

VILLAGES OF PABLO UNIT TWO

TAXES
VERIFIED R.B.F.

PLAT BOOK 41 PAGE 54

SHEET 1 OF 2 SHEETS

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION:

A portion of Section 25, Township 2 South, Range 28 East, Duval County, Florida, and being more particularly described as follows: COMMENCE at the Southeast corner of said Section 25; thence South 88°29'44" West, along the Southerly line of said Section 25, a distance of 40 feet to the Westerly right of way line of San Pablo Road (an 80 foot right of way as now established) and the POINT OF BEGINNING; thence North 00°24'40" West, along said Westerly right of way line of San Pablo Road, 504.23 feet to the point of curvature of a curve to the left; thence Northwesterly along and around the arc of said curve and continuing along said right of way line, being 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 Southeasterly boundary of Villages of Pablo Unit One, as shown on plat recorded in Plat Book 40, Pages 48 through 48D, inclusive, of the Current Public Records of said Duval County; thence Southwesterly, Northwesterly, Southwesterly, and Southeasterly along said boundary of Villages of Pablo Unit One, run the following six courses and distances: Course No. 1: South 36°50'15" West, 720.0 feet; Course No. 2: North 68°09'45" West, 161.45 feet; Course No. 3: North 64°38'21" West, 366.05 feet; Course No. 4: North 28°09'46" West, 186.68 feet; Course No. 5: South 70°50'51" West, 296.93 feet; Course No. 6: South 29°26'21" East, 112.26 feet; thence South 07°27'36" West, 115.62 feet to the most Southerly corner of Lot 85, Villages of Pablo Unit One; thence along the boundary of said Villages of Pablo Unit One, Southwesterly, Northwesterly, Northeasterly and Northwesterly run the following five courses and distances: Course No. 1: South 02°50'14" West, 65.00 feet; Course No. 2: North 87°09'45" West, 130.0 feet; Course No. 3: North 65°11'13" West, 140.0 feet; Course No. 4: North 24°24'57" East, 85.0 feet; Course No. 5: North 63°08'08" West, 290 feet; thence South 30°47'35" West, 115.34 feet; thence South 01°22'00" West, 433.0 feet; thence South 02°44'20" East, 454.37 feet to said South line of Section 25; thence North 88°29'44" East, along said South line of Section 25, a distance of 2049.70 feet to the POINT OF BEGINNING.

CLERK'S CERTIFICATE:

86-13378

This is to certify that this plat has been approved by the City Council of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 41 Pages 54, 54A, 54B, 54C, 54D of the Public Records of Duval County, Florida.

Signed this 11th day of Feb. A.D., 1986.

S. Morgan Slaughter
S. Morgan Slaughter, Clerk of Circuit Court

By: Robert C. Forbes
Deputy Clerk

APPROVED FOR THE RECORD:

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. 85-1389-792 of said City and adopted by its City Council and approved by its Mayor this 16th day of December A.D., 1985.

Jack W. Hodson
Mayor of the City of Jacksonville

Conrad P. Johnson
Secretary to the City Council of the City of Jacksonville

DEVELOPER'S CERTIFICATE:

This is to certify that STOKES-COLLINS & COMPANY, INC. has furnished the City of Jacksonville, a Plat Bond secured by an irrevocable letter 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 and has furnished the City of Jacksonville a Sidewalk Bond secured by an irrevocable letter of credit as surety that the sidewalks will be constructed according to the plans and specifications approved by the City of Jacksonville. Said Bonds are equivalent to one hundred percent of the engineering costs and estimated costs of construction and cost of placing permanent control points.

Signed this 27th day of November A.D., 1985.

J. Daniel Collins
J. Daniel Collins, President

Albert J. Knaush
Director of Public Works

SURVEYOR'S CERTIFICATE:

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described in the Caption, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all requirements of Florida Statute 177, that the survey and legal description are accurate and permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State of Florida and the Current regulations of the City of Jacksonville.

Signed this 1 day of NOVEMBER A.D., 1985.

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

ADOPTION AND DEDICATION:

This is to certify that Stokes-Collins and Company, Inc., a Florida corporation, under the laws of the State of Florida is the lawful owner of the lands described in the caption hereon known as Villages of Pablo Unit Two and has caused the same to be surveyed and subdivided, that Florida National Bank, a United States of America corporation and Citizens and Southern National Bank, a United States of America corporation and Citizens and Southern National Bank, a United States of America corporation, are the holders of mortgages on said lands; that this plat is made in accordance with said survey, is hereby adopted as a true correct plat of said lands and that all streets, drives, courts, lanes, and easements for drainage, utilities, sewers and unobstructed easements shown herein are hereby irrevocably without reservation dedicated to the City of Jacksonville and its successors. The drainage easements through and over the lakes shown on this plat are hereby irrevocably dedicated to the City of Jacksonville and its successors 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 and its successors to discharge into said lakes which these easements traverse, all waters which may fall or come upon all drives and ways hereby dedicated together with all soil, nutrients and all other substances which may flow or pass from drives, avenues, roads, and lanes, from adjacent land or from any other sources of public waters into or through said lakes without any liability whatsoever on the part of the City of Jacksonville and its successors for any damages, injuries or losses to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville and its successors. (2) The lakes shown on this plat are owned in fee simple title by the abutting property owners and the City of Jacksonville, by acceptance of this plat, assume no responsibility for the removal or treatment of aquatic plants and animals, soils, chemicals or any other substance or thing that may even be or come within said lakes which these easements traverse, nor any responsibility for maintenance nor preservation of the water purities, water level, or water depth which responsibility shall be those of the abutting property owners and (3) The City of Jacksonville and its successors shall not be liable nor responsible for the creation, operation, failure nor destruction of any 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 shown on this plat, but shall have the right to modify the existence of the lakes and that which retains them to affect adequate drainage including but not limited to the right to remove any water level control structures or any part thereof. Stokes-Collins and Company, Inc., developer and owner of the lands described and captioned hereon shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage, any other damage arising from or out of any occurrence in, upon, or at, or from the lakes described above or any part thereof, or occasion holding or in part by any act of omission of Stokes-Collins and Company, Inc., its agents, contractors, employees, servants, licensees, or concessionaires within Villages of Pablo Unit Two. This indemnification shall run with the land and the assigns of Stokes-Collins and Company, Inc., and shall be subject to it.

The J.E.A. easements as shown are dedicated to the Jacksonville Electric Authority and its successors for use in its underground electric distribution system.

IN WITNESS WHEREOF, Stokes-Collins and Company, Inc. and said corporations have caused these presents to be executed by their appropriate officers by and with the authority of said partnership and corporation this 21st day of November A.D., 1985.

STOKES-COLLINS AND COMPANY, INC.
Witness: Beverly J. Holland & Daniel Collins
J. Daniel Collins, President

FLORIDA NATIONAL BANK
Witness: Carolyn J. Storer & James E. Putnal
James E. Putnal, Senior Vice President

CITIZENS and SOUTHERN NATIONAL BANK
Witness: Dalores Moore & Sylvia Gort
Sylvia Gort, Vice President

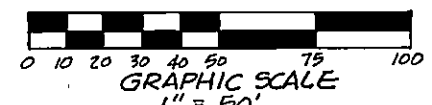
STATE OF FLORIDA)
COUNTY OF DUVAL) ss
The foregoing instrument was acknowledged before me this 21st day of November A.D., 1985 by J. Daniel Collins, President of Stokes-Collins and Company, Inc., a Florida Corporation, on behalf of the corporation.
Beverly J. Holland April 16, 1989
Notary Public My Commission Expires
State of Florida at Large

STATE OF FLORIDA)
COUNTY OF DUVAL) ss
The foregoing instrument was acknowledged before me this 21st day of November A.D., 1985 by James E. Putnal, Senior Vice President of Florida National Bank, a United States of America Corporation, on behalf of the corporation.
Carolyn J. Storer 11-17-86
Notary Public My Commission Expires
State of Florida at Large

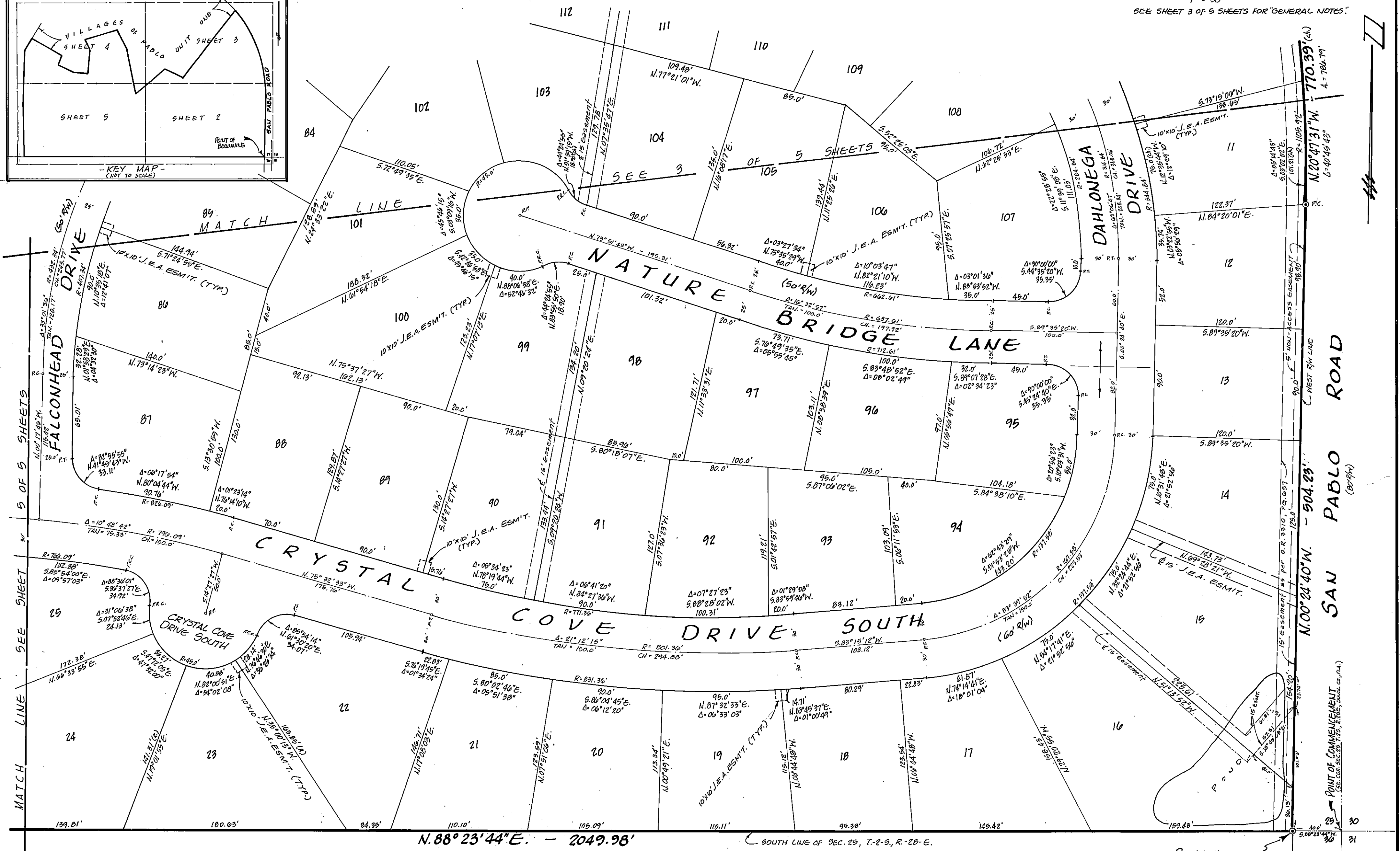
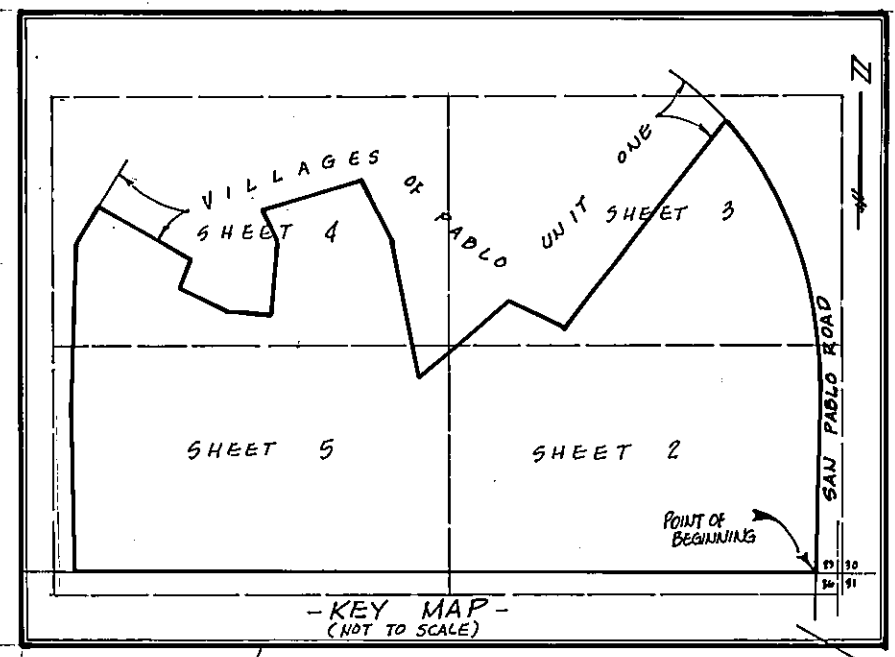
STATE OF GEORGIA)
COUNTY OF DEKALB) ss
The foregoing instrument was acknowledged before me this 13th day of November A.D., 1985 by Sylvia Gort, Vice President of Citizens and Southern National Bank, a United States of America Corporation, on behalf of the corporation.
S. Barbara Zachary Dec. 6, 1987
Notary Public My Commission Expires
State of Georgia at Large

VILLAGES OF PABLO UNIT TWO

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



SEE SHEET 3 OF 5 SHEETS FOR "GENERAL NOTES"



SECTION 36, TOWNSHIP 2 SOUTH, RANGE 28 EAST

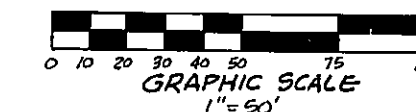
PREPARED BY:
CLARY, MILLER & ASSOCIATES, INC.
4041 SUDBEAM ROAD
JACKSONVILLE, FLORIDA

VILLAGES of PABLO UNIT TWO

CITY of JACKSONVILLE, DUVAL COUNTY, FLORIDA.

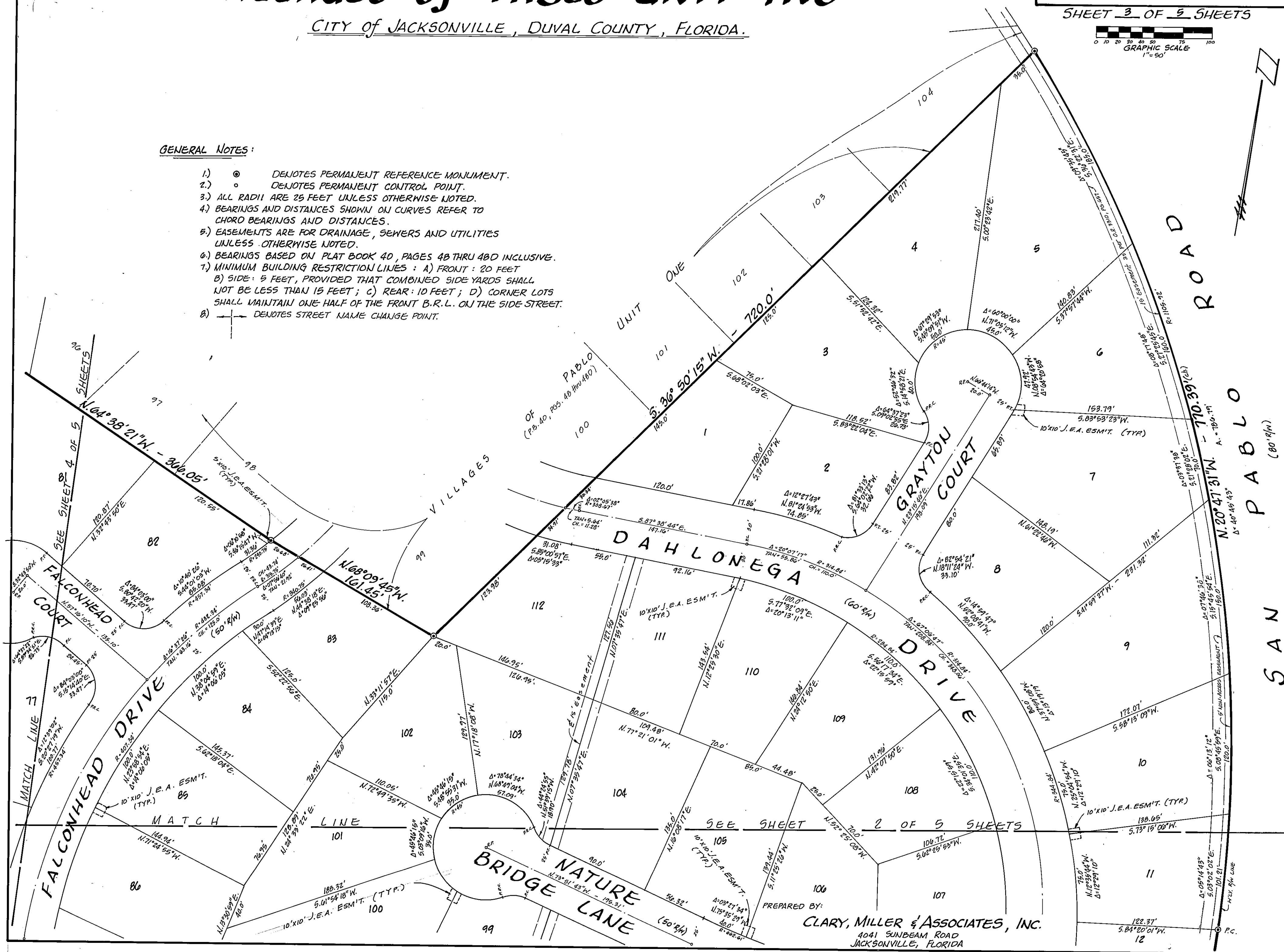
PLAT BOOK 41 PAGE 54B

SHEET 3 OF 5 SHEETS



GENERAL 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.) EASEMENTS ARE FOR DRAINAGE, SEWERS AND UTILITIES UNLESS OTHERWISE NOTED.
- 6.) BEARINGS BASED ON PLAT BOOK 40, PAGES 4B THRU 4BD INCLUSIVE.
- 7.) 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.
- 8.) DENOTES STREET NAME CHANGE POINT.



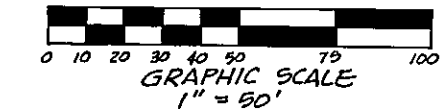
PREPARED BY:
CLARY, MILLER & ASSOCIATES, INC.
4041 SUNBEAM ROAD
JACKSONVILLE, FLORIDA

VILLAGES of PABLO UNIT TWO

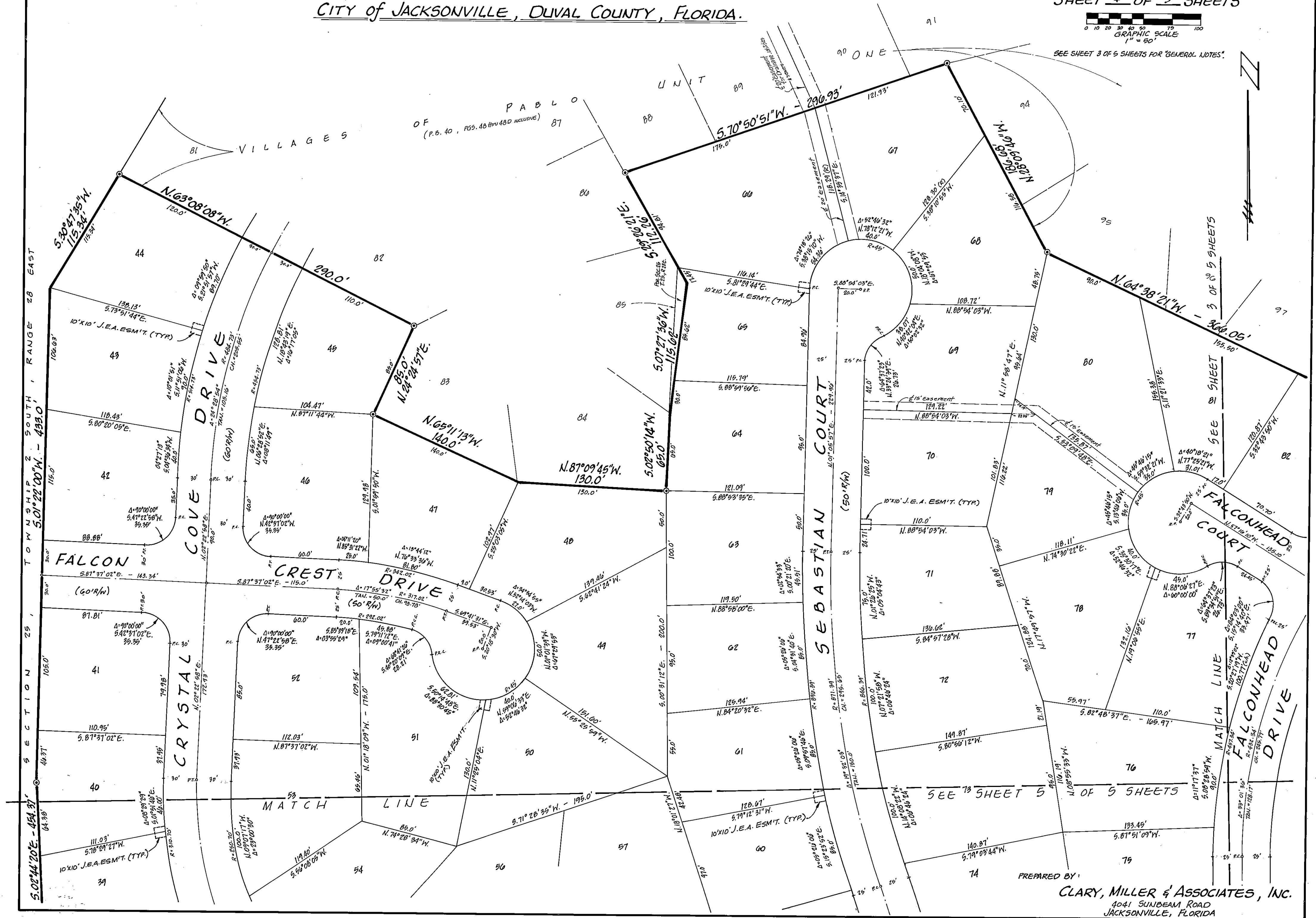
CITY of JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 41 PAGE 54C

SHEET 4 OF 5 SHEETS



SEE SHEET 3 OF 5 SHEETS FOR "GENERAL NOTES."



PREPARED BY:
CLARY, MILLER & ASSOCIATES, INC.
4041 SUNBEAM ROAD
JACKSONVILLE, FLORIDA

VILLAGES OF PABLO UNIT TWO

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 41 PAGE 54D

SHEET 5 OF 5 SHEETS



SEE SHEET 3 OF 5 SHEETS FOR "GENERAL NOTES"

AREA TABLE:

LOT	Sq Ft	LOT	Sq Ft	LOT	Sq Ft	LOT	Sq Ft	LOT	Sq Ft	LOT	Sq Ft
1	10927	22	17600	43	12327	64	11318	85	13005	106	11473
2	11151	23	14792	44	12951	65	10241	86	12549	107	12992
3	14729	24	20090	45	11535	66	25807	87	13472	108	10830
4	17281	25	14159	46	13955	67	14554	88	11823	109	12324
5	20505	26	13768	47	12790	68	12373	89	11694	110	12507
6	14009	27	18101	48	13671	69	12009	90	11241	111	11595
7	19278	28	12820	49	15274	70	11961	91	11525	112	13736
8	13807	29	15843	50	13615	71	11550	92	11151		
9	21646	30	13233	51	15644	72	13811	93	10971		
10	14675	31	10281	52	11795	73	14250	94	10081		
11	11347	32	10826	53	11622	74	14143	95	10642		
12	11228	33	11723	54	13946	75	13294	96	10119		
13	10800	34	11198	55	14001	76	15032	97	10742		
14	12628	35	12410	56	14056	77	14459	98	12632		
15	18578	36	16399	57	17541	78	13839	99	11759		
16	23410	37	11283	58	13659	79	11270	100	14359		
17	15109	38	14605	59	12585	80	17407	101	12458		
18	11331	39	10846	60	11395	81	12322	102	11068		
19	11001	40	10708	61	11825	82	13183	103	11268		
20	11429	41	11612	62	10971	83	11357	104	13151		
21	12030	42	12239	63	11719	84	12040	105	12467		

