



BEING A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH,
RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 51 PAGE 25

PAGE 1 OF 3 PAGES

TAXES PAID THRU 1996. R.B.F.

CAPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 28, THENCE SOUTH 89°15'44" WEST, 200.0 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF KERNAN BOULEVARD SOUTH, (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE NORTH 00°44'16" WEST, ALONG LAST SAID RIGHT-OF-WAY LINE, 1632.24 FEET TO THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 89°50'28" WEST, 1213.78 FEET; THENCE NORTH 00°44'16" WEST, 810.36 FEET TO THE SOUTHERLY LINE OF AN 80-FOOT WIDE STRIP OF LAND AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 6168, PAGE 395; THENCE NORTH 89°50'28" EAST, ALONG LAST SAID SOUTHERLY LINE, 1213.78 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF KERNAN BOULEVARD SOUTH; THENCE SOUTH 00°44'16" EAST, ALONG LAST MENTIONED WESTERLY LINE, 810.36 FEET TO THE POINT OF BEGINNING. THE LAND THUS DESCRIBED CONTAINS 22.57 ACRES, MORE OR LESS.

APPROVED FOR THE 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.

BY David E. Moore
DIRECTOR OF PUBLIC WORKS

DATE 4/18/97

CLERK'S CERTIFICATE: 97-086138

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 51 PAGES 25-256 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 23rd DAY OF April, A.D., 1997

Henry W. Cook
CLERK: HENRY W. COOK

BY A. X. Odom
DEPUTY CLERK

BEAZER HOMES CORP., A TENNESSEE CORPORATION
(D/B/A PANITZ HOMES)

WITNESS: W. A. Beard, Jr.
W. A. Beard, Jr.

WITNESS: Terri L. Croft
Terri L. Croft

Leon J. Panitz, Jr.
LEON J. PANITZ, JR.
VICE PRESIDENT OF BEAZER HOMES CORP.
A TENNESSEE CORPORATION
(D/B/A PANITZ HOMES)

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF March A.D., 1997 BY LEON J. PANITZ, JR. VICE PRESIDENT OF BEAZER HOMES CORP., A TENNESSEE CORPORATION (D/B/A PANITZ HOMES) HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Canale M. Jacques
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

January 25, 2000
MY COMMISSION EXPIRES:



ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT W. R. HOWELL COMPANY, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, AND BEAZER HOMES CORP., A TENNESSEE CORPORATION (D/B/A PANITZ HOMES) ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS SAVANNAH CREEK, AND THAT THE AMERICAN NATIONAL BANK OF FLORIDA IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS, NON-ACCESS EASEMENTS AND PUMP STATION TRACT "A", EXCEPT ALL PRIVATE EASEMENTS AND CONSERVATION EASEMENTS WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AS SHOWN 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 LAKE/STORMWATER MANAGEMENT FACILITIES 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/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 (ROADS, PARKWAYS, LANES AND COURTS); 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 ADJOINING 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 EXPENCE 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 IT AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN SAVANNAH CREEK. 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 "J.E.A.E.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 ABOVE NAMED W. R. HOWELL COMPANY HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 3rd DAY OF April A.D., 1997

W. R. HOWELL COMPANY, A FLORIDA CORPORATION

WITNESS: Jerry Landowski
JERRY LANDOWSKI

William R. Howell, II
WILLIAM R. HOWELL II, PRESIDENT
W. R. HOWELL COMPANY

WITNESS: Nancy H. Canale
NANCY H. CANALE

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF April A.D., 1997 BY WILLIAM R. HOWELL II, PRESIDENT, W.R. HOWELL COMPANY HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Jammy R. Stuart
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

JAMMY R. STUART
Notary Public, State of Florida
My Comm. expires Mar. 22, 1998
MY COMMISSION EXPIRES: 03 358289

AMERICAN NATIONAL BANK OF FLORIDA

WITNESS: Nancy H. Canale
NANCY H. CANALE

Jerry Landowski
JERRY LANDOWSKI, VICE PRESIDENT
AMERICAN NATIONAL BANK OF FLORIDA

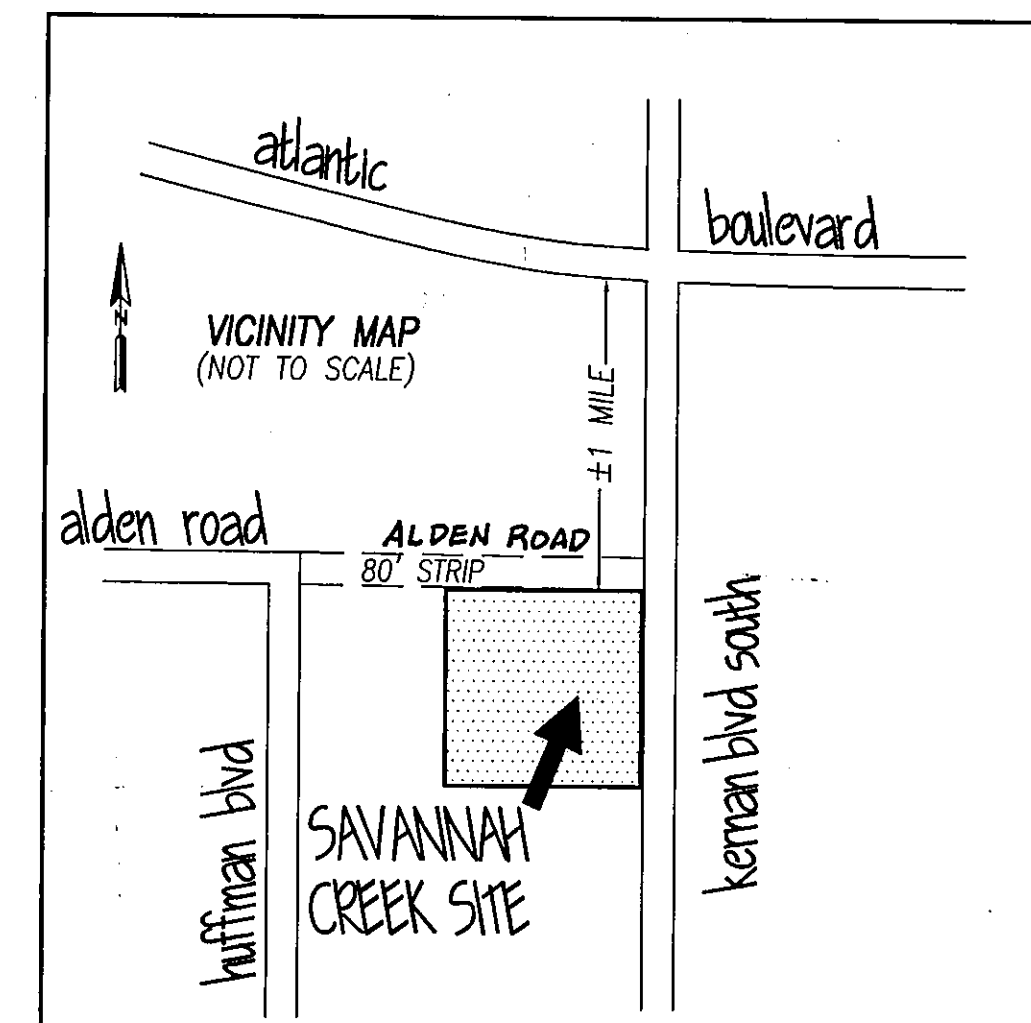
WITNESS: Yolanda G. Hatfield
YOLANDA G. HATFIELD

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF April A.D., 1997 BY JERRY LANDOWSKI, VICE PRESIDENT, AMERICAN NATIONAL BANK OF FLORIDA HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Jammy R. Stuart
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

JAMMY R. STUART
Notary Public, State of Florida
My Comm. expires Mar. 22, 1998
Comm. No. CC 358289

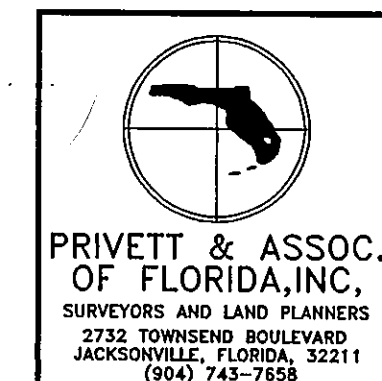
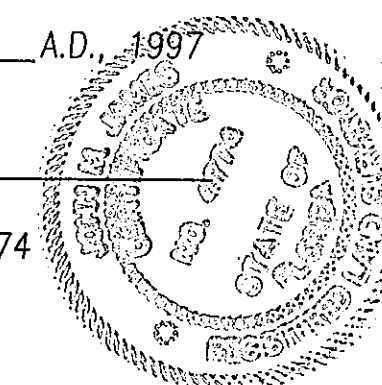


SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A 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 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 OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 2nd DAY OF APRIL A.D., 1997

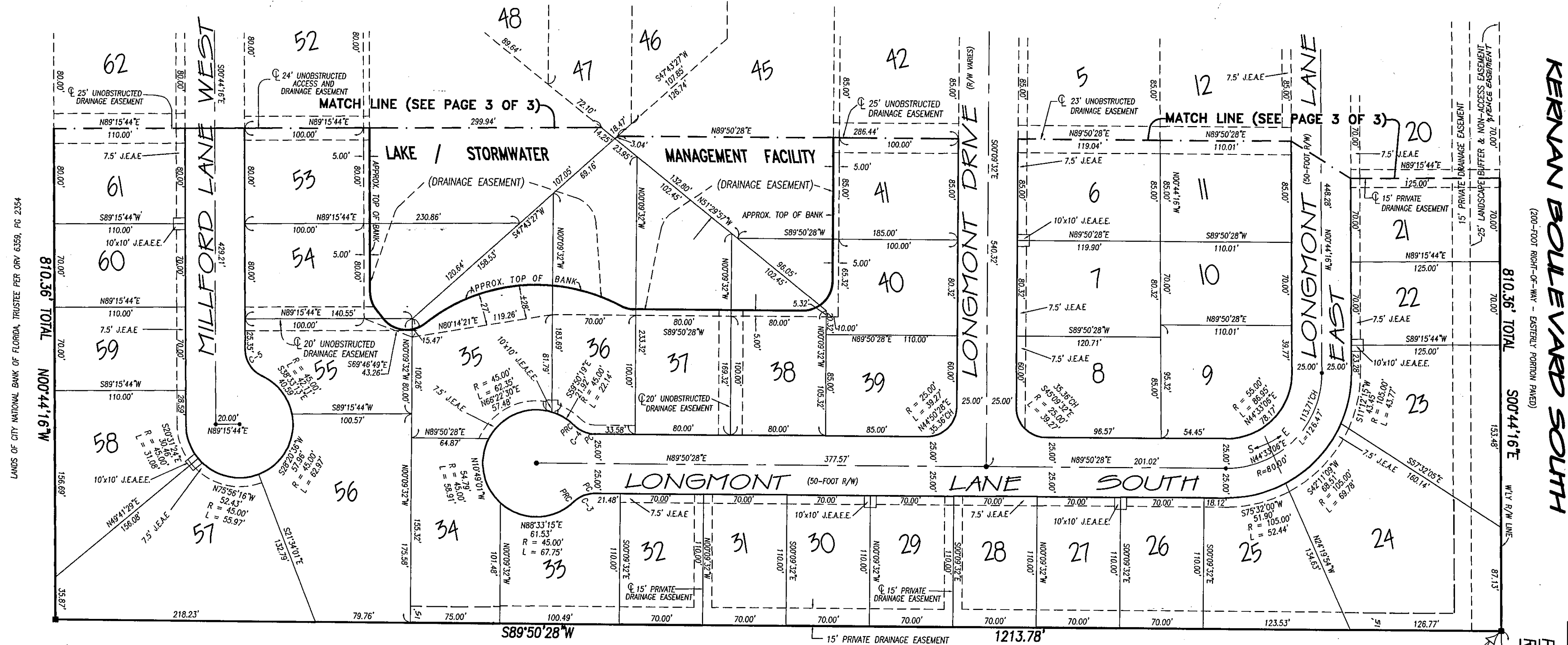
John M. James
JOHN M. JAMES
FLORIDA REGISTERED LAND SURVEYOR NO. 4774
PRIVETT & ASSOC. OF FLORIDA, INC.



PSD NO. 96-011
CD NO. 2705

Savannah Creek

BEING A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH,
RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	25.00'	19.38'	10.21'	18.90'	N22°56'44\"W	44°24'55\"
C-2	25.00'	19.38'	10.21'	18.90'	S21°28'11\"W	44°24'55\"
C-3	25.00'	19.38'	10.21'	18.90'	N67°38'00\"E	44°24'55\"
C-4	25.00'	19.38'	10.21'	18.90'	S67°57'05\"E	44°24'55\"
C-5	25.00'	28.20'	15.81'	26.73'	N33°02'58\"W	64°37'23\"

GENERAL NOTES AND LEGEND

- NOTES:

 - 1) BEARINGS SHOWN HEREON REFER TO N00°44'16\"W FOR THE EASTERLY LINE OF SECTION 28 AS SHOWN HEREON
 - 2) ■ : DENOTES SET 4\" CONCRETE MONUMENT STAMPED \"P.R.M. 4774\"
 - 3) ● : DENOTES PERMANENT CONTROL POINT STAMPED \"RLS 4774\"
 - 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
 - 5) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS OTHERWISE NOTED
- LEGEND:

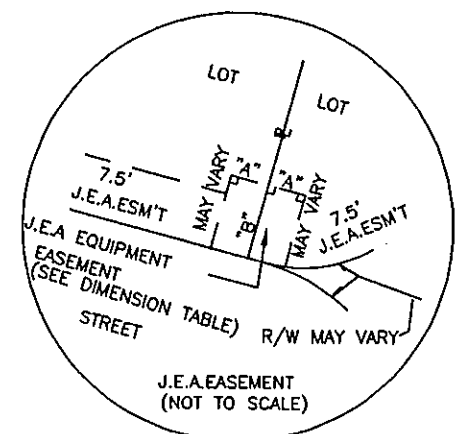
PC=POINT OF CURVATURE
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PI=POINT OF INTERSECTION
PRC=POINT OF REVERSE CURVATURE
POC=POINT OF COMPOUND CURVATURE
R=RADIUS
CH=CHORD
L=LENGTH
MSL=MEAN SEA LEVEL
SEC=SECTION
IP=IRON PIPE
CM=CONCRETE MONUMENT
PRM=PERMANENT REFERENCE MONUMENT
COE JURISDICTIONAL LINE DENOTES ARMY CORPS OF ENGINEERS WETLAND
JURISDICTIONAL LINE AS FLAGGED BY ENVIRONMENTAL SERVICES, INC.
- Δ=DELTA ANGLE
R/W=RIGHT-OF-WAY
PB=PLAT BOOK
MB=MAP BOOK
DB=DEED BOOK
ORV=OFFICIAL RECORDS VOLUME
P=PAGE
Q=CENTERLINE
NTS=NOT TO SCALE
FND=FOUND
TRAV=TRAVERSE
P=PROPERTY LINE

J.E.A. NOTES:

CERTAIN EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

\"J.E.A.E.\" DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT 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.

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DIMENSION TABLE	
\"A\" 5'	TYPICAL 10'X10' J.E.A. EQUIPMENT EASEMENT
\"A\" 10'	TYPICAL 10'X20' J.E.A. EQUIPMENT EASEMENT
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PRIVETT & ASSOC.
OF FLORIDA, INC.
SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA 32211
(904) 743-7658

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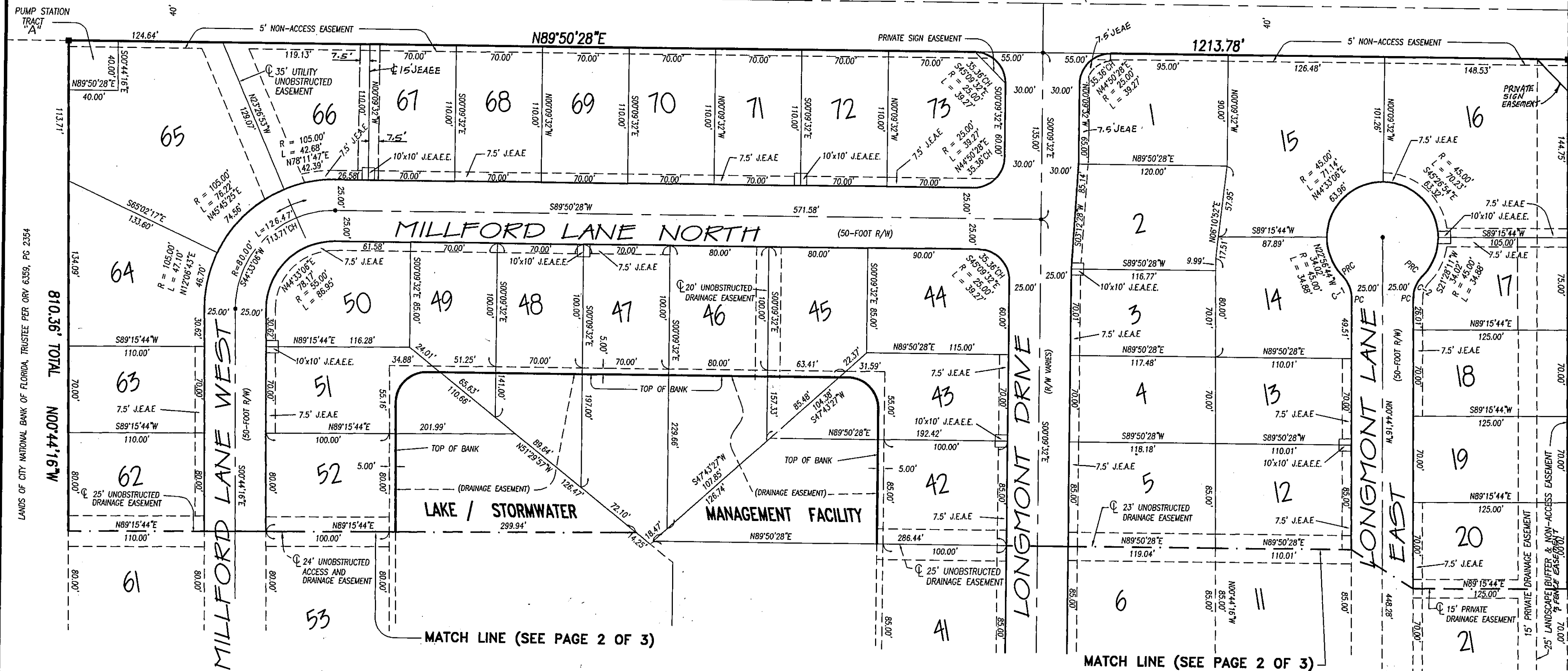


BEING A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH,
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PLAT BOOK 51 PAGE 25B

PAGE 3 OF 3 PAGES

ALDEN ROAD CENTERLINE OF 80-FOOT WIDE STRIP PER ORV 6168, PG 395



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- 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 EASEMENTS BY THE CITY OF JACKSONVILLE.

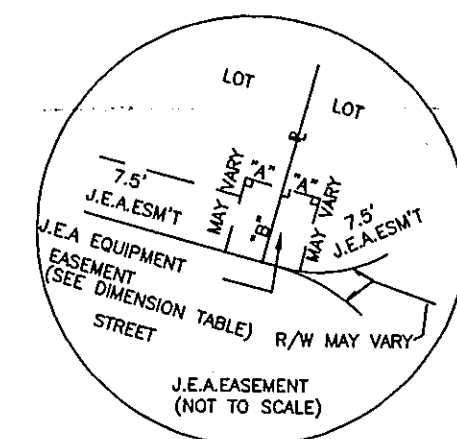
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J.E.A. NOTES:

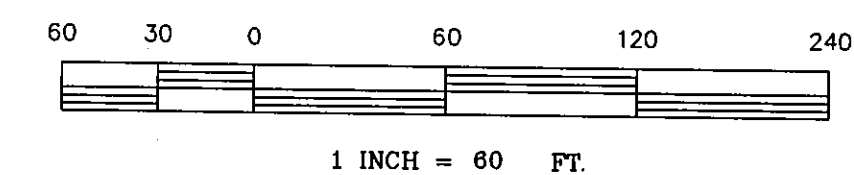
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