

# Cobblestone Unit Five - A

A REPLAT OF LOTS 441, 442, 443, 444, 445, 446, AND BRIDGENORTH COURT, COBBLESTONE UNIT FIVE, (PB. 44, PGS. 17-17F), BEING A PORTION OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

**CAPTION**

A Replat of Lots 441, 442, 443, 444, 445, 446 AND BRIDGENORTH COURT AS SHOWN ON THE PLAT OF COBBLESTONE UNIT FIVE, AS RECORDED IN Plat Book 44, pages 17 through 17F, inclusive of the current Public Records of Duval County, Florida, being more particularly described as follows: BEGINNING at the most southeasterly corner of said Lot 443, as shown on said plat of Cobblestone Unit Five, said point being on the northerly right-of-way line of McCormick Road (a 120 foot right-of-way); thence North 86°47'01" West along last said line, 280.00 feet to an intersection with the westerly line of said Lots 445 and 446, as shown on said plat of Cobblestone Unit Five (also being the easterly line of Lots 417 and 418, as shown on the plat of Cobblestone Unit Four, as recorded in Plat Book 43, Pages 53 through 53C, inclusive of said Public Records); thence North 19°40'09" West along last said line, 224.27 feet to an intersection with the northerly line of said Lot 446 (also being the southerly line of Lots 447 and 448), as shown on said plat of Cobblestone Unit Five; thence North 86°46'31" East along last said line, 144.35 feet to an intersection with the westerly right-of-way line of Bridgenorth Court (also being the easterly line of Lot 447), as shown on said plat of Cobblestone Unit Five; thence North 00°08'50" East along last said line, 80.00 feet to the point of curvature of a curve leading northwesterly; thence northwesterly along and around the arc of a curve concave southwesterly, 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 44°51'10" West, 35.36 feet to the point of tangency of said curve, also being an intersection with the southerly right-of-way line of Rochford Lane (a 50 foot right-of-way), as shown on said plat of Cobblestone Unit Five; thence South 89°51'10" East along last said line, 165.00 feet to an intersection with the easterly line of said Lot 441 (also being the westerly line of Lot 440), as shown on said plat of Cobblestone Unit Five; thence South 00°08'50" West along last said line, 105.00 feet to an intersection with the northerly line of said Lot 442 (also being the southerly line of Lot 440), as shown on said plat of Cobblestone Unit Five; thence South 89°51'10" East along last said line, 80.00 feet to an intersection with the easterly line of said Lots 442 and 443 (also being the westerly line of Lots 437 and 436), as shown on said plat of Cobblestone Unit Five; thence South 02°13'04" West along last said line, 234.63 feet to the POINT OF BEGINNING.

Containing 2.005 acres, more or less, in area.

**CLERK'S CERTIFICATE** 90-13403

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 46, Pages 9, 9A of the Public Records of Duval County, Florida.

Signed this 7th day of February A.D., 1990.

Henry W. Cook BY: M. Watson  
 Henry W. Cook Deputy Clerk  
 Clerk of the Circuit Court

**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 10th day of February A.D., 1990.

Richard R. Dostie Director of Public Works  
 Richard R. Dostie  
 President, Dostie Builders, Inc.

APPROVED  
 DATE: 10/13/89  
 For Director of Public Works  
 By: Jay E. Moore  
 City Engineer  
 For General Counsel  
 By: Thomas R. Watson



REVIEWS	
office	J.E. 4-12
field	WKS 4-12
	PH 8/16
CHECKED BY	
drafting	WKS 4-15
closures/da	WKS 4-16
cover sheet	WKS 4-15
PRM's	J.E. 4-16

**ADOPTION AND DEDICATION**

This is to certify that Dostie Builders, Inc., a Corporation under the laws of the State of Florida, and the City of Jacksonville, a municipal corporation, are the lawful owners of the lands described in the caption hereon known as Cobblestone Unit Five A, having caused the same to be surveyed and subdivided, that this plat is made in accordance with said survey, is hereby adopted as a true and correct plat of those lands. All right-of-ways easements for drainage, utilities, sewers, non-access easements and cable television, shown hereon are hereby irrevocably and without reservation, dedicated to the City of Jacksonville, its successors and assigns.

IN WITNESS WHEREOF Dostie Builders, Inc. and the City of Jacksonville have caused these presents to be executed by their appropriate officers by and with the authority of said Corporations this 6th day of OCTOBER A.D., 1989.

**DOSTIE BUILDERS, INC.**  
 Witness: Mary J. Yantis  
 Witness: Richard R. Dostie  
 Richard R. Dostie  
 President

**NOTARY FOR DOSTIE BUILDERS, INC.**

STATE OF FLORIDA )  
 )  
 COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 6th day of OCTOBER A.D., 1989, by Richard R. Dostie, President of Dostie Builders, Inc., a Florida Corporation, on behalf of the Corporation.

Mary J. Yantis  
 Notary Public at Large  
 State of Florida  
10-9-92  
 My Commission Expires

**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. 89-1021-500 of said City, and adopted by its City Council and approved by its Mayor this 30th day of October A.D., 1989.

Thomas L. Hazouri Mayor of the City of Jacksonville  
Charles W. Kidd Secretary to the City Council of the City of Jacksonville

**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 22 day of AUGUST A.D., 1989.

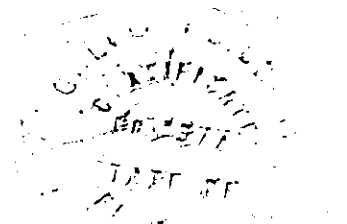
Gregory B. Clay  
 Gregory B. Clay  
 Registered Land Surveyor No. 3377  
 State of Florida

**CITY OF JACKSONVILLE**  
 A Municipal Corporation  
 Attest: Linnie C. Williams By: Thomas L. Hazouri  
 Linnie C. Williams Corporate Secretary Thomas L. Hazouri Mayor

**NOTARY FOR CITY OF JACKSONVILLE**  
 STATE OF FLORIDA )  
 )  
 COUNTY OF DUVAL )

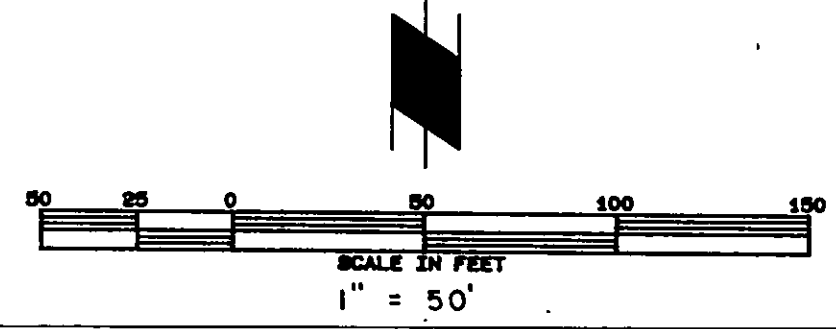
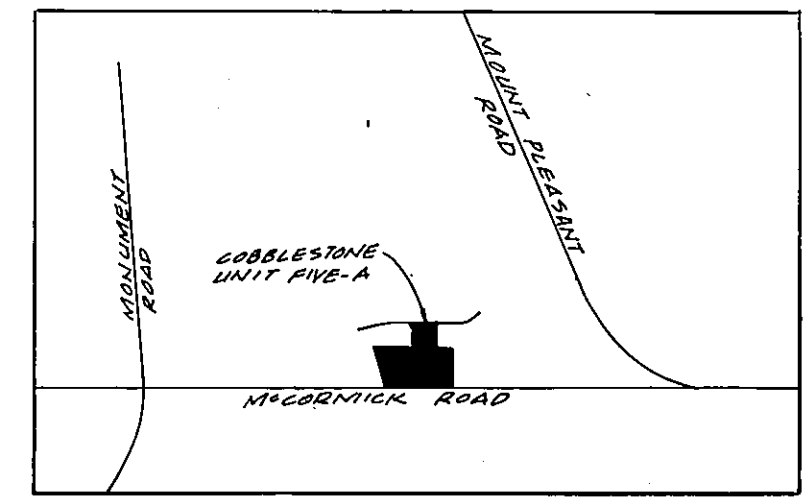
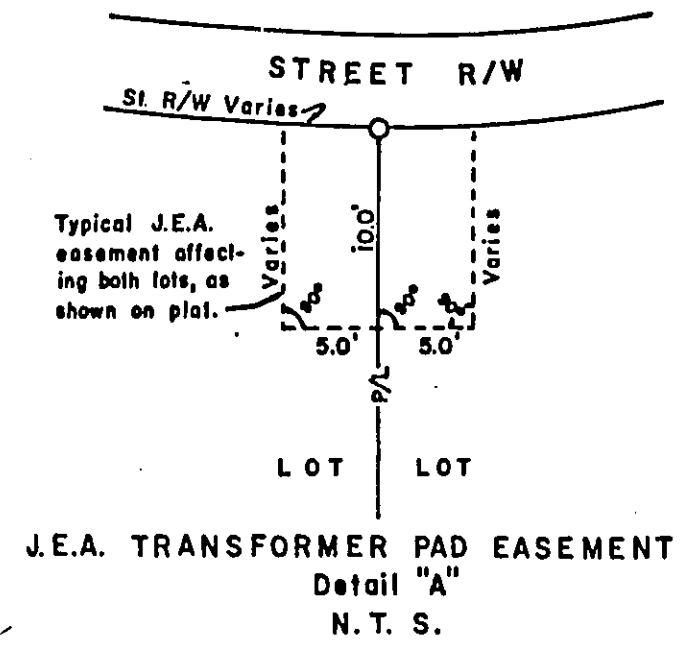
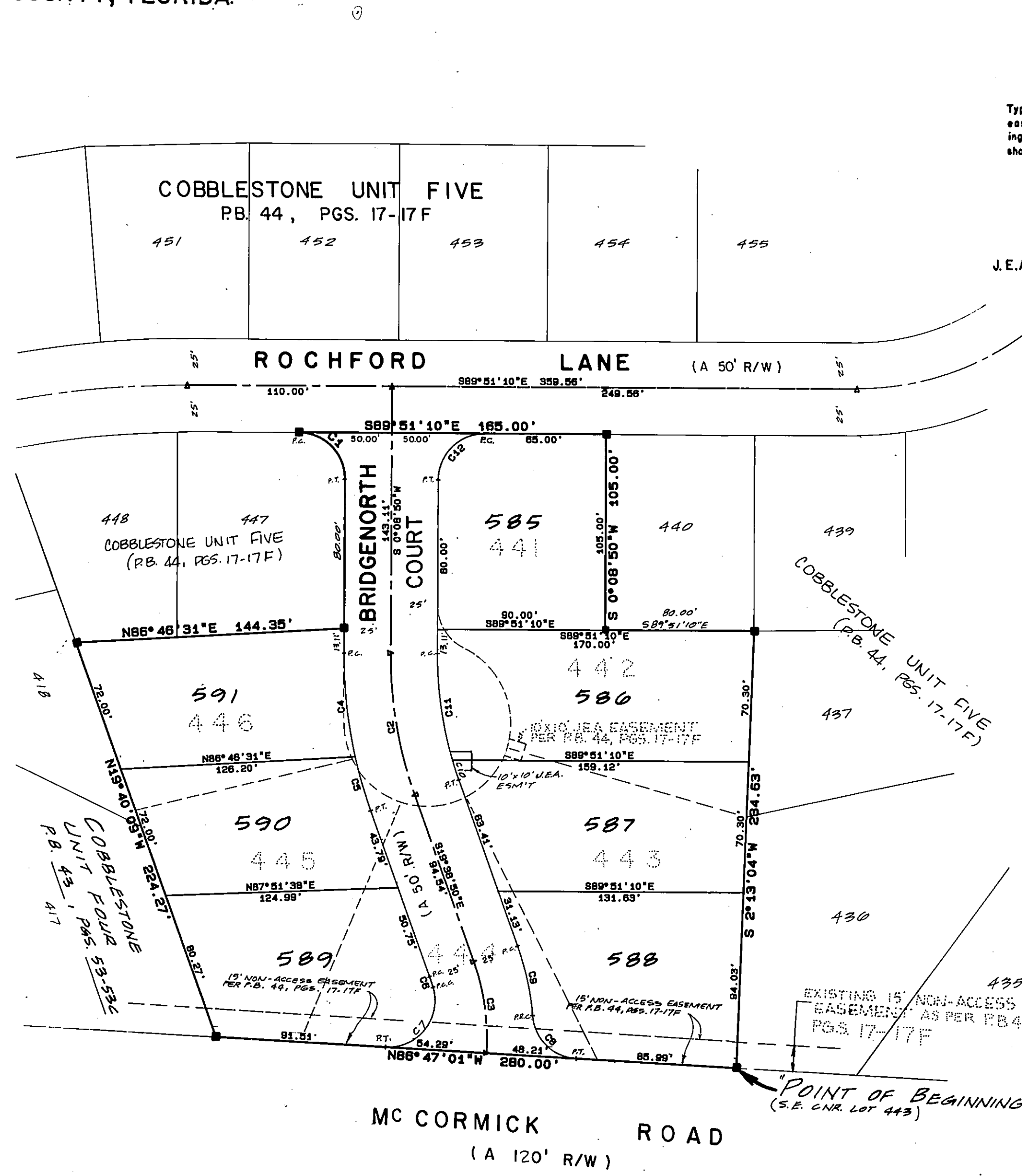
The foregoing instrument was acknowledged before me this 6th day of February A.D., 1990 by Thomas L. Hazouri and Linnie C. Williams, respectfully the Mayor and Corporate Secretary of the City of Jacksonville, a municipal corporation, on behalf of the corporation.

Juanita G. McDonald 2-16-94  
 Notary Public At Large My Commission Expires:  
 State of Florida



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AREA TABLE	
LOT #	SQUARE FOOTAGE
585	9316
586	11636
587	10224
588	10495
589	11347
590	8748
591	9241

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	90°00'00"	25.00	25.00	39.27	N44°51'10"W	35.36
2	19°47'40"	225.00	39.26	77.73	S 9°45'00"E	77.35
3	22°51'49"	125.00	25.28	49.88	S 8°12'55"E	49.55
4	12°52'18"	250.00	28.20	56.16	S 6°17'19"E	56.04
5	6°55'22"	250.00	15.12	30.21	S16°11'09"E	30.19
6	3°23'33"	100.00	2.96	5.92	S17°57'04"E	5.92
7	250°31'44"	25.00	35.36	109.31	S38°28'51"W	40.82
8	81°47'12"	25.00	21.65	35.69	N45°53'25"W	32.73
9	28°26'59"	77.83	19.73	38.64	N12°19'19"W	38.25
10	3°41'36"	200.00	5.57	11.15	N18°03'02"W	11.15
11	18°36'04"	200.00	29.18	57.95	N 8°09'12"W	57.75
12	90°00'00"	25.00	25.00	39.27	N45°08'50"E	35.36

- GENERAL NOTES**
- Bearings shown hereon are based on the plat of Cobblestone Unit Five, as recorded in Plat Book 44, Pages 17 through 17F, inclusive of the Current Public Records of Duval County, Florida.
  - All radii are 25 feet, unless otherwise noted.
  - Easements shown hereon are for the construction, installation, maintenance and operations or drainage structures, utilities, sanitary sewers and cable television services, unless otherwise noted hereon.
  - Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with the underground electrical distribution system.
  - Bearings and distances shown on curves refer to chord bearing and distances.
  - NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of said County (Florida Statutes 177.091).
  - I hereby certify that the lands shown hereon lie within Flood Zone "C", per letter by the Federal Emergency Management Agency to the Honorable Thomas L. Hazouri, Mayor, City of Jacksonville, dated April 28, 1988. Case No. 884056. Reference No. IA-RA-RS (102A).
  - DENOTES PERMANENT REFERENCE MONUMENTS.
  - △ DENOTES PERMANENT CONTROL POINTS.
  - THE PROPERTY DESCRIBED IN THE CAPTION ON SHEET 1 IS SUBJECT TO THE FOLLOWING EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS VOLUME 6512, PAGE 1896.
  - J.E.A. EASEMENT RECORDED IN OFFICIAL RECORDS VOLUME 6410, PAGE 2397.