

CREEKSIDE OAKS UNIT 1A

PLAT BOOK 54 PAGE 99

SHEET 1 OF 4 SHEETS

A REPLAT OF A PART OF LOTS 11 AND 12, BLOCK 4, OF SECTION 30, AND PART OF LOTS 5 AND 6, BLOCK 1, OF SECTION 31, ALL WITHIN TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION:

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOTS 11 AND 12, BLOCK 4, OF SECTION 30 AND PART OF LOTS 5 AND 6, BLOCK 1, OF SECTION 31, ALL WITHIN TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, CREEKSIDE OAKS UNIT 1, AS RECORDED IN PLAT BOOK 54, PAGES 4, 4A, 4B, 4C, 4D AND 4E OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°01'37" WEST, ALONG THE EASTERLY LINE OF SAID LOT 12, BLOCK 4, A DISTANCE OF 990.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12, BLOCK 4, THE SAME BEING THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 1; THENCE SOUTH 00°57'30" WEST, ALONG THE EASTERLY LINE OF SAID LOT 5, BLOCK 1, A DISTANCE OF 45.28 FEET; THENCE NORTH 89°58'23" WEST, 129.26 FEET; THENCE SOUTH 00°01'37" WEST, 42.63 FEET; THENCE NORTH 89°58'23" WEST, 210.00 FEET; THENCE NORTH 11°46'18" WEST, 1011.37 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF SAID CREEKSIDE OAKS UNIT 1; THENCE THE FOLLOWING COURSES ALONG SAID SOUTHERLY BOUNDARY OF CREEKSIDE OAKS UNIT 1; SOUTH 89°58'23" EAST, 166.80 FEET; NORTH 00°01'37" EAST, 90.00 FEET; SOUTH 89°58'23" EAST, 250.00 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF MCGIRT'S CREEK DRIVE EAST (A 60 FOOT RIGHT OF WAY); THENCE NORTH 00°01'37" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 42.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 89°58'23" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 11, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

APPROVED FOR RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

FOR DIRECTOR OF PUBLIC WORKS

DATE: 3/7/2002

CLERK'S CERTIFICATE: # 20020 66348

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 54, PAGES 77, 77A, 77B, 77C OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 7 DAY OF March, A.D., 2002

Jim Fuller
CLERK: JIM FULLER

[Signature]
DEPUTY CLERK

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 1st DAY OF March, A.D., 2002.

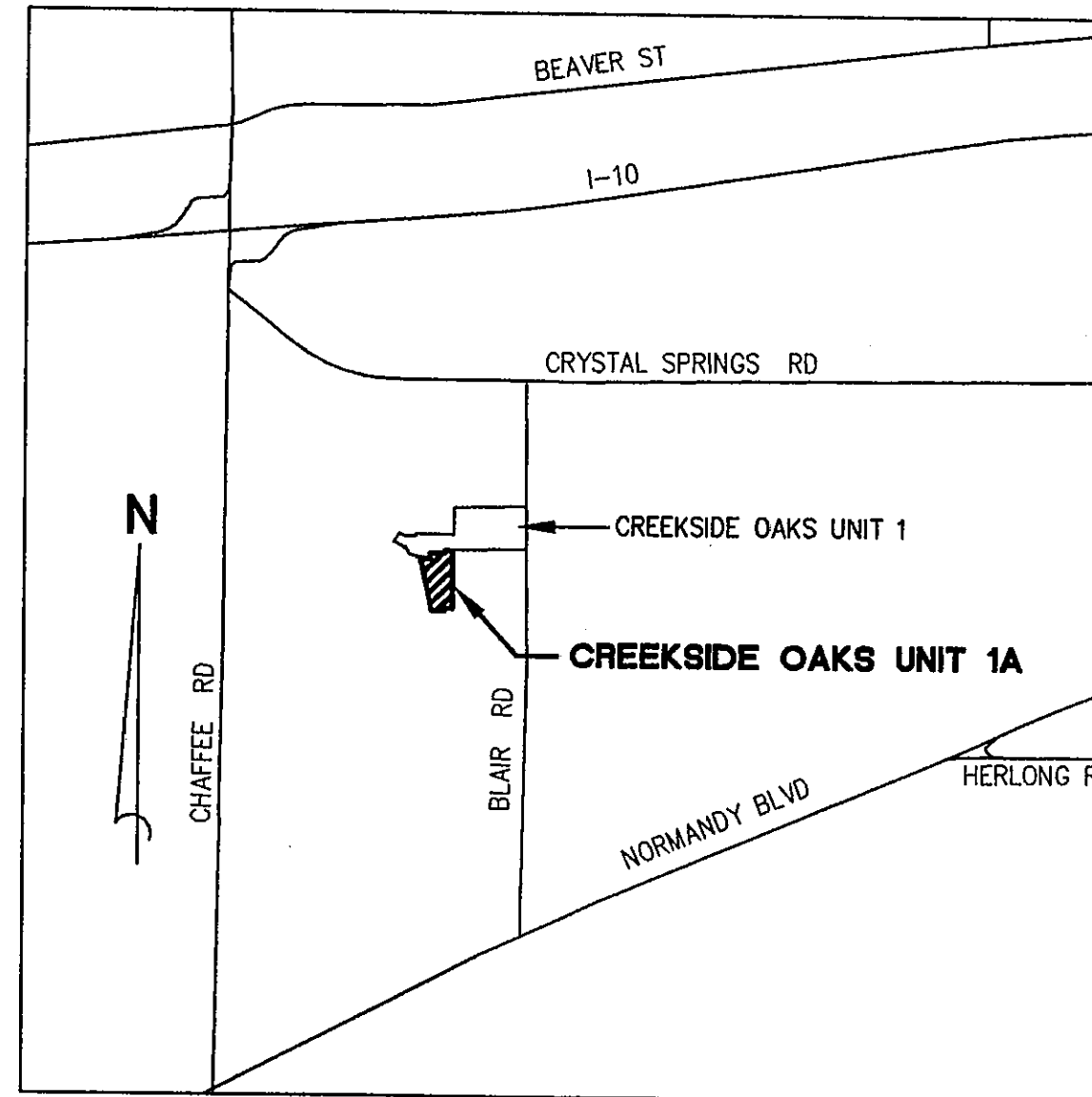
Glenn E. McGregor
GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR NO. 4252

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS 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 THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., CHAPTER 61G17-6.003 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 28th DAY OF Aug, A.D., 2001

David R. Haines
DAVID R. HAINES, FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3058
R. L. CROASDELL CO.



VICINITY MAP:

NOT TO SCALE

FLOOD ZONE NOTE:

THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES X, AND X (500 YR.), AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0050, SUFFIX E, DATED AUGUST 15, 1989. THE FIRM INFORMATION DELINEATED ON THIS PLAT IS VALID ONLY FOR THE DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REMISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.

NOTICE:

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT HILLCREST DEVELOPMENT JOINT VENTURE, A FLORIDA JOINT VENTURE, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS CREEKSIDE OAKS UNIT 1A, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THAT FIRST SOUTH BANK, A CORPORATION ORGANIZED UNDER THE LAWS OF THE UNITED STATES, IS THE HOLDER OF A MORTGAGE 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, PARKWAYS, LANES, COURTS, WALKWAYS, DRAINAGE AND ACCESS EASEMENTS, EXCEPT JEA 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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE 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/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (ROADS, PARKWAYS, LANES AND COURTS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (ROADS, PARKWAYS, LANES AND COURTS); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES.
- 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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE 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 DAMAGE 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 CREEKSIDE OAKS UNIT 1A THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THOSE EASEMENT DESIGNATED AS "JEA-E-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "JEA-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, 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 WHEREOF THE ABOVE NAMED HILLCREST DEVELOPMENT JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 30 DAY OF August, A.D., 2001.

HILLCREST DEVELOPMENT JOINT VENTURE

WITNESS: Michael Spicer
MICHAEL SPICER

William E. Boyd
WILLIAM E. BOYD
GENERAL MANAGING PARTNER

WITNESS: James F. Morgan
JAMES F. MORGAN

STATE OF FLORIDA

COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF Aug, A.D., 2001, BY WILLIAM E. BOYD, GENERAL MANAGING PARTNER OF HILLCREST DEVELOPMENT JOINT VENTURE, ON BEHALF OF THE JOINT VENTURE, WHO IS PERSONALLY KNOWN TO ME.

Michael M. Spicer
NOTARY PUBLIC STATE OF
FLORIDA AT LARGE

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires: 06-06-2003
Commission No. 00011240
MY COMMISSION EXPIRES: 06-06-2003

FIRST SOUTH BANK

WITNESS: Corey B. Mann
COREY B. MANN

David L. Faulk
DAVID L. FAULK
VICE PRESIDENT

WITNESS: Frances L. McKee
FRANCES L. MCKEE

STATE OF FLORIDA

COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF August, A.D., 2001, BY DAVID L. FAULK, VICE PRESIDENT ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME.

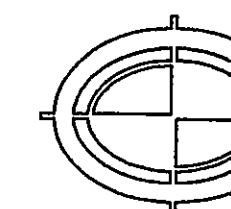
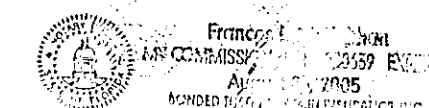
Frances L. McKee
NOTARY PUBLIC STATE OF
FLORIDA AT LARGE

8/26/05
MY COMMISSION EXPIRES:

PSD NO. 96-029

CD NO. 3373.1

LAND PLANNING AND LOT LAYOUT BY ST. JOHNS ENGINEERING



PLAT PREPARED BY:

CROASDELL COMPANY
SITE PLANNING - SITE ENGINEERING - LAND SURVEYING
429 East Adams Street, Jacksonville, Florida 32202 - Phone 904.358.5649 - Fax 904.358.7824
(LB NO. 0219)

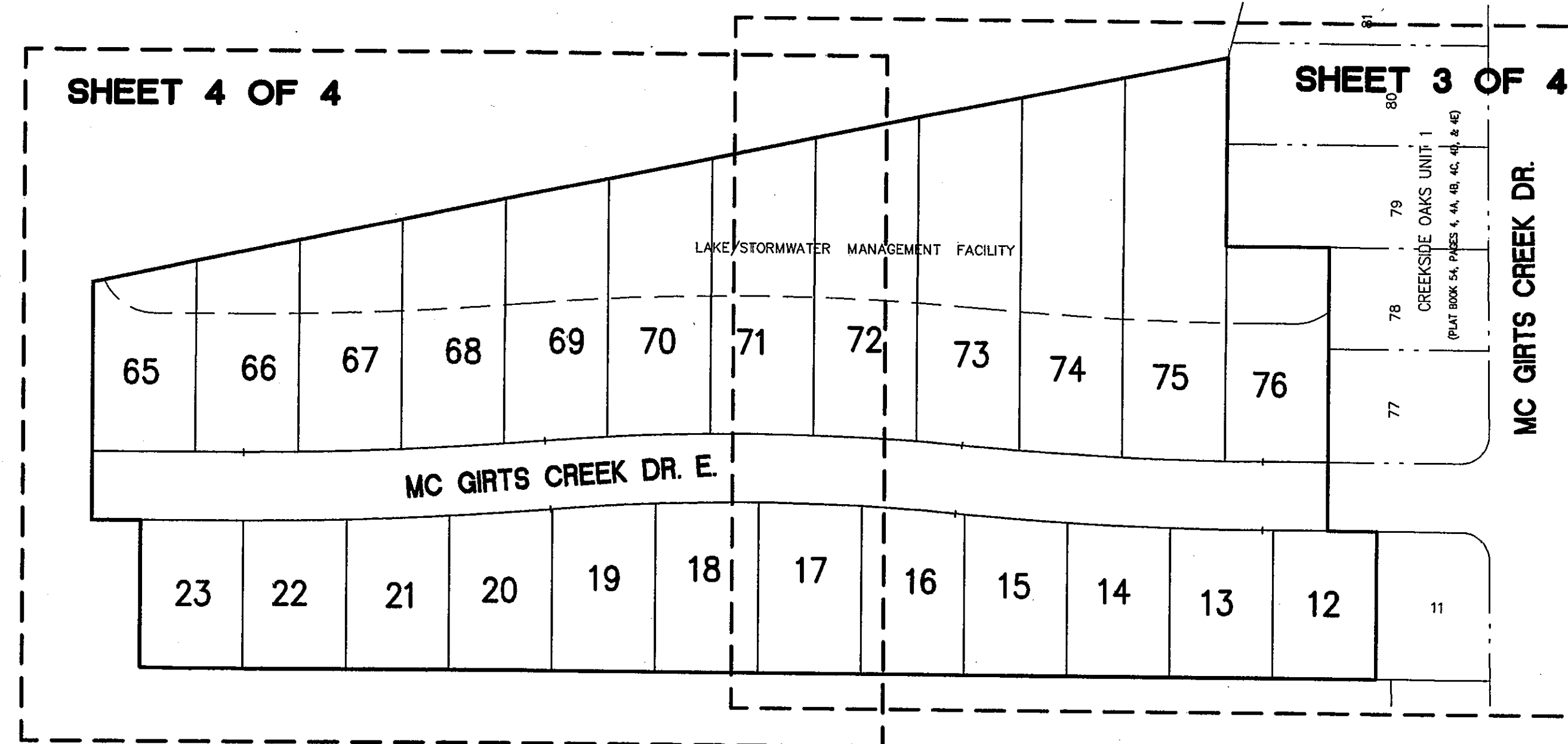
CREEKSIDE OAKS UNIT 1A

PLAT BOOK 54 PAGE 99A

SHEET 2 OF 4 SHEETS

A REPLAT OF A PART OF LOTS 11 AND 12, BLOCK 4, OF SECTION 30, AND PART OF LOTS 5 AND 6, BLOCK 1, OF SECTION 31, ALL WITHIN TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, CITY OF JACKSONVILLE DUVAL COUNTY, FLORIDA.

KEY MAP

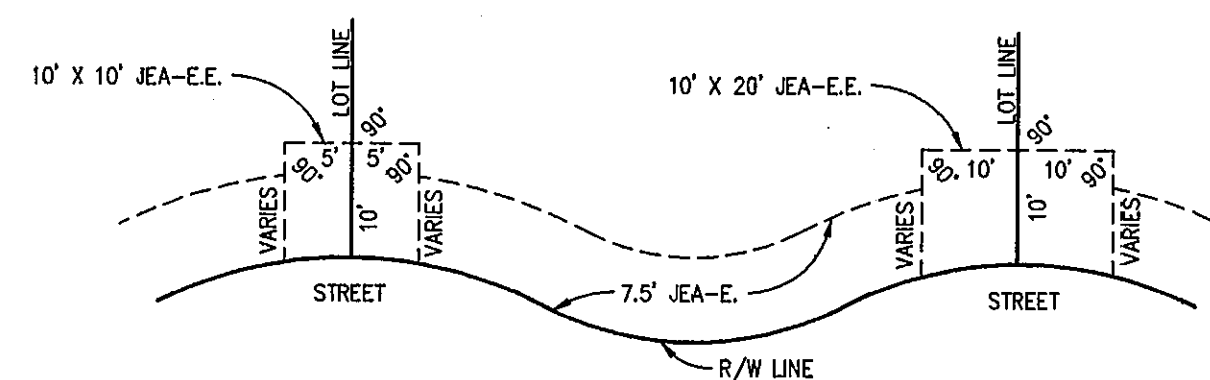


NOTES:

1. BEARINGS SHOWN HEREON REFER TO SOUTH 00°01'37" WEST FOR THE EASTERLY LINE OF LOT 12, BLOCK 4, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS.
2. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF JEA IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
3. JEA-E. DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
4. JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS TO SAID EASEMENT BY JEA.
5. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
6. 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.
7. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS WHICH MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.
8. THE AE FLOOD ZONE LINE SHOWN HEREON WAS DETERMINED USING TOPOGRAPHICAL DATA OBTAINED FROM A TOPOGRAPHIC SURVEY DATED OCTOBER 15, 1991, PERFORMED BY R. L. CROASDELL & CO. THE X (500 YR.) FLOOD ZONE LINE SHOWN HEREON WAS SCALED FROM THE AE FLOOD ZONE LINE ON THE FLOOD MAP AND TRANSFERRED TO THIS PLAT IN A LIKEWISE MANNER. FLOOD ZONE X (500YR.) IS DEFINED AS FOLLOWS: AREAS OF 500 YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

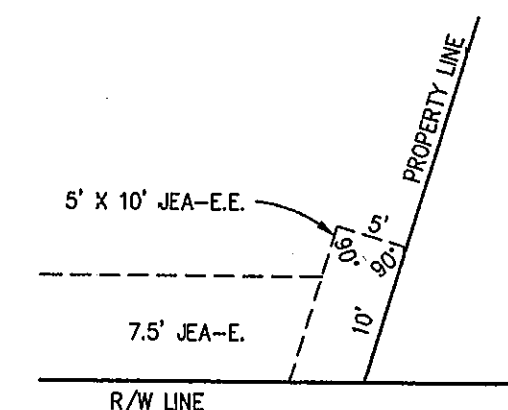
LEGEND:

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- SET PERMANENT REFERENCE MONUMENT STAMPED "LB 6219"
- PERMANENT CONTROL POINT STAMPED "LB 6219"
- [C-1] TABULATED CURVE DATA
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVE
- P.C.C. POINT OF COMPOUND CURVE
- R RADIUS
- (R) RADIAL LINE
- R/W RIGHT OF WAY LINE
- P.B. PLAT BOOK
- SEC. SECTION
- TWP. TOWNSHIP



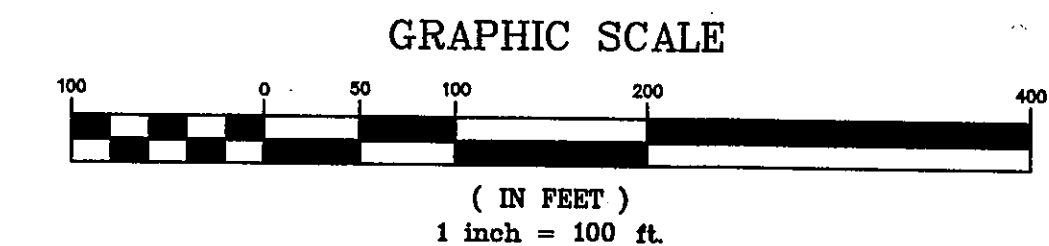
TYPICAL JEA EASEMENT DETAILS

(NOT TO SCALE)

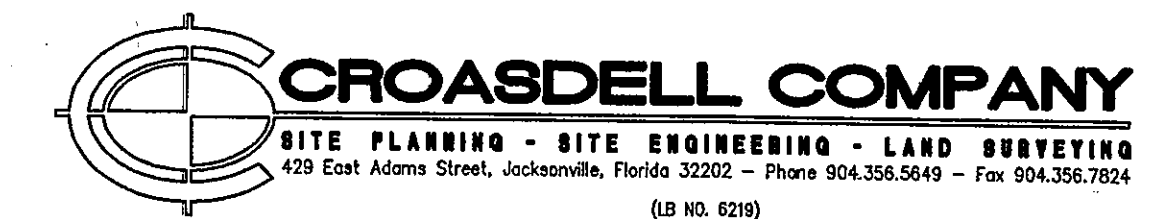


JEA EASEMENT DETAIL

(NOT TO SCALE)



PLAT PREPARED BY:



LAND PLANNING AND LOT LAYOUT BY ST. JOHNS ENGINEERING

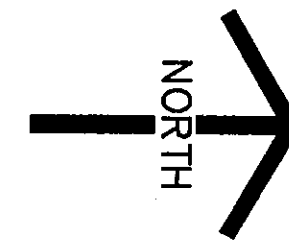
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CREEKSIDE OAKS UNIT 1A

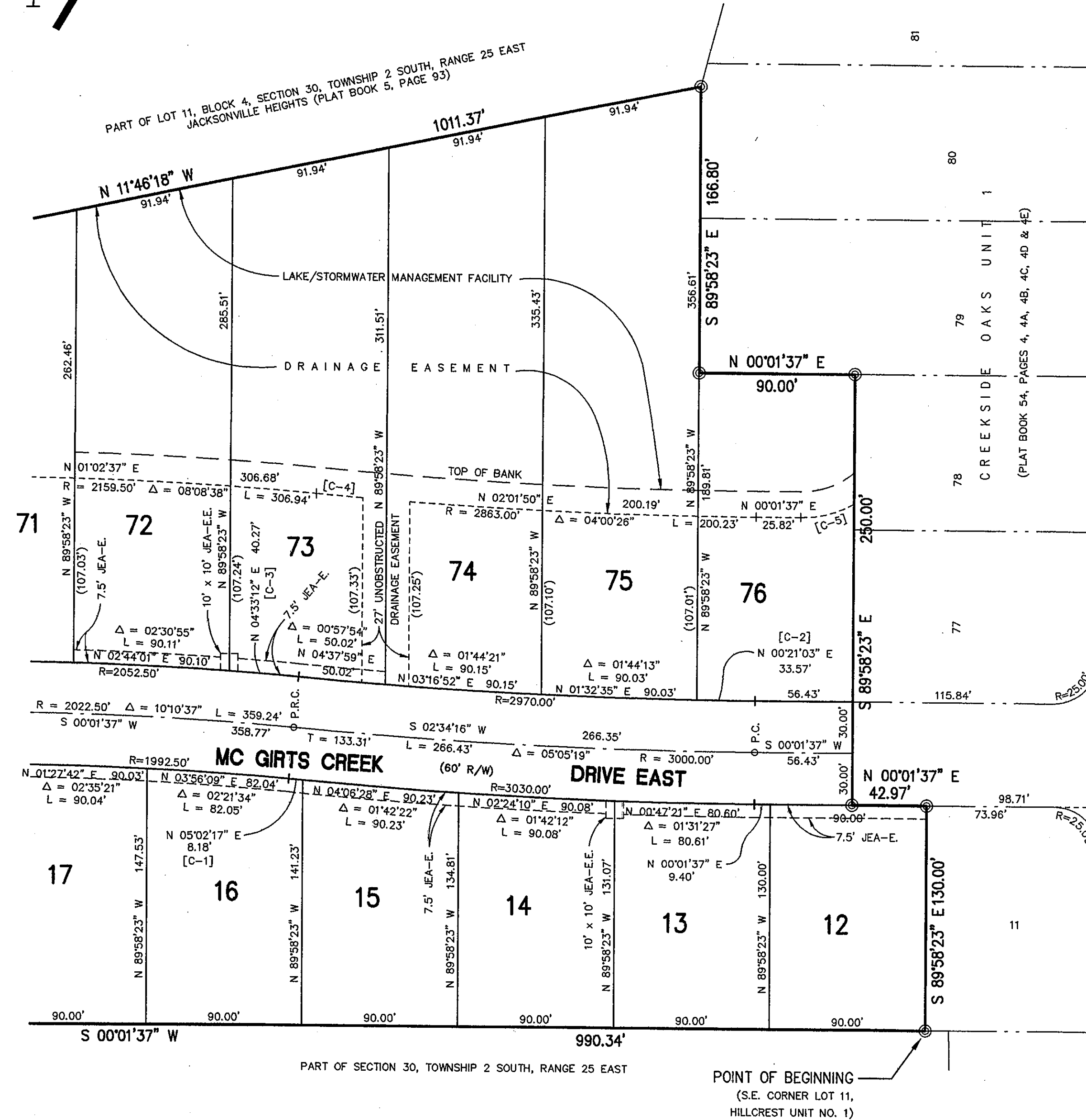
PLAT BOOK 54 PAGE 99B

SHEET 3 OF 4 SHEETS

A REPLAT OF A PART OF LOTS 11 AND 12, BLOCK 4, OF SECTION 30, AND PART OF LOTS 5 AND 6, BLOCK 1, OF SECTION 31, ALL WITHIN TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 99, CITY OF JACKSONVILLE DUVAL COUNTY, FLORIDA.



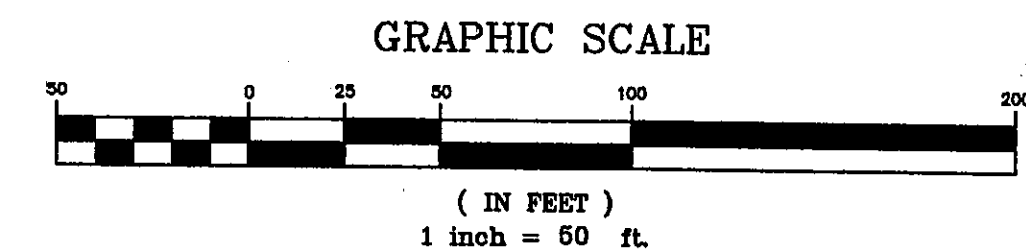
SEE SHEET 3 OF 3 FOR CONTINUATION



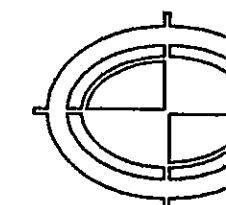
CURVE DATA TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	3030.00'	8.18'	4.09'	8.18'	N 05°02'17" E	00°09'17"
C-2	2970.00'	33.57'	16.79'	33.57'	N 00°21'03" E	00°38'51"
C-3	2052.50'	40.27'	20.14'	40.27'	N 04°33'12" E	01°07'27"
C-4	2863.00'	26.96'	13.48'	26.96'	N 04°50'45" E	00°32'22"
C-5	63.00'	31.96'	16.33'	31.62'	N 14°30'24" W	29°04'01"

NOTE: CURVE NUMBERS REFER TO THIS SHEET ONLY

NOTE: SEE SHEET 2 OF 4 FOR NOTES, LEGEND AND DETAILS.



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LAND PLANNING AND LOT LAYOUT BY ST. JOHNS ENGINEERING

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CREEKSIDE OAKS UNIT 1A

PLAT BOOK 54 PAGE 99C

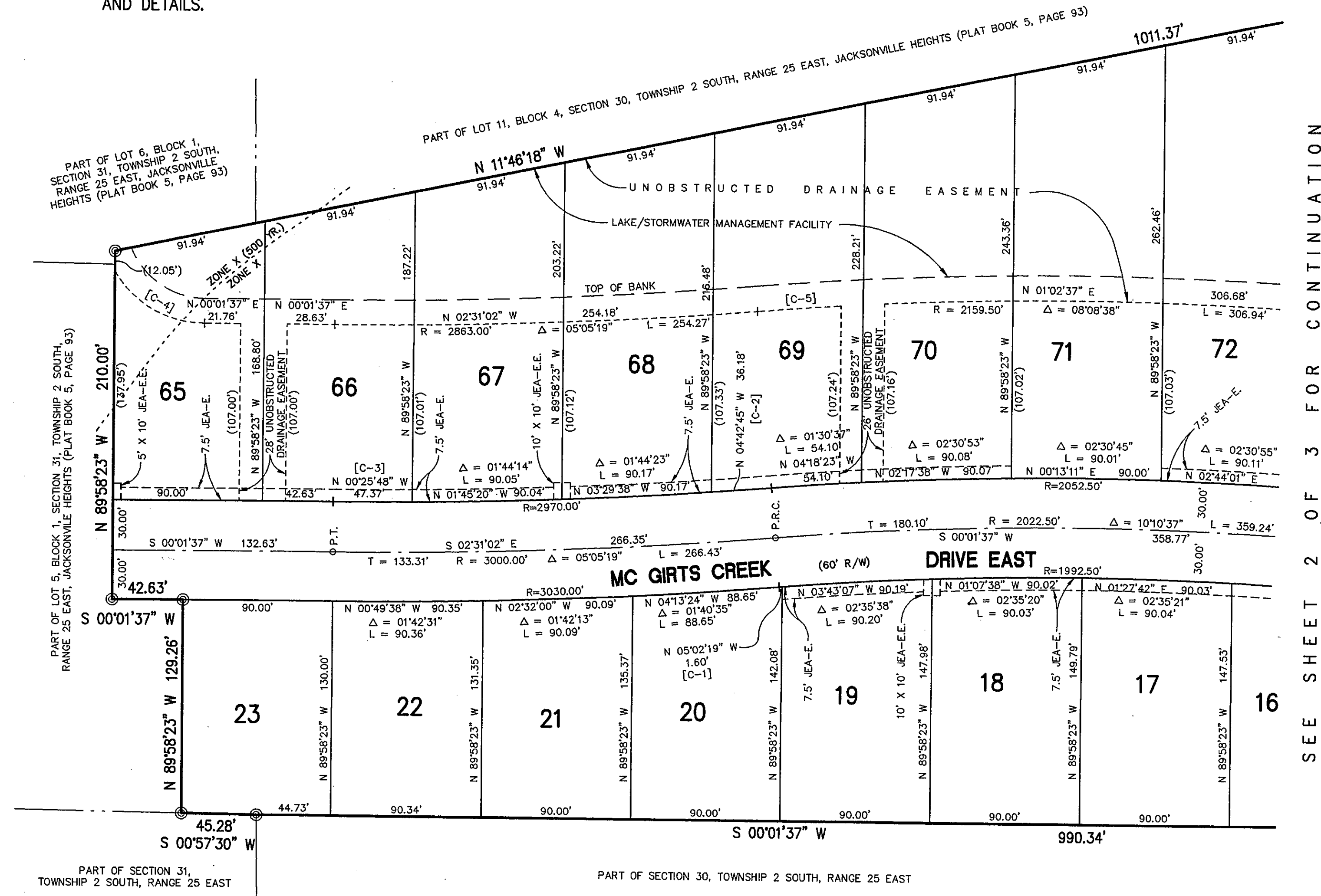
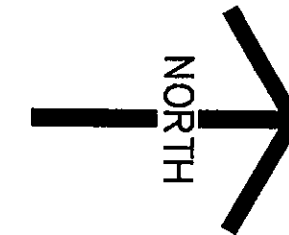
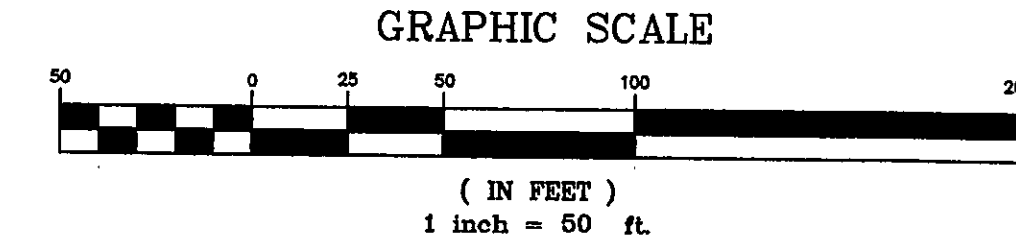
SHEET 4 OF 4 SHEETS

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CURVE DATA TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	1992.50'	1.60'	0.80'	1.60'	N 05°02'19" W	00°02'46"
C-2	2970.00'	36.18'	18.09'	36.18'	N 04°22'45" W	00°41'52"
C-3	2970.00'	47.37'	23.69'	47.37'	N 00°25'48" W	00°54'50"
C-4	63.00'	65.34'	35.95'	62.45'	N 29°44'15" E	59°25'16"
C-5	2159.50'	50.59'	25.30'	50.59'	N 04°23'26" W	01°20'32"

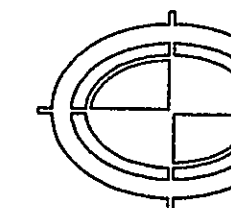
NOTE: CURVE NUMBERS REFER TO THIS SHEET ONLY

NOTE: SEE SHEET 2 OF 4 FOR NOTES, LEGEND AND DETAILS.



SEE SHEET 2 OF 3 FOR CONTINUATION

PLAT PREPARED BY:



CROASDELL COMPANY

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