

Villas At Cross Creek - Unit Four

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 47 PAGE 64

SHEET No. 1 of 2

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 southwesterly corner of Lot 75, as shown on the plat of Villas at Cross Creek - Unit Three, as recorded in Plat Book 46, Pages 77 and 77A of the current public records of said County and run the following three (3) courses along the southerly boundary line of said Villas at Cross Creek - Unit Three: 1st Course, North 89° 06' 15" East, 270.0 feet; 2nd Course, South 73° 49' 34" East, 282.44 feet; 3rd Course, North 83° 33' 36" East, 216.47 feet to the southeasterly corner of Lot 65, said Villas at Cross Creek - Unit Three; run thence South 06° 23' 08" East along the westerly boundary line of Hickory Hollow, as recorded in Plat Book 45, Pages 16 through 16E of said current public records (also being the easterly line of lands described and recorded in the Official Records of said County in Volume 7097, Page 949), a distance of 515.81 feet to a point; run thence South 83° 36' 52" West, a distance of 211.15 feet to a point; run thence South 81° 21' 36" West, a distance of 50.84 feet to a point; run thence South 83° 36' 52" West, a distance of 249.29 feet to a point; run thence South 86° 17' 06" West, a distance of 252.0 feet to a point; run thence North 00° 04' 09" East, a distance of 53.10 feet to a point; run thence North 12° 24' 48" West, a distance of 206.82 feet to a point; run thence North 00° 53' 45" West, a distance of 142.99 feet to a point; run thence North 05° 28' 12" West, a distance of 50.16 feet to a point; run thence North 00° 53' 45" West, a distance of 190.0 feet to the Point of Beginning.

APPROVED

DATE: 9-28-92

For Director of Public Works

By: Cecil H. Rowland
City Engineer

For General Counsel

By: Thomas M. Stewart

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. 92-1059-957 of said City, adopted by its Council and approved by its Mayor this 27th day of OCTOBER A.D., 1992.

Dean E. Massa
DIRECTOR OF PUBLIC WORKS

October 31, 1992
DATE

CLERK'S CERTIFICATE 92-0129797

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 47, Pages 64, 64A of the public records of Duval County, Florida, this 30th day of October A.D., 1992.

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

M. J. Boyer
DEPUTY CLERK

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 Four 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, sewers and right-of way, 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 lake 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. Centex Real Estate Corporation, developer and owner of the lands described and captioned hereon 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 Centex Real Estate Corporation, its agents, contractors, employees, servants, invitees, licensees, or concessionaires within Villas at Cross Creek - Unit Four. This indemnification shall run with the land and the assigns of Centex Real Estate Corporation and shall be subject to it.

Jacksonville Electric Authority 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.

Wayne W. Haddock
WITNESS
Suzie Oliver
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 26th day of MAY A.D., 1992 by Douglas W. Smith, Division President of Centex Real Estate Corporation on behalf of said Corporation. *HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.*

Wayne W. 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 25th day of JUNE A.D., 1992.

RICHARD P. CLARSON AND ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Florida 32207

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

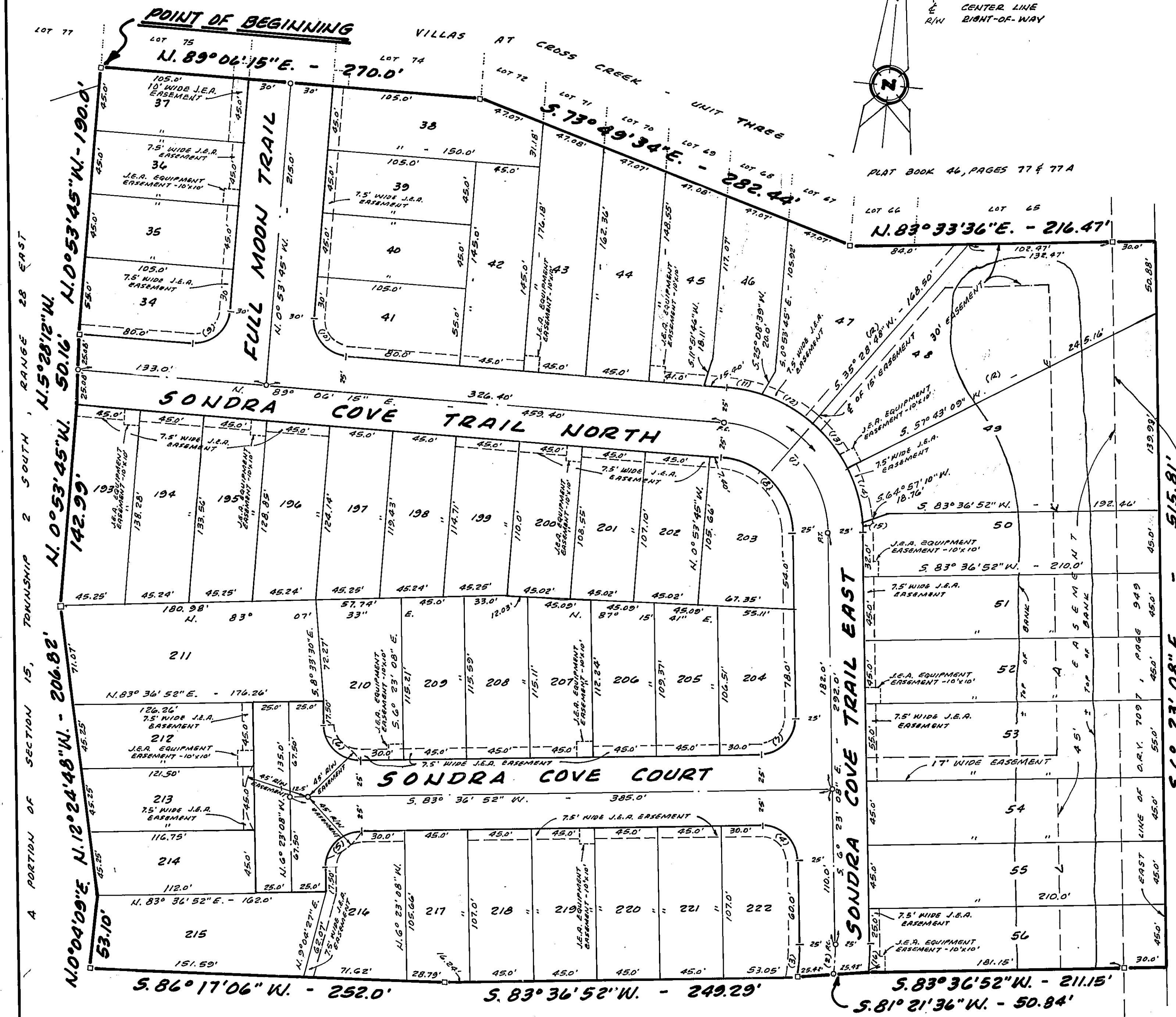
Villas At Cross Creek - Unit Four

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



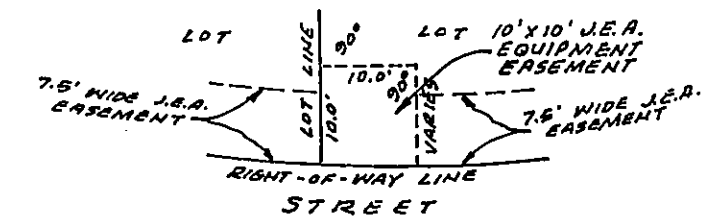
GRAPHIC SCALE: 1" = 50'

- LEGEND:**
- PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - () RADIAL LOT LINE
 - (1) CURVE NUMBER
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENT
 - ± POINT OF ROAD NAME CHANGE
 - CENTER LINE
 - R/W RIGHT-OF-WAY

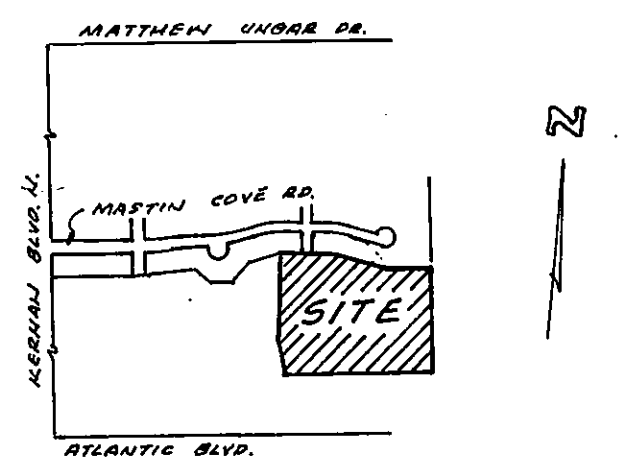


CURVE DATA					
No.	BEARING	CHORD	RADIUS	DELTA	ARC TANGENT
1	S. 48° 38' 26" E.	107.59'	80.0'	84° 30' 37"	118.0'
2	S. 2° 21' 44" E.	21.05'	150.0'	8° 02' 48"	21.07'
3	S. 1° 19' 02" E.	22.09'	125.0'	10° 08' 13"	22.12'
4	N. 51° 23' 08" W.	35.36'	25.0'	90°	39.27'
5	S. 38° 36' 52" W.	35.36'	25.0'	90°	39.27'
6	S. 51° 23' 08" E.	35.36'	25.0'	90°	39.27'
7	N. 38° 36' 52" E.	35.36'	25.0'	90°	39.27'
8	N. 48° 38' 26" W.	73.97'	55.0'	84° 30' 37"	81.12'
9	N. 44° 04' 18" E.	35.36'	25.0'	90°	39.27'
10	S. 45° 53' 45" E.	35.36'	25.0'	90°	39.27'
11	S. 84° 03' 32" E.	25.0'	105.0'	13° 40' 27"	25.06'
12	S. 65° 52' 15" E.	41.33'	105.0'	22° 42' 06"	41.60'
13	S. 43° 24' 01" E.	40.50'	105.0'	22° 14' 21"	40.76'
14	S. 21° 14' 36" E.	40.20'	105.0'	22° 04' 29"	40.45'
15	S. 8° 17' 45" E.	7.0'	105.0'	3° 49' 14"	7.0'
16	S. 3° 06' 16" E.	20.03'	175.0'	6° 33' 45"	20.04'

- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF S. 6° 23' 08" E. FOR THE EAST LINE OF VILLAGES AT CROSS CREEK - UNIT THREE, AS RECORDED IN PLAT BOOK 46, PAGES 77 & 77A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 - ALL EASEMENTS SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE, UTILITIES, SANITARY SERVICES AND CABLE TELEVISION SERVICES. CERTAIN DENOTED EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONNECTION 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.



TYPICAL J.E.A. EASEMENT DETAIL



VICINITY MAP
SCALE: 1" = 1000'

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

(PSD-89-022)