

# The Landing At Cross Creek - Unit Two

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 48 PAGE 30

SHEET No. 1 of 4

**CAPTION**

A portion of Section 15, Township 2 South, Range 28 East, Jacksonville, Duval County, Florida, being more particularly described as follows:  
 For a Point of Beginning commence at the southeast corner of Lot 82, as shown on the plat of The Landing at Cross Creek - Unit One, as recorded in Plat Book 46, Pages 36, 36A and 36B of the current public records of said County and run North 00° 53' 45" West along the east line of said Lot 82, a distance of 105.0 feet to the northeast corner thereof; run thence North 89° 06' 15" East along the southerly right-of-way line of Casheros Cove Drive South (a 50 foot right-of-way), a distance of 37.18 feet to a point; run thence North 00° 53' 45" West along the easterly terminus of said Casheros Cove Drive South, a distance of 50.0 feet to a Point of Curvature; run thence in a northwesterly direction along the arc of a curve, said curve being concave northeasterly and having a radius of 25.0 feet, a chord bearing and distance of North 45° 53' 45" West, 35.36 feet to the Point of Tangency of said curve; run thence North 00° 53' 45" West, a distance of 80.0 feet to the southwest corner of Lot 153, as shown on the plat of The Landing at Cross Creek - Unit Four, as recorded in Plat Book 47, Pages 52 and 52A of the current public records of said County; run thence North 89° 06' 15" East, along the south line of Lots 153, 154, 155, 156 and 157, said The Landing at Cross Creek - Unit Four, 319.0 feet to the southeast corner of said Lot 157; run thence North 00° 53' 45" West, along the east line of said Lot 157, a distance of 105.0 feet to the northeast corner thereof; run thence North 89° 06' 15" East, along the south right-of-way line of Amanda Cove Trail (a 50 foot right-of-way), 25.0 feet; run thence North 00° 53' 45" West, along the east terminus of said Amanda Cove Trail, and along the east line of Lot 36, said The Landing at Cross Creek - Unit Four, 155.0 feet to the northeast corner of said Lot 36; run thence South 89° 06' 15" West, along the north line of said Lot 36, a distance of 61.0 feet to the northwest corner thereof; run thence North 76° 38' 20" West, along the north line of Lots 35 and 34, said The Landing at Cross Creek - Unit Four, 125.88 feet to the northwest corner of said Lot 34; run thence North 00° 53' 45" West, along the east line of Lots 30, 29 and 28, said The Landing at Cross Creek - Unit Four, a distance of 279.0 feet to a point on the southerly right-of-way line of Matthew Ungar Drive (a 100 foot right-of-way); run thence North 89° 06' 15" East along said southerly right-of-way line of Matthew Ungar Drive, a distance of 478.0 feet; run thence South 02° 04' 25" East, a distance of 396.34 feet to a point on a curve; run thence in a westerly direction along the arc of a curve, said curve being concave southerly and having a radius of 525.0 feet, a chord bearing and distance of South 74° 57' 13" West, 12.09 feet to a Point of Reverse Curve; run thence South 15° 42' 23" East, a distance of 50.0 feet; run thence South 02° 04' 25" East, a distance of 325.80 feet to the northwest corner of Hickory Hollow, as recorded in Plat Book 45, Pages 16 through 16E, of the current public records of said County; run thence South 21° 45' 40" West along the west line of said Hickory Hollow, a distance of 61.44 feet to the northeast corner of Lot 42, as shown on the plat of Villas at Cross Creek - Unit Two, as recorded in Plat Book 46, Pages 69 and 69A of said current public records; run thence South 89° 06' 15" West along the north line of said Villas at Cross Creek - Unit Two, a distance of 643.41 feet to the Point of Beginning.

APPROVED  
 DATE: 8-5-93  
 For Director of Public Works  
 By: Cecil H. Rowland  
 City Engineer  
 For General Counsel  
 By: [Signature]

**ADOPTION AND DEDICATION**

This is to certify that Centex Real Estate Corporation, a Nevada Corporation is the lawful owner of the land described in the caption hereon known as The Landing at Cross Creek - Unit Two and has caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands and that all rights-of-way, and easements for drainage, utilities, sewers and non-access, are hereby irrevocably dedicated to the City of Jacksonville, its successors, and assigns. The drainage easements through and over the lake and filtration system 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 lake and filtration system, which these easements traverse, all water which may fall or come upon all rights-of-way hereby dedicated, together with all soil, nutrients, chemicals, and all other substances which may flow or pass from said rights-of-way, adjacent land, or from any other source of public waters into or through said lake and filtration system 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 lake and filtration system shown on this plat are owned in fee simple title by the abutting property owners. The City of Jacksonville, by acceptance of this plat, assumes no responsibility for the removal or treatment of aquatic plants and animals, soil, chemicals, or any other substance or thing that may even be or come within said lake which these easements traverse, nor any responsibilities for the maintenance or preservation of the water purity, water level, or water depth, which responsibilities shall be those of the abutting property owners. (3) The City of Jacksonville, its successors, and assigns, shall not be liable or 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 lake and filtration system shown on this plat. The City shall have the right to remove any water level control structure, or any part thereof, and do any other acts reasonably necessary to maintain the integrity of the drainage system. Centex Real Estate Corporation, developer and owner of the lands described and captioned hereon does hereby 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 lake shown on this plat, or any part thereof, or occasioned wholly or in part by any act or omission of Centex Real Estate Corporation, its agents, contractors, employees, servants, invitees, licensees, or concessionaires within The Landing at Cross Creek - Unit Two. This indemnification shall run with the land and the assigns of Centex Real Estate Corporation and shall be subject to it.

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

In witness whereof, the above named corporation has caused these presents to be executed by its respective appropriate officer by and with the full authority of said corporation.

**APPROVED FOR RECORD**

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 23-1008-426 of said City, adopted by its Council and approved by its Mayor this 6th day of August, A.D., 1993.

[Signature] DATE 8/23/93  
 DIRECTOR OF PUBLIC WORKS

[Signature]  
 WITNESS  
[Signature]  
 WITNESS

CENTEX REAL ESTATE CORPORATION  
[Signature]  
 DOUGLAS W. SMITH  
 DIVISION PRESIDENT

**STATE OF FLORIDA, COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of MAY, A.D., 1993, by Douglas W. Smith, Division President of Centex Real Estate Corporation on behalf of said Corporation. He is personally known to me and did not take an oath.

[Signature]  
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

DECEMBER 28, 1993  
 MY COMMISSION EXPIRES

**CLERK'S CERTIFICATE 93-0107241**

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 48, Pages 30, 30A, 30B, 30C of the public records of Duval County, Florida, this 24th day of August, A.D., 1993.

[Signature] [Signature]  
 HENRY W. COOK, CLERK OF THE CIRCUIT COURT 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 as surveyed under his responsible direction and supervision and that the survey data complies with all the 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 16<sup>th</sup> day of JUNE, A.D., 1993.

RICHARD P. CLARSON AND ASSOCIATES, INC.  
 1643 Naldo Avenue  
 Jacksonville, Florida 32207 Phone: 396-2623

BY [Signature]  
 JOSE HILL  
 Registered Land Surveyor  
 No. 2361, State of Florida

# The Landing At Cross Creek - Unit Two

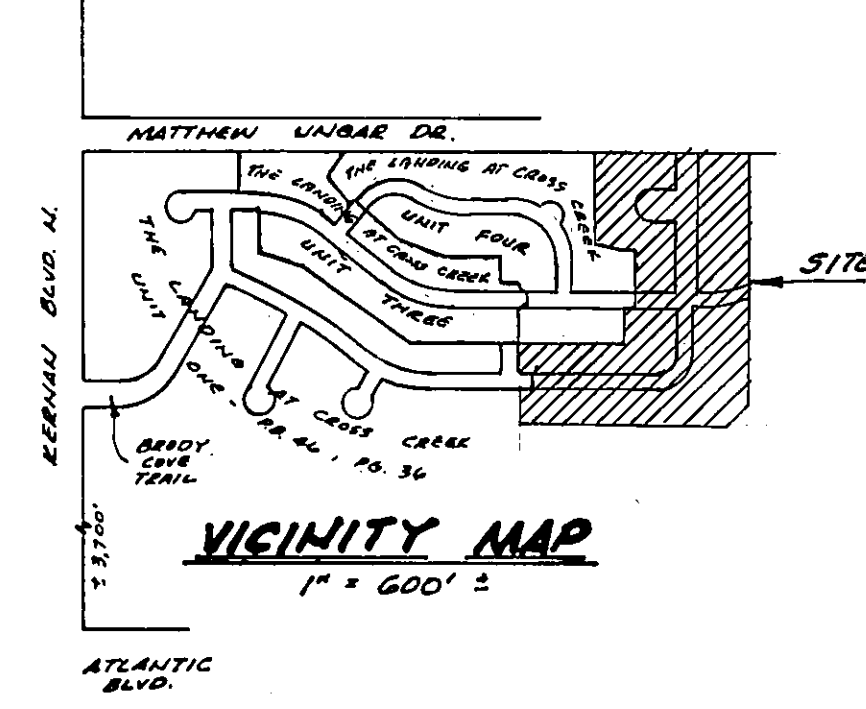
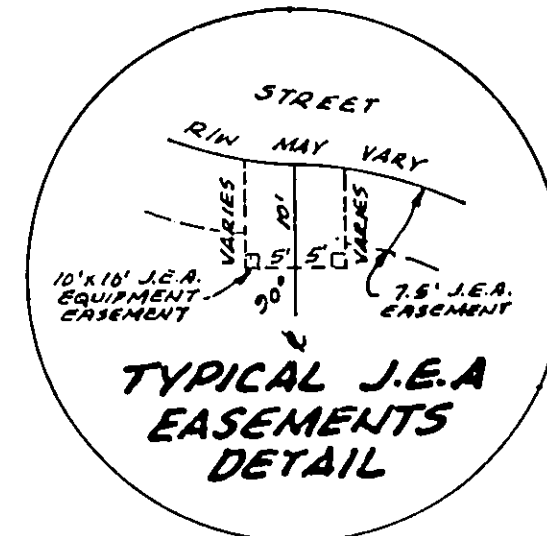
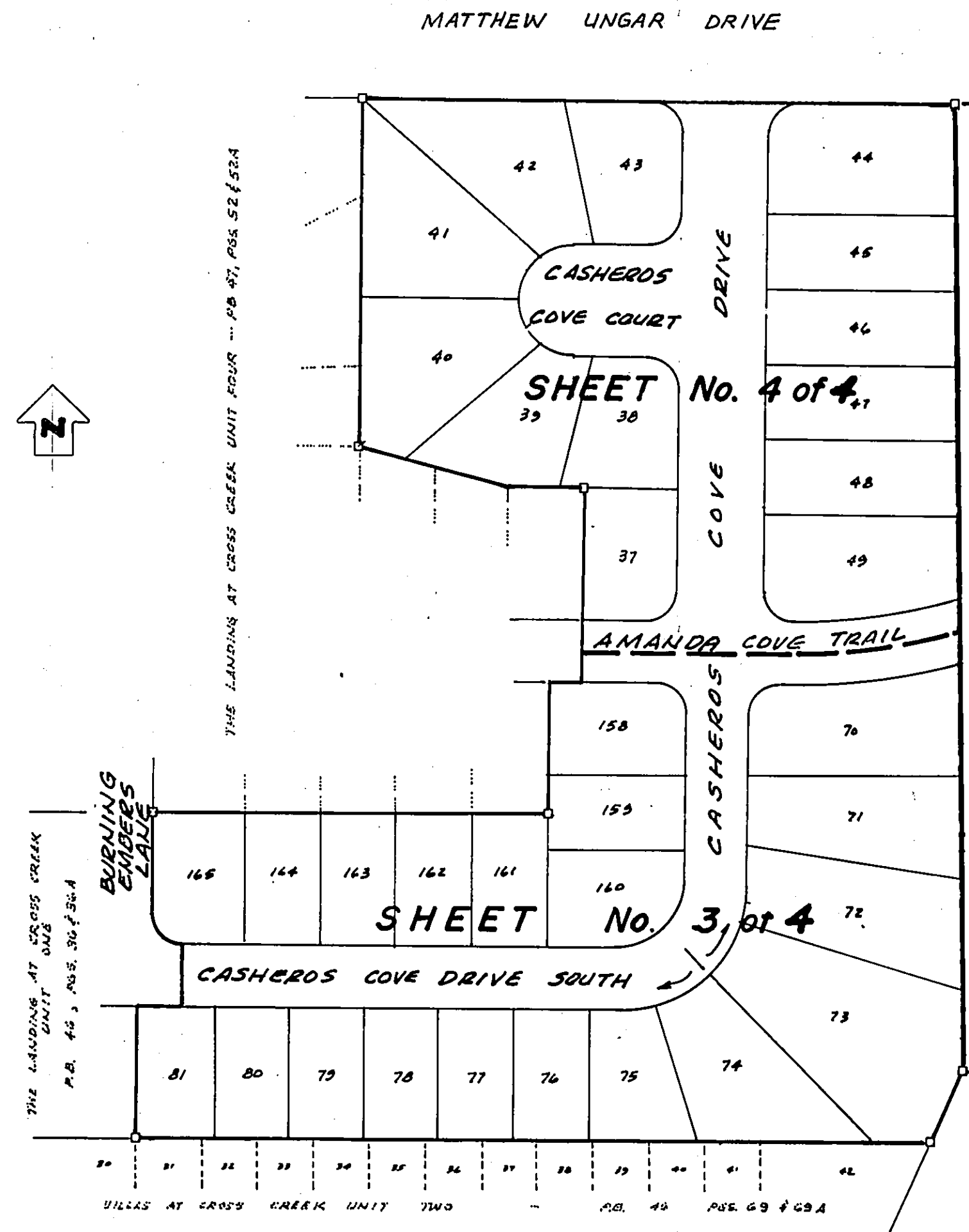
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **48** PAGE **30A**

SHEET No. 2 of 4



GRAPHIC SCALE: 1" = 100'



**LEGEND**

- PERMANENT REFERENCE MONUMENT (P.L.S. 2361)
- PERMANENT CONTROL POINT (P.L.S. 2361)
- (1) CURVE NUMBER
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- Δ CENTRAL ANGLE OF CURVE
- A ARC LENGTH OF CURVE
- R RADIUS OF CURVE
- CH CHORD LENGTH OF CURVE
- |— STREET NAME CHANGE POINT
- R/W RIGHT-OF-WAY
- (R) RADIAL LINE

**NOTES:**

1. BEARINGS SHOWN HEREON REFER TO THE PLAT OF THE LANDING AT CROSS CREEK UNIT FOUR RECORDED IN PLAT BOOK 47, PAGES 52 AND 52A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (N 89° 06' 15" E FOR R/W LINE OF MATTHEW UNGAR DR.)
2. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES AND SEWERS UNLESS OTHERWISE INDICATED. 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.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
4. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OR EARTH, CUTTING OF TREES OF OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE 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 THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

**KEY MAP**  
SCALE: 1" = 100'



# The Landing At Cross Creek - Unit Two

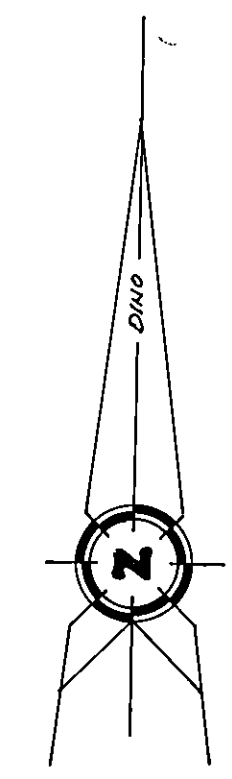
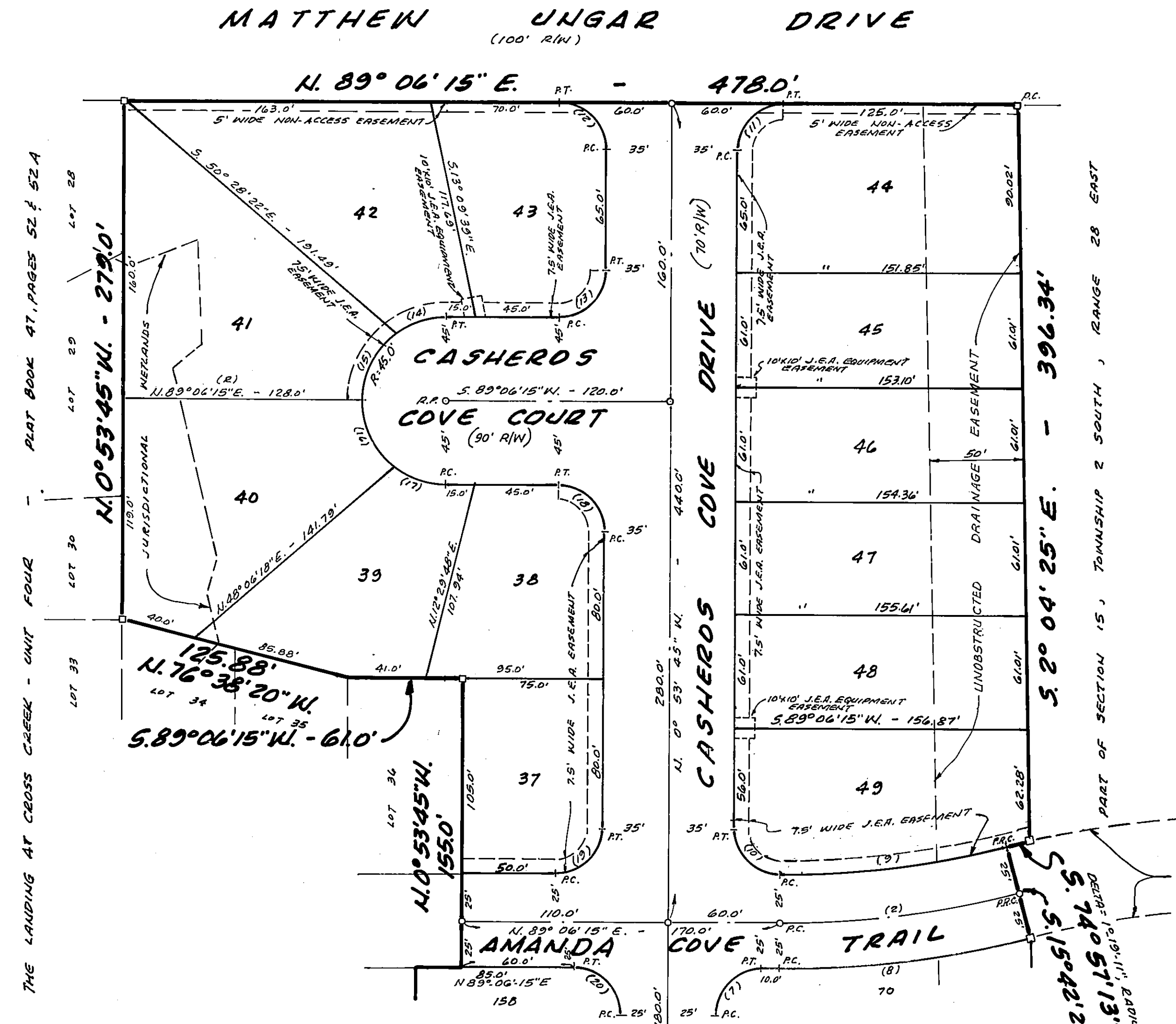
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 48 PAGE 300

SHEET No. 4 of 4



GRAPHIC SCALE: 1" = 50'



CURVE DATA						
No.	BEARING	CHORD	RADIUS	DELTA	ARC	TANGENT
2	N. 81° 41' 56" E.	128.89'	500.0'	14° 48' 37"	129.25'	64.99'
7	N. 44° 06' 15" E.	35.36'	25.0'	90°	39.27'	25.0'
8	N. 81° 41' 56" E.	135.33'	525.0'	14° 48' 37"	135.71'	68.23'
9	S. 81° 41' 56" W.	122.44'	475.0'	14° 48' 37"	122.78'	61.74'
10	N. 45° 53' 45" W.	35.36'	25.0'	90°	39.27'	25.0'
11	N. 44° 06' 15" E.	35.36'	25.0'	90°	39.27'	25.0'
12	S. 45° 53' 45" E.	35.36'	25.0'	90°	39.27'	25.0'
13	S. 44° 06' 15" W.	35.36'	25.0'	90°	39.27'	25.0'
14	S. 70° 29' 31" W.	28.73'	45.0'	37° 13' 28"	29.24'	15.16'
15	S. 25° 29' 31" W.	40.0'	45.0'	52° 46' 32"	41.45'	22.33'
16	S. 27° 17' 01" E.	40.0'	45.0'	52° 46' 32"	41.45'	22.33'
17	S. 72° 17' 01" E.	28.73'	45.0'	37° 13' 28"	29.24'	15.16'
18	S. 45° 53' 45" E.	35.36'	25.0'	90°	39.27'	25.0'
19	S. 44° 06' 15" W.	35.36'	25.0'	90°	39.27'	25.0'
20	S. 45° 53' 45" E.	35.36'	25.0'	90°	39.27'	25.0'

**NOTE:**  
SEE SHEET NO 2 OF 4 FOR LEGEND AND GENERAL NOTES.

"TEMPORARY" UTILITY EASEMENT  
(TO HICKORY CREEK PUMP STATION)  
PER O.R.V. 6301, PG. 120

DELTA = 119° 11' RADIUS = 525.0' ARC = 12.09' (Ch.)  
S. 74° 57' 13" W. - 12.09'  
S. 15° 42' 23" E. - 50.0'