

C A B O B L A N C O

PLAT BOOK 54 PAGE 94

SHEET 1 OF 3

CITY OF JACKSONVILLE, FLORIDA

A PART OF LOT 1, DIVISION 4 OF THE ANDREW DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, AS RECORDED IN DEED BOOK "AG", PAGES 212 AND 213 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CAPTION

A PART OF LOT 1, DIVISION 4 OF THE ANDREW DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST AS RECORDED IN DEED BOOK "AG", PAGES 212 AND 213 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 02°43'40" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 780.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 87°16'20" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 160 FEET MORE OR LESS TO THE CENTER OF PUCKETT CREEK; THENCE SOUTHEASTERLY ALONG THE CENTER OF SAID CREEK, A DISTANCE OF 950 FEET MORE OR LESS TO THE SOUTH LINE OF SAID LOT 1, DIVISION 4; THENCE NORTH 87°13'40" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, DIVISION 4, A DISTANCE OF 400 FEET MORE OR LESS TO THE POINT OF BEGINNING; BEING THE SAME LANDS INTENDED TO HAVE BEEN DESCRIBED IN OFFICIAL RECORDS VOLUME 7532, PAGE 0997 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SURVEYORS'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 21ST DAY OF JANUARY A.D., 2002.

BOATWRIGHT LAND SURVEYORS, INC.
D/B/A DURDEN LAND SURVEYORS
FLORIDA LICENSED SURVEYING AND
MAPPING BUSINESS NO. LB 3672

Don W. Boatwright
DONN W. BOATWRIGHT, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. LS 3295

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 24TH DAY OF JANUARY, 2002.

Glenn E. McGregor
GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR
NUMBER 4252

CLERK'S CERTIFICATE 2002041331

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED, AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 54 PAGES 94-94B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
SIGNED THIS 11TH DAY OF FEBRUARY A.D., 2002.

Donna F. Fuller
CLERK OF THE CIRCUIT COURT

Stacy Odom
DEPUTY CLERK

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF JANUARY, 2002, BY HAYWOOD M. BALL, PRESIDENT OF HABITAT FOR HUMANITY OF JACKSONVILLE BEACHES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH.

Carol A. Marcelli
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINTED NAME Carol A. Marcelli
COMMISSION NUMBER CC 943448
COMMISSION EXPIRES June 08, 2004

Carol A Marcelli
My Commission CC943448
Expires June 08, 2004

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.

Carol A. Marcelli
DIRECTOR OF PUBLIC WORKS

FEB 10, 2002
DATE

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT HABITAT FOR HUMANITY OF THE JACKSONVILLE BEACHES, INC., A FLORIDA CORPORATION-D/B/A BEACHES HABITAT, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN CAPTION HEREON, KNOWN AS CABO BLANCO, HAS CAUSED THESE PRESENTS 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. THE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE CABO BLANCO HOMEOWNERS ASSOCIATION INC. THE MAINTENANCE OF THE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE CABO BLANCO HOMEOWNERS ASSOCIATION INC. TRACT "A" IS DEDICATED TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AS A CONSERVATION EASEMENT. THE AVENUE, ALL UNOBSTRUCTED DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENTS, AND UNOBSTRUCTED DRAINAGE AND VISUAL ACCESS EASEMENT, TOGETHER WITH AN EASEMENT FOR DRAINAGE OVER ALL STREET RIGHT OF WAYS AS DESIGNATED ON THIS PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS, AND ASSIGNS. ALL UTILITY EASEMENTS, TOGETHER WITH AN EASEMENT FOR WATER AND SEWER OVER ALL STREET RIGHT OF WAYS AS DESIGNATED ON THIS PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF ATLANTIC BEACH, ITS SUCCESSORS AND ASSIGNS. FOR THE INSTALLATION AND MAINTENANCE OF WATER AND/OR SEWER LINES. AN ELECTRIC EASEMENT OVER ALL STREET RIGHT OF WAYS AS DESIGNATED ON THIS PLAT IS HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. THE PUBLIC DRAINAGE EASEMENTS, THROUGH AND OVER THE LAKES AND FILTRATION SYSTEMS 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 PUBLIC DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS DISCHARGE INTO SAID LAKES AND FILTRATION SYSTEMS, WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHT OF WAYS HEREBY DEDICATED, TOGETHER WITH ALL SOIL NUTRIENTS, CHEMICALS, AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY, FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEMS, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, 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 SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE BY SIMPLE TITLE BY ABUTTING PROPERTY OWNERS. THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS, OR ANY OTHER SUBSTANCE OR THING THAT MAY EVEN BE OR COME WITHIN SAID LAKES AND FILTRATION SYSTEMS, WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR THE MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL, OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE CABO BLANCO HOMEOWNERS ASSOCIATION OF JACKSONVILLE, INC.; (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 PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND FILTRATION SYSTEMS, 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 ACCORDANCE WITH THE REQUIREMENTS OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. THE UNDERSIGNED OWNER AND/OR DEVELOPER OF THE LANDS DESCRIBED AND CAPTIONED HEREIN, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY, OR PREPAY DAMAGE OR ANY OTHER DAMAGE ARISING FROM, OR OUT OF ANY OCCURRENCE IN, UPON, AT, OR ACT OF OMISSION OF THE UNDERSIGNED OWNER, THEIR AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES, OR CONCESSIONAIRES WITHIN THE LANDS DESCRIBED AND CAPTIONED HEREIN. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE UNDERSIGNED OWNERS, AND SHALL BE SUBJECT TO IT.

THOSE EASEMENTS DESIGNATED AS "JEA E.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "JEA E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, 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 CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT THIS 22ND DAY OF JANUARY 2002.

HABITAT FOR HUMANITY OF THE JACKSONVILLE BEACHES, INC., A FLORIDA CORPORATION d/b/a BEACHES HABITAT

Michael J. Jurek
WITNESS

Haywood M. Ball
HAYWOOD M. BALL, PRESIDENT

WITNESS

CITY OF ATLANTIC BEACH APPROVAL

EXAMINED AND APPROVED BY THE CITY OF ATLANTIC BEACH, FLORIDA, THIS 22ND DAY OF JANUARY A.D. 2002.

Donna F. Fuller
TITLE

UTILITY DIRECTOR
TITLE

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

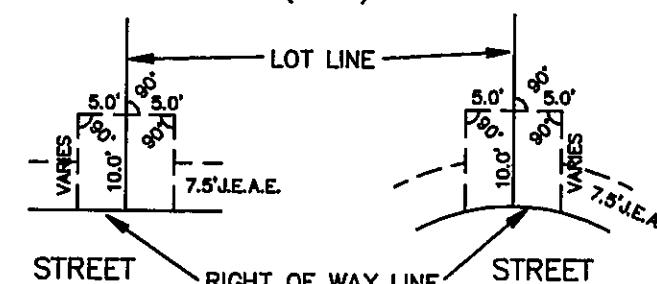
THE EASEMENTS SHOWN HEREON AND DESIGNATED AS AN UNOBSTRUCTED EASEMENT SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN OR NOTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY [F.S. 177.091 (28)].

"J.E.A.E.E." DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.

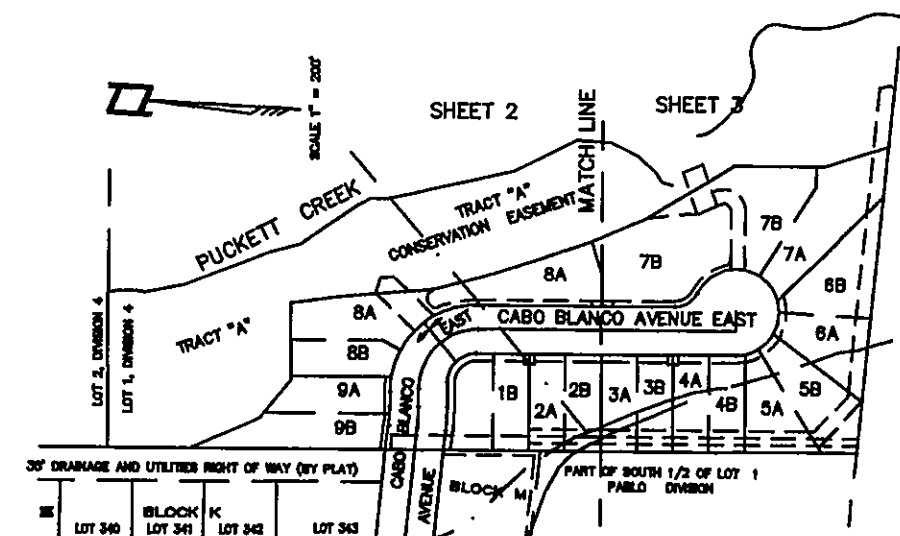
"J.E.A.E." DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY JEA.

TYPICAL J.E.A.E.E. DETAIL (N.T.S.)



THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 1, PABLO DIVISION AS BEING N02°43'40"W IN ACCORDANCE WITH PLAT OF OAK HARBOR, PLAT BOOK 31, PAGES 10, 10A AND 10B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE PROPERTY APPEARS TO LIE IN FLOOD ZONES "X", SHADED "X", "AE" (EL 7 AND "AE" (EL 8) AS WELL AS CAN BE DETERMINED FROM THE "FLOOD INSURANCE RATE MAP" COMMUNITY-PANEL NUMBER 120077 0242 E, REVISED AUGUST 15, 1989 FOR THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



KEY MAP

DEVELOPMENT No. 5265.1
P.S.D. No. 2000-055

PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
D/B/A DURDEN LAND SURVEYORS
1711 5th STREET SOUTH
JACKSONVILLE BEACH, FLORIDA
(904) 241-8550

C A B O B L A N C O

PLAT BOOK 54 PAGE 94

SHEET 1 OF 3

CITY OF JACKSONVILLE, FLORIDA

A PART OF LOT 1, DIVISION 4 OF THE ANDREW DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, AS RECORDED IN DEED BOOK "AG", PAGES 212 AND 213 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CAPTION

A PART OF LOT 1, DIVISION 4 OF THE ANDREW DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST AS RECORDED IN DEED BOOK "AG", PAGES 212 AND 213 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1, A DISTANCE OF 780.78 FEET TO THE NORTH LINE OF SAID LOT 1, THENCE NORTH 87°16'20" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 160 FEET MORE OR LESS TO THE CENTER OF PUCKETT CREEK; THENCE SOUTHEASTERLY ALONG THE CENTER OF SAID CREEK, A DISTANCE OF 950 FEET MORE OR LESS TO THE SOUTH LINE OF SAID LOT 1, DIVISION 4; THENCE NORTH 87°13'40" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, DIVISION 4, A DISTANCE OF 400 FEET MORE OR LESS TO THE POINT OF BEGINNING; BEING THE SAME LANDS INTENDED TO HAVE BEEN DESCRIBED IN OFFICIAL RECORDS VOLUME 7532, PAGE 0997 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SURVEYORS'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 21ST DAY OF JANUARY A.D., 2002.

BOATWRIGHT LAND SURVEYORS, INC.
D/B/A DURDEN LAND SURVEYORS
FLORIDA LICENSED SURVEYING AND
MAPPING BUSINESS NO. LB 3672

Don W. Boatwright
DONN W. BOATWRIGHT, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. LS 3295

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 24TH DAY OF JANUARY, 2002.

Glenn E. McGregor
GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR
NUMBER 4252

CLERK'S CERTIFICATE 2002041331

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED, AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 54 PAGES 94-94B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
SIGNED THIS 11TH DAY OF FEBRUARY A.D., 2002.

Donna F. Fuller
CLERK OF THE CIRCUIT COURT

Stacy Odom
DEPUTY CLERK

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF JANUARY, 2002, BY HAYWOOD M. BALL, PRESIDENT OF HABITAT FOR HUMANITY OF JACKSONVILLE BEACHES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH.

Carol A. Marcelli
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINTED NAME Carol A. Marcelli
COMMISSION NUMBER CC 962412
COMMISSION EXPIRES June 8, 2004

Carol A Marcelli
My Commission CC943448
Expires June 08, 2004

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.

Carol A. Marcelli
DIRECTOR OF PUBLIC WORKS

FEB 10, 2002
DATE

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT HABITAT FOR HUMANITY OF THE JACKSONVILLE BEACHES, INC., A FLORIDA CORPORATION-D/B/A BEACHES HABITAT, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN CAPTION HEREON, KNOWN AS CABO BLANCO, HAS CAUSED THESE PRESENTS 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. THE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE CABO BLANCO HOMEOWNERS ASSOCIATION INC. THE MAINTENANCE OF THE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE CABO BLANCO HOMEOWNERS ASSOCIATION INC. TRACT "A" IS DEDICATED TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AS A CONSERVATION EASEMENT. THE AVENUE, ALL UNOBSTRUCTED DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENTS, AND UNOBSTRUCTED DRAINAGE AND VISUAL ACCESS EASEMENT, TOGETHER WITH AN EASEMENT FOR DRAINAGE OVER ALL STREET RIGHT OF WAYS AS DESIGNATED ON THIS PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS, AND ASSIGNS. ALL UTILITY EASEMENTS, TOGETHER WITH AN EASEMENT FOR WATER AND SEWER OVER ALL STREET RIGHT OF WAYS AS DESIGNATED ON THIS PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF ATLANTIC BEACH, ITS SUCCESSORS AND ASSIGNS. FOR THE INSTALLATION AND MAINTENANCE OF WATER AND/OR SEWER LINES. AN ELECTRIC EASEMENT OVER ALL STREET RIGHT OF WAYS AS DESIGNATED ON THIS PLAT IS HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. THE PUBLIC DRAINAGE EASEMENTS, THROUGH AND OVER THE LAKES AND FILTRATION SYSTEMS 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 PUBLIC DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS DISCHARGE INTO SAID LAKES AND FILTRATION SYSTEMS, WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHT OF WAYS HEREBY DEDICATED, TOGETHER WITH ALL SOIL NUTRIENTS, CHEMICALS, AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY, FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEMS, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, 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 SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE BY SIMPLE TITLE BY ABUTTING PROPERTY OWNERS. THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS, OR ANY OTHER SUBSTANCE OR THING THAT MAY EVEN BE OR COME WITHIN SAID LAKES AND FILTRATION SYSTEMS, WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR THE MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL, OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE CABO BLANCO HOMEOWNERS ASSOCIATION OF JACKSONVILLE, INC.; (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 PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND FILTRATION SYSTEMS, 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 ACCORDANCE WITH THE REQUIREMENTS OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. THE UNDERSIGNED OWNER AND/OR DEVELOPER OF THE LANDS DESCRIBED AND CAPTIONED HEREIN, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY, OR PREPAY DAMAGE OR ANY OTHER DAMAGE ARISING FROM, OR OUT OF ANY OCCURRENCE IN, UPON, AT, OR ACT OF OMISSION OF THE UNDERSIGNED OWNER, THEIR AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES, OR CONCESSIONAIRES WITHIN THE LANDS DESCRIBED AND CAPTIONED HEREIN. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE UNDERSIGNED OWNERS, AND SHALL BE SUBJECT TO IT.

THOSE EASEMENTS DESIGNATED AS "JEA E.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "JEA E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, 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 CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT THIS 22ND DAY OF JANUARY 2002.

HABITAT FOR HUMANITY OF THE JACKSONVILLE BEACHES, INC., A FLORIDA CORPORATION d/b/a BEACHES HABITAT

Michael J. Jurek
WITNESS

Haywood M. Ball
HAYWOOD M. BALL, PRESIDENT

WITNESS

CITY OF ATLANTIC BEACH APPROVAL

EXAMINED AND APPROVED BY THE CITY OF ATLANTIC BEACH, FLORIDA, THIS 22ND DAY OF JANUARY A.D. 2002.

Donna F. Fuller
TITLE

Utility Director
TITLE

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

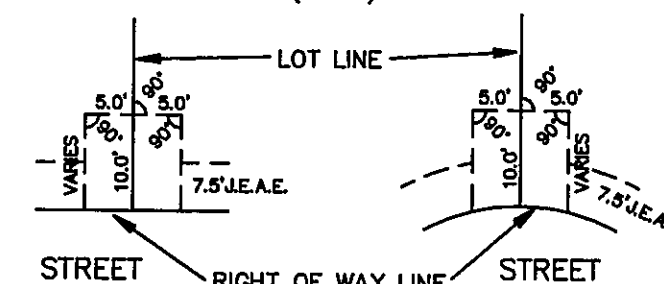
THE EASEMENTS SHOWN HEREON AND DESIGNATED AS AN UNOBSTRUCTED EASEMENT SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN OR NOTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY [F.S. 177.091 (28)].

"J.E.A.E.E." DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.

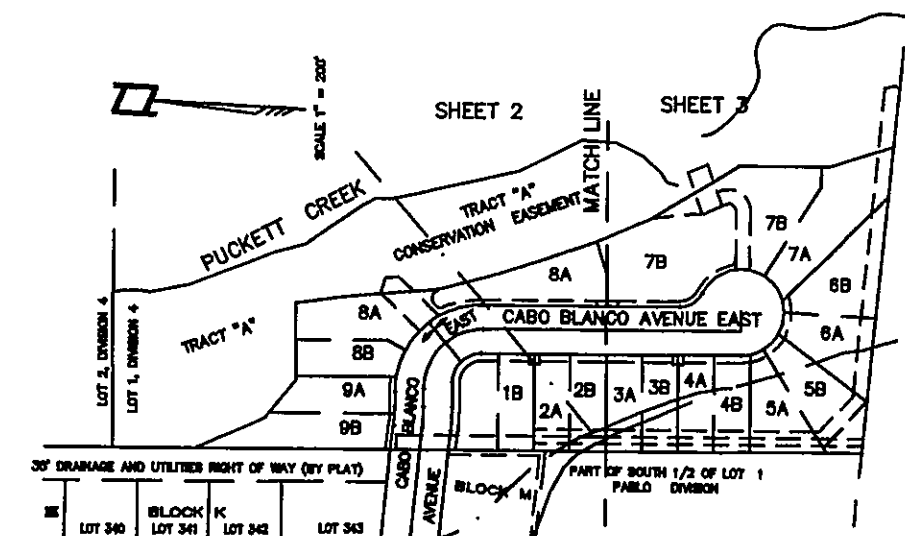
"J.E.A.E." DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY JEA.

TYPICAL J.E.A.E.E. DETAIL (N.T.S.)



THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 1, PABLO DIVISION AS BEING N02°43'40"W IN ACCORDANCE WITH PLAT OF OAK HARBOR, PLAT BOOK 31, PAGES 10, 10A AND 10B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE PROPERTY APPEARS TO LIE IN FLOOD ZONES "X", SHADED "X", "AE" (EL 7 AND "AE" (EL 8) AS WELL AS CAN BE DETERMINED FROM THE "FLOOD INSURANCE RATE MAP" COMMUNITY-PANEL NUMBER 120077 0242 E, REVISED AUGUST 15, 1989 FOR THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



KEY MAP

DEVELOPMENT No. 5265.1
P.S.D. No. 2000-055

PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
D/B/A DURDEN LAND SURVEYORS
1711 5th STREET SOUTH
JACKSONVILLE BEACH, FLORIDA
(904) 241-8550

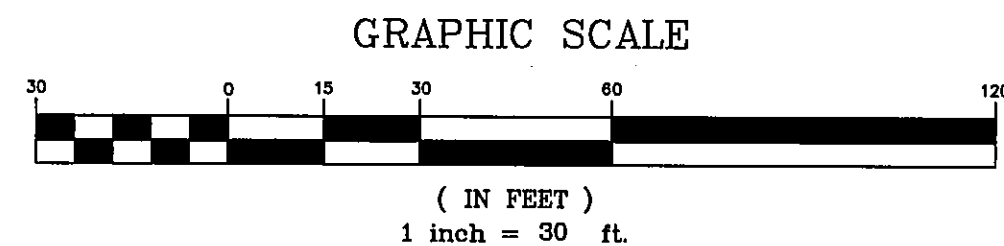
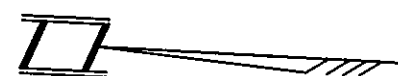
C A B O B L A N C O

CITY OF JACKSONVILLE, FLORIDA

A PART OF LOT 1, DIVISION 4 OF THE ANDREW DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH,
RANGE 29 EAST, AS RECORDED IN DEED BOOK "AG", PAGES 212 AND 213 OF THE
FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK 54 PAGE 94A

SHEET 2 OF 3



NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C1	29°37'02"	N17°32'11"W	90.00	46.52	46.01
C2	15°51'48"	N56°25'49"W	90.00	24.92	24.84
C3	18°46'18"	N7°34'42"W	90.00	29.49	28.35
C4	09°35'39"	N87°55'51"W	90.00	15.07	15.05
C5	02°02'09"	N88°17'24"E	200.00	7.11	7.11
C6	03°22'51"	S88°37'36"E	200.00	12.09	12.09
C7	90°00'00"	N47°43'40"W	30.00	47.12	42.43
C8	05°30'00"	S89°58'40"E	260.00	24.96	24.95
CL18	05°30'00"	S89°58'40"E	230.00	22.08	22.07
CL19	90°00'00"	N47°43'40"W	62.00	97.39	87.68
C20	16°09'13"	N40°25'19"W	90.00	25.37	25.29

LOT 2, DIVISION 4
LOT 1, DIVISION 4

N87°16'20"E 160'±

100.00'

O A K H A R B O R

PLAT BOOK 31 PAGES 10, 10A AND 10B

BLOCK K

LOT 340

LOT 341

LOT 342

LOT 343

C A B O B L A N C O
A V E N U E

N02°43'40"W

5' EASEMENT FOR DRAINAGE
AND UTILITIES (BY PLAT)

780.78'

PART OF SOUTH 1/2 OF LOT 1
PABLO DIVISION

B L O C K M

LOT 367

LOT 366

P U C K E T T C R E E K

S16°E (BY DEED)

12.95 CHAINS 855'± (BY DEED)

950'±

T I D A L

BASE FLOOD ELEVATION 8
BASE FLOOD ELEVATION 7

SALT MARSH

TRACT "A"
CONSERVATION EASEMENT

MATCH LINE
SEE SHEET 2 OF 3

TRACT "A"
CONSERVATION EASEMENT

SALT MARSH

25' UNOBSTRUCTED DRAINAGE
EASEMENT (UNDERDRAIN)
VISUAL ACCESS EASEMENT

S74°27'12"E 17.23'

S07°15'55"E 89.29'

S06°06'17"E 12.89'

S17°59'54"E 66.93'

S21°36'00"E 105.23'

UNOBSTRUCTED DRAINAGE
EASEMENT
(TOP OF BANK TO TOP
OF BANK)

22' UNOBSTRUCTED
DRAINAGE EASEMENT

8A

7B

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

S16°16'20"E 103.61'

C A B O B L A N C O A V E N U E E A S T

S02°43'40"E 268.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

S02°43'40"E 270.00'

10'x10'
JEA E.E.

10'x10'
JEA E.E.

10'x10'
JEA E.E.

10'x10'
JEA E.E.

10'x10'
JEA E.E.

10'x10'
JEA E.E.

10'x10'
JEA E.E.

10'x10'
JEA E.E.

10'x10'
JEA E.E.

10'x10'
JEA E.E.

10'x10'
JEA E.E.

10'x10'
JEA E.E.

10'x10'
JEA E.E.

10'x10'
JEA E.E.

10'x10'
JEA E.E.

10'x10'
JEA E.E.

10'x10'
JEA E.E.

10'x10'
JEA E.E.

10'x10'
JEA E.E.

10'x10'
JEA E.E.

10'x10'
JEA E.E.

PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
D/B/A DURDEN LAND SURVEYORS
1711 5th STREET SOUTH
JACKSONVILLE BEACH, FLORIDA
(904) 241-8550

DEVELOPMENT No. 5265.1
P.S.D. No. 2000-055

MATCH LINE
SEE SHEET 2 OF 3

FLOOD ZONE "AE"
FLOOD ZONE "X"
FLOOD ZONE "X"

15' PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT

5' UTILITY EASEMENT TO CITY OF ATLANTIC BEACH OFFICIAL RECORDS VOLUME 6767 PAGE 0743

37.50' 37.50' 37.50' 37.50' 37.50'

37.50' 37.50' 37.50' 37.50' 37.50'

37.50' 37.50' 37.50' 37.50' 37.50'

37.50' 37.50' 37.50' 37.50' 37.50'

37.50' 37.50' 37.50' 37.50' 37.50'

37.50' 37.50' 37.50' 37.50' 37.50'

37.50' 37.50' 37.50' 37.50' 37.50'

37.50' 37.50' 37.50' 37.50' 37.50'

37.50' 37.50' 37.50' 37.50' 37.50'

37.50' 37.50' 37.50' 37.50' 37.50'

37.50' 37.50' 37.50' 37.50' 37.50'

37.50' 37.50' 37.50' 37.50' 37.50'

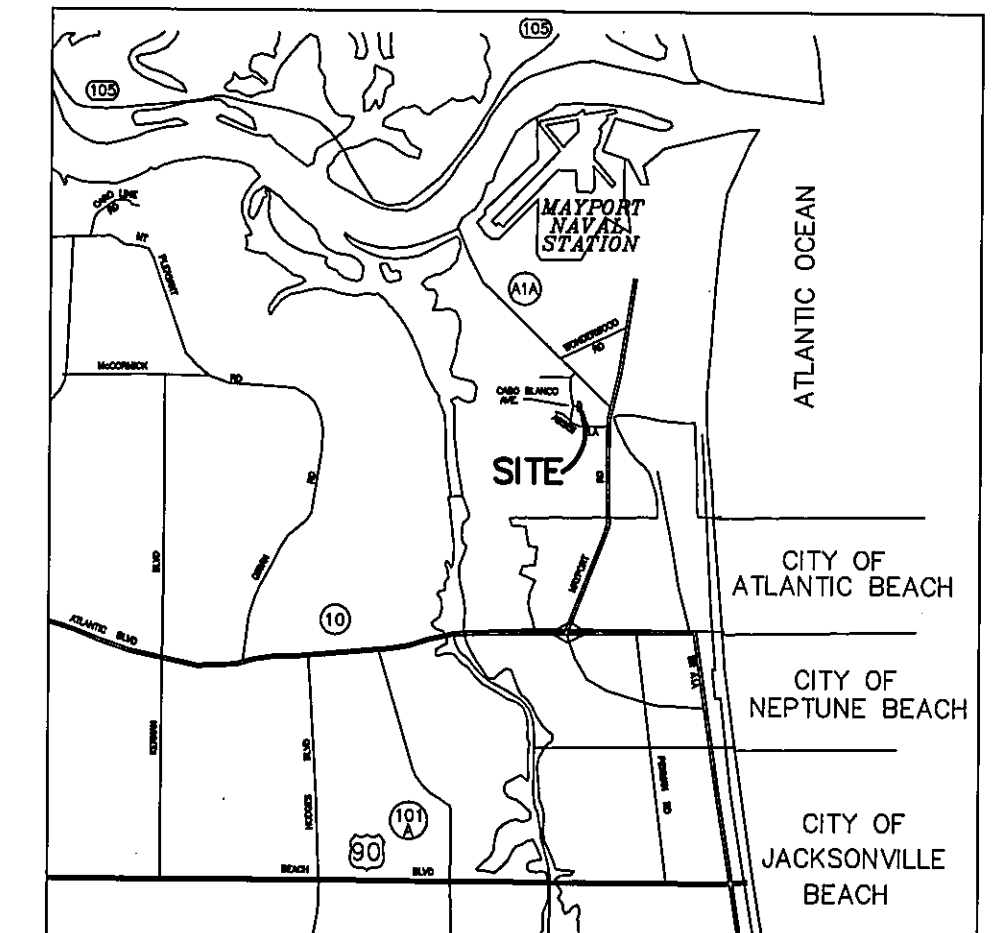
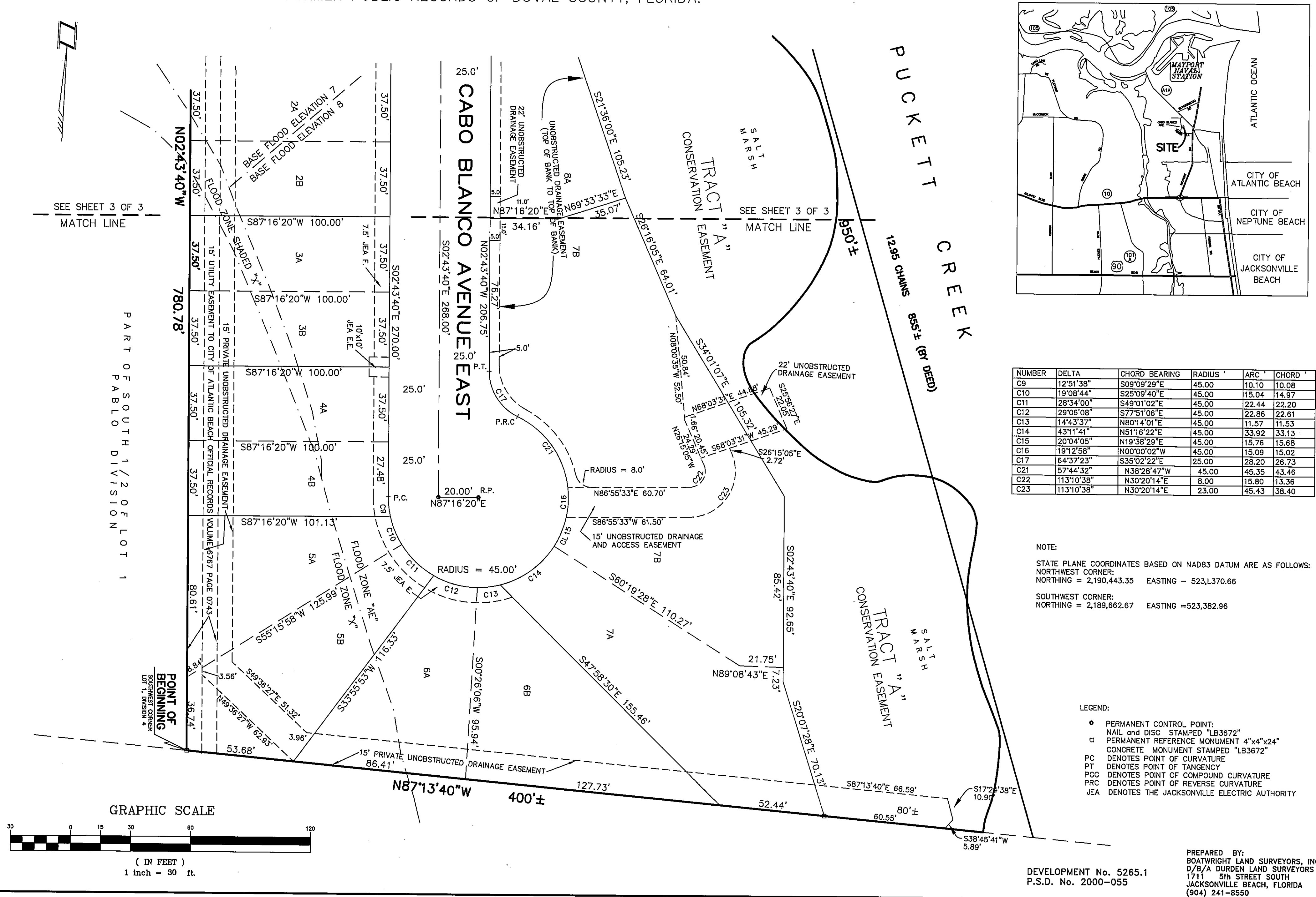
C A B O B L A N C O

CITY OF JACKSONVILLE, FLORIDA

A PART OF LOT 1, DIVISION 4 OF THE ANDREW DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH,
RANGE 29 EAST, AS RECORDED IN DEED BOOK "AG", PAGES 212 AND 213 OF THE
FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK **54** PAGE **94B**

SHEET **3** OF **3**



NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C9	12°51'38"	S09°09'29"E	45.00	10.10	10.08
C10	19°08'44"	S25°09'40"E	45.00	15.04	14.97
C11	28°34'00"	S49°01'02"E	45.00	22.44	22.20
C12	29°06'08"	S77°51'06"E	45.00	22.86	22.61
C13	14°43'37"	N80°14'01"E	45.00	11.57	11.53
C14	43°11'41"	N51°16'22"E	45.00	33.92	33.13
C15	20°04'05"	N19°38'29"E	45.00	15.76	15.68
C16	19°12'58"	N00°00'02"W	45.00	15.09	15.02
C17	64°37'23"	S35°02'22"E	25.00	28.20	26.73
C21	57°44'32"	N38°28'47"W	45.00	45.35	43.46
C22	113°10'38"	N30°20'14"E	8.00	15.80	13.36
C23	113°10'38"	N30°20'14"E	23.00	45.43	38.40

NOTE:
STATE PLANE COORDINATES BASED ON NAD83 DATUM ARE AS FOLLOWS:
NORTHWEST CORNER:
NORTHING = 2,190,443.35 EASTING = 523,1370.66
SOUTHWEST CORNER:
NORTHING = 2,189,662.67 EASTING = 523,382.96

- LEGEND:
- PERMANENT CONTROL POINT:
NAIL and DISC STAMPED "LB3672"
 - PERMANENT REFERENCE MONUMENT 4"x4"x24"
CONCRETE MONUMENT STAMPED "LB3672"
 - PC DENOTES POINT OF CURVATURE
 - PT DENOTES POINT OF TANGENCY
 - PCC DENOTES POINT OF COMPOUND CURVATURE
 - PRC DENOTES POINT OF REVERSE CURVATURE
 - JEA DENOTES THE JACKSONVILLE ELECTRIC AUTHORITY

PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
D/B/A DURDEN LAND SURVEYORS
1711 5th STREET SOUTH
JACKSONVILLE BEACH, FLORIDA
(904) 241-8550
DEVELOPMENT No. 5265.1
P.S.D. No. 2000-055