

# VILLAGES OF SAN JOSE UNIT TWO

PLAT BOOK 40 PAGE 50

A PORTION OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 27 EAST  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 1 OF 2 SHEETS

### CAPTION

A portion of Section 20, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows: BEGIN at the most Northeasterly corner of Lavista Circle as shown on the Plat of Villages of San Jose Unit One as recorded in Plat Book 39, Pages 15 and 15A through 15C of the Current Public Records of said County; thence North 69°14'20" East, a distance of 125.00 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 330.00 feet, an arc distance of 440.61 feet, said arc being subtended by a chord bearing and distance of South 72°30'40" East, 408.60 feet to the point of reverse curvature of a curve to the left; thence along and around the arc of said curve being concave Northeasterly and having a radius of 479.98 feet, an arc distance of 251.32 feet, said arc being subtended by a chord bearing and distance of South 49°15'40" East, 248.46 feet, to the point of reverse curvature of a curve to the right; thence along and around the arc of said curve being concave Southwesterly and having a radius of 365.12 feet, an arc distance of 399.21 feet, said arc being subtended by a chord bearing and distance of South 32°56'16" East, 379.62 feet to the point of tangency of said curve, said point also lying on the Westerly line of those lands described and recorded in Official Records Volume 3097, Page 535 of the Public Records of said County; thence South 01°36'53" East, along said Westerly line and its Southerly prolongation, a distance of 344.83 feet to the point of curvature of a curve to the right; thence along and around the arc of said curve being concave Northwesterly, having a radius of 280.07 feet, an arc distance of 213.65 feet, said arc being subtended by a chord bearing and distance of South 20°14'20" West, 208.51 feet to the point of reverse curvature of a curve to the left; thence along and around the arc of said curve being concave Easterly, having a radius of 25.00 feet, an arc distance of 38.23 feet, said arc being subtended by a chord bearing and distance of South 01°42'56" East, 34.61 feet to the point of compound curvature of a curve to the left; thence along and around the arc of said curve being concave Northerly, having a radius of 125.00 feet, an arc distance of 88.03 feet, said arc being subtended by a chord bearing and distance of South 65°42'00" East, 86.23 feet to the Westerly right of way line of Sanchez Road (a 60.00 foot right of way as now established); thence South 01°45'17" East, along said Westerly right of way line, a distance of 72.05 feet to an intersection with a curve leading Northwesterly; thence along and around the arc of said curve being concave Southwesterly 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 41°18'25" West, 31.84 feet to the point of reverse curvature of a curve to the right; thence along and around the arc of said curve being concave Northerly and having a radius of 175.00 feet, an arc distance of 118.77 feet, said arc being subtended by a chord bearing and distance of North 61°25'00" West, 116.50 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 25.00 feet, an arc distance of 33.60 feet, said arc being subtended by a chord bearing and distance of North 80°28'15" West, 31.12 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 280.07 feet, an arc distance of 57.94 feet, said arc being subtended by a chord bearing and distance of South 66°57'32" West, 57.84 feet to the point of reverse curvature of a curve to the left; thence along and around the arc of said curve being concave Southeasterly and having a radius of 340.00 feet, an arc distance of 189.89 feet, said arc being subtended by a chord bearing and distance of South 56°53'07" West, 187.43 feet to the point of tangency of said curve; thence South 40°53'07" West, a distance of 150.01 feet to the point of curvature of a curve to the right; thence along and around the arc of said curve being concave Northwesterly and having a radius of 400.00 feet, an arc distance of 330.53 feet, said arc being subtended by a chord bearing and distance of South 64°33'29" West, 321.21 feet to the point of tangency of said curve; thence North 01°46'10" West, a distance of 60.00 feet to the point of intersection with a curve leading Northeasterly; thence along and around the arc of said curve being concave Northwesterly and having a radius of 340.00 feet, an arc distance of 280.95 feet, said arc being subtended by a chord bearing and distance of North 64°33'29" East, 273.03 feet to the point of tangency of said curve; thence North 40°53'07" East, a distance of 150.01 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 400.00 feet, an arc distance of 223.40 feet, said arc being subtended by a chord bearing and distance of North 56°53'07" East, 220.51 feet to the point of reverse curvature of a curve to the left; thence along and around the arc of said curve being concave Northwesterly and having a radius of 220.07 feet, an arc distance of 286.15 feet, said arc being subtended by a chord bearing and distance of North 35°38'09" East, 266.42 feet to the point of tangency of said curve; thence North 01°36'53" West, a distance of 344.83 feet to the point of curvature of a curve to the left; thence along and around the arc of said curve being concave Southwesterly and having a radius of 305.12 feet, an arc distance of 333.61 feet, said arc being subtended by a chord bearing and distance of North 32°56'16" West, 317.24 feet to the point of reverse curvature of a curve to the right; thence along and around the arc of said curve being concave Northeasterly and having a radius of 539.98 feet, an arc distance of 282.73 feet, said arc being subtended by a chord bearing and distance of North 49°15'40" West, 279.51 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 270.00 feet, an arc distance of 360.50 feet, said arc being subtended by a chord bearing and distance of North 72°30'40" West, 334.31 feet to the point of tangency of said curve; thence South 69°14'20" West, a distance of 125.00 feet; thence North 20°45'40" West, a distance of 60.00 feet to the POINT OF BEGINNING.

TAXES VERIFIED R.B.F.

### CLERK'S CERTIFICATE

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 50 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THIS 31<sup>st</sup> DAY OF Dec. A.D. 1984. 504,500

*S. Morgan Slaughter*  
S. MORGAN SLAUGHTER, CLERK  
OF THE CIRCUIT COURT

84-116891

BY: *Robert C. Jones*  
DEPUTY CLERK

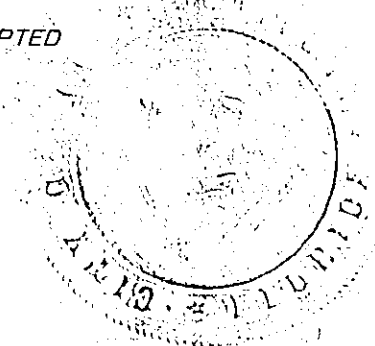


### APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE No. 84-1203-66 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR, THIS 23<sup>rd</sup> DAY OF November A.D., 1984.

*John W. Anderson*  
MAYOR OF THE CITY OF JACKSONVILLE

*Charles W. Kidd*  
ASS. 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 CONSTRUCTED THE PROPOSED IMPROVEMENTS ACCORDING TO THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JACKSONVILLE AND HAS FURNISHED THE CITY OF JACKSONVILLE A PLAT BOND AND A SIDEWALK BOND SECURED BY LETTERS OF CREDIT AS SURETY THAT THE PROPOSED IMPROVEMENTS AND 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 ESTIMATED ENGINEERING COSTS OF CONSTRUCTION AND COST OF PLACING PERMANENT CONTROL POINTS.

SIGNED THIS 20<sup>th</sup> DAY OF Dec. 1984, A.D.

*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.

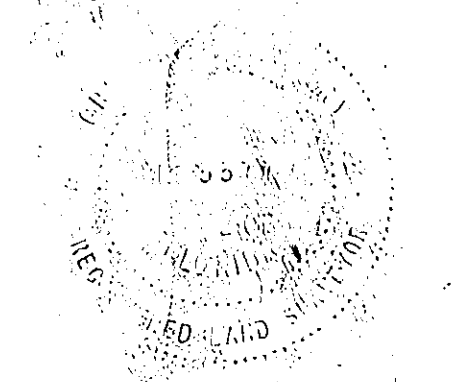
*Albert J. Kennard Jr.*  
DIRECTOR OF PUBLIC WORKS

### 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 10 DAY OF Oct. A.D., 1984

*Gregory B. Clary*  
GREGORY B. CLARY  
REG. FLORIDA LAND SURVEYOR No. 3377



APPROVED  
DATE: NOVEMBER 2, 1984  
BY: *A. K. Jolly*  
CITY ENGINEER  
*Phillip D. Cope*  
DIRECTOR OF PUBLIC WORKS  
GENERAL COUNSEL, OR  
ASSISTANT COUNSEL

PREPARED BY:  
CLARY, MILLER & ASSOC., INC.  
4041 SUNBEAM ROAD  
JACKSONVILLE, FLORIDA  
PH. (904) 733-8115

# VILLAGES OF SAN JOSE UNIT TWO

A PORTION OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 27 EAST  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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 Two, 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 & Sadler, Professional Association, as escrow agent, are the holders of mortgages 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.

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: Gay L. Wilson

Edward W. Blakely  
Edward W. Blakely, Executive Vice President

Witness: Sandra H. Morse

AMERICAN FIRST REALTY, INC.

Witness: Granite A. Bowman

Tom R. McGehee  
Tom R. McGehee, Vice President

Witness: Jean R. Romig

FLORIDA NATIONAL BANK

Witness: Greguine E. Parillo

James E. Putnal  
James E. Putnal, Senior Vice President

Witness: Carolyn J. Stever

COMMANDER LEGLER WERBER DAWES & SADLER, PROFESSIONAL ASSOCIATION, AS ESCROW AGENT

Witness: Wanda B. Anderson

Robert A. Heekin  
Robert A. Heekin, Vice President

Witness: Frances D. Lanham

PREPARED BY:

Clary, Miller & Associates, Inc.  
4041 Sunbeam Road  
Jacksonville, Florida 32217  
904/733-8119

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of September A.D. 1984 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: Sandra H. Morse

My Commission Expires: 9-25-85

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 21 day of September A.D. 1984 by Tom R. McGehee, Vice President of American First Realty, Inc., a Florida Corporation, on behalf of the corporation.

Notary Public  
State of Florida at Large: Granite A. Bowman

My Commission Expires: Feb 15, 1985

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 21 day of September A.D. 1984 by James E. 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: Greguine E. Parillo

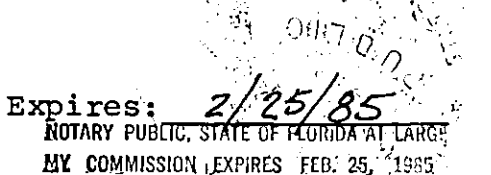
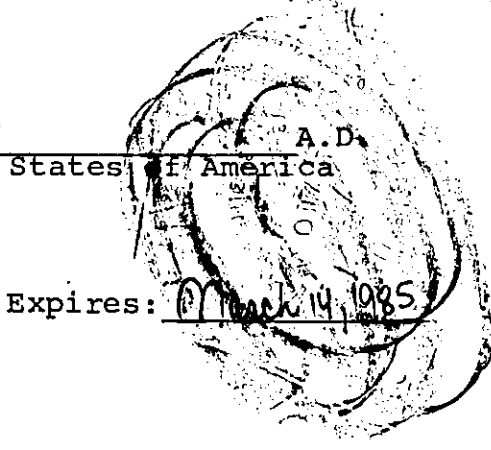
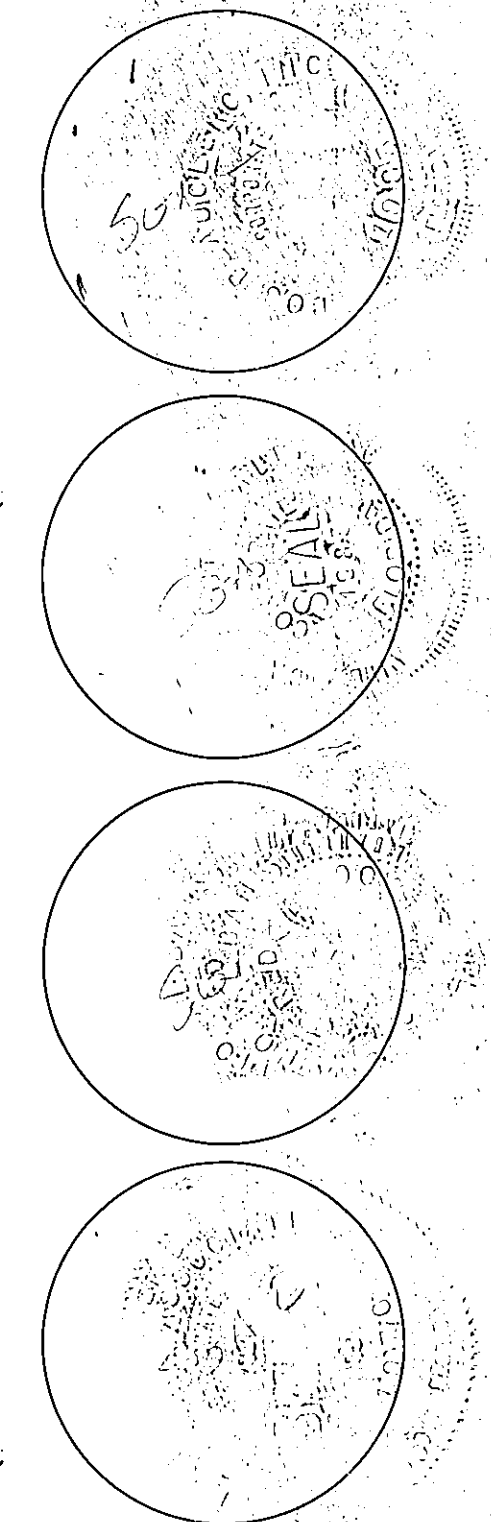
My Commission Expires: March 14, 1985

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of September A.D. 1984 by Robert A. Heekin, Vice President of Commander Legler Werber Dawes & Sadler, Professional Association, as escrow agent, on behalf of the association.

Notary Public  
State of Florida at Large: Wanda B. Anderson

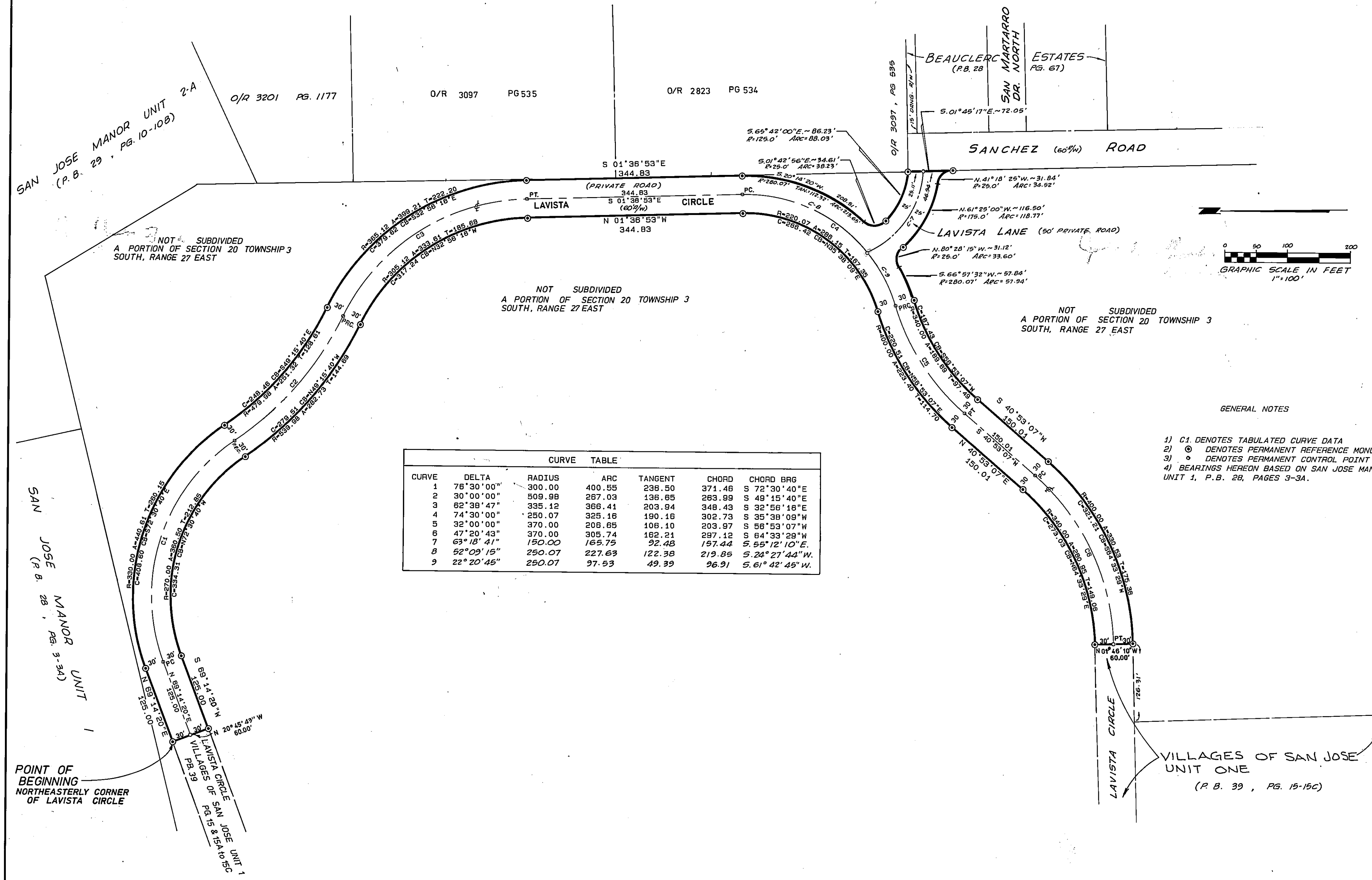
My Commission Expires: 2/25/85



# VILLAGES OF SAN JOSE UNIT TWO

A. PORTION OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 27 EAST  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 3 OF 3 SHEETS



CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	76°30'00"	300.00	400.55	236.50	371.46	S 72°30'40"E
2	30°00'00"	509.98	267.03	136.65	263.99	S 49°15'40"E
3	62°38'47"	335.12	366.41	203.94	348.43	S 32°56'16"E
4	74°30'00"	250.07	325.16	190.16	302.73	S 35°38'09"W
5	32°00'00"	370.00	206.65	106.10	203.97	S 58°53'07"W
6	47°20'43"	370.00	305.74	162.21	297.12	S 64°33'29"W
7	63°18'41"	150.00	165.75	92.48	157.44	S 55°12'10"E
8	52°09'15"	250.07	227.63	122.38	219.85	S 24°27'44"W
9	22°20'45"	250.07	97.53	49.39	96.91	S 61°42'45"W

- GENERAL NOTES
- 1) C1 DENOTES TABULATED CURVE DATA
  - 2) ⊙ DENOTES PERMANENT REFERENCE MONUMENT
  - 3) ⊙ DENOTES PERMANENT CONTROL POINT
  - 4) BEARINGS HEREON BASED ON SAN JOSE MANOR UNIT 1, P.B. 28, PAGES 3-3A.