

VILLAGES OF PABLO UNIT THREE

CITY OF JACKSONVILLE

DUVAL COUNTY, FLORIDA.

ADOPTION AND DEDICATION:

This is to certify that Stokes-Collins & Company, Inc., a 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 Three, having caused the same to be surveyed and subdivided, that Florida National Bank, a United States of America Corporation and The 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 the correct plat of those lands. All rights of way, drainage, utility, sewers and non-access easements shown hereon are hereby irrevocably and without reservation, dedicated to the City of Jacksonville, its successors and assigns, and that all private easements on this plat are and shall remain privately owned and the sole exclusive property of the developer and its successors and grantees, if any, of said easements. The drainage easement through and over the lake and filtration systems shown on this plat is hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns, 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, its successors and assigns, to discharge into said lakes and filtration systems which these easements traverse, all water which may fall or come upon all rights of way hereby dedicated, together with all soil, nutrients, chemical and all other substances which may flow or pass from rights of way, from adjacent land or from any other source of public waters into or through said lakes and filtration systems, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or losses to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns; (2) The lake and filtration systems shown on this plat is owned in fee simple title by the abutting property owner. The City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants, animals, soil, chemicals or any other substance or thing that may even be or come within said lakes and filtration systems which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which shall be those of the abutting property owners; (3) The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure or destruction of 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 lake and filtration systems shown on this plat, but shall have the right to modify the existence of the lake and filtration systems and that which retains it to effect adequate drainage including, but not limited to, the right to remove any water level control structures or any part thereof. Stokes-Collins & 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 or any other damage arising from or out of any occurrence in, upon, at or from the lake and filtration systems described above, or any part thereof, occasioned wholly or in part by any act of omission of Stokes-Collins & Company, Inc., its agents, contractors, employees, servants, licensees or concessionaires within Villages of Pablo Unit Three. This indemnification shall run with the land and the assets of Stokes-Collins & Company, Inc. and shall be subject to it. The J.F.A. easements as shown are dedicated to the Jacksonville Electric Authority, its successors and assigns for use in its underground electric distribution system.

In witness whereof Stokes-Collins & Company, Inc. has caused these presents to be executed by its President by and with the authority of its Board of Directors, with the Corporate Seal affixed this 7th day of April A.D., 1987.

CAPTION:

A portion of Section 25, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Northeast corner of Lot 21, as shown on the plat of Villages of Pablo Unit One, as recorded in Plat Book 40, Pages 48 through 48D, inclusive, of the Current Public Records of said County, said point lying in the Southwesterly right of way line of San Pablo Road (an 80 foot right of way as now established); thence Southwesterly, Southeasterly, Southwesterly and Southeasterly along the boundary of said Villages of Pablo Unit One, run the following 13 courses and distances: Course No. 1: South 84°45'28" West, 708.22 feet; Course No. 2: South 19°14'13" East, 115.72 feet; Course No. 3: South 27°33'36" West, 104.10 feet; Course No. 4: South 20°45'57" East, 205.05 feet; Course No. 5: South 23°54'59" East, 80.00 feet; Course No. 6: South 34°38'13" East, 100.00 feet; Course No. 7: South 42°08'15" East, 95.62 feet; Course No. 8: South 47°51'45" West, 44.31 feet; Course No. 9: South 47°29'59" East, 97.48 feet; Course No. 10: South 00°56'05" West, 91.23 feet; Course No. 11: South 47°25'35" East, 493.23 feet; Course No. 12: South 37°08'58" West, 82.24 feet; Course No. 13: South 31°44'37" West, 107.88 feet to the Northernly corner of Lot 44, as shown on the plat of Villages of Pablo Unit Two, as recorded in Plat Book 41, Pages 54 through 54D, inclusive, of the Current Public Records of said County; thence Southwesterly along the Westerly boundary of said Villages of Pablo Unit Two, run the following two courses and distances: Course No. 1: South 30°47'35" West, 115.34 feet; Course No. 2: South 01°22'00" West, 90.90 feet; thence South 86°34'53" West, 209.18 feet; thence South 82°14'05" West, 111.02 feet; thence North 106°01'23" West, 258.94 feet; thence South 74°03'17" West, 473.21 feet; thence North 17°41'04" West, 382.11 feet; thence North 01°32'53" East, 185.07 feet; thence North 15°04'57" West, 494.21 feet; thence North 15°45'02" West, 441.82 feet; thence North 01°47'55" East, 165.78 feet; thence North 84°48'38" East, 1283.35 feet to an intersection with the arc of a curve leading Southeasterly, said curve being in the Westerly right of way line of said San Pablo Road; thence Southeasterly along and around the arc of a curve being concave Northeasterly and having a radius of 1185.92 feet, an arc distance of 287.08 feet, said arc being subtended by a chord bearing and distance of South 24°42'14" East, 286.36 feet to the POINT OF BEGINNING.

CLERK'S CERTIFICATE:

87- 57673

This is to certify that this plat has been approved by the City Council of the City of Jacksonville, Florida, and submitted to the recorder and is recorded in Plat Book 43, Pages 16, 16A, 16B, 16C, 16D, 16E, 16F of the Public Records of Duval County, Florida.

Signed this 13th day of MAY A.D., 1987

S. Morgan Laughter By *Robert C. Forbes*
S. Morgan Laughter, Clerk of Circuit Court 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. 87-457-187 of said City and adopted by its City Council and approved by its Mayor this 17th day of April A.D., 1987.

Jack W. Dodson Mayor of the City of Jacksonville
Asst. L. Cheryl H. Kidd Asst. Secretary of the City Council of the City of Jacksonville

DEVELOPER'S CERTIFICATE:

This is to certify that Stokes-Collins & Company, Inc., has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.108 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points, (INCLUDING SIDEWALKS) AS GUARANTEE THAT ALL REQUIRED IMPROVEMENTS WILL BE COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JACKSONVILLE.

Signed this 6th day of MAY A.D. 1987.

J. D. Collins Developer
J. D. Collins, President, Stokes-Collins & Company, Inc.

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 8th day of APRIL A.D., 1987.

Gregory B. Clay Surveyor
Gregory B. Clay, Registered Professional Land Surveyor No. 3877, State of Florida

APPROVED
DATE: 4/13/87
BY: *Morgan Laughter*
CITY ENGINEER
Robert C. Forbes
DEPUTY CLERK OF PUBLIC WORKS
GENERAL COUNSEL, CITY OF JACKSONVILLE
William M. Swinson
ASSISTANT COUNSEL

STOKES-COLLINS & COMPANY, INC.
Witness: *Beverly J. Halland* J. D. Collins, President
Witness: *Patricia Barley*

FLORIDA NATIONAL BANK
Witness: *James E. Putnal* James E. Putnal, Senior Vice President
Witness: *Mary Martin*

THE CITIZENS AND SOUTHERN NATIONAL BANK
Witness: *Melanie K. Alexander* Alfred T. McCulloch, Vice President
Witness: *Michelle D. Slite*

STATE OF FLORIDA)
COUNTY OF DUVAL) ss
The foregoing instrument was acknowledged before me this 7th day of April, 1987 by J. D. Collins, President of Stokes-Collins & Company, Inc., a Florida Corporation, on behalf of the Corporation.
Witness: *Beverly J. Halland* Notary Public At Large
My Commission Expires April 16, 1989

STATE OF FLORIDA)
COUNTY OF DUVAL) ss
The foregoing instrument was acknowledged before me this 7th day of April, 1987 by James E. Putnal, Senior Vice President of Florida National Bank, a United States of America Corporation, on behalf of the Corporation.
Witness: *James E. Putnal* Notary Public At Large
My Commission Expires 12/15/88

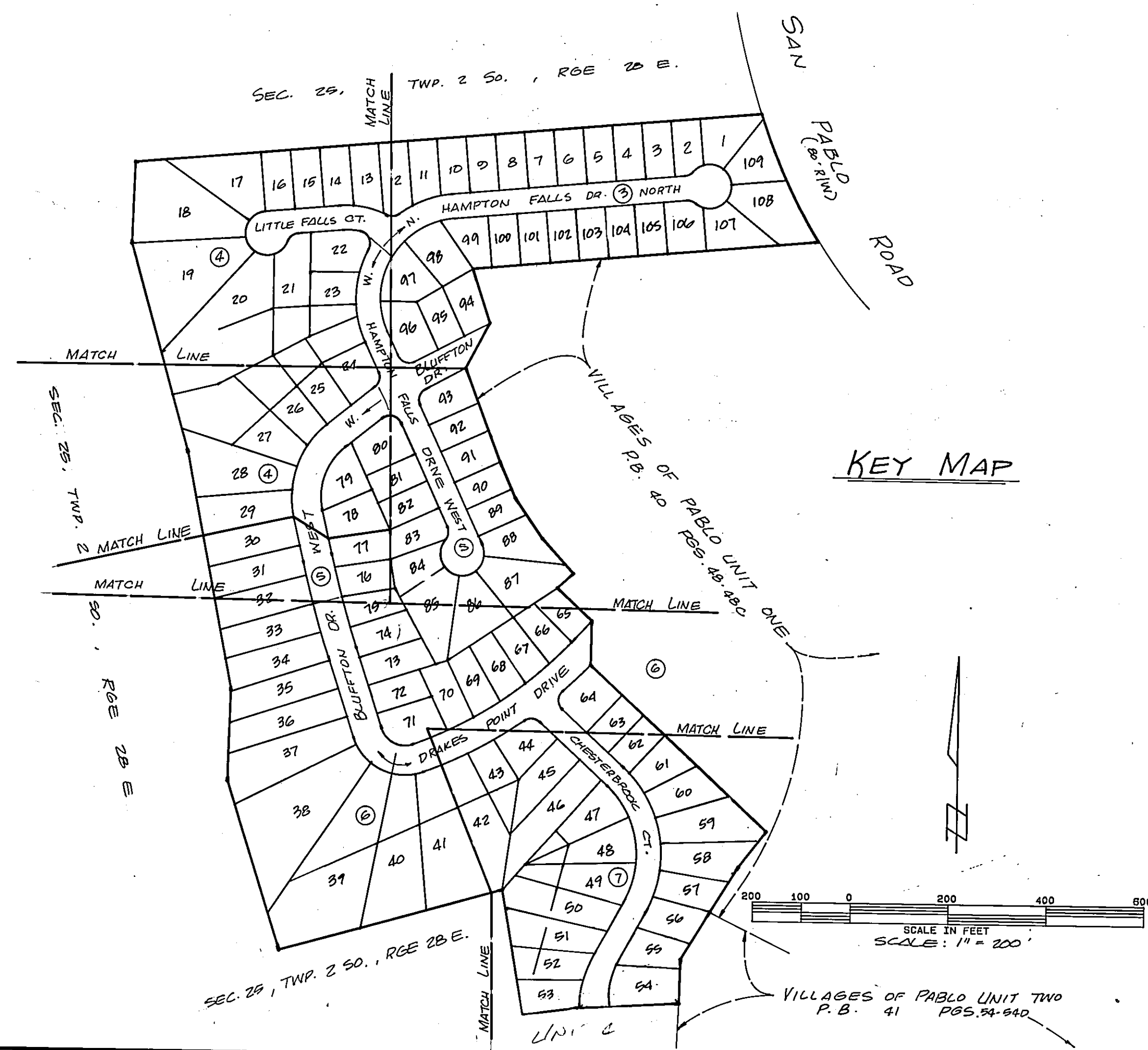
STATE OF GEORGIA)
COUNTY OF DEKALB) ss
The foregoing instrument was acknowledged before me this 6th day of April, 1987 by Alfred T. McCulloch, Vice President of Citizens and Southern National Bank, a United States of America Corporation on behalf of the corporation.
Witness: *Alfred T. McCulloch* Notary Public At Large
My Commission Expires June 5, 1988

VILLAGES OF PABLO UNIT THREE

CITY OF JACKSONVILLE

DUVAL COUNTY, FLORIDA.

AREA TABLE			
LOT	SQUARE FEET	LOT	SQUARE FEET
1	9021	56	8205
2	6476	57	8209
3	6848	58	12282
4	6848	59	14405
5	6848	60	9392
6	6848	61	7687
7	6848	62	6303
8	6848	63	6300
9	6848	64	9470
10	6865	65	6001
11	7328	66	6597
12	8610	67	7259
13	7822	68	7515
14	7234	69	7513
15	7219	70	7962
16	7227	71	9790
17	15347	72	6808
18	27544	73	8354
19	30777	74	8167
20	39416	75	6521
21	16165	76	6858
22	9392	77	7260
23	10624	78	8599
24	14451	79	8152
25	11673	80	9507
26	14020	81	6600
27	25789	82	6600
28	19692	83	7352
29	12949	84	7094
30	11881	85	13644
31	12227	86	12508
32	12185	87	13984
33	11991	88	9739
34	13201	89	6203
35	13292	90	6112
36	14583	91	7194
37	21874	92	6566
38	40195	93	8126
39	46600	94	7370
40	26785	95	6584
41	21661	96	9797
42	7306	97	9381
43	9252	98	9698
44	2403	99	7240
45	10099	100	6360
46	15959	101	6360
47	10980	102	6360
48	11029	103	6360
49	13059	104	6360
50	14919	105	6360
51	12113	106	8251
52	9191	107	9376
53	7776	108	14601
54	11216	109	9207
55	8331		



- GENERAL NOTES -

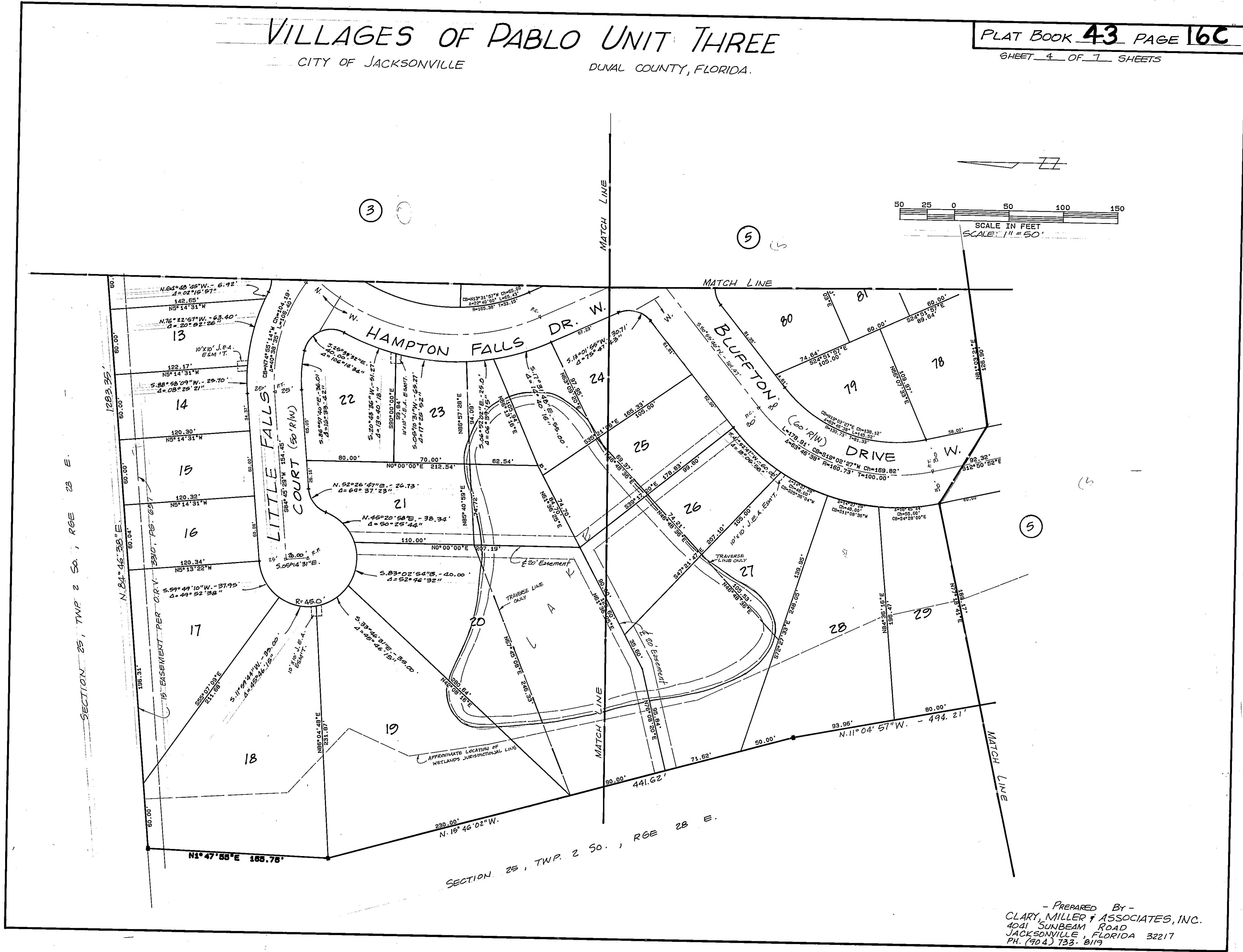
- 1) □ DENOTES PERMANENT REFERENCE MONUMENT.
- 2) △ DENOTES PERMANENT CONTROL POINT.
- 3) ALL RADII ARE 25 FEET UNLESS OTHERWISE NOTED.
- 4) (R) DENOTES RADIAL LINE.
- 5) BEARINGS ARE BASED ON P.B. 40 PGS. 48-48-C.
- 6) ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES AND SEWERS, EXCEPT AS NOTED.
- 7) BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- 8) (4) DENOTES SHEET NUMBERS.
- 9) —+— DENOTES STREET NAME CHANGE POINT.
- 10) THE PROPERTY DESCRIBED IN THE CAPTION ON SHEET 1 OF 7 IS SUBJECT TO:
 - a.) EASEMENT AND AGREEMENT RECORDED IN O.R.V. 3310, PG. 657.
 - b.) EASEMENT RECORDED IN O.R.V. 4149, PG. 777.
 - c.) EASEMENT DEED RECORDED IN DEED BOOK 970 PG. 390.
 - d.) EASEMENT RECORDED IN O.R.V. 6285, PG. 1011 TO J.E.A.

- PREPARED BY -
 CLARY MILLER & ASSOCIATES, INC.
 4041 SUNBEAM ROAD
 JACKSONVILLE, FLORIDA 32217
 PH. (904) 733-8112

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DUAL COUNTY, FLORIDA.



SECTION 25, TWP 2 So., RGE 23 E.

SECTION 26, TWP. 2 So., RGE 28 E.

- PREPARED BY -
CLARY, MILLER & ASSOCIATES, INC.
4041 SUNBEAM ROAD
JACKSONVILLE, FLORIDA 32217
PH. (904) 733-8119

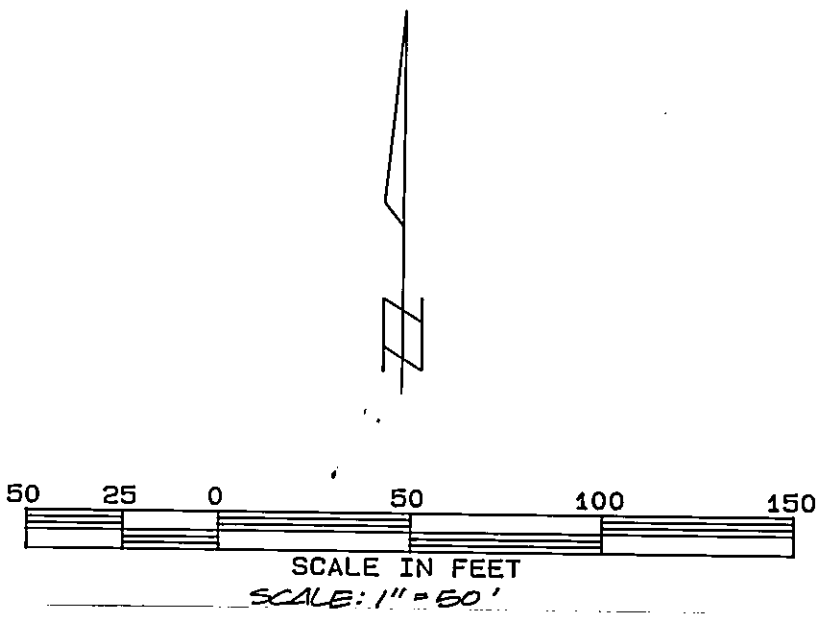
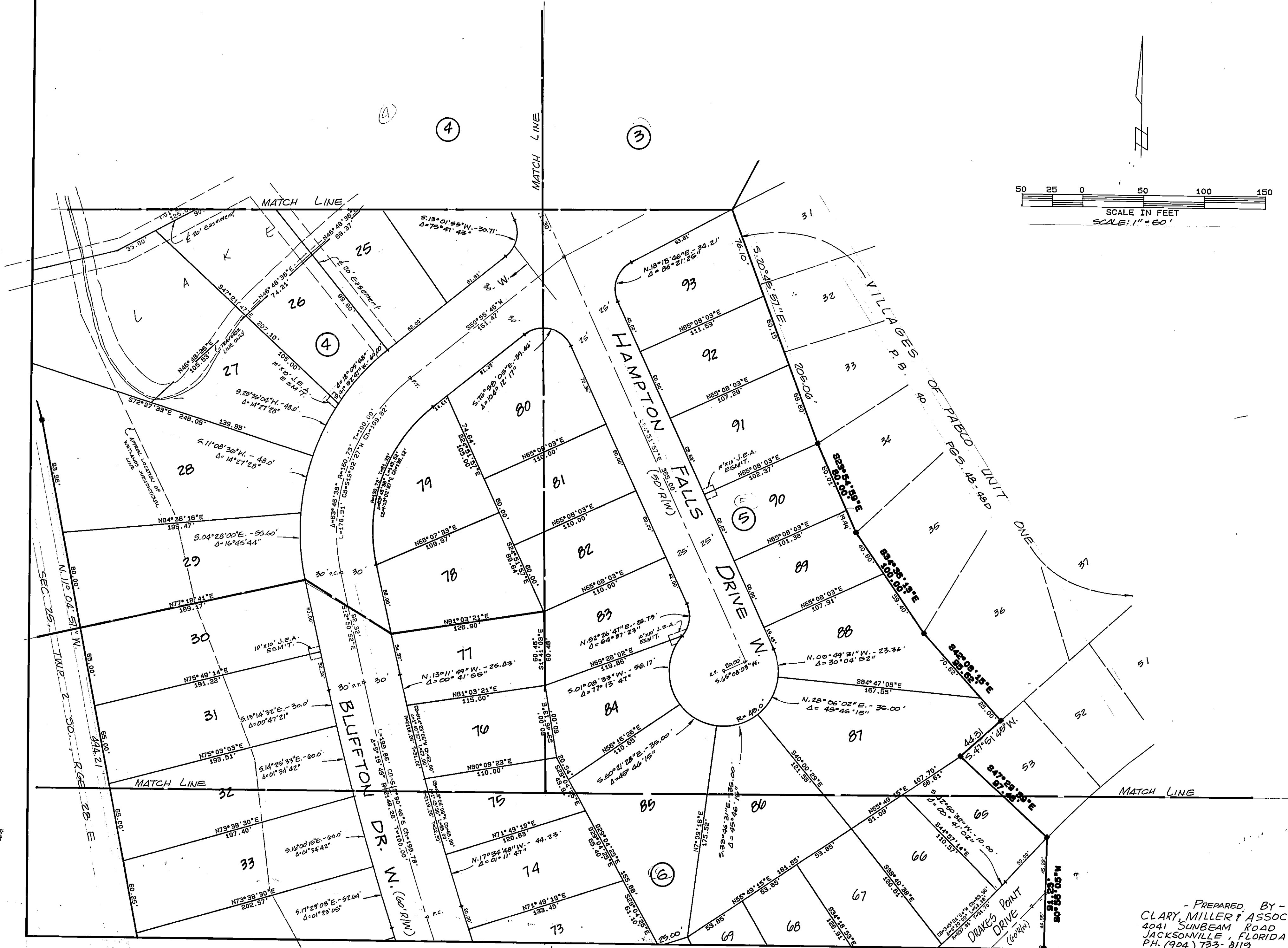
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DUVAL COUNTY, FLORIDA.

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SHEET 5 OF 7 SHEETS

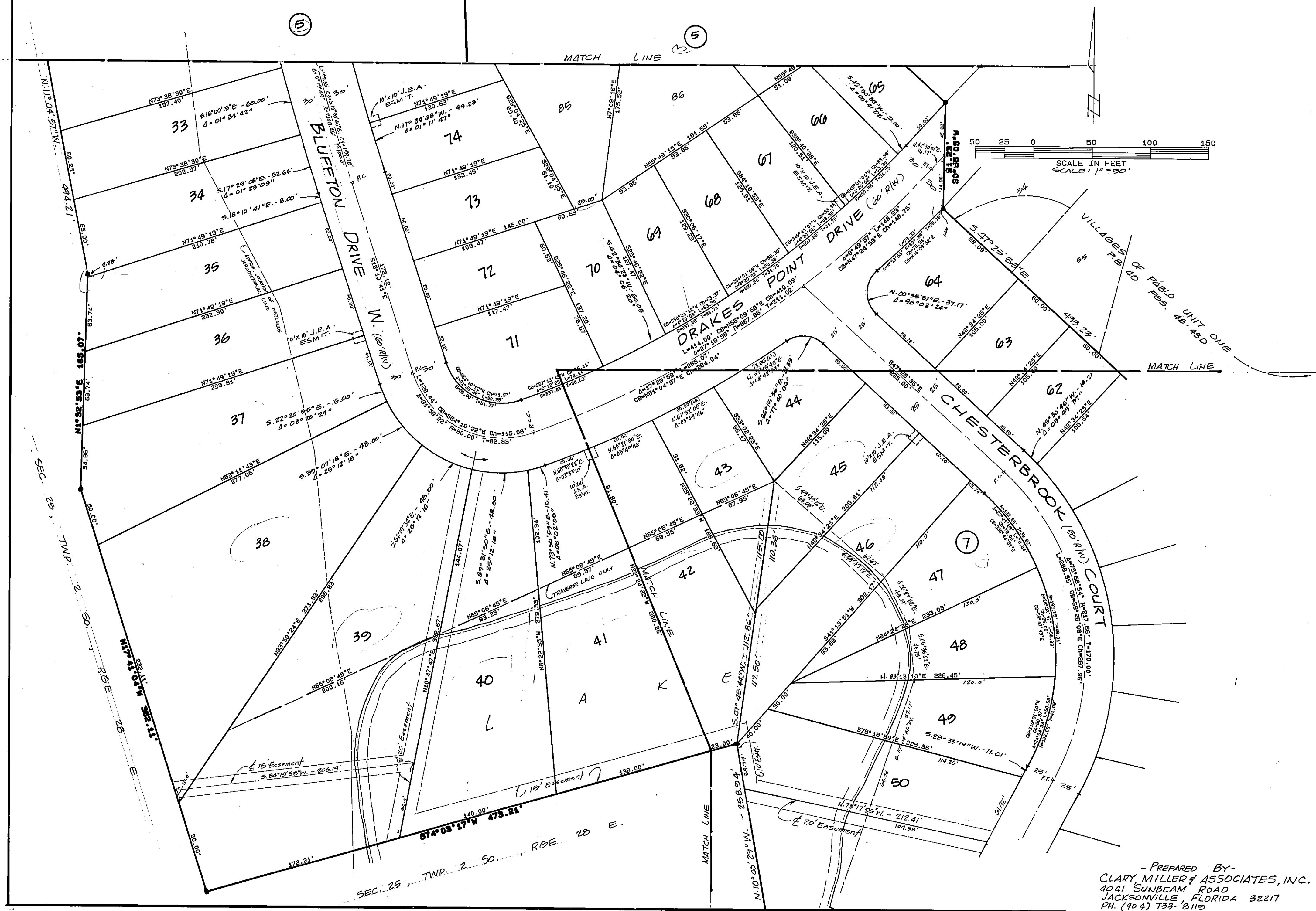


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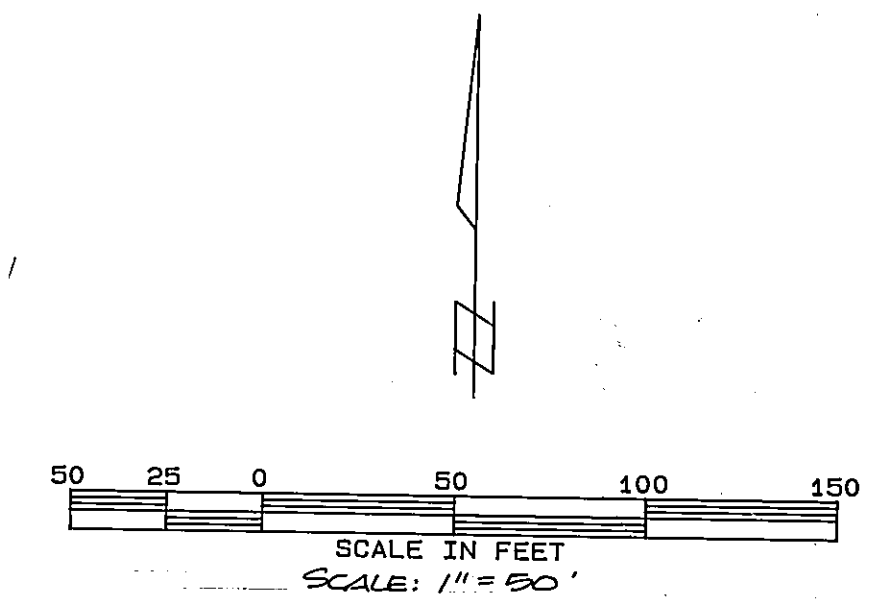
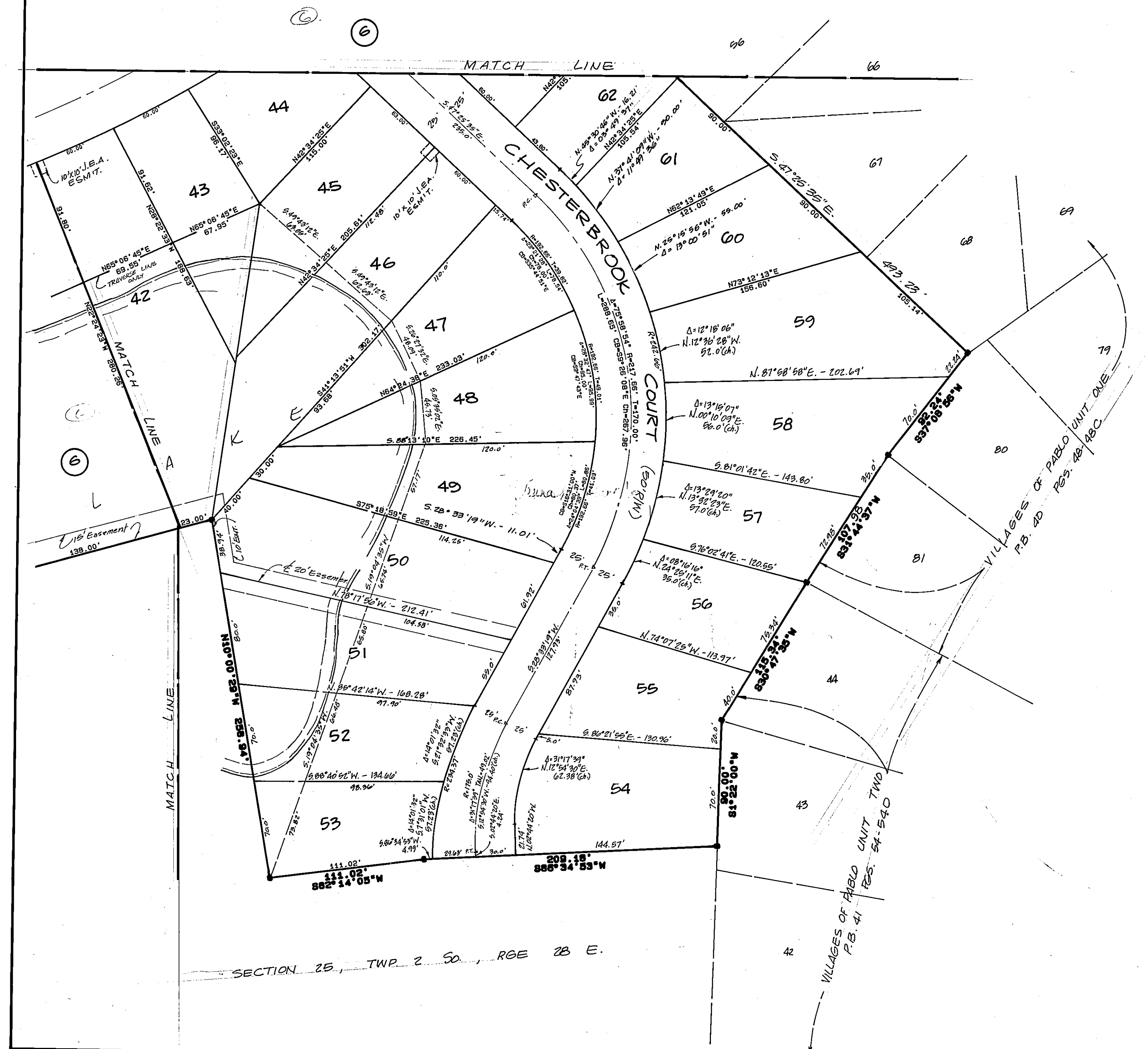
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PLAT BOOK 43 PAGE 16F

SHEET 7 OF 7 SHEETS



-PREPARED BY-
CLARY MILLER & ASSOCIATES, INC.
4041 SUNBEAM ROAD
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