

Villas At Cross Creek - Unit Two

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

A portion of Section 15, Township 2 South, Range 28 East, Jacksonville, Duval County, Florida, being more particularly described as follows:
 For a Point of Beginning commence at the northeast corner of Lot 22, Villas at Cross Creek - Unit One, as recorded in Plat Book 46, Pages 37, 37A and 37B of the current public records of said County and run North 63° 52' 47" East along the southerly line of Lot 87, The Landing at Cross Creek - Unit One, as recorded in Plat Book 46, Pages 36, 36A and 36B of said current public records, a distance of 71.85 feet to the southeast corner of said Lot 87; run thence North 89° 06' 15" East along the southerly line of Lots 86, 85, 84, 83 and 82, said The Landing at Cross Creek - Unit One, and the easterly prolongation thereof, a distance of 948.41 feet to a point on the westerly boundary line of Hickory Hollow, as recorded in Plat Book 45, Pages 16 through 16E of the current public records of said County; run thence South 21° 45' 40" West along said westerly boundary line of Hickory Hollow, a distance of 145.32 feet to an angle point in said westerly boundary line; run thence South 06° 23' 08" East continuing along said westerly boundary line, a distance of 169.34 feet to a point; run thence South 89° 06' 15" West, a distance of 192.65 feet to a point; run thence North 79° 04' 34" West, a distance of 183.90 feet to a point; run thence South 89° 06' 15" West, a distance of 245.0 feet to a point; run thence North 00° 53' 45" West, a distance of 5.0 feet to a point; run thence South 89° 06' 15" West, a distance of 150.0 feet to a point; run thence South 74° 57' 05" West, a distance of 92.82 feet to a point; run thence South 66° 34' 26" West, a distance of 146.16 feet to the southeast corner of Lot 108, said Villas at Cross Creek - Unit One; run thence North 00° 53' 45" West along the easterly line of said Lot 108, a distance of 121.27 feet to a point on a curve in the southerly right-of-way line of Silent Brook Trail North (a 50 foot right-of-way); run thence in a northeasterly direction along the arc of said curve in the southerly right-of-way line of Silent Brook Trail North, said curve being concave northwesterly and having a radius of 225.0 feet, a chord bearing and distance of North 63° 20' 20" East, 21.12 feet to a point; run thence North 00° 53' 45" West along the easterly terminus of said Silent Brook Trail North and along the easterly line of said Lot 22, Villas at Cross Creek - Unit One, a distance of 177.62 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 Villas At Cross Creek - 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 lake 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 lake 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 lake 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 lake 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. (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 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 lake 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
 11/01/90
 Director of Public Works
 City Engineer
 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. 90-1072-156 of said City, adopted by its Council and approved by its Mayor this 14th day of November A.D., 1990.

Thomas A. Kelly
 MAYOR OF THE CITY OF JACKSONVILLE

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

CLERK'S CERTIFICATE 90-0134987

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 46, Pages 69, 69A of the public records of Duval County, Florida, this 14th day of December A.D., 1990.

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

Bridget Y. Chambers
 DEPUTY CLERK

DEVELOPER'S 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 3 day of DECEMBER A.D., 1990.

Douglas W. Smith
 DIVISION PRESIDENT, CENTEX REAL ESTATE CORPORATION

[Signature]
 DIRECTOR OF PUBLIC WORKS

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.

Wayne N. Haddock
 WITNESS

Jon A. Hill
 WITNESS

CENTEX REAL ESTATE CORPORATION

Douglas W. Smith
 DOUGLAS W. SMITH
 DIVISION PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14th day of SEPTEMBER A.D., 1990 by Douglas W. Smith, Division President of Centex Real Estate Corporation on behalf of said Corporation.

Wayne N. Haddock
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

DECEMBER 28, 1993
 MY COMMISSION EXPIRES

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 22nd day of OCTOBER A.D., 1990.

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

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



Villas At Cross Creek - Unit Two

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 46 PAGE 69A

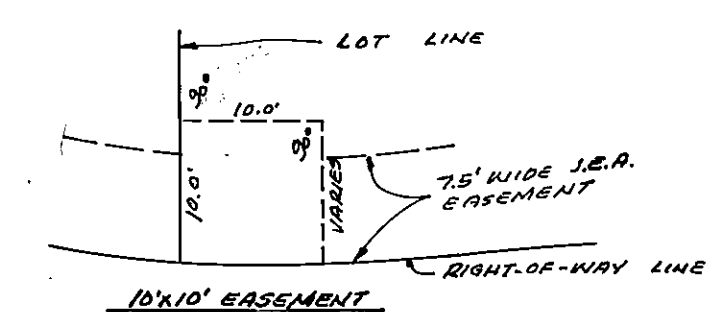
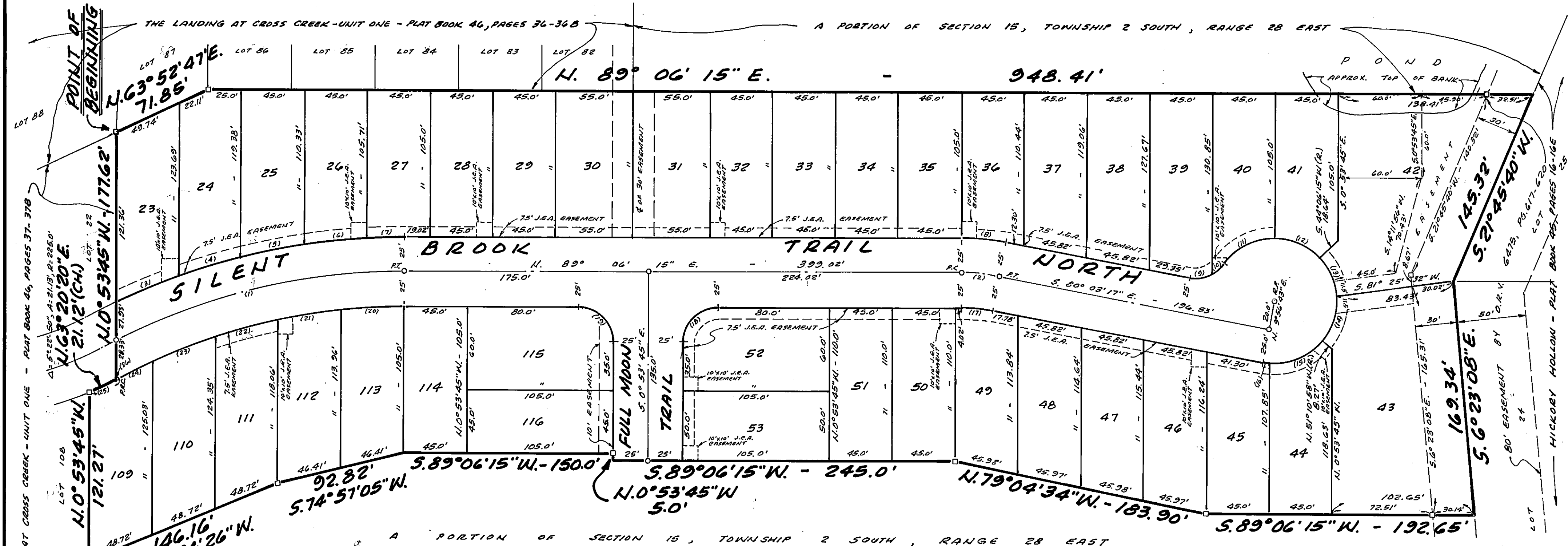
SHEET No. 2 of 2

LEGEND:

- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- (R) RADIAL LOT LINE
- (1) CURVE NUMBER
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVE
- PT POINT OF TANGENT
- RP RADIUS POINT
- Δ DELTA-CENTRAL ANGLE
- A ARC LENGTH
- R RADIUS



GRAPHIC SCALE: 1" = 50'



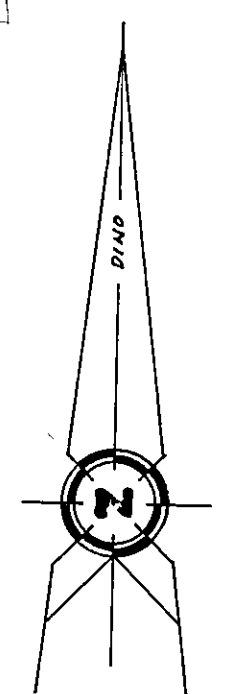
TYPICAL J.E.A. TRANSFORMER EASEMENT DETAIL

CURVE DATA

No.	BEARING	CHORD	RADIUS	DELTA	ARC	TANGENT	No.	BEARING	CHORD	RADIUS	DELTA	ARC	TANGENT
1	N. 75° 29' 01" E.	211.94'	450.0'	27° 14' 27"	213.95'	109.04'	14	S. 15° 55' 55" W.	35.0'	45.0'	45° 46' 15"	35.95'	19.00'
2	S. 85° 28' 31" E.	28.34'	150.0'	10° 50' 28"	28.38'	14.23'	15	S. 66° 31' 28" W.	41.85'	45.0'	55° 24' 51"	43.52'	23.63'
3	N. 64° 20' 53" E.	48.80'	475.0'	5° 53' 19"	48.82'	24.43'	16	N. 82° 54' 42" W.	4.49'	45.0'	5° 42' 50"	4.49'	2.25'
4	N. 72° 07' 58" E.	47.05'	475.0'	5° 40' 39"	47.07'	23.55'	17	N. 85° 28' 31" W.	23.62'	125.0'	10° 50' 28"	23.65'	11.86'
5	N. 77° 44' 27" E.	45.90'	475.0'	5° 32' 19"	45.92'	22.98'	18	S. 44° 06' 15" W.	35.36'	25.0'	90°	39.27'	25.0'
6	N. 83° 14' 23" E.	45.24'	475.0'	5° 27' 31"	45.25'	22.64'	19	N. 45° 53' 45" W.	35.36'	25.0'	90°	39.27'	25.0'
7	N. 87° 32' 11" E.	25.99'	475.0'	3° 08' 06"	25.99'	13.00'	20	S. 86° 03' 54" W.	45.06'	425.0'	6° 04' 41"	45.09'	22.56'
8	S. 85° 28' 31" E.	33.06'	175.0'	10° 50' 28"	33.11'	16.41'	21	S. 73° 57' 08" W.	45.58'	425.0'	6° 08' 52"	45.60'	22.82'
9	N. 80° 51' 53" E.	16.35'	25.0'	35° 09' 41"	16.65'	8.65'	22	S. 73° 43' 51" W.	46.67'	425.0'	6° 17' 42"	46.69'	23.37'
10	N. 48° 33' 11" E.	11.44'	25.0'	26° 27' 42"	11.55'	5.88'	23	S. 67° 18' 54" W.	48.46'	425.0'	6° 32' 13"	48.49'	24.27'
11	N. 62° 12' 48" E.	40.71'	45.0'	53° 46' 54"	42.24'	22.82'	24	S. 62° 10' 23" W.	27.79'	425.0'	3° 44' 49"	27.79'	13.90'
12	S. 68° 23' 45" E.	34.44'	45.0'	45°	35.34'	18.64'	25	S. 63° 09' 52" W.	22.49'	225.0'	5° 43' 47"	22.50'	11.26'
13	S. 26° 25' 29" E.	30.0'	45.0'	38° 56' 33"	30.59'	15.91'	26	S. 60° 28' 27" W.	1.37'	225.0'	0° 20' 57"	1.37'	0.69'

NOTES:

- BEARINGS SHOWN ARE BASED ON THE BEARING OF NORTH 00° 53' 45" WEST FOR THE EAST LINE OF VILLAS AT CROSS CREEK - UNIT ONE AS RECORDED IN PLAT BOOK 46, PAGES 37, 37A & 37B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- EASEMENTS SHOWN HEREOF ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF DRAINAGE, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICES, UNLESS OTHERWISE NOTED.
- CERTAIN EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



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