18th DAY OF July, A.D., 2004.

Jim Fuller  
JIM FULLER, CLERK OF THE CIRCUIT COURT

Joan Marshall  
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.

Glenn E. McGregor  
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 171.041, 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.

Jonathan B. Bowman  
JONATHAN B. BOWMAN  
PROFESSIONAL LAND SURVEYOR NO. 4600  
1450 Belfort Parkway, Suite 1600  
Jacksonville, Florida 32256  
Fax (904) 246-1644  
Phone (904) 246-1666

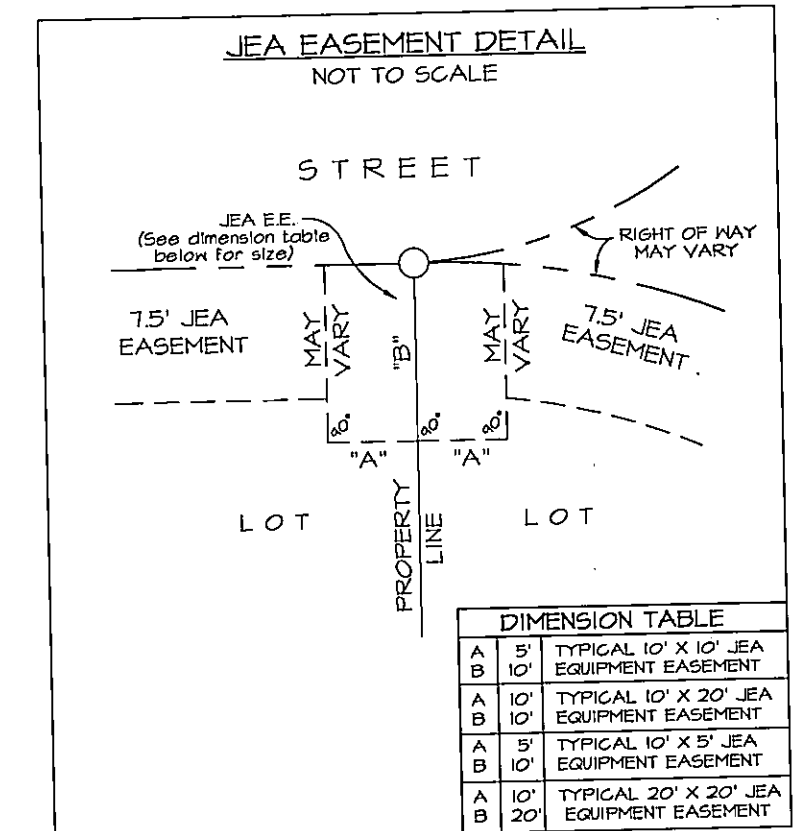
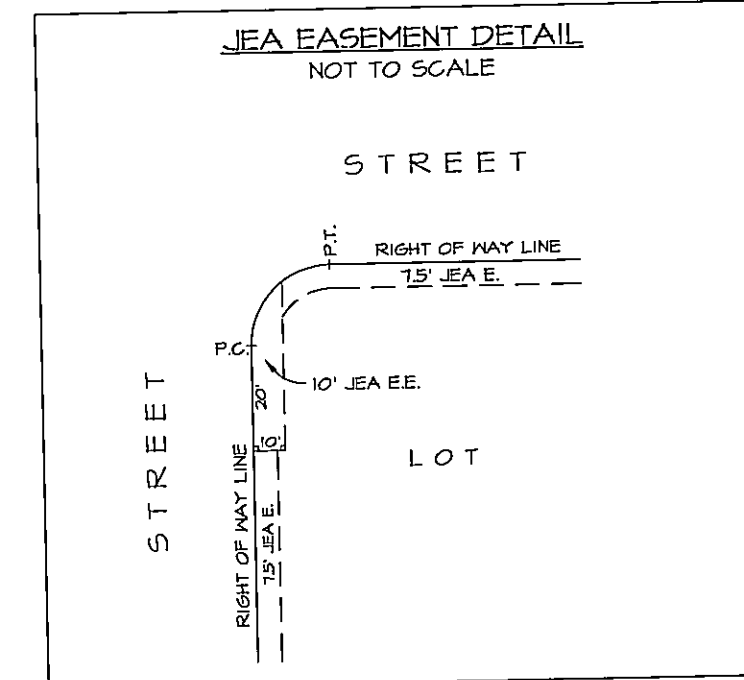
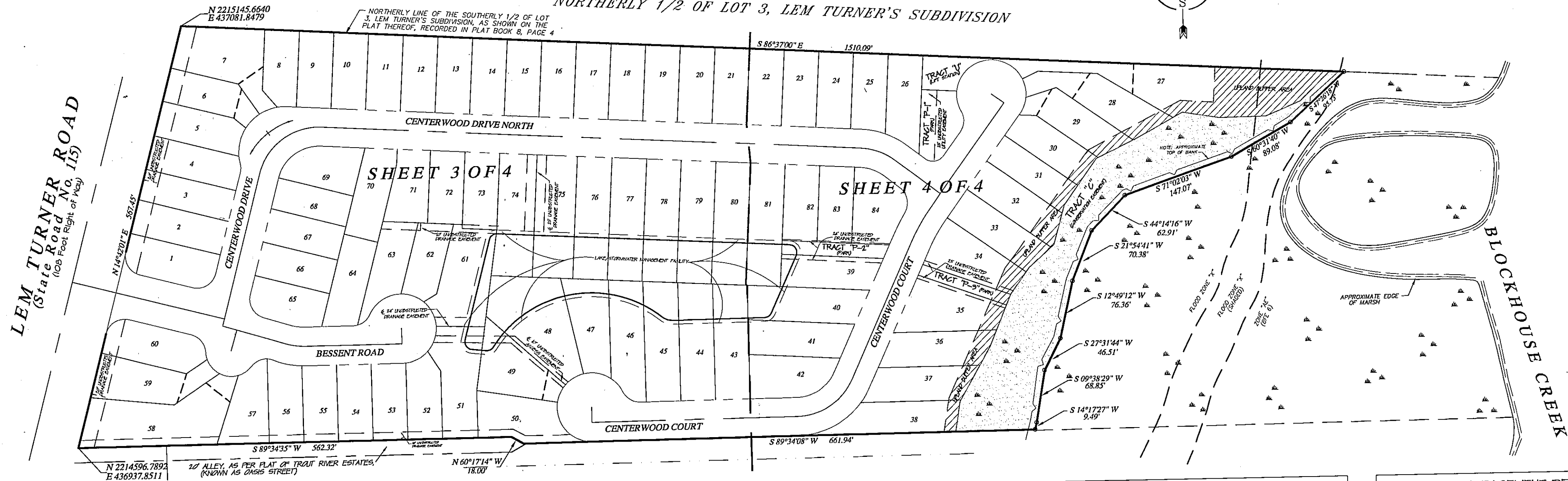
A & J LAND SURVEYORS, INC.  
Professional Land Surveyors  
1450 Belfort Parkway, Suite 1600  
Jacksonville, Florida 32256  
Fax (904) 246-1644  
Phone (904) 246-1666 L.B. No. 6661

# 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.

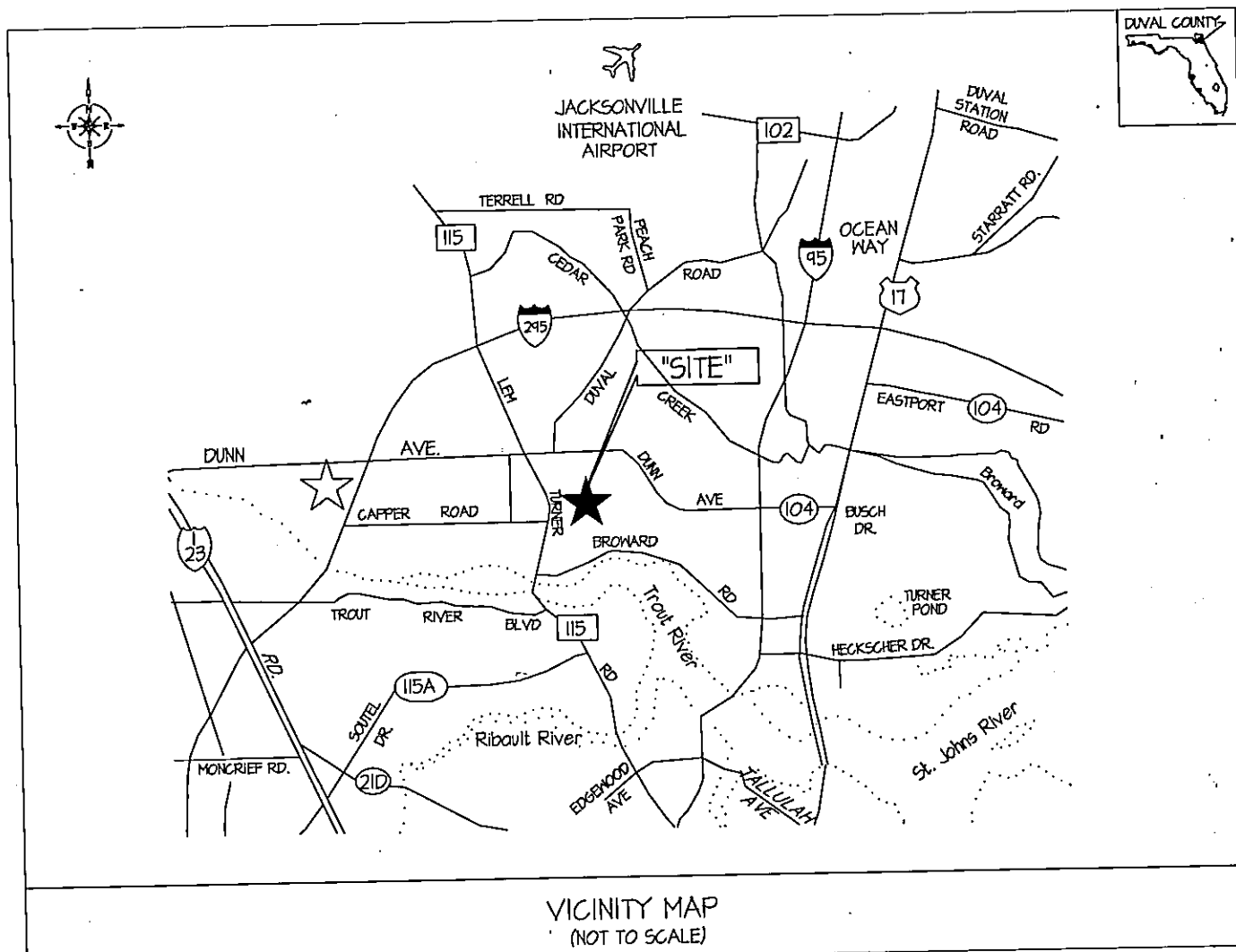
PLAT BOOK **57** PAGE **22A**  
SHEET 2 OF 4 SHEETS

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



### GENERAL NOTES

- BASIS OF BEARINGS.**
- STATE PLANE CO-ORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM (NAD) 1983 (1940). STATION NAMES ARE AS FOLLOWS:  
STATION NAME: 110 12 AOR (NGS ID: BC0968).  
STATION NAME: 110 12 AIO (NGS ID: BC0969).
  - 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.
  - 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 104.06, FLORIDA STATUTES.





# Creekside Bend

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| 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" |

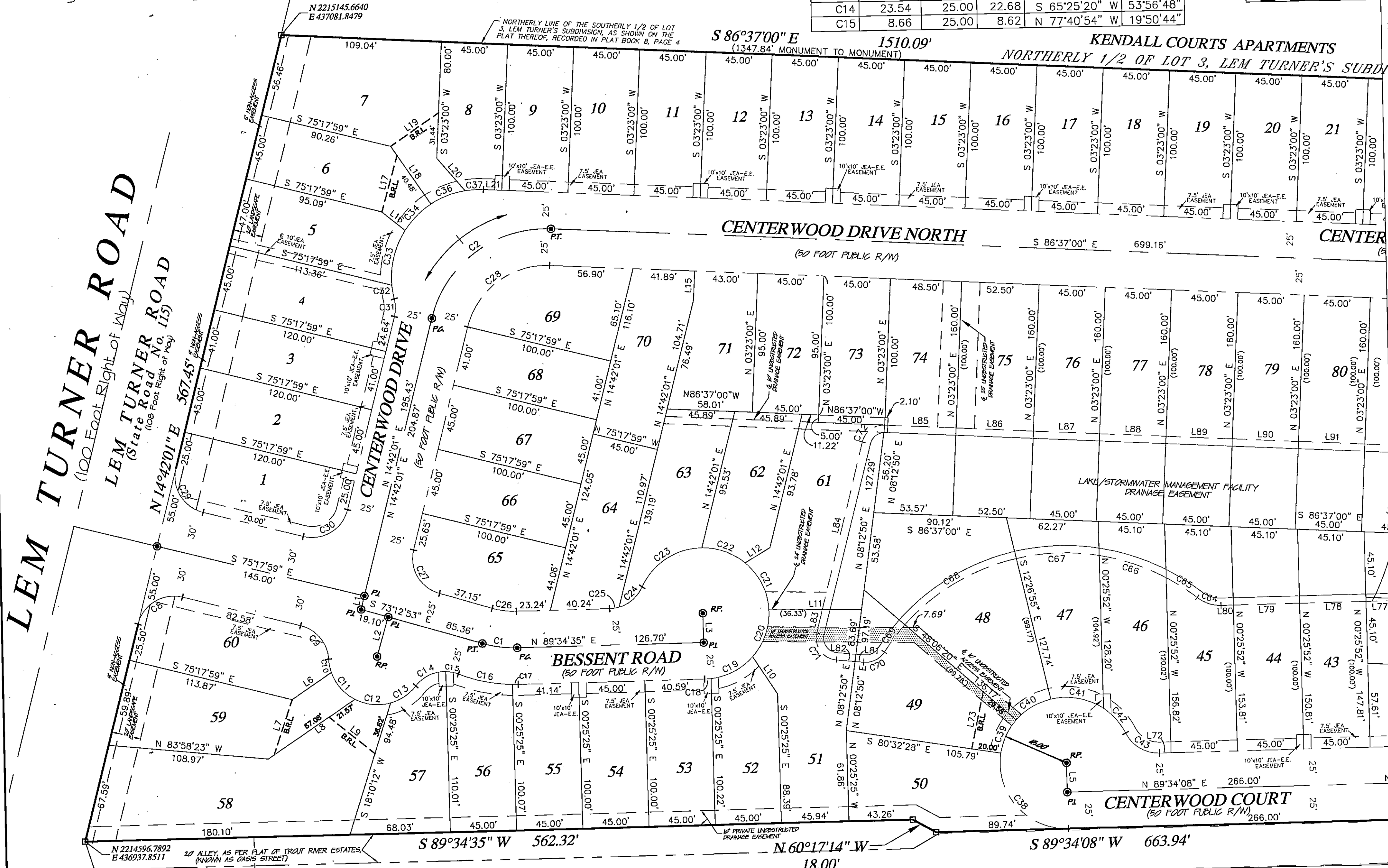
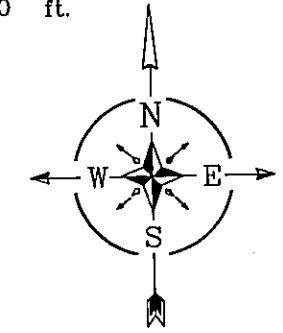
PLAT BOOK 57 PAGE 228  
SHEET 3 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



| 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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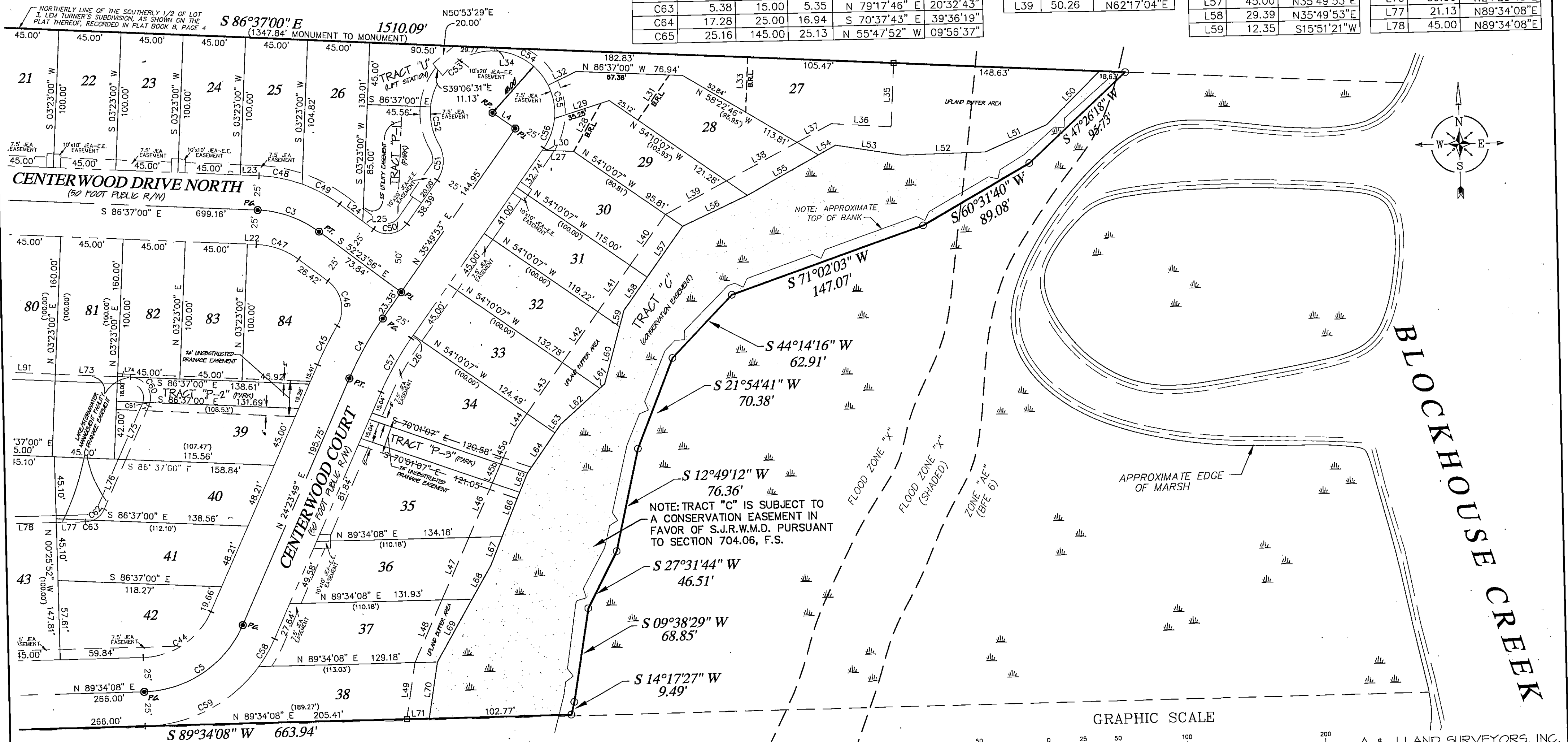
PSP # 2003-001 DEV. # 589020



# 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.

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



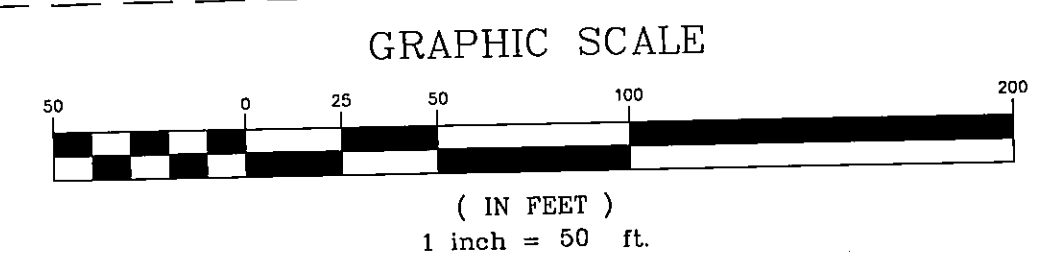
| CURVE TABLE |        |        |       |               |           |
|-------------|--------|--------|-------|---------------|-----------|
| CURVE       | LENGTH | RADIUS | CHORD | BEARING       | DELTA     |
| C3          | 47.78  | 80.00  | 47.07 | N 69°30'28" W | 34°13'04" |
| C4          | 49.89  | 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 | N 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" |

SEE SHEET 2 FOR GENERAL NOTES

| 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"E |
| L71        | 16.16  | N89°34'08"E |
| L72        | 7.92   | N89°34'08"E |
| L73        | 45.00  | N86°37'00"W |
| L74        | 9.31   | N86°37'00"W |
| L75        | 42.44  | N24°23'49"E |
| L76        | 39.33  | N24°23'49"E |
| L77        | 21.13  | N89°34'08"E |
| L78        | 45.00  | N89°34'08"E |



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