

# CRESTWICK CROSSING - UNIT THREE

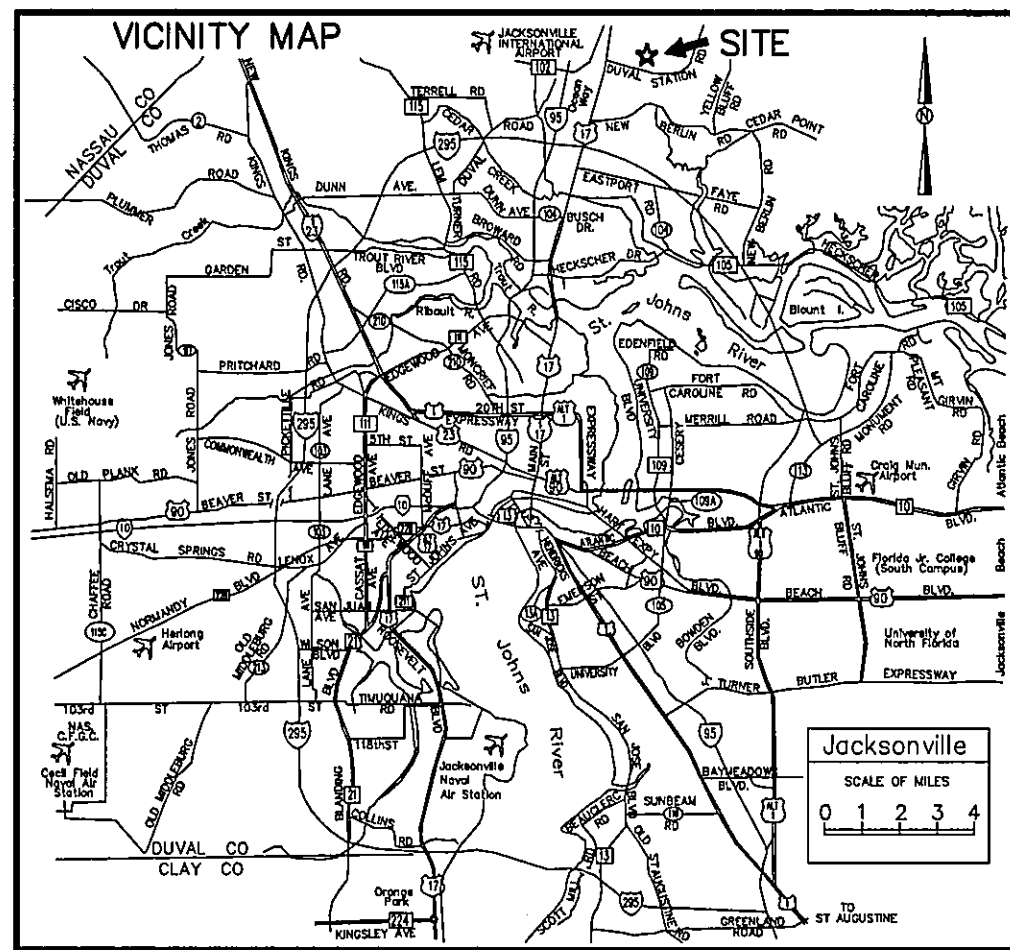
Being a REPLAT of a portion of Lots 1, 2, 3, 4 and 5, of a Subdivision of part of the G. N. Tison Estate (also known as Tison's Subdivision) recorded in Plat Book 6, Page 72 of the Current Public Records of Duval County, Florida, together with a portion of Section 3 of the Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East of the City of Jacksonville, Duval County, Florida.

PLAT BOOK 55 PAGE 45  
SHEET 1 OF 8 SHEETS  
SEE SHEET 2 FOR NOTES

## CAPTION

A portion of Lots 1, 2, 3, 4 and 5, of a Subdivision of part of the G. N. Tison Estate (also known as Tison's Subdivision) recorded in Plat Book 6, Page 72 of the Current Public Records of Duval County, Florida, together with a portion of Section 3 of the Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, said Duval County, and being more particularly described as follows: COMMENCING at the Northeast corner of Tract "A", as shown on the plat of Crestwick Crossing Unit One, as recorded in Plat Book 53, Pages 91, 91A, 91B, 91C, 91D and 91E of said Current Public Records; thence North 00°18'58" East, a distance of 675.27 feet for a POINT OF BEGINNING; thence North 63°43'41" West, 616.52 feet; thence North 26°16'19" East, 94.75 feet; thence North 63°43'41" West, 148.34 feet; thence North 32°40'27" West, 96.34 feet; thence South 72°24'50" West, 141.66 feet; thence South 59°37'09" West, 139.92 feet; thence South 49°24'12" West, 137.97 feet; thence South 39°44'17" West, 62.25 feet; thence South 24°33'16" West, 55.81 feet; thence South 16°39'38" West, 53.94 feet; thence South 12°03'19" West, 166.58 feet; thence South 07°53'21" West, 50.04 feet; thence South 01°30'54" West, 183.86 feet; thence South 02°17'48" West, 173.75 feet to the Northwest corner of Lot 23, said plat of Crestwick Crossing Unit One; thence the following 10 courses and distances along the Westerly boundary of said Crestwick Crossing Unit One; Course No. 1: South 02°17'48" West, 17.47 feet; Course No. 2: South 13°58'02" West, 191.23 feet; Course No. 3: South 19°18'49" West, 145.42 feet; Course No. 4: South 12°11'02" West, 25.00 feet; Course No. 5: South 15°55'57" West, 44.74 feet; Course No. 6: South 14°09'51" West, 87.18 feet; Course No. 7: South 08°07'55" West, 280.03 feet; Course No. 8: South 15°01'54" West, 305.35 feet; Course No. 9: South 31°04'24" West, 50.47 feet; Course No. 10: South 17°22'09" West, 96.41 feet to the Northwest corner of those certain lands described in Official Records Volume 2537, Page 569 of said Current Public Records; thence North 73°32'51" West, along the North line of said last mentioned lands, a distance of 169.96 feet to a point situate in the Easterly boundary of the plat of Duval City, as recorded in Plat Book 6, Page 9 of said Current Public Records; thence North 08°07'55" East, along said Easterly boundary of Duval City, a distance of 2,013.42 feet to the Northwesterly boundary of said John Broward Grant; thence North 54°32'08" East, along said Northerly boundary of the John Broward Grant, Section 37 and along the Southeasterly boundary of said plat of Duval City and the Southeasterly boundary of the plat of Duval Station, Fischer's Replat of Sharps Replat as recorded in Plat Book 24, Page 54 of said Current Public Records, 920.00 feet; thence South 89°41'02" East, a distance of 629.94 feet; thence South 00°18'58" West, a distance of 953.02 feet to the POINT OF BEGINNING.

Containing 28.12 acres, more or less.



## ADOPTION AND DEDICATION

This is to certify that South East Development Associates, Inc., a Florida Corporation, is the lawful owner of the lands described in the caption hereon known as CRESTWICK CROSSING - UNIT THREE, having caused the same to be surveyed and subdivided, that SunTrust Bank, a National Banking Association, is the holder of mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All easements for utilities and sewers are hereby irrevocably dedicated to JEA, its successors and assigns. All roads, parkways, lanes, drives, courts, walkways and easements for drainage, except all private drainage easements and Tract "A" (Conservation Area) which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements over, under, across and through the lakes/stormwater management facilities 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/stormwater management facilities which these easements traverse, all water which may fall on or come upon all (roads, parkways, lanes, drives and courts as noted above) hereby dedicated, together with all substances or matter which may flow or pass from (roads, parkways, lanes, drives and courts); from adjacent land or from any other source of public waters into or through said lakes/stormwater management facilities, 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 treatment systems shown on this plat are owned in fee simple title by the abutting owner(s), its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the owner, its successor and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.
- 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 treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/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 lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act of omission of its agents, contractors, employees, servants, licensees, or concessionaires within CRESTWICK CROSSING - UNIT THREE. This indemnification shall run with the land and the assigns of the owner and shall be subject to it.

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

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

In witness whereof South East Development Association, Inc., a Florida Corporation, has caused these presents to be executed by its Board of Directors with the Corporate Seal affixed this 21st day of August A.D., 2002.

SOUTH EAST DEVELOPMENT ASSOCIATES, INC.  
A Florida Corporation

Witness: H. Thomas Rodgers  
Print name H. Thomas Rodgers

Witness: Jennie Lesnik  
Print name Jennie Lesnik

By: John A. Semanik  
John A. Semanik, President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21 day of August, A.D., 2002 by John A Semanik, as President of South East Development Associates, Inc., a Florida Corporation, on behalf of the corporation (who is personally known to me) or who has produced \_\_\_\_\_ as identification and who has/has not taken an oath.

By: Patricia B. Kenski  
Notary Public State of Florida  
Type or print name  
My Commission Expires March 27, 2005



SUNTRUST BANK  
A National Banking Association

Witness: H. Thomas Rodgers  
Print name H. Thomas Rodgers

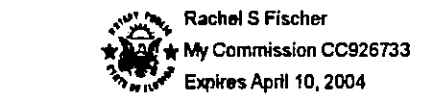
Witness: Rachel Fischer  
Print name Rachel Fischer

By: Mark Kapelka  
Mark Kapelka, Vice President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22 day of August, A.D., 2002 by Mark Kapelka, as Vice President of SunTrust Bank a National Banking Association, on behalf of the association who is personally known to me or who has produced \_\_\_\_\_ as identification and who has/has not taken an oath.

By: Rachel S Fischer  
Notary Public State of Florida  
Type or print name  
My Commission Expires April 10, 2004



Approved 8/27/02  
Date

John A. Rodgers  
City Engineer

for Director of Public Works  
Approved 9/03/02  
Date

Joe C. Miller  
for General Counsel

## APPROVED FOR THE RECORD

This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

By: Lynn Westbrook  
Lynn Westbrook  
Director of Public Works  
Date: 8-4-2002

## CLERK'S CERTIFICATE # 2002 247206

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 55, Pages 45-45a of the current Public Records of Duval County, Florida, this 21st day of Sept, A.D., 2002.

By: Jim Fuller  
Jim Fuller  
Clerk of the Circuit Court

Deputy Clerk

## PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 27th day of August, 2002.

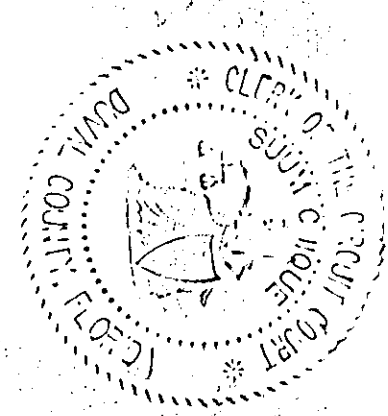
Glenn E. McGregor  
Glenn E. McGregor, P. L. S.  
Professional Land Surveyor Number 4252

## SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of the Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F. S., Chapter 61G-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 23rd day of August, A.D., 2002.

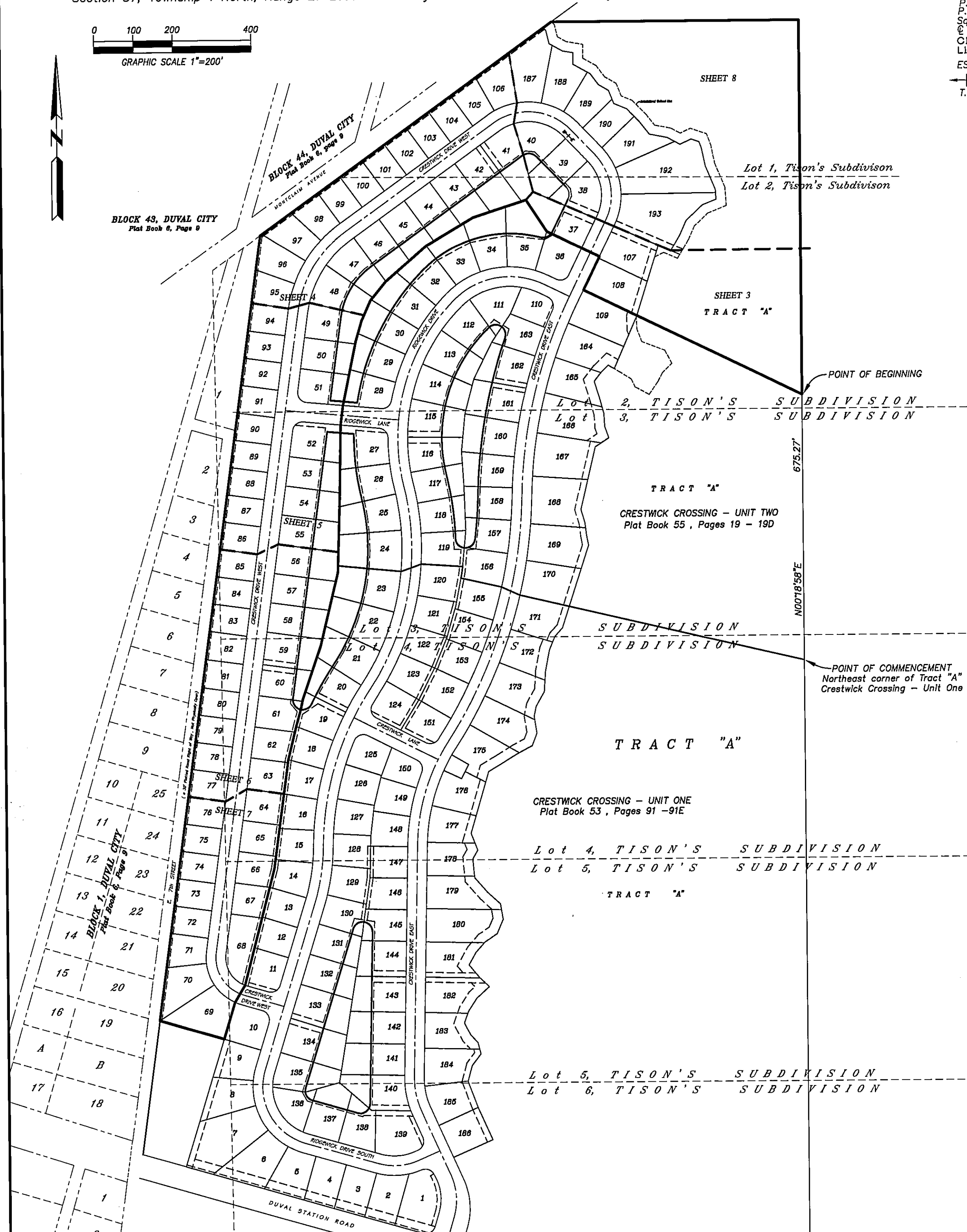
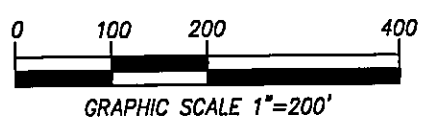
Richard A. Miller  
Richard A. Miller  
Florida Registered Land Surveyor  
and Mapper Certificate No. 3848  
L.B. NO. 5189



PREPARED BY:  
RICHARD A. MILLER & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
FAX (904) 721-5758  
TELEPHONE (904) 721-1226  
PSD NO. 99-012  
CITY DEVELOPMENT NO. 4524.3

# CRESTWICK CROSSING - UNIT THREE

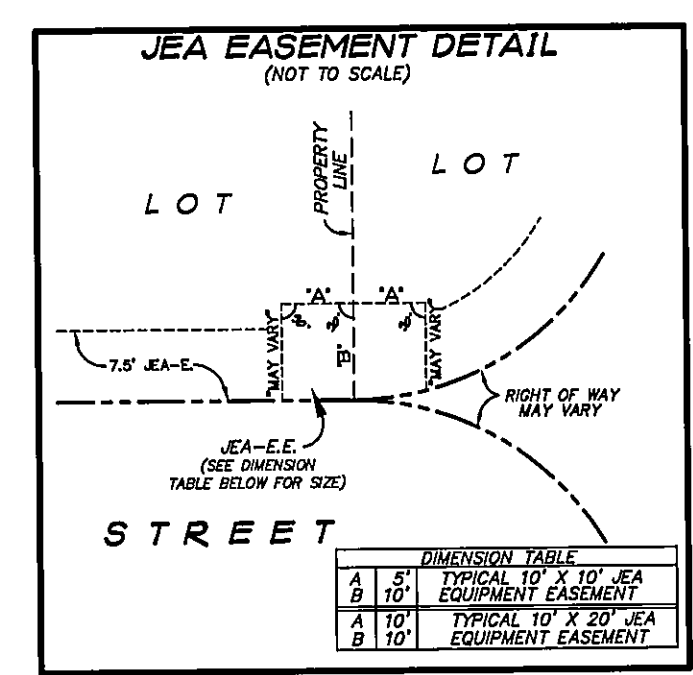
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ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
P.O.T.	Point on Tangent
Sq. Ft.	Square Feet
C/L	Centerline
L1	Denotes Tabulated Curve Data
	Denotes Tabulated Line Data
ESMT.	Denotes Easement
+	Denotes Street Name Change Point
T.O.B.	Top of Bank

- GENERAL NOTES:
- 1) Denotes Set 4" x 4" Concrete Monument with Metal Plate, stamped "R. MILLER", Permanent Reference Monument, (P.R.M.)
  - 2) Denotes Set P.K. Nail and Brass Disk, stamped "R. MILLER", Permanent Control Point, (P.C.P.)
  - 4) Bearings shown hereon are based on State Plane Grid East Zone.
  - 5) 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.
  - 6) All platted utility Easements shall provide that such Easements shall also be Easements for the Construction, Installation, Maintenance and Operation of Cable Television services; provided however, no such Construction, Installation, Maintenance or 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 facilities of a Public Utility, it shall be solely responsible for the damages.
  - 7) The STORMWATER MANAGEMENT FACILITY shown hereon is a Graphic Representation of aforesaid Facility, as shown on Engineering Plans provided to this Firm, and does not represent an Actual Field location or As-Built Location.
  - 8) Certain Easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
- "JEA-E.E." Denotes JEA Equipment Easement. These Easements shall remain totally unobstructed by any permanent improvements that may impede the use and access of said Easement by JEA.
- "JEA-E." Denotes JEA Easement. These Easements shall remain totally unobstructed by any permanent improvements which may impede the use of said Easement 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.
- 9) Current Law provides that no Construction, Filling, Removal of Earth, Cutting of Trees or other Plants shall take place Waterward of the Jurisdictional Wetland Line as shown on this Plat without the approval this County, and/or any other Federal, State or Local Governmental Regulatory Agencies with Jurisdiction over such Wetlands. It is the responsibility of the LOT OWNER, his Agent and the Entity performing any Activity within the Wetland Area to acquire the necessary written approvals prior to the Beginning of any work. The Jurisdictional Wetland Line shown hereon may be superceded and redefined at any time, by the appropriate Agency(ies).
  - 10) The Easement(s) 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.
  - 11) 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.
  - 12) Lots fronting on two (2) streets may have vehicular access from one (1) street only.
  - 13) The lands shown hereon lie within Flood Zone "X (White)" as depicted on the Flood Insurance Rate Map (FIRM), Federal Emergency Management Agency (FEMA) Community Panel Number 120077 0070 E, Map Revised: August 15, 1989.
  - 14) The FIRM information delineated on this plat is 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.
  - 15) All vegetated natural buffers in the conservation easement will remain undisturbed.



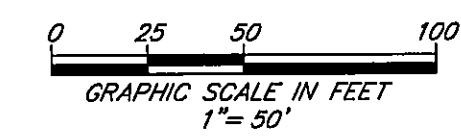
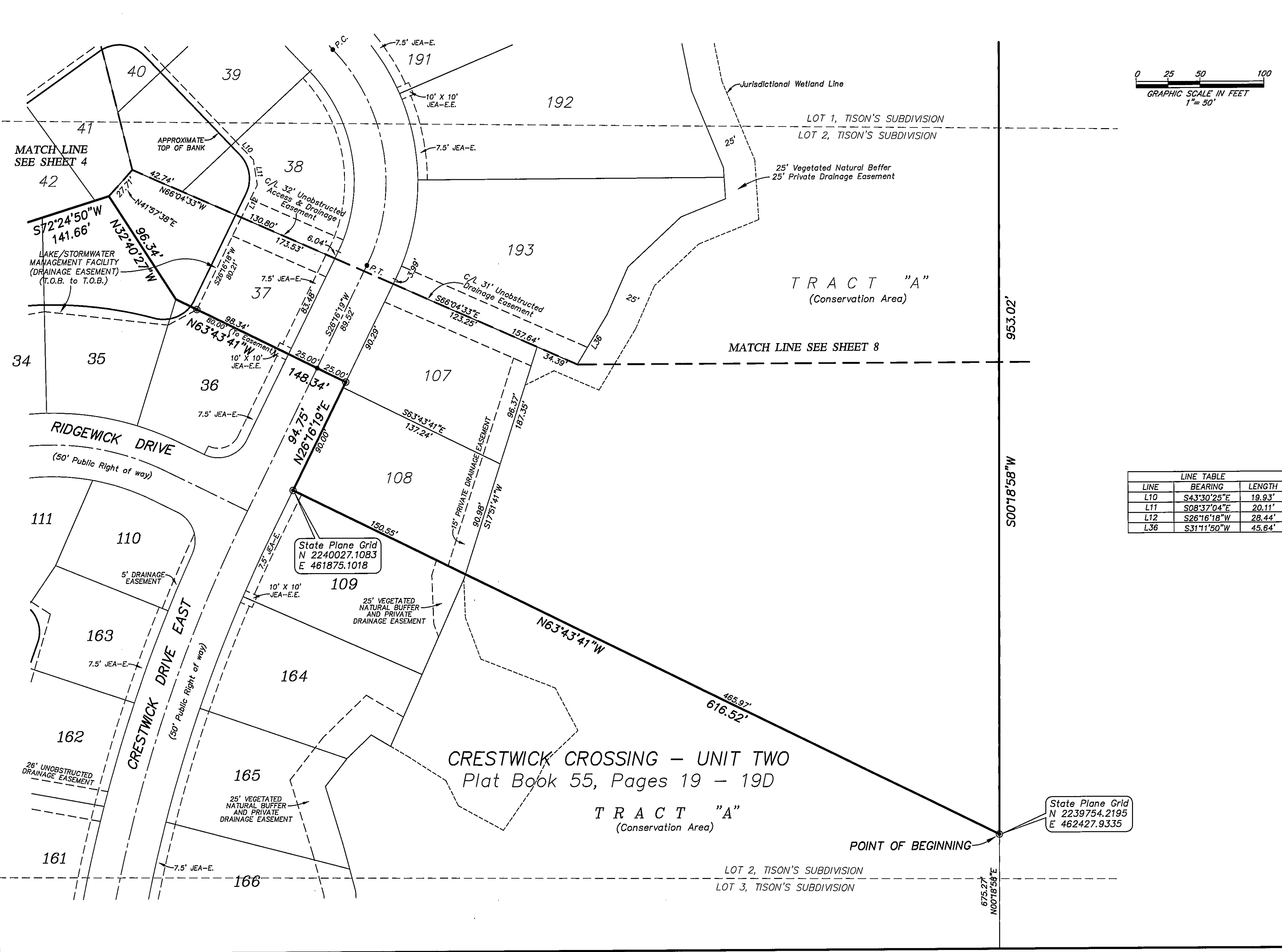
PREPARED BY:  
**RICHARD A. MILLER & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
FAX (904) 721-5759  
TELEPHONE (904) 721-1226

PSD NO. 99-012  
CITY DEVELOPMENT NO. 4524.3

# CRESTWICK CROSSING - UNIT THREE

Being a REPLAT of a portion of Lots 1, 2, 3, 4 and 5, of a Subdivision of part of the G. N. Tison Estate (also known as Tison's Subdivision) recorded in Plat Book 6, Page 72 of the Current Public Records of Duval County, Florida, together with a portion of Section 3 of the Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East of the City of Jacksonville, Duval County, Florida.

PLAT BOOK **55** PAGE **45B**  
 SHEET 3 OF 8 SHEETS  
 SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L10	S43°30'25"E	19.93'
L11	S08°37'04"E	20.11'
L12	S26°16'18"W	28.44'
L36	S31°11'50"W	45.64'

CRESTWICK CROSSING - UNIT TWO  
 Plat Book 55, Pages 19 - 19D

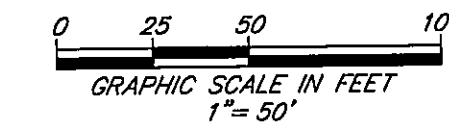
TRACT "A"  
 (Conservation Area)

PREPARED BY:  
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 PROFESSIONAL LAND SURVEYORS  
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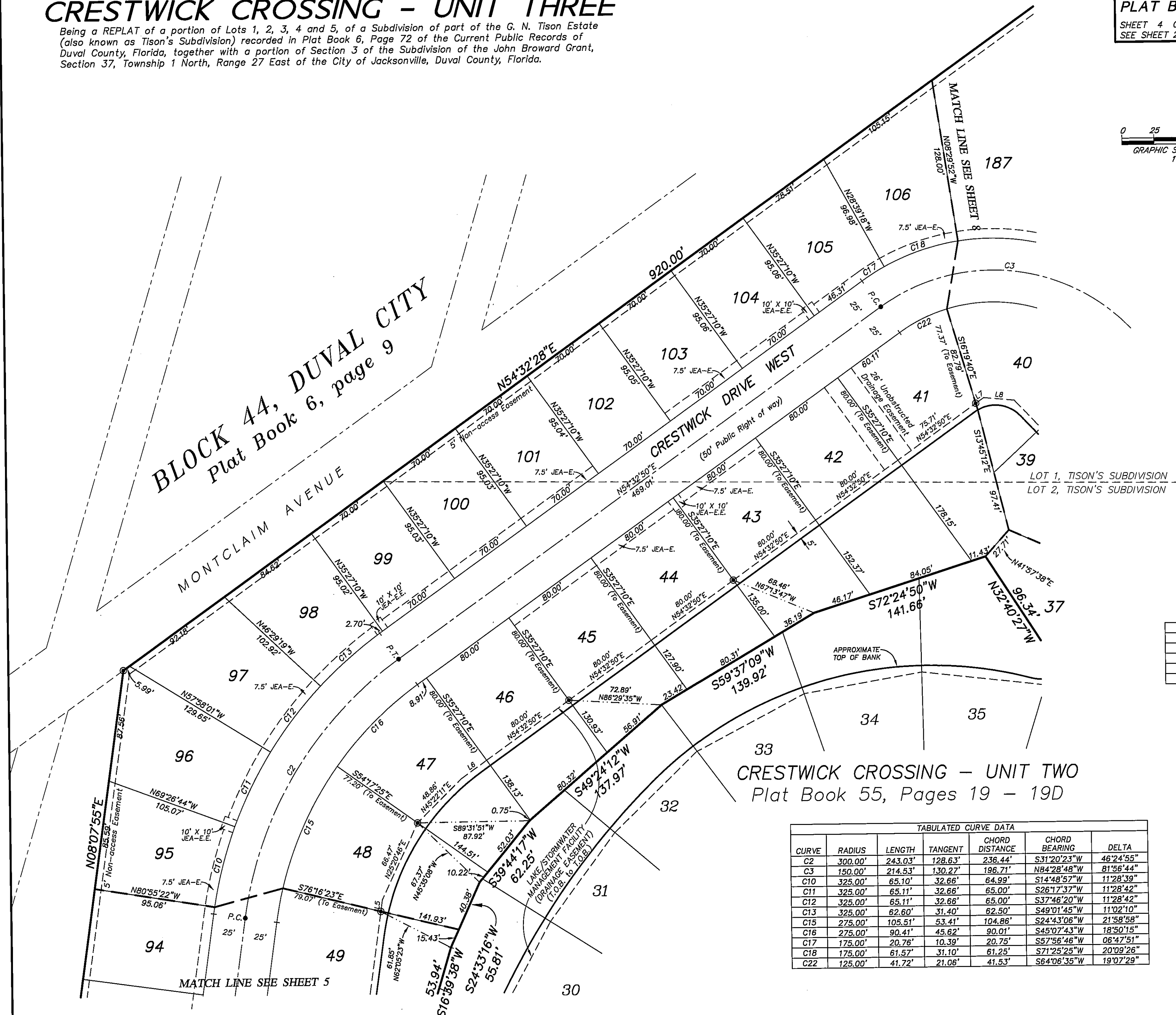
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PLAT BOOK **55** PAGE **45C**  
 SHEET 4 OF 8 SHEETS  
 SEE SHEET 2 FOR NOTES



**BLOCK 44, DUVAL CITY**  
 Plat Book 6, page 9



LOT 1, TISON'S SUBDIVISION  
 LOT 2, TISON'S SUBDIVISION

LINE	BEARING	LENGTH
L5	N08°07'55"E	8.98'
L6	N54°32'50"E	24.54'
L7	N54°32'50"E	7.64'
L8	S84°28'48"E	23.91'

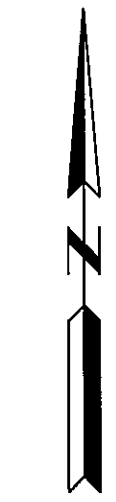
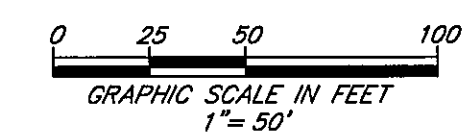
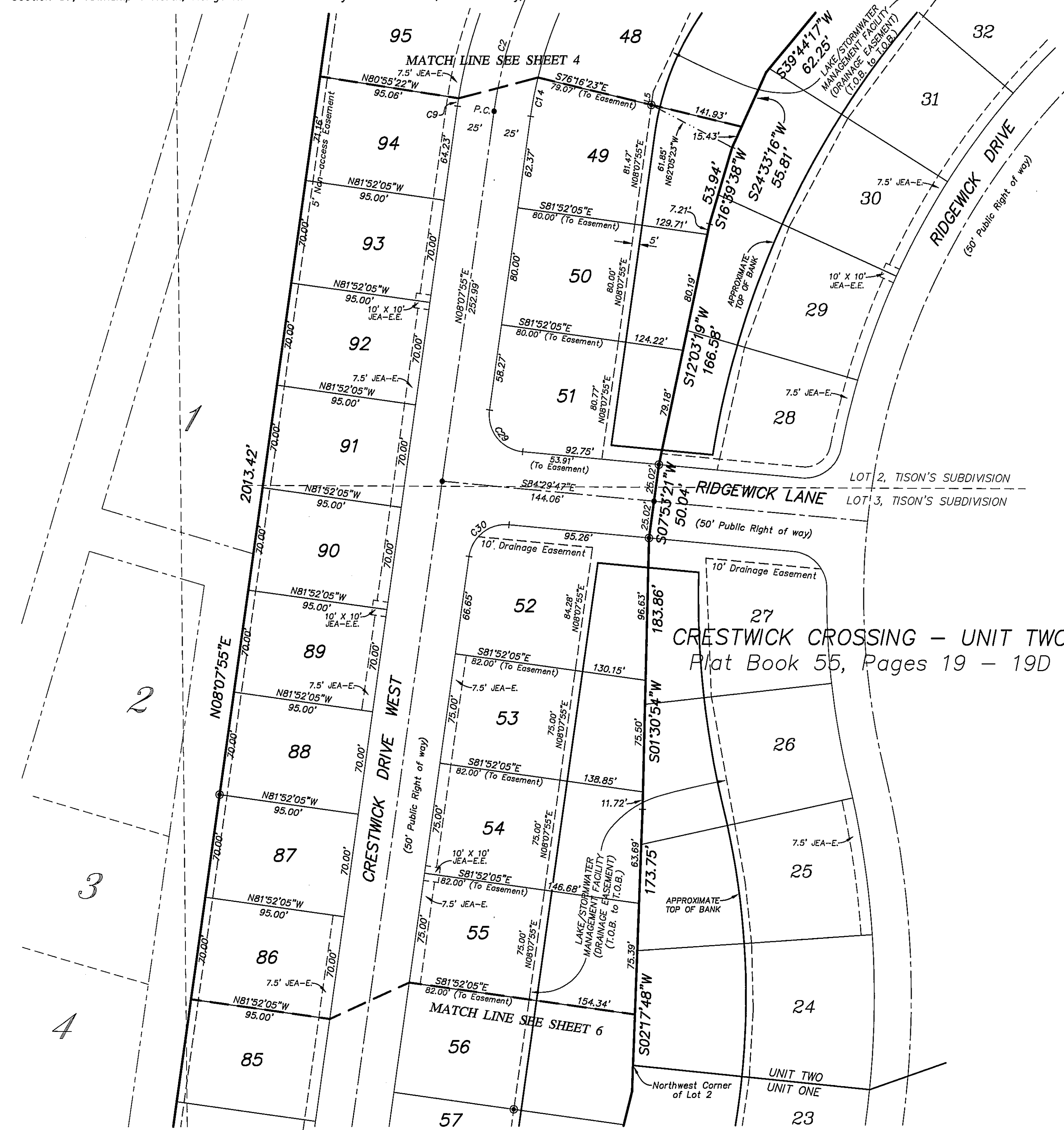
**CRESTWICK CROSSING - UNIT TWO**  
 Plat Book 55, Pages 19 - 19D

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C2	300.00'	243.03'	128.63'	236.44'	S31°20'23"W	46°24'55"
C3	150.00'	214.53'	130.27'	196.71'	N84°28'48"W	81°56'44"
C10	325.00'	65.10'	32.66'	64.99'	S14°48'57"W	11°28'39"
C11	325.00'	65.11'	32.66'	65.00'	S26°17'37"W	11°28'42"
C12	325.00'	65.11'	32.66'	65.00'	S37°46'20"W	11°28'42"
C13	325.00'	62.60'	31.40'	62.50'	S49°01'45"W	11°02'10"
C15	275.00'	105.51'	53.41'	104.86'	S24°43'06"W	21°58'58"
C16	275.00'	90.41'	45.62'	90.01'	S45°07'43"W	18°50'15"
C17	175.00'	20.76'	10.39'	20.75'	S57°56'46"W	08°47'51"
C18	175.00'	61.57'	31.10'	61.25'	S71°25'25"W	20°09'26"
C22	125.00'	41.72'	21.06'	41.53'	S64°06'35"W	19°07'29"

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C2	300.00'	243.03'	128.63'	236.44'	S31°20'23"W	46°24'55"
C9	325.00'	5.36'	2.68'	5.36'	S08°36'16"W	00°56'43"
C14	275.00'	26.85'	13.44'	26.84'	S10°55'46"W	05°35'42"
C29	25.00'	40.42'	26.17'	36.16'	S38°10'56"E	92°37'42"
C30	25.00'	38.12'	23.88'	34.54'	S51°49'04"W	87°22'18"

LINE TABLE		
LINE	BEARING	LENGTH
L5	N08°07'55"E	8.98'

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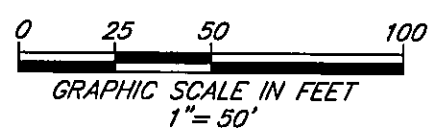
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CRESTWICK CROSSING - UNIT TWO  
Plat Book 55, Pages 19 - 19D

CRESTWICK CROSSING - UNIT ONE  
Plat Book 53, Pages 91 - 91E

BLOCK 1, DUVAL CITY  
Plat Book 6, Page 9



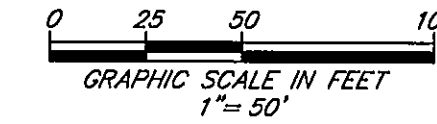
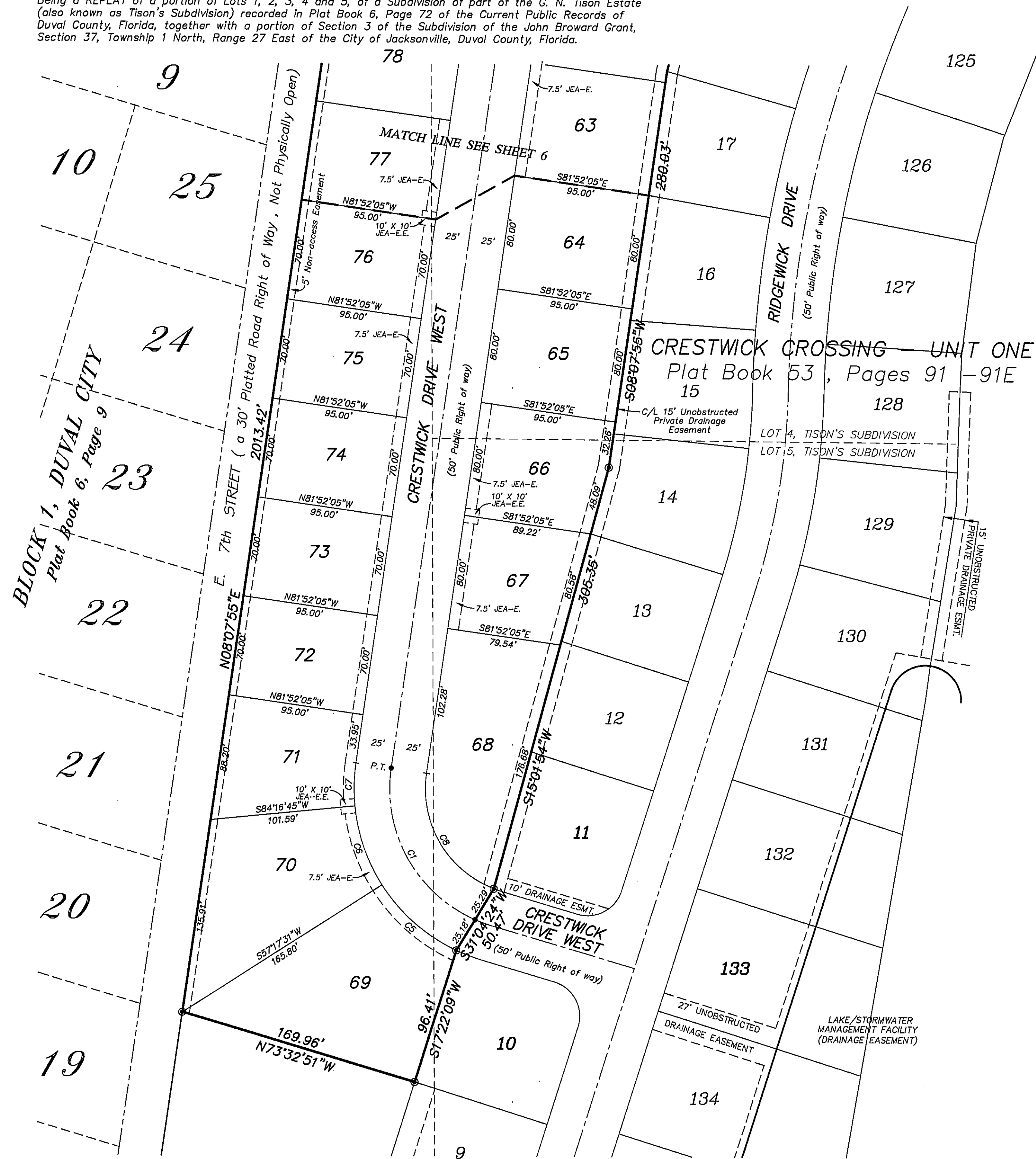
LINE TABLE		
LINE	BEARING	LENGTH
L1	N14°09'51"E	15.45'
L2	N15°55'57"E	37.30'
L3	N39°07'28"W	26.93'
L4	N08°07'55"E	9.40'

# CRESTWICK CROSSING - UNIT THREE

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PLAT BOOK **55** PAGE **45 F**

SHEET 7 OF 8 SHEETS  
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	100.00'	130.22'	76.19'	121.21'	S29°10'21"E	74°36'32"
C5	125.00'	70.37'	36.14'	69.44'	S48°50'03"E	32°15'11"
C6	125.00'	58.88'	29.99'	58.33'	S19°12'52"E	26°59'12"
C7	125.00'	30.22'	15.19'	30.15'	S01°12'20"W	13°51'10"
C8	75.00'	100.99'	59.82'	93.53'	S30°26'33"E	77°08'55"

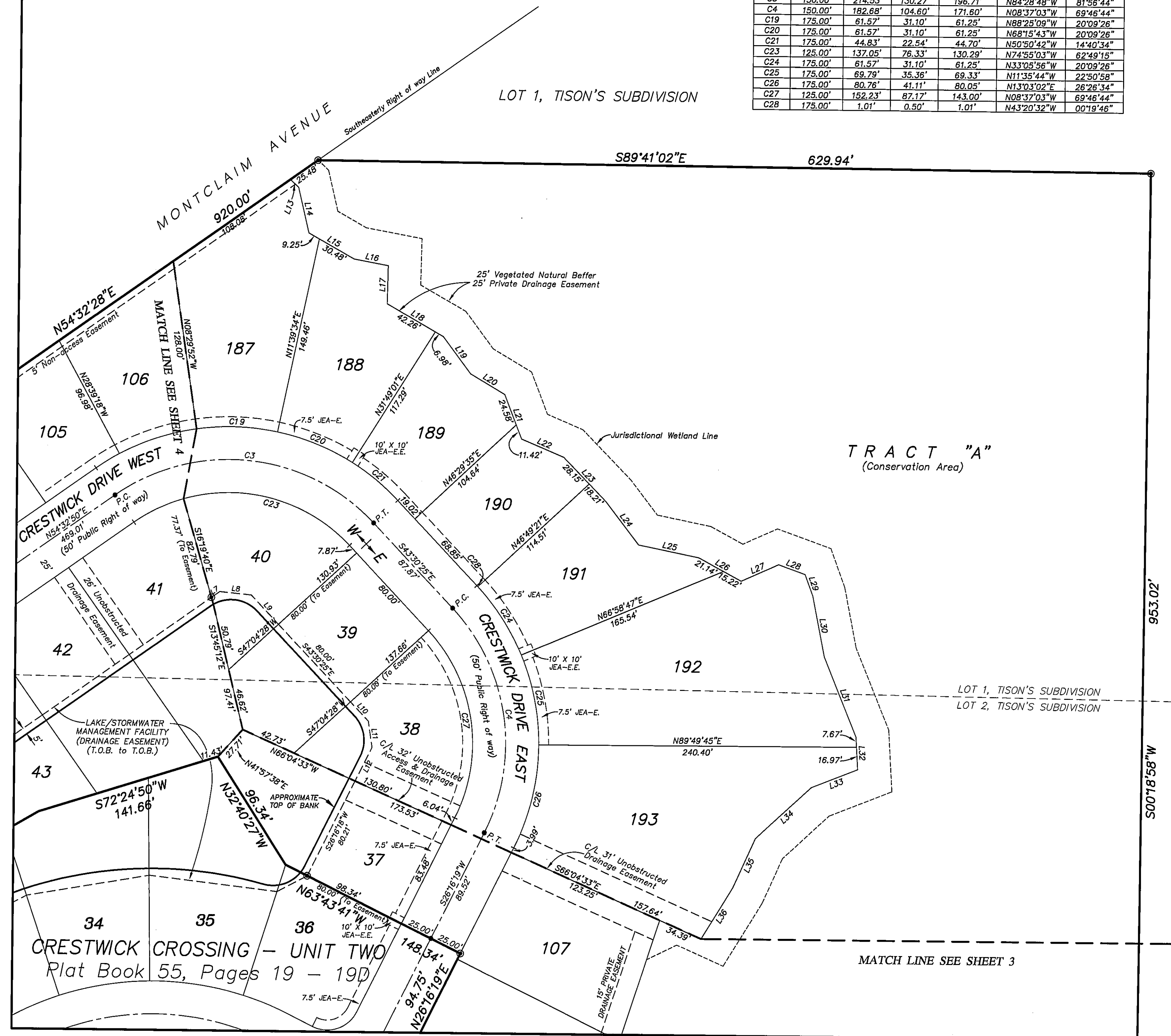
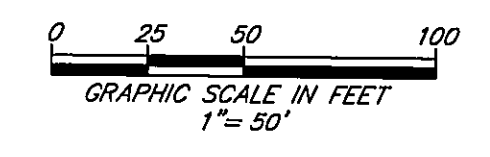
PREPARED BY:  
**RICHARD A. MILLER & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
FAX (904) 721-5758  
TELEPHONE (904) 721-1226  
PSD NO. 99-012  
CITY DEVELOPMENT NO. 4524.3

# CRESTWICK CROSSING - UNIT THREE

Being a REPLAT of a portion of Lots 1, 2, 3, 4 and 5, of a Subdivision of part of the G. N. Tison Estate (also known as Tison's Subdivision) recorded in Plat Book 6, Page 72 of the Current Public Records of Duval County, Florida, together with a portion of the Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East of the City of Jacksonville, Duval County, Florida.

SHEET 8 OF 8 SHEETS  
SEE SHEET 2 FOR NOTES

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C3	150.00'	214.53'	130.27'	196.71'	N84°28'48"W	81°56'44"
C4	150.00'	182.68'	104.60'	171.60'	N08°37'03"W	69°46'44"
C19	175.00'	61.57'	31.10'	61.25'	N88°25'09"W	20°09'26"
C20	175.00'	61.57'	31.10'	61.25'	N68°15'43"W	20°09'26"
C21	175.00'	44.83'	22.54'	44.70'	N50°50'42"W	14°40'34"
C23	125.00'	137.05'	76.33'	130.29'	N74°55'03"W	62°49'15"
C24	175.00'	61.57'	31.10'	61.25'	N33°05'56"W	20°09'26"
C25	175.00'	69.79'	35.36'	69.33'	N11°35'44"W	22°50'58"
C26	175.00'	80.76'	41.11'	80.05'	N13°03'02"E	26°26'34"
C27	125.00'	152.23'	87.17'	143.00'	N08°37'03"W	69°46'44"
C28	175.00'	1.01'	0.50'	1.01'	N43°20'32"W	00°19'46"



LINE TABLE		
LINE	BEARING	LENGTH
L7	N54°32'50"E	7.64'
L8	S84°28'48"E	23.91'
L9	S43°30'25"E	30.30'
L10	S43°30'25"E	19.93'
L11	S08°37'04"E	20.11'
L12	S26°16'18"W	28.44'
L13	S46°51'49"E	8.38'
L14	S13°15'56"E	35.21'
L15	S60°41'04"E	39.73'
L16	S79°34'27"E	26.19'
L17	S01°03'10"W	28.84'
L18	S60°21'05"E	49.24'
L19	S36°43'58"E	34.88'
L20	S59°24'11"E	30.15'
L21	S21°19'38"E	36.00'
L22	S67°02'07"E	34.68'
L23	S44°10'36"E	46.36'
L24	S37°37'07"E	41.07'
L25	S78°32'36"E	46.87'
L26	S61°40'47"E	36.35'
L27	S65°42'10"W	30.99'
L28	S70°20'40"E	21.36'
L29	S20°09'54"E	17.45'
L30	S11°09'48"E	46.83'
L31	S22°15'05"E	65.15'
L32	S03°26'35"E	24.64'
L33	S68°14'37"W	37.58'
L34	S47°03'47"W	57.30'
L35	S24°06'20"W	40.82'
L36	S31°11'50"W	45.64'

CRESTWICK CROSSING - UNIT TWO  
Plat Book 55, Pages 19 - 19D

PREPARED BY:  
RICHARD A. MILLER & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
FAX (904) 721-5753  
TELEPHONE (904) 721-1226  
PSD NO. 99-012  
CITY DEVELOPMENT NO. 4524.3