

Crosswater at Pablo Bay Phase Three

A PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST, TOGETHER WITH
A PORTION OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 66 PAGE 188

SHEET 1 OF 5 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

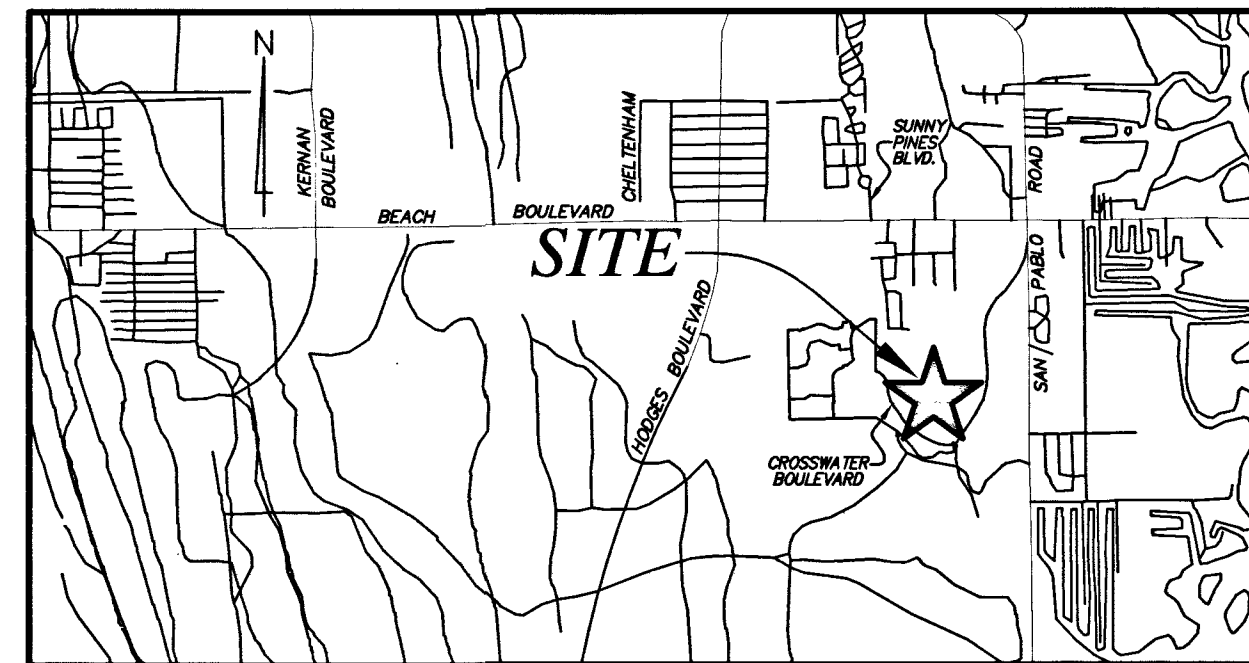
A portion of Section 36, Township 2 South, Range 28 East, together with a portion of Section 1, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeastern corner of Tract Two as depicted on the plat of Pablo Bay Phase Five & Six as recorded in Plat Book 55, pages 21, 21A through 21D of the current Public Records of said county; thence North 01°32'30" West, along the Easterly line of said Pablo Bay Phase Five & Six, a distance of 333.46 feet to a point lying on the Southerly right of way line of Decatur Street, a 60 foot right of way as presently established; thence North 89°02'47" East, departing said Easterly line and along said Southerly right of way line, 618.86 feet to the Southeastern corner of the Easterly termination of said Decatur Street and the Point of Beginning.

From said Point of Beginning, thence North 00°45'48" West, along said Easterly termination and along the Easterly line of Beach Haven Village, as recorded in Plat Book 29, pages 28 and 28A of said current Public Records, 943.71 feet to the Northerly most corner of Lot 21 of said plat, said corner lying on the Southerly line of Ingle Forest Unit No. 1, as recorded in Plat Book 22, page 38 of said current Public Records; thence North 89°31'17" East, along said Southerly line, 648.06 feet; thence South 00°03'54" West, departing said Southerly line, 184.57 feet; thence South 10°16'25" East, 870.94 feet; thence South 35°34'58" East, 429.81 feet; thence South 58°25'25" West, 31.46 feet; thence South 31°34'35" East, 139.45 feet; thence South 56°49'32" West, 120.05 feet; thence North 31°34'35" West, 142.80 feet; thence North 58°25'25" East, 14.89 feet; thence North 31°34'35" West, 50.00 feet to a point lying on a curve concave Northerly having a radius of 25.00 feet; thence Westerly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 76°34'35" West, 35.36 feet; thence South 58°25'25" West, 50.00 feet; thence North 31°34'35" West, 80.87 feet to the point of curvature of a curve concave Southwesterly having a radius of 100.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 20°51'45", an arc length of 36.41 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 42°00'28" West, 36.21 feet; thence South 58°37'05" West, 190.71 feet; thence North 37°53'19" West, 7.98 feet to a point lying on a curve concave Northeasterly having a radius of 1245.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 22°46'56", an arc length of 495.04 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 27°56'06" West, 491.79 feet; thence South 78°46'53" West, 179.37 feet to a point lying on a curve concave Easterly having a radius of 325.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 10°25'12", an arc length of 59.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 06°00'31" West, 59.02 feet; thence North 00°47'54" West, 45.99 feet; thence South 89°12'06" West, 160.38 feet; thence South 02°49'24" West, 15.50 feet; thence South 89°02'47" West, 12.69 feet to the Point of Beginning.

Containing 20.61 acres, more or less.

VICINITY MAP



NOT TO SCALE

ADOPTION AND DEDICATION

This is to certify that Pablo Bay II, LLC, a Florida limited liability company, ("Owner"), is the fee simple owner of the lands described in the caption hereon known as Crosswater at Pablo Bay Phase Three, 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. All rights of way, and drainage easements are hereby irrevocably and without reservation dedicated to the City of Jacksonville, a Florida municipal corporation, its successors and assigns ("City").

Tracts "A" and "B" (Open Space/Buffer), Tract "C" (Conservation Area), special use easements and private drainage easements shown on this plat are and shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns.

Those easements designated as "JEA-EE" are hereby irrevocably and without reservation 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 and without reservation 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. Those "JEA Access and Electrical Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use for (1) access to the JEA-E.E. and JEA-E easements, (2) additional work space for the maintenance, repair and replacement of electric utility improvements located within the JEA-E.E. and JEA-E easements, and (3) the installation, operation, maintenance, repair and replacement of electric facilities running perpendicular to the electric facilities located within the JEA-E.E. and JEA-E easements.

Any utility easements shown on this plat shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(28) of the current Florida Statutes; however, only cable television service providers specifically authorized by the undersigned owner, its successors and assigns, to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

In witness whereof, the undersigned Owner has caused these presents to be signed by the designated officers shown below on this 27 day of February, 2014.

OWNER
Pablo Bay II, LLC
a Florida limited liability company

By: Pablo Bay Development, LLC
its Managing Member

By: Gregory J. Barbour
its Vice President

Michael O'Steen
Witness
Michael O'Steen
Printed Name
Tina E Miller
Witness
Tina E Miller
Printed Name

APPROVED FOR RECORD

This is to certify that the above plat has been examined, accepted, and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

James M. Robinson, P.E.
Director of Public Works
MARCH 9, 2014
Date

CLERK'S CERTIFICATE 2014060993

This is to certify that this plat has been approved by the City of Jacksonville, Florida, and submitted to me for recording, and is recorded in Plat Book 66 pages 188-189 of the Public Records of Duval County, Florida, this 19th day of March, 2014.

Ronnie Fussell
Clerk of the Circuit Court
W. Butler
Deputy Clerk

STATE OF Florida, COUNTY OF Duval

The foregoing instrument was acknowledged before me this 27 day of February, 2014, by Gregory J. Barbour, as Vice President of Pablo Bay Development, LLC, a Florida limited liability company, as Managing Member of Pablo Bay II, LLC, a Florida limited liability company, on behalf of the limited liability company, who is personally known to me.

Tina E Miller
Notary Public, State of Florida
Tina E Miller
Printed Name

My Commission Expires May 9, 2017

Commission Number FF 016700

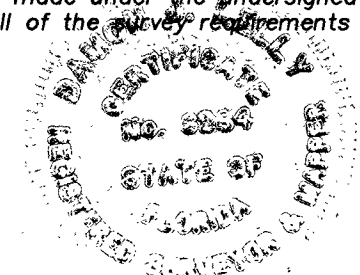


SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a land surveyor, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Chapter 177, Part 1, Plotting, of the Florida Statutes.

Signed and sealed this 4th day of MARCH, 2014.

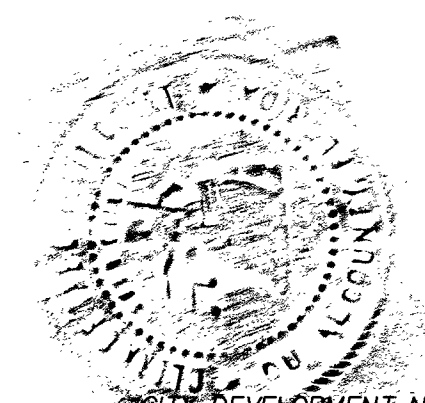
Damon J. Kelly
Damon J. Kelly
Professional Surveyor and Mapper
State of Florida LS No. 6284



PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 12th day of March, 2014.

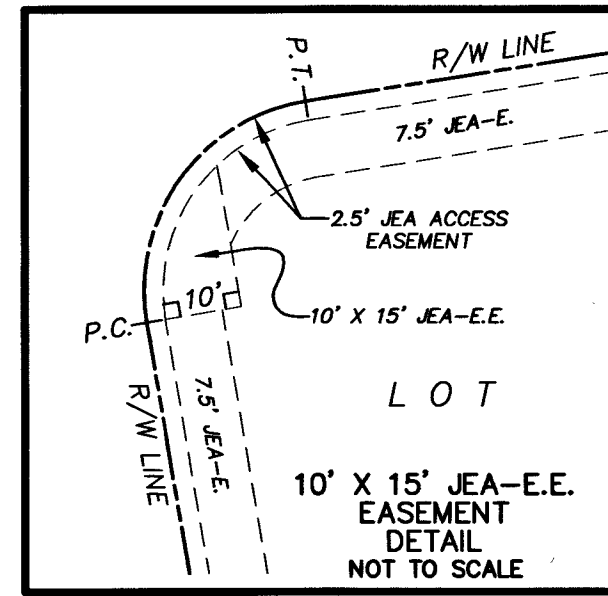
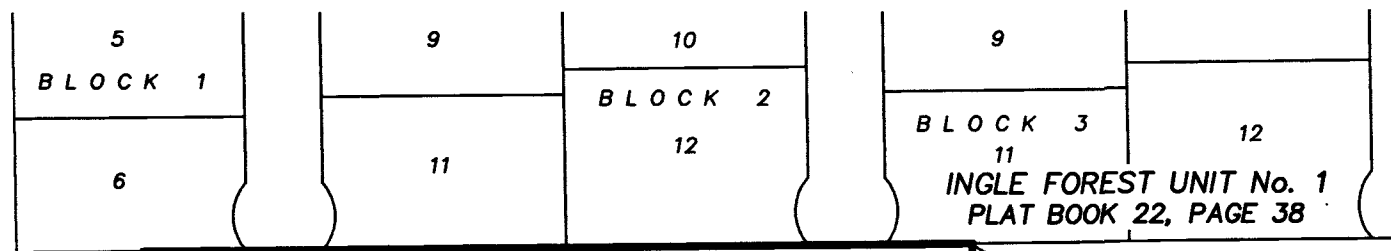
W. Monroe Hazen, P.L.S.
W. Monroe Hazen, P.L.S.
Professional Land Surveyor Number 3398



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

Crosswater at Pablo Bay Phase Three

A PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST, TOGETHER WITH
A PORTION OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



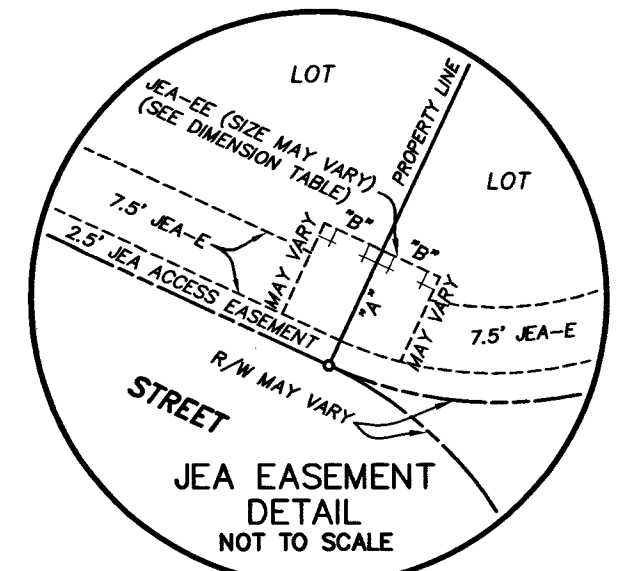
- Notes:**
- Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the Easterly line of Pablo Bay Phase Five & Six as being North 01°32'30" West.
 - Notice: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not depicted on this plat that may be found in the Public Records of this county.
 - Examination of Flood Insurance Rate Map, Community Number 120077, Panel Number 0414 H, dated June 3, 2013, indicates that the property shown and described herein lies within Flood Zone "X". No attempt was made to field verify. The firm information and delineations on this plat are valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Flood Plain Management Repository, Department of Public Works, City of Jacksonville.
 - The easements shown herein and designated as unobstructed easements shall remain totally unobstructed by any permanent 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. The easements shown herein and designated as unobstructed/access easements, shall remain totally unobstructed by any improvements that may impede the use and access of said easement by the City of Jacksonville.
 - Those certain easements denoted as "Special Use Easements" are reserved by the Owner for future designated use.
 - Tract "C" is subject to a conservation easement pursuant to Section 704.06, F.S. in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
 - Removing, destroying or trimming trees, shrubs, or other vegetation.
 - Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - Acts or uses detrimental to such retention of land or water areas.
 - Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.
 - Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed.
 - Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
 - JEA-E denotes JEA easement. JEA will allow certain non-permanent improvements which do not impede the use of said easements by JEA. The installation of fences, hedges and landscaping is permissible but subject to removal by JEA at the expense of each lot owner for the removal and for replacement of such items.
 - JEA-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.
 - Coordinates based on G.P.S. observation of Station "A 072 A10" and Station "Durbin 2" National Geodetic Survey 1991 adjustment. Coordinate datum: State Plane in U.S. survey feet (Florida East Zone 901, North American Datum 1983/1991). Station "A 072 A10" coordinates: N 2173254.1677 E 388416.8630 Station "Durbin 2" coordinates: N 2092535.8352 E 509677.0129
 - Lands depicted herein are subject to Agreement Regarding Easement and Cost Sharing recorded in Official Records Book 16106, Page 1999 of the current Public Records of Duval County, Florida. (Blanket in nature)

UNPLATTED LANDS OF SECTION 36 TOWNSHIP 2 SOUTH RANGE 28 EAST

SECTION 36 TOWNSHIP 2 SOUTH, RANGE 28 EAST TOWNSHIP 3 SOUTH, RANGE 28 EAST SECTION 1

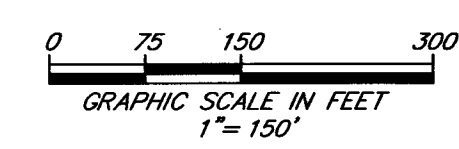
UNPLATTED LANDS OF SECTION 1 TOWNSHIP 3 SOUTH RANGE 28 EAST

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.C.C. POINT OF COMPOUND CURVATURE
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 - R RADIUS
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 - CH CHORD DISTANCE
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 - LI TABULATED LINE DATA
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 - C/L CENTERLINE
 - P.B. PLAT BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - ESMT. EASEMENT
 - JEA-E JEA ELECTRIC EASEMENT
 - JEA-E.E. JEA EQUIPMENT EASEMENT
 - TWP. TOWNSHIP
 - SO. SOUTH
 - ③ SHEET REFERENCE NUMBER
 - MATCHLINE
 - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊗ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



JEA DIMENSION TABLE

"A" 10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
"B" 5'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
"A" 10'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT
"B" 10'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT



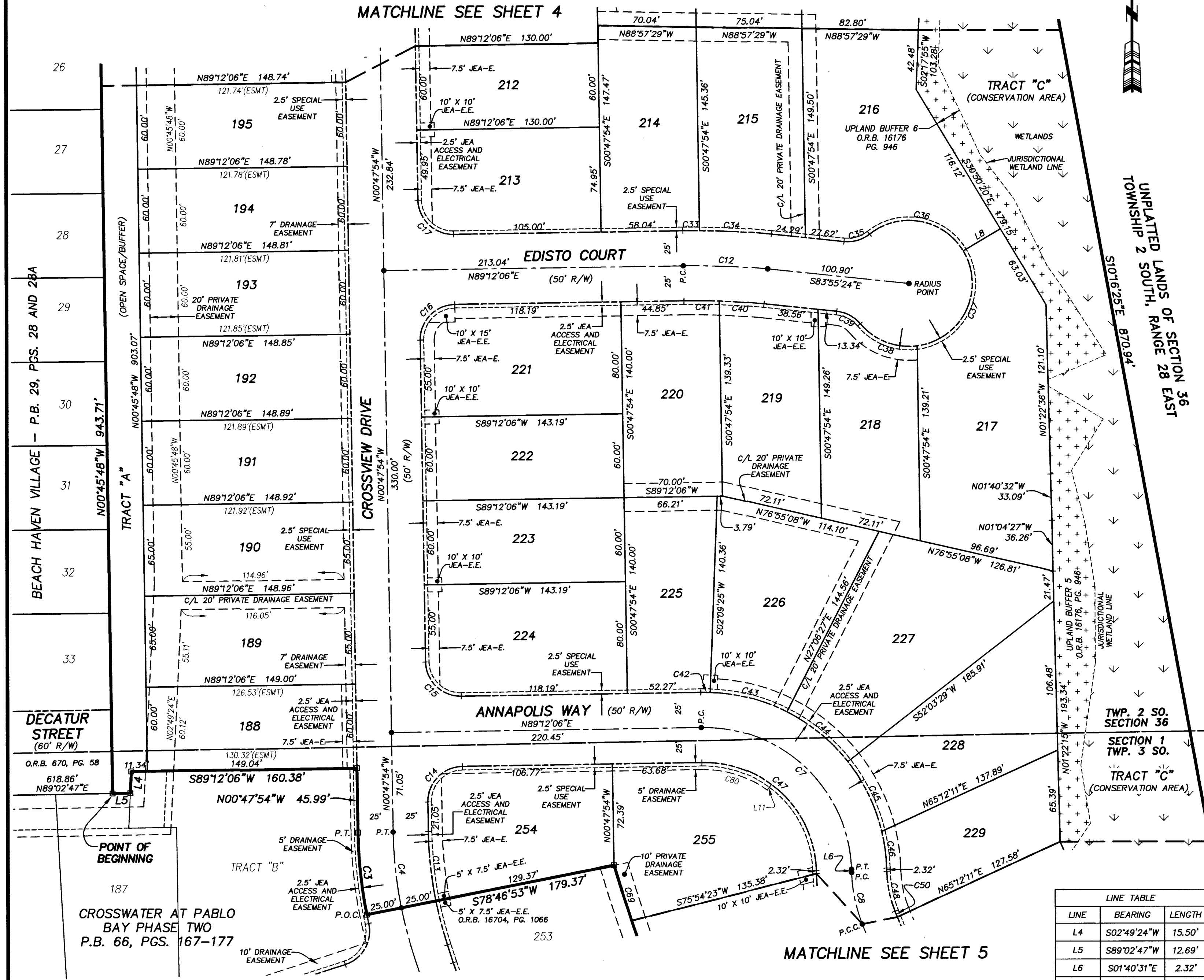
CITY DEVELOPMENT NO. 3172.062

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
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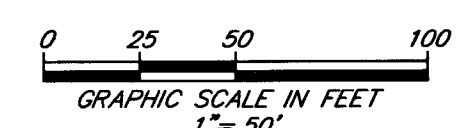
SHEET 3 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	325.00'	10°25'12"	59.11'	N06°00'31"W	59.02'
C4	300.00'	10°25'12"	54.56'	N06°00'31"W	54.48'
C7	105.00'	89°07'23"	163.33'	S46°14'13"E	147.35'
C8	110.00'	19°39'34"	37.74'	S11°30'19"E	37.56'
C12	500.00'	6°52'30"	60.00'	S87°21'39"E	59.96'
C13	275.00'	10°25'12"	50.01'	S06°00'31"E	49.94'
C14	25.00'	90°00'00"	39.27'	S44°12'06"W	35.36'
C15	25.00'	90°00'00"	39.27'	S45°47'54"E	35.36'
C16	25.00'	90°00'00"	39.27'	S44°12'06"W	35.36'
C17	25.00'	90°00'00"	39.27'	S45°47'54"E	35.36'
C33	525.00'	118°20"	11.96'	S89°51'15"W	11.96'
C34	525.00'	5°34'10"	51.03'	N86°42'29"W	51.01'
C35	25.00'	44°24'55"	19.38'	N73°52'08"E	18.90'
C36	45.00'	97°30'00"	76.58'	N79°35'19"W	67.67'
C37	45.00'	113°30'18"	89.15'	N25°54'49"E	75.27'
C38	45.00'	57°49'33"	45.42'	S68°25'16"E	43.51'
C39	25.00'	44°24'55"	19.38'	N61°42'57"W	18.90'
C40	475.00'	3°50'25"	31.84'	N85°50'37"W	31.83'
C41	475.00'	3°02'05"	25.16'	N89°16'52"W	25.16'
C42	130.00'	2°57'20"	6.71'	N89°19'15"W	6.70'
C43	130.00'	24°57'02"	56.61'	N75°22'04"W	56.16'
C44	130.00'	24°57'02"	56.61'	N50°25'02"W	56.16'
C45	130.00'	24°37'15"	55.86'	N25°37'54"W	55.43'
C46	130.00'	11°38'45"	26.42'	N07°29'54"W	26.38'
C47	80.00'	89°07'23"	124.44'	N46°14'13"W	112.27'
C48	85.00'	19°39'34"	29.17'	S11°30'19"E	29.02'
C50	1067.00'	0°14'18"	4.44'	S21°27'15"E	4.44'
C69	1245.00'	1°54'51"	41.60'	S17°30'04"E	41.59'
C80	75.00'	37°55'52"	49.65'	N71°49'58"W	48.75'

- LEGEND**
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LINE TABLE		
LINE	BEARING	LENGTH
L4	S02°49'24"W	15.50'
L5	S89°02'47"W	12.69'
L6	S01°40'31"E	2.32'
L8	N59°09'40"E	30.70'
L11	S37°07'58"W	5.00'

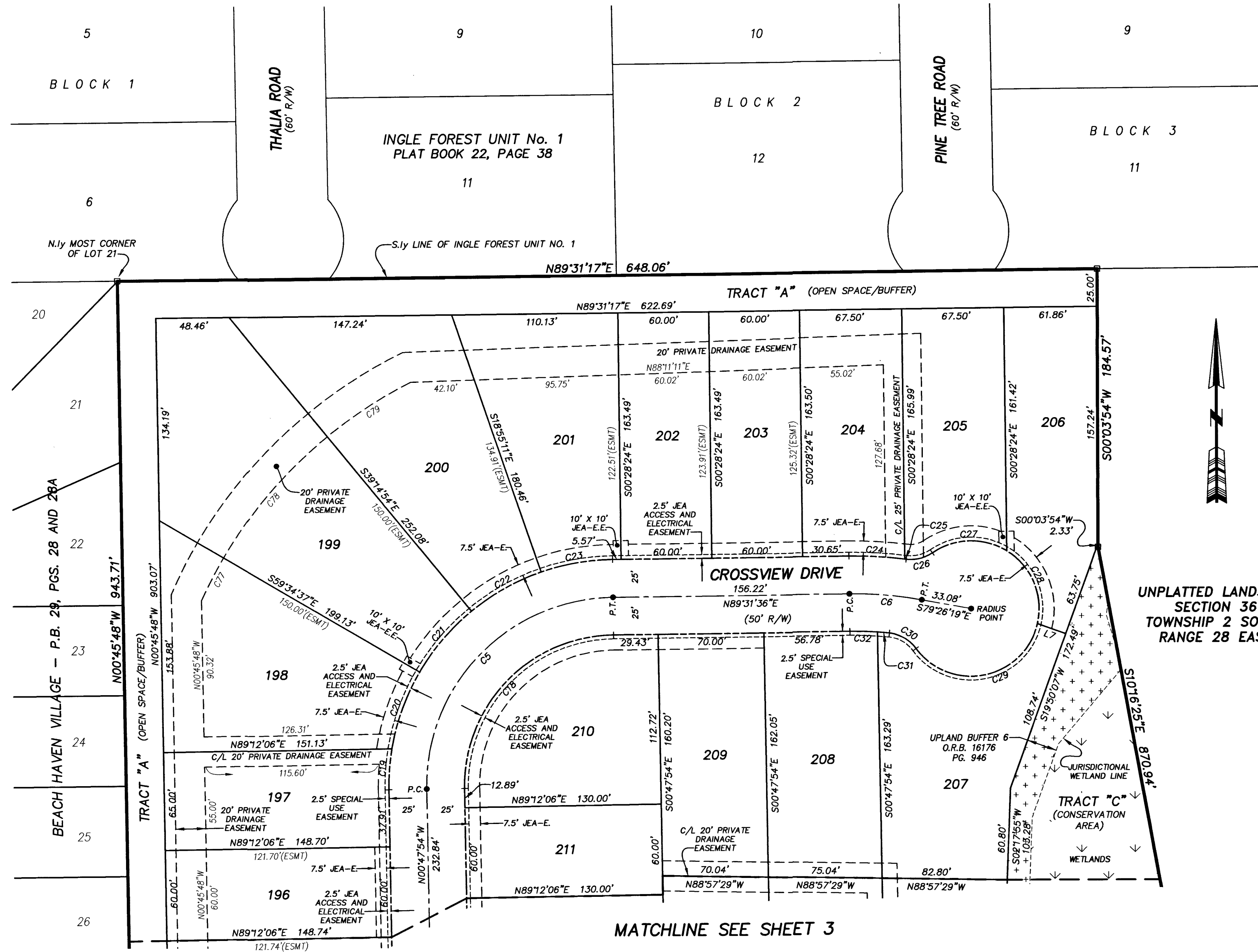


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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

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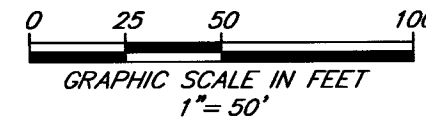
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OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	125.00'	90°19'30"	197.06'	N44°21'51"E	177.28'
C6	250.00'	11°02'06"	48.15'	S84°57'22"E	48.07'
C18	100.00'	90°19'30"	157.65'	S44°21'51"W	141.82'
C19	150.00'	10°24'21"	27.24'	S04°24'16"W	27.20'
C20	150.00'	20°48'57"	54.50'	S20°00'55"W	54.20'
C21	150.00'	20°19'43"	53.22'	S40°35'15"W	52.94'
C22	150.00'	20°19'43"	53.22'	S60°54'57"W	52.94'
C23	150.00'	18°26'47"	48.29'	S80°18'12"W	48.08'
C24	275.00'	7°42'04"	36.96'	N86°37'23"W	36.93'
C25	275.00'	0°12'24"	0.99'	N82°40'09"W	0.99'
C26	25.00'	41°48'29"	18.24'	N76°31'48"E	17.84'
C27	45.00'	66°11'06"	51.98'	S88°43'07"W	49.14'
C28	45.00'	71°26'20"	56.11'	N22°28'10"W	52.54'
C29	45.00'	131°02'11"	102.92'	N78°46'05"E	81.91'
C30	25.00'	48°06'53"	20.99'	N59°46'16"W	20.38'
C31	225.00'	2°00'00"	7.85'	N84°49'42"W	7.85'
C32	225.00'	4°38'42"	18.24'	N88°09'03"W	18.24'
C77	300.00'	6°05'24"	31.89'	N27°22'42"E	31.87'
C78	300.00'	20°19'43"	106.44'	N40°35'15"E	105.88'
C79	300.00'	12°37'16"	66.08'	N57°03'44"E	65.95'

- LEGEND**
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 - ESMT. EASEMENT
 - JEA-E. JEA ELECTRIC EASEMENT
 - JEA-E.E. JEA EQUIPMENT EASEMENT
 - TWP. TOWNSHIP
 - SO. SOUTH
 - ③ SHEET REFERENCE NUMBER
 - MATCHLINE
 - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L7	N7°09'53"W	19.80'



CITY DEVELOPMENT NO. 3172.062

PREPARED BY:
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

