

Turtle Creek Village - Unit Two

PLAT BOOK 42 PAGE 71

SHEET NO. 1 OF 2

BEING A REPLAT OF A PORTION OF LOTS 3 AND 4, SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 50, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ACCORDING TO PLAT BOOK 1, PAGES 7 AND 8, FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

TAXES VERIFIED S.W.

CAPTION

A portion of Lots 3 and 4, Subdivision of the John Broward Grant, Section 50, Township 1 South, Range 26 East, according to the plat recorded in Plat Book 1, Pages 7 and 8 of the former public records of Duval County, Florida, being more particularly described as follows:
 For a Point of Beginning commence at the intersection of the westerly right-of-way line of Harts Road (a 100 foot right-of-way as now established) with the northerly line of a right-of-way for drainage, utilities & sewers as shown on the plat of Turtle Creek Village - Unit One, as recorded in Plat Book 35, Pages 20, 20A, 20B, 20C and 20D of the current public records of said County and run South 80° 54' 20" West along last mentioned northerly line, a distance of 120.0 feet to an angle point in said northerly line; run thence South 84° 06' 22" West, continuing along said northerly line, a distance of 1,112.42 feet to a point; run thence North 05° 53' 38" West, a distance of 120.0 feet to a point; run thence South 84° 06' 22" West, a distance of 5.0 feet to a point; run thence North 05° 53' 38" West, a distance of 237.50 feet to a point; run thence North 38° 10' 01" East, a distance of 107.85 feet to a point; run thence North 65° 46' 06" East, a distance of 63.67 feet to a point; run thence North 25° 15' 00" East, a distance of 191.91 feet to a point; run thence North 64° 45' 00" West, a distance of 20.0 feet to a point; run thence North 25° 15' 00" East, a distance of 300.0 feet to a point; run thence South 64° 45' 00" East, a distance of 404.02 feet to a point; run thence South 50° 09' 57" East, a distance of 169.75 feet to a point; run thence North 81° 00' 38" East, a distance of 150.0 feet to a point; run thence South 08° 59' 22" East, a distance of 10.0 feet to a point; run thence North 81° 00' 38" East, a distance of 220.0 feet to a point on the previously mentioned westerly right-of-way line of Harts Road; run thence South 08° 59' 22" East along said westerly right-of-way line, a distance of 560.0 feet to the Point of Beginning.

ADOPTION AND DEDICATION

This is to certify that Centex Homes Corporation, a Nevada Corporation is the lawful owner of the land described in the caption hereon known as Turtle Creek Village - 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 and sewers are hereby irrevocably dedicated to the City of Jacksonville, its successors, and assigns. The drainage easements through and over the lakes 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 lakes and filtration system, which these easements traverse, all water which may fall or come upon all streets hereby dedicated, together with all soil, nutrients, chemicals, and all other substances which may flow or pass from said streets, adjacent land, or from any other source of public waters into or through said lakes 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 lakes and filtration system shown on this plat are owned in fee simple title by the abutting property owners, and 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 lakes 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; and (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 lakes 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. The undersigned owner 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 lakes shown on this plat, or any part thereof, or occasioned wholly or in part by any act or omission of the undersigned, its agents, contractors, employees, servants, invitees, licensees, or concessionaires. This indemnification shall run with the land and the assigns of the undersigned owner and shall be subject to it. J.E.A. easements are dedicated to the Jacksonville Electric Authority and its successors for use in its underground distribution system.

APPROVED
 DATE: 9-19-86
 BY: Marvin Boutwell
 CITY ENGINEER
 DIRECTOR OF PUBLIC WORKS
 CLERK OF PUBLIC WORKS
 ASSISTANT COUNSEL

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. 86-1192-613 of said City, adopted by its Council and approved by its mayor this 23rd day of October, A.D., 1986.

John W. H. [Signature]
 MAYOR OF THE CITY OF JACKSONVILLE

Donald C. [Signature]
 SECRETARY OF THE COUNCIL,
 CITY OF JACKSONVILLE

CLERK'S CERTIFICATE

87- 5312

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 42, Pages 71-71A of the public records of Duval County, Florida, this 13th day of JAN., A.D., 1987.

S. Morgan Slaughter
 S. MORGAN/SLAUGHTER,
 CLERK OF THE CIRCUIT COURT

By: Robert [Signature]
 DEPUTY CLERK

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.

R. Winton
 WITNESS

CENTEX HOMES CORPORATION

Robert K. Brown
 WITNESS

Robert K. Brown
 ROBERT K. BROWN
 DIVISION PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3rd day of SEPTEMBER, A.D., 1986 by Robert K. Brown, Division President of Centex Homes Corporation on behalf of said Corporation.

Nancy [Signature]
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

10-9-88
 MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

I hereby certify that this Plat is a correct representation of the lands surveyed under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter No. 177 of the Laws of the State of Florida. I further certify that permanent reference monuments have been placed and that permanent control points will be placed according to the above referenced laws, and that all the zoning rules and regulations of the City of Jacksonville, Florida, currently in effect, have been complied with. Signed this 12th day of SEPTEMBER, A.D., 1986.

RICHARD P. CLARSON & ASSOCIATES, INC.
 ENGINEERS - LAND SURVEYORS

Joe A. Hill
 REGISTERED SURVEYOR NO. 2361, FL

DEVELOPERS CERTIFICATE

This is to certify that Centex Homes Corporation has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points, including sidewalks, as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville. Signed this 9th day of JAN, A.D., 1987.

Robert K. Brown
 DIVISION PRESIDENT, CENTEX HOMES CORPORATION

Albert J. Kinard Sr.
 DIRECTOR OF PUBLIC WORKS

Turtle Creek Village ~ Unit Two

PLAT BOOK 42 PAGE 71A

SHEET NO. 2 OF 2

BEING A REPLAT OF A PORTION OF LOTS 3 AND 4, SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 50, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ACCORDING TO PLAT BOOK 1, PAGES 7 AND 8, FORMER PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA.



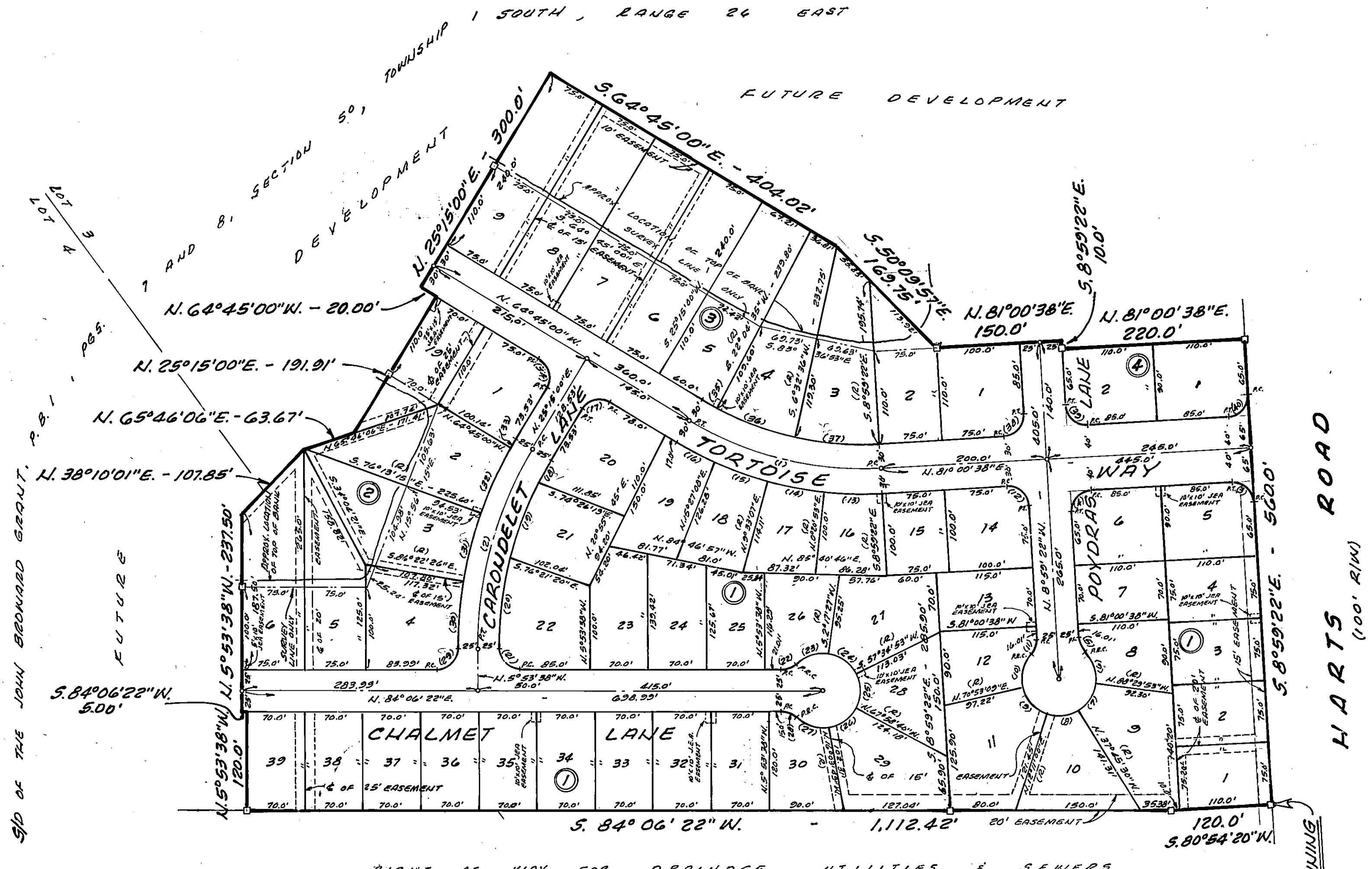
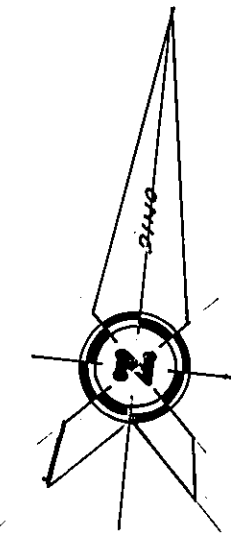
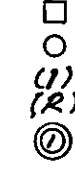
GRAPHIC SCALE: 1" = 100'

NOTES:

- BEARINGS SHOWN HEREON REFER TO THE PLAT OF TURTLE CREEK VILLAGE UNIT ONE AS SHOWN ON MAP AS RECORDED IN PLAT BOOK 35, PAGES 20 THRU 200
- ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.

LEGEND:

- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- CURVE NUMBER
- RADIAL LOT LINE
- BLOCK NUMBER



CURVE DATA						
NO.	BEARING	CHORD	RADIUS	DELTA	TANG.	ARC
1	N. 81° 52' 11" W.	236.50'	400.0'	32° 14' 22"	123.21'	239.24'
2	S. 9° 40' 41" W.	248.21'	462.30'	31° 08' 38"	128.83'	251.29'
3	N. 53° 59' 22" W.	35.36'	25.0'	90°	25.0'	39.27'
4	S. 36° 00' 38" N.	35.36'	25.0'	90°	25.0'	39.27'
5	S. 31° 11' 50" E.	18.90'	25.0'	44° 24' 53"	10.21'	19.38'
6	S. 25° 57' 05" E.	41.43'	45.0'	54° 54' 24"	23.38'	43.12'
7	S. 26° 52' 19" W.	38.52'	45.0'	50° 44' 23"	21.34'	39.85'
8	S. 77° 12' 45" W.	37.93'	45.0'	49° 56' 30"	20.96'	39.22'
9	N. 48° 27' 55" W.	44.12'	45.0'	58° 42' 09"	25.31'	46.11'
10	N. 8° 09' 21" E.	41.24'	45.0'	54° 32' 28"	23.20'	42.84'
11	N. 13° 03' 04" E.	18.90'	25.0'	44° 24' 53"	10.21'	19.38'
12	N. 53° 59' 22" W.	35.36'	25.0'	90°	25.0'	39.27'
13	S. 85° 40' 46" W.	70.0'	430.0'	9° 20' 15"	35.12'	70.08'
14	N. 85° 03' 00" W.	69.0'	430.0'	9° 12' 14"	34.61'	69.07'
15	N. 75° 54' 47" W.	68.0'	430.0'	9° 04' 13"	34.11'	68.07'
16	N. 68° 03' 50" W.	49.71'	430.0'	6° 37' 40"	24.90'	49.74'
17	S. 70° 15' 00" W.	35.36'	25.0'	90°	25.0'	39.27'
18	S. 23° 17' 03" N.	320.0'	437.30'	3° 55' 53"	15.01'	30.01'
19	S. 14° 56' 16" N.	97.20'	437.30'	12° 45' 43"	48.90'	97.40'
20	S. 1° 19' 53" N.	110.0'	437.30'	14° 27' 02"	55.44'	110.29'
21	S. 50° 53' 38" E.	35.36'	25.0'	90°	25.0'	39.27'
22	N. 61° 53' 54" E.	18.90'	25.0'	44° 24' 53"	10.21'	19.38'
23	N. 65° 59' 57" E.	39.88'	45.0'	52° 36' 00"	22.24'	41.31'
24	S. 60° 03' 50" E.	41.76'	45.0'	55° 17' 26"	23.57'	43.43'
25	S. 5° 11' 54" E.	41.17'	45.0'	54° 26' 27"	23.15'	42.76'
26	S. 47° 56' 46" W.	39.39'	45.0'	51° 54' 52"	21.91'	40.77'
27	N. 78° 46' 16" W.	41.27'	45.0'	54° 35' 06"	23.22'	42.87'
28	N. 73° 41' 10" W.	18.90'	25.0'	44° 24' 53"	10.21'	19.38'
29	N. 39° 06' 22" E.	35.36'	25.0'	90°	25.0'	39.27'
30	N. 1° 08' 02" W.	80.88'	487.30'	9° 31' 12"	40.58'	80.97'
31	N. 8° 42' 10" E.	86.24'	487.30'	10° 09' 10"	43.29'	86.35'
32	N. 18° 50' 28" E.	85.38'	487.30'	10° 07' 20"	43.16'	86.09'
33	N. 24° 34' 32" E.	11.47'	487.30'	1° 20' 56"	5.74'	11.47'
34	N. 19° 45' 20" W.	35.36'	25.0'	90°	25.0'	39.27'
35	S. 66° 20' 13" E.	20.89'	370.0'	34° 10' 25"	10.25'	20.50'
36	S. 75° 41' 25" E.	100.0'	370.0'	15° 31' 58"	50.46'	100.31'
37	N. 88° 46' 37" E.	100.0'	370.0'	15° 31' 58"	50.46'	100.31'
38	N. 36° 00' 38" E.	35.36'	25.0'	90°	25.0'	39.27'
39	S. 53° 59' 22" E.	35.36'	25.0'	90°	25.0'	39.27'
40	N. 36° 00' 38" E.	35.36'	25.0'	90°	25.0'	39.27'

PREPARED BY:
CLARSON & ASSOCIATES, INC.
ENGINEERS - LAND SURVEYORS
1643 NALOO AVENUE, JACKSONVILLE, FL 32207