

Panther Creek Phase Two-B

PLAT BOOK 66 PAGE 108

A REPLAT OF A PORTION OF TRACTS 10, 11, 12, 13 AND 14, BLOCK 1, AND A PORTION OF TRACTS 4, 5 AND 6, BLOCK 4, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 1 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF TRACTS 10, 11, 12, 13 AND 14, BLOCK 1 AND A PORTION OF TRACTS 4, 5, AND 6, BLOCK 4, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF PANTHER CREEK PHASE 2A, AS RECORDED IN PLAT BOOK 65, PAGES 11 THROUGH 16, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND EASTERLY, ALONG THE NORTHERLY LINE OF SAID PANTHER CREEK PHASE 2A, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1, SOUTH 68°35'42" EAST, 467.45 FEET; TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 2, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 67.85 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°22'46" WEST, 57.29 FEET; COURSE NO. 3, SOUTH 46°49'35" EAST, 344.85 FEET; COURSE NO. 4, SOUTH 60°37'22" WEST, 14.18 FEET; COURSE NO. 5, SOUTH 11°24'07" EAST, 81.87 FEET; COURSE NO. 6, SOUTH 47°32'30" EAST, 66.70 FEET; COURSE NO. 7, SOUTH 89°48'21" EAST, 73.52 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10952, PAGE 1149 OF SAID CURRENT PUBLIC RECORDS, ALSO BEING THE WESTERLY LINE OF TRACT 3, SAID BLOCK 4, JACKSONVILLE HEIGHTS; THENCE NORTH 00°25'58" EAST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF SAID CURRENT PUBLIC RECORDS, 712.26 FEET TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8662, PAGE 1247, ALSO BEING THE NORTHERLY LINE OF SAID TRACT 3; THENCE NORTH 88°38'39" EAST, ALONG LAST SAID LINE, 331.75 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16035, PAGE 741, OF SAID CURRENT PUBLIC RECORDS, ALSO BEING THE WESTERLY LINE OF TRACT 16, SAID BLOCK 1, JACKSONVILLE HEIGHTS; THENCE NORTH 00°28'31" EAST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF TRACT 15, SAID BLOCK 1, JACKSONVILLE HEIGHTS, 1299.28 FEET; THENCE SOUTH 78°03'17" WEST, 569.90 FEET; THENCE SOUTH 55°17'22" WEST, 859.99 FEET; THENCE SOUTH 14°26'44" WEST, 408.47 FEET; THENCE SOUTH 23°18'07" EAST, 169.72 FEET; THENCE SOUTH 33°56'45" EAST, 308.94 FEET, TO THE POINT OF BEGINNING.

CONTAINING 38.39 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PANTHER CREEK GOLF CLUB, INC., A FLORIDA CORPORATION, HERINAFTER REFERRED TO AS THE "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS PANTHER CREEK PHASE 2-B, 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 DRIVES, COURTS, UNOBSTRUCTED DRAINAGE EASEMENTS AND UNOBSTRUCTED ACCESS EASEMENTS, IF ANY, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS, PRIVATE UTILITY EASEMENTS, ACCESS EASEMENTS, NON-ACCESS LANDSCAPE EASEMENTS AND CONSERVATION EASEMENTS, SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS 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:

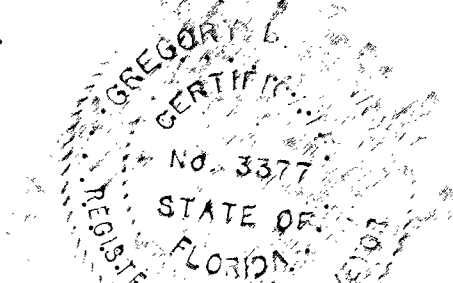
- THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (DRIVES AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM ALL (DRIVES), FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS 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 LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJOINING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE MAINTENANCE OF SAID LAKES AND TREATMENT SYSTEMS.
- 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 OWNER 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 UNOBSTRUCTED DRAINAGE EASEMENTS AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

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 REQUIREMENTS OF FLORIDA STATUTE CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091 F.S., CHAPTER 67B17-6-0031(2) F.A.C. AND SECTION 654.110 ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED THE 5TH DAY OF SEPTEMBER A.D., 2013.

Gregory B. Clary
GREGORY B. CLARY
REGISTERED LAND SURVEYOR NO. 3377



ADOPTION AND DEDICATION (CONTINUED)

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 DAMAGES ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN PANTHER CREEK PHASE TWO-B. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER, AND SHALL BE SUBJECT TO IT.

TRACTS F, G AND H (CONSERVATION/PRESERVATION) SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, 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 THE INSTALLATION, MAINTENANCE, AND USE OF SURFACE OR SUBSURFACE WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS 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.

IN WITNESS WHEREOF, PANTHER CREEK GOLF CLUB, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 4TH DAY OF SEPTEMBER 2013.

PANTHER CREEK GOLF CLUB, INC., A FLORIDA CORPORATION

Witness: *Gregory E. Matosina*
Print Name: Gregory E. Matosina
Witness: *Kathy Williford*
Print Name: Kathy Williford

By: *R. Kent Curley*
R. Kent Curley
President



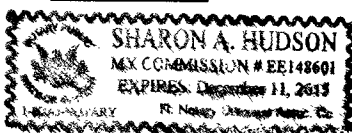
NOTARY FOR PANTHER CREEK GOLF CLUB, INC.

The foregoing instrument was acknowledged before me this 4TH day of September 2013, 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.

Sharon A. Hudson
Notary Public
State of Florida at Large

12/11/15
My Commission Expires:
Serial No.

Print Name: Sharon A. Hudson



CONSENT AND JOINDER TO PLAT DEDICATION

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 9929, page 2056 of the Public Records of Duval County, Florida, and all modifications thereto ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

FIDELITY NATIONAL BANK, N.A.

Signed in the presence of:

Witness: *Gregory E. Matosina*
Print Name: Gregory E. Matosina
Witness: *Kathy Williford*
Print Name: Kathy Williford

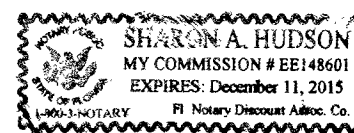
By: *G. Ross McWilliams*
G. Ross McWilliams
Senior Vice President



NOTARY FOR FIDELITY NATIONAL BANK, N.A.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5TH day of September 2013, by G. Ross McWilliams, the Senior Vice President of Fidelity National Bank, N.A., a National Banking Association, on behalf of the Mortgage holder. Such person is personally known to me or produced _____ as identification.



Sharon A. Hudson
(Notary Signature)

(NOTARY SEAL)

P.S.D. NO. : 34859
CITY DEVELOPMENT NO. : 8388.014

CLERK'S CERTIFICATION

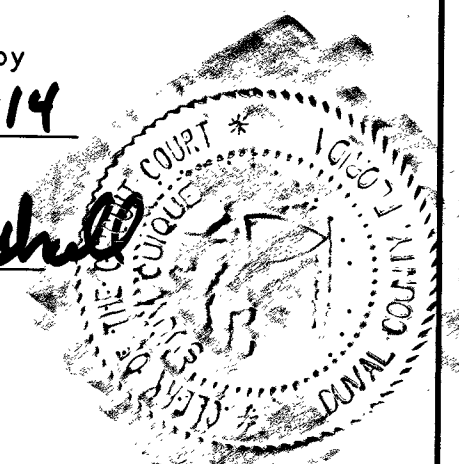
This is to certify that this plat has been examined and approved by the City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 66, Pages 108-114 of the Public Records of Duval County, Florida.

Signed _____ day of September, 2013.

Ronnie Fussell
RONNIE FUSSELL
Clerk of Circuit Court

2013232861

108-114



APPROVED FOR THE RECORD

This is to certify that the above plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, of the Ordinance Code.

By: *James M. Robinson, P.E.*
JAMES M. ROBINSON, P.E.
Director of Public Works

9/9/13
Date

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 09 DAY OF SEPTEMBER 2013.

Danny S. Wheeler, PSM
DANNY S. WHEELER, PSM
PROFESSIONAL LAND SURVEYOR NUMBER 6902

Approved 9/9/13
William J. Brooks
City Engineer
for Director of Public Works
Approved Sept. 9, 2013
Date
John Z. Brooks
for General Counsel

REVIEWS

OFFICE: *MTN*
FIELD:

CHECKED BY

DRAFT: *MTN*
CLOSURES/DATA: *MTN*
COVER SHEET: *MTN*
PRMS: 10961-21-3



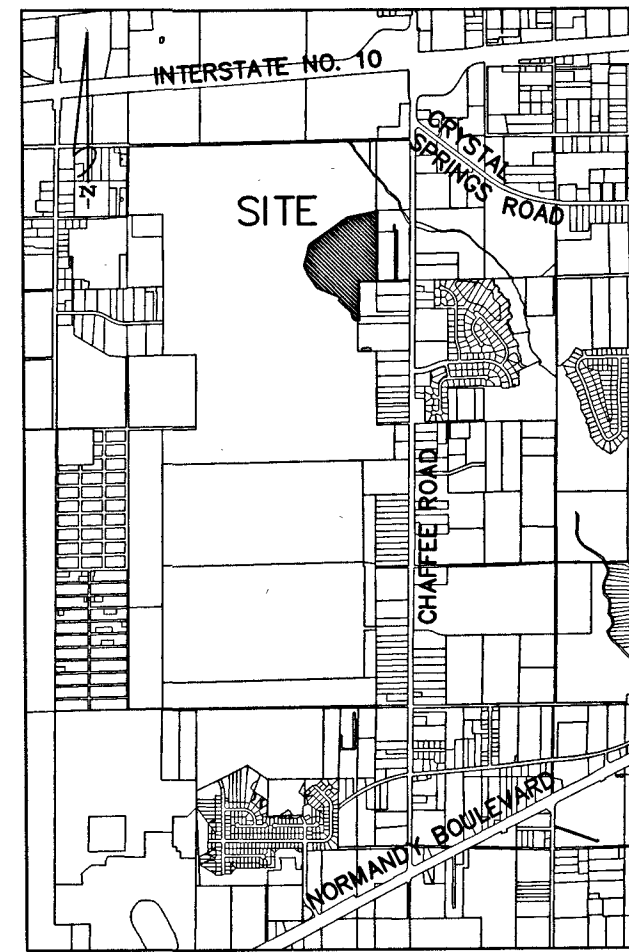
Panther Creek Phase Two-B

A REPLAT OF A PORTION OF TRACTS 10, 11, 12, 13 AND 14, BLOCK 1, AND A PORTION OF TRACTS 4, 5 AND 6, BLOCK 4,
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST,
AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 66 PAGE 109

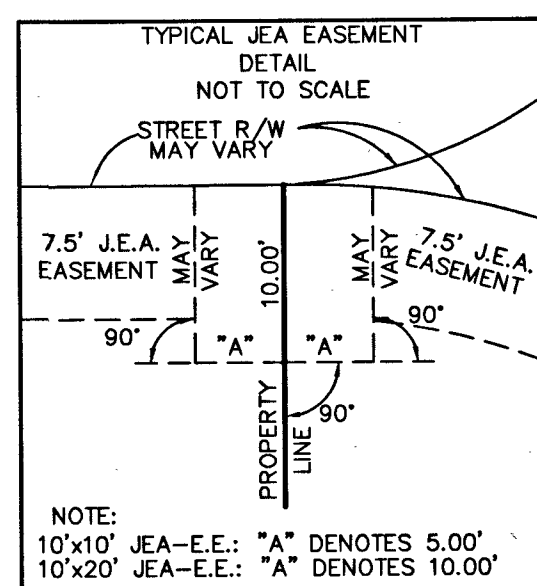
SHEET 2 OF 7 SHEETS
63 LOTS, 3 TRACTS IN THIS UNIT

VICINITY MAP
(NOT TO SCALE)



Legend

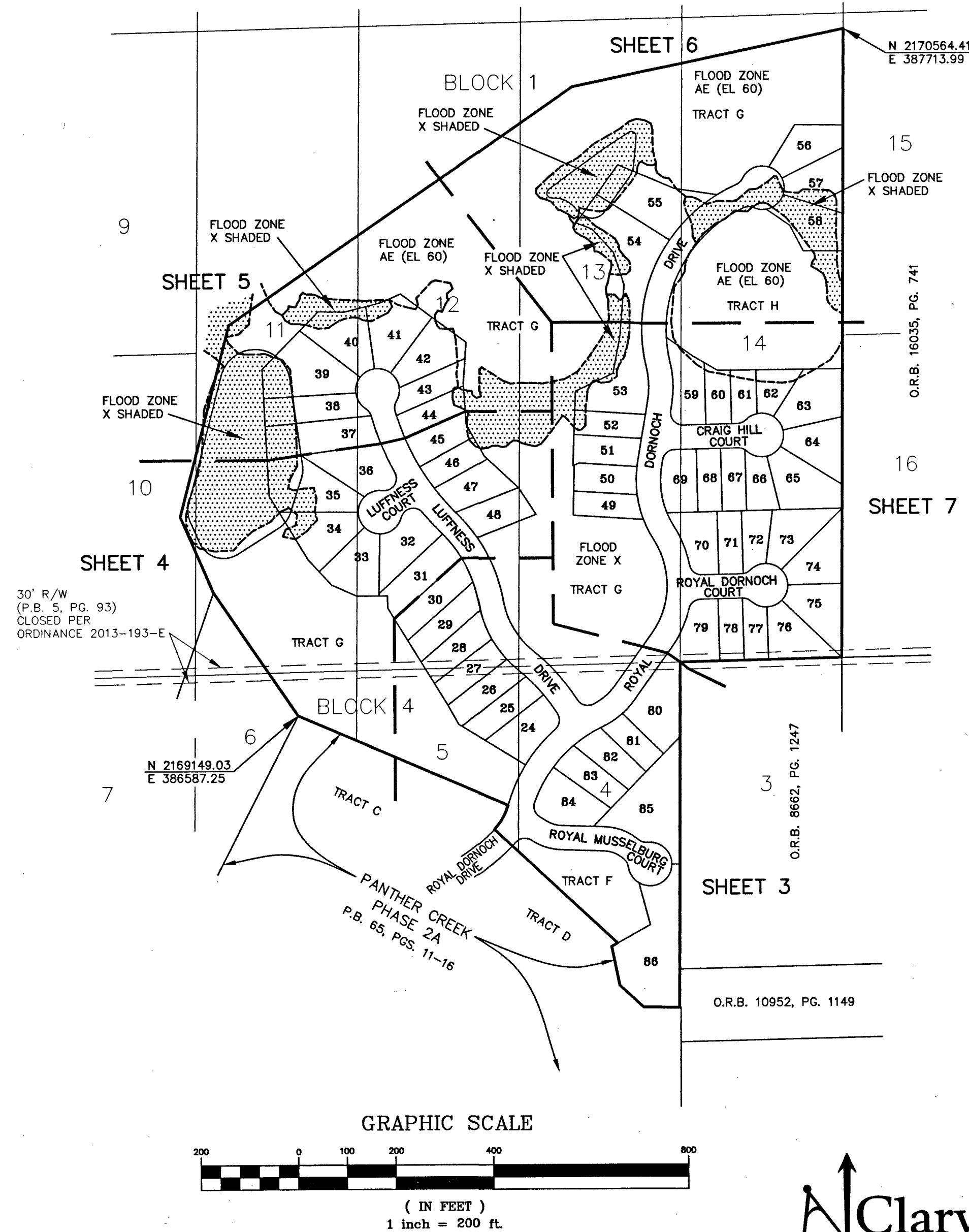
- R/W = RIGHT-OF-WAY
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S) = PAGE(S)
- A = ARC LENGTH
- R = RADIUS
- CH = CHORD
- Δ = DELTA
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVE
- C4 = TABULATED CURVE DATA
- RDL = RADIAL LINE
- C = CENTERLINE
- R.P. = RADIUS POINT
- A.T.B. = APPROXIMATE TOP OF BANK
- W.J.L. = WETLAND JURISDICTIONAL LINE
- = PERMANENT CONTROL POINT
NAIL IN DISK STAMPED "P.C.P. LB 3731"
- = SET 4"x 4" PERMANENT REFERENCE MONUMENT
STAMPED "P.R.M. LB 3731"
(OR 1/2" IRON PIPE 4 FOOT LONG AS
ALTERNATIVE MONUMENTATION)
- = FOUND 4"x 4" PERMANENT REFERENCE MONUMENT
- JEA-E. = JACKSONVILLE ELECTRIC AUTHORITY
EASEMENT
- JEA-E.E. = JACKSONVILLE ELECTRIC AUTHORITY
EQUIPMENT EASEMENT



General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY BOUNDARY OF PANTHER CREEK PHASE 2A AS N68°35'42"W, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. N 2168544.98 E 387368.78 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983/1990 NGS ADJUSTMENT. (US FEET)
3. 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. (FLORIDA STATUTE 177.091)
4. JACKSONVILLE HEIGHTS RIGHT-OF-WAY (P.B. 5, PG. 93, CLOSED PER ORDINANCE 2013-193-E) SHOWN ON PLAT FOR INFORMATIONAL PURPOSES ONLY AND FOR THE PURPOSE OF COMPLYING WITH THE PROVISIONS OF F.S. 177.09(17)
5. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
6. THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
7. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE 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.
8. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
9. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
10. 'JEA-E.E.' 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.
11. 'JEA-E.' DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE 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.
12. THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT. THE LIMITS ARE FROM TOP OF BANK TO TOP OF BANK OF EACH STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT.
13. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
14. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X," "X (SHADED)" AND "AE (EL 60)," AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0340, SUFFIX H, DATED JUNE 3, 2013. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR THE 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, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.

KEY MAP.



P.S.D. NO. : 34859
CITY DEVELOPMENT NO. : 8388.014



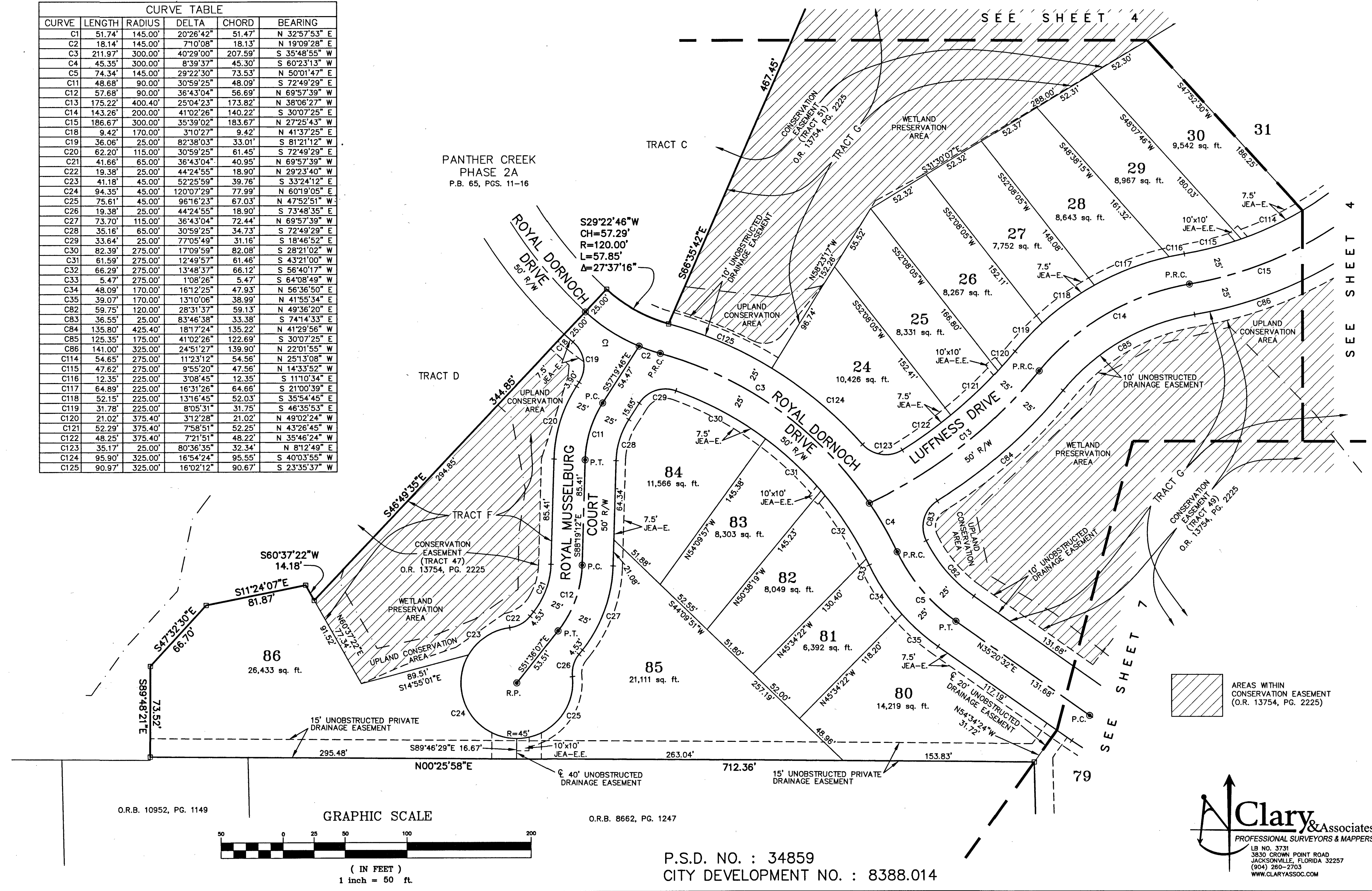
Panther Creek Phase Two-B

PLAT BOOK 66 PAGE 110

A REPLAT OF A PORTION OF TRACTS 10, 11, 12, 13 AND 14, BLOCK 1, AND A PORTION OF TRACTS 4, 5 AND 6, BLOCK 4, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 3 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	51.74'	145.00'	20°28'42"	51.47'	N 32°57'53" E
C2	18.14'	145.00'	71°08'	18.13'	N 19°09'28" E
C3	211.97'	300.00'	40°29'00"	207.59'	S 35°48'56" W
C4	45.35'	300.00'	8°39'37"	45.30'	S 60°23'13" W
C5	74.34'	145.00'	29°22'30"	73.53'	N 50°01'47" E
C11	48.68'	90.00'	30°59'25"	48.09'	S 72°49'29" E
C12	57.68'	90.00'	36°43'04"	56.69'	N 69°57'39" W
C13	175.22'	400.40'	25°04'23"	173.82'	N 38°06'27" W
C14	143.26'	200.00'	41°02'26"	140.22'	S 30°07'25" E
C15	186.67'	300.00'	35°39'02"	183.67'	N 27°25'43" W
C18	9.42'	170.00'	3°10'27"	9.42'	N 41°37'25" E
C19	36.06'	25.00'	82°38'03"	33.01'	S 81°21'12" W
C20	62.20'	115.00'	30°59'25"	61.45'	S 72°49'29" E
C21	41.66'	65.00'	36°43'04"	40.95'	N 69°57'39" W
C22	19.38'	25.00'	44°24'55"	18.90'	N 29°23'40" W
C23	41.18'	45.00'	52°25'59"	39.76'	S 33°24'12" E
C24	94.35'	45.00'	120°07'29"	77.99'	N 60°19'05" E
C25	75.61'	45.00'	96°16'23"	67.03'	N 47°52'51" W
C26	19.38'	25.00'	44°24'55"	18.90'	S 73°48'35" E
C27	73.70'	115.00'	36°43'04"	72.44'	N 69°57'39" W
C28	35.16'	65.00'	30°59'25"	34.73'	S 72°49'29" E
C29	33.64'	25.00'	77°05'49"	31.16'	S 18°46'52" E
C30	82.39'	275.00'	17°09'59"	82.08'	S 23°21'02" W
C31	61.59'	275.00'	12°49'57"	61.46'	S 43°21'00" W
C32	66.29'	275.00'	13°48'37"	66.12'	S 56°40'17" W
C33	5.47'	275.00'	1°08'26"	5.47'	S 64°08'49" W
C34	48.09'	170.00'	16°12'25"	47.93'	N 56°36'50" E
C35	39.07'	170.00'	13°10'06"	38.99'	N 41°55'34" E
C82	59.75'	120.00'	28°31'37"	59.13'	N 49°36'20" E
C83	36.55'	25.00'	83°46'38"	33.38'	S 74°14'33" E
C84	135.80'	425.40'	18°17'24"	135.22'	N 41°29'56" E
C85	125.35'	175.00'	41°02'26"	122.69'	S 30°07'25" E
C86	141.00'	325.00'	24°51'27"	139.90'	N 22°01'55" W
C114	54.65'	275.00'	11°23'12"	54.56'	N 25°13'08" W
C115	47.62'	275.00'	9°55'20"	47.56'	N 14°33'52" W
C116	12.35'	225.00'	3°08'45"	12.35'	S 11°10'34" E
C117	64.89'	225.00'	16°31'26"	64.66'	S 21°00'39" E
C118	52.15'	225.00'	13°16'45"	52.03'	S 35°54'45" E
C119	31.78'	225.00'	8°05'31"	31.75'	S 46°35'53" E
C120	21.02'	375.40'	3°12'28"	21.02'	N 49°02'24" W
C121	52.29'	375.40'	7°58'51"	52.25'	N 43°26'45" W
C122	48.25'	375.40'	7°21'51"	48.22'	N 35°46'24" W
C123	35.17'	25.00'	80°36'35"	32.34'	N 81°24'49" E
C124	95.90'	325.00'	16°54'24"	95.55'	S 40°03'55" W
C125	90.97'	325.00'	16°02'12"	90.67'	S 23°35'37" W



O.R.B. 10952, PG. 1149

GRAPHIC SCALE

O.R.B. 8662, PG. 1247

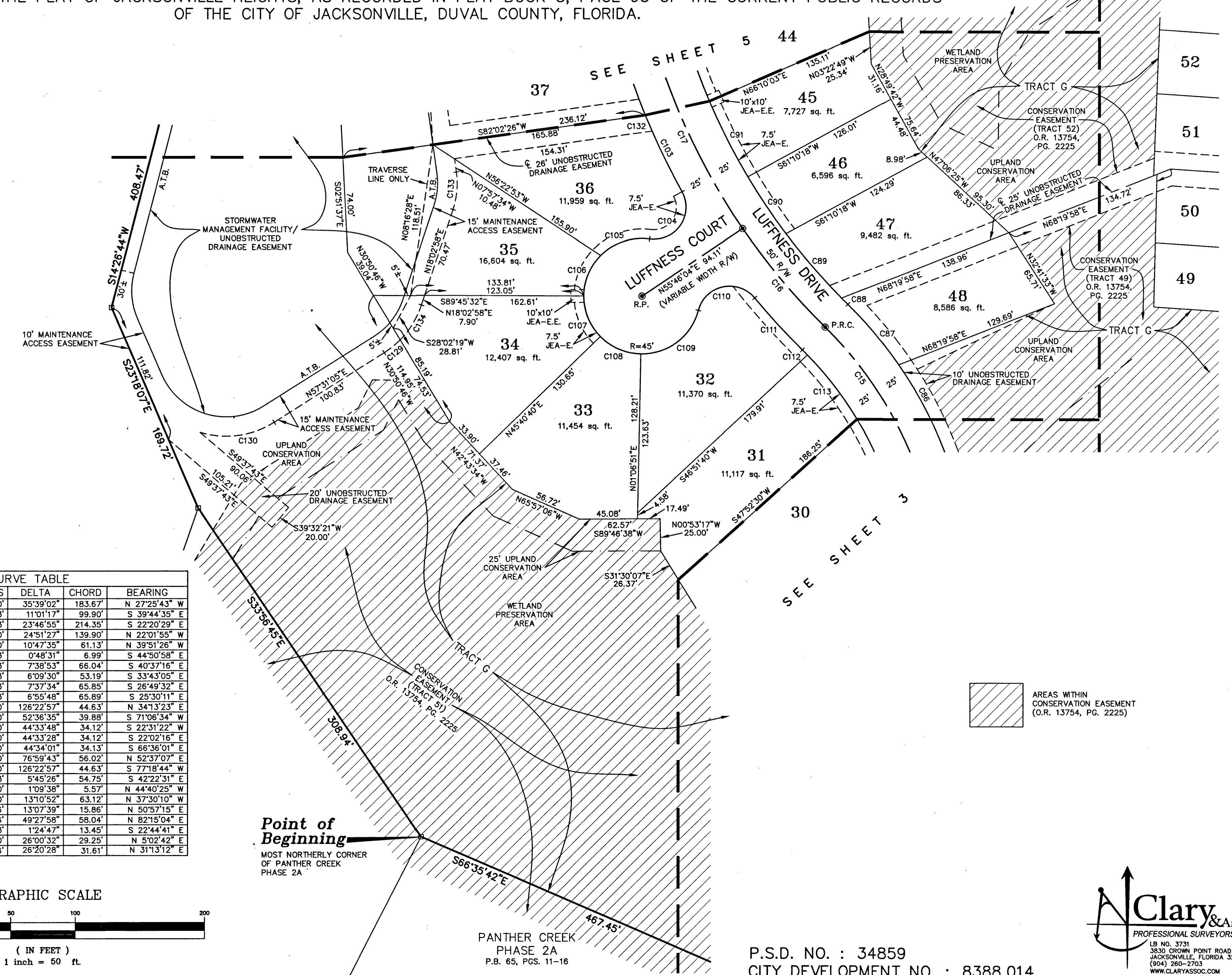
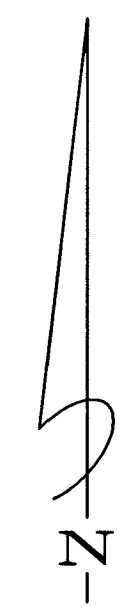
P.S.D. NO. : 34859
CITY DEVELOPMENT NO. : 8388.014

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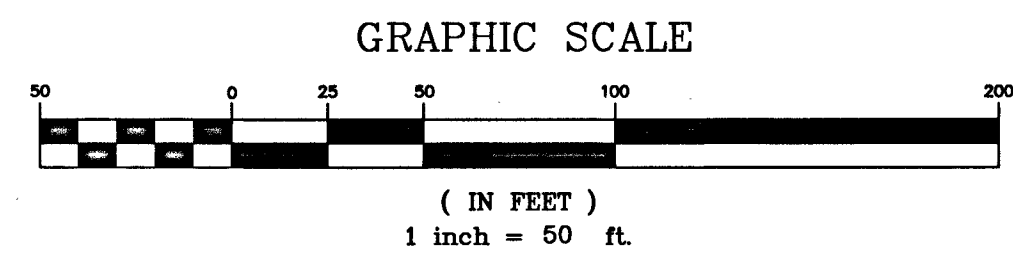
Panther Creek Phase Two-B

A REPLAT OF A PORTION OF TRACTS 10, 11, 12, 13 AND 14, BLOCK 1, AND A PORTION OF TRACTS 4, 5 AND 6, BLOCK 4, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 4 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C15	186.67'	300.00'	35°39'02"	183.67'	N 27°25'43" W
C16	100.05'	520.13'	11°01'17"	99.90'	S 39°44'35" E
C17	215.89'	520.13'	23°46'55"	214.35'	S 22°20'29" E
C86	141.00'	325.00'	24°51'27"	139.90'	N 22°01'55" W
C87	61.22'	325.00'	10°47'35"	61.13'	N 39°51'26" W
C88	6.99'	495.13'	0°48'31"	6.99'	S 44°50'58" E
C89	66.09'	495.13'	7°38'53"	66.04'	S 40°37'16" E
C90	53.22'	495.13'	6°09'30"	53.19'	S 33°43'05" E
C91	65.90'	495.13'	7°37'34"	65.85'	S 26°49'32" E
C103	65.93'	545.13'	6°55'48"	65.89'	S 25°30'11" E
C104	55.14'	25.00'	126°22'57"	44.63'	N 34°13'23" E
C105	41.32'	45.00'	52°38'35"	39.88'	S 71°08'34" W
C106	35.00'	45.00'	44°33'48"	34.12'	S 22°31'22" W
C107	35.00'	45.00'	44°33'28"	34.12'	S 22°02'16" E
C108	35.00'	45.00'	44°34'01"	34.13'	S 66°36'01" E
C109	60.47'	45.00'	76°59'43"	56.02'	N 52°37'07" E
C110	55.14'	25.00'	126°22'57"	44.63'	S 77°18'44" W
C111	54.78'	545.13'	5°45'26"	54.75'	S 42°22'31" E
C112	5.57'	275.00'	1°09'38"	5.57'	N 44°40'25" W
C113	63.26'	275.00'	13°10'52"	63.12'	N 37°30'10" W
C129	15.89'	69.36'	13°07'39"	15.86'	N 50°57'15" E
C130	59.88'	69.36'	49°27'58"	58.04'	N 82°15'04" E
C132	13.45'	545.13'	1°24'47"	13.45'	S 22°44'41" E
C133	29.51'	65.00'	28°00'32"	29.25'	N 5°02'42" E
C134	31.89'	69.36'	26°20'28"	31.61'	N 31°13'12" E



Point of Beginning
MOST NORTHERLY CORNER OF PANTHER CREEK PHASE 2A

PANTHER CREEK PHASE 2A
P.B. 65, PGS. 11-16

P.S.D. NO. : 34859
CITY DEVELOPMENT NO. : 8388.014



SEE SHEET 7

SEE SHEET 3

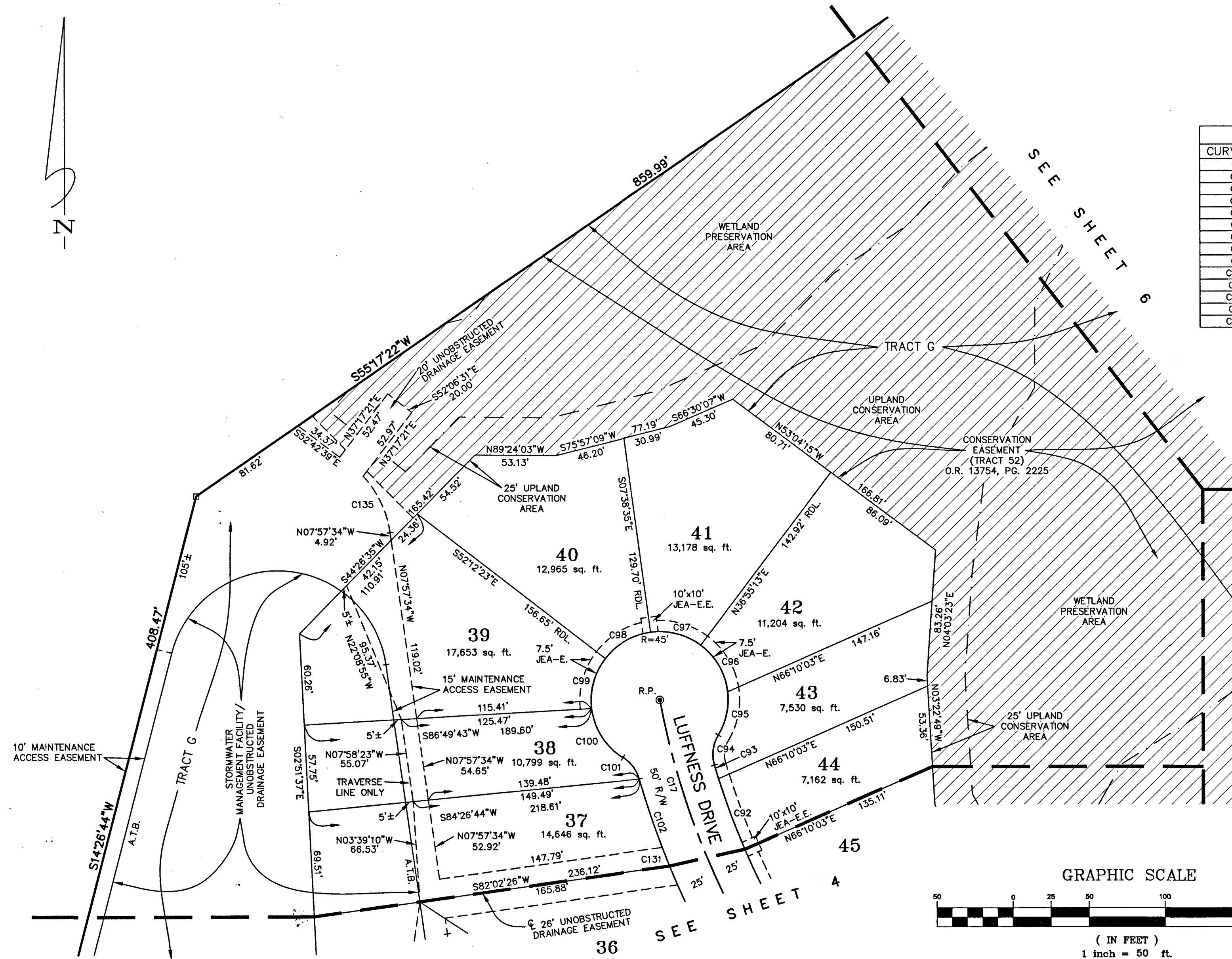
SEE SHEET 5 44

Panther Creek Phase Two-B

A REPLAT OF A PORTION OF TRACTS 10, 11, 12, 13 AND 14, BLOCK 1, AND A PORTION OF TRACTS 4, 5 AND 6, BLOCK 4,
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST,
AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

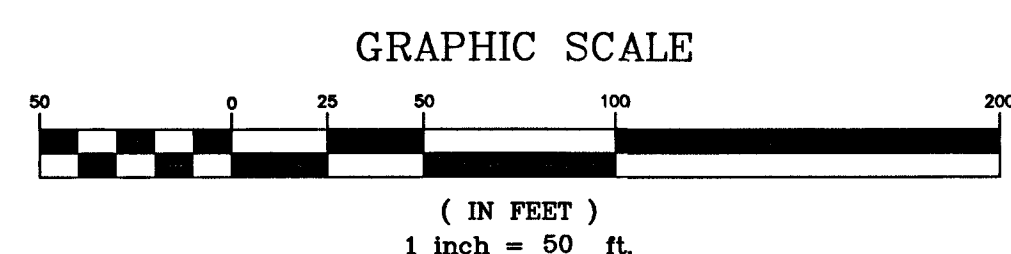
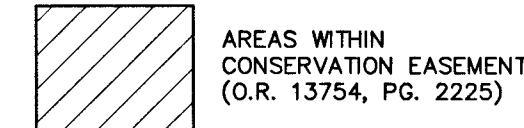
PLAT BOOK 66 PAGE 112

SHEET 5 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

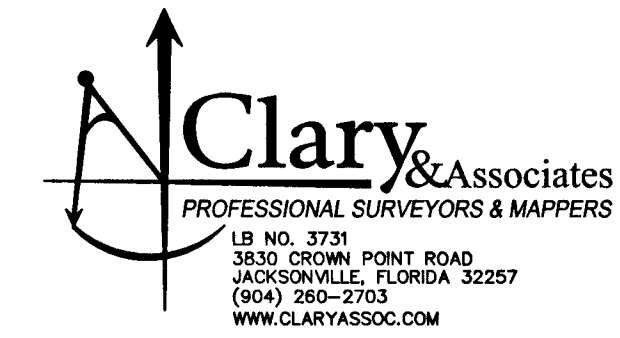


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C17	215.89'	520.13'	23°46'55"	214.35'	S 22°20'29" E
C92	50.13'	495.13'	5°48'02"	50.11'	S 20°06'44" E
C93	9.36'	495.13'	1°04'58"	9.36'	S 16°40'13" E
C94	20.65'	25.00'	47°19'35"	20.07'	S 7°32'03" W
C95	29.72'	45.00'	37°50'43"	29.19'	N 12°16'29" E
C96	36.47'	45.00'	46°25'55"	35.48'	N 29°51'49" W
C97	35.00'	45.00'	44°33'48"	34.12'	N 75°21'41" W
C98	35.00'	45.00'	44°33'48"	34.12'	S 60°04'31" W
C99	35.00'	45.00'	44°33'48"	34.12'	S 15°30'43" W
C100	39.85'	45.00'	50°43'59"	38.56'	S 32°08'11" E
C101	18.28'	25.00'	41°53'47"	17.88'	N 36°33'17" W
C102	61.19'	545.13'	6°25'54"	61.16'	S 18°49'20" E
C131	13.36'	545.13'	1°24'16"	13.36'	S 21°20'09" E
C135	42.16'	70.00'	34°30'20"	41.52'	N 25°12'44" W

SEE SHEET 7



P.S.D. NO. : 34859
CITY DEVELOPMENT NO. : 8388.014

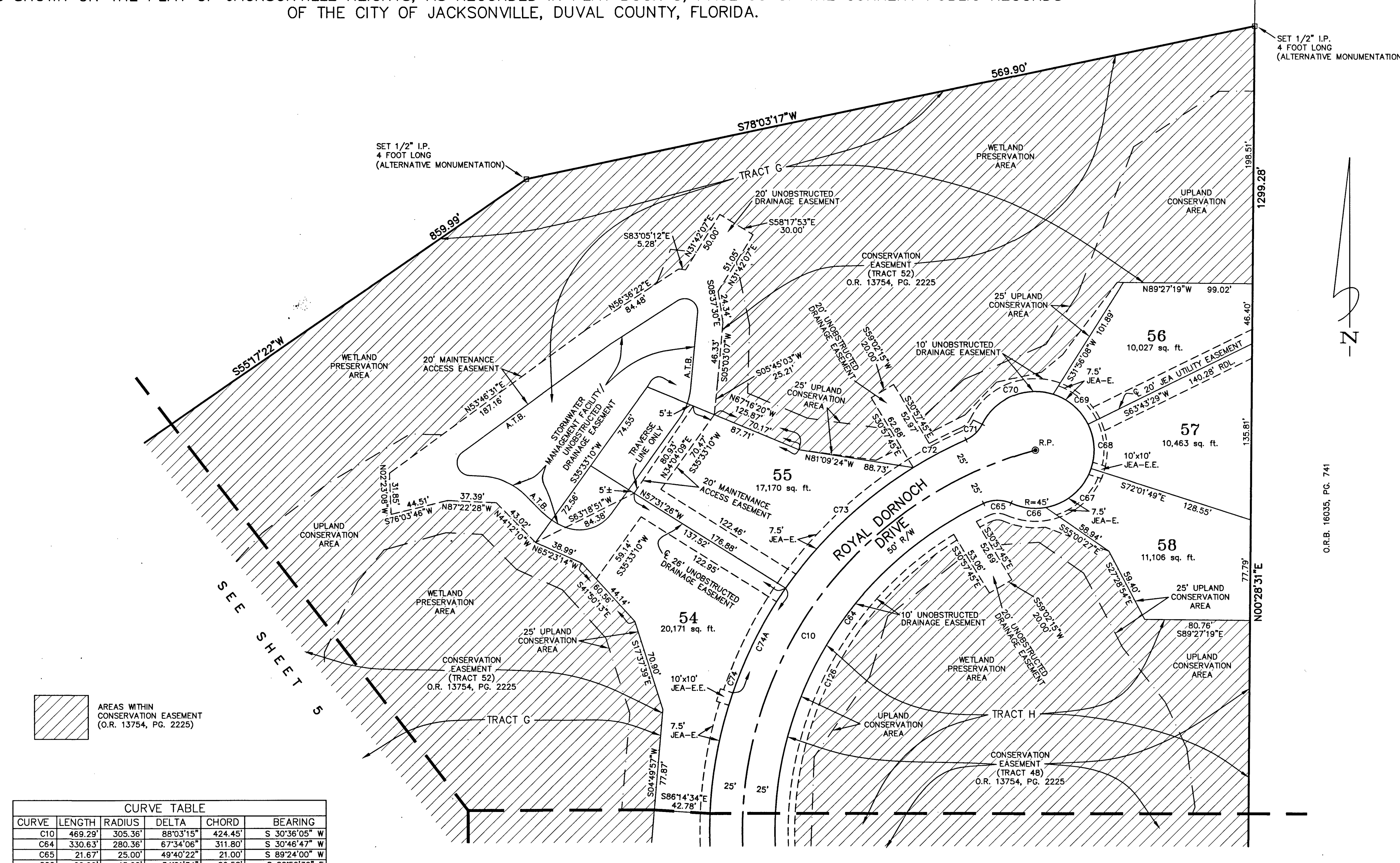


Panther Creek Phase Two-B

PLAT BOOK 66 PAGE 113

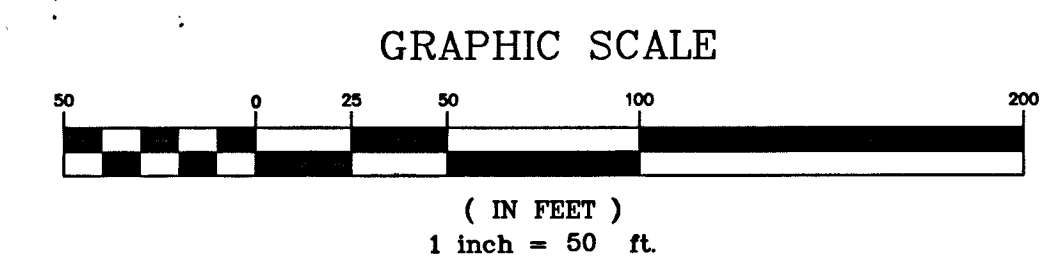
A REPLAT OF A PORTION OF TRACTS 10, 11, 12, 13 AND 14, BLOCK 1, AND A PORTION OF TRACTS 4, 5 AND 6, BLOCK 4,
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST,
AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 6 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



AREAS WITHIN CONSERVATION EASEMENT (O.R. 13754, PG. 2225)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C10	469.29'	305.36'	88°03'15"	424.45'	S 30°36'05" W
C64	330.63'	280.36'	67°34'06"	311.80'	S 30°46'47" W
C65	21.67'	25.00'	49°40'22"	21.00'	S 89°24'00" W
C66	26.99'	45.00'	34°21'34"	26.58'	S 82°56'36" E
C67	48.37'	45.00'	61°35'20"	46.08'	N 49°04'57" E
C68	35.00'	45.00'	44°33'48"	34.12'	N 3°59'37" W
C69	36.22'	45.00'	46°07'06"	35.25'	N 49°20'04" W
C70	64.26'	45.00'	81°49'09"	58.94'	S 66°41'48" W
C71	17.59'	25.00'	40°18'45"	17.23'	N 45°56'36" E
C72	45.70'	330.36'	7°55'32"	45.66'	S 62°08'13" W
C73	136.24'	330.36'	23°37'40"	135.27'	S 46°21'37" W
C74	185.23'	330.36'	32°07'30"	182.81'	S 18°29'01" W
C74A	90.16'	330.36'	15°38'12"	89.88'	S 26°43'41" W
C126	295.88'	270.36'	62°42'15"	281.34'	S 26°37'49" W



SEE SHEET 7

P.S.D. NO. : 34859
CITY DEVELOPMENT NO. : 8388.014

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4 FOOT LONG
(ALTERNATIVE MONUMENTATION)

O.R.B. 16035, PG. 741

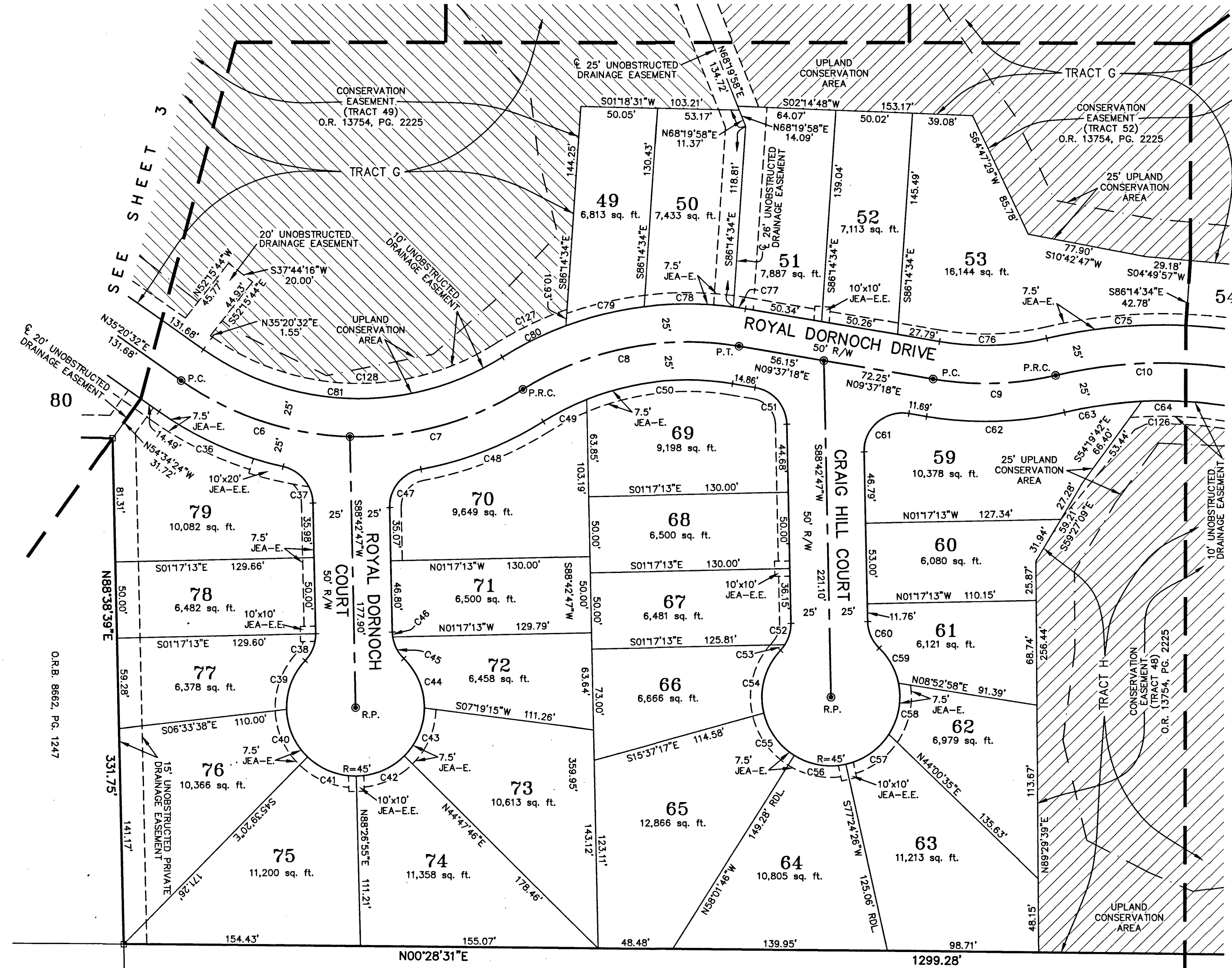
Panther Creek Phase Two-B

A REPLAT OF A PORTION OF TRACTS 10, 11, 12, 13 AND 14, BLOCK 1, AND A PORTION OF TRACTS 4, 5 AND 6, BLOCK 4, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 66 PAGE 114

SHEET 7 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

SEE SHEET 3 SEE SHEET 4 SEE SHEET 5



AREAS WITHIN CONSERVATION EASEMENT (O.R. 13754, PG. 2225)

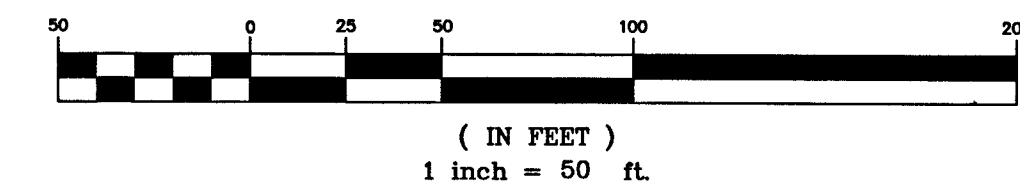
O.R.B. 16035, PG. 741

P.S.D. NO. : 34859
CITY DEVELOPMENT NO. : 8388.014

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C6	117.78'	200.00'	33°44'32"	116.09'	N 18°28'16" E
C7	118.83'	200.00'	34°02'30"	117.09'	N 15°25'15" W
C8	148.83'	200.00'	42°03'48"	143.55'	S 11°24'36" E
C9	80.45'	200.00'	23°02'51"	79.91'	N 1°54'03" W
C10	469.29'	305.36'	88°03'15"	424.45'	S 30°36'05" W
C36	89.24'	225.00'	22°43'31"	88.66'	N 2°58'46" E
C37	33.20'	25.00'	76°05'46"	30.82'	S 50°39'54" W
C38	19.38'	25.00'	44°24'55"	18.90'	N 69°04'46" W
C39	35.06'	45.00'	44°38'33"	34.18'	S 69°11'34" E
C40	35.00'	45.00'	44°33'26"	34.12'	N 66°12'26" E
C41	35.00'	45.00'	44°33'26"	34.12'	N 21°39'00" E
C42	35.01'	45.00'	44°34'23"	34.13'	N 22°54'54" W
C43	35.00'	45.00'	44°33'26"	34.12'	N 67°28'49" W
C44	38.08'	45.00'	45°56'37"	35.12'	S 67°16'10" W
C45	16.17'	25.00'	37°03'53"	15.89'	N 62°44'46" E
C46	3.21'	25.00'	72°10'2"	3.21'	N 85°02'16" E
C47	35.26'	25.00'	80°48'36"	32.41'	S 50°52'55" E
C48	86.26'	225.00'	21°57'53"	85.73'	N 21°27'33" W
C49	31.76'	175.00'	10°23'56"	31.72'	S 27°14'32" E
C50	96.71'	175.00'	31°39'52"	95.49'	S 61°23'38" E
C51	34.51'	25.00'	79°05'28"	31.83'	S 49°10'03" W
C52	14.68'	25.00'	33°39'00"	14.47'	N 74°27'43" W
C53	4.70'	25.00'	10°45'56"	4.69'	N 52°15'16" W
C54	44.45'	45.00'	56°35'40"	42.66'	S 75°10'08" E
C55	35.00'	45.00'	44°33'48"	34.12'	N 54°15'08" E
C56	35.00'	45.00'	44°33'48"	34.12'	N 9°41'20" E
C57	35.00'	45.00'	44°33'48"	34.12'	N 34°52'28" W
C58	35.00'	45.00'	44°33'48"	34.12'	N 79°26'17" W
C59	26.69'	45.00'	33°58'58"	26.30'	S 61°17'20" W
C60	19.38'	25.00'	44°24'55"	18.90'	N 66°30'19" E
C61	44.03'	25.00'	100°54'32"	38.56'	S 40°49'57" E
C62	90.51'	225.00'	23°02'51"	89.90'	N 1°54'07" W
C63	50.99'	280.36'	10°25'16"	50.92'	S 81°25'4" E
C64	330.63'	280.36'	67°34'06"	311.80'	S 30°46'47" W
C75	91.37'	330.36'	15°50'49"	91.08'	S 5°30'08" E
C76	70.39'	175.00'	23°02'51"	69.92'	N 1°54'07" W
C77	7.95'	225.00'	2°01'27"	7.95'	S 8°36'35" W
C78	58.28'	225.00'	14°50'24"	58.11'	S 01°04'40" W
C79	52.60'	225.00'	13°23'43"	52.48'	S 13°56'23" E
C80	46.35'	225.00'	11°48'15"	46.27'	S 26°32'22" E
C81	207.03'	175.00'	67°47'01"	195.17'	N 1°27'01" E
C126	295.88'	270.36'	62°42'15"	281.34'	S 26°37'49" W
C127	52.93'	235.00'	12°54'22"	52.82'	N 25°59'21" W
C128	195.20'	165.00'	67°47'01"	184.02'	N 1°27'01" E

SEE SHEET 6

GRAPHIC SCALE



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