

HARBOUR WOODS UNIT 3

A RESUBDIVISION OF A PORTION OF AMENDED PLAN OF TOWN OF FULTON BY PLAT BOOK 2, PAGE 58

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 4 | PAGE 31

SHEET 1 OF 2 SHEETS

TAXES VERIFIED R.B.F.

CAPTION:

A RESUBDIVISION OF A PART OF THE JARVIS EXCEPTION AND A PART OF NELSON STREET, AS SHOWN ON AMENDED PLAN OF 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 ANDREW ATKINSON AND FRANCES P. SANCHEZ GRANTS, SECTION 49 AND 50, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 6, HARBOUR WOODS UNIT 2, AS RECORDED IN PLAT BOOK 38, PAGE 93 OF SAID PUBLIC RECORDS; THENCE SOUTH 0°13'20" WEST, ALONG THE EASTERLY BOUNDARY OF SAID HARBOUR WOODS UNIT 2, 145.41 FEET; THENCE NORTH 89°46'40" WEST, 32.49 FEET; THENCE SOUTH 0°13'20" WEST, CONTINUING ALONG SAID EASTERLY BOUNDARY OF SAID HARBOUR WOODS UNIT 2 AND ALONG THE EASTERLY BOUNDARY OF BLOCK 5, HARBOUR WOODS UNIT 1, AS RECORDED IN PLAT BOOK 36, PAGES 55, 55A AND 55B OF SAID PUBLIC RECORDS, 942.55 FEET; THENCE NORTH 88°09' EAST, ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 5, HARBOUR WOODS UNIT 1, 510.33 FEET; THENCE SOUTH 80°50'45" EAST, 60.74 FEET; THENCE SOUTH 89°46'40" EAST, ALONG THE NORTHERLY BOUNDARY OF LOT 8, BLOCK 2, OF SAID HARBOUR WOODS UNIT 1, 132 FEET; THENCE NORTH 0°13'20" EAST, ALONG THE WESTERLY BOUNDARY OF BLOCK 2, OF SAID HARBOUR WOODS UNIT 1, 485 FEET; THENCE SOUTH 89°46'40" EAST ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 2, 145 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20 FEET, A DISTANCE OF 28.28 FEET, AS MEASURED ALONG A CHORD BEARING SOUTH 44°46'40" EAST, TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF FULTON ROAD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 0°13'20" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 100 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20 FEET, A DISTANCE OF 28.28 FEET, AS MEASURED ALONG A CHORD BEARING SOUTH 45°13'20" WEST TO A POINT OF TANGENCY; THENCE NORTH 89°46'40" WEST, ALONG THE SOUTHERLY BOUNDARY OF BLOCK 1 OF SAID HARBOUR WOODS UNIT 1, 145 FEET; THENCE NORTH 0°13'20" EAST ALONG THE WESTERLY BOUNDARY OF SAID BLOCK 1, HARBOUR WOODS UNIT 1, 363.5 FEET; THENCE NORTH 8°08'20" WEST, CONTINUING ALONG SAID WESTERLY BOUNDARY, 171.93 FEET; THENCE NORTH 89°44'50" WEST, ALONG THE CENTERLINE OF SAID NELSON STREET, 644.51 FEET TO THE POINT OF BEGINNING.

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 A PART OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS HARBOUR WOODS UNIT 3, 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 19th DAY OF JULY A.D., 1985

SIGNED AND SEALED IN THE PRESENCE OF:

ROBERT O. ROWELL CO.

David R. Hain
WITNESS

Vannie L. Rowell
PRESIDENT

M. W. B. [Signature]
WITNESS

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF JULY A.D., 1985, BY VANNIE L. ROWELL, PRESIDENT OF ROBERT O. ROWELL CO., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

Lisa A. Calland
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: SEPT. 5, 1988

APPROVED
DATE: August 15, 1985
BY: Marvin Boutwell
CITY ENGINEER
W. [Signature]
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
Phillip D. Cole
ASSISTANT COUNSEL

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 A PART OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS HARBOUR WOODS UNIT 3, 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 19th DAY OF JULY A.D., 1985

SIGNED AND SEALED IN THE PRESENCE OF:

MILLAN BUILDERS, INC.

M. W. B. [Signature]
WITNESS

James W. Millan
PRESIDENT

Marvin D. [Signature]
WITNESS

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF JULY A.D., 1985, BY JAMES W. MILLAN, PRESIDENT OF MILLAN BUILDERS, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

Lisa A. Calland
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 5, 1988

DEVELOPER'S CERTIFICATE:

THIS IS TO CERTIFY THAT MILLAN BUILDER, INC., AND ROBERT O. ROWELL CO., HAVE FURNISHED THE CITY OF JACKSONVILLE PERSONAL BOND SECURED WITH A LETTER OF CREDIT AS SURETY THAT THE PROPOSED IMPROVEMENTS IN THE PUBLIC SPACE, 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 19th DAY OF SEPTEMBER A.D., 1985.

James W. Millan
PRESIDENT, MILLAN BUILDERS, INC.

Albert J. [Signature]
DIRECTOR OF PUBLIC WORKS

Vannie L. Rowell
PRESIDENT, ROBERT O. ROWELL CO.

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. 85-1089-533 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 3rd DAY OF SEPTEMBER A.D., 1985

[Signature]
MAYOR OF THE CITY OF JACKSONVILLE

[Signature]
SECRETARY OF THE COUNCIL, CITY OF JACKSONVILLE

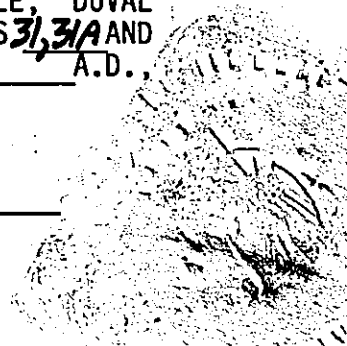
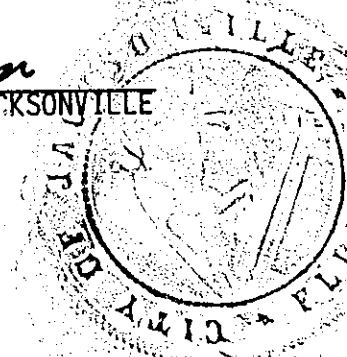
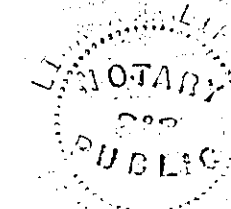
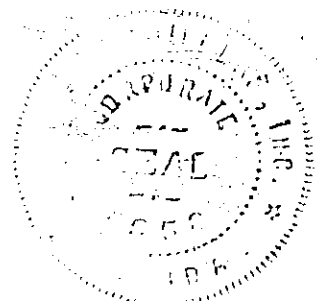
CLERK'S CERTIFICATE:

85- 91774

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 41, PAGES 31, 31A AND 31B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 2nd DAY OF OCTOBER A.D., 1985.

S. Morgan Slaughter
S. MORGAN SLAUGHTER,
CLERK OF THE CIRCUIT COURT

BY: Robert C. [Signature]
DEPUTY CLERK



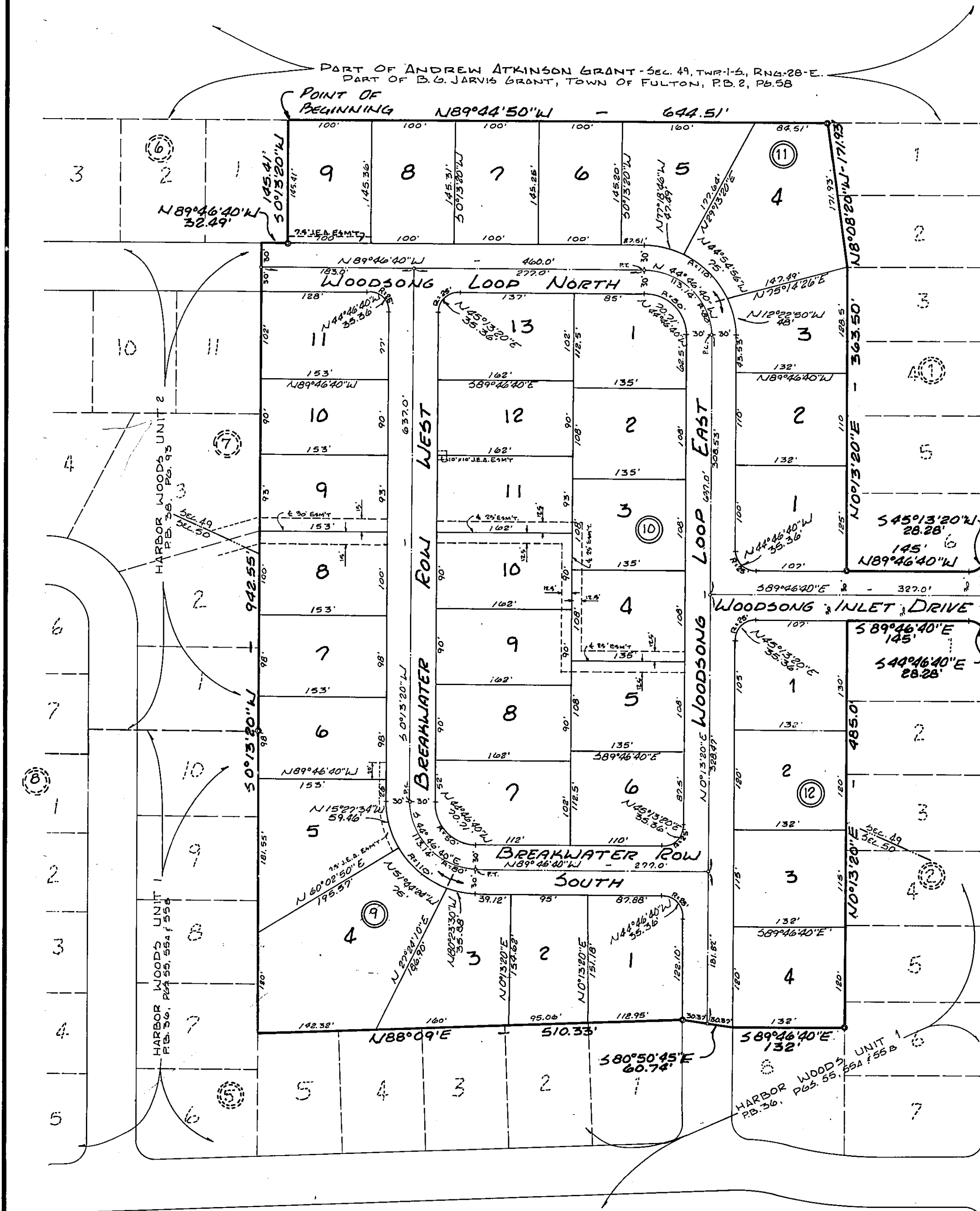
HARBOUR WOODS UNIT 3

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



PLAT BOOK 41 PAGE 31A

SHEET 2 OF 2 SHEETS



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 POINT WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE.

SIGNED AND SEALED THIS 2ND DAY OF AUGUST A.D., 1985

Prepared by:
L. Daniel Haines, Jr.
L. DANIEL HAINES, JR., No. 241
FLORIDA REGISTERED LAND SURVEYOR

Prepared by:
R.L. CROASDELL & CO.
ENGINEERING & SURVEYING
429 EAST ADAMS STREET
JACKSONVILLE, FLORIDA

NOTES:

- ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS NOTED OTHERWISE.
- BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARINGS AND DISTANCES.
- BEARINGS SHOWN HEREON ARE BASED ON HARBOUR WOODS UNIT 1, PLAT BOOK 36, PAGES 55, 55A AND 55B.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: •
- PERMANENT CONTROL POINTS ARE SHOWN THUS: •
- RADIAL LOT LINES ARE SHOWN THUS: (R)
- ALL RADII NOT SHOWN ARE 20 FEET.
- + DENOTES STREET NAME CHANGE POINT.

J.E.A. EASEMENT DETAIL
N.T.S.