

Turtle Creek Village Unit Three

(Phase Two)

PLAT BOOK 44 PAGE 75

SHEET No. 1 of 2

TAXES VERIFIED R.B.F.

BEING A REPLAT OF A PORTION OF THE 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.

CAPTION

A portion of Lot 4, Subdivision of the John Broward Grant, Section 50, Township 1 South, Range 26 East, according to 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 southwest corner of Lot 39, Block 1, Turtle Creek Village - Unit Two, as recorded in Plat Book 42, Pages 71 and 71A of the current public records of said County and run the following four (4) courses along the northerly line of a right-of-way for drainage, utilities and sewers as shown on the plat of Turtle Creek Village - Unit One, as recorded in Plat Book 35, Pages 20 through 20D of said current public records: 1st Course - South 84° 06' 22" West, 274.76 feet; 2nd Course - North 73° 00' 00" West, 210.0 feet; 3rd Course - North 49° 42' 49" West, 355.14 feet; 4th Course - North 68° 30' 00" West, 25.0 feet to a point; run thence North 31° 28' 52" East, a distance of 287.59 feet to a point; run thence South 49° 23' 04" East, a distance of 90.0 feet to a point; run thence South 67° 20' 00" East, a distance of 109.77 feet to a point; run thence South 21° 11' 41" East, a distance of 100.95 feet to a point; run thence South 58° 51' 30" East, a distance of 100.0 feet to a point; run thence South 86° 36' 34" East, a distance of 51.42 feet to a point; run thence North 89° 01' 31" East, a distance of 166.79 feet to a point; run thence North 38° 10' 01" East, a distance of 107.85 feet to the northwest corner of Lot 6, Block 2, as shown on the previously mentioned plat of Turtle Creek Village - Unit Two; run thence South 05° 53' 38" East along the westerly line of said Lot 6, Block 2, Turtle Creek Village - Unit Two and along the westerly terminus of Chalmet Lane (a 50 foot right-of-way as now established), a distance of 237.50 feet to a point; run thence North 84° 06' 22" East, along the southerly right-of-way line of said Chalmet Lane, a distance of 5.0 feet to the northwest corner of previously mentioned Lot 39, Block 1, Turtle Creek Village - Unit Two; run thence South 05° 53' 38" East along the westerly line of said Lot 39, Block 1, a distance of 120.0 feet to the Point of Beginning.

APPROVED
DATE: 8/14/88
By: John E. Mearns
City Engineer
For: [Signature]
General Council

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. 88-930-475 of said City, adopted by its Council and approved by its Mayor this 13th day of September A.D., 1988.

[Signature]
MAYOR OF THE CITY OF JACKSONVILLE

[Signature]
SECRETARY OF THE COUNCIL,
CITY OF JACKSONVILLE

CLERK'S CERTIFICATE

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 44, Pages 75, 75A of the public records of Duval County, Florida, this 23rd day of September A.D., 1988.

[Signature]
HENRY W. COOK
CLERK OF THE CIRCUIT COURT

By: [Signature]
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 13th day of JULY A.D., 1988.

RICHARD P. CLARSON & ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Florida

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 Turtle Creek Village - Unit Three (Phase 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, easements for drainage, utilities and sewers, and unobstructed easements 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 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 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. 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.

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.

WITNESS [Signature]

WITNESS [Signature]

CENTEX REAL ESTATE CORPORATION
[Signature]
JOEL C. SOWERS, JR.
DIVISION PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 12th day of JULY A.D., 1988 by Joel C. Sowers, Jr., Division President of Centex Real Estate Corporation on behalf of said Corporation.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

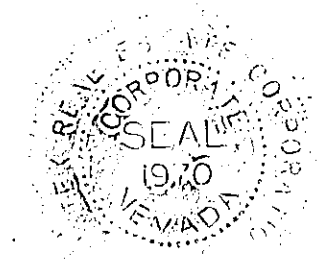
NOVEMBER 27, 1989
MY COMMISSION EXPIRES

DEVELOPERS CERTIFICATE

This is to certify that Centex Real Estate 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 8th day of SEPT., A.D., 1988.

[Signature]
DIVISION PRESIDENT, CENTEX REAL ESTATE CORPORATION

[Signature]
DIRECTOR OF PUBLIC WORKS

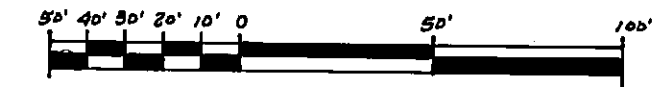


Turtle Creek Village Unit Three

(Phase Two)

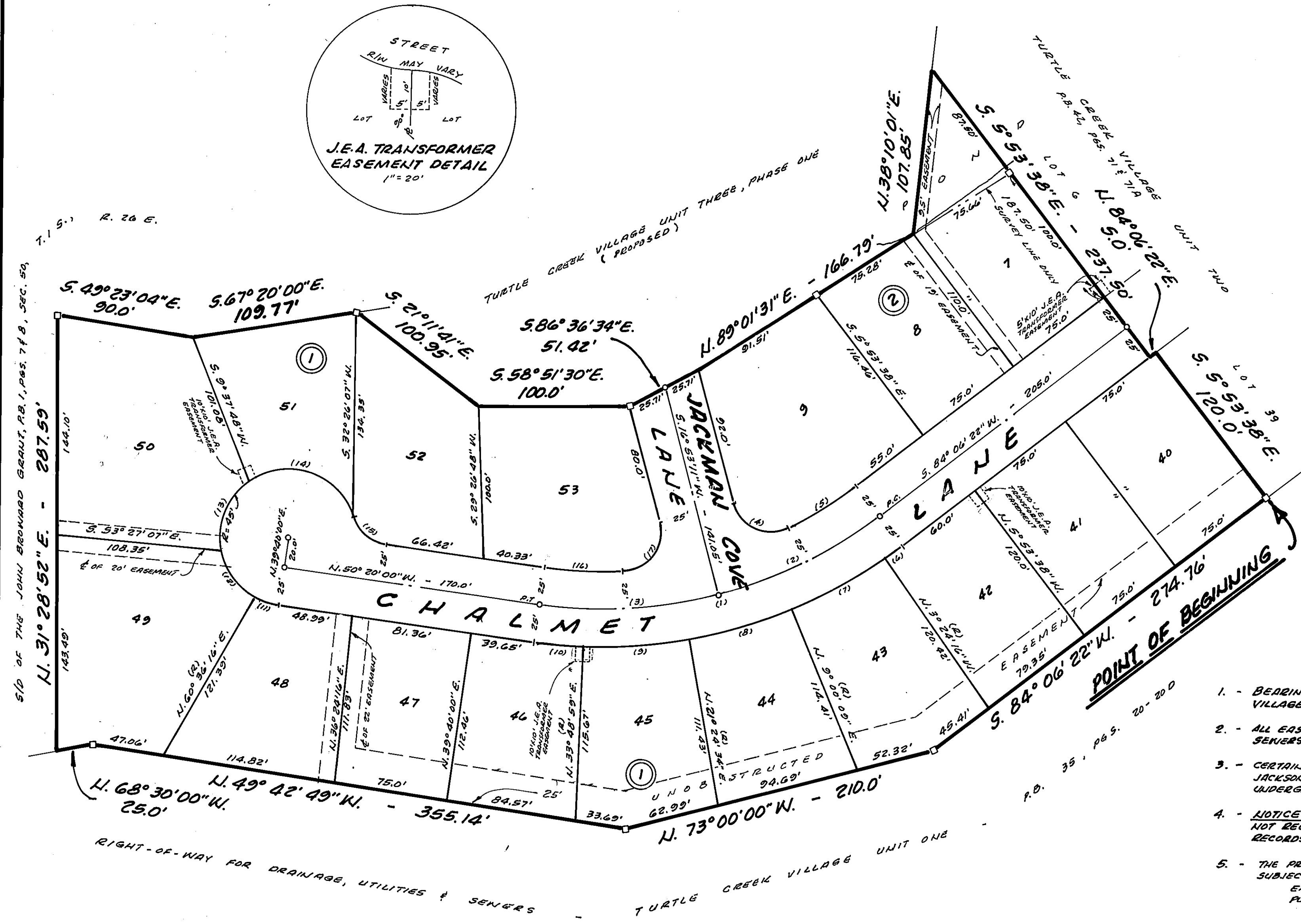
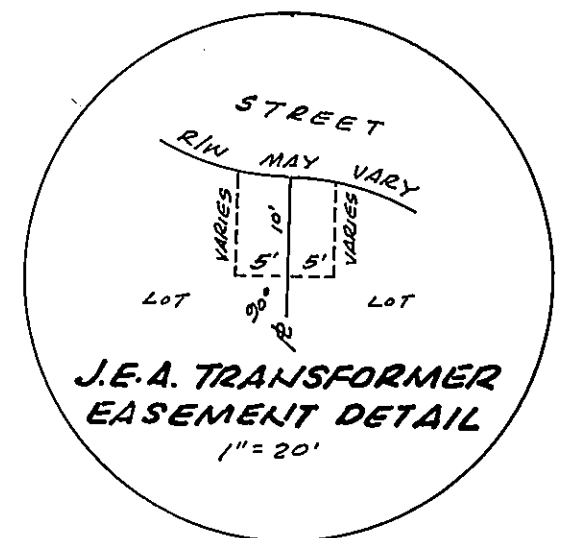
PLAT BOOK 44 PAGE 75A

SHEET No. 2 of 2



GRAPHIC SCALE: 1" = 50'

BEING A REPLAT OF A PORTION OF THE SUBDIVISION OF THE JOHN BROOKARD 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.



CURVE DATA

N ^o	BEARING	CH	RADIUS	DELTA	ARC	TAN
1	S. 73° 06' 49" E.	232.32'	300.0'	45° 33' 38"	238.54'	125.23'
2	S. 84° 30' 13" E.	118.49'	300.0'	22° 46' 49"	119.28'	60.44'
3	N. 61° 23' 24" W.	118.49'	300.0'	22° 46' 49"	119.28'	60.44'
4	S. 33° 52' 56" E.	38.73'	25.0'	101° 32' 13"	44.30'	30.62'
5	N. 89° 03' 40" E.	58.88'	275.0'	11° 14' 36"	58.94'	27.07'
6	S. 85° 21' 03" W.	14.12'	325.0'	2° 29' 22"	14.12'	7.86'
7	N. 87° 12' 03" W.	70.24'	325.0'	12° 24' 25"	70.38'	35.33'
8	N. 74° 47' 38" W.	70.24'	325.0'	12° 24' 25"	70.38'	35.33'
9	N. 62° 23' 13" W.	70.24'	325.0'	12° 24' 25"	70.38'	35.33'
10	N. 53° 15' 30" W.	33.17'	325.0'	5° 57' 01"	33.18'	16.61'
11	N. 39° 51' 52" W.	14.35'	45.0'	20° 52' 16"	14.44'	8.32'
12	N. 4° 26' 42" W.	37.97'	45.0'	89° 54' 04"	39.19'	20.94'
13	N. 53° 38' 27" E.	48.20'	45.0'	66° 12' 13"	52.08'	29.38'
14	S. 39° 28' 02" E.	78.69'	45.0'	107° 30' 59"	84.44'	41.39'
15	S. 18° 01' 18" E.	26.73'	25.0'	64° 37' 23"	28.20'	15.81'
16	S. 55° 37' 18" E.	53.88'	275.0'	11° 14' 36"	53.96'	27.07'
17	N. 67° 39' 18" E.	38.73'	25.0'	101° 32' 13"	44.30'	30.62'

LEGEND:

- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- (1) CURVE NUMBER
- (2) RADIAL LOT LINE
- ⊙ BLOCK NUMBER

NOTES:

1. - BEARINGS SHOWN HEREON REFER TO THE PLAT OF TURTLE CREEK VILLAGE UNIT ONE AS RECORDED IN PLAT BOOK 35, PAGES 20-20D
2. - ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES & SEWERS UNLESS OTHERWISE NOTED.
3. - CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRICAL AUTHORITY IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
4. - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
5. - THE PROPERTY DESCRIBED IN THE CAPTION ON SHEET NO. 1 IS SUBJECT TO: EASEMENT RECORDED IN O.R.V. 6556, PAGE 215 AND EASEMENT RECORDED IN O.R.V. 6260, PAGE 714 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.