

VILLAGES OF SAN JOSE UNIT ONE

PLAT BOOK **39** PAGE **15**

A PORTION OF GOVERNMENT LOTS 1, 2 AND 3, SECTION 20, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND A PORTION OF LOTS 4, 5, 6, 7 AND 8, BROWARD SUBDIVISION OF THE WHITMORE AND HOLLINGSWORTH GRANTS AS RECORDED IN DEED BOOK "AN", PAGE 242 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TAXES VERIFIED R.B.F.

Sheet 1 of 4 Sheets

CAPTION

A portion of Lots 4, 5, 6, 7 & 8, as shown on the plat of the Broward Subdivision of the Whitmore and Hollingsworth Grant according to the plat recorded in Deed Book "AN", Page 242 of the former public records of Duval County, Florida, together with a portion of Government Lots 1, 2 and 3, Section 20, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows: Commence at the Northerly intersection of San Clerc Road (a 60 foot right-of-way as now established) with the easterly right-of-way line of San Jose Boulevard, State Road 13, (a 100 foot right-of-way as now established); thence North 10°18'56" West, along said Easterly right-of-way line, 1013.12 feet to an angle point in said Easterly right-of-way line; thence North 08°19'10" West, 230.21 feet to the POINT OF BEGINNING; thence along and around the arc of a curve concave Southeasterly 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 North 36°40'50" East, 35.36 feet to the point of tangency of said curve; thence North 81°40'50" East, 22.21 feet to the point of curvature of a curve to the left; thence along and around the arc of said curve being concave Northwesterly and having a radius of 300.34 feet, an arc distance of 92.88 feet, said arc being subtended by a chord bearing and distance of North 70°04'34" East, 92.51 feet to the point of tangency of said curve; thence North 58°28'33" East, 235.05 feet to the point of curvature of a curve to the right; thence along and around the arc of said curve being concave Southeasterly and having a radius of 70.00 feet, an arc distance of 10.44 feet, said arc being subtended by a chord bearing and distance of North 62°44'50" East, 10.43 feet to the point of compound curvature of a curve leading Southeasterly; thence along and around the arc of said curve being concave Southwesterly and having a radius of 25.00 feet, an arc distance of 50.24 feet, said arc being subtended by a chord bearing and distance of South 55°24'19" East, 42.21 feet to the point of reverse curvature of a curve leading Southerly; thence along and around the arc of said curve being concave Easterly and having a radius of 1030.00 feet, an arc distance of 70.83 feet to the point of tangency of said curve; thence South 01°46'10" East 206.90 feet to the point of curvature of a curve to the left; thence along and around the arc of said curve being concave Northeasterly and having a radius 300.00 feet, an arc distance of 395.32 feet, said arc being subtended by a chord bearing and distance of South 39°31'10" East 367.33 feet to the point of tangency of said curve; thence South 77°16'10" East, 111.57 feet thence South 09°43'54" West, 194.77 feet thence South 09°46'46" East, 523.67 feet to the Northerly right-of-way line of said San Clerc Road; thence North 80°10'39" East along said Northerly right-of-way line 208.08 feet; thence North 88°13'50" East along said line 126.394 feet; thence North 01°46'10" West, 606.00 feet; thence North 88°13'50" East, 126.31 feet; thence North 01°46'10" West, 60.00 feet; thence South 88°13'50" West, 215.00 feet to the point of curvature of a curve to the right; thence along and around the arc of said curve being concave Northerly and having a radius of 1970.00 feet an arc distance of 498.55 feet, said arc being subtended by a chord bearing and distance of North 84°31'10" West, 497.22 feet to the point of tangency of said curve; thence North 77°16'10" West, 150.00 feet to the point of curvature of a curve to the right; thence along and around the arc of said curve being concave Northeasterly and having a radius of 240.00 feet an arc distance of 316.25 feet said arc being subtended by a chord bearing and distance of North 39°31'10" West, 293.86 feet to the point of tangency of said curve; thence North 01°46'10" West 206.90 feet to the point of curvature of a curve to the right; thence along and around the arc of said curve being concave Easterly and having a radius of 970.00 feet an arc distance of 372.59 feet said arc being subtended by a chord bearing and distance of North 09°14'05" East, 370.31 feet to the point of tangency of said curve; thence North 20°14'20" East, 274.57 feet to the point of curvature of a curve to the right; thence along and around the arc of said curve being concave Southeasterly and having a radius of 340.00 feet an arc distance of 358.05 feet said arc being subtended by a chord bearing and distance of North 50°14'20" East, 340.00 feet to the point of tangency of said curve; thence North 80°14'20" East, 238.00 feet to the point of curvature of a curve to the right; thence along and around the arc of said curve being concave Southerly and having a radius of 340.00 feet an arc distance of 83.08 feet said arc being subtended by a chord bearing and distance of North 87°14'20" East, 82.87 feet to the point of reverse curvature of a curve to the left; thence along and around the arc of said curve being concave Northerly and having a radius of 400.00 feet an arc distance of 174.54 feet said arc being subtended by a chord bearing and distance of North 81°44'18" East, 173.16 feet; thence North 20°45'43" West, 60.00 feet to an intersection with a curve leading Westerly; thence along and around the arc of said curve being concave Northerly and having a radius of 340.00 feet an arc distance of 148.38 feet said arc being subtended by a chord bearing and distance of South 81°44'20" West, 147.18 feet to the point of reverse curvature of a curve to the left; thence along and around the arc of said curve being concave Southerly and having a radius of 400.00 feet an arc distance of 97.74 feet said arc being subtended by a chord bearing and distance of South 87°14'20" West, 97.50 feet to the point of tangency of said curve; thence North 80°14'20" East 238.00 feet to the point of curvature of a curve to the left; thence along and around the arc of said curve being concave Southeasterly and having a radius of 400.00 feet an arc distance of 418.88 feet said arc being subtended by a chord bearing and distance of South 50°14'20" West, 400.00 feet to the point of tangency of said curve; thence South 20°14'20" West, 274.57 feet to the point of curvature of a curve to the left; thence along and around the arc of said curve being concave Southeasterly and having a radius of 1030.00 feet an arc distance of 134.07 feet said arc being subtended by a chord bearing and distance of South 18°39'57" West, 133.98 feet to the point of reverse curvature of a curve to the right thence along and around the arc of said curve being concave Northwesterly and having a radius of 25.00 feet an arc distance of 34.52 feet said arc being subtended by a chord bearing and distance of North 52°20'37" East, 31.85 feet to the point of reverse curvature of a curve to the left; thence along and around the arc of said curve being concave Southerly and having a radius of 250.00 feet an arc distance of 122.53 feet said arc being subtended by a chord bearing and distance of South 75°11'27" West, 120.80 feet to the point of tangency of said curve; thence South 58°28'33" West, 235.05 feet to the point of curvature of a curve to the right; thence along and around the arc of said curve being concave Northerly and having a radius of 90.00 feet an arc distance of 36.45 feet said arc being subtended by a chord bearing and distance of North 70°04'33" East, 36.20 feet to the point of tangency of said curve; thence South 81°40'50" West, 21.21 feet to the point of curvature of a curve to the right; thence along and around the arc of said curve being concave Northeasterly and having a radius of 25.00 feet an arc distance of 40.13 feet said arc being subtended by a chord bearing and distance of North 52°20'15" West, 35.96 feet to the Easterly right-of-way line of said San Jose Boulevard thence South 06°21'20" East along said Easterly right-of-way line 29.48 feet; thence South 08°19'10" East along said line 181.41 feet to the POINT OF BEGINNING.

APPROVED
DATE: SEPTEMBER 7, 1983
BY: Gail Howland
CITY ENGINEER
W. J. ...
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL OR
...
ASSISTANT COUNSEL

CLERK'S CERTIFICATE

83- 76231

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 39 PAGES 15, 15A, 15B, 15C of the Public Records of Duval County, Florida. This 23 day of Sept. A.D. 1983.

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

By: Robert C. Jones
Deputy Clerk

APPROVED FOR RECORDS

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 83-687-155 of said City, adopted by its Council and approved by its Mayor, this 16 day of Sept. A.D., 1983.

...
Mayor of the City of Jacksonville

...
Secretary to the City Council of the City of Jacksonville

DEVELOPER'S CERTIFICATE

This is to certify that BOSMAC, Joint Venture, a joint venture of Bos Beauclerc, Inc. and American First Realty, Inc. has furnished the City of Jacksonville, a Plat Bond secured by a 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 a 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 22nd day of Sept. A.D., 1983.

Edward W. Blakely
Edward W. Blakely, Executive Vice
President of Bos Beauclerc, Inc.

Frank S. McGehee
Frank S. McGehee, President
of American First Realty, Inc.

Albert J. ...
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 the requirements of Florida Statute 177. That the Survey and Legal description are accurate and that permanent reference monuments have been placed, and that permanent control points will be placed according to the laws of the State of Florida and the City of Jacksonville.

Signed and Sealed this 31st day of August A.D., 1983.

...

VILLAGES OF SAN JOSE UNIT ONE

A PORTION OF GOVERNMENT LOTS 1, 2 AND 3, SECTION 20, TOWNSHIP 3 SOUTH, RANGE 27 EAST, AND A PORTION OF LOTS 4, 5, 6, 7 AND 8, BROWARD SUBDIVISION OF THE WHITMORE AND HOLLINGSWORTH GRANTS AS RECORDED IN DEED BOOK "AN", PAGE 242 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Sheet 2 of 4 Sheets

ADOPTION AND DEDICATION

This is to certify that BOSMAC Joint Venture, a Joint Venture of Bos Beauclerc Inc. and American First Realty, Inc. both being Corporations under the laws of the State of Florida, are the lawful owners of the lands described in the Caption hereon, known as VILLAGES OF SAN JOSE UNIT ONE, and has caused the same to be surveyed and subdivided, that Florida National Bank, a United States of America Corporation and Commander, Legler, Werber, Dawes and Sadler Professional Association are the holders of a mortgage on said lands, that this plat is made in accordance with said survey, is hereby adopted as the true and correct plat of said lands and that no streets are dedicated to the City of Jacksonville or to the Public. Said BOSMAC and American First Realty, Inc., does hereby grant to the present and future owners of the lots shown on this plat and their guests, invitees and domestic help, and to the delivery, pickup and fire protection services, police and other authorities of the law, United States mailcarriers, representatives of utilities authorized to serve the land shown on this plat, holders of mortgage liens on any lot, the non exclusive and perpetual right of ingress and egress, over and across the roadways designated as "Private Roads" as shown hereon. That the 5-foot Non-Access Easement along San Clerc Road as shown hereon is hereby irrevocably dedicated to the City of Jacksonville and its successors or assigns. That the 5-foot non-access easement on Lavista Circle as shown is hereby dedicated to the Villages of San Jose Owners Association Inc. 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 respective appropriate officers by and with the full authority of said Corporations.

Bos Beauclerc, Inc.

Witness: Nellie B. Jones Edward W. Blakely
Edward W. Blakely, Executive Vice President

Witness: Merriam C. Reed

AMERICAN FIRST REALTY, INC.

Witness: Frank A.P. Johnson Frank S. McGehee
Frank S. McGehee, President

Witness: Charlotte B. Rhoden

FLORIDA NATIONAL BANK

Witness: Ellen C. Putland James E. Putnal
James E. Putnal, Senior Vice President

Witness: Carol Ann Nasta

COMMANDER, LEGLER, WERBER, DAWES AND SADLER, P.A.

Witness: Michelle W. Legler Mitchell W. Legler
Mitchell W. Legler, President

Witness: Barbara B. Bertha

STATE OF FLORIDA)
) ss
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 31st day of August A.D., 1983, by Edward W. Blakely, Executive Vice President of Bos Beauclerc Inc., a Florida Corporation, on behalf of the Corporation.

Notary Public
State of Florida at Large: Nellie B. Jones

My Commission Expires: 3/3/86

STATE OF FLORIDA)
) ss
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 31 day of August A.D., 1983, by Frank S. McGehee, President, of American First Realty, Inc., a Florida Corporation, on behalf of the Corporation.

Notary Public
State of Florida at Large: Frank A.P. Johnson

My Commission Expires: FEB 15, 1985

STATE OF FLORIDA)
) ss
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 30th day of Aug. A.D., 1983, by James E. Putnal, Senior Vice President, of Florida National Bank a United States of America Corporation, on behalf of the Corporation.

Notary Public at Large
State of Florida at Large: Ellen C. Putland

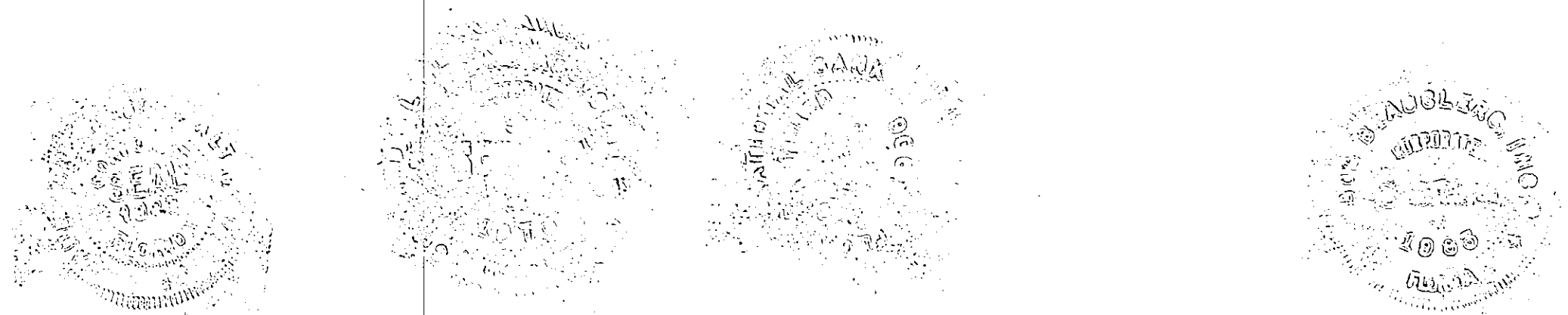
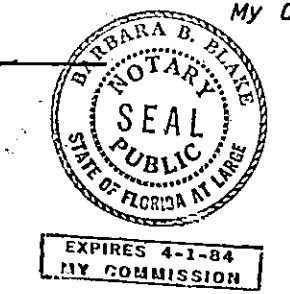
My Commission Expires: 3/29/82

STATE OF FLORIDA)
) ss
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 30th day of August A.D., 1983, by Mitchell W. Legler, President of Commander, Legler, Dawes and Sadler, Professional Association on behalf of the Association.

Notary Public
State of Florida at Large: Barbara B. Bertha

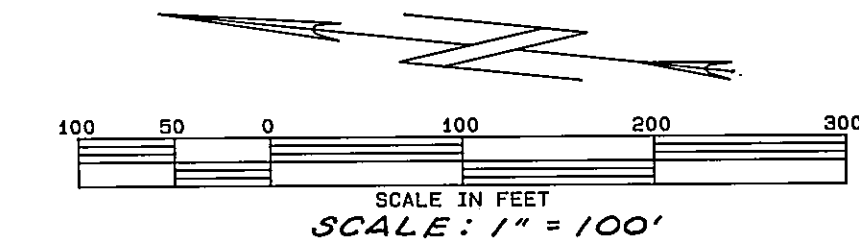
My Commission Expires: 4-1-84



VILLAGES OF SAN JOSE UNIT ONE

A PORTION OF GOVERNMENT LOTS 1, 2 AND 3, SECTION 20, TOWNSHIP 3 SOUTH, RANGE 27 EAST AND A PORTION OF LOTS 4, 5, 6, 7 AND 8, BROWARD SUBDIVISION OF THE WHITMORE AND HOLLINGSWORTH GRANTS AS RECORDED IN DEED BOOK "AN" PAGE 242 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

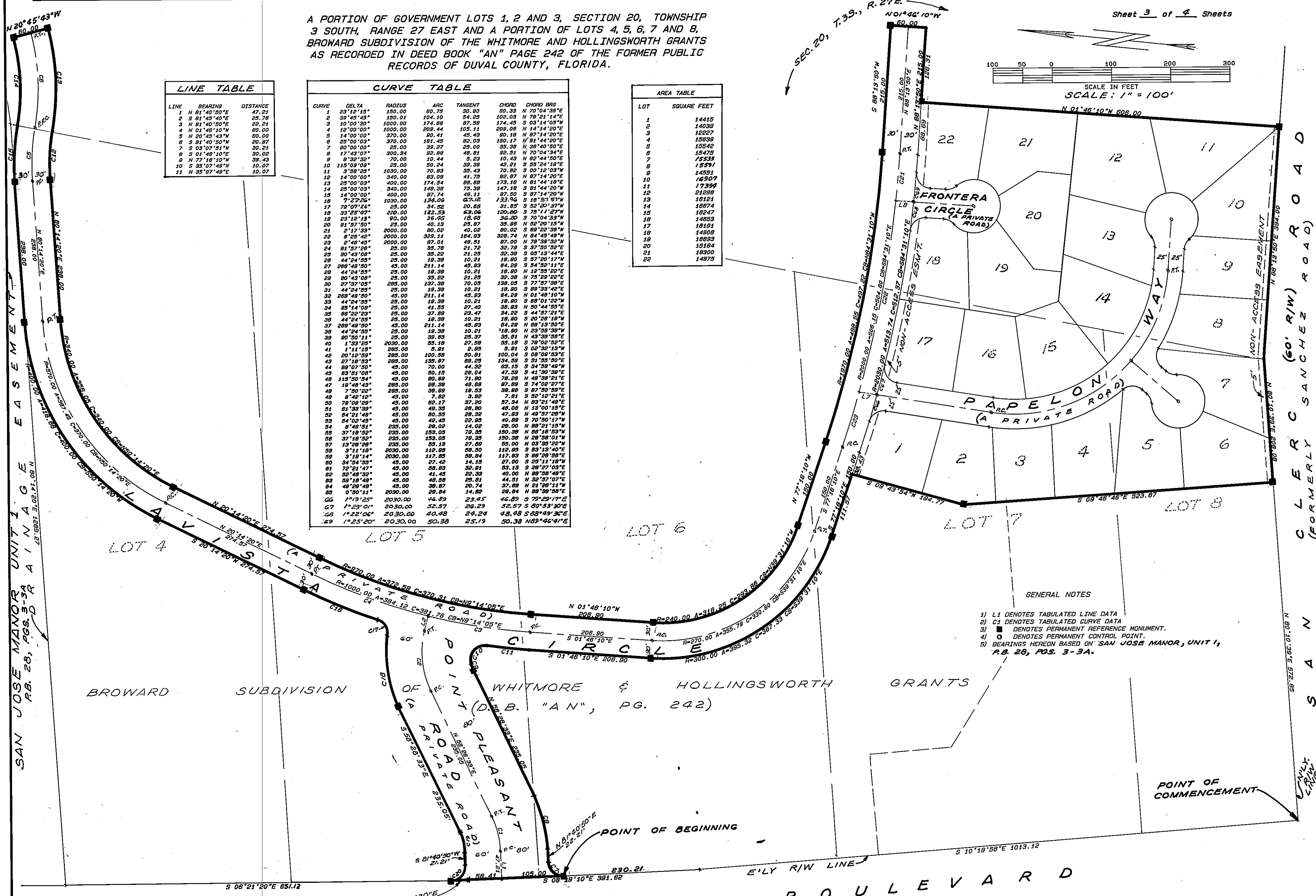
Sheet 3 of 4 Sheets



LINE	BEARING	DISTANCE
1	N 81°40'50"E	47.21
2	S 81°45'40"E	25.78
3	N 81°40'50"E	22.21
4	N 01°48'10"W	60.00
5	N 20°45'43"W	60.00
6	S 81°40'50"W	20.87
7	S 09°07'51"W	30.21
8	S 01°48'10"E	30.02
9	N 77°18'10"W	38.43
10	S 35°07'49"E	10.07
11	N 35°07'49"E	10.07

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	23°12'15"	100.00	60.75	30.80	60.33	N 70°04'38"E
2	38°43'48"	180.01	104.10	54.25	102.03	N 78°21'14"E
3	10°00'30"	1000.00	174.69	87.58	174.45	S 03°14'08"W
4	12°00'00"	1000.00	203.44	105.11	203.08	N 14°14'20"E
5	14°00'00"	370.00	80.41	45.43	80.18	N 87°14'20"E
6	25°00'03"	370.00	161.45	82.03	160.17	N 81°44'10"E
7	80°00'00"	25.00	35.27	25.00	35.38	S 89°40'50"E
8	17°43'07"	300.34	60.68	30.34	60.31	N 70°04'38"E
9	8°32'32"	70.00	10.44	5.23	10.43	N 89°44'50"E
10	115°09'09"	25.00	50.24	35.38	48.21	S 55°24'10"E
11	3°58'25"	1030.00	70.63	35.43	70.82	S 00°12'03"W
12	14°00'00"	340.00	83.09	41.75	82.87	N 87°14'20"E
13	25°00'03"	400.00	174.34	87.58	173.19	N 81°44'10"E
14	25°00'03"	340.00	146.38	73.39	147.18	S 81°44'20"W
15	14°00'00"	400.00	87.74	43.11	87.50	S 87°14'20"W
16	7°27'26"	1030.00	134.66	67.32	133.96	S 18°13'17"W
17	7°00'00"	25.00	34.52	20.85	34.85	S 52°20'37"W
18	33°25'07"	270.00	122.53	63.06	120.00	S 75°11'27"W
19	23°12'15"	90.00	36.95	18.48	36.20	S 70°04'38"W
20	81°57'50"	2000.00	40.13	20.07	39.89	N 52°20'15"W
21	2°17'33"	2000.00	80.02	40.02	80.02	S 89°22'38"W
22	8°28'42"	2000.00	389.11	194.59	379.74	N 84°45'10"E
23	8°48'45"	2000.00	87.10	43.55	87.00	S 78°38'32"W
24	81°57'28"	25.00	35.78	21.72	32.78	S 37°50'52"E
25	80°43'08"	25.00	35.22	21.25	32.38	S 03°13'44"E
26	44°24'55"	25.00	18.38	10.21	18.80	S 78°28'52"E
27	28°48'50"	45.00	21.14	10.57	21.80	S 57°20'17"W
28	44°24'55"	25.00	18.38	10.21	18.80	S 88°01'22"W
29	44°24'55"	25.00	18.38	10.21	18.80	S 88°01'22"W
30	27°37'05"	285.00	137.38	70.05	138.05	S 77°57'38"E
31	44°24'55"	25.00	18.38	10.21	18.80	S 88°01'22"W
32	28°48'50"	45.00	21.14	10.57	21.80	S 57°20'17"W
33	44°24'55"	25.00	18.38	10.21	18.80	S 88°01'22"W
34	83°14'00"	25.00	41.25	27.40	38.83	N 88°13'53"E
35	83°14'00"	25.00	41.25	27.40	38.83	N 88°13'53"E
36	44°24'55"	25.00	18.38	10.21	18.80	S 20°28'18"W
37	28°48'50"	45.00	21.14	10.57	21.80	S 57°20'17"W
38	44°24'55"	25.00	18.38	10.21	18.80	S 88°01'22"W
39	80°20'11"	25.00	39.89	25.37	35.81	N 43°38'58"E
40	1°53'25"	2030.00	55.18	27.59	55.18	S 70°02'52"E
41	1°11'19"	285.00	5.81	2.85	5.81	S 02°02'13"W
42	20°12'59"	285.00	100.58	50.81	100.04	S 08°08'53"E
43	27°18'33"	285.00	135.87	69.25	134.36	S 31°55'50"E
44	83°14'00"	25.00	41.25	27.40	38.83	N 88°13'53"E
45	83°14'00"	25.00	41.25	27.40	38.83	N 88°13'53"E
46	83°14'00"	25.00	41.25	27.40	38.83	N 88°13'53"E
47	15°48'43"	285.00	68.58	34.29	68.58	S 74°02'27"E
48	7°50'22"	285.00	38.89	19.53	38.89	S 87°50'59"E
49	8°42'12"	45.00	7.82	3.92	7.81	S 82°12'24"E
50	78°08'09"	45.00	62.17	37.00	62.17	S 01°48'10"W
51	81°33'39"	45.00	48.35	28.80	48.08	N 13°00'15"E
52	84°21'48"	45.00	50.35	29.32	47.89	N 48°52'29"W
53	84°02'45"	45.00	48.45	29.28	47.89	N 70°50'17"W
54	8°48'21"	235.00	28.02	14.02	28.00	N 88°21'15"W
55	37°18'52"	235.00	153.03	78.30	150.39	N 88°18'53"E
56	37°18'52"	235.00	153.03	78.30	150.39	N 88°18'53"E
57	13°28'28"	235.00	55.13	27.69	55.00	N 03°38'22"W
58	3°11'18"	2030.00	112.88	56.50	112.89	S 83°13'40"E
59	3°18'14"	2030.00	117.85	58.84	117.85	S 83°13'40"E
60	34°24'55"	45.00	27.42	14.15	27.00	S 25°11'18"W
61	72°21'47"	45.00	58.83	32.81	58.10	S 28°27'03"E
62	52°48'32"	45.00	71.45	40.00	71.45	S 28°27'03"E
63	59°18'48"	45.00	48.88	25.81	44.51	N 32°37'07"E
64	48°28'49"	45.00	38.87	20.74	37.89	N 21°28'11"W
65	0°50'11"	2030.00	14.82	7.41	14.82	S 88°38'58"E
66	1°19'25"	2030.00	44.59	23.45	44.59	S 79°29'17"E
67	1°23'01"	2030.00	52.57	26.29	52.57	S 80°53'30"E
68	1°22'06"	2030.00	40.48	24.24	40.48	S 88°49'30"E
69	1°25'20"	2030.00	50.38	25.19	50.38	N 89°46'41"E

LOT	SQUARE FEET
1	14415
2	14059
3	12227
4	15839
5	15542
6	15475
7	15533
8	15391
9	14531
10	16307
11	17394
12	21898
13	18121
14	18674
15	18247
16	14959
17	18181
18	14909
19	18893
20	15184
21	18300
22	14875



- GENERAL NOTES
- 1) L1 DENOTES TABULATED LINE DATA
 - 2) C1 DENOTES TABULATED CURVE DATA
 - 3) ■ DENOTES PERMANENT REFERENCE MONUMENT.
 - 4) ○ DENOTES PERMANENT CONTROL POINT.
 - 5) BEARINGS HEREON BASED ON "SAN JOSE MANOR, UNIT 1, P.B. 28, PGS. 3-3A."

POINT OF COMMENCEMENT

SAN JOSE (100' R/W) S. R. NO. 13

Prepared By:
NORTHEAST FLORIDA SURVEYORS INC.
2000 Corporate Square Blvd.
Jacksonville, Florida 32216

VILLAGES OF SAN JOSE UNIT ONE

A PORTION OF GOVERNMENT LOTS 1, 2 AND 3, SECTION 20, TOWNSHIP 3 SOUTH, RANGE 27 EAST AND A PORTION OF LOTS 4, 5, 6, 7 AND 8, BROWARD SUBDIVISION OF THE WHITMORE AND HOLLINGSWORTH GRANTS "AS RECORDED IN DEED BOOK "AN" PAGE 242 OF THE FORMER PUBLIC" RECORDS OF DUVAL COUNTY, FLORIDA.

