

# MAYPORT LANDING UNIT ONE

PLAT BOOK 38 PAGE 49

SHEET 1 OF 4 SHEETS  
TAXES VERIFIED R.B.F.

A PART OF LOT 2, PABLO DIVISION OF THE ANDREW DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.

**CAPTION**  
A PART OF LOT 2, PABLO DIVISION OF THE ANDREW DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, ACCORDING TO A MAP RECORDED IN DEED BOOK "AC", PAGES 212 AND 213, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A.1.A. (AS NOW ESTABLISHED) WITH THE SOUTH LINE OF SAID LOT 2 OF PABLO DIVISION: THENCE NORTH 49 degs. 06 mins. 00 secs. WEST, AND ALONG THE SAID WESTERLY RIGHT OF WAY LINE, 200.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 49 degs. 06 mins. 00 secs. WEST, AND ALONG SAID WESTERLY RIGHT OF WAY LINE, 1087.70 FEET TO THE POINT OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 22.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79 degs. 00 mins. 26 secs. WEST, 17.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE 472.57 FEET, TO THE POINT OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.0 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 36.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38 degs. 26 mins. 25 secs. WEST, 32.97 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 2 degs. 48 mins. 00 secs. EAST AND ALONG THE EASTERLY RIGHT OF WAY LINE OF CEMETERY ROAD (FORMERLY COUNTY ROAD #151) AS NOW ESTABLISHED, 750.36 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 2, PABLO DIVISION, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF OAK HARBOR SUBDIVISION; THENCE NORTH 89 degs. 33 mins. 10 secs. EAST, AND ALONG SAID SOUTH LINE OF LOT 2, PABLO DIVISION, 1178.05 FEET; THENCE NORTH 40 degs. 54 mins. 00 secs. EAST, 176.0 FEET TO THE POINT OF BEGINNING. CONTAINING 18.30 ACRES.

**APPROVED**  
DATE: NOVEMBER 15, 1982  
BY: [Signature] PE  
CITY ENGINEER  
[Signature]  
DIRECTOR OF PUBLIC WORKS  
GENERAL COUNSEL, OR  
[Signature]  
ASSISTANT COUNSEL

**DEDICATION FOR MORTGAGEE**  
THIS IS TO CERTIFY THAT CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERALLY CHARTERED ASSOCIATION, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT, TO BE KNOWN AS MAYPORT LANDING, UNIT ONE, FOR THE USES AND PURPOSES THEREIN EXPRESSED AND ALL DRIVES, ADDITIONAL RIGHT OF WAY ROADS, CIRCLES AND EASEMENTS FOR DRAINAGE, UTILITIES, SEWERS AND NON-ACCESS SHOWN ON THIS PLAT ARE DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS. JACKSONVILLE ELECTRIC AUTHORITY EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM. IN WITNESS WHEREOF CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ATTORNEY IN FACT IN ITS NAME AND WITH ITS SEAL AFFIXED THIS 12 DAY OF NOV. A.D. 1982.

WITNESS [Signature] CITY FEDERAL SAVINGS AND LOAN ASSOCIATION  
WITNESS [Signature] [Signature]  
ATTORNEY IN FACT, FRANK W. ALLABEN, JR.

**DEDICATION FOR MORTGAGEE**  
THIS IS TO CERTIFY THAT CITY MORTGAGE SERVICES, INC., A FLORIDA CORPORATION, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT, TO BE KNOWN AS MAYPORT LANDING, UNIT ONE, FOR THE USES AND PURPOSES THEREIN EXPRESSED AND ALL DRIVES, ADDITIONAL RIGHT OF WAY, ROADS, CIRCLES, AND EASEMENTS FOR DRAINAGE, UTILITIES, SEWERS AND NON-ACCESS SHOWN ON THIS PLAT ARE DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS. JACKSONVILLE ELECTRIC AUTHORITY EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM. IN WITNESS WHEREOF CITY MORTGAGE SERVICES, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT IN HIS NAME AND WITH ITS SEAL AFFIXED THIS 12<sup>th</sup> DAY OF NOV. A.D. 1982.

WITNESS [Signature] CITY MORTGAGE SERVICES, INC.  
WITNESS [Signature] [Signature]  
FRANK W. ALLABEN, JR. VICE PRESIDENT

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 ACKNOWLEDGEMENTS, FRANK W. ALLABEN, JR., VICE PRESIDENT OF CITY MORTGAGE SERVICES, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WHO SEVERALLY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY WITH THE OFFICIAL SEAL OF SAID CORPORATION AFFIXED THERETO.  
WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE, DUVAL COUNTY, FLORIDA THIS 12<sup>th</sup> DAY OF NOV. A.D. 1982.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES [Date]

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 ACKNOWLEDGEMENTS, FRANK W. ALLABEN, JR., ATTORNEY IN FACT, OF CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERALLY CHARTERED ASSOCIATION, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WHO SEVERALLY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY WITH THE OFFICIAL SEAL OF SAID CORPORATION AFFIXED THERETO.  
WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE, DUVAL COUNTY, FLORIDA THIS 12<sup>th</sup> DAY OF NOV. A.D. 1982.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
AT LARGE  
MY COMMISSION EXPIRES [Date]

**DEVELOPER'S CERTIFICATE**  
THIS IS TO CERTIFY THAT MULTITECH CORPORATION HAS FURNISHED THE CITY OF JACKSONVILLE A PLAT BOND SECURED BY AN IRREVOCABLE LETTER OF CREDIT AND A SIDEWALK SURETY BOND AS GUARANTEE THAT IMPROVEMENTS AND SIDEWALK CONSTRUCTION IN PUBLIC SPACE SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THAT SAID BONDS ARE EQUIVALENT TO 100% OF THE REMAINING ENGINEERING COSTS, CONSTRUCTION COSTS AND COSTS OF SETTING PERMANENT CONTROL POINTS AND SIDEWALK CONSTRUCTION COST.

MULTITECH CORPORATION  
[Signature]  
W.E. DRISCOLL, PRESIDENT

[Signature]  
DIRECTOR OF PUBLIC WORKS

SIGNED THIS 7<sup>th</sup> DAY OF JAN. A.D. 1983

# MAYPORT LANDING UNIT ONE

PLAT BOOK 38 PAGE 49A

SHEET 2 OF 4 SHEETS

A PART OF LOT 2, PABLO DIVISION OF THE ANDREW DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT MULTITECH CORPORATION, A FLORIDA CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS MAYPORT LANDING, UNIT ONE, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. CITY MORTGAGE SERVICES, INC., A FLORIDA CORPORATION, AND CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERALLY CHARTERED ASSOCIATION, ARE THE HOLDERS OF MORTGAGES ON SAID LANDS 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 DRIVES, ADDITIONAL RIGHT OF WAYS, ROADS, CIRCLES AND EASEMENTS FOR DRAINAGE, UTILITIES, SEWERS AND NON-ACCESS ARE HEREBY IRREVOCABLE DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS. JACKSONVILLE ELECTRIC AUTHORITY EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM. IN WITNESS WHEREOF, MULTITECH CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 15<sup>th</sup> DAY OF Nov. A.D. 1982.

WITNESS Kathryn M. Carnegie MULTITECH CORPORATION  
WITNESS Patricia R. Mitchell W. E. Driscoll  
W. E. DRISCOLL  
PRESIDENT

### APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, PURSUANT TO ORDINANCE NO. 82-1061-487 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 30<sup>th</sup> DAY OF November A.D. 1982.

Orlando J. ...  
MAYOR OF THE CITY OF JACKSONVILLE

Donald R. Johnson  
SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE

### CLERK'S CERTIFICATE

**83- 3207**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 38 PAGES 49A, 49B, 49C OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 14<sup>th</sup> DAY OF January A.D. 1983.

CLERK S. Wagon Slaughter  
BY Robert A. ...  
DEPUTY CLERK

STATE OF FLORIDA

COUNTY OF DUVAL  
I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AND COUNTY AFORESAID TO TAKE ACKNOWLEDGEMENTS, PERSONALLY APPEARED W. E. DRISCOLL, PRESIDENT OF MULTITECH CORPORATION, A FLORIDA CORPORATION TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION OF PLAT AS PRESIDENT OF SAID CORPORATION NAMED THEREIN, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME AND AFFIXED THE CORPORATE SEAL AS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE, DUVAL COUNTY, FLORIDA  
THIS 15<sup>th</sup> DAY OF NOVEMBER, 1982.  
Kathryn M. Carnegie  
NOTARY OF PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES APRIL 28, 1986

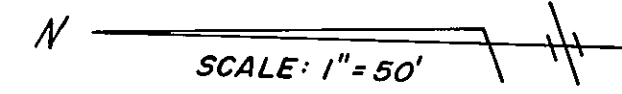
### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER MY 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 8<sup>th</sup> DAY OF NOVEMBER A.D. 1982.

ALL STATE LAND SURVEYORS, INC.  
...  
FLORIDA REGISTERED LAND SURVEYOR NO. 1919.

# MAYPORT LANDING UNIT ONE

A PART OF LOT 2, PABLO DIVISION OF THE ANDREW DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.

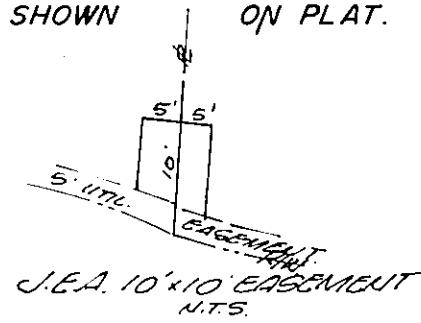


"CENTERLINE CURVE DATA"

NO.	DELTA	RADIUS	ARC	TAN	CHORD BEARING	CHORD
1	82°30'30"	80.00'	115.20'	70.17'	N 38°26'25" E	105.50'
2	51°12'20"	120.00'	107.24'	57.50'	S 74°42'10" E	103.71'
3	48°39'10"	104.32'	88.58'	47.16'	S 24°46'25" E	85.94'
4	48°39'10"	170.00'	144.36'	76.85'	S 65°13'35" W	140.06'

**GENERAL NOTES**

1. BEARINGS ESTABLISHED FROM PRIOR SURVEY BY DURDEN AND ASSOC.
2. PERMANENT REFERENCE MONUMENTS SHOWN THUS: ⊙
3. PERMANENT CONTROL POINTS SHOWN THUS: ●
4. BEARINGS AND DISTANCES ON CURVES REFER TO CHORD DATA
5. ALL STREET CORNER RADII ARE 25.0 FEET
6. ALL STREETS ARE 50.0 FEET IN WIDTH
7. RADIAL LINES SHOWN THUS: (R)
8. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, SEWERS & UTILITIES, UNLESS OTHERWISE SHOWN.
9. LOT 35A HAS A 5.0' NON-ACCESS EASEMENT ALONG THE SOUTHEASTERLY LINE THEREOF, SAID 5.0' NON-ACCESS EASEMENT ALSO BEING A 5.0' UTILITIES EASEMENT AS SHOWN ON PLAT.



WONDERWOOD DRIVE (100' R.W.)

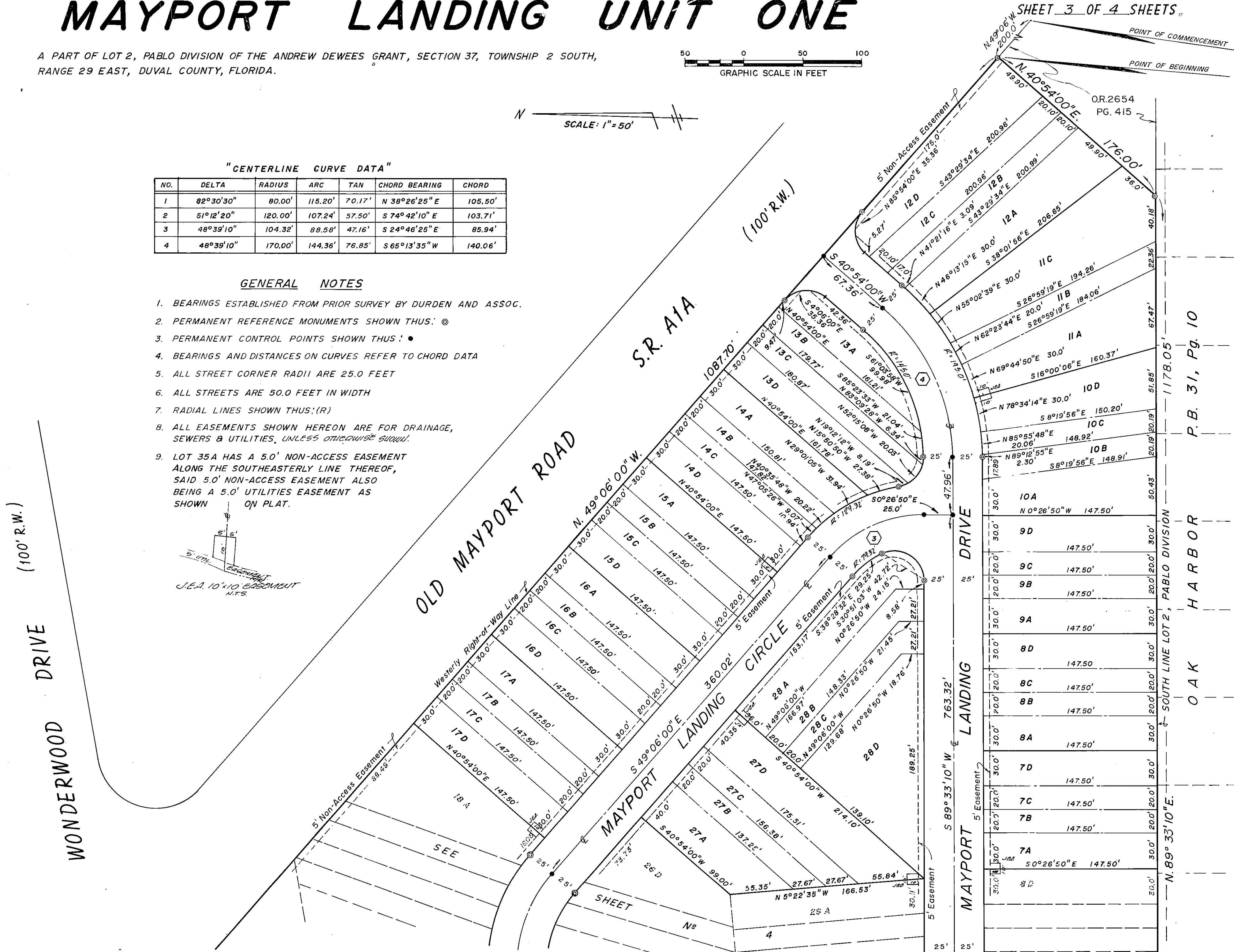
OLD MAYPORT ROAD (100' R.W.)

S.R. A1A

MAYPORT LANDING CIRCLE

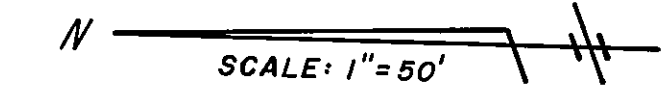
MAYPORT LANDING DRIVE

SOUTH LINE LOT 2, PABLO DIVISION OAK HARBOR P.B. 31, Pg. 10



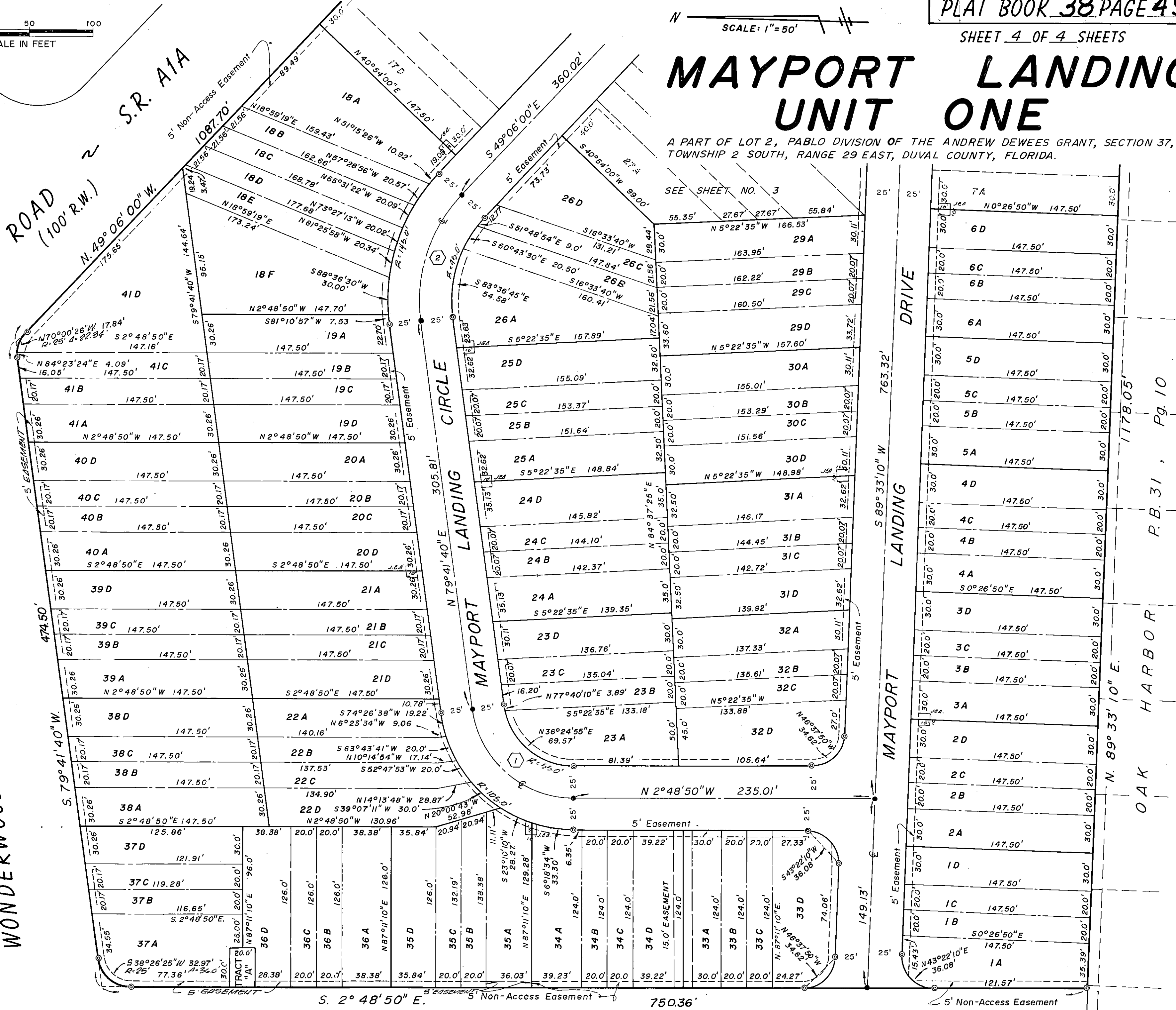
# MAYPORT UNIT LANDING ONE

A PART OF LOT 2, PABLO DIVISION OF THE ANDREW DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.

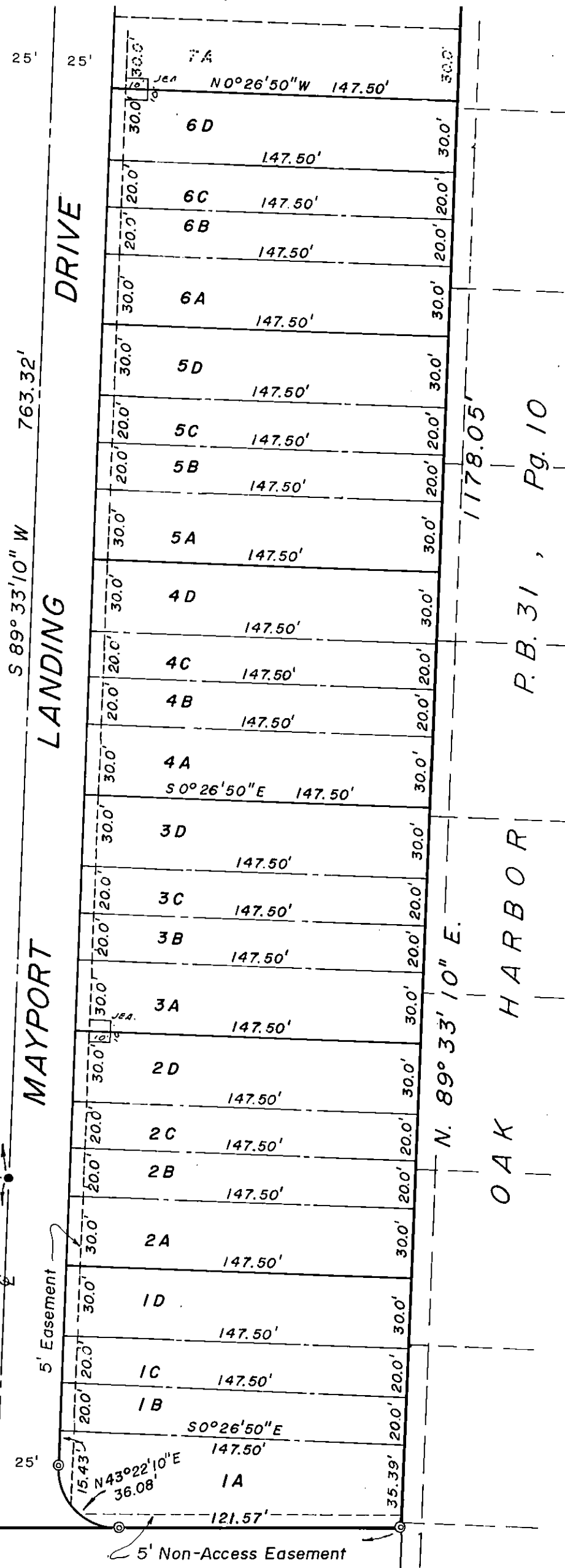


OLD MAYPORT ROAD (100' R.W.)  
N. 49° 06' 00" W.  
S.R. A1A

WONDERWOOD DRIVE (100' R.W.)



(FORMERLY COUNTY ROAD NO 151) CEMETERY ROAD



OAK HARBOR  
N. 89° 33' 10" E.  
1178.05'  
P.B. 31, Pg. 10

MAYPORT LANDING DRIVE  
S. 89° 33' 10" W. 763.32'

MAYPORT LANDING DRIVE

MAYPORT LANDING DRIVE

MAYPORT LANDING DRIVE