

REGENCY CREEK

BEING A PORTION OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

TAXES PAID THRU 1997

PLAT BOOK 52 PAGE 11

SHEET 1 OF 4

CAPTION

PART OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 00° 35' 36" EAST ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 1590.25 FEET; THENCE NORTH 89° 47' 12" EAST LEAVING SAID SECTION LINE, A DISTANCE OF 135.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 47' 12" EAST, A DISTANCE OF 214.71 FEET; THENCE NORTH 00° 35' 36" WEST, A DISTANCE OF 11.69 FEET; THENCE NORTH 86° 45' 07" EAST, A DISTANCE OF 239.02 FEET; THENCE SOUTH 46° 56' 56" EAST, A DISTANCE OF 284.89 FEET; THENCE SOUTH 36° 16' 31" EAST, A DISTANCE OF 395.45 FEET; THENCE SOUTH 19° 19' 43" EAST, A DISTANCE OF 265.00 FEET; THENCE SOUTH 05° 23' 27" WEST ALONG A LINE, A DISTANCE OF 107.44 FEET, TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF REGENCY SQUARE BOULEVARD NORTH (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89° 43' 41" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 964.22 FEET; THENCE NORTH 00° 35' 36" WEST LEAVING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 848.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.78 ACRES MORE OR LESS.

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.

Jan G. Moore
DIRECTOR OF PUBLIC WORKS

July 15, 1998
DATE

Approved 6/30/98
Date

E. Hall
City Engineer

for Director of Public Works

Approved 7/13/98
Date

John R. ...
for General Counsel

CLERK'S CERTIFICATE 98-174936

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 52, PAGES 11 thru 11C OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THIS 10th DAY OF July A.D. 1998.

Henry W. Cook
HENRY W. COOK, CLERK OF THE CIRCUIT

Debra M. Leavitt
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177. SIGNED THIS 10th DAY OF JUNE A.D., 1998.

RICHARD P. CLARSON & ASSOCIATES, INC.
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396 2623

BY: Joe A. Hill, Jr.
JOSE A. HILL, JR.
REGISTERED LAND SURVEYOR
NO. 4487, STATE OF FLORIDA



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS REGENCY CREEK, 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, LANES, COURTS, EASEMENTS FOR DRAINAGE, UTILITIES AND ACCESS AND NON ACCESS EASEMENTS, EXCEPT ALL PRIVATE EASEMENTS AND CONSERVATION EASEMENTS WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AS SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKES/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- (1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS, AND ASSIGNS, TO DISCHARGE INTO SAID LAKES/STORMWATER MANAGEMENT FACILITIES, WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL (DRIVES, LANES AND COURTS AS NOTED ABOVE), HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (DRIVES, LANES AND COURTS), FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATER 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 DAMAGES, INJURIES, OR LOSSES 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 OWNERS, THEIR 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 ANY WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LAND 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 OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGE, 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 OR OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN REGENCY CREEK. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO ITSELF AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS, AND ALSO EASEMENTS OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS, AND ASSIGNS.

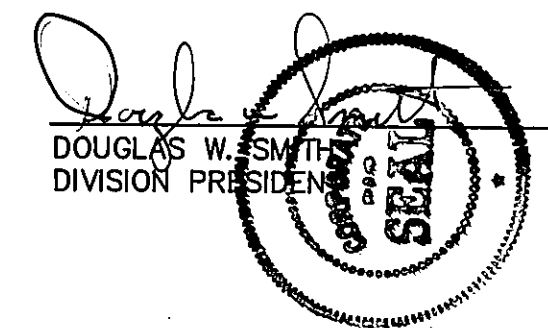
"THOSE EASEMENTS DESIGNATED AS "J.E.A.E.E." ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM."

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

IN WITNESS WHEREOF, CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AS GENERAL PARTNER OF CENTEX HOMES, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT AND SEAL AFFIXED, THIS 3rd DAY OF JUNE A.D., 1998.

Todd White
WITNESS

BY: CENTEX HOMES
CENTEX REAL ESTATE CORPORATION



TODD WHITE
PRINT NAME

Douglas W. Smith
DOUGLAS W. SMITH
DIVISION PRESIDENT

R. Norris Lachey
WITNESS

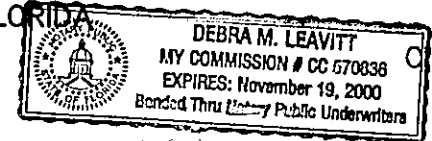
R. Norris Lachey
PRINT NAME

STATE OF FLORIDA COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF JUNE A.D., 1998, BY DOUGLAS W. SMITH, DIVISION PRESIDENT OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND GENERAL PARTNER OF CENTEX HOMES, ON BEHALF OF THE CORPORATION FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND THAT HE AFFIXED HERETO THE OFFICIAL SEAL OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

Debra M. Leavitt
(SIGN)
DEBRA M. LEAVITT
(PRINT NAME)

NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____

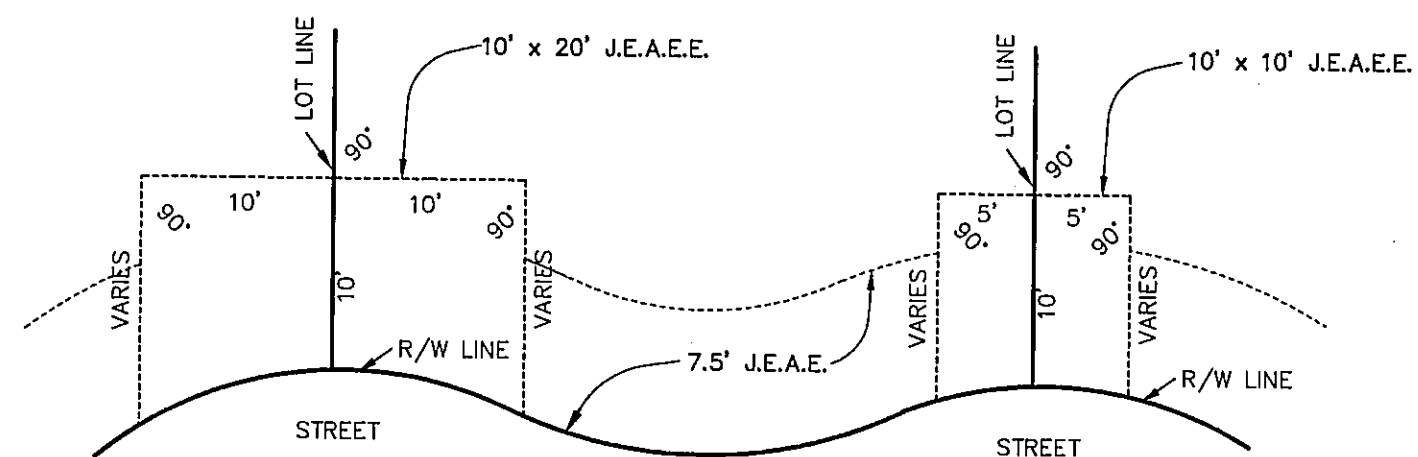


PSD # 97-004
CITY DEVELOPMENT # 3603.1

PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: 904-396-2623

REGENCY CREEK

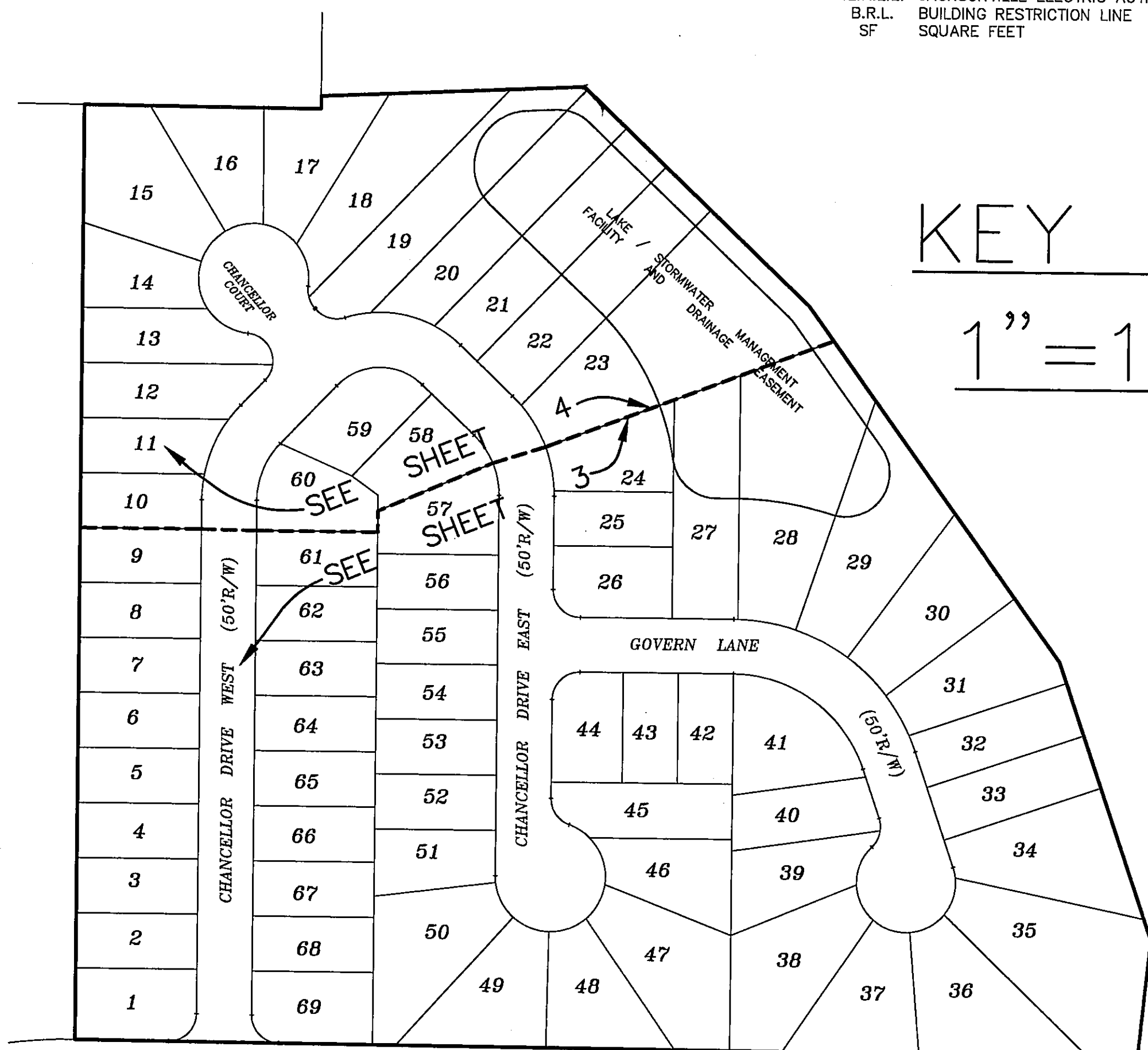
BEING A PORTION OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



(NOT TO SCALE)
TYPICAL J.E.A. EASEMENT DETAILS

LEGEND:

- SET 4" X 4" CONCRETE PERMANENT REFERENCE MONUMENT (NO.4487)
- PERMANENT CONTROL POINT (NO. 4487)
- C-7 CURVE NUMBER
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVE
- P.C.C. POINT OF COMPOUND CURVE
- (R) RADIAL LINE
- R RADIUS
- R.P. RADIUS POINT
- R/W RIGHT OF WAY
- P.U.D.E. PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
- O.R.V. OFFICIAL RECORDS VOLUME
- J.E.A.E. JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
- J.E.A.E.E. JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
- B.R.L. BUILDING RESTRICTION LINE
- SF SQUARE FEET

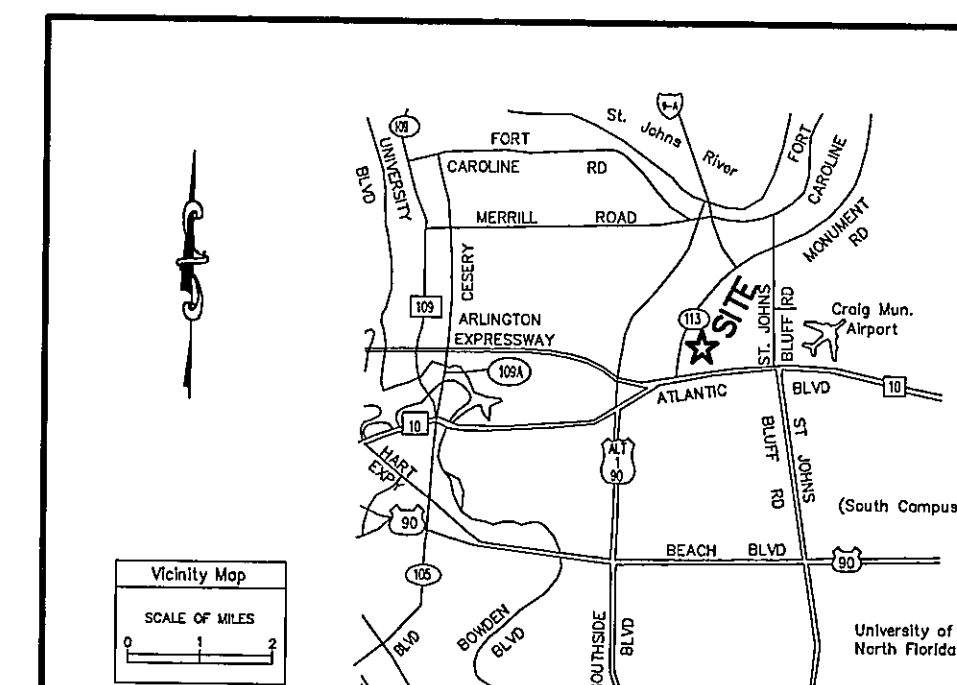


KEY MAP

1" = 100'

NOTES:

1. CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
2. "J.E.A.E." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE J.E.A.
3. "J.E.A.E." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE J.E.A. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE J.E.A. AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
4. 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FL.
5. BEARING REFERENCE: N 89°43'41" E FOR BEARING OF R/W LINE OF REGENCY SQUARE BOULEVARD NORTH PER DEED.
6. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN THE JURISDICTIONAL WETLANDS CONSERVATION EASEMENT AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF DUVAL COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLANDS CONSERVATION EASEMENT LINE MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
7. THE APPROXIMATE TOP OF BANK SHOWN HEREON IS THE PROPOSED BANK LINE ONLY AND IS NOT TO BE CONSTRUED AS AN ACTUAL AS-BUILT LOCATION.
8. 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.
9. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS ACCESS/UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
10. THE LANDS PLATTED HEREON ALL LIE WITHIN FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120077-0216E, DATED 8-15-89.



VICINITY MAP

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 13th DAY OF July, 1998.

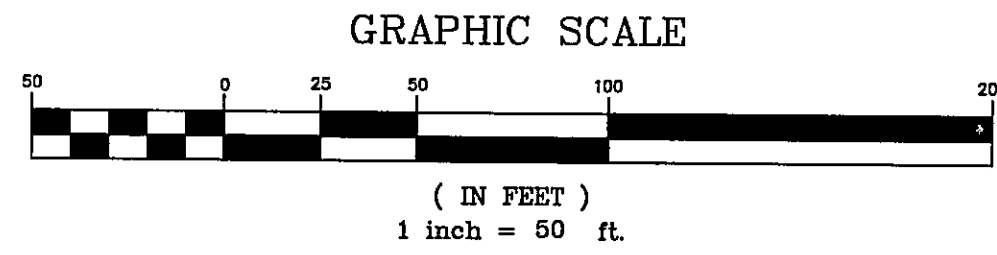
Glenn E. McGregor
GLENN E. MCGREGOR, PROFESSIONAL LAND SURVEYOR No. 4252, STATE OF FLORIDA

PSD # 97-004
CITY DEVELOPMENT # 3603.1

PREPARED BY:
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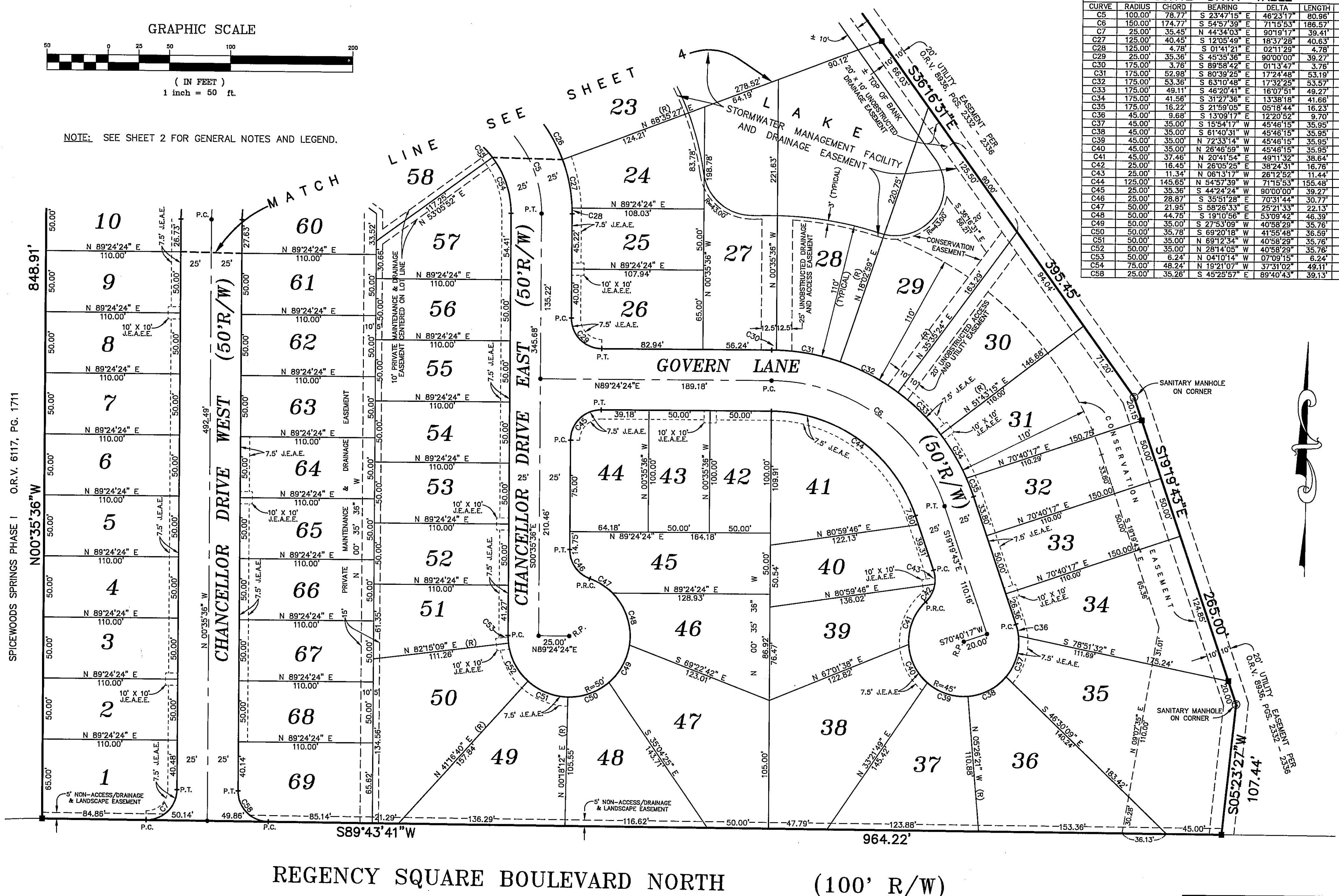
REGENCY CREEK

BEING A PORTION OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



NOTE: SEE SHEET 2 FOR GENERAL NOTES AND LEGEND.

CURVE	RADIUS	CHORD	BEARING	DELTA	LENGTH	TANGENT
C5	100.00'	78.77'	S 23°47'15" E	46°23'17"	80.96'	42.85'
C6	150.00'	174.77'	S 54°57'39" E	71°15'53"	186.57'	107.52'
C7	25.00'	35.45'	N 44°34'03" E	90°19'17"	39.41'	25.14'
C27	125.00'	40.45'	S 12°05'49" E	18°37'28"	40.63'	20.50'
C28	125.00'	4.78'	S 01°41'21" E	02°11'29"	4.78'	2.39'
C29	25.00'	35.36'	S 45°35'36" E	90°00'00"	39.27'	25.00'
C30	175.00'	52.98'	S 89°58'42" E	01°13'47"	3.76'	1.88'
C31	175.00'	52.98'	S 89°58'42" E	01°13'47"	3.76'	1.88'
C32	175.00'	53.36'	S 63°10'48" E	17°32'25"	53.57'	27.00'
C33	175.00'	49.11'	S 46°20'41" E	16°07'51"	49.27'	24.80'
C34	175.00'	41.56'	S 31°27'36" E	13°38'18"	41.66'	20.93'
C35	175.00'	16.22'	S 21°59'05" E	05°18'44"	16.23'	8.12'
C36	45.00'	9.68'	S 13°09'17" E	12°20'52"	9.70'	4.87'
C37	45.00'	35.00'	S 15°54'17" W	45°46'15"	35.95'	19.00'
C38	45.00'	35.00'	S 61°40'31" W	45°46'15"	35.95'	19.00'
C39	45.00'	35.00'	N 72°33'14" W	45°46'15"	35.95'	19.00'
C40	45.00'	35.00'	N 26°46'59" W	45°46'15"	35.95'	19.00'
C41	45.00'	37.46'	N 20°41'54" E	49°11'32"	38.64'	20.60'
C42	25.00'	16.45'	N 26°05'25" E	38°24'31"	16.76'	8.71'
C43	25.00'	11.34'	N 06°13'17" W	26°12'59"	11.44'	5.82'
C44	125.00'	145.65'	N 54°57'39" W	71°15'53"	155.48'	89.60'
C45	25.00'	35.36'	S 44°24'24" W	90°00'00"	39.27'	25.00'
C46	25.00'	28.87'	S 35°51'28" E	70°31'44"	30.77'	17.68'
C47	50.00'	21.95'	S 58°26'33" E	25°21'33"	22.13'	11.25'
C48	50.00'	44.75'	S 19°10'56" E	53°09'42"	46.39'	25.02'
C49	50.00'	35.00'	S 27°53'09" W	40°58'29"	35.76'	18.68'
C50	50.00'	35.78'	S 69°20'18" W	41°55'48"	36.59'	19.16'
C51	50.00'	35.00'	N 69°12'34" W	40°58'29"	35.76'	18.68'
C52	50.00'	35.00'	N 28°14'05" W	40°58'29"	35.76'	18.68'
C53	50.00'	6.24'	N 04°10'14" W	07°09'15"	6.24'	3.13'
C54	75.00'	48.24'	N 10°21'07" W	37°31'02"	49.11'	25.47'
C58	25.00'	35.26'	S 45°25'57" E	89°40'43"	39.13'	24.86'



SPICEWOODS SPRINGS PHASE I O.R.V. 6117, PG. 1711

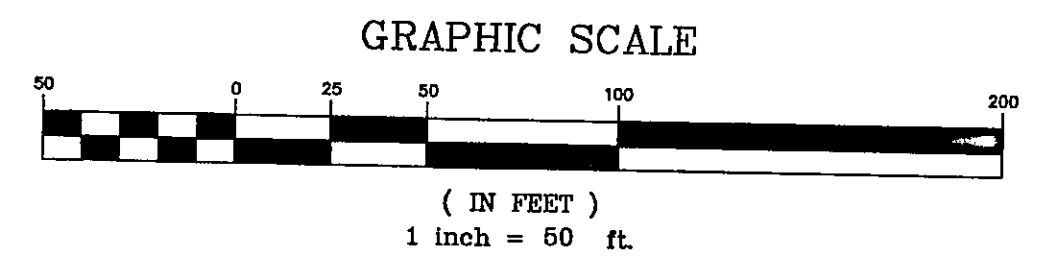
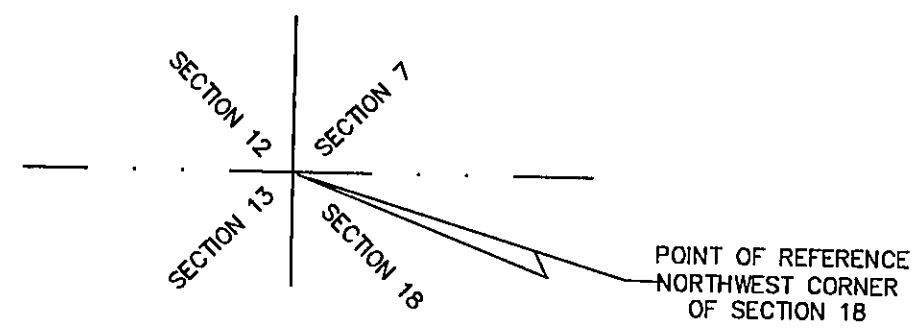
REGENCY SQUARE BOULEVARD NORTH (100' R/W)

PSD # 97-004
CITY DEVELOPMENT # 3603.1

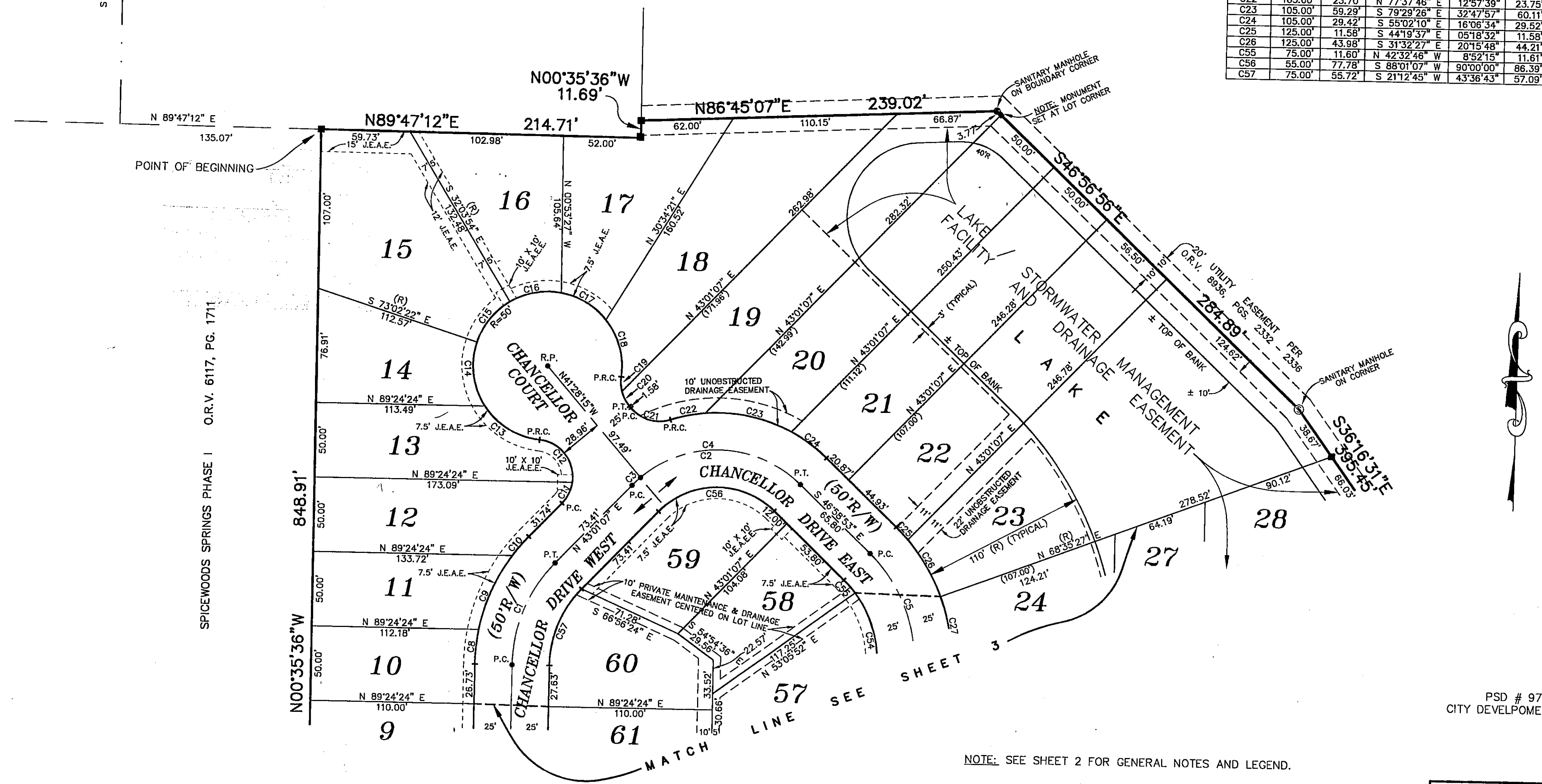
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REGENCY CREEK

BEING A PORTION OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE DATA TABLE						
CURVE	RADIUS	CHORD	BEARING	DELTA	LENGTH	TANGENT
C1	100.00'	74.29'	N 21°12'45" E	43°36'43"	76.12'	40.01'
C2	80.00'	113.14'	N 88°01'07" E	90°00'00"	125.66'	80.00'
C3	80.00'	7.69'	N 45°46'26" E	05°30'38"	7.69'	3.85'
C4	80.00'	107.57'	S 89°13'34" E	84°29'22"	117.97'	72.65'
C5	100.00'	78.77'	S 23°47'15" E	46°23'17"	80.96'	42.85'
C8	125.00'	23.37'	N 04°46'15" E	10°43'42"	23.41'	11.74'
C9	125.00'	54.44'	N 22°42'47" E	25°09'22"	54.88'	27.89'
C10	125.00'	16.85'	N 39°09'17" E	07°43'39"	16.86'	8.44'
C11	25.00'	15.58'	N 24°51'44" E	36°18'46"	15.84'	8.20'
C12	25.00'	36.02'	N 39°22'35" W	92°09'53"	40.21'	25.96'
C13	50.00'	43.04'	N 59°58'04" W	50°58'55"	44.49'	23.84'
C14	50.00'	43.40'	N 08°45'29" W	51°26'14"	44.89'	24.08'
C15	50.00'	35.00'	N 37°26'52" E	40°58'29"	35.76'	18.68'
C16	50.00'	35.00'	N 78°25'21" E	40°58'29"	35.76'	18.68'
C17	50.00'	35.00'	S 60°36'11" E	40°58'29"	35.76'	18.68'
C18	50.00'	39.74'	S 16°41'54" E	46°50'04"	40.87'	21.65'
C19	25.00'	9.80'	S 04°34'49" E	22°35'54"	9.86'	5.00'
C20	25.00'	11.07'	S 28°40'31" E	25°35'28"	11.17'	5.68'
C21	25.00'	27.74'	S 75°09'39" E	67°22'48"	29.40'	16.67'
C22	105.00'	23.70'	N 77°37'46" E	12°57'39"	23.75'	11.93'
C23	105.00'	59.29'	S 79°29'26" E	32°47'57"	60.11'	30.90'
C24	105.00'	29.42'	S 55°02'10" E	16°06'34"	29.52'	14.86'
C25	125.00'	11.58'	S 44°19'37" E	05°18'32"	11.58'	5.80'
C26	125.00'	43.98'	S 31°32'27" E	20°15'48"	44.21'	22.34'
C55	75.00'	11.60'	N 42°32'46" W	8°52'15"	11.61'	5.82'
C56	55.00'	77.78'	S 88°01'07" W	90°00'00"	86.39'	55.00'
C57	75.00'	55.72'	S 21°12'45" W	43°36'43"	57.09'	30.01'



SPICEWOODS SPRINGS PHASE I O.R.V. 6117, PG. 1711

NOTE: SEE SHEET 2 FOR GENERAL NOTES AND LEGEND.

PSD # 97-004
CITY DEVELOPMENT # 3603.1

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