

# Timberlin Parc Unit Three

A Portion of Section 36, Township 3 South, Range 27 East, TOGETHER WITH A Portion of Section 31, Township 3 South, Range 28 East, Duval County, Florida.

TAXES PAID  
THRU 1996

PLAT BOOK 51 PAGE 55

SHEET 1 OF 6 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND  
PSD # 94-34 & 97-10  
CD # 2304.8 & 2304.6

### CAPTION PARCEL A

A portion of Section 36, Township 3 South, Range 27 East, and a Portion of Section 31, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of Lot 149, as shown on the plat of Timberlin Parc Unit One, as recorded in Plat Book 50, pages 17, 17A through 17I, inclusive on the Current Public Records of said county; thence Northeasterly, along the Westerly boundary of said Timberlin Parc Unit One, run the following two (2) courses and distances: Course No. 1: North 16°51'50" East, 248.85 feet; Course No. 2: North 52°55'23" East, 200.00 feet; to the Westerly boundary of Timberlin Parc Unit Two, as recorded in Plat Book 51, pages 30, 30A through 30C, inclusive on the Current Public Records of said county; thence Northeasterly, along the Westerly boundary of said Timberlin Parc Unit Two, run the following two (2) courses and distances: Course No. 1: North 31°15'07" East, 261.13 feet; Course No. 2: North 67°49'00" East, 528.39 feet; thence North 00°00'00" East, 479.75 feet; thence North 89°17'50" West, 805.40 feet; thence South 22°00'30" West, 1541.40 feet to the aforesaid Westerly boundary of Timberlin Parc Unit One; thence Southeasterly and Northeasterly, along said Westerly boundary of Timberlin Parc Unit One, run the following two (2) courses and distances: Course No. 1: South 80°46'36" East, 429.31 feet; Course No. 2: North 33°47'35" East, 50.00 feet to the POINT OF BEGINNING.

Containing 20.57 acres, more or less.

### PARCEL B

A portion of Section 36, Township 3 South, Range 27 East, Duval County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 36; thence South 89°31'42" West, along the South line of said Section 36 and along the Northerly right-of-way line of Deercreek Club Road (a variable private right-of-way as per plat of Deercreek Country Club Unit One, according to map recorded in Plat Book 44, Pages 2, 2A through 2F, inclusive, of the Current Public Records of said County), a distance of 1354.71 feet to the Easterly line of Tract B of said Deercreek Country Club Unit One; thence North 00°00'05" East, along last said line, 30.01 feet; thence continue North 00°00'05" East, along last said line, 269.99 feet to the Northerly line of said Tract B; thence South 88°31'42" West, along last said line, 900.94 feet, to the Southerly prolongation of the Easterly line of Southside Square, as recorded in Plat Book 47, Pages 7 and 7A, said Current Public Records; thence North 00°02'59" East, along last said line and along the Easterly line of said Southside Square, a distance of 1149.35 feet to the POINT OF BEGINNING; thence continue North 00°02'59" East, 652.45 feet; thence North 30°17'43" East, 4.36 feet; thence North 16°04'56" East, 41.63 feet; thence North 26°16'16" East, 25.65 feet; thence North 59°49'31" East, 25.86 feet; thence North 55°51'21" East, 42.76 feet; thence North 61°09'17" East, 25.43 feet, to the arc of a curve to the Southeast; thence along and around the arc of said curve, concave Southwesterly, having a radius of 400.00 feet, an arc distance of 231.22 feet, said arc being subtended by a chord bearing and distance of South 39°03'05" East, 228.02 feet, to the point of tangency; thence South 22°29'27" East, 338.78 feet, to the point of curvature of a curve to the Southeast; thence along and around the arc of said curve, concave Northeasterly, having a radius of 415.00 feet, an arc distance of 10.78 feet, said arc being subtended by a chord bearing and distance of South 23°14'07" East, 10.78 feet, to the point of reverse curvature of a curve to the Southwest; thence along and around the arc of said curve, concave Westerly, having a radius of 25.00 feet, an arc distance of 35.56 feet, said arc being subtended by a chord bearing and distance of South 16°46'22" West, 32.64 feet, to the point of tangency; thence South 57°31'32" West, 87.28 feet, to the point of curvature of a curve to the Southwest; thence along and around the arc of said curve, concave Southeasterly, having a radius of 380.00 feet, an arc distance of 136.78 feet, said arc being subtended by a chord bearing and distance of South 47°12'56" West, 136.02 feet, to the point of tangency; thence South 36°54'20" West, 0.50 feet, to the point of curvature of a curve to the Southwest; thence along and around the arc of said curve, concave Northwesterly, having a radius of 248.89 feet, an arc distance of 230.86 feet, said arc being subtended by a chord bearing and distance of South 63°26'40" West, 222.67 feet, to the POINT OF BEGINNING.

Containing 4.48 acres, more or less.

### 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, Ordinance Code.

By J. A. Hester 8-22-97  
Director of Public Works Date

### SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described in the Caption; that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all requirements of Florida Statute 177, that the survey and legal description are accurate and permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State of Florida and the current regulations of the City of Jacksonville.

Signed the 29th day of July A.D., 1997

Gregory B. Clary  
Registered Land Surveyor No. 3377  
State of Florida

### CLERK'S CERTIFICATION 97-189052

This is to certify that this plat has been approved by the City Council of the City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 51, Pages 55 through 56 of the Public Records of Duval County, Florida.

Signed this 22nd day of August A.D., 1997

Henry Cook By: Henry Cook  
Clerk of Circuit Court Deputy Clerk

### NOTARY FOR TIMBERLIN PARC GENERAL PARTNERSHIP BY AND THROUGH ITS GENERAL PARTNERS PARC PLACE - SOUTHSIDE, INC. AND TIMBERLIN EQUITY INC.

STATE OF FLORIDA }

COUNTY OF DUVAL }

The foregoing instrument was acknowledged before me this 24th day of July A.D., 1997, by Roger M. O'Steen, President of Parc Place - Southside, Inc., a Corporation under the laws of the State of Florida, a general partner of Timberlin Parc General Partnership, a Florida general partnership, on behalf of the partnership. He is personally known to me and did not take an oath.

Lauren Owens  
Notary Public  
State of Florida at Large

My Commission Expires: Lauren L. Owens  
Serial No.: CC695044 EXPIRES  
November 3, 2000  
BONDED THRU TROY FARM INSURANCE, INC.

### NOTARY FOR TIMBERLIN EQUITY, INC.

STATE OF FLORIDA }

COUNTY OF DUVAL }

The foregoing instrument was acknowledged before me this 24th day of July A.D., 1997, by Roger M. O'Steen, President of Timberlin Equity, Inc., a Corporation under the laws of the state of Florida, general partner of Timberlin Parc General Partnership, a Florida general partnership, on behalf of the partnership. He is personally known to me and did not take an oath.

Lauren Owens  
Notary Public  
State of Florida at Large

My Commission Expires: Lauren L. Owens  
Serial No.: CC695044 EXPIRES  
November 3, 2000  
BONDED THRU TROY FARM INSURANCE, INC.

### NOTARY FOR D.D.I., INC.

STATE OF FLORIDA }

COUNTY OF DUVAL }

The foregoing instrument was acknowledged before me this 24th day of July A.D., 1997, by Harry D. Francis, Vice President of D.D.I., Inc., a Corporation under the laws of the state of Florida, on behalf of the corporation. He is personally known to me and did not take an oath.

Lauren Owens  
Notary Public  
State of Florida at Large

My Commission Expires: Lauren L. Owens  
Serial No.: CC695044 EXPIRES  
November 3, 2000  
BONDED THRU TROY FARM INSURANCE, INC.

### NOTARY FOR AMSOUTH BANK OF FLORIDA

STATE OF FLORIDA }

COUNTY OF DUVAL }

The foregoing instrument was acknowledged before me this 24th day of July A.D., 1997, by Garre Hollifield, Vice President of AmSouth Bank of Florida, a Corporation under the laws of the state of Florida, on behalf of the corporation. He is personally known to me and did not take an oath.

M. Jean Mason  
Notary Public  
State of Florida at Large

My Commission Expires: M. Jean Mason  
Serial No.: CC399665 EXPIRES  
November 3, 2000  
BONDED THRU TROY FARM INSURANCE, INC.

### NOTARY FOR ESTUARY CORPORATION

STATE OF FLORIDA }

COUNTY OF DUVAL }

The foregoing instrument was acknowledged before me this 24th day of July A.D., 1997, by Harry D. Francis, Vice President of Estuary Corporation, a Corporation under the laws of the state of Florida, on behalf of the corporation. He is personally known to me and did not take an oath.

Lauren Owens  
Notary Public  
State of Florida at Large

My Commission Expires: Lauren L. Owens  
Serial No.: CC695044 EXPIRES  
November 3, 2000  
BONDED THRU TROY FARM INSURANCE, INC.

### ADOPTION AND DEDICATION

This is to certify that Timberlin Parc General Partnership by and through its general partners Parc Place - Southside, Inc. and Timberlin Equity, Inc., all corporations under the laws of the State of Florida, are the lawful owner of the lands described in the caption hereon known as Timberlin Parc Unit Three, having caused the same to be surveyed and subdivided, and that AmSouth Bank of Florida, a Corporation under the laws of the State of Florida, D.D.I., Inc. and the Estuary Corporation, Corporations under the laws of the State of Florida, are the holders of mortgages of said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All roads, parkways, lanes, courts, walkways, easements for drainage, utilities and sewers, 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, and except all Jacksonville Electric Authority easements, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns.

The undersigned Owner(s) do hereby reserve unto themselves and 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. Those easements designated as 'J.E.A.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, Timberlin Parc General Partnership, by and through its General Partners Parc Place - Southside, Inc. and Timberlin Equity, Inc., have caused these presents to be signed by their President

This 24th Day of JULY 1997

BY AND THROUGH ITS GENERAL PARTNERS PARC PLACE - SOUTHSIDE, INC. AND TIMBERLIN EQUITY, INC.

Witness: Lauren Owens By: Roger M. O'Steen  
Print Name: Lauren Owens President of Parc Place - Southside, Inc.

Witness: Gregory J. Garbour  
Print Name: Gregory J. Garbour

Witness: Lauren Owens By: Roger M. O'Steen  
Print Name: Lauren Owens President

Witness: Gregory J. Garbour  
Print Name: Gregory J. Garbour

Witness: Millie Appadurai By: Harry D. Francis  
Print Name: LORI A. GODDARD Vice President

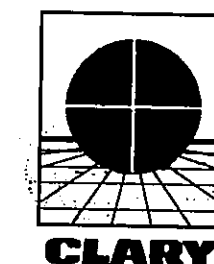
Witness: Jeffrey W. Jones  
Print Name: Jeffrey W. Jones

Witness: M. Jean Mason By: Garre Hollifield  
Print Name: M. JEAN MASON Vice President

Witness: Paula L. Ojala  
Print Name: Paula L. Ojala

Witness: Millie Appadurai By: Harry D. Francis  
Print Name: LORI A. GODDARD Vice President

Witness: Jeffrey W. Jones  
Print Name: Jeffrey W. Jones



PREPARED BY:  
**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703

# Timberlin Parc Unit Three

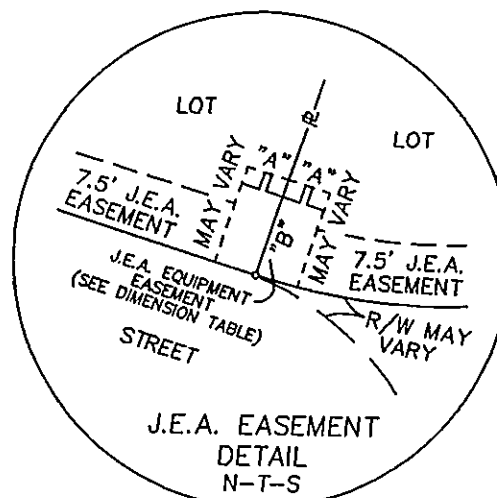
A Portion of Section 36, Township 3 South, Range 27 East, TOGETHER WITH A Portion of Section 31, Township 3 South, Range 28 East, Duval County, Florida.

PLAT BOOK 51 PAGE 55A

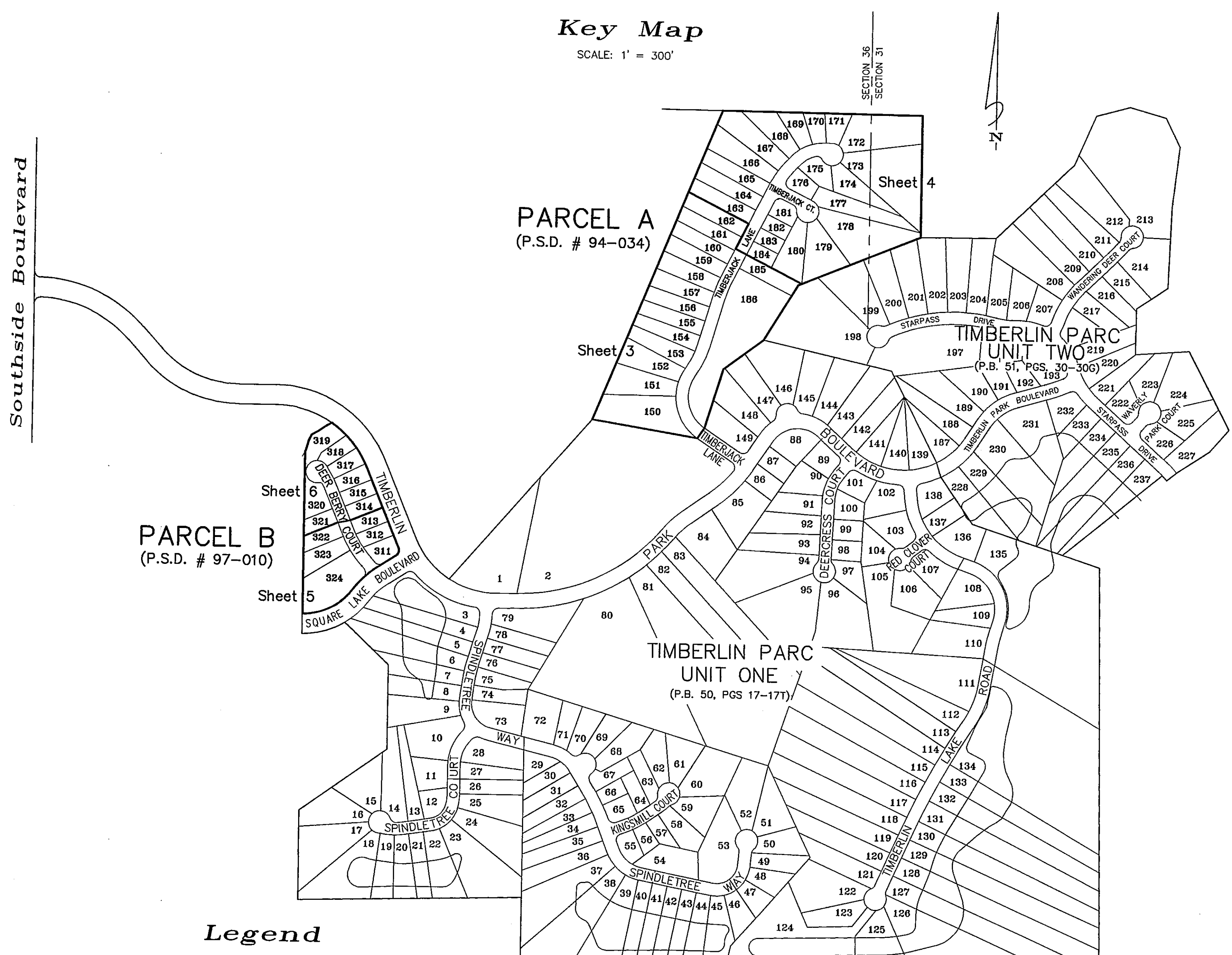
SHEET 2 OF 6 SHEETS  
51 LOTS IN THIS UNIT

## General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF LOT 149, TIMBERLIN PARC UNIT ONE (P.B. 50, PGS. 17-17T), AS N 16°50'50" E.
- NOTICE: 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)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL NO. 0219E, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND AND SEWERS, UNLESS OTHERWISE NOTED HEREON.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED HEREON.
- 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.
- CERTAIN EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- '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 JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR REPLACEMENT OF SUCH ITEMS.
- 'J.E.A.E.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 JACKSONVILLE ELECTRIC AUTHORITY.
- 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.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.

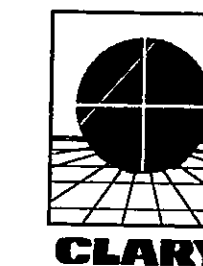
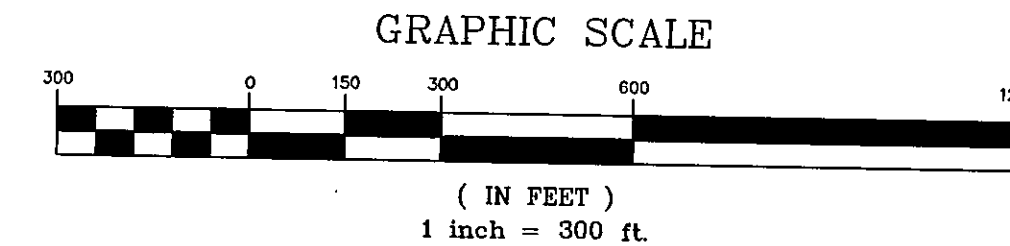


DIMENSION TABLE	
'A'	5' TYPICAL 10' x 10' J.E.A. EQUIPMENT EASEMENT
'B'	10' TYPICAL 10' x 20' J.E.A. EQUIPMENT EASEMENT



## Legend

- |       |                           |        |                                     |
|-------|---------------------------|--------|-------------------------------------|
| R/W   | = RIGHT-OF-WAY            | R      | = RADIUS                            |
| ○     | = PERMANENT CONTROL POINT | CH     | = CHORD                             |
| PC    | = POINT OF CURVATURE      | Δ      | = DELTA                             |
| PT    | = POINT OF TANGENCY       | RP     | = RADIUS POINT                      |
| ORV   | = OFFICIAL RECORDS VOLUME | □      | = PERMANENT REFERENCE MONUMENT      |
| PB    | = PLAT BOOK               | C4     | = TABULATED CURVE DATA              |
| PG(S) | = PAGE(S)                 | PRC    | = POINT OF REVERSE CURVE            |
| A     | = ARC LENGTH              | PCC    | = POINT OF COMPOUND CURVE           |
| T     | = TANGENT                 | J.E.A. | = JACKSONVILLE ELECTRICAL AUTHORITY |



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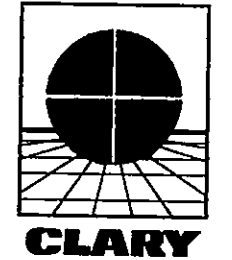
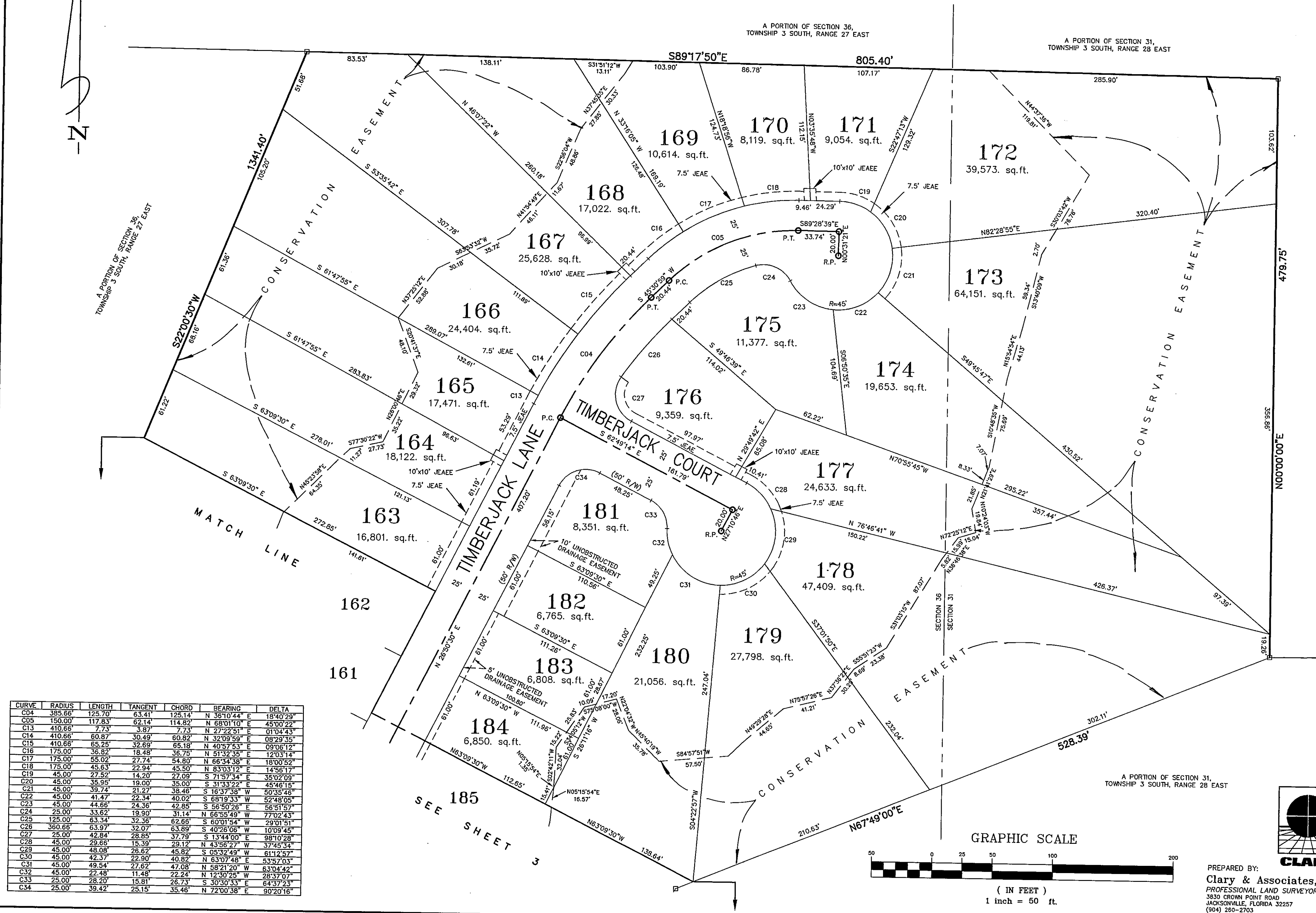


# Timberlin Parc Unit Three

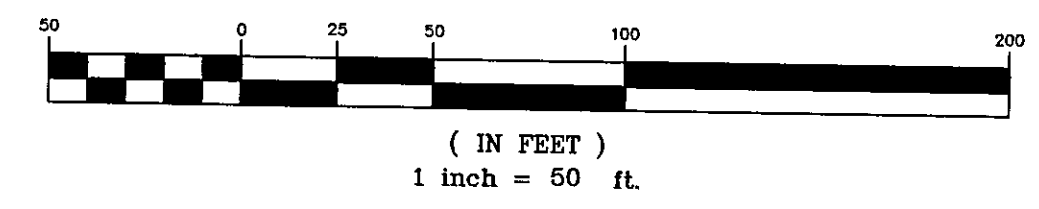
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PLAT BOOK **51** PAGE **550**

SHEET 4 OF 6 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

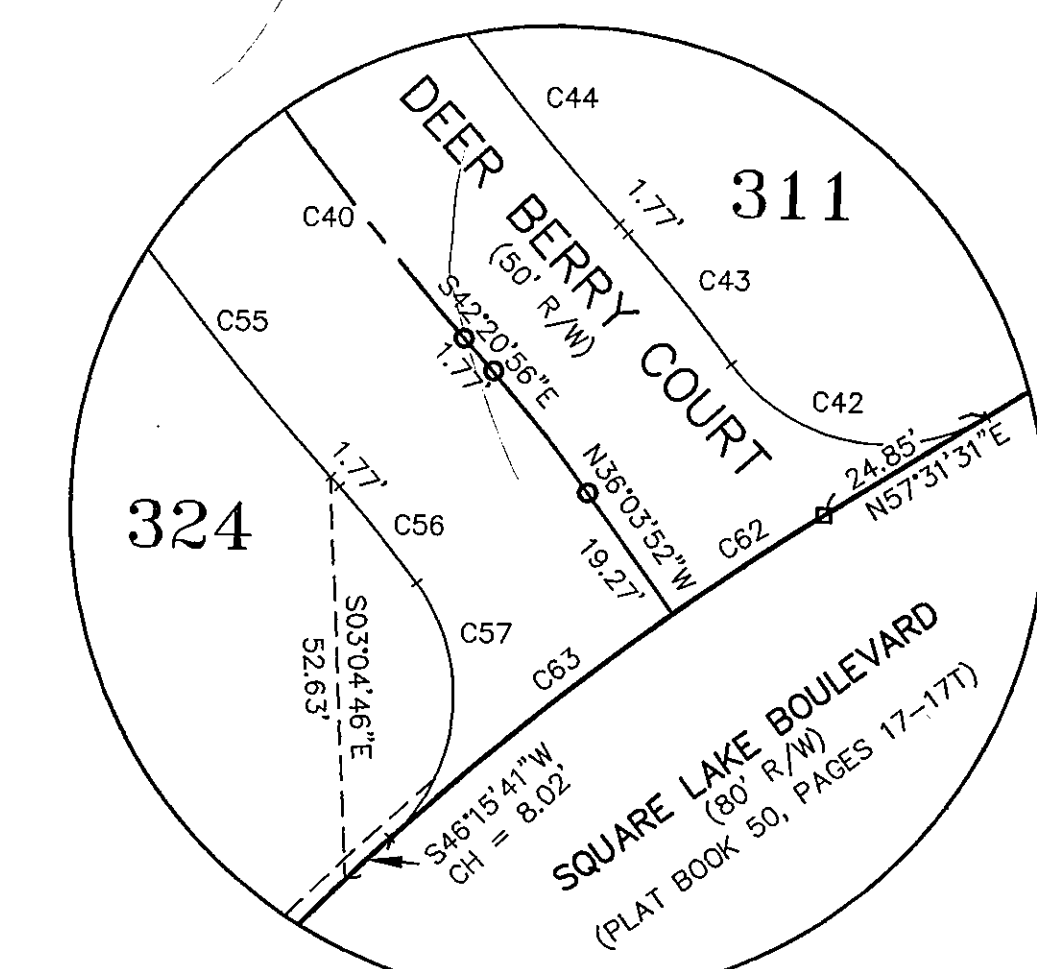
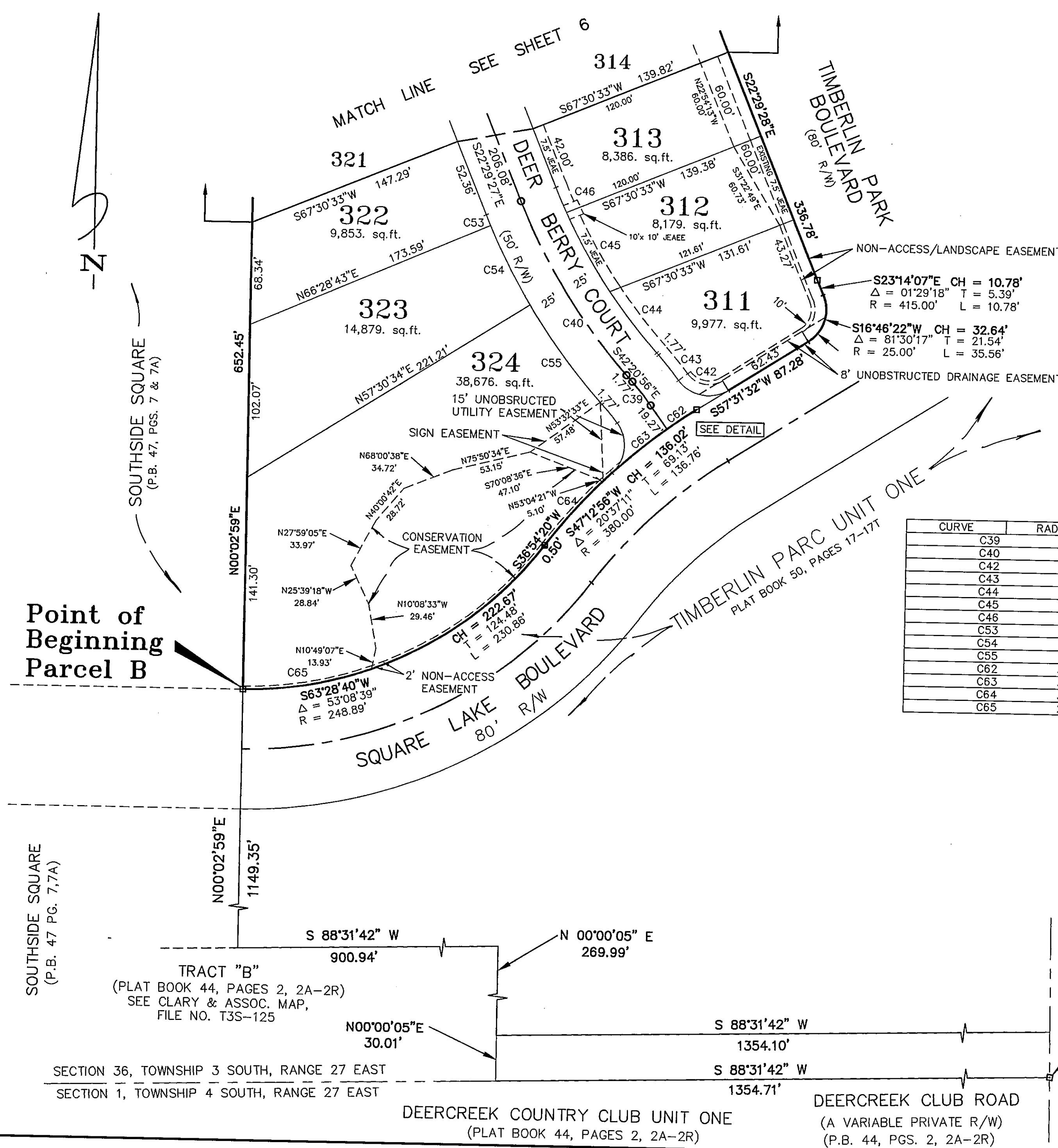


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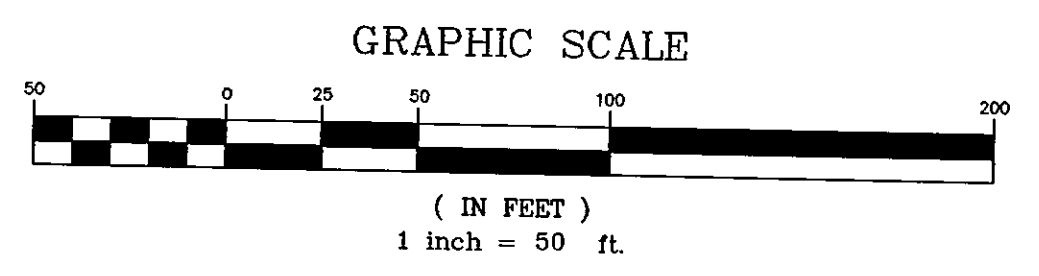
# Timberlin Parc Unit Three

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CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C39	200.00'	21.94'	10.98'	21.93'	N39°12'24"W	06°17'08"
C40	400.00'	138.63'	70.02'	137.94'	N32°25'11"W	19°51'28"
C42	25.00'	37.37'	23.16'	33.98'	S79°39'24"E	85°38'10"
C43	225.00'	21.64'	10.83'	21.63'	N39°35'39"W	05°30'39"
C44	375.00'	51.40'	25.74'	51.36'	S38°25'22"E	07°51'11"
C45	375.00'	60.57'	30.35'	60.50'	S29°52'09"E	09°15'14"
C46	375.00'	18.01'	9.01'	18.01'	S23°51'59"E	02°45'05"
C53	425.00'	7.64'	3.82'	7.64'	S23°00'22"E	01°01'50"
C54	425.00'	61.75'	30.93'	61.69'	S27°41'01"E	08°19'28"
C55	425.00'	77.91'	39.06'	77.80'	S37°05'50"E	10°30'11"
C62	380.00'	23.63'	11.82'	23.62'	S55°44'39"W	03°33'44"
C63	380.00'	47.07'	23.56'	47.04'	S50°24'53"W	07°05'47"
C64	380.00'	57.09'	28.60'	57.04'	N41°12'36"E	08°36'31"
C65	248.89'	87.43'	44.17'	86.98'	N79°59'11"E	20°07'36"

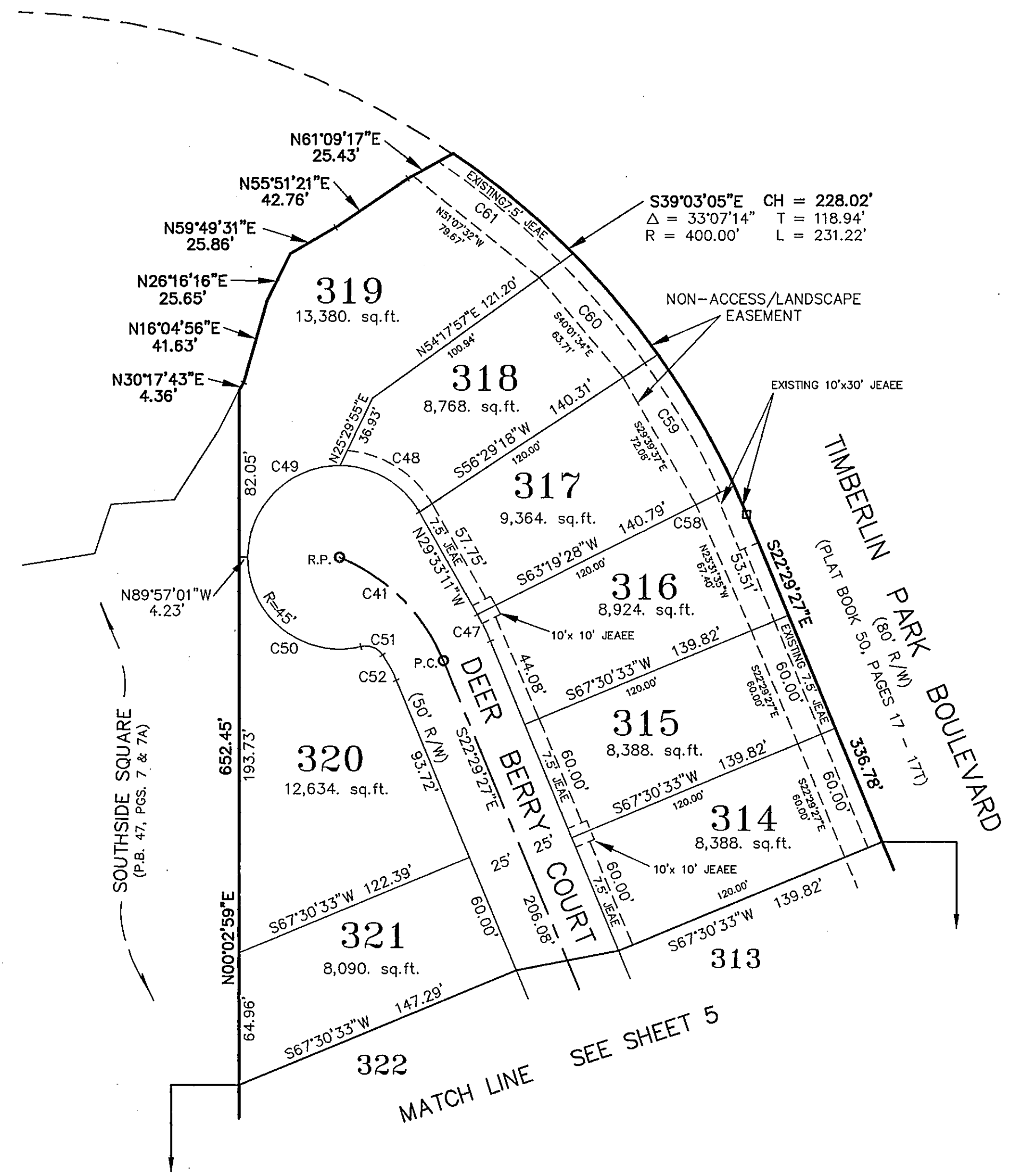
SECTION 31



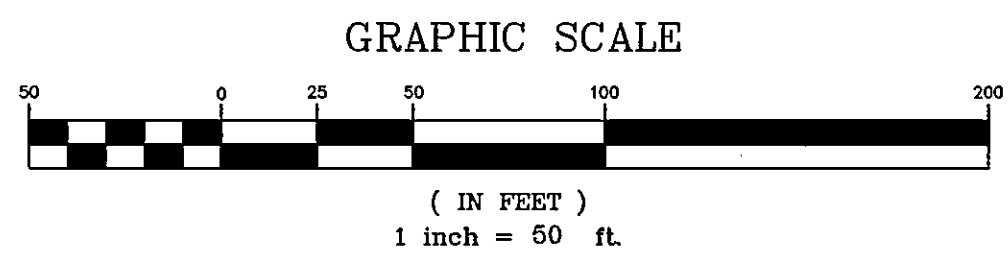
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CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C41	93.39'	73.77'	38.93'	71.87'	S45°07'26"E	45°15'38"
C47	118.39'	14.59'	7.31'	14.58'	S26°01'19"E	07°03'44"
C48	45.00'	47.12'	25.98'	45.00'	S59°33'11"E	60°00'00"
C49	45.00'	71.00'	45.31'	63.86'	S45°14'54"W	90°23'50"
C50	45.00'	81.33'	57.14'	70.70'	N51°43'37"W	103°33'11"
C51	10.00'	12.07'	6.89'	11.35'	N68°56'04"W	69°08'17"
C52	68.39'	14.17'	7.11'	14.14'	N28°25'48"W	11°52'13"
C58	400.00'	15.40'	7.70'	15.40'	S23°35'40"E	02°12'23"
C59	400.00'	74.62'	37.42'	74.51'	S30°02'31"E	10°41'19"
C60	400.00'	64.56'	32.35'	64.49'	S40°00'36"E	09°14'52"
C61	400.00'	76.64'	38.44'	76.52'	N50°07'22"W	10°58'40"



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