

SAN PABLO BEACH SOUTH REPLAT

CITY OF JACKSONVILLE BEACH, FLORIDA
BEING A REPLAT OF LOT 4, AND THE WEST 25 FEET OF LOT 3, BLOCK 49, AS SHOWN ON THE PLAT OF PABLO BEACH SOUTH, RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF, DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA

PLAT BOOK **73** PAGE **142**
SHEET 1 OF 2 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

A REPLAT OF LOT 4, AND THE WEST 25 FEET OF LOT 3, BLOCK 49, AS SHOWN ON THE PLAT OF PABLO BEACH SOUTH, RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 4TH AVENUE SOUTH (A 80' RIGHT-OF-WAY, AS NOW ESTABLISHED), AND THE EAST RIGHT-OF-WAY LINE OF NINTH STREET (A 50' RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE NORTH 80°01'15" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET, THENCE SOUTH 10°14'32" EAST, A DISTANCE OF 124.88 FEET TO THE NORTHEASTERLY LINE OF A 12' ALLEY AS SHOWN ON AFOREMENTIONED PLAT, SAID CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 79°55'50" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 100.00 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF NINTH STREET; THENCE NORTH 10°14'32" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 125.04 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 12,496 SQUARE FEET AND/OR 0.3± ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT JWB REAL ESTATE CAPITAL, LLC ("OWNER") IS THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON WHICH SHALL HEREAFTER BE KNOWN AS SAN PABLO BEACH SOUTH REPLAT, AND THAT IT 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.

THOSE EASEMENTS DENOTED AS "5' B.E.S. EASEMENT," ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE BEACH, A MUNICIPAL CORPORATION IN DUVAL COUNTY, FLORIDA D/B/A BEACHES ENERGY SERVICES, ITS SUCCESSORS AND ASSIGNS, FOR ITS USE IN CONJUNCTION WITH ITS UNDERGROUND UTILITY DISTRIBUTION SYSTEM; PROVIDED HOWEVER, THAT NO UTILITIES OTHER THAN "B.E.S." MAY BE INSTALLED PARALLEL WITH SAID EASEMENTS. BEACHES ENERGY SERVICES HEREBY RESERVES THE NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL RIGHT OF INGRESS TO AND EGRESS FROM, OVER, UNDER AND ACROSS ALL ROADS, STREETS, WAYS, BOULEVARDS, LANES, AND UTILITY EASEMENTS DEPICTED OR DEDICATED BY THIS PLAT FOR ITS USE IN THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OR REMOVAL OF ITS UNDERGROUND UTILITY DISTRIBUTION SYSTEM, SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES; IN CONJUNCTION WITH ITS UNDERGROUND UTILITY DISTRIBUTION SYSTEM. ALL LOTS ARE SUBJECT TO AN EASEMENT FOR ELECTRIC AND NATURAL GAS DISTRIBUTION LINES AND ABOVE GROUND EQUIPMENT, FACILITIES, AND APPURTENANCES OVER, UNDER, ACROSS AND ALONG A MINIMUM OF FIVE (5) FEET IN WIDTH STRIP OF LAND ADJACENT TO, ABUTTING, PARALLEL, AND CONCENTRIC WITH THE ROAD RIGHT-OF-WAYS DEDICATED BY THIS PLAT (DENOTED AS 5' B.E.S. ELECTRIC EASEMENT). THE AFORESAID SPECIFIC FIVE (5) FOOT B.E.S. EASEMENTS ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- (1) ELECTRIC EASEMENTS DEDICATED TO BEACHES ENERGY SERVICES AND WHERE ABOVE GROUND EQUIPMENT, FACILITIES, AND APPURTENANCES ARE PLACED SHALL REMAIN TOTALLY UNOBSTRUCTED IN COMPLIANCE WITH THE UTILITY'S REQUIREMENTS AND SPECIFICATIONS FOR EQUIPMENT CLEARANCES FROM SHRUBS, TREES, PLANTS, FENCES, AND OTHER OBJECTS. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY BEACHES ENERGY SERVICES WITHOUT PRIOR NOTICE, AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND THE REPLACEMENT OF SUCH ITEMS.
- (2) BEACHES ENERGY SERVICES EASEMENTS, ON THIS PLAT SHALL ALSO BE EASEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION IN MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE CURRENT FLORIDA STATUTES; HOWEVER, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE "OWNER", ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID EASEMENTS. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- (3) NO UTILITIES OTHER THAN BEACHES ENERGY SERVICES SHALL BE INSTALLED PARALLEL WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, THE "OWNER" HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

WITNESSES:
Katrina Lewis *Katrina Lewis*
Jessica Wilson
PRINT NAME: Jessica Wilson

OWNER: JWB REAL ESTATE CAPITAL, LLC
A LIMITED LIABILITY COMPANY
BY: *Adam Rigel*
ADAM RIGEL, MANAGER

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF March, A.D. 2019, BY ADAM RIGEL, MANAGER OF JWB REAL ESTATE CAPITAL, LLC, ON BEHALF OF THE COMPANY, AND WHO IS PERSONALLY KNOWN TO THE UNDERSIGNED AND DID NOT TAKE AN OATH, OR PRODUCE IDENTIFICATION.

MY COMMISSION EXPIRES 12/2/2021
COMMISSION NUMBER CG136613

Katherine Deminger
NOTARY PUBLIC, STATE OF FLORIDA - AT LARGE
NAME: Katherine Deminger

OWNER:
JWB REAL ESTATE CAPITAL, LLC
7563 PHILIPS HIGHWAY, SUITE 101
JACKSONVILLE, FLORIDA 32256

SURVEYOR:
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE, SUITE 15
JACKSONVILLE, FLORIDA 32257

CITY OF JACKSONVILLE BEACH APPROVAL
THIS IS TO CERTIFY THAT THIS PLAT, HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL OF JACKSONVILLE BEACH, FLORIDA, ON THIS 4th DAY OF April, A.D. 2019.

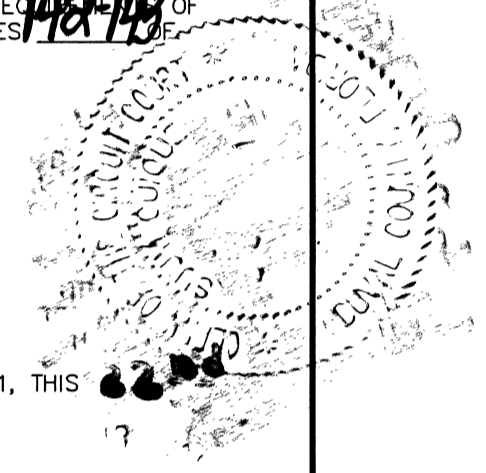
William Latham
WILLIAM LATHAM
MAYOR

Laure Scott
LAURE SCOTT
CITY CLERK

CLERK'S CERTIFICATE **2019112797**
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK **73** PAGES **142-143** OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ON THIS 28th DAY OF March, A.D. 2019.

Ronnie Fussell
RONNIE FUSSELL
CLERK OF THE CIRCUIT COURTS

Kenneth P. Goffery



PLAT CONFORMITY REVIEW
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, THIS 28th DAY OF March, A.D. 2019.

REVIEWING PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 2647

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED THIS 26th DAY OF March, A.D. 2019.

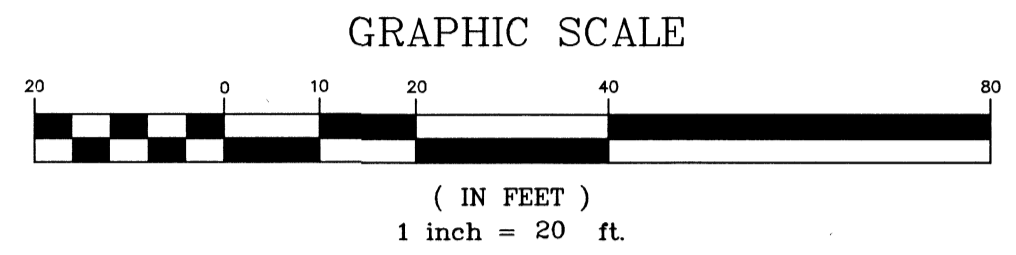
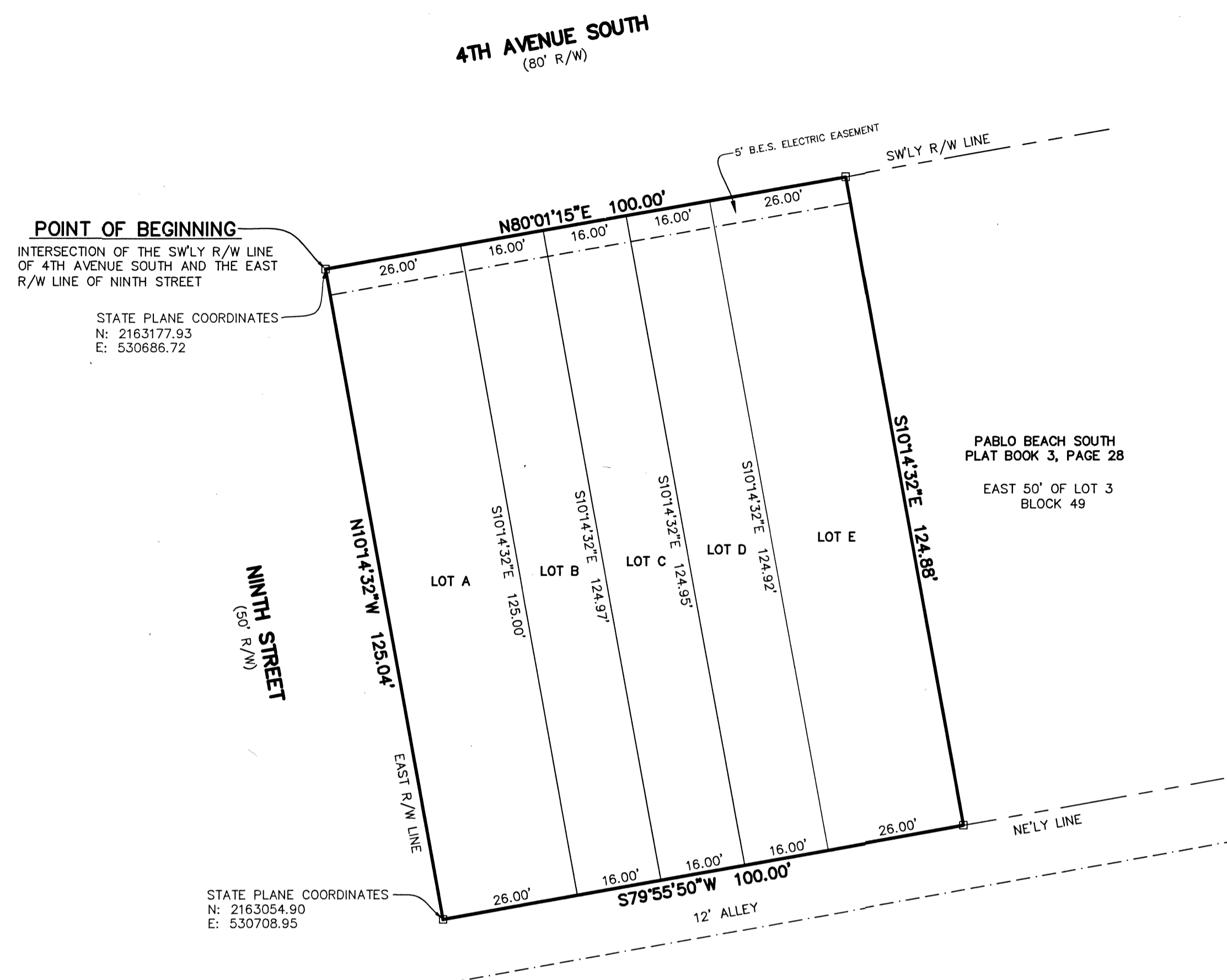
James D. Harrison, Jr.
JAMES D. HARRISON, JR.
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 2647
ALL AMERICAN SURVEYORS OF FLORIDA, INC.

PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE SUITE 15
JACKSONVILLE, FLORIDA 32257
904-279-0088
LICENSED BUSINESS NO. 3857

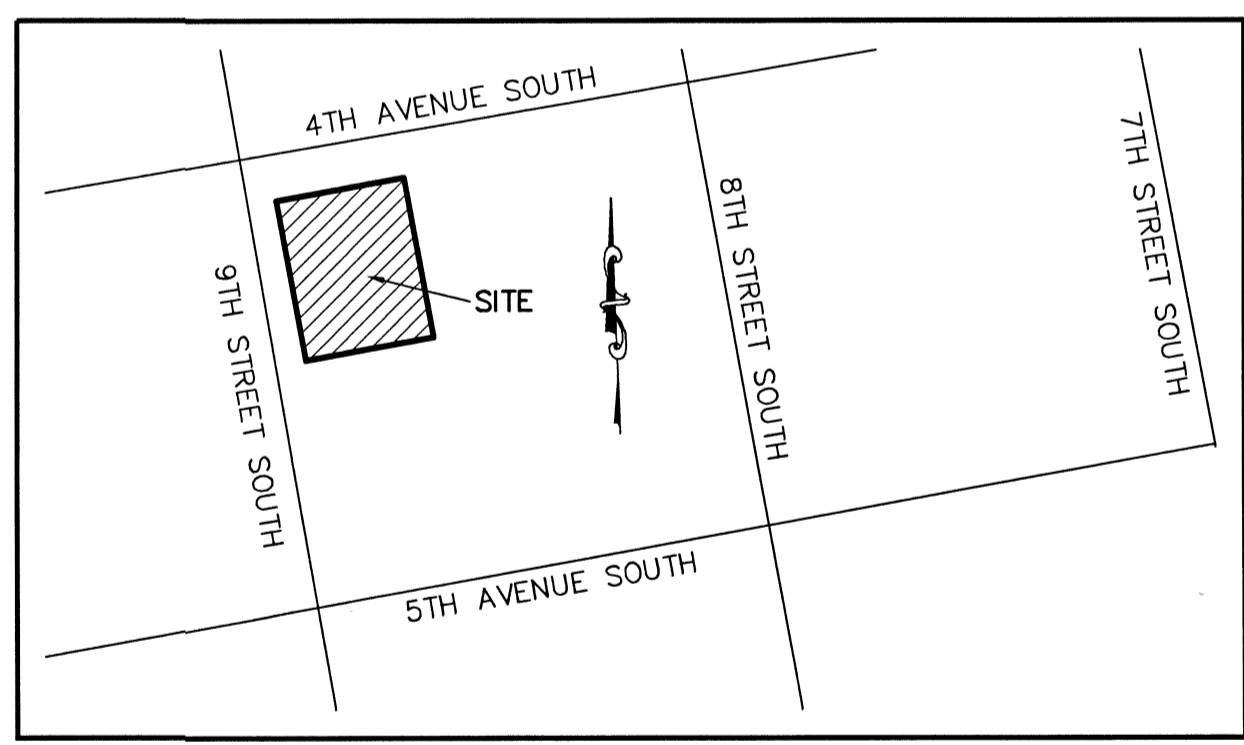
SAN PABLO BEACH SOUTH REPLAT

CITY OF JACKSONVILLE BEACH, FLORIDA
 BEING A REPLAT OF LOT 4, AND THE WEST 25 FEET OF LOT 3, BLOCK 49, AS SHOWN
 ON THE PLAT OF PABLO BEACH SOUTH, RECORDED IN PLAT BOOK 3, PAGE 28, OF THE
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PLAT BOOK **13** PAGE **143**
 SHEET 2 OF 2 SHEETS



- NOTES:**
1. BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE EAST R/W LINE OF NINTH STREET AS BEING N101°4'32"W.
 2. 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.
 3. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 12031C, PANEL NUMBER 0417H, NAVD-88 DATUM, DATED JUNE 3, 2013. HOWEVER, FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
 4. THE EASEMENTS SHOWN HEREON ARE DESIGNATED AS UNOBSTRUCTED EASEMENTS AND SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE BEACH. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
 5. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS N.G.S. GEODETIC NETWORK CONTROL STATION DUR2. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
 6. "B.E.S." DENOTES BEACHES ENERGY SERVICES. B.E.S. WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY B.E.S. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY B.E.S. AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.



LEGEND

- P.B. PLAT BOOK
- PG(S) PAGE(S)
- ORB OFFICIAL RECORDS BOOK
- R/W RIGHT OF WAY
- SET 4"x4" CONCRETE MONUMENT STAMPED "3857"

PREPARED BY
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