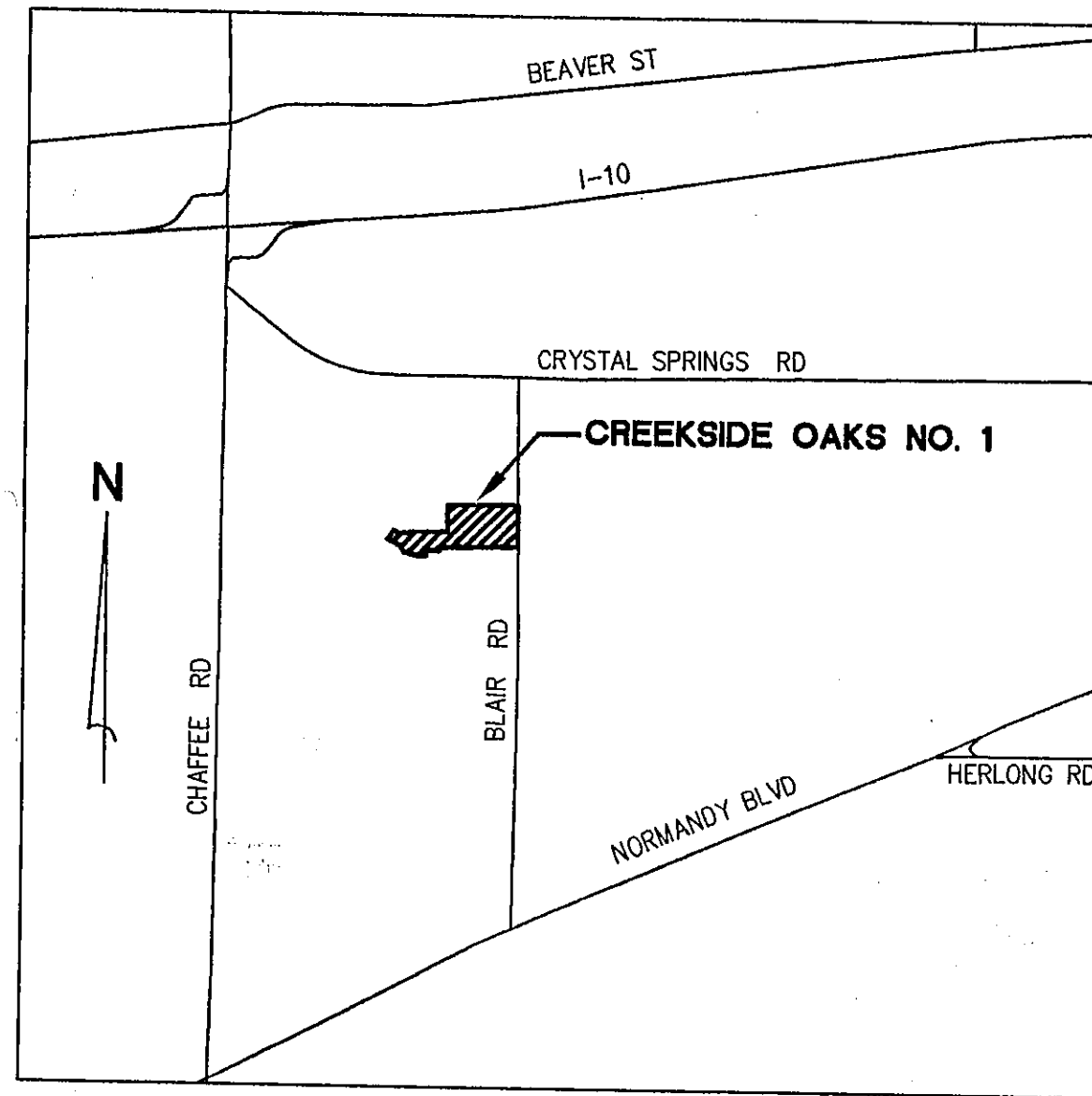


# CREEKSIDE OAKS UNIT 1

A REPLAT OF A PART OF LOTS 8, 9, 11 AND 12, BLOCK 4, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, AND A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

**CAPTION:**

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOTS 8, 9, 11 AND 12, BLOCK 4, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA TOGETHER WITH PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 4, THE SAME BEING THE SOUTHEAST CORNER OF LOT 5 OF SAID BLOCK 4, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS; THENCE NORTH 00°01'37" EAST, ALONG THE EASTERLY LINE OF SAID LOT 5, A DISTANCE OF 475.91 FEET; THENCE NORTH 89°00'00" EAST, 1253.36 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF BLAIR ROAD (AN 80 FOOT RIGHT OF WAY); THENCE SOUTH 00°45'30" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 750.00 FEET; THENCE SOUTH 89°07'25" WEST, 1263.59 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 12, BLOCK 4; THENCE SOUTH 00°01'37" WEST, ALONG SAID EASTERLY LINE OF LOT 12, A DISTANCE OF 13.54 FEET; THENCE NORTH 89°58'23" WEST, 130.00 FEET; THENCE SOUTH 00°01'37" WEST, 42.97 FEET; THENCE NORTH 89°58'23" WEST, 250.00 FEET; THENCE SOUTH 00°01'37" WEST, 90.00 FEET; THENCE NORTH 89°58'23" WEST, 166.80 FEET; THENCE NORTH 75°18'25" WEST, 240.35 FEET; THENCE NORTH 30°44'47" WEST, 152.14 FEET; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 150.00 FEET, A DISTANCE OF 26.86 FEET, AS MEASURED ALONG A CHORD BEARING SOUTH 45°38'51" WEST; THENCE NORTH 49°29'25" WEST, 60.00 FEET; THENCE NORTH 65°07'28" WEST, 152.19 FEET; THENCE NORTH 31°53'40" EAST, 181.36 FEET; THENCE SOUTH 65°07'28" EAST, 129.14 FEET; THENCE NORTH 80°49'21" EAST, 60.77 FEET; THENCE NORTH 89°27'28" EAST, 125.23 FEET; THENCE NORTH 00°32'32" WEST, 25.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11, BLOCK 4; THENCE NORTH 89°27'28" EAST, ALONG THE NORTHERLY LINE OF SAID LOTS 11 AND 12, A DISTANCE OF 662.23 FEET TO THE POINT OF BEGINNING.



VICINITY MAP:  
NOT TO SCALE

**ADOPTION AND DEDICATION:**

THIS IS TO CERTIFY THAT HILLCREST DEVELOPMENT JOINT VENTURE, A FLORIDA JOINT VENTURE, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS CREEKSIDE OAKS UNIT 1, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THAT FIRST SOUTH BANK, A BANK, A CORPORATION ORGANIZED UNDER THE LAWS OF THE UNITED STATES, IS THE HOLDER OF A MORTGAGE ON SAID LANDS. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. TRACT "A" (BELLSOUTH) AS SHOWN HEREON IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO BELLSOUTH. TRACTS "B", "C", "D", AND "E" (UPLAND PRESERVATION AREA) AS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. TRACT "F" (LIFT STATION) AS SHOWN HEREON IS HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS. ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, DRAINAGE AND ACCESS EASEMENTS, EXCEPT JEA EASEMENTS, 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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

ALL PRIVATE DRAINAGE EASEMENTS, AS SHOWN HEREON, SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID LAKE/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (ROADS, PARKWAYS, LANES AND COURTS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM STORMWATER MANAGEMENT FACILITIES, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/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;

2) THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES.

3) 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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, 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 ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN CREEKSIDE OAKS UNIT NO. 1 THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THOSE EASEMENTS DESIGNATED AS "JEA-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "JEA-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, 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 ABOVE NAMED HILLCREST DEVELOPMENT JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 23 DAY OF February A.D., 2001.

**HILLCREST DEVELOPMENT JOINT VENTURE**

WITNESS: [Signature]  
WITNESS: [Signature]  
WILLIAM E. BOYD  
GENERAL MANAGING PARTNER

STATE OF FLORIDA  
COUNTY OF DUVAL  
YVONNE CLINTON  
MY COMMISSION # CC919002  
EXPIRES: Mar 16, 2004  
1-800-9-NOTARY FL Notary Service & Bonding, Inc.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF February 2001 A.D., 2001, BY WILLIAM E. BOYD, GENERAL MANAGING PARTNER OF HILLCREST DEVELOPMENT JOINT VENTURE, ON BEHALF OF THE JOINT VENTURE, WHO IS PERSONALLY KNOWN TO ME.

[Signature]  
[Signature]  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: 03-16-2004

**FIRST SOUTH BANK**

WITNESS: [Signature]  
WITNESS: [Signature]  
DAVID L. FAULK  
VICE PRESIDENT

STATE OF FLORIDA  
COUNTY OF DUVAL  
YVONNE CLINTON  
MY COMMISSION # CC919002  
EXPIRES: Mar 16, 2004  
1-800-9-NOTARY FL Notary Service & Bonding, Inc.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF February 2001 A.D., 2001, BY DAVID L. FAULK, VICE PRESIDENT ON BEHALF OF THE CORPORATION WHO IS PERSONALLY KNOWN TO ME.

[Signature]  
[Signature]  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: 03-16-2004

YVONNE CLINTON  
MY COMMISSION # CC919002  
EXPIRES: Mar 16, 2004  
1-800-9-NOTARY FL Notary Service & Bonding, Inc.

PLAT PREPARED BY:  
**CROASDELL COMPANY**  
SITE PLANNING - SITE ENGINEERING - LAND SURVEYING  
429 East Adams Street, Jacksonville, Florida 32202 - Phone 904.356.5649 - Fax 904.356.7824  
(LB NO. 6219)

Approved 2-28-2001  
Date: [Signature]  
City Engineer  
for Director of Public Works  
Approved 2-09-01  
Date: [Signature]  
for General Council

**APPROVED FOR RECORD:**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

[Signature]  
DIRECTOR OF PUBLIC WORKS  
DATE: March 12, 2001

**CLERK'S CERTIFICATE: 2001057513**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 34, PAGES 4 thru 4E OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 13th DAY OF March, A.D., 2001.  
[Signature] BY: [Signature]  
CLERK: DEPUTY CLERK

**FLOOD ZONE NOTE:**

THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES X, X (500 YR.), AND AE (ELEVATION 60) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0050, SUFFIX E, DATED AUGUST 15, 1989. THE FIRM INFORMATION DELINEATED ON THIS PLAT IS VALID ONLY FOR THE DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.

**NOTICE:**

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**PLAT CONFORMITY REVIEW:**

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 28th DAY OF Feb, A.D., 2001.

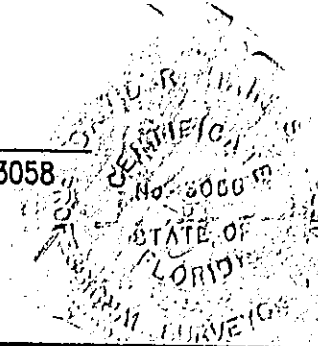
[Signature]  
GLENN E. MCGREGOR, PLS  
PROFESSIONAL LAND SURVEYOR NO. 4252

**SURVEYOR'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION FO 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 THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., CHAPTER 61G17-6.003 F.A.C. AND SECTION 654.110, ORDINANCE CODE FO THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 23rd DAY OF FEB, A.D., 2001.  
[Signature]  
DAVID R. HAINES, FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3058  
R. H. CROASDELL CO.

PSD NO. 96-029  
CD NO. 3373  
LAND PLANNING AND LOT LAYOUT BY ST. JOHNS ENGINEERING



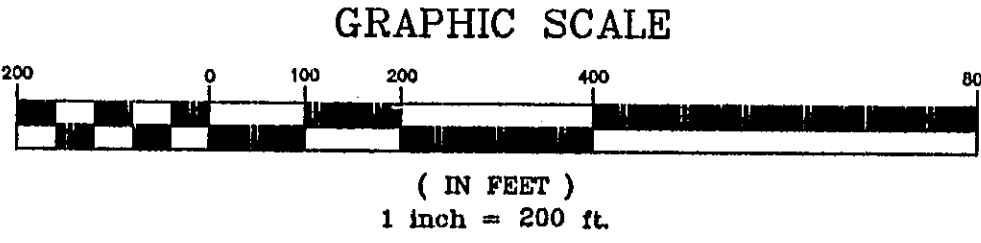
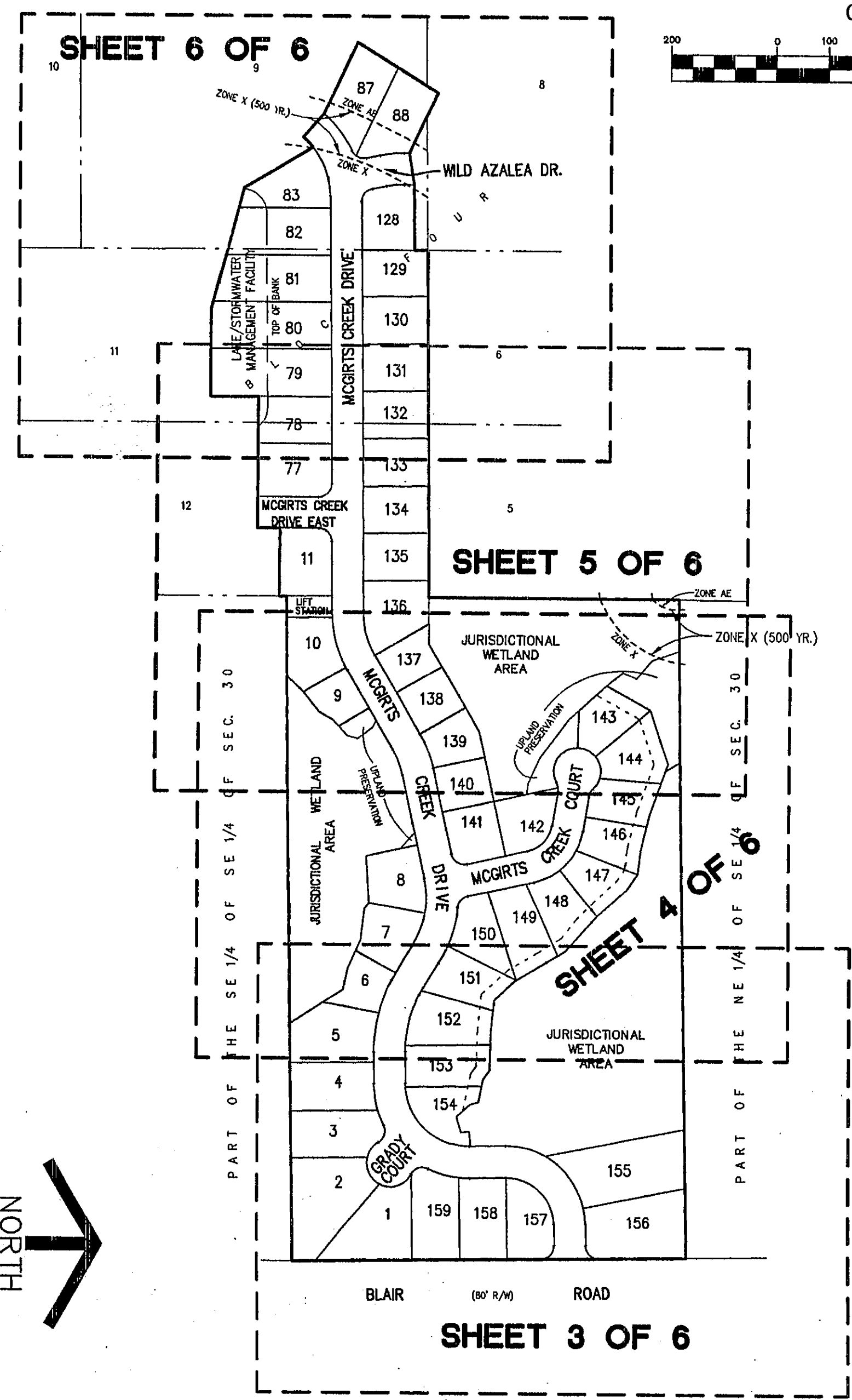
# CREEKSIDE OAKS UNIT 1

PLAT BOOK 54 PAGE 4A

SHEET 2 OF 6 SHEETS

A REPLAT OF A PART OF LOTS 8, 9, 11 AND 12, BLOCK 4, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, AND A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

## KEY MAP



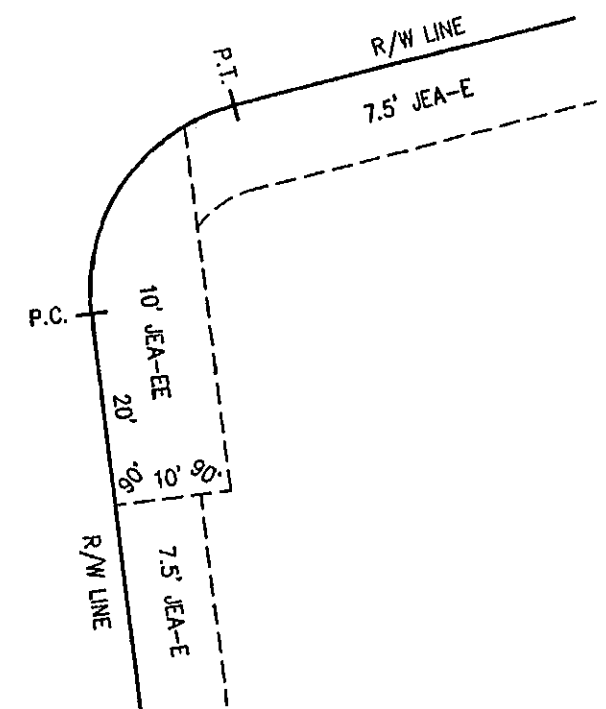
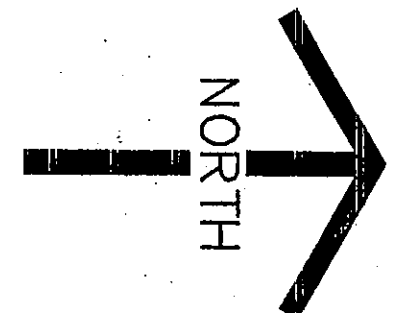
### NOTES:

1. BEARINGS SHOWN HEREON REFER TO SOUTH 00°45'30" EAST FOR THE WESTERLY RIGHT OF WAY OF BLAIR ROAD.
2. JEA-E. DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
3. JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS TO SAID EASEMENT BY JEA.
4. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF JEA IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
5. ALL PLATTED EASEMENTS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SEWERS AND CABLE TELEVISION SERVICE, PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
6. 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.
7. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS WHICH MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.
8. THE FLOOD ZONE LINES SHOWN HEREON WERE SCALED FROM THE FLOOD MAP AND TRANSFERRED TO THIS PLAT IN A LIKEWISE MANNER. FLOOD ZONE X (500 YR.) IS DEFINED AS FOLLOWS: AREAS OF 500 YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

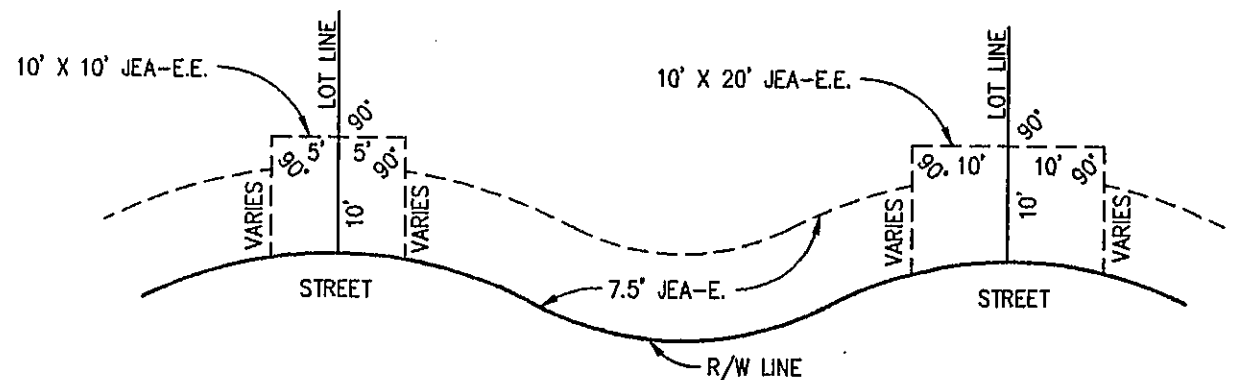
### LEGEND:

- FOUND PERMANENT REFERENCE MONUMENT STAMPED "LB 120"
- SET PERMANENT REFERENCE MONUMENT STAMPED "LB 6219".
- PERMANENT CONTROL POINT STAMPED "LB 6219".
- [C-1] TABULATED CURVE DATA.
- 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. RADIUS.
- (R) RADIAL LINE.
- R/W RIGHT OF WAY LINE.
- P.B. PLAT BOOK.
- SEC. SECTION.
- TWP. TOWNSHIP.

Approved: \_\_\_\_\_ Date \_\_\_\_\_  
 City Engineer  
 for Director of Public  
 Approved: \_\_\_\_\_ Date \_\_\_\_\_  
 for General Council

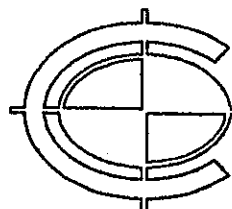


**JEA EASEMENT DETAIL**  
(NOT TO SCALE)



**TYPICAL JEA EASEMENT DETAILS**  
(NOT TO SCALE)

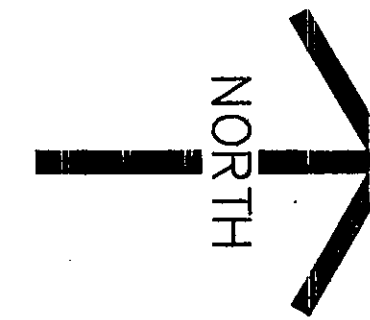
PSD NO. 96-029  
 CD NO. 3373  
 LAND PLANNING AND LOT LAYOUT BY ST. JOHNS ENGINEERING

PLAT PREPARED BY:  

**CROASDELL COMPANY**  
 SITE PLANNING - SITE ENGINEERING - LAND SURVEYING  
 429 East Adams Street, Jacksonville, Florida 32202 - Phone 904.356.6649 - Fax 904.356.7824  
 (LB NO. 6219)

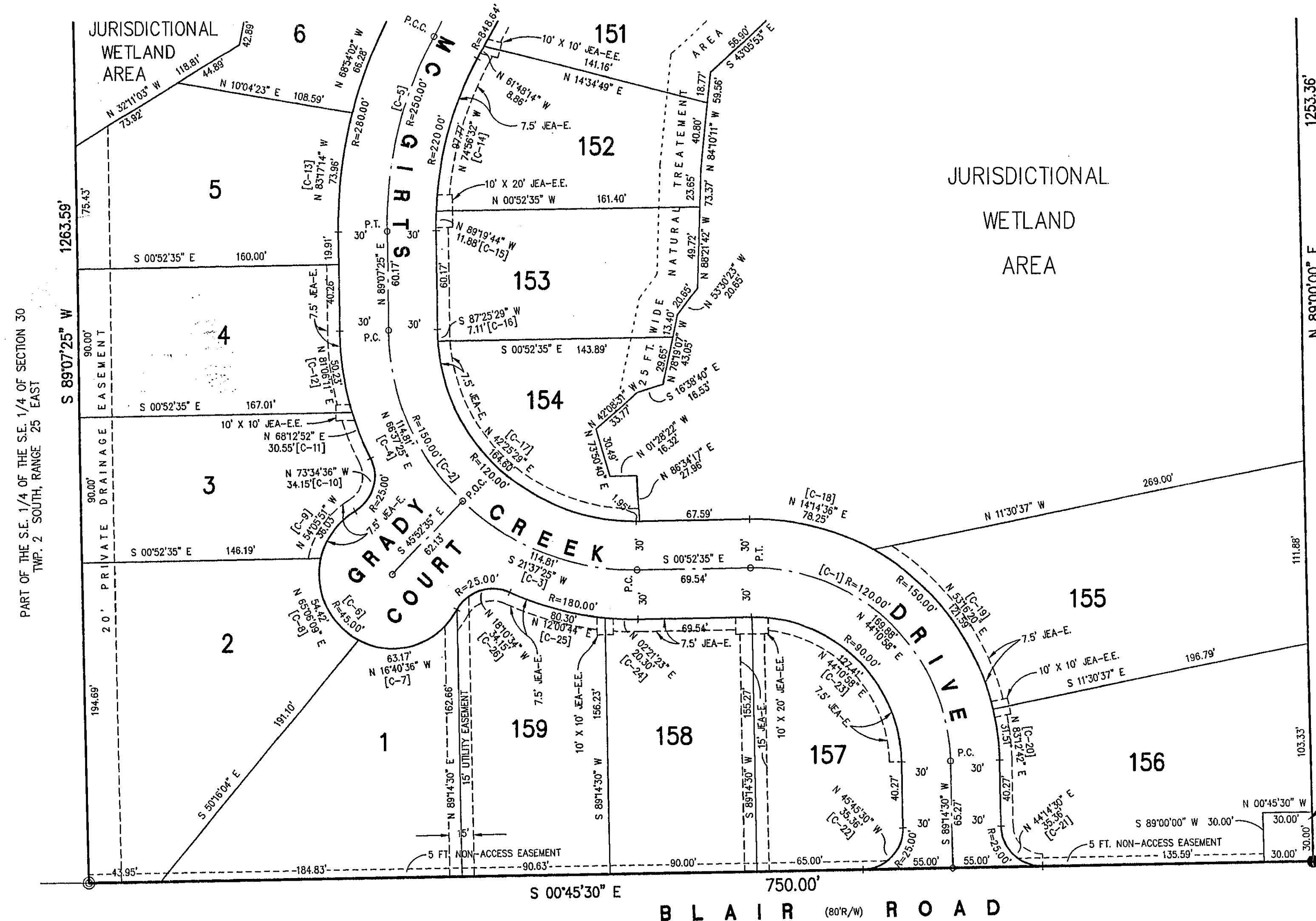
# CREEKSIDO OAKS UNIT 1

A REPLAT OF A PART OF LOTS 8, 9, 11 AND 12, BLOCK 4, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, AND A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SEE SHEET 4 OF 6 FOR CONTINUATION



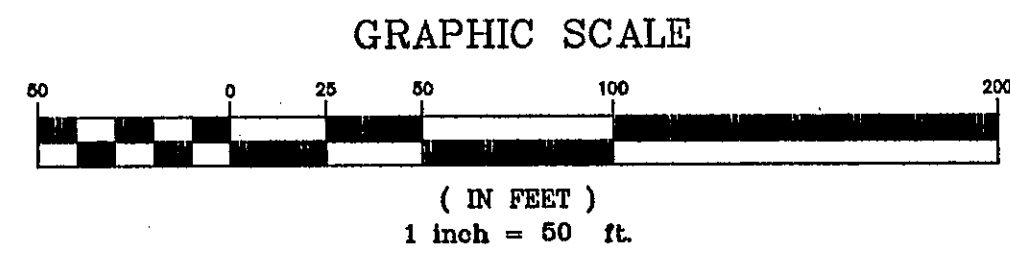
Approved \_\_\_\_\_  
Date \_\_\_\_\_  
City Engineer  
for Director of Public Works  
Approved \_\_\_\_\_  
for Central Council



CURVE DATA TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
[C-1]	120.00'	188.74'	120.25'	169.88'	S 44°0'58" W	90°07'05"
[C-2]	150.00'	235.62'	150.00'	212.13'	S 44°07'25" W	90°00'00"
[C-3]	150.00'	117.81'	62.13'	114.81'	S 21°37'25" W	45°00'00"
[C-4]	150.00'	117.81'	62.13'	114.81'	S 66°37'25" W	45°00'00"
[C-5]	250.00'	125.55'	64.13'	124.23'	N 76°29'23" W	28°46'24"
[C-6]	45.00'	165.53'	163.63'	86.78'	S 44°07'25" W	210°45'13"
[C-7]	45.00'	70.02'	44.34'	63.17'	N 16°40'36" W	89°09'11"
[C-8]	45.00'	58.44'	34.16'	54.42'	N 65°06'09" E	74°24'18"
[C-9]	45.00'	37.07'	19.66'	36.03'	N 54°05'51" W	47°11'44"
[C-10]	25.00'	37.59'	23.38'	34.15'	N 73°34'36" W	86°09'15"
[C-11]	180.00'	30.59'	15.33'	30.55'	S 68°12'52" W	09°44'11"
[C-12]	180.00'	50.39'	25.36'	50.23'	S 81°06'11" W	16°02'28"
[C-13]	280.00'	74.18'	37.31'	73.96'	N 83°17'14" W	15°10'42"
[C-14]	220.00'	98.60'	50.14'	97.77'	N 74°56'32" W	25°40'42"
[C-15]	220.00'	11.88'	5.94'	11.88'	N 89°19'44" W	03°05'42"
[C-16]	120.00'	7.12'	3.56'	7.11'	N 87°25'29" E	03°23'51"
[C-17]	120.00'	181.38'	113.09'	164.60'	S 42°25'29" W	86°36'09"
[C-18]	150.00'	79.17'	40.53'	78.25'	S 14°14'36" W	30°14'21"
[C-19]	150.00'	125.19'	66.50'	121.59'	S 53°16'20" W	47°49'08"
[C-20]	150.00'	31.57'	15.84'	31.51'	S 83°12'42" W	12°03'36"
[C-21]	25.00'	39.27'	25.00'	35.36'	N 44°14'30" E	90°00'00"
[C-22]	25.00'	39.27'	25.00'	35.36'	N 45°45'30" W	90°00'00"
[C-23]	90.00'	141.56'	90.19'	127.41'	S 44°10'58" W	90°07'05"
[C-24]	180.00'	20.31'	10.17'	20.30'	S 02°21'23" W	06°27'56"
[C-25]	180.00'	60.67'	30.63'	60.38'	S 15°14'42" W	19°18'43"
[C-26]	25.00'	37.59'	23.38'	34.15'	N 18°10'34" W	86°09'15"

NOTE: CURVE NUMBERS REFER TO THIS SHEET ONLY

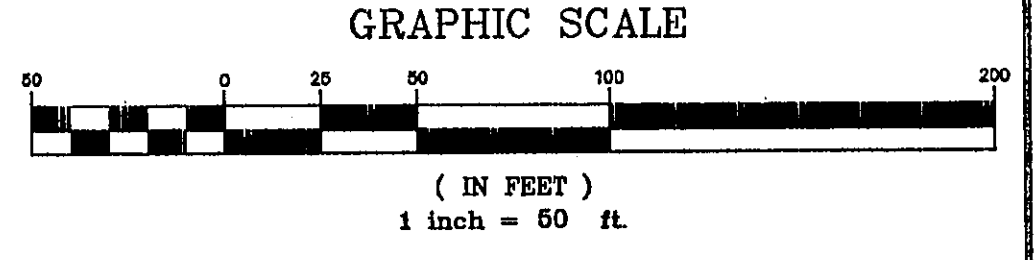
NOTE: SEE SHEET 2 OF 6 FOR NOTES, LEGEND AND DETAILS.



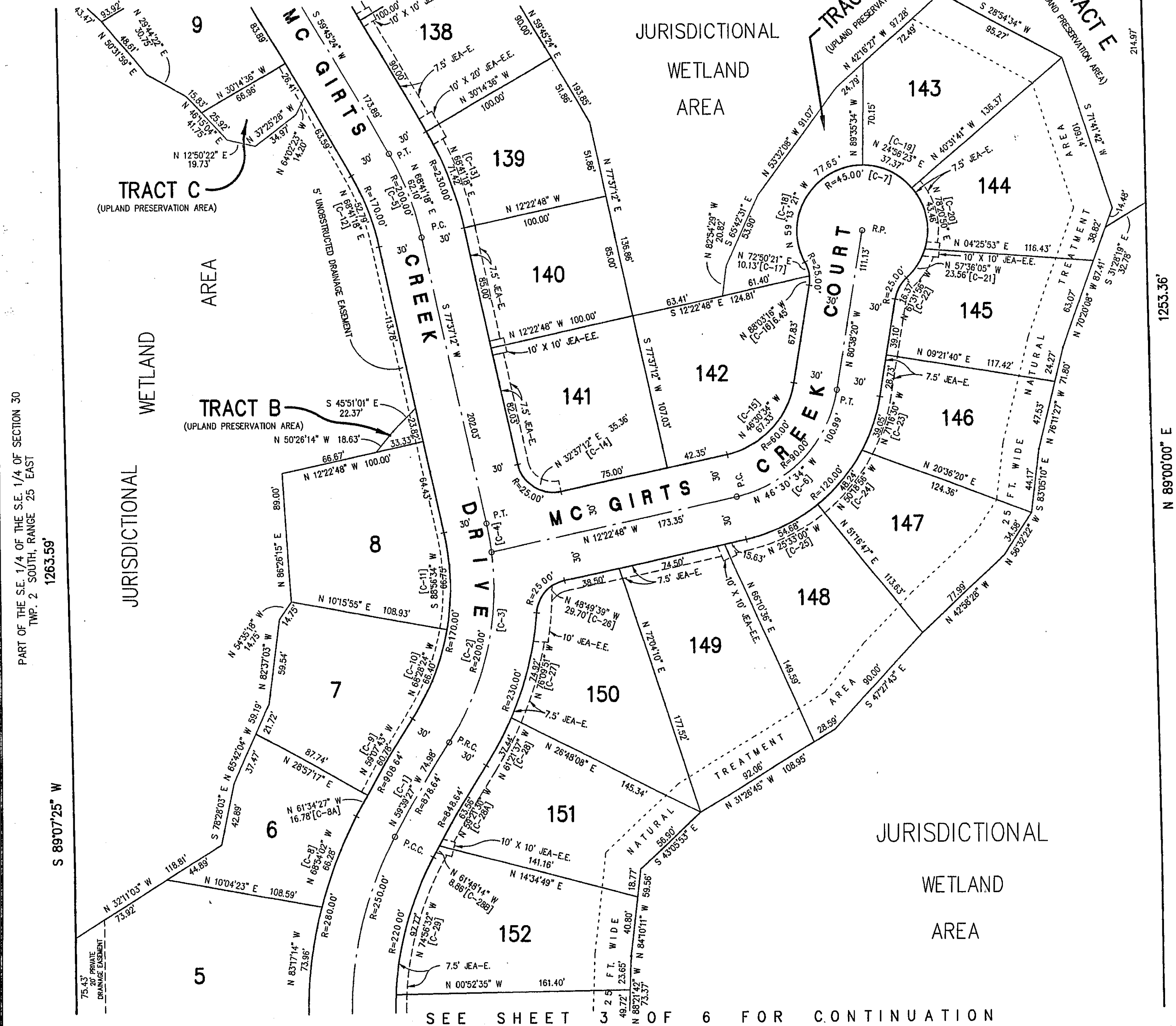
PLAT PREPARED BY:  
**CROASDELL COMPANY**  
SITE PLANNING - SITE ENGINEERING - LAND SURVEYING  
429 East Adams Street, Jacksonville, Florida 32202 - Phone 904.356.5849 - Fax 904.356.7824  
(L9 No. 6219)  
LAND PLANNING AND LOT LAYOUT BY ST. JOHNS ENGINEERING  
PSD NO. 96-029 CD NO. 3373

# CREEKSIDE OAKS UNIT 1

A REPLAT OF A PART OF LOTS 8, 9, 11 AND 12, BLOCK 4, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, AND A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



SEE SHEET 5 OF 6 FOR CONTINUATION



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
[C-1]	878.64	75.00	37.52	74.98	N 59°39'27" W	04°53'28"
[C-2]	200.00	157.67	83.19	153.61	N 78°47'46" W	45°10'04"
[C-3]	200.00	137.63	71.67	134.93	N 76°55'35" W	39°25'43"
[C-4]	200.00	20.03	10.03	20.03	S 80°29'23" W	05°44'21"
[C-5]	200.00	62.36	31.43	62.10	N 68°41'18" E	17°51'49"
[C-6]	90.00	107.22	61.00	100.99	S 46°30'34" E	68°15'32"
[C-7]	45.00	201.40	57.16	70.71	S 09°21'40" W	256°25'35"
[C-8A]	908.64	16.78	8.39	16.78	N 61°34'27" W	01°03'28"
[C-8B]	280.00	66.44	33.38	66.28	N 68°54'02" W	13°35'42"
[C-9]	908.64	60.79	30.41	60.78	N 59°07'43" W	03°49'59"
[C-10]	170.00	66.83	33.85	66.40	N 66°28'24" W	22°31'22"
[C-11]	170.00	67.19	34.04	66.75	S 86°56'34" W	22°38'43"
[C-12]	170.00	53.00	26.72	52.79	S 68°41'18" W	17°51'49"
[C-13]	230.00	71.71	36.15	71.42	S 68°41'18" W	17°51'49"
[C-14]	25.00	39.27	25.00	35.36	S 32°37'12" W	90°00'00"
[C-15]	60.00	71.48	40.67	67.33	N 46°30'34" W	68°15'32"
[C-16]	25.00	6.47	3.25	6.45	N 88°03'16" W	14°49'52"
[C-17]	25.00	10.20	5.17	10.13	S 72°50'21" W	23°22'56"
[C-18]	45.00	93.67	76.79	77.65	N 59°13'21" W	119°15'34"
[C-19]	45.00	38.54	20.54	37.37	S 24°56'23" W	49°03'53"
[C-20]	45.00	45.36	24.82	43.46	S 78°20'50" W	57°45'03"
[C-21]	45.00	23.84	12.21	23.56	S 57°36'05" E	302°1'06"
[C-22]	25.00	16.67	8.66	16.37	S 61°31'56" E	38°12'48"
[C-23]	120.00	39.22	19.79	39.05	N 71°16'30" W	18°33'40"
[C-24]	120.00	48.57	24.62	48.24	N 50°18'56" W	23°11'27"
[C-25]	120.00	55.17	28.08	54.68	N 25°33'00" W	26°20'25"
[C-26]	25.00	31.91	16.46	29.70	N 48°49'39" W	72°53'43"
[C-27]	230.34	75.31	37.99	74.98	N 75°54'31" W	18°44'00"
[C-28A]	848.64	63.58	31.80	63.56	N 59°21'30" W	04°17'33"
[C-28B]	848.64	8.86	4.43	8.86	N 61°48'14" W	00°35'54"
[C-28C]	230.00	37.45	18.77	37.41	N 61°52'37" W	09°19'54"
[C-29]	220.00	98.60	50.14	97.77	N 74°56'32" W	25°40'42"

PART OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 30  
TWP. 2 SOUTH, RANGE 25 EAST

NOTE: SEE SHEET 2 OF 6 FOR NOTES, LEGEND AND DETAILS.

PLAT PREPARED BY:  
**CROASDELL COMPANY**  
 SITE PLANNING - SITE ENGINEERING - LAND SURVEYING  
 429 East Adams Street, Jacksonville, Florida 32202 - Phone 904.358.5649 - Fax 904.358.7824  
 (LB NO. 6219)  
 LAND PLANNING AND LOT LAYOUT BY ST. JOHNS ENGINEERING  
 PSD NO. 96-029 CD NO. 3373

Approved \_\_\_\_\_ Date \_\_\_\_\_  
 City Engineer  
 for Director of Public Works  
 Approved \_\_\_\_\_ Date \_\_\_\_\_  
 for General Council

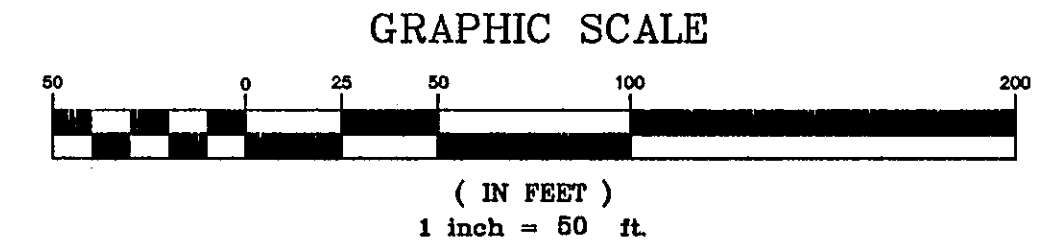
PART OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 30  
TWP. 2 SOUTH, RANGE 25 EAST  
1263.59'

SEE SHEET 5 OF 6 FOR CONTINUATION

# CREEKSIDE OAKS UNIT 1

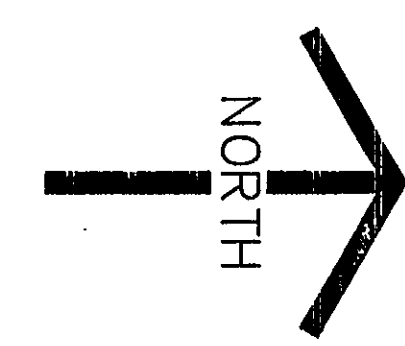
A REPLAT OF A PART OF LOTS 8, 9, 11 AND 12, BLOCK 4, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, AND A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SEE SHEET 6 OF 6 FOR CONTINUATION



CURVE DATA TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	200.00'	103.68'	53.03'	102.52'	N 74°36'26" E	29°42'04"
C-2	230.00'	611'	3.06'	6.11'	N 60°31'03" E	01°31'24"
C-3	230.00'	99.25'	50.41'	98.48'	N 73°38'31" E	24°43'28"
C-4	230.00'	13.86'	6.93'	13.86'	S 87°43'52" W	03°27'13"
C-5	25.00'	39.02'	24.75'	35.18'	N 44°44'32" E	89°25'51"
C-6	25.00'	39.52'	25.25'	35.53'	N 45°15'27" W	90°34'09"
C-7	170.00'	88.13'	45.08'	87.14'	N 74°36'26" E	29°42'04"
C-8	63.00'	67.63'	37.48'	64.42'	N 59°47'28" W	61°30'08"

NOTE: CURVE NUMBERS REFER TO THIS SHEET ONLY



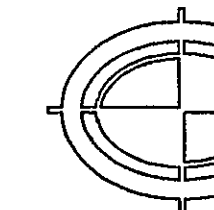
NOTE: SEE SHEET 2 OF 6 FOR NOTES, LEGEND AND DETAILS.

Approved \_\_\_\_\_ Date \_\_\_\_\_  
 City Engineer  
 Director of Public Works  
 Approved \_\_\_\_\_ Date \_\_\_\_\_  
 for General Council

LOT 12, BLOCK 4  
 SEC. 30, TWP. 2 SOUTH, RANGE 25 EAST  
 JACKSONVILLE HEIGHTS, P.B. 5, PAGE 93

LOT 5, BLOCK 4  
 SEC. 30, TWP. 2 SOUTH, RANGE 25 EAST  
 JACKSONVILLE HEIGHTS, P.B. 5, PAGE 93

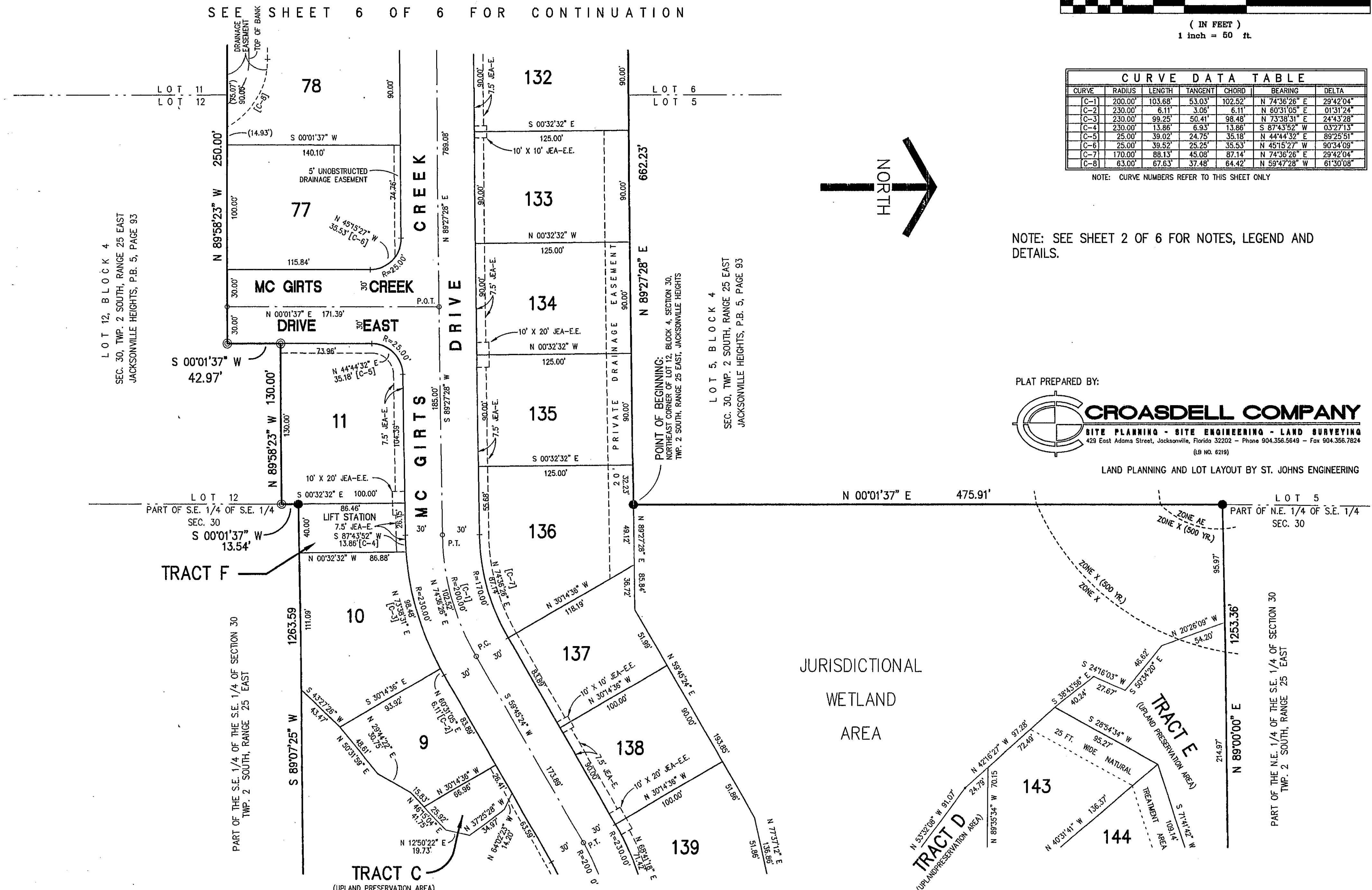
PLAT PREPARED BY:



**CROASDELL COMPANY**

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LAND PLANNING AND LOT LAYOUT BY ST. JOHNS ENGINEERING



SEE SHEET 4 OF 6 FOR CONTINUATION

