

# Wellhouse Estates Unit One

TAXES PAID THRU 1995 A.S.F.

PLAT BOOK **50** PAGE **80**

A Replat of a portion of White City, as recorded in Plat Book 5, Pages 70 & 70A of the Current Public Records of Duval County, Florida, lying within Section 18, Township 2 South, Range 25 East.

SHEET 1 OF 5 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

**CAPTION**

A portion of Blocks 3, 7, 8, 9, 12 and 13, as shown on the plat of White City, as recorded in Plat Book 5, Pages 70 and 70A of the Current Public Records of Duval County, Florida TOGETHER WITH a portion of the street right-of-ways lying between the blocks aforesaid, lying in Section 17, Township 2 South, Range 25 East, being more particularly described as follows:

**BEGIN** at the Southwest Corner of Lot 181, Confederate Crossing South as recorded in Plat Book 45, Pages 30, 30A through 30H, inclusive, of said Current Public Records; thence North 88°39'36" East, along the Southerly line of Lots 181 through 189, inclusive, said Confederate Crossing South, 900.00 feet, to the Easterly line of said Lot 189; thence South 38°44'34" East, along the Northwesterly prolongation of the Southwesterly line of Lots 190 and 191, said Confederate Crossing South, 265.96 feet; thence South 00°01'48" East, 713.91 feet; thence South 88°39'36" West, 758.54 feet; thence South 50°10'18" West, 971.11 feet; thence North 58°38'00" West, along the Southeasterly prolongation of the Northeastly boundary line of the aforesaid Confederate Crossing South, a distance of 1662.22 feet, to the Easterly boundary line of said Confederate Crossing South; thence North 00°02'22" East, along last said line, 1284.98 feet, to the Southerly right-of-way line of Old Plank Road (a 60 foot right-of-way, as now established); thence North 88°39'36" East, along last said line, 1841.18 feet, to the Westerly line of said Lot 181, Confederate Crossing South; thence South 01°20'24" East, along last said line, 653.40 feet to the **POINT OF BEGINNING.**

Containing 99.65 acres, more or less.

**CLERK'S CERTIFICATE** 96-202828

This is to certify that this plat has been approved by the City Council of the City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 50, Pages 80-800 of the Public Records of Duval County, Florida.

Signed this 26th day of September A.D., 1996

Henry Cook By: M. J. Odom  
Clerk of Circuit Court Deputy Clerk

**APPROVED FOR THE RECORD:**

This is to certify that the above plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to City Ordinance No. 95-898-001, of said City, adopted by its Council, and accepted by its Mayor on this 2nd day of October A.D., 1995.

Sam C. Mason 9/26/96  
Director of Public Works

**NOTARY FOR THE REGENCY GROUP, INC.**

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 24 day of June, 1996, A.D., by George S. Brookshire, as Vice President of The Regency Group Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Lisa M. Bailey  
Notary Public  
State of Florida at Large  
Print Name: LISA M. BAILEY

My Commission Expires:  
Serial No.:

**NOTARY FOR FIRST UNION NATIONAL BANK OF FLORIDA**

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 24th day of June, 1996, A.D., by Stephen C. Franklin, as Vice President of First Union National Bank of Florida, a National Banking Association, on behalf of the Association. He is personally known to me and did not take an oath.

Jane R. Evans  
Notary Public  
State of Florida at Large  
Print Name: JANE R. EVANS

My Commission Expires:  
Serial No.:

OFFICIAL NOTARY SEAL  
JANE R. EVANS  
PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC445529  
COMMISSION EXP. MAR. 15, 1999

**SURVEYOR'S CERTIFICATE**

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described in the Caption; that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all requirements of Florida Statute 177, that the survey and legal description are accurate and permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State of Florida and the current regulations of the City of Jacksonville.

Signed this 26 day of JUNE A.D., 1996

Gregory B. Clay  
Registered Land Surveyor No. 3377  
State of Florida

**ADOPTION AND DEDICATION**

This is to certify that The Regency Group, Inc., a Florida corporation (Owner) is the lawful owner of the lands described in the caption hereon known as Wellhouse Estates Unit One, having caused the same to be surveyed and subdivided and that First Union National Bank of Florida, a national banking association, is the holder of the mortgage on said lands. This plat, as made in accordance with said survey, is hereby adopted as a true and correct plat of these lands. All roads, drives, lanes, courts, walkways, easements for drainage, utilities and sewers, Tract "A" Pump Station Site and non-access easements, except Tract "B" private easements and conservation easements indicated thereon, which are hereby reserved by Owner for Owner's use and benefit and that of its successors and assigns are hereby hereon, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements over, under, across and through the lakes/stormwater management facilities shown on the 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:

- The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all roads, drives, lanes and courts as noted above hereby dedicated, together with all substences or matter which may flow or pass from roads, drives, lanes and courts; from adjacent land or from any other source of public waters into or through said lakes/stormwater management facilities without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns;
  - The lakes/stormwater management facilities and treatment systems shown on this plat are owned in fee simple title by the abutting owner(s), its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of such owners and their respective successors and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for the maintenance of said lakes and treatment systems.
  - The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the developer or any other person within the area of the lands hereby platted, or of the lakes and treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/stormwater management facilities and the control structures to effect adequate drainage. Provided, however, that in the event of a replacement of a lake, such replacement lake shall not extend beyond the boundaries of the existing lakes and easements.
- The Owner of each lot abutting the lakes and stormwater management system described herein shall indemnify the City of Jacksonville and save it harmless from suits, action, damages and 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/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act or omission of such lot owner or its agents, contractors, employees, servants, licensees or concessionaires. This indemnification shall be limited to each owner of each particular lot for the period of time such owner owns the lot and shall otherwise run with the land such that each owner is bound for its acts and omissions for the period of such owner's ownership, but not for the acts or omissions of previous or subsequent owners.
- The Owner hereby reserves unto itself and its successors and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all the lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the Owner, its successors, and assigns.

Those easements designated as 'J.E.A.E.' are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

Those easements designated as 'J.E.A.E.' are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

IN WITNESS WHEREOF, The Regency Group, Inc. has caused these presents to be signed by its Vice President.  
This 24th day of June 1996

**THE REGENCY GROUP, INC.**

Witness June Knight George S. Brookshire  
Print Name: JUNE KNIGHT Vice President

Witness Vicki D. Barrett  
Print Name: VICKI D. BARRETT

**JOINDER OF MORTGAGEE  
FIRST UNION NATIONAL BANK OF FLORIDA**

Witness Brett R. Bosworth Stephen C. Franklin  
Print Name: BRETT R. BOSWORTH Vice President

Witness Att A. Appera Scott J. Spears  
Print Name: SCOTT J. SPEARS



PREPARED BY:  
Clary & Associates, Inc.  
PROFESSIONAL LAND SURVEYORS  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703

# Wellhouse Estates Unit One

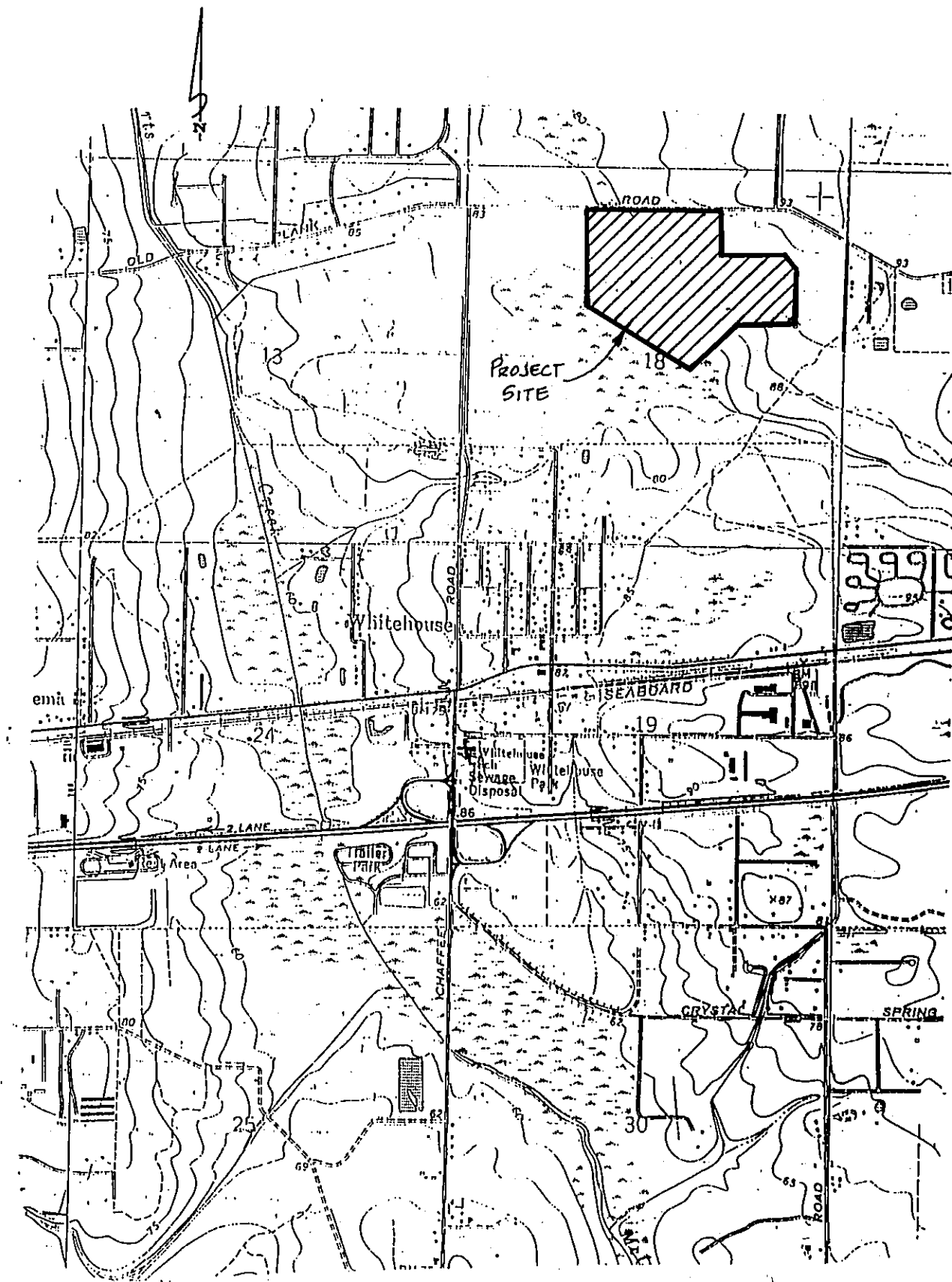
PLAT BOOK **50** PAGE **80A**

A Replat of a portion of White City, as recorded in Plat Book 5, Pages 70 & 70A of the Current Public Records of Duval County, Florida, lying within Section 18, Township 2 South, Range 25 East.

SHEET 2 OF 5 SHEETS  
57 LOTS IN THIS UNIT

## Vicinity Map

SCALE: 1" = 2000'

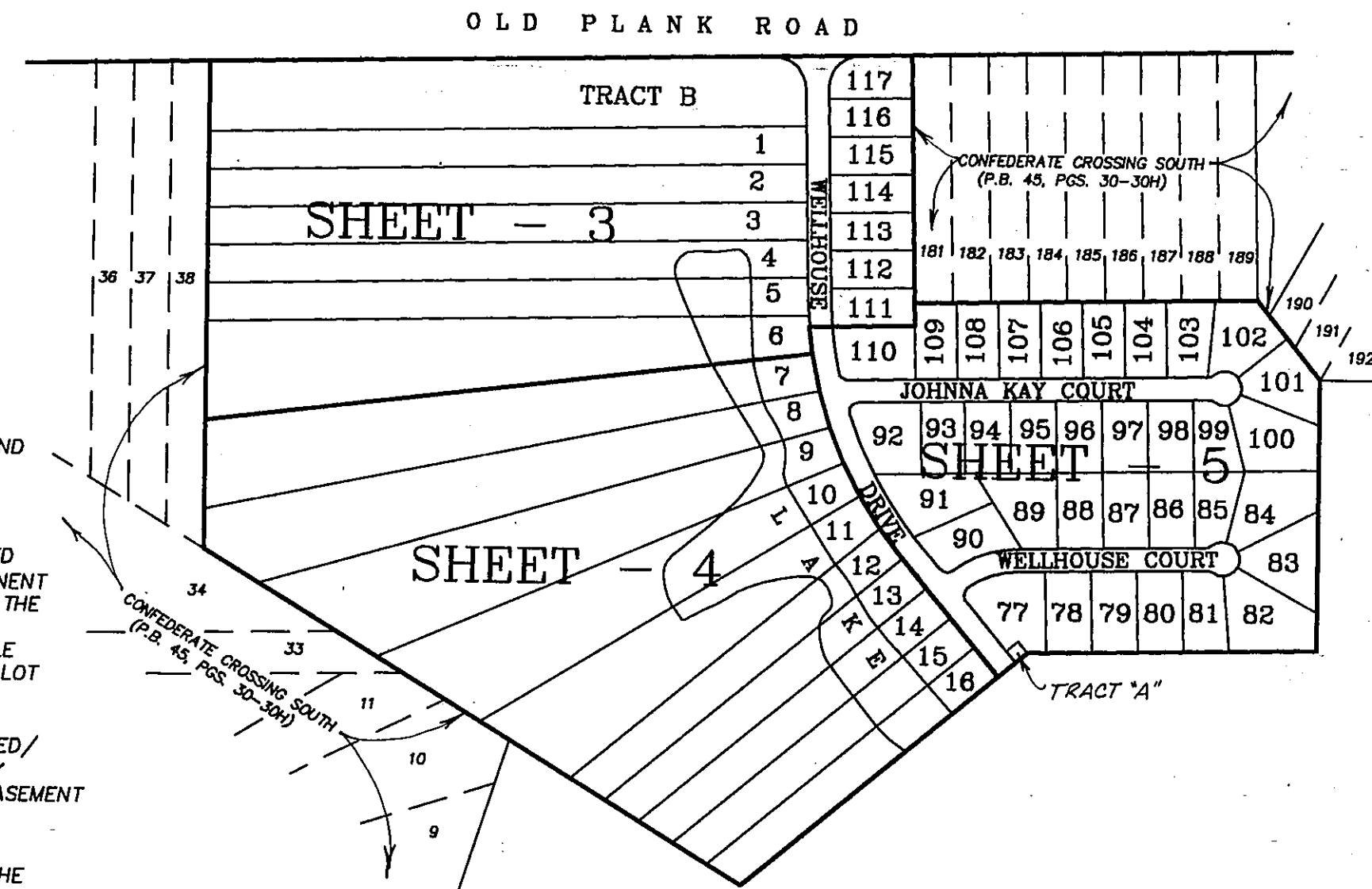


## General Notes & Legend

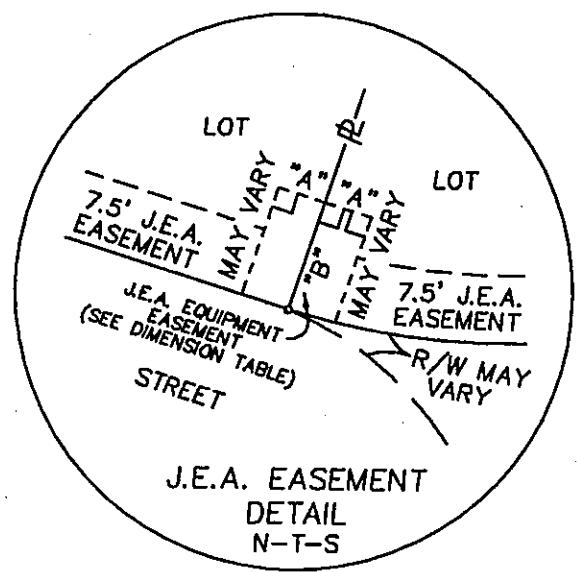
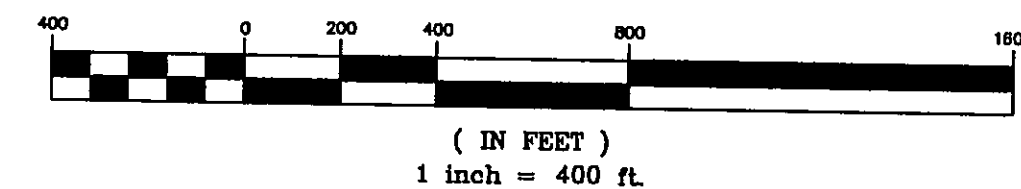
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD PLANK ROAD, (60' R/W), AS N 88°39'36" E.
- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND SEWERS, UNLESS OTHERWISE NOTED HEREON.
- ALL DRAINAGE AND UTILITY EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED HEREON.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "AO" AND "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 0500 E, COMMUNITY No. 120077, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- THE LAKES SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/ OR REPLACEMENT OF SUCH ITEMS.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- 'J.E.A.E.' DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.
- 'J.E.A.E.E.' DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

## Key Map

SCALE: 1" = 400'



## GRAPHIC SCALE



DIMENSION TABLE	
"A"	5' TYPICAL 10'x 10' J.E.A.
"B"	10' EQUIPMENT EASEMENT
"A"	10' TYPICAL 10'x 20' J.E.A.
"B"	10' EQUIPMENT EASEMENT

LEGEND			
R/W	= RIGHT-OF-WAY	R	= RADIUS
BRL	= BUILDING RESTRICTION LINE	CH	= CHORD
○	= PERMANENT CONTROL POINT	Δ	= DELTA
●	= STAMPED R.L.S. # 3377	RP	= RADIUS POINT
PC	= POINT OF CURVATURE	□	= PERMANENT REFERENCE MONUMENT
PT	= POINT OF TANGENCY	+	= STAMPED R.L.S. # 3377
ORV	= OFFICIAL RECORDS VOLUME	— —	= CHANGE IN STREET NAME
PB	= PLAT BOOK	C4	= TABULATED CURVE DATA
PG(S)	= PAGE(S)	PRC	= POINT OF REVERSE CURVE
ESMT	= EASEMENT	PCC	= POINT OF COMPOUND CURVE
A	= ARC	RDL	= RADIAL LINE
T	= TANGENT	J.E.A.	= JACKSONVILLE ELECTRICAL AUTHORITY



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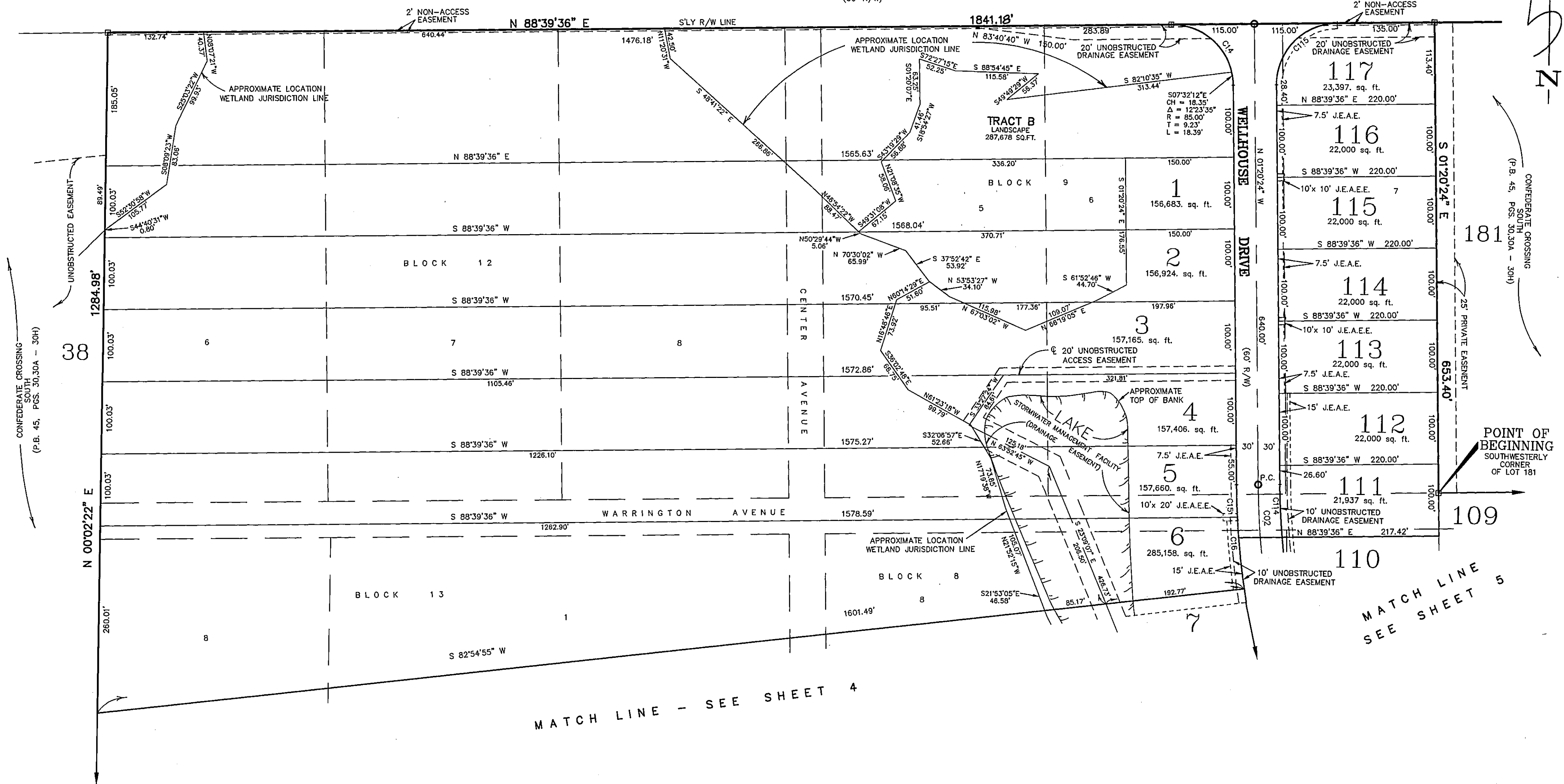
# Wellhouse Estates Unit One

PLAT BOOK 50 PAGE 80B

A Replat of a portion of White City, as recorded in Plat Book 5, Pages 70 & 70A of the Current Public Records of Duval County, Florida, lying within Section 18, Township 2 South, Range 25 East.

SHEET 3 OF 5 SHEETS  
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## OLD PLANK ROAD



CONFEDERATE CROSSING SOUTH (P.B. 45, PGS. 30, 30A - 30H)

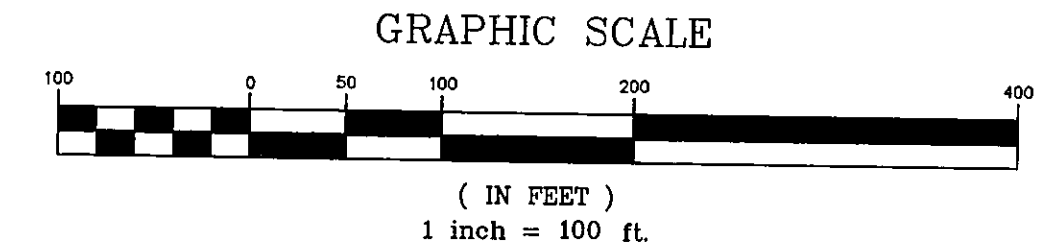
CONFEDERATE CROSSING SOUTH (P.B. 45, PGS. 30, 30A - 30H)

POINT OF BEGINNING SOUTHWESTERLY CORNER OF LOT 181

MATCH LINE - SEE SHEET 4

MATCH LINE SEE SHEET 5

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C02	1074.18'	245.53'	123.30'	245.00'	S 07°53'18" E	13°05'48"
C114	1044.18'	73.46'	36.75'	73.45'	S 03°21'20" E	04°01'51"
C115	85.00'	133.52'	85.00'	120.21'	S 43°39'36" W	90°00'00"
C14	85.00'	133.52'	85.00'	120.21'	N 46°20'24" W	90°00'00"
C15	1104.18'	45.01'	22.51'	45.01'	S 02°30'28" E	02°20'08"
C16	1104.18'	100.03'	50.05'	100.00'	S 08°18'16" E	05°11'27"



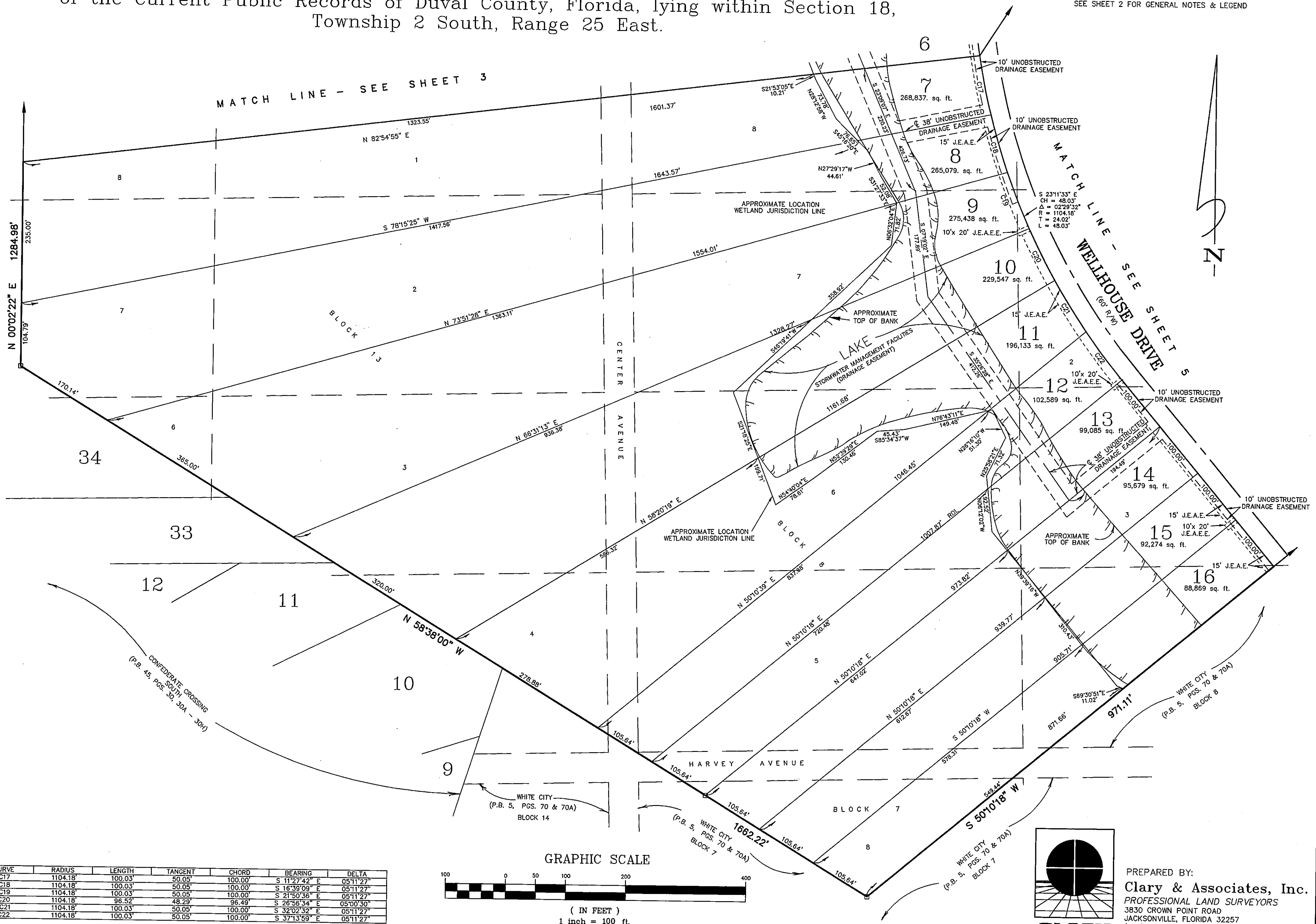
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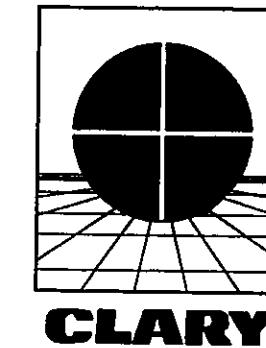
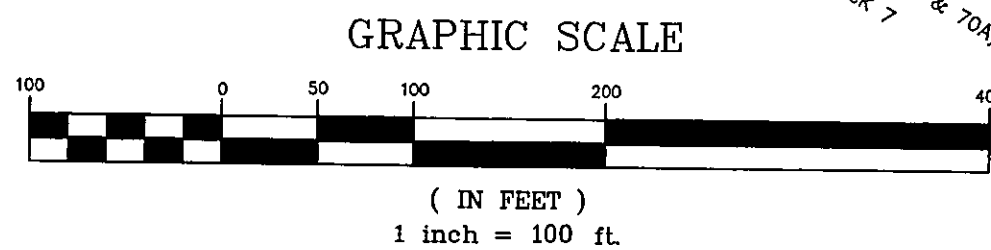
PLAT BOOK 50 PAGE 80C

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SHEET 4 OF 5 SHEETS  
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CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C17	1104.18	100.03	50.05	100.00	S 11°27'42" E	05°11'27"
C18	1104.18	100.03	50.05	100.00	S 16°39'09" E	05°11'27"
C19	1104.18	100.03	50.05	100.00	S 21°50'36" E	05°11'27"
C20	1104.18	96.52	48.29	96.49	S 26°58'34" E	05°00'30"
C21	1104.18	100.03	50.05	100.00	S 32°02'32" E	05°11'27"
C22	1104.18	100.03	50.05	100.00	S 37°13'59" E	05°11'27"



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