

# VILLAGES of PABLO UNIT ONE

A REPLAT OF A PORTION OF SAN PABLO ESTATES, P.B. 24, PG. 61,  
OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE,  
DUVAL COUNTY, FLORIDA.

PLAT BOOK 40 PAGE 48

SHEET 1 OF 5 SHEETS  
PSD-83-63

### CAPTION:

A portion of Section 25, Township 2 South, Range 28 East, Duval County, Florida, TOGETHER WITH a portion of San Pablo Estates as recorded in Plat Book 24, Page 61, of Current Public Records and vacated by resolution of the Board of said County Commissioners, dated April 13, 1964, all being more particularly described as follows: COMMENCE at the Southeast corner of said Section 25; thence South 88°22'00" West, along the Southerly line of said Section 25, 40.00 feet to the Westerly right of way line of said San Pablo Road (an 80 foot right of way as now established); thence Northerly and Northwesterly along said Westerly right of way line run the following two courses and distances: Course No. 1: North 00°24'40" West, 503.20 feet to the point of curvature of a curve to the left. Course No. 2: Northwesterly along and around the arc of a curve concave Southwesterly and having a radius of 1105.92 feet, an arc distance of 786.79 feet, said arc being subtended by a chord bearing and distance of North 20°47'31" West, 770.39 feet to the POINT OF BEGINNING; thence continuing Northwesterly along said Westerly right of way line of San Pablo Road and along said arc being subtended by a chord bearing and distance of North 51°35'32" West, 400.00 feet to the point of tangency of said curve; thence North 62°00'40" West, along said Westerly right of way line, 445.00 feet to the point of curvature of a curve leading Southeasterly; thence Southeasterly along and around the arc of a curve concave Southwesterly and having a radius of 25.00 feet, an arc distance of 39.27 feet, said arc being subtended by a chord bearing and distance of South 17°00'40" East, 35.36 feet to the point of tangency of said curve; thence South 27°59'20" West, 160.00 feet to the point of curvature of a curve to the right; thence Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 742.69 feet, an arc distance of 259.66 feet, said arc being subtended by a chord bearing and distance of South 38°00'17" West, 258.34 feet to the point of compound curvature of a curve leading Southwesterly; thence continue Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 639.61 feet, an arc distance of 357.22 feet, said arc being subtended by a chord bearing and distance of South 64°01'15" West, 352.60 feet to the point of tangency of said curve; thence South 80°01'15" West, 0.25 feet to the point of curvature of a curve to the left; thence Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 514.73 feet, an arc distance of 39.19 feet, said arc being subtended by a chord bearing and distance of South 77°50'22" West, 39.18 feet; thence North 17°26'50" West, 573.90 feet; thence North 72°33'10" East, 155.00 feet to the point of curvature of a curve to the left; thence Northeasterly along and around the arc of a curve concave Northwesterly and having a radius of 377.78 feet, an arc distance of 243.84 feet, said arc being subtended by a chord bearing and distance of North 54°03'43" East, 239.63 feet to the point of reverse curvature of a curve to the right; thence Northeasterly along and around the arc of a curve concave Southeasterly and having a radius of 25.00 feet, an arc distance of 36.32 feet, said arc being subtended by a chord bearing and distance of North 77°11'40" East, 33.21 feet to the Westerly right of way line of said San Pablo Road; thence Northwesterly along said Westerly right of way of said San Pablo Road and along the arc of a curve concave Northeasterly and having a radius of 1185.92 feet, an arc distance of 611.50 feet, said arc being subtended by a chord bearing and distance of North 24°37' West, 604.75 feet; thence South 84°45'29" West, 708.22 feet; thence South 18°14'13" East, 115.72 feet; thence South 27°33'36" West, 104.10 feet; thence South 20°45'57" East, 205.06 feet; thence South 23°54'59" East, 80.00 feet; thence South 34°36'13" East, 100.00 feet; thence South 00°56'05" West, 91.23 feet; thence South 47°51'45" West, 44.31 feet; thence South 47°29'59" East, 97.48 feet; thence South 31°44'37" West, 107.98 feet; thence South 63°08'08" East, 290.00 feet; thence South 24°24'57" West, 85.00 feet; thence South 65°11'13" East, 140.00 feet; thence South 87°09'45" East, 130.00 feet; thence North 02°50'14" East, 195.00 feet; thence North 29°26'21" West, 94.81 feet; thence North 70°50'51" East, 296.93 feet; thence South 28°09'46" East, 186.68 feet; thence South 64°38'21" East, 366.05 feet; thence South 68°09'45" East, 161.45 feet; thence North 36°50'15" East, 720.00 feet to the POINT OF BEGINNING.

containing 37.54 acres, more or less.

### CLERK'S CERTIFICATE:

84-115375

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 recording and is recorded in PLAT BOOK 40 PAGES 48, 48A, 48B, 48C, 48D of the public records of Duval County, Florida. This 26<sup>th</sup> day of Dec A.D., 1984.

S. Morgan Gaughran  
S. Morgan Gaughran, Clerk  
of the Circuit Court

By: Robert C. Fales  
Deputy Clerk

### APPROVED FOR RECORDS:

This is to certify that the above Plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 84-1032-626 of said City, adopted by its council and approved by its Mayor, this 29<sup>th</sup> day of OCTOBER A.D., 1984.

John H. Hines  
Mayor of the City of Jacksonville

Ronald R. Johnson  
Secretary to the City Council of the City of Jacksonville

### DEVELOPER'S CERTIFICATE:

This is to certify that Stokes and Company, has furnished the City of Jacksonville a Plat Bond and Sidewalk Bond secured by irrevocable Letters of Credit as surety that the proposed improvements within public space will be constructed according to the plans and specifications approved by the City of Jacksonville. Said bond is equivalent to One hundred percent of the engineering costs and estimated costs of construction and cost of placing permanent control points.

Signed this 19<sup>th</sup> day of December, A.D., 1984.

J. Daniel Collins, Jr.  
J. Daniel Collins, Jr., Vice President

Albert J. Fenard Jr.  
Director of Public Works

### ADOPTION AND DEDICATION:

TAXES VERIFIED R.B.F.

This is to certify that Stokes & Company, being a Corporation under the laws of the State of Florida, is the lawful owners of the lands described in the caption hereon known as VILLAGES OF PABLO UNIT ONE and have caused the same to be surveyed and subdivided, that CITIZENS AND SOUTHERN NATIONAL BANK, a Corporation under the laws of the State of Georgia, and FLORIDA NATIONAL BANK, A United States of America Corporation, are the holders of mortgages on said lands, that this plat made in accordance with said survey is hereby adopted as the true and correct plat of said lands and that all streets, non-access easements, and easements for drainage, utilities and sewers are hereby irrevocably and without reservation dedicated to the City of Jacksonville and its successors. That the J.E.A. easements as shown hereon are dedicated to the Jacksonville Electric Authority and its successors for use in its underground distribution system.

In witness whereof the above named Corporations have caused these presents to be executed by their appropriate officers by and with the full authority of said Corporations.

Witness: Beverly J. Hilland STOKES & COMPANY

J. Daniel Collins, Jr.  
J. Daniel Collins, Jr.  
Executive Vice President

Witness: Linda M. Neuman

### CITIZENS AND SOUTHERN NATIONAL BANK

Witness: Charles E. Dickerson

Charles E. Dickerson  
Charles E. Dickerson  
Vice President

Witness: Melanie Alexander

### FLORIDA NATIONAL BANK

Witness: Beverly J. Hilland

James Putnal  
James Putnal  
Senior Vice President

Witness: Parvlyn J. Stamer

STATE OF FLORIDA )

COUNTY OF DUVAL ) SS

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of September A.D., 1984, by J. Daniel Collins, Jr., Executive Vice President of Stokes & Company, a Florida Corporation on behalf of the Corporation.

Notary Public State of Florida at Large: Linda M. Neuman

My Commission Expires: July 17, 1988

STATE OF GEORGIA )

COUNTY OF DEKALB ) SS

The foregoing instrument was acknowledged before me this 28 day of September A.D., 1984, by Charles E. Dickerson, Vice President of Citizens and Southern National Bank, a Georgia Corporation on behalf of the Corporation.

Notary Public State of Georgia at Large: S. Patricia Zachary

My Commission Expires: Dec. 6, 1987

STATE OF FLORIDA )

COUNTY OF DUVAL ) SS

The foregoing instrument was acknowledged before me this 2nd day of October A.D., 1984, by James Putnal, Senior Vice President of Florida National Bank, A United States of America Corporation on behalf of the Corporation.

Notary Public State of Florida at Large: Parvlyn J. Stamer

My Commission Expires: 11-17-86

### SURVEYOR'S CERTIFICATE:

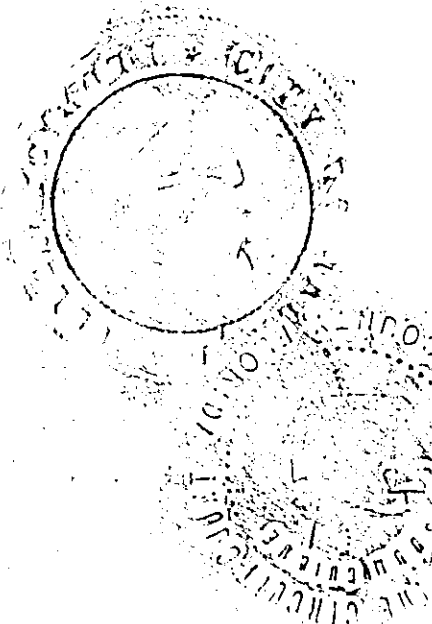
This is to certify that the above Plat is a true and correct representative of the lands surveyed, platted and described in the caption, that the survey data complies with all the requirements of Florida Statute 177. that the survey and legal description is accurate and that permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State of Florida and the City of Jacksonville, Florida.

Signed this 24 day of SEPTEMBER A.D., 1984.

PREPARED BY:  
Clary, Miller & Associates, Inc.  
Professional Land Surveyors  
4041 Sunbeam Road  
Jacksonville, Florida 32217  
904/733-8119

Gregory B. Clary  
Gregory B. Clary  
Registered Land Surveyor No. 3377  
State of Florida

APPROVED  
DATE: OCTOBER 5, 1984  
BY: Cecil H. Rawlins  
CITY ENGINEER  
W. H. Hines  
DIRECTOR OF PUBLIC WORKS  
GENERAL COUNSEL, OR  
Phillip D. Case  
ASSISTANT COUNSEL



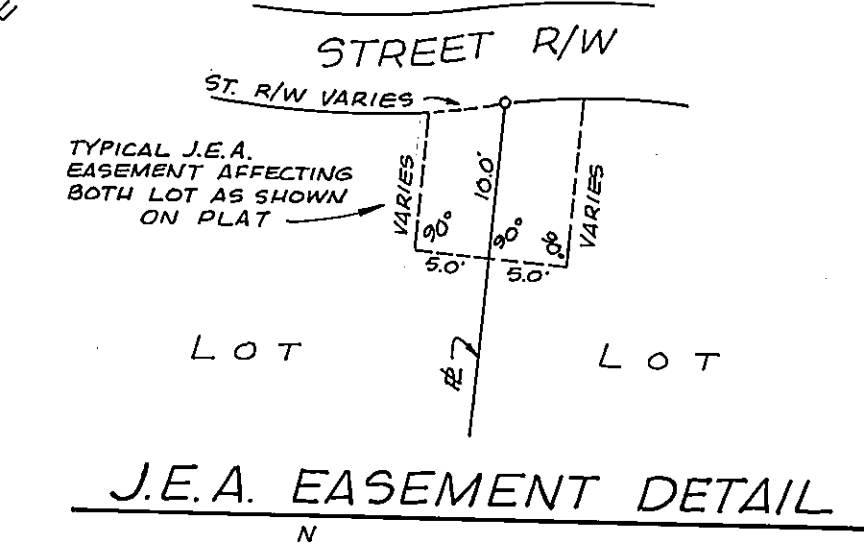
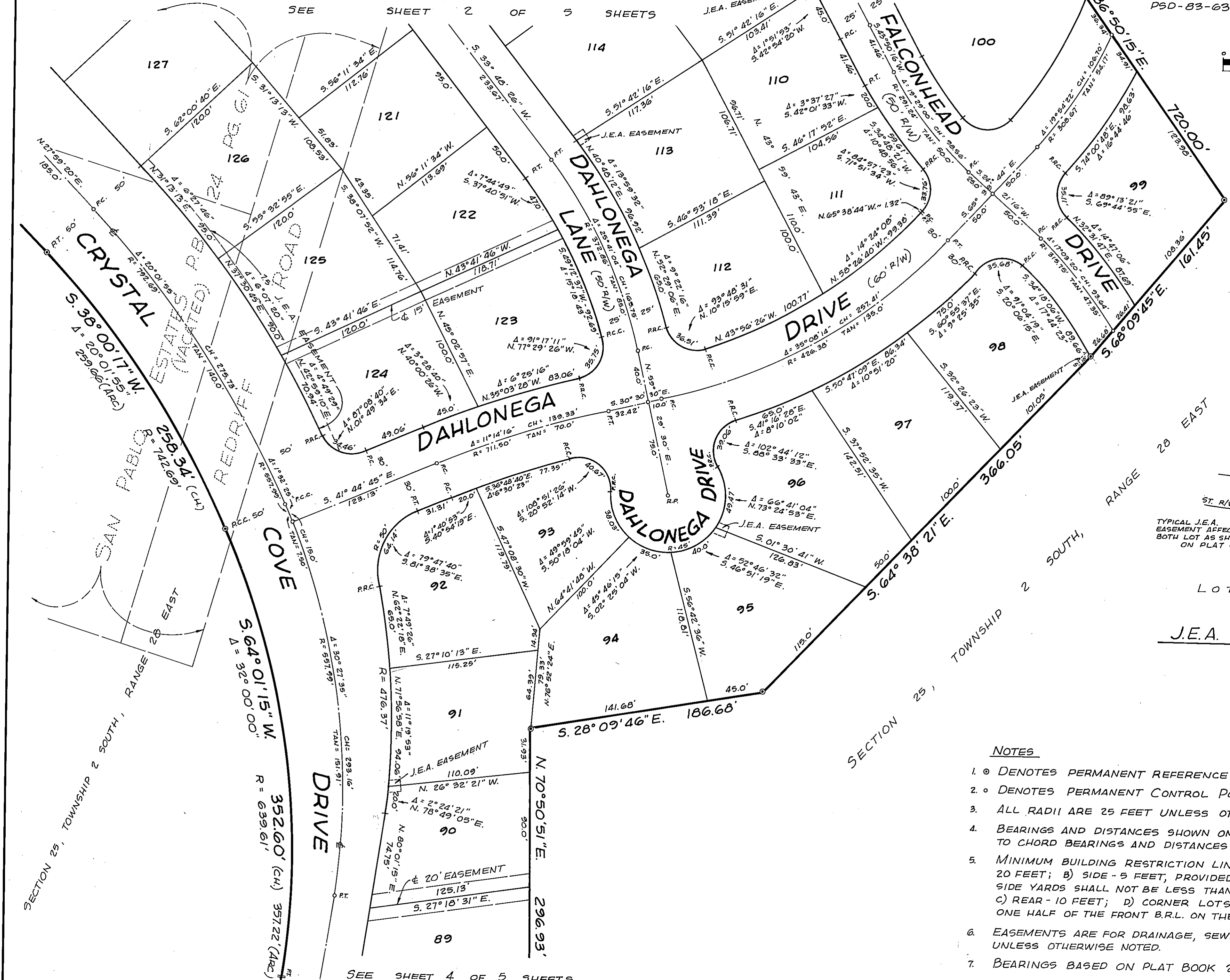
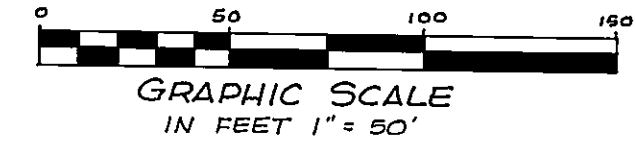


# VILLAGES of PABLO UNIT ONE

A REPLAT OF A PORTION OF SAN PABLO ESTATES, P.B. 24, PG. 61,  
OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE,  
DUVAL COUNTY, FLORIDA.

PLAT BOOK 40 PAGE 48B

SHEET 3 OF 5 SHEETS  
PSD-83-63



- NOTES**
1. ○ DENOTES PERMANENT REFERENCE MONUMENT.
  2. ◦ DENOTES PERMANENT CONTROL POINT.
  3. ALL RADII ARE 25 FEET UNLESS OTHERWISE NOTED.
  4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES
  5. MINIMUM BUILDING RESTRICTION LINES: A) FRONT-20 FEET; B) SIDE-5 FEET, PROVIDED THAT COMBINED SIDE YARDS SHALL NOT BE LESS THAN 15 FEET; C) REAR-10 FEET; D) CORNER LOTS SHALL MAINTAIN ONE HALF OF THE FRONT B.R.L. ON THE SIDE STREET.
  6. EASEMENTS ARE FOR DRAINAGE, SEWERS AND UTILITIES UNLESS OTHERWISE NOTED.
  7. BEARINGS BASED ON PLAT BOOK 24 PAGE 61

SEE SHEET 4 OF 5 SHEETS

SECTION 25, TOWNSHIP 2 SOUTH, RANGE 28 EAST

SECTION 25, TOWNSHIP 2 SOUTH, RANGE 28 EAST

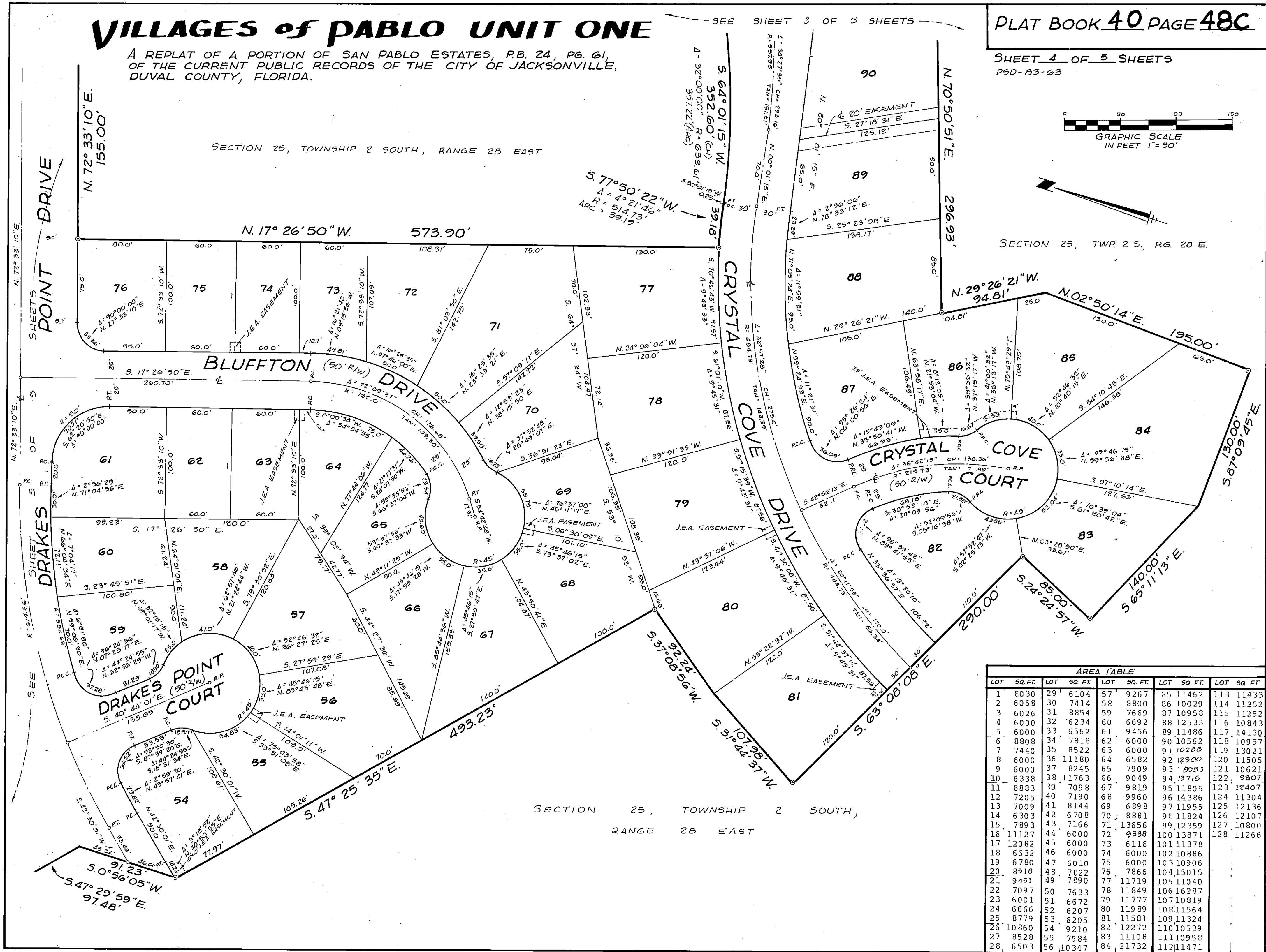
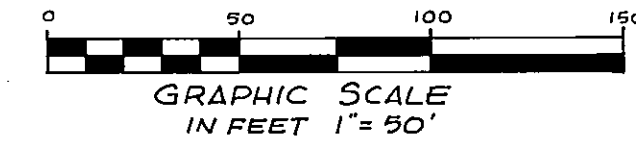
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SEE SHEET 3 OF 5 SHEETS

PLAT BOOK 40 PAGE 48C

SHEET 4 OF 5 SHEETS  
PSD-83-63



AREA TABLE							
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.
1	6030	29	6104	57	9267	85	11462
2	6068	30	7414	58	8800	86	10029
3	6026	31	8854	59	7669	87	10958
4	6000	32	6234	60	6692	88	12533
5	6000	33	6562	61	9456	89	11486
6	8808	34	7818	62	6000	90	10562
7	7440	35	8522	63	6000	91	10288
8	6000	36	11180	64	6582	92	12300
9	6000	37	8245	65	7909	93	8925
10	6338	38	11763	66	9049	94	13715
11	8883	39	7098	67	9819	95	11805
12	7205	40	7190	68	9960	96	14386
13	7009	41	8144	69	6898	97	11955
14	6303	42	6708	70	8881	98	11824
15	7893	43	7166	71	13656	99	12359
16	11127	44	6000	72	9398	100	13871
17	12082	45	6000	73	6116	101	11378
18	6632	46	6000	74	6000	102	10886
19	6780	47	6010	75	6000	103	10906
20	8510	48	7822	76	7866	104	15015
21	9491	49	7890	77	11719	105	11040
22	7097	50	7633	78	11849	106	16287
23	6001	51	6672	79	11777	107	10819
24	6666	52	6207	80	11989	108	11564
25	8779	53	6205	81	11581	109	11324
26	10860	54	9210	82	12272	110	10539
27	8528	55	7584	83	11108	111	10958
28	6503	56	10347	84	21732	112	11471

