

Crystal Creek Unit Two
A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 12, 13, 14, 15, AND 16, BLOCK 4, SECTION 29, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SHEET 1 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

ADOPTION AND DEDICATION

This is to certify that Crystal Springs Development, Inc., a corporation under the laws of the state of Florida, is the lawful owner of the lands described in the caption hereon known as Crystal Creek Unit Two, having caused the same to be surveyed and subdivided, and that Bank United, A Federal Savings Bank 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 roads, boulevards, tract drives, courts, walkways, unobstructed easements for drainage, utilities (except water and sewer), non-access easements, except all private easements and landscape tract which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, and except all JEA easements, which includes, Tract C, water and sewer, are hereby irrevocably and without reservation dedicated to the City of Jacksonville 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, drives, lanes and courts as noted above, hereby dedicated, together with all substances or matter which may flow or pass from roads, drives, lanes 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/stormwater management facilities 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 damaged 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 or omission of its agent, contractors, employees, servants, licensees or concessionaires within Crystal Creek Unit Two. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.
The undersigned Owners does hereby reserve unto itself and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all the 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 thereof, Crystal Springs Development, Inc., has caused these presents to be signed this 11th day of August 2000.

Witness: Beverly J. Holland, J.D. Collins, President
Witness: Jacquelyn R. Heufelder
Print Name: Jacquelyn R. Heufelder

Witness: Lisa Larson, Paul Garland, Vice President
Witness: Arlene King
Print Name: Arlene King



P.S.D. NO. : 98-008
CITY DEVELOPMENT NO. : 3901.2

CLERK'S CERTIFICATION 2000229120

This is to certify that this plat has been examined and approved by the City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 53, Pages 70 thru 70I of the Public Records of Duval County, Florida. Signed this 4th day of October A.D., 2000.

Henry Cook By: Robin Barkley
HENRY COOK Clerk of Circuit Court Robin Barkley Deputy Clerk

APPROVED FOR THE 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 65 of the Ordinance Code.

Joe K. Miller Date: October 3, 2000
Director of Public Works Joe K. Miller, Director

NOTARY FOR BANK UNITED, A FEDERAL SAVINGS BANK

The foregoing instrument was acknowledged before me this 17 day of Aug. 2000, A.D., by Paul Garland, Vice President of Bank United, a Federal Savings Bank, on behalf of the Bank. He is personally known to me and did not take any oath.

Arlene King Notary Public, State of Florida at Large
My Commission Expires: 09/10/2001
Serial No. CC677318

Print Name: ARLENE KING

NOTARY FOR CRYSTAL SPRINGS DEVELOPMENT, INC.

The foregoing instrument was acknowledged before me this 11th day of August 2000, A.D., by J.D. Collins, President of Crystal Springs Development, Inc., a Corporation under the laws of the state of Florida on behalf of the corporation. He is personally known to me and did not take any oath.

Beverly J. Holland Notary Public, State of Florida at Large
My Commission Expires: 4-16-01
Serial No. CC690597

Print Name: Beverly J. Holland

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 7th DAY OF Sept. 2000.

Glenn E. McGregor, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 4252



CAPTION

A PORTION OF TRACTS 1, 2, 3, 12, 13, 14, 15, AND 16, BLOCK 4, SECTION 29, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF LOT 196, CRYSTAL CREEK UNIT ONE, AS RECORDED IN PLAT BOOK 52, PAGES 62, 62A THROUGH 62E INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE SOUTHERN BOUNDARY OF SAID CRYSTAL CREEK UNIT ONE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: NORTH 89°21'57" EAST, 138.67 FEET; COURSE NO. 2: SOUTH 62°30'28" EAST, 60.52 FEET; COURSE NO. 3: SOUTH 68°56'21" EAST, 135.25 FEET; THENCE SOUTH 85°58'44" EAST, 46.37 FEET; THENCE SOUTH 06°21'20" WEST, 319.68 FEET; THENCE SOUTH 25°41'30" WEST, 199.68 FEET; THENCE SOUTH 63°24'57" WEST, 124.88 FEET; THENCE SOUTH 18°45'55" WEST, 116.67 FEET; THENCE SOUTH 58°20'54" EAST, 52.50 FEET; THENCE NORTH 41°57'03" EAST, 170.33 FEET; THENCE SOUTH 88°08'45" EAST, 210.20 FEET; THENCE SOUTH 58°50'35" EAST, 268.55 FEET TO THE EASTERLY LINE OF SAID SECTION 29; THENCE SOUTH 00°51'23" WEST, ALONG LAST SAID LINE, 252.23 FEET; THENCE SOUTH 25°18'51" WEST, 125.41 FEET; THENCE SOUTH 12°01'14" EAST, 94.70 FEET; THENCE SOUTH 64°25'13" WEST, 150.87 FEET; THENCE NORTH 75°20'56" WEST, 244.65 FEET; THENCE NORTH 37°18'09" WEST, 64.67 FEET; THENCE SOUTH 61°40'26" WEST, 117.38 FEET; THENCE SOUTH 69°13'17" EAST, 413.88 FEET; THENCE NORTH 45°05'24" EAST, 126.64 FEET; THENCE SOUTH 51°00'00" EAST, 42.77 FEET; THENCE SOUTH 02°20'17" EAST, 140.04 FEET; THENCE SOUTH 25°51'20" WEST, 59.08 FEET; THENCE SOUTH 31°56'58" EAST, 96.00 FEET TO THE AFORESAID EASTERLY LINE OF SECTION 29; THENCE SOUTH 00°51'23" WEST ALONG LAST SAID LINE, 73.10 FEET; THENCE NORTH 70°43'48" WEST, 157.73 FEET; THENCE SOUTH 13°59'45" WEST, 175.73 FEET; THENCE SOUTH 61°11'14" WEST, 73.99 FEET; THENCE NORTH 79°25'19" WEST 105.60 FEET; THENCE SOUTH 06°12'29" WEST, 174.77 FEET; THENCE NORTH 65°51'02" WEST, 65.49 FEET; THENCE NORTH 80°18'49" WEST, 194.15 FEET; THENCE SOUTH 01°29'47" WEST, 127.35 FEET TO THE SOUTHERLY LINE OF SAID SECTION 29; THENCE SOUTH 89°09'31" WEST ALONG LAST SAID LINE, 593.72 FEET; THENCE NORTH 35°50'40" WEST, 174.67 FEET; THENCE SOUTH 89°21'56" WEST, 171.78 FEET TO THE EASTERLY BOUNDARY OF A 190.00 FOOT WIDE JEA RIGHT-OF-WAY AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3043, PAGE 176, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°38'04" WEST, ALONG LAST SAID LINE, 260.27 FEET; THENCE NORTH 82°59'53" EAST, 132.29 FEET; THENCE SOUTH 52°50'10" EAST, 238.22 FEET; THENCE NORTH 17°10'15" EAST, 174.64 FEET; THENCE NORTH 77°36'33" EAST, 61.61 FEET; THENCE SOUTH 29°01'55" EAST, 147.16 FEET; THENCE SOUTH 75°07'20" EAST, 72.65 FEET; THENCE NORTH 80°49'27" EAST, 212.36 FEET; THENCE SOUTH 77°00'54" EAST, 129.27 FEET; THENCE NORTH 33°17'56" EAST, 73.96 FEET; THENCE NORTH 04°11'03" WEST, 220.42 FEET; THENCE SOUTH 78°35'06" WEST, 74.92 FEET; THENCE NORTH 49°07'29" WEST, 189.61 FEET; THENCE SOUTH 78°08'31" WEST, 274.55 FEET; THENCE NORTH 55°51'52" WEST, 155.78 FEET; THENCE SOUTH 85°05'29" WEST, 186.49 FEET; THENCE NORTH 75°32'16" WEST, 142.81 FEET TO THE AFORESAID EASTERLY BOUNDARY OF SAID 190.00 FOOT WIDE JEA RIGHT-OF-WAY; THENCE NORTH 00°38'04" WEST, ALONG LAST SAID LINE, 497.74 FEET; THENCE NORTH 89°21'56" EAST, 580.00 FEET; THENCE NORTH 00°38'04" WEST, 110.00 FEET; THENCE NORTH 27°11'59" WEST, 67.08 FEET; THENCE NORTH 00°38'04" WEST, 240.00 FEET; THENCE NORTH 89°21'56" EAST, 110.00 FEET; THENCE NORTH 82°09'14" EAST, 50.40 FEET; THENCE NORTH 89°21'56" EAST, 133.74 FEET; THENCE NORTH 00°38'04" WEST, 396.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.10 ACRES, MORE OR LESS

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 REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE.

SIGNED THE 30th DAY OF August A.D., 2000.
Gregory B. Clary
GREGORY B. CLARY
REGISTERED LAND SURVEYOR NO. 3377

9-7-2000
Hall
9/18/00
Theresa R. Mather

REVIEWS:
OFFICE: JPS
FIELD: J.D.C.
CHECKED BY:
DRAFT: JB
CLERK'S COPY: JB
COPIES: JPS
PRINTED: 1534:80
1670:2

Crystal Creek Unit Two

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 12, 13, 14, 15, AND 16, BLOCK 4, SECTION 29, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

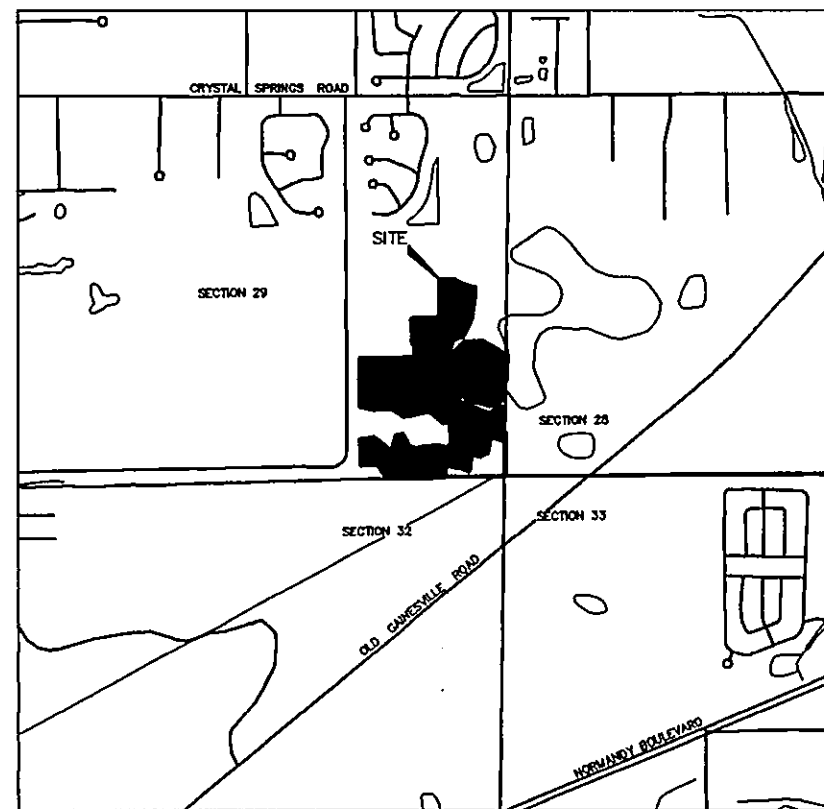
SHEET 2 OF 10 SHEETS
101 LOTS IN THIS UNIT

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY BOUNDARY LINE OF CRYSTAL CREEK UNIT ONE AS N89°21'57"E.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HERIN 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 STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AND "AO", AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 0150 E, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- NOTE: THE TRACT LINES AND RIGHTS-OF-WAY FROM THE PLAT OF JACKSONVILLE HEIGHTS, ACCORDING TO PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ARE BEING SHOWN ON THIS PLAT SOLELY FOR THE PURPOSE OF COMPLYING WITH THE PROVISIONS OF F.S. 177.091(17).
- THE LAKES SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED HEREON.
- 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.
- 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.
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JEA 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. THESE EASEMENT 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.

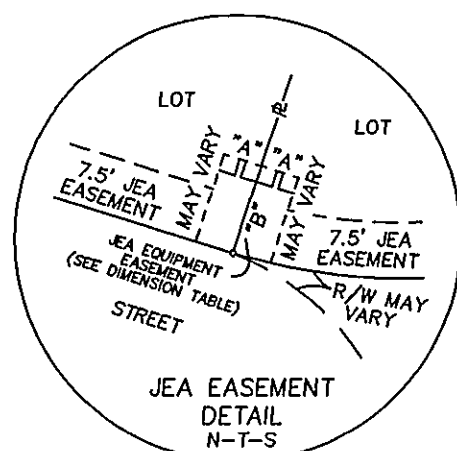
Vicinity Map

NOT TO SCALE



Legend

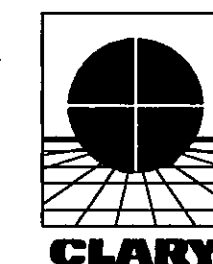
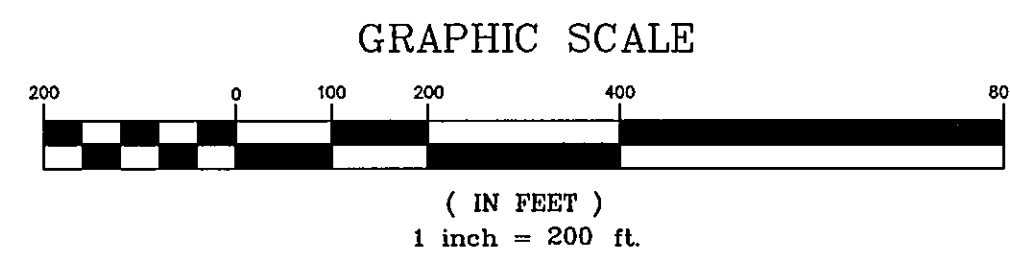
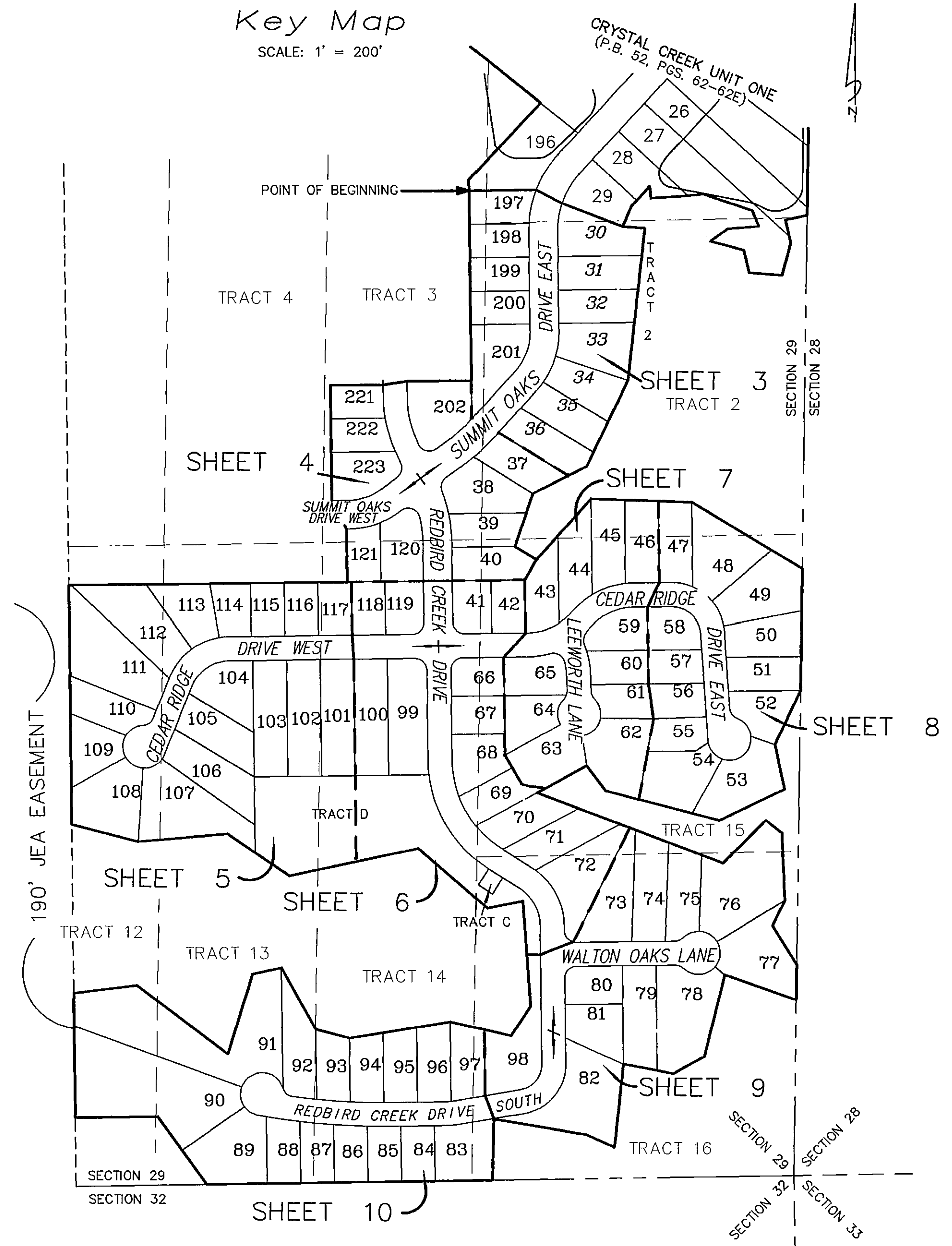
- R/W = RIGHT-OF-WAY
- BRL = BUILDING RESTRICTION LINE
- = PERMANENT CONTROL POINT STAMPED R.L.S. # 3377
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- ORV = OFFICIAL RECORDS VOLUME
- PB = PLAT BOOK
- PG(S) = PAGE(S)
- ESMT = EASEMENT
- A = ARC
- T = TANGENT
- D.E. = DRAINAGE EASEMENT
- U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
- R = RADIUS
- CH = CHORD
- Δ = DELTA
- RP = RADIUS POINT
- = SET PERMANENT REFERENCE MONUMENT STAMPED LB 3731
- = FOUND PERMANENT REFERENCE MONUMENT STAMPED LB 3731
- +— = CHANGE IN STREET NAME
- C4 = TABULATED CURVE DATA
- PRC = POINT OF REVERSE CURVE
- PCC = POINT OF COMPOUND CURVE
- RDL = RADIAL LINE
- U.D.&A.E. = UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- ▨ = UPLAND BUFFER CONSERVATION AREA
- ▩ = WETLAND JURISDICTION AREA



DIMENSION TABLE		
"A"	5'	TYPICAL 10'x 10' JEA EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'x 20' JEA EQUIPMENT EASEMENT

Key Map

SCALE: 1" = 200'

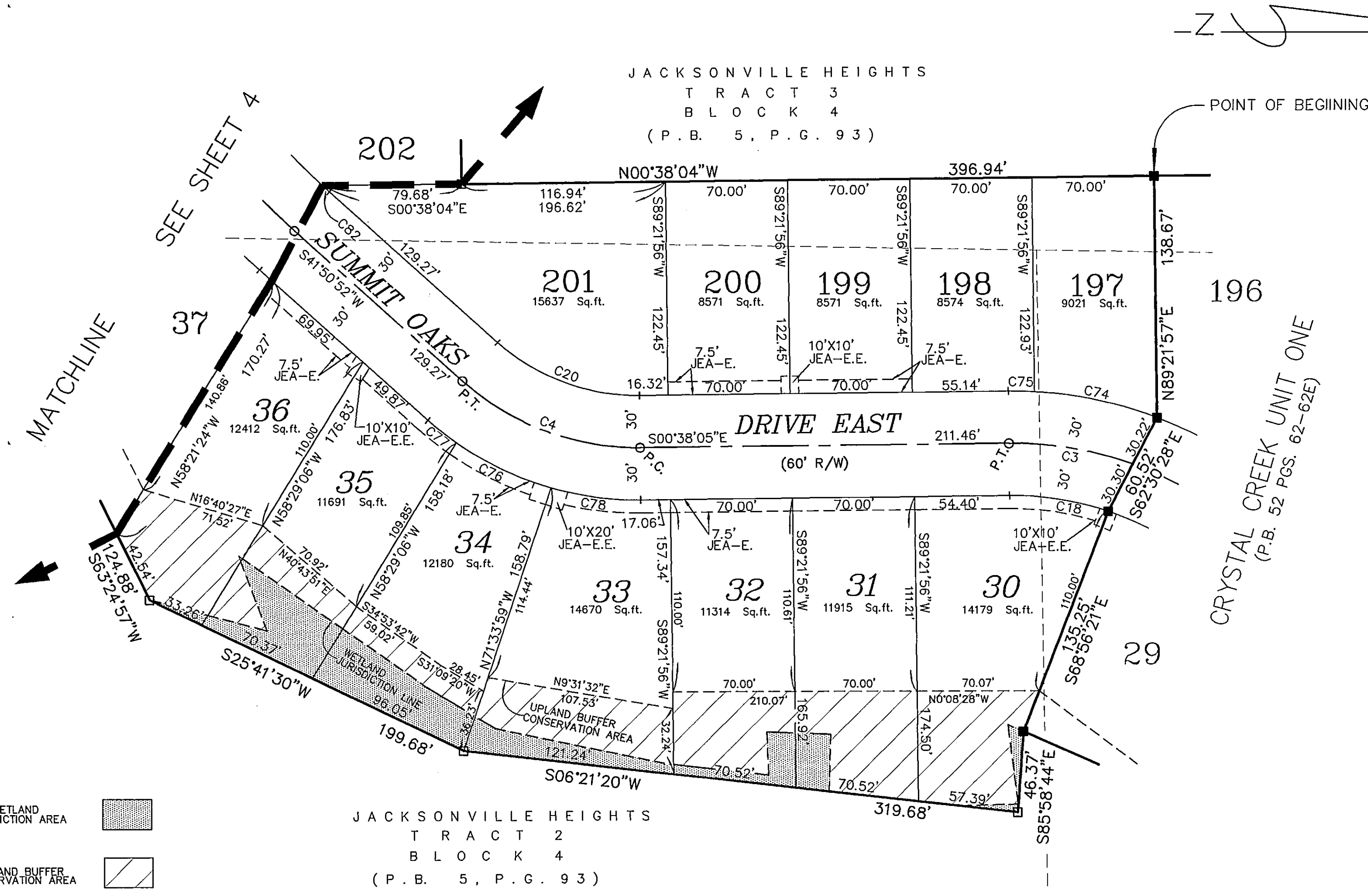


PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

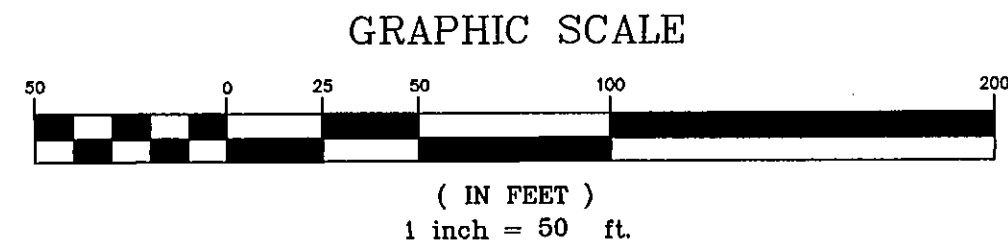
Crystal Creek Unit Two

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SHEET 3 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C3	20°40'31"	200.00'	72.17'	S09°42'11"W	71.78'
C4	42°28'56"	150.00'	111.22'	N20°36'23"E	108.69'
C18	19°21'02"	170.00'	57.41'	S09°02'26"W	57.14'
C20	42°28'56"	120.00'	88.98'	N20°36'23"E	86.95'
C74	17°56'48"	230.00'	72.04'	S12°02'37"W	71.75'
C75	3°42'17"	230.00'	14.87'	S01°13'04"W	14.87'
C76	19°10'11"	180.00'	60.22'	N25°32'32"E	59.94'
C77	06°43'14"	180.00'	21.11'	S38°29'15"W	21.10'
C78	16°35'31"	180.00'	52.13'	N07°39'41"E	51.94'
C82	0°49'42"	370.00'	5.35'	N42°15'43"E	5.35'



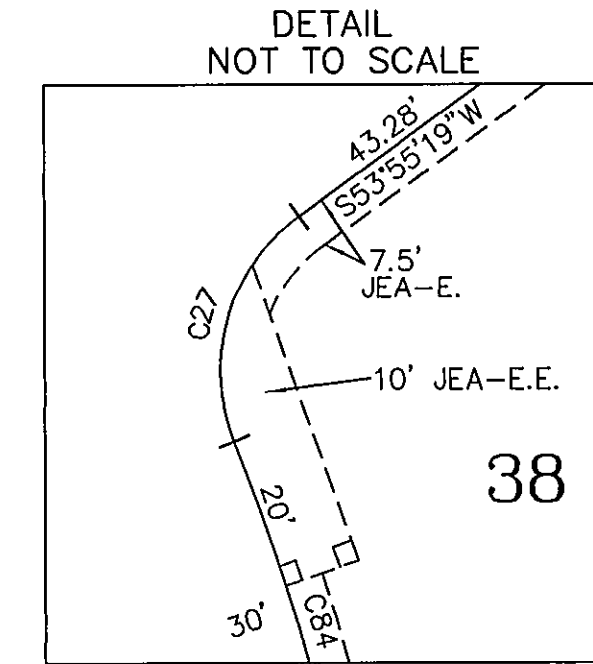
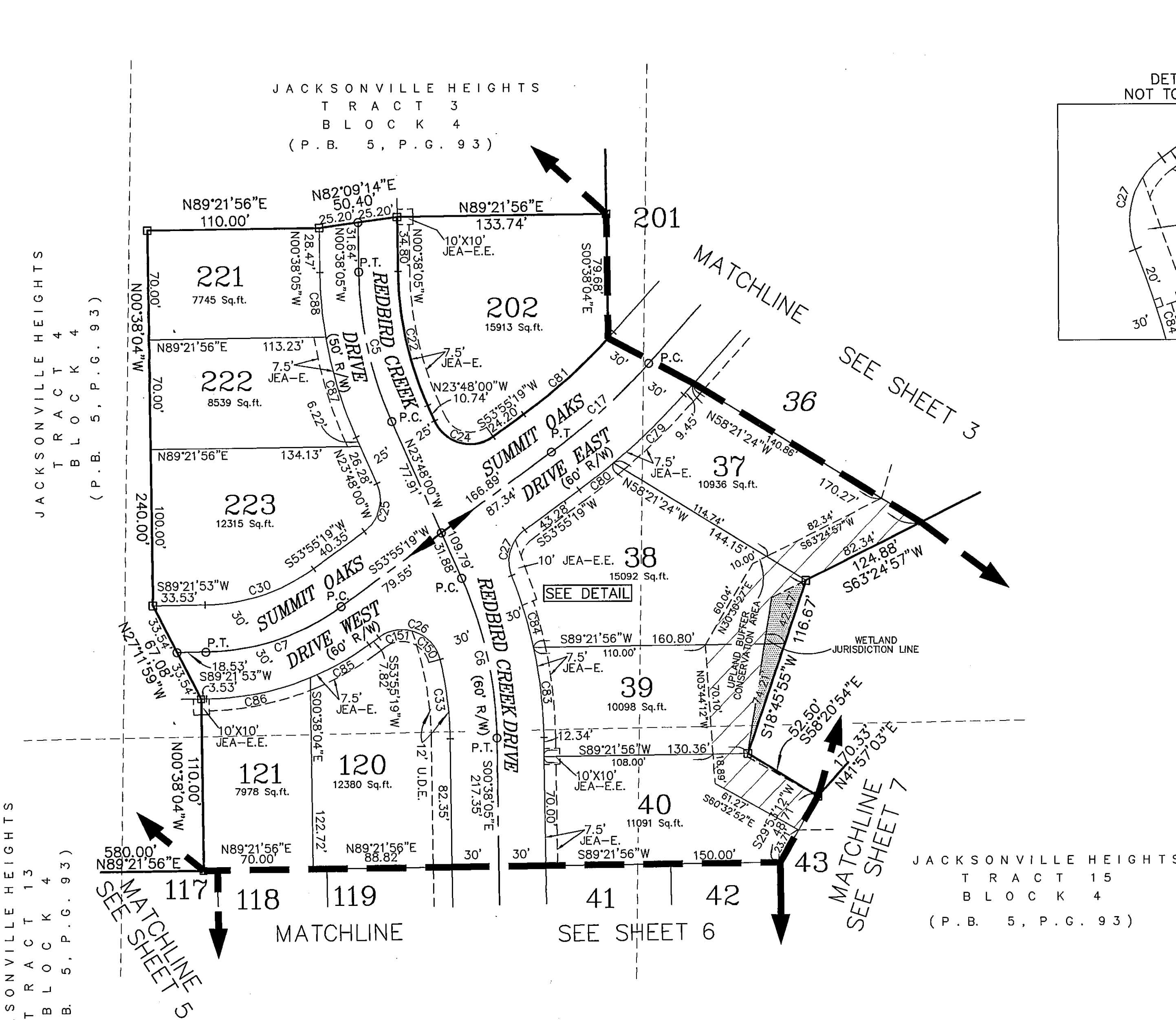
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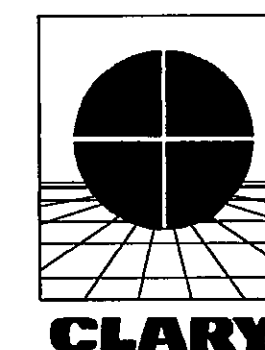
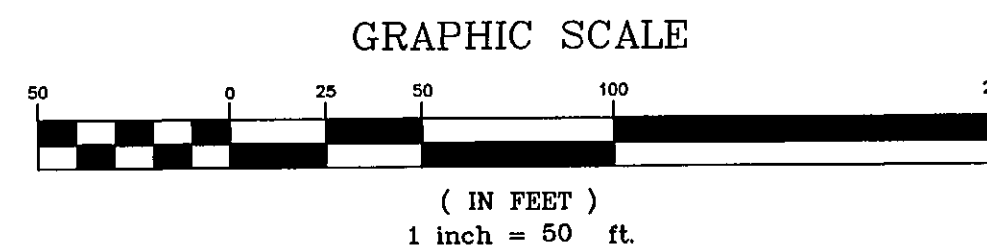
PLAT BOOK 53 PAGE 70C

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SHEET 4 OF 10 SHEETS
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NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C5	23°09'54"	243.96'	98.64'	S12°13'03"E	97.97'
C6	23°09'54"	259.97'	105.11'	N12°13'03"W	104.39'
C7	35°26'33"	150.00'	92.79'	N71°38'38"E	91.32'
C17	12°04'26"	400.00'	84.29'	N47°53'05"E	84.14'
C22	23°09'54"	218.96'	88.53'	S12°13'03"E	87.93'
C23	23°09'54"	268.96'	108.74'	S12°13'03"E	108.00'
C24	102°16'41"	25.00'	44.63'	S74°56'21"E	38.93'
C25	77°43'19"	25.00'	33.91'	N15°03'39"E	31.37'
C26	112°42'37"	25.00'	49.18'	N69°43'23"W	41.62'
C27	75°26'56"	25.00'	32.92'	S16°11'51"W	30.59'
C30	35°26'34"	120.00'	74.23'	N71°38'36"E	73.05'
C33	12°43'59"	229.97'	51.11'	N07°00'05"W	51.00'
C79	8°21'25"	430.00'	62.72'	N46°01'35"E	62.66'
C80	3°43'01"	430.00'	27.90'	N52°03'48"E	27.89'
C81	11°14'44"	370.00'	72.62'	N48°17'57"E	72.51'
C83	11°28'05"	289.97'	58.04'	N06°22'08"W	57.94'
C84	9°25'26"	289.97'	47.69'	N16°48'54"W	47.64'
C85	13°46'16"	180.00'	43.26'	N60°48'27"E	43.16'
C86	21°40'18"	180.00'	68.08'	N78°31'44"E	67.68'
C87	14°17'01"	268.96'	67.05'	S16°39'29"E	66.88'
C88	8°52'53"	268.96'	41.69'	S05°04'32"E	41.65'
C150	61°36'34"	25.00'	26.88'	N44°10'22"W	25.61'
C151	51°06'02"	25.00'	22.30'	S79°28'20"W	21.57'

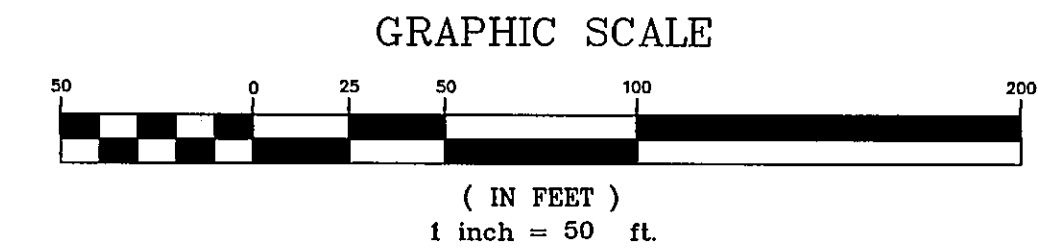
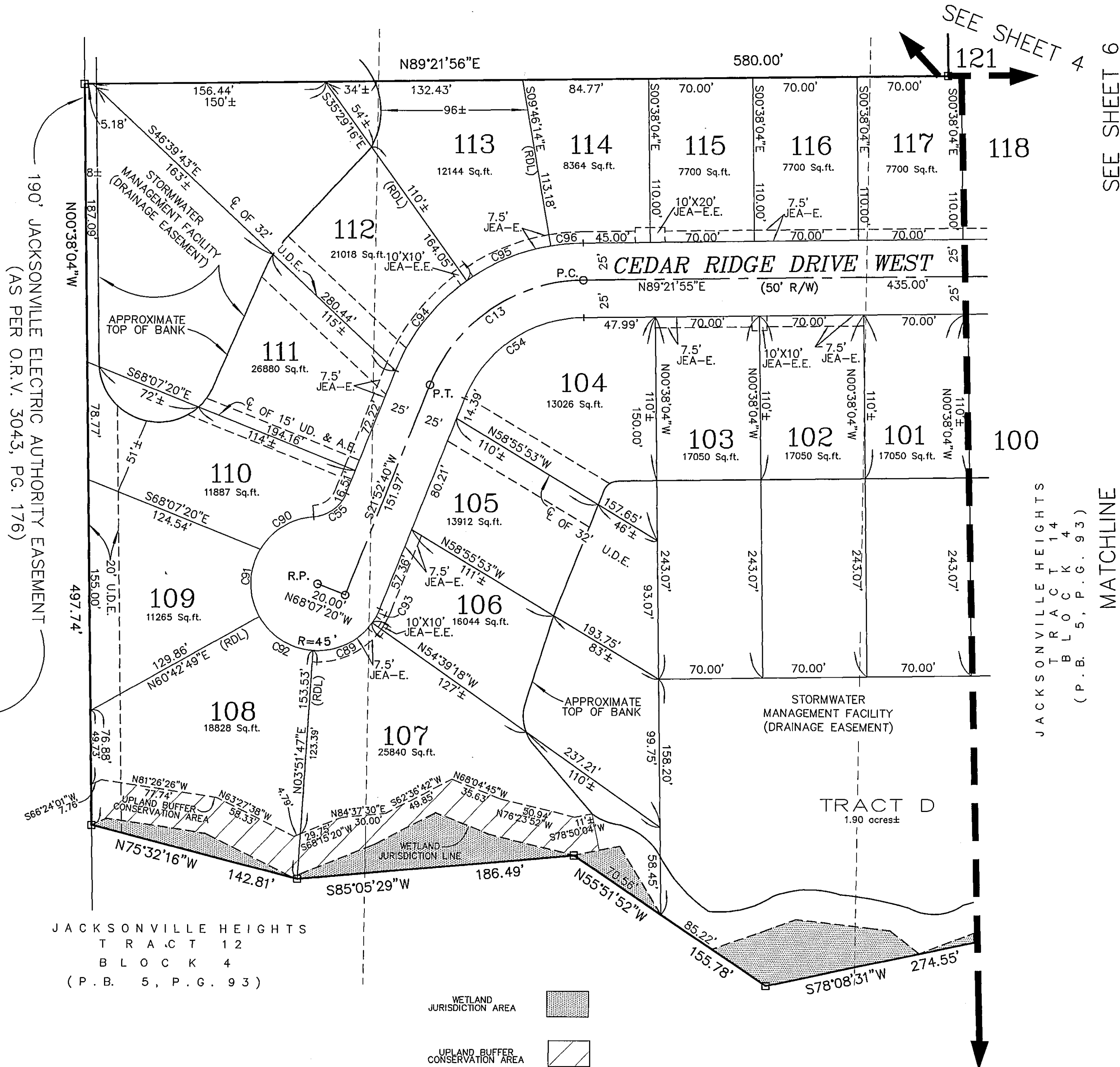


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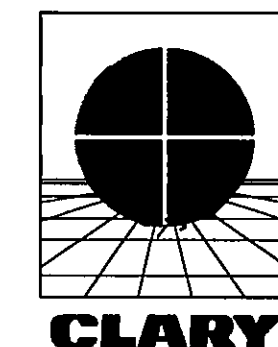
Crystal Creek Unit Two

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 12, 13, 14, 15, AND 16, BLOCK 4, SECTION 29, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

SHEET 5 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C13	67°29'15"	112.27'	132.24'	S55°37'17"W	124.73'
C54	67°29'15"	87.27'	102.79'	S55°37'17"W	96.95'
C55	64°37'23"	25.00'	28.20'	N54°11'22"E	26.73'
C89	58°30'34"	45.00'	45.95'	N64°36'30"E	43.98'
C90	55°41'43"	45.00'	43.74'	S58°39'11"W	42.04'
C91	60°05'31"	45.00'	47.20'	S00°45'34"W	45.06'
C92	56°51'02"	45.00'	44.65'	N57°42'42"W	42.84'
C93	13°28'32"	45.00'	10.58'	N28°36'56"E	10.56'
C94	32°38'03"	137.27'	78.19'	S38°11'42"W	77.13'
C95	25°43'00"	137.27'	61.61'	N67°22'14"E	61.10'
C96	9°08'11"	137.27'	21.89'	S84°47'49"W	21.87'

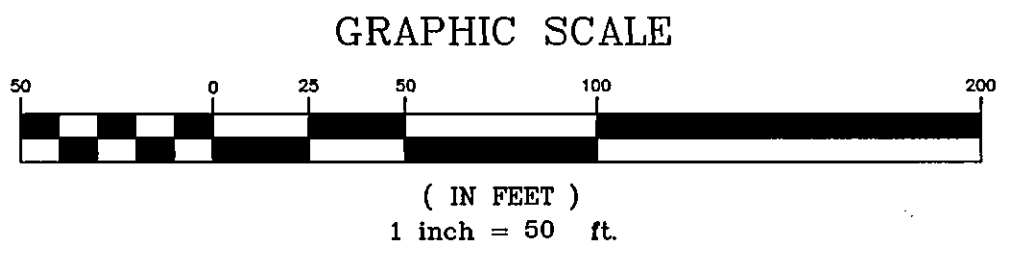
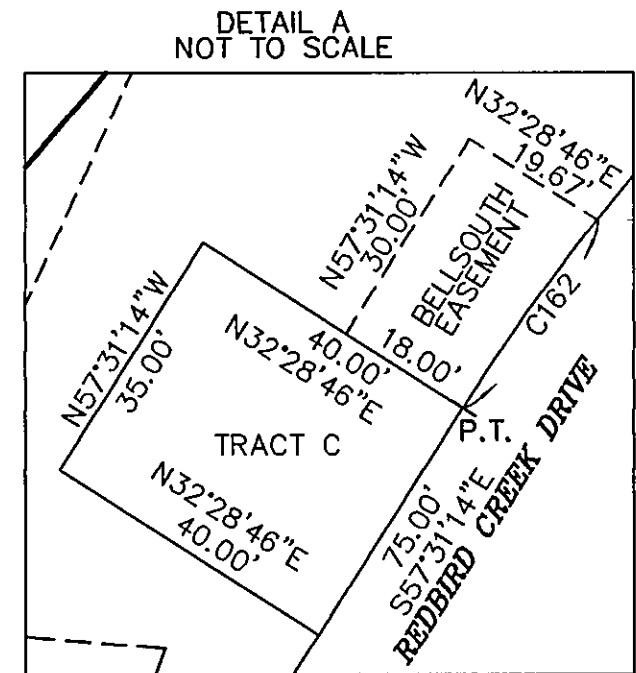
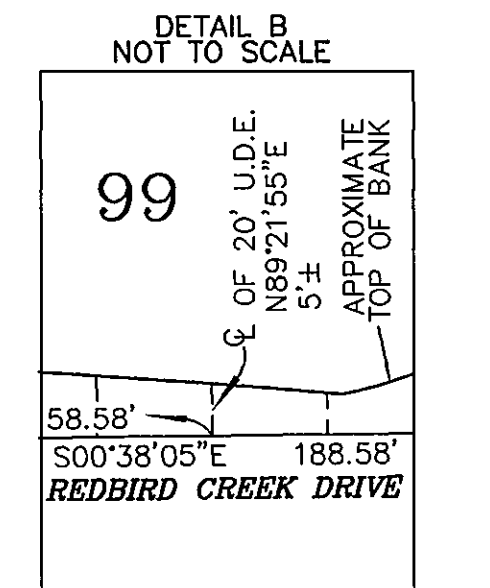
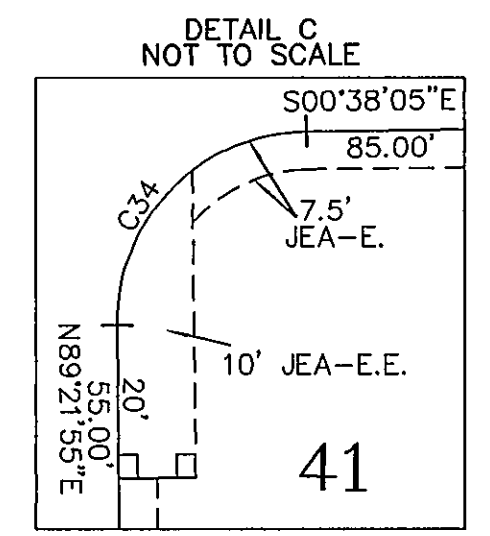
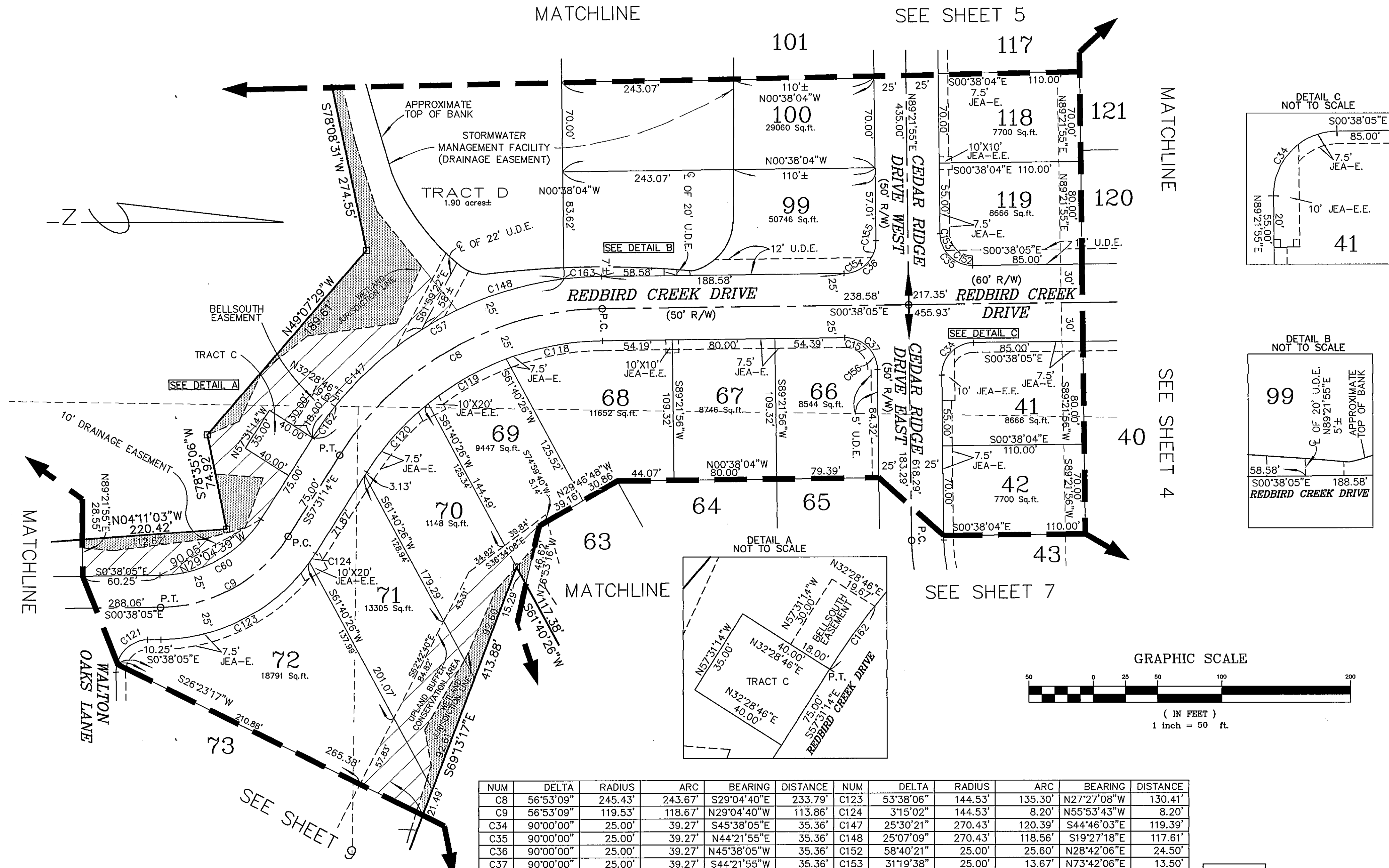


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Crystal Creek Unit Two

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 12, 13, 14, 15, AND 16, BLOCK 4, SECTION 29, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

SHEET 6 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE	NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C8	56°53'09"	245.43'	243.67'	S29°04'40"E	233.79'	C123	53°38'06"	144.53'	135.30'	N27°27'08"W	130.41'
C9	56°53'09"	119.53'	118.67'	N29°04'40"W	113.86'	C124	3°15'02"	144.53'	8.20'	N55°53'43"W	8.20'
C34	90°00'00"	25.00'	39.27'	S45°38'05"E	35.36'	C147	25°30'21"	270.43'	120.39'	S44°46'03"E	119.39'
C35	90°00'00"	25.00'	39.27'	N44°21'55"E	35.36'	C148	25°07'09"	270.43'	118.56'	S19°27'18"E	117.61'
C36	90°00'00"	25.00'	39.27'	N45°38'05"W	35.36'	C152	58°40'21"	25.00'	25.60'	N28°42'06"E	24.50'
C37	90°00'00"	25.00'	39.27'	S44°21'55"W	35.36'	C153	31°19'38"	25.00'	13.67'	N73°42'06"E	13.50'
C57	50°37'31"	270.43'	238.95'	S32°12'28"E	231.25'	C154	58°40'28"	25.00'	25.60'	N29°58'19"W	24.50'
C60	56°53'09"	94.53'	93.85'	N29°04'40"W	90.05'	C155	31°19'31"	25.00'	13.67'	N74°58'19"W	13.50'
C118	19°56'11"	220.43'	76.70'	S10°36'11"E	76.31'	C156	46°36'00"	25.00'	20.33'	S66°03'55"W	19.78'
C119	18°16'39"	220.43'	70.32'	N29°42'36"W	70.02'	C157	43°23'59"	25.00'	18.94'	S21°03'55"W	18.49'
C120	18°40'18"	220.43'	71.83'	S48°11'05"E	71.52'	C162	6°22'09"	270.43'	30.06'	S54°20'09"E	30.05'
C121	75°15'28"	25.00'	32.84'	S38°15'49"E	30.53'	C163	6°15'38"	270.43'	29.55'	S03°45'54"E	29.53'

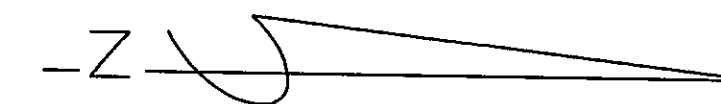
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3330 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

Crystal Creek Unit Two

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 12, 13, 14, 15, AND 16, BLOCK 4, SECTION 29, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

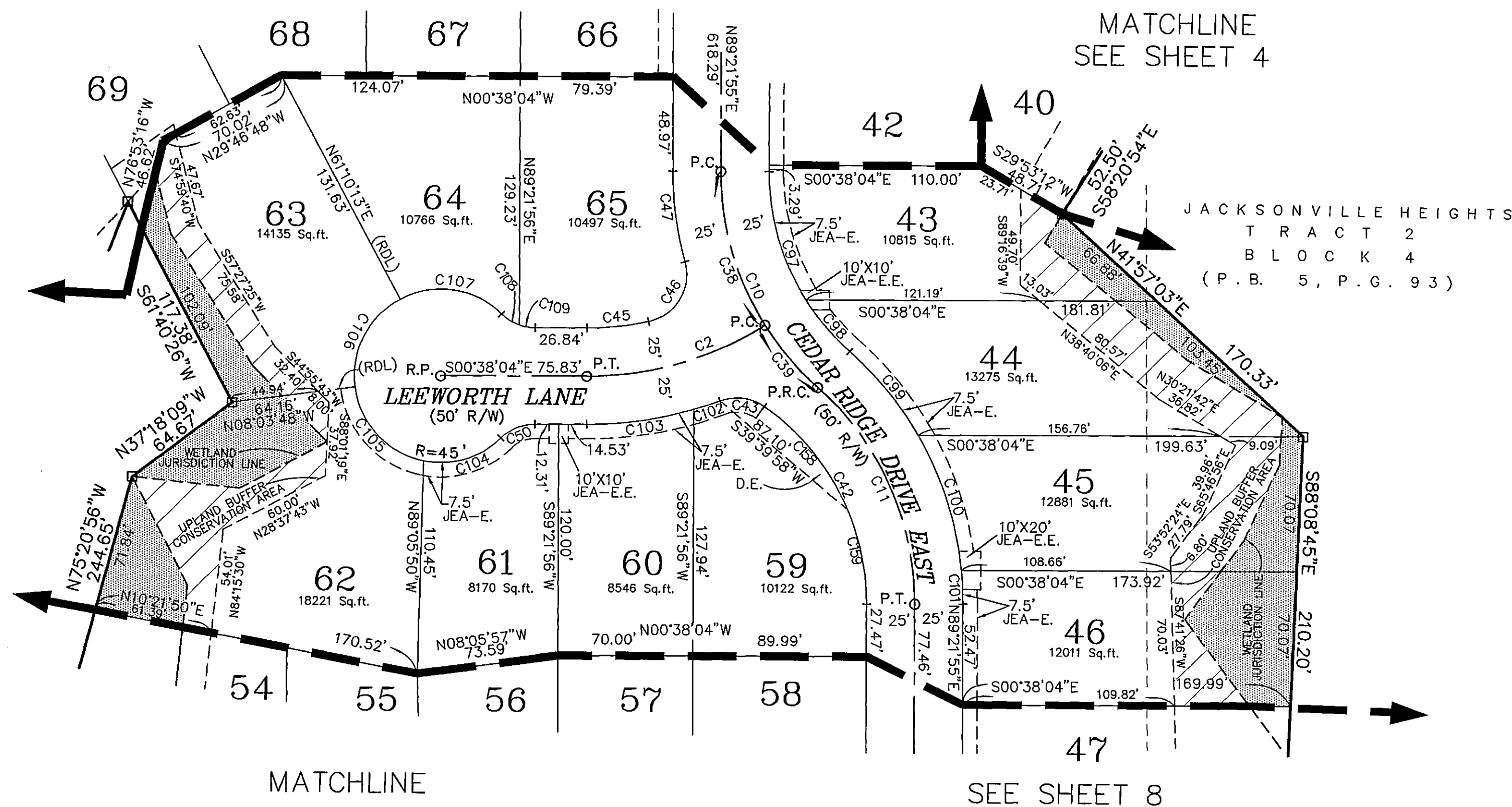
PLAT BOOK 53 PAGE 70F

SHEET 7 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



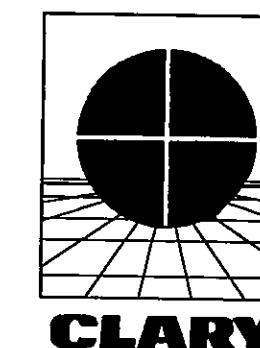
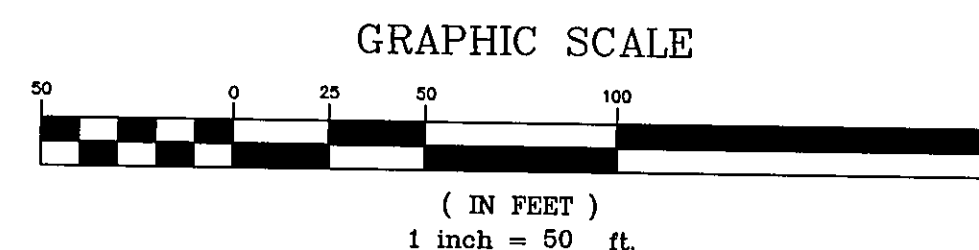
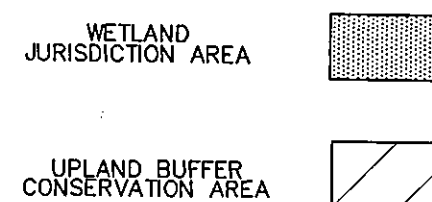
MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 4



JACKSONVILLE HEIGHTS
TRACT 2
BLOCK 4
(P.B. 5, P.G. 93)

NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C2	32°20'16"	172.64'	97.44'	N16°48'13"W	96.15'
C10	48°37'04"	149.43'	126.80'	N65°03'23"E	123.03'
C11	48°37'03"	149.43'	126.80'	S65°03'23"W	123.03'
C38	32°10'18"	149.43'	84.34'	N73°11'46"E	83.23'
C39	16°16'46"	149.43'	42.46'	N48°53'14"W	42.32'
C42	55°08'31"	124.43'	119.75'	S61°47'39"W	115.18'
C43	55°19'38"	25.00'	24.14'	S06°33'34"W	23.21'
C45	12°30'33"	147.64'	32.23'	N06°53'22"W	32.17'
C46	93°08'24"	25.00'	40.64'	N59°42'51"W	36.31'
C47	15°38'57"	174.43'	47.64'	N81°32'26"E	47.49'
C50	44°24'55"	25.00'	19.38'	S22°50'32"E	18.90'
C97	32°25'07"	124.43'	70.40'	N73°09'21"E	69.47'
C98	16°11'56"	124.43'	35.18'	N48°50'49"E	35.06'
C99	18°29'51"	174.43'	56.31'	S49°59'47"W	56.07'
C100	24°21'06"	174.43'	74.14'	S71°25'15"W	73.58'
C101	05°46'06"	174.43'	17.56'	N86°28'52"E	17.55'
C102	4°10'09"	197.64'	14.38'	N19°01'10"W	14.38'
C103	16°18'00"	197.64'	56.23'	N08°47'05"W	56.04'
C104	55°33'54"	45.00'	43.64'	N17°16'02"W	41.95'
C105	71°25'16"	45.00'	56.09'	N46°13'34"E	52.53'
C106	69°14'00"	45.00'	54.38'	S63°26'47"E	51.13'
C107	72°36'37"	45.00'	57.03'	S07°28'32"W	53.29'
C108	24°50'28"	25.00'	10.84'	N31°21'37"E	10.75'
C109	19°34'26"	25.00'	8.54'	N09°09'09"E	8.50'
C158	32°06'54"	124.43'	69.75'	S50°16'51"W	68.84'
C159	23°01'36"	124.43'	50.01'	S77°51'07"W	49.67'



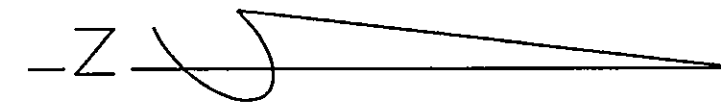
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(904) 260-2703

Crystal Creek Unit Two

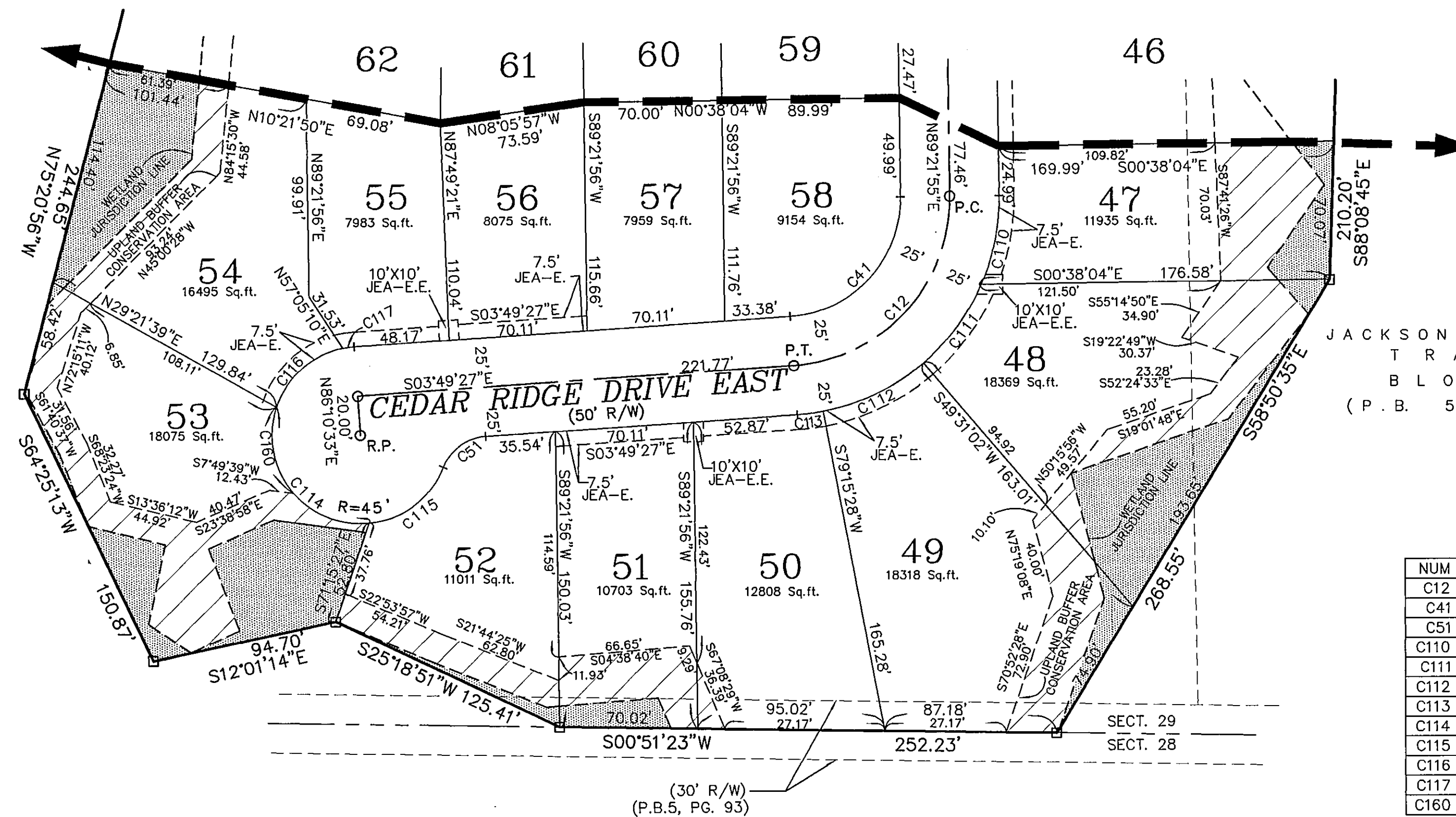
PLAT BOOK 53 PAGE 706

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 12, 13, 14, 15, AND 16, BLOCK 4, SECTION 29, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

SHEET 8 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND





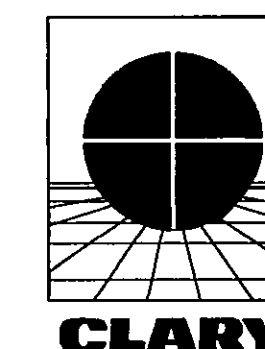
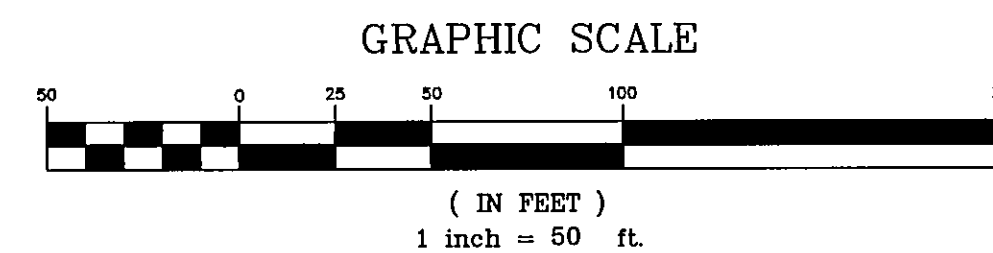
MATCHLINE SEE SHEET 7



JACKSONVILLE HEIGHTS
TRACT 2
BLOCK 4
(P.B. 5, P.G. 93)

NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C12	86°48'37"	85.00'	128.79'	N47°13'46"W	116.82'
C41	86°48'38"	60.00'	90.91'	N47°13'46"W	82.46'
C51	64°37'23"	25.00'	28.20'	S36°08'09"E	26.73'
C110	24°09'08"	110.00'	46.37'	N78°33'31"W	46.03'
C111	26°00'03"	110.00'	49.92'	N53°28'54"W	49.49'
C112	29°44'06"	110.00'	57.09'	N25°36'49"W	56.45'
C113	6°55'19"	110.00'	13.29'	N07°17'07"W	13.28'
C114	113°58'39"	45.00'	89.52'	N51°41'04"E	75.47'
C115	63°08'34"	45.00'	49.59'	N36°52'33"W	47.12'
C116	60°00'18"	45.00'	47.13'	S41°19'27"E	45.00'
C117	7°29'50"	45.00'	5.89'	S07°34'22"E	5.88'
C160	59°33'31"	45.00'	46.78'	N78°53'38"E	44.70'

WETLAND JURISDICTION AREA 
UPLAND BUFFER CONSERVATION AREA 

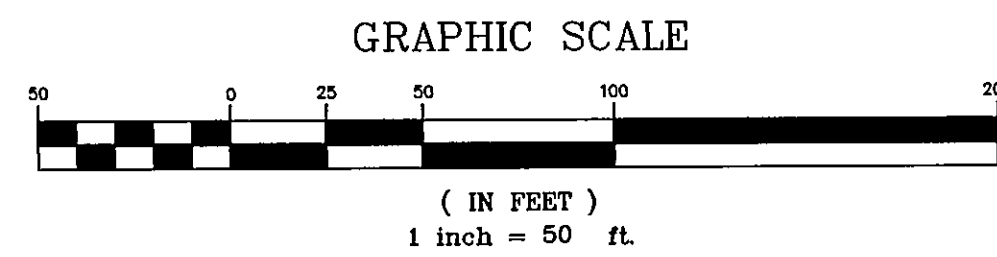
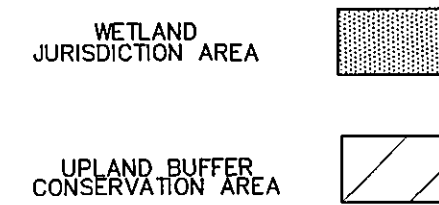
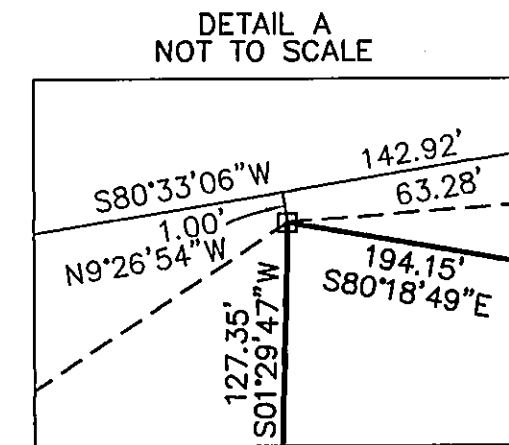
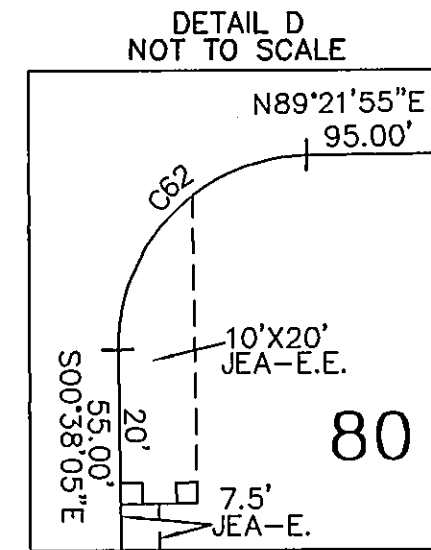
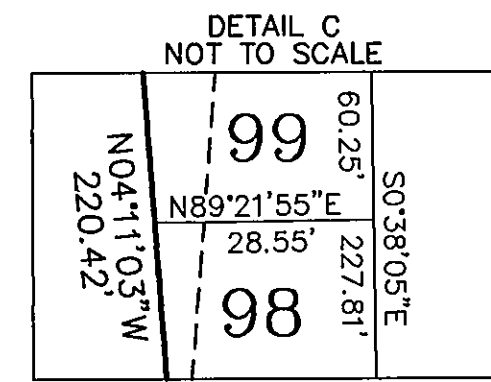


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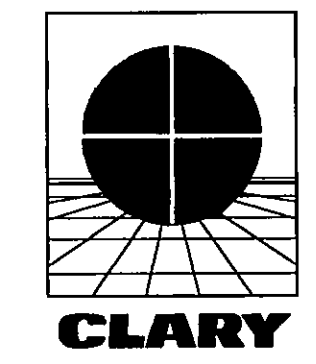
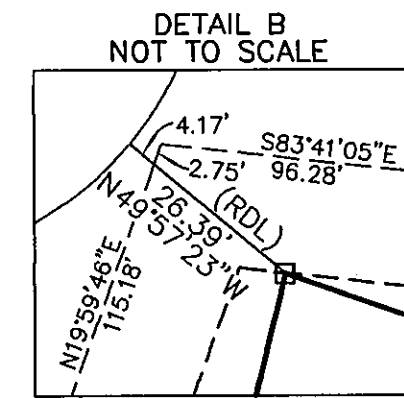
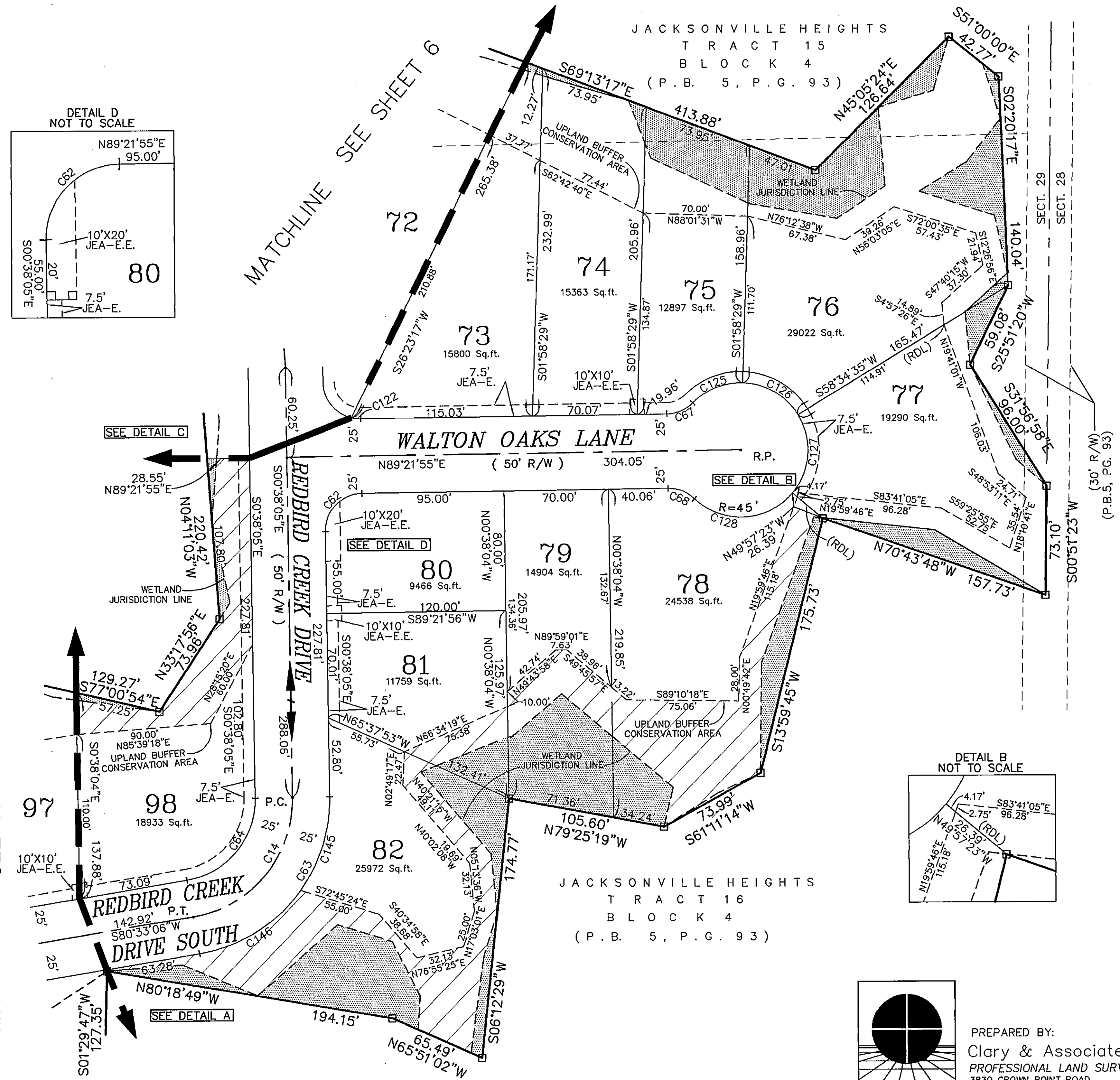
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SHEET 9 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C14	81°11'10"	80.00'	113.36'	N39°57'30"E	104.11'
C62	90°00'00"	25.00'	39.27'	S44°21'55"W	35.36'
C63	81°11'10"	105.00'	148.78'	N39°57'30"E	136.64'
C64	81°11'10"	55.00'	77.93'	N39°57'30"E	71.58'
C67	44°24'55"	25.00'	19.38'	N67°09'27"E	18.90'
C68	44°24'55"	25.00'	19.38'	N68°25'37"W	18.90'
C122	14°44'31"	25.00'	6.43'	S83°15'49"E	6.41'
C125	47°00'27"	45.00'	36.92'	S68°27'13"W	35.89'
C126	56°37'08"	45.00'	44.47'	N59°43'59"W	42.68'
C127	71°28'01"	45.00'	56.13'	N04°18'36"E	52.56'
C128	93°44'13"	45.00'	73.62'	N86°54'44"E	65.68'
C145	36°27'24"	105.00'	66.81'	N17°35'37"E	65.69'
C146	44°43'46"	105.00'	81.97'	N58°11'13"E	79.91'

MATCHLINE SEE SHEET 10

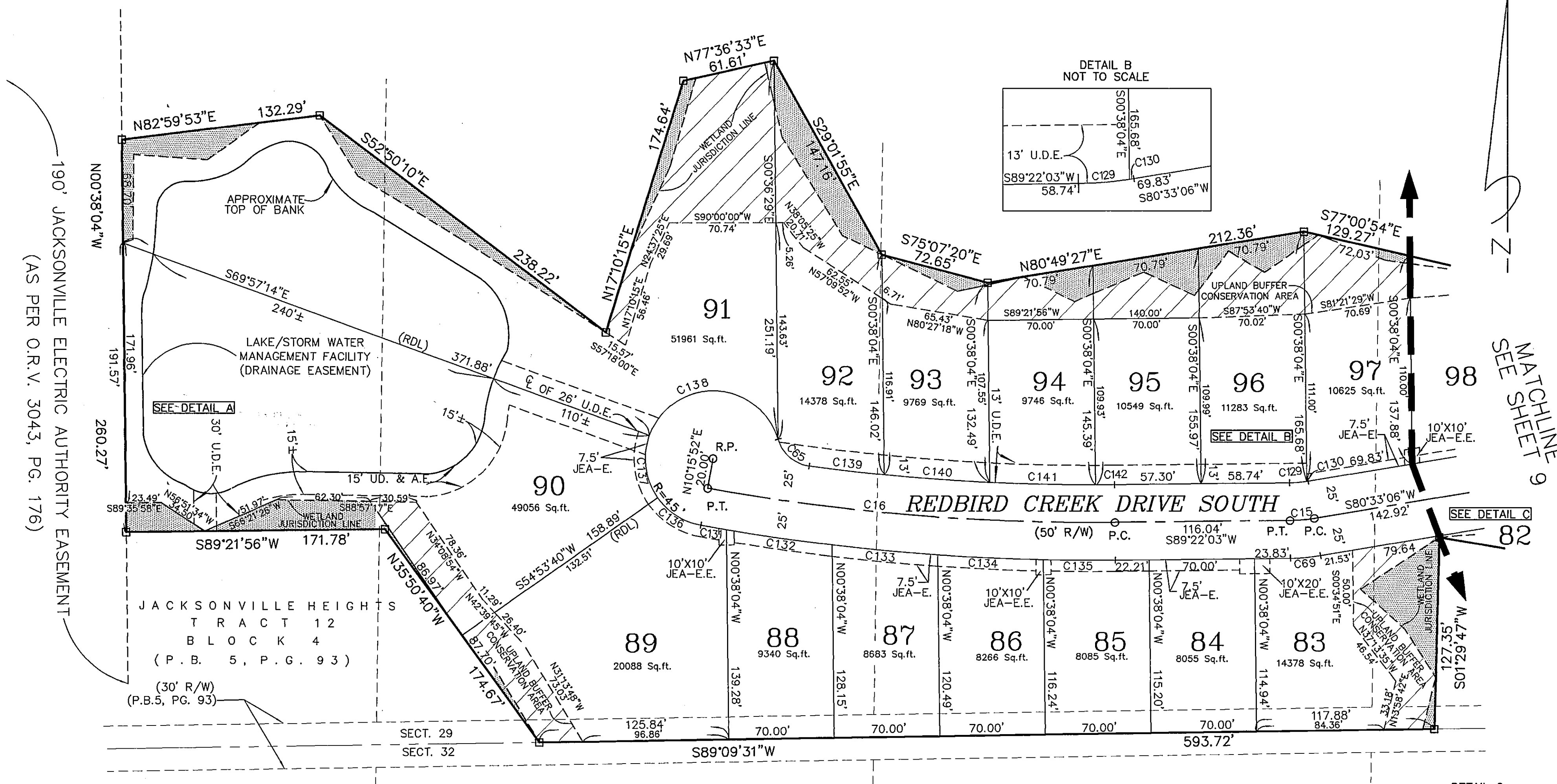


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SHEET 10 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



190' JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
(AS PER O.R.V. 3043, PG. 176)

MATCHLINE 9
SEE SHEET 9

GRAPHIC SCALE



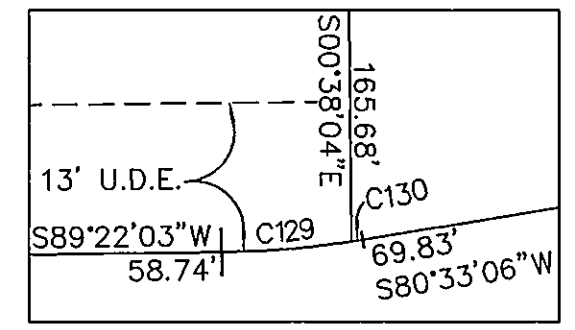
(IN FEET)
1 inch = 50 ft.

WETLAND JURISDICTION AREA

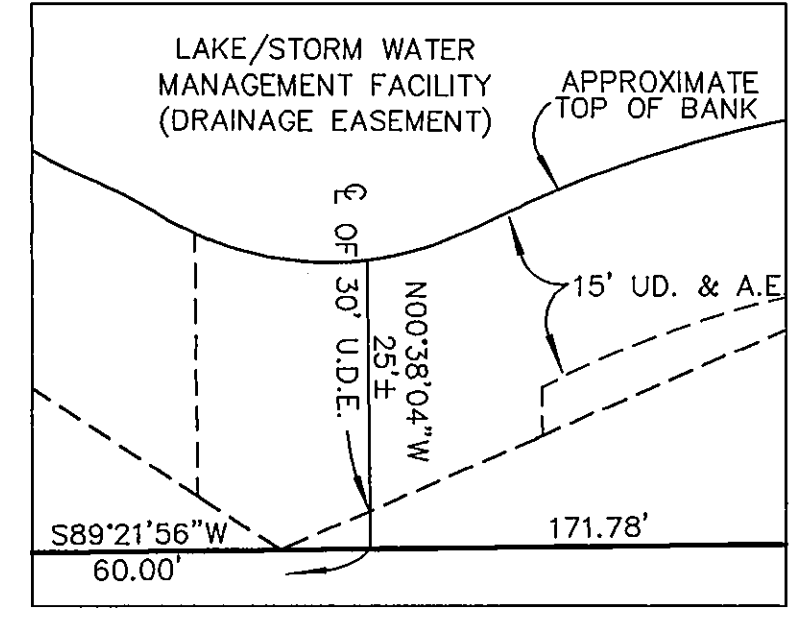
UPLAND BUFFER CONSERVATION AREA

NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE	NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C15	8°48'56"	105.00'	16.16'	N84°57'34"E	16.14'	C134	2°45'58"	1452.40'	70.12'	S87°21'50"E	70.11'
C16	10°53'55"	1427.40'	271.52'	S85°10'59"E	271.11'	C135	1°53'08"	1452.40'	47.80'	S89°41'23"E	47.80'
C65	65°55'53"	25.00'	28.77'	S49°22'14"E	27.21'	C136	44°37'48"	45.00'	35.05'	S57°25'14"E	34.17'
C69	8°48'56"	130.00'	20.00'	N84°57'34"E	19.98'	C137	55°09'05"	45.00'	43.32'	S07°31'47"E	41.66'
C70	8°48'56"	80.00'	12.31'	N84°57'34"E	12.30'	C138	143°32'56"	45.00'	112.74'	N88°10'46"W	85.49'
C129	8°05'35"	80.00'	11.30'	N85°19'15"E	11.29'	C139	2°02'42"	1402.40'	50.06'	S83°21'32"E	50.05'
C130	0°43'21"	80.00'	1.01'	N80°54'47"E	1.01'	C140	2°52'13"	1402.40'	70.26'	S85°49'00"E	70.25'
C131	00°40'30"	1452.40'	17.11'	N80°04'16"W	17.11'	C141	2°51'42"	1402.40'	70.05'	S88°40'58"E	70.04'
C132	2°47'41"	1452.40'	70.85'	S81°48'22"E	70.84'	C142	0°31'07"	1402.40'	12.70'	N89°37'37"E	12.70'
C133	2°46'37"	1452.40'	70.40'	S84°35'31"E	70.39'						

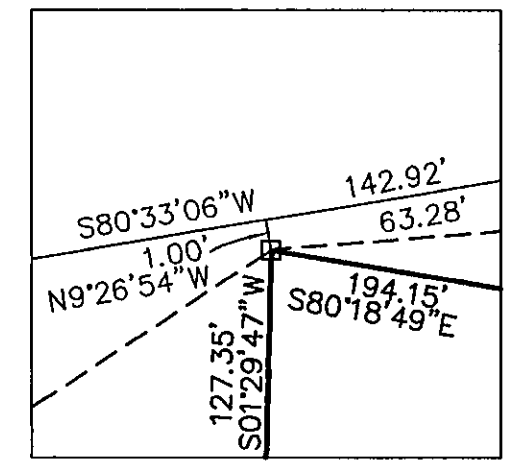
DETAIL B NOT TO SCALE



DETAIL A NOT TO SCALE



DETAIL C NOT TO SCALE



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