

Fox Chase - Unit One

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

A portion of Section 6, Township 3 South, Range 28 East, Jacksonville, Duval County, Florida, being more particularly described as follows:
 For a Point of Beginning commence at the northwest corner of Lot 11, Block 4, Woodland Station - Unit One, as recorded in Plat Book 43, Pages 85, 85A and 85B of the current public records of said County and run the following four (4) courses along the westerly boundary line of said Block 4, Woodland Station - Unit One: 1st Course, South 06° 06' 51" East, 184.37 feet; 2nd Course, South 11° 52' 49" East, 150.0 feet; 3rd Course, South 04° 14' 20" East, 85.0 feet; 4th Course, South 03° 34' 37" West, 44.90 feet to the northeast corner of Tract "B", said Woodland Station - Unit One; run thence North 72° 00' 00" West along the north line of said Tract "B", 30.0 feet to the northwest corner thereof; run thence South 18° 00' 00" West along the west line of said Tract "B", and along the westerly terminus Alumni Way (a 60 foot right-of-way as now established), 100.0 feet to a point; run thence North 72° 00' 00" West, 24.24 feet to a Point of Curvature; run thence in a westerly direction along the arc of a curve, said curve being concave southerly and having a radius of 270.0 feet, a chord bearing and distance of South 89° 21' 30" West, 172.61 feet to a point; run thence North 19° 16' 59" West, radial to last mentioned curve, a distance of 60.0 feet to a point; run thence North 09° 22' 33" West, a distance of 180.85 feet to a point; run thence North 02° 31' 48" West, a distance of 450.27 feet to a point; run thence North 00° 28' 50" West, a distance of 67.0 feet to a point; run thence North 89° 31' 10" East, a distance of 12.0 feet to a point; run thence North 00° 28' 50" West, a distance of 45.0 feet to a point; run thence North 02° 31' 33" West, a distance of 50.03 feet to a point; run thence North 00° 28' 50" West, a distance of 45.0 feet to a point; run thence South 89° 31' 10" West, a distance of 12.0 feet to a point; run thence North 00° 28' 50" West, a distance of 60.0 feet to a point; run thence North 89° 31' 10" East, parallel to and 30 feet southerly of the south line of a 100 foot Jacksonville Electric Authority easement as recorded in the Official Records of said County in Volume 4232, Page 526, as measured at right angles thereto, a distance of 544.60 feet to a point on the west line of lands recorded in said Official Records in Volume 4916, Page 628 (Parcel 2); run thence North 00° 28' 50" West along said west line, 30.0 feet to the northwest corner of said Official Records Volume 4916, Page 628 (Parcel 2); run thence North 89° 31' 10" East along the north line of last mentioned deed, a distance of 55.40 feet to a point; run thence South 00° 28' 50" East, a distance of 83.59 feet to a point; run thence North 89° 31' 10" East, a distance of 12.0 feet to a point; run thence South 00° 28' 50" East, a distance of 45.0 feet to a point; run thence South 10° 45' 54" East, a distance of 50.0 feet to a point; run thence South 79° 14' 06" West, a distance of 11.15 feet to a Point of Curvature; run thence in a westerly direction along the arc of a curve, said curve being concave northerly and having a radius of 325.0 feet, a chord bearing and distance of South 80° 49' 38" West, 18.06 feet to a point; run thence South 00° 28' 50" East, a distance of 45.0 feet to a point; run thence North 89° 31' 10" East, a distance of 15.0 feet to a point; run thence South 00° 28' 50" East, a distance of 206.71 feet to a point on the north boundary of Block 2, said Woodland Station - Unit One; run thence South 89° 31' 10" West along last mentioned north boundary, 62.50 feet to the northwest corner of Lot 23, Block 2, said Woodland Station - Unit One; run thence South 00° 28' 50" East, along the west line of said Lot 23, Block 2, a distance of 10.0 feet to the northeast corner of Lot 25, said Block 2, Woodland Station - Unit One; run thence South 89° 31' 10" West along the north line of said Lot 25, Block 2, along the north terminus of Union Pacific Drive East (a 50 foot right-of-way), and along the north line of said Lot 11, Block 4, Woodland Station - Unit One, 273.77 feet to the Point of Beginning.

ADOPTION AND DEDICATION

This is to certify that Motes Investments, Inc., a Colorado Corporation is the lawful owner of the land described in the caption hereon known as Fox Chase - Unit One and has caused the same to be surveyed and subdivided, and that Centex Real Estate Corporation, a Nevada Corporation is the holder of a mortgage on said lands and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands and that all rights-of-way, easements for drainage, utilities and sewers, non-access easements and Tract "A" (additional lift station parcel), are hereby irrevocably dedicated to the City of Jacksonville, its successors, and assigns. The drainage easements through and over the lake and filtration system 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 lake and filtration system, which these easements traverse, all water which may fall or come upon all rights-of-way hereby dedicated, together with all soil, nutrients, chemicals, and all other substances which may flow or pass from said rights-of-way, adjacent land, or from any other source of public waters into or through said lake and filtration system without any liability whatsoever on the part of the City of Jacksonville, its successors, and assigns, for any damages, injuries, or losses 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 lake and filtration system shown on this plat are owned in fee simple title by the abutting property owners. The City of Jacksonville, by acceptance of this plat, assumes no responsibility for the removal or treatment of aquatic plants and animals, soil, chemicals, or any other substance or thing that may even be or come within said lake which these easements traverse, nor any responsibilities for the maintenance or preservation of the water purity, water level, or water depth, which responsibilities shall be those of the abutting property owners; and (3) The City of Jacksonville, its successors, and assigns, shall not be liable or responsible for the creation, operation, failure, or destruction of any water level control equipment which may be constructed or installed by the developer or any other person within the area of the land hereby platted or of the lake and filtration system shown on this plat. The City shall have the right to remove any water level control structure, or any part thereof, and do any other acts reasonably necessary to maintain the integrity of the drainage system. The undersigned owner does hereby indemnify the City of Jacksonville and save it harmless from suits, actions, damage, 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 lake shown on this plat, or any part thereof, or occasioned wholly or in part by any act or omission of the undersigned, its agents, contractors, employees, servants, invitees, licensees, or concessionaires. This indemnification shall run with the land and the assigns of the undersigned owner and shall be subject to it.

In witness whereof, the above named corporations have caused these presents to be executed by their respective appropriate officers by and with the full authority of said corporations.

Robin W. Savell
WITNESS
Cynthia J. Pittman
WITNESS
Nancy Haddock
WITNESS
Karla Strait
WITNESS

MOTES INVESTMENTS, INC.
Kent K. Motes
KENT K. MOTES
PRESIDENT

CENTEX REAL ESTATE CORPORATION
Douglas W. Smith
DOUGLAS W. SMITH
DIVISION PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24th day of September, 1990 by Kent K. Motes, President of Motes Investments, Inc., on behalf of said Corporation.

Robin W. Savell
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

July 23, 1991
MY COMMISSION EXPIRES

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24th day of September, A.D., 1990 by Douglas W. Smith, Division President of Centex Real Estate Corporation on behalf of said Corporation.

Douglas W. Smith
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

July 30, 1993
MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

This is to certify that the undersigned is a currently licensed and registered land surveyor in and by the State of Florida and as such does hereby certify that this plat is a true and correct representation of the lands as surveyed under his responsible direction and supervision and that the survey data complies with all the requirements of Chapter 177, Florida Statutes, and further certifies that permanent reference monuments have been set and that permanent control points will be set according to the requirements of said Chapter 177.
 Signed this 26th day of OCTOBER, A.D., 1990.

RICHARD P. CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Florida

BY: Joe A. Hill
JOE A. HILL
Registered Land Surveyor
No. 2361, State of Florida

APPROVED
12/03/90
City Engineer
City Council

APPROVED FOR RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 90-1107-4916 of said City, adopted by its Council and approved by its mayor this 18th day of December, A.D., 1990.

Thomas R. ...
MAYOR OF THE CITY OF JACKSONVILLE

Richard W. ...
SECRETARY OF THE COUNCIL,
CITY OF JACKSONVILLE

CLERK'S CERTIFICATE

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 46, Pages 73, 73A, 73B of the public records of Duval County, Florida, this 15th day of January, A.D., 1991.

Henry W. Cook
HENRY W. COOK,
CLERK OF THE CIRCUIT COURT

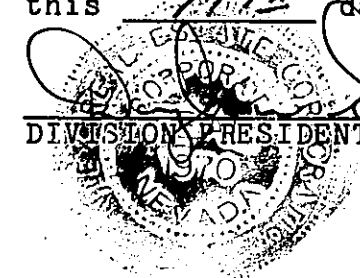
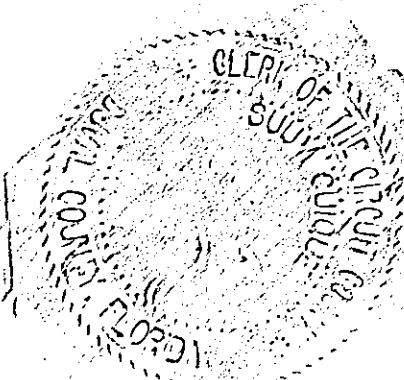
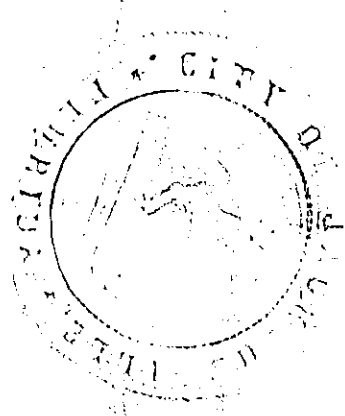
Bridget Y. Chambers
DEPUTY CLERK

DEVELOPER'S CERTIFICATE

This is to certify that Centex Real Estate Corporation has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points, including sidewalks, as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville. Signed this 11th day of JANUARY, A.D., 1991.

Douglas W. Smith
DIVISION PRESIDENT, CENTEX REAL ESTATE CORPORATION

Joe A. Hill
DIRECTOR OF PUBLIC WORKS



Fox Chase - Unit One

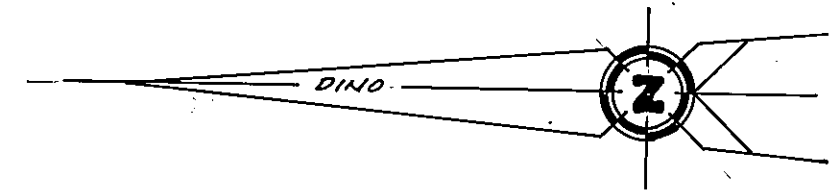
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 46 PAGE 73A

SHEET No. 2 of 3



GRAPHIC SCALE: 1" = 50'

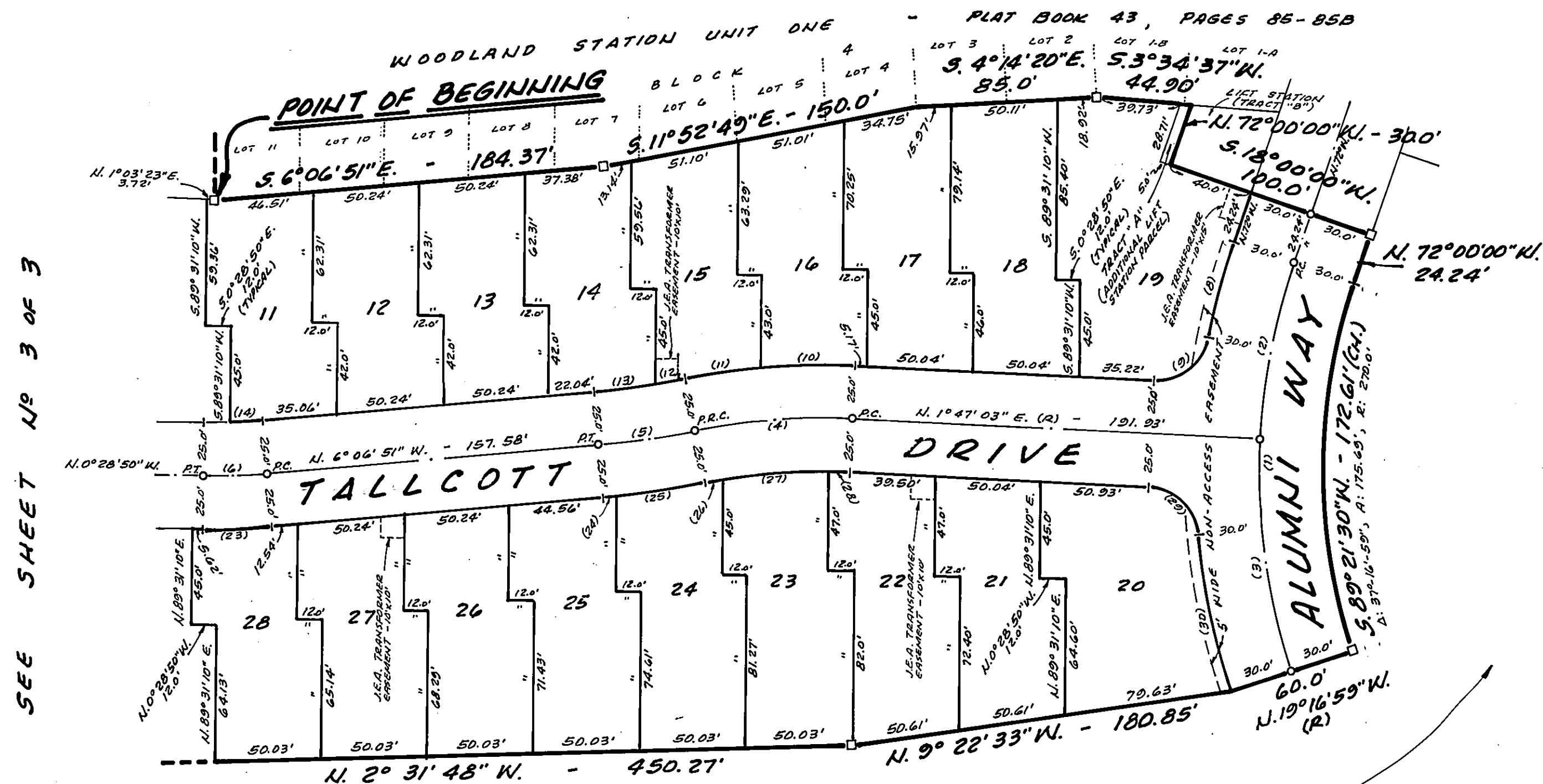


NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF WOODLAND STATION UNIT ONE AS SHOWN RECORDED IN PLAT BOOK 43, PAGES 85-85B, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS UNLESS OTHERWISE NOTED.
- CERTAIN EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

LEGEND:

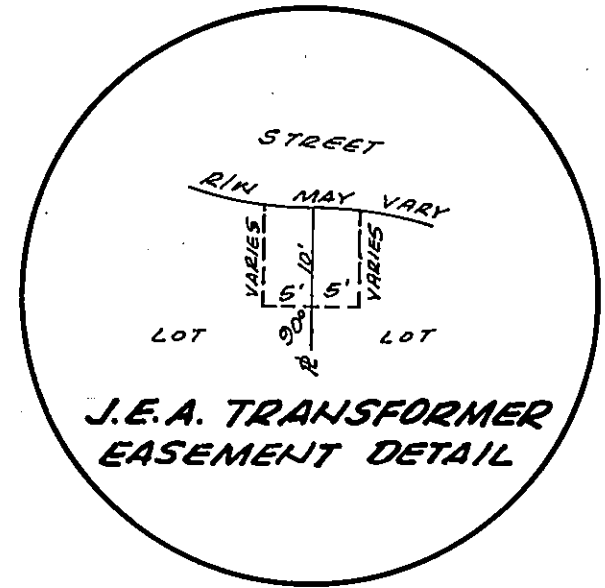
- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- (C) CURVE NUMBER
- (R) RADIAL LINE
- E CENTER LINE
- R PROPERTY LINE
- R/W RIGHT-OF-WAY
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVE
- Δ DELTA (CENTRAL ANGLE)
- A ARC LENGTH
- R RADIUS OF CURVE
- (CH) CHORD DISTANCE



SEE SHEET NO. 3 OF 3

CURVE DATA

NO.	BEARING	CH	RAD.	DELTA	ARC	TAN.
1	S. 89° 21' 30" W.	191.79'	300.0'	37° 16' 59"	135.21'	101.20'
2	N. 89° 06' 29" W.	84.62'	300.0'	16° 12' 57"	84.91'	42.74'
3	S. 81° 15' 02" W.	129.69'	300.0'	21° 04' 02"	110.31'	55.78'
4	N. 5° 24' 40" W.	79.15'	300.0'	14° 23' 26"	75.35'	37.87'
5	N. 9° 21' 37" W.	45.30'	400.0'	6° 29' 32"	45.32'	22.69'
6	N. 3° 17' 50" W.	29.49'	300.0'	5° 38' 01"	29.50'	14.76'
8	N. 76° 03' 34" W.	46.72'	330.0'	3° 07' 09"	46.76'	23.42'
9	N. 39° 10' 03" W.	32.77'	25.0'	81° 54' 12"	35.74'	21.70'
10	N. 2° 10' 22" W.	44.85'	325.0'	7° 54' 50"	44.89'	22.49'
11	N. 9° 22' 05" W.	36.72'	325.0'	6° 28' 36"	36.74'	18.39'
12	N. 11° 31' 52" W.	14.05'	375.0'	2° 09' 03"	14.08'	7.06'
13	N. 8° 17' 06" W.	28.41'	375.0'	4° 20' 29"	28.42'	14.21'
14	N. 4° 32' 07" W.	15.15'	275.0'	3° 09' 28"	15.16'	7.58'
23	S. 3° 17' 50" E.	31.94'	325.0'	5° 38' 01"	31.96'	15.99'
24	S. 6° 29' 51" E.	5.69'	425.0'	0° 46' 01"	5.69'	2.84'
25	S. 9° 44' 37" E.	42.45'	425.0'	5° 43' 31"	42.47'	21.25'
26	S. 11° 44' 45" E.	8.26'	275.0'	1° 43' 17"	8.26'	4.13'
27	S. 5° 38' 52" E.	50.20'	275.0'	10° 28' 28"	50.27'	25.21'
28	S. 0° 41' 13" W.	10.53'	275.0'	2° 11' 41"	10.53'	5.26'
29	S. 42° 44' 09" W.	32.77'	25.0'	81° 54' 12"	35.74'	21.70'
30	S. 77° 12' 08" W.	74.55'	330.0'	12° 58' 14"	74.71'	37.51'



PART OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 28 EAST

