



MAYPORT LANDING UNIT THREE

A PART OF LOT 2, PABLO DIVISION OF THE ANDREW DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE, 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 as recorded in Deed Book "AG", Pages 212 and 213 of the former public records of Duval county, Florida. Being more particularly described as follows: Begin at a point where the East line of said Section 37 intersects the Northerly Right-of-way line of State Road South 101 also known as Wonderwood Drive (a 100 foot Right-of-way as now established); thence North 22 degs. 07 mins. 40 secs. West, 156.57 feet; thence North 0 degs. 37 mins. 10 secs. East, 553.25 feet to the South line of the U.S. Navy boundary; thence South 87 degs. 02 mins. 50 secs. West, 1464.34 feet to the Easterly Right-of-way line of State Road A-1-A (a 100 foot Right-of-way as now established); thence South 49 degs. 06 mins. 00 secs. East, along said Right-of-way 1038.21 feet to the point of a curve to the left, said curve being concave to the Northeast and having a radius of 2000 feet; thence Southeasterly along and around said curve an arc distance of 178.78 feet said arc being subtended by a chord bearing and distance of South 74 degs. 42 mins. 30 secs. East, 172.89 feet to the point of tangency; thence North 79 degs. 41 mins. 40 secs. East, 573.15 feet to the point of beginning. Containing 18.12 acres.

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN INDIVIDUAL 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 5TH DAY OF December, A.D., 1983.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES July 14, 1987

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERALLY CHARTERED ASSOCIATION, BEING A 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 THREE, FOR THE USES AND PURPOSES THEREIN EXPRESSED AND ALL DRIVES, ROADS, COURTS, AND NON-ACCESS EASEMENTS AND EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS 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 THIS 5TH DAY OF Dec., A.D., 1983.

WITNESS E. Lane A. Smith CITY FEDERAL SAVINGS AND LOAN ASSOC.
WITNESS Patricia A. Mitchell Frank W. Allaben, Jr.
ATTORNEY IN FACT

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME AN INDIVIDUAL 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.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE, DUVAL COUNTY, FLORIDA THIS 5TH DAY OF Dec, A.D., 1983.
[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES July 14, 1987

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 5TH DAY OF Dec, A.D., 1983.

OLD SOUTH LAND SURVEYORS, INC.
[Signature]
FLORIDA REGISTERED LAND SURVEYOR NO. 1919

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT MULTITECH CORPORATION HAS FURNISHED THE CITY OF JACKSONVILLE, A LETTER OF CREDIT AS GUARANTEE THAT THE SIDEWALKS AND PROPOSED IMPROVEMENTS 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
William E. Driscoll
W.E. DRISCOLL, PRESIDENT

Albert J. Fomial Jr.
DIRECTOR OF PUBLIC WORKS
SIGNED THIS 6 DAY OF January, A.D., 1984

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. 83-1246-687 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 16TH DAY OF DECEMBER, A.D., 1983.

John M. Stollens MAYOR OF THE CITY OF JACKSONVILLE
Donald D. Hansen SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE

CLERK'S CERTIFICATE

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 39 PAGES 41, 41A, 41B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 10th DAY OF Jan, A.D., 1984.

CLERK S. Morgan Slaughter
BY Albert C. Forbes
DEPUTY CLERK

APPROVED
DATE: DECEMBER 9, 1983
BY: A.K. Dooland Jr.
CITY ENGINEER
Albert J. Fomial Jr.
DIRECTOR OF PUBLIC WORKS
COUNCIL CLERK
Walter D. Lee

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 THREE 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, ROADS, COURTS, NON-ACCESS EASEMENTS AND EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS 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 5TH DAY OF Dec., A.D., 1983.

WITNESS Kathleen K. Niisonen MULTITECH CORPORATION
WITNESS William E. Driscoll W.E. DRISCOLL, PRESIDENT

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. THIS 5TH DAY OF Dec., A.D., 1983.

[Signature]
NOTARY OF PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES July 14, 1987

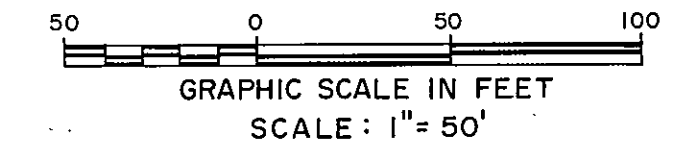
DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT CITY MORTGAGE SERVICES, INC., A FLORIDA CORPORATION, BEING A 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 THREE, FOR THE USES AND PURPOSES THEREIN EXPRESSED AND ALL DRIVES, ROADS, COURTS, AND NON-ACCESS EASEMENTS AND EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS 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 PRESIDENT OF SOUTHEAST DIVISION IN ITS NAME AND WITH ITS SEAL AFFIXED THIS 5TH DAY OF December, A.D., 1983.

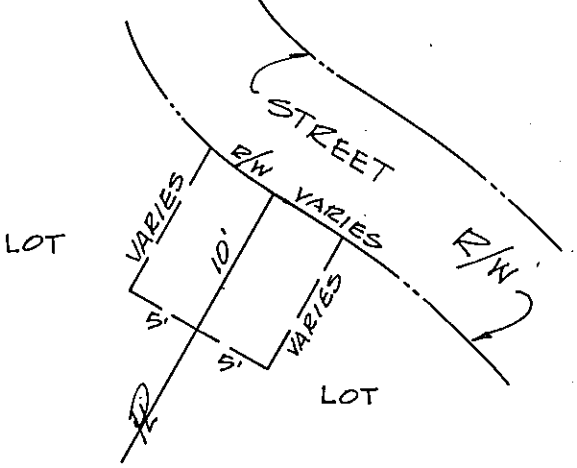
WITNESS E. Lane A. Smith CITY MORTGAGE SERVICES, INC.
WITNESS Patricia A. Mitchell Frank W. Allaben, Jr.
VICE PRESIDENT

MAYPORT LANDING UNIT THREE

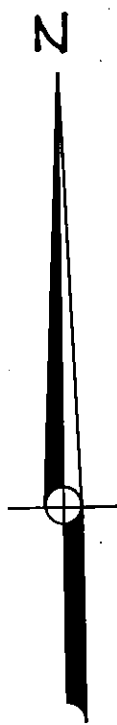
SHEET 2 OF 4 SHEETS



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



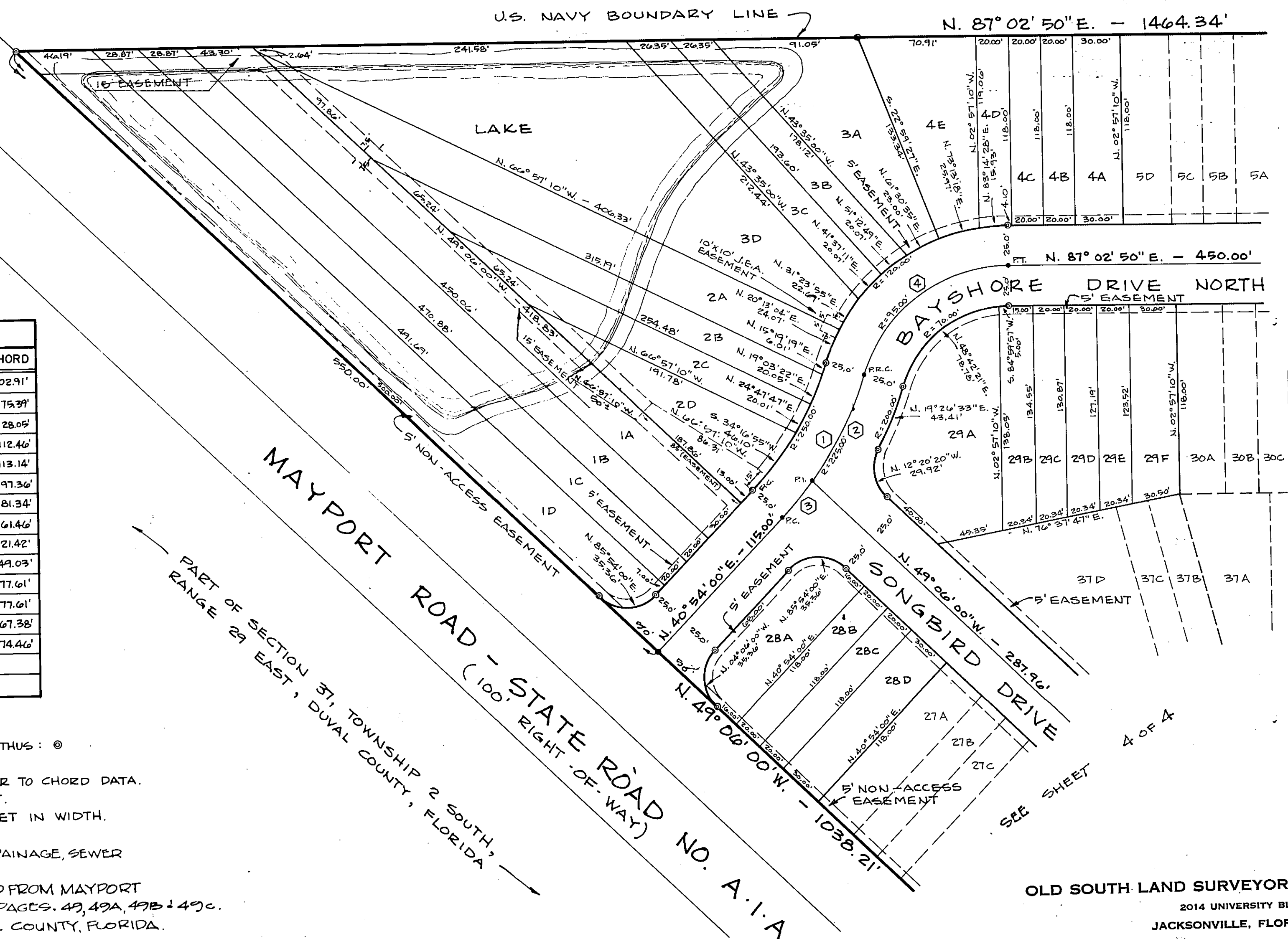
PART OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA



CENTERLINE CURVE DATA						
NO.	DELTA	RADIUS	ARC	TAN.	CH. BEARING	CHORD
1	26° 26' 20"	225.00'	103.83'	52.85'	S. 21° 40' 50" W.	102.91'
2	19° 17' 29"	225.00'	79.75'	38.24'	N. 24° 06' 23" E.	79.39'
3	07° 08' 55"	225.00'	28.07'	14.06'	N. 37° 19' 34" E.	28.05'
4	72° 35' 11"	95.00'	120.35'	69.71'	S. 50° 45' 14" W.	112.46'
5	90° 00' 00"	80.00'	125.66'	80.00'	N. 47° 57' 10" W.	113.14'
6	35° 25' 30"	160.00'	98.93'	51.10'	N. 20° 39' 55" W.	97.36'
7	50° 41' 32"	95.00'	84.05'	45.00'	N. 13° 01' 54" W.	81.34'
8	37° 44' 48"	95.00'	62.59'	32.48'	N. 19° 30' 17" W.	61.46'
9	12° 56' 44"	95.00'	21.46'	10.78'	N. 05° 50' 30" W.	21.42'
10	22° 37' 12"	125.00'	49.35'	25.00'	N. 10° 00' 16" E.	49.03'
11	28° 04' 21"	160.00'	78.39'	40.00'	N. 24° 20' 30" W.	77.61'
12	28° 04' 21"	160.00'	78.39'	40.00'	N. 24° 20' 30" W.	77.61'
13	11° 54' 00"	325.00'	67.50'	33.87'	N. 55° 03' 00" W.	67.38'
14	46° 08' 50"	95.00'	76.52'	40.47'	N. 68° 58' 25" E.	74.46'

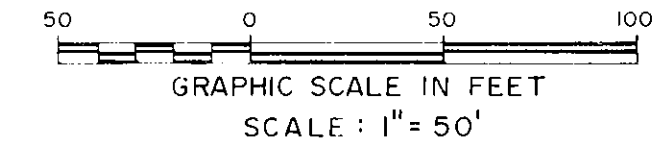
GENERAL NOTES

1. PERMANENT REFERENCE MONUMENTS SHOWN THUS: ⊙
2. PERMANENT CONTROL POINTS SHOWN THUS: ●
3. BEARINGS AND DISTANCES ON CURVES REFER TO CHORD DATA.
4. ALL STREET CORNER RADII ARE 25.0 FEET.
5. ALL STREETS RIGHT-OF-WAY ARE 50.0 FEET IN WIDTH.
6. RADIAL LINES ARE SHOWN THUS: (R)
7. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, SEWER AND UTILITIES, EXCEPT AS OTHERWISE SHOWN.
8. BEARINGS SHOWN HEREON ARE GENERATED FROM MAYPORT LANDING UNIT ONE. PLAT BOOK 38 PAGES 49, 49A, 49B & 49C. OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



SEE SHEET 3 OF 4

MAYPORT LANDING UNIT THREE



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

ADOPTION AND DEDICATION OF DRAINAGE EASEMENTS AND HOLD HARMLESS AGREEMENT:

This is to certify that Multitech Corporation, a 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 Three, having caused the same to be surveyed and subdivided. City Mortgage Service, Inc., a Florida Corporation, and Federal Savings and Loan Association, a federally chartered Association, are the holders of mortgages on said lands and this plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All trails, courts, lanes, easements for drainage, utilities and sewers, unobstructed easements, and non-access easements shown hereon are hereby irrevocably and without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easement through and over the lakes 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 the land: (1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes which these easements traverse, all water which may fall or come upon all trails, courts and lanes hereby dedicated, together with all soil, nutrients, chemical and all other substances which may flow or pass from trails, courts, and lanes; from adjacent land or from any other source of public waters into or through said lakes, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or losses 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 shown on this plat are owned in fee simple title by the abutting property owners. The City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants, animals, soil, chemicals or any other substance or thing that may even be or come within said lakes which these easements traverse, nor any

responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting owners; (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 lake shown on this plat but shall have the right to modify the existence of the lake and that which retains it to effect adequate drainage including, but not limited to, the right to remove any water level control structures or any part thereof. Multitech Corporation, developer, and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages, and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the lakes described above, or any part thereof, occasioned wholly or in part by any act of omission of Multitech Corporation, its agents, contractors, employees, servants, licensees or concessionaries within Mayport Landing Unit Three. This indemnification shall run with the land and the assigns of Multitech Corporation and shall be subject to it. The J.E.A. easements as shown are dedicated to the Jacksonville Electric Authority, its successors and assigns for use in its underground distribution system.

In witness whereof Multitech Corporation has caused these presents to be executed by its President by and with the authority of its Board of Directors, with the Corporate Seal affixed this 5TH day of DECEMBER A.D., 1983.

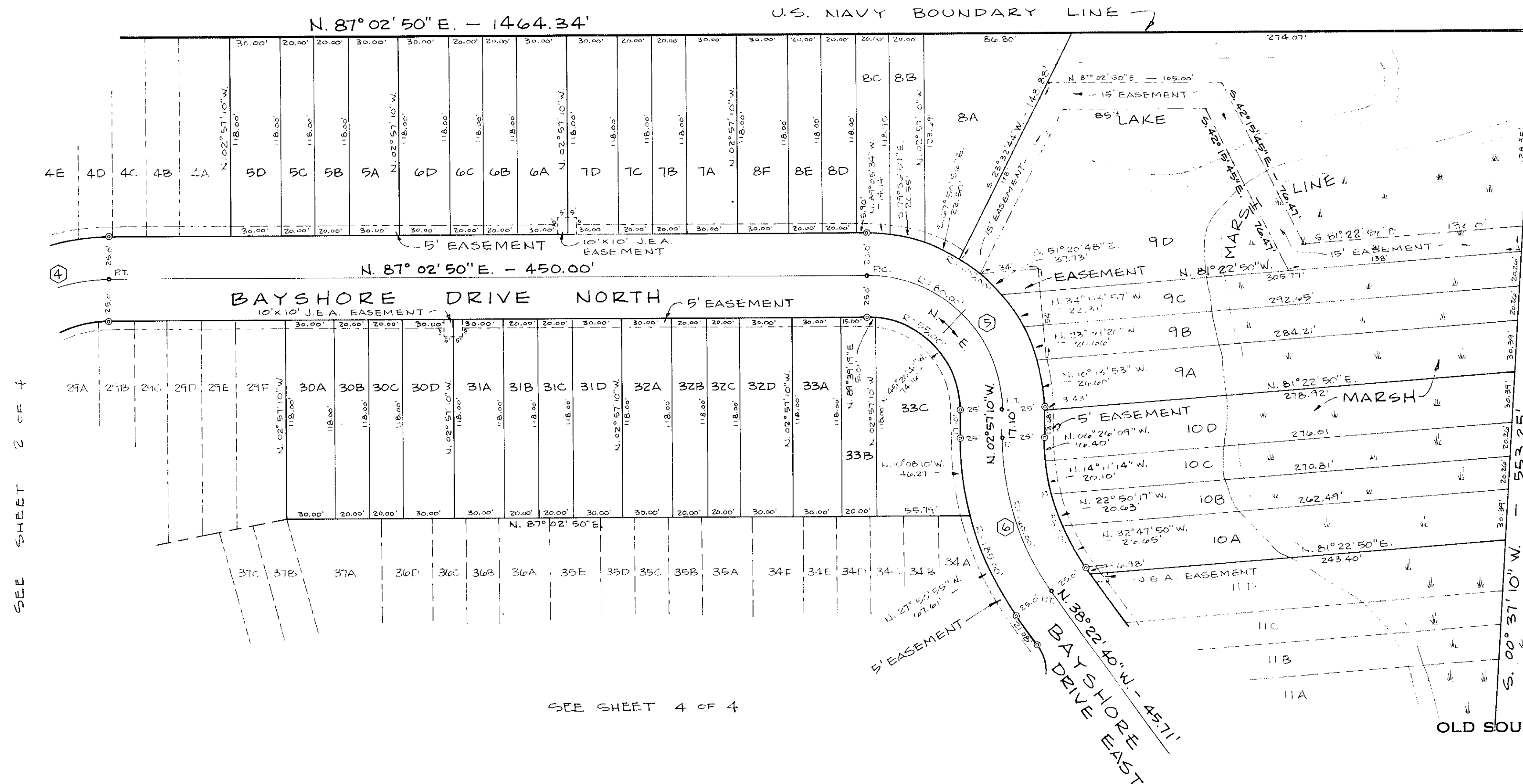
William D. Myers
WITNESS

Kimberly S. Arnett
WITNESS

William E. Driscoll
W.E. DRISCOLL, PRESIDENT



PART OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA



SEE SHEET 2 OF 4

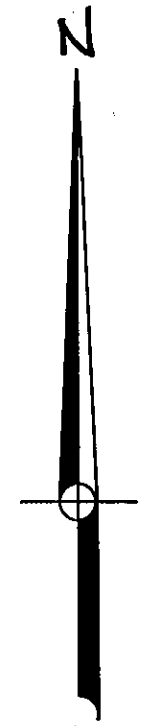
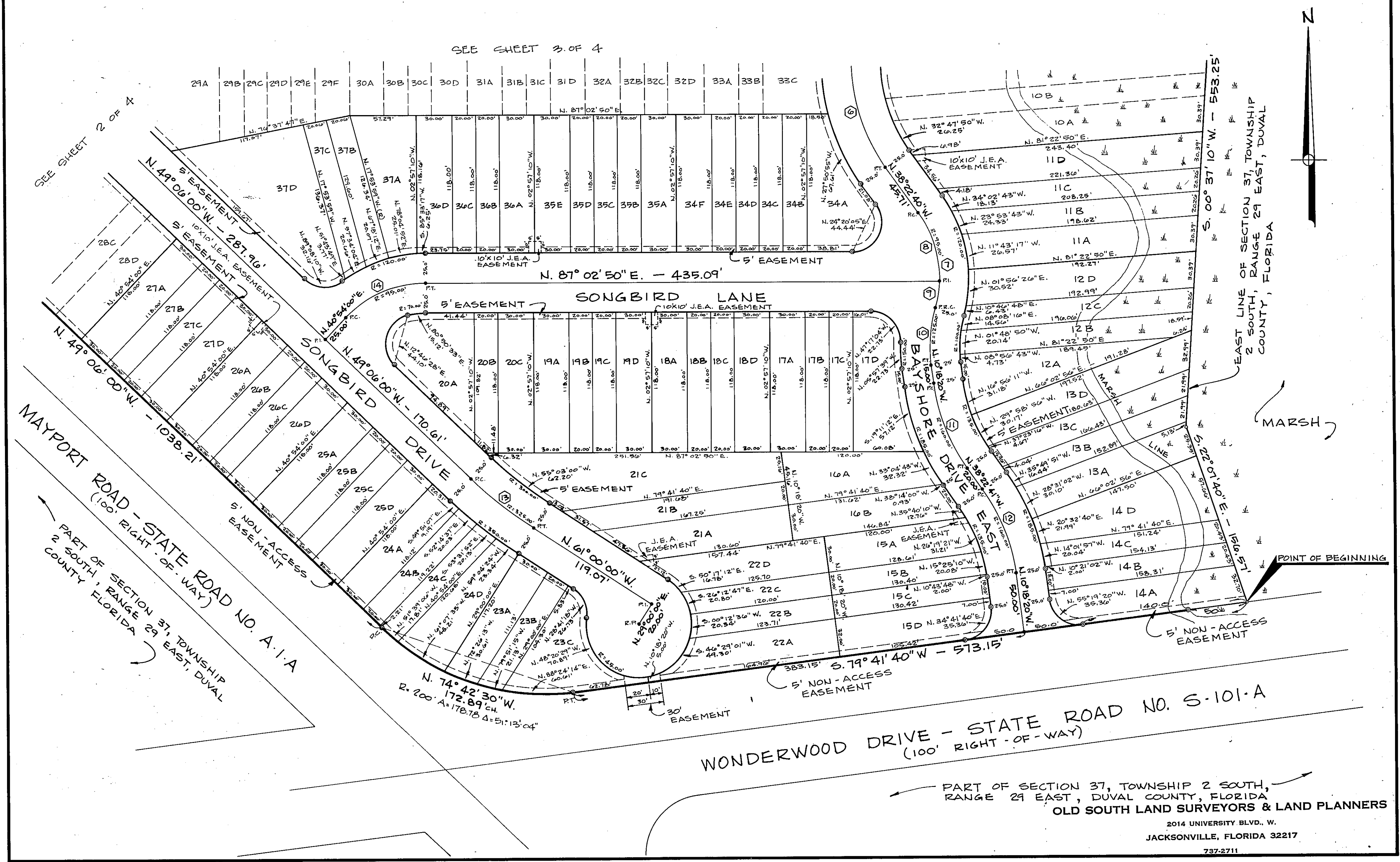
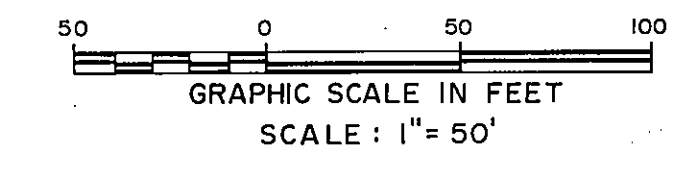
SEE SHEET 4 OF 4

EAST LINE OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA

MAYPORT LANDING UNIT THREE

SHEET 4 OF 4 SHEETS

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



EAST LINE OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA

SEE SHEET 2 OF 4

SEE SHEET 3 OF 4

MAYPORT ROAD - STATE ROAD NO. A-1-A
(100' RIGHT-OF-WAY)
PART OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA

WONDERWOOD DRIVE - STATE ROAD NO. S-101-A
(100' RIGHT-OF-WAY)

PART OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA
OLD SOUTH LAND SURVEYORS & LAND PLANNERS

2014 UNIVERSITY BLVD., W.
JACKSONVILLE, FLORIDA 32217
737-2711