

The Landing At Cross Creek - Unit Four

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 47 PAGE 52

SHEET No. 1 of 2

CAPTION

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 northeasterly corner of Lot 18, as shown on the plat of The Landing at Cross Creek - Unit Three, as recorded in Plat Book 47, Pages 6 and 6A of the current public records of said County and run North 89° 06' 15" East along the southerly right-of-way line of Matthew Ungar Drive (a 100 foot right-of-way as now established), a distance of 677.26 feet to a point; run thence South 00° 53' 45" East, a distance of 279.0 feet to a point; run thence South 76° 38' 20" East, a distance of 125.88 feet to a point; run thence North 89° 06' 15" East, a distance of 61.0 feet to a point; run thence South 00° 53' 45" East, a distance of 155.0 feet to a point; run thence South 89° 06' 15" West, a distance of 25.0 feet to a point; run thence South 00° 53' 45" East, a distance of 105.0 feet to a point; run thence South 89° 06' 15" West, a distance of 319.0 feet to a point on the easterly right-of-way line of Burning Embers Lane (a 50 foot right-of-way); run thence North 00° 53' 45" West along said easterly right-of-way line, a distance of 80.0 feet to a Point of Curvature; run thence in a northeasterly direction along the arc of a curve, said curve being concave to the southeast and having a radius of 25.0 feet, a chord bearing and distance of North 44° 06' 15" East, 35.36 feet to the Point of Tangency of said curve; run thence North 00° 53' 45" West along the easterly terminus of Amanda Cove Trail (a 50 foot right-of-way), a distance of 50.0 feet to a Point of Curvature; run thence in a northwesterly direction along the arc of a curve, said curve being concave to the northeast and having a radius of 25.0 feet, a chord bearing and distance of North 45° 53' 45" West, 35.36 feet to the Point of Tangency of said curve; run thence South 89° 06' 15" West along the northerly terminus of said Burning Embers Lane, a distance of 50.0 feet to a point on the east line of Lot 148, The Landing at Cross Creek - Unit Three (aforementioned); run thence North 00° 53' 45" West along said east line, a distance of 80.0 feet to the northeast corner of said Lot 148; run thence South 89° 06' 15" West, along the northerly line of Lots 148 and 149, said The Landing at Cross Creek - Unit Three, a distance of 105.0 feet to an angle point; run thence North 75° 36' 52" West, along the northerly line of Lots 149, 150, 151 and 152 said The Landing at Cross Creek - Unit Three, a distance of 189.71 feet to an angle point; run thence South 79° 08' 16" West, continuing along the northerly line of said Lot 152, a distance of 34.14 feet to the most easterly corner of Lot 141, said The Landing at Cross Creek - Unit Three; run thence North 44° 01' 29" West along the northeasterly line of said Lot 141 and along the northeasterly terminus of Burning Embers Lane North (a 50 foot right-of-way), a distance of 160.04 feet to a point on a curve; run thence in a southwesterly direction along the arc of a curve in the westerly right-of-way line of said Burning Embers Lane North, said curve being concave southeasterly and having a radius of 137.57 feet, a chord bearing and distance of South 44° 29' 24" West, 16.25 feet to the Point of Tangency of said curve; run thence North 33° 19' 02" West, along the northeasterly line of Lot 19, said The Landing at Cross Creek - Unit Three, a distance of 120.01 feet to the most northerly corner of said Lot 19; run thence North 33° 35' 36" East along the easterly line of previously mentioned Lot 18, The Landing at Cross Creek - Unit Three, a distance of 71.84 feet to the Point of Beginning.

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. 92-1265-721 of said City, adopted by its Council and approved by its Mayor this 17th day of AUGUST A.D., 1992.

James M. Mose
DIRECTOR OF PUBLIC WORKS

8/20/92
DATE

CLERK'S CERTIFICATE 92-0098771

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 47, Pages 52, 52A of the public records of Duval County, Florida, this 20th day of August A.D., 1992.

Henry W. Cook
HENRY W. COOK, CLERK OF THE CIRCUIT COURT

Deanna X. Rayson
DEPUTY CLERK

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 The Landing at Cross Creek - Unit Four 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 and sewers, and non-access easements are hereby irrevocably dedicated to the City of Jacksonville, its successors, and assigns. Jacksonville Electric Authority Easements are hereby dedicated to the Jacksonville Electric Authority and its successors in title for use in its electrical distribution 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. Haddock
WITNESS
Bruce Clower
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 26TH day of MAY A.D., 1992 by Douglas W. Smith, Division President of Centex Real Estate Corporation on behalf of said Corporation. He is personally known to me and did not take an oath.

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

DECEMBER 28, 1993
MY COMMISSION EXPIRES

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 this 25th day of JUNE A.D., 1992.

RICHARD P. CLARSON AND ASSOCIATES, INC.
1643 Naldo Avenue
Jacksonville, Florida

BY Joe A. Hill
JOE A. HILL
Registered Land Surveyor
No. 2361, State of Florida

(P5D-89-022)

The Landing At Cross Creek - Unit Four

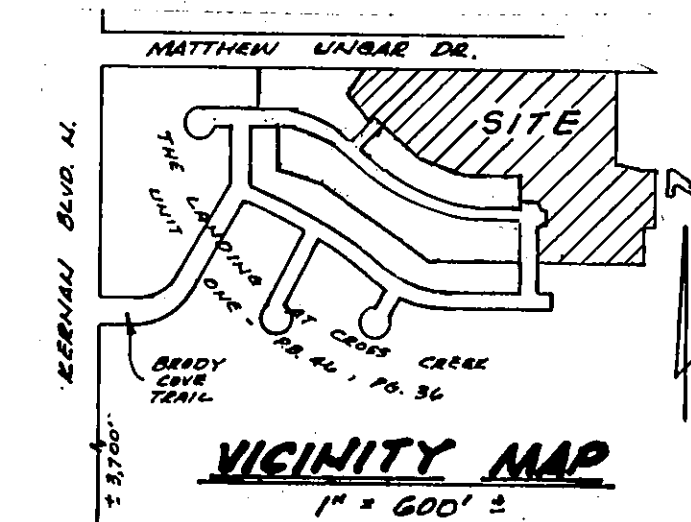
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 47 PAGE 52A

SHEET No. 2 of 2



GRAPHIC SCALE: 1" = 50'



CURVE DATA

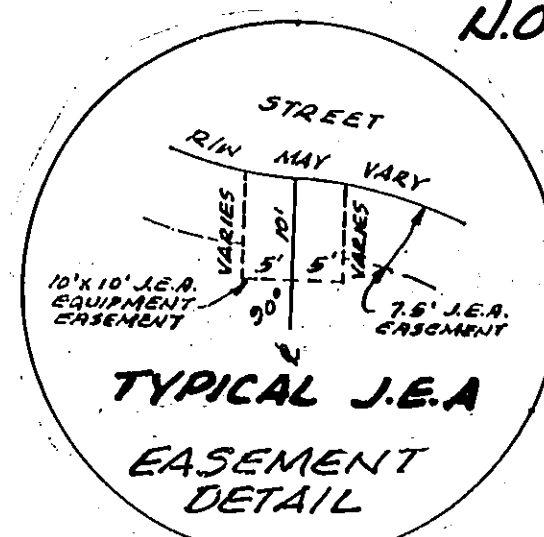
NO	BEARING	CHORD	RADIUS	DELTA	ARC	TAN
1	N. 68° 42' 04" E.	78.49'	112.57'	40° 48' 22"	80.17'	41.87'
2	S. 45° 53' 45" E.	113.14'	80.0'	90°	125.66'	80.0'
3	N. 53° 08' 52" E.	57.41'	137.57'	24° 05' 14"	57.84'	29.35'
3A	N. 56° 32' 01" E.	41.42'	137.57'	17° 18' 57"	41.58'	20.95'
4	N. 77° 08' 52" E.	57.0'	137.57'	23° 54' 45"	57.42'	29.13'
5	S. 84° 39' 25" E.	15.52'	105.0'	8° 28' 41"	15.54'	7.78'
6	S. 68° 55' 28" E.	49.0'	105.0'	26° 59' 12"	49.46'	25.20'
7	S. 41° 56' 15" E.	49.0'	105.0'	26° 59' 12"	49.46'	25.20'
8	S. 14° 40' 12" E.	50.0'	105.0'	27° 32' 54"	50.49'	25.74'
9	N. 45° 53' 45" W.	77.78'	55.0'	90°	86.39'	55.0'
10	S. 69° 01' 58" W.	60.11'	87.57'	40° 08' 33"	61.35'	32.0'

LEGEND

- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- (1) CURVE NUMBER
- (R) RADIAL LINE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- Δ CENTRAL ANGLE OF CURVE
- A ARC LENGTH OF CURVE
- R RADIUS OF CURVE
- CH CHORD LENGTH OF CURVE
- ↔ STREET NAME CHANGE POINT
- R/W RIGHT-OF-WAY

NOTES

- BEARINGS SHOWN HEREON REFER TO THE PLAT OF THE LANDING AT CROSS CREEK - UNIT THREE RECORDED IN PLAT BOOK 47, PAGES 6 AND 6A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 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 THE 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.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OF OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF DUVAL COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.



PREPARED BY
CLARSON AND ASSOCIATES, INC.
ENGINEERS - LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207

(PSD-89-022)