

Cobblestone Unit Four

CAPTION:

A PORTION OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWESTERLY CORNER OF LOT 303 AS SHOWN ON THE PLAT OF COBBLESTONE UNIT THREE, AS RECORDED IN PLAT BOOK 42 PAGES 61-62 INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA. THENCE Southeasterly, Northeasterly, Southeasterly, Northeasterly, Northwesterly, Northeasterly, Southeasterly and Northeasterly along the boundary of said Cobblestone Unit THREE, BY THE following 14 courses and distances: Course No. 1: South 63°00'04" East, 105.27 feet to an intersection with the arc of a curve leading Northeasterly; Course No. 2: thence along and around the arc of a curve concave Southeasterly and having a radius of 140.24 feet, an arc distance of 7.42 feet, said arc being subtended by a chord bearing and distance of North 24°19'01" East, 7.42 feet; Course No. 3: South 64°09'59" East, 50.00 feet; Course No. 4: South 81°21'30" East, 125.00 feet; Course No. 5: South 88°37'59" East, 93.48 feet; Course No. 6: North 54°22'33" East, 150.00 feet; Course No. 7: North 02°40'30" West, 80.00 feet; Course No. 8: North 87°19'30" East, 140.00 feet; Course No. 9: South 07°59'24" East, 155.44 feet; Course No. 10: North 78°00'47" East, 68.00 feet; Course No. 11: South 09°37'51" East, 113.00 feet; Course No. 12: South 13°23'43" East, 50.00 feet, to an intersection with the arc of a curve leading Northeasterly; Course No. 13: thence along and around the arc of a curve concave Northwesterly and having a radius of 999.78 feet, an arc distance of 129.89 feet, said arc being subtended by a chord bearing and distance of North 72°52'58" East, 129.80 feet to the point of tangency of said curve; Course No. 14: North 69°09'39" East, 90.00 feet; thence South 20°50'21" East, 155.00 feet; thence North 89°09'39" East, 118.51 feet; thence South 19°40'09" East, 105.68 feet; thence South 78°19'15" East, 104.91 feet; thence South 19°40'09" East, 334.28 feet to the Northerly right of way line of McCormick Road (a 120 foot right of way as now established); thence North 88°47'01" West, along said Northerly right of way line, 996.48 feet to an angle point in said right of way line; thence North 88°49'18" West, continuing along said Northerly right of way line, 550.84 feet; thence North 00°44'48" West, 197.23 feet, to the point of curvature of a curve leading Northeasterly; thence along and around the arc of a curve concave Southeasterly and having a radius of 440.00 feet, an arc distance of 362.48 feet, said arc being subtended by a chord bearing and distance of North 22°49'53" East, 352.32 feet, to the point of reversed curvature of a curve leading Northeasterly; thence along and around the arc of a curve concave Northwesterly and having a radius of 259.61 feet, an arc distance of 87.95 feet, said arc being subtended by a chord bearing and distance of North 36°42'13" East, 87.53 feet to the POINT OF BEGINNING.

APPROVED
 DATE: 7/13/87
 BY: *Marvin Soutwell*
 CITY ENGINEER
 DIRECTOR OF PUBLIC WORKS
 GENERAL COUNSEL, OR
W. M. Cooney
 ASSISTANT COUNSEL

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. 815-456 of said City and adopted by its City Council and approved by its Mayor this 4th day of August, A.D., 1987.
Thomas R. Hagan Mayor of the City of Jacksonville
Sherrill N. Kidd Secretary to the City Council of the City of Jacksonville

87-110646

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 43, Pages 53, 53A, 53B, 53C of the Public Records of Duval County, Florida.
 Signed this 16th day of Sept. A.D., 1987.
E. Morgan Sawyer Clerk of Circuit Court
Robert C. Stokes Deputy Clerk

DEVELOPER'S CERTIFICATE:

This is to certify that Dostie Builders, Inc., has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 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 11th day of August, A.D., 1987.
Richard R. Dostie Developer, President, Dostie Builders, Inc.
Director of Public Works

ADOPTION AND DEDICATION:

This is to certify that Dostie Builders, 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 Cobblestone Unit FOUR, having caused the same to be surveyed and subdivided, that this plat is made in accordance with said survey, is hereto adopted as a true and correct plat of those lands. All rights-of-way, non-access easements, assessments for drainage, utilities, sewers and cable T.V. shown hereon are hereby irrevocably and without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easements through and over the lakes shown on this plat are hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns, and are subject to the following covenants which shall run the land: (1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes which these easement traverse, all water which may fall or come upon all RIGHTS-OF-WAY ARE 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, 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 lakes shown on this plat are owned in fee simple title by the abutting property owners. 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 which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting owners; (3) the City of Jacksonville, its successors and assigns, shall not be liable for the creation, operation, maintenance, 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 lakes shown on this plat, but shall have the right to modify the existence of the lakes 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. Dostie Builders, 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 lakes described above, or any part thereof, occasioned wholly or in part by any act of omission of Dostie Builders, Inc., its agents, contractors, employees, servants, licensees or concessionaires within Cobblestone Unit Four. This indemnification shall run with the land and the assigns of Dostie Builders, Inc. and shall be subject to it.

In witness whereof Dostie Builders, Inc. has caused these presents to be executed by its Vice President by and with the authority of its Board of Directors, with the Corporate Seal affixed this 2nd day of June, A.D., 1987.

In witness whereof Dostie Builders, Inc. has caused these presents to be executed by its Vice President by and with the authority of its Board of Directors, with the Corporate Seal affixed this 2nd day of June, A.D., 1987.

Witness: *Richard R. Dostie* President
 Witness: *Shirley J. Carr*

STATE OF FLORIDA)
 COUNTY OF DUVAL) ss
 The foregoing instrument was acknowledged before me this 2nd day of June, A.D., 1987, by Richard R. Dostie, President of Dostie Builders, Inc., a Florida Corporation, on behalf of the Corporation.

Shirley J. Carr August 16, 1988
 NOTARY PUBLIC IN AND FOR THE STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES

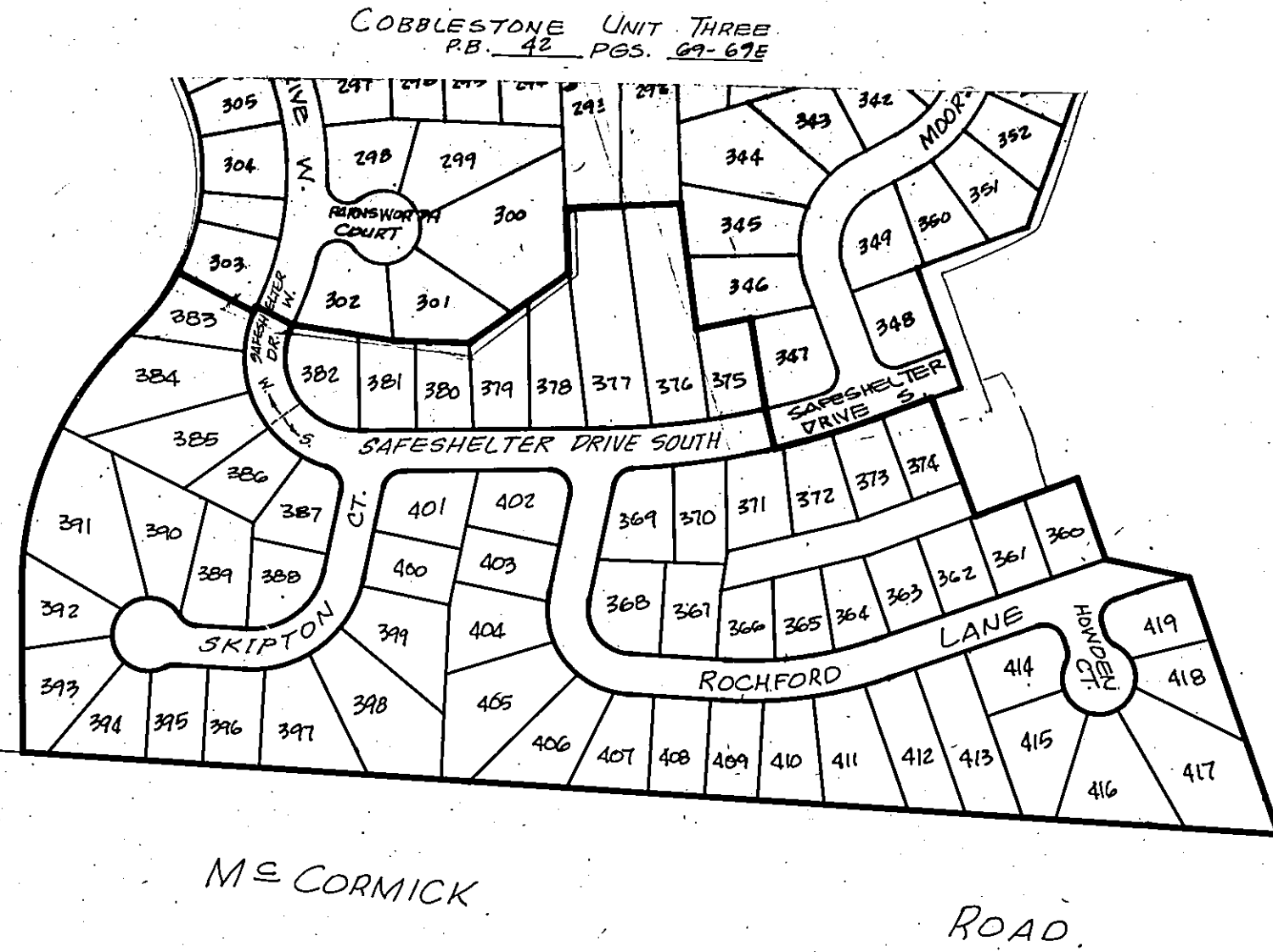
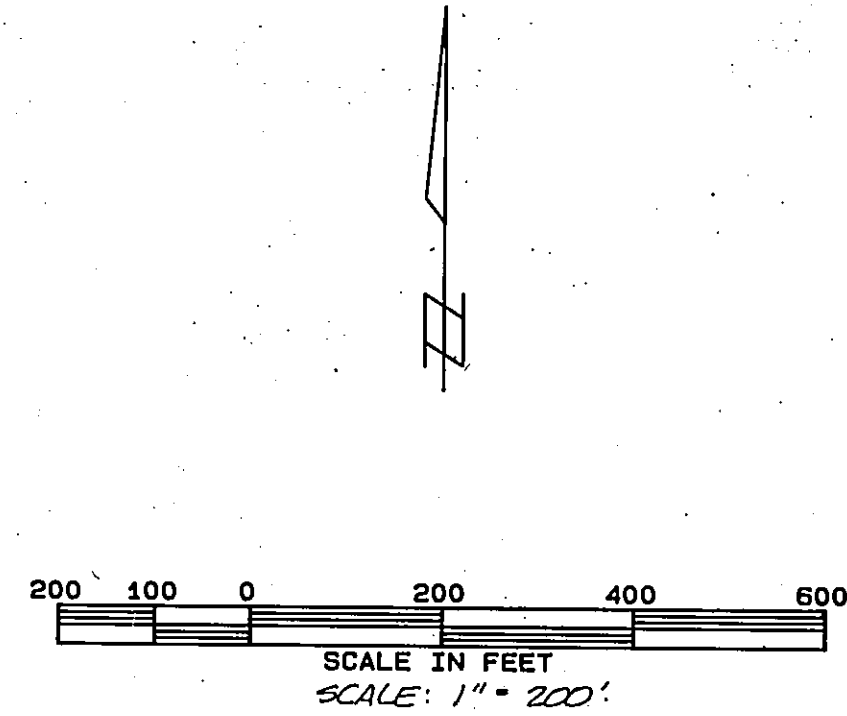
SURVEYOR'S CERTIFICATE:

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 7 day of July, A.D., 1987.
Gregory B. Clay
 Registered Land Surveyor No. 3377
 State of Florida

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

Cobblestone Unit Four

CITY OF JACKSONVILLE - DUVAL COUNTY, FLORIDA.



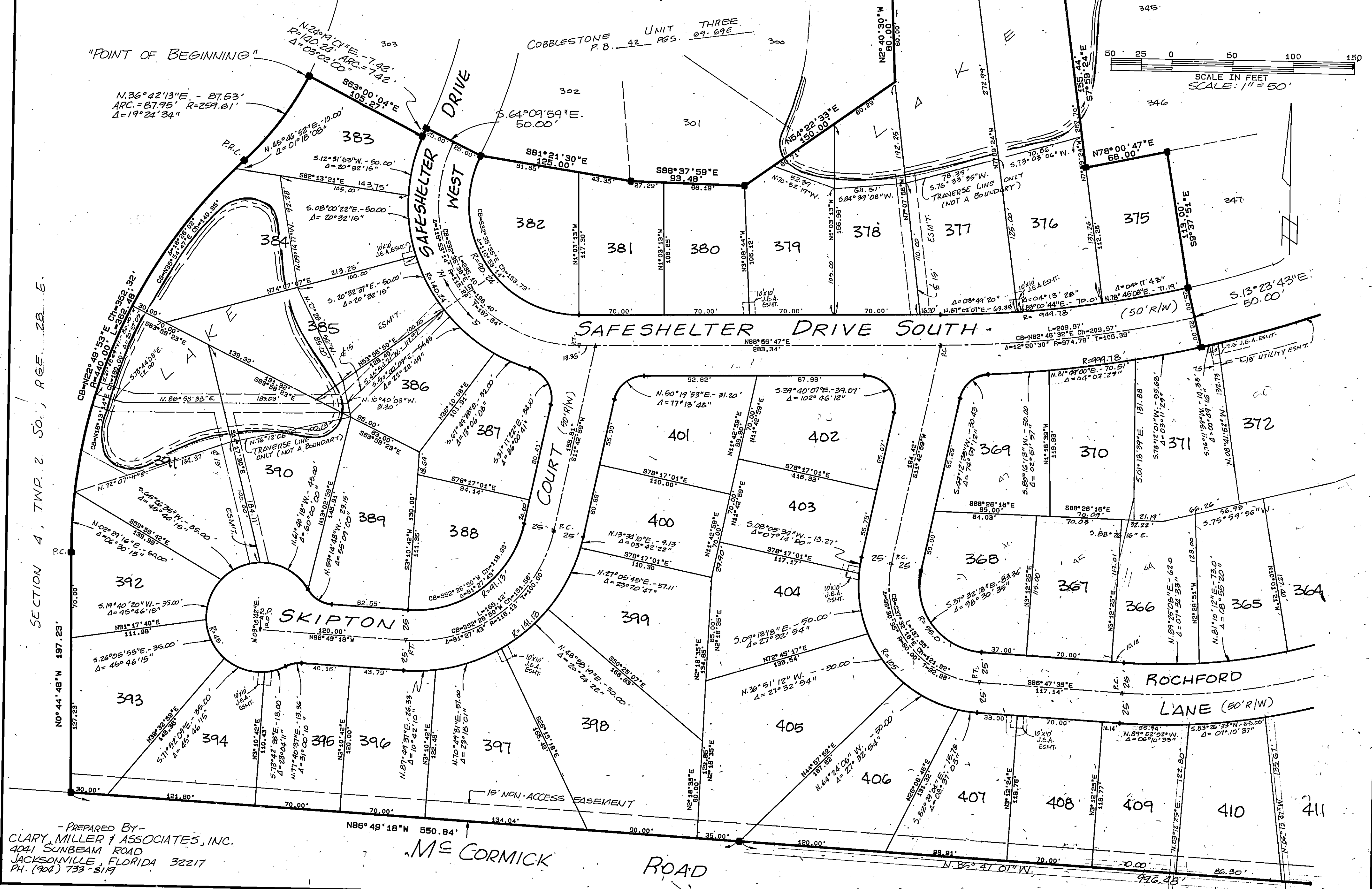
AREA TABLE			
LOT	SQUARE FEET	LOT	SQUARE FEET
360	7347	391	20606
361	7770	392	9077
362	8721	393	11587
363	8630	394	9059
364	7790	395	8263
365	8152	396	8421
366	7869	397	12777
367	8120	398	17291
368	9596	399	11876
369	9401	400	7701
370	8784	401	9540
371	10484	402	9455
372	10010	403	8173
373	9877	404	10201
374	9275	405	16136
375	7860	406	11581
376	18954	407	8937
377	20981	408	8384
378	10586	409	8441
379	9509	410	9664
380	7311	411	10789
381	7840	412	11897
382	9495	413	13173
383	8260	414	9523
384	17433	415	12126
385	13030	416	13345
386	8059	417	18792
387	8413	418	8878
388	7757	419	8955
389	10258		
390	12200		

- GENERAL NOTES-
- 1) ■ DENOTES PERMANENT REFERENCE MONUMENT.
 - 2) △ DENOTES PERMANENT CONTROL POINT.
 - 3) (R) DENOTES RADIAL LINE
 - 4) ALL RADII ARE 25 FEET UNLESS OTHERWISE NOTED.
 - 5) ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES & SEWERS EXCEPT AS NOTED.
 - 6) BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
 - 7) BEARINGS ARE BASED ON P.B. 42 PGS. 69 - 69 E.
 - 8) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - 9) W. + S. DENOTES STREET NAME CHANGE POINT.

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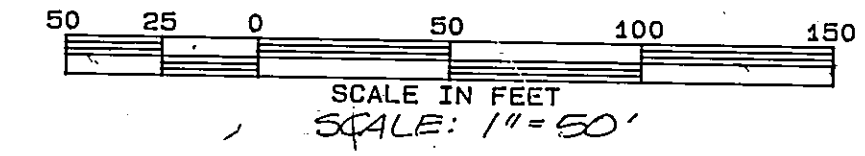
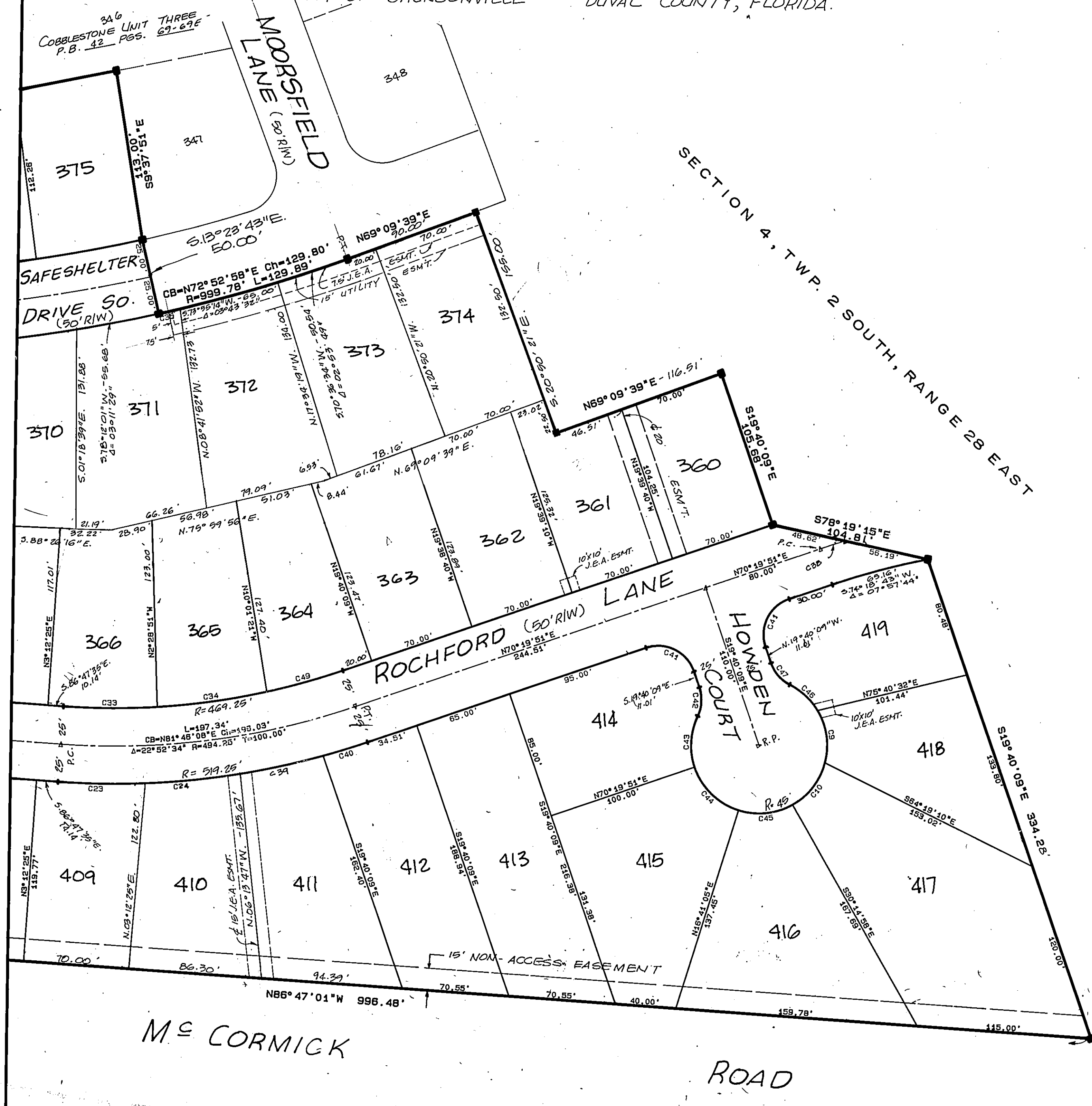
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Mc CORMICK ROAD

SECTION 4, TWP. 2 S., R. 6 E., Z.B. E.

Cobblestone Unit Four

CITY OF JACKSONVILLE - DUVAL COUNTY, FLORIDA.



***** CURVE TABLE *****						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	3°02'00"	140.24	3.71	7.42	N24°19'01"E	7.42
2	19°24'34"	259.61	44.40	87.95	N36°42'13"E	87.53
3	20°32'15"	140.24	25.41	50.27	S12°31'53"W	50.00
4	22°22'49"	140.24	27.74	54.78	S50°00'09"E	54.43
5	13°06'08"	140.24	16.11	32.07	S67°44'38"E	32.00
6	86°00'41"	25.00	23.32	37.53	S31°17'22"E	34.10
7	55°09'00"	25.00	13.06	24.06	N59°14'48"W	23.15
8	60°00'00"	45.00	25.98	47.12	N61°40'18"W	45.00
9	45°46'15"	45.00	19.00	35.95	S65°26'35"W	35.00
10	45°46'15"	45.00	19.00	35.95	S26°05'55"E	35.00
11	23°04'11"	45.00	9.18	18.12	N73°42'38"E	18.00
12	31°00'10"	25.00	6.93	13.53	N77°40'37"E	13.35
13	10°42'10"	141.13	13.22	26.36	N87°49'37"E	26.33
14	23°18'01"	141.13	29.10	57.39	N70°49'34"E	57.00
15	20°24'22"	141.13	25.40	50.27	N48°58'19"E	50.00
16	23°20'47"	141.13	29.16	57.51	N27°05'45"E	57.11
17	3°42'22"	141.13	4.57	9.13	N13°34'10"E	9.13
18	77°13'48"	25.00	19.97	33.70	N50°19'53"E	31.20
19	102°46'12"	25.00	31.30	44.84	S39°40'07"E	39.07
20	7°44'50"	105.00	6.65	13.28	S8°05'34"W	13.27
21	27°32'54"	105.00	25.74	50.48	S9°18'18"E	50.00
22	8°37'03"	105.00	7.91	15.79	S82°29'04"E	15.78
23	06°10'39"	519.25	28.01	55.97	N89°52'22"W	55.94
24	0°10'37"	519.25	32.56	65.04	S82°26'33"W	65.00
25	3°49'20"	949.78	31.69	63.36	N87°02'07"E	63.35
26	4°13'28"	949.78	35.03	70.03	N83°00'44"E	70.01
27	4°17'43"	949.78	35.62	71.20	N78°45'08"E	71.19
28	3°28'52"	999.78	30.38	60.74	S78°20'43"W	60.74
29	3°45'05"	999.78	32.74	65.46	S84°57'42"W	65.45
30	2°51'57"	999.78	25.01	50.01	S85°16'13"W	50.00
31	74°59'12"	25.00	19.18	32.72	S49°12'35"W	30.43
32	98°30'35"	55.00	63.84	94.56	S37°32'18"E	83.34
33	7°34'33"	469.25	31.07	62.05	N89°25'08"E	62.00
34	8°55'20"	469.25	36.61	73.07	N81°10'12"E	73.00
35	00°44'12"	499.78	7.16	14.33	S76°11'39"W	14.33
36	6°30'52"	440.00	25.04	50.03	N2°29'16"E	50.00
37	1°18'08"	440.00	5.00	10.00	N45°46'52"E	10.00
38	1°58'22"	494.25	8.51	17.02	N71°19'02"E	17.02
39	08°09'22"	519.25	27.93	55.80	S76°46'32"W	55.78
40	3°21'57"	519.25	15.26	30.50	N72°00'50"E	30.50
41	90°00'00"	25.00	25.00	39.27	S64°40'09"E	35.36
42	44°24'55"	25.00	10.21	19.38	S2°32'19"W	18.90
43	44°24'55"	45.00	18.37	34.88	S2°32'19"W	34.02
44	53°38'46"	45.00	22.75	42.13	S46°29'32"E	40.61
45	46°56'03"	45.00	18.54	36.86	N83°43'04"E	35.84
46	32°17'37"	45.00	13.03	25.36	N47°56'16"W	25.03
47	44°24'55"	25.00	10.21	19.38	N41°52'37"W	18.90
48	7°57'44"	469.25	32.66	65.21	N74°18'43"E	65.16
49	6°22'41"	469.25	26.14	52.24	N73°31'11"E	52.21

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