

The Landing At Cross Creek - Unit Three

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 47 PAGE 6

SHEET No. 1 of 2

CAPTION

A portion of Section 15, Township 2 South, Range 28 East, Jacksonville, Duval County, Florida, being more particularly described as follows:
For a Point of Beginning commence at the northeast corner of Lot 14, as shown on the plat of The Landing at Cross Creek - Unit One, as recorded in Plat Book 46, Pages 36, 36A and 36B of the current public records of said County and run North 89° 06' 15" East along the southerly right-of-way line of Mathew Ungar Drive (a 100 foot right-of-way as described in deed recorded in the Official Records of said County in Volume 7019, Page 1762), a distance of 321.23 feet to a point; run thence South 33° 35' 36" West, a distance of 71.84 feet to a point; run thence South 33° 19' 02" East, a distance of 120.01 feet to a Point of Curvature; run thence in a northeasterly direction along the arc of a curve, said curve being concave southeasterly and having a radius of 137.57 feet, a chord bearing and distance of North 44° 29' 24" East, 16.25 feet to a point; run thence South 44° 01' 29" East, a distance of 160.04 feet to a point; run thence North 79° 08' 16" East, a distance of 34.14 feet to a point; run thence South 75° 36' 52" East, a distance of 189.71 feet to a point; run thence North 89° 06' 15" East, a distance of 105.0 feet to a point; run thence South 00° 53' 45" East, a distance of 80.0 feet to a point; run thence North 89° 06' 15" East, a distance of 50.0 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 50.0 feet to a Point of Curvature; run thence in a southwesterly direction along the arc of a curve, said curve being concave southeasterly and having a radius of 25.0 feet, a chord bearing and distance of South 44° 06' 15" West, 35.36 feet to the Point of Tangency of said curve; run thence South 00° 53' 45" East, a distance of 160.0 feet to a point; run thence South 89° 06' 15" West, a distance of 50.0 feet to a point on the east line of Lot 127, The Landing at Cross Creek - Unit One, aforementioned; run thence North 00° 53' 45" West along said east line of Lot 127, a distance of 80.0 feet to the northeast corner thereof; run thence South 89° 06' 15" West along the north line of Lots 127, 128, 129 and 130, said The Landing at Cross Creek - Unit One, a distance of 207.97 feet to an angle point in said north line of Lot 130; run thence North 80° 10' 08" West continuing along the north line of said Lot 130 and along the north line of Lot 131, said The Landing at Cross Creek - Unit One, a distance of 99.13 feet to the northwest corner of said Lot 131; run thence North 61° 33' 15" West along the northeasterly line of Lots 132 and 133, said The Landing at Cross Creek - Unit One, a distance of 110.73 feet to the most northerly corner of said Lot 133; run thence North 50° 27' 44" West, along the northeasterly line of Lots 134, 135, 136, 137 and 138, said The Landing at Cross Creek - Unit One, a distance of 261.69 feet to an angle point in said northeasterly line; run thence North 57° 45' 42" West continuing along the northeasterly line of said Lot 138 and along the northeasterly line of Lot 139, said The Landing at Cross Creek - Unit One, a distance of 97.44 feet to an angle point; run thence North 86° 19' 19" West along the north line of Lots 139 and 140, said The Landing at Cross Creek - Unit One, a distance of 54.0 feet to the southeast corner of Lot 113, said The Landing at Cross Creek - Unit One; run thence North 00° 53' 45" West along the east line of said Lot 113, a distance of 105.0 feet to the northeast corner thereof; run thence South 89° 06' 15" West along the north line of said Lot 113, a distance of 50.0 feet to a point; run thence North 02° 02' 30" West along the easterly terminus of Amanda Cove Trail (a 50 foot right-of-way), a distance of 50.01 feet to the southeast corner of previously mentioned Lot 14, The Landing at Cross Creek - Unit One; run thence North 00° 53' 45" West, along the east line of said Lot 14, a distance of 115.0 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. 91-168-304 of said City, adopted by its Council and approved by its Mayor this 16th day of August, A.D., 1991.

Ed Austin
MAYOR OF THE CITY OF JACKSONVILLE

Dwight B. Simmons
SECRETARY OF THE COUNCIL, CITY OF JACKSONVILLE

CLERK'S CERTIFICATE 91-0087346

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 6, 6A of the public records of Duval County, Florida, this 27th day of August, A.D., 1991.

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

Bridget Y. DeLaughter
DEPUTY CLERK

DEVELOPER'S 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, including sidewalks, and costs of placing permanent control points, as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville. Signed this 12 day of AUGUST, A.D., 1991.

Douglas W. Smith
DIVISION PRESIDENT, CENTEX REAL ESTATE CORPORATION

Albert J. Smail
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 Three 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 H. Haddock
WITNESS
Susie 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 8th day of MAY, A.D., 1991 by Douglas W. Smith, Division President of Centex Real Estate Corporation on behalf of said Corporation.

Wayne H. 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 6th day of JUNE, A.D., 1991.

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

BY Jose A. Hill
JOSE A. HILL
Registered Land Surveyor
No. 2361, State of Florida

The Landing At Cross Creek - Unit Three

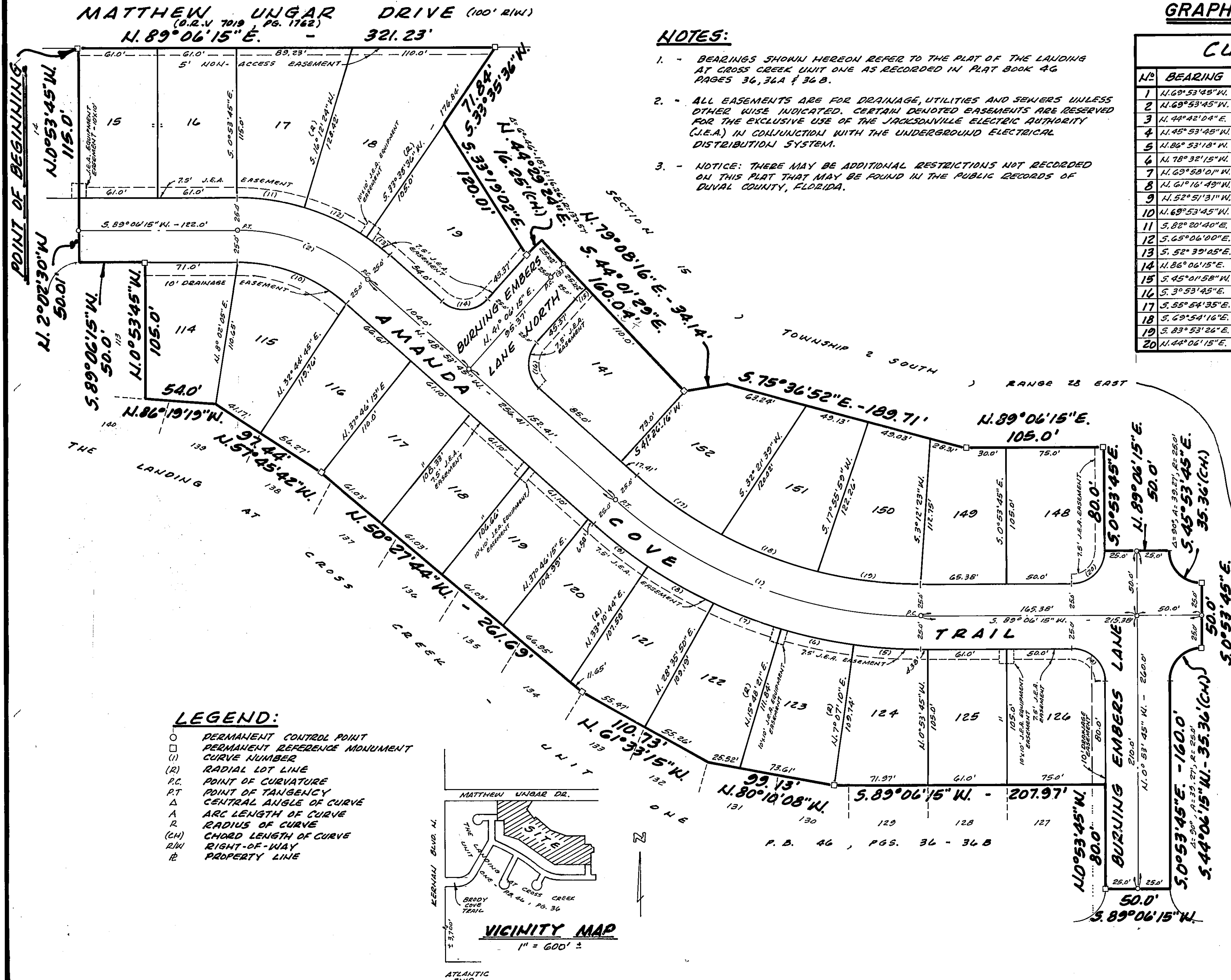
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 47 PAGE 6A

SHEET No. 2 of 2



GRAPHIC SCALE: 1" = 50'

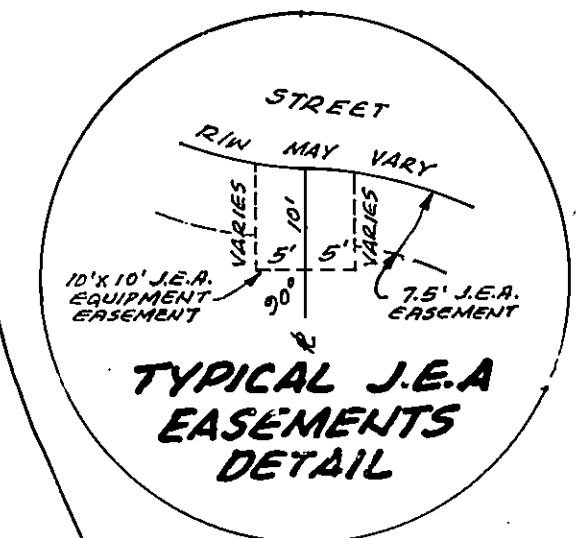


NOTES:

1. - BEARINGS SHOWN HEREON REFER TO THE PLAT OF THE LANDING AT CROSS CREEK UNIT ONE AS RECORDED IN PLAT BOOK 46 PAGES 36, 36A & 36B.
2. - 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.
3. - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

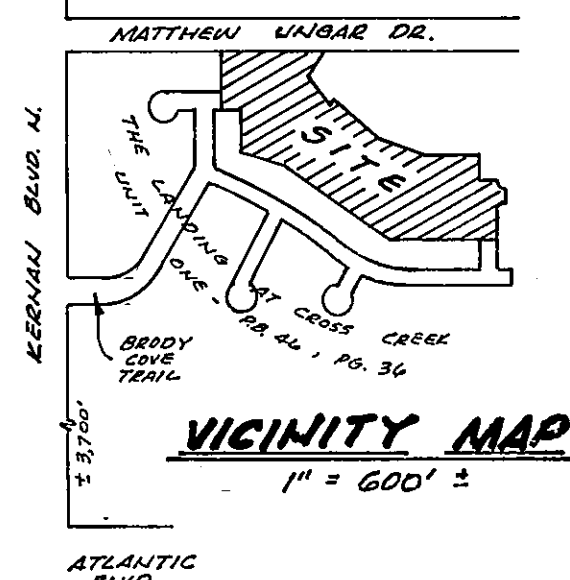
CURVE DATA

NO.	BEARING	CH.	RAD.	DELTA	ARC	TAN.
1	N. 69° 53' 45" W.	250.84'	350.0'	42°	254.56'	134.35'
2	N. 69° 53' 45" W.	107.51'	150.0'	42°	109.96'	57.58'
3	N. 44° 42' 04" E.	14.13'	112.57'	7° 11' 38"	14.13'	7.08'
4	N. 45° 53' 45" W.	35.36'	25.0'	90°	39.27'	28.0'
5	N. 86° 53' 18" W.	52.42'	375.0'	8° 00' 55"	52.46'	26.27'
6	N. 78° 32' 15" W.	56.80'	375.0'	8° 41' 11"	56.85'	28.48'
7	N. 69° 53' 45" W.	55.29'	375.0'	8° 27' 17"	55.34'	27.72'
8	N. 61° 49' 49" W.	58.31'	375.0'	8° 55' 06"	58.37'	29.24'
9	N. 52° 51' 31" W.	51.83'	375.0'	7° 55' 31"	51.87'	25.98'
10	N. 69° 53' 45" W.	89.59'	125.0'	42°	91.63'	47.98'
11	S. 82° 20' 40" E.	52.04'	175.0'	17° 06' 10"	52.24'	26.31'
12	S. 45° 06' 00" E.	52.90'	175.0'	17° 23' 11"	53.10'	26.76'
13	S. 52° 39' 05" E.	22.92'	175.0'	7° 30' 39"	22.94'	11.49'
14	N. 86° 06' 15" E.	35.36'	25.0'	90°	39.27'	25.0'
15	S. 45° 01' 58" W.	12.0'	87.57'	7° 51' 27"	12.01'	6.01'
16	S. 3° 53' 45" E.	35.36'	25.0'	90°	39.27'	25.0'
17	S. 55° 54' 35" E.	79.37'	325.0'	14° 01' 40"	79.57'	39.99'
18	S. 49° 54' 16" E.	70.0'	325.0'	13° 57' 42"	79.20'	39.80'
19	S. 83° 53' 26" E.	79.28'	325.0'	14° 00' 38"	79.47'	39.94'
20	N. 44° 06' 15" E.	35.36'	25.0'	90°	39.27'	25.0'



LEGEND:

- PERMANENT CONTROL POINT
- PERMANENT REFERENCE MONUMENT
- CURVE NUMBER
- RADIAL LOT LINE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- Δ CENTRAL ANGLE OF CURVE
- A ARC LENGTH OF CURVE
- R RADIUS OF CURVE
- (CH) CHORD LENGTH OF CURVE
- R/W RIGHT-OF-WAY
- PL PROPERTY LINE



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