

Derris Creek Unit Three

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

PLAT BOOK 56 PAGE 86

SHEET 1 OF 3 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 SOUTHWEST CORNER OF DERRIS CREEK UNIT TWO, AS RECORDED IN PLAT BOOK 55, PAGES 83, 83A THROUGH 83C, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°46'02" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID DERRIS CREEK UNIT TWO, AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 1927, PAGE 74, SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 663.07 FEET, TO 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 SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 03°01'18" EAST, ALONG THE WESTERLY BOUNDARY OF SAID SECRET HARBOR, 434.45 FEET, TO SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 88°49'08" WEST, ALONG LAST SAID LINE, AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5707, PAGE 244 OF SAID CURRENT PUBLIC RECORDS, AND CONTINUING ALONG THE NORTHWESTERLY BOUNDARY OF SAID SECRET HARBOR, A DISTANCE OF 665.92 FEET, TO THE EASTERLY TERMINUS OF ILAH ROAD NORTH (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 02°38'57" WEST, ALONG LAST SAID LINE, AND ALONG THE WESTERLY LINE OF THE AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 1927, PAGE 74, SAID CURRENT PUBLIC RECORDS, AND ALONG 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, A DISTANCE OF 433.77 FEET, TO THE POINT OF BEGINNING.

CONTAINING 6.62 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

This is to certify that Derris Creek LLC, a company 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 Three, having caused the same to be surveyed and subdivided. 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 Tract A, 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 include 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 Derris 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, Derris Creek LLC, has caused these presents to be signed this 3rd day of March 2004.

DERRIS CREEK, LLC

Witness: Reverly J. Holland [Signature]
Print Name: Reverly J. Holland J.D. Collins
Witness: Ronald E. Pinholster President
Print Name: RONALD E. PINHOLSTER The Collins Group, Inc., as Manager
of Derris Creek, L.L.C.

NOTARY FOR DERRIS CREEK, LLC

The foregoing instrument was acknowledged before me this 3rd day of March, 2004, A.D., by J.D. Collins, President of The Collins Group, Inc., as Manager of Derris Creek LLC a company 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.

[Signature]
Notary Public My Commission Expires 4-16-06
State of Florida at Large Serial No. 0093333
Print Name: Reverly J. Holland

FIDELITY BANK
Witness: [Signature]
Print Name: DEBORAH D. BARBER
Witness: [Signature]
Print Name: Michael W. Levitt

[Signature]
Michael W. Levitt
Vice President
Fidelity Bank

NOTARY FOR FIDELITY BANK

The foregoing instrument was acknowledged before me this 4th day of MARCH, 2004, A.D., by Michael W. Levitt, Vice President of Fidelity Bank. He is personally known to me and did not take an oath.

[Signature]
Notary Public My Commission Expires 2-9-08
State of Florida at Large Serial No. DP255979
Print Name: DEBORAH D. BARBER



CLERK'S CERTIFICATION 2004091984

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 56, Pages 86, 86A, 86B of the Public Records of Duval County, Florida.

Signed this 17th day of March, A.D., 2004.
[Signature] By: Robin A. Barden
Deputy Clerk
JIM FULLER
Clerk of Circuit Court

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 18th DAY OF March, 2004.

[Signature]
GLENN E. MCGREGOR, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 4252

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 [Signature] 3/18/2004
Director of Public Works Date

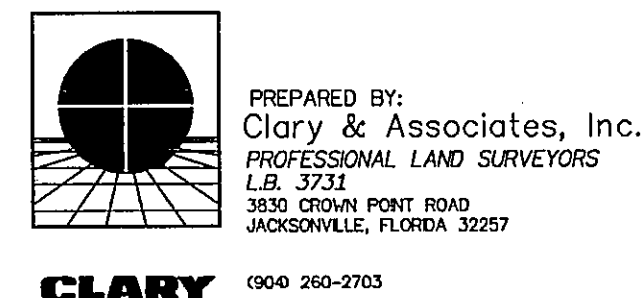
Approved 3/18/04
[Signature]
City Engineer
for Director of Public Works
Approved _____
Date _____
for General Counsel



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 CHAPTER 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 14th DAY OF MARCH, A.D., 2004.

[Signature]
GREGORY B. CLARY
REGISTERED LAND SURVEYOR NO. 3377



REVIEWS

OFFICE: MMS BCP
FIELD: RW6
CHECKED BY: _____
DRAFT: _____
CLOSURES/DATA: MMS BCP
COVER SHEET: MMS
PRMS: F.B. 1394, PG. 66 RW6

P.S.D. NO. : 2003-041
CITY DEVELOPMENT NO. : 3605.7

Derris Creek Unit Three

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

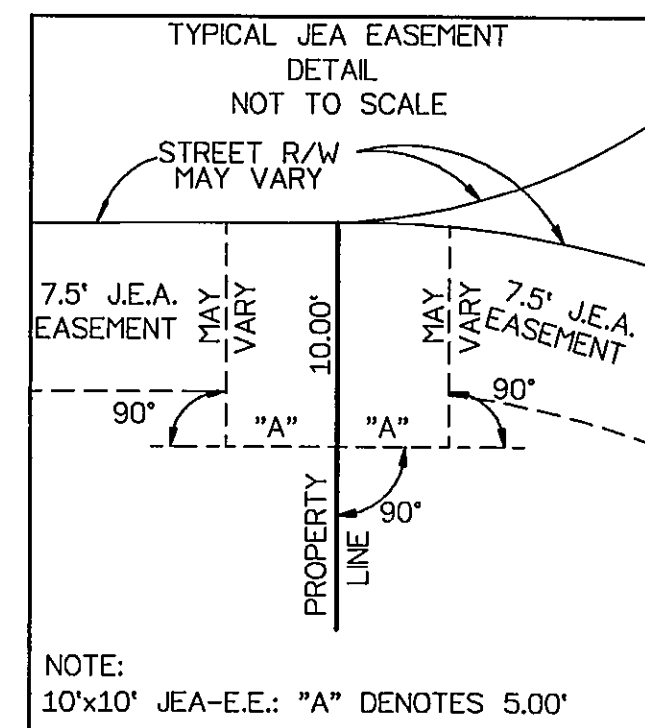
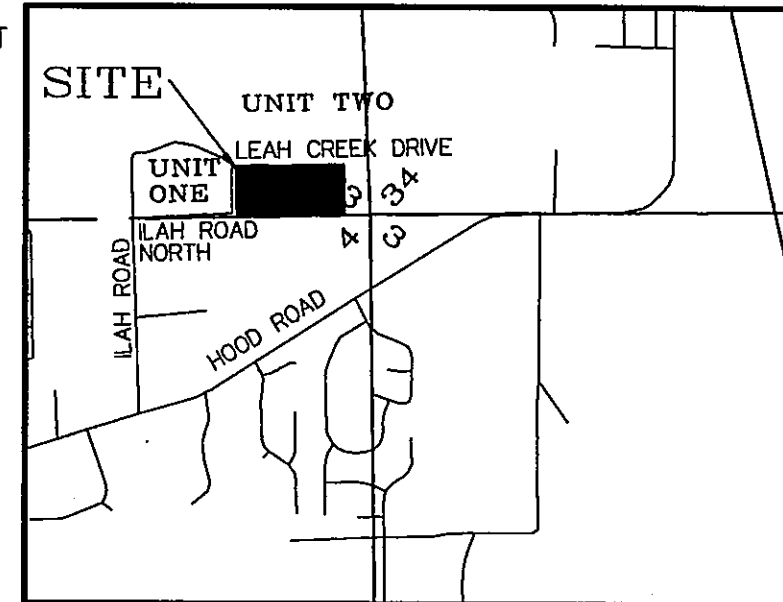
PLAT BOOK 56 PAGE 86A

SHEET 2 OF 3 SHEETS
20 LOTS IN THIS UNIT

General Notes

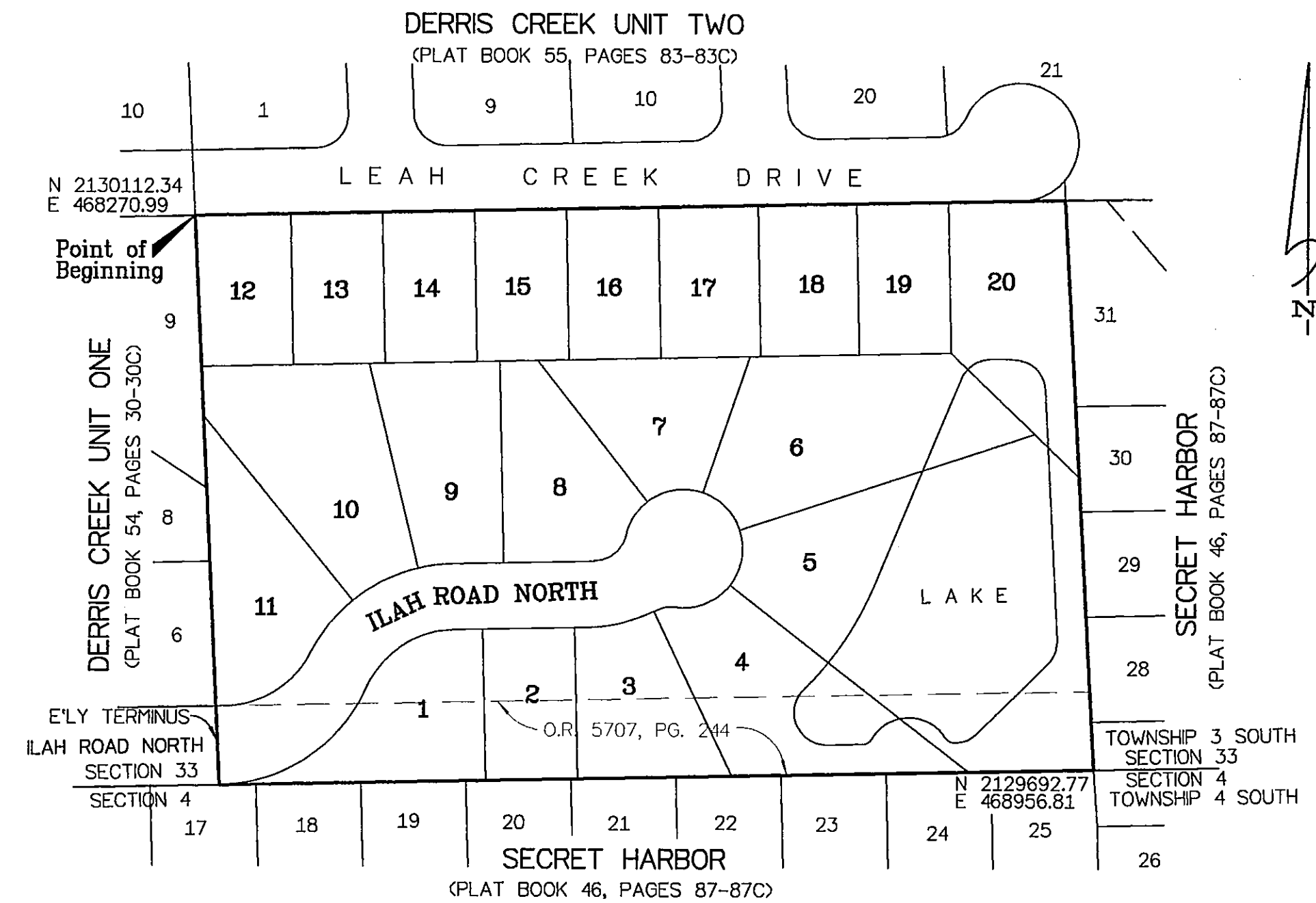
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY BOUNDARY OF DERRIS CREEK UNIT TWO AS S88°46'02"W PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- N 2130112.34 E 468270.99 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983/1990 NGS ADJUSTMENT.
- 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)
- 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.
- 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.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 9)
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- 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.
- '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 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.
- THE LAKE/STORMWATER MANAGEMENT FACILITIES (DRAINAGE EASEMENT) 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. THE LIMITS ARE FROM TOP OF BANK TO TOP OF BANK OF EACH LAKE/STORMWATER MANAGEMENT FACILITIES (DRAINAGE EASEMENT).

VICINITY MAP NOT TO SCALE

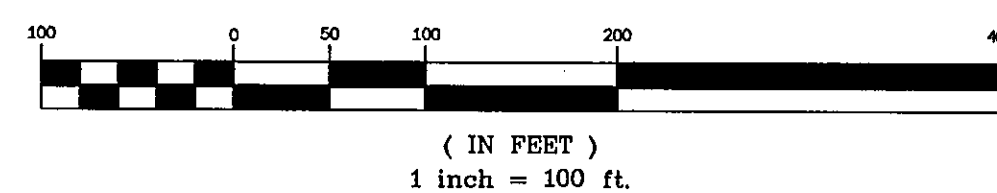


KEY MAP

SCALE: 1" = 100'



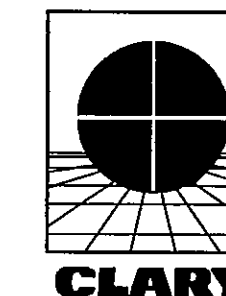
GRAPHIC SCALE



LEGEND

R/W	=	RIGHT-OF-WAY	□	=	FOUND 4"x 4" PERMANENT REFERENCE MONUMENT STAMPED "CLARY 3377"
○	=	SET PERMANENT CONTROL POINT STAMPED CLARY 3377	FND	=	FOUND
PC	=	POINT OF CURVATURE	O.R.	=	OFFICIAL RECORDS
PT	=	POINT OF TANGENCY	U.D.E.	=	UNOBSTRUCTED DRAINAGE EASEMENT
ORV	=	OFFICIAL RECORDS VOLUME	L4	=	TABULATED LINE DATA
PB	=	PLAT BOOK	P.U.D.E.	=	PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
PG(S)	=	PAGE(S)	D.E.	=	DRAINAGE EASEMENT
A	=	ARC LENGTH	A.D.E.	=	ACCESS & DRAINAGE EASEMENT
R	=	RADIUS	I.P.	=	IRON PIPE
CH	=	CHORD	C.E.	=	CONSERVATION EASEMENT
Δ	=	DELTA	A.T.B.	=	APPROXIMATE TOP OF BANK
RP	=	RADIUS POINT	S.M.F. & D.E.	=	STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT
C4	=	TABULATED CURVE DATA	W.J.L.	=	WETLAND JURISDICTIONAL LINE
PRC	=	POINT OF REVERSE CURVE	⊙	=	CENTERLINE
RADIAL	=	RADIAL LINE			
JEA-E	=	JACKSONVILLE ELECTRIC AUTHORITY EASEMENT			
JEA-E.E.	=	JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT			

P.S.D. NO. : 2003-041
CITY DEVELOPMENT NO. : 3605.7



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

