

# Johns Creek Unit Four

A Portion of Section 3, Township 3 South,  
Range 28 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK **52** PAGE **84**

SHEET 1 OF 5 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

**CAPTION:**

A PORTION OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE NORTHWESTERLY CORNER OF JOHNS CREEK UNIT THREE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 51, PAGES 73 THROUGH 73H OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID JOHNS CREEK UNIT THREE, THE FOLLOWING 11 COURSES, COURSE NO.1: SOUTH 01°26'31"WEST, 143.89 FEET; COURSE NO.2: SOUTH 88°33'29"EAST, 43.28 FEET; COURSE NO.3: SOUTH 01°26'31"WEST, 249.88 FEET; COURSE NO.4: SOUTH 88°29'31"EAST, 20.48 FEET; COURSE NO.5: SOUTH 01°30'29"WEST, 250.0 FEET; COURSE NO.6: SOUTH 88°29'31"EAST, 10.57 FEET; COURSE NO.7: SOUTH 01°30'29"WEST, 150.0 FEET; COURSE NO.8: NORTH 88°29'31"WEST, 360.55 FEET; COURSE NO.9: SOUTH 53°11'10"WEST, 45.0 FEET; COURSE NO.10: NORTH 37°22'04"WEST, 48.19 FEET; COURSE NO.11: SOUTH 52°37'56"WEST, 165.02 FEET TO THE EASTERLY LINE OF A CONSERVATION EASEMENT AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 8563, PAGE 1243; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE NORTHEASTERLY LINE OF SAID CONSERVATION EASEMENT, THE FOLLOWING 6 COURSES, COURSE NO.1: NORTH 37°22'04"WEST, 180.46 FEET; COURSE NO.2: NORTH 76°28'37"WEST, 107.21 FEET; COURSE NO.3: NORTH 24°51'51"WEST, 105.64 FEET; COURSE NO.4: NORTH 39°12'52"WEST, 252.48 FEET; COURSE NO.5: NORTH 31°35'20"WEST, 204.54 FEET; COURSE NO.6: NORTH 53°33'41"WEST, 368.47 FEET TO THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID JOHNS CREEK UNIT THREE; THENCE NORTH 89°03'41"EAST, ALONG SAID PROLONGATION LINE, 1324.53 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 17.58 ACRES, MORE OR LESS.

**ADOPTION AND DEDICATION**

This is to certify that West Beaches, 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 Four, having caused the same to be surveyed and subdivided, and that SunTrust Bank, North Florida, N.A. is the holder of 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, boulevards, drives, lanes, courts, walkways, unobstructed easements for drainage, utilities (except water and sewer), and non-access easements, except all private easements and landscape tract 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, which includes water and sewer, 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 as noted above, 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 successor and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes/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 lakes/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 lakes/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 damaged arising from or out of any occurrence in, upon, at or from the lakes/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 Johns Creek Unit Three. 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. Those 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, Johns Creek IV, Inc., has caused these presents to be signed by its President.

This 17<sup>th</sup> Day of May, 1999

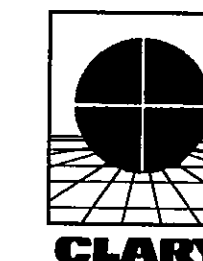
WEST BEACHES, INC.  
Witness: Beverly J. Holland [Signature]  
Print Name: Beverly J. Holland J. Daniel Collins  
President

Witness: Jacquelyn R. Heufelder  
Print Name: Jacquelyn R. Heufelder

SUNTRUST BANK, NORTH FLORIDA, N.A.  
Witness: [Signature]  
Print Name: Marie C. Hall Larry W. Nordmann  
Vice President

Witness: [Signature]  
Print Name: Sandra Sikes

Witness: [Signature]  
Print Name: Sandra Sikes



PREPARED BY:  
**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 280-2703

Approved 5/27/99  
Date  
[Signature]  
City Engineer  
For Director of Public Works  
Approved 6/9/99  
Date  
[Signature]  
for General Counsel

**CLERK'S CERTIFICATION** 99148225

This is to certify that this plat has been approved by the City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 52 Pages 84 thru 84B of the Public Records of Duval County, Florida.

Signed this 15<sup>th</sup> day of June, A.D., 1999

[Signature] By: [Signature]  
HENRY W. 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 Chapter 654, of the Ordinance Code.

By [Signature] 6/10/99  
Director of Public Works Date

**NOTARY FOR WEST BEACHES, INC.**

The foregoing Instrument was acknowledged before me this 17<sup>th</sup> day of May, 1999, A.D., by J. Daniel Collins, President of West Beaches, Inc., a Florida Corporation, on behalf of the Corporation. He is personally known to me and did not take an oath.

[Signature] My Commission Expires: 4/6/01  
Notary Public Serial No. 00000007  
State of Florida at Large  
Print Name: Beverly J. Holland

**NOTARY FOR SUNTRUST BANK, NORTH FLORIDA, N.A.**

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of MAY, 1999, A.D., by Larry W. Nordmann, Vice President of SunTrust Bank, North Florida, N.A. on behalf of the Corporation. He is personally known to me and did not take an oath.

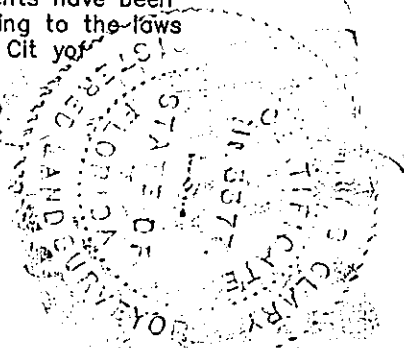
[Signature] My Commission Expires: 02/18/02  
Notary Public Serial No. 00717309  
State of Florida at Large  
Print Name: Marie C. Hall

**PLAT CONFORMITY REVIEW**  
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 27<sup>th</sup> DAY OF May, 1999.  
[Signature]  
GLENN E. MCGREGOR, P.L.S.  
PROFESSIONAL LAND SURVEYOR NUMBER 42152

**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 the 25<sup>th</sup> day of MAY, A.D., 1999  
[Signature]  
Gregory B. Clay  
Registered Land Surveyor No. 3377  
State of Florida

**REVIEWS**  
OFFICE: [Signature]  
FIELD: [Signature]  
**CHECKS**  
DRAFT: [Signature]  
CLOSURES/DATA: [Signature]  
COVER SHEET: [Signature]  
PRMS: [Signature]  
131544:47



# Johns Creek Unit Four

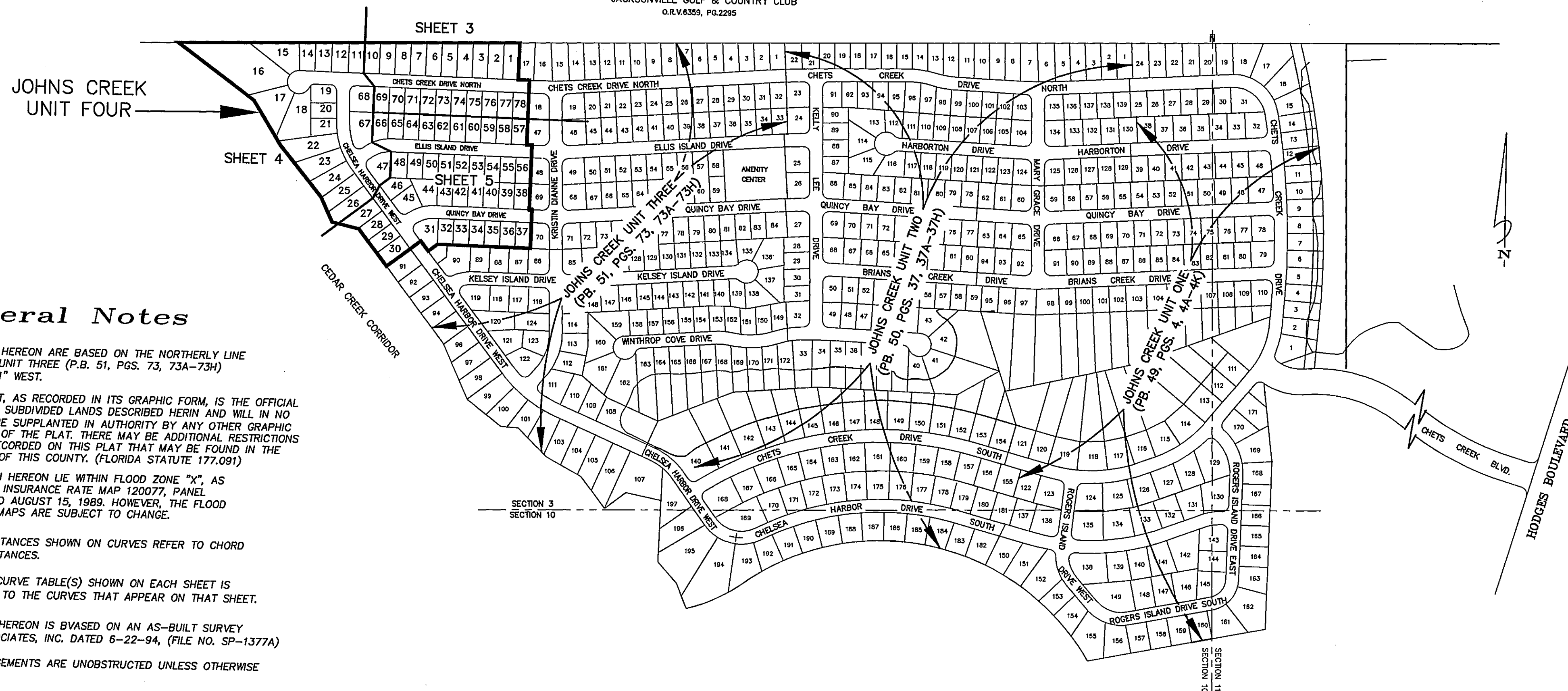
A Portion of Section 3, Township 3 South,  
Range 28 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK **52** PAGE **84A**

SHEET 2 OF 5 SHEETS  
78 - LOTS IN THIS UNIT

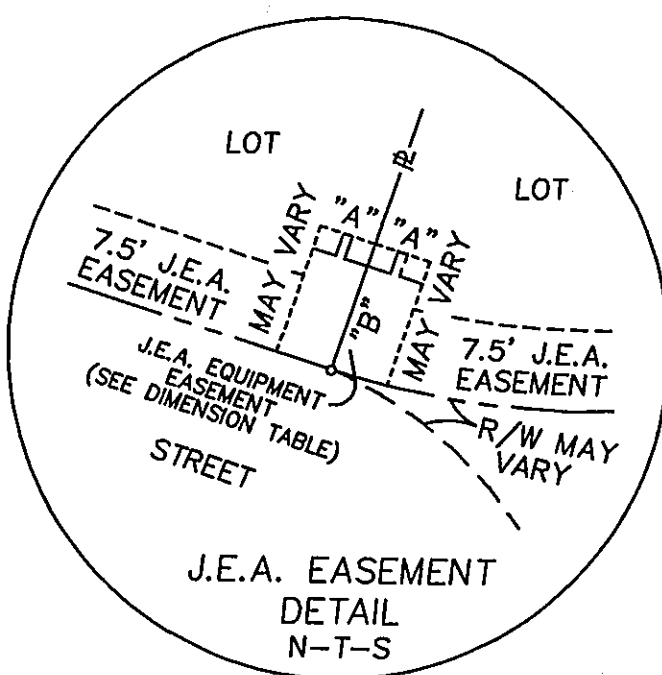
Key Map  
Scale: 1" = 300'

JACKSONVILLE GOLF & COUNTRY CLUB  
O.R.V. 6359, PG. 2295

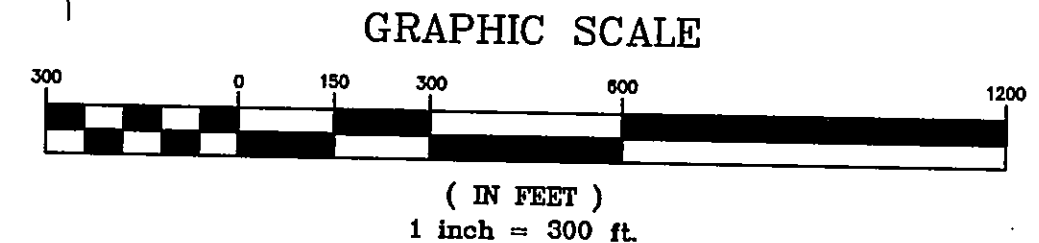


## General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF JOHNS CREEK UNIT THREE (P.B. 51, PGS. 73, 73A-73H) AS SOUTH 89°03'41" WEST.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HERIN 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 THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 0237 E, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- THE LAKE SHOWN HEREON IS BASED ON AN AS-BUILT SURVEY BY CLARY & ASSOCIATES, INC. DATED 6-22-94, (FILE NO. SP-1377A)
- 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.
- CERTAIN EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.  
"J.E.A.E.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.E." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY THE JEA. 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.

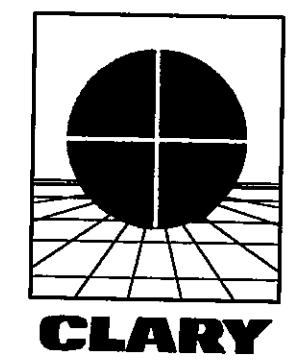


DIMENSION TABLE		
"A"	5'	TYPICAL 10'x 10' J.E.A. EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'x 20' J.E.A. EQUIPMENT EASEMENT
"A"	10'	TYPICAL 15'x 15' J.E.A. EQUIPMENT EASEMENT
"B"	15'	TYPICAL 15'x 15' J.E.A. EQUIPMENT EASEMENT
"A"	7.5'	TYPICAL 10'x 15' J.E.A. EQUIPMENT EASEMENT
"B"	15'	TYPICAL 10'x 15' J.E.A. EQUIPMENT EASEMENT
"A"	10'	TYPICAL 20'x 15' J.E.A. EQUIPMENT EASEMENT
"B"	15'	TYPICAL 20'x 15' J.E.A. EQUIPMENT EASEMENT



## 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
- A = ARC
- T = TANGENT
- R = RADIUS
- CH = CHORD
- Δ = DELTA
- RP = RADIUS POINT
- = PERMANENT REFERENCE MONUMENT STAMPED R.L.S. # 3377
- + = CHANGE IN STREET NAME
- C4 = TABULATED CURVE DATA
- PRC = POINT OF REVERSE CURVE
- PCC = POINT OF COMPOUND CURVE
- RDL = RADIAL LINE
- J.E.A. = JACKSONVILLE ELECTRICAL AUTHORITY



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

# Johns Creek Unit Four

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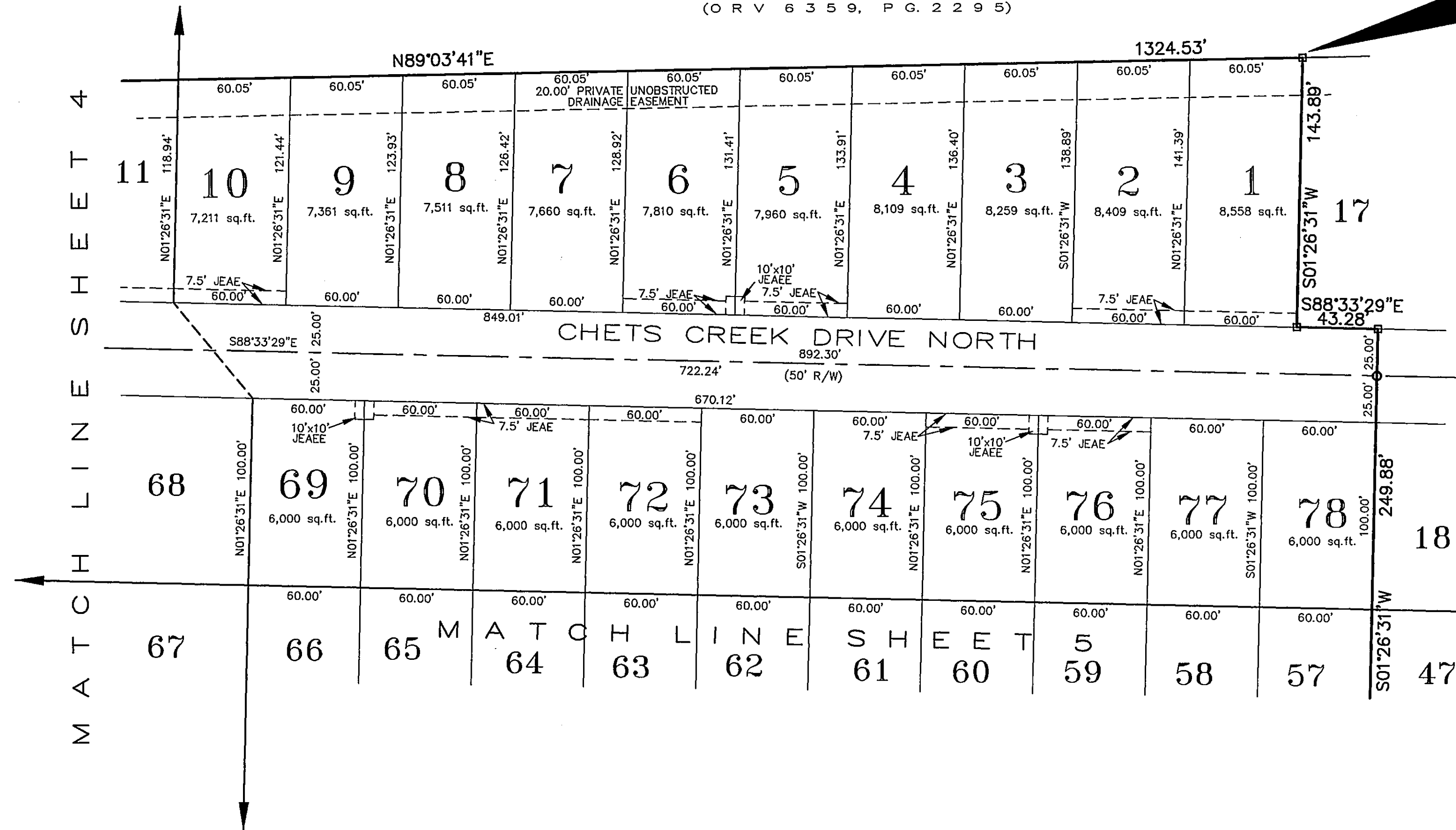
PLAT BOOK 52 PAGE 84B

SHEET 3 OF 5 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

JACKSONVILLE GOLF AND COUNTRY CLUB  
(ORV 6359, PG. 2295)

**Point of Beginning**

Northwesterly Corner of  
Johns Creel Unit Three

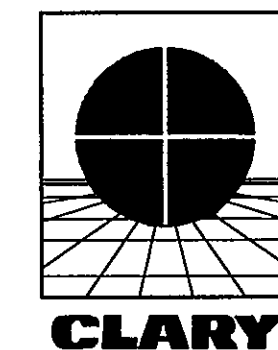


JOHNS CREEK UNIT 3  
(P.B. 51, PGS. 73, 73A, 73H)

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



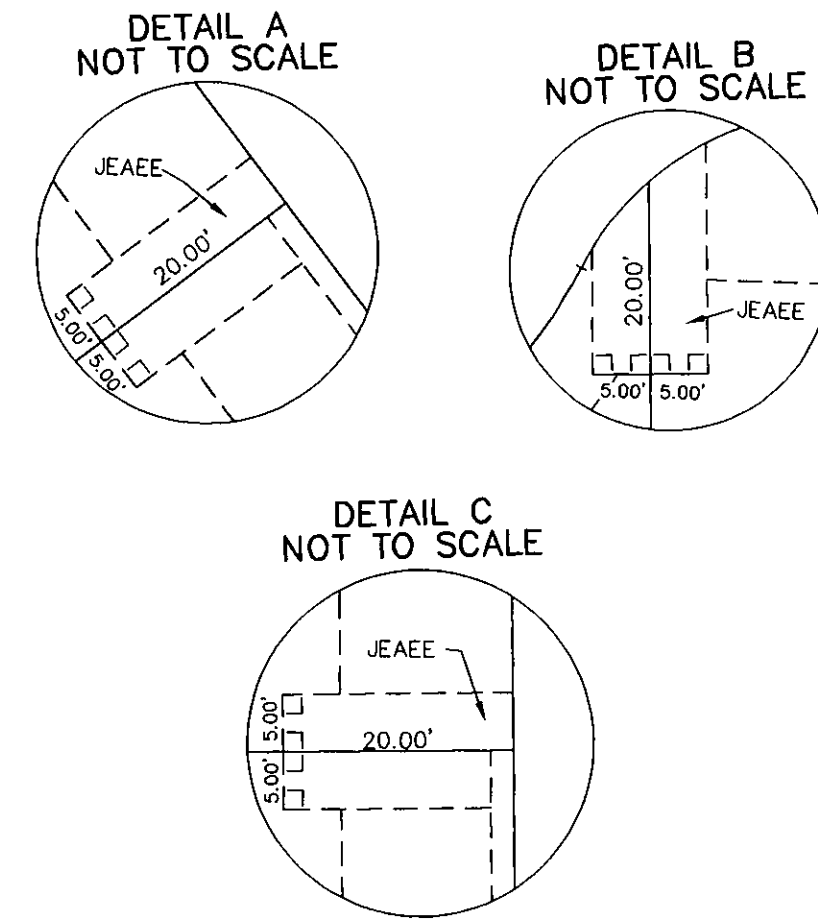
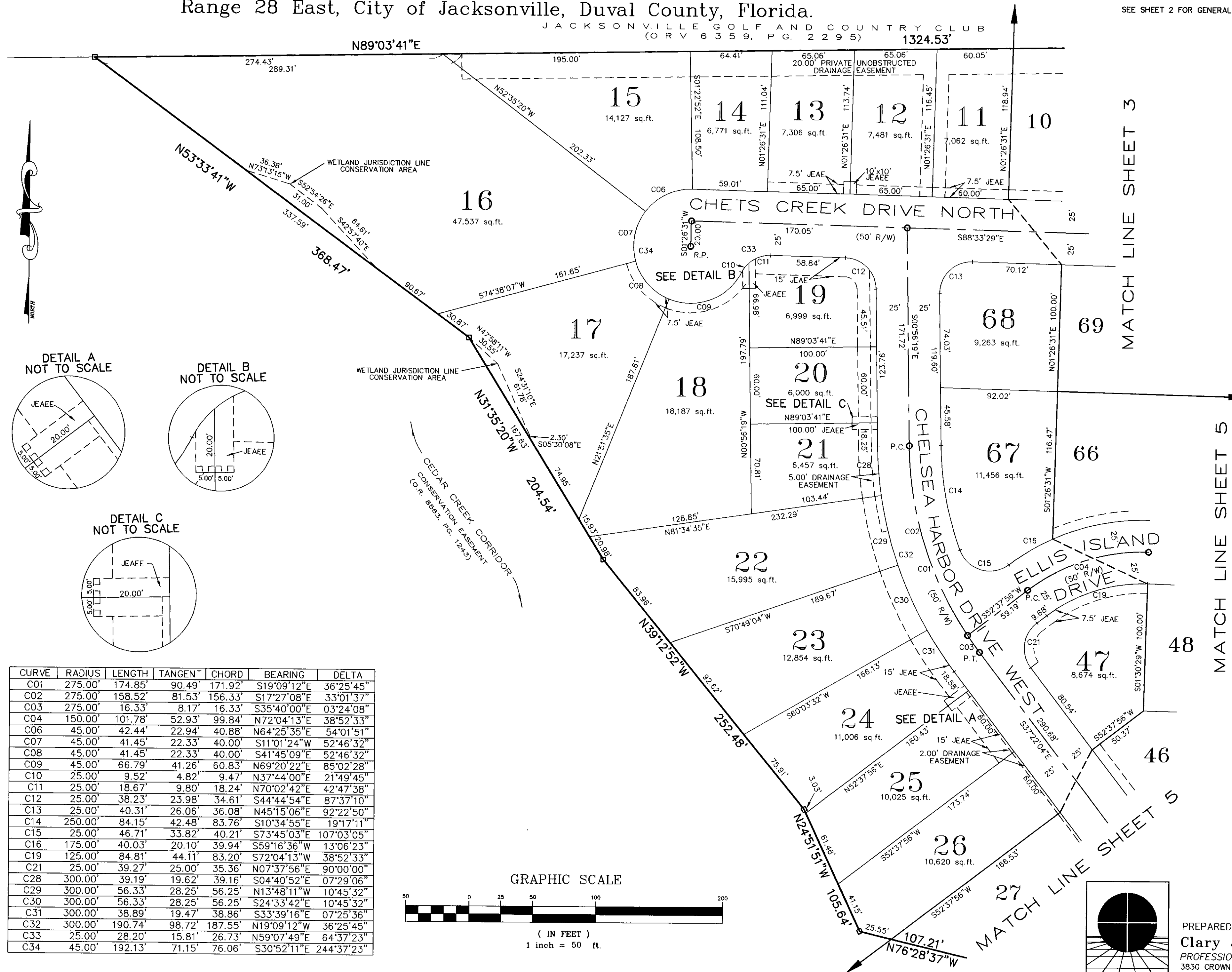
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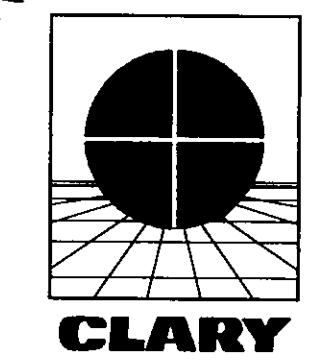
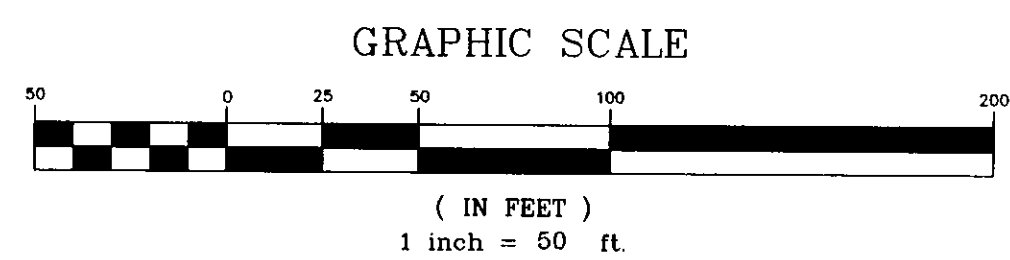
A Portion of Section 3, Township 3 South,  
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PLAT BOOK 52 PAGE 84C

SHEET 4 OF 5 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C01	275.00'	174.85'	90.49'	171.92'	S19°09'12"E	36°25'45"
C02	275.00'	158.52'	81.53'	156.33'	S17°27'08"E	33°01'37"
C03	275.00'	16.33'	8.17'	16.33'	S35°40'00"E	03°24'08"
C04	150.00'	101.78'	52.93'	99.84'	N72°04'13"E	38°52'33"
C06	45.00'	42.44'	22.94'	40.88'	N64°25'35"E	54°01'51"
C07	45.00'	41.45'	22.33'	40.00'	S11°01'24"W	52°46'32"
C08	45.00'	41.45'	22.33'	40.00'	S41°45'09"E	52°46'32"
C09	45.00'	66.79'	41.26'	60.83'	N69°20'22"E	85°02'28"
C10	25.00'	9.52'	4.82'	9.47'	N37°44'00"E	21°49'45"
C11	25.00'	18.67'	9.80'	18.24'	N70°02'42"E	42°47'38"
C12	25.00'	38.23'	23.98'	34.61'	S44°44'54"E	87°37'10"
C13	25.00'	40.31'	26.06'	36.08'	N45°15'06"E	92°22'50"
C14	250.00'	84.15'	42.48'	83.76'	S10°34'55"E	19°17'11"
C15	25.00'	46.71'	33.82'	40.21'	S73°45'03"E	107°03'05"
C16	175.00'	40.03'	20.10'	39.94'	S59°16'36"W	13°06'23"
C19	125.00'	84.81'	44.11'	83.20'	S72°04'13"W	38°52'33"
C21	25.00'	39.27'	25.00'	35.36'	N07°37'56"E	90°00'00"
C28	300.00'	39.19'	19.62'	39.16'	S04°40'52"E	07°29'06"
C29	300.00'	56.33'	28.25'	56.25'	N13°48'11"W	10°45'32"
C30	300.00'	56.33'	28.25'	56.25'	S24°33'42"E	10°45'32"
C31	300.00'	38.89'	19.47'	38.86'	S33°39'16"E	07°25'36"
C32	300.00'	190.74'	98.72'	187.55'	N19°09'12"W	36°25'45"
C33	25.00'	28.20'	15.81'	26.73'	N59°07'49"E	64°37'23"
C34	45.00'	192.13'	71.15'	76.06'	S30°52'11"E	244°37'23"

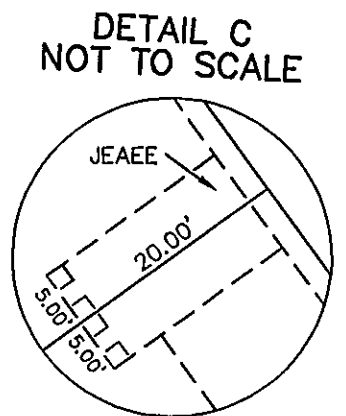
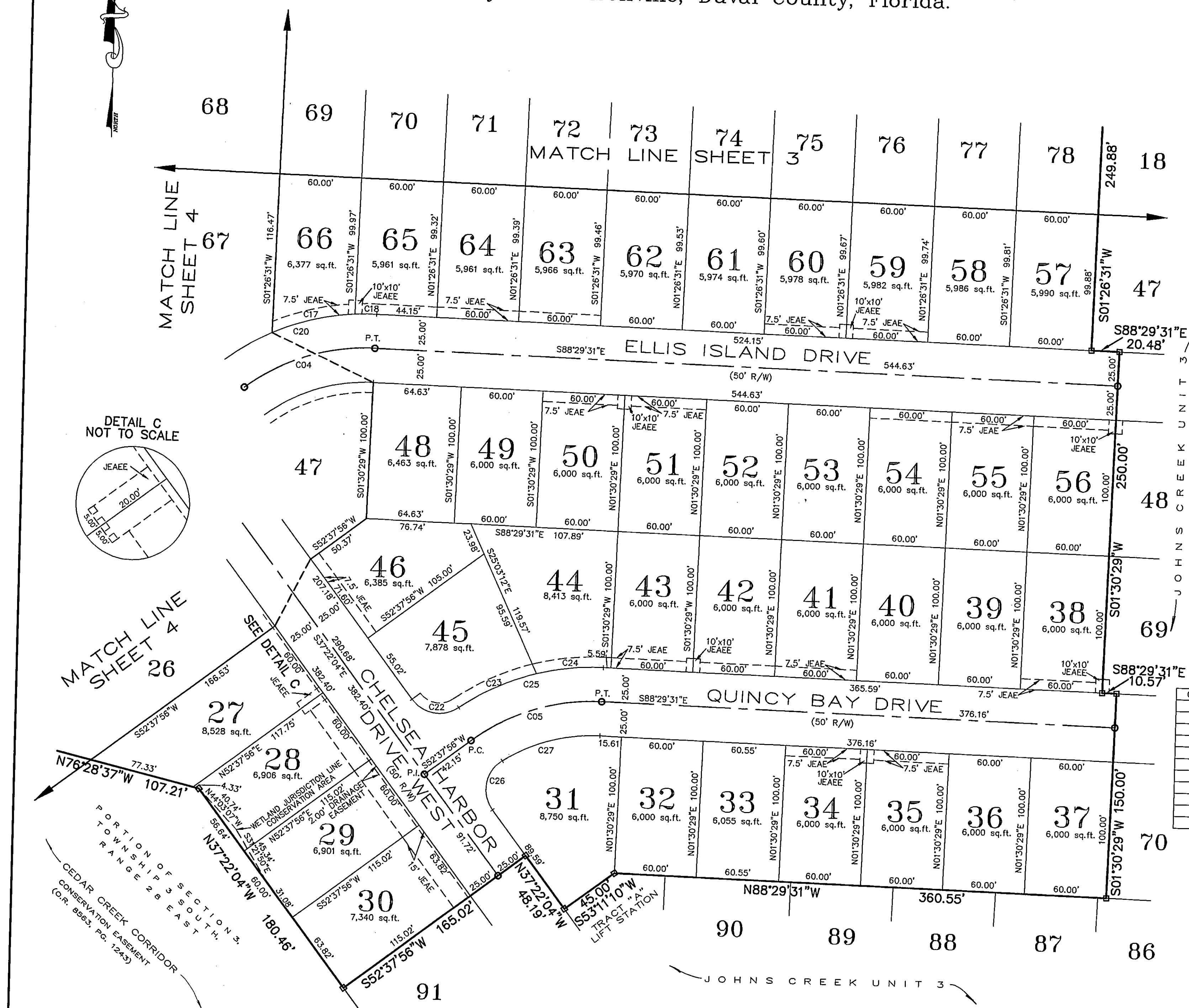


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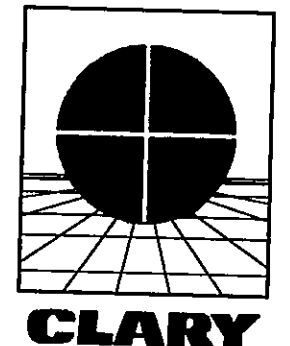
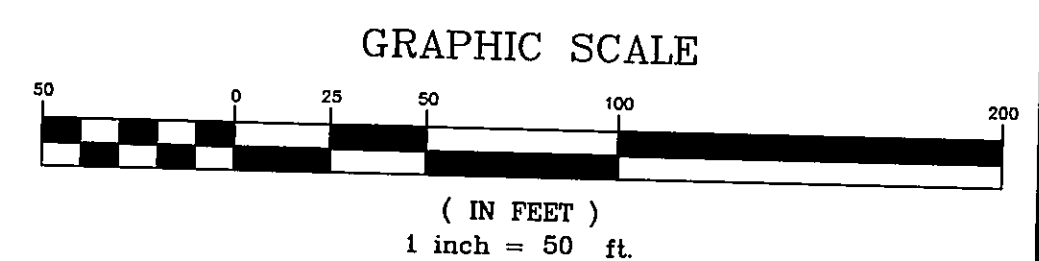
# Johns Creek Unit Four

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

SHEET 5 OF 5 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C04	150.00'	101.78'	52.93'	99.84'	N72°04'13"E	38°52'33"
C05	150.00'	101.78'	52.93'	99.84'	S72°04'13"W	38°52'33"
C17	175.00'	62.56'	31.62'	62.23'	N76°04'15"E	20°28'55"
C18	175.00'	15.87'	7.94'	15.87'	S88°54'36"W	05°11'47"
C20	175.00'	118.46'	61.60'	116.21'	N72°06'57"E	38°47'05"
C22	25.00'	38.29'	24.04'	34.65'	S81°14'37"E	87°45'06"
C23	175.00'	62.39'	31.53'	62.06'	N65°05'35"E	20°25'31"
C24	175.00'	49.49'	24.91'	49.32'	S83°24'25"W	16°12'08"
C25	175.00'	111.87'	57.92'	109.98'	N73°11'39"E	36°37'39"
C26	25.00'	41.23'	27.04'	36.72'	S09°52'56"W	94°30'00"
C27	125.00'	75.00'	38.67'	73.88'	N74°19'13"E	34°22'33"



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