

# MAYPORT LANDING UNIT TWO

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, 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 MAP 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 THE NORTHWEST CORNER OF OAK HARBOR SUBDIVISION AS RECORDED IN PLAT BOOK 31, PAGES 10, 10A AND 10B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 08 DEGREES 51 MINUTES 10 SECONDS WEST, 545.41 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF WONDERWOOD DRIVE (AS NOW ESTABLISHED); THENCE NORTH 79 DEGREES 41 MINUTES 40 SECONDS EAST, AND ALONG SAID RIGHT OF WAY LINE, 546.60 FEET TO THE POINT OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.0 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 42.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 33 MINUTES 35 SECONDS EAST, 37.59 FEET); THENCE SOUTH 02 DEGREES 48 MINUTES 50 SECONDS EAST, ALONG THE WESTERLY LINE OF COUNTY ROAD NO. 151 (AS NOW ESTABLISHED), 425.01 FEET; THENCE SOUTH 87 DEGREES 11 MINUTES 10 SECONDS WEST 137.00 FEET; THENCE SOUTH 02 DEGREES 48 MINUTES 50 SECONDS EAST 74.00 FEET; THENCE SOUTH 87 DEGREES 11 MINUTES 10 SECONDS WEST 84.20 FEET; THENCE SOUTH 02 DEGREES 48 MINUTES 50 SECONDS EAST 225.19 FEET TO THE SOUTHWESTERLY LINE OF LOT 2, PABLO DIVISION OF DEWEES GRANT; THENCE NORTH 67 DEGREES 55 MINUTES 10 SECONDS WEST 321.48 FEET TO THE POINT OF BEGINNING AND TO CLOSE. CONTAINING 7.2 ACRES MORE OR LESS.

**ADOPTION AND DEDICATION**

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 know as Mayport Landing Unit Two, having caused the same to be surveyed and subdivided; City Mortgage Services, Inc., being a Florida Corporation, and City Federal Savings and Loan Association, being a Florida Corporation, are the holders of a mortgage 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, and all lanes, easements for drainage, utilities and sewers, non-access easements and additional right of ways shown hereon are hereby irrevocably and without reservation, dedicated to the City of Jacksonville, its successors and assigns. The 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 with 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 lanes hereby dedicated, together with all soil, nutrients, chemical and all other substances which may flow or pass from all 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 Two 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 electric distribution system.

In witness whereof Multitech Corporation, City Mortgage Services, Inc. and City Federal Savings and Loan Association have caused these presents to be duly executed by and with the authority of their Board of Directors, with the Corporate Seals affixed this 17th day of September, 1984 A.D.

**APPROVED**  
 DATE: SEPTEMBER 28, 1984  
 BY: Ch. Howland  
 CITY ENGINEER  
A. Kneidl, Jr.  
 DIRECTOR OF PUBLIC WORKS  
 \_\_\_\_\_  
 GENERAL COUNSEL, OR  
Phillip S. Cape  
 ASSISTANT COUNSEL

**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. 84-873-602 OF SAID CITY, ADOPTED BY ITS CITY COUNCIL, AND APPROVED BY ITS MAYOR THIS 17th DAY OF October A.D., 1984.

James J. ... Mayor of City of Jacksonville  
Ronald E. Johnson Secretary to the City Council of the City of Jacksonville

**CLERK'S CERTIFICATE:**

85-5015

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 40, PAGES 54-54A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 17th DAY OF Jan., A.D., 1985.

S. Morgan Slaughter Clerk of Circuit Court  
 BY: Robert C. Tolson Deputy Clerk

**DEVELOPER'S CERTIFICATE:**

This is to certify that Multitech Corporation has furnished the City of Jacksonville, Surety Bonds as guarantee that the proposed improvements within public space will be constructed according to the plans and specifications approved by the City of Jacksonville, and has furnished the City of Jacksonville a Sidewalk Surety Bond as guarantee that the sidewalks will be constructed according to the plans and specifications approved by the City of Jacksonville. Said Bonds are equivalent to one hundred percent of the engineering costs and estimated costs of construction and cost of placing permanent control points.

Signed this 8 day of January, 1985.

W. E. Driscoll  
 W. E. Driscoll, President of Multitech Corporation

[Signature]  
 DEPUTY DIRECTOR OF PUBLIC WORKS

STATE OF FLORIDA, )  
 COUNTY OF DUVAL. )

The foregoing Adoption and Dedication was acknowledged before me this 14th day of September, 1984, by W. E. Driscoll, President of Multitech Corporation, a Florida Corporation on behalf of the Corporation.

STATE OF FLORIDA, )  
 COUNTY OF DUVAL. )

The foregoing Adoption and Dedication was acknowledged before me this 17th day of September, 1984, by Frank W. Allaben, Jr., Vice-President of City Mortgage Services, Inc., a Corporation under the laws of the State of Florida, on behalf of the Corporation.

STATE OF FLORIDA, )  
 COUNTY OF DUVAL. )

The foregoing Adoption and Dedication was acknowledged before me this 17th day of September, 1984, by Frank W. Allaben, Jr., Attorney in Fact of City Federal Savings and Loan Association under the laws of the State of Florida, on behalf of the said association.

Martha F. York

Kenneth M. Ford  
 Witnesses as to Multitech Corporation

Patricia Ann Mitchell

Murray E. Shultz  
 Witnesses as to City Mortgage Services, Inc.

Patricia Ann Mitchell

Mary E. Shultz  
 Witnesses as to City Federal Savings and Loan Association

MULTITECH CORPORATION  
 BY: W. E. Driscoll  
 W. E. Driscoll, President  
 (CORPORATE SEAL)

CITY MORTGAGE SERVICES, INC.  
 BY: Frank W. Allaben, Jr.  
 Frank W. Allaben, Jr., Vice-President  
 (CORPORATE SEAL)

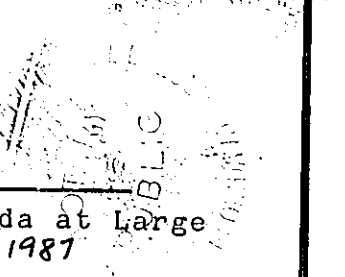
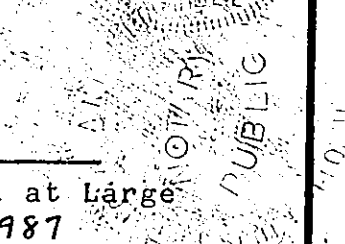
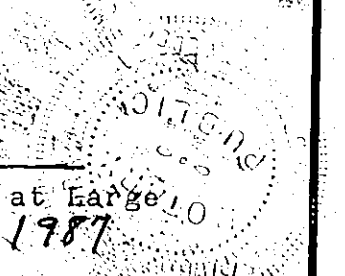
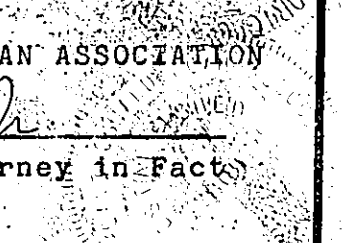
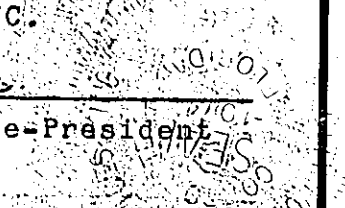
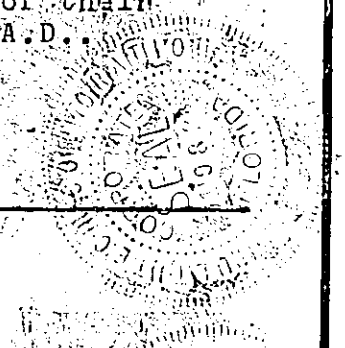
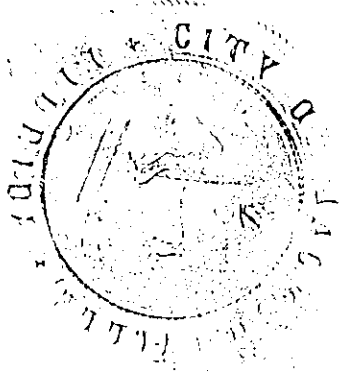
CITY FEDERAL SAVINGS AND LOAN ASSOCIATION  
 BY: Frank W. Allaben, Jr.  
 Frank W. Allaben, Jr., Attorney in Fact  
 (CORPORATE SEAL)

Martha F. York  
 NOTARY PUBLIC, State of Florida at Large  
 My commission expires: Jan. 13, 1987

Patricia Ann Mitchell  
 NOTARY PUBLIC, State of Florida at Large  
 My commission expires: Nov. 5, 1987

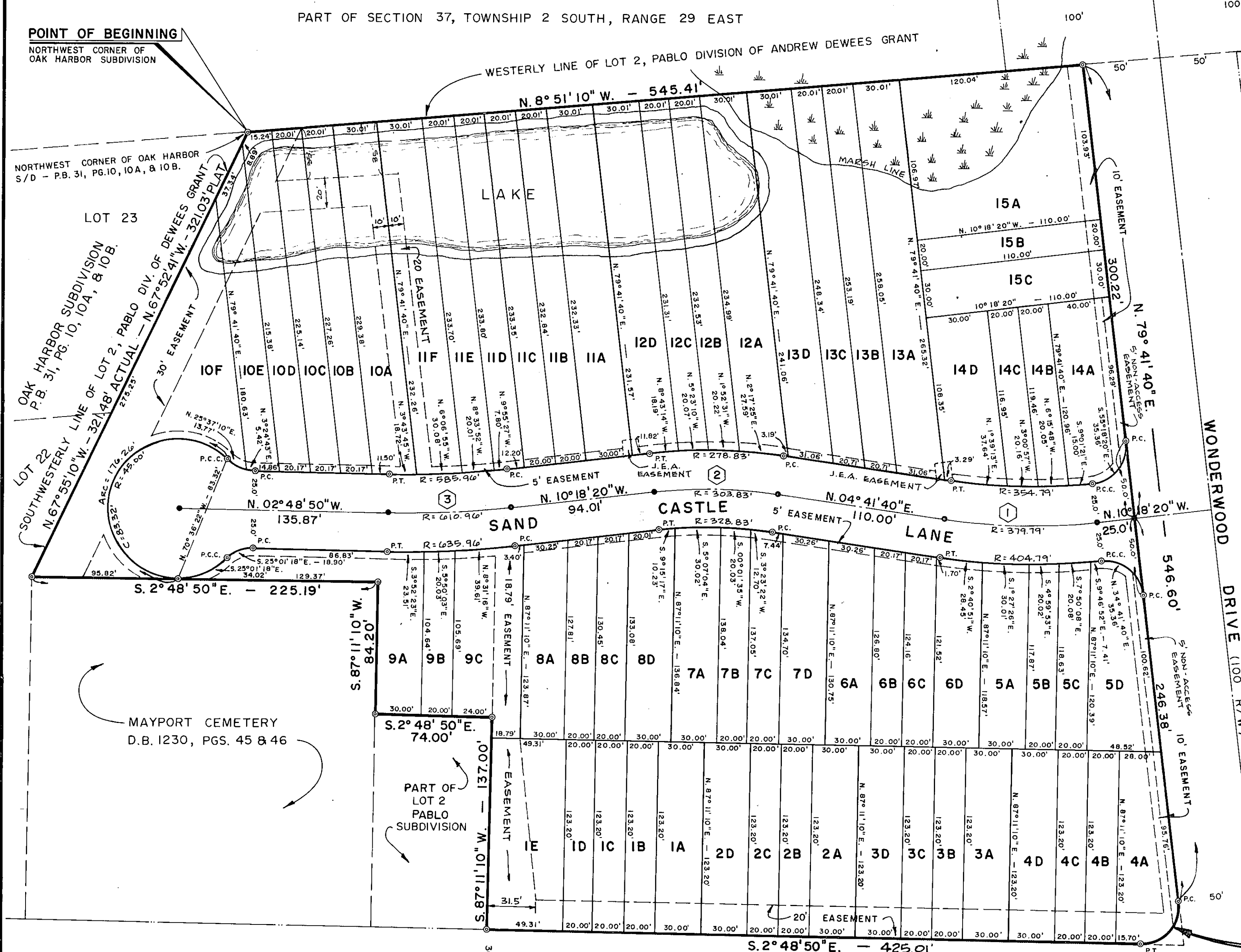
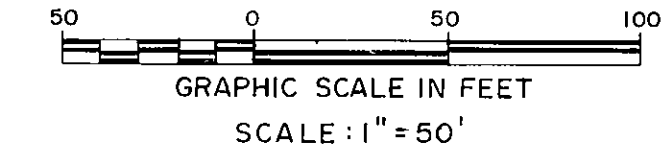
Patricia Ann Mitchell  
 NOTARY PUBLIC, State of Florida at Large  
 My commission expires: Nov. 5, 1987

Affidavit confirming same filed September 25, 1985 OR Book 6019, Pg 88



# MAYPORT LANDING UNIT TWO

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

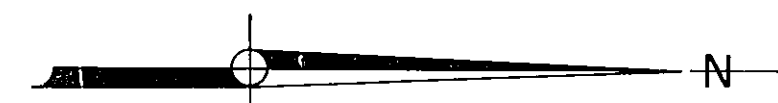
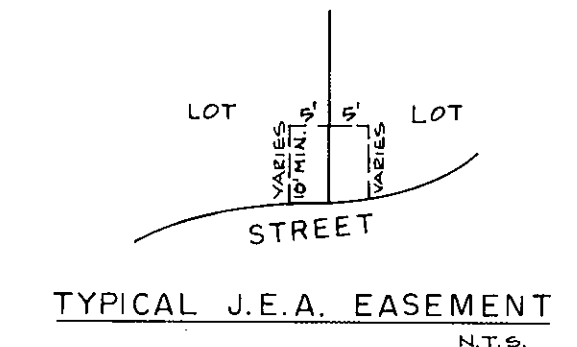


"CENTERLINE CURVE DATA"

NO.	DELTA	RADIUS	ARC	TAN	CHORD BEARING	CHORD
①	15° 00' 00"	379.79'	99.43'	50.00'	S.02° 48' 20" E.	99.14'
②	15° 00' 00"	303.83'	79.54'	40.00'	S.02° 48' 20" E.	79.32'
③	7° 29' 30"	610.96'	79.89'	40.00'	S.06° 33' 35" E.	79.83'

**GENERAL NOTES**

1. PERMANENT REFERENCE MONUMENTS SHOWN THUS:
2. PERMANENT CONTROL POINTS SHOWN THUS:
3. BEARING AND DISTANCES ON CURVES REFER TO CHORD DATA.
4. ALL STREET CORNER RADII ARE 25.0 FEET.
5. ALL STREETS ARE 50.0 FEET IN WIDTH.
6. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, SEWERS AND UTILITIES, UNLESS OTHERWISE NOTED.
7. BEARINGS ESTABLISHED FROM SOUTHERLY RIGHT OF WAY LINE OF WONDERWOOD DRIVE AND MAYPORT LANDING UNIT ONE.



CH. BRG. - S.51° 33' 35" E.  
 DIST. - 37.59'  
 Δ = 97° 29' 30"  
 RAD. = 25.00'  
 TAN. = 28.50'  
 ARC. = 42.54'

**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 17th DAY OF SEPT. A.D., 1994.  
 OLD SOUTH LAND SURVEYORS & LAND PLANNERS  
 2014 UNIVERSITY BLVD., W.  
 JACKSONVILLE, FLORIDA 32217  
 737-2711

MAYPORT LANDING UNIT ONE  
 P.B. 38, PGS. 49, A, B, C

OLD SOUTH LAND SURVEYORS & LAND PLANNERS  
 2014 UNIVERSITY BLVD., W.  
 JACKSONVILLE, FLORIDA 32217  
 737-2711