

# Villas At Cross Creek - Unit Five

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

**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 Beginning commence at the southwesterly corner of Lot 215, as shown on the plat of Villas at Cross Creek - Unit Four, as recorded in Plat Book 47, Pages 64 and 64A of the current public records of said County, and run the following four (4) courses and distances along the southerly boundary line of said Villas at Cross Creek - Unit Four: 1st Course, North 86° 17' 06" East, 252.0 feet; 2nd Course, North 83° 36' 52" East, 249.29 feet; 3rd Course, North 81° 21' 36" East, 50.84 feet; 4th Course, North 83° 36' 52" East, 211.15 feet to the southeasterly corner of Lot 56, said Villas at Cross Creek - Unit Four; 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 0949), a distance of 736.29 feet to the southeast corner of said Official Records Volume 7097, Page 0949; run thence South 89° 45' 52" West along the centerline of a 100-foot wide easement for drainage, utilities and sewers recorded in the Official Records of said County in Volume 6571, Pages 740 through 742, a distance of 830.05 feet to a point; run thence North 00° 14' 08" West, a distance of 170.0 feet to a point; run thence North 06° 49' 23" West, a distance of 50.33 feet to a point; run thence North 00° 53' 45" West, a distance of 297.50 feet to a point; run thence North 00° 04' 09" East, a distance of 142.52 feet to the Point of Beginning.

The lands thus described contain 12.68 acres, more or less.

APPROVED  
DATE: 8-16-93  
For Director of Public Works  
By: Cecil H. Kowland  
City Engineer  
For General Counsel  
By: Heane M. Milled

**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. 93-1225-922 of said City, adopted by its Council and approved by its Mayor this 20th day of AUGUST A.D., 1993.

Sam E. Mousa  
DIRECTOR OF PUBLIC WORKS  
DATE 9/1/93

**CLERK'S CERTIFICATE** 93-0112084

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 48, Pages 33, 33A of the public records of Duval County, Florida, this 2nd day of September A.D., 1993.

Henry W. Cook  
HENRY W. COOK, CLERK OF THE CIRCUIT COURT  
H. X. Oclorn  
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 and Sealed this 1st day of JULY A.D., 1993.

RICHARD P. CLARSON AND ASSOCIATES, INC.  
1643 Naldo Avenue  
Jacksonville, Florida 32207  
(904) 394-2623  
BY: Jose A. Hill  
JOSE A. HILL  
Registered Land Surveyor  
No. 2361, State of Florida

**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 Five 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 treatment 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 treatment 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 treatment 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 treatment 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 treatment 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 Five. This indemnification shall run with the land and the assigns of Centex Real Estate Corporation and shall be subject to it.

THOSE EASEMENTS DESIGNATED AS "J.E.A. EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL 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 N. Harbord  
WITNESS  
Jose A. Hill  
WITNESS

CENTEX REAL ESTATE CORPORATION  
Douglas W. Smith  
DOUGLAS W. SMITH  
DIVISION PRESIDENT

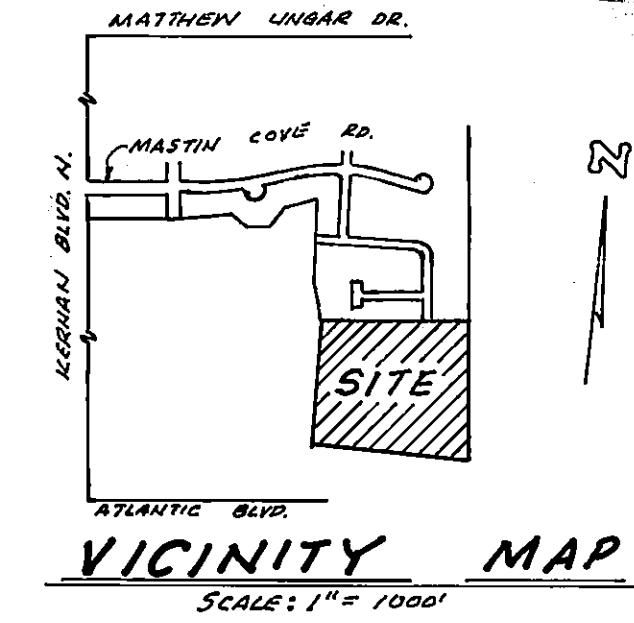
**STATE OF FLORIDA, COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 11th day of MAY A.D., 1993 by Douglas W. Smith, Division President of Centex Real Estate Corporation on behalf of said Corporation. He is personally known by me and did not take an oath.

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

DECEMBER 28, 1993  
MY COMMISSION EXPIRES

- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF SOUTH 6° 23' 08" EAST FOR THE EAST LINE OF VILLAS AT CROSS CREEK - UNIT FOUR AS RECORDED IN PLAT BOOK 47, PAGES 64 AND 64A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  - ALL EASEMENTS SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE FOR DRAINAGE, UTILITIES AND SEWERS. CERTAIN DENOTED 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.



# Villas At Cross Creek - Unit Five

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

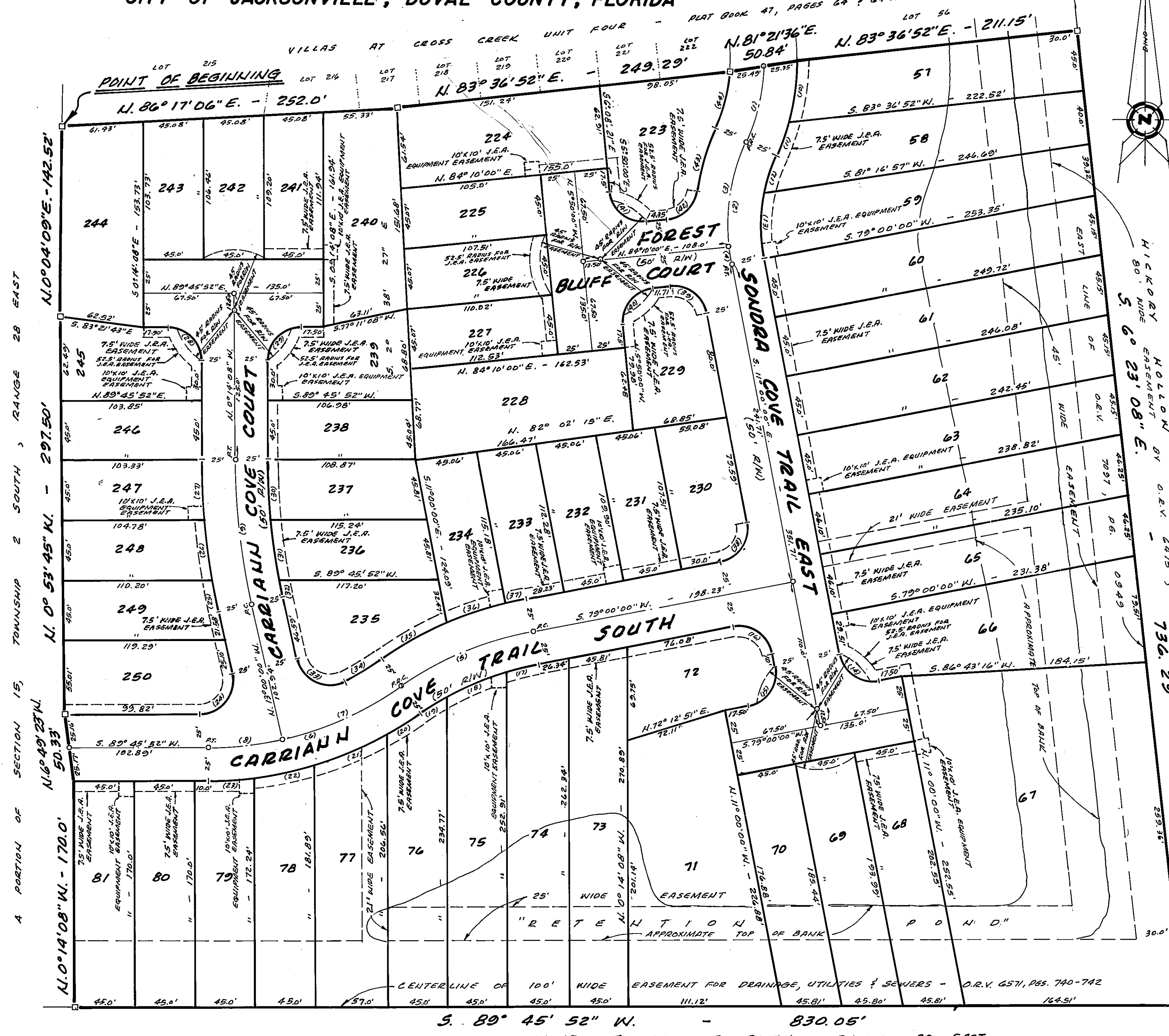
PLAT BOOK 48 PAGE 33A

SHEET No. 2 of 2



GRAPHIC SCALE: 1" = 50'

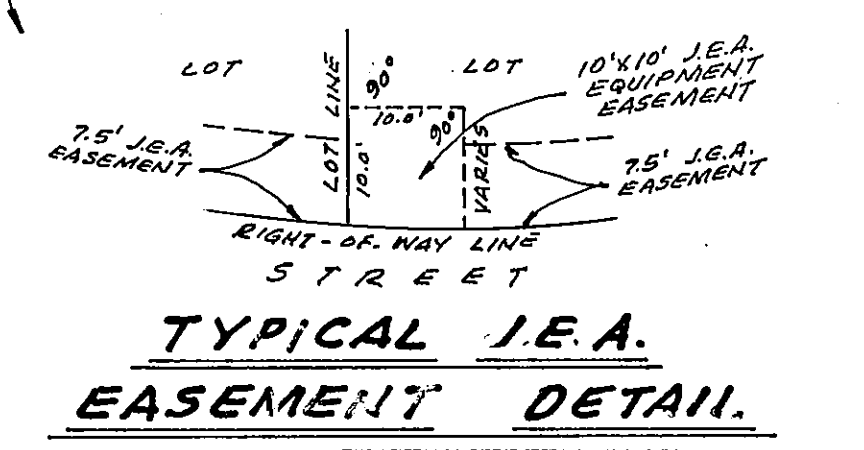
NOTE: SEE SHEET NO. 1 OF 2 FOR GENERAL NOTES.



CURVE DATA						
NO	BEARING	CHORD	RADIUS	ARC	DELTA	TANG.
1	S. 13° 09' 11" W.	59.71'	150.0'	60.17'	22° 59' 01"	30.50'
2	S. 6° 49' 21" W.	91.82'	150.0'	93.32'	25° 38' 41"	48.23'
3	S. 9° 24' 21" W.	78.85'	150.0'	79.79'	30° 28' 41"	40.86'
4	S. 8° 25' 00" W.	13.52'	150.0'	13.53'	5° 10' 00"	6.77'
5	S. 6° 47' 15" W.	105.77'	250.0'	106.58'	24° 25' 31"	54.11'
6	S. 7° 20' 11" W.	151.14'	250.0'	153.54'	35° 11' 23"	79.28'
7	S. 6° 47' 15" W.	97.23'	250.0'	97.85'	22° 25' 31"	49.56'
8	S. 8° 22' 56" W.	55.58'	250.0'	55.70'	12° 45' 52"	27.96'
9	N. 6° 37' 04" W.	109.11'	490.75'	109.33'	12° 45' 52"	54.89'
10	S. 7° 47' 51" W.	46.42'	175.0'	46.55'	15° 14' 29"	23.41'
11	S. 20° 01' 53" W.	28.15'	175.0'	28.18'	9° 13' 36"	14.12'
12	S. 10° 22' 01" W.	27.34'	125.0'	27.39'	12° 33' 21"	13.75'
13	S. 0° 32' 40" W.	50.03'	125.0'	50.37'	23° 05' 20"	25.53'
14	S. 56° 00' 00" E.	35.36'	25.0'	35.36'	90°	25.0'
15	N. 34° 00' 00" E.	35.36'	25.0'	35.36'	90°	25.0'
16	N. 56° 00' 00" W.	35.36'	25.0'	35.36'	90°	25.0'
17	S. 76° 29' 53" W.	19.64'	225.0'	19.65'	5° 00' 13"	9.83'
18	S. 67° 48' 24" W.	48.52'	225.0'	48.61'	12° 22' 42"	24.40'
19	S. 58° 05' 45" W.	27.64'	225.0'	27.65'	7° 02' 31"	13.86'
20	S. 57° 13' 47" W.	25.49'	275.0'	25.49'	5° 18' 36"	12.75'
21	S. 66° 22' 06" W.	62.11'	275.0'	62.24'	12° 58' 03"	31.25'
22	S. 77° 39' 08" W.	46.03'	275.0'	46.08'	9° 36' 01"	23.09'
23	S. 80° 06' 30" W.	35.07'	275.0'	35.10'	7° 18' 48"	17.57'
24	N. 38° 22' 56" W.	39.07'	25.0'	39.07'	90°	25.0'
25	N. 11° 38' 39" W.	24.44'	575.75'	24.44'	2° 42' 53"	12.22'
26	N. 7° 45' 47" W.	43.39'	575.75'	43.39'	5° 02' 39"	22.72'
27	N. 2° 44' 18" W.	45.04'	575.75'	45.04'	5° 00' 20"	22.54'
28	N. 45° 14' 08" W.	35.36'	25.0'	35.36'	90°	25.0'
29	S. 44° 45' 52" W.	35.36'	25.0'	35.36'	90°	25.0'
30	S. 3° 00' 28" E.	45.05'	465.75'	45.07'	5° 32' 40"	22.55'
31	S. 8° 34' 43" E.	45.48'	465.75'	45.50'	5° 35' 50"	22.77'
32	S. 12° 11' 19" E.	13.19'	465.75'	13.19'	1° 37' 22"	6.60'
33	S. 65° 14' 20" E.	39.53'	35.0'	39.53'	104° 28' 39"	22.28'
34	N. 58° 32' 55" E.	31.19'	225.0'	31.21'	7° 56' 52"	15.63'
35	N. 60° 17' 49" E.	54.84'	275.0'	54.93'	11° 20' 40"	27.56'
36	N. 70° 45' 41" E.	45.47'	275.0'	45.52'	9° 29' 03"	22.81'
37	N. 77° 15' 06" E.	16.78'	275.0'	16.78'	3° 29' 47"	8.39'
38	N. 34° 00' 00" E.	35.36'	25.0'	35.36'	90°	25.0'
39	N. 53° 25' 00" W.	37.73'	25.0'	37.02'	84° 50' 00"	22.84'
40	S. 39° 10' 00" W.	35.36'	25.0'	35.36'	90°	25.0'
41	S. 50° 50' 00" E.	35.36'	25.0'	35.36'	90°	25.0'
42	N. 46° 24' 20" E.	30.62'	25.0'	32.95'	75° 31' 21"	19.37'
43	N. 16° 38' 40" E.	48.71'	175.0'	48.87'	16° 00' 02"	24.60'
44	N. 14° 11' 53" E.	45.33'	125.0'	45.58'	20° 53' 31"	23.05'

**LEGEND:**

- PERMANENT REFERENCE MONUMENT STAMPED PER L.S. # 2361
- PERMANENT CONTROL POINT STAMPED PER L.S. # 2361
- (R) 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



PREPARED BY  
CLARSON AND ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
1843 NALDO AVENUE  
JACKSONVILLE, FLORIDA 32207  
(904) 396-2623

(PSD-89-022)

A PORTION OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST