

SILVER CREEK CROSSING

PLAT BOOK 72 PAGE 156
SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

BEING A REPLAT OF A PORTION OF TRACT "E" AS SHOWN ON THE PLAT OF JOHN B. UEBELHOER'S SUBDIVISION OF A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, RECORDED IN PLAT BOOK 7, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CAPTION

A PORTION OF TRACT "E" AS SHOWN ON THE PLAT OF JOHN B. UEBELHOER'S SUBDIVISION OF A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, RECORDED IN PLAT BOOK 7, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF CENTURY 21 TOWNHOMES, RECORDED IN PLAT BOOK 40, PAGES 77-77B INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA; THENCE NORTH 00°05'25" EAST, A DISTANCE OF 404.42 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°35'47" WEST, A DISTANCE OF 910.47 FEET TO THE EASTERLY LINE OF A 55 FOOT FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS VOLUME 2664, PAGE 192 AND OFFICIAL RECORDS VOLUME 3151, PAGE 491, SAID PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: THENCE NORTH 12°03'42" EAST, A DISTANCE OF 358.01 FEET; COURSE NO. 2: THENCE NORTH 12°21'00" EAST, A DISTANCE OF 73.78 FEET; COURSE NO. 3: THENCE NORTH 12°10'02" EAST, A DISTANCE OF 122.26 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16643, PAGE 1162, SAID CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 77°21'34" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 212.58 FEET; THENCE NORTH 82°22'22" EAST, ALONG LAST SAID LANDS, A DISTANCE OF 20.01 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17227, PAGE 1836, SAID CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG SAID WEST LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: THENCE SOUTH 07°38'24" EAST, A DISTANCE OF 104.23 FEET; COURSE NO. 2: THENCE SOUTH 05°51'18" WEST, A DISTANCE OF 710.66 FEET; COURSE NO. 3: THENCE SOUTH 17°39'58" EAST, A DISTANCE OF 304.53 FEET; COURSE NO. 4: THENCE SOUTH 76°14'14" EAST, A DISTANCE OF 118.72 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3364, PAGE 825, SAID CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 30°49'50" WEST, ALONG LAST SAID LINE, A DISTANCE OF 322.73 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE SOUTH 89°33'19" WEST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 317.84 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10.5± ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT AMH DEVELOPMENT, LLC, (THE "OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS SILVER CREEK CROSSING, 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 THE LANDS. ALL RIGHTS OF WAYS, DRAINAGE EASEMENTS, AND UNOBSTRUCTED DRAINAGE EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. UNOBSTRUCTED DRAINAGE, AND UNOBSTRUCTED PRIVATE DRAINAGE EASEMENTS, SHALL REMAIN PRIVATELY OWNED BUT SHALL BE CONTROLLED AND MAINTAINED BY THE SILVER CREEK CROSSING HOMEOWNERS ASSOCIATION, INC, 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 LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENTS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL LANES, AND COURTS, AS NOTED ABOVE HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM ALL LANES, AND COURTS; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE AND ACCESS 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.

(2) THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES AND TREATMENT SYSTEMS. UPON FAILURE OF THE HOME OWNERS ASSOCIATION TO THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

(3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE 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 LAKE/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNERS, THEIR 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 LIABILITIES AND EXPENSES 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 STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES, OR CONCESSIONAIRES WITHIN JAMIE'S HIDEAWAY. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE 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.

ALL WATER AND SEWER UTILITIES LOCATED WITHIN THE ROADWAYS AND UNOBSTRUCTED JEA UTILITY EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF WATER AND SEWER.

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, AMH DEVELOPMENT, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED, BY ITS AUTHORIZED AGENT, THIS 15 DAY OF FEB. 2019.

AMH DEVELOPMENT, LLC
WITNESS: [Signature]
PRINT NAME: Gary King
WITNESS: [Signature]
PRINT NAME: Bell Jones

[Signature]
CHRISTOPHER MIDDLETON
AS V.P. OF AMH DEVELOPMENT, LLC

NOTARY FOR AMH DEVELOPMENT, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF February 2019, BY CHRISTOPHER MIDDLETON AS V.P. OF AMH DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

[Signature]
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

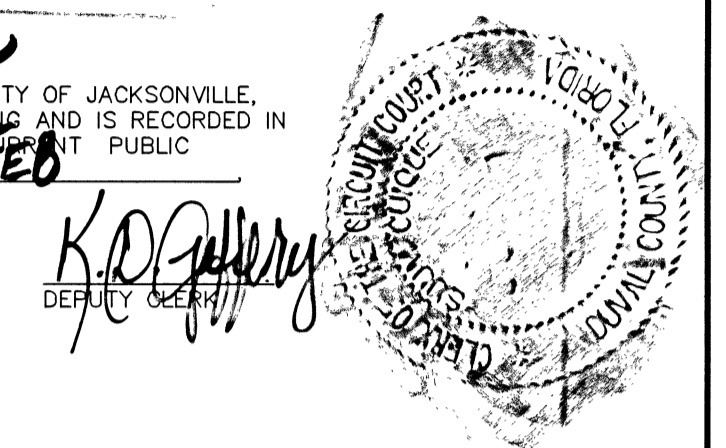
MY COMMISSION EXPIRES: Sept 24, 2019
SERIAL NUMBER: FF981647

PRINT NAME: Joyce Conway

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND IS RECORDED IN PLAT BOOK 72, PAGES 156-159 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, FLORIDA, THIS 15th DAY OF FEB 2019.

[Signature]
RONNIE FUSSELL, CLERK OF THE CIRCUIT COURT



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]
JOHN PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS

DATE: 2/27/19

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 15th DAY OF Feb. 2019.

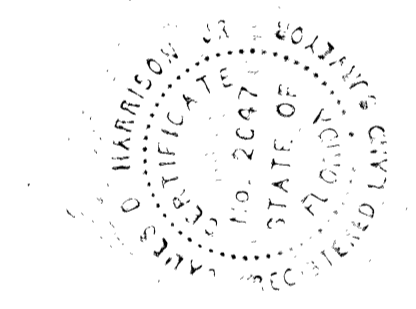
[Signature]
MONIQUE AIZEN
PROFESSIONAL LAND SURVEYOR NUMBER 3398

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED THIS 13th DAY OF Feb. A.D. 2019.

[Signature]
JAMES D. HARRISON, JR.
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 2647
ALL AMERICAN SURVEYORS OF FLORIDA, INC.



PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE SUITE 15
JACKSONVILLE, FLORIDA 32257
904-279-0088
LICENSED BUSINESS NO. 3857

(PLAT & PLANS) CDN#: 9466.000

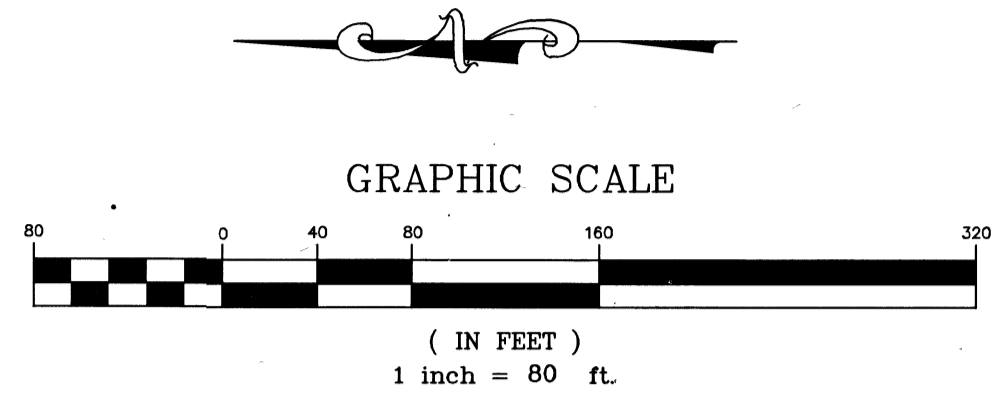
[Signature]
Approved 2/20/2019
City Engineer

Approved Feb. 21, 2019
[Signature]
Asst. Clerk/Clerk

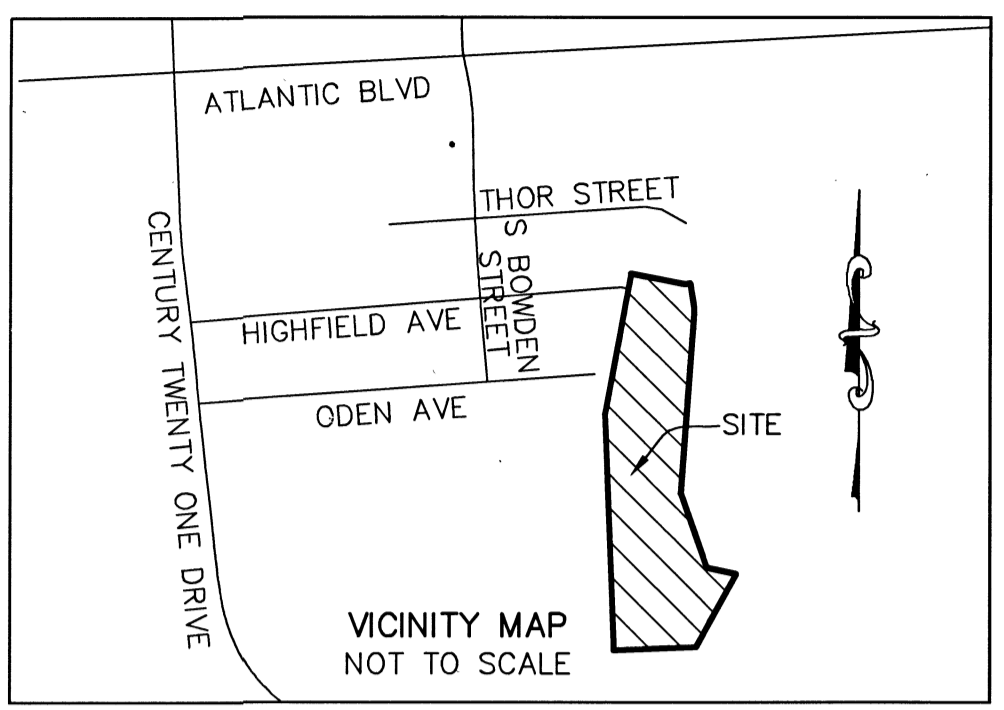
SILVER CREEK CROSSING

BEING A REPLAT OF A PORTION OF TRACT "F" AS SHOWN ON THE PLAT OF JOHN B. UEBELHOER'S SUBDIVISION OF A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, RECORDED IN PLAT BOOK 7, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

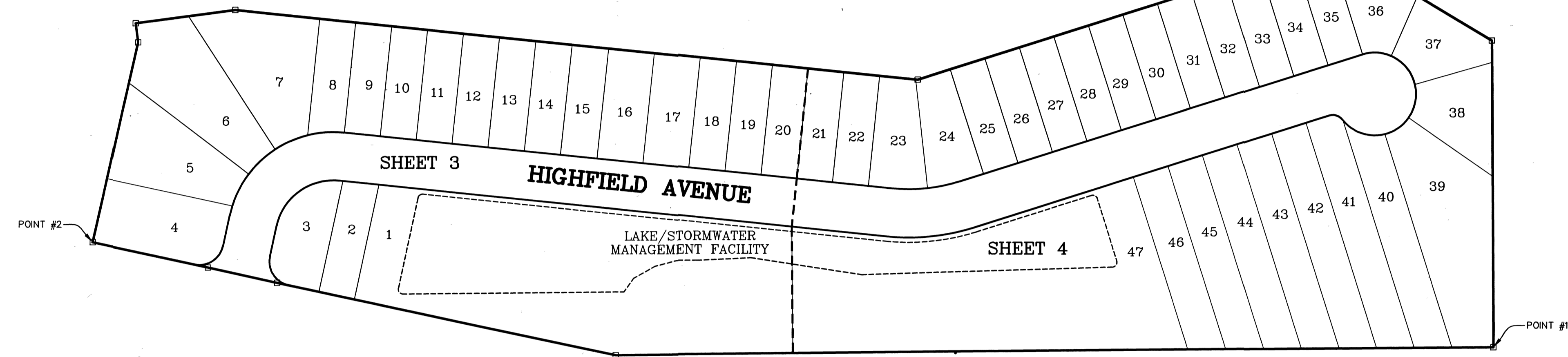
PLAT BOOK **12** PAGE **157**
SHEET 2 OF 4 SHEETS



POINT	NORTHING	EASTING	DESCRIPTION
1	2172372.35	477175.06	PRM - S.W. CORNER OF PLAT
2	2173824.47	477281.95	PRM - N.W. CORNER OF PLAT

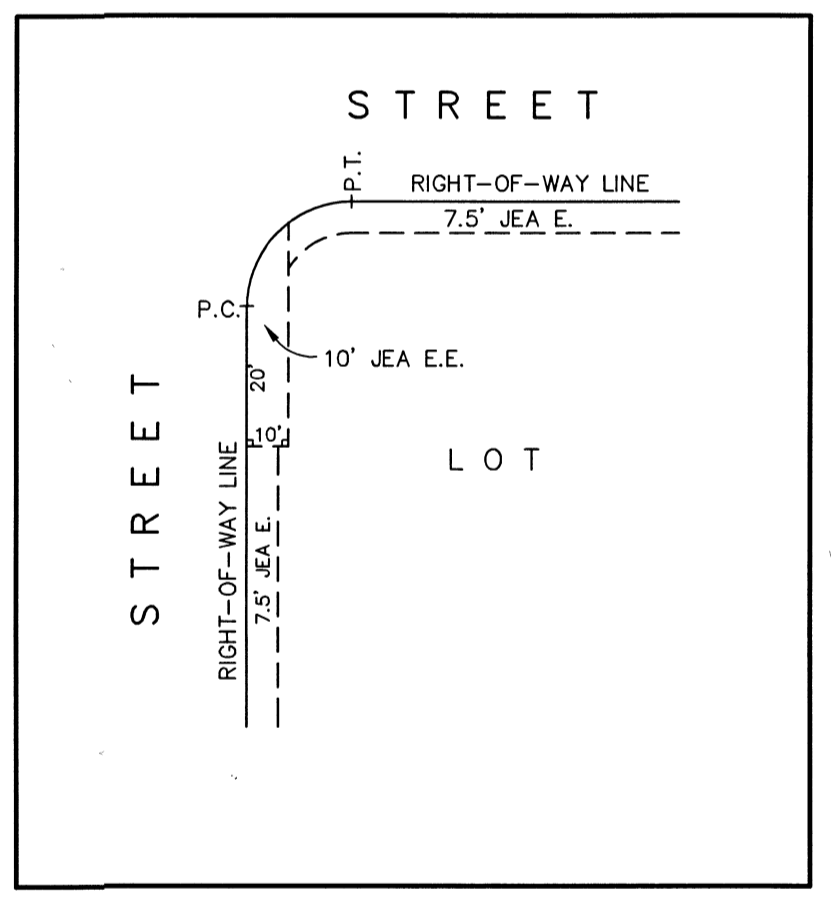


- LEGEND**
- P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - R.P. RADIUS POINT
 - P.B. PLAT BOOK
 - PG(S) PAGE(S)
 - (R) RADIAL LINE
 - JEA-E. JEA-EASEMENT
 - JEA-E.E. JEA-EQUIPMENT EASEMENT
 - UDE UNOBSTRUCTED DRAINAGE EASEMENT
 - PUDE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - CI CURVE DATA
 - LI LINE DATE
 - R/W RIGHT OF WAY
 - R RADIUS
 - SET 4"x4" CONCRETE MONUMENT STAMPED "6715"
 - ⊙ SET NAIL & DISK STAMPED LB "3857"

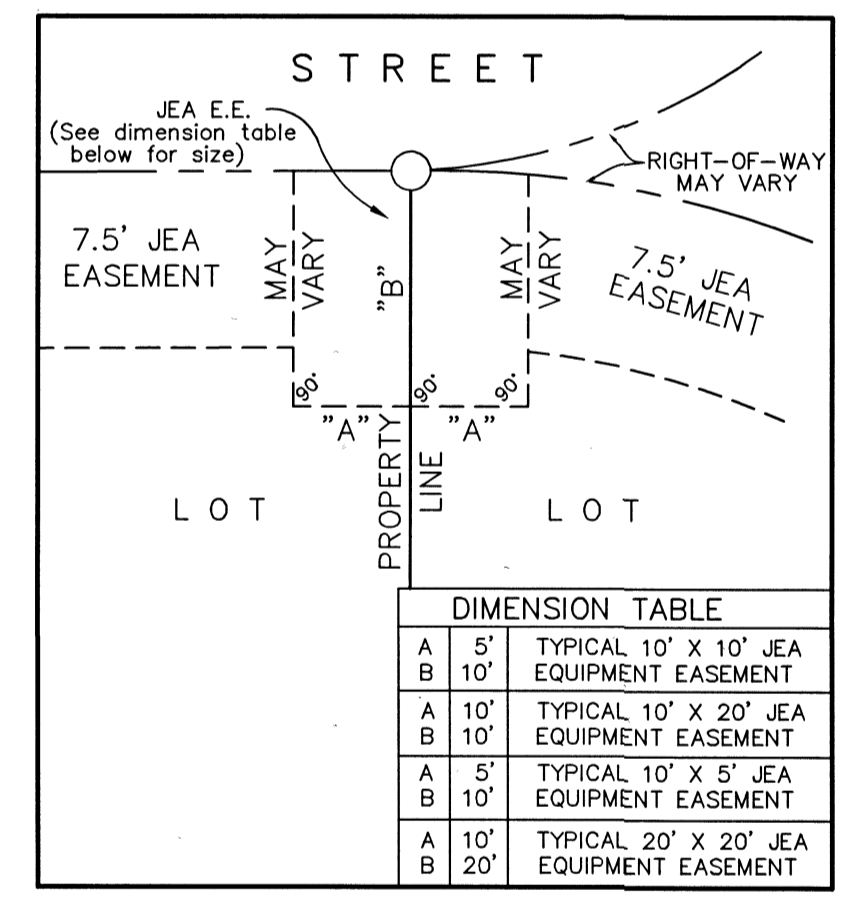


NOTES:

1. BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE EAST LINE OF SILVER CREEK CROSSING AS BEING SOUTH 07°38'24" EAST.
2. 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.
3. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 12031C, PANEL NUMBER 0387H, NAVD-88 DATUM, DATED JUNE 3, 2013. HOWEVER, FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
6. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
7. 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 CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
8. 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.
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 ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
10. 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.



JEA (TYPICAL) EASEMENT DETAIL
(NOT TO SCALE)



JEA (TYPICAL) EASEMENT DETAIL
(NOT TO SCALE)

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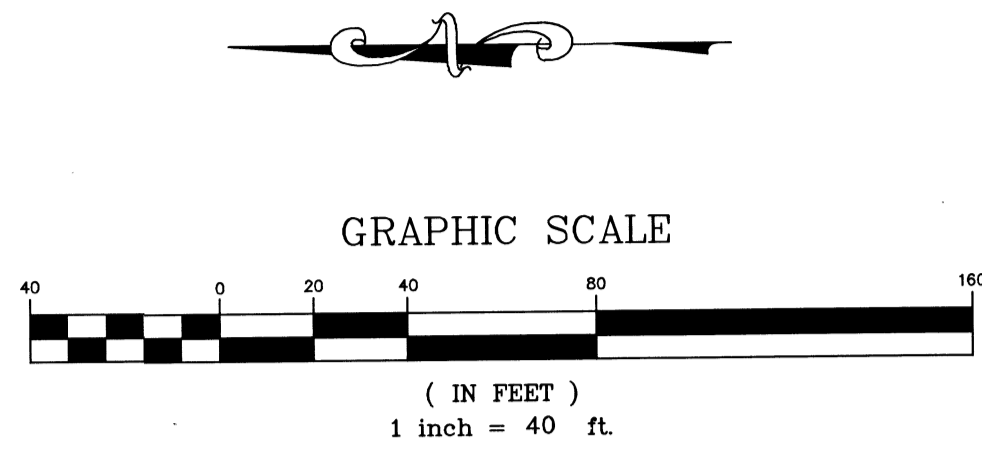
(PLAT & PLANS) CDN#: 9466.000

SILVER CREEK CROSSING

BEING A REPLAT OF A PORTION OF TRACT "E" AS SHOWN ON THE PLAT OF JOHN B. UEBELHOER'S SUBDIVISION OF A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, RECORDED IN PLAT BOOK 7, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

PLAT BOOK **12** PAGE **158**

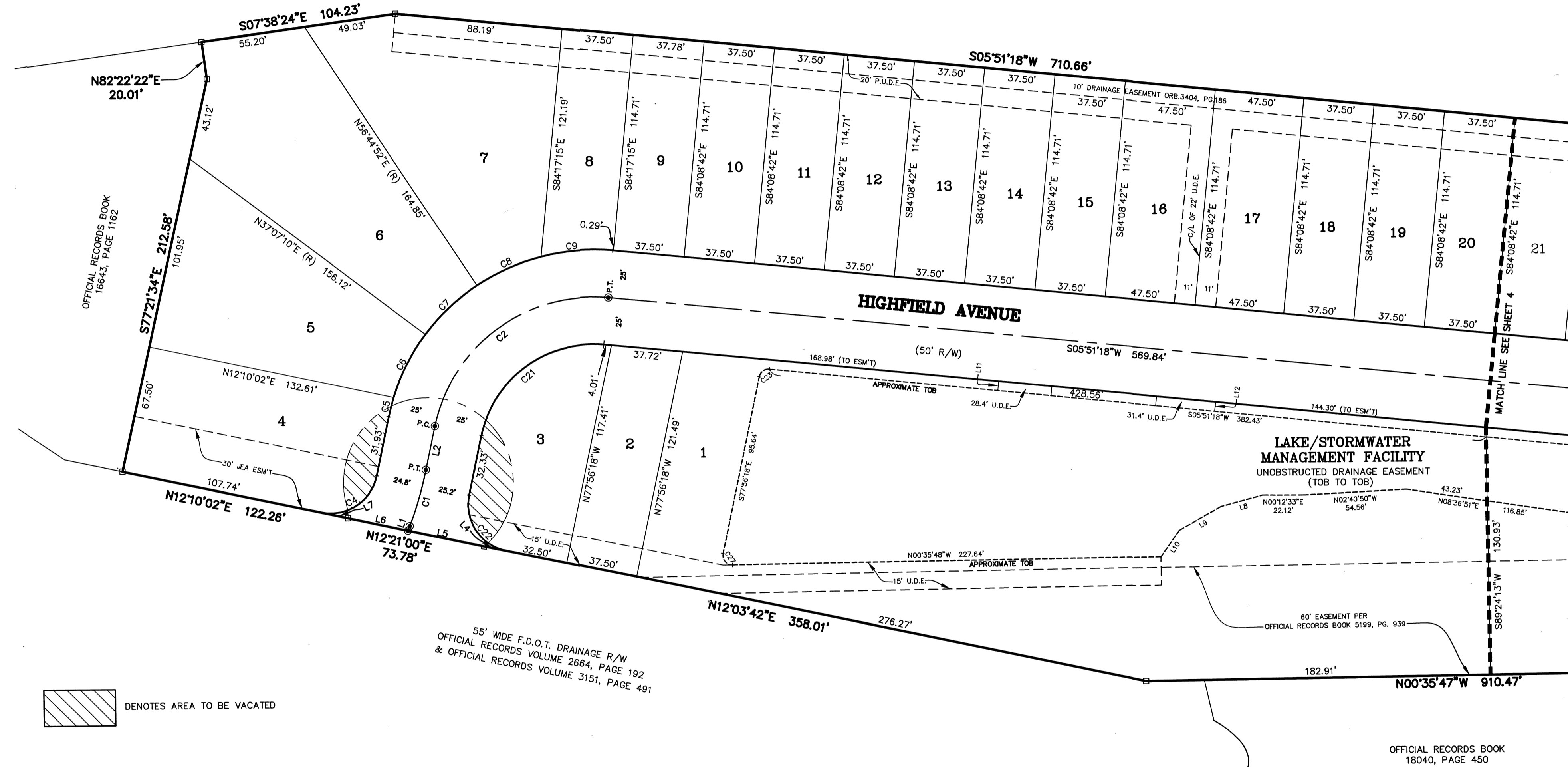
SHEET 3 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S73°30'22"E	30.91'	200.00'	30.94'	008°51'52"
C2	N36°02'30"W	113.52'	85.00'	124.31'	083°47'36"
C4	S32°53'08"E	35.39'	25.00'	39.32'	090°06'20"
C5	N75°11'40"W	10.53'	110.00'	10.54'	005°29'16"
C6	N62°39'56"W	37.39'	110.00'	37.57'	019°34'12"
C7	N43°03'59"W	37.50'	110.00'	37.68'	019°37'43"
C8	N23°34'50"W	36.96'	110.00'	37.14'	019°20'35"
C9	N04°01'38"W	37.76'	110.00'	37.94'	019°45'50"
C21	N36°02'30"W	80.13'	60.00'	87.75'	083°47'36"
C22	S57°03'42"W	35.36'	25.00'	39.27'	090°00'00"
C23	N36°02'30"W	6.68'	5.00'	7.31'	083°47'36"
C27	S50°43'57"W	7.81'	5.00'	8.96'	102°39'30"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S69°04'26"E	2.67'
L2	S77°56'18"E	23.67'
L4	N12°03'42"E	11.74'
L5	N12°21'00"E	41.06'
L6	N12°21'00"E	32.72'
L7	N12°10'02"E	14.52'
L8	N14°43'09"W	22.77'
L9	N29°22'12"W	25.78'
L10	N54°58'24"W	16.97'
L11	N84°08'42"W	5.00'
L12	N84°08'42"W	5.00'

OFFICIAL RECORDS BOOK
17227, PAGE 1836



DENOTES AREA TO BE VACATED

55' WIDE F.D.O.T. DRAINAGE R/W
OFFICIAL RECORDS VOLUME 2664, PAGE 192
& OFFICIAL RECORDS VOLUME 3151, PAGE 491

OFFICIAL RECORDS BOOK
18040, PAGE 450

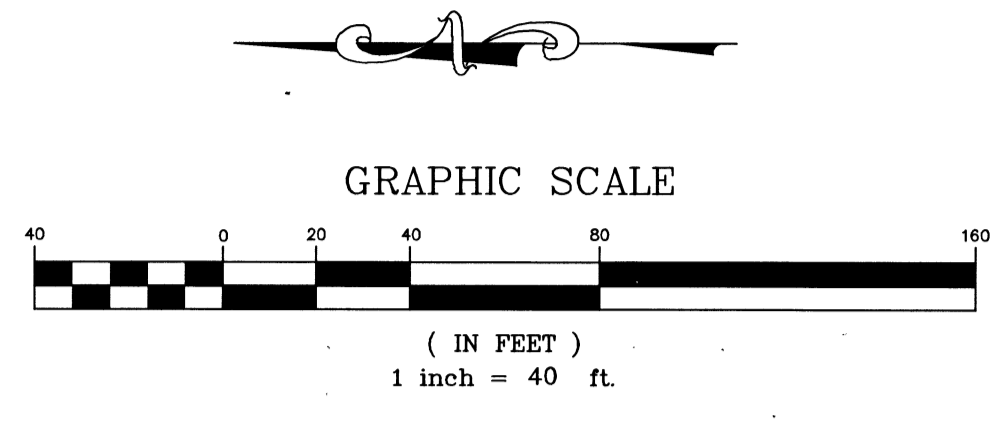
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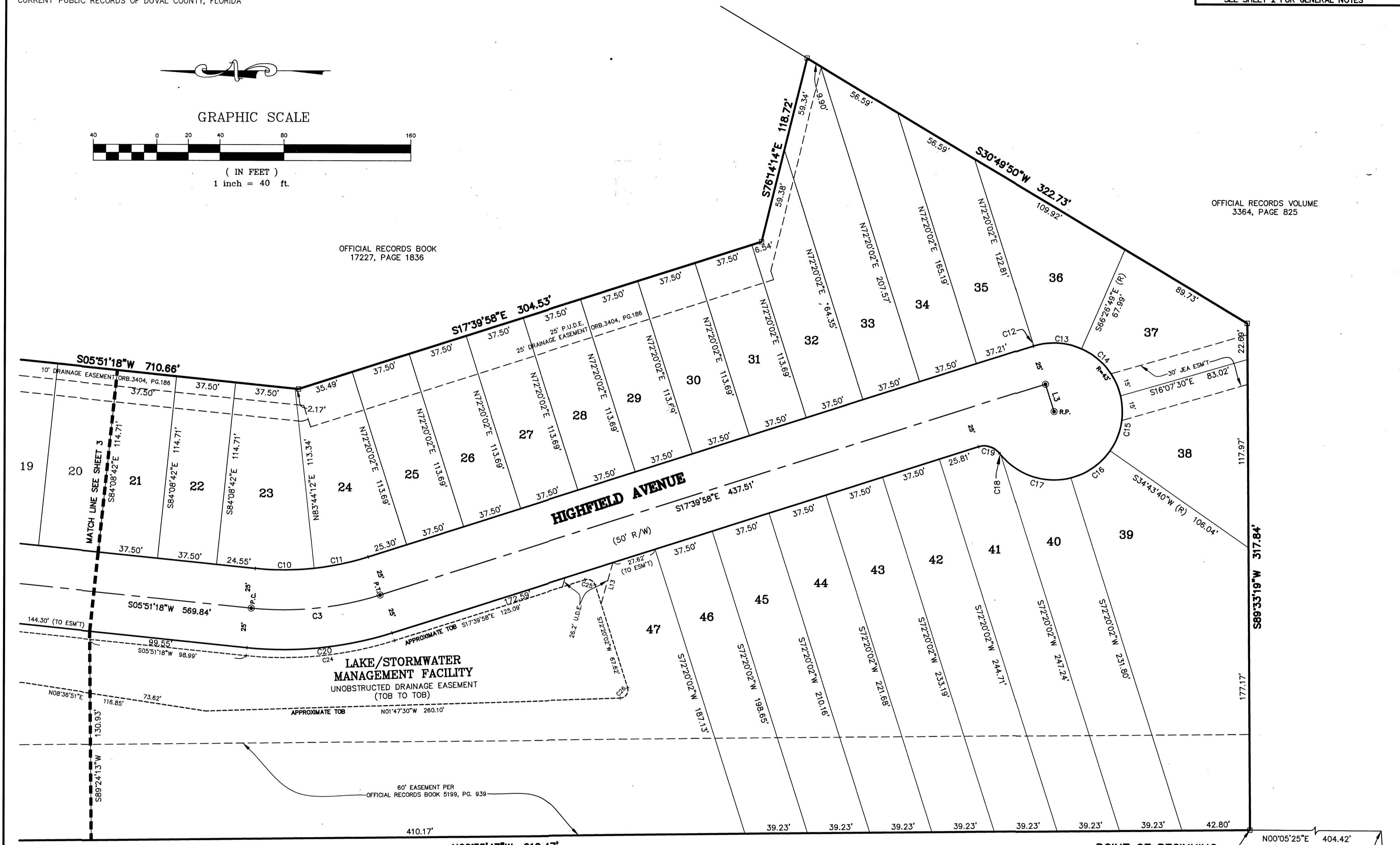
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PLAT BOOK **72** PAGE **159**
 SHEET 4 OF 4 SHEETS
 SEE SHEET 2 FOR GENERAL NOTES



OFFICIAL RECORDS BOOK
 17227, PAGE 1836

OFFICIAL RECORDS VOLUME
 3364, PAGE 825



CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	DELTA
C3	S05°54'20"E	81.53'	200.00'	82.10'
C10	S00°12'16"E	36.94'	175.00'	37.01'
C11	S11°57'54"E	34.77'	175.00'	34.83'
C12	N17°28'21"W	0.29'	43.00'	0.29'
C13	N03°08'14"E	30.00'	43.00'	30.64'
C14	N50°02'47"E	38.36'	43.00'	39.77'
C15	S79°21'59"E	35.11'	43.00'	36.16'
C16	S34°51'22"E	30.00'	43.00'	30.64'

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	DELTA
C17	S18°02'17"W	46.18'	43.00'	48.75'
C18	S51°19'13"W	1.21'	43.00'	1.21'
C19	N17°13'45"E	13.73'	12.00'	14.62'
C20	S05°54'20"E	91.72'	225.00'	92.37'
C24	S05°54'20"E	93.76'	230.00'	94.42'
C25	N27°20'02"E	7.07'	5.00'	7.85'
C26	S54°43'44"E	7.98'	5.00'	9.24'

LINE TABLE		
LINE #	BEARING	DISTANCE
L3	S72°20'02"W	18.00'
L13	N74°09'03"W	26.95'

OFFICIAL RECORDS BOOK
 18040, PAGE 450

POINT OF BEGINNING
 N00°05'25"E 404.42'
 POINT OF REFERENCE
 NE CORNER OF CENTURY 21 TOWNHOMES
 PLAT BOOK 40, PAGES 77-77B

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