

# Crystal Creek Unit Three

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

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 Three, having caused the same to be surveyed and subdivided, and that Washington Mutual Bank, F.A., successor by Merger to Bank United, 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, 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, water and sewer, 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, 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 Three. 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.

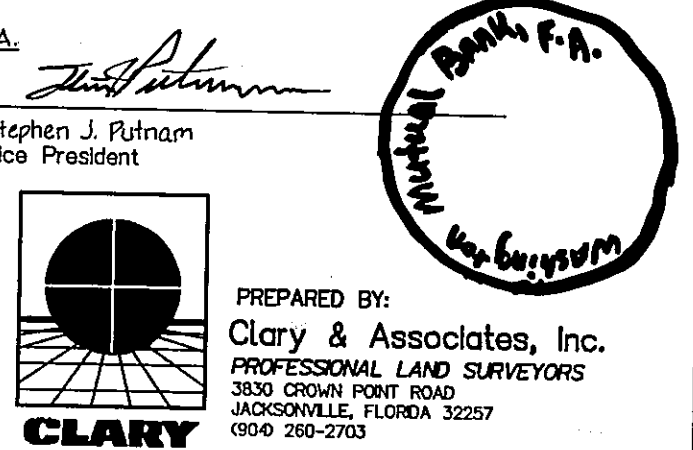
Those easements designated as 'JEA-E.E.' are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

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 1st day of November 2001.

CRystal Springs Development, Inc.  
Witness: Beverly J. Holland  
Print Name: Beverly J. Holland J.D. Collins President  
Witness: Susan Harris  
Print Name: Susan Harris

WASHINGTON MUTUAL BANK, F.A.  
Witness: Terri L. Stalls  
Print Name: Terri L. Stalls  
Witness: Scott Miller  
Print Name: Scott Miller



CAPTION

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

BEGIN AT THE SOUTHWEST CORNER OF LOT 23, AS SHOWN ON THE PLAT OF BUCKINGHAM UNIT TWO, AS RECORDED IN PLAT BOOK 46, PAGES 68, 68A THROUGH 68D, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°28'43" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID BUCKINGHAM UNIT TWO, A DISTANCE OF 541.53 FEET TO THE WESTERLY AND SOUTHWESTERLY BOUNDARIES OF CRYSTAL CREEK UNIT ONE, AS RECORDED IN PLAT BOOK 52, PAGES 62, 62A THROUGH 62E, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG SAID WESTERLY BOUNDARY OF CRYSTAL CREEK UNIT ONE, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 00°31'15" EAST, 110.00 FEET; COURSE NO. 2: NORTH 89°28'43" EAST, 28.96 FEET; COURSE NO. 3: SOUTH 00°31'17" EAST, 170.00 FEET; COURSE NO. 4: NORTH 89°28'43" EAST, 280.00 FEET; COURSE NO. 5: SOUTH 51°06'23" EAST, 186.58 FEET; COURSE NO. 6: SOUTH 42°51'04" WEST, 218.19 FEET; COURSE NO. 7: SOUTH 00°37'54" EAST, 23.06 FEET TO THE NORTHERLY BOUNDARY OF CRYSTAL CREEK UNIT TWO, AS RECORDED IN PLAT BOOK 53, PAGES 70, 70A THROUGH 70I, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE WESTERLY AND NORTHERLY BOUNDARIES OF SAID CRYSTAL CREEK UNIT TWO, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 00°37'48" EAST, 396.94 FEET; COURSE NO. 2: SOUTH 89°22'12" WEST, 133.72 FEET; COURSE NO. 3: SOUTH 82°09'30" WEST, 50.40 FEET; COURSE NO. 4: SOUTH 89°22'12" WEST, 110.00 FEET; COURSE NO. 5: SOUTH 00°37'48" EAST, 240.00 FEET; COURSE NO. 6: SOUTH 27°11'43" EAST, 67.08 FEET; COURSE NO. 7: SOUTH 00°37'48" EAST, 110.00 FEET; COURSE NO. 8: SOUTH 89°22'12" WEST, 580.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF A 190 FOOT JACKSONVILLE ELECTRIC AUTHORITY RIGHT-OF-WAY AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3043, PAGE 176 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°37'48" WEST, ALONG LAST SAID LINE, 1394.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.97 ACRES, MORE OR LESS.

CLERK'S CERTIFICATION 2001-320631

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 54, Pages 78 thru 78F of the Public Records of Duval County, Florida. Signed this 17th day of December 2001 A.D., 2000.

Jimi Fuller By: J.R. Stanes  
JIM FULLER Deputy Clerk  
Clerk of Circuit Court

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 204, of the Ordinance Code.

By: J. Stalls 12/12/2001  
Director of Public Works Date

NOTARY FOR WASHINGTON MUTUAL BANK, F.A., SUCCESSOR BY MERGER TO BANK UNITED

The foregoing instrument was acknowledged before me this 22nd day of October, 2001, A.D., by Stephen J. Rifnam, Vice President of Washington Mutual Bank, F.A., a Corporation under the laws of the state of Florida on behalf of the bank. He is personally known to me and did not take an oath.

Terri L. Stalls  
Notary Public My Commission Expires: 9-18-02  
State of Florida at Large Serial No. CC767693

NOTARY FOR CRYSTAL SPRINGS DEVELOPMENT, INC.

The foregoing instrument was acknowledged before me this 12th day of October, 2001, 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 an oath.

Beverly J. Holland 4-16-05  
Notary Public My Commission Expires: 4-16-05  
State of Florida at Large Serial No. CC973535

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 4th DAY OF Dec, 2001.

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

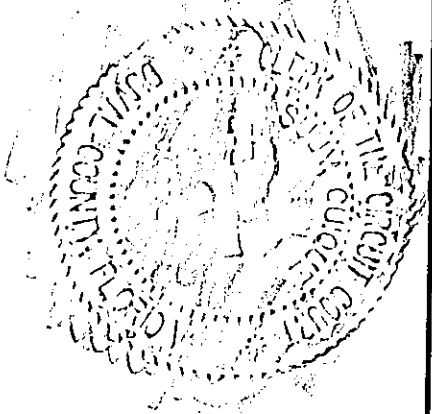
SURVEYOR'S CERTIFICATE

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 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 15th DAY OF October A.D., 2001.

Gregory B. Clary  
GREGORY B. CLARY  
REGISTERED LAND SURVEYOR NO. 3377

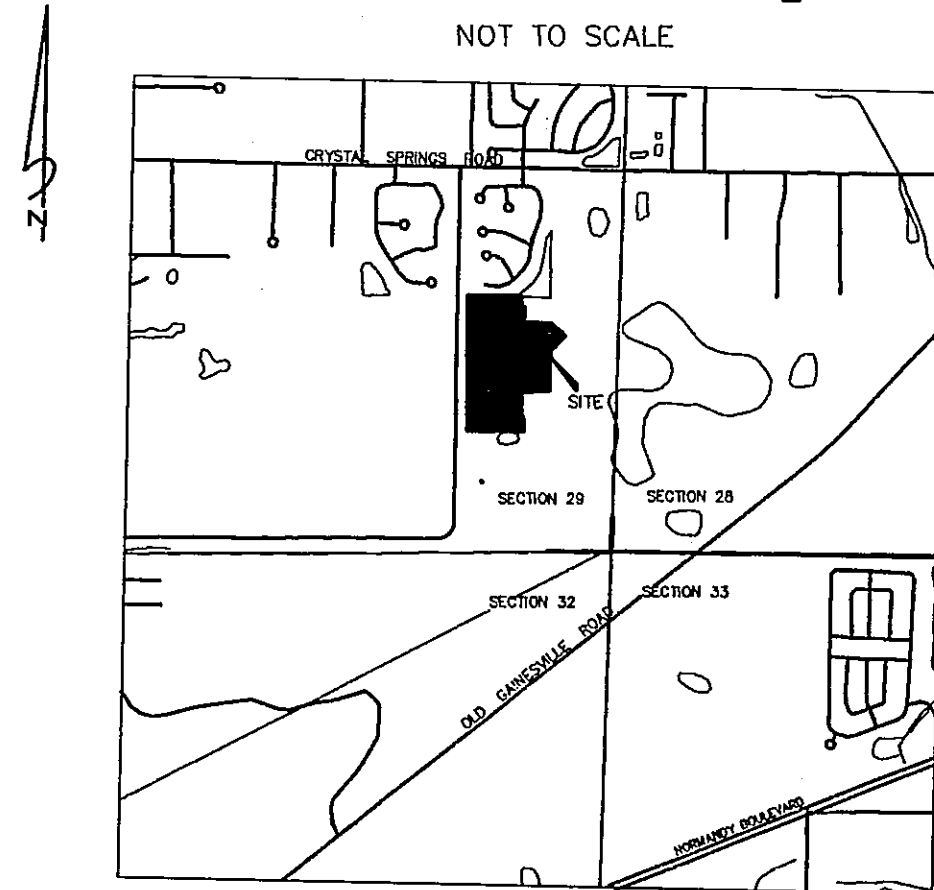
Approved 12/4/2001  
Date  
T. Stalls  
City Engineer  
for Director of Public Works  
Approved 12/12/2001  
Date  
J. Stalls  
for General Counsel



# Crystal Creek Unit Three

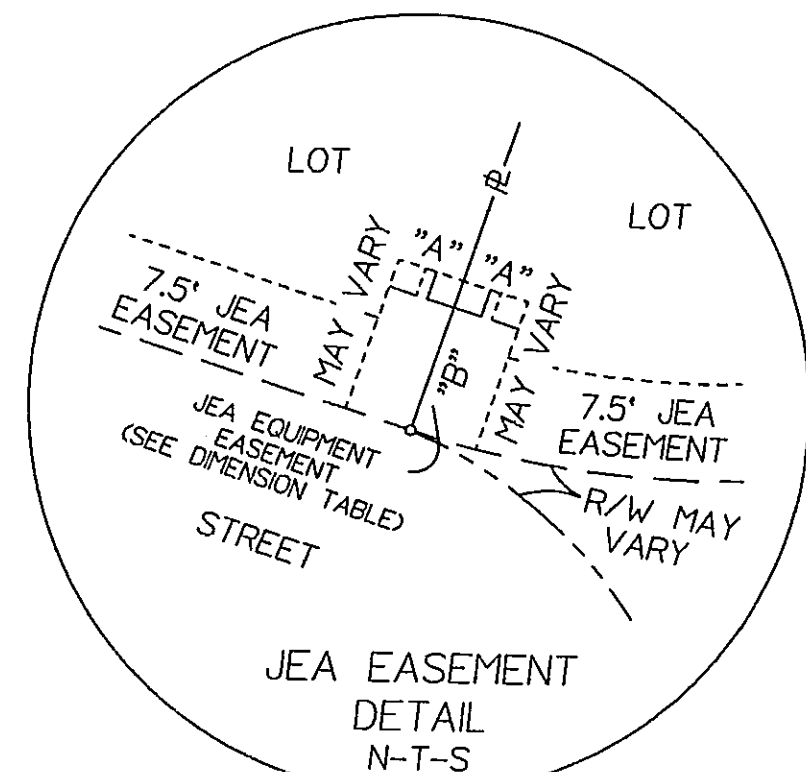
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## Vicinity Map



## Legend

(N.R.) = NON-RADIAL LINE-	CH = CHORD
RAW = RIGHT-OF-WAY	Δ = DELTA
BRL = BUILDING RESTRICTION LINE	RP = RADIUS POINT
○ = PERMANENT CONTROL POINT	□ = SET PERMANENT REFERENCE MONUMENT
PC = POINT OF CURVATURE	■ = FOUND PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY	STAMPED LB 3731
ORV = OFFICIAL RECORDS VOLUME	■ = FOUND PERMANENT REFERENCE MONUMENT
PB = PLAT BOOK	STAMPED LB 3731
PG(S) = PAGE(S)	C4 = CHANGE IN STREET NAME
ESMT = EASEMENT	TABULATED CURVE DATA
A = ARC	PRC = POINT OF REVERSE CURVE
T = TANGENT	PCC = POINT OF COMPOUND CURVE
D.E. = DRAINAGE EASEMENT	RDL = RADIAL LINE
U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT	U.D.&A.E. = UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
R = RADIUS	[Hatched Box] = UPLAND BUFFER CONSERVATION AREA
	[Stippled Box] = WETLAND JURISDICTION AREA

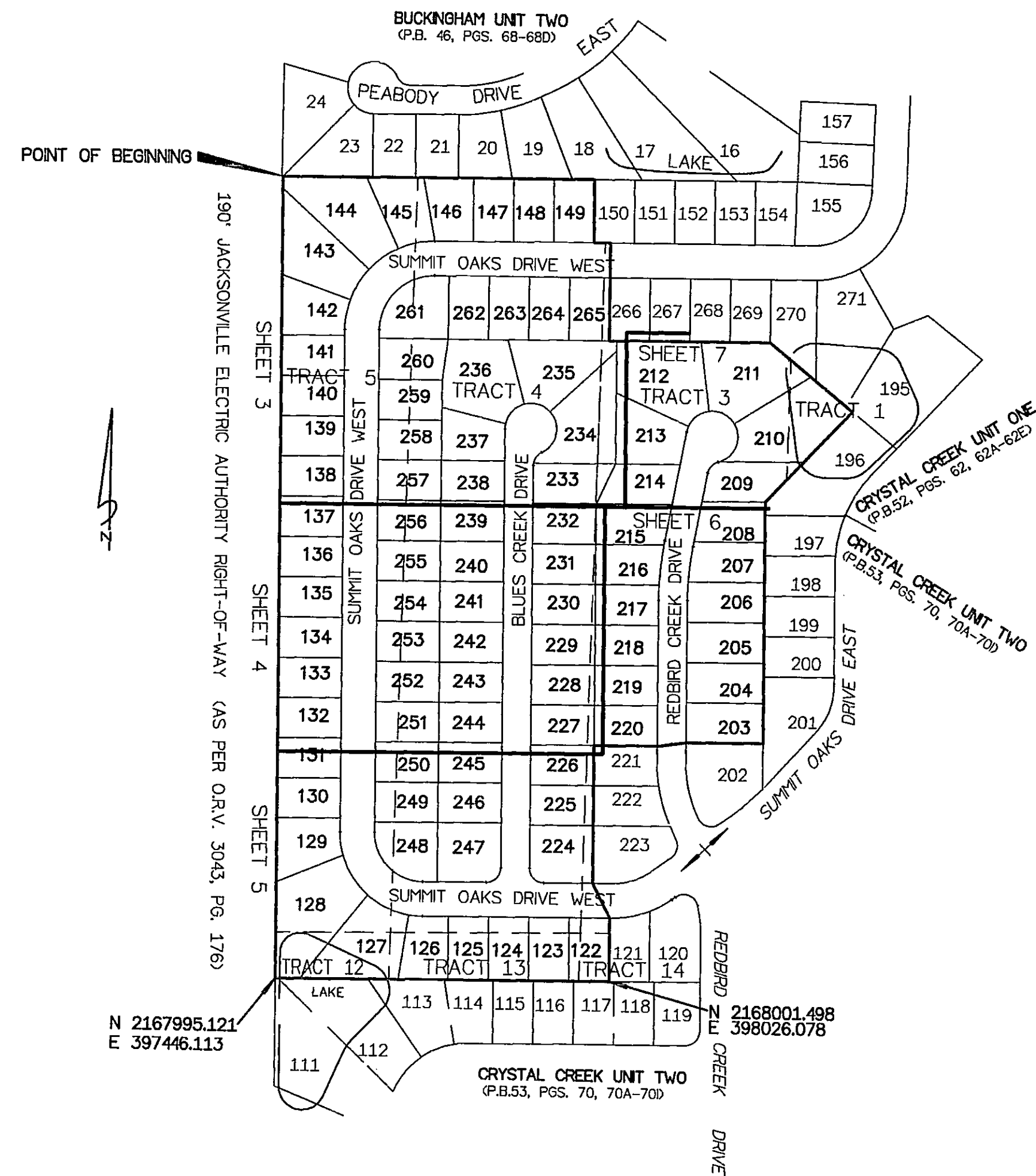


DIMENSION TABLE		
"A"	5'	TYPICAL 10'x 10' JEA EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'x 20' JEA EQUIPMENT EASEMENT

## General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLAN COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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: JACKSONVILLE HEIGHTS RIGHT-OF-WAYS SHOWN ON PLAT FOR INFORMATIONAL PURPOSES ONLY.
- 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.
- N 2168001.498 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST E 398026.078 ZONE NAD 1983/1990 NGS ADJUSTMENT.

KEY MAP  
SCALE: 1" = 200'



N 2167995.121  
E 397446.113

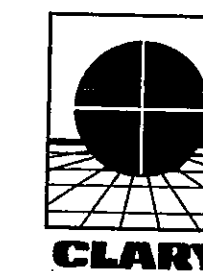
N 2168001.498  
E 398026.078

## GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

P.S.D. NO. : 98-008  
CITY DEVELOPMENT NO. : 3901.3



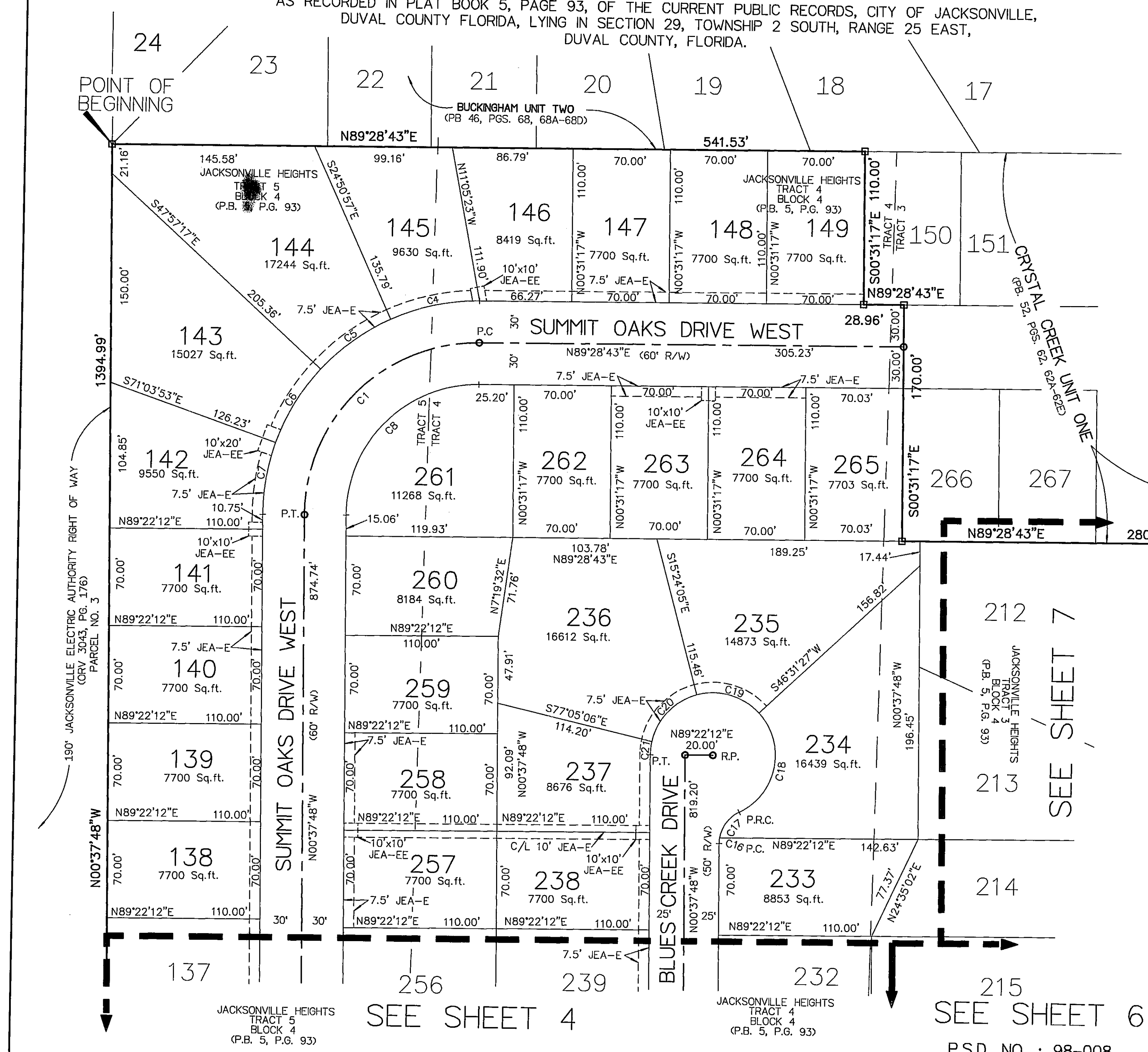
PREPARED BY:  
Clary & Associates, Inc.  
PROFESSIONAL LAND SURVEYORS  
3830 GROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703

# Crystal Creek Unit Three

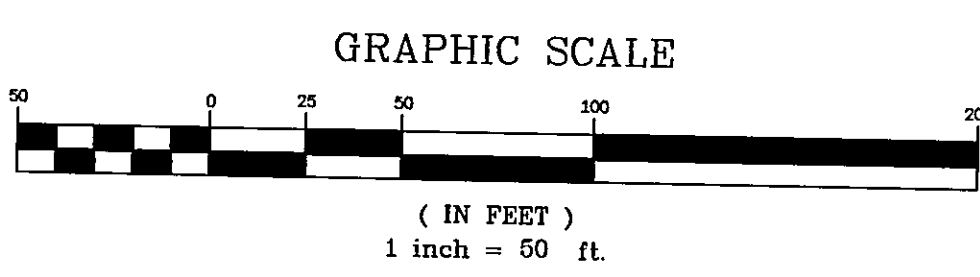
PLAT BOOK 54 PAGE 78B

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SHEET 3 OF 7 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES)



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°06'31"	196.21'	124.76'	S44°25'28"W	176.60'
C4	24°19'21"	65.70'	154.76'	S77°19'02"W	65.20'
C5	23°06'38"	62.42'	154.76'	S53°36'03"W	62.00'
C6	23°06'28"	62.42'	154.76'	S30°29'29"W	61.99'
C7	19°34'03"	52.85'	154.76'	S9°09'14"W	52.60'
C8	90°06'31"	149.03'	94.76'	S44°25'28"W	134.14'
C16	9°23'53"	4.10'	25.00'	S3°59'18"W	4.10'
C17	55°18'20"	24.13'	25.00'	S36°20'25"W	23.21'
C18	107°29'13"	84.42'	45.00'	N10°14'58"E	72.57'
C19	62°24'22"	49.01'	45.00'	N74°41'49"W	46.63'
C20	62°30'24"	49.09'	45.00'	S42°50'47"W	46.69'
C21	12°13'22"	9.60'	45.00'	S5°28'53"W	9.58'



SEE SHEET 4      SEE SHEET 6

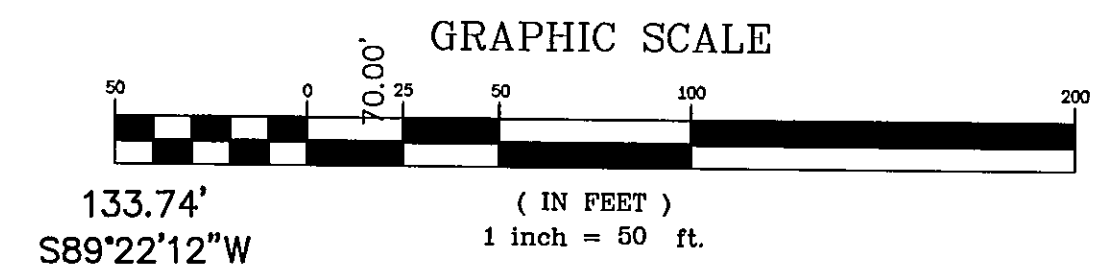
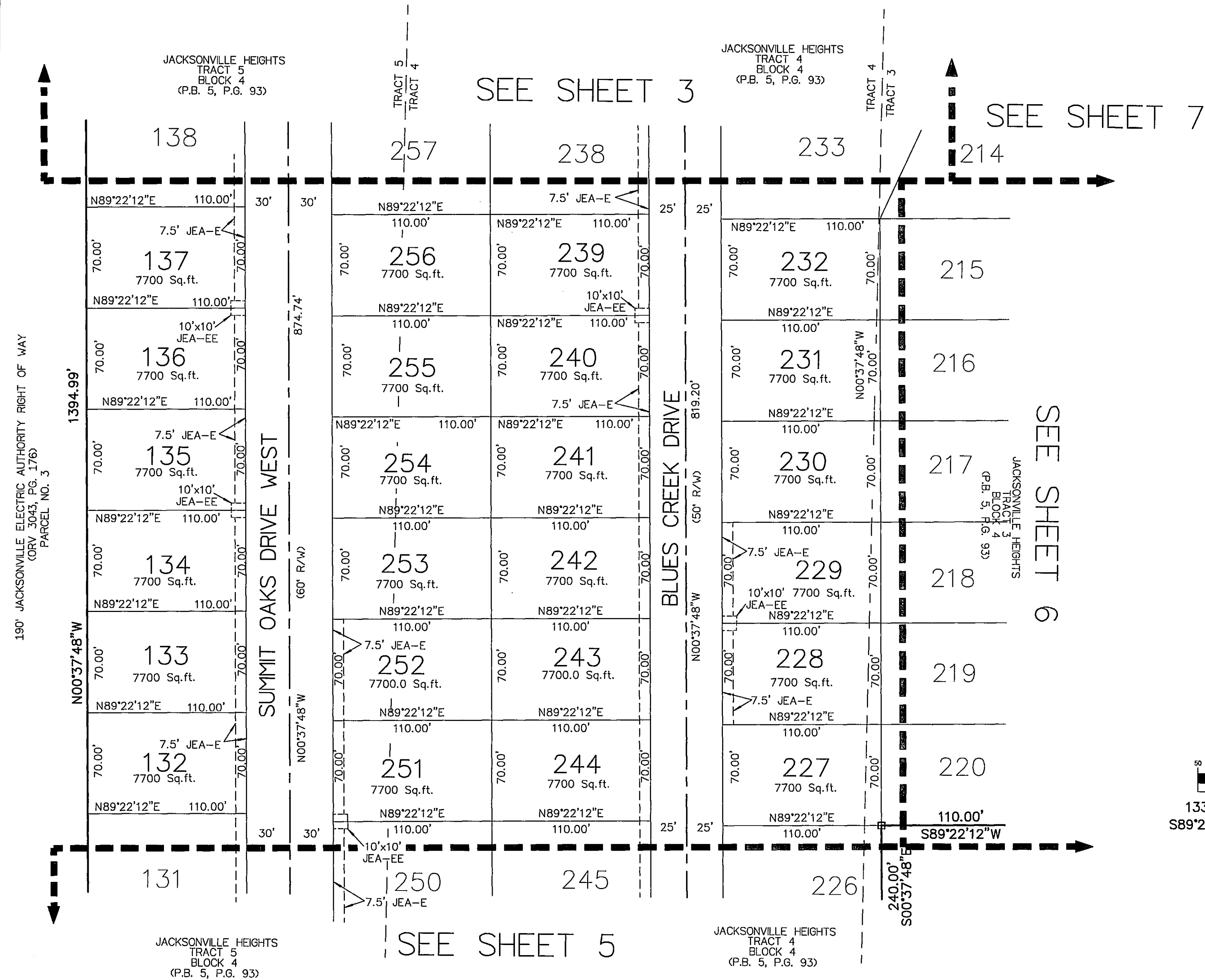
P.S.D. NO. : 98-008  
CITY DEVELOPMENT NO. : 3901.3



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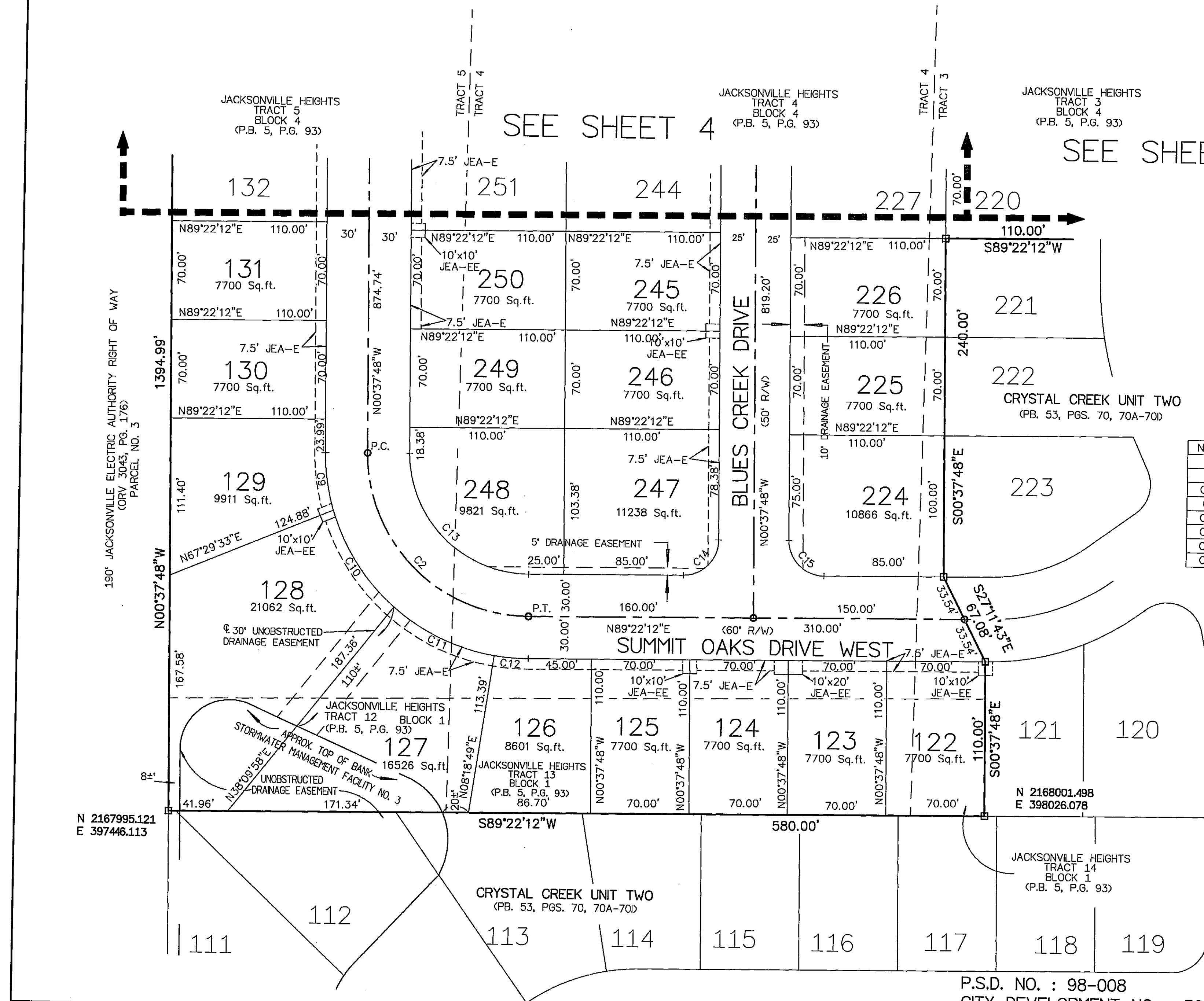
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CITY DEVELOPMENT NO. : 3901.3

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PLAT BOOK 54 PAGE 780

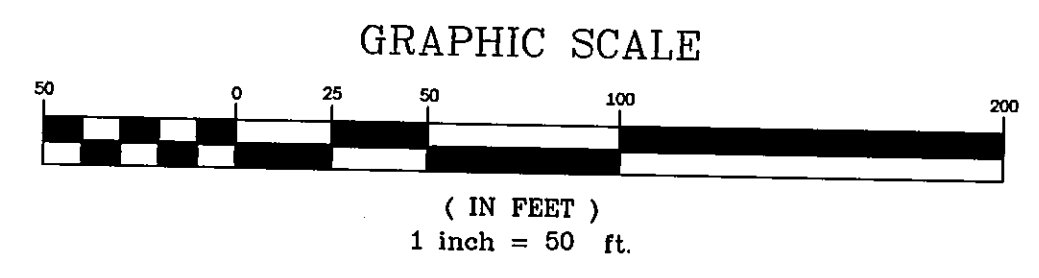
SHEET 5 OF 7 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES)



SEE SHEET 4

SEE SHEET 6

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C2	90°00'00"	180.64'	115.00'	S45°37'48"E	162.63'
C9	16°22'35"	41.44'	145.00'	S8°49'06"E	41.30'
C10	32°20'56"	81.87'	145.00'	S33°10'52"E	80.78'
C11	31°43'04"	80.27'	145.00'	S65°12'53"E	79.25'
C12	9°33'22"	24.18'	145.00'	S85°51'07"E	24.16'
C13	90°00'00"	133.52'	85.00'	S45°37'48"E	120.21'
C14	90°00'00"	39.27'	25.00'	N44°22'12"E	35.36'
C15	90°00'00"	39.27'	25.00'	S45°37'48"E	35.36'



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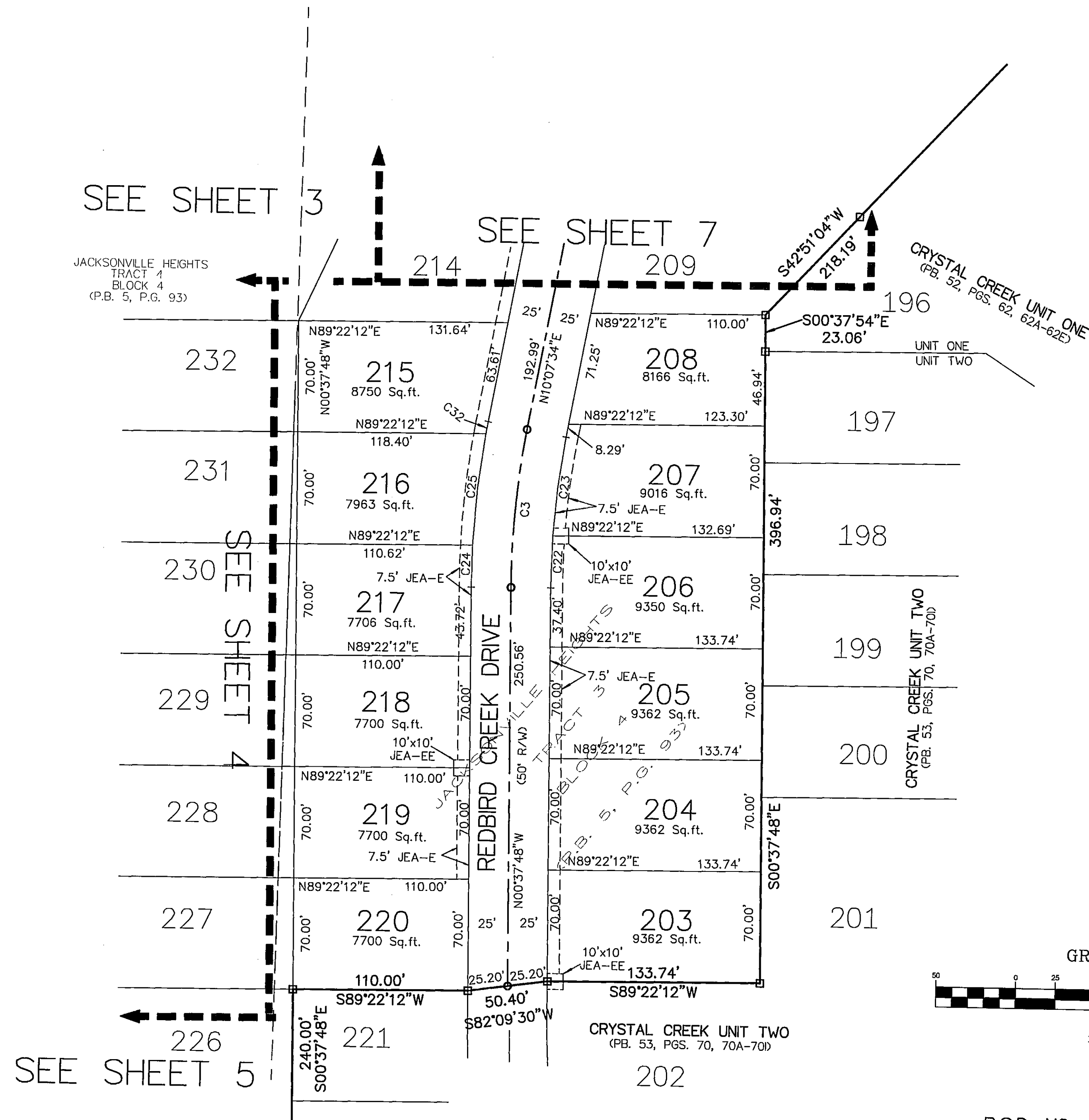
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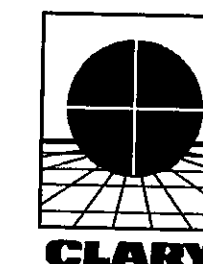
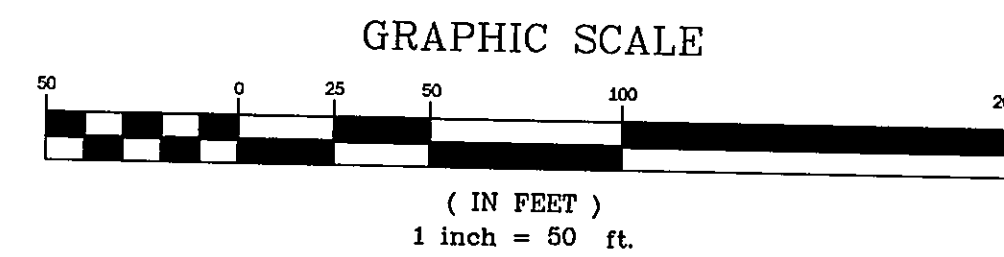
PLAT BOOK 54 PAGE 78E

SHEET 6 OF 7 SHEETS

(SEE SHEET 2 FOR GENERAL NOTES)



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C3	10°45'22"	99.71'	531.11'	S4°44'53"W	99.56'
C22	3°41'36"	32.63'	506.11'	S1°13'00"W	32.62'
C23	7°03'45"	62.39'	506.11'	S6°35'41"W	62.35'
C24	2°42'29"	26.29'	556.11'	S0°43'27"W	26.28'
C25	7°15'40"	70.48'	556.11'	S5°42'32"W	70.43'
C32	0°47'11"	7.63'	556.11'	S9°43'58"W	7.63'



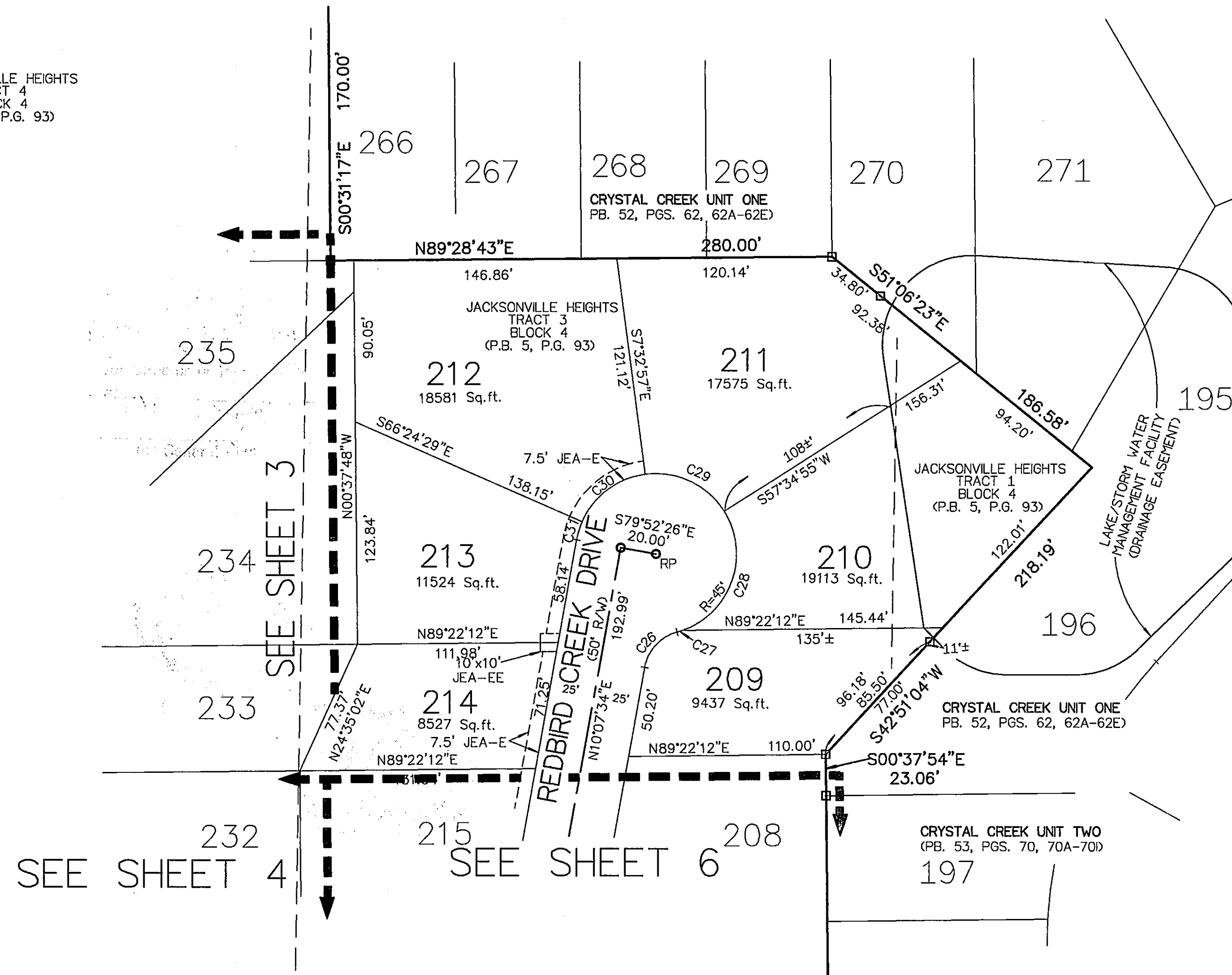
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JACKSONVILLE, FLORIDA 32257  
(904) 260-2703

P.S.D. NO. : 98-008  
CITY DEVELOPMENT NO. : 3901.3

# Crystal Creek Unit Three

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

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



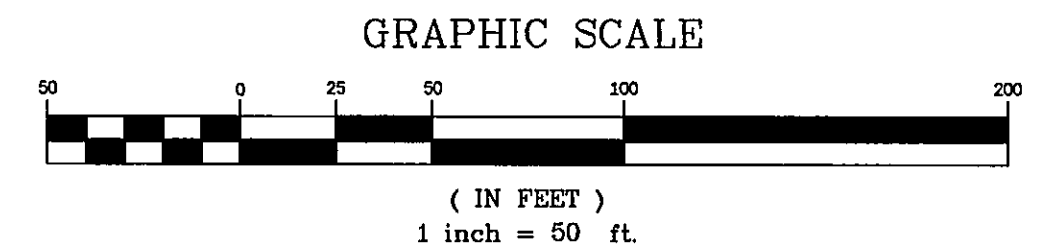
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C26	64°37'58"	28.20'	25.00'	S42°25'58"W	26.73'
C27	4°09'19"	3.26'	45.00'	N72°40'17"E	3.26'
C28	102°45'20"	80.70'	45.00'	N19°12'57"E	70.32'
C29	65°36'06"	51.52'	45.00'	N64°57'47"W	48.75'
C30	58°40'32"	46.08'	45.00'	S52°53'54"W	44.10'
C31	13°26'03"	10.55'	45.00'	S16°50'36"W	10.53'

SEE SHEET 4

SEE SHEET 6

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

JACKSONVILLE HEIGHTS  
TRACT 3  
BLOCK 4  
(P.B. 5, P.G. 93)



PREPARED BY:  
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