

SAN PABLO CREEK UNIT 2

A PART OF THE BARTOLEMO DE CASTRO Y FERRER GRANT, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.

PLAT BOOK 48 PAGE 59
SHEET 1 OF 3 SHEETS

CAPTION

A PART OF THE BARTOLEMO DE CASTRO Y FERRER GRANT, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAN PABLO CREEK UNIT 1 AS RECORDED IN PLAT BOOK 47, PAGES 77, 77A AND 77B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF SAN PABLO ROAD (AN 80' RIGHT OF WAY AS NOW ESTABLISHED); THENCE WESTERLY ALONG THE NORTHERLY LINES OF SAID SAN PABLO CREEK UNIT 1 THE FOLLOWING FIVE COURSES: SOUTH 72° 24' 19" WEST, A DISTANCE OF 575.72 FEET; THENCE SOUTH 05° 02' 48" EAST, A DISTANCE OF 239.16 FEET; THENCE SOUTH 84° 41' 57" WEST, A DISTANCE OF 295.00 FEET; THENCE NORTH 05° 18' 03" WEST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 84° 41' 57" WEST CONTINUING ALONG A NORTHERLY LINE OF SAID SAN PABLO CREEK UNIT 1 AND ITS WESTERLY PROLONGATION, A DISTANCE OF 440.00 FEET; THENCE NORTH 17° 33' 32" WEST A DISTANCE OF 556.61 FEET; THENCE NORTH 06° 47' 56" EAST, A DISTANCE OF 216.28 FEET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 6736, PAGE 1943 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE NORTH 72° 25' 47" EAST ALONG SAID LINE, A DISTANCE OF 765.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE SOUTH 17° 34' 13" EAST ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 450.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS; THENCE NORTH 72° 25' 47" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 484.00 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF SAN PABLO ROAD; THENCE SOUTH 17° 34' 13" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 260.30 FEET TO THE POINT OF BEGINNING, CONTAINING 1896 ACRES MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT SAN PABLO CREEK UNIT II, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREIN, KNOWN AS SAN PABLO CREEK UNIT II 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, AND THAT ALL RIGHT OF WAYS, DRIVES AND EASEMENTS FOR DRAINAGE, UTILITIES AND ACCESS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THOSE EASEMENTS DESIGNATED AS "E.A. EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

IN WITNESS WHEREOF SAN PABLO CREEK UNIT II, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 19th DAY OF NOVEMBER A.D. 1993.

Mitchell R. Montgomery
MITCHELL R. MONTGOMERY - PRESIDENT
MONTGOMERY LAND COMPANY - GENERAL PARTNER

Janet P. Wilson
WITNESS
Elise B. Murphy
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF NOVEMBER A.D. 1993 BY MITCHELL R. MONTGOMERY, A GENERAL PARTNER.

Janet P. Wilson
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

Janet P. Wilson
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires April 21, 1995
MY COMMISSION EXPIRES

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 ORDINANCE NO. 93-1281-1153 OF SAID CITY, ADOPTED BY ITS CITY COUNCIL, AND APPROVED BY ITS MAYOR THIS 22nd DAY OF DECEMBER A.D. 1993.

Sam E. Mansel
DIRECTOR OF PUBLIC WORKS

DATE 1/19/94

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT COMMUNITY FIRST BANK, A FLORIDA BANKING CORPORATION, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DEDICATE ALL RIGHT OF WAYS, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS SHOWN ON THIS PLAT, TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF COMMUNITY FIRST BANK, A FLORIDA BANKING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED THIS 19th DAY OF NOVEMBER A.D. 1993.

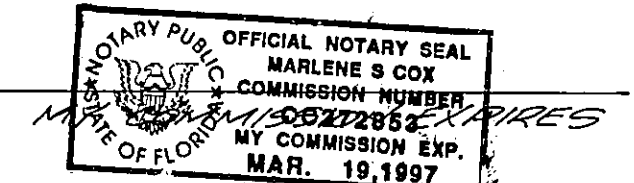
Andrew J. Arnold
ANDREW J. ARNOLD
VICE PRESIDENT

Marlene Cox
WITNESS
Ronald Taylor
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF NOVEMBER A.D. 1993 BY ANDREW J. ARNOLD, VICE PRESIDENT OF COMMUNITY FIRST BANK, A FLORIDA BANKING CORPORATION.

Marlene S. Cox
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



CLERK'S CERTIFICATE 94-0007826

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 THE RECORDING, AND IS RECORDED IN PLAT BOOK 48 PAGES 59, 59A, 59B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 19th DAY OF January A.D. 1994.

Henry W. Cook
HENRY W. COOK, CLERK OF THE CIRCUIT COURT

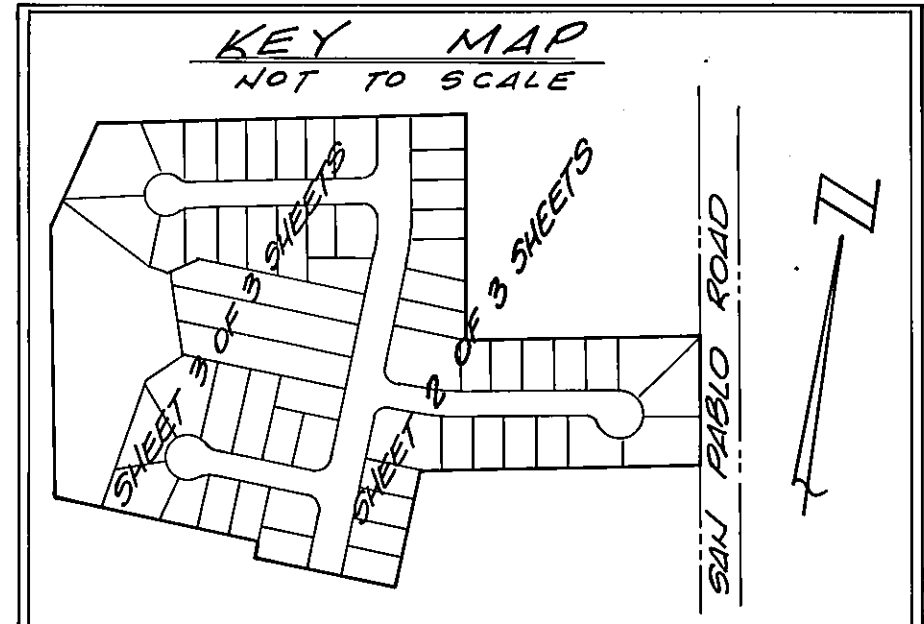
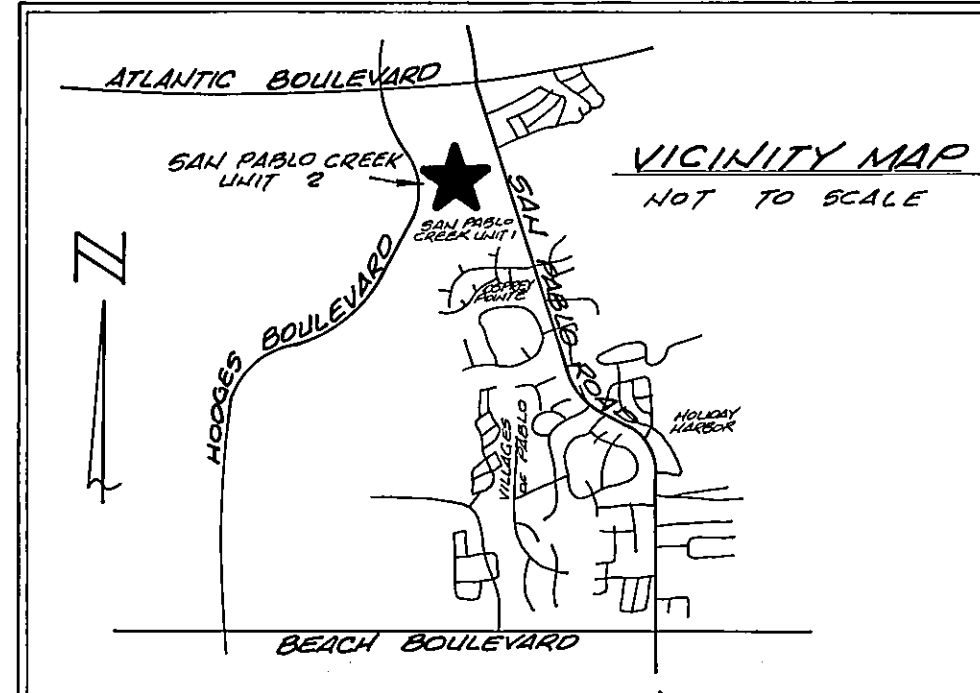
M. J. Oclorn
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS 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 HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 19th DAY OF November A.D. 1993.

Charles R. Bassett
FLORIDA REGISTERED LAND SURVEYOR NO. 1576



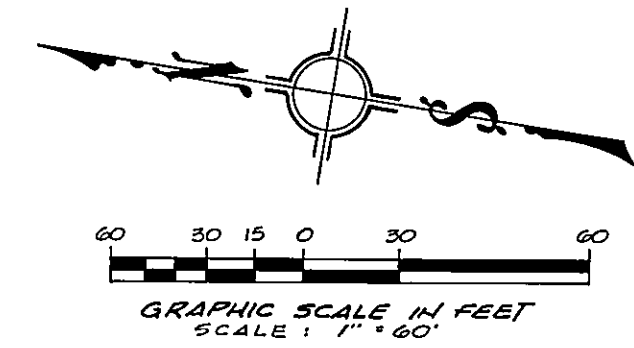
PREPARED BY:
CHARLES BASSETT & ASSOCIATES, INC.
9 NORTH ACME STREET
JACKSONVILLE, FLORIDA 32211
PHONE: (904) 724-9433

SAN PABLO CREEK UNIT 2

A PART OF THE BARTOLEMO DE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA

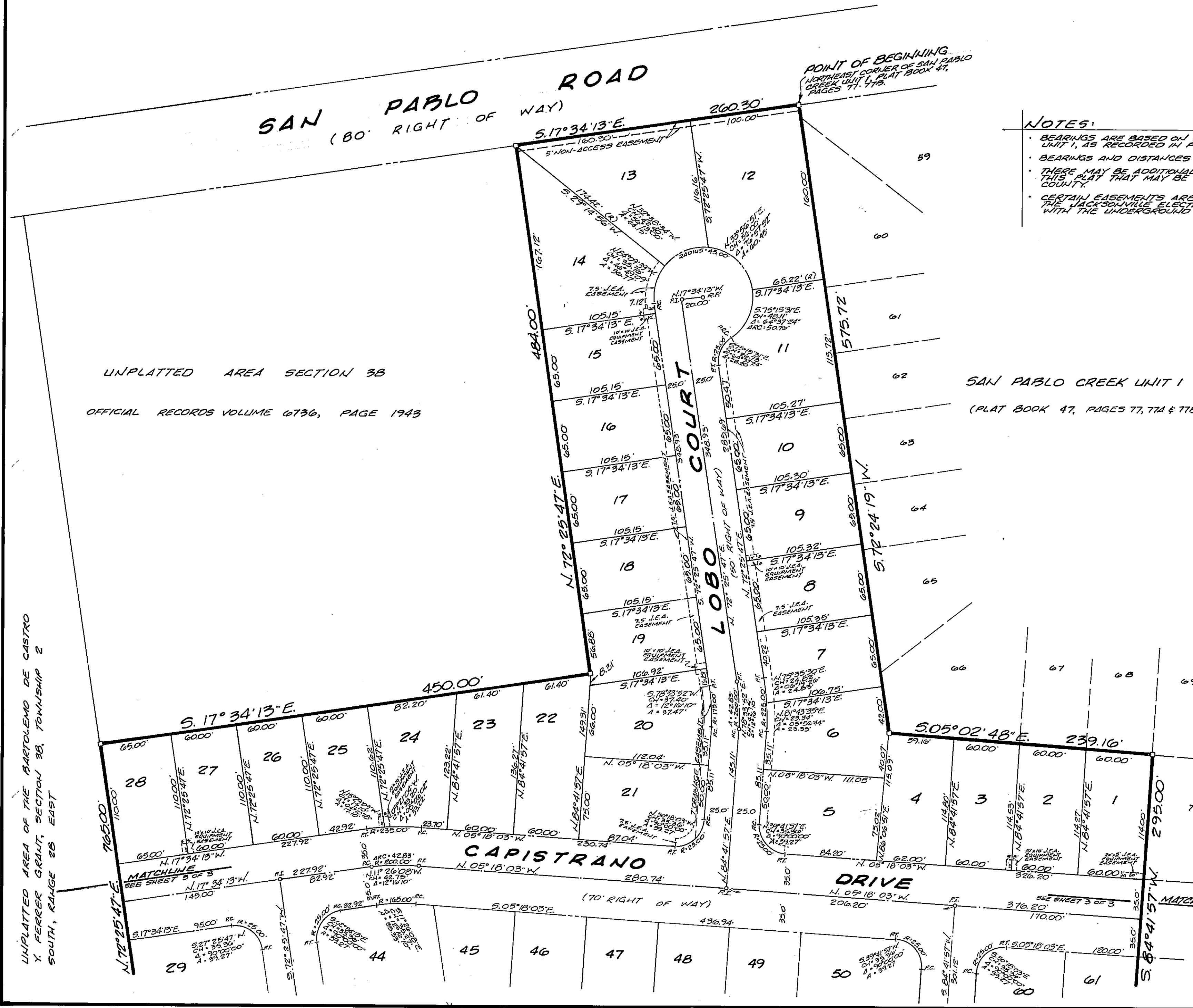
PLAT BOOK 48 PAGE 59A

SHEET 2 OF 3 SHEETS



NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF SAN PABLO CREEK UNIT 1, AS RECORDED IN PLAT BOOK 47, PAGES 77, 77A AND 77B.
- BEARINGS AND DISTANCES ON CURVILINEAR LINES REFER TO THE CHORD.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.



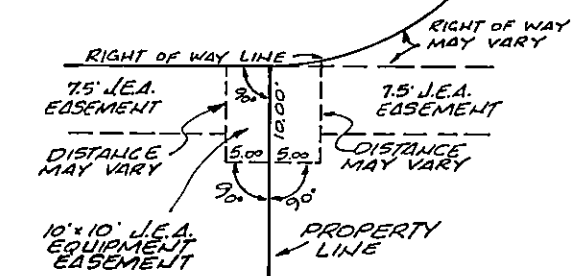
UNPLATTED AREA SECTION 38
OFFICIAL RECORDS VOLUME 6736, PAGE 1943

SAN PABLO CREEK UNIT 1
(PLAT BOOK 47, PAGES 77, 77A & 77B)

LEGEND:

- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVE
- RA RADIUS POINT
- RI POINT OF INTERSECTION
- ROT POINT ON TANGENCY
- RL RADIAL LINE
- CD CHORD DISTANCE
- CR RADIUS
- AD ARC DISTANCE
- DR DELTA ANGLE
- PRM PERMANENT REFERENCE MONUMENT
- SET SET STAMPED R.S.#1976
- PCP PERMANENT CONTROL POINT SET
- STP STAMPED R.S.#1576

TYPICAL I.E.A. EASEMENTS
SCALE: 1" = 20'



UNPLATTED AREA OF THE BARTOLEMO DE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST

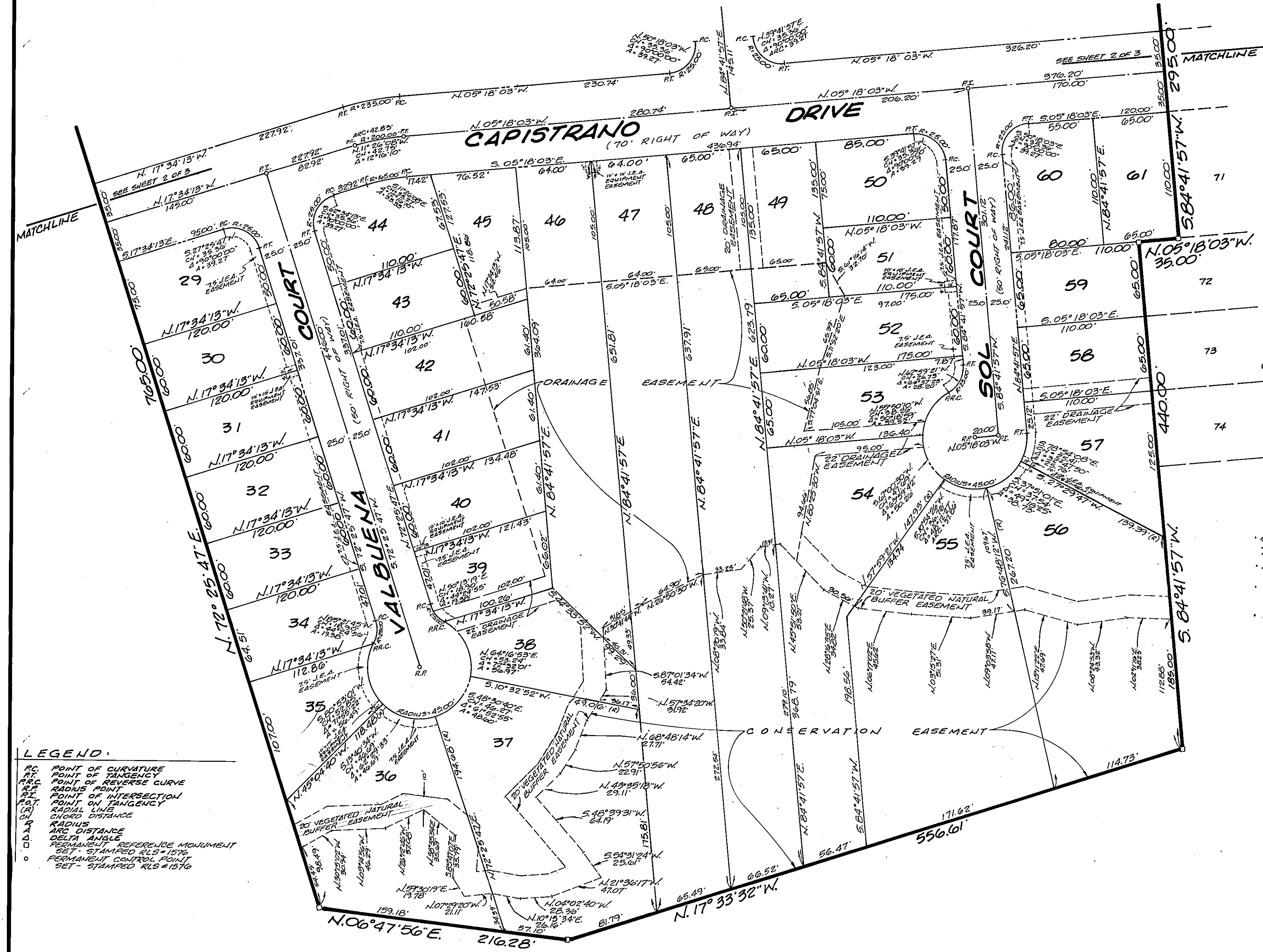
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PLAT BOOK 48 PAGE 5915

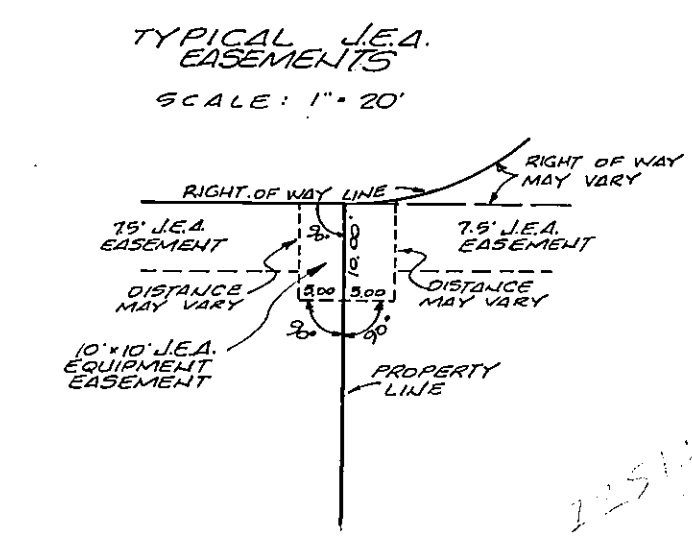
SHEET 3 OF 3 SHEETS



SAN PABLO CREEK UNIT 1
(PLAT BOOK 47, PAGE 77, 77A & 77B)

- NOTES:**
- BEARINGS ARE BASED ON THE NORTH LINE OF SAN PABLO CREEK UNIT 1, AS RECORDED IN PLAT BOOK 47, PAGES 77, 77A AND 77B.
 - BEARINGS AND DISTANCES ON CURVILINEAR LINES REFER TO THE CHORD.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONNECTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.

- LEGEND:**
- RC - POINT OF CURVATURE
 - RT - POINT OF TANGENCY
 - RI - POINT OF REVERSE CURVE
 - RI - RADIUS POINT
 - RI - POINT OF INTERSECTION
 - RI - POINT ON TANGENCY
 - RI - RADIAL LINE
 - CD - CHORD DISTANCE
 - RC - RADIUS
 - CD - ARC DISTANCE
 - DA - DELTA ANGLE
 - RM - REMANENT REFERENCE MONUMENT
 - SET - STAMPED RLS #1576
 - PC - PERMANENT CONTROL POINT
 - SET - STAMPED RLS #1576



UNPLATTED AREA OF THE BARTOLEMO DE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST

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