

Derris Creek Unit Two

A Portion of Section 33, Township 3 South, Range 27 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK 55 PAGE 83

SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 31, AS SHOWN ON THE PLAT OF SECRET HARBOR, AS RECORDED IN PLAT BOOK 46, PAGES 87, 87A THROUGH 87C, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88°46'02" WEST, ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 1927, PAGE 74, OF SAID CURRENT PUBLIC RECORDS, 663.07 FEET TO THE EASTERLY BOUNDARY OF DERRIS CREEK UNIT ONE, AS RECORDED IN PLAT BOOK 54, PAGES 30, 30A THROUGH 30C, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 02°38'57" WEST, ALONG LAST SAID LINE, AND THE NORTHERLY PROLONGATION THEREOF, 739.70 FEET; THENCE NORTH 89°04'30" EAST, 921.96 FEET; THENCE SOUTH 00°55'30" EAST, 665.56 FEET, TO THE NORTHWEST CORNER OF LOT 34, AS SHOWN ON THE AFORESAID PLAT OF SECRET HARBOR; THENCE SOUTHEASTERLY AND SOUTHWESTERLY, ALONG THE NORTHERLY BOUNDARY OF SAID SECRET HARBOR, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 02°51'45" EAST 70.29 FEET; COURSE NO. 2: SOUTH 89°04'30" WEST, 239.02 FEET, TO THE POINT OF BEGINNING.

CONTAINING 15.42 ACRES, MORE OR LESS.

CLERK'S CERTIFICATION 2003053329

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 55, Pages 83-83C of the Public Records of Duval County, Florida.
Signed this 20th day of Feb. A.D., 2003.

Jim Fuller
JIM FULLER
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 654, of the Ordinance Code.

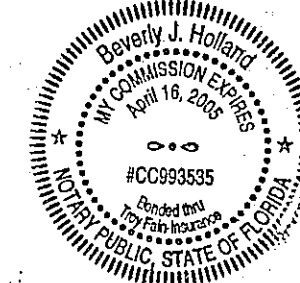
By Ann McLaughlin 2-19-2003
Director of Public Works Date

NOTARY FOR DERRIS CREEK, LLC

The foregoing instrument was acknowledged before me this 10th day of February 2003, A.D., by J.D. Collins, President of The Collins Group, Inc., a Corporation under the laws of the state of Florida, as manager of Derris Creek, LLC, 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:
State of Florida at Large Serial No. CC993535

Print Name: Beverly J. Holland

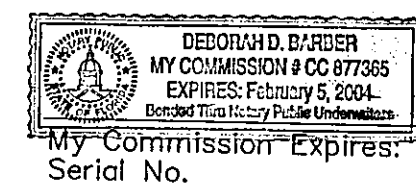


NOTARY FOR FIDELITY NATIONAL BANK

The foregoing instrument was acknowledged before me this 12th day of February, 2003, A.D., by Michael W. Levitt, Vice President of Fidelity National Bank, on behalf of the bank. He is personally known to me and did not take an oath.

Deborah D. Barber
Notary Public
State of Florida at Large

Print Name: Deborah D. Barber



PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 12th DAY OF Feb., 2003.

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

ADOPTION AND DEDICATION

This is to certify that Derris Creek, LLC, a corporation under the laws of the state of Florida, is the lawful owner of the lands described in the caption hereon known as Derris Creek Unit Two, having caused the same to be surveyed and subdivided, and that Fidelity National 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, drives, courts, walkways, unobstructed easements for drainage, utilities (except water and sewer), non-access easements, except all private easements and landscape tracts 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 the 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, licenses or concessionaires within Derris Creek Unit Two. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

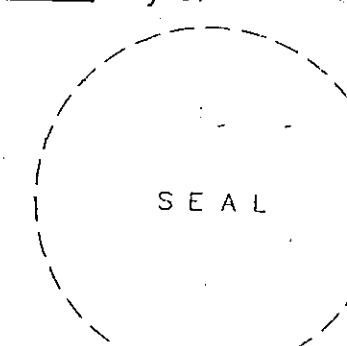
The undersigned Owners does hereby reserve unto itself and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all the lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall 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.

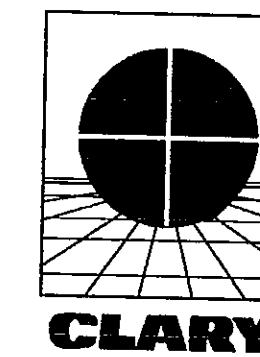
Those easements designated as 'JEA-E.' are hereby irrevocable dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

In witness thereof, Derris Creek, LLC, has caused these presents to be signed this 10th day of February 2003.

Derris Creek, LLC
Witness: Beverly J. Holland J.D. Collins
Print Name: Beverly J. Holland J.D. Collins
Witness: Katheryn E. Hyde President
Print Name: Katheryn E. Hyde The Collins Group, Inc., as manager of
Derris Creek, LLC



Fidelity National Bank
Witness: Deborah D. Barber Michael W. Levitt
Print Name: Deborah D. Barber Michael W. Levitt
Witness: Marie Flicker Vice President
Print Name: MARIE FLICKER



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
LB 3731

P.S.D. NO.: 2001-038
CITY DEVELOPMENT NO.: 3605.6

Approved 2/18/03
Date
John P. [Signature]
City Engineer
for Director of Public Works
Approved 2/18/03
Date
[Signature]
for City Counsel



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 9th DAY OF JANUARY, A.D., 2003.

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

REVIEWS
OFFICE: [Signature]
FIELD: [Signature]
CHECKED BY
DRAFT:
CLOSURES/DATA: [Signature]
COVER SHEET: [Signature]
PRMS: F.B. 1727 pg 44

Derris Creek Unit Two

A Portion of Section 33, Township 3 South, Range 27 East, City of Jacksonville, Duval County, Florida.

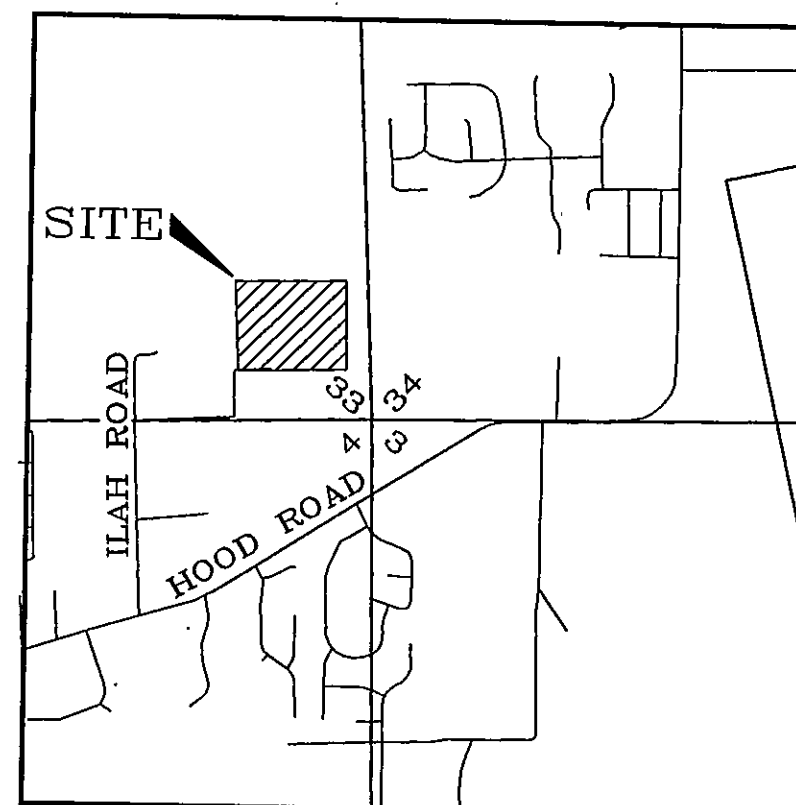
PLAT BOOK 55 PAGE 83A

SHEET 2 OF 4 SHEETS
21 LOTS IN THIS UNIT

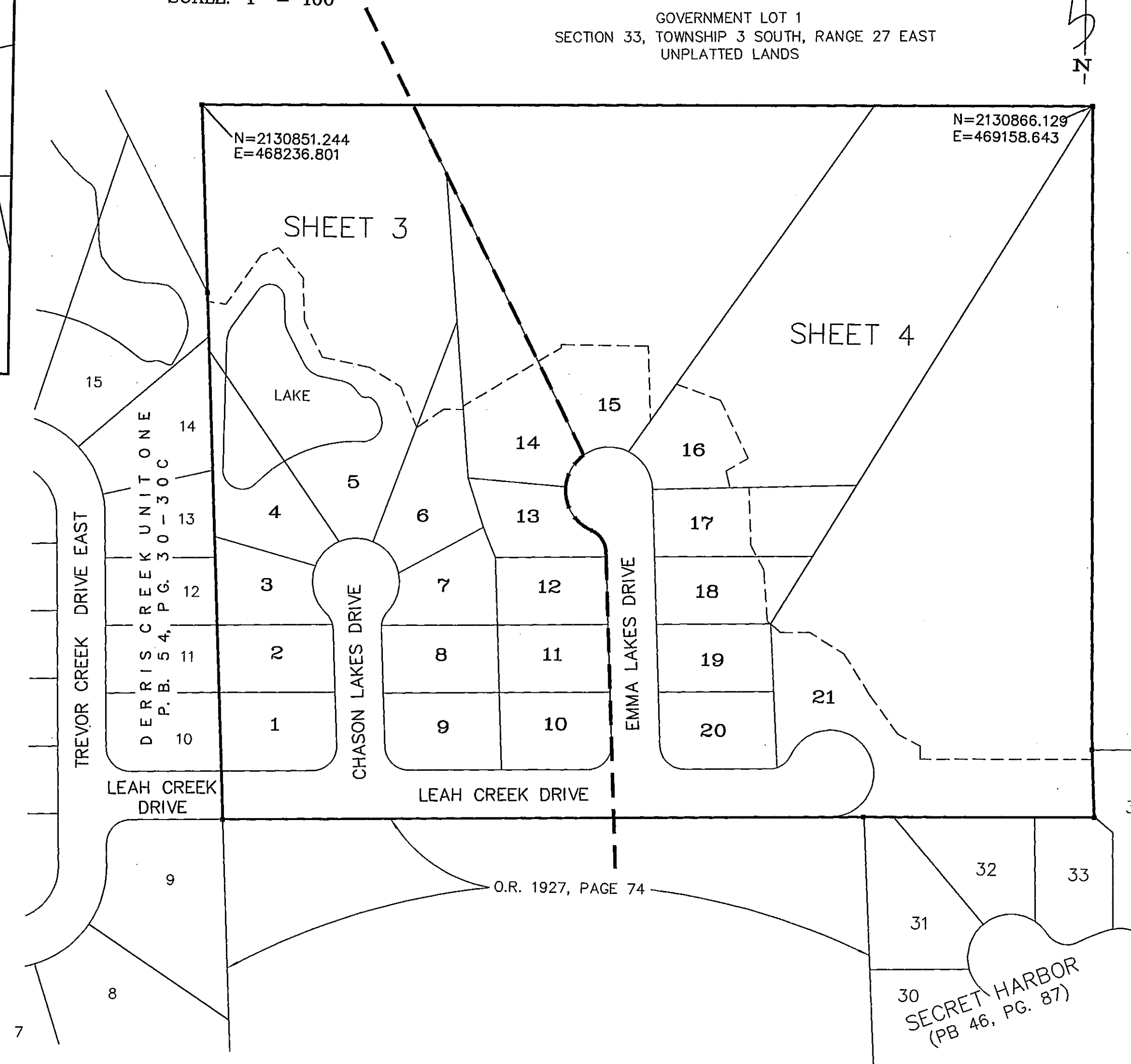
GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE NAD 1983 1990 NGS ADJUSTMENTS.
2. N 2130647.703 E 468246.219 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983 1990 NGS ADJUSTMENT.
3. 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
4. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 0216E, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
5. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
6. THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
7. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 9)
8. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
9. 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.
10. 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.
11. 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.
12. '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.
13. 'JEA-E.' DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE 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.
14. THE STORMWATER MANAGEMENT FACILITIES 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.

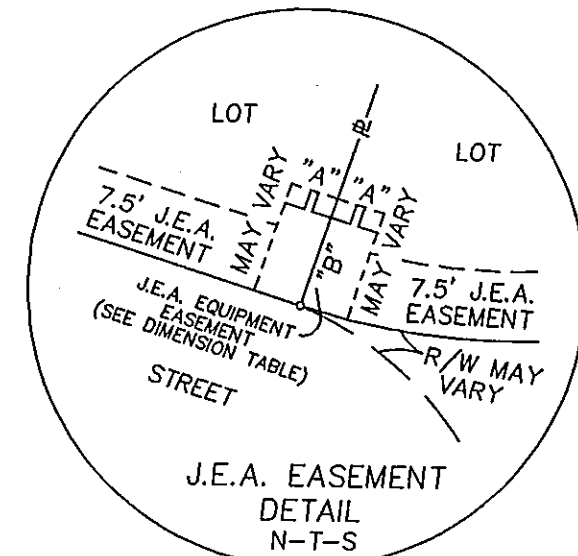
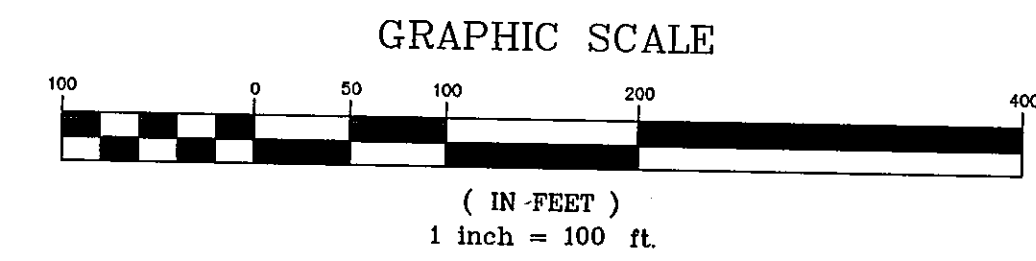
VICINITY MAP
NOT TO SCALE



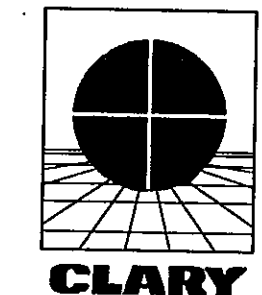
KEY MAP
SCALE: 1" = 100'



- LEGEND**
- R/W = RIGHT-OF-WAY
 - = PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - O.R.V. = OFFICIAL RECORDS VOLUME
 - P.B. = PLAT BOOK
 - PG.(S) = PAGE(S)
 - A = ARC LENGTH
 - T = TANGENT
 - R = RADIUS
 - CH = CHORD
 - Δ = DELTA
 - R.P. = RADIUS POINT
 - = SET PERMANENT REFERENCE MONUMENT STAMPED P.R.M. LB 3731
 - C4 = TABULATED CURVE DATA
 - P.R.C. = POINT OF REVERSE CURVE
 - P.C.C. = POINT OF COMPOUND CURVE
 - RDL. = RADIAL LINE
 - JEA-E. = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
 - JEA-E.E. = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
 - P.I. = POINT OF INTERSECTION
 - P.C.P. = PERMANENT CONTROL POINT
 - D.E. = DRAINAGE EASEMENT
 - U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
 - P.U.D.E. = PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - U.A.D.E. = UNOBSTRUCTED ACCESS & DRAINAGE EASEMENT



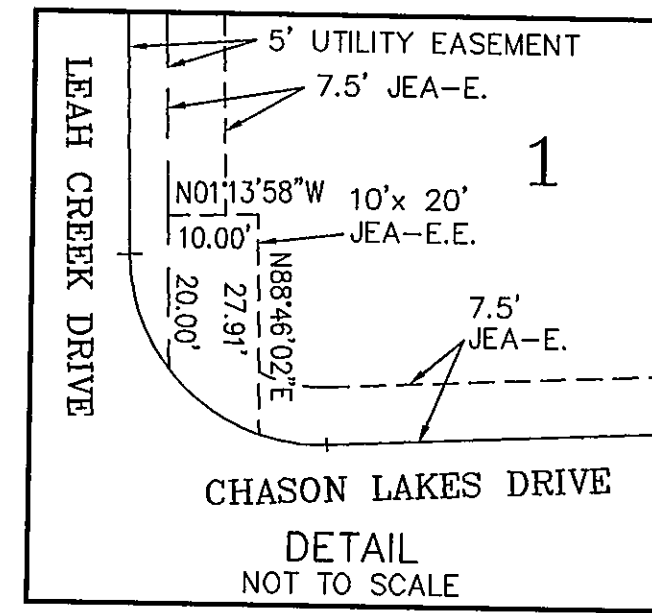
DIMENSION TABLE		
"A"	5'	TYPICAL 10'x 10' J.E.A. EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'x 20' J.E.A. EQUIPMENT EASEMENT



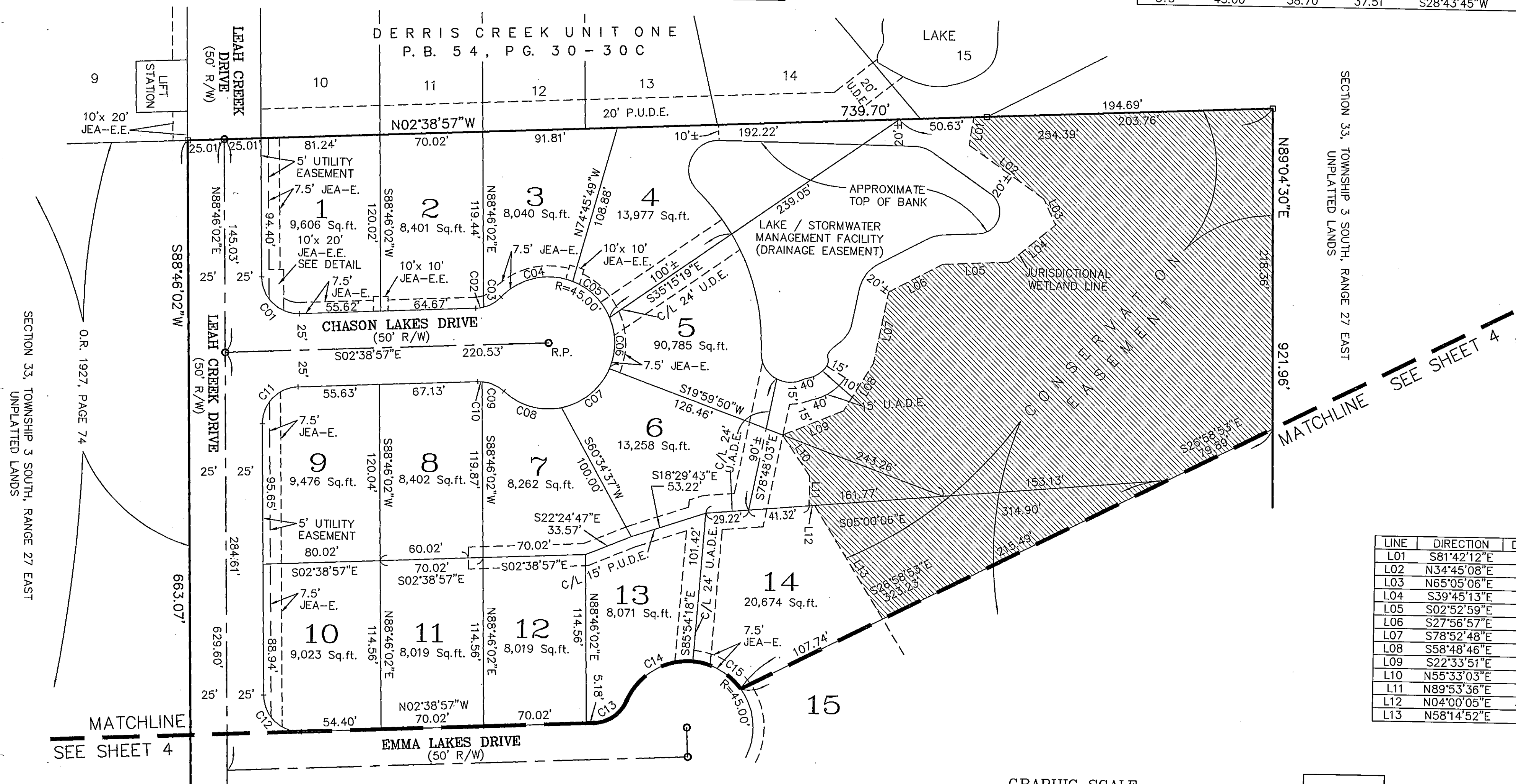
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Derris Creek Unit Two

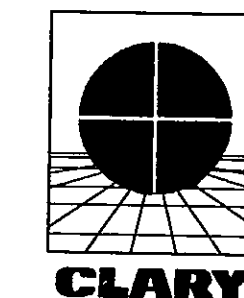
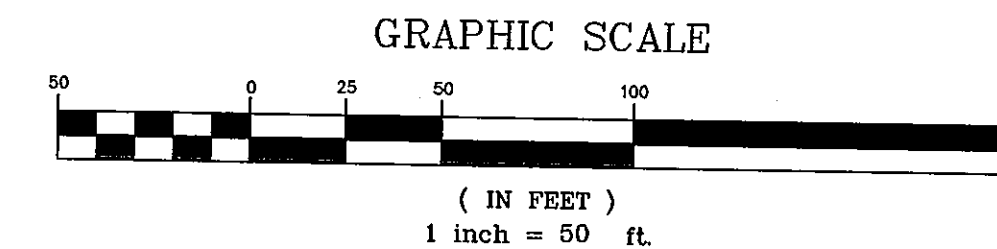
A Portion of Section 33, Township 3 South, Range 27 East, City of Jacksonville, Duval County, Florida.



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C01	25.00'	39.89'	35.79'	N43°03'33"E	91°24'59"
C02	25.00'	5.41'	5.40'	S08°50'43"E	12°23'33"
C03	25.00'	13.97'	13.79'	S31°03'10"E	32°01'22"
C04	45.00'	53.08'	50.05'	N13°16'26"W	67°34'52"
C05	45.00'	35.95'	35.00'	N43°24'07"E	45°46'15"
C06	45.00'	35.95'	35.00'	S89°10'22"W	45°46'15"
C07	45.00'	43.74'	42.04'	S40°05'41"E	55°41'39"
C08	45.00'	42.42'	40.87'	S14°45'34"W	54°00'50"
C09	25.00'	16.48'	16.19'	N22°52'44"E	37°46'29"
C10	25.00'	2.90'	2.90'	S00°40'17"W	06°38'26"
C11	25.00'	38.65'	34.92'	S46°56'27"E	88°35'01"
C12	25.00'	39.89'	35.79'	S43°03'33"W	91°24'59"
C13	25.00'	28.20'	26.73'	S34°57'38"E	64°37'23"
C14	45.00'	56.05'	52.50'	N31°35'19"W	71°22'02"
C15	45.00'	38.70'	37.51'	S28°43'45"W	49°16'05"



LINE	DIRECTION	DISTANCE
L01	S81°42'12"E	19.15'
L02	N34°45'08"E	62.83'
L03	N65°05'06"E	19.46'
L04	S39°45'13"E	40.37'
L05	S02°52'59"E	45.44'
L06	S27°56'57"E	41.21'
L07	S78°52'48"E	49.97'
L08	S58°48'46"E	38.02'
L09	S22°33'51"E	44.77'
L10	N55°33'03"E	33.31'
L11	N89°53'36"E	20.48'
L12	N04°00'05"E	3.91'
L13	N58°14'52"E	90.24'



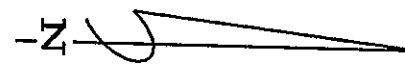
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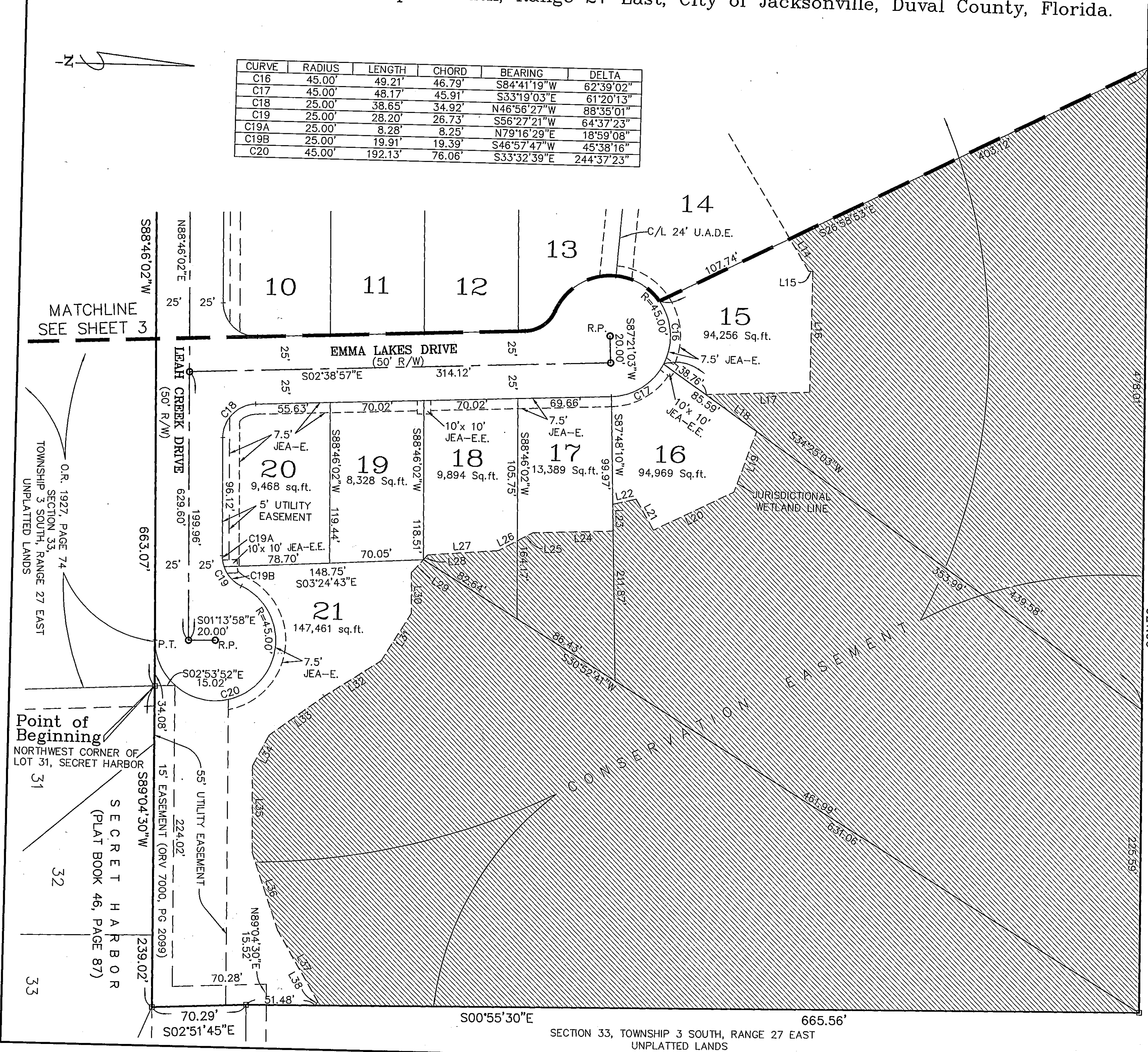
PLAT BOOK 55 PAGE 83C

SHEET 4 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C16	45.00'	49.21'	46.79'	S84°41'19"W	62°39'02"
C17	45.00'	48.17'	45.91'	S33°19'03"E	61°20'13"
C18	25.00'	38.65'	34.92'	N46°56'27"W	88°35'01"
C19	25.00'	28.20'	26.73'	S56°27'21"W	64°37'23"
C19A	25.00'	8.28'	8.25'	N79°16'29"E	18°59'08"
C19B	25.00'	19.91'	19.39'	S46°57'47"W	45°38'16"
C20	45.00'	192.13'	76.06'	S33°32'39"E	244°37'23"

LINE	DIRECTION	DISTANCE
L14	N58°14'52"E	27.99'
L15	N00°00'00"W	3.00'
L16	N90°00'00"E	90.00'
L17	S02°39'25"E	77.52'
L18	N34°25'03"E	46.82'
L19	S70°49'10"E	48.10'
L20	S26°46'34"E	66.38'
L21	S59°30'54"W	26.57'
L22	S14°15'38"E	17.89'
L23	N87°48'10"E	19.97'
L24	S02°39'25"E	59.66'
L25	S28°32'47"E	13.15'
L26	S28°32'47"E	16.05'
L27	S05°00'25"E	52.57'
L28	S49°23'51"E	4.92'
L29	S49°23'51"E	13.38'
L30	N88°26'03"E	30.12'
L31	S58°58'14"E	41.86'
L32	S33°08'49"E	50.19'
L33	S36°36'58"E	49.91'
L34	S62°34'27"E	26.30'
L35	N88°41'11"E	64.52'
L36	N70°24'25"E	60.36'
L37	N59°14'39"E	61.72'
L38	N53°24'13"E	3.36'



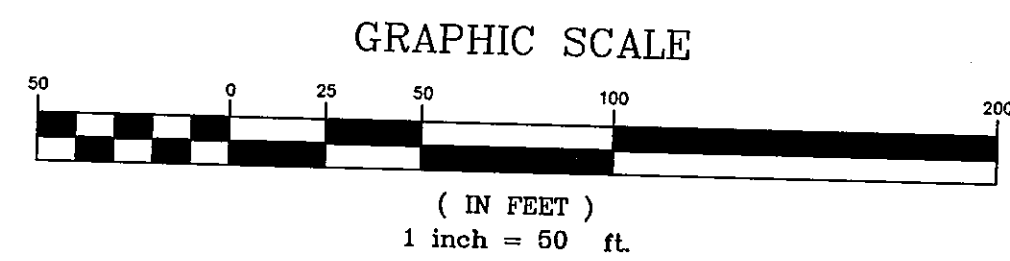
SEE SHEET 3
MATCHLINE

MATCHLINE
SEE SHEET 3

O.R. 1927, PAGE 74
SECTION 33,
TOWNSHIP 3 SOUTH,
RANGE 27 EAST
UNPLATTED LANDS

Point of Beginning
NORTHWEST CORNER OF
LOT 31, SECRET HARBOR
SECRET HARBOR
(PLAT BOOK 46, PAGE 87)

SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST
UNPLATTED LANDS



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SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST
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