

# SAN PABLO CREEK UNIT THREE A

PLAT BOOK 50 PAGE 49  
SHEET 1 OF 4 SHEETS

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

## CAPTION

A PART OF THE BARTOLEMO DE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST 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 NORTH LINE OF OSPREY POINTE AS RECORDED IN PLAT BOOK 44, PAGES 38, 38A, 38B, 38C AND 38D OF THE SAID PUBLIC RECORDS; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID NORTHERLY AND THE NORTH-WESTERLY LINES OF SAID OSPREY POINTE THE FOLLOWING TWO COURSES: (1) SOUTH 84°41'57" WEST, A DISTANCE OF 454.94 FEET; (2) THENCE SOUTH 29°29'47" WEST A DISTANCE OF 539.79 FEET; THENCE SOUTH 89°00'29" WEST, A DISTANCE OF 7.01 FEET; THENCE NORTH 00°59'31" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°00'29" WEST, A DISTANCE OF 174.04 FEET; THENCE SOUTH 00°59'31" EAST, A DISTANCE OF 3.50 FEET; THENCE SOUTH 89°00'29" WEST, A DISTANCE OF 160.00 FEET; THENCE NORTH 00°59'31" WEST, A DISTANCE OF 44.333 FEET; THENCE NORTH 15°43'53" EAST, A DISTANCE OF 116.61 FEET; THENCE NORTH 16°06'33" WEST A DISTANCE OF 124.57 FEET; THENCE NORTH 89°00'29" EAST A DISTANCE OF 36.75 FEET; THENCE NORTH 03°41'58" WEST A DISTANCE OF 158.13 FEET; THENCE NORTH 48°58'21" EAST A DISTANCE OF 70.02 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 9.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 41°41'21" EAST AND A CHORD DISTANCE OF 55.6 FEET TO A POINT ON SAID CURVE; THENCE NORTH 39°53'30" EAST A DISTANCE OF 233.92 FEET; THENCE NORTH 01°00'27" WEST A DISTANCE OF 211.01 FEET; THENCE NORTH 62°29'37" EAST A DISTANCE OF 111.36 FEET; THENCE SOUTH 78°33'19" EAST A DISTANCE OF 398.61 FEET TO THE WESTERLY LINE OF SAN PABLO CREEK UNIT 2, AS RECORDED IN PLAT BOOK 48, PAGES 59, 59A AND 59B OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE SOUTHERLY AND EASTERLY ALONG THE WESTERLY LINES OF SAN PABLO CREEK UNIT 2 THE FOLLOWING TWO COURSES: (1) SOUTH 17°33'32" EAST A DISTANCE OF 265.54 FEET; (2) THENCE NORTH 84°41'57" EAST A DISTANCE OF 245.00 FEET TO THE NORTHWEST CORNER OF SAID SAN PABLO CREEK UNIT 1; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAN PABLO CREEK UNIT 1, THE FOLLOWING THREE COURSES: (1) SOUTH 05°18'03" EAST A DISTANCE OF 110.00 FEET; (2) THENCE SOUTH 07°47'04" WEST A DISTANCE OF 205.98 FEET; (3) THENCE SOUTH 10°36'14" EAST A DISTANCE OF 240.40 FEET TO THE POINT OF BEGINNING, CONTAINING 21.20 ACRES MORE OR LESS.

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT SAN PABLO CREEK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS SAN PABLO CREEK UNIT THREE-A, HAVING CAUSED THE SAME TO BE SURVEYED AND SUB-DIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL LINES, COURTS, TRAILS, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS, UNOBSTRUCTED EASEMENTS, AND NON-ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENT THROUGH AND OVER THE LAKES AND FILTRATION SYSTEMS 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 AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL TRAILS, COURTS AND LINES HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM TRAILS, COURTS AND LINES; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEMS, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS 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 AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJOINING 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 AND FILTRATION SYSTEMS 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 ADJOINING 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 LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND FILTRATION SYSTEMS AND THAT WHICH RETAINS IT TO EFFECT ADEQUATE DRAINAGE, BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES. SAN PABLO CREEK JOINT VENTURE, DEVELOPER AND OWNER OF THE LANDS DESCRIBED AND CAPTIONED HEREON SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, 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 AND FILTRATION SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED, WHOLLY OR IN PART BY ANY ACT OF OMISSION OF SAN PABLO CREEK JOINT VENTURE, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN SAN PABLO CREEK UNIT THREE A. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF SAN PABLO CREEK JOINT VENTURE AND BE SUBJECT TO IT.

"THOSE EASEMENTS DESIGNATED AS "J.E.A.E." ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM."

"THOSE EASEMENTS DESIGNATED AS "J.E.A.E." ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, 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."

IN WITNESS, SAN PABLO CREEK JOINT VENTURE HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS GENERAL PARTNER ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

Gregory E. Matovina  
GREGORY E. MATOVINA, GENERAL PARTNER

Kathleen Gossett  
WITNESS

Audra L. Moon  
WITNESS

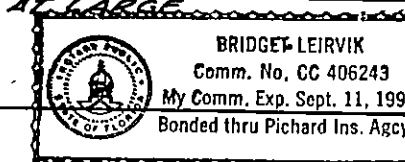
## STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>TH</sup> DAY OF JANUARY A.D., 1996 BY GREGORY E. MATOVINA, GENERAL PARTNER, SAN PABLO CREEK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, TO ME WELL KNOWN AND NO DATA WAS ADMINISTERED.

Bridget Leirvik  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Sept 11, 1998  
MY COMMISSION EXPIRES

Bridget Leirvik  
NOTARY (PLEASE PRINT)



406243  
COMMISSION NUMBER

IN WITNESS, SAN PABLO CREEK JOINT VENTURE HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS GENERAL PARTNER ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

Donald K. Borstein  
DONALD K. BORSTEIN, GENERAL PARTNER

Kathleen Gossett  
WITNESS

Audra L. Moon  
WITNESS

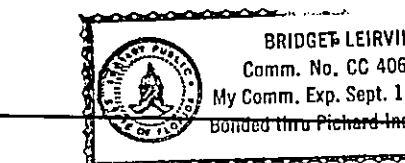
## STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>TH</sup> DAY OF JANUARY A.D., 1996 BY DONALD K. BORSTEIN, GENERAL PARTNER, SAN PABLO CREEK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP TO ME WELL KNOWN AND NO DATA WAS ADMINISTERED.

Bridget Leirvik  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Sept 11, 1998  
MY COMMISSION EXPIRES

Bridget Leirvik  
NOTARY (PLEASE PRINT)



406243  
COMMISSION NUMBER

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

Approved 5/18/96  
Date

[Signature]  
City Engineer  
for Director of Public Works  
Approved 5-13-96  
Date

[Signature]  
for General Counsel

# SAN PABLO CREEK UNIT THREE A

PLAT BOOK 50 PAGE 49A  
SHEET 2 OF 4 SHEETS

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

IN WITNESS, SAN PABLO CREEK JOINT VENTURE HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS GENERAL PARTNER ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

Gregory E. Matovina  
PRESIDENT OF SAN PABLO CREEK, INC.  
GENERAL PARTNER

Kathleen Horvath  
WITNESS

Jane E. Moore  
WITNESS

## STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF January A.D., 1996 BY GREGORY E. MATOVINA, AS PRESIDENT OF SAN PABLO CREEK, INC., A FLORIDA CORPORATION, GENERAL PARTNER, SAN PABLO CREEK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP ON BEHALF OF THE PARTNERSHIP, TO ME WELL KNOWN AND NO OATH WAS ADMINISTERED.

Bridget Leirvik  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Sept 11, 98  
MY COMMISSION EXPIRES

Bridget Leirvik  
NOTARY (PLEASE PRINT)  
BRIDGET LEIRVIK  
Comm. No. CC 406243  
My Comm. Exp. Sept. 11, 1998  
Bonded thru Pichard Ins. Agcy.

406243  
COMMISSION NUMBER

IN WITNESS, SAN PABLO CREEK JOINT VENTURE HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS GENERAL PARTNER ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

William R. Howell II  
WILLIAM R. HOWELL II  
PRESIDENT OF W.R. HOWELL COMPANY  
GENERAL PARTNER

Kathleen Horvath  
WITNESS

Jane E. Moore  
WITNESS

## STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF January A.D., 1996 BY WILLIAM R. HOWELL, II, PRESIDENT OF W.R. HOWELL COMPANY, A FLORIDA CORPORATION, GENERAL PARTNER, SAN PABLO CREEK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, TO ME WELL KNOWN AND NO OATH WAS ADMINISTERED.

Bridget Leirvik  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Sept 11, 98  
MY COMMISSION EXPIRES

Bridget Leirvik  
NOTARY (PLEASE PRINT)  
BRIDGET LEIRVIK  
Comm. No. CC 406243  
My Comm. Exp. Sept. 11, 1998  
Bonded thru Pichard Ins. Agcy.

406243  
COMMISSION NUMBER

## DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT FIDELITY NATIONAL BANK, A NATIONAL 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 AND ITS SUCCESSORS.

IN WITNESS WHEREOF FIDELITY NATIONAL BANK, A NATIONAL 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 10<sup>th</sup> DAY OF JANUARY A.D., 1996.

Michael W. Levitt  
MICHAEL W. LEVITT, VICE PRESIDENT

Kathryn Sege  
WITNESS

Don Boston  
WITNESS

## STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF January A.D., 1996 BY MICHAEL W. LEVITT, VICE PRESIDENT OF FIDELITY NATIONAL BANK, A NATIONAL BANKING CORPORATION.

Diane B. Akel  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Sept 11, 98  
MY COMMISSION EXPIRES

Diane B. Akel  
NOTARY (PLEASE PRINT)

406243  
COMMISSION NUMBER

## 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. 95-1272-718 OF SAID CITY, ADOPTED BY ITS CITY COUNCIL, AND APPROVED BY ITS MAYOR THIS 29<sup>th</sup> DAY OF JANUARY A.D., 1996.

Sam McManus  
DIRECTOR OF PUBLIC WORKS  
5/13/96  
DATE

## CLERK'S CERTIFICATE 96-098945

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 50 PAGES 49 thru 49C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 14<sup>th</sup> DAY OF MAY A.D., 1996.

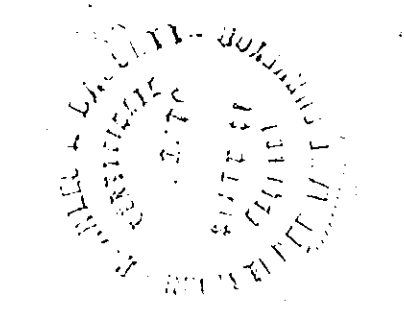
Herman W. Cook  
HENRY W. COOK, CLERK OF THE CIRCUIT COURT  
M. J. Odom  
DEPUTY CLERK

## 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 IT, 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.

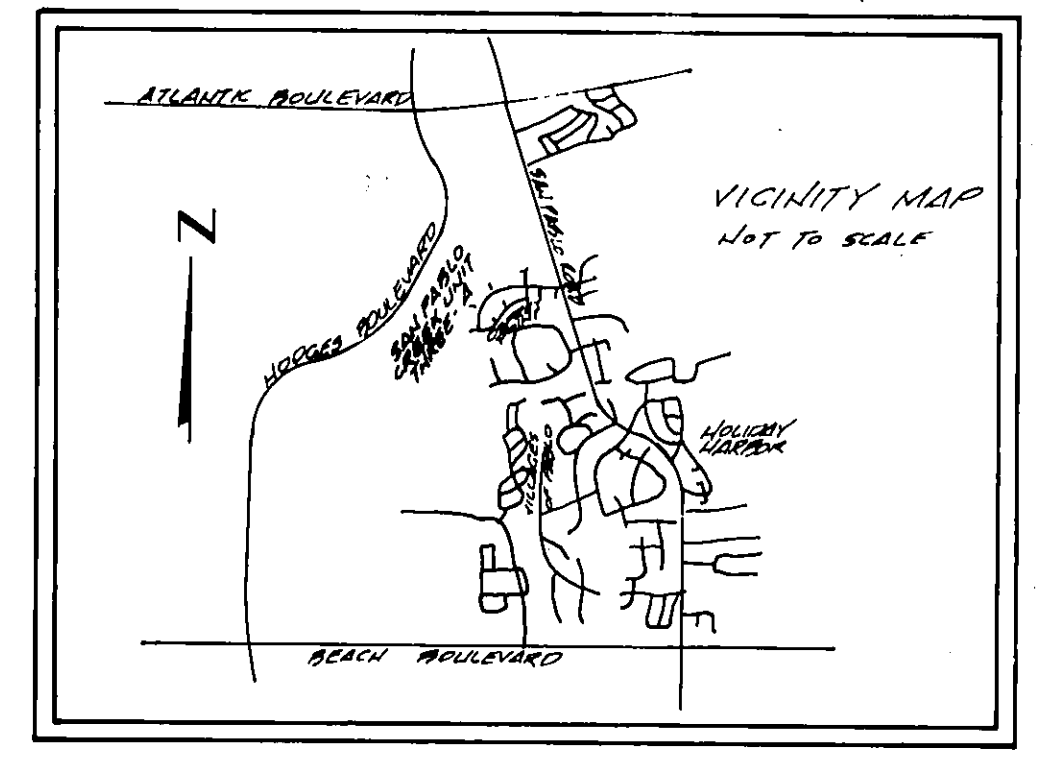
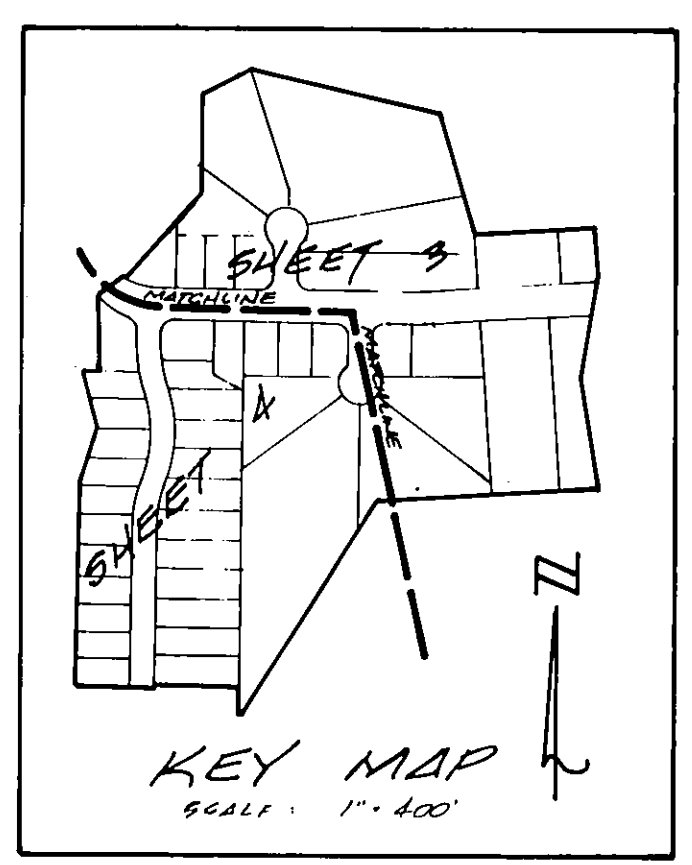
SIGNED AND SEALED THIS 6<sup>th</sup> DAY OF MAY A.D., 1996.

Charles R. Bassett  
CHARLES R. BASSETT  
FLORIDA REGISTERED LAND SURVEYOR NO. 1576



5-13-96

Alan Romy



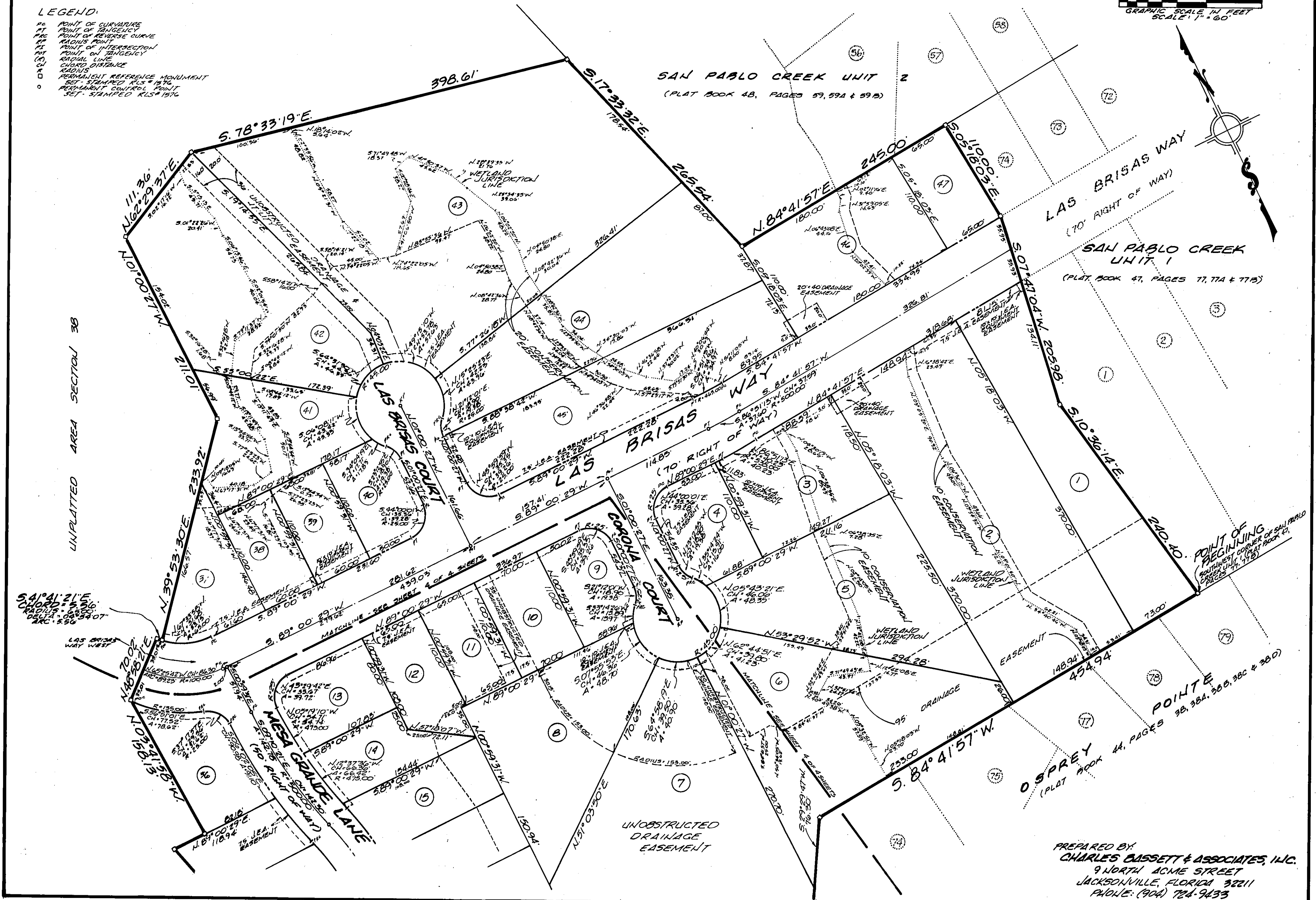
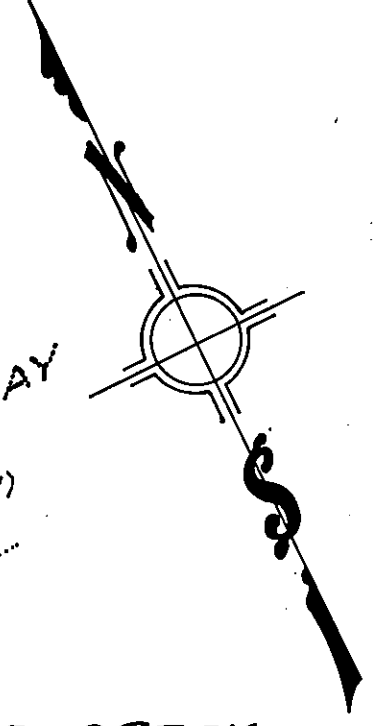
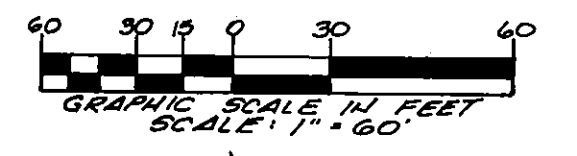
PREPARED BY:  
CHARLES BASSETT & ASSOCIATES, INC.  
9 NORTH ACME STREET  
JACKSONVILLE, FLORIDA 32211  
PHONE: (904) 724-9433

# SAN PABLO CREEK UNIT THREE A

A PART OF THE BARTOLEMO DE CASTRO Y FERRER GRANT, SECTION 3B, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 50 PAGE 490  
SHEET 3 OF 4 SHEETS

- LEGEND:
- PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - PRC POINT OF REVERSE CURVE
  - RP POINT OF INTERSECTION
  - RI POINT OF TANGENCY
  - RL POINT OF TANGENCY
  - RADIAL LINE
  - CHORD DISTANCE
  - RADIUS
  - PERMANENT REFERENCE MONUMENT
  - SET: STAMPED RLS 1974
  - PERMANENT CONTROL POINT
  - SET: STAMPED RLS 1974

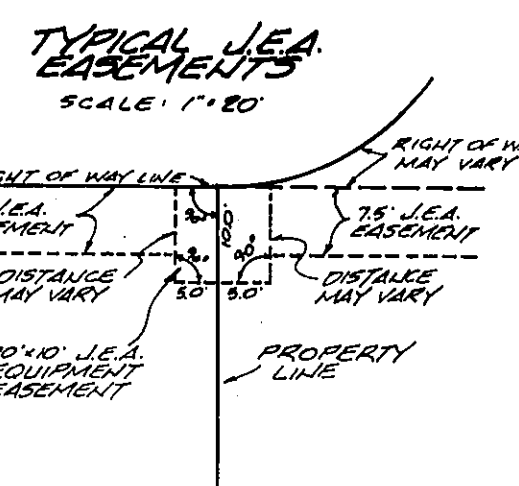
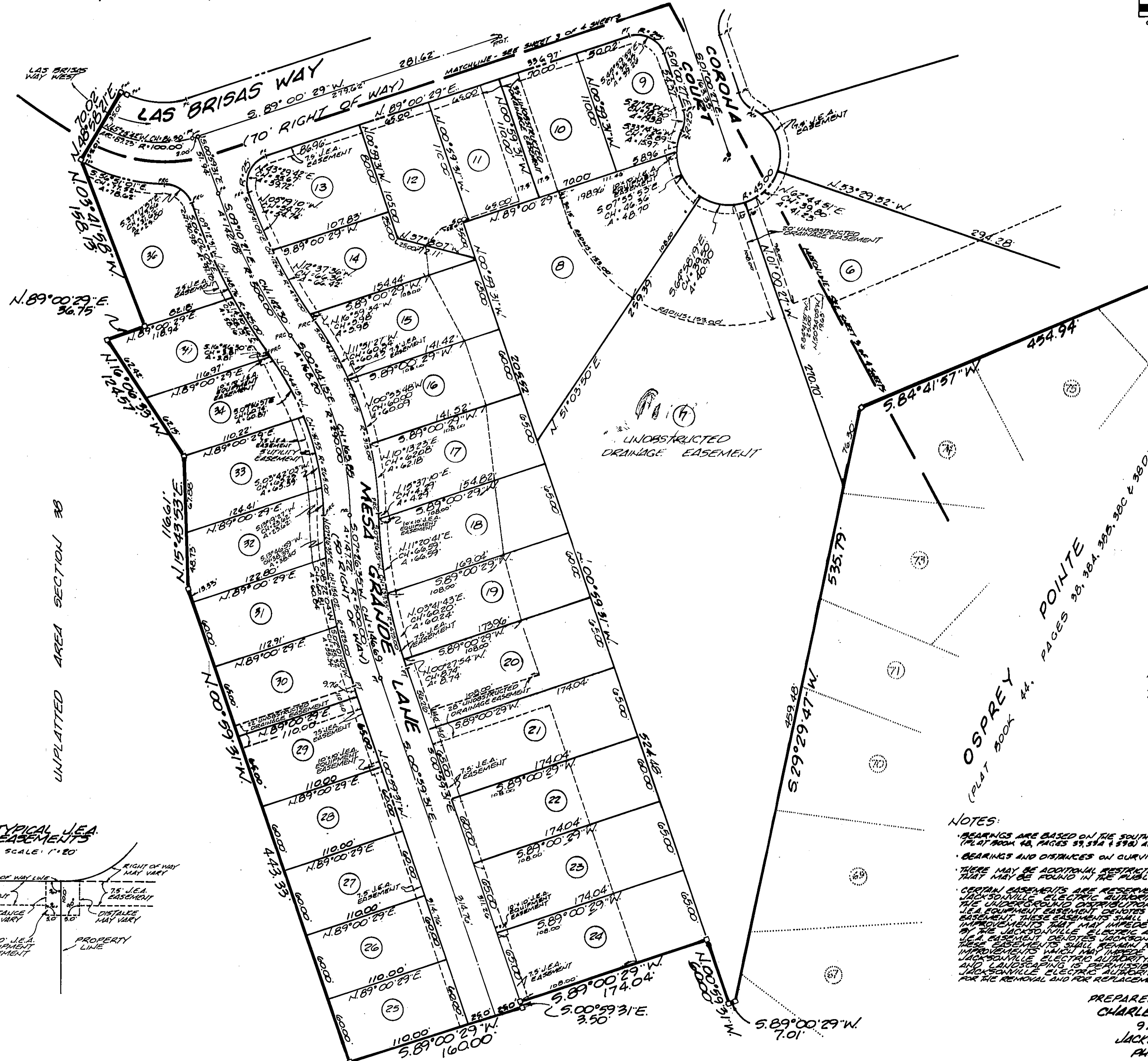
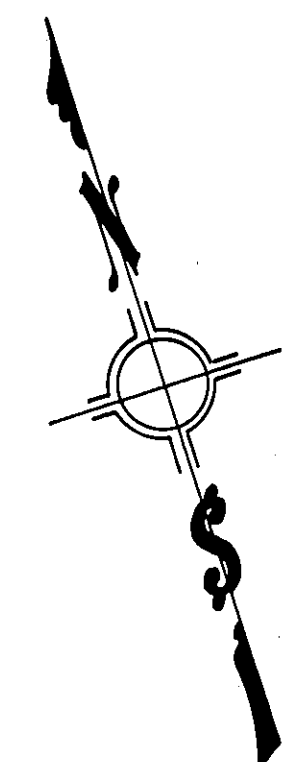


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# SAN PABLO CREEK UNIT THREE A

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

PLAT BOOK 50 PAGE 49C  
SHEET 4 OF 4 SHEETS



- LEGEND:**
- PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - PRG POINT OF REVERSE CURVE
  - RP RADIUS POINT
  - IC POINT OF INTERSECTION
  - PT POINT OF TANGENCY
  - RL RADIAL LINE
  - CD CHORD DISTANCE
  - R RADIUS
  - PM PERMANENT REFERENCE MONUMENT
  - SET - STAMPED RLS #1576
  - PM PERMANENT CONTROL POINT
  - SET - STAMPED RLS #1576

**NOTES:**

1. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 26, SAN PABLO CREEK UNIT 2 (PLAT BOOK 48, PAGES 37, 38 & 39) AS BEING N. 84° 41' 57" E.
2. BEARINGS AND DISTANCES ON CURVILINEAR LINES REFER TO THE CHORD.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONSTRUCTION WITHIN THE UNDERGROUND DISTRIBUTION SYSTEM.
5. J.E.A. EQUIPMENT EASEMENTS DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENTS. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDING THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.
6. J.E.A. EASEMENT DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDING THE USE OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

PREPARED BY:  
**CHARLES CASSETT & ASSOCIATES, INC.**  
9 NORTH ACME STREET  
JACKSONVILLE, FLORIDA 32211  
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