

# SAN PABLO CREEK UNIT I

A PART OF THE BARTOLEMO DE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, 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 NORTHEAST CORNER OF OSPREY POINTE AS RECORDED IN PLAT BOOK 44, PAGES 38, 38A, 38B, 38C AND 38D 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 ESTABLISHED BY SAID PLAT); THENCE SOUTH 84°41'57" WEST ALONG THE NORTHERLY LINE OF SAID OSPREY POINT, A DISTANCE OF 1268.66 FEET; THENCE NORTH 10°36'14" WEST, A DISTANCE OF 240.40 FEET; THENCE NORTH 07°47'04" EAST, A DISTANCE OF 208.98 FEET; THENCE NORTH 05°18'03" WEST, A DISTANCE OF 1100.00 FEET; THENCE NORTH 84°41'57" EAST, A DISTANCE OF 1950.00 FEET; THENCE SOUTH 05°18'03" EAST, A DISTANCE OF 35.00 FEET; THENCE NORTH 84°41'57" EAST, A DISTANCE OF 295.00 FEET; THENCE NORTH 05°02'48" WEST, A DISTANCE OF 239.16 FEET; THENCE NORTH 72°24'19" EAST, A DISTANCE OF 575.72 FEET TO 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 897.24 FEET TO THE POINT OF BEGINNING. CONTAINING 18.84 ACRES MORE OR LESS.

**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 AND ITS SUCCESSORS.

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 3<sup>RD</sup> DAY OF NOVEMBER, A.D. 1992.

Andrew W. Arnold  
ANDREW W. ARNOLD  
VICE PRESIDENT

Nancy V. Woods  
WITNESS  
Marden S. Cox  
WITNESS

**STATE OF FLORIDA, COUNTY OF DUVAL**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3<sup>RD</sup> DAY OF NOVEMBER, A.D. 1992 BY ANDREW J. ARNOLD, VICE PRESIDENT OF COMMUNITY FIRST BANK, A FLORIDA BANKING CORPORATION.

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

March 19, 1993  
MY COMMISSION EXPIRES

**CLERK'S CERTIFICATE 93-0005952**

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 47 PAGES 77, 77A, 77B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 15<sup>TH</sup> DAY OF JANUARY, A.D. 1993.

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

Katherine Smith  
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 171, 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 2<sup>ND</sup> DAY OF NOVEMBER, A.D. 1992.

Charles R. Bassett  
FLORIDA REGISTERED LAND SURVEYOR NO. 1576

**ADOPTION AND DEDICATION**

THIS IS TO CERTIFY THAT SAN PABLO CREEK PARTNERSHIP, LTD., A FLORIDA LIMITED PARTNERSHIP, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREOF, KNOWN AS SAN PABLO CREEK UNIT I 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 AND ITS SUCCESSORS. THOSE EASEMENTS DESIGNATED AS "JEA EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

IN WITNESS WHEREOF SAN PABLO CREEK PARTNERSHIP, LTD., A FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 3<sup>RD</sup> DAY OF NOVEMBER, A.D. 1992.

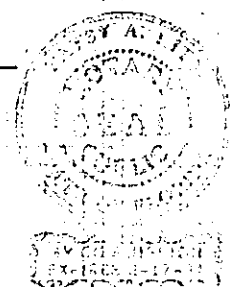
Mitchell R. Montgomery  
MITCHELL R. MONTGOMERY,  
ITS SOLE GENERAL PARTNER

Patsy A. Hite  
WITNESS  
Daniel P. Wilson  
WITNESS

**STATE OF FLORIDA, COUNTY OF DUVAL**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3<sup>RD</sup> DAY OF NOVEMBER, A.D. 1992 BY MITCHELL R. MONTGOMERY, ITS SOLE GENERAL PARTNER.

Patsy A. Hite  
NOTARY PUBLIC, STATE OF  
FLORIDA AT LARGE



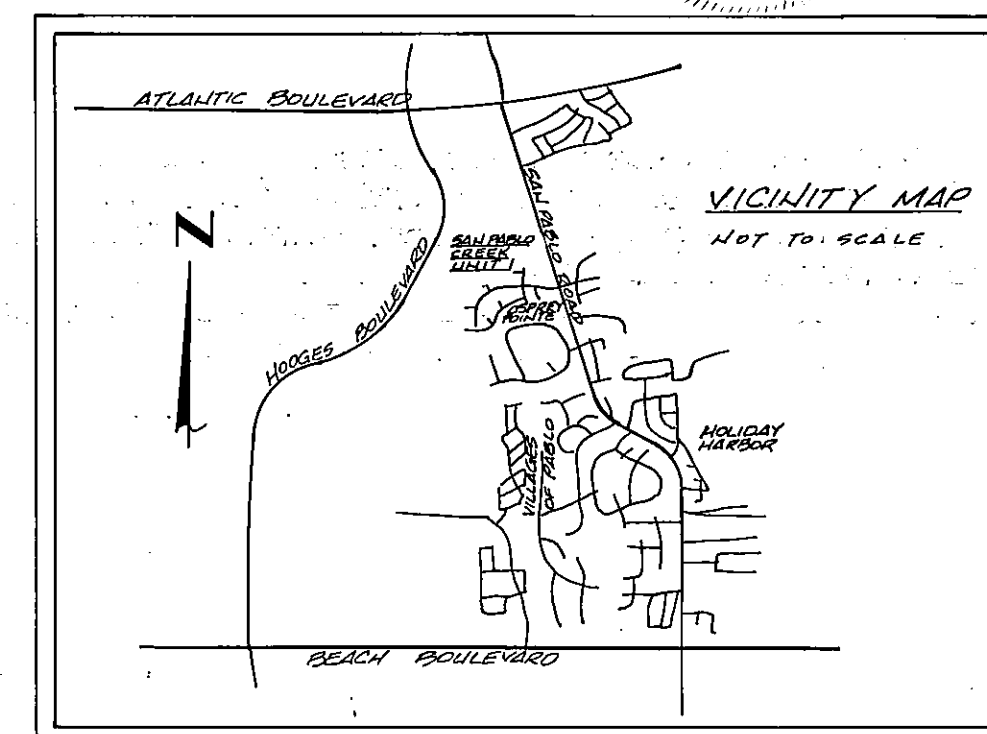
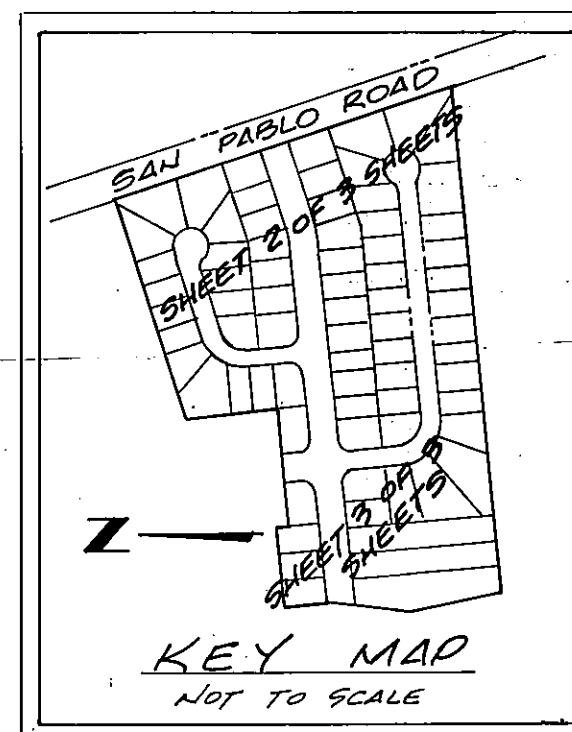
2-17-94  
MY COMMISSION EXPIRES

**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. 92-1787-1321 OF SAID CITY, ADOPTED BY ITS CITY COUNCIL, AND APPROVED BY ITS MAYOR THIS 24<sup>TH</sup> DAY OF NOVEMBER, A.D. 1992.

Sam E. Massa  
DIRECTOR OF PUBLIC WORKS

1/14/93  
DATE

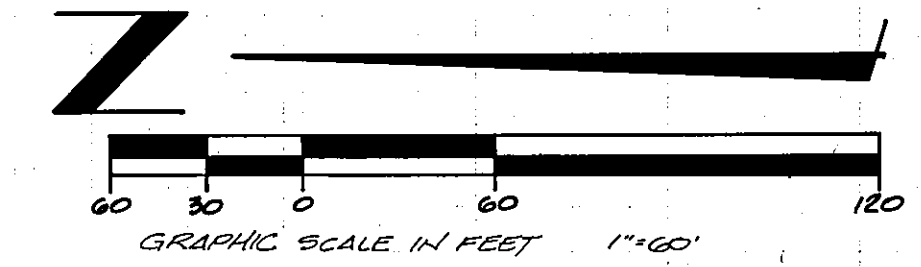


PREPARED BY:  
CHARLES BASSETT & ASSOCIATES, INC.  
3 NORTH ACME STREET  
JACKSONVILLE, FLORIDA 32211  
PHONE (904) 724-9433

APPROVED  
DATE: 11-17-92  
For Director of Public Works  
By: Cecil H. Rowland  
City Engineer  
For General Counsel  
By: Sherrill M. Mott

# SAN PABLO CREEK UNIT I

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

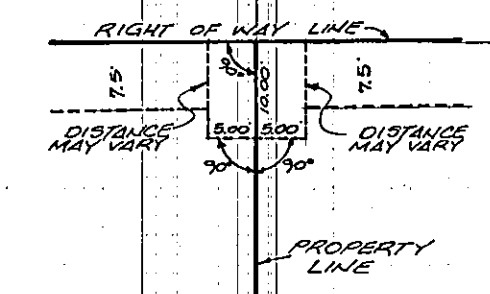


**NOTES:**

- BEARINGS ARE BASED ON THE NORTH LINE OF OSPREY POINT AS RECORDED IN PLAT BOOK 44, PAGES 38, 38A, 38B, 38C & 38D AS BEING S. 84° 41' 57" W.
- 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 ELECTRICAL DISTRIBUTION SYSTEM.



TYPICAL 10'x10' U.E.A. EQUIPMENT EASEMENT SCALE: 1"=20'



SEE SHEET 3 OF 3 SHEETS

OSPREY POINTE (PLAT BOOK 44, PAGES 38-38D)

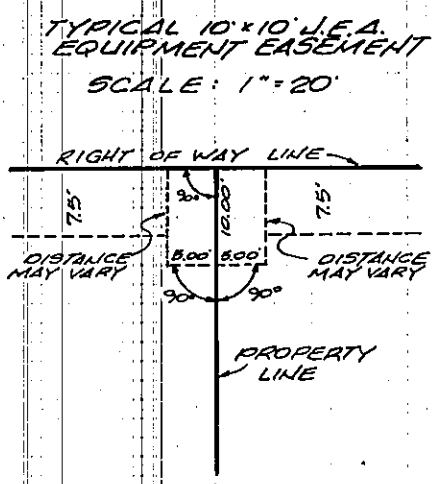
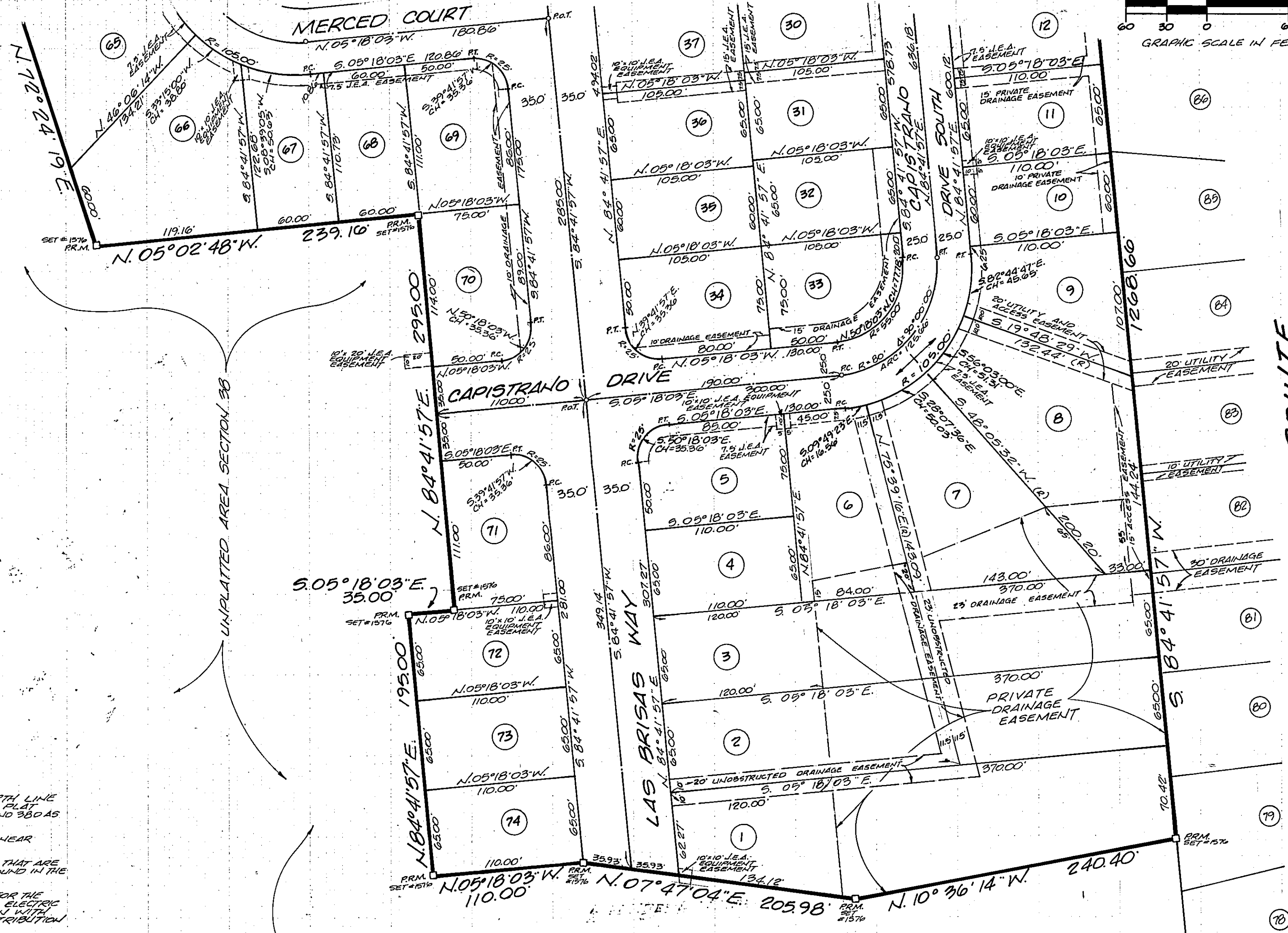
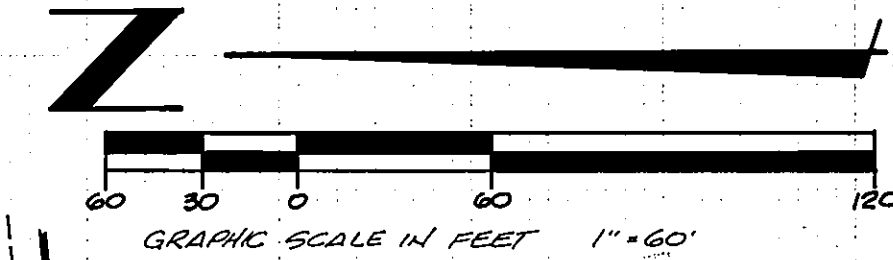
- LEGEND**
- PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVE
  - RP RADIUS POINT
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - P.P.M. POINT OF BEGINNING
  - P.B.T. POINT ON TANGENCY
  - CP DENOTES PERMANENT CONTROL POINT
  - DELTA DENOTES DELTA
  - ARC DENOTES ARC
  - R DENOTES RADIAL LINE

PREPARED BY  
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 PHONE (904) 724-9433

# SAN PABLO CREEK UNIT I

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

SEE SHEET 2 OF 3 SHEETS



**NOTES:**

BEARINGS ARE BASED ON THE NORTH LINE OF OSPREY POINT AS RECORDED IN PLAT BOOK 44, PAGES 36, 38A, 38B, 38C AND 38D AS BEING S 84° 41' 57" W.

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 ELECTRICAL DISTRIBUTION SYSTEM.

- LEGEND**
- PC POINT OF CURVATURE
  - PT. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVE
  - R.P. RADIUS POINT
  - PR.M. PERMANENT REFERENCE MONUMENT
  - PI. POINT OF INTERSECTION
  - P.O.T. POINT OF TANGENCY
  - DENOTES PERMANENT CONTROL POINT
  - DENOTES RADIUS
  - DENOTES ARC DISTANCE
  - Δ DENOTES DELTA
  - (R) DENOTES RADIAL LINE

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