

Turtle Creek Village Unit Three

PLAT BOOK 45 PAGE 14

SHEET No. 1 of 2

TAXES VERIFIED R.B.F.

(Phase One)

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.

CAPTION

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 of the former public records of Duval County, Florida, being more particularly described as follows:

For a Point of Beginning commence at the northwest corner of Lot 19, Block 2, 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 South 25° 15' 00" West along the westerly line of said Block 2, Turtle Creek Village - Unit Two, a distance of 191.91 feet to a point; run thence South 65° 46' 06" West continuing along said westerly line of Block 2, a distance of 63.67 feet to a point; run thence South 38° 10' 01" West continuing along said westerly line and the southwesterly prolongation of said westerly line, a distance of 215.70 feet to a point; run thence South 89° 01' 31" West, a distance of 166.79 feet to a point; run thence North 86° 36' 34" West, a distance of 51.42 feet to a point; run thence North 58° 51' 30" West, a distance of 100.0 feet to a point; run thence North 21° 11' 41" West, a distance of 100.95 feet to a point; run thence South 67° 20' 00" East, a distance of 36.85 feet to a point; run thence North 31° 09' 10" East, a distance of 151.66 feet to a point; run thence North 12° 16' 00" East, a distance of 76.25 feet to a point; run thence North 04° 17' 58" West, a distance of 89.22 feet to a point; run thence North 21° 02' 12" East, a distance of 159.56 feet to a point; run thence South 64° 45' 00" East, a distance of 10.0 feet to a point; run North 25° 15' 00" East, a distance of 300.0 feet to a point; run thence South 64° 45' 00" East, a distance of 450.0 feet to a point at the most northerly corner of Lot 9, Block 3, said Turtle Creek Village - Unit Two; run thence South 25° 15' 00" West along the northwesterly line of said Lot 9, Block 3, Turtle Creek Village - Unit Two and along the northwesterly terminus of Tortoise Way (a 60 foot right-of-way as now established), a distance of 300.0 feet to a point; run thence South 64° 45' 00" East along the southwesterly right-of-way line of said Tortoise Way, a distance of 20.0 feet to the Point of Beginning.

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 One) 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 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.

APPROVED
DATE: 12/16/88
For Director of Public Works
By: John E. Vassar
City Engineer
For General Counsel
By: Ann Teague

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. 88-153-747 of said City, adopted by its Council and approved by its mayor this 17th day of January A.D., 1989.

John L. Hyson
MAYOR OF THE CITY OF JACKSONVILLE

Charles W. Kidd
SECRETARY OF THE COUNCIL,
CITY OF JACKSONVILLE

CLERK'S CERTIFICATE

89-11453

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 45, Pages 14, 14A of the public records of Duval County, Florida, this 2nd day of February A.D., 1989.

Henry W. Cook
HENRY W. COOK
CLERK OF THE CIRCUIT COURT

By: Doris Lacefield
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 9th day of NOVEMBER A.D., 1988.

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

BY: Jose A. Hill
JOSE A. HILL
Registered Land Surveyor
No. 2361, State of Florida

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.

Robert S. Porter
WITNESS

Doug Monahan
WITNESS

CENTEX REAL ESTATE CORPORATION

Joel C. Sowers, Jr.
JOEL C. SOWERS, JR.
DIVISION PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of OCTOBER A.D., 1988 by Joel C. Sowers, Jr., Division President of Centex Real Estate Corporation on behalf of said Corporation.

Walter A. Haddock
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 27 day of JANUARY, A.D., 1989.

Joel C. Sowers, Jr.
DIVISION PRESIDENT, CENTEX REAL ESTATE CORPORATION

John E. Vassar
DIRECTOR OF PUBLIC WORKS

Turtle Creek Village Unit Three

PLAT BOOK 45 PAGE 14A

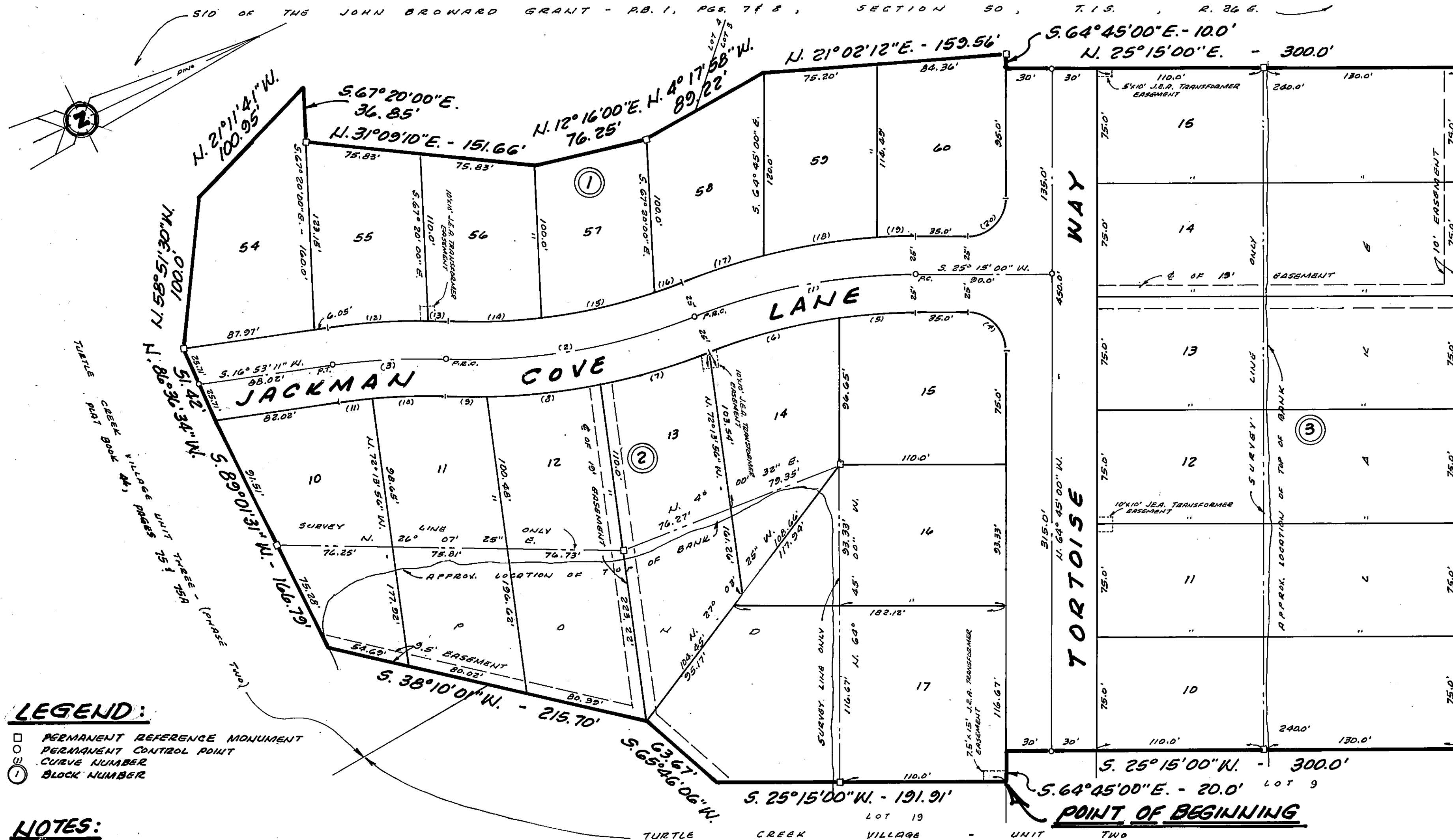
SHEET No. 2 of 2



GRAPHIC SCALE: 1" = 50'

Phase One

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.



LEGEND:

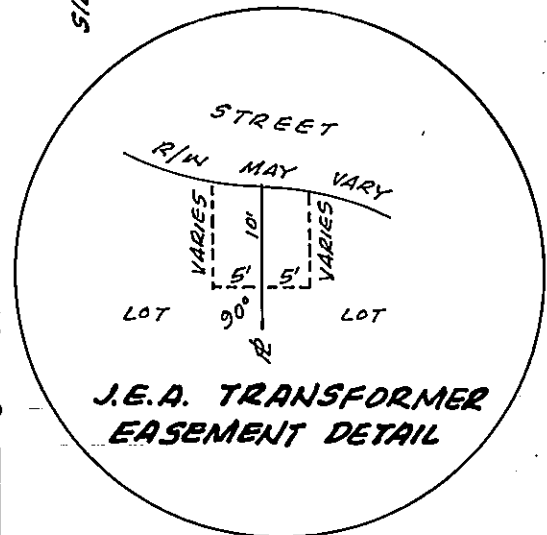
- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- ① CURVE NUMBER
- ② BLOCK NUMBER

NOTES:

1. - BEARINGS SHOWN HEREON REFER TO THE PLAT OF TURTLE CREEK VILLAGE UNIT ONE AS SHOWN RECORDED IN PLAT BOOK 35, PAGES 20 THRU 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 ELECTRIC AUTHORITY IN CONJUNCTION 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. - CAPTION DESCRIBED ON SHEET 1 OF 2 IS SUBJECT TO EASEMENTS RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 6269, PAGE 71A; AND VOLUME 6556, PAGE 20G.

CURVE DATA

NO	BEARING	CH.	RADIUS	DELTA	ARC	TAN	NO	BEARING	CH.	RADIUS	DELTA	ARC	TAN
1	S. 14° 30' 00" W.	149.22'	400.0'	21° 30' 00"	150.10'	76.94'	11	S. 10° 37' 53" W.	22.84'	375.0'	3° 25' 25"	22.84'	11.43'
2	S. 15° 45' 39" W.	164.35'	400.0'	24° 01' 58"	167.78'	85.14'	12	N. 21° 33' 33" E.	60.0'	425.0'	3° 18' 44"	60.00'	34.61'
3	S. 22° 20' 04" W.	75.96'	400.0'	10° 53' 47"	76.07'	38.15'	13	N. 26° 59' 26" E.	11.75'	425.0'	1° 35' 03"	11.75'	5.88'
4	S. 7° 15' 00" W.	35.36'	25.0'	30°	39.27'	25.0'	14	N. 22° 56' 33" E.	63.25'	375.0'	3° 40' 50"	63.26'	31.76'
5	S. 21° 25' 08" W.	50.11'	375.0'	7° 39' 44"	50.15'	26.11'	15	N. 12° 16' 00" E.	76.25'	375.0'	1° 40' 15"	76.25'	38.33'
6	S. 10° 40' 03" W.	90.75'	375.0'	13° 50' 16"	90.57'	45.51'	16	N. 5° 05' 26" E.	17.55'	375.0'	2° 40' 53"	17.55'	8.78'
7	S. 8° 48' 44" W.	75.0'	425.0'	10° 07' 27"	75.10'	37.65'	17	N. 7° 45' 21" E.	59.38'	425.0'	8° 00' 41"	59.43'	29.76'
8	S. 18° 59' 58" W.	75.93'	425.0'	10° 15' 01"	76.03'	38.12'	18	N. 10° 52' 41" E.	75.81'	425.0'	10° 18' 01"	75.91'	38.06'
9	S. 25° 57' 13" W.	27.13'	425.0'	3° 39' 30"	27.14'	13.57'	19	N. 23° 37' 21" E.	24.14'	425.0'	3° 15' 18"	24.15'	12.08'
10	S. 24° 04' 47" W.	48.44'	375.0'	7° 24' 22"	48.47'	24.27'	20	N. 13° 45' 00" W.	35.36'	25.0'	30°	39.27'	25.0'



PREPARED BY
CLARSON AND ASSOCIATES, INC.
ENGINEERS - LAND SURVEYORS
1643 HALDO AVENUE
JACKSONVILLE, FLORIDA 32207

APPROVED
DATE: 12/16/88
For Director of Public Works
City Engineer
General Council
Ann Tance