

PANTHER CREEK PHASE ONE

PLAT BOOK 56 PAGE 15

SHEET 1 OF 9 SHEETS

A REPLAT OF A PART OF BLOCK 3, TRACTS 2, 15 AND 16, TOGETHER WITH A PORTION OF BLOCK 4, TRACTS 8 THROUGH 15 (INCLUSIVE), SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, TOGETHER WITH A PORTION OF BLOCK 1, TRACTS 1, 3, 4, 5 AND 6, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5 AT PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CAPTION

A PORTION OF BLOCK 3, TRACTS 2, 15 AND 16, TOGETHER WITH A PORTION OF BLOCK 4, TRACTS 8 THROUGH 15 (INCLUSIVE), SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, TOGETHER WITH A PORTION OF BLOCK 1, TRACTS 1, 3, 4, 5 AND 6, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5 AT PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA; THENCE SOUTH 87°50'04" WEST, A DISTANCE OF 315.10 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTH 00°38'49" WEST, A DISTANCE OF 662.34 FEET; THENCE SOUTH 88°06'31" WEST, A DISTANCE OF 1587.39 FEET; THENCE NORTH 13°10'50" WEST, A DISTANCE OF 356.76 FEET; THENCE NORTH 30°49'47" EAST, A DISTANCE OF 561.37 FEET; THENCE SOUTH 75°57'39" EAST, A DISTANCE OF 136.87 FEET; THENCE NORTH 37°57'56" EAST, A DISTANCE OF 219.46 FEET; THENCE NORTH 15°12'31" EAST, A DISTANCE OF 76.74 FEET; THENCE NORTH 15°24'01" WEST, A DISTANCE OF 156.78 FEET; THENCE NORTH 53°54'25" WEST, A DISTANCE OF 257.16 FEET; THENCE NORTH 42°59'49" WEST, A DISTANCE OF 219.54 FEET; THENCE SOUTH 66°10'40" WEST, A DISTANCE OF 1234.51 FEET; THENCE NORTH 42°59'49" WEST, A DISTANCE OF 158.44 FEET; THENCE NORTH 17°05'39" WEST, A DISTANCE OF 217.19 FEET; THENCE NORTH 24°56'08" EAST, A DISTANCE OF 136.36 FEET; THENCE NORTH 16°45'36" WEST, A DISTANCE OF 474.13 FEET; THENCE NORTH 11°19'00" WEST, A DISTANCE OF 290.41 FEET; THENCE NORTH 78°41'00" EAST, A DISTANCE OF 116.51 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, WHOSE RADIUS POINT BEARS NORTH 63°47'54" EAST, A DISTANCE OF 45.00 FEET THEREFROM; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 233°05'54", FOR AN ARC DISTANCE OF 103.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°39'09" EAST, 80.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°12'48", FOR AN ARC DISTANCE OF 16.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°47'24" WEST, 16.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 11°19'00" EAST, A DISTANCE OF 28.99 FEET; THENCE NORTH 78°41'00" EAST, A DISTANCE OF 603.82 FEET; THENCE SOUTH 24°23'23" EAST, A DISTANCE OF 775.86 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 24°34'42" WEST, A DISTANCE OF 7560.91 FEET THEREFROM; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 7560.91 FEET, THROUGH A CENTRAL ANGLE OF 01°31'04", FOR AN ARC DISTANCE OF 202.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°34'44" EAST, 200.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 497.48 FEET THROUGH A CENTRAL ANGLE OF 17°08'11", FOR AN ARC DISTANCE OF 149.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°20'04" EAST, 148.23 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 20°49'48", FOR AN ARC DISTANCE OF 94.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°10'53" EAST, 94.00 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 60°51'17", FOR AN ARC DISTANCE OF 276.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°58'35" EAST, 263.35 FEET TO THE END OF SAID CURVE; THENCE NORTH 87°57'13" EAST, A DISTANCE OF 452.22 FEET; THENCE NORTH 00°21'12" WEST, A DISTANCE OF 243.97 FEET; THENCE NORTH 88°06'04" EAST, A DISTANCE OF 941.42 FEET; THENCE SOUTH 00°09'04" EAST, A DISTANCE OF 241.22 FEET; THENCE SOUTH 87°57'13" WEST, A DISTANCE OF 603.88 FEET; THENCE SOUTH 00°25'46" EAST, A DISTANCE OF 1084.21 FEET; THENCE NORTH 87°50'04" EAST, A DISTANCE OF 335.58 FEET TO THE POINT OF BEGINNING. CONTAINING 3,319,042.440 SQUARE FEET OR 76.195 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PANTHER CREEK GOLF CLUB, INC. IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS PANTHER CREEK PHASE ONE, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, THAT FIDELITY NATIONAL BANK IS THE HOLDER OF A MORTGAGE ON SAID LANDS. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS, TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K" AND "L" ARE HEREBY DEDICATED TO PANTHER CREEK HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND MAINTENANCE. TRACT "G" (LIFT STATION PARCEL) AS SHOWN HEREON IS HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. TRACT "H" (PARK AREA/PARK ACCESS) IS HEREBY DEDICATED TO PANTHER CREEK HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WHICH WILL BE RESPONSIBLE FOR ANY NECESSARY MAINTENANCE. ALL UPLAND PRESERVATION AREAS WITHIN LOT BOUNDARIES AS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. ANY UPLAND PRESERVATION AREAS WITHIN LOT BOUNDARIES AS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. ALL PRIVATE EASEMENTS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, DRAINAGE, ACCESS, UTILITY AND SLOPE EASEMENTS, EXCEPT JEA EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID LAKE/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (ROADS, PARKWAYS, LANES AND COURTS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (ROADS, PARKWAYS, LANES AND COURTS); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO PANTHER CREEK HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE PANTHER CREEK HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES.

THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, EMBODLY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN PANTHER CREEK PHASE ONE THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

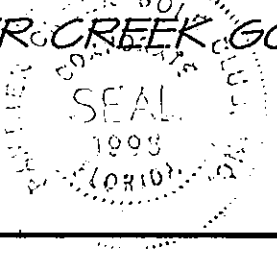
THOSE EASEMENTS DESIGNATED AS "JEA-E.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "JEA-E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED, HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF THE ABOVE NAMED PANTHER CREEK GOLF CLUB, INC., HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 25 DAY OF April, A.D., 2003.

PANTHER CREEK GOLF CLUB, INC.

[Signature]
KENT CURLEY



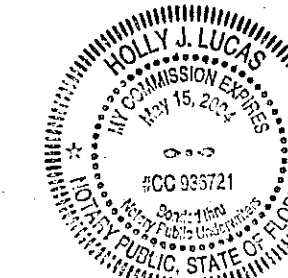
[Signature]
HOLLY J. LUCAS
NOTARY PUBLIC, STATE OF FLORIDA
[Signature]
JANE L. CURLEY
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF April, A.D., 2003, BY KENT CURLEY, PRESIDENT OF PANTHER CREEK GOLF CLUB, INC., ON BEHALF OF THE SAME, WHO IS PERSONALLY KNOWN TO ME.

[Signature]
HOLLY J. LUCAS
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

5/15/04
MY COMMISSION EXPIRES



[Signature]
HOLLY J. LUCAS
PRINT NAME

FIDELITY NATIONAL BANK

[Signature]
HOLLY J. LUCAS
WITNESS

[Signature]
MICHAEL W. LEVITT
VICE PRESIDENT

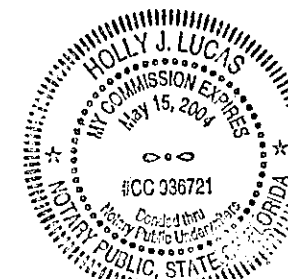


[Signature]
JANE L. CURLEY
WITNESS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF April, A.D., 2003, BY MICHAEL W. LEVITT, VICE PRESIDENT OF FIDELITY NATIONAL BANK, ON BEHALF OF THE SAME, WHO IS PERSONALLY KNOWN TO ME.

[Signature]
HOLLY J. LUCAS
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

5/15/04
MY COMMISSION EXPIRES



[Signature]
HOLLY J. LUCAS
PRINT NAME

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

[Signature]
DIRECTOR OF PUBLIC WORKS

5-9-2003
DATE

CLERK'S CERTIFICATE #2003151017

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 56 PAGES 15-15 H OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 1st DAY OF May, A.D., 2003.

[Signature]
CLERK
Jim Fuller

[Signature]
Deputy Clerk

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART I, CHAPTER 171, FLORIDA STATUTES, THIS 2nd DAY OF May, A.D., 2003.

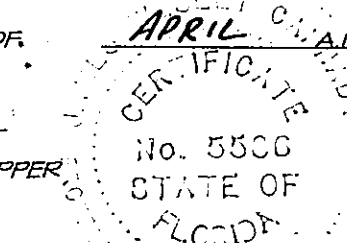
[Signature]
GLENN E. MCGREGOR, P.L.S.
PROFESSIONAL LAND SURVEYOR NO. 4252

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 171, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 171.091, F.S., CHAPTER 61G1-6.003 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 24th DAY OF APRIL, A.D., 2003.

[Signature]
JAMES M. CANNADY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 5586



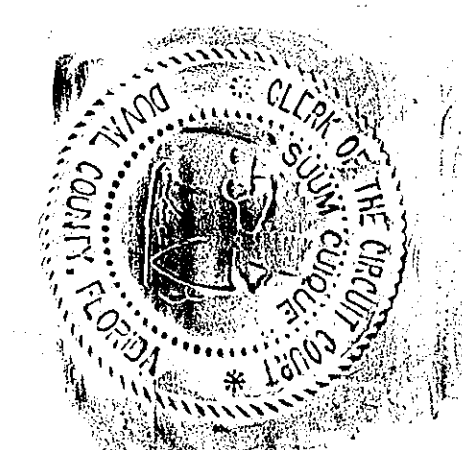
PREPARED BY:



10403 Old St. Augustine Road, Suite 2
Jacksonville, Florida 32257
Phone: (904)880-2114
Licensed Business No.: 7080

PSD. NO. : 2000-052
CITY DEVELOPMENT NO. : 4497.2

Approved 5/2/03
Date
[Signature]
City Engineer
for Director of Public Works
Approved 5/7/03
Date
[Signature]
for General Counsel

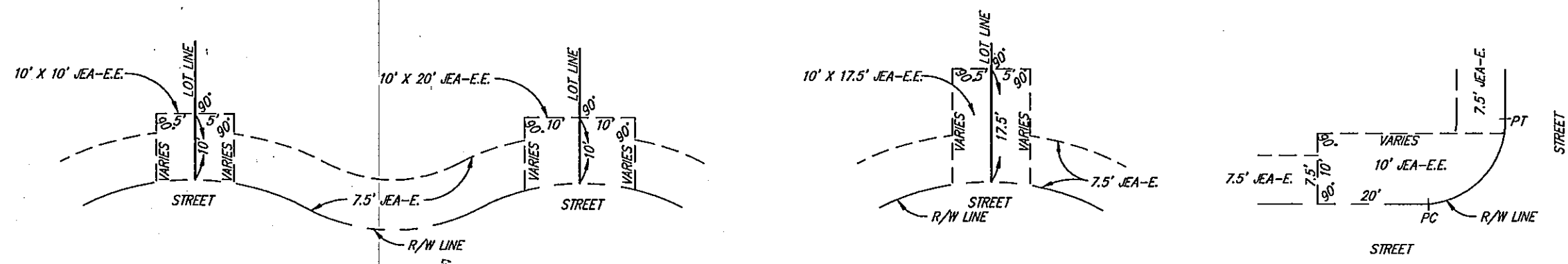


PANTHER CREEK PHASE ONE

PLAT BOOK **56** PAGE **15A**

SHEET 2 OF 9 SHEETS

A REPLAT OF A PART OF BLOCK 3, TRACTS 2, 15 AND 16, TOGETHER WITH A PORTION OF BLOCK 4, TRACTS 8 THROUGH 15 (INCLUSIVE), SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, TOGETHER WITH A PORTION OF BLOCK 1, TRACTS 1, 3, 4, 5 AND 6, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5 AT PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

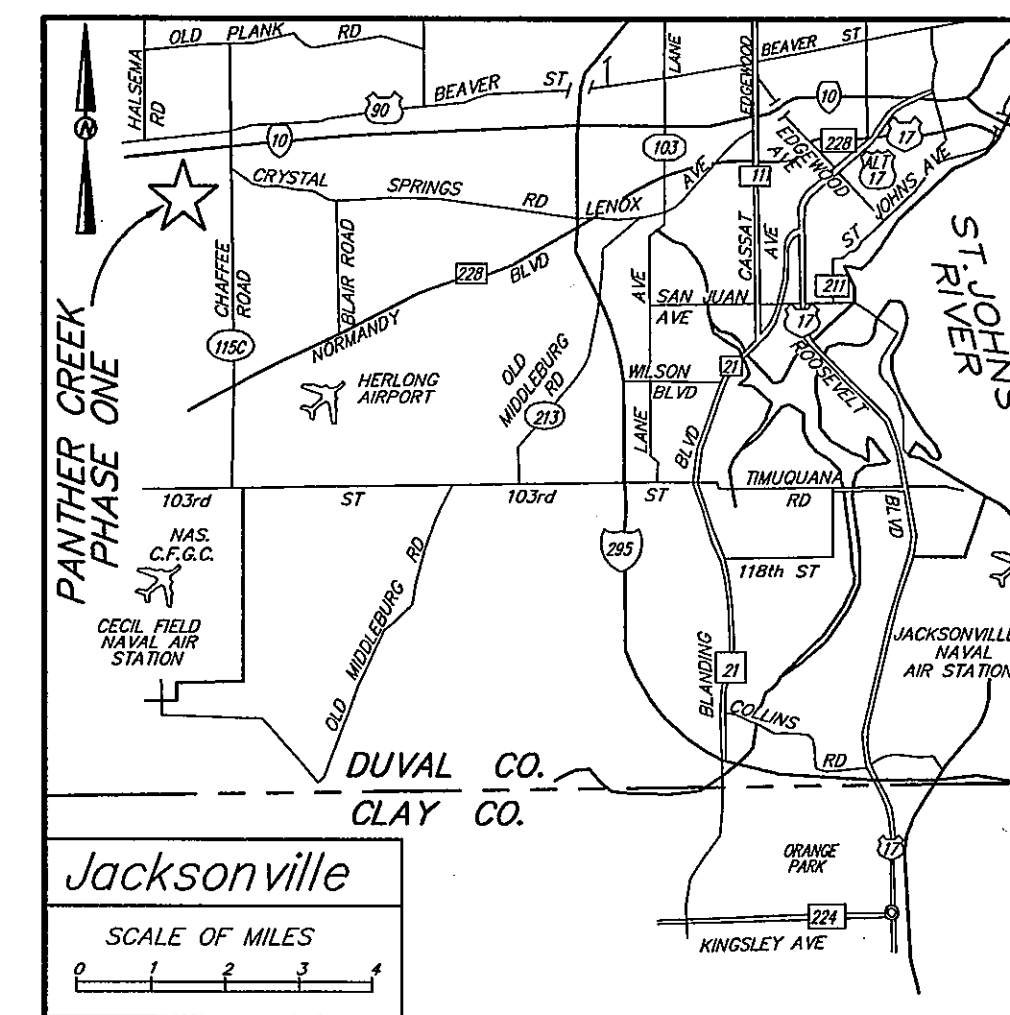


TYPICAL JEA EASEMENT DETAILS

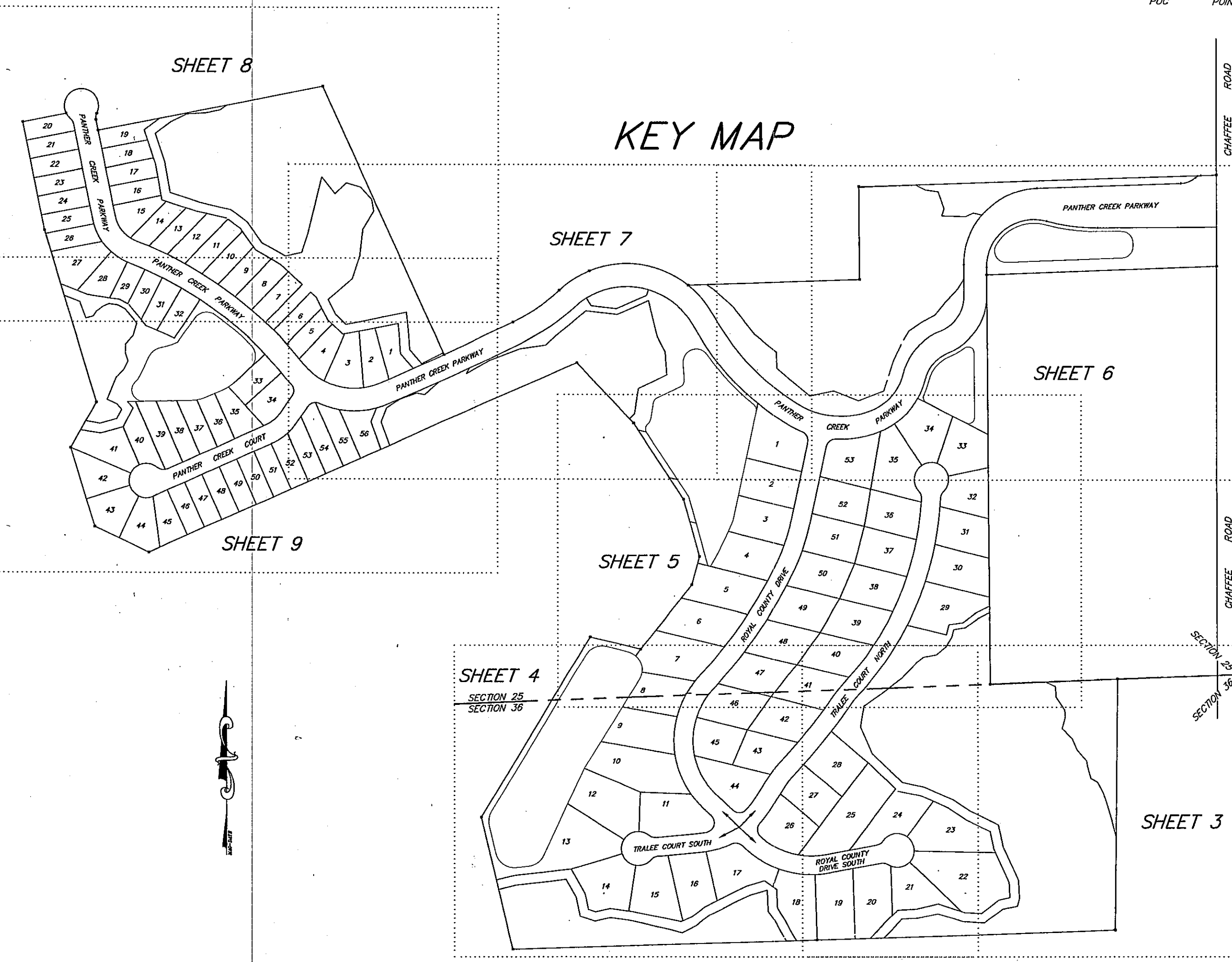
(NOT TO SCALE)

LEGEND:

- DENOTES 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT SET STAMPED "P.S.M. 5586, P.R.M."
- DENOTES PERMANENT CONTROL POINT; SET STAMPED "P.S.M. # 5586, P.C.P."
- DENOTES IRON PIPE SET; "P.S.M. 5586"
- R/W RIGHT OF WAY LINE
- PC POINT OF CURVATURE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.S.&M. PROFESSIONAL SURVEYOR AND MAPPER
- P.B. PLAT BOOK
- P.G. PAGE
- JEA-E JEA EASEMENT
- JEA-E.E. JEA EQUIPMENT EASEMENT
- TOB APPROXIMATE TOP OF BANK
- D DELTA
- B.L. BLOCK NUMBER
- S.F. BUILDING RESTRICTION LINE
- S.F. SQUARE FEET
- (SPCB) BEARING BASED ON STATE PLANE COORDINATES
- (SPC) STATE PLANE COORDINATES
- POC POINT ON CURVE
- R RADIUS
- L ARC
- CHD CHORD DISTANCE
- POC POINT ON CURVE



VICINITY MAP



KEY MAP

GENERAL NOTES:

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

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

BEARINGS SHOWN THUS N 00° 00' 00" E (SPCB) ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH A BEARING OF N 01° 13' 02" E (SPCB) ON THE EAST LINE OF THE WEST 1/2 OF TRACT 1, BLOCK 4, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. BEARINGS SHOWN THUS N 00° 00' 00" E ARE ONLY SHOWN ALONG THE PERIMETER OF CAPTION PROPERTY, IN ACCORDANCE WITH THE SPECIAL EXEMPTION PROVIDED FOR THIS SUBDIVISION BY THE CITY OF JACKSONVILLE. ALL OTHER BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING THE ASSUMED BEARING OF NORTH 00°09'04" WEST.

CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF JEA IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. JEA-E DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS. JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS TO SAID EASEMENT BY JEA. 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 WHICH MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.

BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT = TWENTY FEET
REAR = TWENTY FEET
SIDE = TEN FEET, FIVE FEET WHEN SIDE-FACING GARAGE WITH WINDOW(S) TO STREET IS UTILIZED (BLOCK ONE ONLY).
SIDE = FIVE FEET (BLOCK TWO ONLY).

FLOOD ZONE NOTE:
THIS PLAT, AS BEST ASCERTAINED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 120077 0050 E, REVISION DATED AUGUST 15, 1989 FOR THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, APPEARS TO LIE IN FLOOD HAZARD ZONE "X" (NOT SHADED)

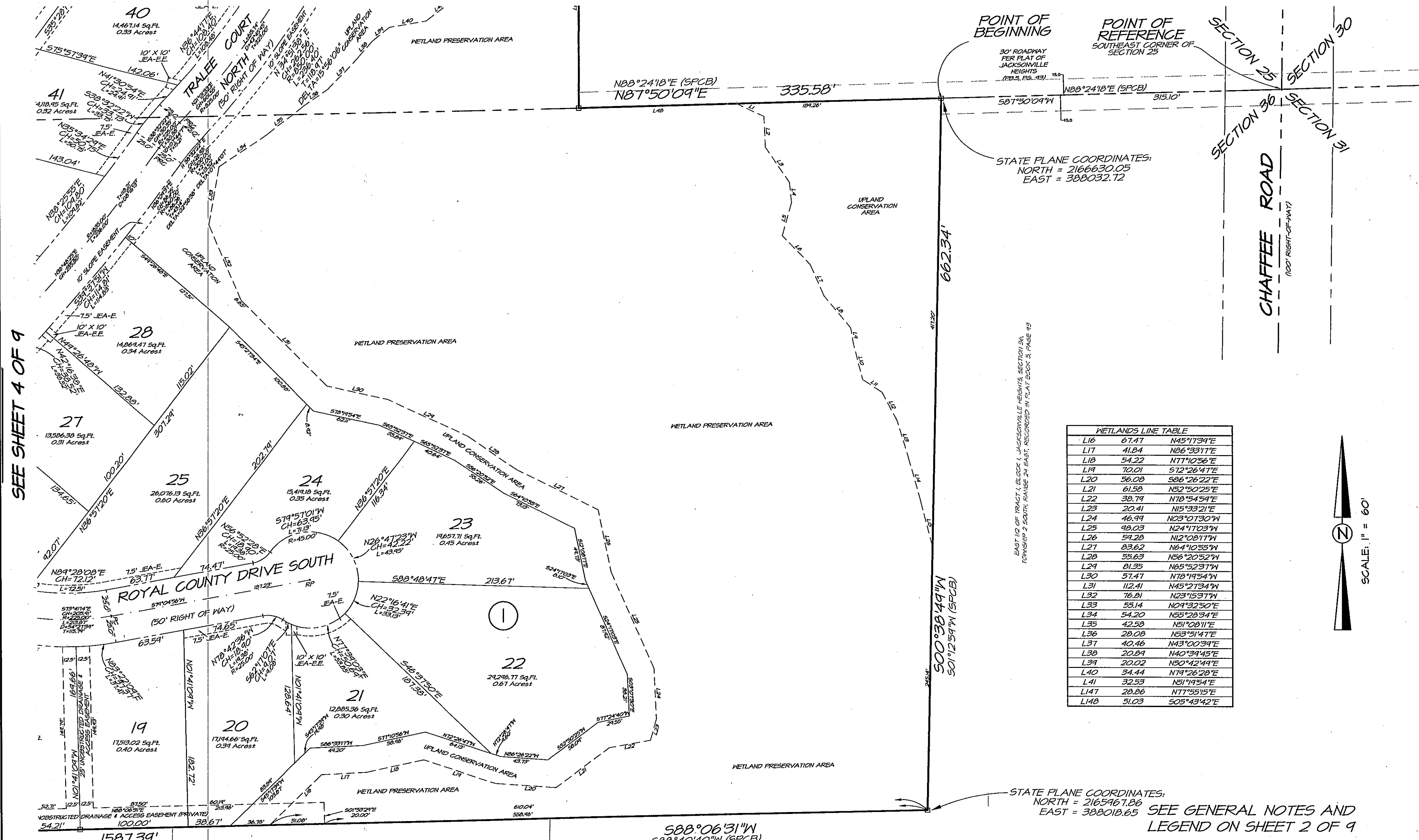
THE FIRM INFORMATION SHOWN ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.

PREPARED BY:
JW Cannady
SURVEYING INC.
10403 Old St. Augustine Road, Suite 2
Jacksonville, Florida 32257
Phone: (904)880-2114
Licensed Business No. 7080

PANTHER CREEK PHASE ONE

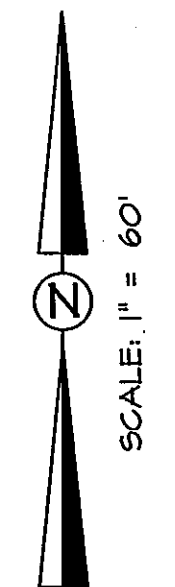
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SEE SHEET 5 OF 9

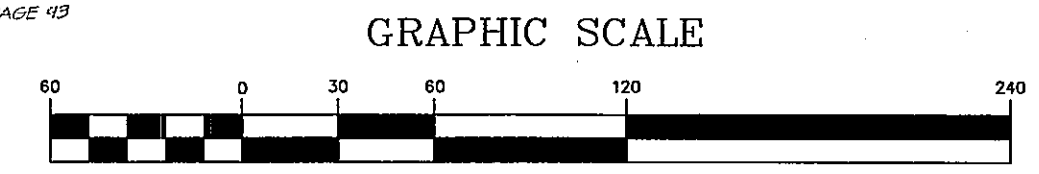


SEE SHEET 4 OF 9

WETLANDS LINE TABLE		
L16	61.47	N45°17'39"E
L17	41.84	N86°33'17"E
L18	54.22	N77°10'56"E
L19	70.01	S72°26'47"E
L20	56.08	S86°26'22"E
L21	61.58	N52°50'25"E
L22	38.79	N78°54'59"E
L23	22.41	N5°33'21"E
L24	46.99	N23°07'30"W
L25	98.03	N24°17'03"W
L26	59.28	N12°08'17"W
L27	83.62	N64°10'55"W
L28	55.63	N56°20'52"W
L29	81.35	N65°52'37"W
L30	57.47	N78°19'54"W
L31	112.41	N45°27'34"W
L32	76.81	N23°15'37"W
L33	55.14	N04°32'50"E
L34	54.20	N55°28'54"E
L35	42.58	N51°08'11"E
L36	28.08	N53°51'47"E
L37	40.46	N43°00'39"E
L38	20.84	N40°39'45"E
L39	20.02	N50°42'49"E
L40	34.44	N79°26'28"E
L41	32.53	N51°19'54"E
L47	28.86	N77°55'15"E
L48	51.03	S05°43'42"E



STATE PLANE COORDINATES:
NORTH = 2165467.86
EAST = 388018.65
SEE GENERAL NOTES AND LEGEND ON SHEET 2 OF 9



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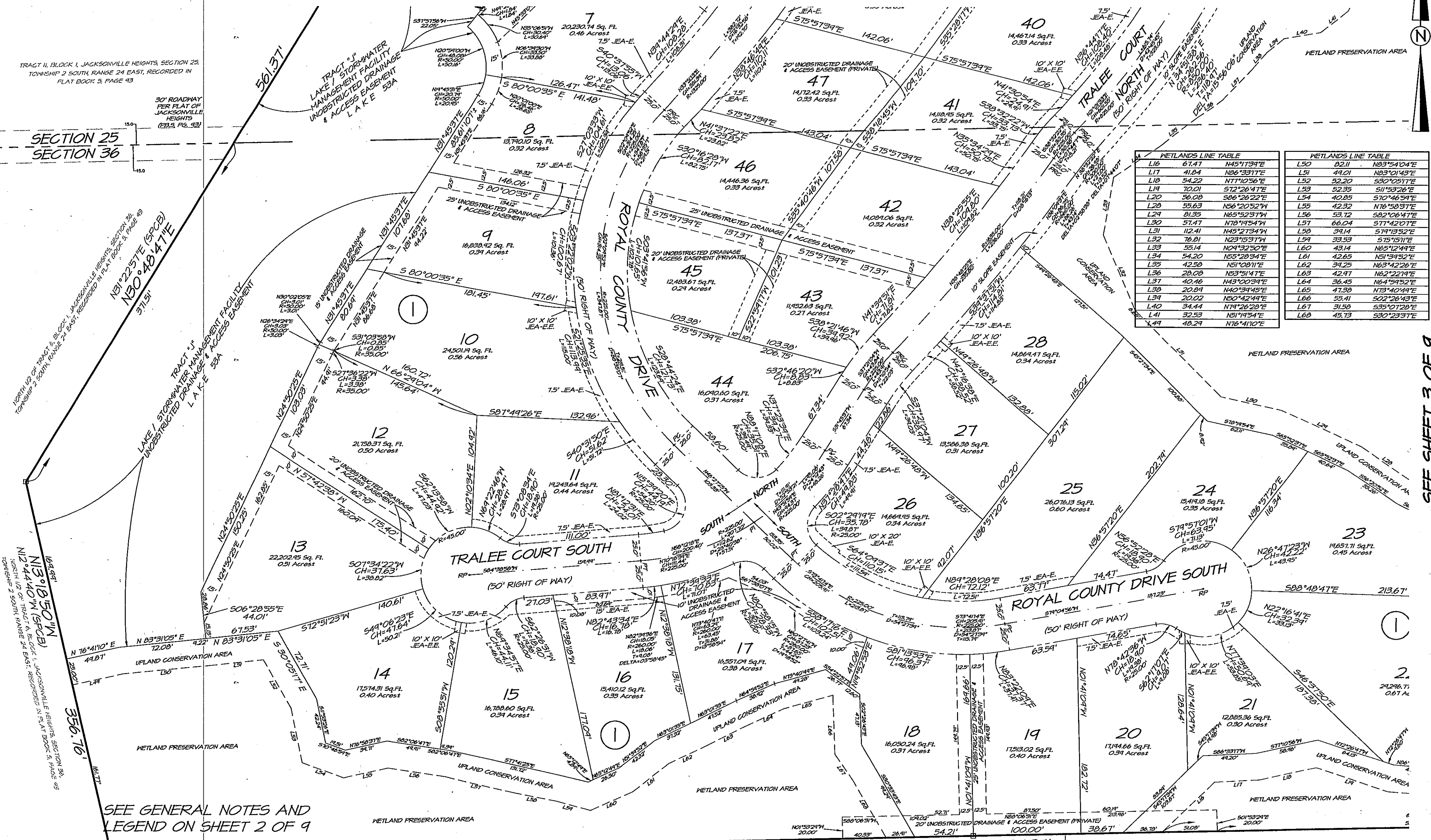


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PANTHER CREEK PHASE ONE

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SEE SHEET 5 OF 9

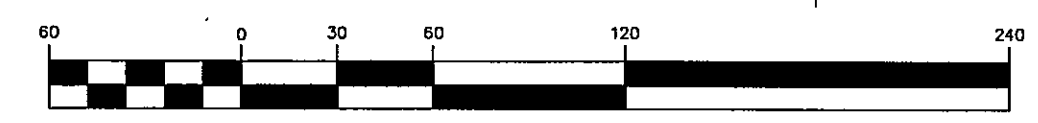


WETLANDS LINE TABLE		WETLANDS LINE TABLE			
L16	61.47	N45°11'39"E	L50	82.11	N83°54'04"E
L17	41.84	N86°53'17"E	L51	41.01	N83°01'43"E
L18	54.22	N71°12'30"E	L52	52.20	S32°05'17"E
L19	70.01	S72°26'47"E	L53	52.35	S11°53'26"E
L20	56.08	S86°26'22"E	L54	40.85	S10°46'59"E
L21	55.63	N56°20'52"W	L55	42.32	N16°58'37"E
L22	81.35	N65°52'37"W	L56	53.72	S82°06'47"E
L23	57.47	N78°19'54"W	L57	66.04	S77°42'07"E
L24	18.91	N45°17'54"W	L58	34.14	S74°19'52"E
L25	18.91	N53°15'37"W	L59	33.53	S18°18'17"E
L26	55.14	N04°32'50"E	L60	43.14	N65°12'44"E
L27	54.20	N53°28'34"E	L61	42.65	N51°34'52"E
L28	42.50	N51°08'11"E	L62	34.25	N63°42'26"E
L29	28.08	N53°51'47"E	L63	42.97	N62°22'19"E
L30	40.46	N43°00'39"E	L64	36.45	N64°54'52"E
L31	20.84	N40°39'45"E	L65	47.50	N73°40'49"E
L32	22.02	N50°24'49"E	L66	53.41	S22°28'43"E
L33	34.44	N74°28'28"E	L67	31.59	S35°07'20"E
L34	32.53	N51°44'54"E	L68	48.73	S30°23'37"E
L35	48.24	N76°41'10"E			

SEE SHEET 3 OF 9

SEE GENERAL NOTES AND LEGEND ON SHEET 2 OF 9

SOUTH 1/2 OF TRACT 6, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, RECORDED IN PLAT BOOK 5, PAGE 43
 SOUTH 1/2 OF TRACT 5, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, RECORDED IN PLAT BOOK 5, PAGE 43
 SOUTH 1/2 OF TRACT 4, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, RECORDED IN PLAT BOOK 5, PAGE 43
 SOUTH 1/2 OF TRACT 3, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, RECORDED IN PLAT BOOK 5, PAGE 43



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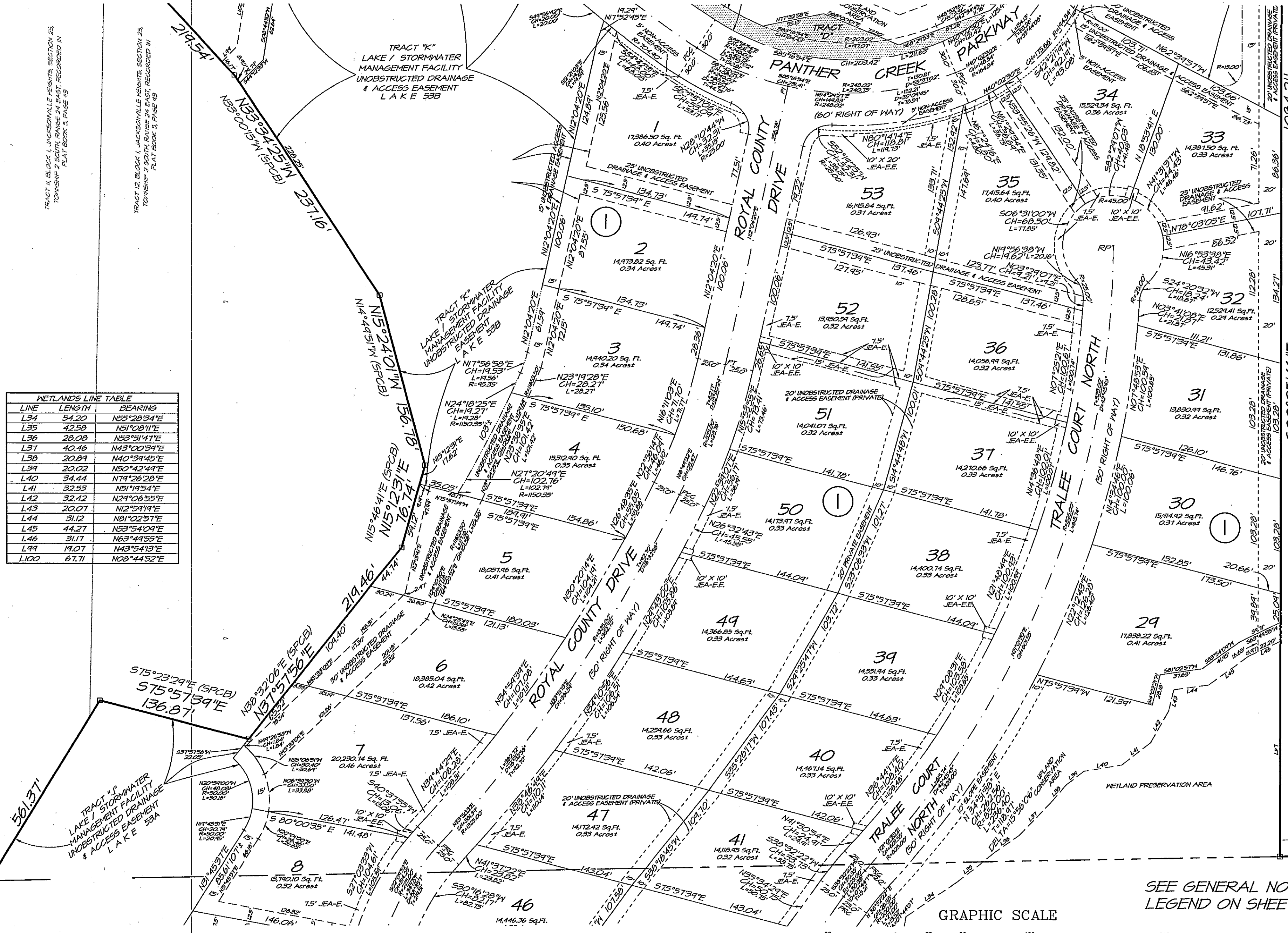
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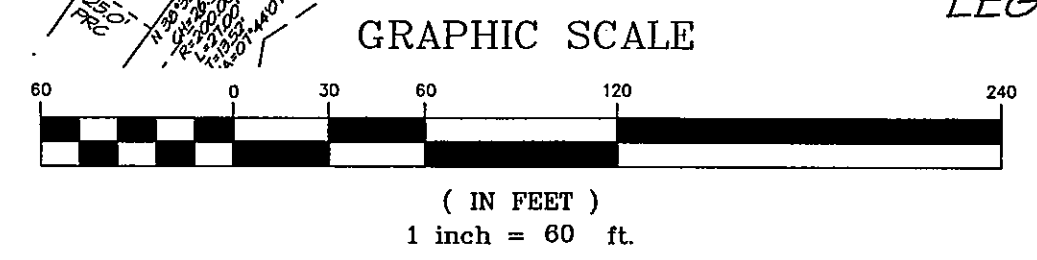
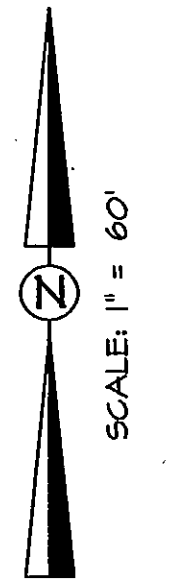
SEE SHEET 7 OF 9

SEE SHEET 6 OF 9



WETLANDS LINE TABLE

LINE	LENGTH	BEARING
L34	54.20	N5°28'34"E
L35	42.58	N51°08'11"E
L36	28.08	N53°51'47"E
L37	42.46	N43°00'59"E
L38	20.89	N40°39'45"E
L39	20.02	N50°42'49"E
L40	34.44	N74°26'28"E
L41	32.53	N51°19'54"E
L42	32.42	N24°06'55"E
L43	20.07	N12°59'19"E
L44	31.12	N81°02'57"E
L45	44.27	N53°54'09"E
L46	31.17	N63°49'55"E
L49	11.07	N43°54'13"E
L100	67.71	N08°44'52"E



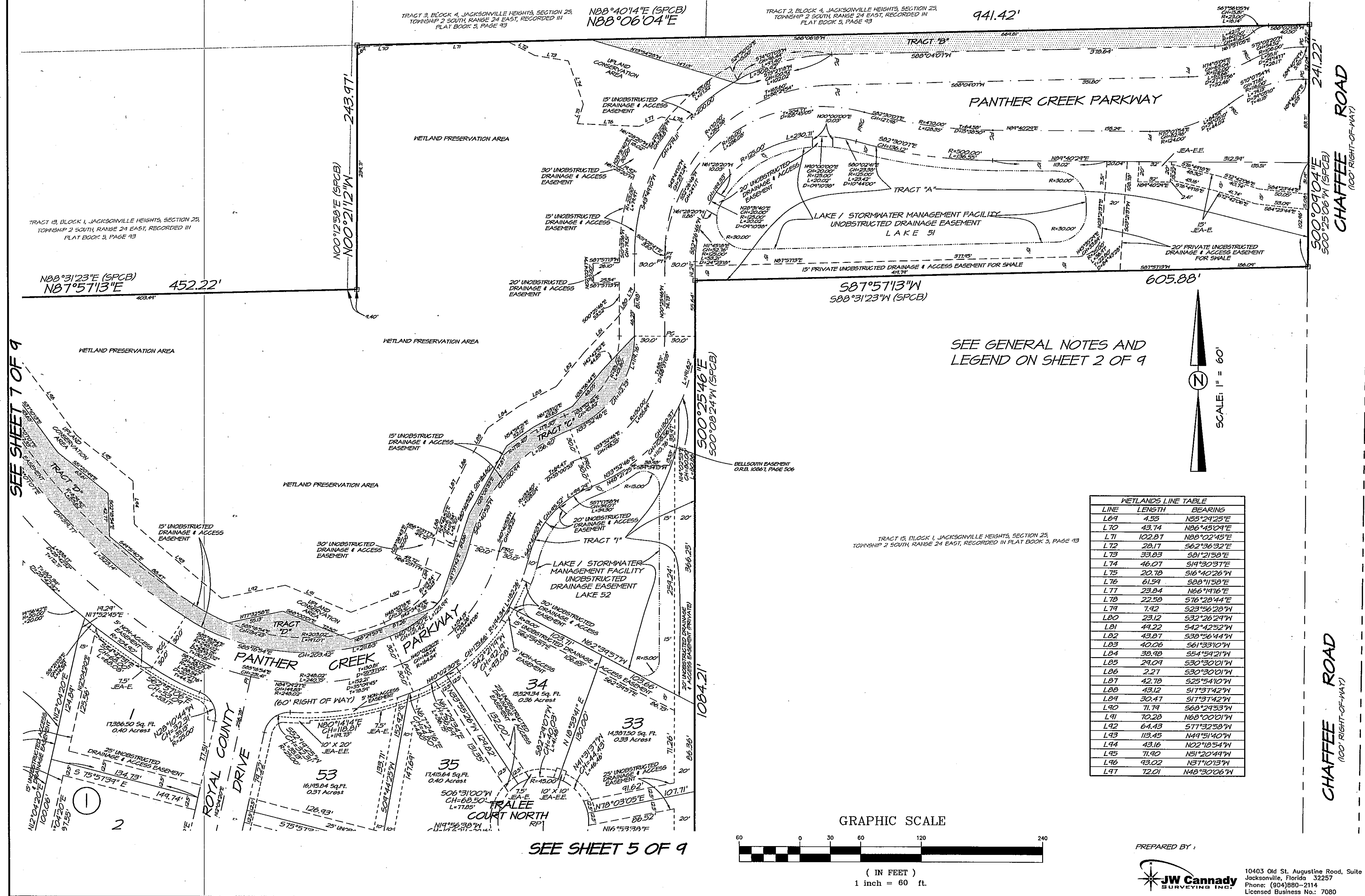
SEE GENERAL NOTES AND LEGEND ON SHEET 2 OF 9

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PANTHER CREEK PHASE ONE

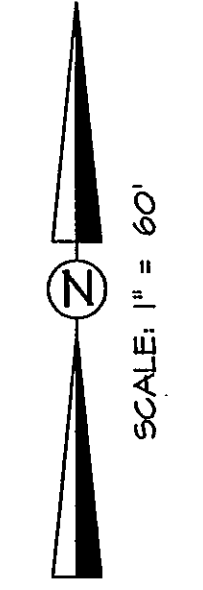
A REPLAT OF A PART OF BLOCK 3, TRACTS 2, 15 AND 16, TOGETHER WITH A PORTION OF BLOCK 4, TRACTS 8 THROUGH 15 (INCLUSIVE), SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, TOGETHER WITH A PORTION OF BLOCK 1, TRACTS 1, 3, 4, 5 AND 6, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5 AT PAGE 43 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.



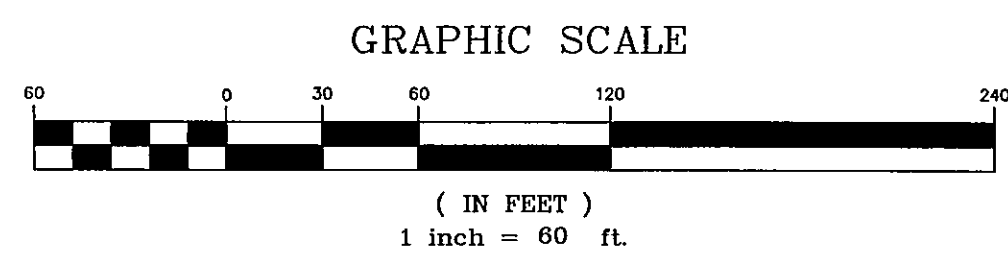
SEE SHEET 7 OF 9

SEE SHEET 5 OF 9

SEE GENERAL NOTES AND LEGEND ON SHEET 2 OF 9



LINE	LENGTH	BEARING
L64	4.55	N55°24'25"E
L70	43.74	N86°45'04"E
L71	102.81	N88°02'45"E
L72	28.17	S62°36'32"E
L73	33.83	S81°21'59"E
L74	46.07	S14°30'37"E
L75	20.78	S16°40'26"W
L76	61.54	S88°11'59"E
L77	23.84	N88°14'16"E
L78	22.58	S76°28'44"E
L79	7.92	S23°56'28"W
L80	23.12	S32°26'24"W
L81	44.22	S42°42'52"W
L82	43.87	S38°56'44"W
L83	40.06	S61°33'10"W
L84	38.98	S54°54'21"W
L85	29.04	S30°30'01"W
L86	2.27	S30°30'01"W
L87	42.78	S25°54'10"W
L88	43.12	S17°37'42"W
L89	30.47	S17°37'42"W
L90	71.74	S68°24'53"W
L91	70.28	N68°00'01"W
L92	64.43	S17°32'58"W
L93	113.45	N44°51'40"W
L94	43.16	N02°18'54"W
L95	71.90	N51°20'44"W
L96	93.02	N37°10'13"W
L97	72.01	N48°30'06"W



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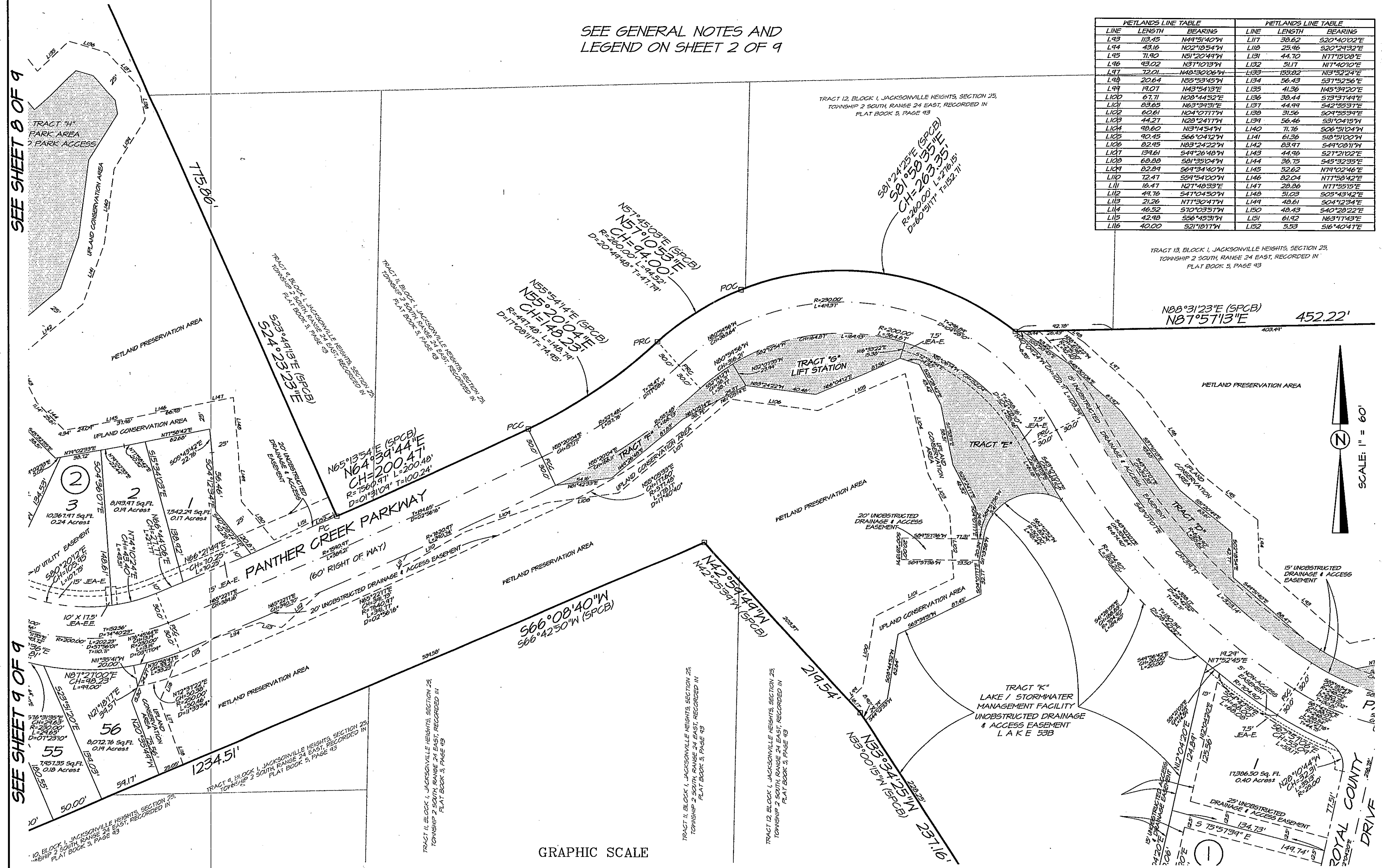
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PANTHER CREEK PHASE ONE

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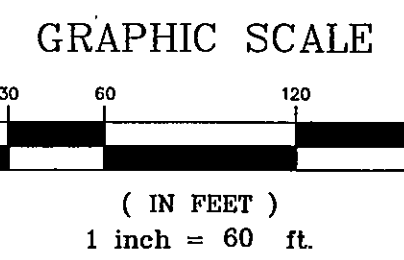
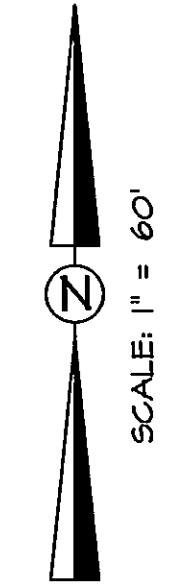
SEE GENERAL NOTES AND LEGEND ON SHEET 2 OF 9

METLAND'S LINE TABLE			METLAND'S LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L43	113.45	N44°51'40"W	L117	30.62	S20°40'02"E
L44	43.16	N02°18'54"W	L118	25.96	S20°24'32"E
L45	71.90	N51°20'49"W	L131	44.70	N77°15'08"E
L46	93.02	N37°10'13"W	L132	51.17	N7°40'10"E
L47	72.01	N48°30'06"W	L133	155.02	N33°52'24"E
L48	20.64	N55°33'45"W	L134	56.43	S37°52'56"E
L49	13.07	N43°54'12"E	L135	41.56	N43°39'20"E
L100	67.71	N08°44'52"E	L136	38.44	S73°37'49"E
L101	83.65	N63°34'51"E	L137	44.99	S42°55'37"E
L102	60.61	N04°07'17"W	L138	31.56	S04°55'34"E
L103	44.27	N28°24'17"W	L139	56.46	S31°04'15"W
L104	40.60	N37°45'47"W	L140	71.76	S06°31'04"W
L105	40.43	S66°10'42"W	L141	61.26	S18°51'00"W
L106	82.45	N83°24'22"W	L142	83.57	S47°10'11"W
L107	134.61	S44°26'48"W	L143	44.96	S27°21'02"E
L108	68.80	S81°38'04"W	L144	36.75	S45°32'35"E
L109	82.84	S64°34'40"W	L145	52.62	N74°02'46"E
L110	72.47	S54°54'00"W	L146	82.04	N77°58'42"E
L111	18.47	N27°48'33"E	L147	28.06	N77°55'15"E
L112	44.76	S47°04'50"W	L148	31.03	S08°43'42"E
L113	21.07	N73°24'17"E	L149	49.51	N44°12'34"E
L114	46.52	S70°23'57"W	L150	48.43	S40°28'22"E
L115	42.98	S56°45'31"W	L151	61.92	N63°17'43"E
L116	40.00	S21°18'17"W	L152	5.53	S16°40'47"E



TRACT 13, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, RECORDED IN PLAT BOOK 5, PAGE 43

N88°31'23"E (SPCB)
N87°57'13"E 452.22'



SEE SHEET 8 OF 9

SEE SHEET 9 OF 9

SEE SHEET 6 OF 9

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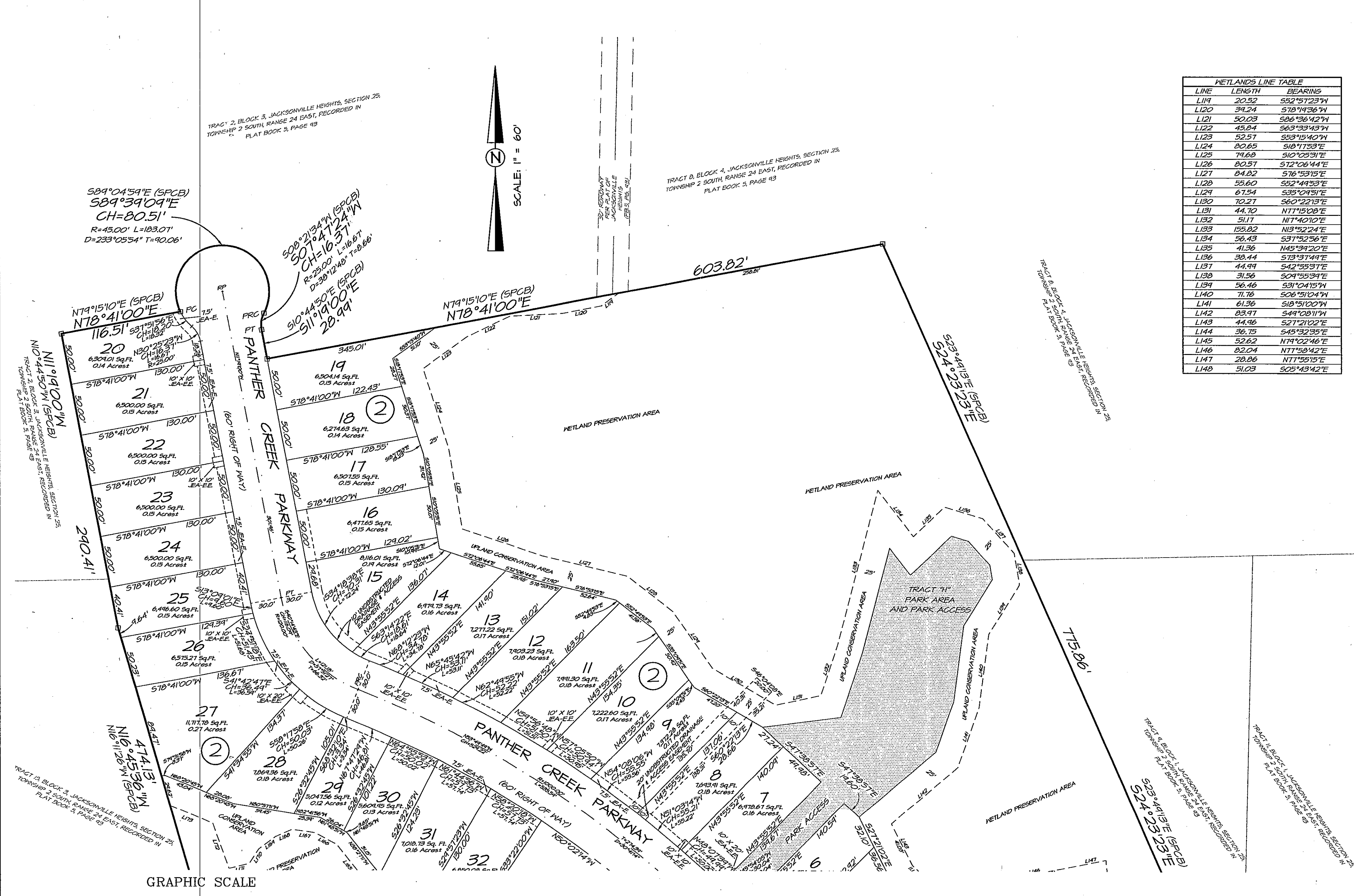
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PANTHER CREEK PHASE ONE

PLAT BOOK 56 PAGE 15G

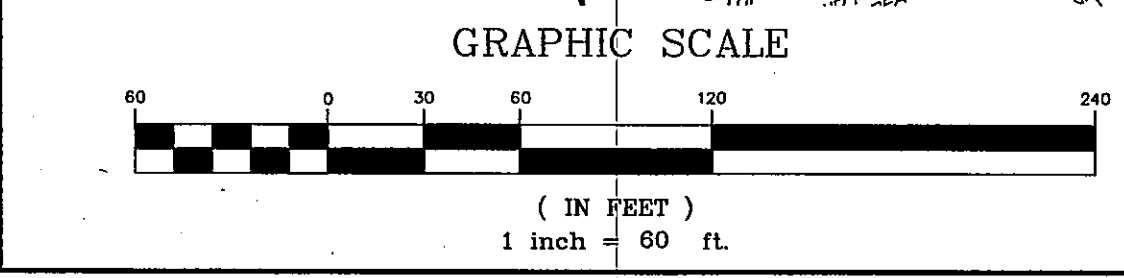
SHEET 8 OF 9 SHEETS

A REPLAT OF A PART OF BLOCK 3, TRACTS 2, 15 AND 16, TOGETHER WITH A PORTION OF BLOCK 4, TRACTS 8 THROUGH 15 (INCLUSIVE), SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, TOGETHER WITH A PORTION OF BLOCK 1, TRACTS 1, 3, 4, 5 AND 6, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5 AT PAGE 43 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



WETLANDS LINE TABLE

LINE	LENGTH	BEARING
L119	20.52	S52°57'23"W
L120	34.24	S78°19'36"W
L121	50.03	S06°36'42"W
L122	45.04	S63°33'43"W
L123	52.57	S53°15'40"W
L124	80.65	S10°17'53"E
L125	74.68	S10°03'31"E
L126	80.57	S72°06'44"E
L127	84.82	S76°53'15"E
L128	55.60	S52°49'53"E
L129	67.54	S35°09'51"E
L130	70.27	S60°22'13"E
L131	44.70	NTT°15'00"E
L132	51.17	NTT°40'10"E
L133	155.82	N13°52'24"E
L134	56.43	S37°52'56"E
L135	41.36	N45°39'20"E
L136	30.44	S73°37'49"E
L137	44.99	S42°53'37"E
L138	31.56	S04°55'39"E
L139	56.46	S31°04'15"W
L140	71.76	S06°51'04"W
L141	61.36	S18°51'00"W
L142	83.97	S49°08'11"W
L143	44.46	S27°21'02"E
L144	36.75	S45°32'35"E
L145	52.62	NTT°02'46"E
L146	82.04	NTT°58'42"E
L147	20.86	NTT°55'15"E
L148	51.03	S05°43'42"E



SEE SHEET 9 OF 9

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CITY DEVELOPMENT NO. : 4497.2

SEE SHEET 7 OF 9

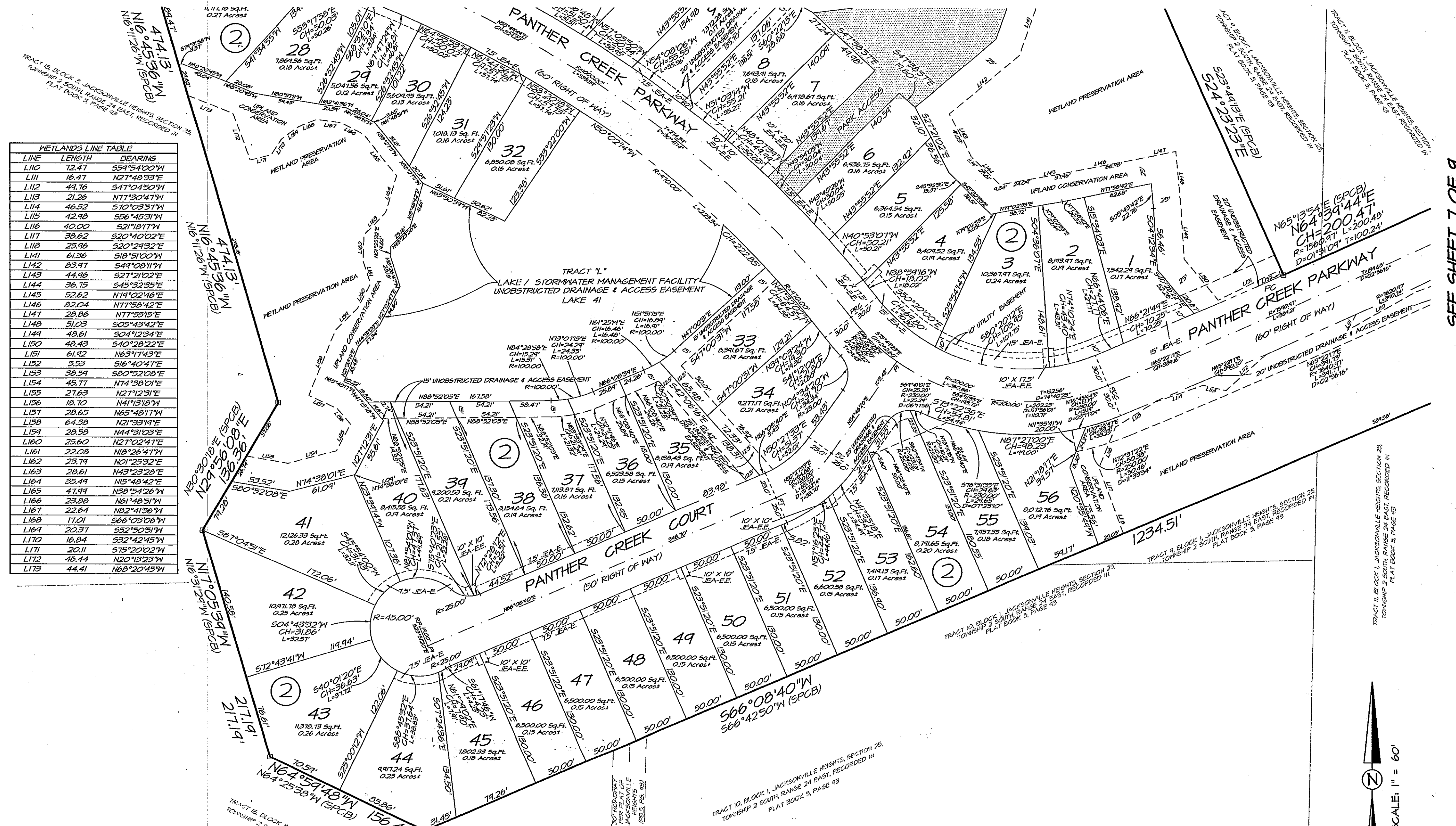
PANTHER CREEK PHASE ONE

PLAT BOOK 56 PAGE 15H

SHEET 9 OF 9 SHEETS

A REPLAT OF A PART OF BLOCK 3, TRACTS 2, 15 AND 16, TOGETHER WITH A PORTION OF BLOCK 4, TRACTS 8 THROUGH 15 (INCLUSIVE), SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, TOGETHER WITH A PORTION OF BLOCK 1, TRACTS 1, 3, 4, 5 AND 6, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5 AT PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SEE SHEET 8 OF 9

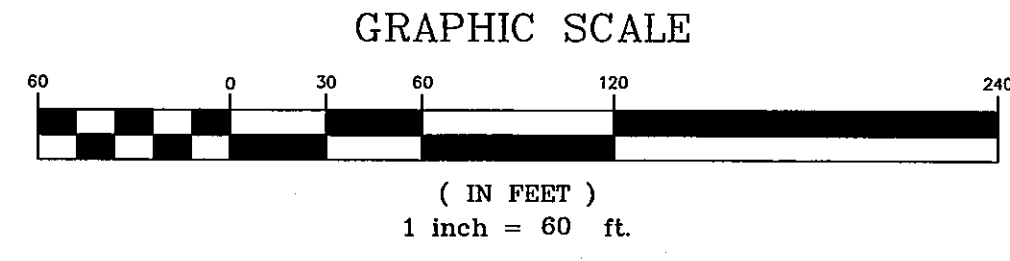
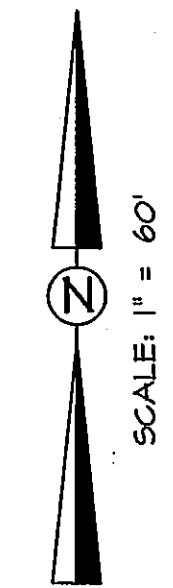


WETLANDS LINE TABLE

LINE	LENGTH	BEARING
L110	12.41	S54°54'00"W
L111	16.47	N27°48'33"E
L112	49.76	S47°04'50"W
L113	21.26	N77°30'47"W
L114	46.52	S70°03'57"W
L115	42.98	S56°45'31"W
L116	40.00	S21°18'17"W
L117	38.62	S20°40'02"E
L118	25.96	S20°24'32"E
L141	61.36	S18°51'00"W
L142	83.97	S49°08'11"W
L143	44.96	S27°21'02"E
L144	36.75	S45°32'35"E
L145	52.62	N74°02'46"E
L146	82.04	N77°58'42"E
L147	28.86	N77°55'15"E
L148	51.03	S05°43'42"E
L149	48.61	S04°12'34"E
L150	48.43	S40°28'22"E
L151	61.92	N63°17'43"E
L152	5.53	S16°40'47"E
L153	38.54	S80°52'08"E
L154	45.77	N74°38'01"E
L155	27.63	N27°12'31"E
L156	18.70	N41°13'18"W
L157	28.65	N65°48'17"W
L158	64.38	N21°33'19"E
L159	28.58	N44°31'03"E
L160	25.60	N27°02'47"W
L161	22.08	N18°26'47"W
L162	23.79	N01°25'32"E
L163	28.61	N43°23'28"E
L164	35.49	N15°48'42"E
L165	47.99	N38°54'26"W
L166	23.88	N61°48'51"W
L168	17.01	S66°03'06"W
L169	20.37	S52°50'51"W
L170	16.84	S32°42'45"W
L171	20.11	S75°20'02"W
L172	46.44	N20°13'23"W
L173	44.41	N68°20'45"W

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 CITY DEVELOPMENT NO. : 10077