The Landing at Cross Creek Unit Five

PLAT BOOK 49 PAGE 51

SHEET 1 OF 2

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

APPROVED

DATE: [signature] 11-4-94

For Director of Public Works

By: Philip R. [signature]

City Engineer

For General Counsel

By: [signature]

11-21-94

CAPTION

A portion of Section 15, Township 2 South, Range 28 East, Jacksonville, Duval County, Florida, and being more particularly described as follows:

For a Point of Beginning commence at the northeast corner of Lot 44, as shown on the plat of The Landing at Cross Creek - Unit Two, as recorded in Plat Book 48, Pages 30, 30A, 30B and 30C of the current public records of said County, also being a Point of Curvature in the southerly right-of-way line of Matthew Ungar Drive (a 100-foot right-of-way as now established), and run in a southeasterly direction along the arc of said curve in Matthew Ungar Drive, said curve being concave southwesterly and having a radius of 656.75, a chord distance of 513.23 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being South 67° 53' 45" East; run thence South 44° 53' 45" East, along the southwesterly right-of-way line of said Matthew Ungar Drive, 361.79 feet to a Point of Curvature; run thence in a southerly direction along the arc of a curve, said curve being concave westerly and having a radius of 30.0 feet, a chord distance of 36.29 feet to point of Reverse Curve in the westerly right-of-way line of Hickory Creek Boulevard West (a 100-foot right-of-way as now established), the bearing of the aforementioned chord being South 07° 40' 54" East; run thence in a southerly direction along the arc of a curve in said westerly right-of-way of Hickory Creek Boulevard West, said curve being concave easterly and having a radius of 526.72 feet, a chord distance of 224.60 feet to a point, the bearing of the aforementioned chord being South 17° 13' 20" West; run thence South 89° 43' 38" West, a distance of 53.61 feet; run thence South 00° 16' 22" East, a distance of 40.0 feet; run thence North 89° 43' 38" East, a distance of 51.51 feet to a point on a curve in the previously mentioned westerly right-of-way line of Hickory Creek Boulevard West; run thence in a southerly direction along the arc of last mentioned curve, said curve being concave easterly and having a radius of 526.72 feet, a chord distance of 5.09 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being South 00° 16' 36" West; run thence Due South, continuing along said westerly right-of-way line of Hickory Creek Boulevard West, a distance of 24.91 feet to a point at the northeasterly corner of Hickory Hollow, as recorded in Plat Book 45, Pages 16 through 16E, inclusive, of said current public records; run thence South 89° 43' 38" West, along the northerly line of said Hickory Hollow, a distance of 639.30 feet; run thence North 02° 04' 25" West, along the east line of Lots 73, 72, 71 and 70, of said The Landing at Cross Creek - Unit Two, a distance of 325.80 feet to the northeast corner of said Lot 70; run thence North 15° 42' 23" West, along the easterly terminus of Amanda Cove Trail (a 50-foot right-of-way as now established), a distance of 50.0 feet to a Point of Reverse Curve in the southerly line of Lot 49, said The Landing at Cross Creek - Unit Two; run thence in an easterly direction along the arc of a said curve, said curve being concave southerly and having a radius of 525.0 feet, a chord distance of 12.09 feet to the southeast corner of said Lot 49, the bearing of the aforementioned chord being North 74° 57' 13" East; run thence North 02° 04' 25" West, along the easterly line of Lots 49, 48, 47, 46, 45 and 44, said the Landing at Cross Creek - Unit Two, a distance of 396.34 feet to the Point of Beginning.

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. 94-751-409 of said City, adopted by its Council and approved by its Mayor this 2ND day of AUGUST A.D. 1994.

[signature] 11/21/94

DIRECTOR OF PUBLIC WORKS DATE

CLERK'S CERTIFICATE 94-189497

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 49, Pages 51, 51A of the public records of Duval County, Florida, this 21st day of November A.D. 1994.

Henry W. Cook [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 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 18th day of OCTOBER A.D., 1994.

RICHARD P. CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Florida 32207
Phone: (904) 396-2623

BY [signature]
Jose A. Hill
Registered Land Surveyor
No. 2361, State of Florida

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 FIVE 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, unobstructed drainage easements and easements for drainage, utilities, sewers and non-access are hereby irrevocably dedicated to the City of Jacksonville, its successors, and assigns. All private easements shown on this plat are and shall remain privately owned and the sole and exclusive property of the developer, and its successors and grantees, if any, of said easements. The unobstructed drainage easements through and over the lake and treatment system shown on this plat are hereby 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 unobstructed drainage easements hereby dedicated shall permit the City of Jacksonville, its successors, and assigns, to discharge into said lake and treatment 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 water into or through said lake and treatment 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 treatment 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 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 treatment 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 its 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 Five. 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 SYSYTEM.

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.

WITNESSES: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION

[signature] (SIGN)
CHARLES F. WELSH, III (PRINT)
[signature] (SIGN)
Eric Braathen (PRINT)

[signature]
DOUGLAS W. SMITH
DIVISION PRESIDENT

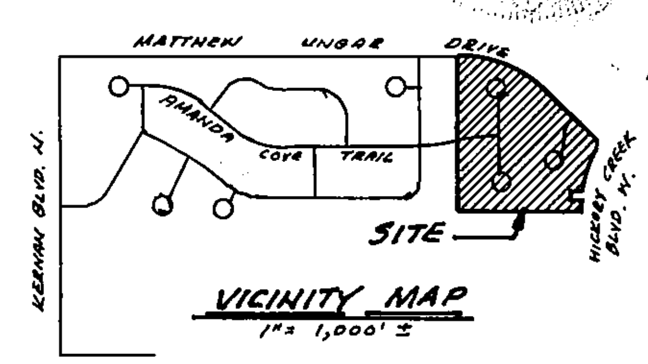
STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledge before me this 13 day of SEPTEMBER A.D., 1994, by Douglas W. Smith, Division President of Centex Real Estate Corporation, a Nevada Corporation, on behalf of said Corporation. He is personally known to me and did not take an oath.

[signature] (SIGN)
C. J. HAGAN JR (PRINT)
Notary Public, State of Florida

MY COMMISSION EXPIRES: JULY 30, 1997

C. J. HAGAN, JR. MY COMMISSION EXPIRES JULY 30, 1997 #CC 302317 NOTARY PUBLIC, STATE OF FLORIDA



VICINITY MAP
1" = 1,000' ±

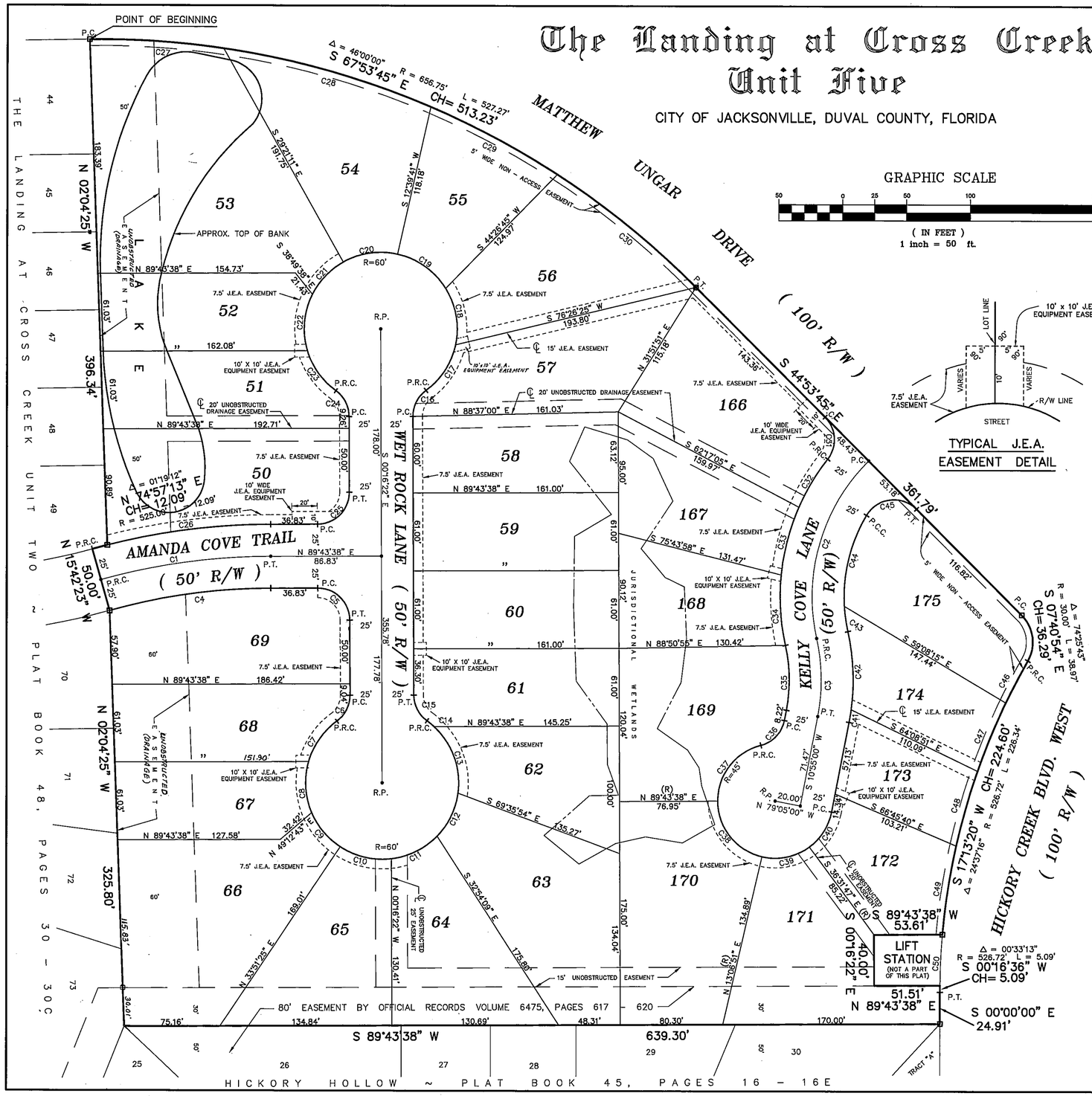
PSD-89-
DEVELOPMENT NO. 6811

PLAT BOOK 49 PAGE 51A

SHEET 2 OF 2

The Landing at Cross Creek Unit Five

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



CURVE DATA TABLE

CURVE	CHORD	BEARING	RADIUS	DELTA	LENGTH	TANGENT
C1	134.28'	S 82°00'37" W	500.00'	15°26'01"	134.68'	67.75'
C2	144.79'	S 16°14'50" W	150.00'	57°42'50"	151.09'	82.66'
C3	61.16'	N 00°50'47" W	150.00'	23°31'35"	61.59'	31.24'
C4	127.56'	S 82°00'37" W	475.00'	15°26'01"	127.95'	64.36'
C5	35.36'	N 45°16'22" W	25.00'	90°00'00"	39.27'	25.00'
C6	22.69'	N 26°42'41" E	25.00'	53°58'05"	23.55'	12.73'
C7	38.80'	S 34°49'51" W	60.00'	37°43'44"	39.51'	20.50'
C8	40.00'	S 03°30'17" E	60.00'	38°56'33"	40.78'	21.21'
C9	35.00'	S 39°56'01" E	60.00'	33°54'56"	35.52'	18.30'
C10	41.12'	S 76°55'55" E	60.00'	40°04'52"	41.97'	21.89'
C11	40.00'	N 63°33'22" E	60.00'	38°56'33"	40.78'	21.21'
C12	37.58'	N 25°50'02" E	60.00'	36°30'08"	38.23'	19.79'
C13	55.48'	N 19°57'24" W	60.00'	55°04'44"	57.68'	31.29'
C14	7.06'	N 50°52'07" W	60.00'	06°44'41"	7.06'	3.54'
C15	22.69'	S 27°15'25" E	25.00'	53°58'05"	23.55'	12.73'
C16	22.69'	S 26°42'41" W	25.00'	53°58'05"	23.55'	12.73'
C17	42.83'	N 32°47'01" E	60.00'	41°49'24"	43.80'	22.93'
C18	45.00'	N 10°09'13" W	60.00'	44°03'03"	46.13'	24.27'
C19	46.08'	N 54°45'33" W	60.00'	45°09'37"	47.29'	24.95'
C20	43.02'	S 81°39'13" W	60.00'	42°00'51"	44.00'	23.04'
C21	35.00'	S 43°41'20" W	60.00'	33°54'56"	35.52'	18.30'
C22	44.43'	S 04°59'58" W	60.00'	43°27'47"	45.51'	23.92'
C23	38.58'	S 35°29'11" E	60.00'	37°30'32"	39.28'	20.37'
C24	22.69'	N 27°15'25" W	25.00'	53°58'05"	23.55'	12.73'
C25	35.36'	N 44°43'38" E	25.00'	90°00'00"	39.27'	25.00'
C26	129.00'	S 82°40'13" W	525.00'	14°06'49"	129.32'	64.99'
C27	105.20'	S 86°18'08" E	656.75'	09°11'15"	105.31'	52.77'
C28	168.74'	S 74°19'39" E	656.75'	14°45'42"	169.20'	85.07'
C29	112.35'	S 62°02'24" E	656.75'	09°48'50"	112.49'	56.38'
C30	140.00'	S 51°00'52" E	656.75'	12°14'14"	140.27'	70.40'
C31	33.07'	N 03°29'10" W	25.00'	82°49'09"	36.14'	22.05'
C32	43.81'	S 30°43'57" W	175.00'	14°22'55"	43.93'	22.08'
C33	54.76'	S 14°32'27" W	175.00'	18°00'04"	54.98'	27.72'
C34	55.20'	S 03°32'05" E	175.00'	18°09'00"	55.44'	27.95'
C35	50.97'	N 00°50'47" W	125.00'	23°31'35"	51.33'	26.03'
C36	26.73'	N 43°13'42" E	25.00'	64°37'23"	28.20'	15.81'
C37	55.29'	S 37°38'01" W	45.00'	75°48'45"	59.54'	35.04'
C38	55.79'	S 38°34'46" E	45.00'	76°36'47"	60.17'	35.55'
C39	37.78'	N 78°17'32" E	45.00'	49°38'38"	38.99'	20.81'
C40	32.66'	N 32°11'36" E	45.00'	42°33'13"	33.42'	17.52'
C41	10.00'	N 09°16'46" E	175.00'	03°16'28"	10.00'	5.00'
C42	61.53'	N 02°29'02" W	175.00'	20°15'07"	61.86'	31.25'
C43	20.00'	N 08°01'16" W	125.00'	09°10'38"	20.02'	10.03'
C44	73.22'	N 13°35'49" E	125.00'	34°03'33"	74.31'	38.29'
C45	39.53'	S 82°51'55" W	25.00'	104°28'39"	45.59'	32.27'
C46	37.19'	S 27°30'34" W	526.72'	04°02'48"	37.20'	18.61'
C47	58.00'	S 22°19'48" W	526.72'	06°18'45"	58.03'	29.04'
C48	61.00'	S 15°51'15" W	526.72'	06°38'21"	61.03'	30.55'
C49	70.02'	S 08°43'23" W	526.72'	07°37'22"	70.08'	35.09'
C50	40.06'	S 02°43'58" W	526.72'	04°21'29"	40.06'	20.04'

LEGEND:

- ⊠ PERMANENT REFERENCE MONUMENT (NO. 2361)
- • PERMANENT CONTROL POINT (NO. 2361)
- 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
- ┼ POINT OF STREET NAME CHANGE
- R RADIUS
- R.P. RADIUS POINT
- R/W RIGHT OF WAY
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH

NOTES:

1. 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 UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FL.
3. BEARING REFERENCE: N 02°04'25" W FOR EAST LINE THE LANDING AT CROSS CREEK ~ UNIT TWO, PLAT BOOK 48, PAGES 30 -30C.
4. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN THE JURISDICTIONAL WETLANDS JURISDICTION 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 ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLANDS JURISDICTION LINE MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

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

PSD-89-022