

CREEKSIDE

A PART OF A SUBDIVISION OF THE JOSEPH HAGAN GRANT, SECTION 53, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 49 PAGE 5
SHEET 1 OF 5 SHEETS

CAPTION

THE EAST 200 FEET OF LOT 1, TOGETHER WITH LOTS 2, 3 AND PART OF LOT 4 OF A SUBDIVISION OF THE JOSEPH HAGAN GRANT, SECTION 53, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, LESS AND EXCEPT THE NORTHERLY 60 FEET THEREOF, WHICH IS NOW JULINGTON CREEK ROAD, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF LOT 21, JULIAN PLACE, AS RECORDED IN PLAT BOOK 18, PAGE 81 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 77°00'00"EAST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID JULINGTON CREEK ROAD (A 60' RIGHT OF WAY), A DISTANCE OF 382.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 20°18'00"WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 71.79 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID JULINGTON CREEK ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 77°00'00"EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 476.89 FEET TO THE WESTERLY LINE OF DOGWOOD HILL DRIVE (AS DESCRIBED IN DEED BOOK 1662, PAGE 589 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 20°17'20"WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 1018.04 FEET; THENCE SOUTH 28°59'10"EAST, CONTINUING ALONG THE SAID WESTERLY LINE, A DISTANCE OF 52.76 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF THE WEST 120 FEET OF AFOREMENTIONED LOT 4; THENCE SOUTH 20°18'00"WEST ALONG SAID LINE, A DISTANCE OF 6000 FEET TO REFERENCE POINT "A"; THENCE SOUTH 20°18'00"WEST, A DISTANCE OF 10 FEET MORE OR LESS TO THE WATERS OF JULINGTON CREEK; THENCE WESTERLY, ALONG THE WATERS OF JULINGTON CREEK, FOLLOWING THE MEANDERING THEREOF, 680 FEET MORE OR LESS TO THE INTERSECTION WITH THE WESTERLY LINE OF THE EASTERLY 200 FEET OF AFOREMENTIONED LOT 1; THENCE NORTH 20°18'00"EAST ALONG SAID LINE, A DISTANCE OF 1400 FEET MORE OR LESS TO THE INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF JULINGTON CREEK ROAD, SAID POINT BEING REFERENCE POINT "B"; SAID WATERS OF JULINGTON CREEK BEING MEANDERED BY THE FOLLOWING DESCRIBED LINE: COMMENCING AT AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 80°46'02"WEST, A DISTANCE OF 650.87 FEET TO A POINT WHICH BEARS SOUTH 20°18'00"WEST, A DISTANCE OF 1384.20 FEET FROM SAID REFERENCE POINT "B"; THENCE FROM REFERENCE POINT "B", NORTH 77°00'00"EAST, A DISTANCE OF 239.28 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT MITCHELL R. MONTGOMERY, A SINGLE MAN, SEDA CONSTRUCTION COMPANY, A FLORIDA CORPORATION, AND MONOGRAM CUSTOM HOMES, INC., A FLORIDA CORPORATION, ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS CREEKSIDE, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL COURTS, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS, UNOBTAINED EASEMENTS, AND NON-ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENT THROUGH AND OVER THE LAKES AND FILTRATION SYSTEMS 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 SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL COURTS HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM COURTS; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEMS, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS 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 SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING PROPERTY OWNERS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS OR ANY OTHER SUBSTANCE OR THING THAT MAY EVER BE OR COME WITHIN SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH WHICH RESPONSIBILITIES SHALL BE THOSE OF THE ADJUTING OWNERS;

(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 LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT,

BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND FILTRATION SYSTEMS AND THAT WHICH REMAINS IT TO EFFECT ADEQUATE DRAINAGE INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. MITCHELL R. MONTGOMERY, SEDA CONSTRUCTION COMPANY, AND MONOGRAM CUSTOM HOMES, INC., DEVELOPERS AND OWNERS 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 LAKES AND FILTRATION SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF MITCHELL R. MONTGOMERY, SEDA CONSTRUCTION COMPANY, AND MONOGRAM CUSTOM HOMES, INC., THEIR AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN CREEKSIDE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF MITCHELL R. MONTGOMERY, SEDA CONSTRUCTION COMPANY, AND MONOGRAM CUSTOM HOMES, INC., 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.

IN WITNESS WHEREOF MITCHELL R. MONTGOMERY, AN INDIVIDUAL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 25TH DAY OF MARCH, A.D., 1994.

Mitchell R. Montgomery
MITCHELL R. MONTGOMERY

Elice B. Murphy
WITNESS
Fred Kettle
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25TH DAY OF MARCH, A.D., 1994 BY MITCHELL R. MONTGOMERY, INDIVIDUALLY, PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Elice B. Murphy
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Elice B. Murphy
NOTARY (PLEASE PRINT)

February 9, 1998
MY COMMISSION EXPIRES
CC 347292
COMMISSION NUMBER
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Feb. 9, 1998
Commission No. CC 347292

IN WITNESS WHEREOF SEDA CONSTRUCTION COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 25TH DAY OF March, A.D., 1994.

John A. Semanik
JOHN A. SEMANIK, PRESIDENT

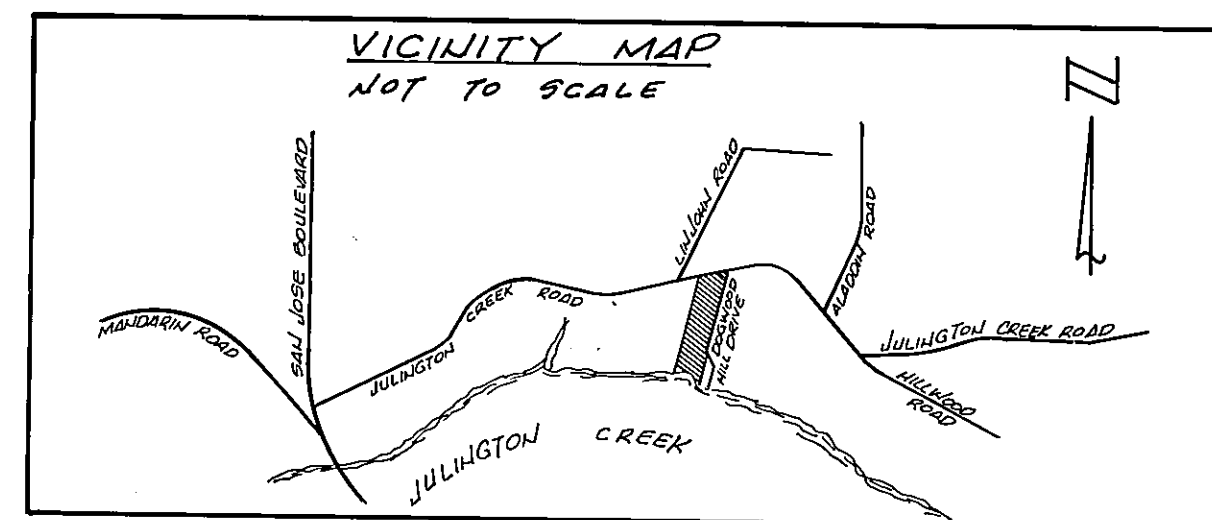
Alice Faye Cogburn
WITNESS
Richard Brown
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25TH DAY OF March, A.D., 1994 BY JOHN A. SEMANIK, PRESIDENT, SEDA CONSTRUCTION COMPANY, A FLORIDA CORPORATION, PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Alice Faye Cogburn
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
/S/ ALICE FAYE COGBURN
NOTARY (PLEASE PRINT)

February 11, 1995
MY COMMISSION EXPIRES
CC 077225
COMMISSION NUMBER
ALICE FAYE COGBURN
Notary Public-State of Florida
My Commission Expires FEB 11, 1995
COMM. # CC 077225



PREPARED BY:
CHARLES BASSETT & ASSOC., INC.
9 NORTH ACME STREET
JACKSONVILLE, FLORIDA 32211
PHONE: (904) 724-9433

CREEKSIDE

A PART OF A SUBDIVISION OF THE JOSEPH HAGAN GRANT, SECTION 53, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 49 PAGE 3A
SHEET 2 OF 5 SHEETS

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT S. PERRY PELLAND, AN INDIVIDUAL, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE HIMSELF A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DEDICATE ALL RIGHT OF WAYS, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS, AND NON-ACCESS EASEMENTS SHOWN ON THIS PLAT, TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

IN WITNESS WHEREOF, S. PERRY PELLAND, INDIVIDUALLY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 29TH DAY OF MARCH A.D., 1994.

S. PERRY PELLAND
S. PERRY PELLAND

Jennifer D. Wright
WITNESS
Marjorie E. Moser
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29TH DAY OF MARCH A.D., 1994 BY S. PERRY PELLAND, INDIVIDUALLY, PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Marjorie E. Moser
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

FEBRUARY 26, 1995
MY COMMISSION EXPIRES

MARTORIE A. MOSER
NOTARY (PLEASE PRINT)

CC 078623
COMMISSION NUMBER
My Comm. Expires Feb. 26, 1995
Comm. No. CC078623

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT NATIONSBANK OF FLORIDA, N.A., A NATIONAL BANKING ASSOCIATION, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DEDICATE ALL RIGHT OF WAYS, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS, AND NON-ACCESS EASEMENTS SHOWN ON THIS PLAT, TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

IN WITNESS WHEREOF NATIONSBANK OF FLORIDA, N.A., A NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED THIS 25TH DAY OF March A.D., 1994.

Bryan R. White
BRYAN R. WHITE, VICE PRESIDENT

Elsa B. Murphy
WITNESS
Henry W. Cook
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25TH DAY OF March A.D., 1994 BY BRYAN R. WHITE, VICE PRESIDENT OF NATIONSBANK OF FLORIDA, N.A., A NATIONAL BANKING ASSOCIATION, PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Elsa B. Murphy
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

ELSA B. MURPHY
NOTARY (PLEASE PRINT)

February 9, 1998
MY COMMISSION EXPIRES

CC 347292
COMMISSION NUMBER
ELSA B. MURPHY
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Feb. 9, 1998
Commission No. CC 347292

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 ORDINANCE NO. 94-287-153 OF SAID CITY, ADOPTED BY ITS CITY COUNCIL, AND APPROVED BY ITS MAYOR THIS 4TH DAY OF MAY A.D., 1994.

Sam E. Mause
DIRECTOR OF PUBLIC WORKS

5/17/94
DATE

CLERK'S CERTIFICATE 94-0072950

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 49, PAGES 5, 5A, 5B, 5C, 5D OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Henry W. Cook
HENRY W. COOK, CLERK OF THE CIRCUIT COURT

Henry W. Cook
CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS 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 171, THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 30TH DAY OF March A.D., 1994.

Charles R. Bassett
FLORIDA REGISTERED LAND SURVEYOR NO. 1576

PREPARED BY:
CHARLES BASSETT & ASSOC., INC.
9 NORTH ACME STREET
JACKSONVILLE, FLORIDA 32211
PHONE: (904) 724-9433

P5D-93-017 (10)

CREEKSIDE

A PART OF A SUBDIVISION OF THE JOSEPH HAGAN GRANT, SECTION 53, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 49 PAGE 5B
SHEET 3 OF 5 SHEETS

IN WITNESS WHEREOF MONOGRAM CUSTOM HOMES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 13TH DAY OF MAY, A.D. 1994.

John A. Semanik
JOHN A. SEMANIK, PRESIDENT

Alice Faye Cogburn
WITNESS

Sammy R. McDaniel
WITNESS

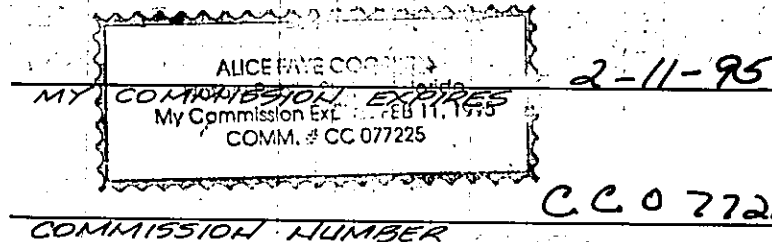
STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13TH DAY OF MAY, A.D. 1994 BY JOHN A. SEMANIK, PRESIDENT, MONOGRAM CUSTOM HOMES, INC., A FLORIDA CORPORATION, PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Alice Faye Cogburn
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

(S) ALICE FAYE COGBURN

NOTARY (PLEASE PRINT)



COMMISSION NUMBER

CC 077225

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT PONTE VEDRA NATIONAL BANK, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DEDICATE ALL RIGHT OF WAYS, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS SHOWN ON THIS PLAT, TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

IN WITNESS WHEREOF PONTE VEDRA NATIONAL BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH ITS CORPORATE SEAL THIS 13TH DAY OF MAY, A.D. 1994.

Barry W. Chandler SS. V.P.
BARRY W. CHANDLER
SENIOR VICE PRESIDENT

Janice M. Bounds
WITNESS JANICE BOUNDS

Drew Hulbey
WITNESS Drew Hulbey

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT AM SOUTH BANK OF FLORIDA, SUCCESSOR BY MERGER TO FLORIDA BANK, A STATE CHARTERED BANK, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DEDICATE ALL RIGHT OF WAYS, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS SHOWN ON THIS PLAT TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

IN WITNESS WHEREOF AM SOUTH BANK OF FLORIDA, SUCCESSOR BY MERGER TO FLORIDA BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH ITS CORPORATE SEAL THIS 13TH DAY OF MAY, A.D. 1994.

Gary E. Hollifield
GARY E. HOLLIFIELD, VICE PRESIDENT

Melissa Marcha-Lee
WITNESS

Cam Balf
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

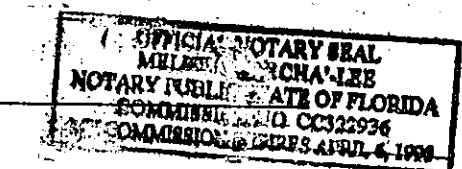
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13TH DAY OF MAY, A.D. 1994 BY GARY E. HOLLIFIELD, VICE PRESIDENT OF AM SOUTH BANK OF FLORIDA, PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Melissa Marcha-Lee
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CC 322936
COMMISSION NUMBER

Melissa Marcha-Lee
NOTARY (PLEASE PRINT)

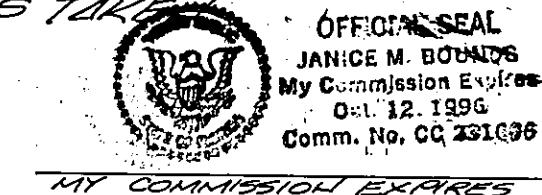
MY COMMISSION EXPIRES



STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13TH DAY OF MAY, A.D. 1994 BY BARRY W. CHANDLER, SENIOR VICE PRESIDENT OF PONTE VEDRA NATIONAL BANK, PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Janice M. Bounds
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



MY COMMISSION EXPIRES

Janice M. Bounds
NOTARY (PLEASE PRINT)

231696
COMMISSION NUMBER

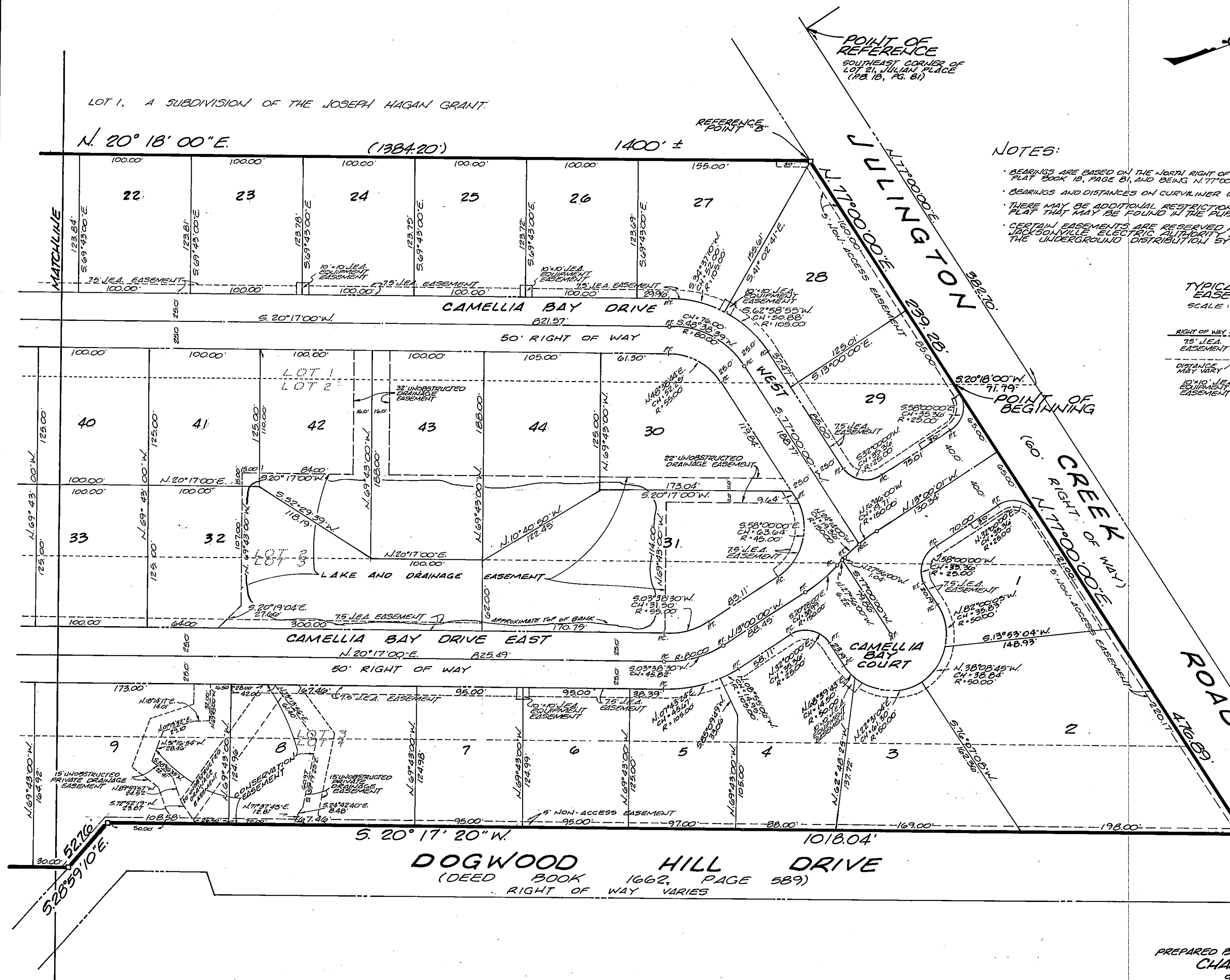
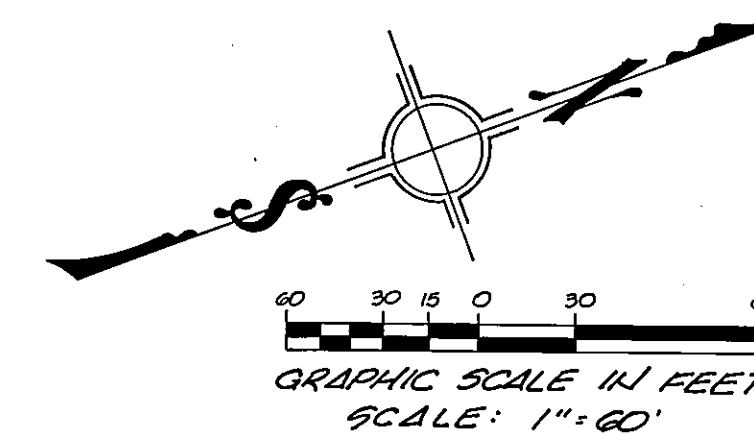
PREPARED BY
CHARLES BASSETT & ASSOC., INC.
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PHONE: (904) 724-9433

P50-93-017 (10)

CREEKSIDE

A PART OF A SUBDIVISION OF THE JOSEPH HAGAN GRANT, SECTION 53, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 49 PAGE 5C
SHEET 4 OF 5 SHEETS

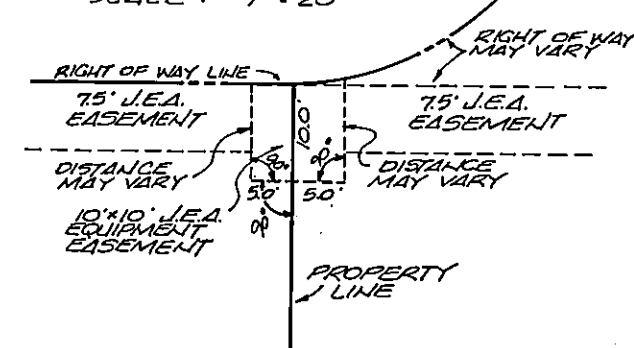


NOTES:

- BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF JULINGTON CREEK ROAD BY PLAT BOOK 18, PAGE 81, AND BEING N.77°00'00"E.
- BEARINGS AND DISTANCES ON CURVILINEAR LINES REFER TO THE CHORD.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC UTILITY FOR USE IN CONNECTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.

TYPICAL I.E.A. EASEMENT

SCALE: 1"=20'



LEGEND:

- P.C. POINT OF CURVE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVE
- R.P. RADIUS POINT
- P.O.C. POINT ON CURVE
- P.R. PERMANENT REFERENCE
- M. MONUMENT STAMPED RLS#1576
- R. RADIUS
- A.D. ARC DISTANCE
- Δ. DELTA ANGLE
- R.L. RADIAL LINE
- C.D. CHORD DISTANCE
- S. STREET NAME CHANGE
- P.C. PERMANENT CONTROL POINT
- STAMPED RLS#1576

PREPARED BY:
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CREEKSIDE

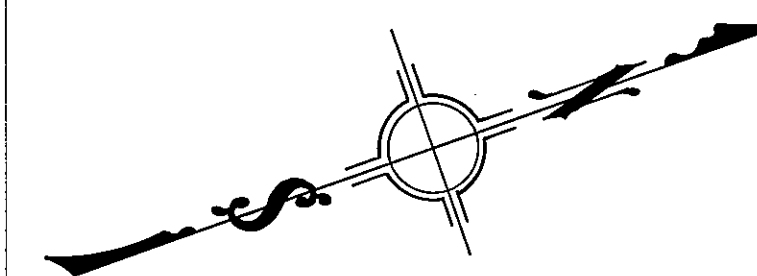
A PART OF A SUBDIVISION OF THE JOSEPH HAGAN GRANT, SECTION 53, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 49 PAGE 5D

SHEET 5 OF 5 SHEETS

LEGEND:

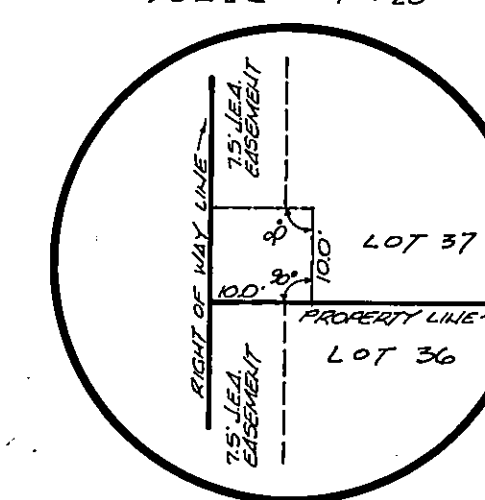
P.C.	POINT OF CURVE
P.T.	POINT OF TANGENCY
R.R.C.	RADIUS POINT
R.P.	POINT ON CURVE
P.R.C.	PERMANENT REFERENCE MONUMENT STAMPED RLS # 1576
R.C.	RADIUS
A.R.C.	ARC DISTANCE
Δ	DELTA ANGLE
R.L.	RADIAL LINE
C.D.	CHORD DISTANCE
+	STREET NAME CHANGE



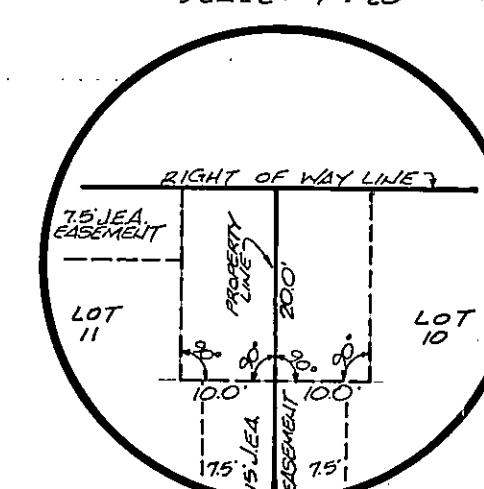
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

LOT 1, A SUBDIVISION OF THE JOSEPH HAGAN GRANT

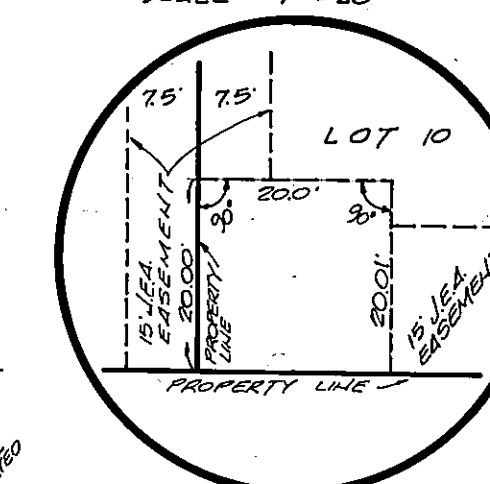
DETAIL "A"
SCALE: 1"=20'



DETAIL "B"
SCALE: 1"=20'



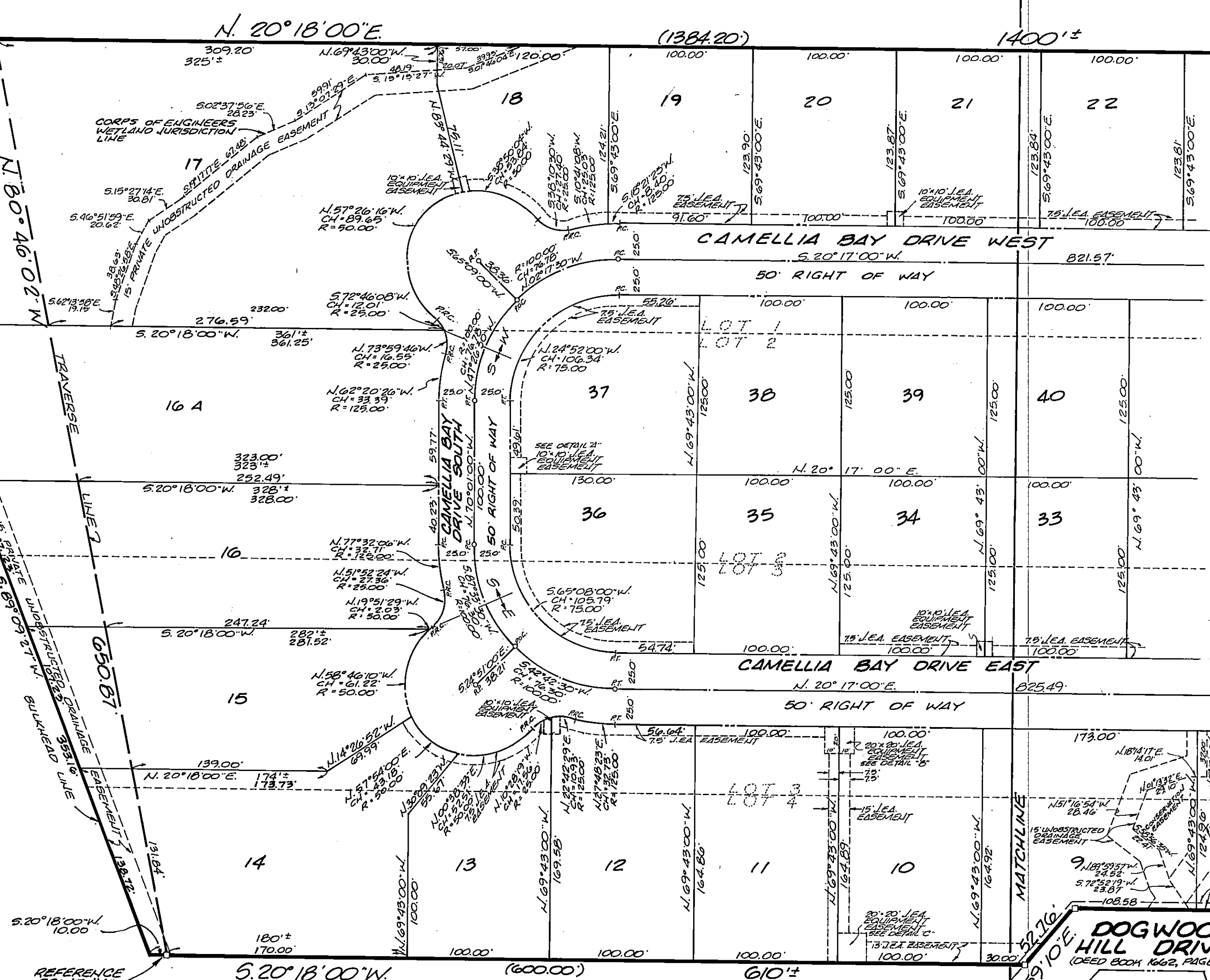
DETAIL "C"
SCALE: 1"=20'



SEE SHEET 4 OF 5 SHEETS
FOR NOTES.

JULINGTON

CREEK



LOT 4, A SUBDIVISION OF THE JOSEPH HAGAN GRANT

PREPARED BY:
CHARLES BASSETT & ASSOC., INC.
9 NORTH ACME STREET
JACKSONVILLE, FLORIDA 32211
PHONE: (904) 724-9433

P5D-93-017 (10)