

# Pablo Bay Phase Nine

A PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

### CAPTION

A PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FOR POINT OF BEGINNING, COMMENCE AT THE EXTREME NORTHWESTERLY CORNER OF TRACT D, PABLO BAY PHASE EIGHT, ACCORDING TO PLAT RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 53, PAGES 51, 51A THROUGH 51C, AND RUN EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID PLAT OF PABLO BAY PHASE EIGHT THE FOLLOWING FIVE COURSES: COURSE 1 ~ SOUTH 89° 37' 14" EAST, A DISTANCE OF 336.74 FEET; COURSE 2 ~ NORTH 85° 20' 24" EAST, A DISTANCE OF 486.46 FEET; COURSE 3 ~ NORTH 86° 59' 31" EAST, A DISTANCE OF 144.06 FEET; COURSE 4 ~ SOUTH 56° 25' 53" EAST, A DISTANCE OF 61.06 FEET; COURSE 5 ~ SOUTH 89° 57' 47" EAST, A DISTANCE OF 128.82 FEET TO A POINT ON THE WESTERLY BOUNDARY OF PABLO BAY PHASE SEVEN, ACCORDING TO PLAT RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 55, PAGES 71, 71 A THROUGH 71 G; RUN THENCE NORTHERLY ALONG SAID PLAT BOUNDARY THE FOLLOWING EIGHT COURSES: COURSE 1 ~ NORTH 00° 43' 18" EAST, A DISTANCE OF 55.93 FEET; COURSE 2 ~ NORTH 07° 59' 45" WEST, A DISTANCE OF 302.94 FEET; COURSE 3 ~ NORTH 09° 28' 37" EAST, A DISTANCE OF 17.93 FEET; COURSE 4 ~ NORTH 13° 06' 34" EAST, A DISTANCE OF 78.99 FEET; COURSE 5 ~ NORTH 36° 29' 39" EAST, A DISTANCE OF 88.35 FEET; COURSE 6 ~ NORTH 16° 18' 53" EAST, A DISTANCE OF 40.10 FEET; COURSE 7 ~ NORTH 09° 22' 03" EAST, A DISTANCE OF 98.30 FEET; COURSE 8 ~ DUE NORTH, A DISTANCE OF 177.38 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN DEED RECORDED AT OFFICIAL RECORDS BOOK 9850, PAGE 330, PUBLIC RECORDS OF SAID COUNTY; RUN THENCE WESTERLY ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING EIGHT COURSES: COURSE 1 ~ SOUTH 84° 43' 22" WEST, A DISTANCE OF 651.34 FEET; COURSE 2 ~ NORTH 83° 03' 00" WEST, A DISTANCE OF 248.22 FEET; COURSE 3 ~ SOUTH 45° 19' 33" WEST, A DISTANCE OF 41.89 FEET; COURSE 4 ~ SOUTH 69° 04' 42" WEST, A DISTANCE OF 46.83 FEET; COURSE 5 ~ NORTH 77° 58' 58" WEST, A DISTANCE OF 88.90 FEET; COURSE 6 ~ SOUTH 85° 52' 46" WEST, A DISTANCE OF 85.36 FEET; COURSE 7 ~ SOUTH 23° 03' 58" WEST, A DISTANCE OF 75.44 FEET; COURSE 8 ~ SOUTH 89° 13' 31" WEST, A DISTANCE OF 167.80 FEET TO A POINT ON THE WEST LINE OF AFOREMENTIONED SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST; RUN THENCE SOUTH 00° 46' 29" EAST, ALONG SAID SECTION LINE, A DISTANCE OF 793.66 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 21.74 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.

Approved 1/29/03  
Date

John P. Pappas  
City Engineer

for Director of Public Works  
Approved 2/04/03  
Date

Shea Cooney  
for General Counsel

Jim Westhead  
Director of Public Works

FEBRUARY 6, 2003  
Date

CLERK'S CERTIFICATE # 2003045437

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 55, PAGES 76-78 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 13th DAY OF Feb, A.D., 2003.

Jim Fuller  
Clerk of the Circuit Court

E. J. [Signature]  
Deputy Clerk

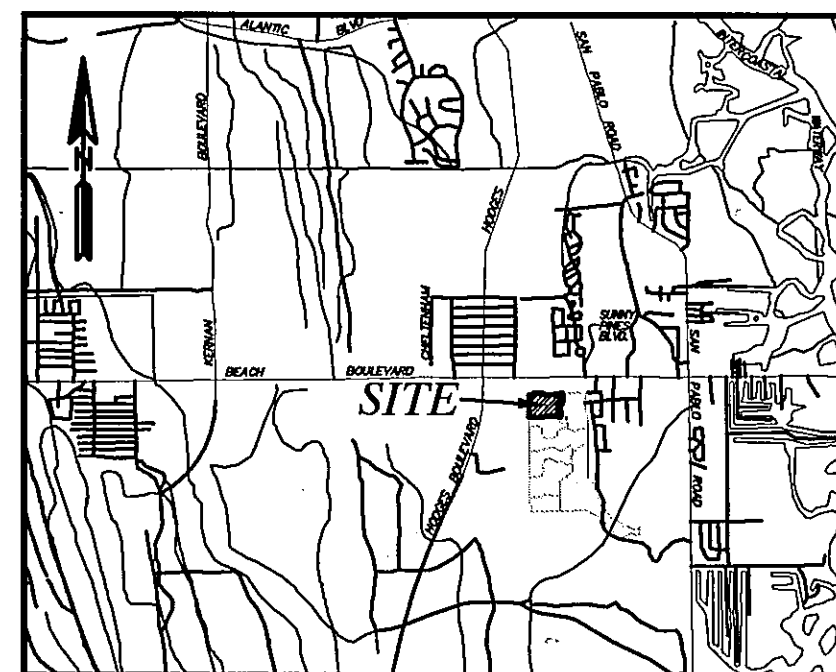
### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 29th DAY OF January, 2003.

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



### VICINITY MAP



NOT TO SCALE

### 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 NINE, 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, STREETS, COURTS AND WAYS AND UNOBSTRUCTED DRAINAGE EASEMENTS AND DRAINAGE EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

TRACTS A AND B (OPEN AREA) 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, INTRUSIONS, CHEMICALS, 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 ADJUTING 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 PLATED, 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/OR 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 CONNECTION 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 CONNECTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

ALL SEWER 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 GRANTEES, 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 OWNER'S 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 21st DAY OF November, A.D., 2002.

Sina E. Downs  
Witness  
Printed Name  
Lauren L. Owens  
Witness  
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 21st DAY OF November, A.D., 2002, 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

Lauren L. Owens  
My Commission #CC952724  
Expires November 3, 2004  
Bonded through Troy Fahn Insurance, Inc.

MY COMMISSION EXPIRES 11-3-04  
COMMISSION NUMBER CC952724

### SURVEYOR'S 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 21st DAY OF November, A.D., 2002.

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

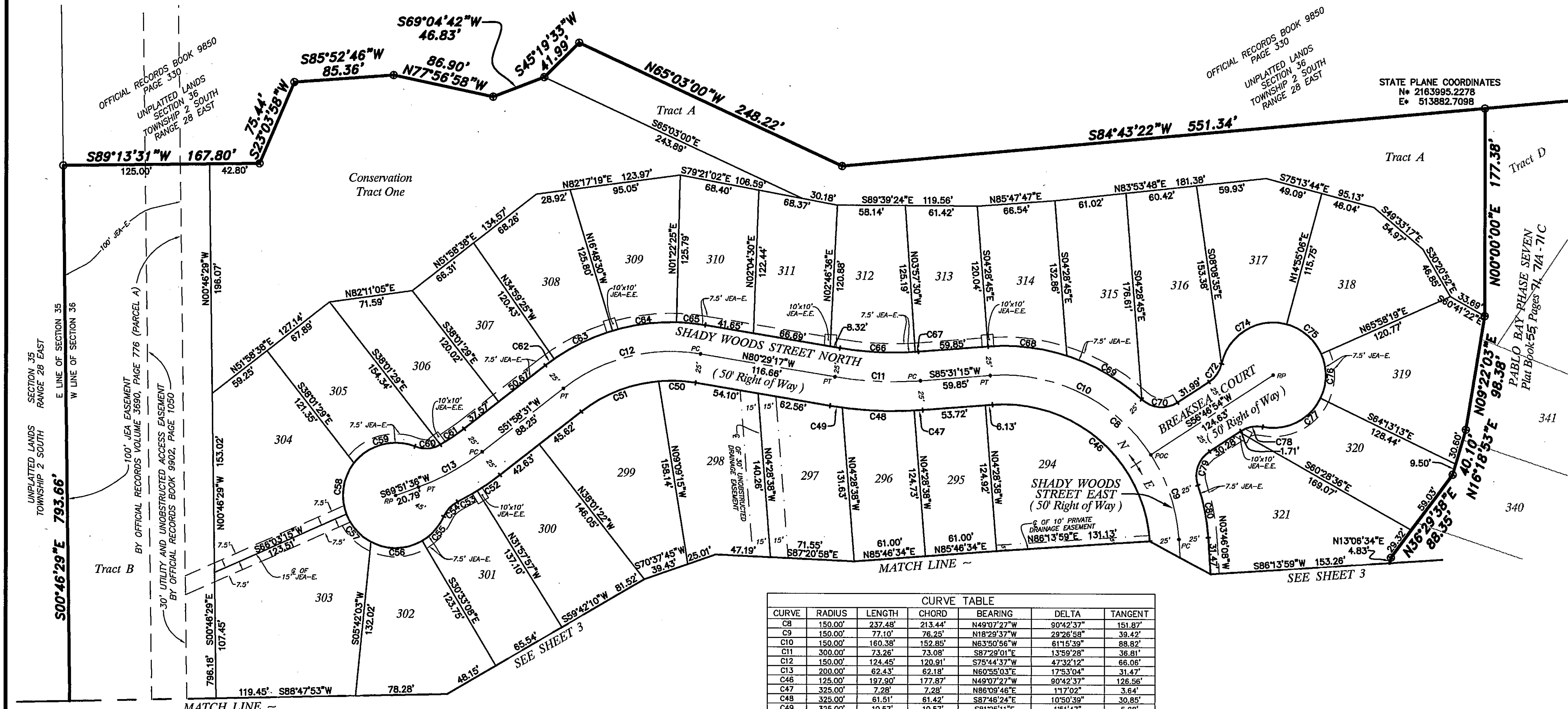
PREPARED BY:  
ROBERT M. ANGAS ASSOCIATES, INC.  
14775 ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550



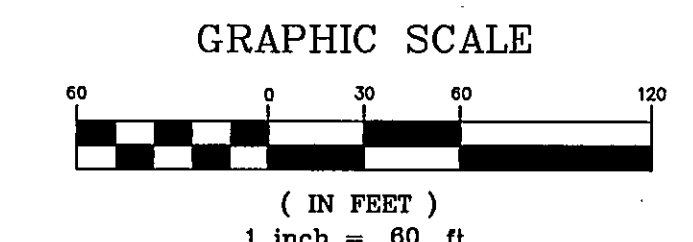
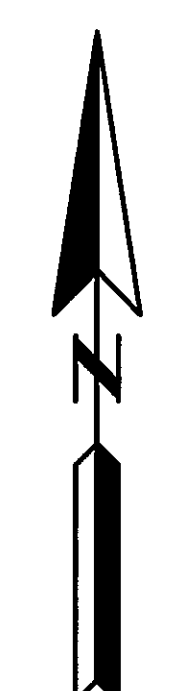


# Pablo Bay Phase Nine

A PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C8	150.00'	237.48'	213.44'	N49°07'27"W	90°42'37"	151.87'
C9	150.00'	71.10'	76.25'	N19°29'37"W	28°26'58"	39.42'
C10	150.00'	160.38'	152.85'	N63°50'56"W	61°15'39"	88.32'
C11	300.00'	73.28'	73.08'	S87°28'01"E	13°59'28"	38.81'
C12	150.00'	124.45'	120.91'	S75°44'37"W	47°32'12"	66.06'
C13	200.00'	62.43'	62.18'	N60°55'03"E	17°53'04"	31.47'
C46	125.00'	197.90'	177.87'	N49°07'27"W	90°42'37"	128.56'
C47	325.00'	7.28'	7.28'	N88°09'46"E	117°02"	3.64'
C48	325.00'	61.51'	61.42'	S87°48'24"E	10°50'39"	30.85'
C49	325.00'	10.57'	10.57'	S81°28'11"E	1°51'47"	5.28'
C50	125.00'	31.70'	31.81'	N87°45'10"W	14°31'46"	15.93'
C51	125.00'	72.01'	71.02'	S68°28'44"W	33°02'25"	37.04'
C52	225.00'	23.72'	23.71'	N54°58'46"E	6°02'29"	11.87'
C53	225.00'	19.47'	19.46'	N60°29'44"E	4°57'27"	9.74'
C54	25.00'	17.28'	16.94'	S43°10'25"W	39°36'03"	9.00'
C55	45.00'	28.27'	27.81'	N41°22'17"E	35°59'45"	14.62'
C56	45.00'	45.78'	43.83'	N88°30'49"E	58°17'19"	25.09'
C57	45.00'	32.44'	31.74'	S41°41'36"E	41°17'52"	16.96'
C58	45.00'	46.27'	44.25'	S08°24'33"W	58°54'26"	25.41'
C59	45.00'	57.91'	53.99'	S74°43'43"W	73°43'54"	33.75'
C60	25.00'	22.53'	21.78'	N85°46'27"E	51°32'28"	12.10'
C61	175.00'	24.37'	24.35'	N55°57'52"E	7°58'42"	12.20'
C62	175.00'	9.27'	9.27'	S53°28'33"W	3°02'03"	4.63'
C63	175.00'	55.53'	55.30'	S64°06'02"W	18°10'55"	28.00'
C64	175.00'	55.53'	55.30'	S82°16'57"W	18°10'55"	28.00'
C65	175.00'	24.86'	24.84'	N84°33'26"W	8°08'18"	12.45'
C66	275.00'	64.65'	64.50'	S87°13'24"E	13°28'13"	32.48'
C67	275.00'	2.50'	2.50'	N85°46'52"E	0°31'15"	1.25'
C68	175.00'	88.25'	87.82'	N83°18'22"W	22°20'45"	34.57'
C69	175.00'	74.64'	74.08'	N59°54'52"W	24°26'16"	37.90'
C70	25.00'	32.95'	30.82'	S85°27'26"E	7°51'21"	19.36'
C72	25.00'	19.38'	18.90'	N34°34'26"E	44°24'54"	10.21'
C74	45.00'	72.69'	65.04'	S58°38'32"W	92°33'07"	47.05'
C75	45.00'	40.10'	38.78'	N49°33'17"W	51°03'14"	21.49'
C76	45.00'	39.12'	37.90'	N00°52'33"E	49°48'28"	20.89'
C77	45.00'	59.23'	55.05'	N63°29'18"E	75°26'02"	34.79'
C78	25.00'	19.38'	18.90'	S78°59'22"W	44°24'55"	10.21'
C79	25.00'	32.95'	30.82'	S19°01'13"W	75°31'21"	19.36'
C80	175.00'	45.73'	45.60'	N11°51'18"W	14°58'19"	23.00'



SEE SHEET 2 OF 4 FOR GENERAL NOTES AND LEGEND.

OFFICIAL RECORDS BOOK 9850  
UNPLATTED LANDS  
SECTION 36  
TOWNSHIP 2 SOUTH  
RANGE 28 EAST

STATE PLANE COORDINATES  
N= 2163995.2278  
E= 513882.7098

CITY DEV. NO. 3172.14  
P.S.D. NO. 99-040

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
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