

Hickory Lakes Unit 1

BEING A PORTION OF SECTION 15, TOWNSHIP 2 SOUTH,
RANGE 28 EAST OF THE CITY OF JACKSONVILLE,
DUVAL COUNTY, FLORIDA.

PLAT BOOK 48 PAGE 36
SHEET 1 OF 5 SHEETS.

CAPTION

A portion of Section 15, Township 2 South, Range 28 East, Duval County, Florida, and being more particularly described as follows: **COMMENCE** at the most Easterly corner of Matthew Urgan Drive (a 100 foot right of way as described in Deed recorded in the Official Records of said County in Volume 7019, page 1762), same being a Northwesterly curved right of way line of Hickory Creek Boulevard (a 100 foot right of way as described in Deed recorded in the Official Records of said County in Volume 6490, pages 506 & 512); thence along the arc of a curve in a Northwesterly right of way line of said Hickory Creek Boulevard, said curve being concave Southeast, having a radius of 526.72 feet, and a chord bearing and distance of North 55°15'10" East, 144.36 feet to the Point of Tangency of said curve; thence North 64°20'21" East and continuing along last said line, 365.27 feet to the POINT OF BEGINNING; thence North 31°18'09" West, 52.87 feet; thence North 08°44'11" West, 128.23 feet; thence North 10°36'14" East, 267.57 feet; thence North 23°11'10" West, 101.76 feet; thence North 20°43'08" East, 739.55 feet; thence South 69°10'53" East, 220.35 feet; thence South 68°22'30" East, 50.00 feet to its intersection with an arc of a curve concave Southeast, and having a radius of 175.00 feet; thence Southwesterly along and around the arc of said curve, 30.67 feet, said arc being subtended by a chord bearing and distance of South 16°36'13" West, 30.63 feet; thence South 78°25'03" East, 124.34 feet; thence North 18°09'33" East, 47.02 feet; thence North 55°12'46" East, 93.47 feet; thence North 55°22'04" East, 53.63 feet; thence North 62°29'46" East, 52.08 feet; thence South 26°50'53" East, 186.82 feet; thence South 03°03'42" East, 60.00 feet; thence South 07°08'49" West, 143.48 feet; thence South 11°11'45" West, 85.43 feet; thence South 74°45'20" East, 110.00 feet to its intersection with an arc of a curve concave Northwesterly and having a radius of 715.00 feet; thence Northwesterly along and around the arc of said curve, 38.63 feet, said arc being subtended by a chord bearing and distance of North 13°41'47" East, 38.63 feet; thence South 77°51'05" East, 164.54 feet; thence South 06°56'10" West, 155.27 feet; thence South 68°02'04" East, 86.83 feet to a point situate in the aforementioned Northwesterly right-of-way line of Hickory Creek Boulevard; thence South 64°20'21" West along last said line, 1308.29 feet to the POINT OF BEGINNING.

Containing 19.6164 acres, more or less.

ADOPTION AND DEDICATION

This is to certify that Hickory Lakes Joint Venture, a Florida General Partnership is the lawful owner of the lands described in the caption hereon known as Hickory Lakes Unit 1, and has caused the same to be surveyed and subdivided; that American National Bank of Florida, a United States of America Corporation is the holder of mortgage on said lands; that this plat is made in accordance with said survey, is hereby adopted as a true and correct plat of said lands and that all rights of ways, and easements for drainage, utilities and sewers and Tract "A", (Lift Station Site) shown herein, are hereby irrevocably without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements through and over the lakes and treatment systems 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 and treatment systems which these easements transverse, all waters which may fall or come upon all rights of ways hereby dedicated together with all soil, nutrients, chemical and all other substances which may flow or pass from rights of ways, from adjacent land or from any other sources of public waters into or through said lakes and treatment systems 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 lakes and treatment systems shown on this plat are owned in fee simple title by the abutting property owners and the City of Jacksonville, by acceptance of this plat, assumes no responsibility for the removal of treatment of aquatic plants and animals, soils, chemicals or any other substances or thing that may even be or come within said lakes and treatment systems which these easements transverse, nor any responsibility for maintenance nor preservation of the water purities, water level, or water depth which responsibility shall be those of the abutting property owners and (3) The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure nor 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 lands hereby platted or of the lakes and treatment systems shown on the plat but shall have the right to modify the existence of the lakes and treatment systems and that which retains it to affect adequate drainage including, but not limited to, the right to remove any water level control structures or any part thereof. Hickory Lakes Joint Venture, a Florida General Partnership is developer and owner of the lands described and captioned hereon shall indemnify the City of Jacksonville and save it harmless from suits, actions, damage and 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, or at, or from the lakes and treatment systems described above, or any part thereof, or occasioned wholly or in any part by any act of omission of Hickory Lakes Joint Venture, a Florida General Partnership, its agents, contractors, employees, servants, licensees, or concessionaires within Hickory Lakes Unit 1. This indemnification shall run with the land and the assigns of Hickory Lakes Joint Venture, a Florida General Partnership, and shall be subject to it. 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, Hickory Lakes Joint Venture, a Florida General Partnership has caused these presents to be executed this 2nd day of June A.D., 1993.

HICKORY LAKES JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP

Witness: Jean Hughes
By: Lawrence R. Towers
Lawrence R. Towers, President of Towers Contracting Company, Inc. General Partner of Hickory Lakes Joint Venture, A Florida General Partnership.

Witness: Karen Baeg

Witness: Beverly J. Holland
By: J.D. Collins
J.D. Collins, President of Land Developers, Inc., General Partner of Hickory Lakes Joint Venture, a Florida General Partnership.

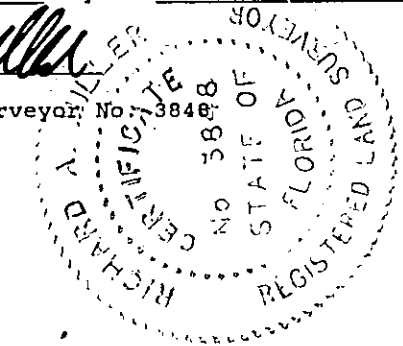
AMERICAN NATIONAL BANK OF FLORIDA
Witness: Brenda Hester
By: Stephen C. Meadows
Stephen C. Meadows, Vice President

Witness: Janet R. Newman

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a correct representation of the lands surveyed, platted and described in the Caption, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of Florida Statute 177, that the survey and legal description are accurate, and that the Permanent Reference Monuments have been placed and Permanent Control Points will be placed in accordance with the laws of the State of Florida and the City of Jacksonville, Florida.

Signed and Sealed this 9th day of June A.D., 1993.
By: Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor No. 3848



APPROVED
DATE: 8-16-93
For Director of Public Works
By: Cecil W. Rowland
City Engineer

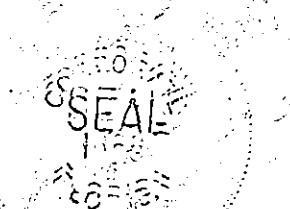
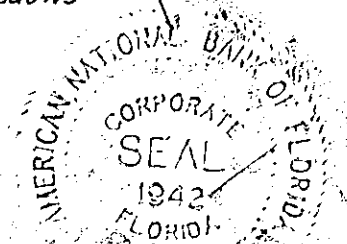
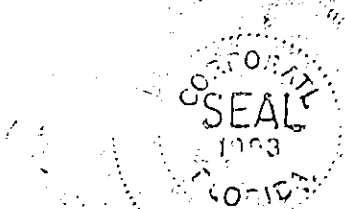
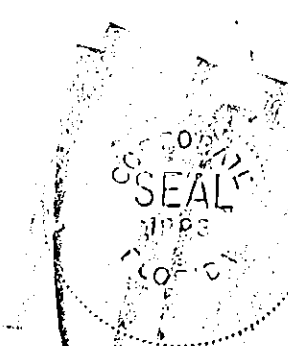
For General Counsel
By: Therese M. Matlock

APPROVED FOR THE RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance Number 93-1004-619 of said city, adopted by its Council and approved by the mayor, this 16th day of September A.D., 1993.
By: Sam C. Maus Date: 9/21/93
Director of Public Works

CLERK'S CERTIFICATE 93-0122054

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 36, 36A, 36B, of the Public Records of Duval County, Florida, this 22nd day of September A.D., 1993.
By: Lenny Cook Date: 9/21/93
Henry Cook, Deputy Clerk of the Circuit Court



**STATE OF FLORIDA
COUNTY OF DUVAL**

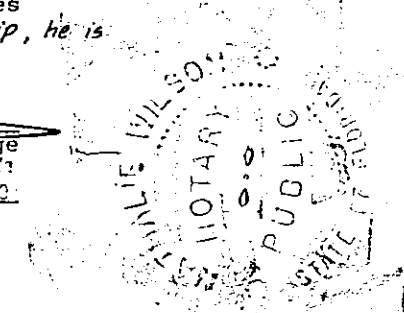
The foregoing instrument was acknowledged before me this 4th day of June A.D., 1993 by J.D. Collins, President of Land Developers, Inc., General Partner of Hickory Lakes Joint Venture, a Florida General Partnership, on behalf of the partnership. He is personally known to me and did not take an oath.

By: Beverly J. Holland
Notary Public, State of Florida at Large
My Commission Expires: BEVERLY J. HOLLAND
Notary Public, State of Florida
Commission No. CC 277499
My Commission Expires 4/16/97
Bonded Through Fla. Surety Service & Bonding Co.

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 2 day of JUNE A.D., 1993 by Lawrence R. Towers, President of Towers Contracting, Inc., General Partner of Hickory Lakes Joint Venture, a Florida General Partnership, on behalf of the partnership, he is personally known to me and did not take an oath.

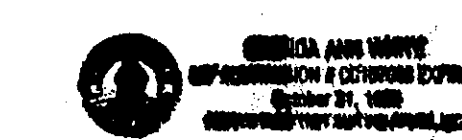
By: Beverly J. Holland
Notary Public, State of Florida at Large
My Commission Expires: BEVERLY J. HOLLAND
Notary Public, State of Florida
Commission No. CC 277499
My Commission Expires 4/16/97
Bonded Through Fla. Surety Service & Bonding Co.



**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 28 day of MAY A.D., 1993 by Stephen C. Meadows, Vice President of American National Bank of Florida, personally known to me and has produced identification and who has taken an oath.

By: Brenda Ann White
Notary Public, State of Florida at Large
My Commission Expires: _____



Hickory Lakes Unit 1

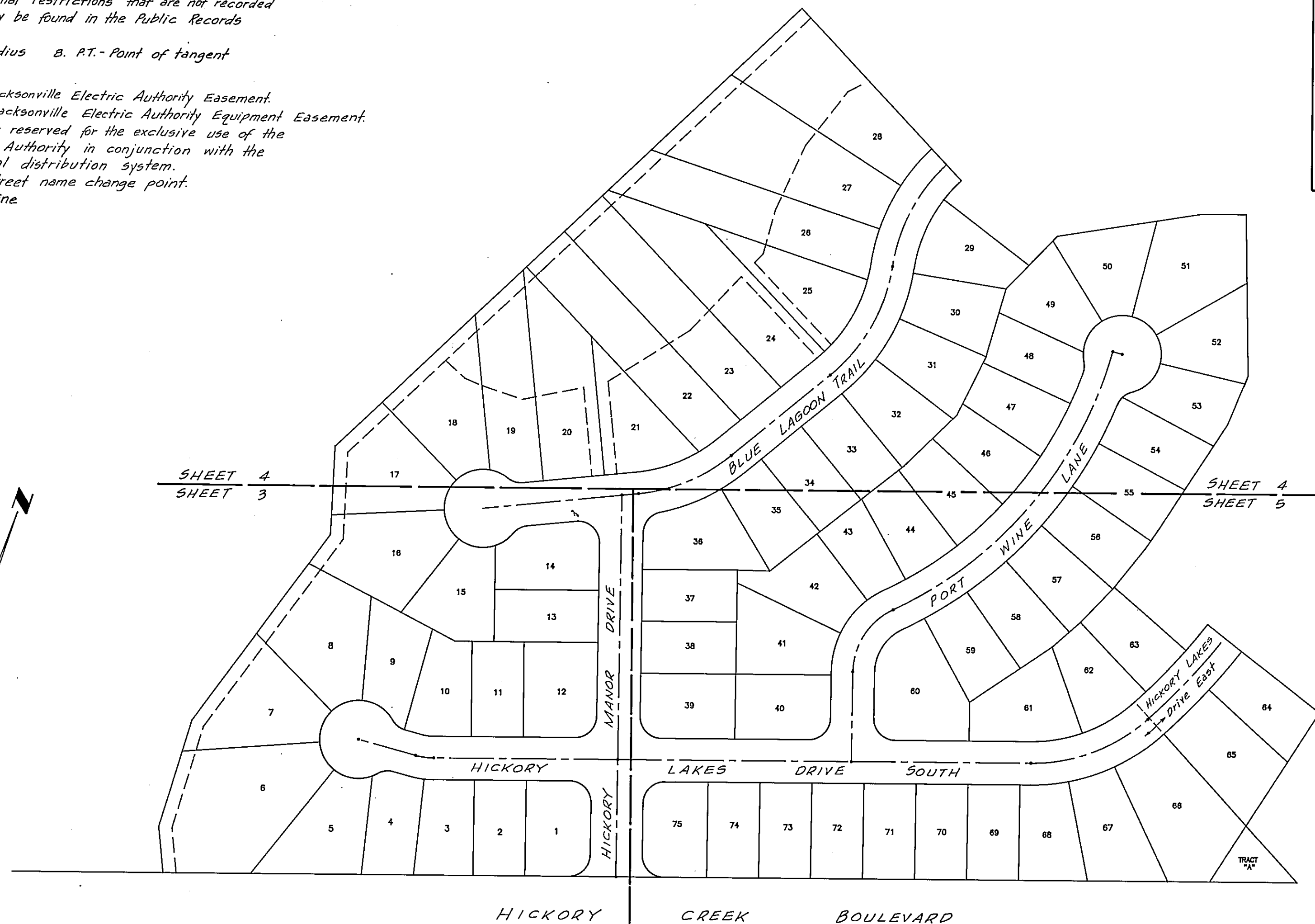
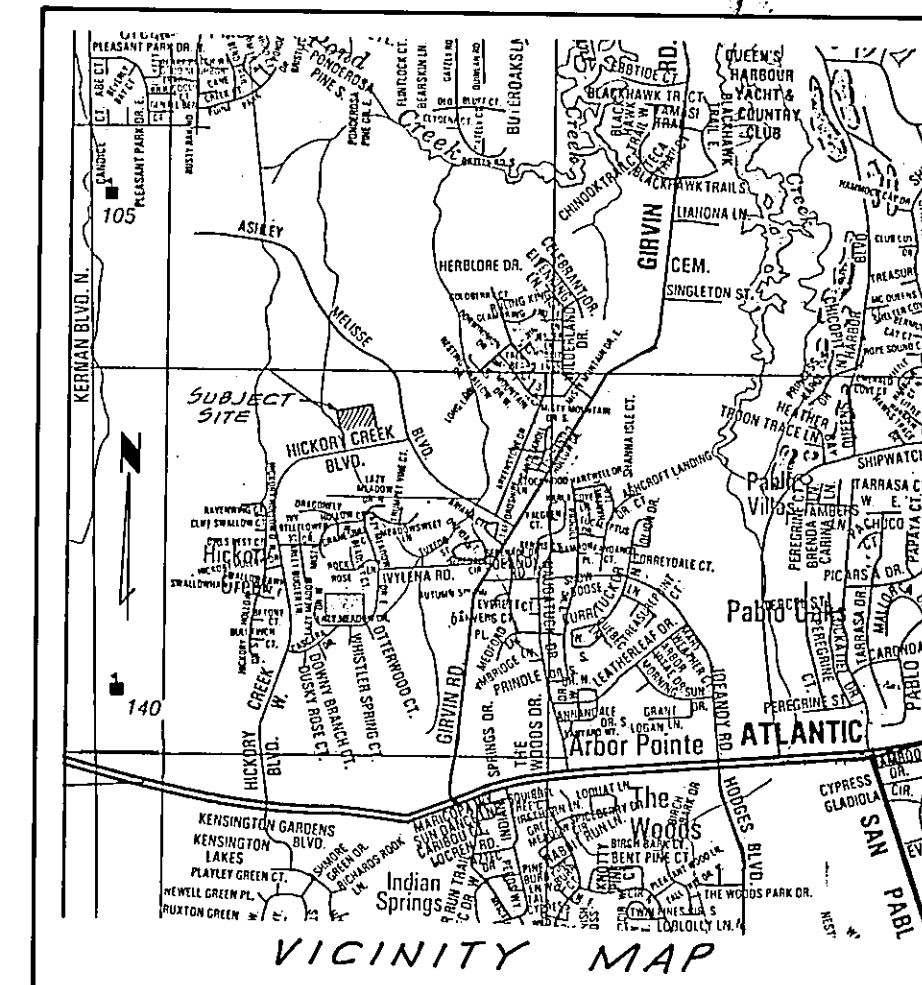
BEING A PORTION OF SECTION 15, TOWNSHIP 2 SOUTH,
RANGE 28 EAST, OF THE CITY OF JACKSONVILLE,
DUVAL COUNTY, FLORIDA.

PLAT BOOK 48 PAGE 30A

SHEET 2 OF 5 SHEETS.

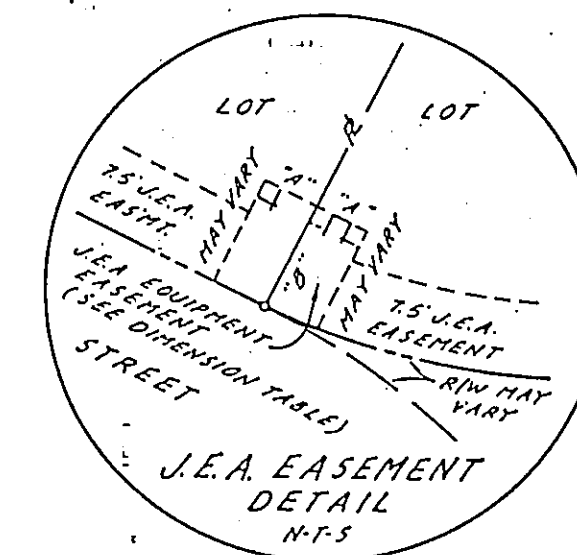
NOTES

1. \odot Denotes permanent reference monument set, cap number P.L.S. 384B.
2. \circ Denotes permanent control point set, cap number P.L.S. 384B.
3. Bearings and distances shown on curves refer to the chord.
4. Bearings shown hereon are based on the easterly right of way line of Mathew Ungar Drive per Official Records Volume 7019, Page 1762 of S.44°53'45"E.
5. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
6. Δ - Delta 7. R - Radius B. P.T. - Point of tangent
9. P.C. - Point of curve
10. J.E.A.E. Denotes Jacksonville Electric Authority Easement.
11. J.E.A.E.E. Denotes Jacksonville Electric Authority Equipment Easement.
12. Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with the underground electrical distribution system.
13. ---|--- Denote street name change point.
14. (R) Denotes radial line.



KEY MAP
scale: 1" = 100'

DIMENSION TABLE		
5'	TYPICAL 10'x10' J.E.A.	
8'	EQUIPMENT EASING	
10'	TYPICAL 10'x20' J.E.A.	
8'	EQUIPMENT EASING	

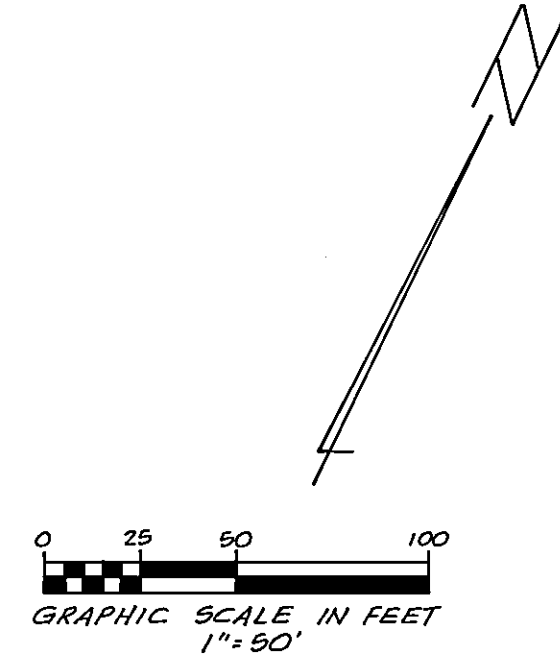
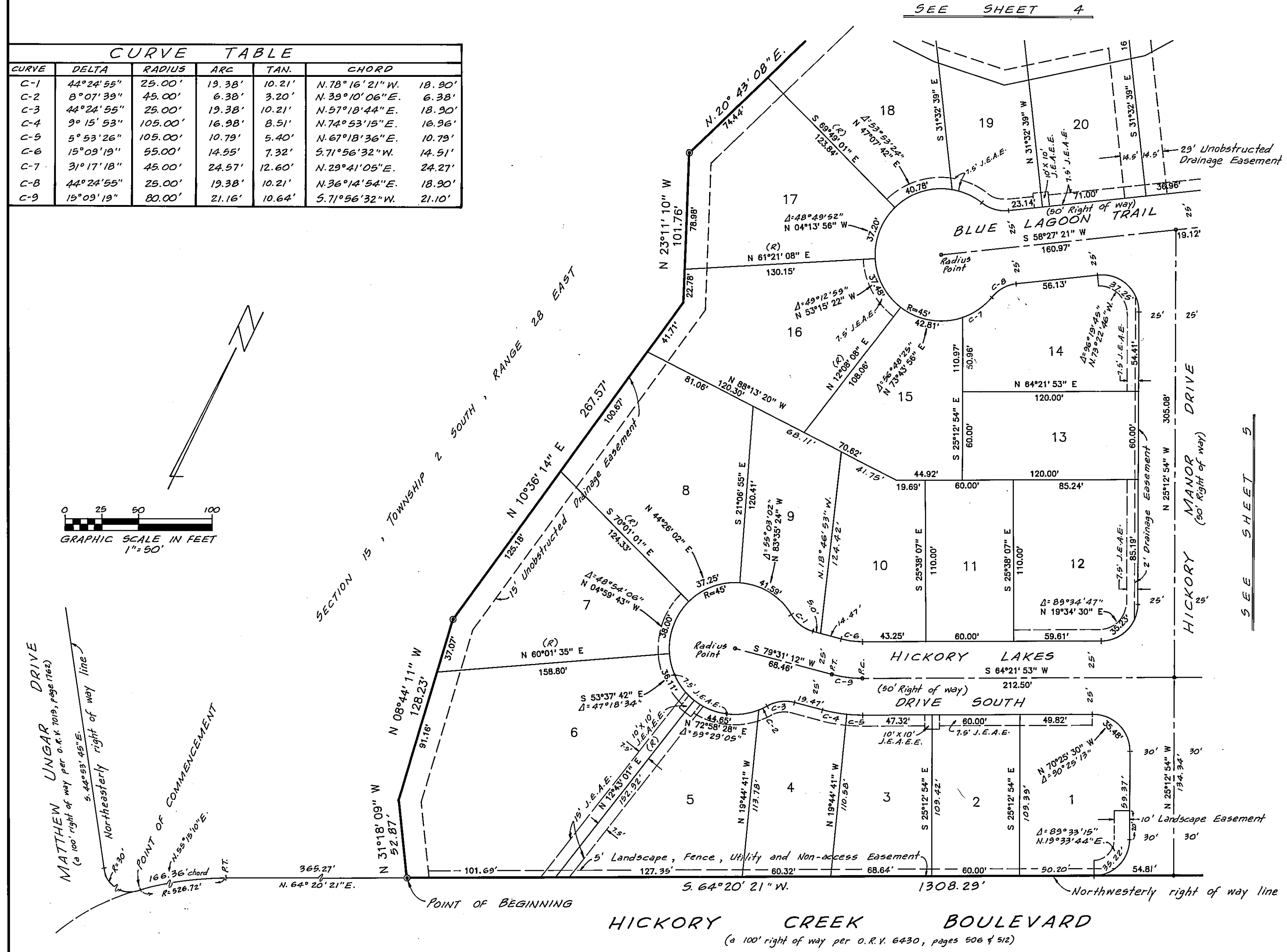


Hickory Lakes Unit 1

BEING A PORTION OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 48 PAGE 36B
SHEET 3 OF 5 SHEETS.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TAN.	CHORD
C-1	44°24'55"	25.00'	19.38'	10.21'	N.78°16'21"W. 18.90'
C-2	8°07'39"	45.00'	6.38'	3.20'	N.39°10'06"E. 6.38'
C-3	44°24'55"	25.00'	19.38'	10.21'	N.57°18'44"E. 18.90'
C-4	9°15'53"	105.00'	16.98'	8.51'	N.74°53'15"E. 16.96'
C-5	5°53'26"	105.00'	10.79'	5.40'	N.67°18'36"E. 10.79'
C-6	15°09'19"	55.00'	14.55'	7.32'	S.71°56'32"W. 14.51'
C-7	31°17'18"	45.00'	24.57'	12.60'	N.29°41'05"E. 24.27'
C-8	44°24'55"	25.00'	19.38'	10.21'	N.36°14'54"E. 18.90'
C-9	15°09'19"	80.00'	21.16'	10.64'	S.71°56'32"W. 21.10'



MATTHEW UNGAR DRIVE
(a 100' right of way per O.R.V. 1019, page 1162)
Northeasterly right of way line
S. 44°53'45"E.
R=30'
POINT OF COMMENCEMENT
N. 59°19'10"E.
166.36' chord
R=526.72'

HICKORY CREEK BOULEVARD
(a 100' right of way per O.R.V. 6430, pages 506 & 512)

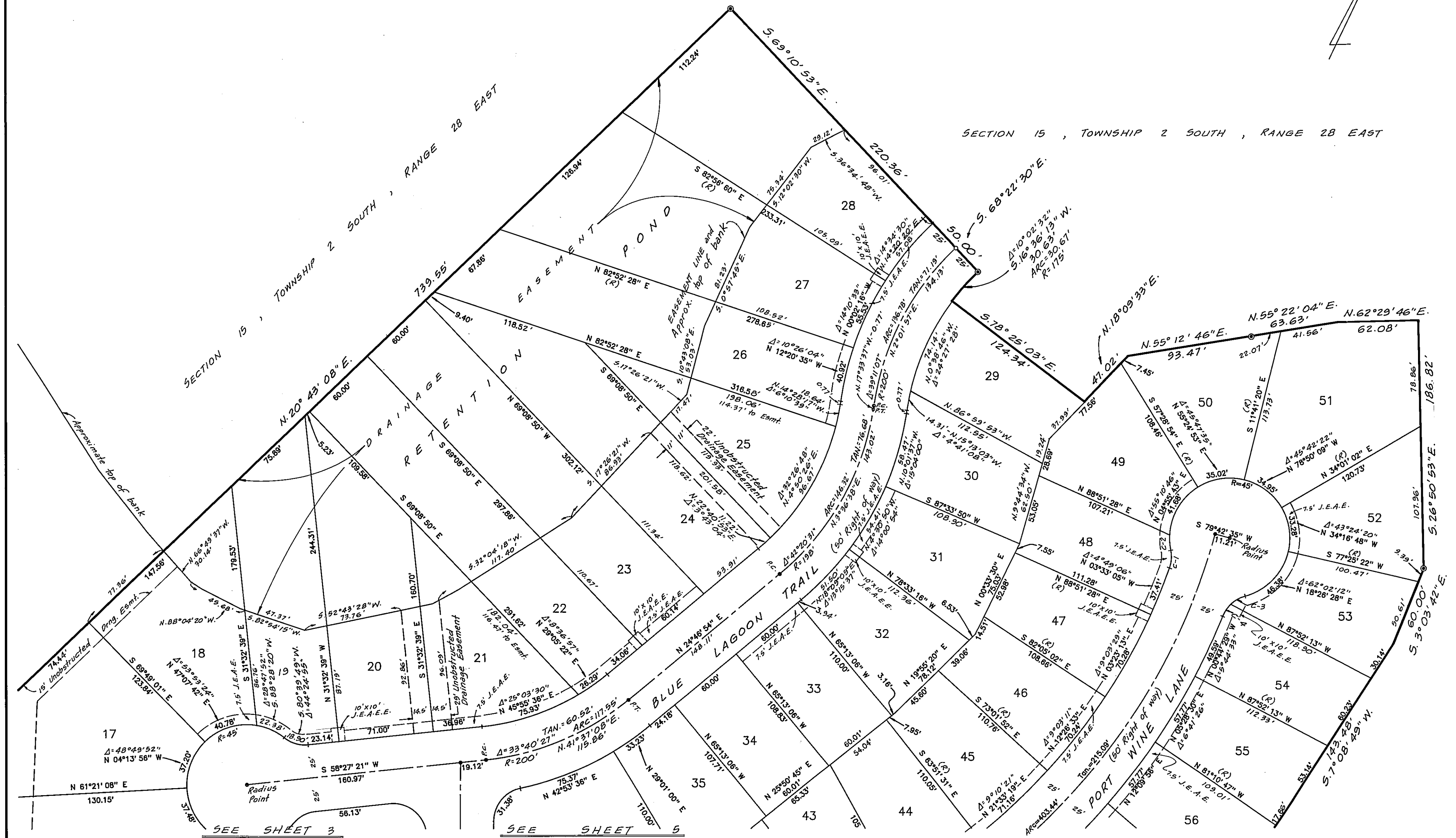
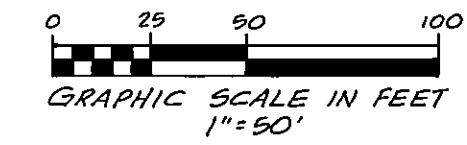
Hickory Lakes Unit 1

BEING A PORTION OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 480 PAGE 36C

SHEET 4 OF 5 SHEETS.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TAN.	CHORD
C-1	31° 15' 53"	25.00'	13.64'	7.00'	N. 21° 35' 35" W. 13.47'
C-2	14° 33' 51"	45.00'	11.44'	5.75'	N. 29° 56' 36" W. 11.41'
C-3	28° 44' 17"	25.00'	12.54'	6.40'	S. 35° 05' 25" W. 12.41'
C-4	24° 20' 02"	25.00'	10.62'	5.39'	N. 8° 33' 16" E. 10.54'



SEE SHEET 3

SEE SHEET 5

