CREEKSIDE OAKS UNIT 2

PLAT BOOK 55 PAGE 59

SHEET 1 OF 9 SHEETS.

A REPLAT OF LOTS 7 AND 8, TOGETHER WITH A PORTION OF LOTS 5 AND 6, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, TOGETHER WITH LOT 10, AND A PORTION OF LOTS 9 AND 11, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CAPTION

A REPLAT OF LOTS 7 AND 8, TOGETHER WITH A PORTION OF LOTS 5 AND 6, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, TOGETHER WITH LOT 10, AND A PORTION OF LOTS 9 AND 11, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF LOT 87, CREEKSIDE OAKS UNIT 1, AS RECORDED IN PLAT BOOK 54, PAGES 4 THROUGH 4E OF THE AFORESAID CURRENT PUBLIC RECORDS; THENCE SOUTH 65°07'28" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 87, A DISTANCE OF 152.19 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF McGIRTS CREEK DRIVE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 44°24'25" EAST A DISTANCE OF 60.00 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID McGIRTS CREEK DRIVE; SAID POINT LYING ON A CURVE, OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY LINE, AN ARC DISTANCE 28.90 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°38'51" EAST AND A CHORD BEARING OF 28.86 FEET TO THE NORTHWEST CORNER OF LOT 83 OF THE AFORESAID CREEKSIDE OAKS UNIT 1; THENCE SOUTH 30°44'41" EAST, ALONG THE WESTERLY LINE OF SAID LOT 83, A DISTANCE OF 152.14 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 75°18'25" EAST, ALONG THE SOUTHERLY LINES OF LOTS 80, 81, 82 AND 83 OF SAID CREEKSIDE OAKS UNIT 1, A DISTANCE OF 240.35 FEET; THENCE SOUTH 11°46'18" EAST A DISTANCE OF 1011.37 FEET; THENCE SOUTH 84°58'23" EAST A DISTANCE OF 210.00 FEET; THENCE NORTH 00°01'37" EAST A DISTANCE OF 42.63 FEET; THENCE SOUTH 84°58'23" EAST A DISTANCE OF 124.26 FEET; THENCE SOUTH 00°57'30" WEST A DISTANCE OF 1283.86 FEET; THENCE SOUTH 89°44'25" WEST A DISTANCE OF 1325.23 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF LOT 9, BLOCK 1, JACKSONVILLE HEIGHTS; THENCE NORTH 01°06'39" EAST, ALONG SAID LINE AND ALONG THE WESTERLY LINE OF AFORESAID LOTS 7 AND 8, BLOCK 1, JACKSONVILLE HEIGHTS, A DISTANCE OF 1332.96 FEET TO AN INTERSECTION WITH THE LINE DIVIDING SECTION 31 AND SECTION 30 OF SAID TOWNSHIP 2 SOUTH, RANGE 25 EAST; THENCE NORTH 00°05'17" WEST, ALONG THE WESTERLY LINES OF AFORESAID LOTS 10 AND 9, BLOCK 4, JACKSONVILLE HEIGHTS, A DISTANCE OF 1011.79 FEET; THENCE NORTH 84°54'43" EAST, DEPARTING FROM SAID WESTERLY LINE, A DISTANCE OF 14.38 FEET; THENCE NORTH 48°52'14" EAST A DISTANCE OF 225.00 FEET; THENCE NORTH 33°13'19" EAST, A DISTANCE OF 36.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 60.60 ACRES (2,639,949 SQUARE FEET) MORE OR LESS.

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.

DIRECTOR OF PUBLIC WORKS

11/8/02
DATE

CLERK'S CERTIFICATE #200232490 2

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 55, PAGES 59-59H OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 14th DAY OF November, A.D., 2002.

CLERK: JIM FULLER

BY: DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 21ST DAY OF Oct., A.D., 2002.

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 18 DAY OF October A.D., 2002.

JAMES W. CANNADY, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5586

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 2, 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 WITH SHALL RUN WITH THE LAND:

ALL PRIVATE DRAINAGE EASEMENTS, AS SHOWN HEREON, SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

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 2 THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THOSE EASEMENTS 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 WITH SAID EASEMENTS.

TITLE TO THE JURIDICTIONAL WETLAND AREAS ARE HEREBY CONVEYED TO HILLCREST DEVELOPMENT JOINT VENTURE, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF THE ABOVE NAMED HILLCREST DEVELOPMENT JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 18 DAY OF October, A.D., 2002.

HILLCREST DEVELOPMENT JOINT VENTURE

WILLIAM E. BOYD
GENERAL MANAGING PARTNER

WITNESS

WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF October, A.D. 2002 BY WILLIAM E. BOYD, GENERAL MANAGING PARTNER OF HILLCREST DEVELOPMENT JOINT VENTURE, ON BEHALF OF THE SAME, WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

8/26/05
MY COMMISSION EXPIRES

FRANCES L. McKEITHAN
PLEASE PRINT NAME

FIRST SOUTH BANK

WITNESS

WITNESS

JOHN R. LAMB
SENIOR VICE PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF October, A.D., 2002 BY JOHN R. LAMB, SENIOR VICE PRESIDENT OF FIRST SOUTH BANK, ON BEHALF OF THE SAME, WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

8/26/05
MY COMMISSION EXPIRES

PREPARED BY:
J.W. CANNADY SURVEYING, INC.
PROFESSIONAL SURVEYOR & MAPPER
10403 OLD ST. AUGUSTINE ROAD, SUITE 2
JACKSONVILLE, FLORIDA 32256
904-880-2114

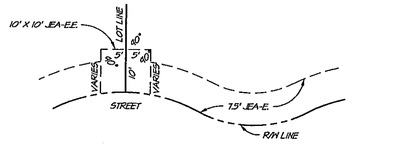
CITY DEVELOPMENT NO.: 3373.3 PSD. NO.: 96-0029

CREEKSIDE OAKS UNIT 2

PLAT BOOK 55 PAGE 59A

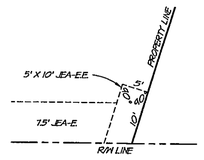
SHEET 2 OF 9 SHEETS.

A REPLAT OF LOTS 7 AND 8, TOGETHER WITH A PORTION OF LOTS 5 AND 6, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, TOGETHER WITH LOT 10, AND A PORTION OF LOTS 9 AND 11, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



TYPICAL JEA EASEMENT DETAIL

(NOT TO SCALE)

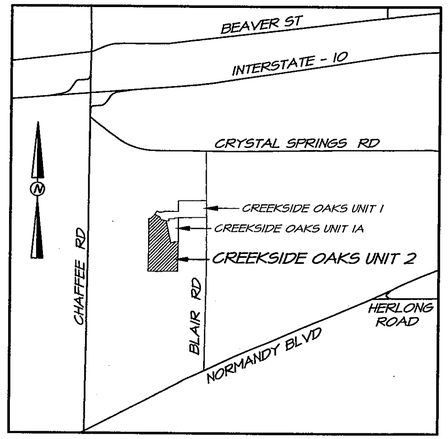


JEA EASEMENT DETAIL

(NOT TO SCALE)

LEGEND:

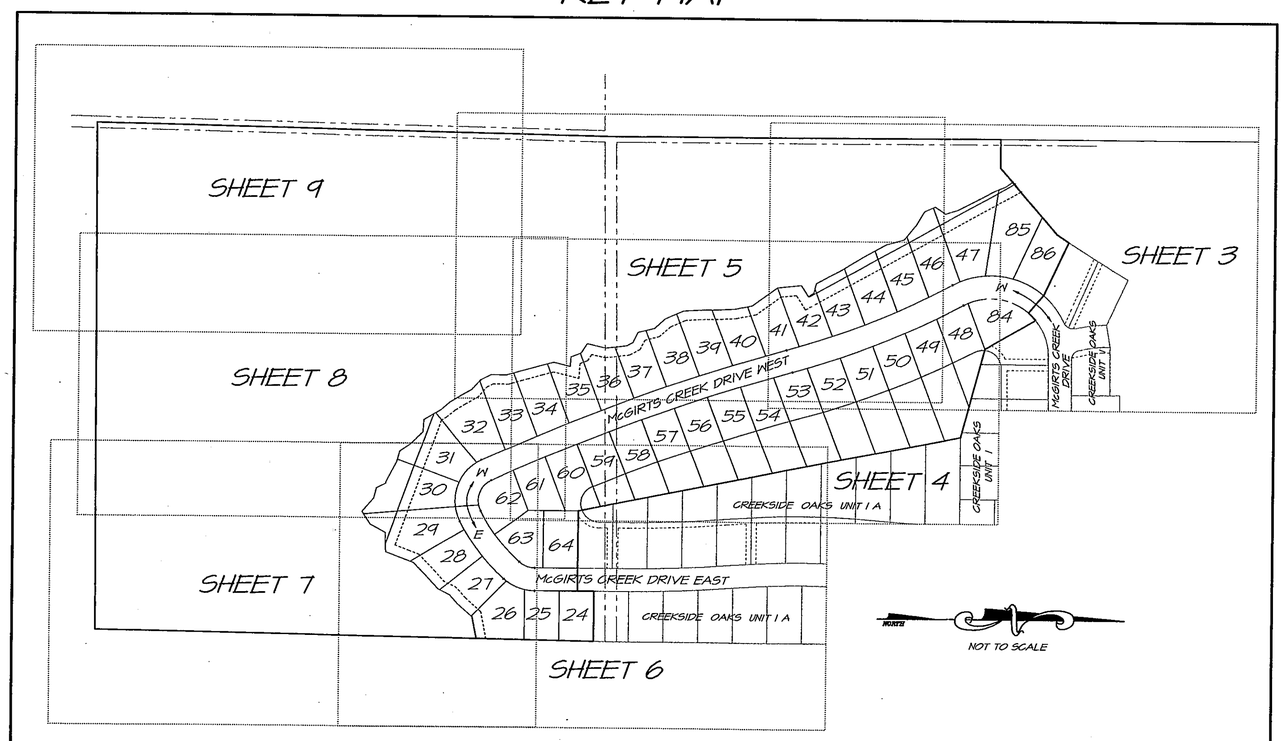
⊡	DENOTES 4"X4" CONCRETE PERMANENT REFERENCE MONUMENT SET STAMPED "P.S.M. 5586, P.R.M."
◉	DENOTES PERMANENT CONTROL POINT, SET STAMPED "PS4M # 5586, P.C.P."
○	DENOTES IRON PIPE SET; "P.S.M. 5586"
R/W	RIGHT OF WAY LINE
PC	POINT OF CURVATURE
PT	POINT OF TANGENT
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
P.S.&M.	PROFESSIONAL SURVEYOR AND MAPPER
P.B.	PLAT BOOK
PG.	PAGE
JEA E.	JEA EASEMENT
JEA E.E.	JEA EQUIPMENT EASEMENT
TOB	APPROXIMATE TOP OF BANK



VICINITY MAP

NOT TO SCALE

KEY MAP



NOT TO SCALE

GENERAL NOTES:

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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF LOT 87, CREEKSIDE OAKS UNIT 1 (PLAT BOOK 54, PAGES 4 - 4E) AS HAVING THE ASSUMED BEARING OF SOUTH 65°07'28" EAST.

THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON (FLORIDA EAST ZONE, N.A.D. 1983).

CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT.
THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.

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 THE REPLACEMENT OF SUCH ITEMS.

FLOOD ZONE: THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES "X", "X" (500 YEAR), AND "AE" (ELEVATION 60) 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 REVISIONS 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.
THE FLOOD ZONE LINES SHOWN HEREON WERE SCALED FROM THE FLOOD MAP AND TRANSFERRED TO THIS PLAT IN A LIKEWISE MANNER. FLOOD ZONE "X" (500 YEAR) 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.

ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.

THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS, UPLAND PRESERVATION AREAS AND NATURAL TREATMENT AREA 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.

PREPARED BY:
J W CANNADY SURVEYING, INC.
PROFESSIONAL SURVEYOR & MAPPER
10403 OLD ST. AUGUSTINE ROAD, SUITE 2
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904-880-2114

CITY DEVELOPMENT NO.: 3373.3 PSD. NO.: 96-0029

CREEKSIDE OAKS UNIT 2

PLAT BOOK 55 PAGE 59B

SHEET 3 OF 9 SHEETS

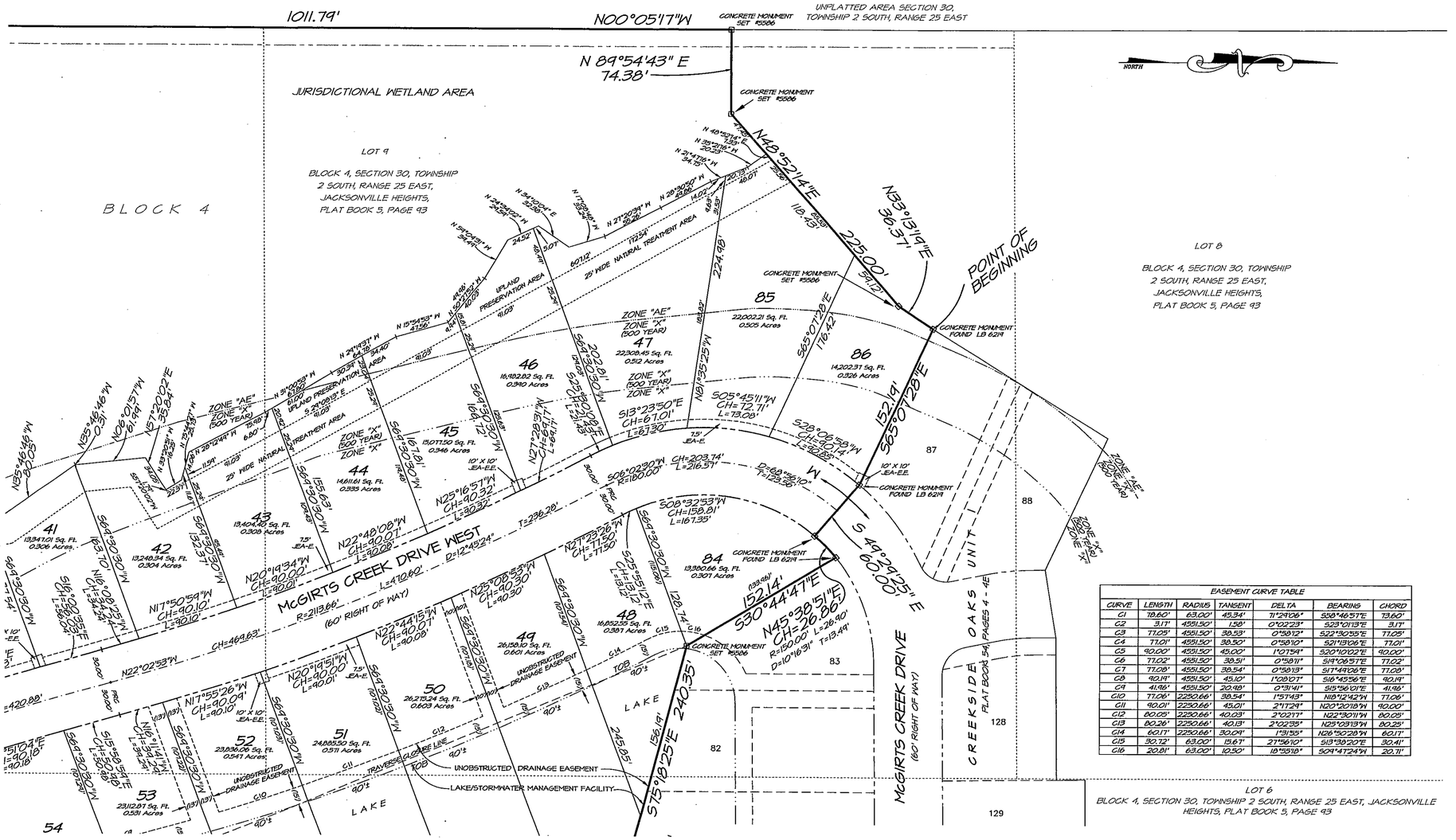
A REPLAT OF LOTS 7 AND 8, TOGETHER WITH A PORTION OF LOTS 5 AND 6, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, TOGETHER WITH LOT 10, AND A PORTION OF LOTS 9 AND 11, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.


1011.79'
N00°05'17"W
CONCRETE MONUMENT SET #5986
UNPLATTED AREA SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST
N 89°54'43" E 74.38'
NORTH
JURISDICTIONAL WETLAND AREA
CONCRETE MONUMENT SET #5986
LOT 9
BLOCK 4, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93
BLOCK 4
N48°52'14"E 118.15'
N33°13'19"E 36.37'
225.00'
POINT OF BEGINNING
LOT 8
BLOCK 4, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93
SEE SHEET 5 OF 9
25' WIDE NATURAL TREATMENT AREA
UPLAND PRESERVATION AREA
ZONE "AE" ZONE "X" (500 YEAR)
ZONE "X" (500 YEAR) ZONE "X"
224.68'
CONCRETE MONUMENT SET #5986
85 22,002.21 Sq. Ft. 0.505 Acres
CONCRETE MONUMENT FOUND LB 6219
S65°07'28"E 116.42'
86 14,202.31 Sq. Ft. 0.326 Acres
N81°35'25"W
S05°45'11"W CH=72.71' L=73.08'
S28°06'59"W CH=40.14' L=40.28'
S13°23'50"E CH=67.01' L=67.30'
75' JEA-E
10' X 10' JEA-E.E.
CONCRETE MONUMENT FOUND LB 6219
87
88
S65°07'28"E 152.19'
ZONE "AE" (500 YEAR) ZONE "X"
S 49°06'02.5" E 60.00'
46 16,902.82 Sq. Ft. 0.390 Acres
47 22,308.45 Sq. Ft. 0.512 Acres
45 15,071.50 Sq. Ft. 0.346 Acres
44 14,611.61 Sq. Ft. 0.335 Acres
43 13,404.80 Sq. Ft. 0.308 Acres
42 13,248.34 Sq. Ft. 0.304 Acres
41 13,341.01 Sq. Ft. 0.306 Acres
N35°46'46"W 0.05'
N06°02'57"W 8.44'
N27°20'29"E 35.84'
N35°46'46"W 0.05'
N69°30'30"W 124.12'
N69°30'30"W 155.63'
N69°30'30"W 123.70'
N69°30'30"W 123.70'
N69°30'30"W 124.18'
N69°30'30"W 124.18'
N69°30'30"W 124.18

CREEKSIDE OAKS UNIT 2

PLAT BOOK 55 PAGE 59C

SHEET 4 OF 9 SHEETS

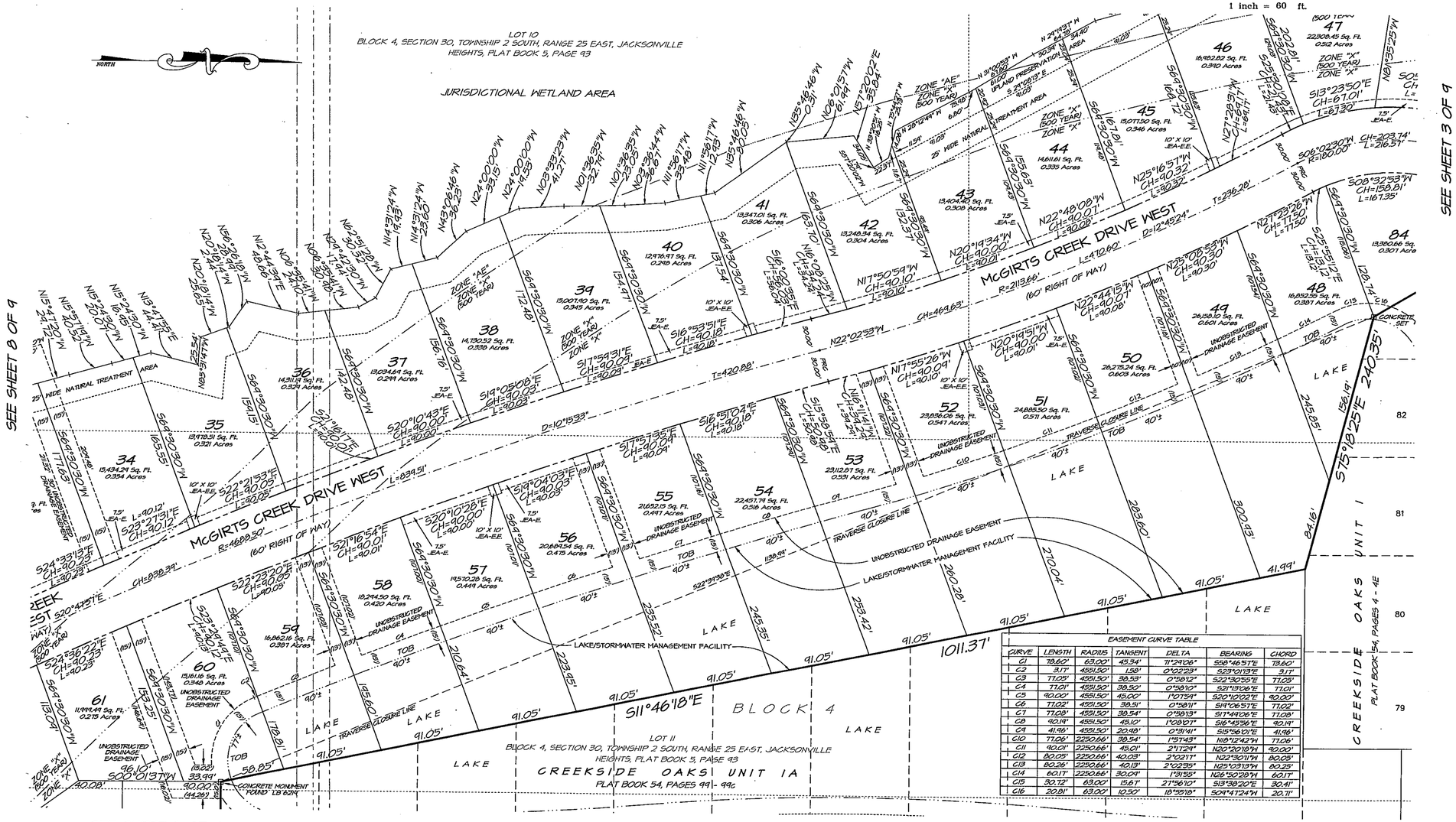
A REPLAT OF LOTS 7 AND 8, TOGETHER WITH A PORTION OF LOTS 5 AND 6, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, TOGETHER WITH LOT 10, AND A PORTION OF LOTS 9 AND 11, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.



EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	78.60'	63.00'	45.34'	71°29'06"	S58°46'57"E	73.60'
C2	3.17'	4551.50'	1.58'	0°02'23"	S23°01'13"E	3.17'
C3	77.05'	4551.50'	38.53'	0°58'12"	S22°30'55"E	77.05'
C4	77.01'	4551.50'	38.50'	0°58'10"	S21°31'06"E	77.01'
C5	90.00'	4551.50'	45.00'	1°07'54"	S20°10'02"E	90.00'
C6	77.02'	4551.50'	38.51'	0°58'11"	S19°06'57"E	77.02'
C7	77.08'	4551.50'	38.54'	0°58'13"	S17°49'06"E	77.08'
C8	90.19'	4551.50'	45.10'	1°08'07"	S16°45'56"E	90.19'
C9	41.96'	4551.50'	20.98'	0°31'41"	S15°56'01"E	41.96'
C10	77.06'	2250.66'	38.54'	1°57'43"	N18°12'47"W	77.06'
C11	90.01'	2250.66'	45.01'	2°17'24"	N20°20'18"W	90.00'
C12	80.05'	2250.66'	40.03'	2°02'17"	N22°30'11"W	80.05'
C13	80.26'	2250.66'	40.13'	2°02'35"	N25°03'13"W	80.25'
C14	60.17'	2250.66'	30.09'	1°31'55"	N26°50'38"W	60.17'
C15	30.12'	63.00'	15.51'	27°56'10"	S13°39'20"E	30.41'
C16	20.81'	63.00'	10.50'	18°55'18"	S24°47'24"W	20.71'

NOTE: SEE SHEET 2 OF 9 FOR NOTES, LEGEND AND DETAILS.

PREPARED BY :
J.W. CANNADY SURVEYING, INC.
PROFESSIONAL SURVEYOR & MAPPER
10403 OLD ST. AUGUSTINE ROAD, SUITE 2
JACKSONVILLE, FLORIDA 32256
904-880-2114

CITY DEVELOPMENT NO. : 3373.3 PSD. NO. : 96-0029

CREEKSIDE OAKS UNIT 2

PLAT BOOK 55 PAGE 59D

SHEET 5 OF 9 SHEETS

A REPLAT OF LOTS 7 AND 8, TOGETHER WITH A PORTION OF LOTS 5 AND 6, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, TOGETHER WITH LOT 10, AND A PORTION OF LOTS 9 AND 11, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NORTH

LOT 1
BLOCK 2, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93

1332.96'

N01°06'39"E

SECTION 31
SECTION 30

UNPLATTED AREA SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST

N00°05'17"W

1011.79'

CONCRETE MONUMENT FOUND LB 120

SEE SHEET 4 OF 9

LOT 7

BLOCK 1, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93

JURISDICTIONAL WETLAND AREA

BLOCK 4

JURISDICTIONAL WETLAND AREA

LOT 9

BLOCK 4, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93

LOT 10
BLOCK 4, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93

JURISDICTIONAL WETLAND AREA

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	78.60'	63.00'	45.34'	71°29'06"	S58°46'57"E	73.60'
C2	3.11'	4551.50'	1.56'	0°02'23"	S23°01'13"E	3.11'
C3	77.05'	4551.50'	38.53'	0°58'12"	S22°30'55"E	77.05'
C4	77.01'	4551.50'	38.50'	0°58'10"	S21°31'06"E	77.01'
C5	90.00'	4551.50'	45.00'	1°07'59"	S20°10'02"E	90.00'
C6	77.02'	4551.50'	38.51'	0°58'11"	S19°12'06"E	77.02'
C7	77.08'	4551.50'	38.54'	0°58'13"	S18°14'06"E	77.08'
C8	90.14'	4551.50'	45.10'	1°08'07"	S16°45'59"E	90.14'
C9	41.96'	4551.50'	20.98'	0°31'41"	S15°56'01"E	41.96'
C10	77.06'	2250.66'	38.54'	1°57'43"	N18°12'42"W	77.06'
C11	90.01'	2250.66'	45.01'	2°17'24"	N20°20'18"W	90.00'
C12	80.25'	2250.66'	40.13'	2°02'17"	N22°30'11"W	80.05'
C13	80.26'	2250.66'	40.13'	2°02'39"	N25°33'13"W	80.25'
C14	60.17'	2250.66'	30.09'	1°31'55"	N26°50'28"W	60.17'
C15	30.72'	63.00'	15.67'	27°56'10"	S13°30'20"E	30.41'
C16	20.81'	63.00'	10.50'	18°55'18"	S01°47'24"W	20.71'

SEE SHEET 3 OF 9

SEE SHEET 9 OF 9

NOTE: SEE SHEET 2 OF 9 FOR NOTES, LEGEND AND DETAILS.

PREPARED BY :
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CITY DEVELOPMENT NO. : 3313.3 PSD. NO. : 96-0029

CREEKSIDE OAKS UNIT 2

PLAT BOOK 55 PAGE 59E

SHEET 6 OF 9 SHEETS

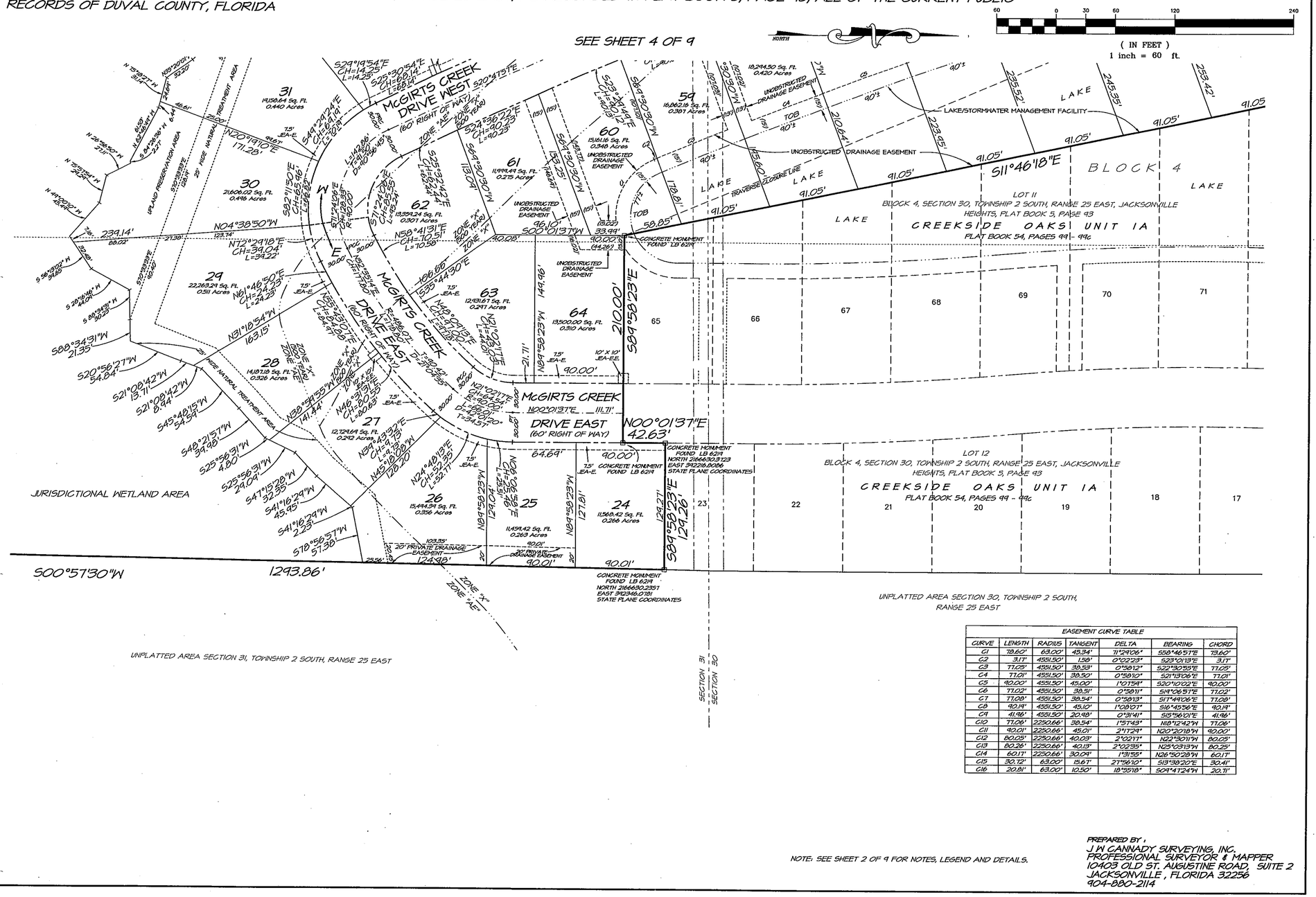
A REPLAT OF LOTS 7 AND 8, TOGETHER WITH A PORTION OF LOTS 5 AND 6, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, TOGETHER WITH LOT 10, AND A PORTION OF LOTS 9 AND 11, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.


SEE SHEET 4 OF 9
NORTH
SEE SHEET 7 OF 9
McGIRTS CREEK DRIVE WEST
(60' RIGHT OF WAY)
McGIRTS CREEK DRIVE EAST
(60' RIGHT OF WAY)
McGIRTS CREEK
N00°01'37"E 111.71'
DRIVE EAST
(60' RIGHT OF WAY)
N00°01'37"E 42.63'
S11°46'18"E
BLOCK 4
LOT 11
BLOCK 4, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93
CREEKSIDE OAKS UNIT IA
PLAT BOOK 54, PAGES 99 - 99C
LAKE/STORMWATER MANAGEMENT FACILITY
UNOBSTRUCTED DRAINAGE EASEMENT
TRAVERSE CLOSURE LINE
CONCRETE MONUMENT FOUND LB 6211
CONCRETE MONUMENT FOUND LB 6214
NORTH 2166630.3723
EAST 912218.6066
STATE PLANE COORDINATES
CONCRETE MONUMENT FOUND LB 6214
NORTH 2166630.2357
EAST 912346.0781
STATE PLANE COORDINATES
LOT 12
BLOCK 4, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93
CREEKSIDE OAKS UNIT IA
PLAT BOOK 54, PAGES 99 - 99C
JURISDICTIONAL WETLAND AREA
S00°57'30"W 1293.86'
20' PRIVATE DRAINAGE EASEMENT
ZONE "X"
ZONE "AE"
UNPLATTED AREA SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST
UNPLATTED AREA SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST
SECTION 31
SECTION 30
31 14,158.64 Sq. Ft. 0.440 Acres
30 21,606.02 Sq. Ft. 0.496 Acres
29 22,263.24 Sq. Ft. 0.511 Acres
28 14,107.18 Sq. Ft. 0.326 Acres
27 12,724.64 Sq. Ft. 0.292 Acres
26 15,494.34 Sq. Ft. 0.356 Acres
25 11,459.42 Sq. Ft. 0.263 Acres
24 11,360.42 Sq. Ft. 0.266 Acres
62 13,359.24 Sq. Ft. 0.307 Acres
61 11,999.44 Sq. Ft. 0.275 Acres
60 15,161.16 Sq. Ft. 0.348 Acres
59 16,062.16 Sq. Ft. 0.387 Acres
63 12,431.67 Sq. Ft. 0.297 Acres
64 13,500.00 Sq. Ft. 0.310 Acres
18,294.50 Sq. Ft. 0.420 Acres
65 66 67 68 69 70 71
22 23 21 20 19 18 17
N20°19'10"E 171.28'
N04°38'50"W 239.14'
N12°29'18"E CH=39.04' L=39.22'
N61°46'50"E CH=24.25' L=24.29'
N31°18'54"W 163.15'
N30°59'55"W 141.44'
N58°41'31"E CH=70.58' L=70.98'
N39°30'30"W 113.04'
S89°58'23"E 210.00'
S89°58'23"E 129.26'
S11°46'18"E 91.05'
S00°01'37"W 96.10'
S05°01'37"W 90.00'
N89°58'23"W 149.96'
N89°58'23"W 127.61'
N89°58'23"W 124.99'
S88°34'31"W 21.35'
S20°56'27"W 54.04'
S21°08'42"W 13.71'
S21°08'42"W 8.44'
S45°46'15"W 54.59'
S48°21'57"W 39.98'
S25°56'31"W 4.00'
S25°56'31"W 29.09'
S47°15'28"W 32.55'
S41°16'29"W 45.45'
S41°16'29"W 2.25'
S78°56'57"W 57.36'
S29°19'54"E CH=14.25' L=14.25'
S25°30'54"E CH=68.14' L=68.14'
S24°41'57"E
S24°36'22"E CH=40.23' L=40.23'
S22°30'47"E CH=40.23' L=40.23'
S20°25'12"E CH=40.23' L=40.23'
S49°22'24"E CH=24.14' L=24.14'
S22°11'50"E CH=68.16' L=68.16'
S11°24'06"E CH=28.39' R=40.00'
S17°24'06"E CH=35.55' L=36.24'
S22°32'42"E CH=35.55' L=36.24'
S05°01'37"W 33.99'
S39°58'23"E 166.66'
S35°44'30"E 166.66'
N46°31'37"E CH=80.55' L=80.80'
N34°43'37"E CH=9.19' L=9.19'
N45°18'38"W 126.30'
N24°48'13"E CH=52.35' L=52.77'
N00°01'37"E CH=64.64' L=64.64'
N21°02'17"E CH=66.55' L=66.80'
N26°03'17"E CH=40.20' L=40.20'
N31°03'17"E CH=34.57' L=34.57'
N42°04'13"E CH=42.42' L=42.42'
N52°05'09"E CH=17.00' L=17.00'
N55°55'31"E CH=17.00' L=17.00'
N30°59'55"W 141.44'
N46°31'37"E CH=80.55' L=80.80'
N34°43'37"E CH=9.19' L=9.19'
N45°18'38"W 126.30'
N24°48'13"E CH=52.35' L=52.77'
N00°01'37"E CH=64.64' L=64.64'
N21°02'17"E CH=66.55' L=66.80'
N26°03'17"E CH=40.20' L=40.20'
N31°03'17"E CH=34.57' L=34.57'
N42°04'13"E CH=42.42' L=42.42'
N52°05'09"E CH=17.00' L=17.00'
N55°55'31"E CH=17.00' L=17.00'
S29°19'54"E CH=14.25' L=14.25'
S25°30'54"E CH=68.14' L=68.14'
S24°41'57"E
S24°36'22"E CH=40.23' L=40.23'
S22°30'47"E CH=40.23' L=40.23'
S20°25'12"E CH=40.23' L=40.23'
S49°22'24"E CH=24.14' L=24.14'
S22°11'50"E CH=68.16' L=68.16'
S11°24'06"E CH=28.39' R=40.00'
S17°24'06"E CH=35.55' L=36.24'
S22°32'42"E CH=35.55' L=36.24'
S05°01'37"W 33.99'
S39°58'23"E 166.66'
S35°44'30"E 166.66'
S89°58'23"E 210.00'
S89°58'23"E 129.26'
S11°46'18"E 91.05'
S00°01'37"W 96.10'
S05°01'37"W 90.00'
N89°58'23"W 149.96'
N89°58'23"W 127.61'
N89°58'23"W 124.99'
S88°34'31"W 21.35'
S20°56'27"W 54.04'
S21°08'42"W 13.71'
S21°08'42"W 8.44'
S45°46'15"W 54.59'
S48°21'57"W 39.98'
S25°56'31"W 4.00'
S25°56'31"W 29.09'
S47°15'28"W 32.55'
S41°16'29"W 45.45'
S41°16'29"W 2.25'
S78°56'57"W 57.36'
N 73°18'27" W 45.47'
N 55°20'00" W 32.20'
N 36°36'02" W 27.11'
N 75°35'54" W 32.20'
N 49°20'02" W 42.40'
S 54°39'07" W 24.69'
S 39°18'46" W 44.06'
S 08°34'31" W 30.23'
S 54°39'07" E 24.69'
S 70°43'29" E 18.60'
S 54°39'07" E 24.69'
N 39°18'46" E 44.06'
N 08°34'31" E 30.23'
N 70°43'29" W 18.60'
N 54°39'07" W 24.69'
N 39°18'46" W 44.06'
N 08°34'31" W 30.23'
N 70°43'29" E 18.60'
N 54°39'07" E 24.69'
239.14' 88.02'
21.36'
129.74'
330.40'
166.80'
25' WIDE NATURAL TREATMENT AREA
UPLAND PRESERVATION AREA
6.43' 11.26'
6.44' 11.27'
6.43' 11.26'
6.44' 11.27'
6.43' 11.26'
6.44' 11.27'

CREEKSIDE OAKS UNIT 2

PLAT BOOK 55 PAGE 59 F

SHEET 7 OF 9 SHEETS

A REPLAT OF LOTS 7 AND 8, TOGETHER WITH A PORTION OF LOTS 5 AND 6, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, TOGETHER WITH LOT 10, AND A PORTION OF LOTS 9 AND 11, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

SEE SHEET 8 OF 9

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

LOT 11
BLOCK 1, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93

LOT 12
BLOCK 1, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93

S89°44'05"W

1325.23'

JURISDICTIONAL WETLAND AREA

LOT 5
BLOCK 1, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93

CONCRETE MONUMENT FOUND NO CAP

(988.86)'

S00°57'30"W

1293.86'

UNPLATTED AREA SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST

JURISDICTIONAL WETLAND AREA

UNPLATTED AREA SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST

McGIRTS CREEK DRIVE WEST (60' RIGHT OF WAY)

McGIRTS CREEK DRIVE EAST (60' RIGHT OF WAY)

31 — 14,130.64 Sq. Ft. 0.440 Acres

30 — 21,606.02 Sq. Ft. 0.496 Acres

29 — 22,269.29 Sq. Ft. 0.511 Acres

28 — 14,187.18 Sq. Ft. 0.326 Acres

27 — 12,724.64 Sq. Ft. 0.292 Acres

26 — 15,494.39 Sq. Ft. 0.356 Acres

62 — 13,359.24 Sq. Ft. 0.307 Acres

63 — 12,493.67 Sq. Ft. 0.287 Acres

61 — 11,999.44 Sq. Ft. 0.275 Ac

239.14'

171.28'

163.15'

141.44'

124.98'

113.09'

100.66'

40.08'

20' PRIVATE DRAINAGE EASEMENT

ZONE "X" (500 YEAR)

ZONE "AE" (100 YEAR)

SEE SHEET 6 OF 9

NOTE: SEE SHEET 2 OF 9 FOR NOTES, LEGEND AND DETAILS.

PREPARED BY :
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CITY DEVELOPMENT NO. : 3373.3 PSD. NO. : 96-0029

CREEKSIDE OAKS UNIT 2

PLAT BOOK 55 PAGE 59G

SHEET 8 OF 9 SHEETS

A REPLAT OF LOTS 7 AND 8, TOGETHER WITH A PORTION OF LOTS 5 AND 6, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, TOGETHER WITH LOT 10, AND A PORTION OF LOTS 9 AND 11, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

SEE SHEET 9 OF 9

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NORTH

LOT 9
BLOCK 1, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93

S89°44'05"W 1325.23'

JURISDICTIONAL WETLAND AREA

LOT 8
BLOCK 1, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93

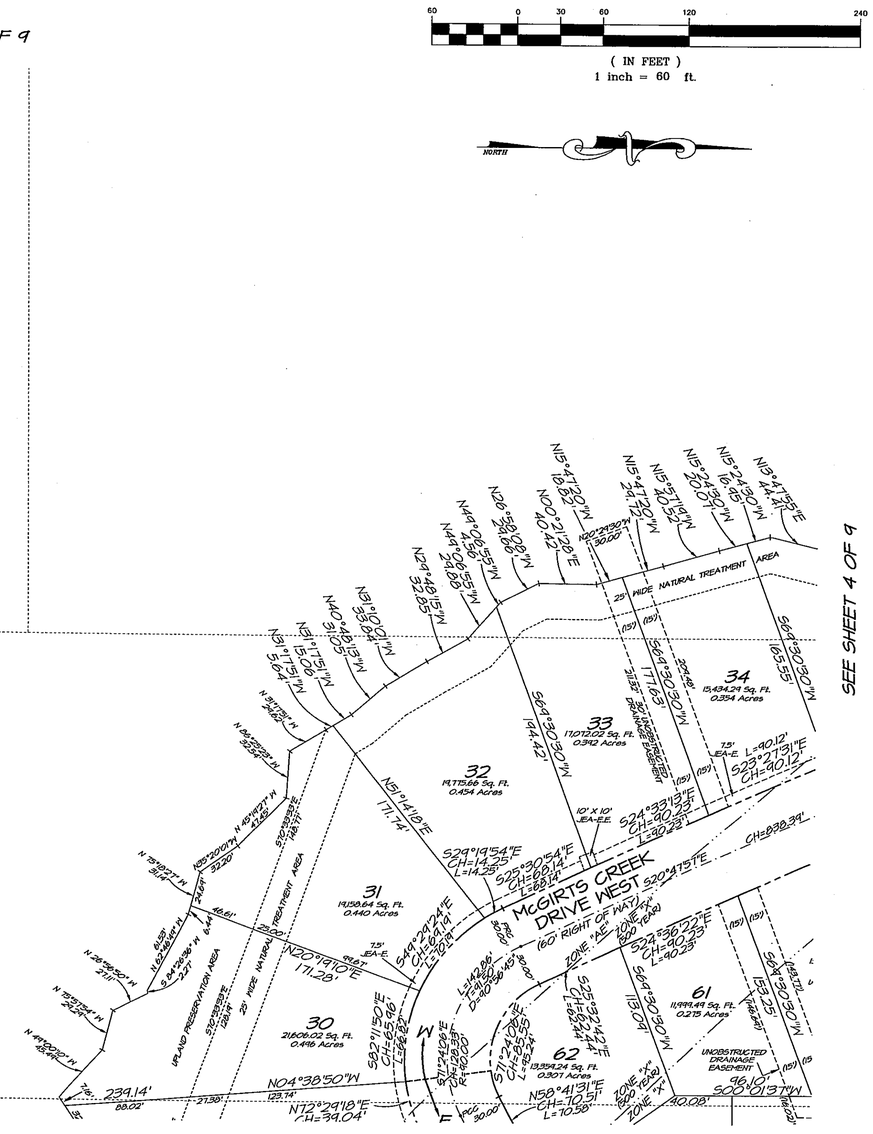
BLOCK 1

LOT 6
BLOCK 1, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93

JURISDICTIONAL WETLAND AREA

LOT 11
BLOCK 1, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93

S89°44'05"W 1325.23'


25' WIDE NATURAL TREATMENT AREA
34
15,434.24 Sq. Ft.
0.354 Acres
33
17,072.02 Sq. Ft.
0.392 Acres
32
19,775.66 Sq. Ft.
0.454 Acres
31
19,158.64 Sq. Ft.
0.440 Acres
30
21,606.02 Sq. Ft.
0.496 Acres
61
11,999.49 Sq. Ft.
0.275 Acres
62
13,359.24 Sq. Ft.
0.307 Acres
McGIRTS CREEK DRIVE WEST
(60' RIGHT OF WAY)
ZONE "AE" (100 YEAR)
UNOBSTRUCTED DRAINAGE EASEMENT
UPLAND PRESERVATION AREA
25' WIDE NATURAL TREATMENT AREA
10' X 10' JEA-E.E.
7.5' JEA-E.
S64°53'30"W 194.42'
S64°53'30"W 165.53'
N13°47'55"E 44.41'
N20°58'08"W 40.42'
N20°23'30"W 130.00'
N15°47'20"W 24.42'
N15°40'10"W 20.10'
N15°24'30"W 16.45'
N11°15'06"W 5.64'
N11°15'06"W 31.15'
N20°49'53"W 33.90'
N27°49'15"W 32.05'
N44°06'55"W 25.56'
N44°06'55"W 25.56'
N51°14'10"E 171.74'
S29°19'54"E CH=14.25' L=14.29'
S25°30'54"E CH=69.14' L=69.14'
S24°33'13"E CH=40.23' L=40.23'
S23°27'31"E CH=40.12' L=40.12'
S49°27'24"E CH=67.14' L=67.19'
S32°11'50"E CH=65.96' L=66.22'
S17°24'06"E CH=28.59' L=28.60'
S11°23'10"E CH=83.55' L=83.24'
S25°32'42"E CH=62.34' L=62.34'
S29°47'5"E
S64°38'50"W 113.09'
S64°38'50"W 153.25'
S64°38'50"W 165.72'
N58°41'31"E CH=10.51' L=10.59'
N04°38'50"W 129.14'
N72°29'18"E CH=39.04'
S00°01'37"W 40.08'
S00°01'37"W 98.10'
N20°19'10"E 171.28'
239.14' 88.02'
27.38'
N.D.E.
N 38°38'50" W 27.11'
N 75°07'34" W 24.04'
N 47°20'07" W 18.41'
N 38°27'27" W 31.14'
N 51°20'01" W 22.20'
N 47°47'27" W 47.68'
N 42°32'33" E 46.91'
N 84°26'38" W 0.47'
S 84°26'38" W 0.47'
46.61'
25.00'
S 20°32'33" E 28.14'
S 20°32'33" E 46.91'
7.5' JEA-E.
25.00'
20' JEA-E.
20' JEA-E.
L=142.86'
T=71.55'
D=40°56'45"
R=200.00'
L=40.00'
R=90.00'
L=40.00'
R=90.00'
L=40.00'
R=90

CREEKSIDE OAKS UNIT 2

PLAT BOOK 55 PAGE 59 H

SHEET 9 OF 9 SHEETS

A REPLAT OF LOTS 7 AND 8, TOGETHER WITH A PORTION OF LOTS 5 AND 6, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, TOGETHER WITH LOT 10, AND A PORTION OF LOTS 9 AND 11, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LOT 15
BLOCK 2, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93

LOT 2
BLOCK 2, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93

LOT 1
BLOCK 2, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93

CONCRETE MONUMENT SET #5506

N01°06'39"E

1332.96'

1325.23'

LOT 9
BLOCK 1, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93

LOT 9
BLOCK 1, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93

S89°44'05"W

JURISDICTIONAL WETLAND AREA

JURISDICTIONAL WETLAND AREA

LOT 8
BLOCK 1, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93

SEE SHEET 5 OF 9

SEE SHEET 8 OF 9

NOTE: SEE SHEET 2 OF 9 FOR NOTES, LEGEND AND DETAILS.

PREPARED BY :
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