

# Fox Chase - Unit Four

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 southeasterly corner of Lot 127, as shown on the plat of Fox Chase - Unit One, as recorded in Plat Book 46, Pages 73, 73A and 73B of the current public records of said County and run North 00° 28' 50" West along the easterly line of Lots 127, 126 and 122, said Fox Chase - Unit One, 206.71 feet to an angle point in said easterly line; run thence South 89° 31' 10" West, 15.0 feet to a second angle point in said easterly line; run thence North 00° 28' 50" West along said easterly line, 45.0 feet to a point on a curve in the southerly right-of-way line of Beckley Place (a 50 foot right-of-way); run thence in an easterly direction along the arc of said curve in the southerly right-of-way line of Beckley Place, said curve being concave northerly and having a radius of 325.0 feet, a chord bearing and distance of North 80° 49' 38" East, 18.06 feet to the Point of Tangency of said curve; run thence North 79° 14' 06" East, continuing along said southerly right-of-way line, a distance of 11.15 feet; run thence North 10° 45' 54" West, along the easterly terminus of said Beckley Place, 50.0 feet to the southeast corner of Lot 103, said Fox Chase - Unit One; run thence the following three (3) courses and distances along the easterly line of said Lot 103: 1st Course, North 00° 28' 50" West, 45.0 feet; 2nd Course, South 89° 31' 10" West, 12.0 feet; 3rd Course, North 00° 28' 50" West, 83.59 feet to the northeast corner of said Lot 103; run thence North 89° 31' 10" East, along the southerly line of a 100 foot wide Jacksonville Electric Authority Easement as recorded and described in the Official Records of said County in Volume 4232, Page 526, a distance of 495.74 feet to the northeast corner of lands described in that certain "Corrective Warranty Deed" recorded in the Official Records of said County in Volume 6947, Page 2046; run thence South 04° 14' 20" East along the easterly line of said Official Records Volume 6947, Page 2046, a distance of 273.33 feet to a point on the northerly line of lands described and recorded in said Official Records in Volume 6561, Page 1982; run thence South 85° 45' 40" West along last mentioned northerly deed line, 180.0 feet to the northwest corner thereof; run thence South 04° 14' 20" East along the westerly line of said Official Records Volume 6561, Page 1982, a distance of 150.0 feet to a point on the northerly line of Lot 14, Block 2, Woodland Station - Unit One, as recorded in Plat Book 43, Pages 85, 85A and 85B of the current public records of said County; run thence South 89° 31' 10" West along the northerly line of Lots 14, 15, 16, 17, 18, 19, 20, 21 and 22, Block 2, said Woodland Station - Unit One, a distance of 336.77 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 Four 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, and easements for drainage, utilities, sewers and access 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. Jacksonville Electric Authority easements are hereby dedicated to the Jacksonville Electric Authority and its successors in title for use in its electrical distribution system.

APPROVED  
DATE: 1-2-92  
For Director of Public Works  
By: [Signature]  
City Engineer  
For General Counsel  
By: [Signature]

**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. 11-1991-576 of said City, adopted by its Council and approved by its Mayor this 5th day of February, A. D., 1992.  
[Signature] Mayor of the City of Jacksonville  
[Signature] Secretary of the Council, City of Jacksonville

**CLERK'S CERTIFICATE 92-0013634**

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 47, Pages 21, 22A of the public records of Duval County, Florida, this 7th day of February, A. D., 1992.  
[Signature] Henry W. Cook, Clerk of the Circuit Court  
[Signature] 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, including sidewalks, and costs of placing permanent control points, as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 31st day of January, A. D., 1992.  
[Signature] Division President, Centex Real Estate Corporation  
[Signature] Director of Public Works

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.

[Signature]  
WITNESS  
[Signature]  
WITNESS  
[Signature]  
WITNESS  
[Signature]  
WITNESS

MOTES INVESTMENTS, INC.  
[Signature]  
KENT K. MOTES  
PRESIDENT  
CENTEX REAL ESTATE CORPORATION  
[Signature]  
DOUGLAS W. SMITH  
DIVISION PRESIDENT

**STATE OF FLORIDA, COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 7th day of OCTOBER, A. D., 1991, by Kent K. Motes, President of Motes Investments, Inc., on behalf of said Corporation.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

DECEMBER 28, 1993  
MY COMMISSION EXPIRES

**STATE OF FLORIDA, COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 7th day of OCTOBER, A. D., 1991, by Douglas W. Smith, Division President of Centex Real Estate Corporation on behalf of said Corporation.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

DECEMBER 28, 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 25th day of NOVEMBER, A. D., 1991.

RICHARD P. CLARSON & ASSOCIATES, INC.  
1643 Naldo Avenue  
Jacksonville, Florida 32207  
By: [Signature]  
Joe A. Hill  
Registered Land Surveyor  
No. 2361, State of Florida

# Fox Chase - Unit Four

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 47 PAGE 22A

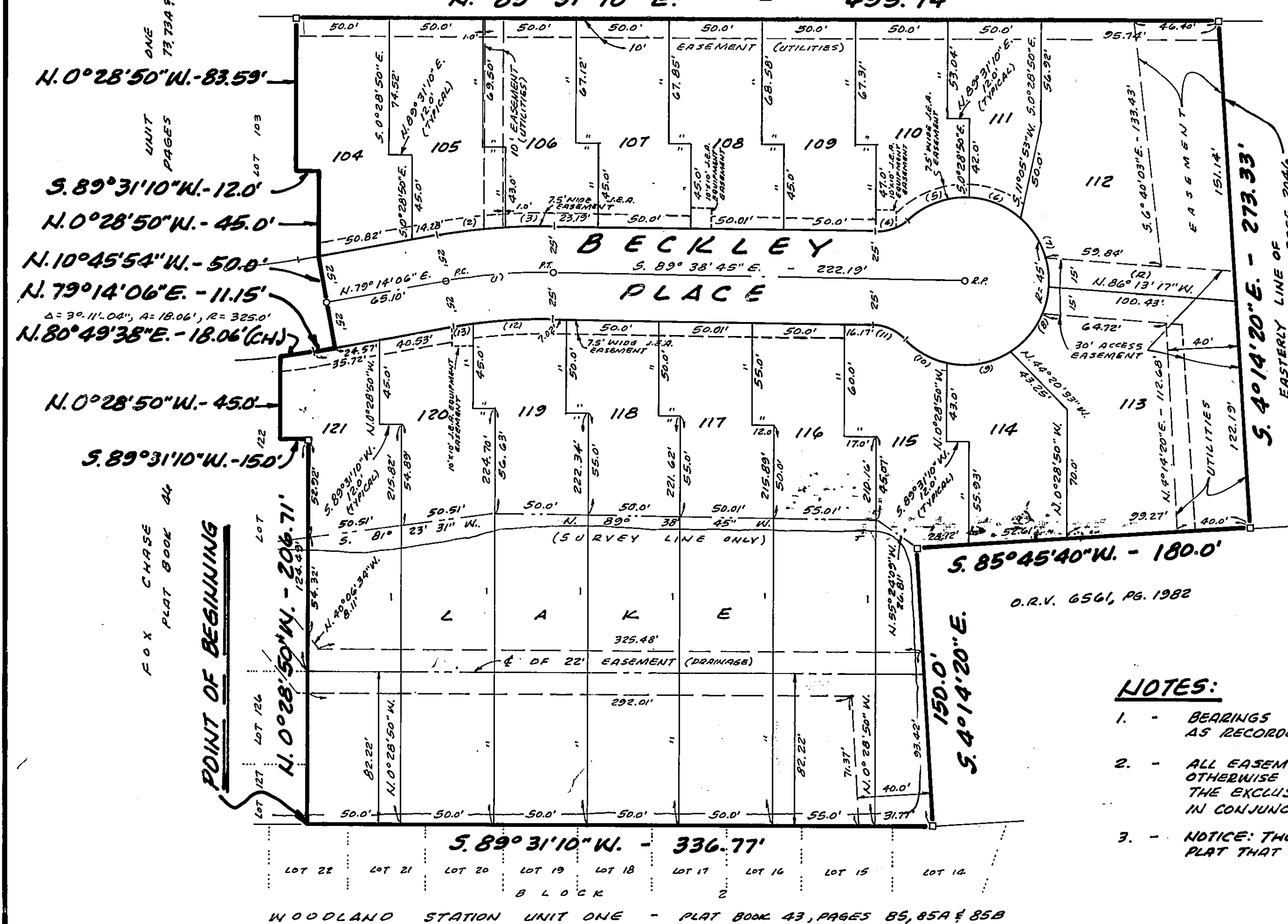
SHEET No. 2 of 2



GRAPHIC SCALE: 1" = 50'

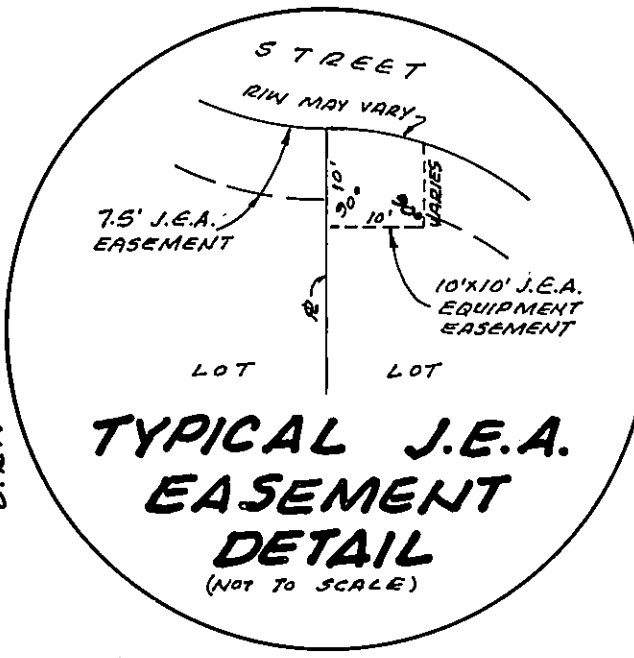
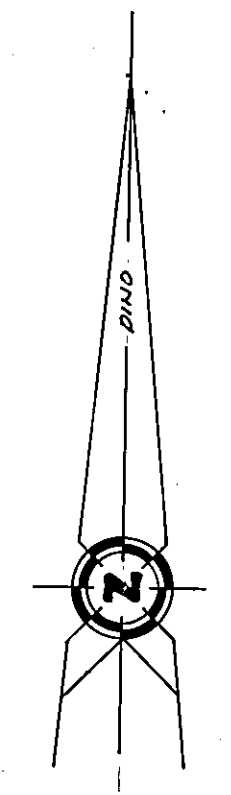
PART OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 28 EAST  
100' WIDE J.E.A. EASEMENT BY O.R.V. 4232, PG. 524

N. 89° 31' 10" E. - 495.74'

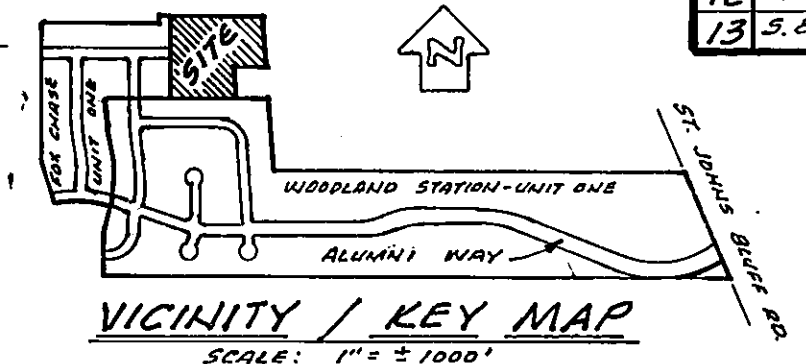


**LEGEND:**

- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- (1) CURVE NUMBER
- (R) RADIAL LOT LINE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- R.P. RADIUS POINT
- Δ DELTA (CENTRAL ANGLE)
- A ARC LENGTH OF CURVE
- R RADIUS OF CURVE
- (CH) CHORD



CURVE DATA						
NO	BEARING	CHORD	RADIUS	DELTA	ARC	TANG.
1	N. 04° 27' 41" E.	58.13'	300.0'	11° 07' 09"	58.22'	29.20'
2	N. 02° 25' 47" E.	36.22'	325.0'	6° 23' 21"	36.24'	18.14'
3	N. 07° 59' 21" E.	26.82'	325.0'	4° 43' 48"	26.83'	13.42'
4	N. 68° 08' 47" E.	18.90'	25.0'	44° 24' 55"	19.38'	10.21'
5	N. 68° 36' 27" E.	34.69'	45.0'	45° 20' 15"	35.61'	18.80'
6	S. 69° 15' 09" E.	30.0'	45.0'	38° 56' 33"	30.59'	15.91'
7	S. 23° 00' 05" E.	40.55'	45.0'	53° 33' 36"	42.07'	22.71'
8	S. 30° 31' 20" N.	40.50'	45.0'	53° 29' 15"	42.01'	22.68'
9	S. 80° 03' 05" N.	35.0'	45.0'	45° 46' 15"	35.95'	19.80'
10	N. 61° 05' 49" N.	24.61'	45.0'	31° 43' 58"	24.92'	12.79'
11	N. 67° 26' 17" N.	18.90'	25.0'	44° 24' 55"	19.38'	10.21'
12	S. 85° 51' 46" N.	43.07'	275.0'	8° 58' 58"	43.11'	21.60'
13	S. 80° 18' 12" N.	10.25'	275.0'	2° 08' 11"	10.25'	5.13'



**NOTES:**

1. - BEARINGS SHOWN HEREON REFER TO THE PLAT OF FOX CHASE - UNIT ONE AS RECORDED IN PLAT BOOK 46, PAGES 73, 73A AND 73B.
2. - ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES AND SEWERS UNLESS OTHERWISE INDICATED. CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
3. - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

(PSD-89-010)

PREPARED BY  
CLARSON AND ASSOCIATES, INC.  
ENGINEERS - LAND SURVEYORS  
1643 WALDO AVENUE  
JACKSONVILLE, FLORIDA 32207