

MARIETTA FORREST UNIT FOUR

A PORTION OF GOVERNMENT LOTS 12 AND 13, SECTION 15, TOWNSHIP 2 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

TAXES PAID THRU 1996

PLAT BOOK 51 PAGE 60

SHEET 1 (ONE) OF 5 (FIVE) SHEETS. TOTAL NUMBER OF LOTS THIS UNIT - 46 P.S.D. NO. 87-019 CITY DEVELOPMENT NO. 5113

CAPTION:

A portion of Government Lots 12 and 13, Section 15, Township 2 South, Range 25 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of Lot 18, Marietta Forrest Unit Two-B, according to the plat thereof recorded in Plat Book 48 at Pages 96 through 96A (inclusive) of the Current Public Records of Duval County, Florida, the same being a point on the East line of Tract 8, Block 5, Warrington's Subdivision, according to the plat thereof recorded in Plat Book 5 at Page 32 of said Current Public Records; thence run North 00°43'00" East, along said East line, a distance of 1,349.86 feet to the Southwest corner of Lot 49, Lake Marietta Unit Two, according to the plat thereof recorded in Plat Book 36 at Pages 50 through 50B (inclusive) of said Current Public Records, the same being the Southwest corner of last said plat; thence run South 88°37'54" East, along the Southerly boundary of last said plat, a distance of 563.08 feet; thence run South 01°22'06" West, a distance of 130.00 feet; thence run North 88°37'54" West, a distance of 8.16 feet; thence run South 01°22'06" West, a distance of 204.23 feet; thence run South 36°44'49" East, a distance of 145.55 feet; thence run South 09°50'16" West, a distance of 173.36 feet; thence run North 84°05'47" West, a distance of 101.24 feet; thence run South 24°03'34" West, a distance of 158.97 feet; thence run South 19°34'45" West, a distance of 93.13 feet; thence run South 34°14'30" West, a distance of 85.70 feet to the Northwest corner of Lot 31, Marietta Forrest Unit Three-A, according to the plat thereof recorded in Plat Book 50 at Pages 26 through 26C (inclusive) of said Current Public Records, the same being the Northwest corner of last said plat; thence run the following Four (4) Courses and Distances along the boundary of last said plat; Course No. 1: South 35°15'30" West, 53.01 feet; Course No. 2: South 23°51'33" West, 71.09 feet; Course No. 3: South 13°52'37" West, 62.41 feet; Course No. 4: South 04°48'38" West, 51.40 feet; thence continue South 00°43'00" West, along last said line, then along the Westerly boundary of Marietta Forrest Unit Two-A, according to the plat thereof recorded in Plat Book 48 at Pages 21 through 21A (inclusive) of said Current Public Records, distance of 221.38 feet to the Northeast corner of Lot 19, Marietta Forrest Unit Two-B, according to the plat thereof recorded in Plat Book 48 at Pages 96 through 96A (inclusive) of said Current Public Records; thence run the following Three (3) Courses and Distances along the Southerly boundary of last said plat; Course No. 1: North 89°17'00" West, 110.00 feet; Course No. 2: North 74°11'07" West, 62.15 feet; Course No. 3: North 89°17'00" West, 125.00 feet, to the POINT OF BEGINNING.

Containing 14.424 acres, more or less.

CLERK'S CERTIFICATE 97-217015

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 51 at Page 60 of the Public Records of Duval County, Florida, this 26th day of September, 1997.
By: Henry Cook Clerk of the Circuit Court
By: A. X. Odum Deputy Clerk

APPROVED FOR THE 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.
By: Sam E. Mousa Director of Public Works
Date: 9/15/97

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of Florida Statute Chapter 177, The Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.031 F.S., Chapter 610-17.003 F.A.C. and Section 694.10 Ordinance Code of the City of Jacksonville.
Signed and sealed this 16th day of September, A.D. 1997.
By: William E. Brown Land Surveyor No. 4600

IN WITNESS WHEREOF, Three Creeks, Inc., a Florida Corporation has caused these presents to be executed this 17th day of September, A.D. 1997.

THREE CREEKS, INC., A FLORIDA CORPORATION
Witness: Deborah N. Sistrup
By: Scott Foster, Vice President of Three Creeks, Inc. A Florida Corporation
Witness: Annice H. Redinger
Print or type name: BONNIE H. REDINGER

NOTARY FOR THREE CREEKS, INC., A FLORIDA CORPORATION

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17 day of September, A.D. 1997, by Scott Foster, Vice President of Three Creeks, Inc., a Florida Corporation, on behalf of the Corporation, who is personally known to me or whose authority is proved to me, and who has not taken an oath on behalf of the Corporation.

By: Deborah N. Sistrup
Notary Public, State of Florida
DEBORAH N. SISTRUP
My Commission Expires: 5/11/1998

BARNETT BANK, N.A.

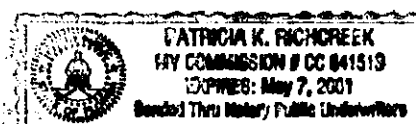
Witness: Patricia K. Richcreek
Print or type name: Patricia K. Richcreek
Witness: Anthony J. Ong
Print or type name: ANTHONY ONG, SR. VICE PRESIDENT BARNETT BANK, N.A.
Witness: Bonnie H. Redinger
Print or type name: BONNIE H. REDINGER

NOTARY FOR BARNETT BANK, N.A.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17 day of Sept, A.D. 1997, by Anthony Ong, Sr. Vice President of Barnett Bank, N.A., on behalf of the Association, who is personally known to me or whose authority is proved to me, and who has not taken an oath on behalf of the Corporation.

By: Patricia K. Richcreek
Notary Public, State of Florida
PATRICIA K. RICHCREEK
Type or print name
My Commission Expires: MAY 7, 2001



ADOPTION AND DEDICATION

This is to certify that Three Creeks, 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 MARIETTA FORREST UNIT FOUR, having caused the same to be surveyed and subdivided. 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, easements for drainage, utilities and sewers, and non-access easements, except all private easements and conservation easements which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, 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, 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 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 and treatment systems shown on this plat are owned in fee simple title by the abutting owner(s), its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the owner, its successors and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.
- (3) The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the developer or any other person within the area of the lands hereby platted, or of the lakes and treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/stormwater management facilities and the control structures to affect 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 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 MARIETTA FORREST UNIT FOUR. 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, Three Creeks, Inc., has caused these presents to be signed by its President.

This 17th Day of September 1997

RICHARD A. MILLER & ASSOCIATES

PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216

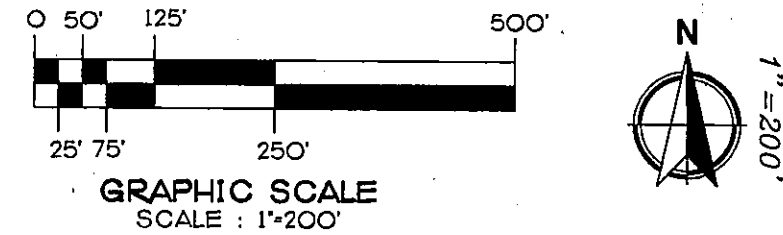
Fax (904) 721-5758
Tele. (904) 721-1226

MARIETTA FORREST UNIT FOUR

A PORTION OF GOVERNMENT LOTS 12 AND 13, SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **51** PAGE **60A**

SHEET 2 (TWO) OF 5 (FIVE) SHEETS.
TOTAL NUMBER OF LOTS THIS UNIT ... 46
P.S.D. NO. 87-019
CITY DEVELOPMENT NO. 5113



GENERAL NOTES:

- 1) \square Denotes Set 4" x 4" Concrete Monument with Metal Plate, stamped P.L.S. 4600, Permanent Reference Monument, (P.R.M.)
 - 2) \odot Denotes Set P.K. Nail and Brass Disk, stamped P.L.S. 4600, Permanent Control Point, (P.C.P.)
 - 3) Bearings shown hereon are based on the South line of MARIETTA FORREST UNIT THREE - B, as S 88°37'54" E, as shown on the plat of LAKE MARIETTA UNIT TWO, as recorded in Plat Book 36, pages 50, 50A and 50B of the current Public Records of said Duval County, Florida.
 - 4) NOTICE: There may be additional restrictions that are not recorded on this Plat, that may be found in the Current Public Records of said Duval County, Florida.
 - 5) All platted Easements shall provide that such Easements shall also be Easements for the Construction, Installation, Maintenance and Operation of Cable Television services; provided however, no such Construction, Installation, Maintenance or Operation of Cable Television Services shall interfere with the facilities and services of an Electric, Telephone, Gas, or Other Public Utility. In the Event a Cable Television Company damages the facilities of a Public Utility, it shall be solely responsible for the damages.
 - 6) The STORMWATER MANAGEMENT FACILITY shown hereon is a Graphic Representation of aforesaid Facility, as shown on Engineering Plans provided to this Firm, and does not represent an Actual Field location or As-Built Location.
 - 7) 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.

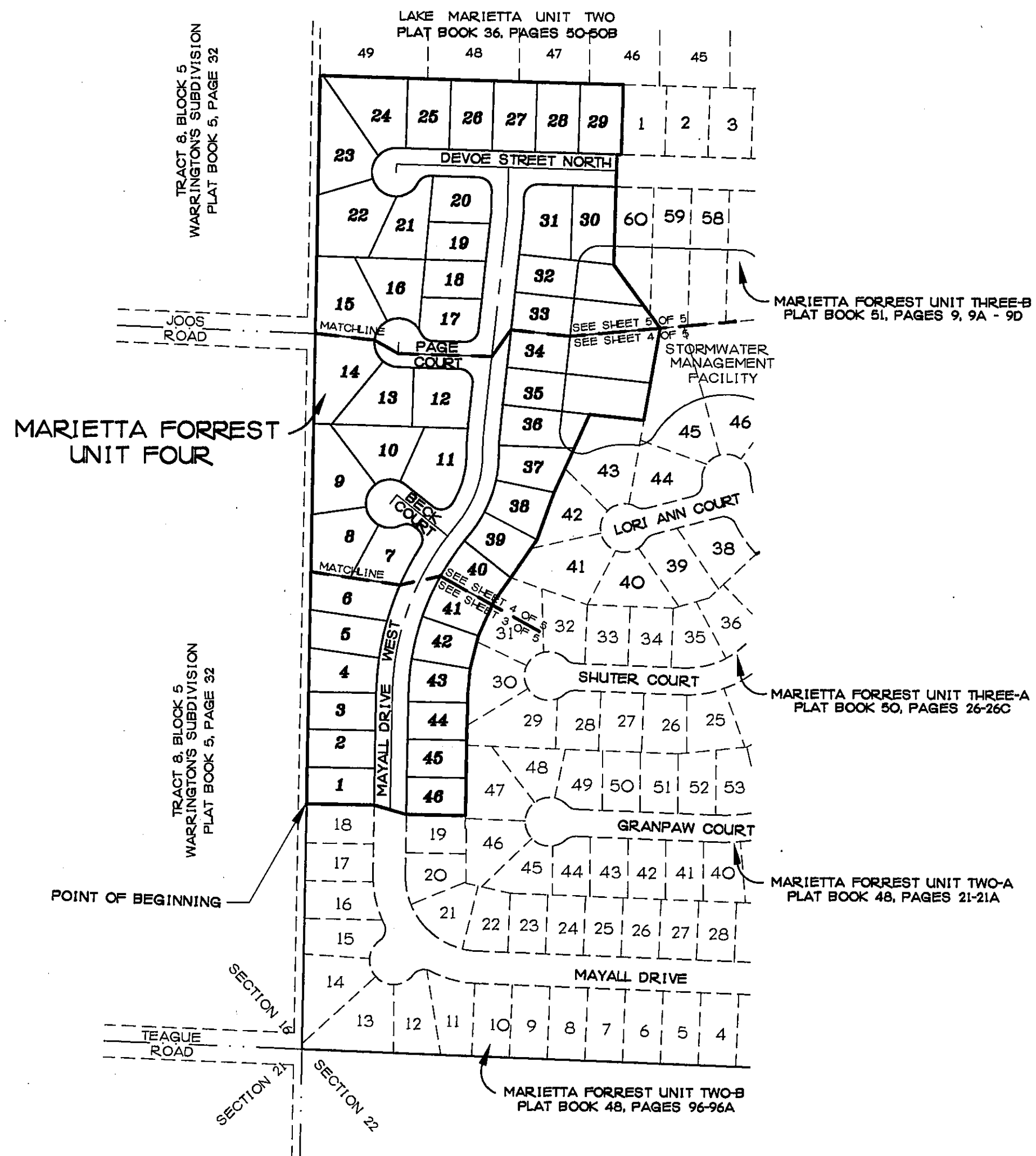
"J.E.A.E." Denotes Jacksonville Electric Authority Easement. Jacksonville Electric Authority will allow certain non-permanent improvements which do not impede the use of said easements by the Jacksonville Electric Authority. The installation of fences, hedges, and landscaping is permissible but subject to removal by Jacksonville Electric Authority at the expense of each lot owner for the removal and for replacement of such items.
 - 8) Current Law provides that no Construction, Filling, Removal of Earth, Cutting of Trees or other Plants shall take place Waterward of the Jurisdictional Wetland Line as shown on this Plat without the approval this County, and/or any other Federal, State or Local Governmental Regulatory Agencies with Jurisdiction over such Wetlands. It is the responsibility of the LOT OWNER, his Agent and the Entity performing any Activity within the Wetland Area to acquire the necessary written approvals prior to the Beginning of any work. The Jurisdictional Wetland Line shown hereon may be superceded and redefined at any time, by the appropriate Agency(ies).
 - 9) The Easement(s) 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 Easement(s) 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.

REVISIONS TO PLAT	
REVISION	DATE

OFFICE WORK PERFORMED	
DATE	BY

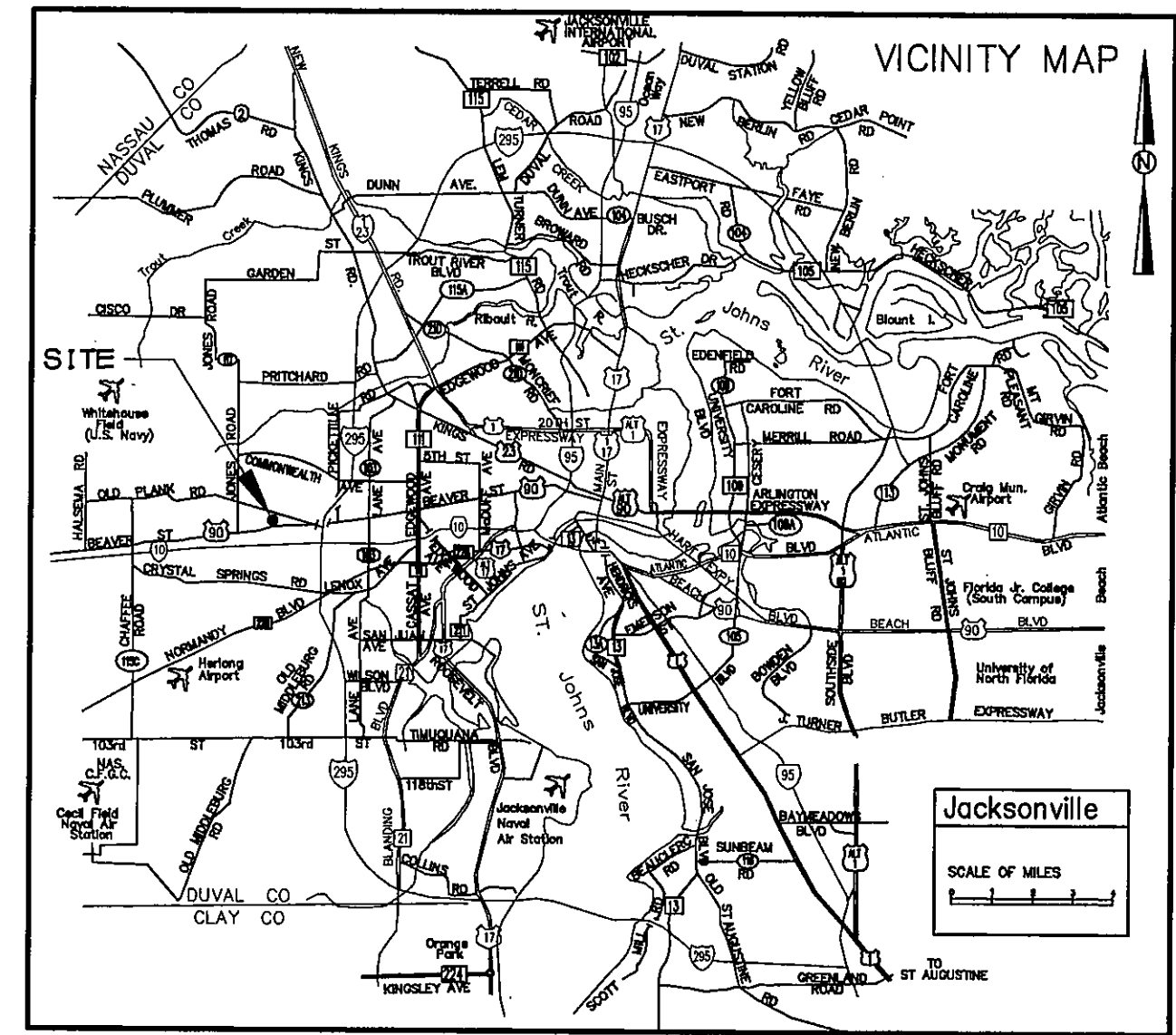
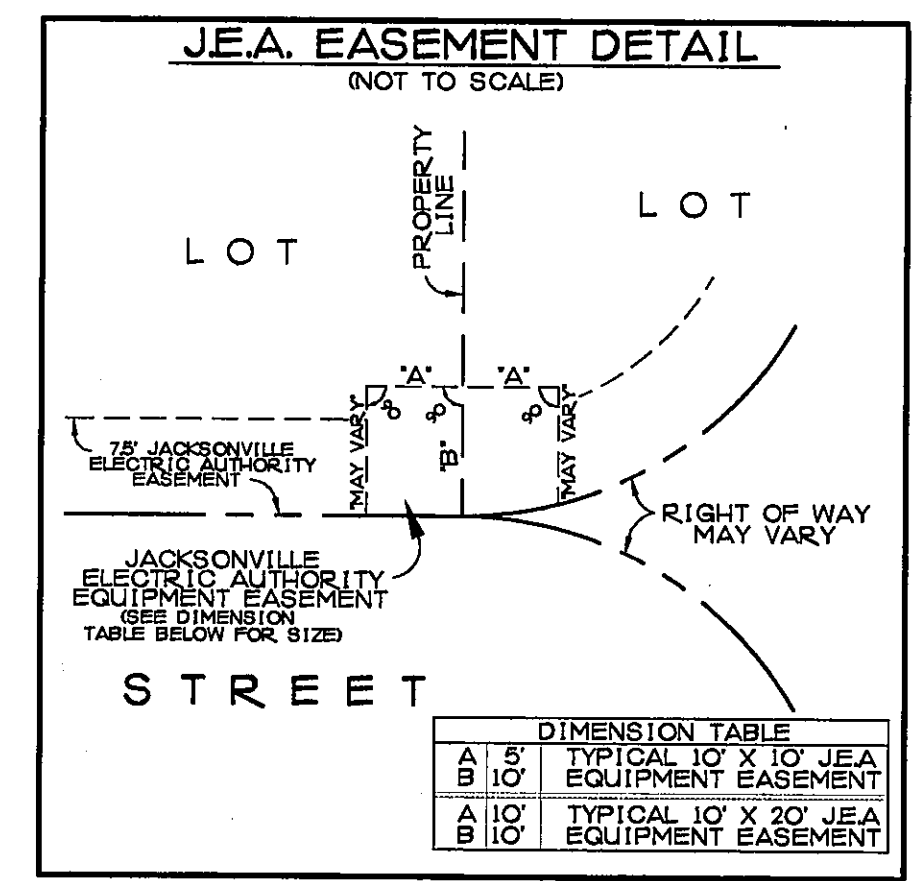
FIELD WORK PERFORMED	
DATE	BY

SECTIONS BY THE CITY OF JACKSONVILLE	
SECTION	DATE



ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
T.O.B.	Top of Bank
Sq. Ft.	Square Feet
CL	Centerline
CL	Denotes Tabulated Curve Data
LI	Denotes Tabulated Line Data
LI	Denotes Street Name Change Point



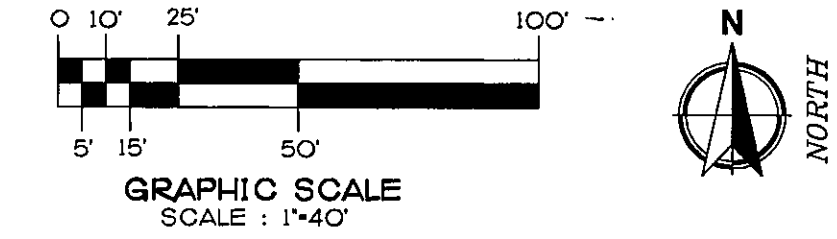
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MARIETTA FORREST UNIT FOUR

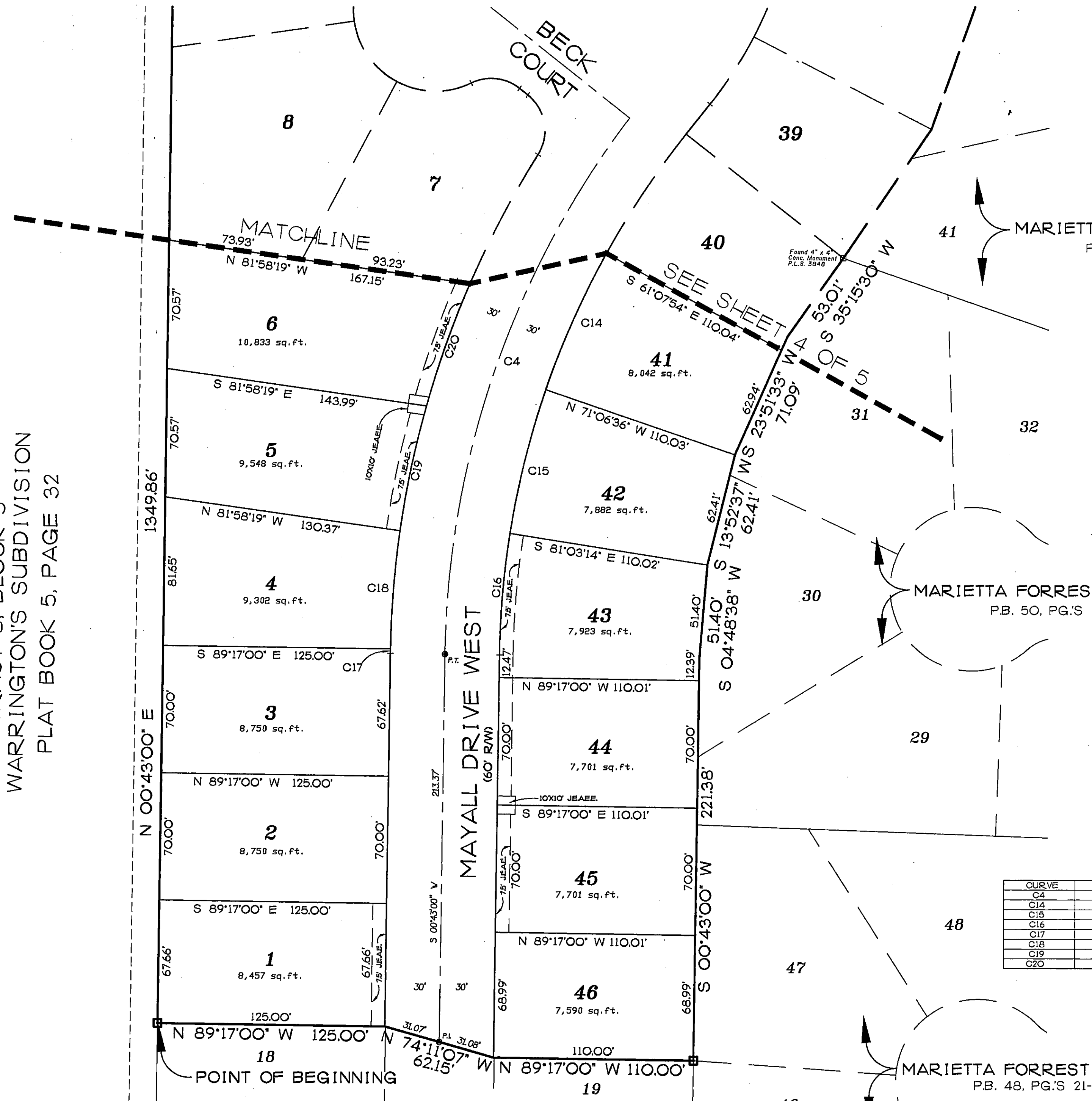
A PORTION OF GOVERNMENT LOTS 12 AND 13, SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **51** PAGE **60B**

SHEET 3 (THREE) OF 5 (FIVE) SHEETS.
SEE SHEET TWO OF FIVE FOR GENERAL NOTES.
P.S.D. NO. 87-019
CITY DEVELOPMENT NO. 511.3



TRACT 8, BLOCK 5
WARRINGTON'S SUBDIVISION
PLAT BOOK 5, PAGE 32



MARIETTA FORREST UNIT THREE-B
P.B. 51, PG.'S 9, 9A - 9D

MARIETTA FORREST UNIT THREE-A
P.B. 50, PG.'S 26-26C

MARIETTA FORREST UNIT TWO-A
P.B. 48, PG.'S 21-21A

MARIETTA FORREST UNIT TWO-B
P.B. 48, PG.'S 96-96A

CURVE TABLE FOR THIS SHEET

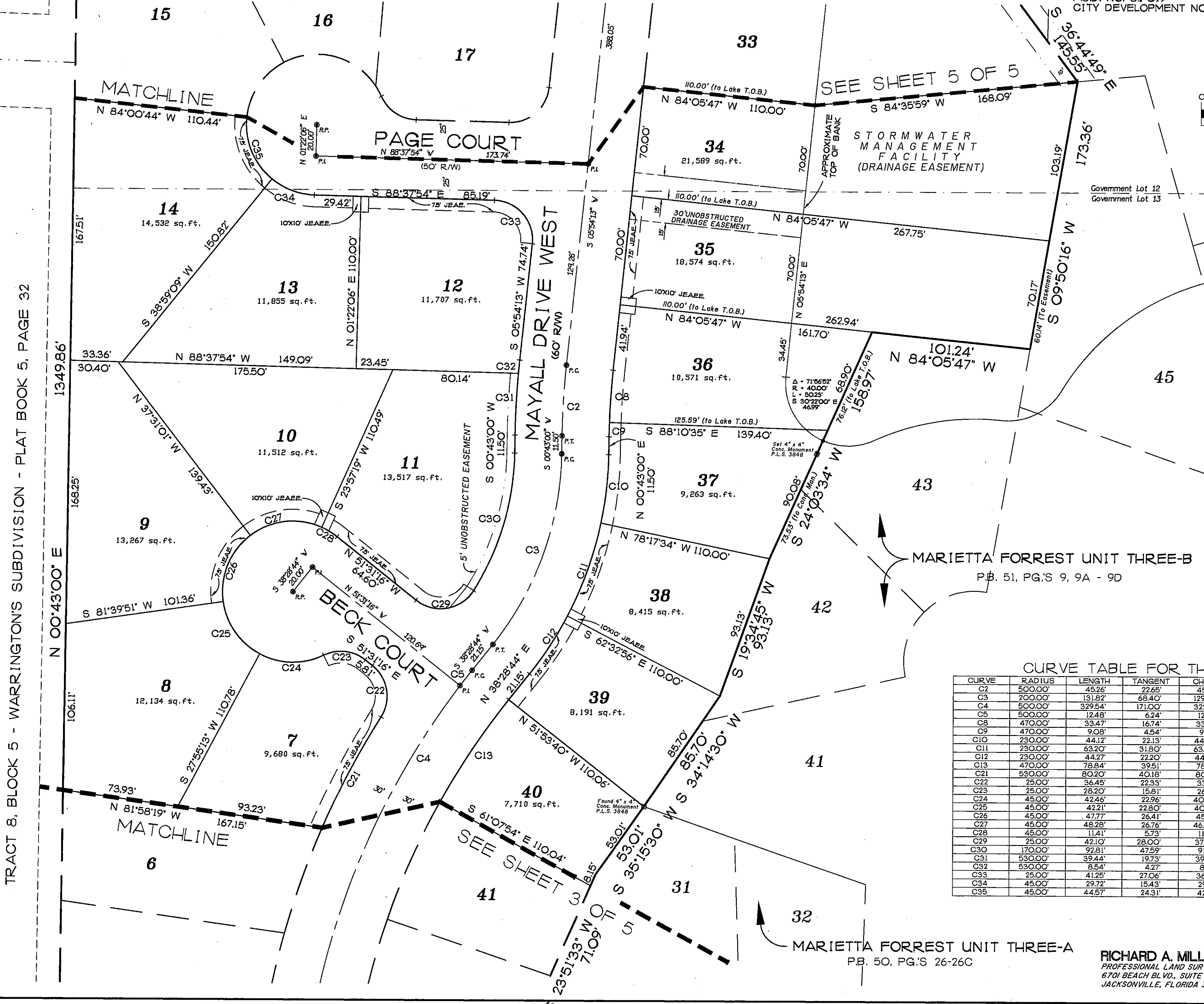
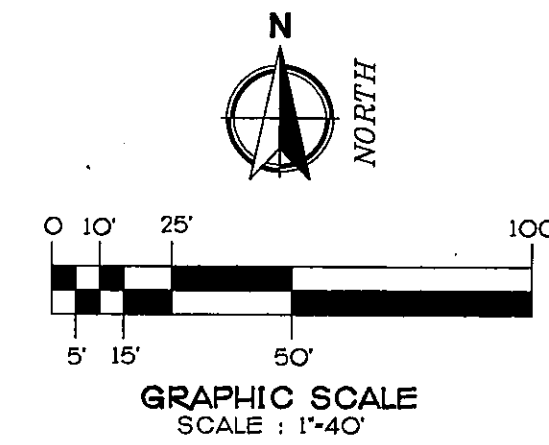
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	500.00'	329.54'	171.00'	323.61'	S 19°35'52" W	37°45'44"
C14	470.00'	82.18'	41.20'	82.08'	S 23°51'33" W	10°01'07"
C15	470.00'	81.58'	40.89'	81.48'	S 13°52'37" W	09°56'44"
C16	470.00'	67.16'	33.64'	67.11'	S 04°48'38" W	08°11'15"
C17	530.00'	2.98'	1.19'	2.38'	S 00°50'44" W	00°15'27"
C18	530.00'	65.25'	32.67'	65.21'	S 04°30'04" W	07°03'13"
C19	530.00'	70.21'	35.15'	70.15'	S 11°49'22" W	07°35'22"
C20	530.00'	71.48'	35.79'	71.42'	S 19°28'51" W	07°43'37"

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MARIETTA FORREST UNIT FOUR

A PORTION OF GOVERNMENT LOTS 12 AND 13, SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 4 (FOUR) OF 5 (FIVE) SHEETS.
SEE SHEET TWO OF FIVE FOR GENERAL NOTES.
P.S.D. NO. 87-019
CITY DEVELOPMENT NO. 5113



TRACT 8, BLOCK 5 - WARRINGTON'S SUBDIVISION - PLAT BOOK 5, PAGE 32

SEE SHEET 5 OF 5

STORMWATER
MANAGEMENT
FACILITY
(DRAINAGE EASEMENT)

MARIETTA FORREST UNIT THREE-B
P.B. 51, PG.S 9, 9A - 9D

MARIETTA FORREST UNIT THREE-A
P.B. 50, PG.S 26-26C

CURVE TABLE FOR THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C2	500.00'	45.26'	22.65'	45.25'	S 09°18'36" W	05°11'13"
C3	200.00'	131.82'	68.40'	129.44'	N 19°35'52" E	37°45'44"
C4	500.00'	329.54'	171.00'	323.61'	S 19°35'52" W	37°45'44"
C5	500.00'	12.48'	6.24'	12.48'	S 37°45'50" W	01°25'50"
C6	470.00'	33.47'	16.74'	33.46'	S 03°51'49" W	04°04'48"
C9	470.00'	9.08'	4.54'	9.08'	S 01°16'12" W	01°06'25"
C10	230.00'	44.12'	22.13'	44.03'	N 06°12'43" E	10°59'26"
C11	230.00'	63.20'	31.80'	63.00'	N 19°34'45" E	15°44'37"
C12	230.00'	44.27'	22.20'	44.20'	N 32°57'54" E	11°01'41"
C13	470.00'	78.84'	39.51'	78.74'	S 33°40'25" W	09°36'38"
C21	530.00'	80.20'	40.18'	80.13'	S 27°40'47" W	08°40'14"
C22	250.00'	36.45'	22.33'	36.31'	N 09°45'11" W	83°32'10"
C23	250.00'	28.20'	15.61'	28.13'	N 83°49'57" W	64°37'23"
C24	450.00'	42.46'	22.96'	40.90'	S 89°06'43" E	54°03'52"
C25	450.00'	42.21'	22.80'	40.68'	S 35°12'28" E	53°44'38"
C26	450.00'	47.77'	26.41'	45.58'	S 22°04'25" W	60°45'09"
C27	450.00'	48.28'	26.76'	46.00'	S 83°13'09" W	61°28'20"
C28	450.00'	11.41'	5.73'	11.38'	N 58°46'58" W	14°31'25"
C29	250.00'	42.10'	28.00'	37.30'	N 80°14'16" E	96°28'57"
C30	170.00'	92.81'	47.59'	91.66'	N 16°21'24" E	31°16'47"
C31	530.00'	39.44'	19.73'	39.43'	S 02°50'55" W	04°15'49"
C32	530.00'	8.54'	4.27'	8.54'	S 05°26'31" W	00°55'24"
C33	250.00'	41.25'	27.06'	36.73'	N 41°21'51" W	94°32'07"
C34	450.00'	29.72'	15.43'	29.19'	S 69°42'30" E	37°50'48"
C35	450.00'	44.57'	24.31'	42.77'	S 22°24'38" E	56°44'57"

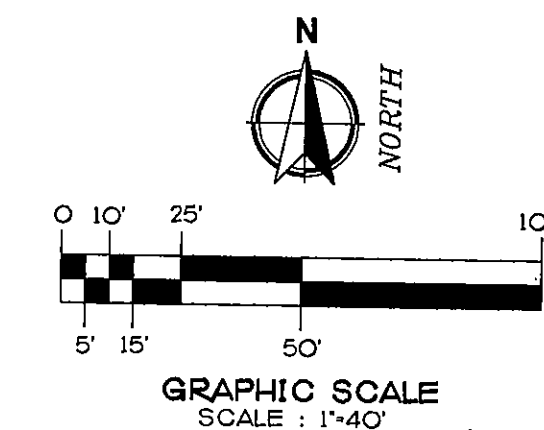
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MARIETTA FORREST UNIT FOUR

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PLAT BOOK **51** PAGE **600**

SHEET 5 (FIVE) OF 5 (FIVE) SHEETS.
SEE SHEET TWO OF FIVE FOR GENERAL NOTES
P.S.D. NO. 87-019
CITY DEVELOPMENT NO. 5113



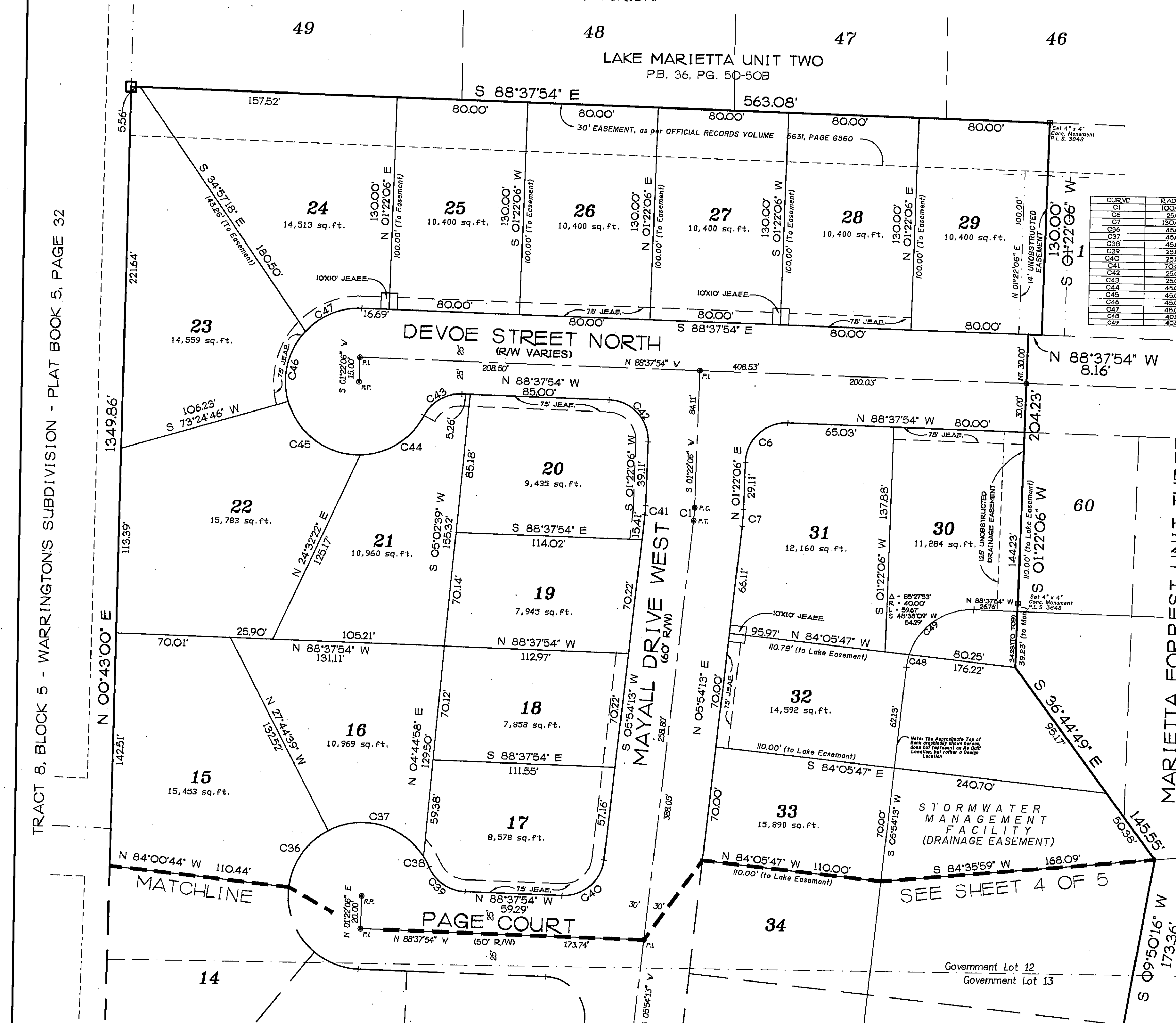
CURVE TABLE FOR THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	10000'	792'	396'	792'	N 03°38'09" E	04°32'07"
C6	2500'	25.00'	25.00'	35.36'	S 48°22'06" W	90°00'00"
C7	13000'	10.29'	5.15'	10.29'	N 03°38'09" E	04°32'07"
C8	4500'	44.01'	23.95'	42.28'	S 33°59'00" W	56°02'18"
C37	4500'	66.37'	40.88'	60.82'	N 75°44'40" W	84°30'22"
C38	4500'	7.45'	3.73'	7.44'	N 75°45'00" W	02°28'58"
C39	2500'	28.20'	15.81'	26.73'	S 56°19'12" E	64°37'23"
C40	2500'	37.29'	23.10'	33.93'	N 48°38'09" E	85°27'53"
C41	7000'	5.84'	2.77'	5.84'	N 03°38'09" E	04°32'07"
C42	2500'	39.27'	25.00'	35.36'	N 43°37'34" W	90°00'00"
C43	2500'	28.20'	15.81'	26.73'	S 59°03'24" W	64°37'23"
C44	4500'	48.36'	34.75'	55.00'	S 54°15'37" E	75°20'45"
C45	4500'	59.18'	44.35'	69.25'	S 12°56'11" W	89°02'51"
C46	4500'	46.38'	25.48'	44.35'	S 66°54'51" W	48°54'29"
C47	4500'	38.41'	20.46'	37.26'	S 11°34'44" W	11°21'02"
C48	4500'	782'	398'	791'	N 54°18'40" E	14°08'51"
C49	2000'	5.75'	3.02'	4.91'	N 54°18'40" E	14°08'51"

TRACT 8, BLOCK 5 - WARRINGTON'S SUBDIVISION - PLAT BOOK 5, PAGE 32

MARIETTA FORREST UNIT THREE-B

P.B. 51, PG. 9, 9A - 9D



SEE SHEET 4 OF 5

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