# Villas At Cross Creek – Unit Three

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 46 PAGE 77

SHEET No. 1 of 2

APPROVED
DATE: 12/19/90
For Director of Public Works
By: James E. Morgan
City Engineer
For General Counsel
By: Theresa R. McCutchen

**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 125, 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 66° 34' 26" East, a distance of 146.16 feet to a point; run thence North 74° 57' 05" East, a distance of 92.82 feet to a point; run thence North 89° 06' 15" East, a distance of 150.0 feet to a point; run thence South 00° 53' 45" East, a distance of 5.0 feet to a point; run thence North 89° 06' 15" East, a distance of 245.0 feet to a point; run thence South 79° 04' 34" East, a distance of 183.90 feet to a point; run thence North 89° 06' 15" East, a distance of 192.65 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 06° 23' 08" East, along said westerly boundary line of Hickory Hollow, a distance of 290.66 feet to a point at the southeast corner of lands described in deed recorded in the Official Records of said County in Volume 6737, Page 1173 (Exhibit "B"); run thence the following six (6) courses and distances along the southerly line of said Official Records Volume 6737, Page 1173 (Exhibit "B"): 1st Course, South 83° 33' 36" West, 216.47 feet; 2nd Course, North 73° 49' 34" West, 282.44 feet; 3rd Course, South 89° 06' 15" West, 270.00 feet; 4th Course, South 00° 53' 45" East, 12.0 feet; 5th Course, South 66° 22' 34" West, 146.37 feet; 6th Course, South 57° 31' 13" West, 105.65 feet to a point at the southeast corner of Lot 82, as shown on said plat of Villas at Cross Creek - Unit One; run thence North 00° 53' 45" West along the easterly line of said Lot 82 and along the easterly terminus of Mastin Cove Road (a 60 foot right-of-way), a distance of 211.55 feet to a point on a curve in the northerly right-of-way line of said Mastin Cove Road; run thence in a westerly direction along the arc of said curve in the northerly right-of-way line of Mastin Cove Road, said curve being concave northerly and having a radius of 220.0 feet, a chord bearing and distance of South 84° 25' 25" West, 19.71 feet to the Point of Tangency of said curve; run thence South 86° 59' 29" West continuing along said northerly right-of-way line of Mastin Cove Road, a distance of 20.37 feet to the southeast corner of previously mentioned Lot 125, Villas at Cross Creek - Unit One; run thence North 00° 53' 45" West, along the easterly line of said Lot 125, a distance of 106.0 feet to the Point of Beginning.

**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. 90-1135-528 of said City, adopted by its Council and approved by its Mayor this 17th day of January A.D., 1991.

MAYOR OF THE CITY OF JACKSONVILLE

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

**CLERK'S CERTIFICATE** 91-0008600

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 77,77A of the public records of Duval County, Florida, this 29th day of January A.D., 1991.

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

Bridget K. 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 25 day of OCT A.D., 1991.

DIVISION PRESIDENT, CENTEX REAL ESTATE CORPORATION

DIRECTOR OF PUBLIC WORKS

**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 Three 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. J.E.A. EASEMENTS ARE HEREBY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS IN TITLE FOR USE IN ITS ELECTRICAL DISTRIBUTION SYSTEM.

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.

Nancy Haddock
WITNESS

Karla Strait
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 25th day of September A.D., 1990 by Douglas W. Smith, Division President of Centex Real Estate Corporation on behalf of said Corporation.

C. J. Hagan Jr
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

July 30, 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 Three

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 46 PAGE 77A

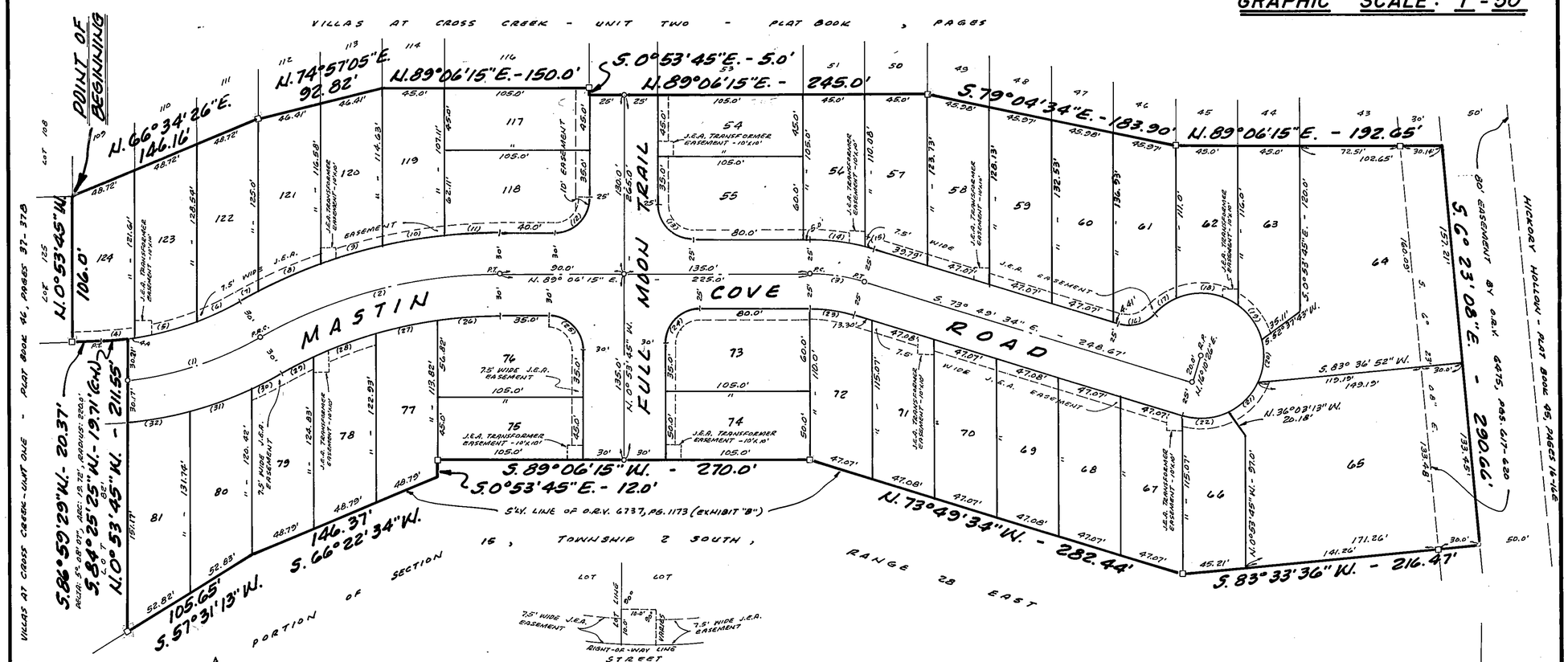
SHEET No. 2 of 2

**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

50' 40' 30' 20' 10' 0 50' 100'

GRAPHIC SCALE: 1" = 50'



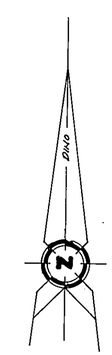

TYPICAL J.E.A. TRANSFORMER EASEMENT DETAIL

## CURVE DATA

| No. | BEARING | CHORD | RADIUS | DELTA | ARC | TANGENT | No. | BEARING | CHORD | RADIUS | DELTA | ARC | TANGENT |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | N. 71° 02' 24" E. | 101.30' | 250.0' | 23°-22'-43" | 102.01' | 51.72' | 17 | N.53°23'34"E. | 18.47' | 45.0' | 23°-41'-03" | 18.60' | 9.44' |
| 2 | N. 74° 13' 39" E. | 173.72' | 350.0' | 29°-45'-10" | 181.75' | 92.97' | 18 | S. 84° 33' 42" E. | 45.28' | 45.0' | 60°-24'-24" | 47.44' | 26.19' |
| 3 | S. 82° 21' 40" E. | 40.07' | 135.0' | 17°-04'-11" | 40.22' | 20.26' | 19 | S. 34° 53' 13" E. | 30.0' | 45.0' | 38°-56'-33" | 30.59' | 15.91' |
| 4 | N. 83° 45' 59" E. | 24.75' | 220.0' | 6°-27'-00" | 24.77' | 12.40' | 20 | S. 4° 03' 20" W. | 30.0' | 45.0' | 38°-56'-33" | 30.59' | 15.91' |
| 4A | N. 81° 11' 55" E. | 5.05' | 220.0' | 1°-18'-53" | 5.05' | 2.52' | 21 | S. 42° 59' 52" W. | 30.0' | 45.0' | 38°-56'-33" | 30.59' | 15.91' |
| 5 | N. 74° 28' 26" E. | 46.51' | 220.0' | 12°-08'-06" | 46.60' | 23.39' | 22 | S. 84° 19' 17" W. | 33.50' | 45.0' | 43°-42'-17" | 34.33' | 18.05' |
| 6 | N. 63° 52' 49" E. | 34.73' | 220.0' | 9°-03'-19" | 34.77' | 17.42' | 23 | N. 82° 21' 40" W. | 32.65' | 110.0' | 17°-04'-11" | 32.77' | 16.51' |
| 7 | N. 60° 31' 01" E. | 15.46' | 380.0' | 2°-19'-54" | 15.47' | 7.73' | 24 | S. 44° 06' 15" W. | 35.36' | 25.0' | 90° | 39.27' | 25.0' |
| 8 | N. 65° 23' 27" E. | 49.15' | 380.0' | 7°-24'-57" | 49.18' | 24.63' | 25 | N. 45° 53' 45" W. | 35.36' | 25.0' | 90° | 39.27' | 25.0' |
| 9 | N. 72° 38' 19" E. | 46.92' | 380.0' | 7°-04'-27" | 46.95' | 23.51' | 26 | S. 85° 03' 43" W. | 45.11' | 320.0' | 8°-05'-02" | 45.15' | 22.61' |
| 10 | N. 79° 37' 12" E. | 45.62' | 380.0' | 6°-52'-59" | 45.65' | 22.85' | 27 | S. 76° 53' 41" W. | 46.04' | 320.0' | 8°-15'-03" | 46.08' | 23.08' |
| 11 | N. 86° 04' 58" E. | 40.06' | 380.0' | 6°-02'-32" | 40.07' | 20.06' | 28 | S. 68° 27' 36" W. | 48.09' | 320.0' | 8°-37'-06" | 48.13' | 24.11' |
| 12 | N. 44° 06' 15" E. | 35.36' | 25.0' | 90° | 39.27' | 25.0' | 29 | S. 61° 45' 04" W. | 26.80' | 320.0' | 4°-47'-59" | 26.81' | 13.41' |
| 13 | S. 45° 53' 45" E. | 35.36' | 25.0' | 90° | 39.27' | 25.0' | 30 | S. 61° 47' 34" W. | 23.86' | 280.0' | 4°-52'-59" | 23.86' | 11.94' |
| 14 | S. 83° 39' 24" E. | 40.32' | 160.0' | 14°-28'-39" | 40.43' | 20.32' | 31 | S. 69° 08' 20" W. | 47.88' | 280.0' | 9°-48'-33" | 47.94' | 24.03' |
| 15 | S. 75° 07' 20" E. | 7.24' | 160.0' | 2°-35'-32" | 7.24' | 3.62' | 32 | S. 78° 43' 45" W. | 45.75' | 280.0' | 9°-22'-18" | 45.80' | 22.95' |
| 16 | N. 73° 51' 45" E. | 26.73' | 25.0' | 64°-37'-23" | 28.20' | 15.81' | | | | | | | |

## NOTES:

1. BEARINGS SHOWN ARE BASED ON THE BEARING OF N.0°53'45"W. FOR THE EAST LINE OF VILLAS AT CROSS CREEK-UNIT ONE, AS RECORDED IN PLAT BOOK 46, PAGES 37, 37A & 37B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
2. EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF DRAINAGE, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICES, UNLESS OTHERWISE NOTED.
3. CERTAIN EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
4. 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.
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