

THE LANDING AT CROSS CREEK - UNIT ONE

City of Jacksonville, Duval County, Florida

PLAT BOOK 46 PAGE 36

SHEET No. 1 of 3

TAXES VERIFIED R.B.F.

CAPTION

All that certain tract or parcel of land being 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 Reference commence at the southwesterly corner of said Section 15 and run North 00° 51' 56" West along the westerly line thereof, the same being the easterly right-of-way line of Kernan Boulevard North (a 200 foot right-of-way as now established), also being the westerly line of a 150 foot wide Jacksonville Electric Authority Powerline Easement as described in deed recorded in the Official Records of said County in Volume 2379, Page 474, a distance of 2,642.90 feet to the Point of Beginning. From the Point of Beginning thus described continue North 00° 51' 56" West, along said westerly line of Section 15, a distance of 831.52 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 30.0 feet, a chord distance of 42.42 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 44° 07' 09" East; run thence North 89° 06' 15" East, a distance of 469.02 feet to a point; run thence South 00° 53' 45" East, a distance of 115.0 feet to a point; run thence South 02° 02' 30" East, a distance of 50.01 feet to a point; run thence North 89° 06' 15" East, a distance of 50.0 feet to a point; run thence South 00° 53' 45" East, a distance of 105.0 feet to a point; run thence South 86° 19' 19" East, a distance of 54.0 feet to a point; run thence South 57° 45' 42" East, a distance of 974.4 feet to a point; run thence S 50° 21' 44" E, a distance of 261.69 feet to a point; run thence S 61° 33' 15" E, a distance of 110.73 feet to a point; run thence South 80° 10' 08" East, a distance of 99.13 feet to a point; run thence North 89° 06' 15" East, a distance of 207.97 feet to a point; run thence South 00° 53' 45" East, a distance of 80.00 feet to a point; run thence North 89° 06' 15" East, a distance of 50.00 feet to a Point of Curvature; run thence in a southeasterly direction along the arc of a curve, said curve being concave northeasterly and having a radius of 25.0 feet, a chord bearing and distance of South 45° 53' 45" East, 35.36 feet to the Point of Tangency of said curve; run thence South 00° 53' 45" East, a distance of 50.00 feet to a point; run thence South 89° 06' 15" West, a distance of 37.18 feet to a point; run thence South 00° 53' 45" East, a distance of 105.00 feet to a point; run thence South 89° 06' 15" West, a distance of 305.00 feet to a point; run thence South 63° 52' 47" West, a distance of 186.62 feet to a point; run thence North 87° 39' 57" West, a distance of 852.29 feet to the Point of Beginning.

APPROVED

DATE: 4/17/90
For Director of Public Works

By: [Signature]
City Engineer

For General Counsel

By: [Signature]

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. 90-367-15 of said City, adopted by its Council and approved by its mayor this 1st day of May A.D., 1990.

[Signature]
MAYOR OF THE CITY OF JACKSONVILLE

[Signature]
SECRETARY OF THE COUNCIL,
CITY OF JACKSONVILLE

CLERK'S CERTIFICATE

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 46, Pages 36-36A-36B of the public records of Duval County, Florida, this 6 day of June A.D., 1990.

[Signature]
HENRY W. COOK,
CLERK OF THE CIRCUIT COURT

[Signature]
DEPUTY CLERK

DEVELOPERS CERTIFICATE

This is to certify that Centex Real Estate Corporation has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points, including sidewalks, as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville. Signed this 1st day of January, A.D., 1990.

[Signature]
DIVISION PRESIDENT, CENTEX REAL ESTATE CORPORATION

[Signature]
DIRECTOR OF PUBLIC WORKS

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 One 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. The drainage easements through and over the lakes and filtration 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 lakes and filtration 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 lakes and filtration 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 lakes and filtration 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 lakes 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; and (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 lakes and filtration 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. The undersigned owner 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 lakes shown on this plat, or any part thereof, or occasioned wholly or in part by any act or omission of the undersigned, its agents, contractors, employees, servants, invitees, licensees, or concessionaires. This indemnification shall run with the land and the assigns of the undersigned owner and shall be subject to it.

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.

[Signature]
WITNESS

CENTEX REAL ESTATE CORPORATION

[Signature]
WITNESS

[Signature]
DOUGLAS W. SMITH
DIVISION PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8th day of MARCH A.D., 1990 by Douglas W. Smith, Division President of Centex Real Estate Corporation on behalf of said Corporation.

[Signature]
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 9th day of MARCH A.D., 1990.

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

BY: [Signature]
JOSE A. HILL
Registered Land Surveyor
No. 2361, State of Florida

THE LANDING AT CROSS CREEK - UNIT ONE

City of Jacksonville, Duval County, Florida

PLAT BOOK 46 PAGE 36A
SHEET No. 2 of 3

GRAPHIC SCALE : 1"=50'

NOTES:

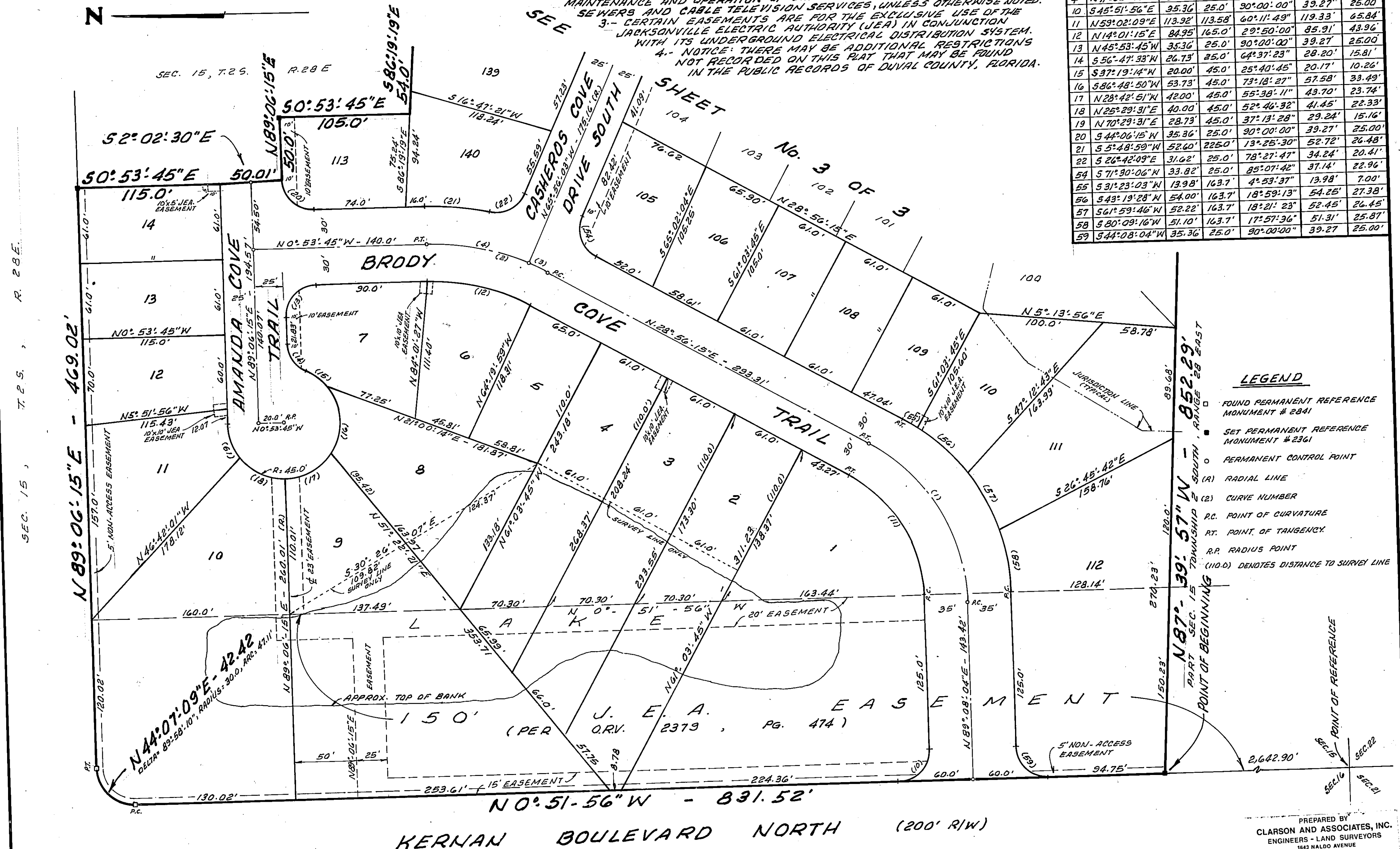
- 1.- BEARINGS SHOWN ARE BASED ON BEARING OF TRUE NORTH FOR THE WEST RIGHT OF WAY LINE OF HICKORY CREEK BLVD. AS SHOWN ON PLAT BOOK 45, PAGES 16-16E, CURRENT PUBLIC RECORDS OF SAID COUNTY.
- 2.- EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICES, UNLESS OTHERWISE NOTED.
- 3.- CERTAIN EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (JEA) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 4.- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CURVE DATA.

Nº	BEARING	CH.	RAD.	DELTA	ARC.	TAN.
1	N59°02'09"E	150.45	150.0'	60°11'49"	157.60'	86.95'
2	N14°01'15"E	100.39	195.0'	29°50'00"	101.54'	51.95'
3	N26°30'06"E	16.58	195.0'	4°52'18"	16.58'	8.30'
4	N11°35'06"E	84.29	195.0'	24°57'43"	84.96'	43.16'
10	S45°51'56"E	35.36	25.0'	90°00'00"	39.27'	25.00'
11	S59°02'09"E	113.92	113.58'	60°11'49"	119.33'	65.84'
12	N14°01'15"E	84.95	165.0'	29°50'00"	85.91'	43.96'
13	N45°53'45"W	35.36	25.0'	90°00'00"	39.27'	25.00'
14	S56°47'33"W	26.73	25.0'	64°37'23"	28.20'	15.81'
15	S37°19'14"W	20.00	45.0'	25°40'45"	20.17'	10.26'
16	S86°48'50"W	53.73	45.0'	73°18'27"	57.58'	33.49'
17	N28°42'51"W	42.00	45.0'	52°46'32"	41.45'	22.33'
18	N25°29'31"E	40.00	45.0'	52°46'32"	41.45'	22.33'
19	N70°29'31"E	28.73	45.0'	37°13'28"	29.24'	15.16'
20	S44°06'15"W	35.36	25.0'	90°00'00"	39.27'	25.00'
21	S5°48'59"W	52.60	225.0'	13°25'30"	52.72'	26.48'
22	S26°42'09"E	31.62	25.0'	78°27'47"	34.24'	20.41'
54	S71°30'06"W	33.82	25.0'	85°07'42"	37.14'	22.96'
55	S31°23'03"N	13.98	163.7'	4°59'37"	13.98'	7.00'
56	S43°19'28"N	54.00	163.7'	18°59'13"	54.25'	27.38'
57	S61°59'46"W	52.22	163.7'	18°21'23"	52.45'	26.45'
58	S80°09'16"W	51.10	163.7'	17°57'36"	51.31'	25.87'
59	S44°08'04"W	35.36	25.0'	90°00'00"	39.27'	25.00'

LEGEND

- FOUND PERMANENT REFERENCE MONUMENT # 2841
- SET PERMANENT REFERENCE MONUMENT # 2361
- PERMANENT CONTROL POINT
- (1) RADIAL LINE
- (2) CURVE NUMBER
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- R.P. RADIUS POINT
- (110.0) DENOTES DISTANCE TO SURVEY LINE



PREPARED BY
CLARSON AND ASSOCIATES, INC.
ENGINEERS - LAND SURVEYORS
1843 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207

THE LANDING AT CROSS CREEK - UNIT ONE

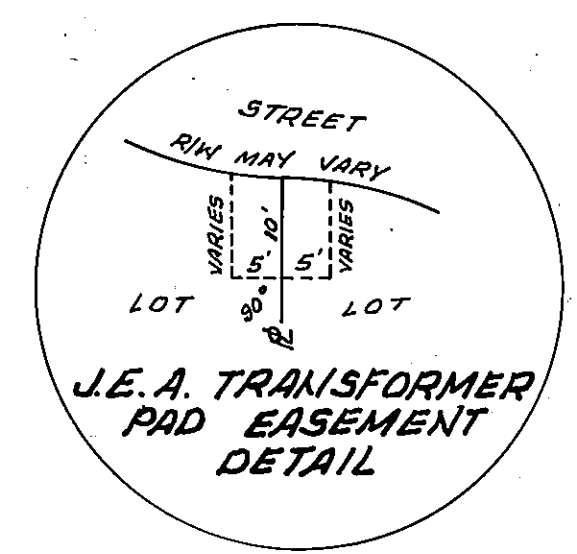
City of Jacksonville, Duval County, Florida

PLAT BOOK 46 PAGE 36B

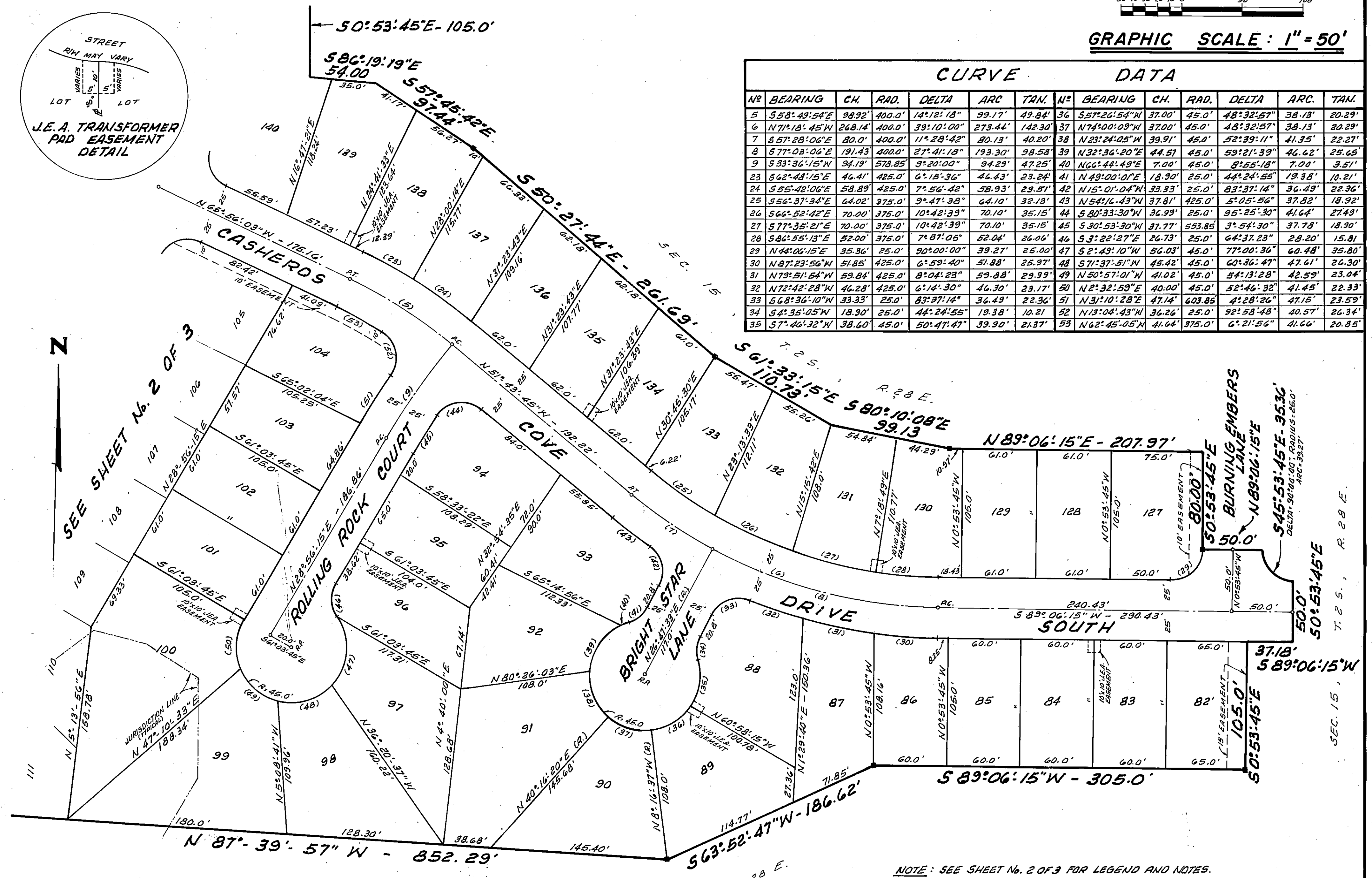
SHEET No. 3 of 3



GRAPHIC SCALE: 1" = 50'



CURVE DATA										
NO	BEARING	CH.	RAD.	DELTA	ARC	TAN.	NO	BEARING	CH.	RAD.
5	S 58° 49' 54" E	98.92'	400.0'	14° 12' 18"	99.17'	49.84'	36	S 57° 26' 54" W	37.00'	45.0'
6	N 71° 18' 45" W	268.14'	400.0'	39° 10' 00"	273.44'	142.30'	37	N 74° 00' 09" W	37.00'	45.0'
7	S 57° 28' 06" E	80.0'	400.0'	11° 28' 42"	80.13'	40.20'	38	N 23° 24' 05" W	39.91'	45.0'
8	S 77° 03' 06" E	191.43'	400.0'	27° 41' 18"	193.30'	98.58'	39	N 32° 36' 20" E	44.57'	45.0'
9	S 33° 36' 15" W	94.19'	578.85'	9° 20' 00"	94.29'	47.25'	40	N 66° 44' 49" E	7.00'	45.0'
23	S 62° 42' 15" E	46.41'	425.0'	6° 15' 36"	46.43'	23.24'	41	N 49° 00' 01" E	18.90'	25.0'
24	S 55° 42' 06" E	58.89'	425.0'	7° 56' 42"	58.93'	29.51'	42	N 15° 01' 04" W	33.33'	25.0'
25	S 56° 37' 34" E	64.02'	375.0'	9° 47' 38"	64.10'	32.13'	43	N 54° 16' 43" W	37.81'	425.0'
26	S 66° 52' 42" E	70.00'	375.0'	10° 42' 39"	70.10'	35.15'	44	S 80° 33' 30" W	36.99'	25.0'
27	S 77° 35' 21" E	70.00'	375.0'	10° 42' 39"	70.10'	35.15'	45	S 30° 53' 30" W	37.77'	553.85'
28	S 86° 55' 13" E	52.00'	375.0'	7° 57' 05"	52.04'	26.06'	46	S 3° 22' 27" E	26.73'	25.0'
29	N 44° 06' 15" E	35.36'	25.0'	90° 00' 00"	39.27'	25.00'	47	S 2° 49' 10" W	56.03'	45.0'
30	N 87° 23' 56" W	51.85'	425.0'	6° 59' 40"	51.88'	25.97'	48	S 71° 37' 51" W	45.42'	45.0'
31	N 79° 51' 54" W	59.84'	425.0'	8° 04' 23"	59.88'	29.99'	49	N 50° 57' 01" W	41.02'	45.0'
32	N 72° 42' 28" W	46.28'	425.0'	6° 14' 30"	46.30'	23.17'	50	N 2° 32' 59" E	40.00'	45.0'
33	S 68° 36' 10" W	33.33'	25.0'	83° 37' 14"	36.49'	22.36'	51	N 31° 10' 28" E	47.14'	603.85'
34	S 4° 35' 05" W	18.90'	25.0'	44° 24' 55"	19.38'	10.21'	52	N 13° 04' 43" W	36.26'	25.0'
35	S 7° 46' 32" W	38.60'	45.0'	50° 47' 47"	39.90'	21.37'	53	N 62° 45' 05" W	41.64'	375.0'



NOTE: SEE SHEET No. 2 OF 3 FOR LEGEND AND NOTES.