

Villas At Cross Creek - Unit One

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 46 PAGE 37
 SHEET No. 1 of 3
 TAXES VERIFIED R.B.F.

CAPTION

All that certain tract or parcel of land being a portion of Section 15, Township 2 South, Range 28 East, Jacksonville, Duval County, Florida and being more particularly described as follows:
 For a Point of Reference commence at the southwesterly corner of said Section 15 and run North 00° 51' 56" West along the westerly line thereof, the same being the easterly right-of-way line of Kernan Boulevard North (a 200 foot right-of-way as now established), also being the westerly line of a 150 foot wide Jacksonville Electric Authority Powerline Easement as described in deed recorded in the Official Records of said County in Volume 2379, Page 474, a distance of 2,029.42 feet to the Point of Beginning. From the Point of Beginning thus described continue North 00° 51' 56" West, along said westerly line of Section 15, a distance of 613.48 feet to a point; run thence South 87° 39' 57" East, a distance of 852.29 feet to a point; run thence North 63° 52' 47" East, a distance of 114.77 feet to a point; run thence South 00° 53' 45" East, a distance of 177.62 feet to a point on a curve; run thence in a southwesterly direction along the arc of a curve, said curve being concave northwesterly and having a radius of 225.0 feet, a chord bearing and distance of South 63° 20' 20" West, 21.12 feet to a point; run thence South 00° 53' 45" East, a distance of 227.27 feet to a point; run thence North 86° 59' 29" East, a distance of 20.37 feet to a Point of Curvature; run thence in an easterly direction along the arc of a curve, said curve being concave northerly and having a radius of 220.0 feet, a chord bearing and distance of North 84° 25' 25" East, 19.71 feet to a point; run thence South 00° 53' 45" East, a distance of 211.55 feet to a point; run thence South 57° 31' 13" West, a distance of 52.83 feet to a point; run thence South 89° 06' 15" West, a distance of 90.0 feet to a point; run thence North 66° 03' 13" West, a distance of 148.77 feet to a point; run thence South 81° 58' 19" West, a distance of 90.70 feet to a point; run thence South 89° 08' 04" West, a distance of 106.07 feet to a point; run thence South 75° 05' 54" West, a distance of 61.85 feet to a point; run thence South 89° 08' 04" West, a distance of 450.0 feet to the Point of Beginning.

APPROVED
 DATE: 4/18/90
 For Director of Public Works
 By: Sam E. Moore
 City Engineer
 For General Counsel
 By: Thomas R. M... ..

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 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, easements for drainage, utilities and sewers, and non-access easements are hereby irrevocably dedicated to the City of Jacksonville, its successors, and assigns.

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 Wayne H. Haddock
 WITNESS Jose A. Hill
 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 8th day of MARCH A.D., 1990 by Douglas W. Smith, Division President of Centex Real Estate Corporation on behalf of said Corporation.

Wayne H. Haddock
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
 DECEMBER 28, 1993
 MY COMMISSION EXPIRES

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. 90-367-150 of said City, adopted by its Council and approved by its mayor this 1st day of May A.D., 1990.

Howard L. Hagan
 MAYOR OF THE CITY OF JACKSONVILLE
Charles W. Fiddell
 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 46, Pages 37, 37A, 37B of the public records of Duval County, Florida, this 6 day of June A.D., 1990.

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

DEVELOPER'S CERTIFICATE

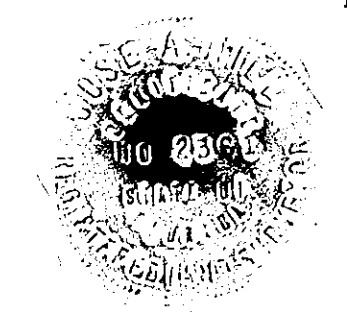
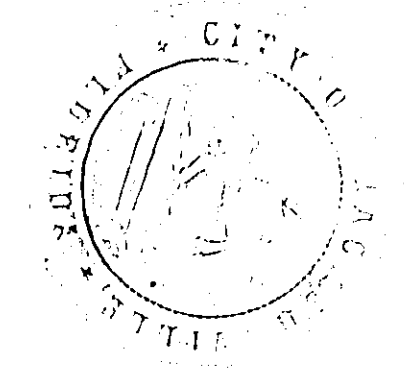
This is to certify that Centex Real Estate Corporation has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing 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 1st day of JUNE, A.D., 1990.

Douglas W. Smith
 DIVISION PRESIDENT, CENTEX REAL ESTATE CORPORATION
Richard P. Clarson
 DIRECTOR OF PUBLIC WORKS

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 MARCH A.D., 1990.

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



Villas At Cross Creek - Unit One

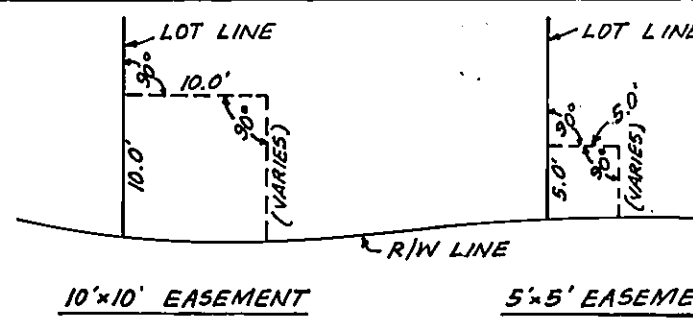
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 46 PAGE 37A

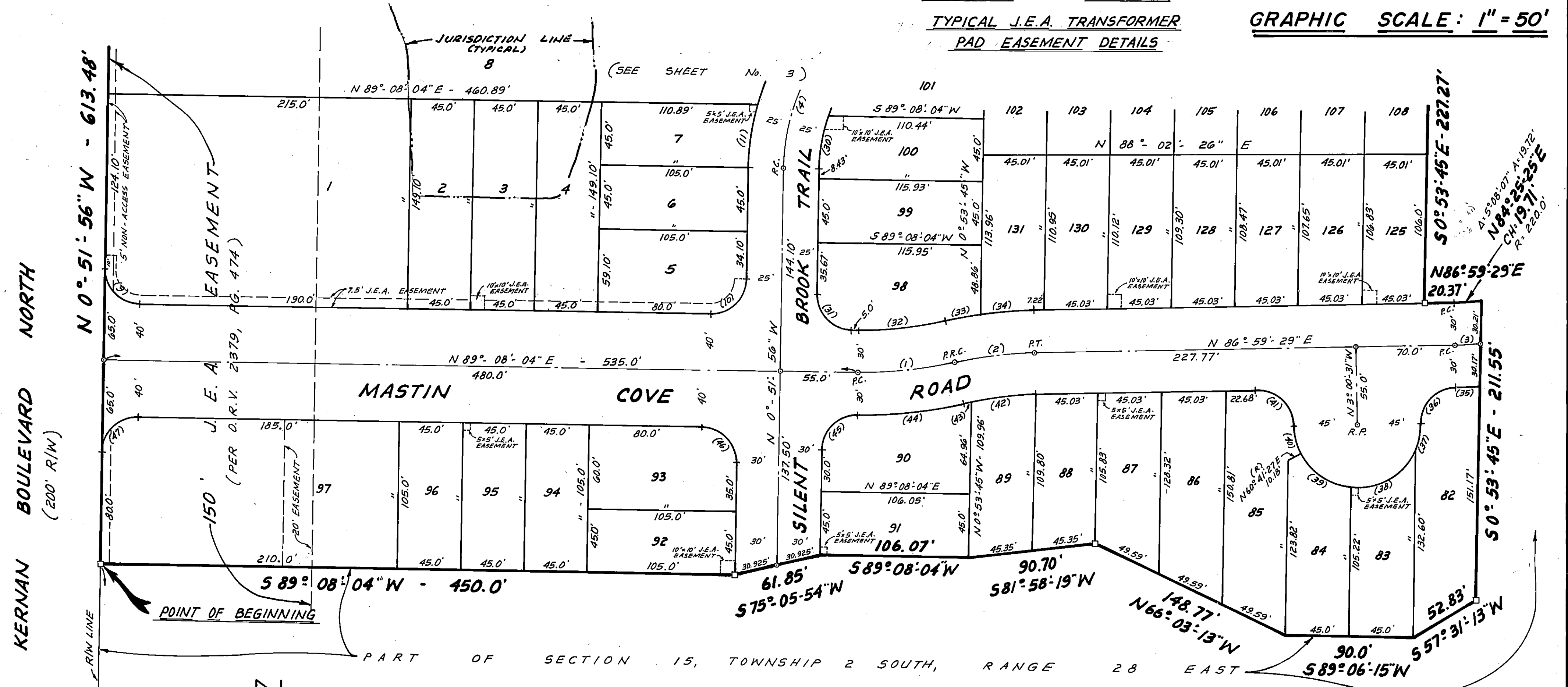
SHEET No. 2 of 3



GRAPHIC SCALE: 1" = 50'



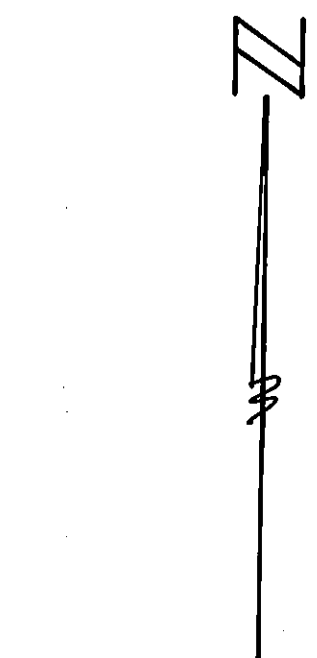
TYPICAL J.E.A. TRANSFORMER PAD EASEMENT DETAILS



KERNAN BOULEVARD NORTH
(200' R/W)

N 0° 51' 56" W - 613.48'

N 0° 51' 56" W
2,029.42'



LEGEND:

- PERMANENT REFERENCE MONUMENT □
- PERMANENT CONTROL POINT ○
- RADIAL LINE (R)
- POINT OF CURVATURE P.C.
- POINT OF TANGENCY P.T.
- POINT OF REVERSE CURVE P.R.C.
- RADIUS POINT R.P.
- CURVE NUMBER (39)

CURVE DATA (THIS SHEET)													
No.	BEARING	CHORD	RADIUS	DELTA	ARC	TANGENT	No.	BEARING	CHORD	RADIUS	DELTA	ARC	TANGENT
1	N 82° 34' 44" E	68.50'	300.00'	13° 06' 40"	68.65'	34.48'	35	S 05° 12' 12" W	17.47'	280.00'	3° 34' 35"	17.48'	8.74'
2	N 81° 30' 26" E	57.34'	300.00'	10° 58' 05"	57.43'	28.80'	36	S 41° 59' 29" W	35.36'	25.00'	90° 00' 00"	39.27'	25.00'
3	N 84° 51' 38" E	18.59'	250.00'	4° 15' 42"	18.60'	9.30'	37	S 9° 28' 45" W	19.46'	45.00'	24° 58' 32"	19.62'	9.97'
4	N 44° 40' 56" E	214.15'	150.00'	91° 05' 44"	238.49'	152.90'	38	S 57° 47' 19" W	52.67'	45.00'	71° 38' 35"	56.27'	32.48'
9	S 45° 51' 56" E	35.36'	25.00'	90° 00' 00"	39.27'	25.00'	39	N 57° 50' 59" W	43.00'	45.00'	57° 04' 51"	44.83'	24.47'
10	N 44° 08' 04" E	35.36'	25.00'	90° 00' 00"	39.27'	25.00'	40	N 16° 09' 32" W	20.48'	45.00'	26° 18' 02"	20.66'	10.51'
11	N 6° 35' 05" E	45.38'	175.00'	14° 54' 02"	45.51'	22.89'	41	N 48° 00' 31" W	35.36'	25.00'	90° 00' 00"	39.27'	25.00'
30	S 7° 38' 21" W	36.97'	125.00'	17° 00' 33"	37.11'	18.69'	42	S 82° 10' 33" W	45.33'	270.00'	9° 37' 51"	45.38'	22.75'
31	S 45° 51' 56" E	35.36'	25.00'	90° 00' 00"	39.27'	25.00'	43	S 76° 41' 31" W	6.30'	270.00'	1° 20' 14"	6.30'	3.15'
32	N 82° 34' 44" E	61.65'	270.00'	13° 06' 40"	61.79'	31.03'	44	S 82° 34' 44" W	75.35'	330.00'	13° 06' 40"	75.52'	37.92'
33	N 78° 12' 37" E	25.19'	330.00'	4° 22' 27"	25.19'	12.60'	45	S 44° 08' 04" W	35.36'	25.00'	90° 00' 00"	39.27'	25.00'
34	N 83° 41' 40" E	37.96'	330.00'	6° 35' 38"	37.98'	19.01'	46	N 45° 51' 56" W	35.36'	25.00'	90° 00' 00"	39.27'	25.00'
							47	S 44° 08' 04" W	35.36'	25.00'	90° 00' 00"	39.27'	25.00'

(SEE SHEET 3 OF 3 FOR GENERAL NOTES)

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

Villas At Cross Creek - Unit One

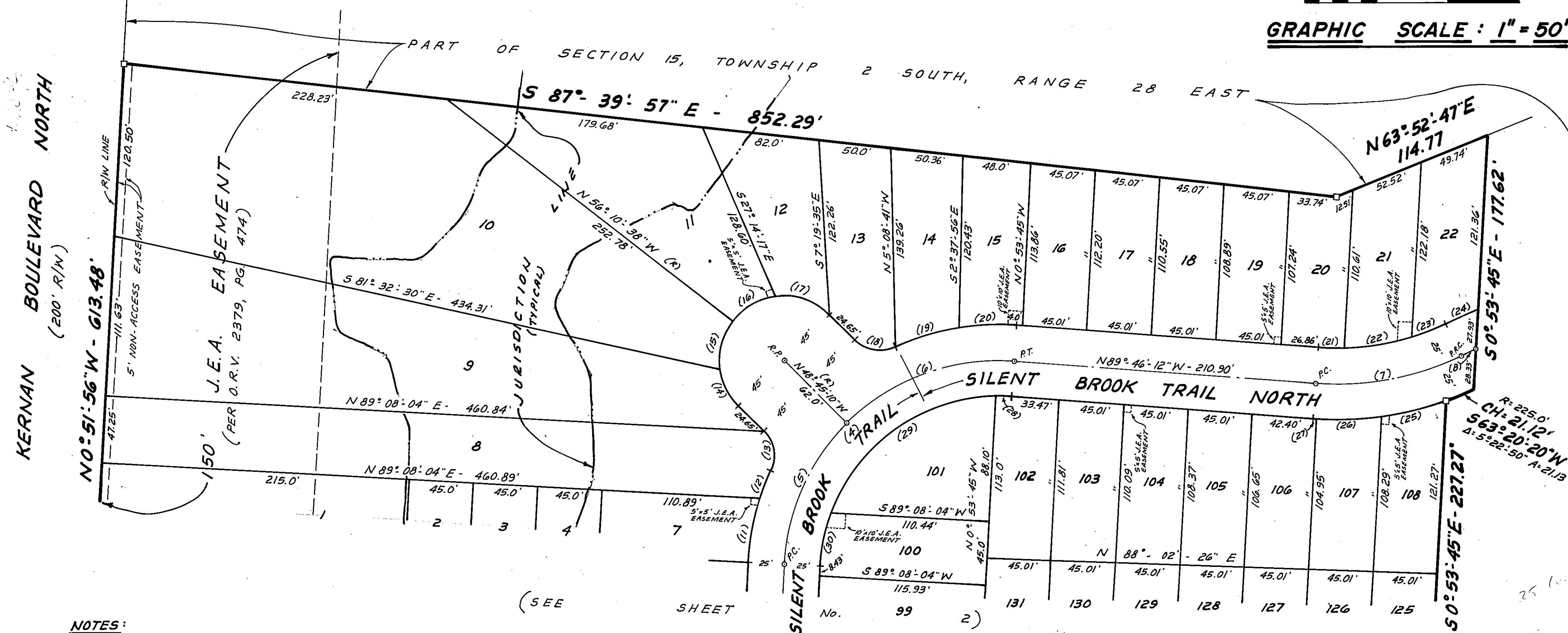
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SHEET No. 3 of 3



GRAPHIC SCALE: 1" = 50'



NOTES:

- BEARINGS SHOWN ARE BASED ON THE BEARING OF DUE NORTH FOR THE WEST RIGHT-OF-WAY LINE OF HICKORY CREEK BLVD. AS SHOWN ON PLAT OF HICKORY HOLLOW RECORDED IN PLAT BOOK 45, PAGES 16-16E, CURRENT PUBLIC RECORDS OF SAID COUNTY.
- EASEMENTS SHOWN HEREON 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 (JEA) 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.
- SEE SHEET 2 OF 3 FOR "LEGEND".



CURVE DATA (THIS SHEET)

No.	BEARING	CHORD	RADIUS	DELTA	ARC	TANGENT	No.	BEARING	CHORD	RADIUS	DELTA	ARC	TANGENT
4	S 44° 40' 56" W	214.15'	150.00'	91° 05' 44"	238.49'	152.90'	19	N 69° 20' 37" E	46.35'	175.00'	15° 13' 05"	46.48'	23.38'
5	N 20° 11' 27" E	107.79'	150.00'	42° 06' 46"	110.25'	57.75'	20	N 83° 35' 28" E	40.46'	175.00'	13° 16' 39"	40.55'	20.37'
6	N 65° 44' 19" E	124.37'	150.00'	48° 58' 58"	128.24'	68.33'	21	N 87° 15' 28" E	18.15'	175.00'	5° 56' 39"	18.16'	9.09'
7	N 75° 15' 53" E	103.29'	200.00'	29° 55' 49"	104.48'	53.46'	22	N 76° 17' 02" E	48.72'	175.00'	16° 00' 13"	48.88'	24.60'
8	N 61° 04' 53" E	12.28'	450.00'	1° 33' 50"	12.28'	6.14'	23	N 64° 17' 27" E	24.36'	175.00'	7° 58' 57"	24.38'	12.21'
11	N 6° 35' 05" E	45.38'	175.00'	14° 54' 02"	45.51'	22.89'	24	N 61° 51' 09" E	25.75'	475.00'	3° 06' 21"	25.75'	12.88'
12	N 17° 23' 51" E	20.53'	175.00'	6° 43' 29"	20.54'	10.28'	25	S 72° 02' 02" W	47.07'	225.00'	12° 00' 33"	47.16'	23.67'
13	N 13° 59' 47" W	28.50'	25.00'	69° 30' 46"	30.33'	17.35'	26	S 83° 48' 08" W	45.19'	225.00'	11° 31' 40"	45.27'	22.71'
14	N 30° 21' 02" W	28.41'	45.00'	36° 48' 18"	28.91'	14.97'	27	S 89° 53' 53" W	2.61'	225.00'	0° 39' 49"	2.61'	1.30'
15	N 10° 56' 15" E	35.00'	45.00'	45° 46' 15"	35.95'	19.00'	28	S 87° 35' 06" W	11.54'	125.00'	5° 17' 24"	11.54'	5.78'
16	N 56° 08' 50" E	34.19'	45.00'	44° 38' 55"	35.07'	18.48'	29	S 50° 32' 31" W	141.24'	125.00'	68° 47' 47"	150.09'	85.58'
17	S 75° 08' 26" E	40.00'	45.00'	52° 46' 32"	41.45'	22.33'	30	S 7° 38' 21" W	36.97'	125.00'	17° 00' 33"	37.11'	18.69'
18	S 83° 30' 33" E	28.50'	25.00'	69° 30' 46"	30.33'	17.35'							