

PANTHER CREEK PHASE TWO-A REPLAT 4 LOTS

A REPLAT OF LOTS 87, 101, 102, 103, AND A PORTION OF TRACT "D" OF PANTHER CREEK PHASE TWO-A, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGES 11 THROUGH 16 OF THE PUBLIC RECORDS OF DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA

PLAT BOOK 65 PAGE 82
SHEET 1 OF 2 SHEETS

Approved 10/22/09
Date

[Signature]
City Engineer

for Director of Public Works

Approved 10/22/09
Date

[Signature]
for General Counsel

CAPTION:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, BEING ALL OF LOT 87 AND A PORTION OF TRACT "D", PANTHER CREEK PHASE TWO-A, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGES 11 THROUGH 16 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF ROYAL DORNOCH DRIVE (A 50 FOOT RIGHT-OF-WAY) AND LIMERICK DRIVE (A 50 FOOT RIGHT-OF-WAY) AS SHOWN ON SAID PLAT OF PANTHER CREEK PHASE TWO-A; THENCE SOUTH 55°10'35" EAST, ALONG SAID CENTERLINE OF LIMERICK DRIVE, A DISTANCE OF 107.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT AS SHOWN ON SAID PLAT; THENCE NORTH 34°49'25" EAST, DEPARTING SAID CENTERLINE AND ALONG A RADIAL LINE, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LIMERICK DRIVE AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, AND ALONG AND AROUND SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°16'36", AN ARC DISTANCE OF 11.20 FEET, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 53°02'17" EAST, 11.19 FEET TO THE SOUTHWEST CORNER OF LOT 94 OF SAID PANTHER CREEK PHASE TWO-A; THENCE NORTH 47°08'19" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 94, A DISTANCE OF 123.25 FEET TO A COMMON CORNER OF LOTS 91, 92, 94 AND TRACT D; THENCE NORTH 00°49'57" EAST, ALONG THE EAST LINE OF LOT 91, A DISTANCE OF 60.30 FEET TO THE MOST SOUTHERLY CORNER OF LOT 90; THENCE NORTH 53°27'17" EAST, ALONG THE SOUTHEASTERLY LINE OF LOTS 88, 89 AND 90, A DISTANCE OF 158.31 FEET TO THE MOST EASTERLY CORNER OF LOT 88, SAID CORNER BEING THE POINT OF BEGINNING; THENCE NORTH 55°10'35" WEST, ALONG A COMMON LINE BETWEEN LOTS 87 AND 88 AS SHOWN ON SAID PLAT OF PANTHER CREEK PHASE TWO-A, A DISTANCE OF 120.00 FEET TO A COMMON CORNER BETWEEN LOTS 87 AND 88, SAID CORNER ALSO BEING A POINT ON A CURVE TO THE LEFT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROYAL DORNOCH DRIVE; SAID CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 395.00 FEET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG AND AROUND SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°57'23", AN ARC DISTANCE OF 61.75 FEET, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°40'06" EAST, 61.68 FEET TO THE MOST NORTHERLY CORNER OF LOT 87 AS SHOWN ON SAID PLAT; THENCE SOUTH 55°10'35" EAST, ALONG THE NORTHERLY LINE OF LOT 87 AND THE EXTENSION THEREOF, A DISTANCE OF 122.03 FEET; THENCE SOUTH 72°10'13" WEST, A DISTANCE OF 62.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,001 SQUARE FEET (0.14 ACRES), MORE OR LESS.

TOGETHER WITH:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND BEING ALL OF LOTS 101, 102, AND 103, AND A PORTION OF TRACT "D", PANTHER CREEK PHASE TWO-A, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGES 11 THROUGH 16 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF LIMERICK DRIVE (A 50 FOOT RIGHT-OF-WAY) AND LIMERICK COURT (A 50 FOOT RIGHT-OF-WAY) AS SHOWN ON SAID PLAT OF PANTHER CREEK PHASE TWO-A; THENCE SOUTH 82°33'44" WEST, ALONG THE CENTERLINE OF SAID LIMERICK DRIVE, A DISTANCE OF 10.09 FEET; THENCE NORTH 07°26'16" WEST, DEPARTING SAID CENTERLINE, A DISTANCE OF 25.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LIMERICK DRIVE AT A COMMON CORNER OF LOTS 100 AND 101 AS SHOWN ON SAID PLAT, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 07°26'16" WEST, ALONG A COMMON LINE BETWEEN LOTS 100 AND 101 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 117.23 FEET; THENCE NORTH 80°26'54" EAST, A DISTANCE OF 151.09 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 103, AS SHOWN ON SAID PLAT; THENCE SOUTH 07°26'16" EAST, ALONG SAID EXTENSION, AND CONTINUE ALONG THE EAST LINE OF SAID LOT 103, A DISTANCE OF 122.13 FEET TO A COMMON CORNER OF LOTS 103 AND 104, SAID CORNER BEING THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID LIMERICK DRIVE, SAID POINT BEING ON A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°17'17", AN ARC DISTANCE OF 5.80 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°55'05" WEST, 5.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 82°33'44" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 145.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 18119 SQUARE FEET (0.42 ACRES), MORE OR LESS.

NOTICE:

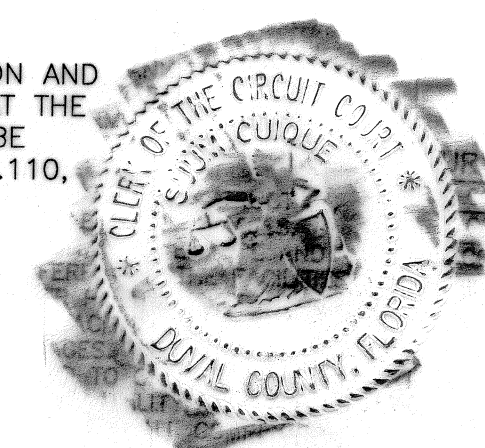
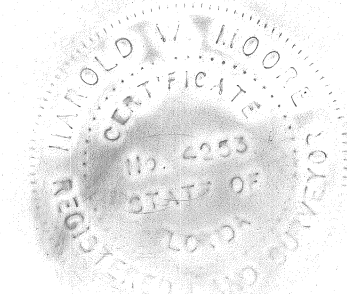
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SURVEYOR'S 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 177, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., CHAPTER 61G17-6.003 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 22nd DAY OF JULY, 2009.

[Signature]
HAROLD W. MOORE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4253
MOORE SURVEYING AND DESIGN, INC.



ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT PANTHER CREEK GOLF CLUB, 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 PANTHER CREEK PHASE TWO-A REPLAT 4 LOTS, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. FIDELITY BANK, A GEORGIA BANKING CORPORATION, IS THE HOLDER OF THE MORTGAGE ON SAID LANDS RECORDED AT OFFICIAL RECORDS BOOK 14803, PAGE 730, IN THE PUBLIC RECORDS OF DUVAL COUNTY AND HEREBY JOINS AND CONSENTS TO THE DEDICATION CONTAINED HEREON AND SUBORDINATES ITS MORTGAGE TO SAID DEDICATION. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

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 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 29 DAY OF SEPTEMBER, 2009.

PANTHER CREEK GOLF CLUB, INC.

WITNESS *[Signature]*
PRINT NAME G. ROSS McWILLIAMS R. KENT CURLEY, PRESIDENT
PANTHER CREEK GOLF CLUB, INC.

WITNESS *[Signature]*
PRINT NAME DEBORAH D. BARBER

STATE OF FLORIDA
COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF SEPTEMBER, 2009 BY R. KENT CURLEY, PRESIDENT OF PANTHER CREEK GOLF CLUB, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

[Signature]
NOTARY PUBLIC, MY COMMISSION EXPIRES: 2-5-2012
STATE OF FLORIDA AT LARGE



FIDELITY BANK, A GEORGIA BANKING CORPORATION:

WITNESS *[Signature]*
PRINT NAME DEBORAH D. BARBER G. ROSS McWILLIAMS
SENIOR VICE PRESIDENT, FIDELITY BANK, A GEORGIA BANKING CORPORATION

WITNESS *[Signature]*
PRINT NAME R. KENT CURLEY

STATE OF FLORIDA
COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF SEPTEMBER, 2009 BY G. ROSS McWILLIAMS, SENIOR VICE PRESIDENT OF FIDELITY BANK, A GEORGIA BANKING CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

[Signature]
NOTARY PUBLIC, MY COMMISSION EXPIRES: 2-5-2012
STATE OF FLORIDA AT LARGE



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 10th DAY OF OCTOBER, 2009.

[Signature]
JOEY V. DUNCAN
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE: 200 925 8798

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 65, PAGES 82-83 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED THIS 27 DAY OF OCTOBER, 2009.

[Signature] *[Signature]*
JIM E. FULLER, CLERK BY: JUAN MARSHALL, DEPUTY CLERK

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 22 DAY OF OCTOBER, 2009.

[Signature]
W. MONROE HAZEN, PLS
PROFESSIONAL LAND SURVEYOR NO. 3398

P.S.D. No.: 2000-052
CITY DEVELOPMENT No.: 4997.010

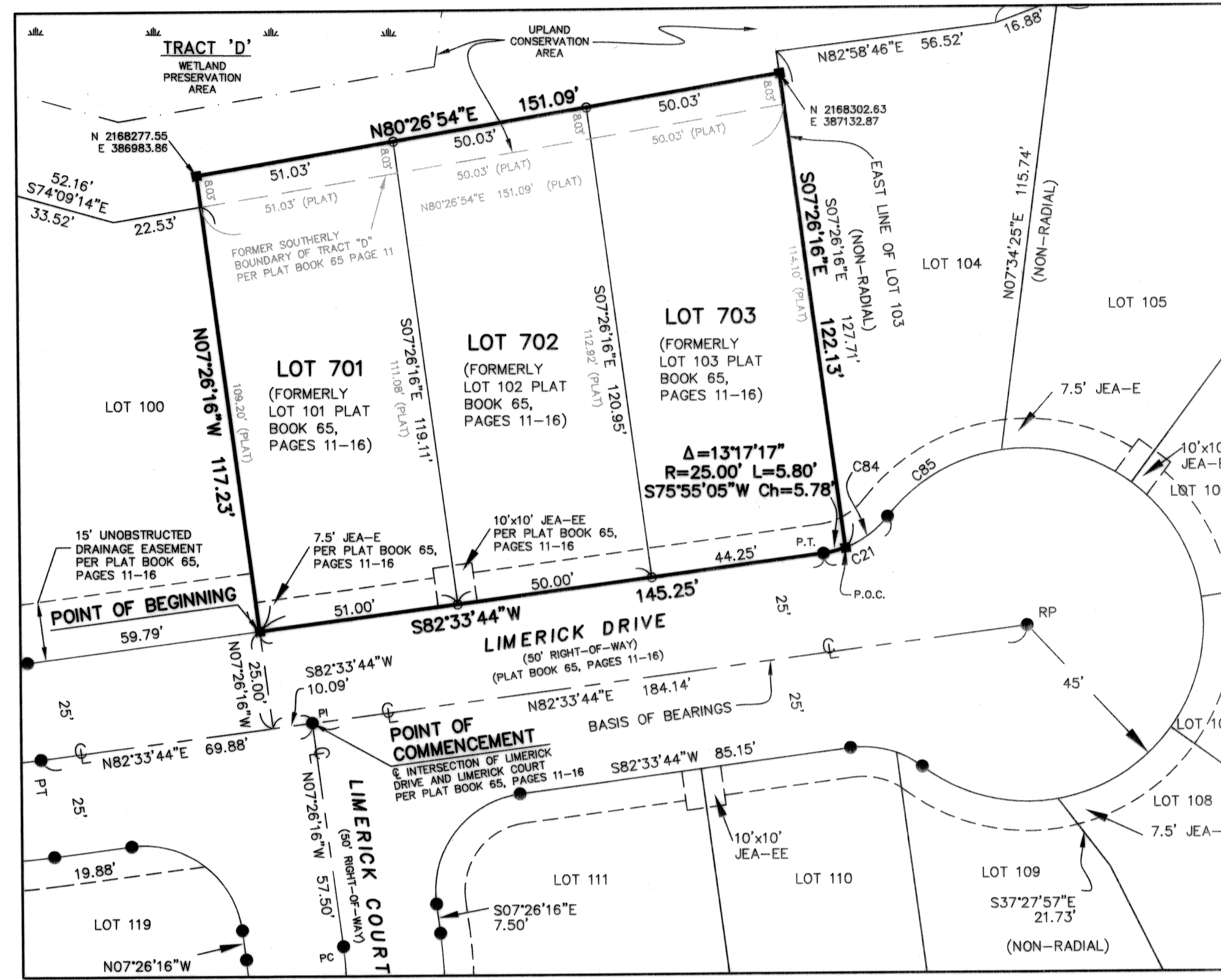
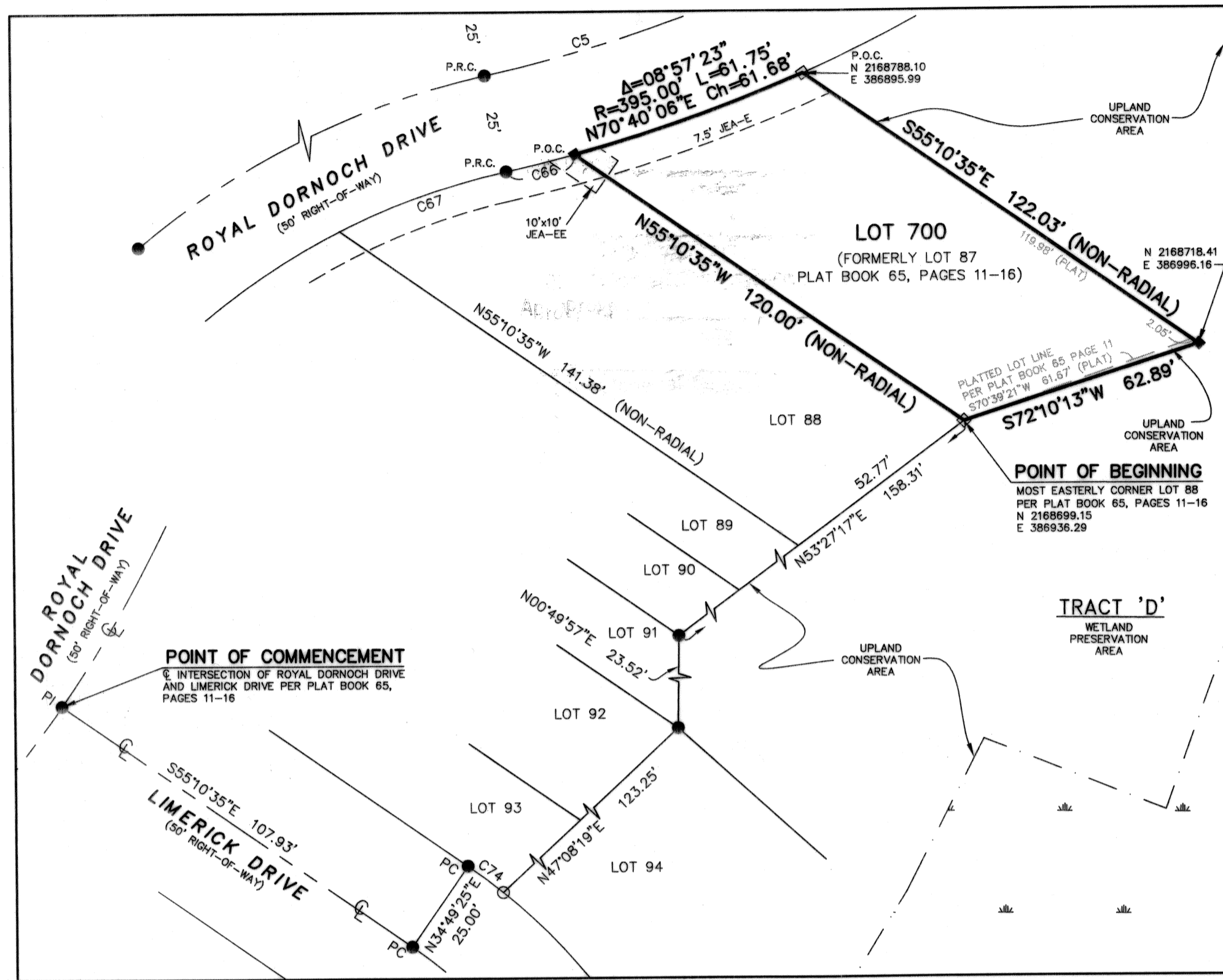
MOORE SURVEYING & DESIGN, INC.
SURVEYING BUSINESS NUMBER 8794
SURVEYING AND MAPPING • GPS SERVICES
CONSTRUCTION LAYOUT • AS BUILTS
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5288 HIGHWAY AVENUE, JACKSONVILLE, FLORIDA 32254

MSD FILE NO. 76/10-1
MSD PROJECT NO. 2457.07
MSD DRAWING NO. 2457.07-REPLAT-87-101-102-103

PANTHER CREEK PHASE TWO-A REPLAT 4 LOTS

A REPLAT OF LOTS 87, 101, 102, 103, AND A PORTION OF TRACT "D" OF PANTHER CREEK PHASE TWO-A, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGES 11 THROUGH 16 OF THE PUBLIC RECORDS OF DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA

PLAT BOOK 65 PAGE 83
SHEET 2 OF 2 SHEETS



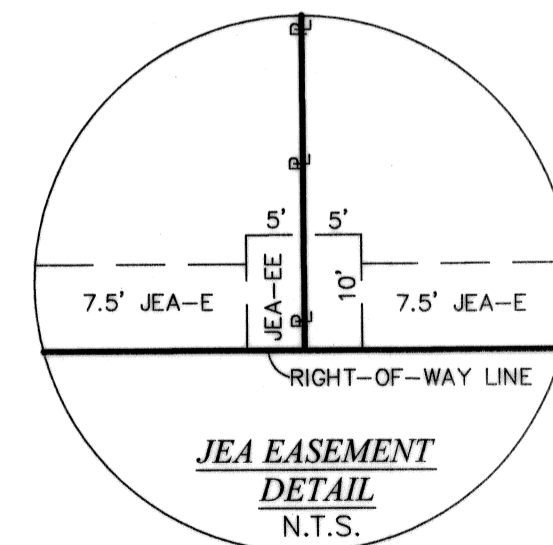
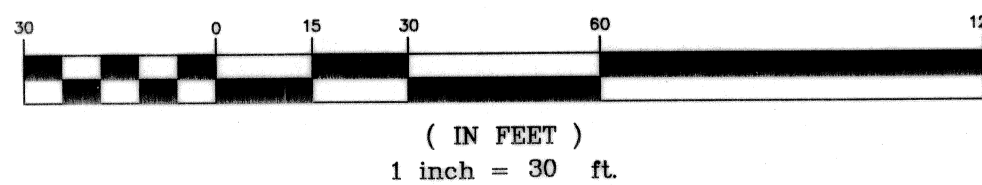
GENERAL NOTES:

- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0050 E, DATED AUGUST 15, 1989.
- COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983/CORS NAD83(CORS) STATE PLANE, FLORIDA EAST ZONE (0901), U.S. FEET.
- BEARINGS SHOWN THUS N00°00'00"E ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83(CORS) WITH A BEARING OF N82°33'44"E ON THE MONUMENTED CENTERLINE (AS SHOWN HEREON) OF LIMERICK DRIVE, PANTHER CREEK PHASE TWO-A, PLAT BOOK 65, PAGES 11-16, OF THE CURRENT RECORDS OF DUVAL COUNTY, FLORIDA.
- BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT = TWENTY FEET
REAR = TWENTY FEET
SIDE = FIVE FEET
- TRACT "D" IS SUBJECT TO A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 13754, PAGE 2225.
- (PLAT) REFERS TO PANTHER CREEK PHASE TWO-A, PLAT BOOK 65, PAGE 11, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- ALL RIGHT-OF-WAYS AND EASEMENTS WERE DEDICATED BY THE ADOPTION AND DEDICATION OF PANTHER CREEK, PHASE TWO-A, PLAT BOOK 65, PAGE 11, AND ARE SHOWN HEREON FOR REFERENCE ONLY.
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF JEA IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. "JEA-EE" DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY 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 REPLACEMENT OF SUCH ITEMS.
- ALL PLATTED UTILITY EASEMENTS SHALL 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 SERVICE 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND:

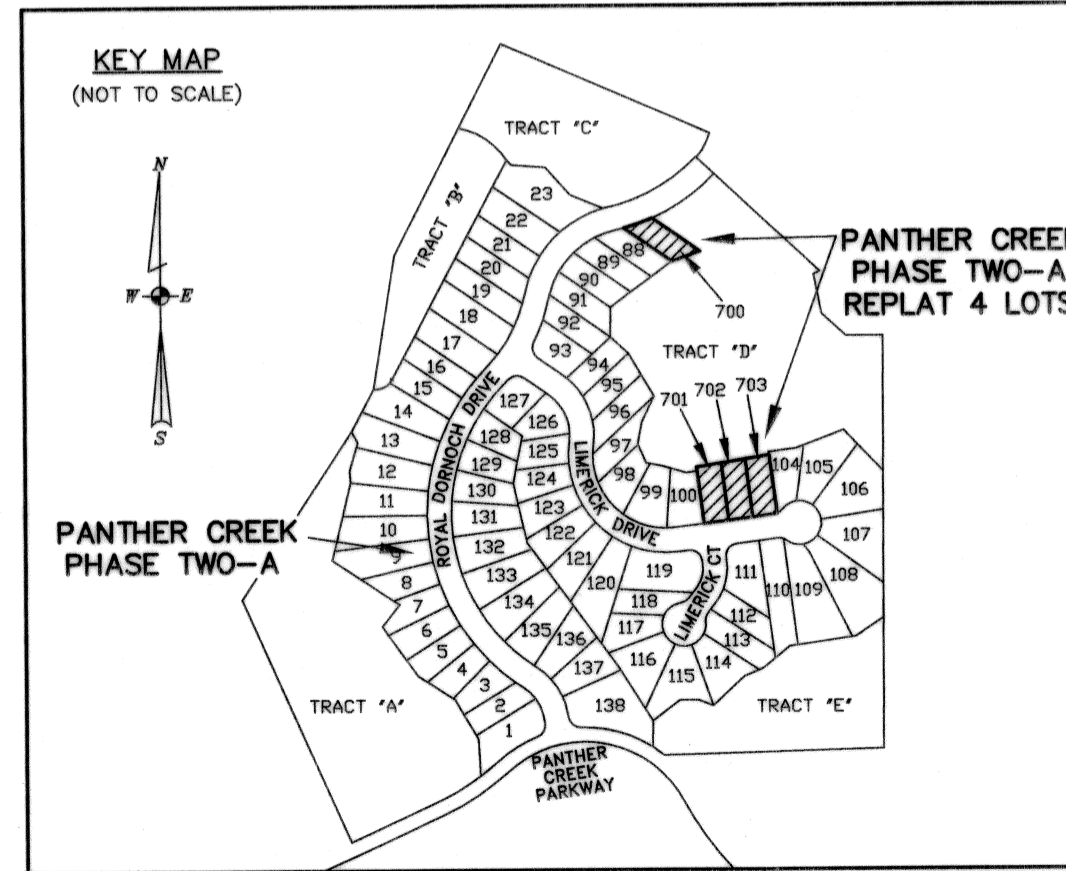
- P.O.C. = POINT ON CURVE
 CL = CENTERLINE
 CH = CHORD DISTANCE
 CB = CHORD BEARING
 Δ = DELTA/CENTRAL ANGLE
 L = ARC LENGTH
 M = MEASURED DISTANCE
 P = PLAT DISTANCE
 PC = POINT OF CURVATURE
 PCC = POINT OF COMPOUND CURVATURE
 PCP = PERMANENT CONTROL POINT
 PRC = POINT OF REVERSE CURVATURE
 PI = POINT OF INTERSECTION
 PRM = PERMANENT REFERENCE MONUMENT
 PT = POINT OF TANGENCY
 RP = RADIUS POINT
- = FOUND 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 6794" UNLESS OTHERWISE NOTED.
 = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 6794" UNLESS OTHERWISE NOTED.
 = PERMANENT CONTROL POINT
 = FOUND MAG NAIL W/ WASHER STAMPED "P.C.P. LB 6794" OR FOUND 1/2" REBAR W/ CAP STAMPED "LB 6794"

GRAPHIC SCALE



CURVE	BEARING	CHORD	ARC LENGTH	RADIUS	DELTA
C5	N60°27'41"E	219.91'	223.28'	370.00'	34°34'32"
C21	N60°21'16"E	18.90'	19.38'	25.00'	44°24'55"
C66	N76°26'53"E	17.94'	17.94'	395.00'	2°36'09"
C74	N53°02'17"W	11.19'	11.20'	150.00'	4°16'36"
C67	S70°33'24"W	45.07'	45.19'	180.00'	14°23'06"
C84	N53°42'38"E	13.42'	13.58'	25.00'	31°07'38"
C85	S60°11'18"W	33.78'	34.62'	45.00'	44°05'00"

*NOTE: CURVE NUMBERS ARE FROM PLAT OF PANTHER CREEK PHASE TWO-A. CURVE INFORMATION IN THIS TABLE IS SHOWN HEREON FOR REFERENCE ONLY.



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