

Pablo Bay Phase Three

A PART OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

A PART OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF CONSERVATION TRACT ONE, PABLO BAY PHASE ONE, AS RECORDED IN PLAT BOOK 54, PAGE 88, 89A THROUGH 89I OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID PLAT; THENCE THE FOLLOWING 3 COURSES ALONG THE WESTERLY LINE OF SAID PLAT: COURSE 1 - NORTH 03° 27' 49" WEST, A DISTANCE OF 378.80 FEET; COURSE 2 - NORTH 06° 36' 08" EAST, A DISTANCE OF 25.32 FEET; COURSE 3 - NORTH 03° 23' 52" WEST, A DISTANCE OF 201.01 FEET TO THE SOUTHWEST CORNER OF LOT 58, PABLO BAY PHASE TWO, AS RECORDED IN PLAT BOOK 54, PAGES 60, 60-A THROUGH 60-C OF SAID CURRENT PUBLIC RECORDS, SAID CORNER ALSO LYING ON THE SOUTHERLY LINE OF SAID PLAT; THENCE THE FOLLOWING 4 COURSES ALONG SAID SOUTHERLY LINE OF SAID PLAT: COURSE 1 - SOUTH 86° 36' 11" WEST, A DISTANCE OF 157.98 FEET; COURSE 2 - NORTH 88° 23' 10" WEST, A DISTANCE OF 402.32 FEET; COURSE 3 - SOUTH 56° 49' 46" WEST, A DISTANCE OF 191.82 FEET; COURSE 4 - SOUTH 88° 10' 28" WEST, A DISTANCE OF 399.06 FEET TO THE WESTERLY LINE OF SAID SECTION 1; THENCE SOUTH 01° 37' 01" EAST, ALONG SAID WESTERLY SECTION LINE A DISTANCE OF 515.81 FEET; THENCE NORTH 88° 10' 28" EAST, DEPARTING SAID WESTERLY SECTION LINE, A DISTANCE OF 1089.90 FEET TO THE POINT OF BEGINNING.

THE LANDS THIS DESCRIBED CONTAIN 13.9 ACRES, MORE OR LESS.

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED, AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

Joe R. Miller
Joe R. Miller, Director of Public Works

September 20th 2001
Date

CLERK'S CERTIFICATE 2001237742

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 54, PAGES 62, 62A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 21ST DAY OF September, A.D., 2001.

Jim Fuller
Jim Fuller, Clerk of the Circuit Court

J. J. Graves
Deputy Clerk

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 19th DAY OF Sept 2001.

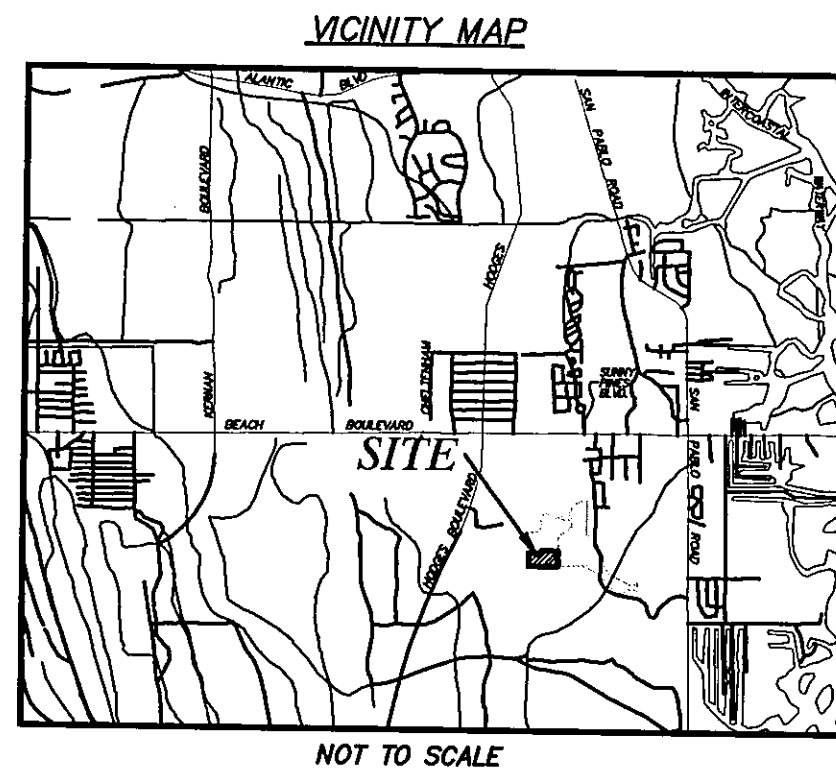
Glenn E. McGregor
Glenn E. McGregor, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 4252

Approved 9-19-2001
Date
Hall
City Engineer
for Director of Public Works
Approved 9-19-2001
Date
Allen Compton
for General Counsel

NOTES:

1. DENOTES PERMANENT REFERENCE MONUMENT STAMPED LB#3624
2. DENOTES PERMANENT CONTROL POINT STAMPED LB#3624
3. BEARINGS SHOWN ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON.
4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
6. JEA-E DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPED THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
7. JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPED THE USE AND ACCESS OF SAID EASEMENT BY JEA.
8. THE LAKE AND/OR LAKES SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
9. EXAMINATION OF FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120077, PANEL NUMBER 0243 E, DATED AUGUST 15, 1989, INDICATES THAT THE PROPERTY SHOWN AND DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AND "AE". NO ATTEMPT WAS MADE TO FIELD VERIFY THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.
10. THE STATE PLANE GRID VALUES IN SURVEY FEET (FLORIDA EAST ZONE 801, N.A.D. 1983) SHOWN HEREON WERE GENERATED FROM GPS OBSERVATIONS OF JEA CONTROL STATIONS 158 AND 633. (GEOINEX INC., G.P.S. CONTROL SURVEY DATED MAY 30, 1990.)

JEA STATION 158 ~ N2164858.9742 / E513563.7565
JEA STATION 633 ~ N2164798.3011 / E5068307.3960



LEGEND

CI	TABULATED CURVE DATA	PC	POINT OF CURVATURE
CM	CONCRETE MONUMENT	PG	PAGE
G.P.S.	GLOBAL POSITIONING SYSTEM	PRC	POINT OF REVERSE CURVATURE
LB	LICENSED BUSINESS	PI	POINT OF INTERSECTION
LS	LICENSED SURVEYOR AND MAPPER	PT	POINT OF TANGENCY
N.A.D.	NORTH AMERICAN DATUM	RLS	REGISTERED LAND SURVEYOR
ORV	OFFICIAL RECORDS VOLUME	RP	RADIUS POINT
P.B.	PLAT BOOK	R/W	RIGHT OF WAY
PCP	PERMANENT CONTROL POINT	(R)	RADIAL

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PABLO ROAD, L.C. IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS PABLO BAY PHASE THREE, AND 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.

ALL STREET RIGHTS OF WAY AND PLACES, DRAINAGE EASEMENTS, DRAINAGE AND UNOBSTRUCTED ACCESS EASEMENTS, AND UTILITY AND UNOBSTRUCTED ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

TRACT "A" (NATURAL AREA / LANDSCAPE BUFFER) AND CONSERVATION TRACT ONE AS SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, IF ANY.

THE UNOBSTRUCTED DRAINAGE EASEMENTS THROUGH AND OVER THE LAKE/STORMWATER MANAGEMENT FACILITIES 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 UNOBSTRUCTED DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKE/STORMWATER MANAGEMENT FACILITY WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHTS OF WAY HEREBY DEDICATED TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICAL, AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY, FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITY, 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 LAKE/STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAT IS OWNED IN FEE SIMPLE 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 LAKE/STORMWATER MANAGEMENT FACILITY WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR THE MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL, OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS; (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/STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKE/STORMWATER MANAGEMENT FACILITY, AND THAT WHICH RETAINS IT, TO AFFECT ADEQUATE DRAINAGE INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. THE UNDERSIGNED OWNER AND DEVELOPER 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 LAKE/STORMWATER MANAGEMENT FACILITY DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF THE UNDERSIGNED OWNER, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES, OR CONCESSIONAIRES WITHIN THE LANDS DESCRIBED AND CAPTIONED HEREON. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE UNDERSIGNED OWNER, AND SHALL BE SUBJECT TO IT.

THOSE EASEMENTS DESIGNATED AS "JEA-E.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. THOSE EASEMENTS DESIGNATED AS "JEA-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

ALL UTILITY EASEMENTS AND UTILITY AND UNOBSTRUCTED ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS, THE UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR LANDSCAPE PURPOSES, PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICER SHOWN BELOW ON THIS 28th DAY OF August, A.D., 2001.

Michael R. Daliberti
Witness
Michael R. Daliberti
Printed Name

Lauren L. Owens
Witness
Lauren L. Owens
Printed Name

OWNER: PABLO ROAD, L.C.
BY: PABLO ROAD DEVELOPMENT, L.L.C.

BY: *Roger M. O'Steen*
ROGER M. O'STEEN
MANAGER/MEMBER

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF August, A.D., 2001, BY ROGER M. O'STEEN, MANAGER/MEMBER, PABLO ROAD DEVELOPMENT, L.L.C., ON BEHALF OF PABLO ROAD, L.C., A LIMITED LIABILITY COMPANY; HE BEING KNOWN TO ME AND NOT TAKING AN OATH.

Lauren L. Owens
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Printed Name



MY COMMISSION EXPIRES 11-3-04
COMMISSION NUMBER CC952724

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

SIGNED AND SEALED THIS 16th DAY OF August, A.D., 2001.

David L. Lamp
David L. Lamp
Professional Surveyor and Mapper
State of Florida LS No. 3535

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550

CITY DEV. NO. 3172.8
P.S.D. NO. 99-040

Pablo Bay Phase Three

A PART OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

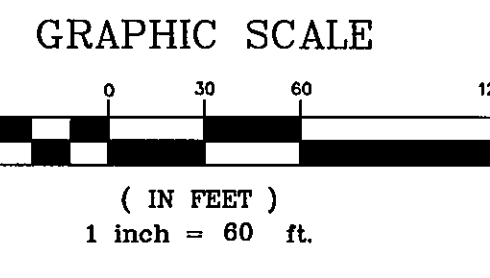
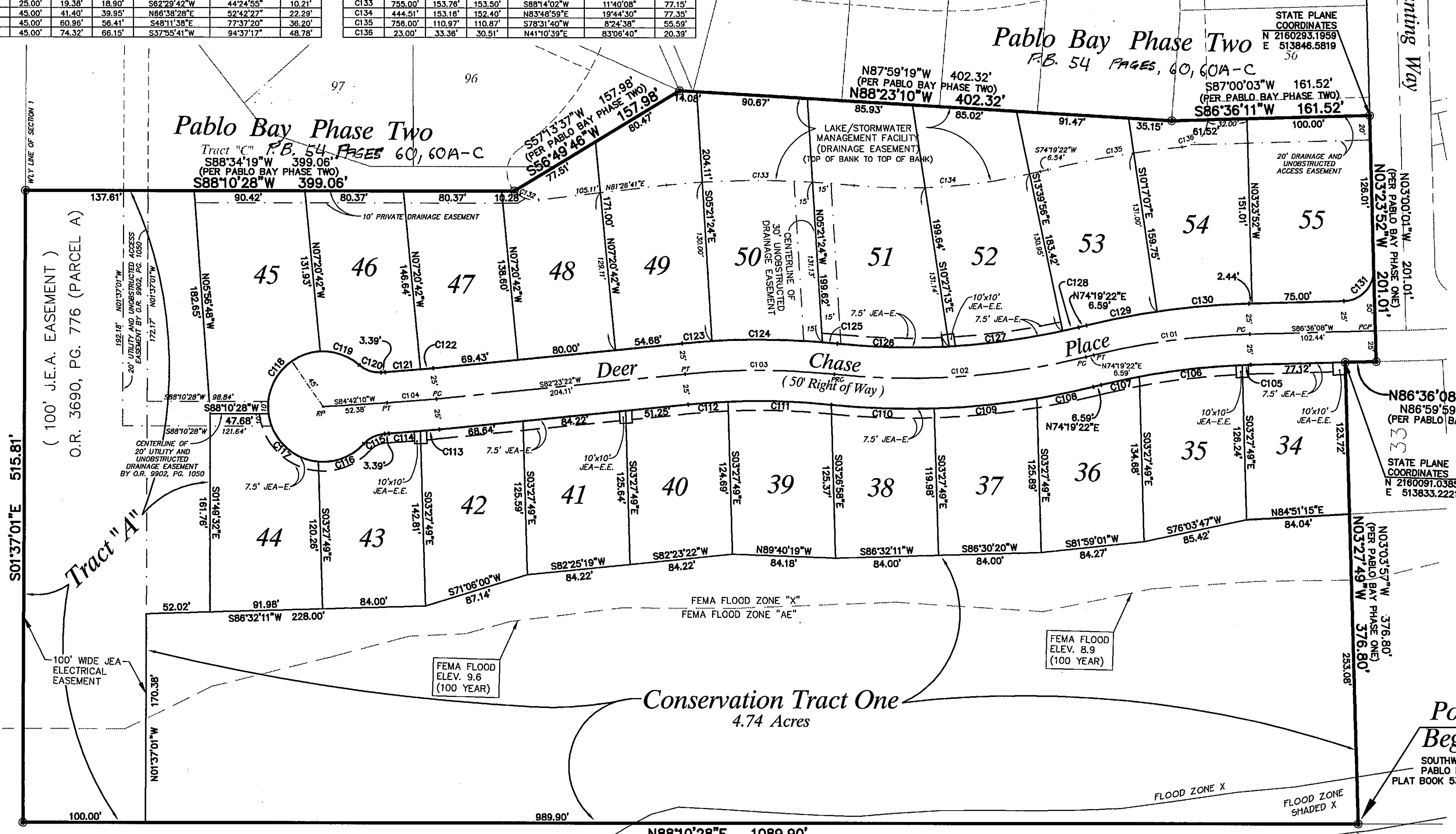
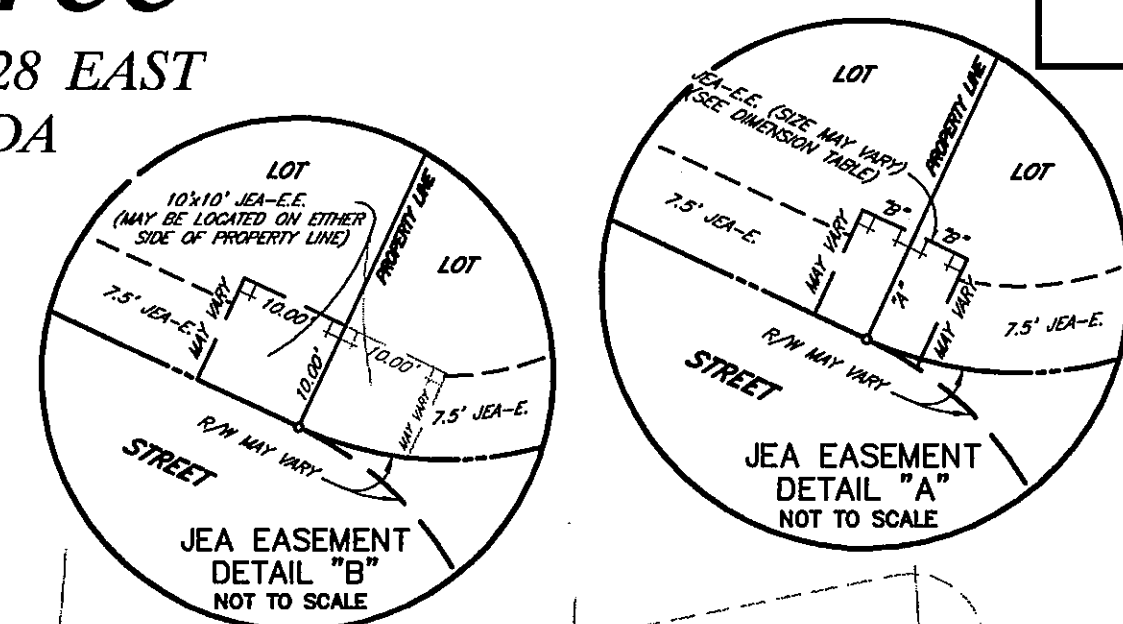
PLAT BOOK 54 PAGE 62A

SHEET 2 OF 2 SHEETS

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C101	600.00'	128.59'	128.34'	S80°27'45"W	127°16'46"	64.54'
C102	600.00'	206.73'	205.71'	N84°11'37"E	19°44'30"	104.40'
C103	600.00'	122.26'	122.05'	S88°13'37"W	11°10'30"	61.34'
C104	1000.00'	40.38'	40.37'	N83°32'46"E	2°18'48"	20.19'
C105	575.00'	6.88'	6.88'	S86°15'33"W	0°41'10"	3.44'
C106	575.00'	84.37'	84.30'	S81°42'45"W	8°24'27"	42.26'
C107	575.00'	31.97'	31.97'	S75°54'56"W	3°11'10"	15.99'
C108	825.00'	46.87'	46.86'	N76°28'15"E	4°17'48"	23.45'
C109	825.00'	84.27'	84.21'	N82°28'58"E	7°43'33"	42.20'
C110	825.00'	84.21'	84.14'	S89°47'43"E	7°43'10"	42.17'
C111	575.00'	84.25'	84.17'	S89°52'01"W	8°23'42"	42.20'
C112	575.00'	32.92'	32.91'	S84°01'46"W	3°16'48"	16.48'
C113	1025.00'	15.58'	15.57'	N82°49'29"E	0°52'14"	7.79'
C114	1025.00'	25.81'	25.81'	N83°58'53"E	1°26'34"	12.91'
C115	25.00'	19.38'	18.90'	S82°29'42"W	44°24'55"	10.21'
C116	45.00'	41.40'	39.95'	N66°38'28"E	52°42'27"	22.29'
C117	45.00'	80.96'	86.41'	S48°11'38"E	77°37'20"	36.20'
C118	45.00'	74.32'	66.15'	S37°55'41"W	94°37'17"	48.78'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C119	45.00'	34.46'	33.62'	N72°49'30"W	43°52'20"	18.12'
C120	25.00'	19.38'	18.90'	S73°05'35"E	44°24'30"	10.20'
C121	975.00'	28.79'	28.79'	N83°31'24"E	1°41'31"	14.40'
C122	975.00'	10.57'	10.57'	N82°42'00"E	0°37'17"	5.29'
C123	625.00'	24.59'	24.59'	S83°30'59"W	2°15'14"	12.29'
C124	625.00'	90.31'	90.24'	S88°48'58"W	8°16'46"	45.24'
C125	625.00'	12.45'	12.45'	N86°30'23"W	1°08'30"	6.23'
C126	575.00'	91.15'	91.05'	N89°31'24"E	9°04'58"	45.87'
C127	875.00'	93.53'	93.43'	N80°19'19"E	9°19'12"	46.87'
C128	875.00'	13.44'	13.44'	N74°58'32"E	1°20'22"	6.72'
C129	625.00'	58.82'	58.80'	S77°01'07"W	5°23'31"	29.43'
C130	625.00'	75.13'	75.08'	S83°09'30"W	6°53'15"	37.61'
C131	25.00'	39.27'	35.36'	N41°36'08"E	90°00'00"	25.00'
C132	23.00'	21.83'	21.02'	S71°22'05"E	54°22'27"	11.81'
C133	755.00'	153.76'	153.50'	S88°44'02"W	11°40'08"	77.15'
C134	444.51'	153.16'	152.40'	N83°48'59"E	19°44'30"	77.35'
C135	755.00'	110.97'	110.87'	S78°31'40"W	8°24'38"	55.59'
C136	23.00'	33.36'	30.51'	N41°10'39"E	83°06'40"	20.39'

JEA DIMENSION TABLE	
7'4" 10' 5"	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
7'4" 10' 10"	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT



NOTE: THE FLOOD LINE SHOWN THUS: IS THE FLOOD ZONE AS DEPICTED ON APPROVED ENGINEERING PLANS BY ENGLAND, THIMS AND MILLER, INC. ON FILE IN THE CITY ENGINEER'S OFFICE OF THE CITY OF JACKSONVILLE.



Pablo Bay Phase One
Plat Book 53 Pages 89, 89A - 89I

CITY DEV. NO. 3172.8
P.S.D. NO. 99-040

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
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CERTIFICATE OF AUTHORIZATION NO. LB 3624