

SAN PABLO CREEK UNIT FOUR - A

PLAT BOOK 51 PAGE 41

PAGE 1 OF 4 PAGES

TAXES PAID THRU 1996 R.B.F.

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

CAPTION

A PORTION OF THE BARTOLEMEO 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 REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF LOT 53, OSPREY POINTE, AS RECORDED IN PLAT BOOK 44, PAGES 38, 38A, 38B, 38C AND 38D OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 00°59'31" WEST, A DISTANCE OF 521.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°59'31" WEST, A DISTANCE OF 1122.24 FEET; THENCE NORTH 67°43'24" EAST A DISTANCE OF 216.52 FEET; THENCE NORTH 71°57'44" EAST A DISTANCE OF 70.53 FEET; THENCE SOUTH 25°03'40" EAST A DISTANCE OF 120.00 FEET; THENCE NORTH 64°56'20" EAST A DISTANCE OF 192.75 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAN PABLO CREEK UNIT THREE-A, AS RECORDED IN PLAT BOOK 50, PAGES 49, 49A, 49B AND 49C OF THE AFORESAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTHERLY, SOUTHWESTERLY, SOUTHEASTERLY AND WESTERLY ALONG THE WESTERLY LINES OF SAID SAN PABLO CREEK UNIT THREE-A THE FOLLOWING EIGHT COURSES: 1) SOUTH 39°53'30" WEST A DISTANCE OF 208.82 FEET TO A POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 65.00 FEET; 2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 5.56 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 41°41'21" WEST AND A CHORD DISTANCE OF 5.56 FEET TO A POINT ON SAID CURVE; 3) SOUTH 48°58'21" WEST A DISTANCE OF 70.02 FEET; 4) SOUTH 03°41'58" EAST A DISTANCE OF 158.13 FEET; 5) SOUTH 89°00'29" WEST A DISTANCE OF 36.75 FEET; 6) SOUTH 16°06'33" EAST A DISTANCE OF 124.51 FEET; 7) SOUTH 15°43'53" WEST A DISTANCE OF 116.61 FEET; 8) SOUTH 00°59'31" EAST, CONTINUING ALONG THE SAID WESTERLY LINE OF SAN PABLO CREEK UNIT THREE-A AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 503.33 FEET; THENCE SOUTH 43°49'37" WEST A DISTANCE OF 42.36 FEET; THENCE SOUTH 89°00'29" WEST A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°59'31" EAST A DISTANCE OF 68.59 FEET; THENCE SOUTH 89°00'29" WEST A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING. CONTAINING 7.73 ACRES, MORE OR LESS.

IN WITNESS THEREOF, SAN PABLO CREEK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 25th DAY OF March, A.D., 1997.

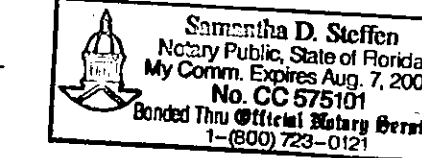
Gregory E. Matovina
GREGORY E. MATOVINA, GENERAL PARTNER

WITNESS Tony Steff
WITNESS Sunshu Mow

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF March, A.D., 1997 BY GREGORY E. MATOVINA, GENERAL PARTNER OF SAN PABLO CREEK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Samantha Steffen
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



Aug 7 2000
MY COMMISSION EXPIRES

Samantha Steffen
NOTARY (PLEASE PRINT)

CC 575101
COMMISSION NUMBER

Approved 6/4/97
Date
St Hall
City Engineer

for Director of Public Works
Approved 6/6/97
Date
Thomas P. Matovina
for General Counsel

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 FOUR-A, HAVING 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 ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS AND NON-ACCESS EASEMENTS, EXCEPT ALL PRIVATE EASEMENTS AND CONSERVATION EASEMENTS WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON, ARE HEREBY IRREVOCABLE AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

THE UNDERSIGNED OWNER(S) DO HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS, AND ALSO EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

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 THEREOF, SAN PABLO CREEK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 25th DAY OF March, A.D., 1997.

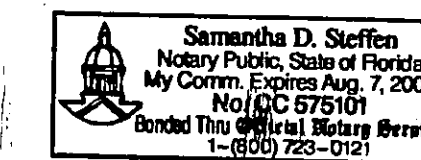
William R. Howell II
WILLIAM R. HOWELL II, GENERAL PARTNER,
PRESIDENT OF W.R. HOWELL COMPANY

WITNESS Tony Steff
WITNESS Sunshu Mow

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF March, A.D., 1997 BY WILLIAM R. HOWELL II, PRESIDENT OF W.R. HOWELL COMPANY, A FLORIDA CORPORATION AND A PARTNER IN SAN PABLO CREEK JOINT VENTURE, ON BEHALF OF THE CORPORATION, PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Samantha Steffen
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



Aug 7 2000
MY COMMISSION EXPIRES

Samantha Steffen
NOTARY (PLEASE PRINT)

CC 575101
COMMISSION NUMBER

PREPARED BY

CHARLES BASSETT & ASSOCIATES, INC.
9 NORTH ACME STREET JACKSONVILLE, FLORIDA 32211
PHONE NO. (904) 724 - 9433

SAN PABLO CREEK UNIT FOUR - A

PLAT BOOK 51 PAGE 41A

PAGE 2 OF 4 PAGES

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

IN WITNESS THEREOF, SAN PABLO CREEK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 25th DAY OF March A.D., 1997.

Donald K. Borstein

DONALD K. BORSTEIN, GENERAL PARTNER

WITNESS

T. J. [Signature]

WITNESS

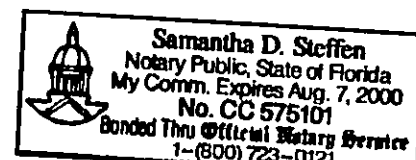
Gunshudj Monk

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF March A.D., 1997 BY DONALD K. BORSTEIN, GENERAL PARTNER OF SAN PABLO CREEK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Samantha Steffen

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



Aug 7 2000
MY COMMISSION EXPIRES

CC 575101
COMMISSION NUMBER

Samantha Steffen
NOTARY (PLEASE PRINT)

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 AND PLAT FOR 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 25th DAY OF March A.D., 1997.

Michael W. Levitt

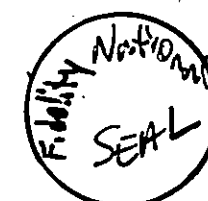
MICHAEL W. LEVITT
VICE PRESIDENT

WITNESS

Jean A. Rose

WITNESS

Patricia Williams



STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF March A.D., 1997 BY MICHAEL W. LEVITT, VICE PRESIDENT OF FIDELITY NATIONAL BANK, A NATIONAL BANKING CORPORATION, PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Jean A. Rose

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

OCT. 25, 1997
COMMISSION EXPIRES
CC 471739
COMMISSION NUMBER

JEAN A. ROSE
NOTARY (PLEASE PRINT)

IN WITNESS THEREOF, SAN PABLO CREEK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 25th DAY OF March A.D., 1997.

Gregory E. Matovina

GREGORY E. MATOVINA, PRESIDENT OF SAN PABLO CREEK, INC., A FLORIDA CORPORATION, MANAGING GENERAL PARTNER OF SAN PABLO CREEK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP

WITNESS

T. J. [Signature]

WITNESS

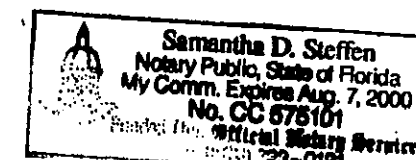
Gunshudj Monk

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF March A.D., 1997 BY GREGORY E. MATOVINA, PRESIDENT OF SAN PABLO CREEK, INC., A FLORIDA CORPORATION AND MANAGING GENERAL PARTNER OF SAN PABLO CREEK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Samantha Steffen

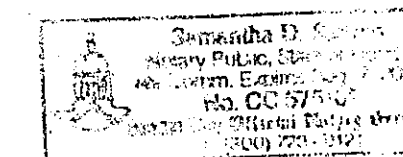
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



Aug 7, 2000
MY COMMISSION EXPIRES

575101
COMMISSION NUMBER

Samantha Steffen
NOTARY (PLEASE PRINT)



PREPARED BY

CHARLES BASSETT & ASSOCIATES, INC.

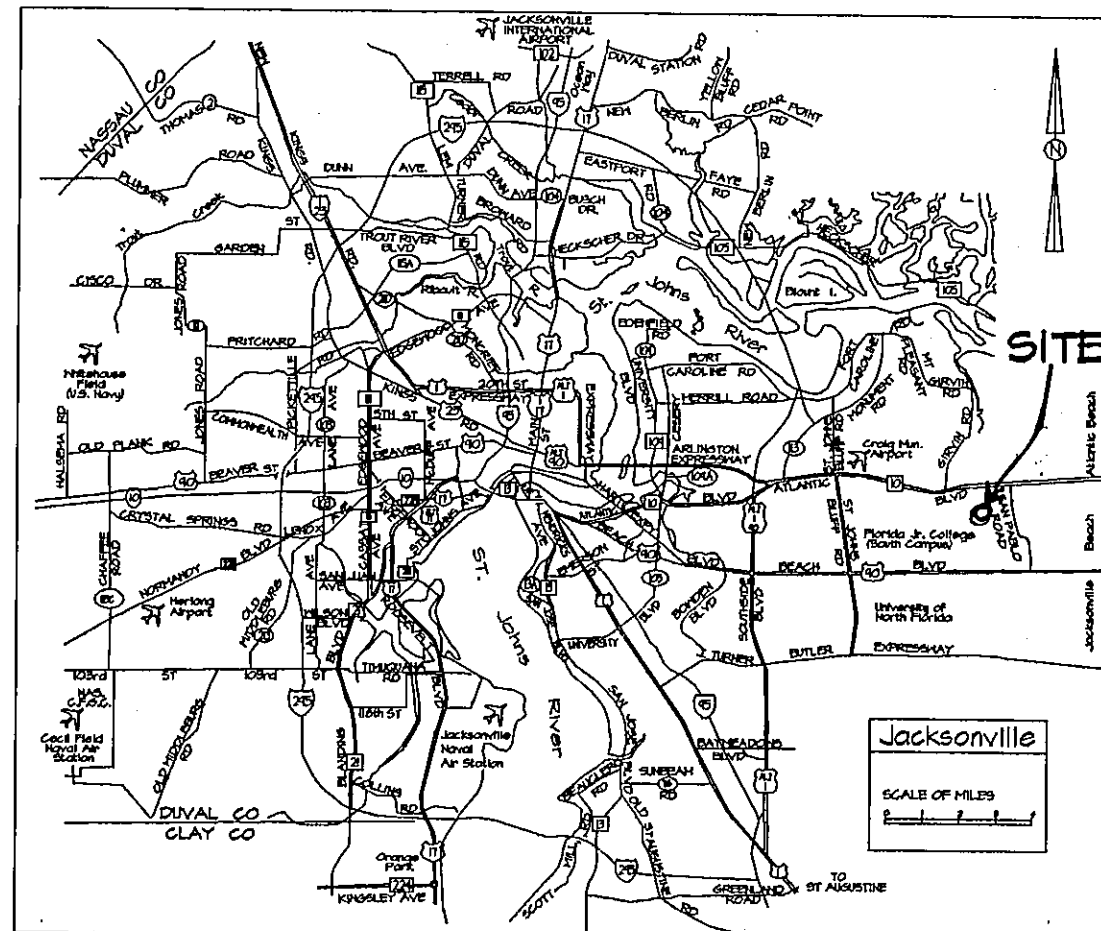
9 NORTH ACME STREET JACKSONVILLE, FLORIDA 32211
PHONE NO. (904) 724 - 9433

SAN PABLO CREEK UNIT FOUR - A

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

PLAT BOOK **51** PAGE **41B**

PAGE 3 OF 4 PAGES



VICINITY MAP

GENERAL NOTES

BEARINGS ARE BASED ON THE WEST PROPERTY LINE BEING SOUTH 00°59'31" EAST BY PLAT BOOK 50, PAGES 49, 49A, 49B AND 49C.

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 JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.

J.E.A.E.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.

J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS THAT MAY IMPEDE 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 THE REPLACEMENT OF SUCH ITEMS.

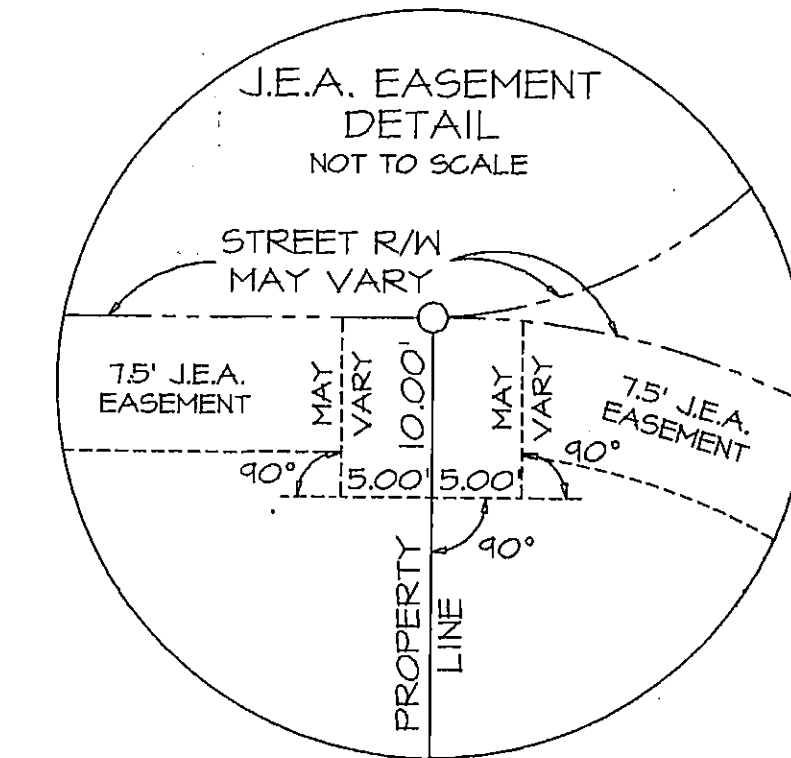
THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.

BLOCK 1 COMPRISED OF LOT 1; BLOCK 2 COMPRISED OF LOTS 43 THROUGH 73

LEGEND

- O.R.V. OFFICIAL RECORDS VOLUME
- P.G. PAGE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVE
- R.P. RADIUS POINT
- P.I. POINT OF INTERSECTION
- P.O.T. POINT ON TANGENCY
- (R) RADIAL
- FOUND PERMANENT REFERENCE MONUMENT STAMPED R.L.S.# 1576 (UNLESS OTHERWISE NOTED)
- SET PERMANENT REFERENCE MONUMENT STAMPED R.L.S.# 1576
- PERMANENT CONTROL POINT SET STAMPED R.L.S.# 1576



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.

Harold E. Moore
DIRECTOR OF PUBLIC WORKS

THE
6 JUNE 1997
DATE

CLERK'S CERTIFICATE **97126355**

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 **51** PAGES **44, 41A, 41B, 41C** OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS DAY OF **16th** A.D., 1997.

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

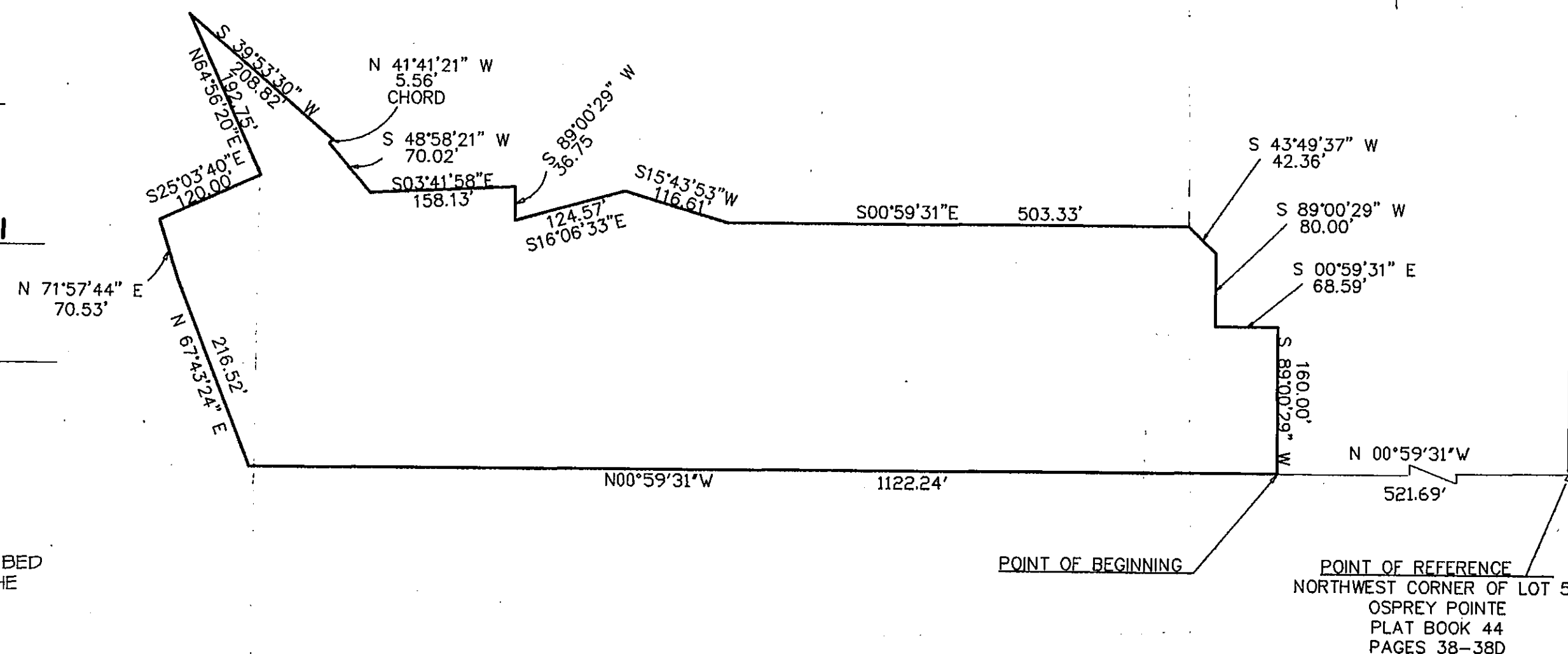
By DeWangin
DEPUTY CLERK

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 ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS **18th** DAY OF **MARCH** A.D., 1997.

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

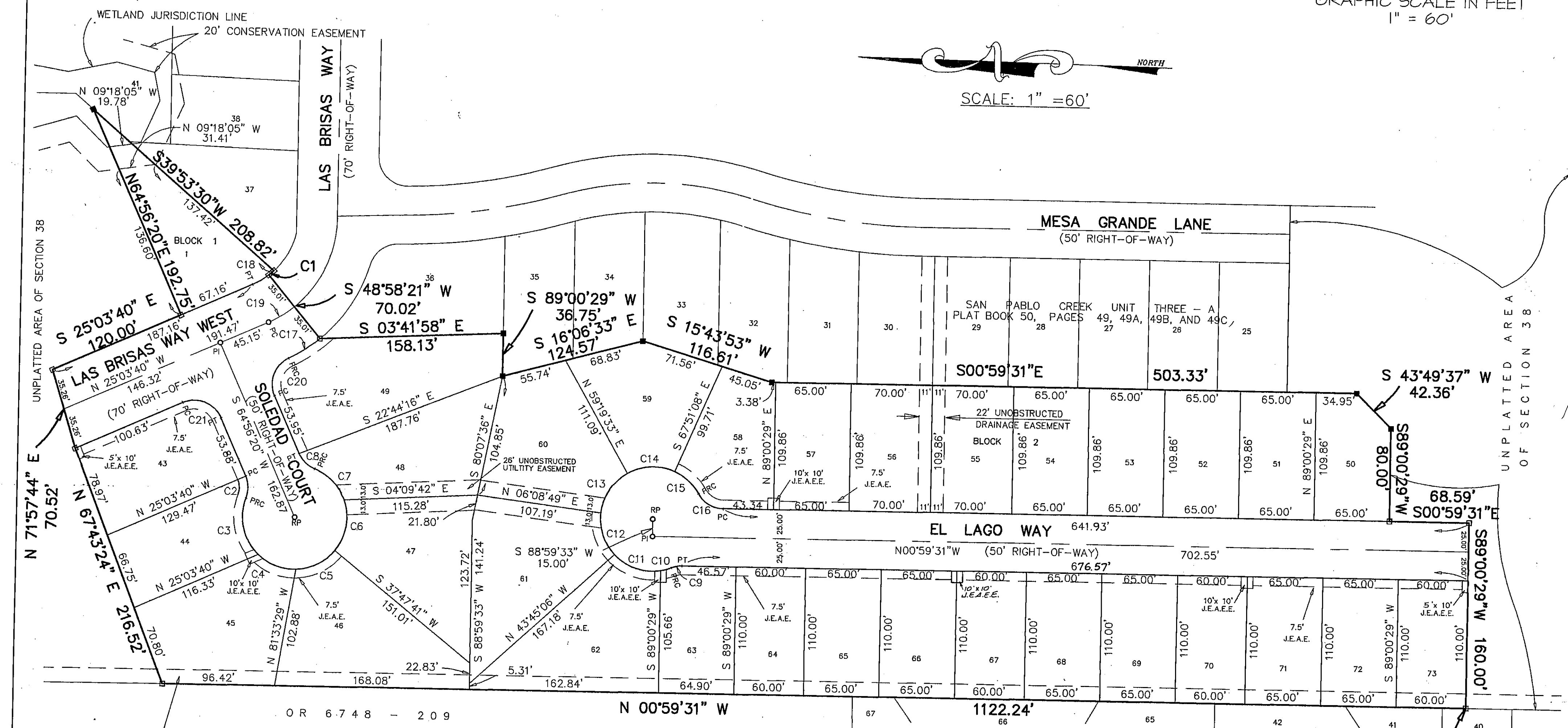
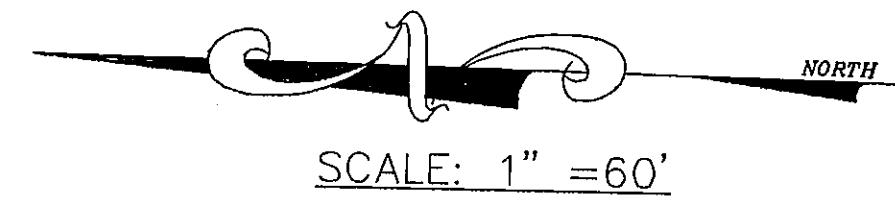
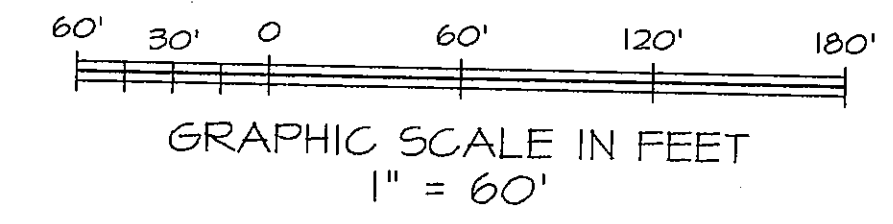


SAN PABLO CREEK UNIT FOUR - A

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

PLAT BOOK 51 PAGE 4C

PAGE 4 OF 4 PAGES



OR 6748 - 209

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	65.00'	5.56'	5.56'	N41°41'21"W	04°54'07"
C2	25.00'	19.38'	18.90'	N87°08'48"E	44°24'55"
C3	45.00'	53.06'	50.04'	S75°34'39"W	66°33'11"
C4	45.00'	35.81'	34.87'	S19°00'22"W	45°35'24"
C5	45.00'	37.77'	36.68'	S27°50'11"E	48°05'43"
C6	45.00'	46.17'	44.17'	S81°16'25"E	58°46'44"
C7	45.00'	38.34'	37.19'	N44°55'49"E	48°48'48"
C8	25.00'	19.38'	18.90'	S42°43'53"W	44°24'55"
C9	25.00'	9.51'	9.45'	N11°53'08"W	21°47'13"
C10	45.00'	9.42'	9.41'	S16°46'45"E	11°59'57"
C11	45.00'	43.92'	42.20'	S17°10'52"W	55°55'17"
C12	45.00'	39.10'	37.88'	S70°01'58"W	49°46'56"
C13	45.00'	42.44'	40.88'	N58°03'36"W	54°01'56"
C14	45.00'	42.40'	40.85'	N04°03'10"W	53°58'56"
C15	45.00'	28.33'	27.86'	N40°58'24"E	36°04'11"
C16	25.00'	26.18'	25.00'	S29°00'29"W	60°00'00"
C17	135.00'	31.50'	31.43'	S33°28'56"E	13°22'05"
C18	65.00'	21.65'	21.55'	S34°36'03"E	19°04'45"
C19	100.00'	25.84'	25.76'	S32°27'46"E	14°48'11"
C20	25.00'	38.51'	34.82'	N70°55'46"W	88°15'47"
C21	25.00'	39.27'	35.36'	N19°56'20"E	90°00'00"

- 12.5' UTILITY EASEMENT PER O.R. 6021, PAGE 254
- LEGEND
- O.R.V. OFFICIAL RECORDS VOLUME
 - Pg. PAGE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVE
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- SEE SHEET 3 FOR NOTES

WAVERLEY PLACE UNIT 1
PLAT BOOK 49, PAGE 1

POINT OF BEGINNING
WAVERLEY PLACE UNIT 2
PLAT BOOK 50, PAGE 15

PREPARED BY
CHARLES BASSETT & ASSOCIATES, INC.
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