

# Johns Creek Unit One

A Portion of Sections 2, 3, 10, and 11, Township 3 South,  
Range 28 East, City of Jacksonville, Duval County, Florida.

**ADOPTION AND DEDICATION**

This is to certify that Johns Creek, Inc., a Corporation, under the laws of the State of Florida is the lawful owner of the lands described in the caption hereon known as Johns Creek Unit One, having caused the same to be surveyed and subdivided, that Sunbank/ North Florida, National Association, a United States of America Corporation is the holder of a mortgage on said lands; that this plat is made in accordance with said survey, is hereby adopted as a true correct plat of those lands. All rights of way, easements for drainage, unobstructed drainage easements, non-access easements, utilities and sewers shown hereon are hereby irrevocably without reservation dedicated to the City of Jacksonville, its successors and assigns, and that all private easements, AND TRACTS 'A', 'B', 'C' on this plat are and shall remain privately owned and the sole exclusive property of the developer and its successors and grantees, if any, of said easements. The drainage easement through and over the lake and treatment systems shown on this plat is 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 lake and treatment systems which these easements traverse, all water which may fall or come upon all rights of way hereby dedicated together with all silt, nutrients, chemical and all other substances which may flow or pass from rights of way, from adjacent land or from any other source of public waters into or through said lake and treatment systems without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, 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 lake and treatment systems shown on this plat are owned in fee simple title by the abutting property owners. The City of Jacksonville, by acceptance of this plat, assumes no responsibility for the removal or treatment of aquatic plants and animals, noxious chemicals or any other substance or thing that may even be or come within said lakes which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level, or water depth which responsibilities shall be those of the abutting owners; (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 and treatment systems shown on this plat, but shall have the right to modify the existence of the lake and treatment systems and that which retains it to effect adequate drainage including, but not limited to, the right to remove any water level control structures or any part thereof. Johns Creek, Inc., 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, any other damage arising from or out of any occurrence in, upon, or at, or from the lake and treatment systems described above or any part thereof, occasioned wholly or in part by any act of omission of Stokes-Collins & Company, Inc., its agents, contractors, employees, servants, licensees, or concessionaires within Johns Creek Unit One. This indemnification shall run with the land and the assigns of Johns Creek, Inc., 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 CONNECTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

IN WITNESS WHEREOF, Johns Creek, Inc., has caused these presents to be executed by their appropriate officers by and with the authority of said corporation this 2nd day of February, A.D., 1994.

JOHNS CREEK, INC.  
Witness: Beverly J. Holland, J. Daniel Collins  
Print Name: Beverly J. Holland, J. Daniel Collins  
President

Witness: Robin L. Bianco  
Print Name: Robin L. Bianco

NOTARY FOR JOHNS CREEK, INC.

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 2nd day of February, A.D., 1994, by J. Daniel Collins, President of Johns Creek, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Beverly J. Holland  
Notary Public  
State of Florida at Large  
Print Name: Beverly J. Holland  
My Commission Expires: 4/16/97

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

A PORTION OF SECTIONS 2,3,10 AND 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 10, (AS ESTABLISHED AND SHOWN TO BE AT STATION 347485.82 ON THE JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT-OF-WAY MAPS FOR J. TURNER BUTLER BOULEVARD - STATE PROJECT NO. 72292-3504) AND RUN NORTH 89°-03'-41" EAST, ALONG THE CENTERLINE OF SAID J. TURNER BUTLER BOULEVARD, THE SAME BEING THE SOUTHERLY LINE OF SAID SECTION 10, A DISTANCE OF 5355.76 FEET TO AN ANGLE POINT IN SAID CENTERLINE AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 1°-00'-29" WEST, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 150.0 FEET TO THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID J. TURNER BUTLER BOULEVARD; THENCE NORTH 88°-35'-59" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 149.06 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED AS ADDITIONAL RIGHT-OF-WAY FOR RAMPING FOR SAID J. TURNER BUTLER BOULEVARD AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 5561, PAGE 726; THENCE NORTH 77°-52'-40" EAST, ALONG THE NORTHERLY LINE OF LAST MENTIONED RIGHT-OF-WAY, A DISTANCE OF 1026.26 FEET; THENCE NORTH 12°-06'-49" EAST, ALONG THE WESTERLY LINE OF LAST MENTIONED RIGHT-OF-WAY, A DISTANCE OF 281.52 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HODGES BOULEVARD (A 200-FOOT RIGHT-OF-WAY AS ESTABLISHED BY DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 5549, PAGE 1546); THENCE NORTH 1°-00'-29" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2211.57 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 5829.58 FEET, A CHORD BEARING AND DISTANCE OF NORTH 7°-53'-42" EAST, 1804.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 16°-47'-53" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 706.76 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 28°-12'-07" WEST, 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 73°-12'-07" WEST, A DISTANCE OF 78.0 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1162.36 FEET, A CHORD BEARING AND DISTANCE OF NORTH 63°-00'-33" WEST, 411.39 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 52°-48'-59" WEST, A DISTANCE OF 269.39 FEET TO A POINT OF CURVATURE; THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 514.42 FEET, A CHORD BEARING AND DISTANCE OF NORTH 72°-19'-41" WEST, 343.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88°-09'-36" WEST, A DISTANCE OF 375.41 FEET TO A POINT OF CURVATURE; THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 250.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 74°-14'-00" WEST, 151.24 FEET; THENCE SOUTH 6°-38'-57" EAST, A DISTANCE

OF 304.46 FEET; THENCE SOUTH 1°-16'-59" WEST, A DISTANCE OF 650.0 FEET; THENCE SOUTH 78°-53'-27" WEST, A DISTANCE OF 698.97 FEET; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 930.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 47°-50'-16" WEST, 543.38 FEET; THENCE NORTH 25°-10'-33" EAST, 176.73 FEET; THENCE SOUTH 74°-47'-55" EAST, 17.21 FEET; THENCE NORTH 15°-12'-05" EAST, 110.0 FEET; THENCE NORTH 74°-47'-55" WEST, 17.06 FEET; THENCE NORTH 15°-12'-05" EAST, 110.0 FEET; THENCE NORTH 74°-47'-55" WEST, 66.33 FEET; THENCE NORTH 15°-12'-05" EAST, 160.0 FEET; THENCE NORTH 18°-19'-13" WEST, 461.63 FEET; THENCE NORTH 02°-43'-14" EAST, 100.0 FEET; THENCE NORTH 87°-16'-46" WEST, 23.68 FEET; THENCE NORTH 02°-43'-14" EAST, 150.0 FEET; THENCE NORTH 87°-16'-46" WEST, 6.40 FEET; THENCE NORTH 02°-43'-14" EAST, 100.0 FEET; THENCE NORTH 87°-16'-46" WEST, 9.59 FEET; THENCE NORTH 02°-43'-14" EAST, 150.0 FEET; THENCE SOUTH 87°-16'-46" EAST, 205.15 FEET; THENCE NORTH 89°-11'-33" EAST, 50.0 FEET; THENCE NORTH 86°-38'-37" EAST, 339.09 FEET; THENCE NORTH 03°-21'-23" WEST, 150.0 FEET; THENCE NORTH 86°-38'-37" EAST, 28.10 FEET; THENCE NORTH 03°-21'-23" WEST, 100.0 FEET; THENCE SOUTH 86°-38'-37" WEST, 21.57 FEET; THENCE NORTH 03°-21'-23" WEST, 150.0 FEET; THENCE NORTH 86°-38'-37" EAST, 13.44 FEET; THENCE NORTH 02°-50'-29" WEST, 137.06 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 6359, PAGE 2295; THENCE NORTH 89°-03'-41" EAST, ALONG SAID SOUTHERLY DEED LINE, 614.42 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 3120.82 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 05°-00'-18" EAST, 1047.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 04°-39'-10" WEST, A DISTANCE OF 218.03 FEET; THENCE NORTH 88°-09'-36" EAST, A DISTANCE OF 364.58 FEET TO A POINT OF CURVATURE; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 614.42 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 72°-19'-41" EAST, 410.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 52°-48'-59" EAST, A DISTANCE OF 269.39 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1062.36 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 63°-00'-33" EAST, 375.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 73°-12'-07" EAST, A DISTANCE OF 78.0 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 61°-47'-53" EAST, 42.43 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF HODGES BOULEVARD; THENCE SOUTH 16°-47'-53" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 160.0 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 56.95 ACRES, MORE OR LESS.

CLERK'S CERTIFICATE: 94-0072086

This is to certify that this plat has been approved by the City Council of the City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 49, Pages 4 thru 45.

Signed this 16th day of MAY, A.D., 1994

Danny Cook By: H.Y. DeLorn  
Clerk of Circuit Court Deputy Clerk

**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. 94-117-99 of said City, adopted by its Council, and accepted by its Mayor on this 22 day of February, A.D., 1994

Sam M. Massa 5/16/94  
Director of Public Works Date

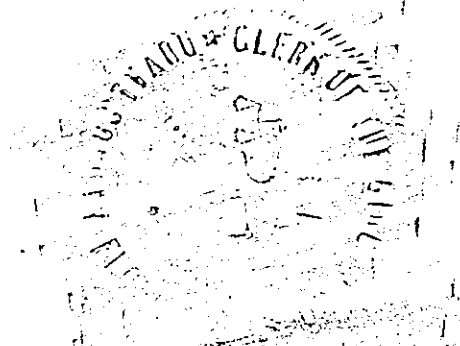
**SURVEYOR'S CERTIFICATE**

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described in the Caption; that the 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 this 3rd day of FEBRUARY, A.D., 1994

Gregory B. Clay  
Registered Land Surveyor No. 3377  
State of Florida

APPROVED  
DATE: 5-5-94  
For Director of Public Works  
By: [Signature]  
City Engineer  
For General Counsel  
By: [Signature]  
City Counselor



SUNBANK/NORTH FLORIDA, N.A.  
Witness: Frances D. Riggs, David L. Brinkmeyer  
Print Name: Frances D. Riggs, David L. Brinkmeyer  
Vice President

Witness: Beverly J. Holland  
Print Name: Beverly J. Holland

NOTARY FOR SUNBANK/NORTH FLORIDA, N.A.

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 2nd day of FEBRUARY, A.D., 1994 by David L. Brinkmeyer, Vice President of Sunbank/North Florida, N.A., on behalf of the corporation. He is personally known to me and did not take an oath.

Frances D. Riggs  
Notary Public  
State of Florida at Large  
Print Name: Frances D. Riggs  
My Commission Expires: 3/20/94  
Serial No.: 751635

OFFICIAL SEAL  
FRANCES D. RIGGS  
My Commission Expires  
March 23, 1994  
Comm. No. CC 751635

# Johns Creek Unit One

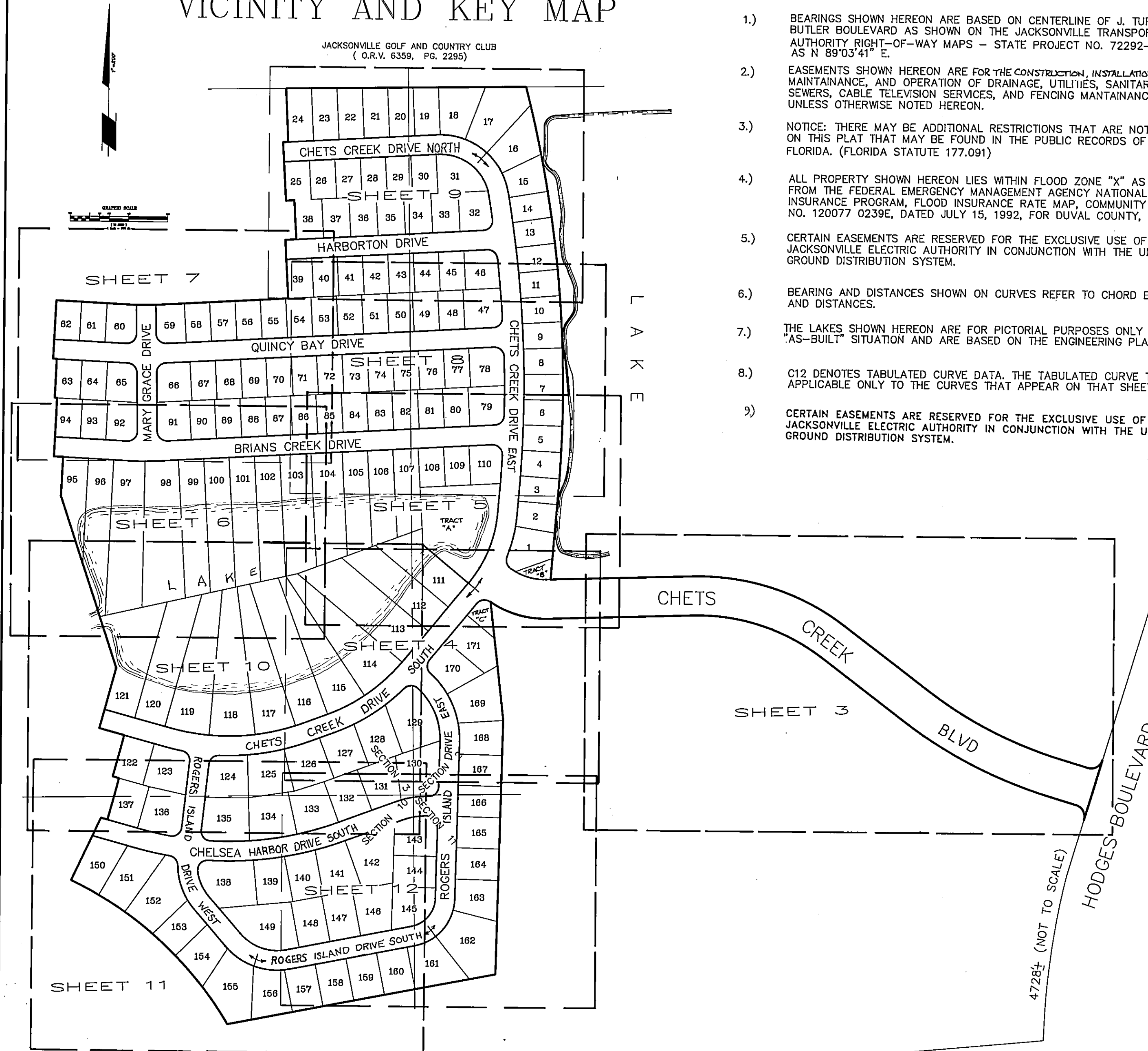
A Portion of Sections 2, 3, 10, and 11, Township 3 South,  
Range 28 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK 49 PAGE 4A

SHEET 2 OF 12 SHEETS

171 LOTS THIS UNIT

## VICINITY AND KEY MAP

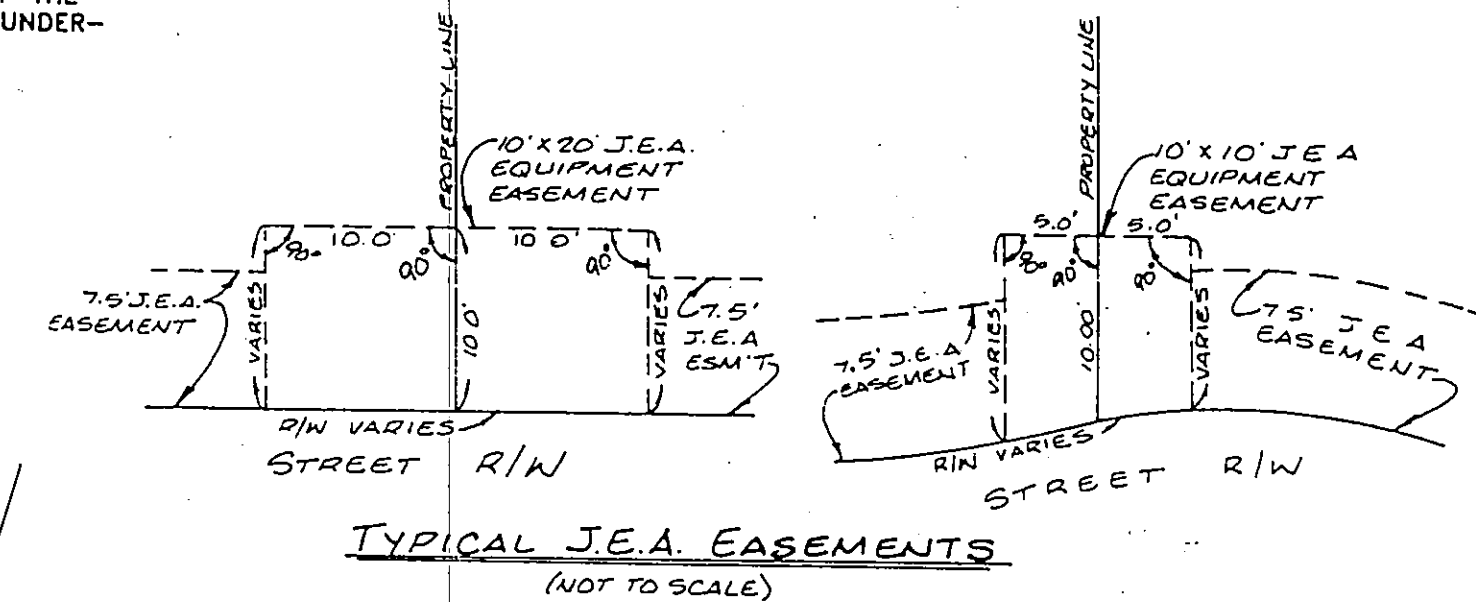


### GENERAL NOTES

- 1.) BEARINGS SHOWN HEREON ARE BASED ON CENTERLINE OF J. TURNER BUTLER BOULEVARD AS SHOWN ON THE JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT-OF-WAY MAPS - STATE PROJECT NO. 72292-3504, AS N 89°03'41" E.
- 2.) EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF DRAINAGE, UTILITIES, SANITARY SEWERS, CABLE TELEVISION SERVICES, AND FENCING MAINTAINANCE, UNLESS OTHERWISE NOTED HEREON.
- 3.) 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)
- 4.) ALL PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS TAKEN FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120077 0239E, DATED JULY 15, 1992, FOR DUVAL COUNTY, FLORIDA.
- 5.) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- 6.) BEARING AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARING AND DISTANCES.
- 7.) THE LAKES SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION AND ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
- 8.) C12 DENOTES TABULATED CURVE DATA. THE TABULATED CURVE TABLE SHOWN ON EACH SHEET IS ONLY APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- 9.) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.

### LEGEND

R/W	=	RIGHT-OF-WAY
BRL	=	BUILDING RESTRICTION LINE
⊙	=	PERMANENT CONTROL POINT (RLS#3377)
PC	=	POINT OF CURVATURE
PT	=	POINT OF TANGENCY
OR	=	OFFICIAL RECORDS
FND	=	FOUND
ESMT	=	EASEMENT
IP	=	IRON PIPE
A	=	ARC
T	=	TANGENT
R	=	RADIUS
CH	=	CHORD
Δ	=	DELTA
RP	=	RADIUS POINT
⊕	=	PERMANENT REFERENCE MONUMENT (RLS#3377)
+	=	CHANGE IN STREET NAME
C4	=	TABULATED CURVE DATA
PRC	=	POINT OF REVERSE CURVE
PCC	=	POINT OF COMPOUND CURVE
RdL	=	RADIAL LINE



J. TURNER BUTLER BOULEVARD



PREPARED BY:  
**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
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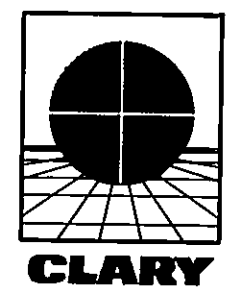
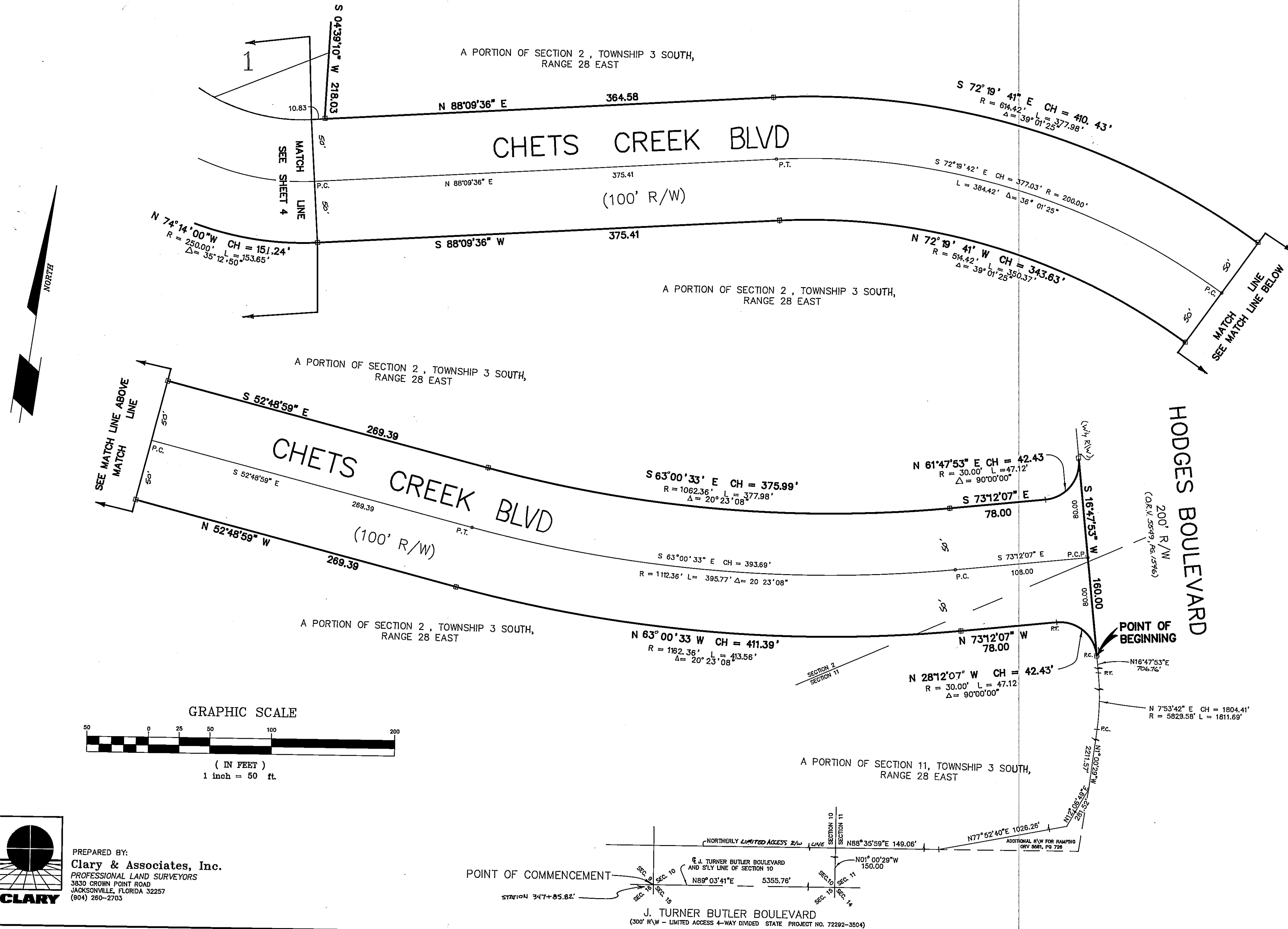
# Johns Creek Unit One

A Portion of Sections 2, 3, 10, and 11, Township 3 South,  
Range 28 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK 49 PAGE 4B

SHEET 3 OF 12 SHEETS

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



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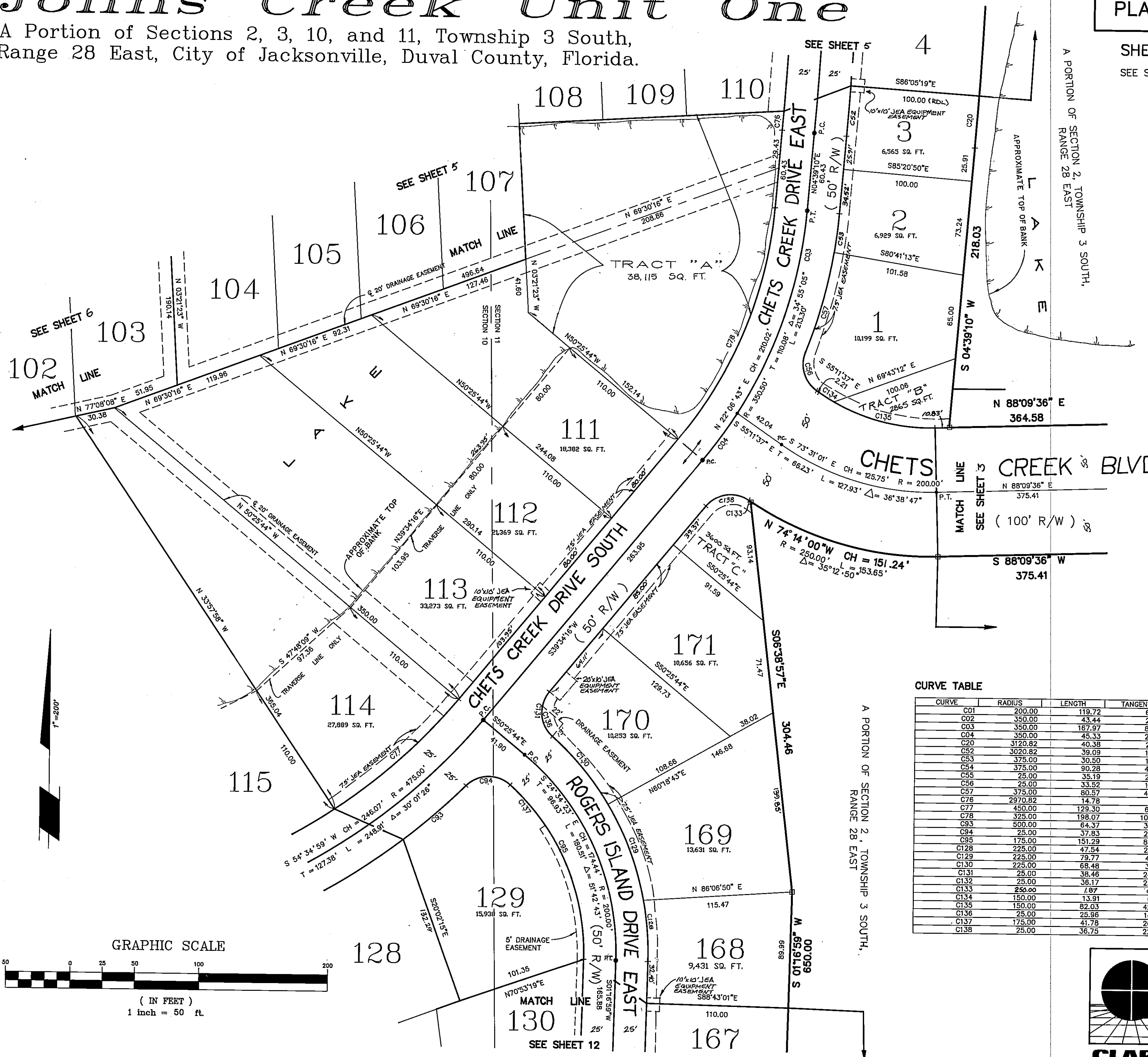
# Johns Creek Unit One

A Portion of Sections 2, 3, 10, and 11, Township 3 South, Range 28 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK **49** PAGE **4C**

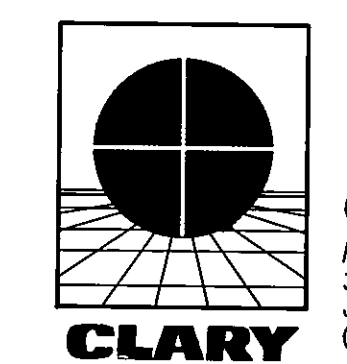
SHEET 4 OF 12 SHEETS

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C01	200.00	119.72	61.72	117.94	S74°41'25"E	347°54'
C02	350.00	43.44	21.75	43.42	N36°00'54"E	07°06'43"
C03	350.00	167.97	85.63	166.36	N18°24'05"E	27°26'49"
C04	350.00	45.33	22.70	45.30	N35°51'37"E	07°26'16"
C20	3120.82	40.38	20.19	40.38	N04°16'56"E	00°44'29"
C21	3020.82	39.09	19.54	39.09	N04°16'56"E	00°44'29"
C22	375.00	30.50	15.26	30.49	N06°58'58"E	04°39'36"
C23	375.00	90.28	45.36	90.06	N16°12'38"E	13°47'38"
C24	25.00	35.19	21.22	32.36	S171°3'01"E	80°38'53"
C25	25.00	33.52	19.82	31.06	S16°47'08"E	76°49'02"
C26	375.00	80.57	40.44	80.42	N15°28'06"E	12°15'59"
C27	2970.82	14.78	7.39	14.78	N04°30'37"E	00°17'06"
C28	450.00	129.30	65.10	128.86	N47°48'09"E	16°27'47"
C29	325.00	198.07	102.22	195.02	N22°06'43"E	34°55'05"
C30	500.00	64.37	32.23	64.33	N48°44'10"E	07°22'35"
C31	25.00	37.83	23.60	34.32	S88°23'53"W	86°42'02"
C32	175.00	151.29	80.74	148.63	N23°29'03"W	49°32'05"
C33	225.00	47.54	23.86	47.45	N04°48'10"W	12°08'18"
C34	225.00	79.77	40.31	79.35	N20°58'44"W	20°18'49"
C35	225.00	68.48	34.51	68.21	N39°51'16"W	17°26'16"
C36	25.00	38.46	24.20	34.78	S04°30'04"E	86°08'39"
C37	25.00	36.17	22.07	33.09	S81°00'54"W	82°53'17"
C38	25.00	1.87	0.93	1.87	N56°24'46"W	02°22'47"
C39	150.00	13.81	6.96	13.80	S57°50'59"E	05°16'44"
C40	150.00	82.03	42.07	81.01	S76°10'23"E	31°20'03"
C41	25.00	25.96	14.29	24.81	S18°49'36"E	59°29'35"
C42	175.00	41.78	20.99	41.68	N41°24'43"W	13°40'46"
C43	25.00	36.75	22.60	33.53	S81°41'10"W	84°13'48"



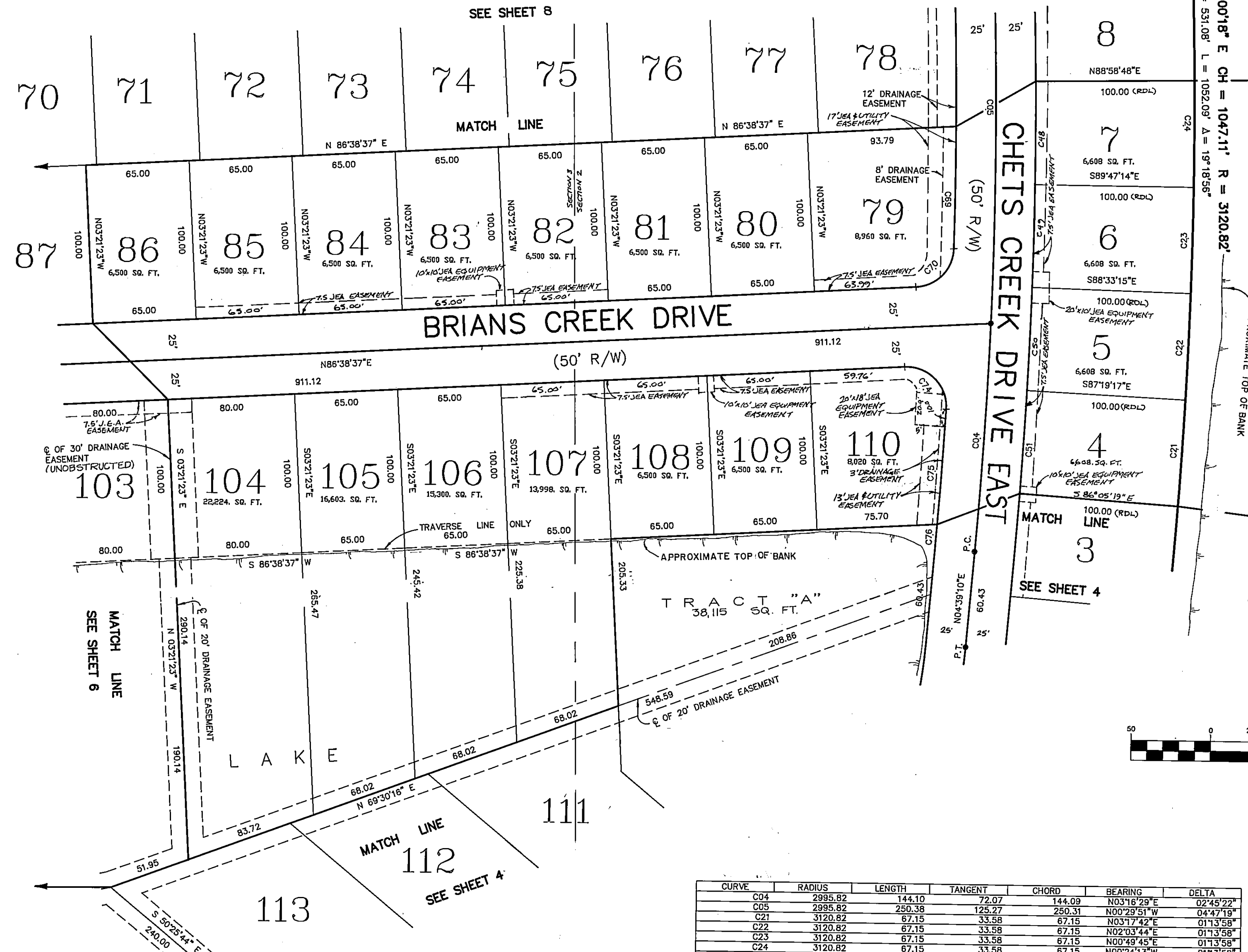
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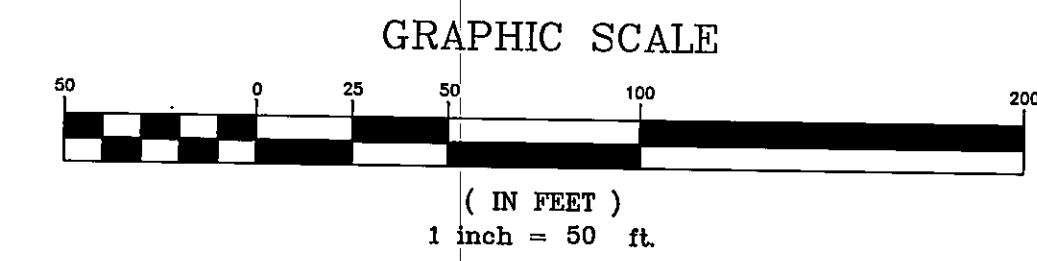
PLAT BOOK 49 PAGE 4D

SHEET 5 OF 12 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



L A K E

A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH,  
RANGE 28 EAST



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C04	2985.82	144.10	72.07	144.09	N03°16'29"E	02°45'22"
C05	2985.82	144.10	72.07	144.09	N03°16'29"E	02°45'22"
C21	3120.82	67.15	33.58	67.15	N00°29'51"W	04°47'19"
C22	3120.82	67.15	33.58	67.15	N03°17'42"E	01°13'58"
C23	3120.82	67.15	33.58	67.15	N02°03'44"E	01°13'58"
C24	3120.82	67.15	33.58	67.15	N00°49'45"E	01°13'58"
C25	3120.82	67.15	33.58	67.15	N00°24'13"W	01°13'58"
C48	3020.82	65.00	32.50	65.00	N00°49'45"E	01°13'58"
C49	3020.82	65.00	32.50	65.00	N00°49'45"E	01°13'58"
C50	3020.82	65.00	32.50	65.00	N02°03'44"E	01°13'58"
C51	3020.82	65.00	32.50	65.00	N03°17'42"E	01°13'58"
C69	2970.82	77.06	38.53	77.06	N00°16'02"E	01°28'10"
C70	25.00	37.36	23.16	33.98	N43°49'37"E	85°38'00"
C74	25.00	42.03	27.92	37.25	N45°11'47"W	96°19'13"
C75	2970.82	72.80	36.40	72.79	N03°38'57"E	01°24'14"
C76	2970.82	14.76	7.39	14.78	N04°30'37"E	00°17'06"



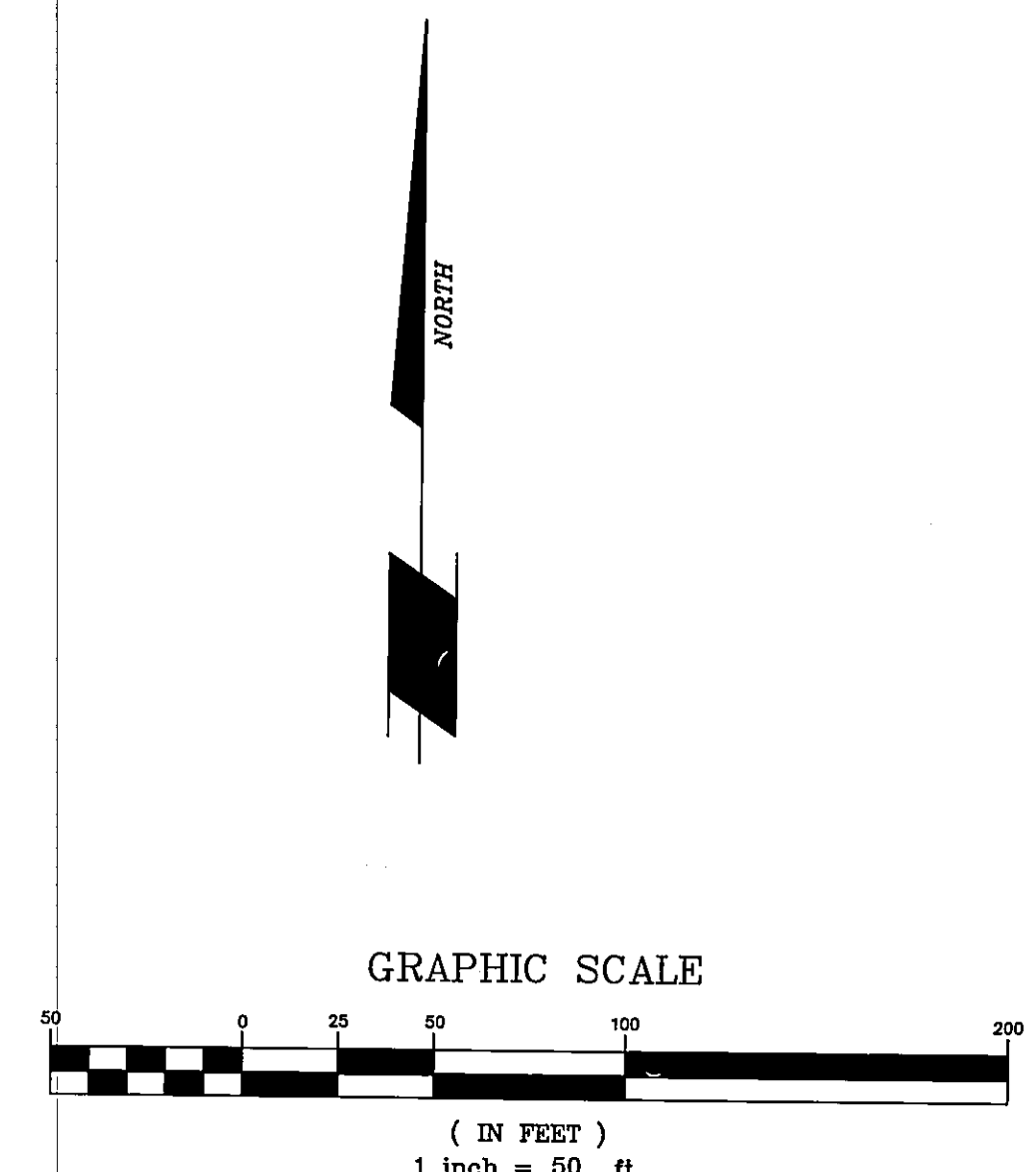
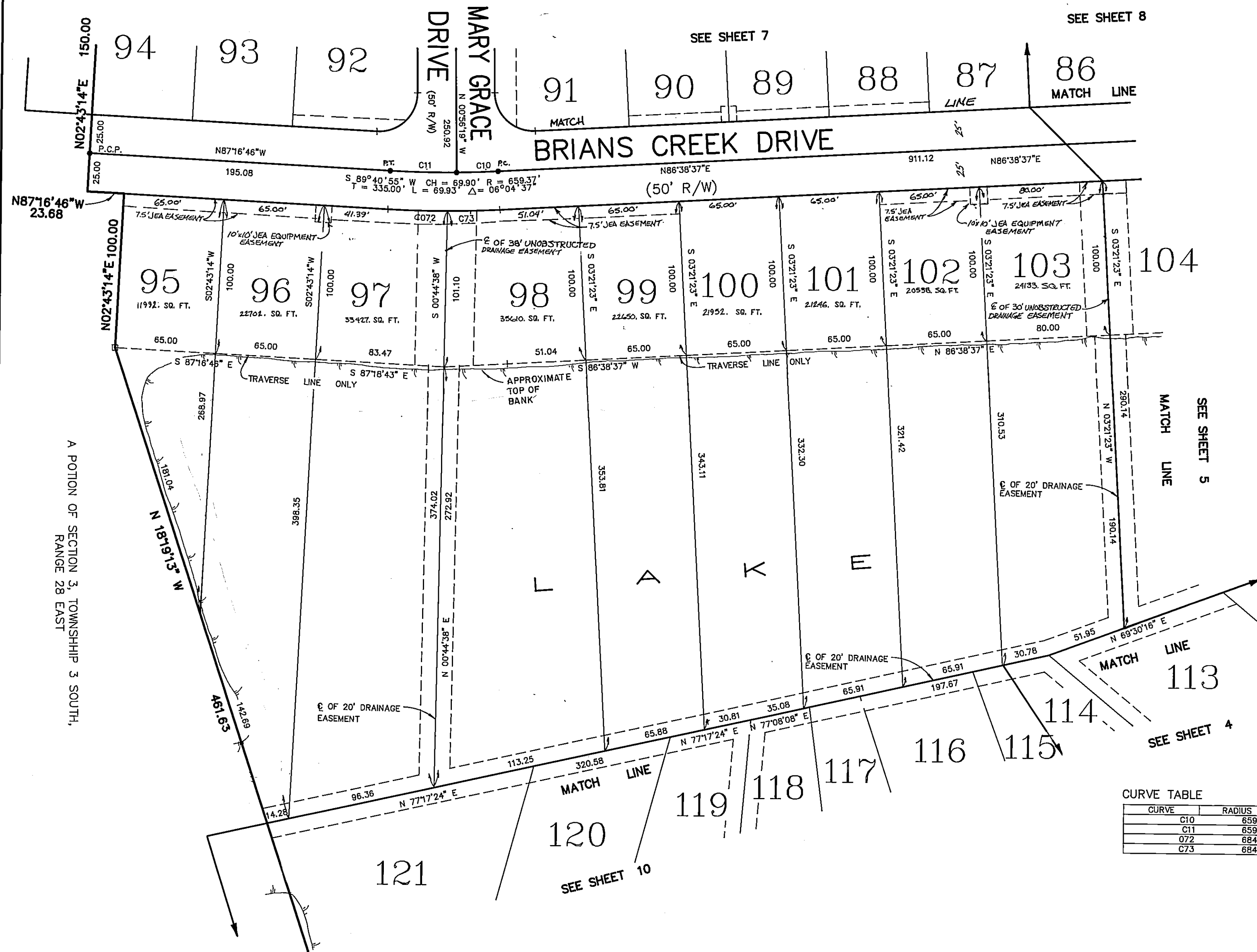
PREPARED BY:  
**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703

# Johns Creek Unit One

A Portion of Sections 2, 3, 10, and 11, Township 3 South,  
Range 28 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK 49 PAGE 4E

SHEET 6 OF 12 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



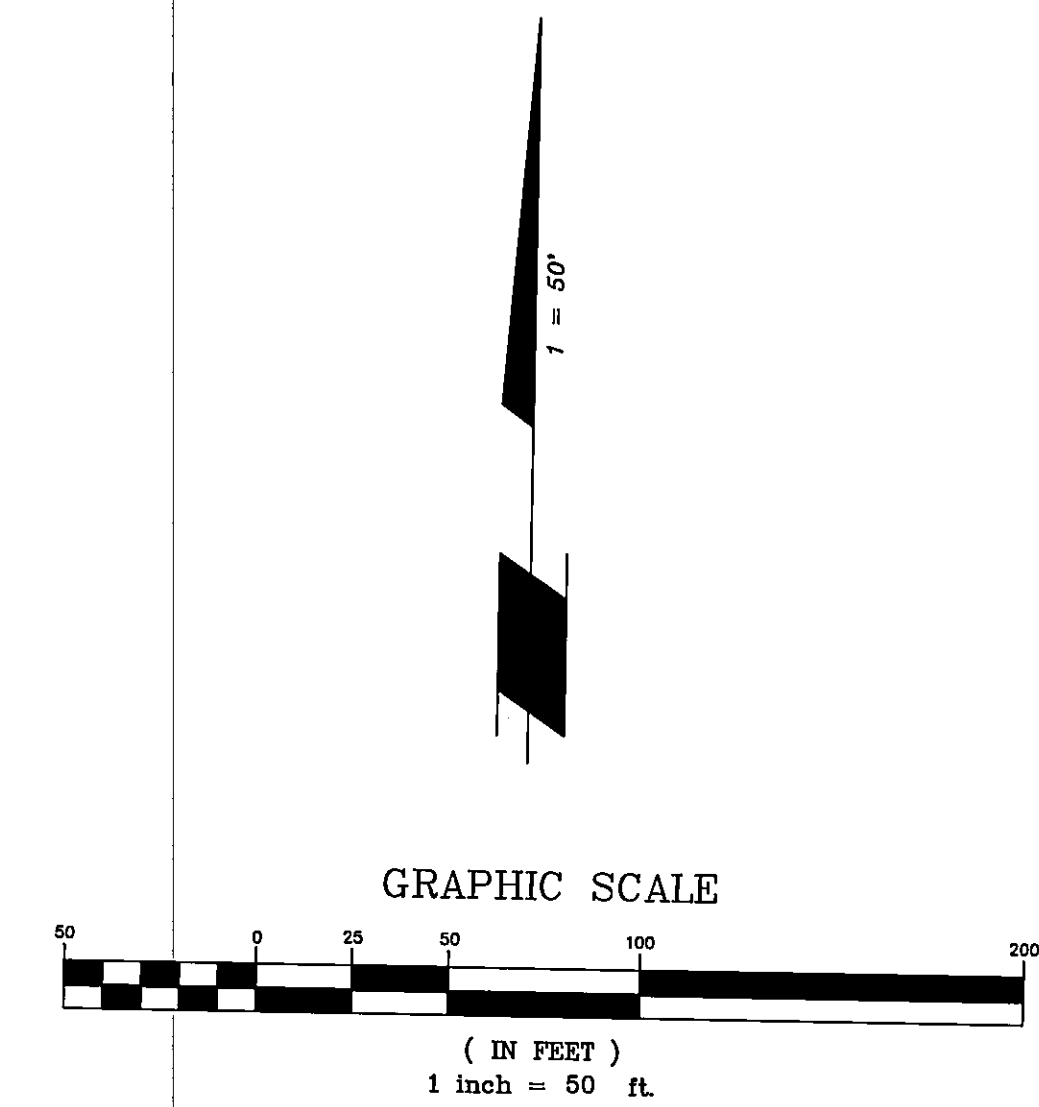
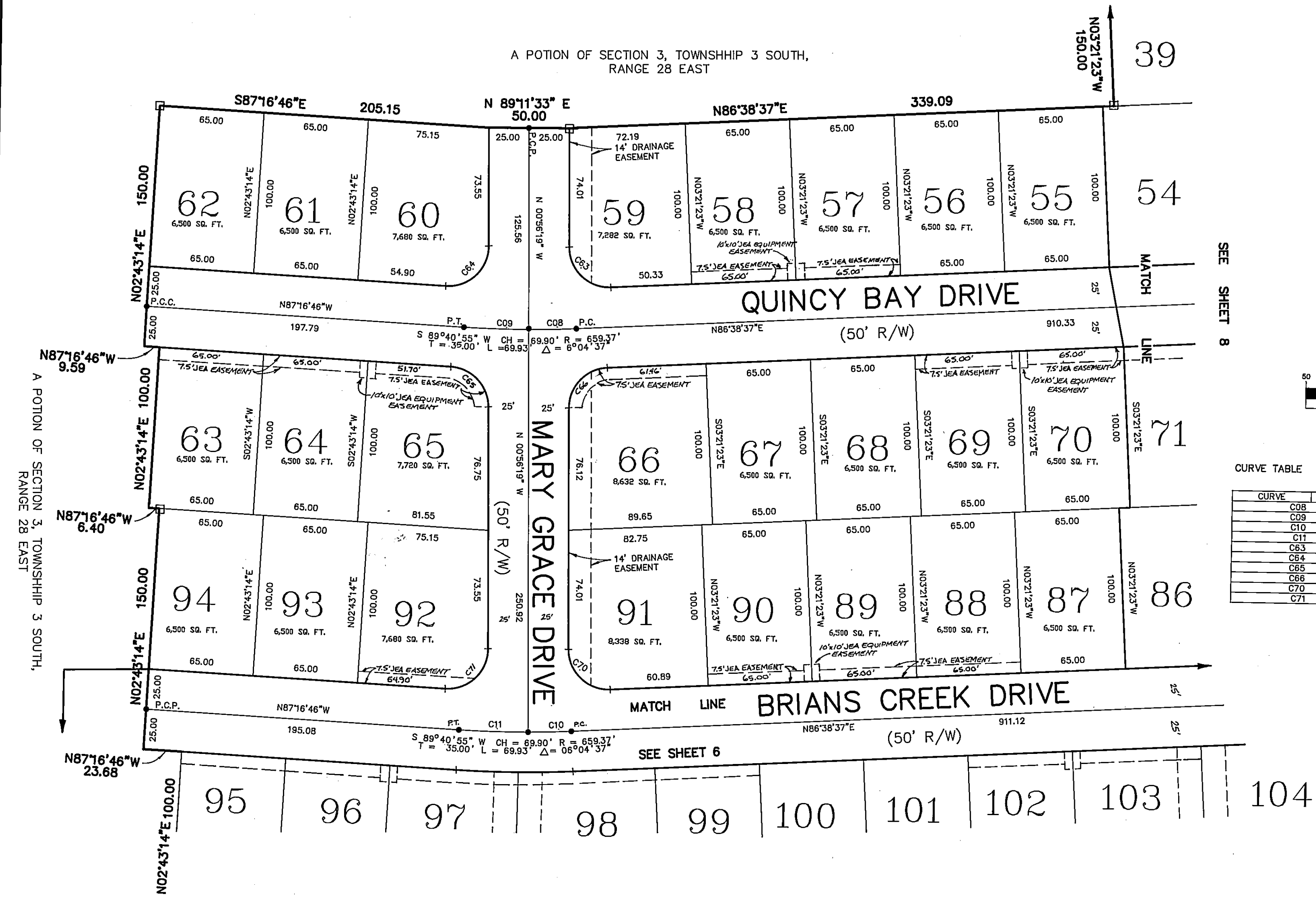
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C10	659.37	26.87	13.44	26.87	N87°48'40\"	02°20'06\"
C11	659.37	43.06	21.54	43.06	S89°09'02\"	03°44'31\"
O72	684.37	38.61	19.31	38.61	S88°53'45\"	03°13'57\"
C73	684.37	33.97	16.99	33.97	N88°03'57\"	02°50'40\"

  
**CLARY**  
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# Johns Creek Unit One

A Portion of Sections 2, 3, 10, and 11, Township 3 South,  
Range 28 East, City of Jacksonville, Duval County, Florida.



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C08	659.37	29.58	14.79	29.58	N87°55'44"E	02°34'14"
C09	659.37	40.35	20.18	40.34	S89°01'57"E	03°30'22"
C10	659.37	26.87	13.44	26.87	N87°48'40"E	02°20'08"
C11	659.37	43.06	21.54	43.06	S89°09'02"E	03°44'51"
C63	25.00	40.32	26.08	36.09	S47°08'51"E	92°25'04"
C64	25.00	40.87	26.65	36.47	N45°53'27"E	93°39'33"
C65	25.00	37.67	23.45	34.21	N44°06'53"W	86°20'27"
C66	25.00	38.21	23.97	34.60	S42°51'09"W	87°34'56"
C70	25.00	40.32	26.08	36.09	S47°08'51"E	92°25'04"
C71	25.00	40.87	26.65	36.47	N45°53'27"E	93°39'33"

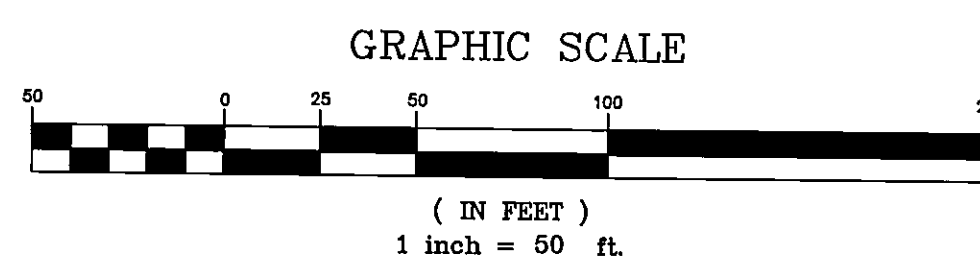
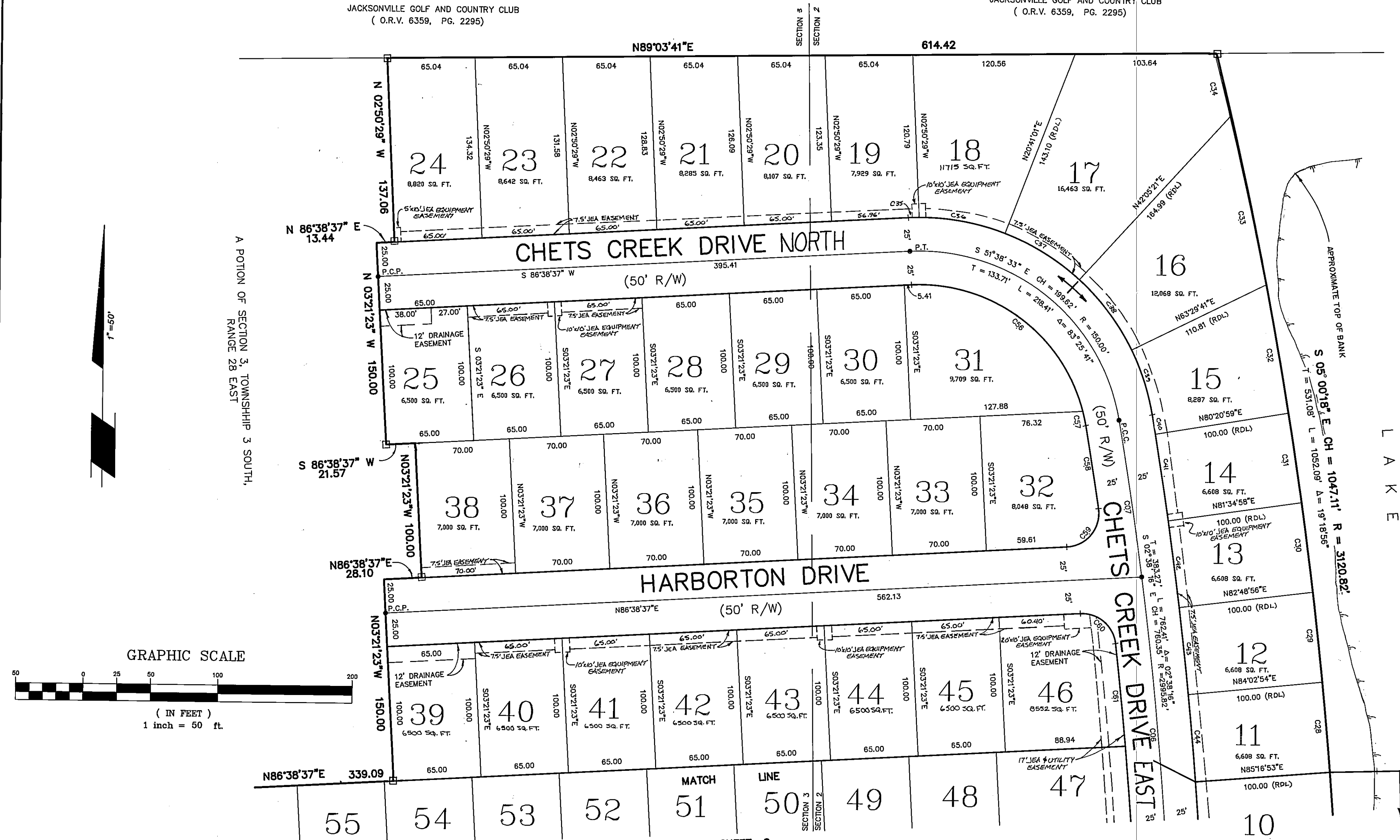


# Johns Creek Unit One

A Portion of Sections 2, 3, 10, and 11, Township 3 South,  
Range 28 East, City of Jacksonville, Duval County, Florida.

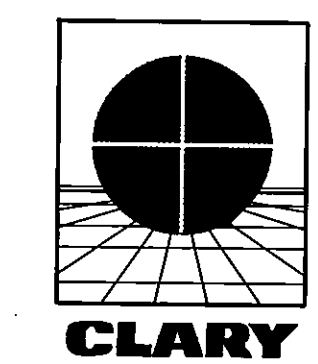
JACKSONVILLE GOLF AND COUNTRY CLUB  
(O.R.V. 6359, PG. 2295)

JACKSONVILLE GOLF AND COUNTRY CLUB  
(O.R.V. 6359, PG. 2295)



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C06	2995.82	250.21	125.18	250.14	N05°17'04"W	04°47'07"	C39	175.00	50.63	25.49	50.45	N18°13'00"W	16°34'36"
C07	2995.82	117.71	58.86	117.70	N08°48'10"W	02°13'04"	C40	3020.82	14.67	7.33	14.67	N09°47'21"W	00°16'42"
C28	3120.82	67.15	33.58	67.15	N05°20'06"W	01°13'58"	C41	65.00	32.50	16.25	65.00	N09°02'02"W	01°13'58"
C29	3120.82	67.15	33.58	67.15	N06°34'05"W	01°13'58"	C42	3020.82	65.00	32.50	65.00	N07°48'03"W	01°13'58"
C30	3120.82	67.15	33.58	67.15	N07°48'03"W	01°13'58"	C43	3020.82	65.00	32.50	65.00	N06°34'05"W	01°13'58"
C31	3120.82	67.15	33.58	67.15	N09°02'02"W	01°13'58"	C44	3020.82	65.00	32.50	65.00	N05°20'06"W	01°13'58"
C32	3120.82	67.15	33.58	67.15	N10°32'16"W	02°20'48"	C57	125.00	171.18	102.06	158.11	N54°07'30"W	78°27'47"
C33	3120.82	127.84	63.93	127.83	N12°35'57"W	02°20'48"	C58	125.00	10.83	5.42	10.83	N12°24'39"W	04°57'54"
C34	3120.82	48.48	24.24	48.48	N14°13'04"W	00°53'24"	C59	2970.82	62.31	31.15	62.30	N09°19'39"W	01°12'06"
C35	175.00	8.05	4.02	8.05	S87°57'39"W	02°38'04"	C60	25.00	27.46	13.73	27.46	N36°57'30"E	95°22'13"
C36	175.00	65.38	33.08	65.00	N80°01'09"W	21°24'20"	C61	25.00	37.78	23.55	34.28	N50°03'58"W	86°34'50"
C37	175.00	65.38	33.08	65.00	N58°36'49"W	21°24'20"							
C38	175.00	65.38	33.08	65.00	N37°12'28"W	21°24'20"							



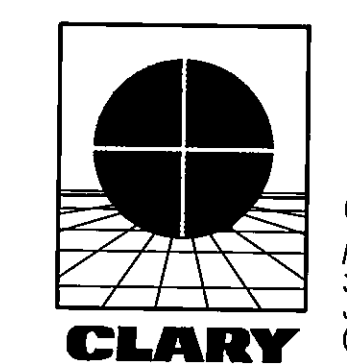
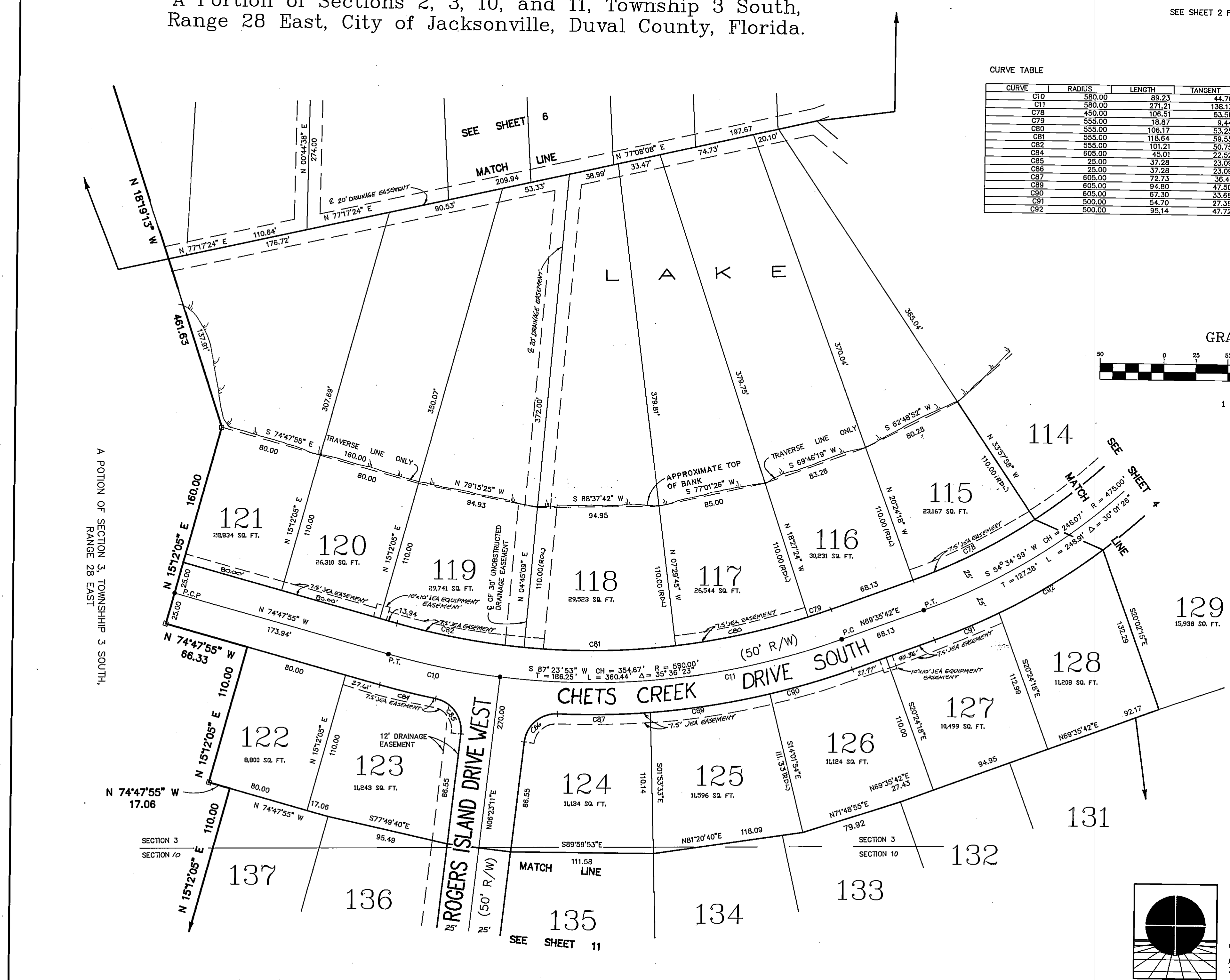
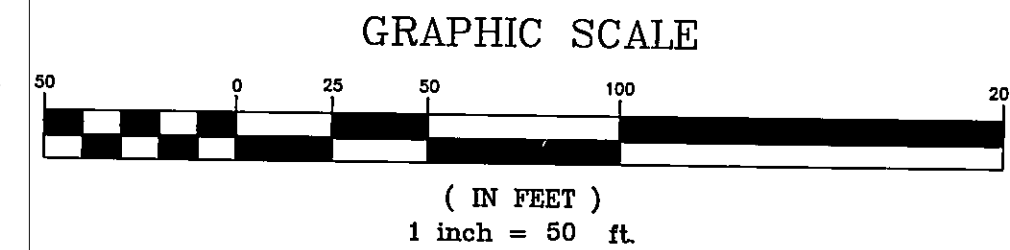
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3830 CROWN POINT ROAD  
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(904) 260-2703

# Johns Creek Unit One

A Portion of Sections 2, 3, 10, and 11, Township 3 South,  
Range 28 East, City of Jacksonville, Duval County, Florida.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C10	580.00	89.23	44.70	89.14	S79°12'22"E	08°48'54"
C11	580.00	271.21	138.13	268.75	N82°59'27"E	26°47'30"
C78	450.00	106.51	53.26	106.28	N82°48'52"E	13°33'39"
C79	555.00	18.87	9.44	18.87	N70°34'09"E	01°56'55"
C80	555.00	106.17	53.25	106.01	N77°01'26"E	10°57'39"
C81	555.00	118.64	59.55	118.42	N88°37'42"E	12°45'53"
C82	555.00	101.21	50.75	101.07	S80°01'23"E	10°26'56"
C84	605.00	45.01	22.52	45.00	S76°55'48"E	04°15'46"
C85	25.00	37.28	23.09	33.92	N36°20'15"W	88°28'53"
C86	25.00	37.28	23.09	33.92	S49°08'39"W	85°26'53"
C87	605.00	72.73	36.41	72.69	N88°23'25"E	06°53'18"
C89	605.00	94.80	47.50	94.70	N80°27'26"E	08°58'40"
C90	605.00	67.30	33.68	67.27	N72°46'54"E	06°22'25"
C91	500.00	54.70	27.38	54.67	N66°27'39"E	06°16'05"
C92	500.00	95.14	47.72	95.00	N57°52'32"E	10°54'10"



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# Johns Creek Unit One

A Portion of Sections 2, 3, 10, and 11, Township 3 South, Range 28 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK **49** PAGE **4J**

SHEET 11 OF 12 SHEETS

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

A PORTION OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 28 EAST

A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST

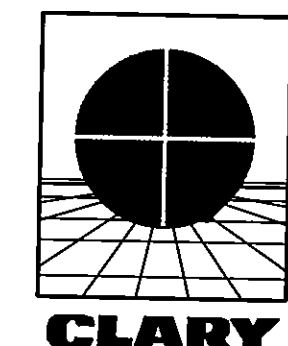
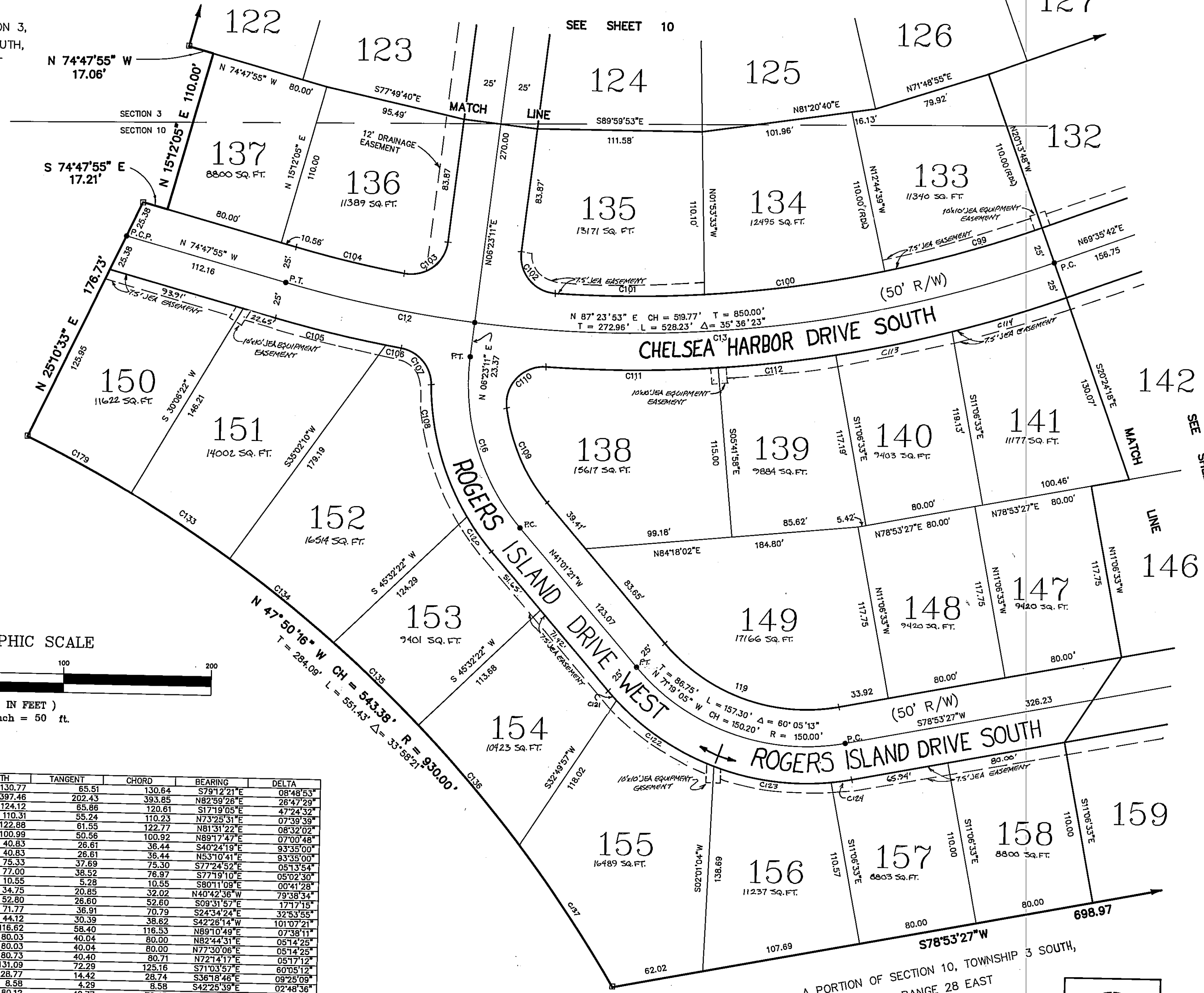
GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C12	850.00	130.77	65.51	130.64	S79°12'21"E	08°48'53"
C13	850.00	397.46	202.43	393.85	N82°59'28"E	26°47'29"
C16	150.00	124.12	65.86	120.61	S17°19'05"E	47°24'32"
C99	825.00	110.31	55.24	110.23	N73°25'31"E	07°38'38"
C100	825.00	122.88	61.55	122.77	N81°31'22"E	08°32'02"
C101	825.00	100.99	50.56	100.92	N89°17'47"E	07°00'48"
C102	25.00	40.83	26.61	36.44	S40°24'19"E	93°35'00"
C103	25.00	40.83	26.61	36.44	N53°10'41"E	93°35'00"
C104	825.00	75.33	37.69	75.30	S77°24'52"E	05°13'54"
C105	875.00	77.00	38.52	76.97	S77°19'10"E	05°02'30"
C106	875.00	10.55	5.28	10.55	S80°11'09"E	00°41'28"
C107	25.00	34.75	20.85	32.02	N40°42'36"W	79°38'34"
C108	175.00	52.60	26.60	52.60	S09°31'57"E	17°17'15"
C109	125.00	21.77	36.91	70.79	S24°34'24"E	32°53'55"
C110	25.00	44.12	30.39	38.62	S42°28'14"W	101°07'21"
C111	875.00	116.62	58.40	116.53	N89°10'49"E	07°38'11"
C112	875.00	80.03	40.04	80.00	N82°44'31"E	05°14'25"
C113	875.00	80.03	40.04	80.00	N77°30'06"E	05°14'25"
C114	875.00	80.73	40.40	80.71	N72°14'17"E	05°17'12"
C119	175.00	131.09	14.42	125.16	S71°03'57"E	60°05'12"
C120	175.00	28.77	8.58	28.74	S36°18'46"E	09°25'09"
C121	175.00	8.58	4.29	8.58	S42°25'39"E	02°48'36"
C122	175.00	80.12	40.77	78.42	S56°55'57"E	26°33'53"
C123	175.00	80.75	41.11	80.04	S83°17'00"E	26°26'20"
C124	175.00	14.07	7.04	14.07	N81°11'39"E	04°36'23"
C133	930.00	80.02	40.04	80.00	N57°25'44"W	04°55'49"
C134	930.00	80.39	40.07	80.35	N52°10'46"W	05°34'07"
C135	930.00	80.02	40.04	80.07	N46°55'40"W	04°56'05"
C136	930.00	108.06	53.09	108.00	N41°11'36"W	08°52'03"
C137	930.00	114.83	57.49	114.76	N34°23'21"W	07°02'28"
C179	930.00	80.02	40.04	80.00	N62°21'33"W	04°55'49"



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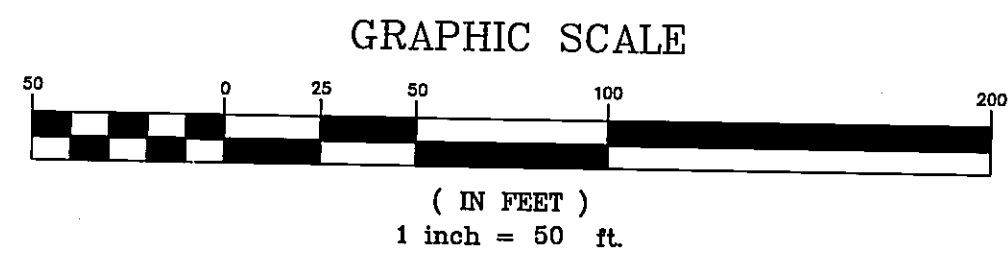
# Johns Creek Unit One

A Portion of Sections 2, 3, 10, and 11, Township 3 South,  
Range 28 East, City of Jacksonville, Duval County, Florida.

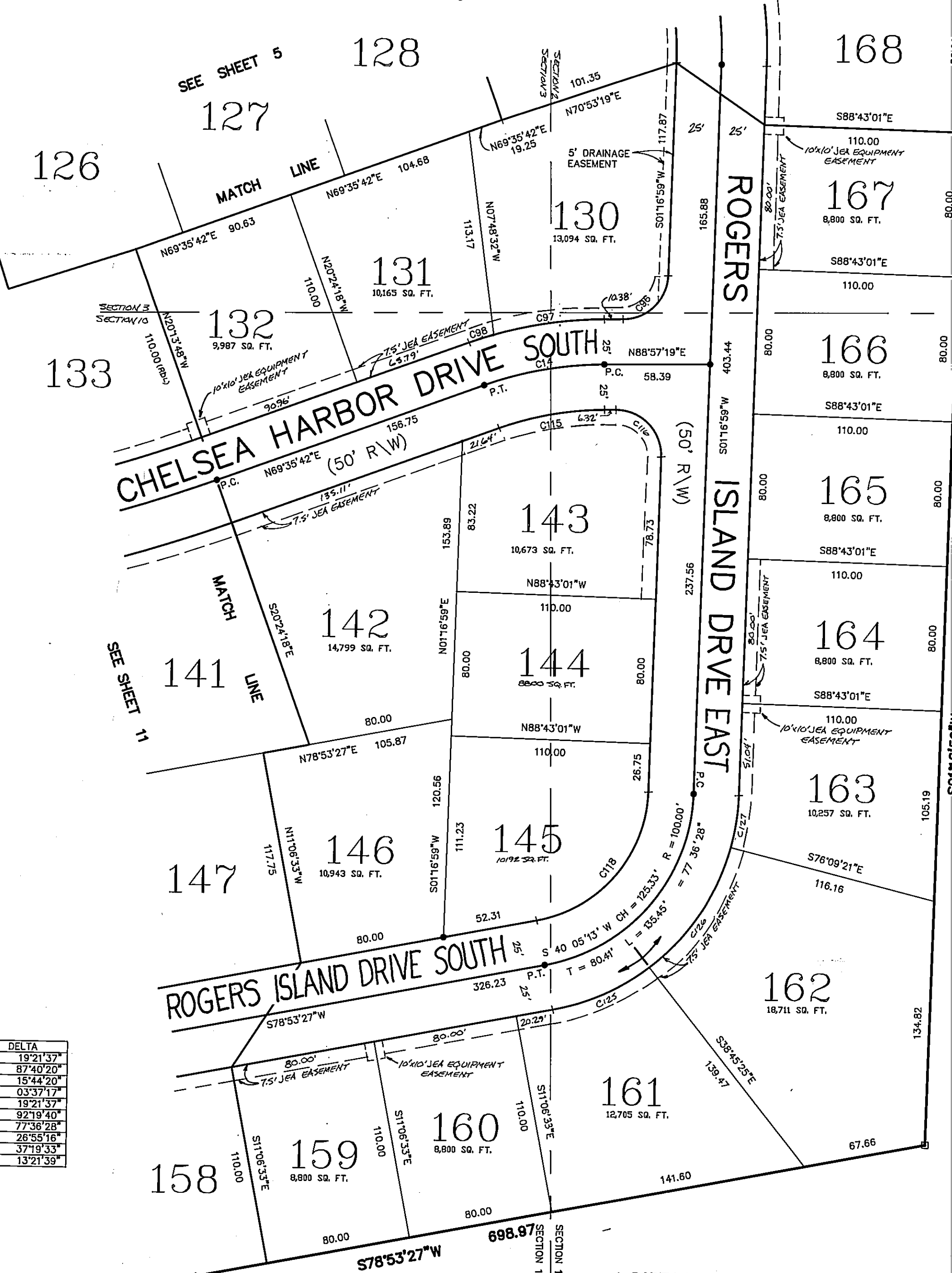
PLAT BOOK **49** PAGE **4K**

SHEET 12 OF 12 SHEETS

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



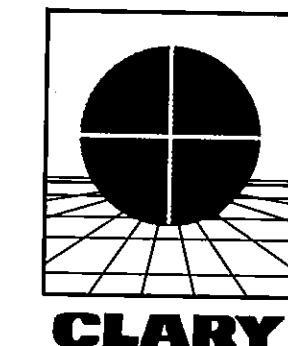
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C14	200.00	67.58	34.12	67.26	S79°16'31"W	19°21'37"
C96	25.00	38.25	24.00	34.63	N45°07'09"E	87°40'20"
C97	225.00	61.81	31.10	61.61	S81°05'08"W	13°44'20"
C98	225.00	14.22	7.11	14.22	S71°24'20"W	03°37'17"
C115	175.00	59.13	29.85	58.85	S79°16'30"W	19°21'37"
C116	25.00	40.29	26.04	36.07	N44°52'51"W	92°19'40"
C118	75.00	101.59	60.31	94.00	N40°05'13"E	77°36'28"
C125	125.00	58.73	29.32	58.19	N63°25'49"E	26°55'16"
C126	125.00	81.43	42.22	80.00	N33°18'25"E	37°19'33"
C127	125.00	29.15	14.64	29.08	N07°57'49"E	13°21'39"



A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH,  
RANGE 28 EAST

A PORTION OF SECTION 11, TOWNSHIP 3 SOUTH,  
RANGE 28 EAST

A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH,  
RANGE 28 EAST



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