

ARBOR LAKE VILLAS Unit 1

PART OF THE F.P. SANCHEZ GRANT, SECTION 51, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND/OR CECILVILLE, AS RECORDED IN PLAT BOOK 1, PAGE 54 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 40 PAGE 87

SHEET 1 OF 5

Taxes VERIFIED R.B.F.

CAPTION:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, LYING IN AND BEING PART OF THE F. P. SANCHEZ GRANT, SECTION 51, TOWNSHIP 1 SOUTH, RANGE 28 EAST, AND/OR CECILVILLE, AS RECORDED IN PLAT BOOK 1, PAGE 54 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID F. P. SANCHEZ GRANT AND/OR CECILVILLE, N.66°09'06"W., BY AND ALONG THE SOUTH BOUNDARY OF SAID F. P. SANCHEZ GRANT AND/OR CECILVILLE, A DISTANCE OF 923.49 FEET; THENCE, N.23°50'54"E., A DISTANCE OF 285.01 FEET FOR A POINT OF BEGINNING; THENCE, N.66°09'06"W., AND PARALLEL WITH THE AFOREMENTIONED SOUTH BOUNDARY, A DISTANCE OF 448.22 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 132.60 FEET AND A DELTA OF 44°57'00", A DISTANCE OF 104.03 FEET TO A POINT OF COMPOUND CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 48.67 FEET AND A DELTA OF 27°41'54", A DISTANCE OF 23.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 21.81 FEET AND A DELTA OF 39°53'30"; A DISTANCE OF 15.18 FEET TO A POINT ON SAID CURVE, SAID POINT HAVING A RADIAL BEARING OF S.08°54'30"E.; THENCE, S.14°44'09"E., A DISTANCE OF 119.71 FEET TO THE NORTHERLY RIGHT OF WAY OF ARBOR LAKE DRIVE, A 60-FOOT RIGHT OF WAY AS NOW ESTABLISHED AND A POINT ON A CURVE, SAID POINT HAVING A RADIAL BEARING OF S.13°32'02"E.; THENCE, SOUTHWESTERLY, BY AND ALONG SAID RIGHT OF WAY, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 214.72 FEET AND A DELTA OF 06°54'44", A DISTANCE OF 25.90 FEET TO A POINT OF REVERSE CURVATURE; THENCE, BY AND ALONG SAID RIGHT OF WAY, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 154.72 FEET AND A DELTA OF 44°17'40", A DISTANCE OF 119.61 FEET TO A POINT OF TANGENCY; THENCE, N.66°09'06"W., BY AND ALONG SAID RIGHT OF WAY, A DISTANCE OF 53.42 FEET TO A POINT OF CURVATURE; THENCE, BY AND ALONG SAID RIGHT OF WAY AND THE EASTERLY RIGHT OF WAY OF ARBOR LAKE DRIVE WEST, A 60-FOOT RIGHT OF WAY AS NOW ESTABLISHED, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 148.0 FEET AND A DELTA OF 99°18'00", A DISTANCE OF 256.50 FEET TO A POINT OF TANGENCY; THENCE, N.33°08'54"E., BY AND ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 61.61 FEET TO A POINT OF CURVATURE; THENCE, BY AND ALONG SAID RIGHT OF WAY, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 248.0 FEET AND A DELTA OF 20°00'00", A DISTANCE OF 86.57 FEET TO A POINT OF REVERSE CURVATURE; THENCE, BY AND ALONG SAID RIGHT OF WAY, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 241.0 FEET AND A DELTA OF 27°08'29", A DISTANCE OF 114.16 FEET TO A POINT OF REVERSE CURVATURE; THENCE, BY AND ALONG SAID RIGHT OF WAY, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 416.0 FEET AND A DELTA OF 28°20'29", A DISTANCE OF 205.77 FEET TO A POINT OF REVERSE CURVATURE; THENCE, BY AND ALONG SAID RIGHT OF WAY, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 180.0 FEET AND A DELTA OF 33°36'54", A DISTANCE OF 105.60 FEET TO A POINT OF REVERSE CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.0 FEET AND A DELTA OF 85°01'58", A DISTANCE OF 37.10 FEET TO A POINT OF TANGENCY AND THE SOUTHERLY RIGHT OF WAY OF HARBOUR COVE DRIVE SOUTH, A 60-FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE, S.74°14'03"E., BY AND ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 91.39 FEET TO A POINT OF CURVATURE; THENCE, BY AND ALONG SAID SOUTHERLY RIGHT OF WAY, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 404.0 FEET AND A DELTA OF 33°05'20", A DISTANCE OF 233.31 FEET TO A POINT OF TANGENCY; THENCE, N.72°40'37"E., BY AND ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 216.58 FEET TO A POINT OF CURVATURE; THENCE, BY AND ALONG SAID RIGHT OF WAY, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 555.0 FEET AND A DELTA OF 28°54'16", A DISTANCE OF 279.98 FEET TO A POINT OF TANGENCY; THENCE, S.78°25'07"E., BY AND ALONG SAID RIGHT OF WAY, A DISTANCE OF 208.24 FEET TO A POINT OF CURVATURE; THENCE, BY AND ALONG SAID RIGHT OF WAY, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 298.0 FEET AND A DELTA OF 24°27'59", A DISTANCE OF 127.25 FEET TO A POINT OF TANGENCY; THENCE, S.53°57'08"E., BY AND ALONG SAID RIGHT OF WAY, A DISTANCE OF 60.0 FEET TO A POINT OF CURVATURE; THENCE, BY AND ALONG SAID RIGHT OF WAY, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 230.0 FEET AND A DELTA OF 35°42'03", A DISTANCE OF 143.31 FEET TO A POINT OF REVERSE CURVATURE; THENCE, BY AND ALONG SAID RIGHT OF WAY, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.0 FEET AND A DELTA OF 01°00'38", A DISTANCE OF 5.47 FEET TO A POINT OF COMPOUND CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.0 FEET AND A DELTA OF 101°07'37", A DISTANCE OF 44.12 FEET TO THE EASTERLY RIGHT OF WAY OF AFOREMENTIONED ARBOR LAKE DRIVE AND A POINT OF COMPOUND CURVATURE; THENCE, BY AND ALONG SAID EASTERLY RIGHT OF WAY, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 110.92 FEET AND A DELTA OF 29°00'26", A DISTANCE OF 56.16 FEET TO A POINT OF TANGENCY; THENCE, S.41°29'30"W., BY AND ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 204.44 FEET; THENCE, N.48°30'30"W., A DISTANCE OF 160.0 FEET; THENCE, S.41°29'30"W., A DISTANCE OF 5.62 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 80.0 FEET AND A DELTA OF 23°01'40", A DISTANCE OF 32.15 FEET TO A POINT OF TANGENCY; THENCE, S.64°31'10"W., A DISTANCE OF 76.42 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 366.0 FEET AND A DELTA OF 47°56'20", A DISTANCE OF 306.23 FEET TO A POINT OF REVERSE CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 183.0 FEET AND A DELTA OF 30°13'05", A DISTANCE OF 96.51 FEET TO A POINT OF TANGENCY; THENCE, S.46°47'55"W., A DISTANCE OF 130.82 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 218.20 FEET AND A DELTA OF 67°02'59", A DISTANCE OF 255.35 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING. CONTAINING 19.579 ACRES, MORE OR LESS.

DEVELOPER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE VALLEY, LTD., COASTAL DEVELOPMENT GROUP, INC., ITS GENERAL PARTNER, HAS FURNISHED THE CITY OF JACKSONVILLE A PLAT SURETY BOND AS SURETY THAT REQUIRED IMPROVEMENTS IN PUBLIC SPACE WILL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THAT SAID SURETIES ARE EQUIVALENT TO 100 PERCENT OF THE ESTIMATED TOTAL OF THE ENGINEERING AND CONSTRUCTION COST AND COST OF PLACING PERMANENT CONTROL POINTS (P.C.P.'S). THIS 4 DAY OF FEB A.D., 1985.

Albert J. Howard Jr.
DIRECTOR OF PUBLIC WORKS

THE VALLEY, LTD.
BY COASTAL DEVELOPMENT GROUP, INC.
ITS GENERAL PARTNER

Louis L. Huntley
LOUIS L. HUNTLEY, PRESIDENT
James M. Smoak Jr.
JAMES M. SMOAK, JR., SECRETARY



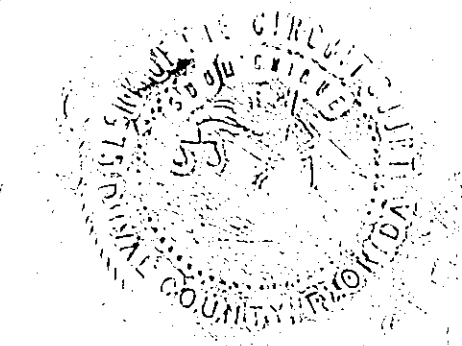
APPROVED
DATE: MARCH 29, 1985
BY: S. K. Woodland PE
CITY ENGINEER
W. J. Homan
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
Phillip J. Cape
ASSISTANT COUNSEL

CLERK'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 40, PAGES 87 THRU 87D OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THIS 29~~th~~ DAY OF APRIL A.D., 1985.

S. Morgan Slaughter
S. MORGAN SLAUGHTER, CLERK OF THE CIRCUIT COURT

Robert C. Forbes
DEPUTY CLERK

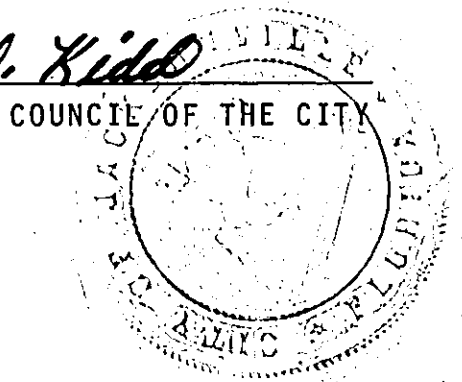


APPROVED FOR RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 85-272-197 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR, THIS 12~~th~~ DAY OF April, 1985.

John W. Holloman
MAYOR OF THE CITY OF JACKSONVILLE

Charles W. Kidd
ASST. SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE



SURVEYOR'S CERTIFICATE:

"I HEREBY CERTIFY THAT THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE. I FURTHER CERTIFY COMPLIANCE WITH ALL CITY OF JACKSONVILLE ZONING RULES AND REGULATIONS AS CURRENTLY IN EFFECT, PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 177.091(7). PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 177.091(8).

RAY, COURSON & ASSOCIATES, INC.

Carl S. Courson
CARL S. COURSON
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3129



ARBOR LAKE VILLAS Unit 1

PART OF THE F.P. SANCHEZ GRANT, SECTION 51, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND/OR CECILVILLE, AS RECORDED IN PLAT BOOK 1, PAGE 54, OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT THE VALLEY, LTD., A LIMITED PARTNERSHIP UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS ARBOR LAKE VILLAS, UNIT 1, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS, ALL DRIVES AND EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS SHOWN ON SAID PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND ITS SUCCESSORS, J.E.A. EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR THE USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM. IN WITNESS WHEREOF, THE VALLEY, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY LOUIS L. HUNTLEY, AND JAMES M. SMOAK, JR., PRESIDENT AND SECRETARY, RESPECTIVELY, OF COASTAL DEVELOPMENT GROUP, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, ITS GENERAL PARTNER, IN ITS NAME AND WITH THE CORPORATE SEAL OF SAID GENERAL PARTNER, THIS 13th DAY OF March A.D., 1985.

DEDICATION OF DRAINAGE EASEMENTS AND HOLD HARMLESS AGREEMENT:

THE DRAINAGE EASEMENTS THROUGH AND OVER THE DETENTION BASIN SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS, 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 AND ITS SUCCESSORS TO DISCHARGE INTO SAID DETENTION BASIN WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL STREETS HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM STREETS, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID DETENTION BASIN, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE AND ITS SUCCESSORS 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 AND ITS SUCCESSORS. (2) 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 DETENTION BASIN WHICH THESE EASEMENTS TRAVERSE NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE OWNERS OF THE PROPERTY ON WHICH SAID DETENTION BASIN IS LOCATED, AND (3) THE CITY OF JACKSONVILLE AND ITS SUCCESSORS 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 LANDS HEREBY PLATTED OR OF THE DETENTION BASIN SHOWN BY THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE DETENTION BASIN AND THAT WHICH RETAINS IT TO EFFECT ADEQUATE DRAINAGE, INCLUDING BUT NOT LIMITED TO THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF.

IN WITNESS WHEREOF, THE VALLEY, LTD., COASTAL DEVELOPMENT GROUP, INC., ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 13th DAY OF March A.D., 1985.

SIGNED AND SEALED IN THE PRESENCE OF:

THE VALLEY, LTD.
BY COASTAL DEVELOPMENT GROUP, INC., ITS GENERAL PARTNER

Louis L. Huntley
LOUIS L. HUNTLEY, PRESIDENT

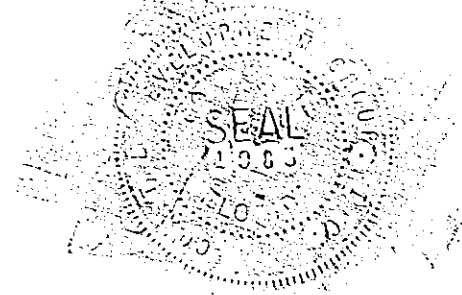
James M. Smoak, Jr.
JAMES M. SMOAK, JR., SECRETARY

Robert C. Crum
WITNESS
Joseph P. Saper
WITNESS

STATE OF FLORIDA COUNTY OF DUVAL:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, LOUIS L. HUNTLEY, PRESIDENT, AND JAMES M. SMOAK, JR., SECRETARY, OF COASTAL DEVELOPMENT GROUP, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA AND GENERAL PARTNER OF THE VALLEY, LTD., TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WHO SEVERALLY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY, WITH THE OFFICIAL SEAL OF SAID CORPORATION AFFIXED THERETO. WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE, DUVAL COUNTY, FLORIDA. THIS 13th DAY OF March A.D., 1985.

Joseph P. Saper
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
April 12, 1988
MY COMMISSION EXPIRES



DEDICATION FOR MORTGAGEE:

THIS IS TO CERTIFY THAT ATLANTIC NATIONAL BANK OF FLORIDA, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, BEING A MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT; TO BE KNOWN AS ARBOR LAKE VILLAS UNIT 1, FOR THE USES AND PURPOSES THEREIN EXPRESSED. J.E.A. EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR THE USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM. IN WITNESS WHEREOF, ATLANTIC NATIONAL BANK OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, JEFFERY O. RUSSELL, AND ASSISTANT VICE PRESIDENT, GEORGE S. BROOKSHIRE, IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THERETO.

ATLANTIC NATIONAL BANK OF FLORIDA

Jeffery O. Russell
JEFFERY O. RUSSELL
VICE PRESIDENT

George S. Brookshire
GEORGE S. BROOKSHIRE
ASSISTANT VICE PRESIDENT

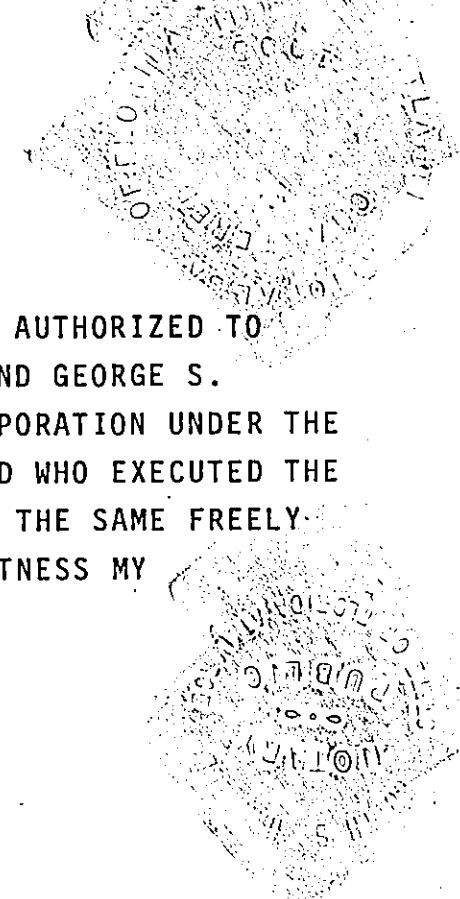
Edith S. Harwell
WITNESS
Robert J. Parrott
WITNESS

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WITNESS
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WITNESS

STATE OF FLORIDA COUNTY OF DUVAL:

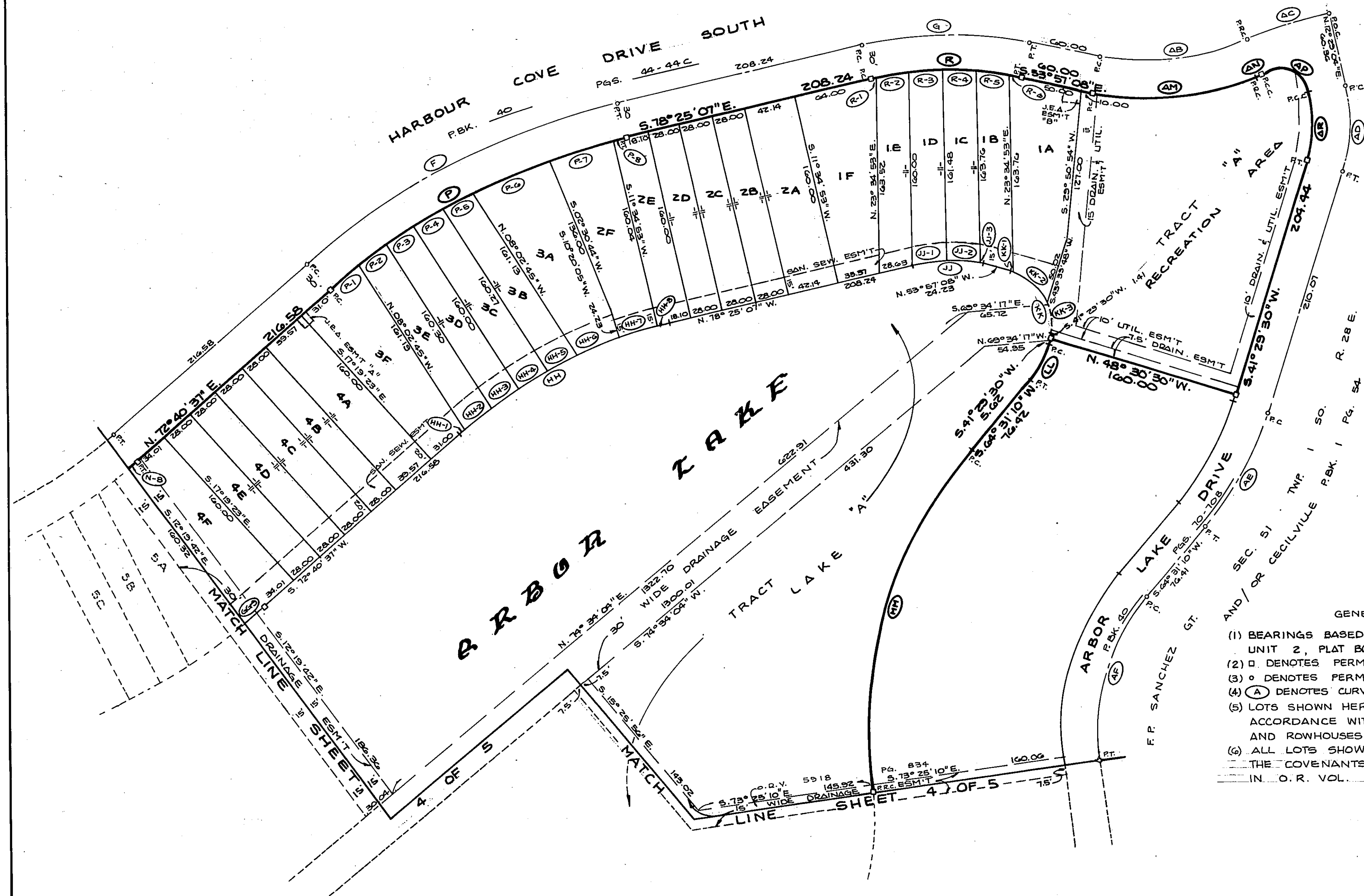
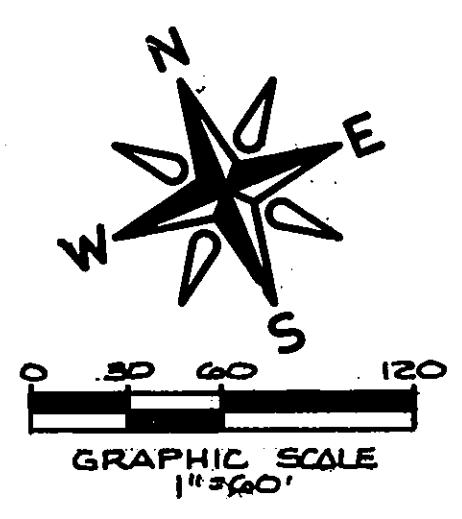
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JEFFERY O. RUSSELL, VICE PRESIDENT AND GEORGE S. BROOKSHIRE, ASSISTANT VICE PRESIDENT OF ATLANTIC NATIONAL BANK OF FLORIDA, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WHO SEVERALLY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY, WITH THE OFFICIAL SEAL OF SAID CORPORATION AFFIXED THERETO. WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE, COUNTY OF DUVAL, FLORIDA. THIS 15th DAY OF March A.D., 1985.

Edith S. Harwell
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: 7-22-87

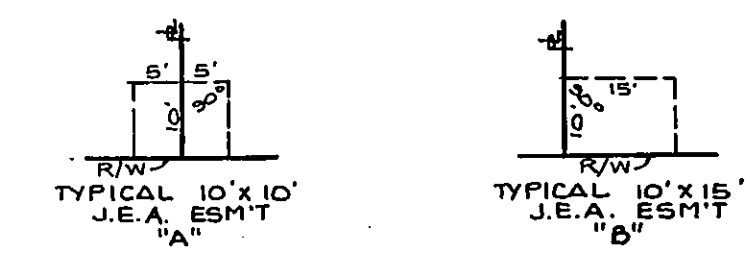


ARBOR LAKE VILLAS Unit 1

PART OF THE F.P. SANCHEZ GRANT, SECTION 51, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND/OR CECILVILLE, AS RECORDED IN PLAT BOOK 1 PAGE 54, OF THE FORMER RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



- GENERAL NOTES
- (1) BEARINGS BASED ON PLAT OF HIDDEN HILLS UNIT 2, PLAT BOOK 38 PAGES 4, 4A & 4B.
 - (2) P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.).
 - (3) P.C.F. DENOTES PERMANENT CONTROL POINT (P.C.F.).
 - (4) A DENOTES CURVE LETTER AND/OR NUMBER.
 - (5) LOTS SHOWN HEREON ARE BEING SUBDIVIDED IN ACCORDANCE WITH SECTION 656.418 - TOWNHOUSES AND ROWHOUSES OF THE ZONING CODE.
 - (6) ALL LOTS SHOWN HEREON SHALL BE SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN O.R. VOL. PG.

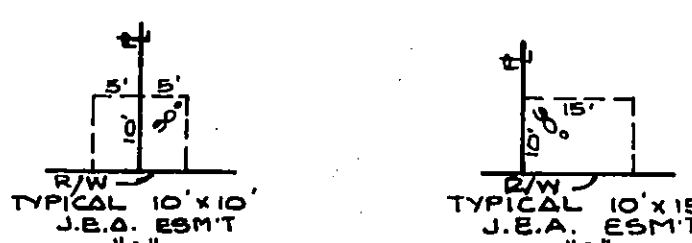
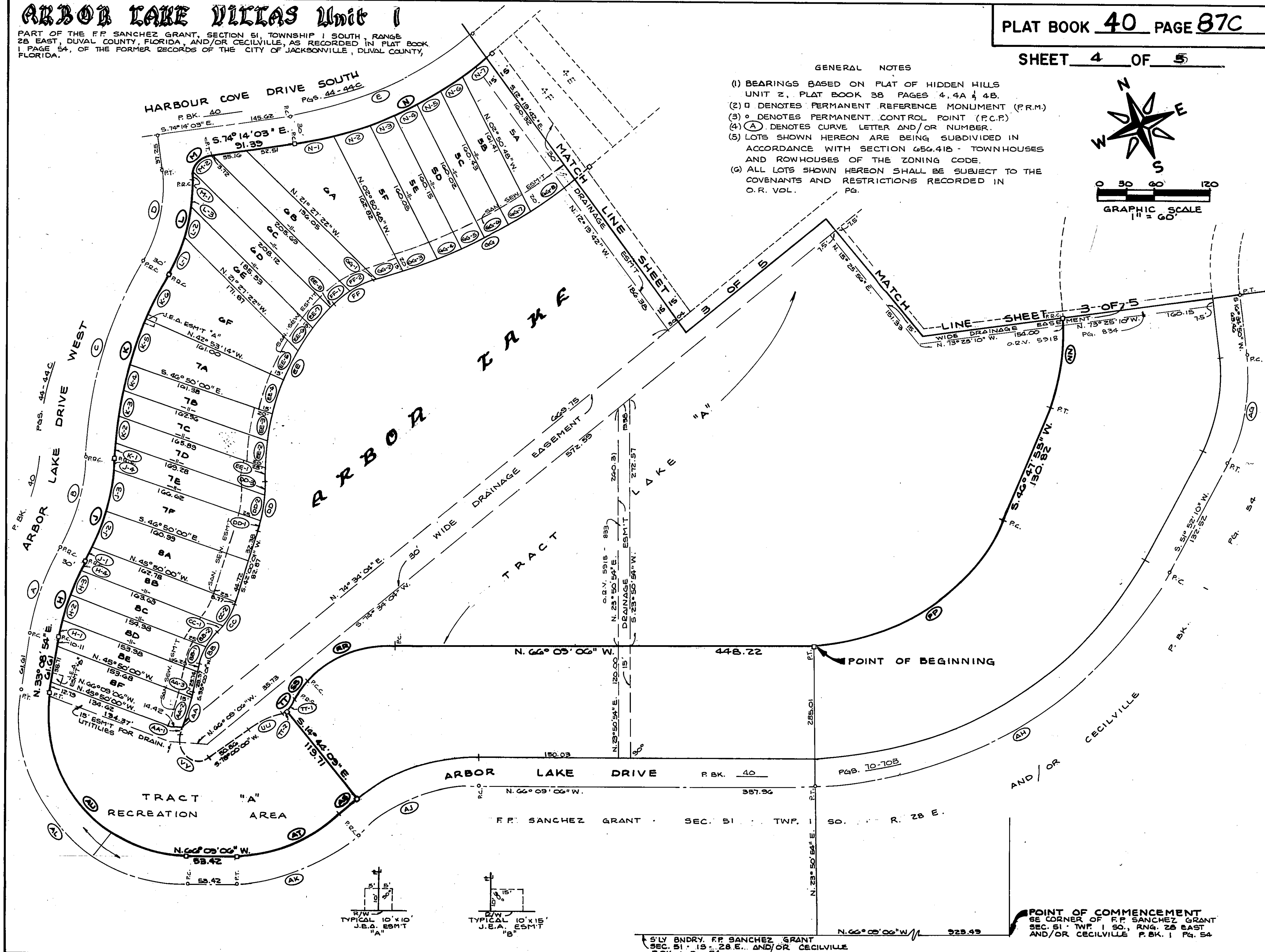
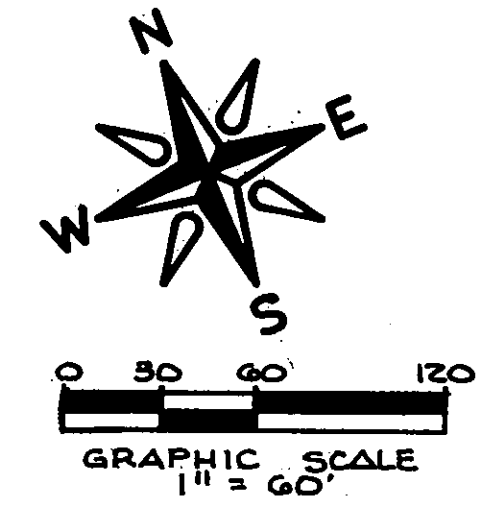


ARBOR LAKE VILLAS Unit 1

PART OF THE F.P. SANCHEZ GRANT, SECTION 51, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND/OR CECILVILLE, AS RECORDED IN PLAT BOOK 1, PAGE 54, OF THE FORMER RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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S'LY BNDRY, F.P. SANCHEZ GRANT SEC. 51 - 13 - 28 E. AND/OR CECILVILLE P.B.K. 1 Pg. 54

POINT OF COMMENCEMENT SE CORNER OF F.P. SANCHEZ GRANT SEC. 51 - TWP. 1 SO., R. 28 E. AND/OR CECILVILLE P.B.K. 1 Pg. 54

