

# Harbor Winds Unit Two

PLAT BOOK **50** PAGE **90**

A Portion of Section 15, Township 2 South, Range 28 East, Duval County, Florida.

TAXES PAID  
THRU 1996  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

### CAPTION

A portion of Section 15, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of Lot 261, of Harbor Winds Unit One, as recorded in Plat Book 48, Pages 57, 57A - 57G, inclusive of the Current Public Records of said county; thence Northerly and Westerly, along the Westerly boundary of said Harbor Winds Unit One, run the following eleven (11) courses and distances: COURSE NO. 1: North 00°51'56" West, 100.05 feet; COURSE NO. 2: North 22°29'24" West, 53.79 feet; COURSE NO. 3: North 00°51'56" West, 78.85 feet; COURSE NO. 4: North 09°09'06" West, 153.38 feet; COURSE NO. 5: North 80°50'54" East, 25.00 feet; COURSE NO. 6: North 09°09'06" West, 102.01 feet; COURSE NO. 7: North 24°53'38" West, 55.29 feet; COURSE NO. 8: North 08°36'28" West, 98.79 feet; COURSE NO. 9: North 02°52'56" East, 118.12 feet; COURSE NO. 10: North 14°31'39" East, 50.14 feet; COURSE NO. 11: North 23°57'25" East, 94.50 feet; thence North 62°01'01" West, 166.95 feet, to the point of curvature of a curve to the left; thence Northwesterly along and around the arc of said curve concave Southerly, having a radius of 1,075.00 feet, an arc distance of 541.26 feet, said arc being subtended by a chord bearing and distance of North 76°26'29" West, 535.56 feet, to the point of tangency of said curve; thence South 89°08'04" West, 179.50 feet; thence South 00°51'56" East, 350.00 feet; thence South 07°17'42" West, 50.51 feet; thence South 00°51'56" East, 100.00 feet; thence North 89°08'04" East, 20.92 feet; thence South 00°51'56" East, 550.00 feet; thence South 89°08'04" West, 144.25 feet; thence South 00°51'56" East, 199.91 feet; thence North 89°08'04" East, 40.00 feet; thence South 00°51'56" East, 100.14 feet; to the Northerly right-of-way line of Matthew Ungar Drive (a 100' right-of-way as now established); thence North 89°06'15" East, along lost said line, 1,221.90 feet, to the aforesaid Westerly boundary of Harbor Winds Unit One; thence Northwesterly and Southwesterly, along said Westerly boundary, run the following three (3) courses and distances: COURSE NO. 1: North 00°53'45" West, 198.47 feet; COURSE NO. 2: North 70°48'16" West, 150.00 feet; COURSE NO. 3: South 89°06'15" West, 138.98 feet, to the POINT OF BEGINNING.

Containing 26.74 acres, more or less.

Approved 11/4/96  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved 11-8-96  
Date  
[Signature]  
for General Counsel

CLERK'S CERTIFICATION **96-239932**  
This is to certify that this plat has been approved by the City Council of the City of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book **50**, Pages **90-90E** of the Public Records of Duval County, Florida.  
Signed this 12th day of November A.D., 1996  
[Signature] By: G. Kodom  
HENRY COOK Deputy Clerk  
Clerk of Circuit Court

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, this 8th day of November A.D., 1996.  
[Signature] 11/08/96  
Director of Public Works Date

NOTARY FOR FIDELITY NATIONAL BANK  
The foregoing instrument was acknowledged before me this 25 day of October 1996, A.D., by Michael W. Levitt, Vice President of Fidelity National Bank, on behalf of the Corporation. He is personally known to me and did not take an oath.

[Signature] Oct 27, 1997  
Notary Public My Commission Expires:  
State of Florida at Large Serial No. CC471739  
Print Name: JEAN A-ROSER

NOTARY HARBOR WINDS, INC.  
The foregoing instrument was acknowledged before me this 23rd day of October 1996, A.D., by J. Daniel Collins, President of Harbor Winds, Inc., a Florida Corporation, on behalf of the Corporation. He is personally known to me and did not take an oath.

[Signature] 4-16-97  
Notary Public My Commission Expires:  
State of Florida at Large Serial No. BEVERLY J. HOLLAND  
Print Name: Beverly J. Holland

### ADOPTION AND DEDICATION

This is to certify that Harbor Winds, Inc., a corporation under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as Harbor Winds Unit Two, having caused the same to be surveyed and subdivided, and that Fidelity National Bank is the holder of mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All roads, drives, lanes, courts, walkways, easements for drainage, utilities and sewers, and non-access easements, except all private easements and conservation easements which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, and except all Jacksonville Electric Authority easements, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements over, under, across and through the lakes/stormwater management facilities 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 drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all roads, drives, lanes and courts as noted above hereby dedicated, together with all substances or matter which may flow or pass from roads, drives, lanes and courts; from adjacent land or from any other source of public waters into or through said lakes/stormwater management facilities without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or loss 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 treatment systems shown on this plat are owned in fee simple title by the abutting owner(s), its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the owner, its successor and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.
- (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 other person within the area of the lands hereby platted, or of the lakes and treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/stormwater management facilities and the control structures to effect adequate drainage.

The Owner, its successors and assigns of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damaged arising from or out of any occurrence in, upon, at or from the lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act or omission of its agent, contractors, employees, servants, licensees or concessionaires within Harbor Winds Unit Two. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

The undersigned Owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all the lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors, and assigns.

Those easements designated as 'J.E.A.E.' are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

Those easements designated as 'J.E.A.E.' are hereby irrevocably dedicated to the Jacksonville Electric Authority, 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 thereof, Harbor Winds, Inc., has caused these presents to be signed by its President.  
This 23rd Day of October 1996

HARBOR WINDS, INC.  
Witness: [Signature] [Signature]  
Print Name: Beverly J. Holland J. Daniel Collins  
President

Witness: [Signature]  
Print Name: Jacquelyn Henfelder

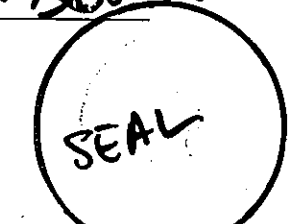
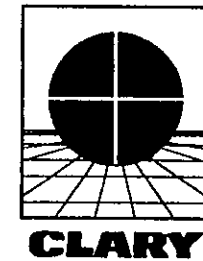
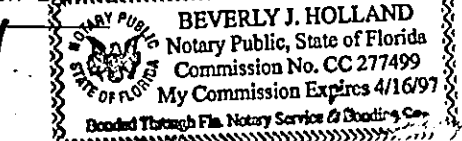
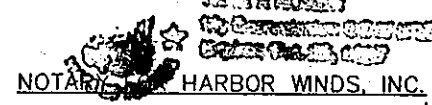
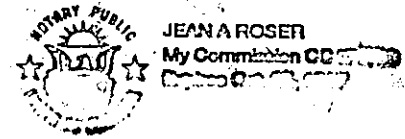
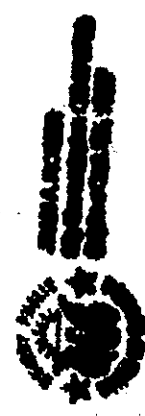
FIDELITY NATIONAL BANK  
Witness: [Signature] [Signature]  
Print Name: MARISSA COOK Michael W. Levitt  
Vice President

Witness: [Signature]  
Print Name: Daisy McClellan

### SURVEYOR'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 the undersigned's responsible direction and supervision, that the survey data complies with all requirements of Florida Statute 177, that the survey and legal description are accurate and permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State of Florida and the current regulations of the City of Jacksonville.

Signed this 28 day of October A.D., 1996  
[Signature]  
Gregory B. Clay  
Registered Land Surveyor No. 3377  
State of Florida



P.S.D. NO. 92-030  
CITY DEVELOPMENT NO. 1005.1

PREPARED BY:  
Clary & Associates, Inc.  
PROFESSIONAL LAND SURVEYORS  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703

# Harbor Winds Unit Two

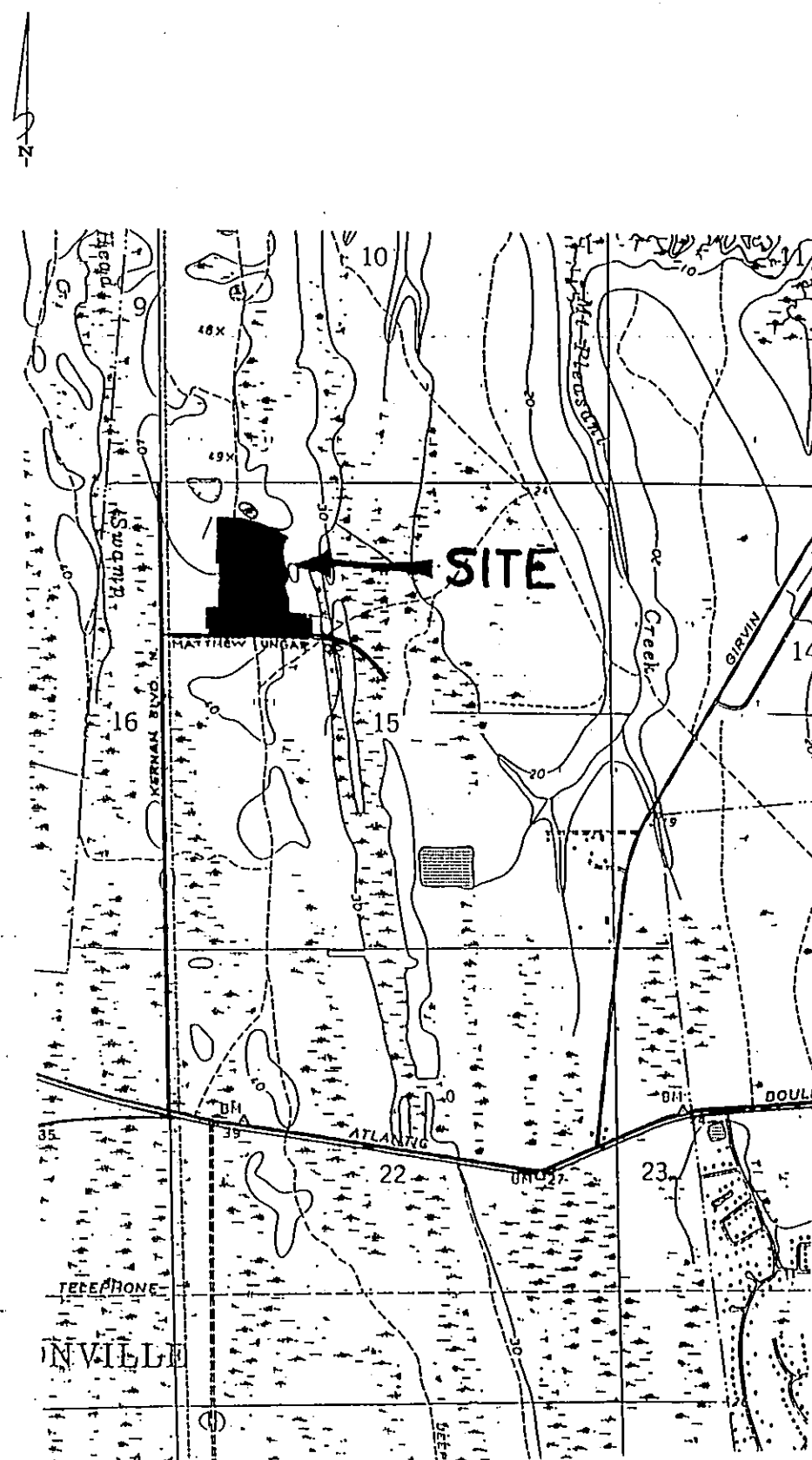
A Portion of Section 15, Township 2 South, Range 28 East,  
Duval County, Florida.

PLAT BOOK **50** PAGE **90A**

SHEET 2 OF 6 SHEETS  
91 LOTS IN THIS UNIT

## Vicinity Map

SCALE: 1" = 2000'

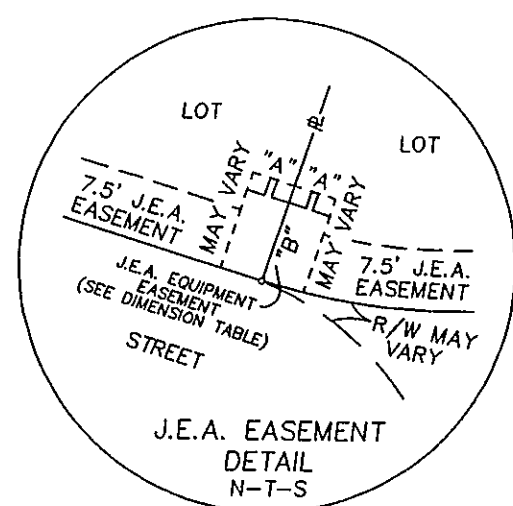
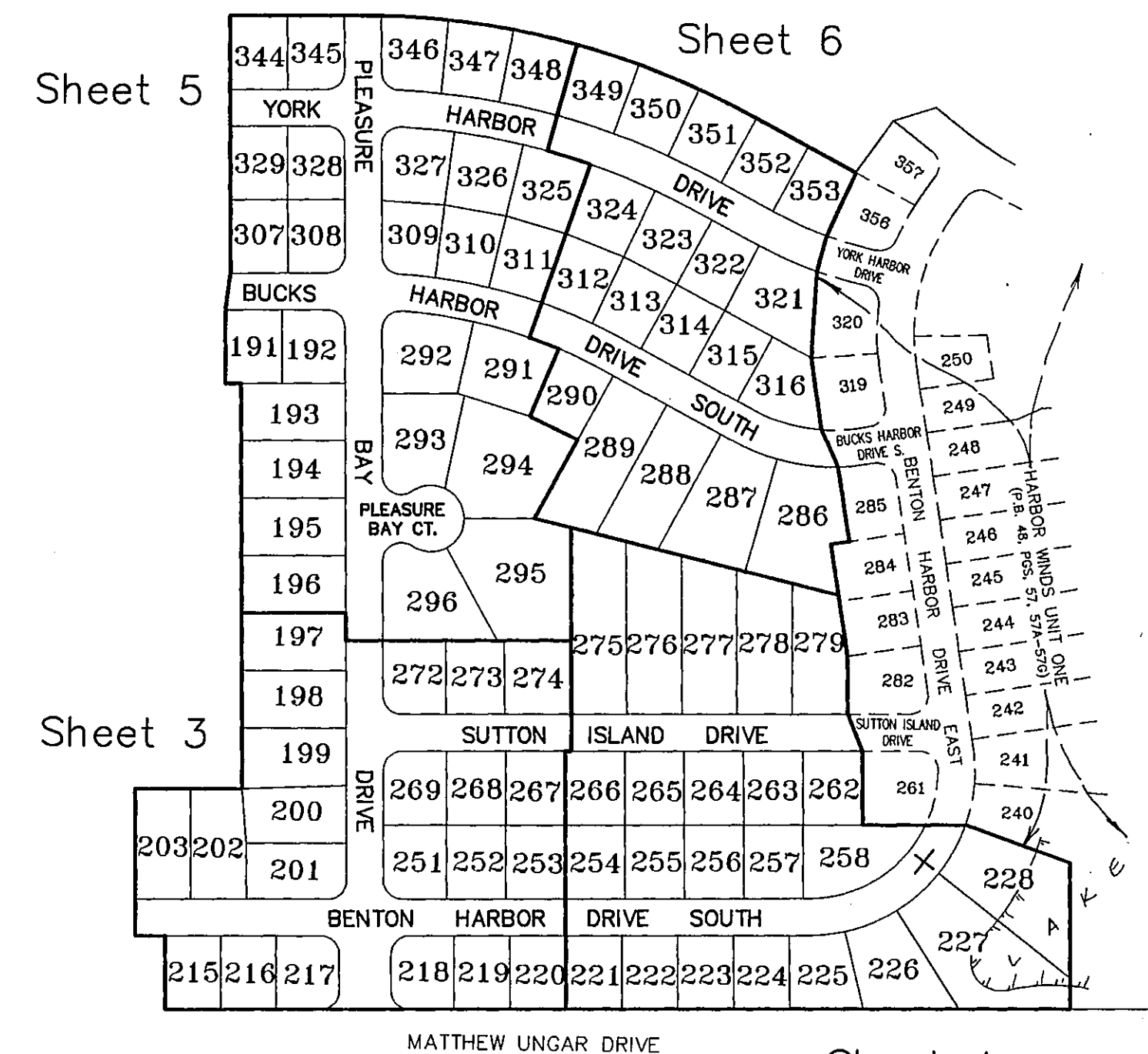


## General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY R/W LINE OF MATTHEW UNGAR BOULEVARD AS N 89°06'15" E.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NO. 120077, PANEL NO. 0233E, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE LAKES SHOWN HEREON DO NOT REPRESENT AN 'AS-BUILT' CONDITION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND ARE FOR PICTORIAL PURPOSES ONLY.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND AND SEWERS, UNLESS OTHERWISE NOTED HEREON.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED HEREON.
- THE EASEMENTS SHOWN HEREON 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 HEREON 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.
- ALL PLATTED UTILITY 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.
- CERTAIN EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- 'J.E.A.E.' DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.
- 'J.E.A.E.' DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT **SUBJECT TO REMOVAL** BY JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

## Key Map

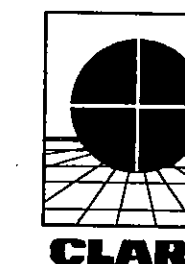
SCALE: 1" = 200'



DIMENSION TABLE	
"A"	5' TYPICAL 10' x 10' J.E.A.
"B"	10' EQUIPMENT EASEMENT
"A"	10' TYPICAL 10' x 20' J.E.A.
"B"	10' EQUIPMENT EASEMENT

## Legend

- |       |                           |        |                                      |
|-------|---------------------------|--------|--------------------------------------|
| R/W   | = RIGHT-OF-WAY            | R      | = RADIUS                             |
| ○     | = PERMANENT CONTROL POINT | CH     | = CHORD                              |
| PC    | = POINT OF CURVATURE      | Δ      | = DELTA                              |
| PT    | = POINT OF TANGENCY       | RP     | = RADIUS POINT                       |
| ORV   | = OFFICIAL RECORDS VOLUME | □      | = PERMANENT REFERENCE MONUMENT       |
| PB    | = PLAT BOOK               | □      | = STAMPED R.L.S. # 3377              |
| PG(S) | = PAGE(S)                 | C4     | = TABULATED CURVE DATA               |
| A     | = ARC LENGTH              | PRC    | = POINT OF REVERSE CURVE             |
| T     | = TANGENT                 | PCC    | = POINT OF COMPOUND CURVE            |
|       |                           | J.E.A. | = JACKSONVILLE ELECTRICAL AUTHORITY  |
|       |                           | ■      | = FOUND PERMANENT REFERENCE MONUMENT |
|       |                           |        | STAMPED CLARY #3377                  |



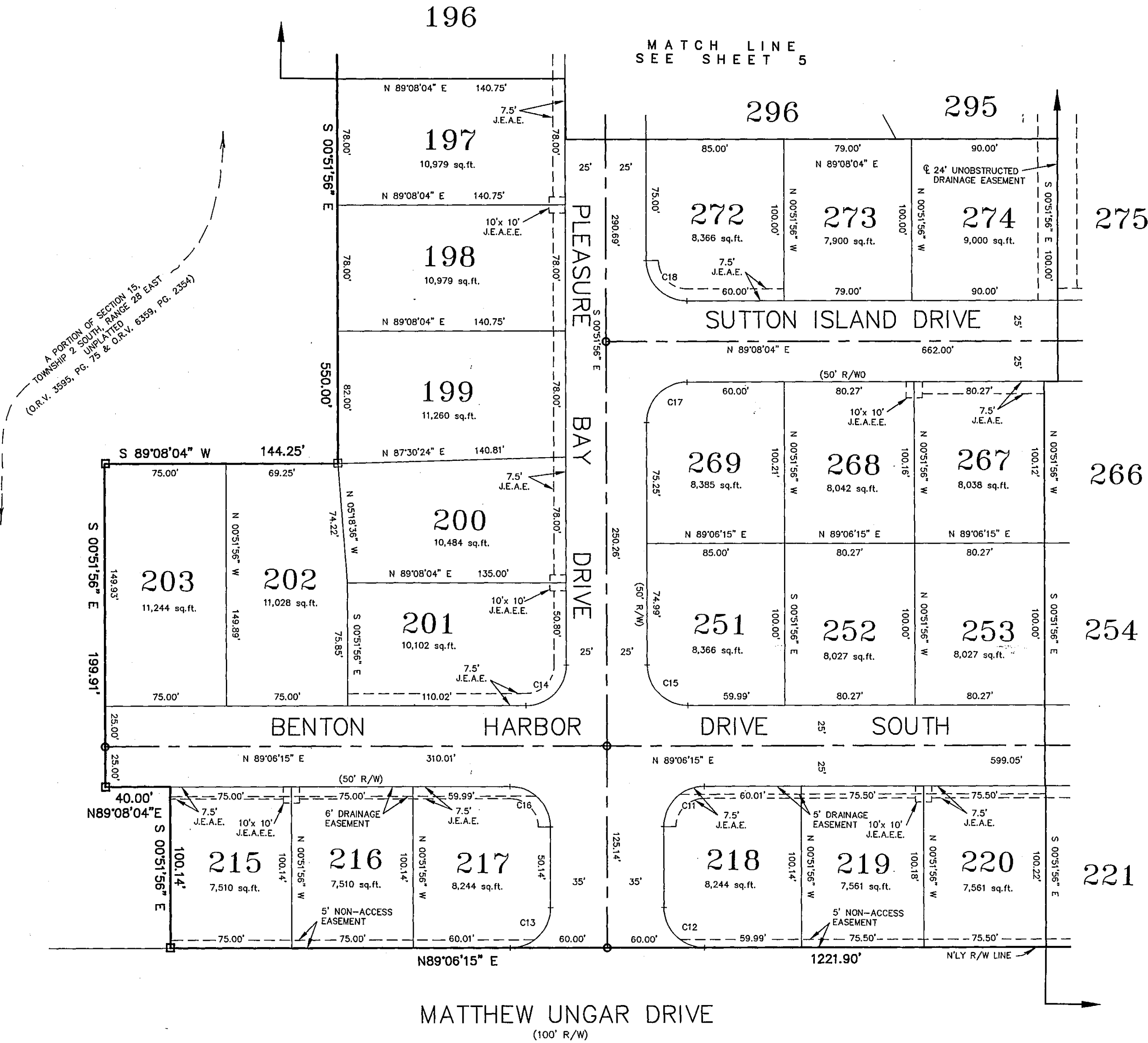
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# Harbor Winds Unit Two

A Portion of Section 15, Township 2 South, Range 28 East,  
Duval County, Florida.

PLAT BOOK **50** PAGE **90B**

SHEET 3 OF 6 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



A PORTION OF SECTION 15,  
TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
UNPLATTED  
(O.R.V. 5595, Pg. 75 & O.R.V. 5359, Pg. 235A)

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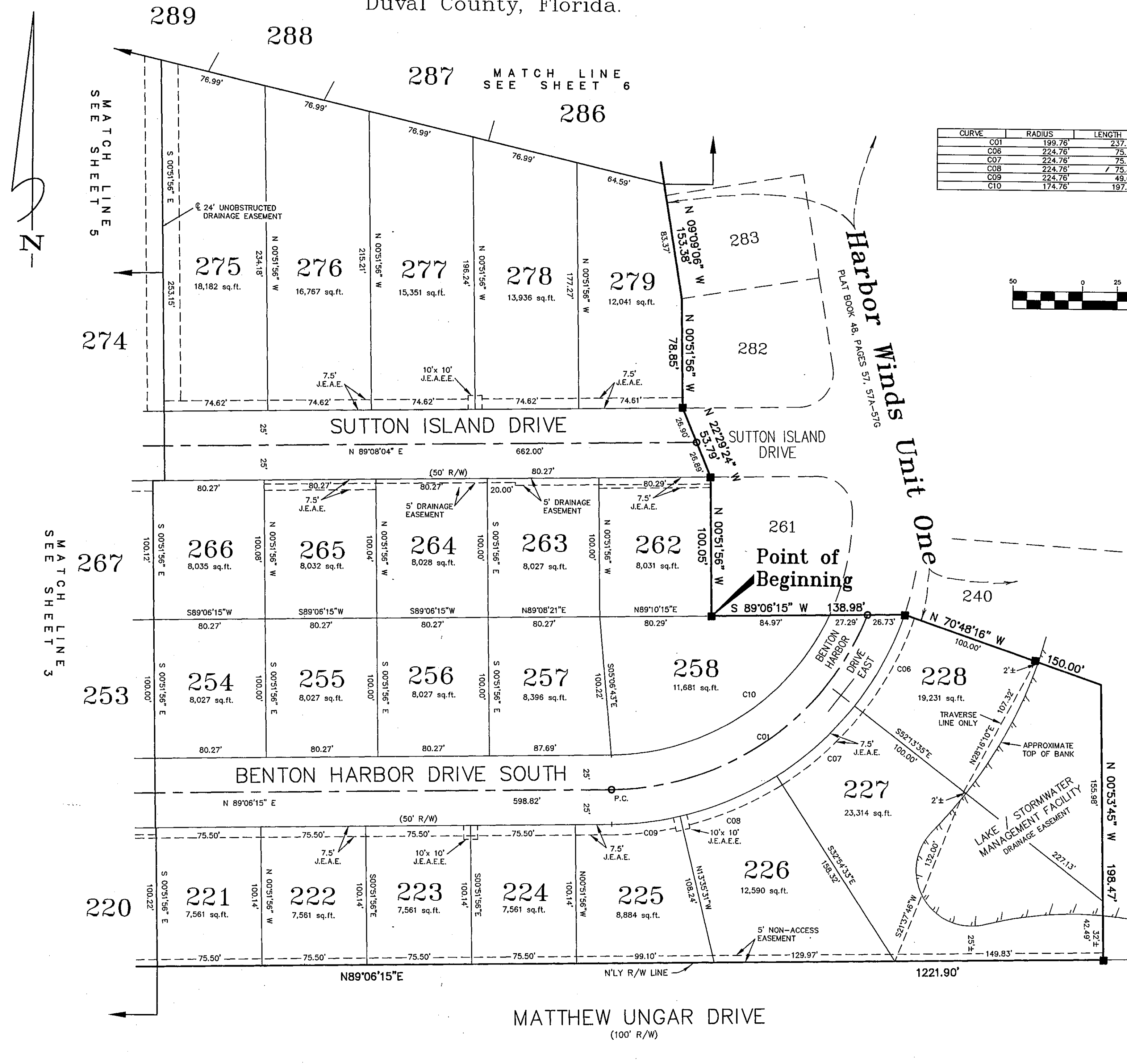
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SEE SHEET 226

# Harbor Winds Unit Two

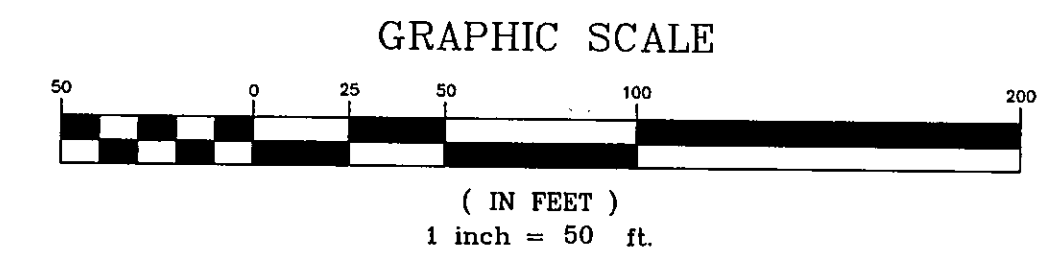
A Portion of Section 15, Township 2 South, Range 28 East,  
Duval County, Florida.

PLAT BOOK **50** PAGE **90C**

SHEET 4 OF 6 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C01	199.76'	237.00'	134.68'	223.34'	N55°08'58"E	87°58'34"
C06	224.76'	75.39'	38.05'	75.04'	N28°10'55"E	19°13'09"
C07	224.76'	75.86'	38.29'	75.50'	S47°27'36"W	19°20'13"
C08	224.76'	75.84'	38.28'	75.48'	S66°47'42"W	19°19'58"
C09	224.76'	49.60'	24.90'	49.49'	N82°46'58"E	12°38'34"
C10	174.76'	197.10'	110.52'	186.82'	S56°47'37"W	64°37'16"



PREPARED BY:  
**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3830 CROWN POINT ROAD  
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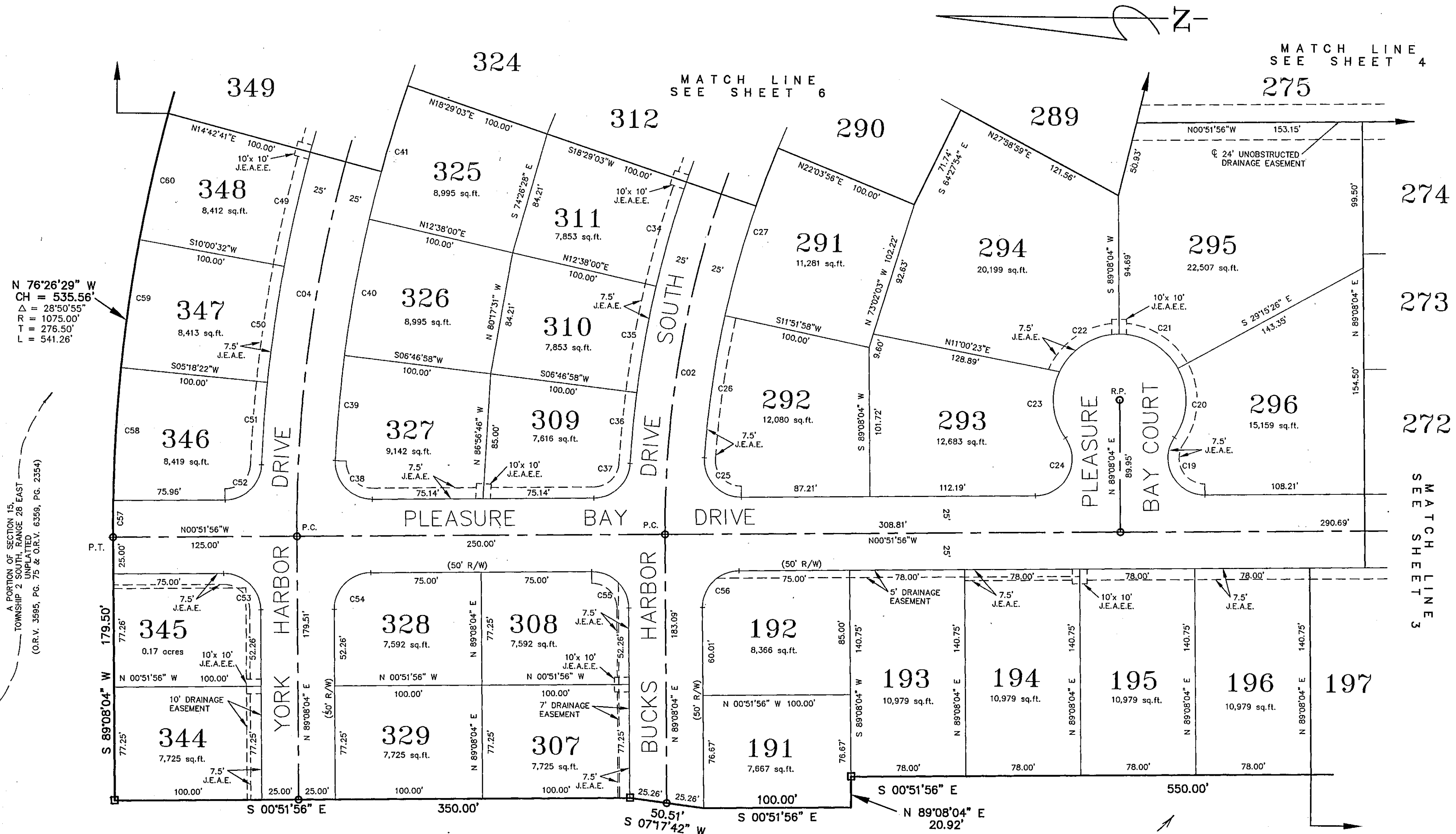


# Harbor Winds Unit Two

A Portion of Section 15, Township 2 South, Range 28 East, Duval County, Florida.

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SHEET 5 OF 6 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



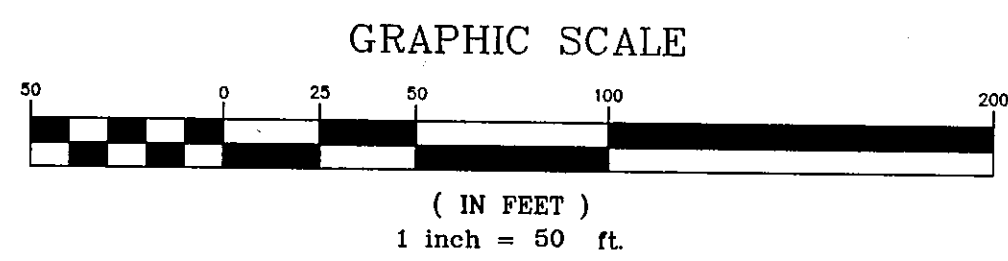
N 76°26'29" W  
CH = 535.56'  
Δ = 28°50'55"  
R = 1075.00'  
T = 276.50'  
L = 541.26'

A PORTION OF SECTION 15,  
TOWNSHIP 2 SOUTH, RANGE 28 EAST  
UNPLATTED  
(O.R.V. 3595, PG. 75 & O.R.V. 6359, PG. 2354)

A PORTION OF SECTION 15,  
TOWNSHIP 2 SOUTH, RANGE 28 EAST  
UNPLATTED  
(O.R.V. 3595, PG. 75 & O.R.V. 6359, PG. 2354)

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C02	700.00'	352.45'	180.05'	348.74'	S 76°26'29" E	28°50'55"
C04	950.00'	478.33'	244.35'	473.29'	S 76°26'29" E	28°50'55"
C19	25.00'	54.45'	47.82'	44.31'	N 61°32'05" E	124°48'03"
C20	45.00'	49.62'	27.67'	47.15'	N 87°39'20" W	63°10'54"
C21	45.00'	48.40'	26.84'	46.10'	N 29°56'39" E	61°37'09"
C22	45.00'	50.64'	28.38'	48.01'	S 33°06'10" E	64°28'28"
C23	45.00'	47.38'	26.15'	45.22'	S 84°29'49" W	60°19'35"
C24	25.00'	54.45'	47.82'	44.31'	S 63°15'57" E	124°48'03"
C25	25.00'	41.19'	27.00'	36.69'	S 46°20'25" W	94°24'42"
C26	675.00'	98.02'	49.09'	97.93'	S 82°17'38" E	88°19'12"
C27	675.00'	120.16'	60.24'	120.00'	S 73°02'03" W	101°11'58"
C34	725.00'	74.03'	37.05'	74.00'	N 80°17'31" W	05°51'02"
C35	725.00'	74.03'	37.05'	74.00'	S 80°17'31" E	05°51'02"
C36	725.00'	48.41'	24.21'	48.40'	N 85°07'46" E	03°49'33"
C37	25.00'	37.60'	23.39'	34.16'	S 43°57'15" E	86°10'39"
C38	25.00'	40.66'	26.43'	36.32'	S 45°43'37" W	93°11'05"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C39	925.00'	72.06'	36.05'	72.04'	N 85°26'56" W	04°27'49"
C40	925.00'	94.45'	47.22'	94.41'	S 80°17'31" E	05°51'02"
C41	925.00'	94.45'	47.22'	94.41'	N 74°26'28" W	05°51'02"
C49	975.00'	80.02'	40.03'	80.00'	N 77°38'24" W	04°42'09"
C50	975.00'	80.02'	40.03'	80.00'	S 82°20'33" E	04°42'09"
C51	975.00'	56.25'	28.14'	56.25'	N 86°20'48" W	03°18'21"
C52	25.00'	38.02'	23.78'	34.46'	N 44°25'57" W	87°08'02"
C53	25.00'	39.27'	25.00'	35.36'	S 44°08'04" E	90°00'00"
C54	25.00'	39.27'	25.00'	35.36'	S 45°51'56" E	90°00'00"
C55	25.00'	39.27'	25.00'	35.36'	S 44°08'04" W	90°00'00"
C56	25.00'	39.27'	25.00'	35.36'	N 45°51'56" E	90°00'00"
C57	1075.00'	25.01'	12.51'	25.01'	N 89°48'04" E	01°19'59"
C58	1075.00'	90.79'	45.42'	90.77'	N 87°06'46" W	04°50'21"
C59	1075.00'	88.23'	44.14'	88.21'	N 82°20'31" W	04°42'09"
C60	1075.00'	88.23'	44.14'	88.20'	S 77°38'22" E	04°42'09"



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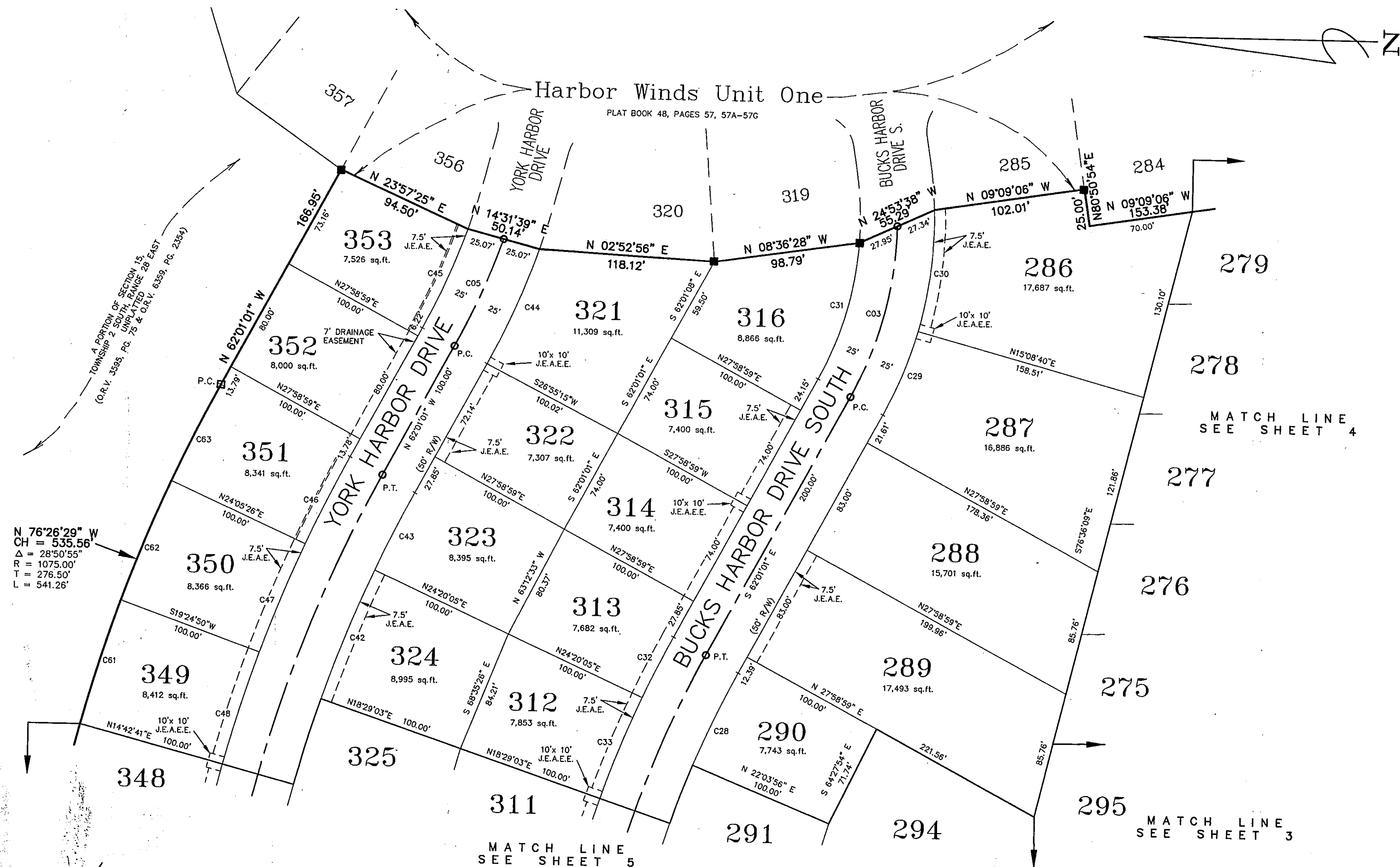


# Harbor Winds Unit Two

A Portion of Section 15, Township 2 South, Range 28 East,  
Duval County, Florida.

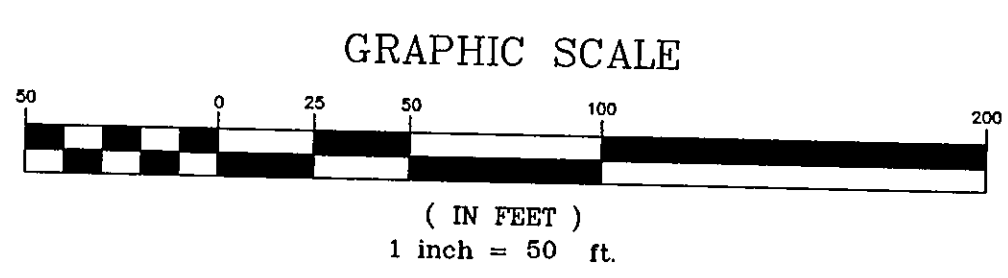
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SHEET 6 OF 6 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



N 76°26'29" W  
CH = 535.56'  
Δ = 28°50'55"  
R = 1075.00'  
T = 276.50'  
L = 541.26'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARINGS	DELTA
C03	250.00'	121.22'	61.82'	120.03'	N 75°54'26" W	27°46'50"
C05	500.00'	79.75'	39.96'	79.66'	S 66°35'11" E	09°08'18"
C28	875.00'	69.71'	34.89'	69.88'	S 64°58'33" E	05°55'03"
C29	275.00'	61.62'	30.94'	61.49'	N 68°26'11" W	12°50'18"
C30	275.00'	83.31'	41.98'	83.00'	S 83°32'05" E	17°21'30"
C31	225.00'	97.23'	49.39'	96.48'	N 74°23'50" W	24°45'38"
C32	725.00'	46.16'	23.09'	46.15'	S 63°50'28" E	03°38'53"
C33	725.00'	74.03'	37.05'	74.00'	S 68°35'26" E	05°51'02"
C42	925.00'	94.45'	47.27'	94.41'	S 68°35'26" E	05°51'02"
C43	925.00'	58.90'	29.46'	58.89'	S 63°50'28" E	03°38'53"
C44	525.00'	85.62'	42.91'	85.53'	S 66°41'21" E	09°20'40"
C45	475.00'	73.87'	37.01'	73.80'	N 66°28'21" W	08°54'39"
C46	975.00'	66.24'	33.13'	66.23'	S 63°50'28" E	03°38'53"
C47	975.00'	79.58'	39.81'	79.56'	N 68°14'52" W	04°40'36"
C48	975.00'	80.02'	40.03'	80.00'	S 72°56'15" E	04°42'09"
C61	1075.00'	87.74'	43.90'	87.72'	S 68°14'51" E	04°40'36"
C62	1075.00'	87.74'	43.90'	87.72'	S 68°14'51" E	04°40'36"
C63	1075.00'	73.02'	36.53'	73.01'	S 63°57'47" E	03°53'31"



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