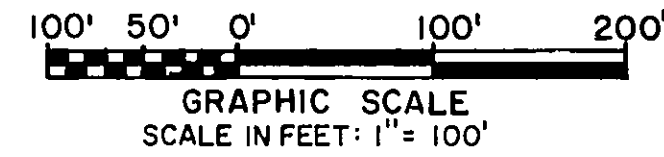


# HARBOUR WOODS UNIT 2



PLAT BOOK 38 PAGE 93

SHEET 1 OF 1 SHEETS

TAXES VERIFIED R.B.F.

A RESUBDIVISION OF A PORTION OF AMENDED PLAN OF TOWN OF FULTON BY PLAT BOOK 2, PAGE 58  
 CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

**CAPTION:**

A RESUBDIVISION OF A PART OF THE JARVIS EXCEPTION AND A PART OF SANCHEZ AVENUE AND NELSON STREET AS SHOWN ON AMENDED PLAN OF THE TOWN OF FULTON AS RECORDED IN PLAT BOOK 2, PAGE 58 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID RESUBDIVISION ALSO BEING KNOWN AS A PART OF THE ANDREW ATKINSON AND FRANCIS P. SANCHEZ GRANTS, SECTION 49 AND 50, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT 16, BLOCK 3, HARBOUR WOODS, UNIT 1, AS RECORDED IN PLAT BOOK 36, PAGE 55, 55A AND 55B OF SAID CURRENT PUBLIC RECORDS, SAID POINT OF BEGINNING BEING SITUATED IN THE CENTER LINE OF SAID SANCHEZ AVENUE; THENCE NORTH 0°14' EAST, ALONG SAID CENTER LINE OF SANCHEZ AVENUE, 460.0 FEET; THENCE SOUTH 89°46' EAST, 57.18 FEET; THENCE NORTH 0°14' EAST, 104.36 FEET; THENCE NORTH 89°46' WEST, 57.18 FEET TO A POINT IN SAID CENTER LINE OF SANCHEZ AVENUE; THENCE NORTH 0°14' EAST, ALONG SAID CENTER LINE OF SAID SANCHEZ AVENUE, 522.49 FEET TO AN INTERSECTION WITH A CENTER LINE OF SAID NELSON STREET; THENCE SOUTH 89°44'50" EAST, ALONG SAID CENTER LINE OF NELSON STREET, 755.75 FEET; THENCE SOUTH 0°13'20" WEST, 145.41 FEET; THENCE NORTH 89°46'40" WEST, 32.49 FEET; THENCE SOUTH 0°13'20" WEST, 583.10 FEET TO THE NORTHEAST CORNER OF LOT 10, BLOCK 5, OF SAID HARBOUR WOODS, UNIT 1; THENCE IN A WESTERLY AND SOUTHERLY DIRECTION ALONG THE NORTHERLY BOUNDARY OF SAID HARBOUR WOODS, UNIT 1, THE FOLLOWING BEARINGS AND DISTANCES TO THE POINT OF BEGINNING: NORTH 89°46'40" WEST, 205.20 FEET; THENCE SOUTH 0°13'20" WEST, 27.32 FEET; THENCE NORTH 89°46'40" WEST, 153.00 FEET; THENCE SOUTH 0°13'20" WEST, 285.0 FEET; THENCE NORTH 89°46'40" WEST, 213.0 FEET; THENCE SOUTH 0°13'20" WEST, 45.63 FEET; THENCE NORTH 89°46'40" WEST, 152.28 FEET TO THE POINT OF BEGINNING.

**ADOPTION AND DEDICATION:**

THIS IS TO CERTIFY THAT MILLAN BUILDERS, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFULL OWNER OF AN UNDIVIDED TWO THIRDS (2/3) INTEREST IN THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS HARBOUR WOODS UNIT 2, AND THAT IT 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, AND THAT ALL STREETS AND EASEMENTS FOR DRAINAGE, UTILITIES, SEWERS, AND INGRESS AND EGRESS SHOWN ON SAID PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS. J.E.A. EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM.

IN WITNESS THEREOF, MILLAN BUILDERS, INC., 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 10<sup>th</sup> DAY OF June A.D., 1983.

SIGNED AND SEALED IN THE PRESENCE OF: MILLAN BUILDERS, INC.

*Lisa Calvano* WITNESS  
*James W. Millan* PRESIDENT  
*Paul R. Haines* WITNESS

STATE OF FLORIDA  
 COUNTY OF DUVAL  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF JUNE A.D., 1983, BY JAMES W. MILLAN, PRESIDENT OF MILLAN BUILDERS, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

*Paul R. Haines*  
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
 MY COMMISSION EXPIRES Nov 12 1985

**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. 83-650-319 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 14<sup>th</sup> DAY OF JULY A.D., 1983.

*Donald P. Johnson*  
 SECRETARY OF THE COUNCIL,  
 CITY OF JACKSONVILLE  
**83-56209**

**CLERK'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 38, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 24<sup>th</sup> DAY OF JULY A.D., 1983.

*S. Morgan Laughter*  
 S. MORGAN LAUGHTER,  
 CLERK OF THE CIRCUIT COURT  
 BY: *Robert C. Forbes*  
 DEPUTY CLERK

**ADOPTION AND DEDICATION:**

THIS IS TO CERTIFY THAT ROBERT O. ROWELL CO., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFULL OWNER OF AN UNDIVIDED ONE-THIRD (1/3) INTEREST IN THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS HARBOUR WOODS UNIT 2, AND THAT IT 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, AND THAT ALL STREETS AND EASEMENTS FOR DRAINAGE, UTILITIES, SEWERS, AND INGRESS AND EGRESS SHOWN ON SAID PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS. J.E.A. EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM.

IN WITNESS THEREOF, ROBERT O. ROWELL CO., 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 10<sup>th</sup> DAY OF June A.D., 1983.

SIGNED AND SEALED IN THE PRESENCE OF: ROBERT O. ROWELL CO.

*Lisa Calvano* WITNESS  
*Robert O. Rowell* PRESIDENT  
*Paul R. Haines* WITNESS

STATE OF FLORIDA  
 COUNTY OF DUVAL  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF JUNE A.D., 1983, BY ROBERT O. ROWELL, PRESIDENT OF ROBERT O. ROWELL CO., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.  
*Paul R. Haines*  
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
 MY COMMISSION EXPIRES Nov 12 1985

**DEVELOPER'S CERTIFICATE**

THIS IS TO CERTIFY THAT MILLAN BUILDER, INC., AND ROBERT O. ROWELL CO. HAVE FURNISHED THE CITY OF JACKSONVILLE PERSONAL BONDS SECURED WITH LETTERS OF CREDIT AS SURETY THAT THE PROPOSED IMPROVEMENTS IN PUBLIC SPACE, INCLUDING SIDEWALKS, SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS, SAID BONDS ARE EQUIVALENT TO 100% OF THE REMAINING ENGINEERING AND CONSTRUCTION COST, AND THE COST OF SETTING PERMANENT CONTROL POINTS. SIGNED THIS 19<sup>th</sup> DAY OF July A.D., 1983.

*James W. Millan* PRESIDENT  
 MILLAN BUILDERS, INC.  
*Robert O. Rowell* PRESIDENT  
 ROBERT O. ROWELL CO.

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A 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 OF THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE, AND 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 10<sup>th</sup> DAY OF JUNE A.D., 1983.

Prepared By: *Paul R. Haines*  
 R.L. CROASDELL & CO.  
 ENGINEERING & SURVEYING  
 429 EAST ADAMS STREET  
 JACKSONVILLE, FLORIDA

**NOTES:**

1. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS NOTED OTHERWISE.
2. BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARINGS AND DISTANCES.
3. BEARINGS SHOWN HEREON ARE BASED ON HARBOUR WOOD UNIT 1, PLAT BOOK 36, PAGES 55, 55A AND 55B.
4. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ○
5. PERMANENT CONTROL POINTS ARE SHOWN THUS: ●
6. RADIAL LOT LINES ARE SHOWN THUS: (E)
7. ALL RADII NOT SHOWN ARE 75 FEET.

**APPROVED**  
 DATE: JUNE 30, 1983  
 BY: *W. Woodland PE* CITY ENGINEER  
*W. J. ...* DIRECTOR OF PUBLIC WORKS  
 GENERAL COUNSEL, OR  
*Paul R. Haines* ASSISTANT COUNSEL

