

Fox Chase - Unit Three

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 48 PAGE 37

SHEET No. 1 of 2

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 87, Fox Chase - Unit Two, as recorded in Plat Book 47, Pages 23 and 23A of the Current Public Records of said County and run the following nine (9) courses and distances along the westerly boundary line of said Fox Chase - Unit Two: 1st Course, South 00° 28' 50" East, 60.0 feet; 2nd Course, North 89° 31' 10" East, 12.0 feet; 3rd Course, South 00° 28' 50" East, 45.0 feet; 4th Course, South 89° 31' 10" West, 22.34 feet; 5th Course, South 00° 28' 50" East, 95.0 feet; 6th Course, South 89° 31' 10" West, 12.0 feet; 7th Course, South 00° 28' 50" East, 55.0 feet; 8th Course, North 89° 31' 10" East, 14.50 feet; 9th Course, South 00° 28' 50" East, 221.69 feet to a point; run thence the following nine (9) courses and distances along a northerly and easterly boundary line of Woodland Station - Unit Two (Phase One), as recorded in Plat Book 47, Pages 34, 34A, 34B, 34C and 34D, of the Current Public Records of said County: 1st Course, South 58° 10' 08" West, 94.18 feet; 2nd Course, South 80° 06' 34" West, 99.58 feet; 3rd Course, North 54° 17' 34" West, 104.12 feet; 4th Course, North 22° 58' 26" West, 102.14 feet; 5th Course, North 06° 02' 12" East, 96.71 feet; 6th Course, North 68° 21' 02" West, 103.26 feet; 7th Course, North 23° 49' 34" West, 78.97 feet; 8th Course, North 02° 29' 50" East, 101.64 feet; 9th Course, North 36° 23' 43" East, 96.43 feet to a point; run thence North 89° 31' 10" East, along a line parallel to and 30 feet southerly of (as measured at right angles thereto), the southerly line of a 100 foot Jacksonville Electric Authority easement recorded in the Official Records of said County in Volume 4232, Page 526, a distance of 362.44 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 Three 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 and sewers, are hereby irrevocably dedicated to the City of Jacksonville, its successors, and assigns.

THOSE EASEMENTS DESIGNATED AS "J.E.A. EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

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.

Wayne N. Hadlock
WITNESS

Deane W. Motter
WITNESS

Wayne N. Hadlock
WITNESS

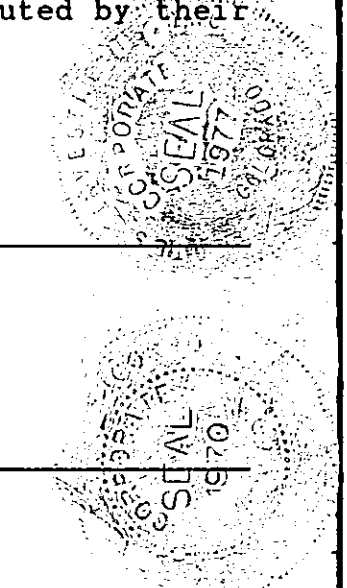
Deane W. Motter
WITNESS

MOTES INVESTMENTS, INC.

Kent K. Motes
KENT K. MOTES
PRESIDENT

CENTEX REAL ESTATE CORPORATION

Douglas W. Smith
DOUGLAS W. SMITH
DIVISION PRESIDENT



APPROVED

By: 8-12-93

For Director of Public Works

By: Cecil H. Rowland
City Engineer

For General Counsel

By: Deane W. Motter

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. 93-1276-750 of said City, adopted by its Council and approved by its Mayor this 16th day of SEPTEMBER A. D., 1993.

Deane W. Motter DATE 9/22/93
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 93-0122221

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 48, Pages 37, 37A of the public records of Duval County, Florida, this 22nd day of September A. D., 1993.

Henry W. Cook M. J. O'Brien
HENRY W. COOK, CLERK OF THE CIRCUIT COURT DEPUTY CLERK

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of JULY 1993, by Kent K. Motes, President of Motes Investments, Inc., on behalf of said Corporation. He is personally known to me and did not take an oath.

Wayne N. Hadlock DECEMBER 28, 1993
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of JULY 1993, by Douglas W. Smith, Division President of Centex Real Estate Corporation, on behalf of said Corporation. He is personally known to me and did not take an oath.

Wayne N. Hadlock DECEMBER 28, 1993
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE 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 20th day of JULY A. D., 1993.

RICHARD P. CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Florida 32207
PHONE: (904) 396-2623

By: Jose A. Hill
Jose A. Hill
Registered Land Surveyor
No. 2361, State of Florida

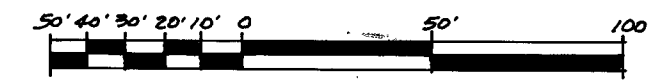


Fox Chase - Unit Three

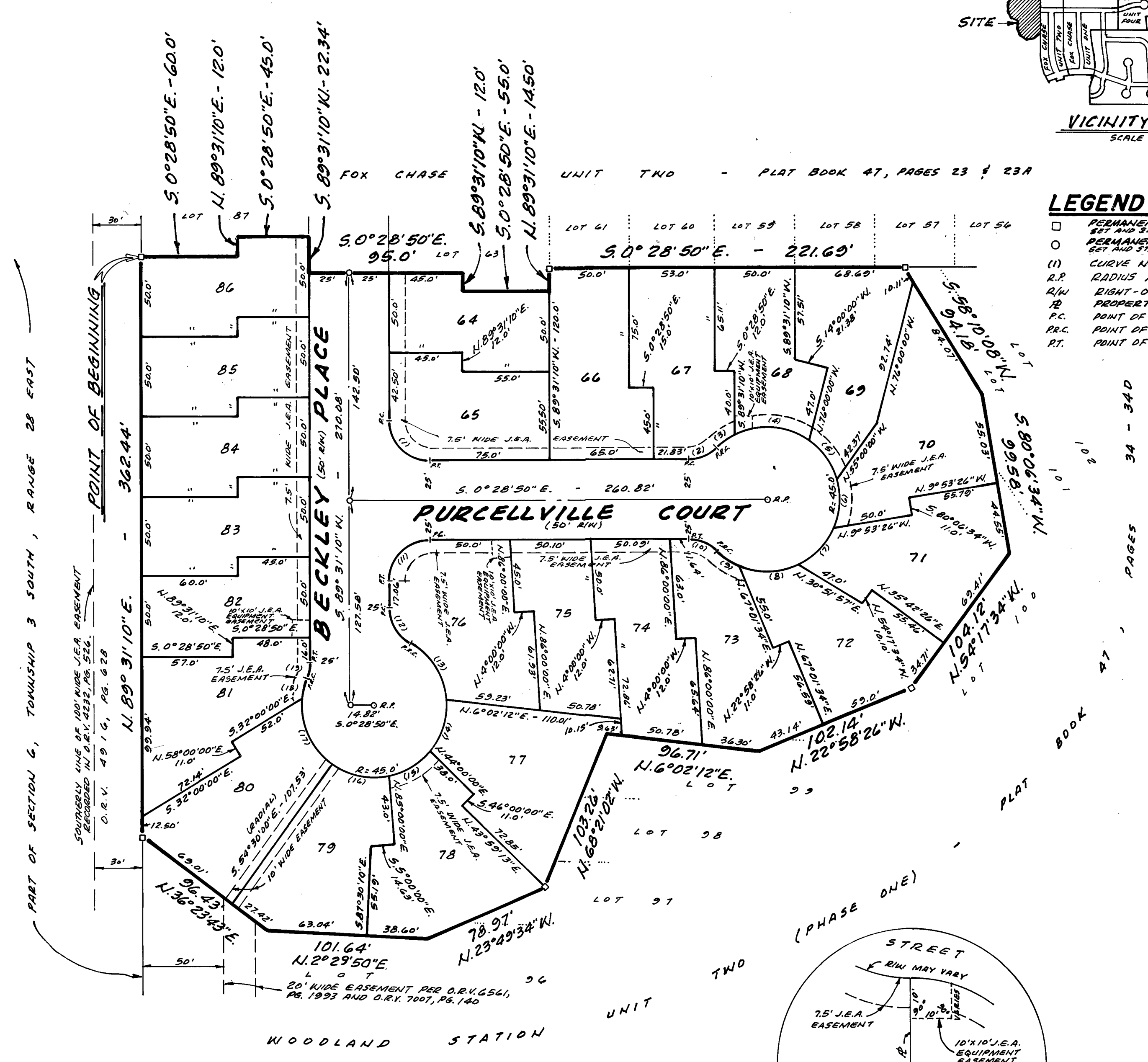
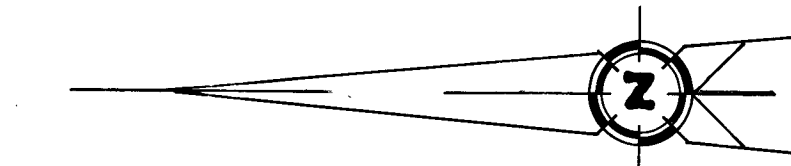
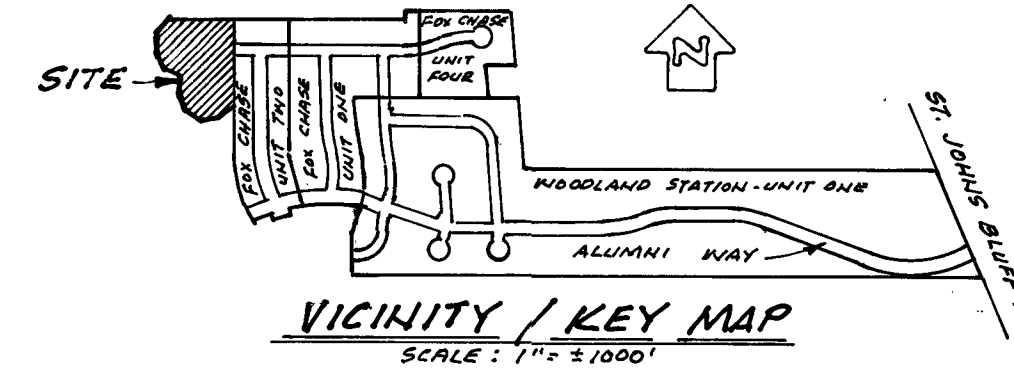
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 48 PAGE 37A

SHEET No. 2 of 2



GRAPHIC SCALE: 1" = 50'

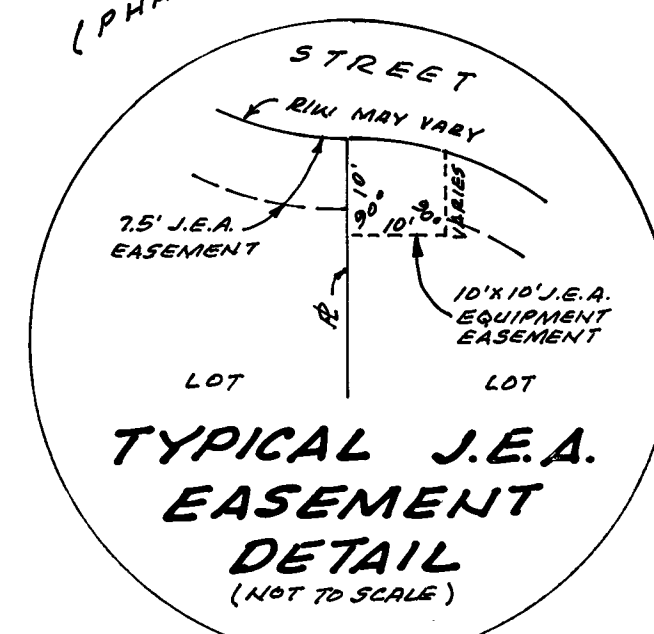


- LEGEND:**
- PERMANENT REFERENCE MONUMENT SET AND STAMPED ALS # 2361
 - PERMANENT CURVE POINT SET AND STAMPED ALS # 2361
 - (1) CURVE NUMBER
 - R.P. RADIUS POINT
 - R/W RIGHT-OF-WAY
 - R PROPERTY LINE
 - P.C. POINT OF CURVATURE
 - P.R.C. POINT OF REVERSE CURVE
 - P.T. POINT OF TANGENCY

CURVE DATA					
Nº	BEARING	CHORD	RADIUS	DELTA	TANG.
1	S. 44° 31' 10" W.	35.36'	25.0'	90°	39.27'
2	S. 22° 41' 18" E.	18.20'	25.0'	44° 24' 55"	19.38'
3	S. 36° 28' 04" E.	18.19'	45.0'	16° 51' 22"	13.24'
4	S. 3° 29' 16" W.	47.06'	45.0'	63° 03' 20"	49.52'
5	S. 54° 29' 12" W.	30.0'	45.0'	38° 56' 33"	30.59'
6	N. 86° 34' 15" W.	30.0'	45.0'	38° 56' 33"	30.59'
7	N. 46° 29' 35" W.	31.68'	45.0'	41° 12' 46"	32.37'
8	N. 1° 36' 44" W.	37.0'	45.0'	48° 32' 57"	38.13'
9	N. 33° 17' 55" E.	16.61'	45.0'	21° 16' 20"	16.71'
10	N. 21° 43' 38" E.	18.90'	25.0'	44° 24' 55"	19.38'
11	N. 45° 28' 50" W.	35.36'	25.0'	90°	39.27'
12	S. 59° 36' 16" W.	24.94'	25.0'	59° 49' 47"	26.11'
13	S. 57° 29' 46" W.	41.98'	45.0'	55° 36' 45"	43.68'
14	N. 73° 02' 53" W.	33.20'	45.0'	43° 17' 57"	34.01'
15	N. 31° 55' 39" W.	30.0'	45.0'	38° 56' 33"	30.59'
16	N. 11° 31' 19" E.	36.58'	45.0'	47° 57' 22"	37.67'
17	N. 65° 32' 36" E.	45.06'	45.0'	60° 05' 12"	47.19'
18	S. 76° 21' 24" E.	12.61'	45.0'	16° 06' 47"	12.66'
19	S. 79° 23' 25" E.	9.62'	25.0'	22° 10' 49"	9.68'

NOTES:

1. - BEARINGS SHOWN HEREIN REFER TO THE PLAT OF FOX CHASE UNIT TWO AS RECORDED IN PLAT BOOK 47, PAGES 23 & 23A. (N. 89° 31' 10" E. FOR NORTH BOUNDARY LINE)
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.
PROFESSIONAL LAND SURVEYORS
1643 MALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-2222