

# North Creek - Unit Three

A portion of Section 2, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida.

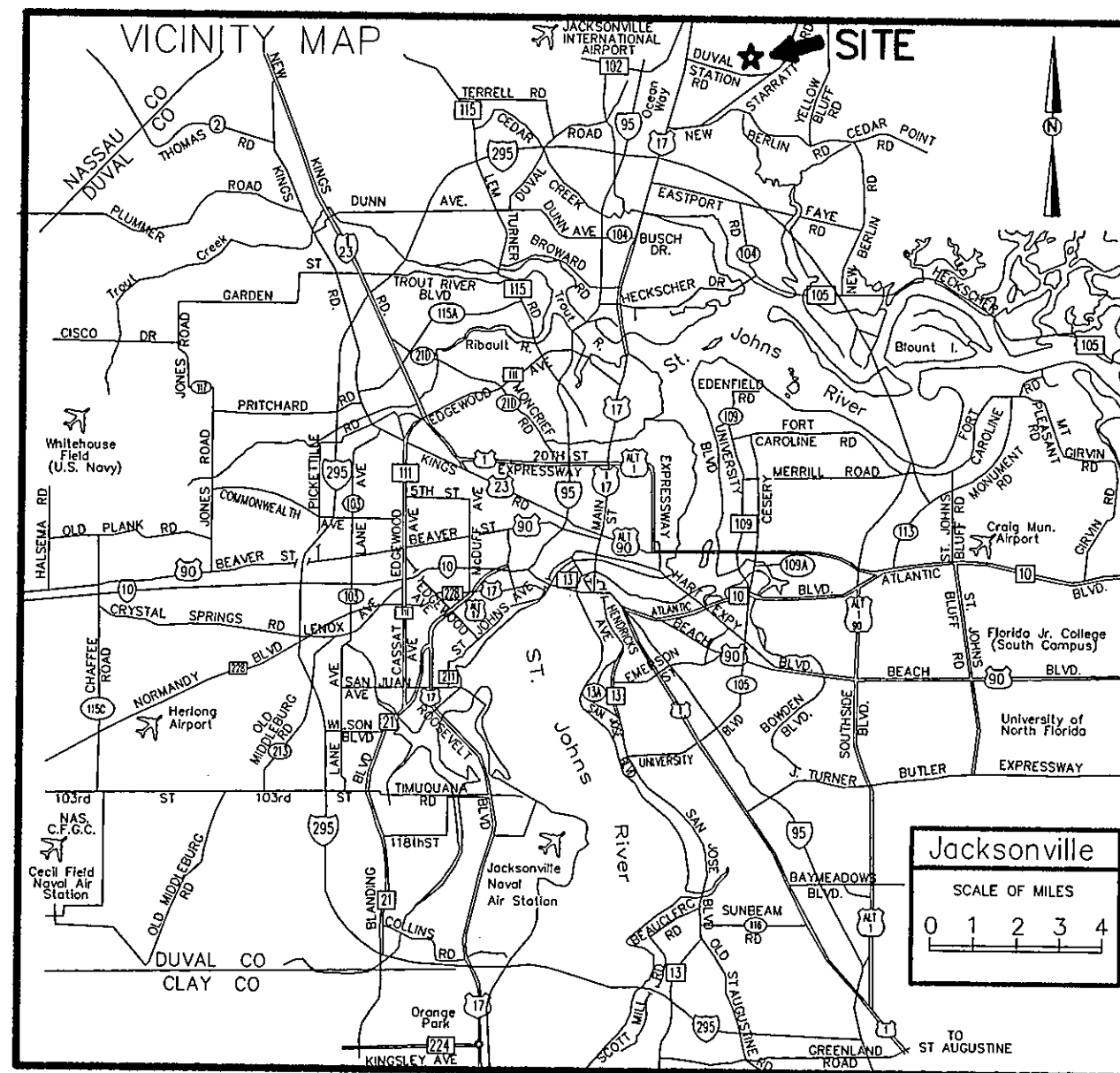
PLAT BOOK 56 PAGE 63  
SHEET 1 OF 6 SHEETS.

### CAPTION

A portion of Section 2 of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as follows: BEGINNING at the Northeast corner of Lot 70, as shown on the plat of Northcreek, as recorded in Plat Book 54, Pages 73, 73A, 73B, 73C, 73D, 73E, 73F, 73G and 73H of the Current Public Records of said County; thence North 05°13'26" East, along the Northerly prolongation of the Easterly line of said Lot 70, a distance of 79.79 feet; thence South 73°33'56" East, a distance of 393.28 feet; thence North 74°58'38" East, a distance of 53.65 feet; thence South 73°33'56" East, a distance of 298.50 feet; thence South 54°16'14" East, a distance of 287.63 feet to a point hereinafter referred to as Reference Point "A"; returning to the Point of Beginning, run thence North 84°46'34" West, along the Northerly line of said Lot 70, a distance of 130.00 feet to the Northwesterly corner thereof and a point situated in the Easterly right of way line of Bradley Cove Road (a 60 foot right of way as shown on said plat of Northcreek); thence North 05°13'26" East, along said Easterly right of way line, a distance of 34.51 feet; thence North 84°45'41" West, along the Northerly terminus of said Bradley Cove Road, and along the Northerly line of Lot 69, said plat of Northcreek, a distance of 169.57 feet to the Northwest corner of said Lot 69; thence North 06°33'41" West, along the Easterly line of Tract "B", said plat of Northcreek, a distance of 508.42 feet; thence the following four (4) courses and distances along the Southeasterly boundary of Northcreek Unit Two, as recorded in Plat Book 55, Pages 77, 77A, 77B, 77C, 77D, 77E, 77F, 77G, 77H, 77I, and 77J of said Current Public Records; Course No. 1: North 44°49'26" East, 407.62 feet; Course No. 2: North 19°05'25" East, 112.25 feet; Course No. 3: North 40°17'56" East, 337.13 feet; Course No. 4: North 60°57'50" East, 82 feet, more or less, to the centerline of Dunn's Creek; thence in a Southeasterly direction along said centerline of Dunn's Creek, and following the meanderings thereof, 1190 feet more or less, to a point which lies North 78°09'13" East, 250 feet, more or less, from the aforementioned Reference Point "A"; thence South 78°09'13" West, 250 feet, more or less, to said Reference Point "A" and to close.

Containing 30.5 acres, more or less.

Approved 1/9/04  
Date  
John P. Rogers  
City Engineer  
for Director of Public Works  
Approved 1/14/04  
Date  
[Signature]  
for General Counsel



CLERK'S CERTIFICATE 20040016464  
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 56 Pages 63-64 of the Public Records of Duval County, Florida, this 16th day of January, A.D., 2004.  
By: [Signature] Deputy Clerk  
By: [Signature] Clerk of the Circuit Court

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, this 15th day of January, A.D., 2004.  
[Signature]  
Director of Public Works

### PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 9th day of Jan., A.D., 2004.

[Signature]  
Glenn E. McGregor, P.L.S.  
Professional Land Surveyor Number 4252

### 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 the Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F.S., Chapter 61G-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.  
Signed and Sealed this 16th day of November, A.D., 2003.

[Signature]  
Richard A. Miller  
Florida Registered Land Surveyor  
and Mapper Certificate No. 3848

### MERCHANTILE BANK

Witness: [Signature]  
By: [Signature]  
Print or type name  
Witness: [Signature]  
By: [Signature]  
Print or type name

[Signature]  
STEVE MEADOWS  
SENIOR VICE PRESIDENT  
OF MERCHANTILE BANK  
(BANK SEAL)

### NOTARY FOR MERCHANTILE BANK

STATE OF FLORIDA, COUNTY OF DUVAL  
The foregoing instrument was acknowledged before me this 22nd day of December, A.D., 2003 by STEVE MEADOWS, SENIOR VICE PRESIDENT OF MERCHANTILE BANK, on behalf of the bank who is personally known to me or who has produced [Signature] as identification and who has/had not taken an oath.  
By: [Signature]  
Notary Public State of Florida  
Type or print name [Signature]  
My Commission Expires Aug 12, 2005

Stefany K. Sermon  
MY COMMISSION # DD048768 EXPIRES  
August 12, 2005  
BONDED THROUGH TRUST FARM INSURANCE, INC.

### ADOPTION AND DEDICATION

This is to certify that Duval Station Developers, Inc., a Florida Corporation (Developer), is the owner of the lands described in the caption hereon known as North Creek - Unit Three, having caused the same to be surveyed and subdivided, and that Merchantile Bank is 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, non-access easements, sidewalk easements and easements for drainage, (except all landscape easements, private easements and private drainage easements, which shall remain privately owned and the sole and exclusive property of the Owners, their successors and assigns as shown hereon, and except those easements designated "JEA-E." and "JEA-E.E.") are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. Tracts "A-3", "B-3" and "N-3" (Conservation Easements) and Tracts "C-3", "D-3" and "E-3" (drainage and maintenance area) shall remain privately owned and the sole and exclusive property of the Owners, their successors and assigns. All being 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, drives and courts hereby dedicated, together with all substances or matter which may flow or pass from all roads, parkways, lanes, drives 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 successor 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 effect adequate drainage.

The Developer, 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 or omission of its agent, contractors, employees, servants, licensees or concessionaires within North Creek - Unit Three. This indemnification shall run with the land and the successors and assigns of the Developer 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, easement(s) over all the lands designated as private drainage easements and private easements shown on this plat, the maintenance responsibilities of which shall be those of the Developer, its successors and assigns.

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 within said easements.

Those easements designated as "GAS ESMT." are hereby irrevocably dedicated to PEOPLES GAS SYSTEMS, INC. its successors and assigns, for its non-exclusive use in conjunction with its underground gas system.

In witness thereof, Duval Station Developers, Inc., a Florida Corporation has caused these presents to be signed by its Vice President  
This 22nd Day of December, 2003.

### Duval Station Developers, Inc.

A Florida Corporation  
By: [Signature]  
Print or type name: James Putnal  
JAMES PUTNAL  
VICE PRESIDENT OF Duval Station Developers, Inc.  
a Florida Corporation

### Notary for Duval Station Developers, Inc.

STATE OF FLORIDA, COUNTY OF DUVAL  
The foregoing instrument was acknowledged before me this 22nd day of December, A.D., 2003 by James Putnal as Vice President of Duval Station Developers, Inc., a Florida Corporation, on behalf of the corporation who is personally known to me or who has produced [Signature] as identification and who has/had not taken an oath.

By: [Signature]  
Notary Public State of Florida  
Type or print name [Signature]  
My Commission Expires Aug 12, 2005

Stefany K. Sermon  
MY COMMISSION # DD048768 EXPIRES  
August 12, 2005  
BONDED THROUGH TRUST FARM INSURANCE, INC.

P.S.D. # 99.022  
CITY DEVELOPMENT # 4465.12  
RICHARD A. MILLER & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE 2000  
JACKSONVILLE, FLORIDA 32216  
FAX: (904) 721-5788  
TEL: (904) 721-1228

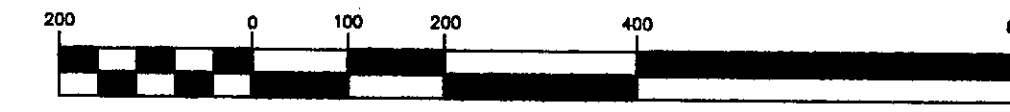
# North Creek - Unit Three

A portion of Section 2, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK 56 PAGE 63A

SHEET 2 OF 6 SHEETS.

GRAPHIC SCALE

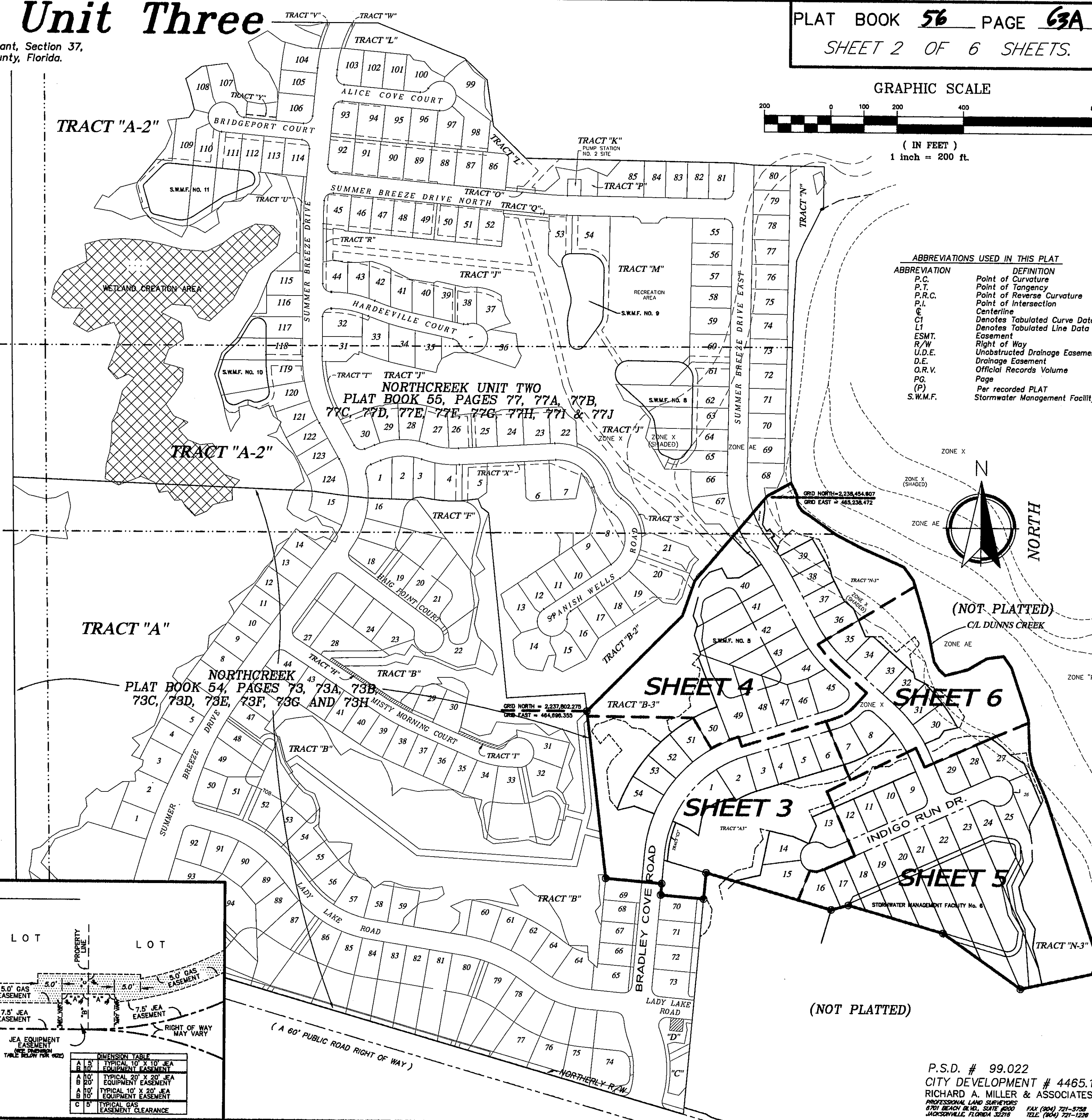


( IN FEET )  
1 inch = 200 ft.

**GENERAL NOTES:**

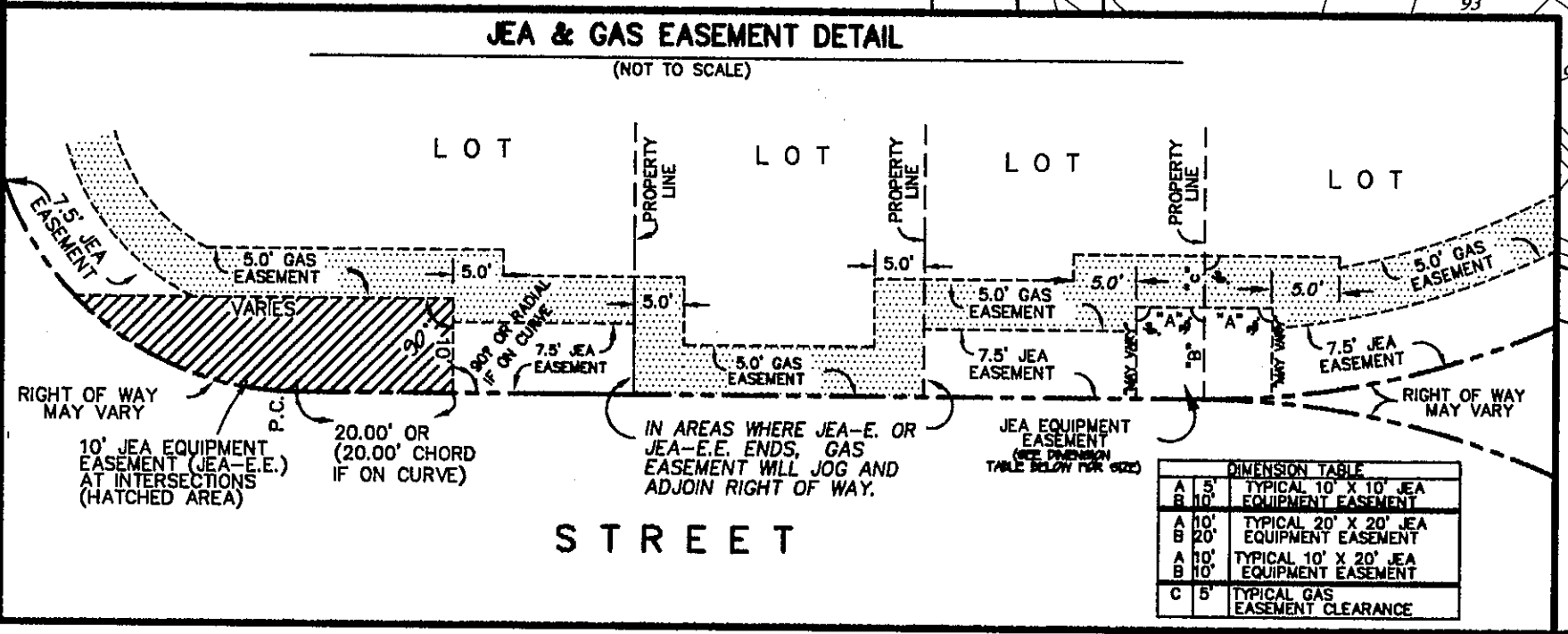
- 1) Denotes Set 4" x 4" Concrete Monument with Metal Plate, stamped "R. MILLER", Permanent Reference Monument, (P.R.M.)
  - 2) Denotes Set P.K. Nail and Brass Disk, stamped "R. MILLER", Permanent Control Point, (P.C.P.)
  - 4) Bearings shown hereon are based on Florida State Plane, 1983/1988 datum.
  - 5) Notice: this plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
  - 6) All platted utility 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.
  - 7) 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 permanent improvements that may impede the use and access of said Easement by JEA.
- "JEA-E." Denotes JEA Easement. These Easements shall remain totally unobstructed by any permanent improvements which may impede the use of said Easement by JEA. The installation of fences, hedges, and landscaping is permissible but subject to removal by JEA at the expense of each Lot Owner for the removal and for replacement of such items.
- 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 of 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.
  - 10) 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.
  - 11) Lots fronting on two (2) streets may have vehicular access from one (1) street only.
  - 12) The lands shown hereon lie within Flood Zone "X", "X" (SHADED) and "AE" as depicted on the Flood Insurance Rate Map (FIRM), Federal Emergency Management Agency (FEMA) Panel Number 0157E Map Revised: August 15, 1989.
  - 13) The FIRM information delineated on this plat is valid only for 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.
  - 14) Control co-ordinates shown are based on Florida State Plane, East Zone, 1983/1988 datum.

EASTERLY BOUNDARY OF SECTION 37 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TWP. 1 N., RANG. 27 E.



**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
C	Centerline
C1	Denotes Tabulated Curve Data
L1	Denotes Tabulated Line Data
ESMT.	Easement
R/W	Right of Way
U.D.E.	Unobstructed Drainage Easement
D.E.	Drainage Easement
O.R.V.	Official Records Volume
PG.	Page
(P)	Per recorded PLAT
S.W.M.F.	Stormwater Management Facility



SHEET 4

SHEET 6

SHEET 3

SHEET 5

P.S.D. # 99.022  
CITY DEVELOPMENT # 4465.12  
RICHARD A. MILLER & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
8701 BEACH BLVD., SUITE 2000 JACKSONVILLE, FLORIDA 32216 FAX: (904) 721-5799 TEL: (904) 721-1238

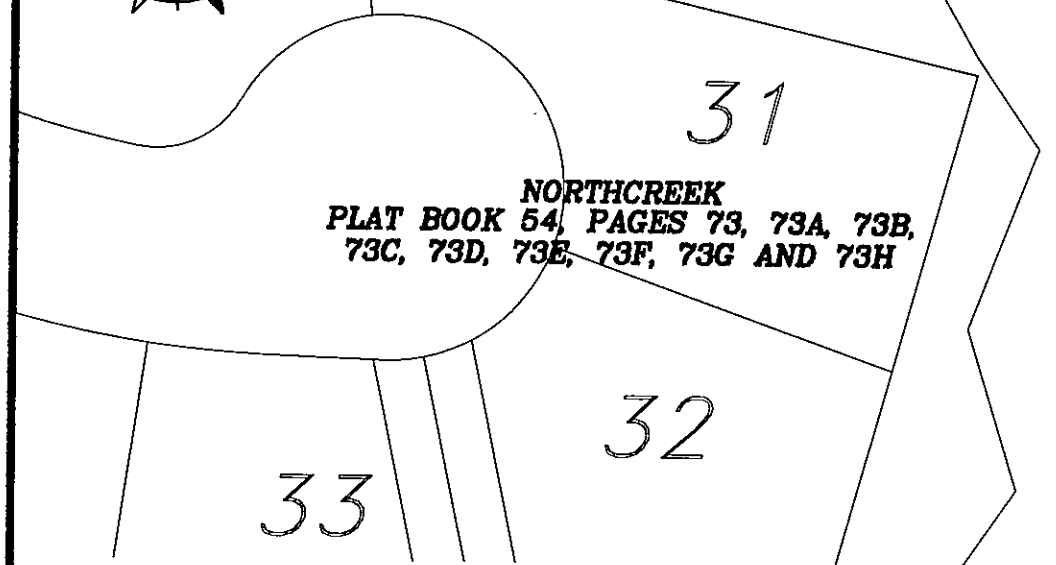
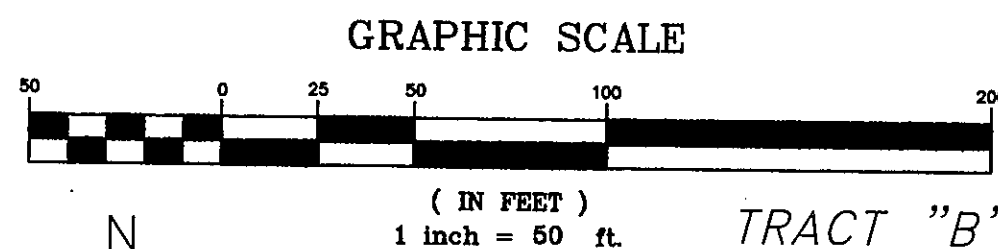
# North Creek - Unit Three

A portion of Section 2, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK 56 PAGE 63B

SHEET 3 OF 6 SHEETS  
SEE SHEET 2 FOR NOTES

NORTHCREEK UNIT TWO  
PLAT BOOK 55, PAGES 77, 77A, 77B,  
77C, 77D, 77E, 77F, 77G, 77H, 77I & 77J



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	144.34'	78.04'	40.00'	77.09'	N57°25'24"E	30°58'40"
C2	402.82'	93.78'	47.10'	93.57'	S15°47'11"W	13°20'21"
C3	402.82'	121.15'	61.04'	120.70'	S13°50'24"W	17°13'56"
C4	402.82'	63.13'	31.63'	63.06'	S26°56'44"W	08°58'44"
C5	402.82'	61.99'	31.05'	61.93'	S35°50'36"W	08°49'00"
C6	402.82'	70.78'	35.48'	70.69'	S45°17'06"W	10°04'01"
C7	402.82'	68.73'	34.45'	68.65'	S55°12'23"W	09°46'32"
C8	402.82'	61.99'	31.05'	61.93'	S64°30'09"W	08°49'00"
C9	402.82'	28.13'	14.07'	28.12'	S70°54'41"W	04°00'04"
C10	114.34'	55.42'	28.27'	54.88'	N59°01'38"E	27°46'10"
C11	25.00'	40.67'	26.44'	36.33'	N01°27'42"W	93°12'29"
C12	430.00'	22.95'	11.48'	22.94'	S46°32'13"E	03°03'27"
C34	45.00'	35.70'	18.85'	34.77'	N88°48'43"E	45°27'02"
C35	45.00'	43.54'	23.64'	41.86'	S40°44'44"E	55°26'02"
C36	45.00'	60.14'	35.52'	55.77'	S25°15'34"W	76°34'33"
C37	45.00'	52.75'	29.88'	49.78'	N82°52'17"W	67°09'45"
C38	25.00'	28.20'	15.81'	26.73'	S81°36'06"E	64°37'23"
C44	174.34'	42.41'	21.31'	42.31'	N65°56'35"E	13°56'16"
C45	342.82'	94.34'	47.47'	94.04'	S65°01'43"W	15°46'01"
C46	342.82'	207.16'	106.85'	204.02'	S39°50'04"W	34°37'19"
C47	342.82'	103.51'	52.15'	103.12'	S13°52'25"W	17°17'59"
C48	512.82'	109.51'	54.96'	109.30'	S25°21'11"W	12°14'05"
C49	512.82'	78.81'	39.48'	78.73'	S35°52'23"W	08°48'18"
C50	512.82'	89.98'	45.10'	89.86'	S45°18'07"W	10°03'10"
C51	512.82'	87.37'	43.79'	87.27'	S55°12'32"W	09°45'42"
C52	512.82'	79.09'	39.62'	79.01'	S84°30'28"W	08°50'10"
C55	25.00'	30.46'	17.44'	28.61'	N02°23'16"E	69°48'26"
C56	25.00'	15.54'	8.03'	15.29'	N55°06'06"E	35°37'15"
C57	25.00'	33.22'	19.58'	30.83'	S69°01'10"E	76°08'14"
C58	25.00'	6.54'	3.29'	6.52'	S23°27'36"E	14°58'54"
C69	232.82'	64.07'	32.24'	63.87'	S65°02'37"W	15°46'01"
C70	402.82'	7.23'	3.62'	7.23'	S05°44'17"W	01°01'44"

NORTHCREEK  
PLAT BOOK 54, PAGES 73, 73A, 73B,  
73C, 73D, 73E, 73F, 73G AND 73H

TRACT "B"

TRACT "B-2"  
N44°49'26"E  
407.62'

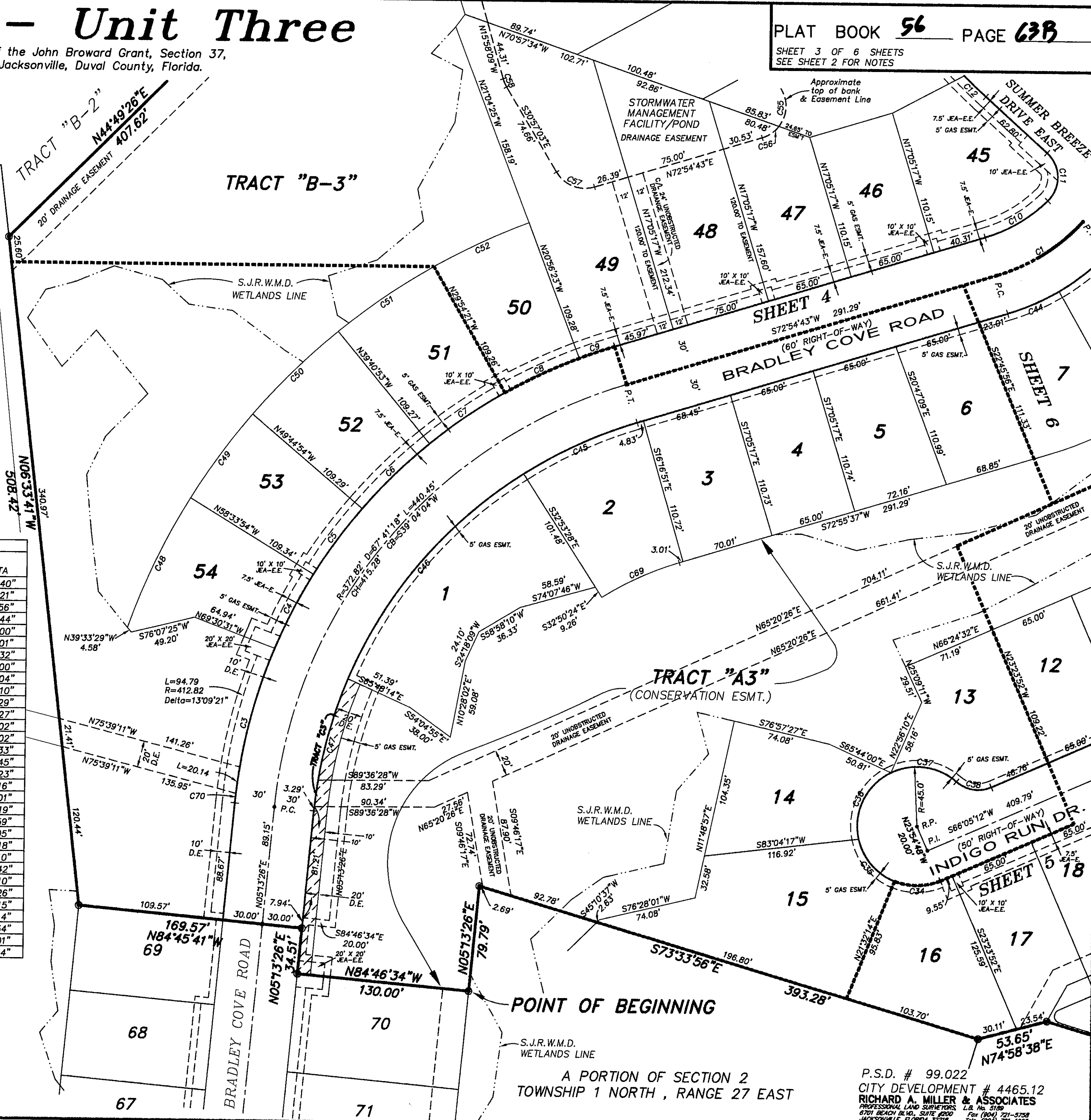
TRACT "B-3"

TRACT "A3"  
(CONSERVATION ESMT.)

POINT OF BEGINNING

A PORTION OF SECTION 2  
TOWNSHIP 1 NORTH, RANGE 27 EAST

P.S.D. # 99.022  
CITY DEVELOPMENT # 4465.12  
RICHARD A. MILLER & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
4701 BEACH BLVD., SUITE 4200  
JACKSONVILLE, FLORIDA 32216



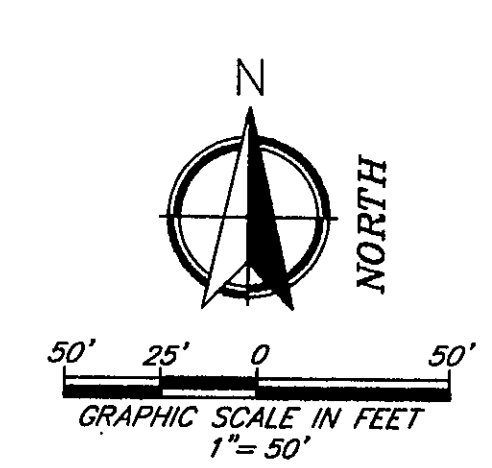
# North Creek - Unit Three

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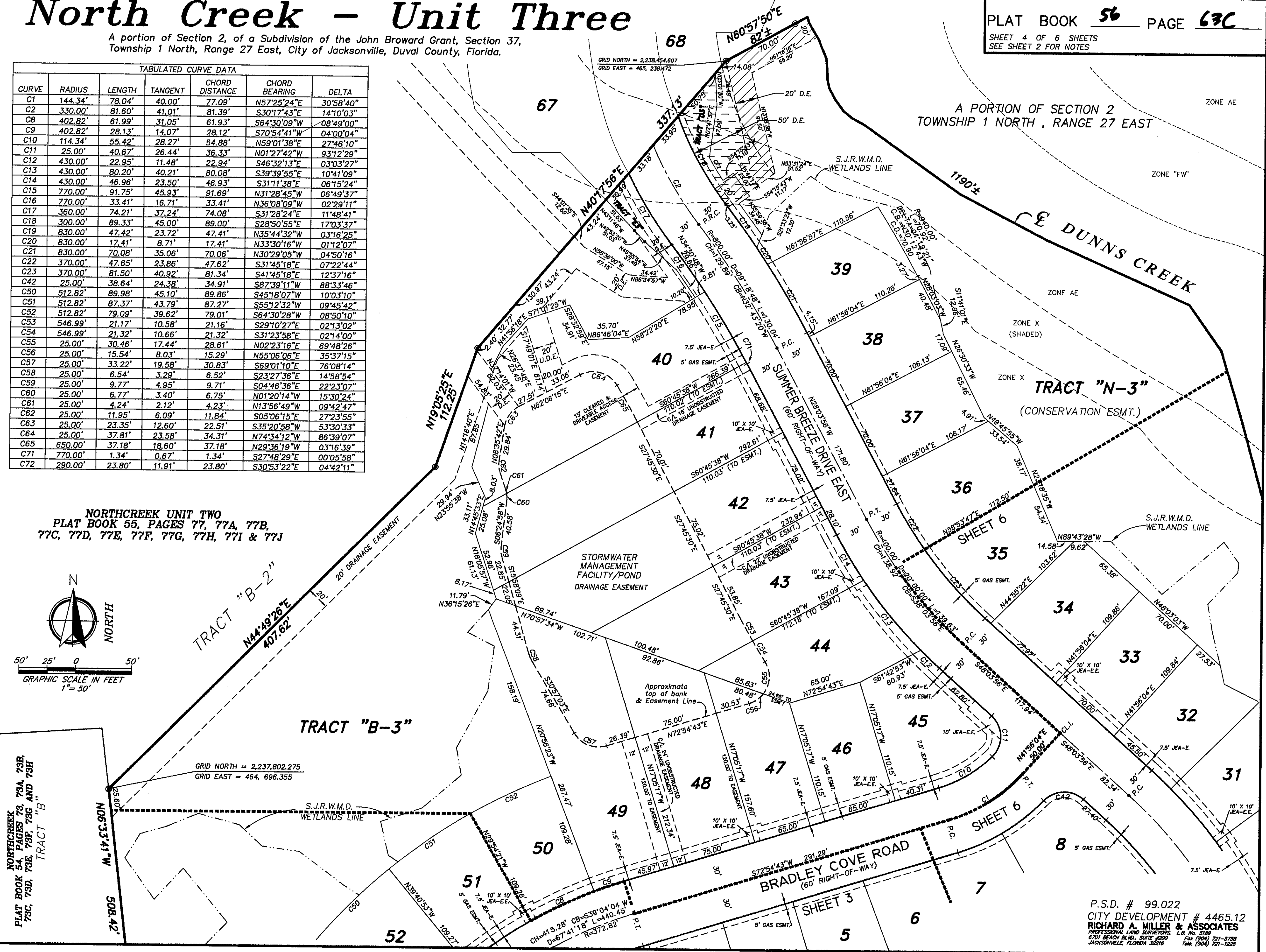
PLAT BOOK **56** PAGE **63C**  
 SHEET 4 OF 6 SHEETS  
 SEE SHEET 2 FOR NOTES

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	144.34'	78.04'	40.00'	77.09'	N57°25'24"E	30°58'40"
C2	330.00'	81.60'	41.01'	81.39'	S30°17'43"E	14°10'03"
C8	402.82'	61.99'	31.05'	61.93'	S64°30'09"W	08°49'00"
C9	402.82'	28.13'	14.07'	28.12'	S70°54'41"W	04°00'04"
C10	114.34'	55.42'	28.27'	54.88'	N59°01'38"E	27°46'10"
C11	25.00'	40.67'	26.44'	36.33'	N01°27'42"W	93°12'29"
C12	430.00'	22.95'	11.48'	22.94'	S46°32'13"E	03°03'27"
C13	430.00'	80.20'	40.21'	80.08'	S39°39'55"E	10°41'09"
C14	430.00'	46.96'	23.50'	46.93'	S31°11'38"E	06°15'24"
C15	770.00'	91.75'	45.93'	91.69'	N31°28'45"W	06°49'37"
C16	770.00'	33.41'	16.71'	33.41'	N36°08'09"W	02°29'11"
C17	360.00'	74.21'	37.24'	74.08'	S31°28'24"E	11°48'41"
C18	300.00'	89.33'	45.00'	89.00'	S28°50'55"E	17°03'37"
C19	830.00'	47.42'	23.72'	47.41'	N35°44'32"W	03°16'25"
C20	830.00'	17.41'	8.71'	17.41'	N33°30'16"W	01°12'07"
C21	830.00'	70.08'	35.06'	70.06'	N30°29'05"W	04°50'16"
C22	370.00'	47.65'	23.86'	47.62'	S31°45'18"E	07°22'44"
C23	370.00'	81.50'	40.92'	81.34'	S41°45'18"E	12°37'16"
C42	25.00'	38.64'	24.38'	34.91'	S87°39'11"W	88°33'46"
C50	512.82'	89.98'	45.10'	89.86'	S45°18'07"W	10°03'10"
C51	512.82'	87.37'	43.79'	87.27'	S55°12'32"W	09°45'42"
C52	512.82'	79.09'	39.62'	79.01'	S64°30'28"W	08°50'10"
C53	546.99'	21.17'	10.58'	21.16'	S29°10'27"E	02°13'00"
C54	546.99'	21.32'	10.66'	21.32'	S31°23'58"E	02°14'00"
C55	25.00'	30.46'	17.44'	28.61'	N02°23'16"E	69°48'26"
C56	25.00'	15.54'	8.03'	15.29'	N55°06'06"E	35°37'15"
C57	25.00'	33.22'	19.58'	30.83'	S69°01'10"E	76°08'14"
C58	25.00'	6.54'	3.29'	6.52'	S23°27'36"E	14°58'54"
C59	25.00'	9.77'	4.95'	9.71'	S04°46'36"E	22°23'07"
C60	25.00'	6.77'	3.40'	6.75'	N01°20'14"W	15°30'24"
C61	25.00'	4.24'	2.12'	4.23'	N13°56'49"W	09°42'47"
C62	25.00'	11.95'	6.09'	11.84'	S05°06'15"E	27°23'55"
C63	25.00'	23.35'	12.60'	22.51'	S35°20'58"W	53°30'33"
C64	25.00'	37.81'	23.58'	34.31'	N74°34'12"W	86°39'07"
C65	650.00'	37.18'	18.60'	37.18'	N29°36'19"W	03°16'39"
C71	770.00'	1.34'	0.67'	1.34'	S27°48'29"E	00°05'58"
C72	290.00'	23.80'	11.91'	23.80'	S30°53'22"E	04°42'11"

NORTHCREEK UNIT TWO  
 PLAT BOOK 55, PAGES 77, 77A, 77B,  
 77C, 77D, 77E, 77F, 77G, 77H, 77I & 77J



NORTHCREEK  
 PLAT BOOK 54, PAGES 73, 73A, 73B,  
 73C, 73D, 73E, 73F, 73G AND 73H  
 TRACT "B"



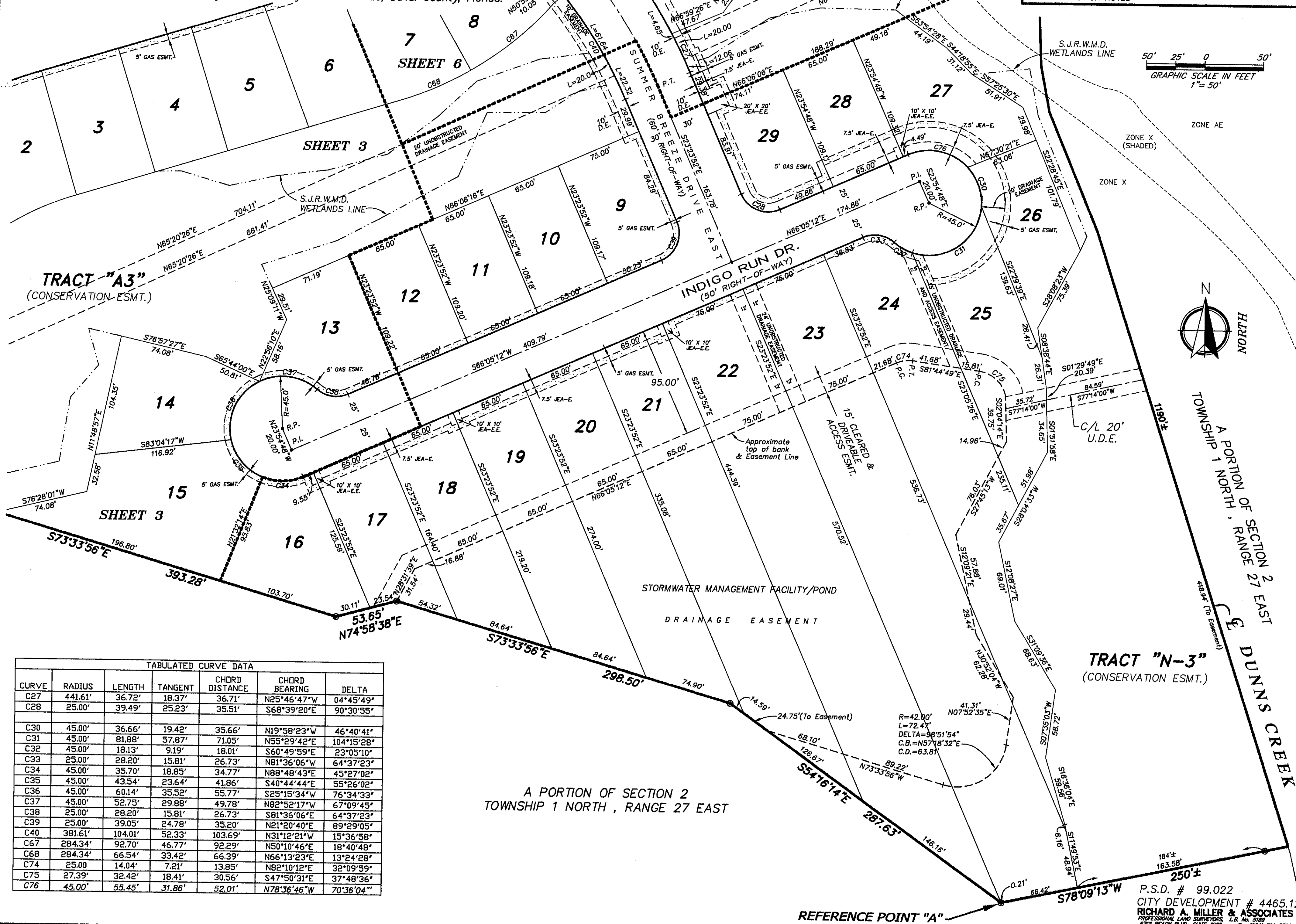
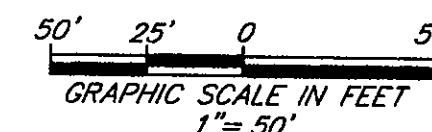
P.S.D. # 99.022  
 CITY DEVELOPMENT # 4465.12  
 RICHARD A. MILLER & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS, L.L.C.  
 6701 BEACH BLVD., SUITE 2000  
 JACKSONVILLE, FLORIDA 32216  
 Tel: (904) 721-5758  
 Fax: (904) 721-1226

# North Creek - Unit Three

A portion of Section 2, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK 56 PAGE 63D

SHEET 5 OF 6 SHEETS  
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C27	441.61'	36.72'	18.37'	36.71'	N25°46'47"W	04°45'49"
C28	25.00'	39.49'	25.23'	35.51'	S68°39'20"E	90°30'55"
C30	45.00'	36.66'	19.42'	35.66'	N19°58'23"W	46°40'41"
C31	45.00'	81.88'	57.87'	71.05'	N55°29'42"E	104°15'28"
C32	45.00'	18.13'	9.19'	18.01'	S60°49'59"E	23°05'10"
C33	25.00'	28.20'	15.81'	26.73'	N81°36'06"W	64°37'23"
C34	45.00'	35.70'	18.85'	34.77'	N88°48'43"E	45°27'02"
C35	45.00'	43.54'	23.64'	41.86'	S40°44'44"E	55°26'02"
C36	45.00'	60.14'	35.52'	55.77'	S25°15'34"W	76°34'33"
C37	45.00'	52.75'	29.88'	49.78'	N82°52'17"W	67°09'45"
C38	25.00'	28.20'	15.81'	26.73'	S81°36'06"E	64°37'23"
C39	25.00'	39.05'	24.78'	35.20'	N21°20'40"E	89°29'05"
C40	381.61'	104.01'	52.33'	103.69'	N31°12'21"W	15°36'58"
C67	284.34'	92.70'	46.77'	92.29'	N50°10'46"E	18°40'48"
C68	284.34'	66.54'	33.42'	66.39'	N66°13'23"E	13°24'28"
C74	25.00'	14.04'	7.21'	13.85'	N82°10'12"E	32°09'59"
C75	27.39'	32.42'	18.41'	30.56'	S47°50'31"E	37°48'36"
C76	45.00'	55.45'	31.86'	52.01'	N78°36'46"W	70°36'04"

A PORTION OF SECTION 2  
TOWNSHIP 1 NORTH, RANGE 27 EAST

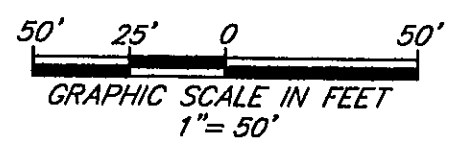
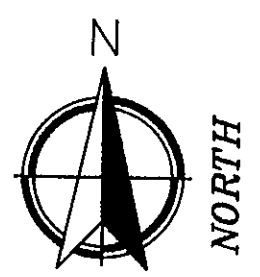
REFERENCE POINT "A"

P.S.D. # 99.022  
CITY DEVELOPMENT # 4465.12  
RICHARD A. MILLER & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE 200  
JACKSONVILLE, FLORIDA 32216  
Tel: (904) 721-5258  
Fax: (904) 721-1226

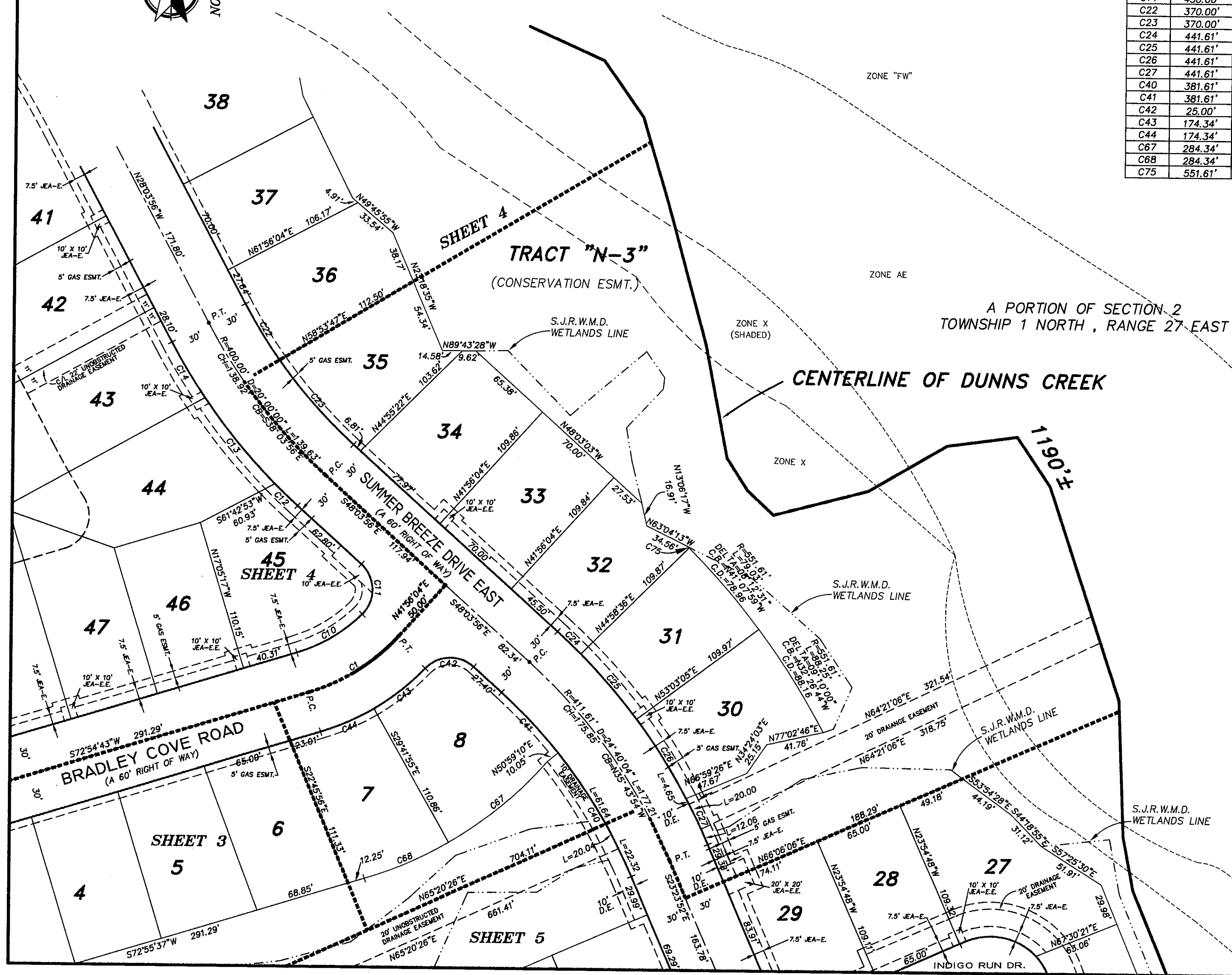
# North Creek - Unit Three

A portion of Section 2, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK 56 PAGE 63E  
 SHEET 6 OF 6 SHEETS  
 SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	144.34'	78.04'	40.00'	77.09'	N57°25'24"E	30°58'40"
C10	114.34'	55.42'	28.27'	54.88'	N59°01'38"E	27°46'10"
C11	25.00'	40.67'	26.44'	36.33'	N01°27'42"W	93°12'29"
C12	430.00'	22.95'	11.48'	22.94'	S46°32'13"E	03°03'27"
C13	430.00'	80.20'	40.21'	80.08'	S39°39'55"E	10°41'09"
C14	430.00'	46.96'	23.50'	46.93'	S31°11'38"E	06°15'24"
C22	370.00'	47.65'	23.86'	47.62'	S31°45'18"E	07°22'44"
C23	370.00'	81.50'	40.92'	81.34'	S41°45'18"E	12°37'16"
C24	441.61'	23.45'	11.73'	23.45'	N46°32'40"W	03°02'32"
C25	441.61'	62.24'	31.17'	62.18'	N40°59'10"W	08°04'29"
C26	441.61'	67.73'	33.93'	67.66'	N32°33'19"W	08°47'14"
C27	441.61'	36.72'	18.37'	36.71'	N25°46'47"W	04°45'49"
C40	381.61'	104.01'	52.33'	103.69'	N31°12'21"W	15°36'58"
C41	381.61'	60.29'	30.21'	60.22'	N43°32'23"W	09°03'06"
C42	25.00'	38.64'	24.38'	34.91'	S87°39'11"W	88°33'46"
C43	174.34'	47.48'	23.89'	47.33'	N51°10'22"E	15°36'09"
C44	174.34'	42.41'	21.31'	42.31'	N65°56'35"E	13°56'16"
C67	284.34'	92.70'	46.77'	92.29'	N50°10'46"E	18°40'48"
C68	284.34'	66.54'	33.42'	66.39'	N66°13'23"E	13°24'28"
C75	551.61'	1.30'	0.65'	1.30'	N44°51'46"W	00°08'06"



A PORTION OF SECTION 2  
 TOWNSHIP 1 NORTH, RANGE 27 EAST

P.S.D. # 99.022  
 CITY DEVELOPMENT # 4465.12  
**RICHARD A. MILLER & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS, L.B. No. 5169  
 6701 BEACH BLVD., SUITE 1000 Fm (904) 721-5788  
 JACKSONVILLE, FLORIDA 32216 Tel. (904) 721-1226