

# Hickory Lakes Unit Two

PLAT BOOK **50** PAGE **57**

A Portion of Section 15, Township 2 South,  
Range 28 East, Duval County, Florida.

SHEET 1 OF 4 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

**CAPTION**  
(O.R.V. 8126, Pg. 2079)

**LEGAL DESCRIPTION:**

All that certain tract or parcel of land being a portion of Section 15, Township 2 South, Range 28 East, Jacksonville, Duval County, Florida, and being more particularly described as follows: For the POINT OF BEGINNING commence at the most Easterly corner of Hickory Lakes Unit One, according to map thereof recorded in Plat Book 48, Pages 36 through 36D of the Current Public Records of said county, the same being the Northwesterly right-of-way line of Hickory Creek Boulevard, (a 100-foot right-of-way as now established), thence along the Northerly, Northeasterly, Easterly, Westerly and Northwesterly lines of said Hickory Lakes Unit One, the following 17 courses: COURSE NO.1: thence North 68°02'04" West, 86.83 feet; COURSE NO.2: thence North 06°56'10" East, 155.27 feet; COURSE NO.3: thence North 77°51'05" West, 164.54 feet; COURSE NO.4: thence in a Southerly direction, along the arc of a curve, said curve being concave Westerly and having a radius of 715.0 feet, a chord bearing and distance of South 13°41'47" West, 38.63 feet; COURSE NO.5: thence North 74°45'20" West, 110.0 feet; COURSE NO.6: thence North 11°11'45" East, 85.43 feet; COURSE NO.7: thence North 07°08'49" East, 143.48 feet; COURSE NO.8: thence North 03°03'42" West, 60.0 feet; COURSE NO.9: thence North 26°50'53" West, 186.82 feet; COURSE NO.10: thence South 62°29'46" West, 62.08 feet; COURSE NO.11: thence South 55°22'04" West, 63.63 feet; COURSE NO.12: thence South 55°12'46" West, 93.47 feet; COURSE NO.13: thence South 18°09'33" West, 47.02 feet; COURSE NO.14: thence North 78°25'03" West, 124.34 feet; COURSE NO.15: thence in a Northerly direction, along the arc of a curve, said curve being concave Easterly and having a radius of 175.0 feet, a chord bearing and distance of North 16°36'13" East, 30.63 feet; COURSE NO.16: thence North 68°22'30" West, 50.0 feet; COURSE NO.17: thence North 69°10'53" West, 220.36 feet to an Easterly line of Harbour Winds Unit One, according to map thereof recorded in Plat Book 48, Pages 57 through 57G of the Current Public Records of said county; thence North 20°43'08" East, along last mentioned Easterly line, 52.82 feet; thence North 64°22'50" East, along a Southeasterly line of Nottingham Harbour Unit One, according to map thereof recorded in Plat Book 48, Pages 93 through 93B of the Current Public Records of said county, 82.19 feet; thence North 64°21'53" East, 660.36 feet; thence North 48°07'09" East, 245.49 feet to a Southwesterly right-of-way line of Ashley Melisse Boulevard, (a 100-foot right-of-way as now established); thence in a Southeasterly direction, along the arc of a curve in last mentioned right-of-way line, said curve being concave Southwesterly and having a radius of 1383.61 feet, a chord bearing and distance of South 29°01'44" East, 162.57 feet to the point of tangency of said curve; thence South 25°39'39" East, continuing along last mentioned right-of-way line, 915.25 feet to a point of curvature; thence in a Southerly direction, along the arc of a curve, said curve being concave Westerly and having a radius of 30.0 feet, a chord bearing and distance of South 19°20'21" West, 42.43 feet to the point of tangency of said curve, the same being the said Northwesterly right-of-way line of Hickory Creek Boulevard; thence South 64°20'21" West, along said right-of-way line, 417.94 feet to the POINT OF BEGINNING.

The land thus described contains 15.39 acres, more or less.

Approved 4/3/96  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved 6-12-96  
Date  
[Signature]  
for General Counsel

**CLERK'S CERTIFICATE:** 96-122517  
This is to certify that this plat has been approved by the City Council of the City of Jacksonville, Florida, and is approved to be recorded in Plat Book 50, Pages 57 through 57G of the Public Records of Duval County, Florida.

Signed this 13th day of JUNE, A.D., 1996.  
Henry Cook By: [Signature]  
HENRY COOK Deputy Clerk  
Clerk of Circuit Court

**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 City Ordinance No. 44-26-119 of said City, adopted by its Council, and accepted by its Mayor on this 15th day of April, A.D., 1996.

[Signature] 6/13/96  
Director of Public Works Date

**SURVEYOR'S CERTIFICATE**  
This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described in the captioned survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all requirements of Florida Statute 177, that the survey and legal description are accurate and 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 4th day of JUNE, A.D., 1996.  
[Signature]  
Gregory B. Clay  
Registered Land Surveyor No. 3377  
State of Florida

**ADOPTION AND DEDICATION**

This is to certify that Hickory Lakes Joint Venture, a partnership under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as Hickory Lakes Unit Two, having caused the same to be surveyed and subdivided, and that American National Bank of Florida is the holder of record of mortgages on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All roads, drives, lanes, courts, walkways, unobstructed easements for drainage, utilities and sewers, and non-access easements, except all private easements and conservation easements which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, and except all Jacksonville Electric Authority easements, 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 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 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 successors 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 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 lake/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 Hickory Lakes Unit Two. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

The undersigned Owner(s) do hereby reserve unto themselves 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.

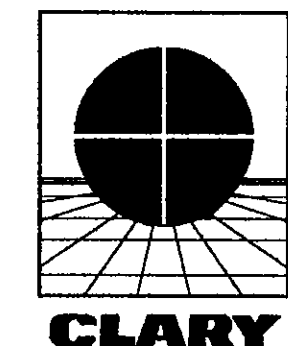
Those easements designated as "J.E.A.E.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.  
These easements designated as "J.E.A.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, 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, Hickory Lakes Joint Venture, has caused these presents to be signed by the President of Land Developers, Inc., its managing partner.  
This 15th day of May, 1996

**NOTARY FOR HICKORY LAKES JOINT VENTURE**  
STATE OF FLORIDA )  
COUNTY OF DUVAL )  
The foregoing instrument was acknowledged before me this 15th day of May, 1996, A.D., by J. Daniel Collins, President of Land Developers Inc., a managing partner and a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.  
[Signature]  
Notary Public  
State of Florida at Large  
Print Name: Beverly J. Holland  
My Commission Expires: 4/16/97  
Serial No.: [Number]

**HICKORY LAKES JOINT VENTURE**  
Witness [Signature] [Signature]  
Print Name: Beverly J. Holland J. Daniel Collins  
Witness [Signature] [Signature]  
Print Name: Jacquelyn R. Houfelder J. Daniel Collins  
A Managing Partner

**NOTARY FOR AMERICAN NATIONAL BANK OF FLORIDA**  
STATE OF FLORIDA )  
COUNTY OF DUVAL )  
The foregoing instrument was acknowledged before me this 15th day of May, 1996, A.D., by Douglas J. Edwards, Vice President of American National Bank of Florida, on behalf of the corporation. He is personally known to me and did not take an oath.  
[Signature]  
Notary Public  
State of Florida at Large  
Print Name: TAMMY R. STUART  
My Commission Expires: Mar. 22, 1998  
Serial No.: CC 358289

**AMERICAN NATIONAL BANK OF FLORIDA**  
Witness [Signature] [Signature]  
Print Name: TAMMY STUART Douglas J. Edwards  
Witness [Signature] [Signature]  
Print Name: Susan K. Renshaw Douglas J. Edwards  
Vice President



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

PSD No. 92-011  
CITY DEVELOPMENT No. 1024.4

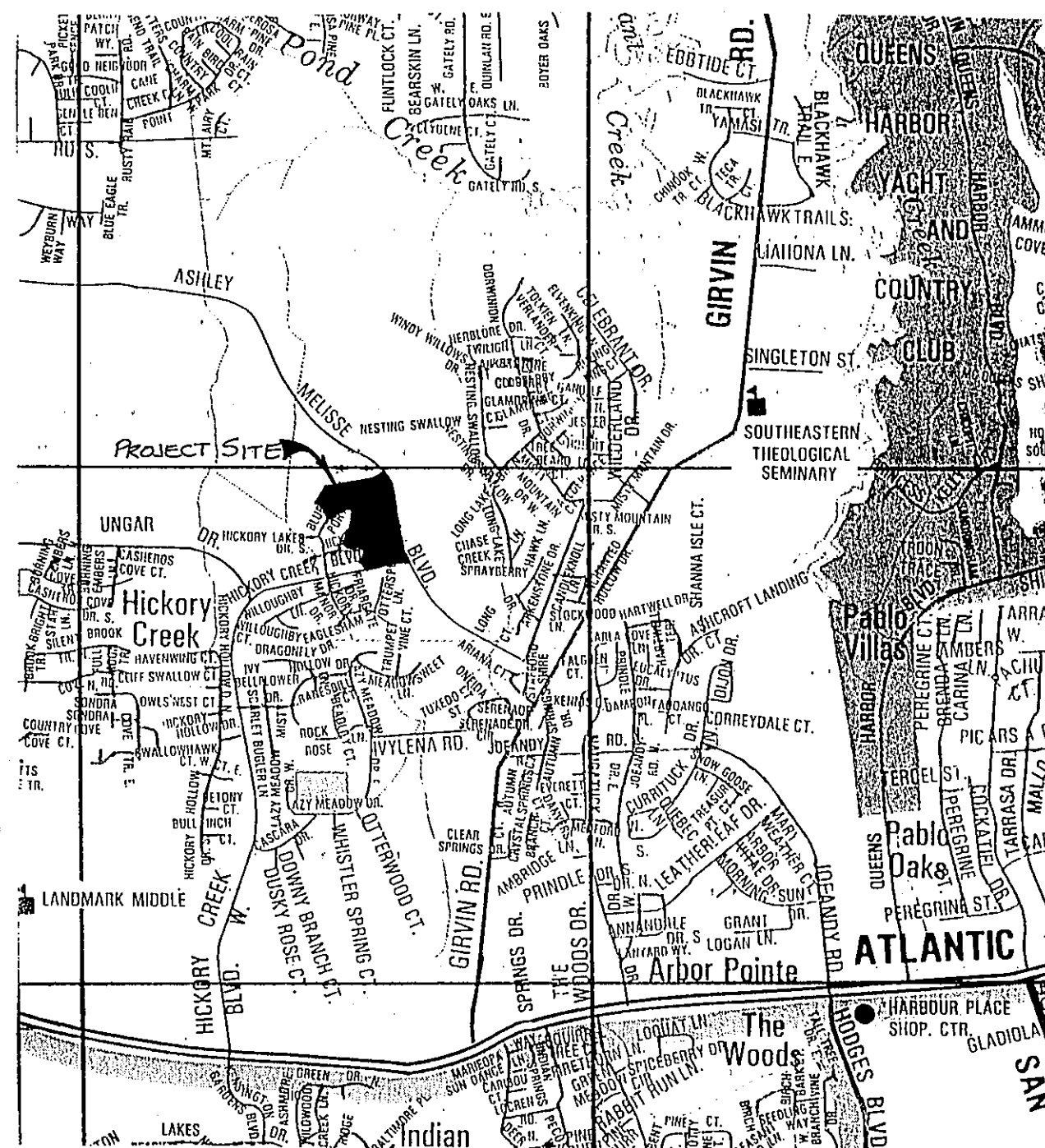
# Hickory Lakes Unit Two

A Portion of Section 15, Township 2 South,  
Range 28 East, Duval County, Florida.

PLAT BOOK **50** PAGES **57A**

SHEET 2 OF 4 SHEETS  
59 LOTS IN THIS UNIT

Vicinity Map  
Scale: 1" = 2000'



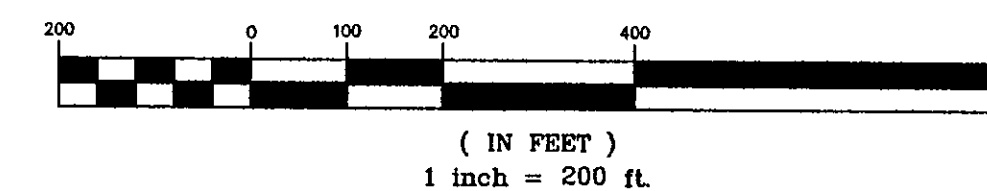
### General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY R/W LINE OF HICKORY CREEK BOULEVARD NORTH (100' R/W) AS N 64°20'21" E.
- EASEMENTS SHOWN HEREON ARE THE CONSTRUCTION, INSTALLATION, MAINTAINANCE, AND OPERATION OF DRAINAGE, UTILITIES, SANITARY SEWERS, CABLE TELEVISION SERVICES, AND FENCING MAINTENANCE, UNLESS OTHERWISE NOTED HEREON.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE(S) "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 222E, COMMUNITY NO. 120277 DATED 8-15-89. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE BY THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE SHOWN ON EACH SHEET IS ONLY APPLICABLE TO THE CURVES THAT APPEAR ON THAT SHEET.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED HEREON.
- 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.
- "J.E.A.E." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT; THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.
- "J.E.A." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT; THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

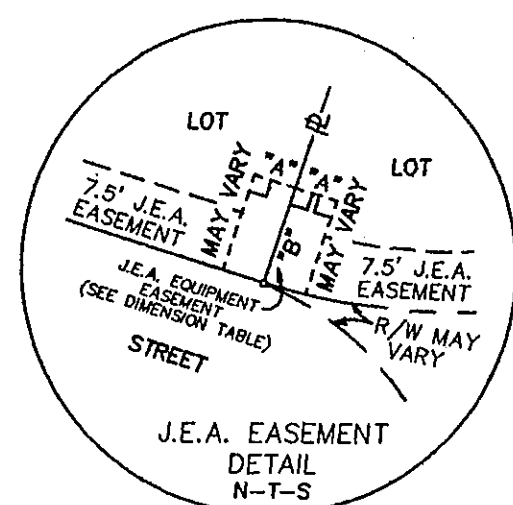
### Legend

- R/W = RIGHT-OF-WAY
- BRL = BUILDING RESTRICTION LINE
- = PERMANENT CONTROL POINT  
STAMPED R.L.S. # 3377
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- ORV = OFFICIAL RECORDS VOLUME
- PB = PLAT BOOK
- PG(S) = PAGE(S)
- ESMT = EASEMENT
- L = ARC LENGTH
- T = TANGENT
- R = RADIUS
- CH = CHORD
- Δ = DELTA
- △ = RADIUS POINT
- = PERMANENT REFERENCE MONUMENT  
STAMPED R.L.S. # 3377
- = FOUND 4"x 4" CONCRETE MONUMENT
- ↔ = CHANGE IN STREET NAME
- C4 = TABULATED CURVE DATA
- PRC = POINT OF REVERSE CURVE
- PCC = POINT OF COMPOUND CURVE
- RDL = RADIAL LINE

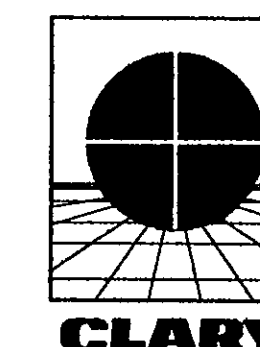
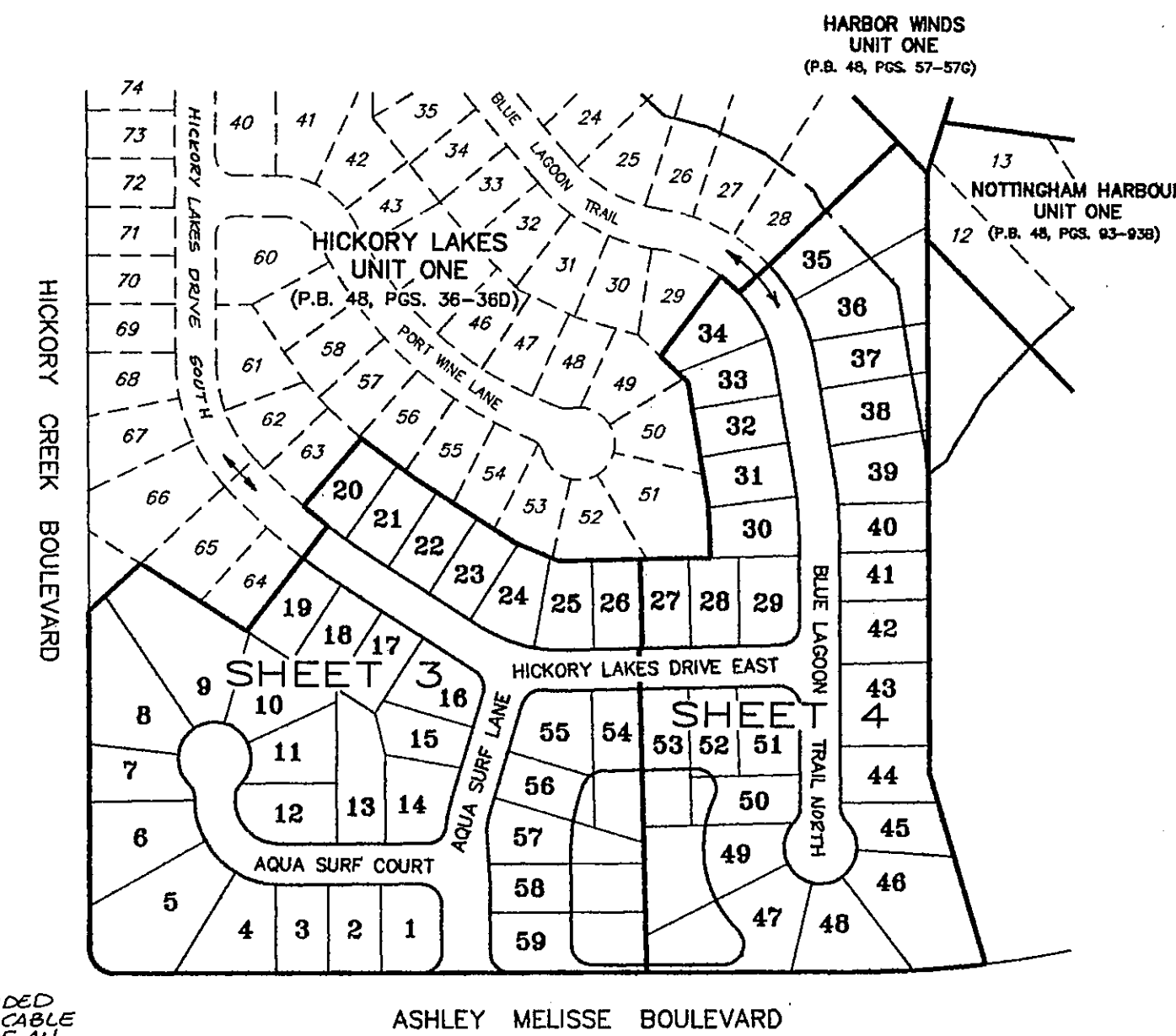
### GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.



DIMENSION TABLE	
"A"	5' TYPICAL 10'x 10' J.E.A. EQUIPMENT EASEMENT
"B"	10' TYPICAL 10'x 20' J.E.A. EQUIPMENT EASEMENT



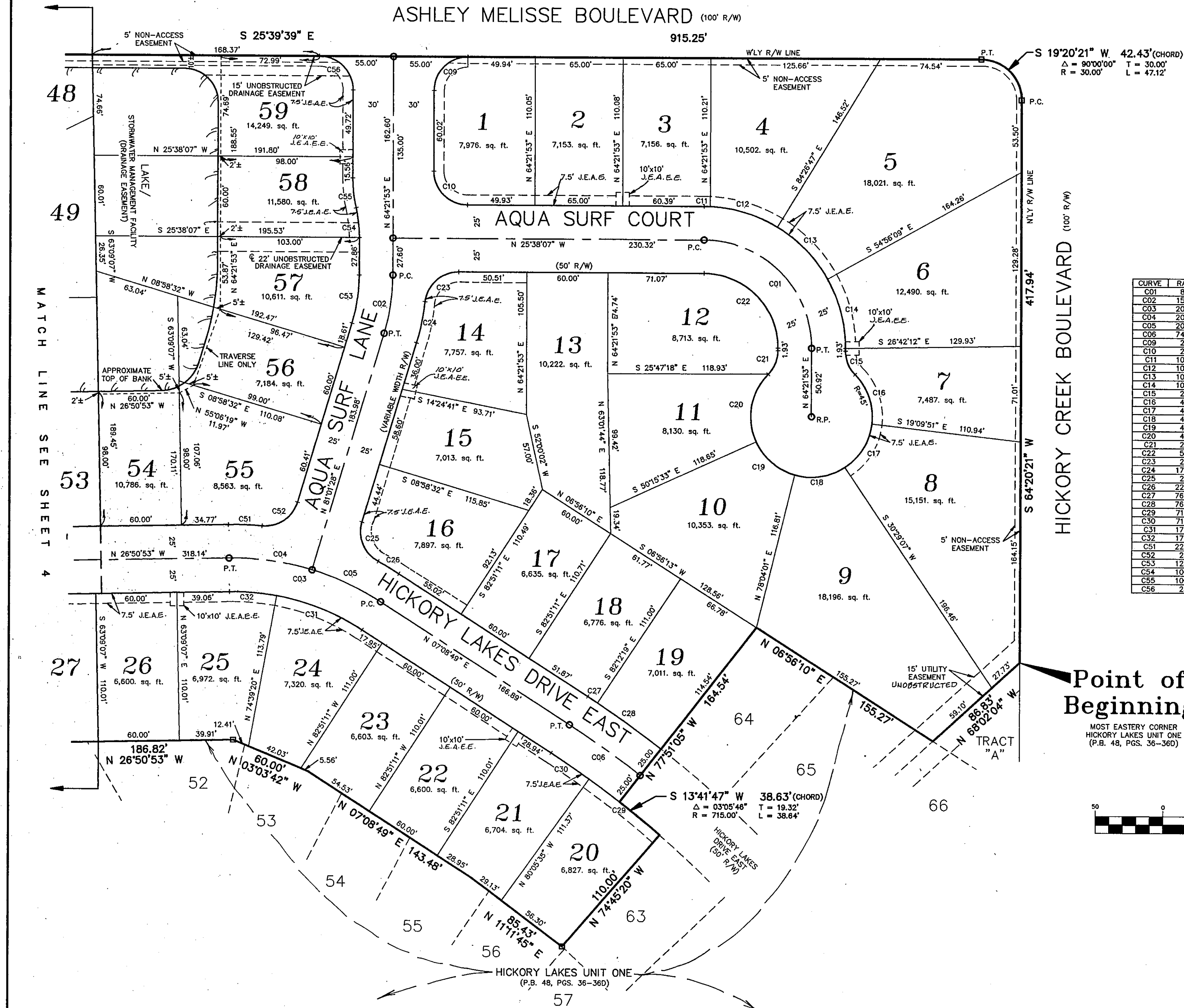
PREPARED BY:  
**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3830 CROWN POINT ROAD  
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A Portion of Section 15, Township 2 South,  
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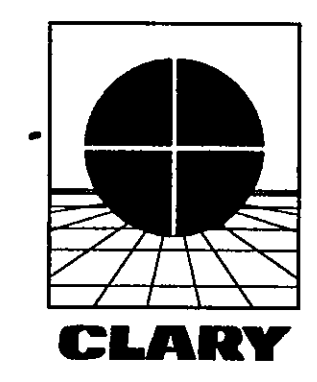
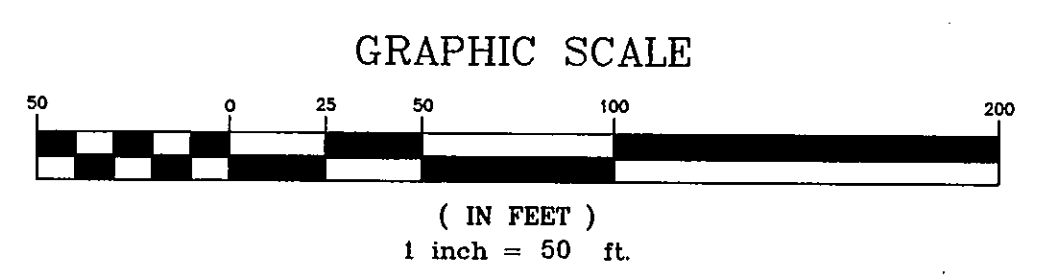
PLAT BOOK 50 PAGE 57B

SHEET 3 OF 4 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARINGS	DELTA
C01	80.00	125.66	80.00	113.14	N 19°21'53" E	90°00'00"
C02	150.00	43.62	21.96	43.46	N 72°41'41" E	16°39'35"
C03	200.00	118.66	61.14	118.93	N 09°51'02" W	33°59'42"
C04	200.00	62.46	31.49	62.21	N 17°54'04" W	17°53'37"
C05	200.00	58.20	28.29	56.02	N 00°54'13" W	16°06'05"
C06	740.00	64.60	32.32	64.58	N 09°38'52" E	05°00'07"
C08	25.00	39.26	24.99	35.35	N 70°38'53" W	89°58'28"
C10	25.00	39.27	25.00	35.36	S 19°21'53" W	90°00'00"
C11	105.00	4.61	2.30	4.61	N 24°22'40" W	02°30'54"
C12	105.00	52.56	26.84	52.02	N 08°46'44" W	28°40'58"
C13	105.00	54.14	27.69	53.55	N 20°20'05" E	29°32'41"
C14	105.00	53.62	27.41	53.04	N 49°44'09" E	29°15'27"
C15	25.00	19.38	10.21	18.90	S 42°09'25" W	44°24'55"
C16	45.00	40.06	21.46	38.75	N 45°27'02" E	51°00'08"
C17	45.00	38.99	20.81	37.78	S 84°13'46" E	49°38'17"
C18	45.00	38.98	20.81	37.77	S 34°35'48" E	49°37'38"
C19	45.00	38.86	20.73	37.66	S 14°57'15" W	49°28'28"
C20	45.00	54.26	30.98	51.03	S 74°14'08" W	69°05'20"
C21	25.00	19.38	10.21	18.90	N 86°34'21" E	44°24'55"
C22	55.00	86.39	55.00	77.78	N 19°21'53" E	90°00'00"
C23	25.00	36.46	22.34	33.32	N 67°25'13" W	83°34'12"
C24	175.00	31.25	15.66	31.20	N 75°54'34" E	10°13'47"
C25	25.00	34.23	20.41	31.62	S 41°48'06" W	78°26'45"
C26	225.00	17.94	8.97	17.93	N 04°51'46" E	04°34'06"
C27	764.99	8.65	4.32	8.65	N 07°28'15" E	00°38'51"
C28	764.99	58.14	29.08	58.12	N 09°58'18" E	04°21'16"
C29	715.00	66.62	33.33	66.59	N 12°34'33" E	05°20'18"
C30	715.00	34.44	17.22	34.44	N 08°31'37" E	02°45'35"
C31	175.00	68.70	34.80	68.26	N 04°05'57" W	22°29'32"
C32	175.00	35.13	17.63	35.07	N 21°05'48" W	11°30'10"
C51	225.00	24.95	12.49	24.93	N 23°40'18" W	06°21'10"
C52	25.00	34.24	20.42	31.63	S 59°44'07" E	78°28'49"
C53	125.00	36.35	18.30	36.22	N 72°41'41" E	16°39'35"
C54	100.00	22.41	11.25	22.36	S 57°56'44" W	12°50'19"
C56	25.00	39.28	25.01	35.36	N 19°21'07" E	90°01'32"

**Point of Beginning**  
MOST EASTERLY CORNER  
HICKORY LAKES UNIT ONE  
(P.B. 48, PGS. 36-36D)



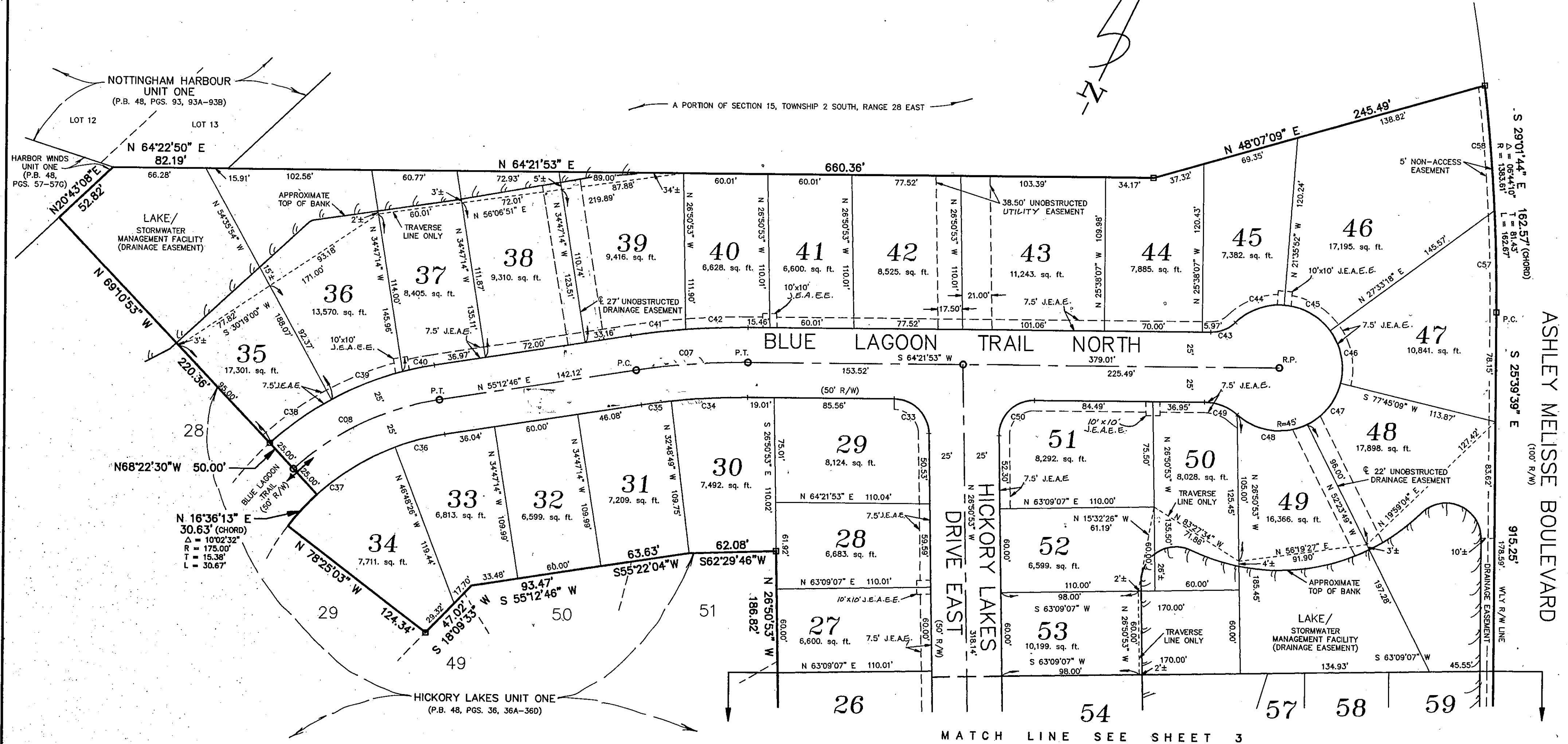
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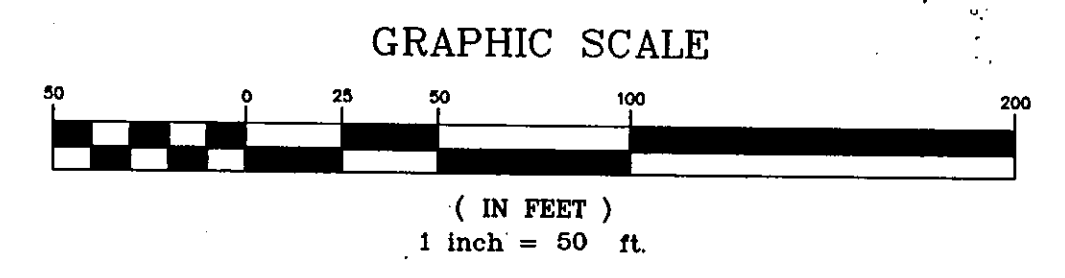
A Portion of Sections 15, Township 2 South,  
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PLAT BOOK **50** PAGE **570**

SHEET 4 OF 4 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C07	500.00'	79.87'	49.02'	79.78'	S 59°47'19" W	99°09'07"
C08	200.00'	117.25'	60.36'	115.58'	S 38°25'06" W	33°35'20"
C33	25.00'	38.74'	24.48'	34.98'	N 71°14'30" W	88°47'14"
C34	475.00'	54.54'	27.30'	54.51'	S 61°04'30" W	06°34'46"
C35	475.00'	21.33'	10.67'	21.33'	S 56°29'57" W	02°34'21"
C36	175.00'	36.71'	18.42'	36.64'	S 49°12'12" W	12°01'08"
C37	175.00'	96.55'	49.54'	95.32'	S 27°31'19" W	31°38'43"
C38	225.00'	54.11'	27.19'	53.98'	S 28°30'49" W	13°48'44"
C39	225.00'	54.72'	27.49'	54.58'	S 42°22'12" W	13°56'02"
C40	225.00'	23.07'	11.55'	23.06'	S 52°16'30" W	05°52'33"
C41	525.00'	39.29'	19.65'	39.28'	S 57°21'25" W	04°17'17"
C42	525.00'	44.57'	22.30'	44.55'	S 61°58'58" W	04°51'50"
C43	25.00'	19.38'	10.21'	18.90'	N 42°09'25" E	44°24'55"
C44	45.00'	38.04'	20.24'	36.92'	S 44°10'09" W	48°26'22"
C45	45.00'	38.60'	20.58'	37.43'	N 87°02'13" W	49°08'55"
C46	45.00'	39.43'	21.08'	38.18'	N 37°21'35" W	50°12'21"
C47	45.00'	39.16'	20.92'	37.94'	N 12°40'33" E	49°51'55"
C48	45.00'	53.50'	30.42'	50.40'	N 71°39'55" E	68°06'49"
C49	35.19'	25.40'	13.28'	24.86'	S 85°02'36" W	41°21'27"
C50	25.00'	39.80'	25.53'	35.73'	S 18°43'30" W	91°12'48"
C57	1383.61'	72.86'	36.44'	72.85'	N 27°10'10" W	03°01'01"
C58	1383.61'	89.81'	44.92'	89.79'	N 30°32'15" W	03°43'09"



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