

COURTYARDS AT 15TH

PLAT BOOK 50 PAGE 23
SHEET 1 of 2 SHEETS

A PORTION OF BLOCK 152, PABLO BEACH SOUTH, TOGETHER WITH A PORTION OF 15TH AVENUE SOUTH, ALL AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE PUBLIC RECORDS OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA. TAXES VERIFIED 7.37.

CAPTION

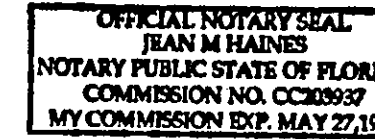
A REPLAT OF LOTS 1, 2, 3 AND 4, BLOCK 152, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF 15TH AVENUE SOUTH AS CLOSED AND ABANDONED BY CITY ORDINANCE NO. 95-7632 OF THE SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 152, PABLO BEACH SOUTH; THENCE SOUTH 61°00'00" WEST, ALONG THE SOUTH LINES OF SAID LOTS 1, 2, 3 AND 4, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF LOT 4; THENCE NORTH 29°00'00" WEST ALONG THE WEST LINE OF SAID LOT 4 AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 135.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 15TH AVENUE SOUTH (A 70 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 61°00'00" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF FIRST STREET SOUTH (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 29°00'00" EAST, ALONG THE SAID WESTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 1, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.62 ACRES, MORE OR LESS.

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 ACKNOWLEDGMENTS, BENJAMIN D. SIBLEY, III, PRESIDENT OF EASTWINDS COURTYARDS DEVELOPMENT, INC., ALL IN BEHALF OF THE CORPORATION, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WHO SEVERALLY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF THE CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE BEACH, IN THE COUNTY OF DUVAL AND IN THE STATE OF FLORIDA THIS 21st DAY OF DECEMBER, A.D., 1995.

Jean M. Haines
NOTARY PUBLIC - STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES May 27, 1996



EASTWINDS COURTYARDS DEVELOPMENT, INC.

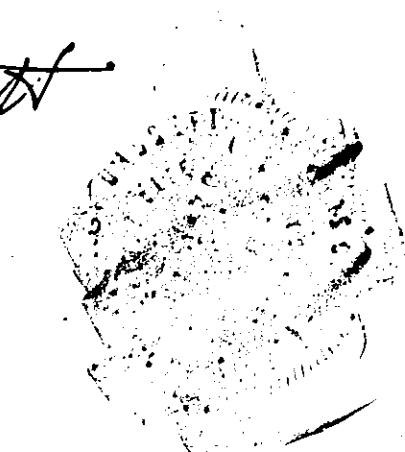
Benjamin D. Sibley III PRESIDENT
William R. Bassett WITNESS
Shaw Hall WITNESS

CERTIFICATE OF SURVEYOR

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 PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177.

SIGNED THIS 21st DAY OF DECEMBER, A.D., 1995.

Charles R. Bassett
CHARLES R. BASSETT
REGISTERED FLORIDA LAND SURVEYOR
FLORIDA NO. 1576



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT EASTWINDS COURTYARDS DEVELOPMENT, INC., A FLORIDA CORPORATION, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON WHICH SHALL HERINAFTER BE KNOWN AS COURTYARDS AT 15TH, AND THAT HAVE 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.

TITLE TO TRACT "A" (STORM WATER COLLECTION AND EASEMENT FOR INGRESS, EGRESS AND UTILITIES) SHALL BE CONVEYED TO COURTYARDS AT 15TH HOMEOWNERS ASSOCIATION OF DUVAL COUNTY, INC., ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE AND DRAINAGE OF STORM AND SURFACE WATER, INGRESS AND EGRESS.

UTILITY AND ELECTRIC UTILITY EASEMENTS DESIGNATED HEREON ARE HEREBY GRANTED TO THE CITY OF JACKSONVILLE BEACH.

EASTWINDS COURTYARDS DEVELOPMENT, INC. DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNER OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICKUP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES BY SAID EASTWINDS COURTYARDS DEVELOPMENT, INC., TO SERVE THE LAND SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS, AND OTHER PERSONS AS EASTWINDS COURTYARDS DEVELOPMENT, INC. MAY FROM TIME TO TIME DESIGNATE THE NON EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACT "A", DESIGNATED ON SAID PLAT OF COURTYARDS AT 15TH.

IN WITNESS WHEREOF, EASTWINDS COURTYARD DEVELOPMENT, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT BOTH BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, IN THEIR NAME THIS 21st DAY OF DECEMBER, A.D., 1995

EASTWINDS COURTYARDS DEVELOPMENT, INC.,

Benjamin D. Sibley III BENJAMIN D. SIBLEY, III PRESIDENT
William R. Bassett WITNESS
Shaw Hall WITNESS

CLERK'S CERTIFICATE 95-257511

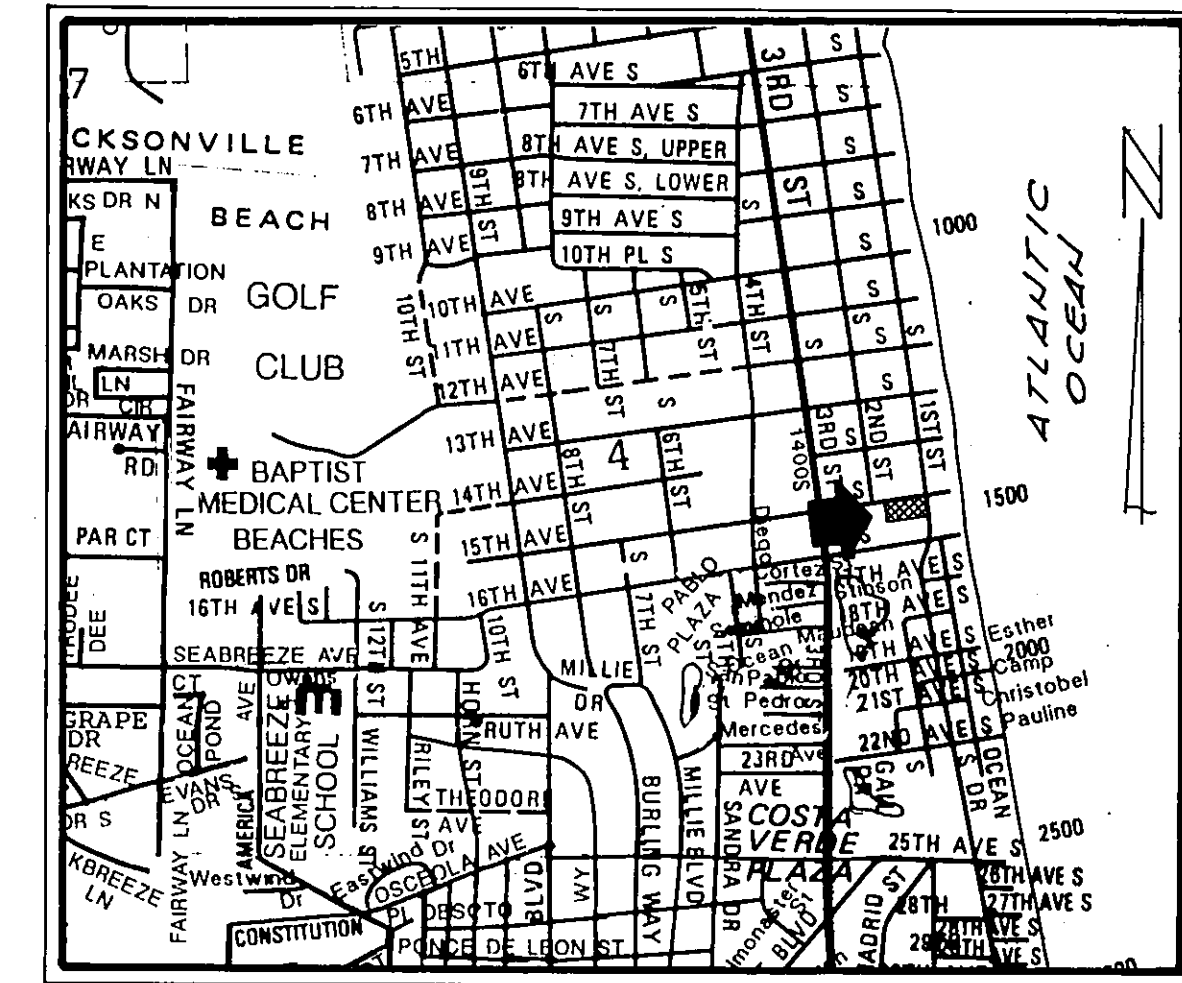
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER NO. 10275 OF THE LAWS OF THE STATE OF FLORIDA OF 1925, AND IS FILED FOR PUBLIC RECORDS AND RECORDED IN PLAT BOOK 50, PAGE 23A IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 21st DAY OF DEC. A.D., 1995.

Henny Cook CLERK OF THE CIRCUIT COURT
M. Y. Odum BY

CITY COUNCIL APPROVAL

EXAMINED AND APPROVED BY THE CITY COUNCIL OF JACKSONVILLE BEACH, FLORIDA, THIS 19th DAY OF Dec. A.D., 1995.

SIGNED: *William B. Latham* WILLIAM B. LATHAM, MAYOR
Prudence B. Corbett PRUDENCE B. CORBETT, CITY CLERK



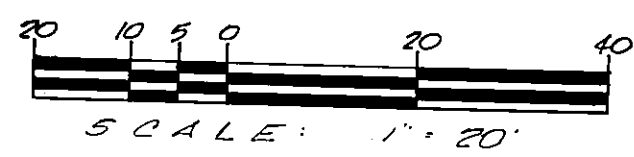
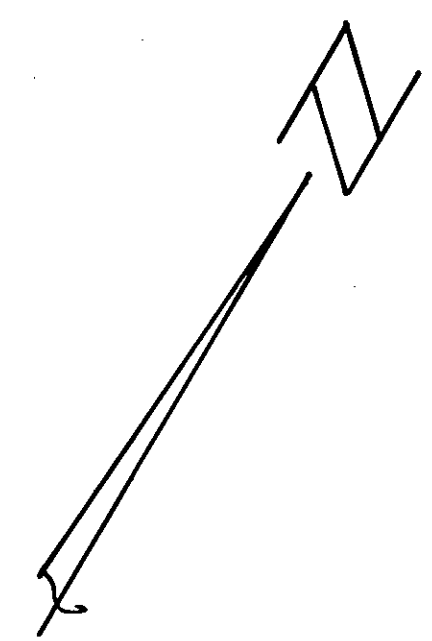
VICINITY MAP
NOT TO SCALE

PREPARED BY:
CHARLES BASSETT & ASSOCIATES, INC.
9 NORTH ACME STREET
JACKSONVILLE, FLORIDA 32211
PHONE: (904) 724-9433

COURTYARDS AT 15TH

A PORTION OF BLOCK 152, PABLO BEACH SOUTH, TOGETHER WITH A PORTION OF 15TH AVENUE SOUTH, ALL AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE PUBLIC RECORDS OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

PLAT BOOK 50 PAGE 239
SHEET 2 OF 2 SHEETS



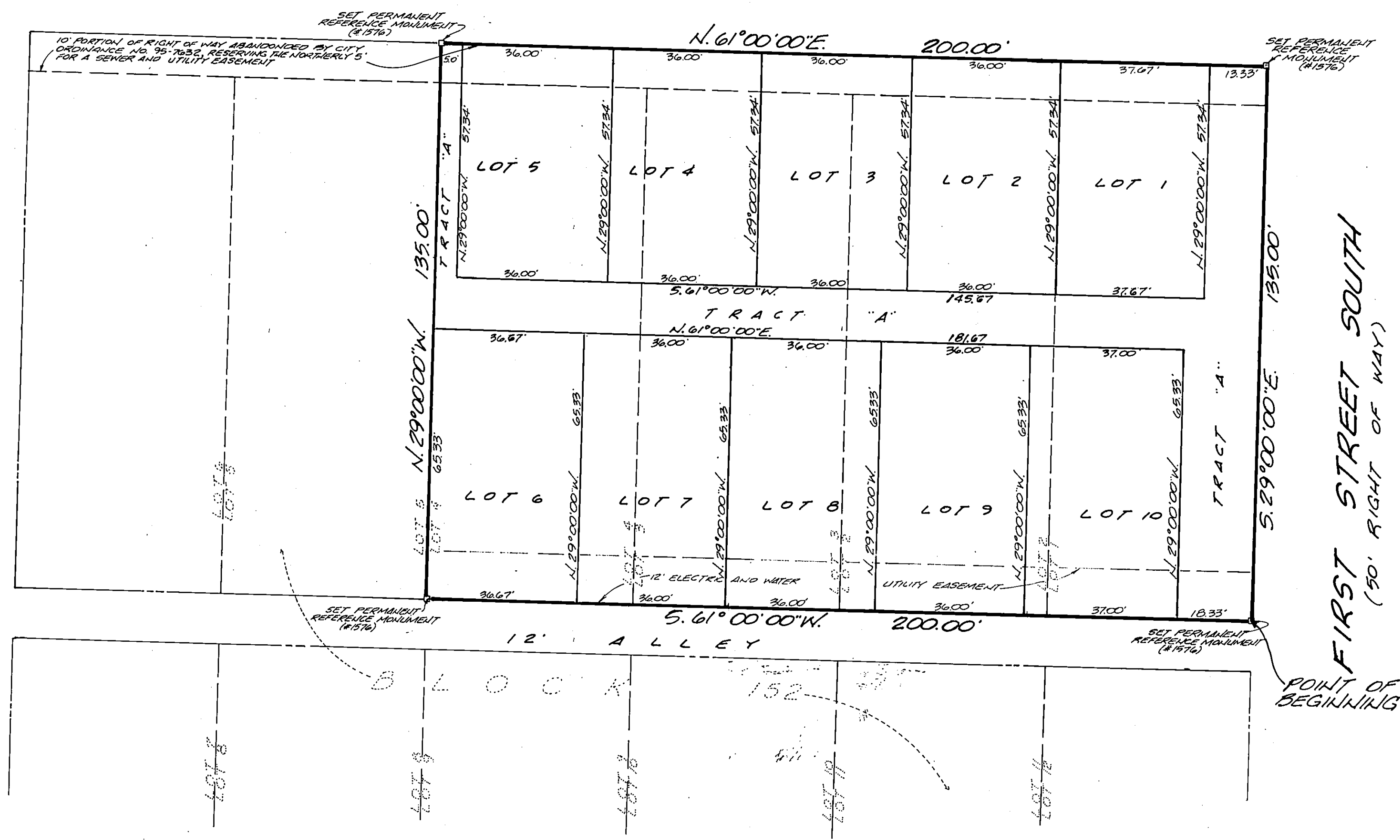
GENERAL NOTES:

- BEARINGS ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF FIRST STREET SOUTH AS BEING $S. 29^{\circ}00'00\"E$. PER PLAT OF PERMITS REPT. OF SOUTH PABLO AS RECORDED IN PLAT BOOK 9 PAGE 44 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- CERTAIN EASEMENTS ARE RESERVED FOR THE USE OF THE CITY OF JACKSONVILLE BEACH FOR PUBLIC UTILITIES OR ITS SUCCESSORS AND ASSIGNS FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.

15TH AVENUE SOUTH
(70' RIGHT OF WAY)

SECOND STREET SOUTH
(50' RIGHT OF WAY)

FIRST STREET SOUTH
(50' RIGHT OF WAY)



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