

PALERMO ~ PHASE ONE A

A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 63 PAGE 4

SHEET 1 OF 3 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CAPTION

A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, BEGING AT THE NORTHEAST CORNER OF LOT 44, AS SHOWN ON PLAT PALERMO PHASE ONE AS RECORDED IN PLAT BOOK 61 PAGES 134 THROUGH 137 INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 88°44'08" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 44, A DISTANCE OF 140.00 FEET, TO THE EASTERLY LINE OF OFFICIAL RECORDS BOOK 8514, PAGE 297, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 01°15'52" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 75.00 FEET; THENCE NORTH 88°44'08" EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 84°11'35" EAST, A DISTANCE OF 50.38 FEET; THENCE SOUTH 01°15'52" EAST, A DISTANCE OF 75.00 FEET, TO THE NORTHWEST CORNER OF LOT 127 AS SHOWN ON SAID PLAT OF PALERMO PHASE ONE; THENCE NORTH 84°11'35" WEST, A DISTANCE OF 50.38 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 0.33 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PINEAPPLE-PRIMO PALERMO, LLC, PINEAPPLE-MAGNIFICO PALERMO, LLC, THE PINEAPPLE CORPORATION OF NORTH FLORIDA AND PALERMO PROPERTY OWNERS ASSOCIATION, INC. (COLLECTIVELY THE "OWNERS"), UNDER THE LAWS OF THE STATE OF FLORIDA, ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS PALERMO PHASE ONE AND WACHOVIA BANK, NATIONAL ASSOCIATION IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL RIGHTS-OF-WAY (CIRCLE) SHOWN HEREON ARE NOT HEREBY DEDICATED AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE OWNER HEREBY GRANTS FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF PUBLIC UTILITIES AUTHORIZED BY THE OWNER, TO SERVE SUCH LANDS AND SUCH OTHER PERSONS AS THE OWNER, FROM TIME TO TIME MAY DESIGNATE, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE RIGHTS-OF-WAY SHOWN HEREON.

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 SYSTEMS; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

TRACT "A" (UNDISTURBED NATURAL BUFFER), IS NOT HEREBY DEDICATED, AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, IF ANY.

ALL WATER AND SEWER UTILITIES LOCATED WITHIN THE ROADWAYS AND UNOBSTRUCTED JEA UTILITY EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNERS

HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 21st DAY OF November, A.D. 2006.

Approved 12/7/06
Date
John P. Rogers
City Engineer
for Director of Public Works
Approved 12/13/2006
Date
Cheryl Hill
for General Counsel

PINEAPPLE-PRIMO PALERMO, LLC

BY THE PINEAPPLE CORPORATION OF NORTH FLORIDA,
MANAGING MEMBER

BY: William J. Ash III

WILLIAM J. ASH III, PRESIDENT OF
THE PINEAPPLE CORPORATION OF NORTH FLORIDA,
MANAGING MEMBER

WITNESS: Spencer T. Calvert

TYPE OR PRINT NAME

WITNESS: Gina Littlepage

TYPE OR PRINT NAME

NOTARY FOR PINEAPPLE-PRIMO PALERMO, LLC

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF November, A.D., 2006 BY WILLIAM J. ASH III, PRESIDENT OF THE PINEAPPLE CORPORATION OF NORTH FLORIDA, MANAGING MEMBER, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Rachel Williams
NOTARY PUBLIC, STATE OF FLORIDA

Rachel Williams
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: 2-20-2010

PINEAPPLE-MAGNIFICO PALERMO, LLC

BY THE PINEAPPLE CORPORATION OF NORTH FLORIDA,
MANAGING MEMBER

BY: William J. Ash III

WILLIAM J. ASH III, PRESIDENT OF
THE PINEAPPLE CORPORATION OF NORTH FLORIDA,
MANAGING MEMBER

WITNESS: Spencer T. Calvert

TYPE OR PRINT NAME

WITNESS: Gina Littlepage

TYPE OR PRINT NAME

NOTARY FOR PINEAPPLE-MAGNIFICO PALERMO, LLC

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF November, A.D., 2006 BY WILLIAM J. ASH III, PRESIDENT OF THE PINEAPPLE CORPORATION OF NORTH FLORIDA, MANAGING MEMBER, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Rachel Williams
NOTARY PUBLIC, STATE OF FLORIDA

Rachel Williams
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: 2-20-2010

PALERMO PROPERTY OWNERS ASSOCIATION, INC.

BY: Spencer T. Calvert

SPENCER T. CALVERT, PRESIDENT

WITNESS: Gina Littlepage

TYPE OR PRINT NAME

WITNESS: William J. Ash III

TYPE OR PRINT NAME

THE PINEAPPLE CORPORATION OF NORTH FLORIDA

BY: William J. Ash III

WILLIAM J. ASH III, PRESIDENT OF THE PINEAPPLE CORPORATION OF NORTH FLORIDA

WITNESS: Spencer T. Calvert

TYPE OR PRINT NAME

WITNESS: Gina Littlepage

TYPE OR PRINT NAME

NOTARY FOR THE PINEAPPLE CORPORATION OF NORTH FLORIDA

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF November, A.D., 2006 BY WILLIAM J. ASH III, PRESIDENT OF THE PINEAPPLE CORPORATION OF NORTH FLORIDA, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Rachel Williams
NOTARY PUBLIC, STATE OF FLORIDA

Rachel Williams
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: 2-20-2010

WACHOVIA BANK, NATIONAL ASSOCIATION

BY: Susan S. Beaugrand

SUSAN S. BEAUGRAND, VICE PRESIDENT OF WACHOVIA BANK, NATIONAL ASSOCIATION

WITNESS: Kathryn C. Bademan

TYPE OR PRINT NAME

WITNESS: Jerrett Roberts

TYPE OR PRINT NAME

NOTARY FOR WACHOVIA BANK, NATIONAL ASSOCIATION

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF November, A.D., 2006 BY SUSAN S. BEAUGRAND, VICE PRESIDENT OF WACHOVIA BANK, NATIONAL ASSOCIATION ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Jerrett Roberts
NOTARY PUBLIC, STATE OF FLORIDA

Jerrett Roberts
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: 12/6/09

NOTARY FOR PALERMO PROPERTY OWNERS ASSOCIATION, INC.

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF November, A.D., 2006 BY SPENCER T. CALVERT, PRESIDENT OF PALERMO PROPERTY OWNERS ASSOCIATION, INC., ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Rachel Williams
NOTARY PUBLIC, STATE OF FLORIDA

Rachel Williams
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: 2-20-2010

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

PALERMO ~ PHASE ONE A

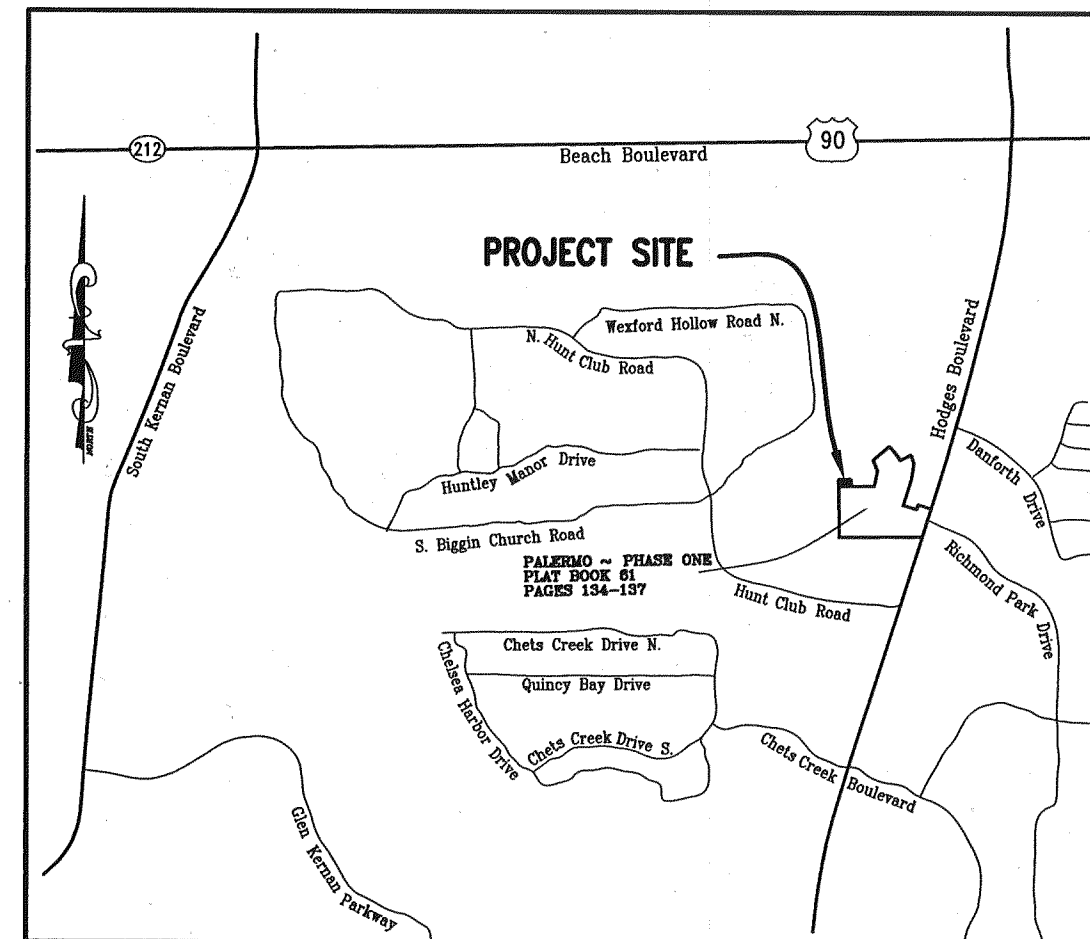
A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 63 PAGE 5

SHEET 2 OF 3 SHEETS

GENERAL NOTES

1. BASIS OF BEARING: STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON VARIOUS JEA CONTROL MONUMENTATION. COORDINATES SHOWN ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 901) IN U.S. FEET AND ARE REFERENCED TO THE WESTERLY RIGHT-OF-WAY LINE OF HODGES BOULEVARD AS BEING SOUTH 16°34'59" WEST.
2. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
3. "JEA-E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE 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.
4. "JEA-E.E." DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
5. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X"(UNSHADED), AND "A" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY NUMBER: 120077, PANEL 0237 SUFFIX E; MAP REVISED INDEX DATE: JUNE 16, 1999, LETTER OR REVISION - CASE NUMBER 05-04-A260P REVISES F.I.R.M. 0237 ON AUGUST 21, 2006 NOW INDICATING ALL PROPERTY SHOWN HEREON IS IN ZONE "X".
6. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTION WETLAND LINE OR WITHIN DESIGNATED UPLAND BUFFER AREAS. WITHOUT WRITTEN APPROVAL OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, UNITED STATES ARMY CORPS OF ENGINEERS AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS OR UPLAND BUFFER AREAS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA OR UPLAND BUFFER AREAS, TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES. THE WETLAND JURISDICTIONAL LINES AND UPLAND BUFFER AREAS ARE IDENTIFIED HEREON AS VEGETATED NATURAL BUFFERS AND MUST BE KEPT IN A NATURAL STATE.
7. ALL BOUNDARY CORNERS ARE SET CONCRETE MONUMENTS (#3857) UNLESS OTHERWISE NOTED.
8. 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



VICINITY MAP
(Not To Scale)

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 NO. 654, ORDINANCE CODE THIS 14TH DAY OF DECEMBER, A.D., 2006.

Joe V. Duncan
JOE V. DUNCAN, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2006434761

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 63 PAGES 4, 5, 6 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 18 DAY OF December, A.D., 2006.

Jim Fuller
JIM FULLER, CLERK OF THE CIRCUIT COURTS
Robin Bailey
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 7 DAY OF DECEMBER, A.D., 2006.

W. Monroe Hazen
W. MONROE HAZEN, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 3398

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT THIS PLAT IS TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 651.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE.

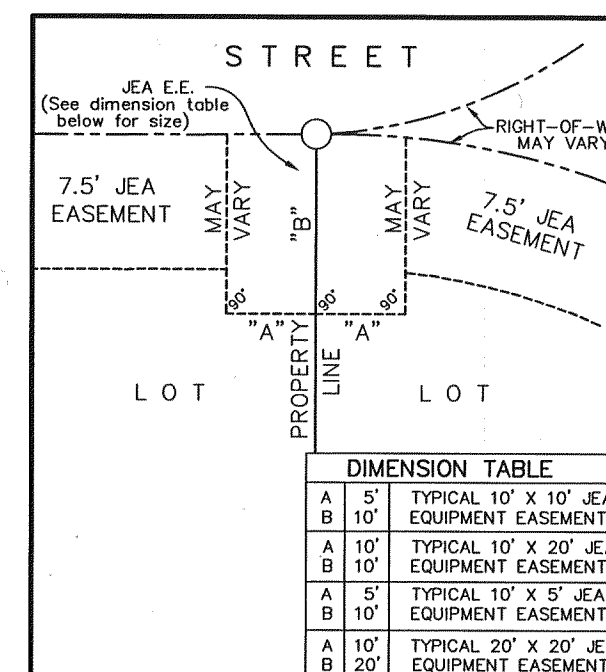
CERTIFIED THIS 30th DAY OF October, A.D., 2006.

Carl S. Courson
CARL S. COURSON
FLORIDA REGISTERED SURVEYOR AND MAPPER, NO. 3129
6820 SOUTHPOINT PARKWAY, SUITE 15
JACKSONVILLE, FLORIDA 32216

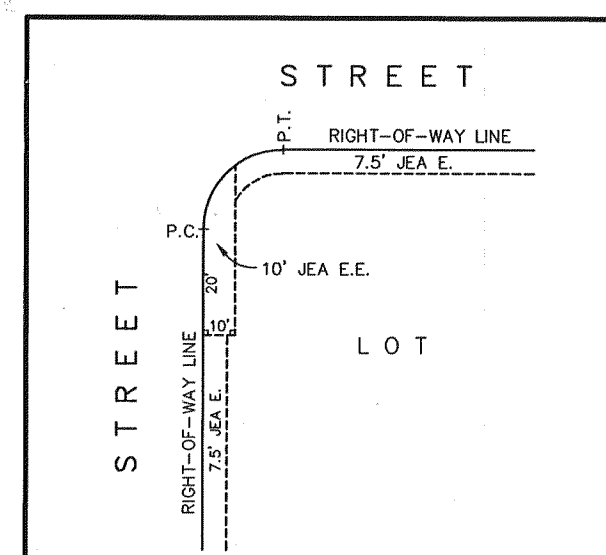
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
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(904) 279-0088

ABBREVIATIONS/LEGEND

- DENOTES SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- DENOTES PERMANENT CONTROL POINT (NAIL AND DISK LABELED "LB 3857", UNLESS OTHERWISE INDICATED).
- CS9 DENOTES TABULATED CURVE DATA DESIGNATION
- CL DENOTES CENTERLINE
- JEA E. DENOTES JEA EASEMENT
- JEA E.E. DENOTES JEA EQUIPMENT EASEMENT
- LB DENOTES TABULATED LINE DATA DESIGNATION
- LB DENOTES LICENSED BUSINESS
- NO. DENOTES NUMBER
- O.R.B. OFFICIAL RECORDS BOOK
- O.R.V. OFFICIAL RECORDS VOLUME
- P.C. DENOTES POINT OF CURVATURE
- P.C.P. DENOTES PERMANENT CONTROL POINT
- PG. PAGE
- P.I. DENOTES POINT OF INTERSECTION
- P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- P.T. DENOTES POINT OF TANGENCY
- R= DENOTES RADIUS EQUALS
- (R) DENOTES RADIAL LINE, WHEN SO INDICATED
- RD DENOTES ROAD
- R.P. DENOTES RADIUS POINT
- T.O.B. DENOTES TOP OF BANK
- U.E. DENOTES UTILITY EASEMENT



JEA EASEMENT DETAIL
(NOT TO SCALE)



JEA EASEMENT DETAIL
(NOT TO SCALE)

