

# Villas at Cross Creek ~ Unit Six

PART OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

### CAPTION

THAT 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 SOUTHEAST CORNER OF LOT 77, 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 EIGHT (8) COURSES AND DISTANCES ALONG THE WEST BOUNDARY LINE OF VILLAS AT CROSS CREEK - UNIT FOUR, AS RECORDED IN PLAT BOOK 47, PAGES 64 AND 64A, SAID CURRENT PUBLIC RECORDS, AND ALONG THE WEST BOUNDARY LINE OF VILLAS AT CROSS CREEK - UNIT FIVE, AS RECORDED IN PLAT BOOK 48, PAGES 33 AND 33A, OF SAID CURRENT PUBLIC RECORDS: 1ST COURSE, SOUTH 00° 53' 45" EAST, 178.00 FEET; 2ND COURSE, SOUTH 05° 28' 12" EAST, 50.16 FEET; 3RD COURSE, SOUTH 00° 53' 45" EAST, 142.99 FEET; 4TH COURSE, SOUTH 12° 24' 48" EAST, 206.82 FEET; 5TH COURSE, SOUTH 00° 04' 09" WEST, 195.62 FEET; 6TH COURSE, SOUTH 00° 53' 45" EAST, 297.50 FEET; 7TH COURSE, SOUTH 06° 49' 23" EAST, 50.33 FEET; 8TH COURSE, SOUTH 00° 14' 08" EAST, 170.00 FEET TO THE SOUTHWEST CORNER OF LOT 81, SAID VILLAS AT CROSS CREEK - UNIT FIVE; RUN THENCE SOUTH 89° 45' 52" WEST, ALONG THE CENTERLINE OF A 100 FOOT EASEMENT FOR DRAINAGE, UTILITIES AND SEWERS AS DESCRIBED AND RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 6571, PAGES 740 THROUGH 742, A DISTANCE OF 178.00 FEET TO A POINT; RUN THENCE NORTH 20° 50' 06" WEST, 239.23 FEET; RUN THENCE NORTH 02° 48' 37" WEST, 109.75 FEET; RUN THENCE NORTH 00° 53' 45" WEST, 270.00 FEET TO THE SOUTHEAST CORNER OF LOT 13, CARRINGTON PLACE - UNIT ONE, AS RECORDED IN PLAT BOOK 48, PAGES 31, 31A AND 31B, OF SAID CURRENT PUBLIC RECORDS; RUN THENCE NORTH 11° 13' 06" WEST, ALONG THE EAST LINE OF SAID LOT 13, AND ALONG THE EAST LINE OF LOT 12, SAID CARRINGTON PLACE - UNIT ONE, 234.39 FEET TO ANGLE POINT IN SAID EAST LINE OF LOT 12; RUN THENCE NORTH 00° 53' 45" WEST, CONTINUING ALONG SAID EAST LINE, 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; RUN THENCE THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG THE NORTH LINE OF SAID CARRINGTON PLACE UNIT ONE: 1ST COURSE, SOUTH 89° 06' 15" WEST, 190.00 FEET; 2ND COURSE, NORTH 81° 49' 56" WEST, 319.65 FEET; 3RD COURSE, NORTH 34° 32' 08" WEST, 212.65 FEET; 4TH COURSE, NORTH 15° 12' 51" WEST, 5.16 FEET; 5TH COURSE, SOUTH 89° 08' 04" WEST, 166.37 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID CARRINGTON PLACE - UNIT ONE; RUN THENCE NORTH 00° 51' 56" WEST, ALONG THE EAST LINE OF TRACT "A", SAID CARRINGTON PLACE - UNIT ONE, 64.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 97, VILLAS AT CROSS CREEK - UNIT ONE, AS RECORDED IN PLAT BOOK 46, PAGES 37, 37A AND 37B OF SAID CURRENT PUBLIC RECORDS; RUN THENCE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES ALONG THE SOUTH BOUNDARY LINE OF SAID VILLAS AT CROSS CREEK - UNIT ONE AND THE SOUTH BOUNDARY LINE OF SAID VILLAS AT CROSS CREEK - UNIT THREE: 1ST COURSE, NORTH 89° 08' 04" EAST, 300.00 FEET; 2ND COURSE, NORTH 75° 05' 54" EAST, 61.85 FEET; 3RD COURSE, NORTH 89° 08' 04" EAST, 106.07 FEET; 4TH COURSE, NORTH 81° 58' 19" EAST, 90.70 FEET; 5TH COURSE, SOUTH 66° 03' 13" EAST, 148.77 FEET; 6TH COURSE, NORTH 89° 06' 15" EAST, 90.00 FEET; 7TH COURSE, NORTH 57° 31' 13" EAST, 158.48 FEET; 8TH COURSE, NORTH 66° 22' 34" EAST, 146.37 FEET TO THE POINT OF BEGINNING.

APPROVED  
DATE: 8-4-94  
For Director of Public Works  
By: Philip R. Quinlan  
City Engineer  
For General Counsel  
By: Thomas M. Mallick  
8/4/94

### 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. 94-422-198 of said City, adopted by its Council and approved by its Mayor this 23rd day of MAY A.D., 1994.

Sam E. Mound  
DIRECTOR OF PUBLIC WORKS  
8/5/94  
DATE

### CLERK'S CERTIFICATE 94-0117816

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 49 Pages 22 thru 23 of the public records of Duval County, Florida, this 5th day of August A.D., 1994.

Henry W. Cook  
HENRY W. COOK, CLERK OF THE CIRCUIT COURT  
M. E. Adams  
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 8th day of JUNE A.D., 1994.

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

### 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 Six 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, unobstructed drainage easements, 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 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 and treatment systems 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 Six. 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 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.

WITNESSES:  
(signature) Wayne N. Haddock  
(print) WAYNE N. HADDOCK  
(signature) Jose A. Hill  
(print) JOSE A. HILL

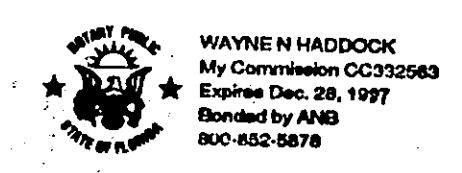
CENTEX REAL ESTATE CORPORATION, a Nevada Corporation  
Douglas W. Smith  
DOUGLAS W. SMITH  
DIVISION PRESIDENT

### STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 6th day of JUNE A.D., 1994 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.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
(signature) Wayne N. Haddock  
(print) WAYNE N. HADDOCK

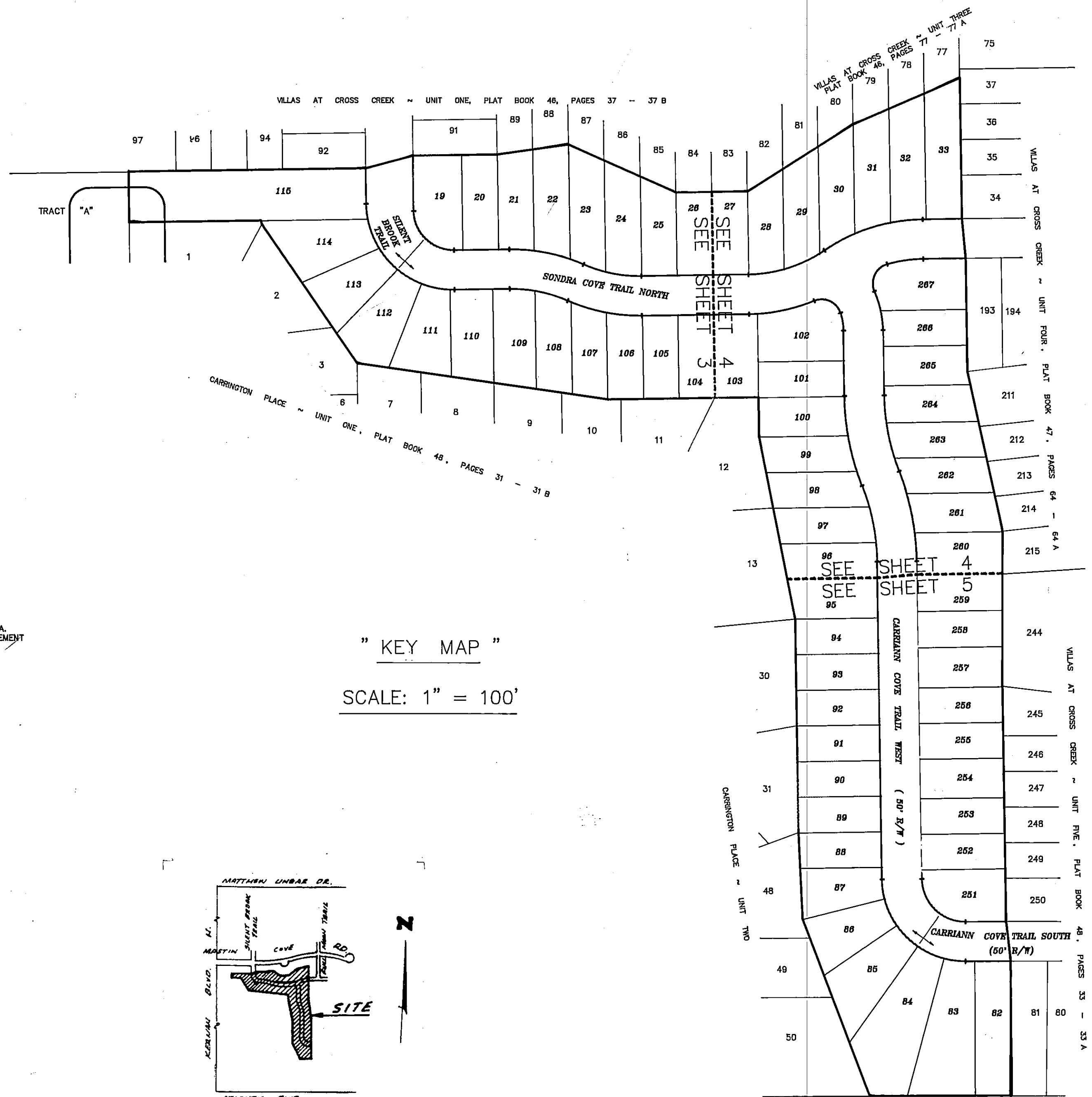
MY COMMISSION EXPIRES:



PREPARED BY:  
CLARSON AND ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
1643 NALDO AVENUE  
JACKSONVILLE, FLORIDA, 32207  
PHONE: 904-396-2623

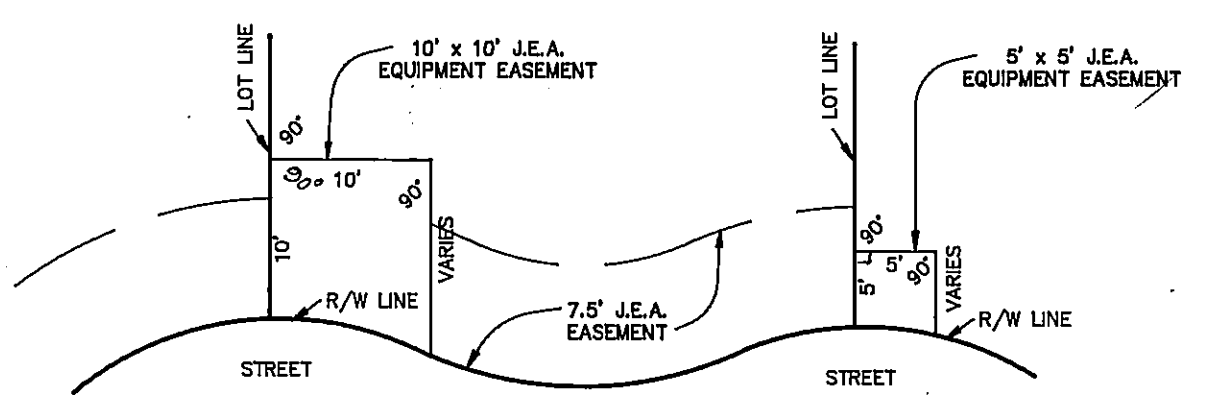
# Villas at Cross Creek ~ Unit Six

PART OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



**NOTES:**

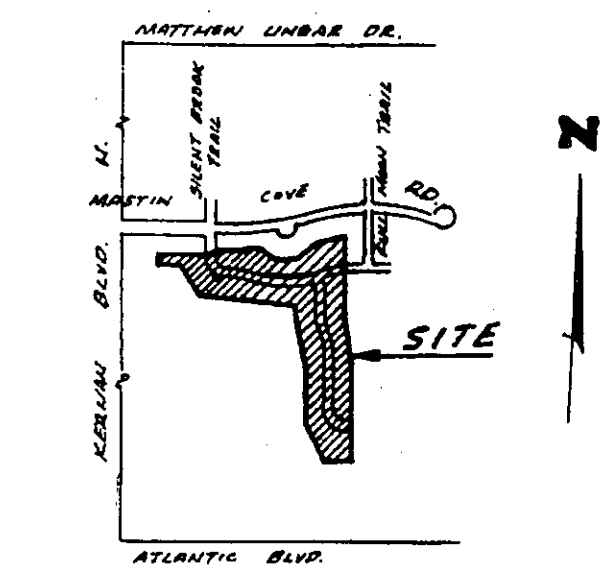
1. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, AND SEWERS, UNLESS OTHERWISE INDICATED, CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONJUNCTION WITH UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FL.
3. BEARING REFERENCE: N 89°08'04" E FOR THE SOUTH LINE OF LOT 97, VILLAS AT CROSS CREEK ~ UNIT ONE, PER PLAT BOOK 46, PAGES 37 - 37B.



"KEY MAP"  
SCALE: 1" = 100'

**LEGEND:**

- PERMANENT REFERENCE MONUMENT (NO. 2361)
- PERMANENT CONTROL POINT (NO. 2361)
- C-7 CURVE NUMBER
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVE
- P.C.C. POINT OF COMPOUND CURVE
- (R) RADIAL LINE
- POINT OF STREET NAME CHANGE
- R RADIUS
- R.P. RADIUS POINT
- R/W RIGHT OF WAY



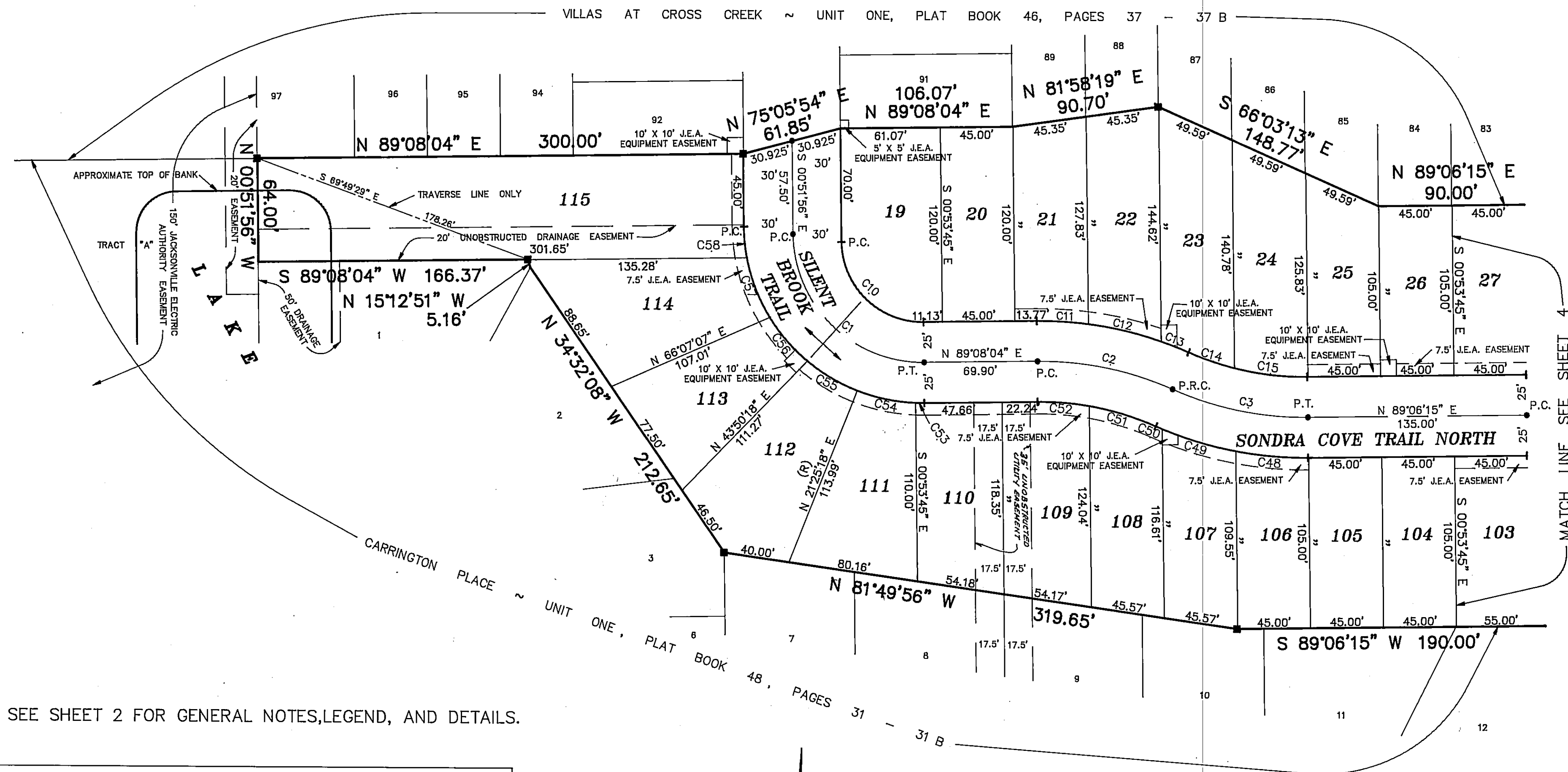
**VICINITY MAP**  
SCALE: 1" = 1000'

PSD 89 - 022

PREPARED BY:  
**CLARSON AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
1843 NALDO AVENUE  
JACKSONVILLE, FLORIDA, 32207  
PHONE: 904-396-2823

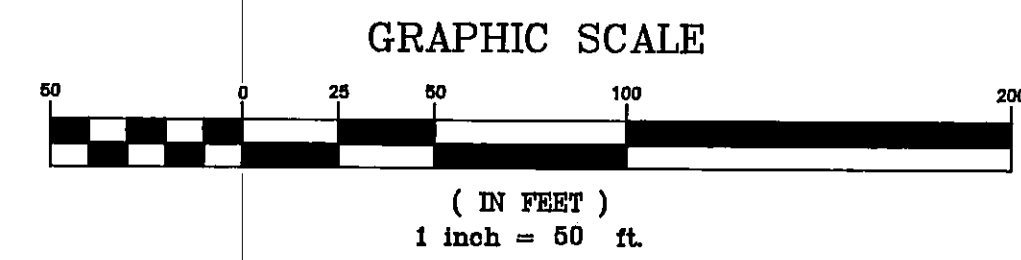
# Villas at Cross Creek ~ Unit Six

PART OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



NOTE: SEE SHEET 2 FOR GENERAL NOTES, LEGEND, AND DETAILS.

CURVE DATA TABLE						
CURVE	CHORD	BEARING	RADIUS	DELTA	LENGTH	TANGENT
C1	113.14'	S 45°51'56" E	80.00'	90°00'00"	125.66'	80.00'
C2	85.02'	N 78°35'37" W	200.00'	24°32'39"	85.67'	43.50'
C3	85.12'	S 78°36'31" E	200.00'	24°34'28"	85.78'	43.56'
C10	70.71'	S 45°51'56" E	50.00'	90°00'00"	78.54'	50.00'
C11	31.31'	S 86°52'34" E	225.00'	07°58'44"	31.33'	15.69'
C12	46.36'	S 76°58'24" E	225.00'	11°49'37"	46.44'	23.31'
C13	18.60'	S 68°41'26" E	225.00'	04°44'18"	18.61'	9.31'
C14	29.51'	S 71°09'30" E	175.00'	09°40'25"	29.55'	14.81'
C15	45.38'	S 83°26'44" E	175.00'	14°54'02"	45.51'	22.88'
C48	45.23'	S 85°07'39" E	225.00'	11°32'13"	45.31'	22.73'
C49	47.20'	S 73°20'18" E	225.00'	12°02'28"	47.29'	23.73'
C50	3.91'	S 66°49'11" E	225.00'	00°59'46"	3.91'	1.96'
C51	43.43'	S 73°26'56" E	175.00'	14°15'17"	43.54'	21.88'
C52	31.38'	S 85°43'15" E	175.00'	10°17'22"	31.43'	15.76'
C53	5.84'	S 89°20'37" E	110.00'	03°02'38"	5.84'	2.92'
C54	36.77'	S 78°12'00" E	110.00'	19°14'36"	36.94'	18.65'
C55	35.50'	S 59°17'32" E	110.00'	18°34'20"	35.66'	17.99'
C56	35.50'	S 40°43'12" E	110.00'	18°34'20"	35.66'	17.99'
C57	39.38'	S 21°07'23" E	110.00'	20°37'19"	39.59'	20.01'
C58	19.07'	S 05°50'20" E	110.00'	09°56'47"	19.10'	9.57'



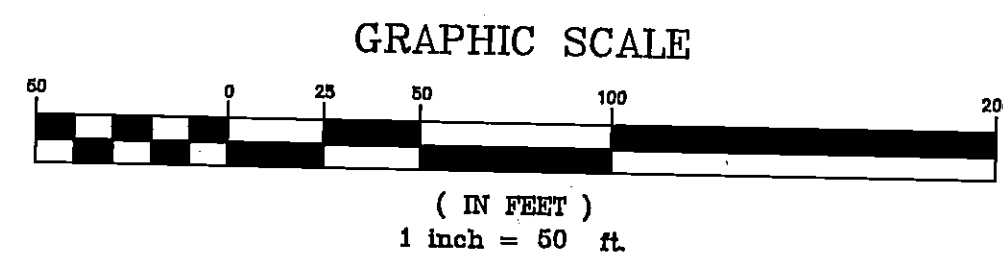
PSD 89 - 022

PREPARED BY:  
**CLARSON AND ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 1643 NALDO AVENUE  
 JACKSONVILLE, FLORIDA, 32207  
 PHONE: 904-396-2623

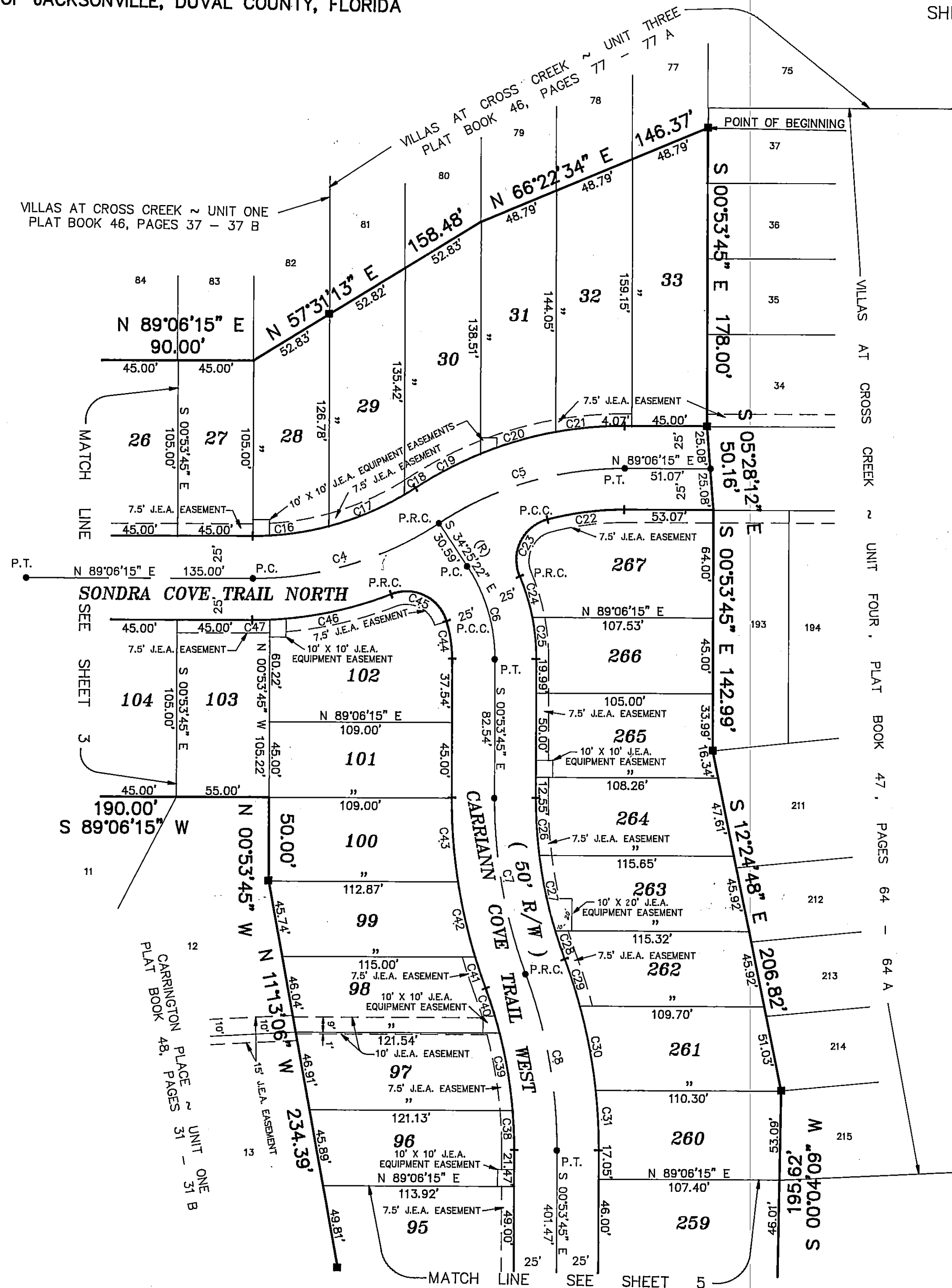
# Villas at Cross Creek ~ Unit Six

PART OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

NOTE: SEE SHEET 2 FOR GENERAL NOTES, LEGEND, AND DETAILS.



CURVE	CHORD	BEARING	RADIUS	DELTA	LENGTH	TANGENT
C4	115.37'	N 72°20'26" E	200.00'	33°31'37"	117.03'	60.24'
C5	115.37'	S 72°20'26" W	200.00'	33°31'37"	117.03'	60.24'
C6	57.68'	N 17°39'34" W	100.00'	33°31'37"	58.52'	30.12'
C7	106.77'	S 11°08'47" E	300.00'	20°30'03"	107.34'	54.25'
C8	106.77'	N 11°08'47" W	300.00'	20°30'03"	107.34'	54.25'
C16	45.38'	N 81°39'14" E	175.00'	14°54'02"	45.51'	22.88'
C17	48.86'	N 66°10'44" E	175.00'	16°02'57"	49.02'	24.67'
C18	7.87'	N 56°51'57" E	175.00'	02°34'36"	7.87'	3.94'
C19	43.42'	N 61°06'51" E	225.00'	11°04'28"	43.49'	21.81'
C20	46.92'	N 72°38'13" E	225.00'	11°58'16"	47.01'	23.59'
C21	41.10'	N 83°51'48" E	225.00'	10°28'54"	41.16'	20.64'
C22	45.85'	S 81°34'35" W	175.00'	15°03'20"	45.98'	23.13'
C23	37.75'	S 25°01'27" W	25.00'	98°02'56"	42.78'	28.78'
C24	25.18'	S 18°13'08" E	125.00'	11°33'46"	25.23'	12.66'
C25	25.14'	S 06°40'00" E	125.00'	11°32'29"	25.18'	12.63'
C26	34.16'	S 04°27'23" E	275.00'	07°07'16"	34.18'	17.11'
C27	45.99'	S 12°48'49" E	275.00'	09°35'36"	46.05'	23.08'
C28	18.17'	S 19°30'13" E	275.00'	03°47'11"	18.17'	9.09'
C29	29.20'	S 18°49'20" E	325.00'	05°08'56"	29.21'	14.61'
C30	50.91'	S 11°45'20" E	325.00'	08°59'05"	50.96'	25.53'
C31	36.10'	N 04°04'46" W	325.00'	06°22'02"	36.12'	18.08'
C38	23.71'	N 03°21'59" W	275.00'	04°56'27"	23.71'	11.86'
C39	46.84'	N 10°43'18" W	275.00'	09°46'12"	46.89'	23.50'
C40	27.78'	N 18°30'06" W	275.00'	05°47'24"	27.79'	13.91'
C41	19.88'	N 19°38'40" W	325.00'	03°30'17"	19.88'	9.94'
C42	46.17'	N 13°49'08" W	325.00'	08°08'47"	46.21'	23.14'
C43	50.15'	N 05°19'15" W	325.00'	08°51'00"	50.20'	25.15'
C44	22.60'	N 09°33'46" W	75.00'	17°20'01"	22.69'	11.43'
C45	36.62'	N 65°19'32" W	25.00'	94°11'31"	41.10'	26.90'
C46	74.19'	S 77°04'04" W	225.00'	18°58'42"	74.53'	37.61'
C47	10.00'	S 87°49'50" W	225.00'	02°32'50"	10.00'	5.00'



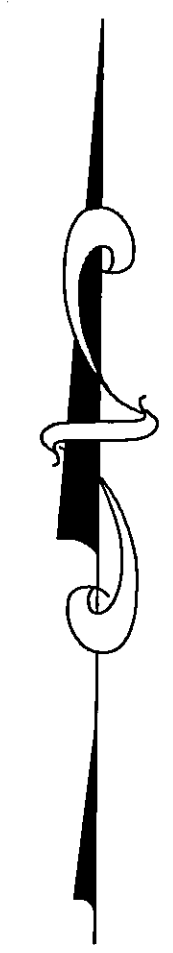
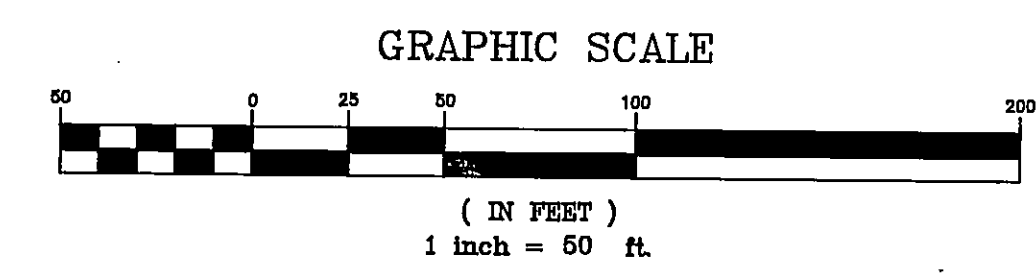
PSD 89-022

PREPARED BY:  
**CLARSON AND ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 1843 NALDO AVENUE  
 JACKSONVILLE, FLORIDA, 32207  
 PHONE: 904-386-2623

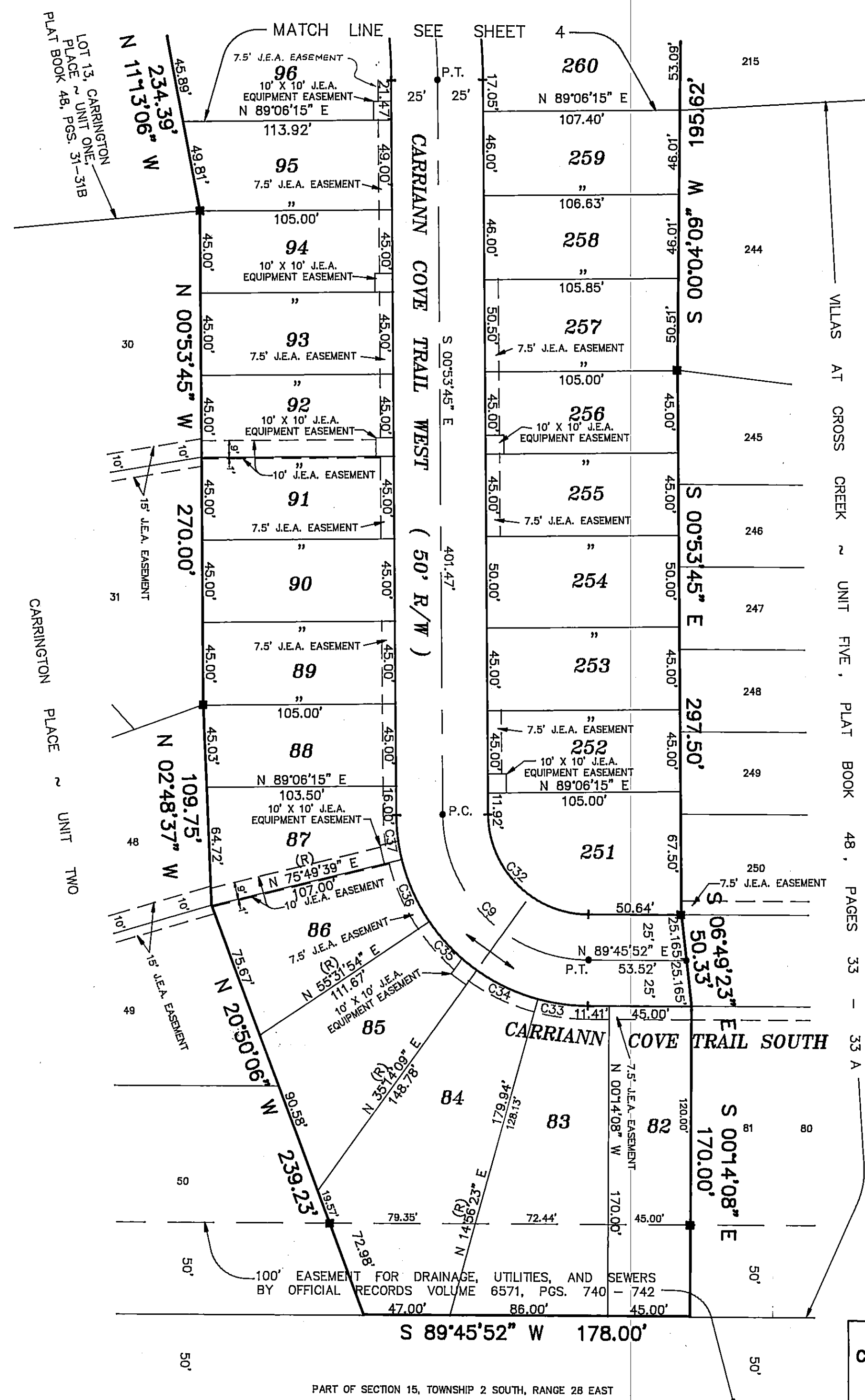
# Villas at Cross Creek ~ Unit Six

PART OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

NOTE: SEE SHEET 2 FOR GENERAL NOTES, LEGEND, AND DETAILS.



CURVE DATA TABLE						
CURVE	CHORD	BEARING	RADIUS	DELTA	LENGTH	TANGENT
C9	112.48'	S 45°33'57" E	80.00'	89°20'23"	124.74'	79.08'
C32	77.33'	S 45°33'57" E	55.00'	89°20'23"	85.76'	54.37'
C33	27.73'	N 82°38'52" W	105.00'	15°10'31"	27.81'	13.99'
C34	37.00'	N 64°54'44" W	105.00'	20°17'45"	37.19'	18.79'
C35	37.00'	N 44°36'59" W	105.00'	20°17'45"	37.19'	18.79'
C36	37.00'	N 24°19'14" W	105.00'	20°17'45"	37.19'	18.79'
C37	24.28'	N 07°32'03" W	105.00'	13°16'36"	24.33'	12.22'



PSD 89 - 022

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

PART OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 28 EAST