

# BAY HARBOUR

BEING A REPLAT OF LOTS 7 AND 8, BROWARD SUBDIVISION OF LOT 3, SECTION 7, TOWNSHIP 1 SOUTH, RANGE 27 EAST, AS SHOWN IN CHANCERY ORDER BOOK 115, PAGE 282 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

## CAPTION

The West 571.60 feet of United States Lot 3 of United States Section 7, Township 1 South, Range 27 East, also known as Lots 7 and 8, Broward Subdivision of Lot 3, Section 7, Township 1 South, Range 27 East as shown in Chancery Order Book 115, Page 282 of the Current Public Records of Duval County, Florida, and being more particularly described as follows: BEGIN at the Southwest corner of said Lot 7, said point also being the Southeast corner of those certain lands described in Deed Book 1350, Page 37 of said Current Public Records, said point also being situate in the Northerly right of way line of Cedar Bay Road (a 60 foot right of way as now established); thence North 89°01'18" East, along said Northerly right of way line of Cedar Bay Road, a distance of 570.23 feet to the Southeast corner of said Lot 8; thence North 01°04'02" West, along the Easterly line of said Lot 8, a distance of 1775.65 feet to a point situate in the Southerly line of the Broward River Channel Change as described in Official Records Volume 2636, Page 787 (Parcel Number 7) of said Current Public Records; thence South 78°57'26" West along last said line, 252.44 feet; thence North 82°02'34" West and continuing along last said line, 45.27 feet to a point hereinafter referred to as Reference Point "A", return to the POINT OF BEGINNING; thence North 01°18'53" West, along the Westerly line of said Lot 7, a distance of 1765 feet, more or less, to the approximate top of bank of the Broward River; thence Easterly along last said line and its meanderings thereof 285 feet, more or less to a point which lies North 01°20'48" West, 35 feet, more or less from said Reference Point "A", said point being situate in the dividing line between said Lots 7 and 8; thence South 01°20'48" East along last said line, 35 feet, more or less to said Reference Point "A" and to close.

Containing 23.1 acres, more or less.

## APPROVED FOR THE RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance Number 94-462-258 of said City, adopted by its Council and approved by the Mayor, this 3RD day of JUNE A.D., 1994.

By: Dave E. Mousa Date: 6/27/94  
Director of Public Works

## CLERK'S CERTIFICATE 94-0093215

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 49 Pages 11A, 11B, 11C of the Public Records of Duval County, Florida, this 27th day of JUNE A.D., 1994.

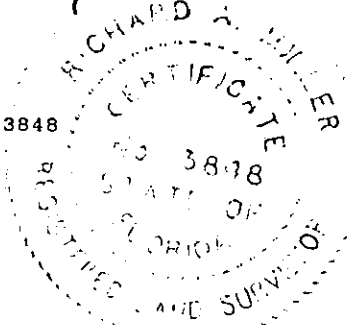
By: Henry Cook By: A. Y. Odum  
Clerk of the Circuit Court Deputy Clerk

## SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a 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 of the requirements of Florida Statute 177, that the survey and legal description are accurate, and that the Permanent Reference Monuments have been placed and Permanent Control Points will be placed in accordance with the laws of the State of Florida, and the City of Jacksonville, Florida.

Signed and Sealed this 25th day of May A.D., 1994.

By: Richard A. Miller  
Richard A. Miller  
Florida Registered Land Surveyor No. 3848



## ADOPTION AND DEDICATION

This is to certify that Berryman Enterprises, Inc. a Florida Corporation is the lawful owner of the lands described in the caption hereon known as Bay Harbour, and has caused the same to be surveyed and subdivided; that Community First Bank is the holder of mortgage on said lands; that this plat is made in accordance with said survey, is hereby adopted as a true and correct plat of said lands and that all rights of ways, and easements for drainage, utilities and sewers shown herein, are hereby irrevocably without reservation dedicated to the City of Jacksonville, its successors and assigns. THOSE EASEMENTS DESIGNATED AS "J.E.A. EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. ALL PRIVATE EASEMENTS, PONDS AND TRACT "A" (ACCESS TRACT TO RIVER) IS AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF BAY HARBOUR HOME-OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, BERRYMAN ENTERPRISES, INC. A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 23RD DAY OF MARCH A.D., 1994.

BERRYMAN ENTERPRISES, INC., A FLORIDA CORPORATION  
Witness: Ronald E. Taylor By: Keith L. Berryman  
print or type name print or type name  
Keith L. Berryman, President of  
Berryman Enterprises, a Florida Corporation.

Witness: W. Larry O'Steen  
print or type name  
W. LARRY O'STEEN

COMMUNITY FIRST BANK  
Witness: Ronald E. Taylor By: Andy Arnold  
print or type name print or type name  
Andy Arnold Senior Vice  
President of Community First  
Bank

Witness: W. Larry O'Steen  
print or type name  
W. LARRY O'STEEN

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23RD day of MARCH A.D., 1994 by Keith L. Berryman, President of Berryman Enterprises, Inc., a Florida Corporation, on behalf of the Corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification and who has taken an oath.

By: Marlene S. Cox  
Notary Public, State of Florida  
My Commission Expires: \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23RD day of MARCH A.D., 1994, by Andy Arnold, Senior Vice President of Community First Bank, on behalf of the Association, who is personally known to me or who has produced \_\_\_\_\_ as identification and who has taken an oath.

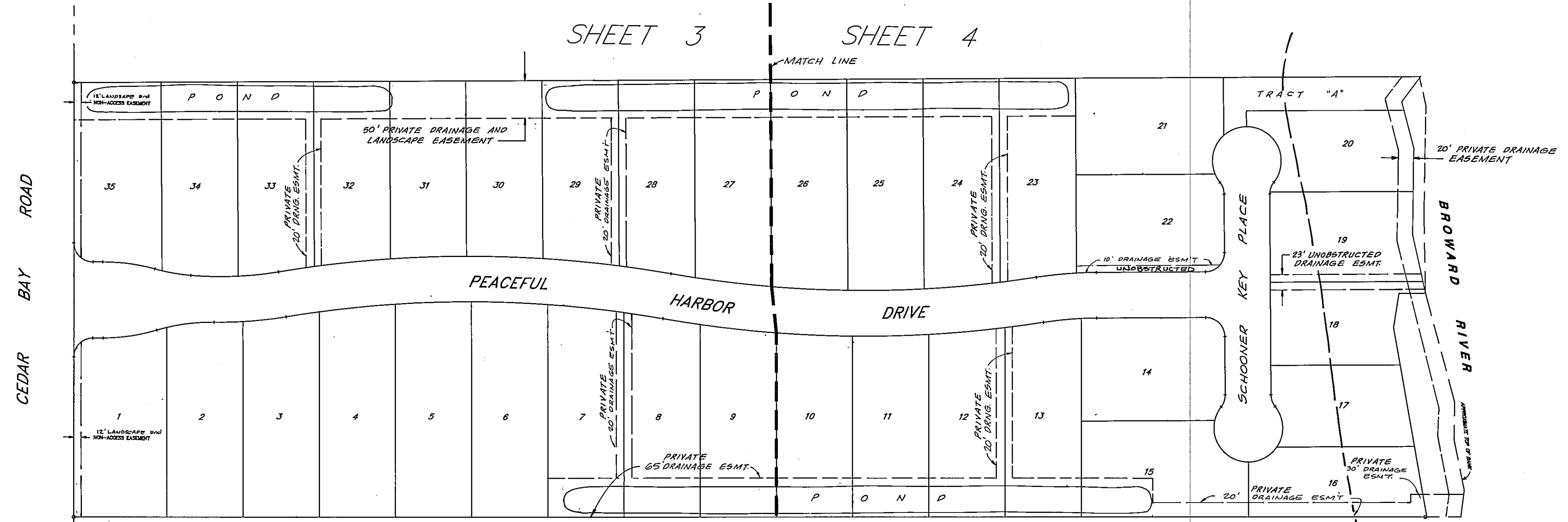
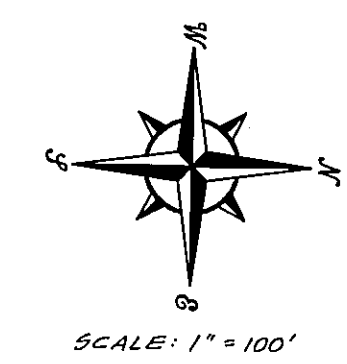
By: Marlene S. Cox  
Notary Public, State of Florida  
My Commission Expires: \_\_\_\_\_



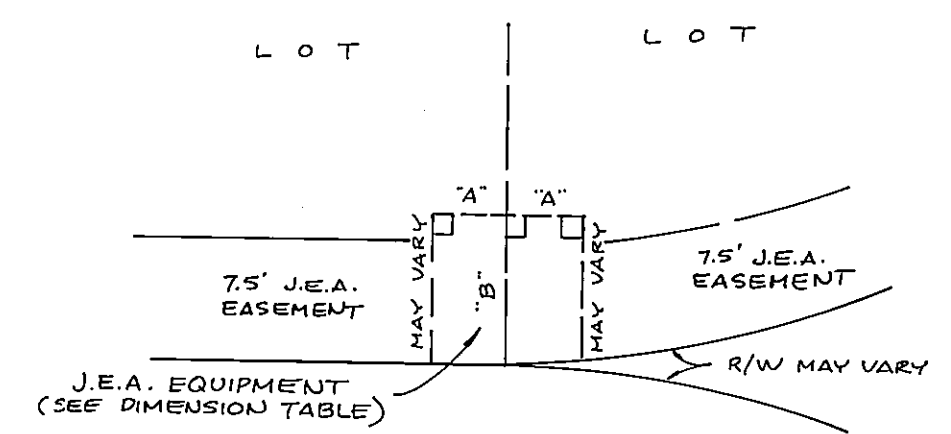
PREPARED BY:  
RICHARD A. MILLER & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BOULEVARD SUITE 200  
JACKSONVILLE, FLORIDA 32216  
904-721-1226

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**KEY MAP**  
Scale: 1" = 100'

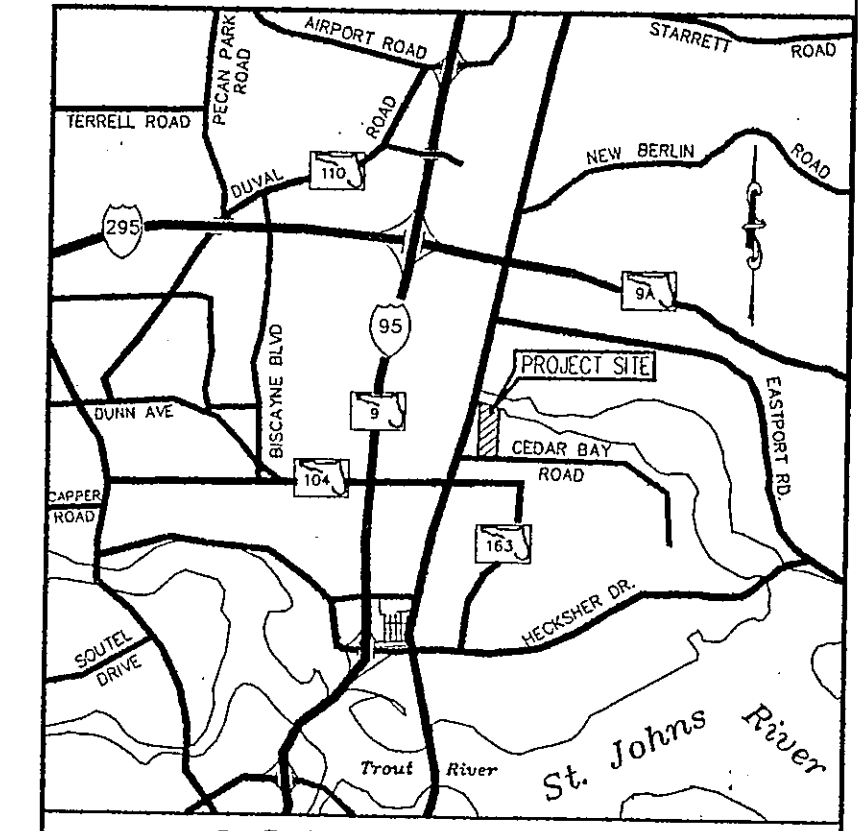


**J.E.A. EASEMENT DETAIL**  
(NOT TO SCALE)

DIMENSION TABLE		
"A"	5'	TYPICAL 10'x10' J.E.A. EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'x20' J.E.A. EQUIPMENT EASEMENT

**NOTES:**

- ⊙ DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO.3848.
- DENOTES PERMANENT CONTROL POINT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- BEARINGS BASED ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 72060-2502 FOR THE SOUTHEAST RIGHT OF WAY LINE OF MAIN STREET (N16°22'33"E).
- J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
- J.E.A.E.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM
- P.C. DENOTES POINT OF CURVE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- Subject property lies within Zones "AE" and "X" as shown on F.I.A. Flood Hazard Boundary Map 0156 E, Community No. 120077, dated August 19, 1989.



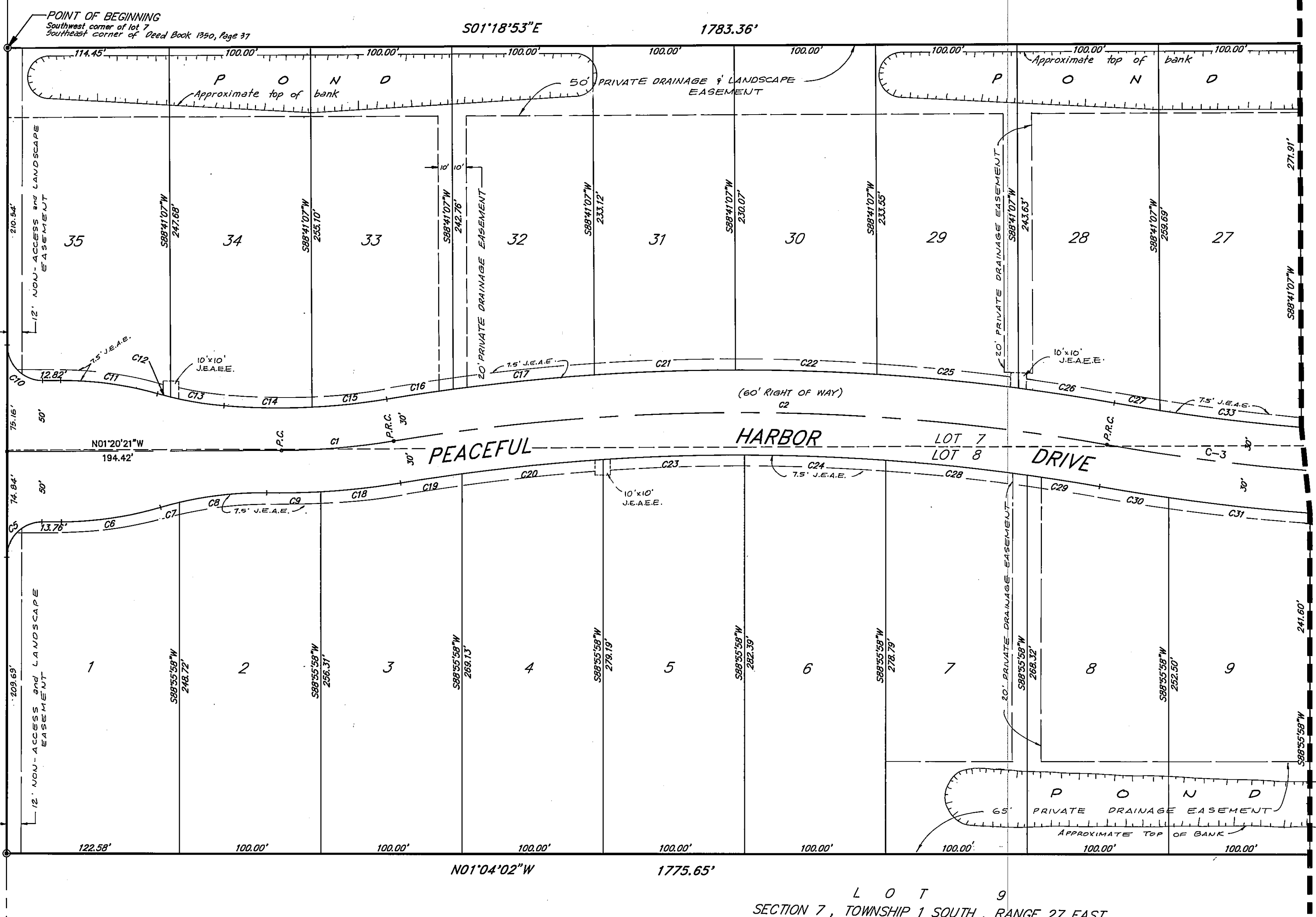
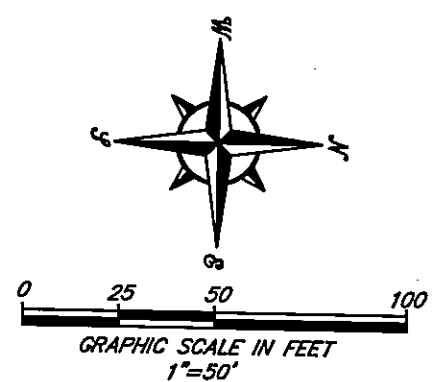
**LOCATION MAP**  
NOT TO SCALE

PREPARED BY:  
RICHARD A. MILLER & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
670 BEACH BOULEVARD SUITE 200  
JACKSONVILLE, FLORIDA 32216  
904-721-1226

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SECTION 7, TOWNSHIP 1 SOUTH, RANGE 27 EAST



**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	79.79'	39.98'	79.70'	N05°54'38"W	09°08'54"
C2	1500.00'	507.12'	250.01'	504.71'	S00°47'48"E	19°22'15"
C3	1500.00'	491.78'	248.12'	488.58'	N00°30'13"W	18°47'05"
C4	250.00'	39.11'	24.84'	35.24'	N48°09'32"W	89°36'21"
C5	250.00'	71.23'	35.86'	70.99'	N09°30'04"W	18°19'26"
C6	250.00'	13.87'	6.94'	13.87'	N16°04'26"W	03°10'42"
C7	250.00'	62.36'	31.34'	62.19'	N07°20'21"W	14°12'27"
C8	250.00'	38.19'	19.11'	38.19'	S02°15'30"E	04°07'45"
C9	530.00'	129.47'	64.73'	129.47'	S43°50'28"W	90°21'39"
C10	250.00'	38.43'	23.16'	35.47'	N08°37'18"E	15°55'19"
C11	250.00'	69.47'	34.96'	69.25'	N13°29'02"E	02°11'51"
C12	250.00'	9.99'	4.79'	9.99'	N07°59'43"E	08°46'45"
C13	290.00'	38.31'	19.19'	38.27'	S00°11'28"E	07°35'38"
C14	470.00'	62.29'	31.19'	62.25'	S07°14'08"E	06°29'38"
C15	470.00'	53.27'	26.66'	53.24'	N09°35'31"W	01°46'49"
C16	1530.00'	47.54'	23.77'	47.54'	N08°49'13"W	03°55'48"
C17	1530.00'	100.48'	50.26'	100.46'	N08°49'13"W	03°55'48"

C18	530.00'	56.97'	28.51'	56.95'	N07°24'09"W	06°09'33"
C19	1470.00'	43.89'	21.95'	43.89'	N09°37'36"W	07°42'39"
C20	1470.00'	100.52'	50.26'	100.50'	N08°48'44"W	03°55'05"
C21	1530.00'	100.06'	50.05'	100.05'	N03°03'55"W	03°44'50"
C22	1530.00'	100.08'	50.06'	100.06'	S00°40'56"W	03°44'52"
C23	1470.00'	100.08'	50.06'	100.05'	N02°54'11"W	03°54'02"
C24	1470.00'	100.08'	50.06'	100.06'	S00°59'52"W	03°54'03"
C25	1530.00'	100.52'	50.26'	100.51'	N04°26'18"E	03°45'52"
C26	1530.00'	68.58'	34.30'	68.57'	N07°36'17"E	02°34'05"
C27	1470.00'	32.71'	16.36'	32.71'	N08°15'04"E	02°34'05"
C28	1470.00'	100.55'	50.30'	100.55'	N04°54'29"E	03°55'11"
C29	1470.00'	51.85'	25.93'	51.84'	N07°57'49"W	02°01'15"
C30	1530.00'	49.40'	24.70'	49.40'	S07°57'49"W	01°51'00"
C31	1530.00'	100.61'	50.32'	100.59'	N05°09'17"E	03°46'04"
C33	1470.00'	100.76'	50.40'	100.74'	N05°39'00"E	03°55'39"

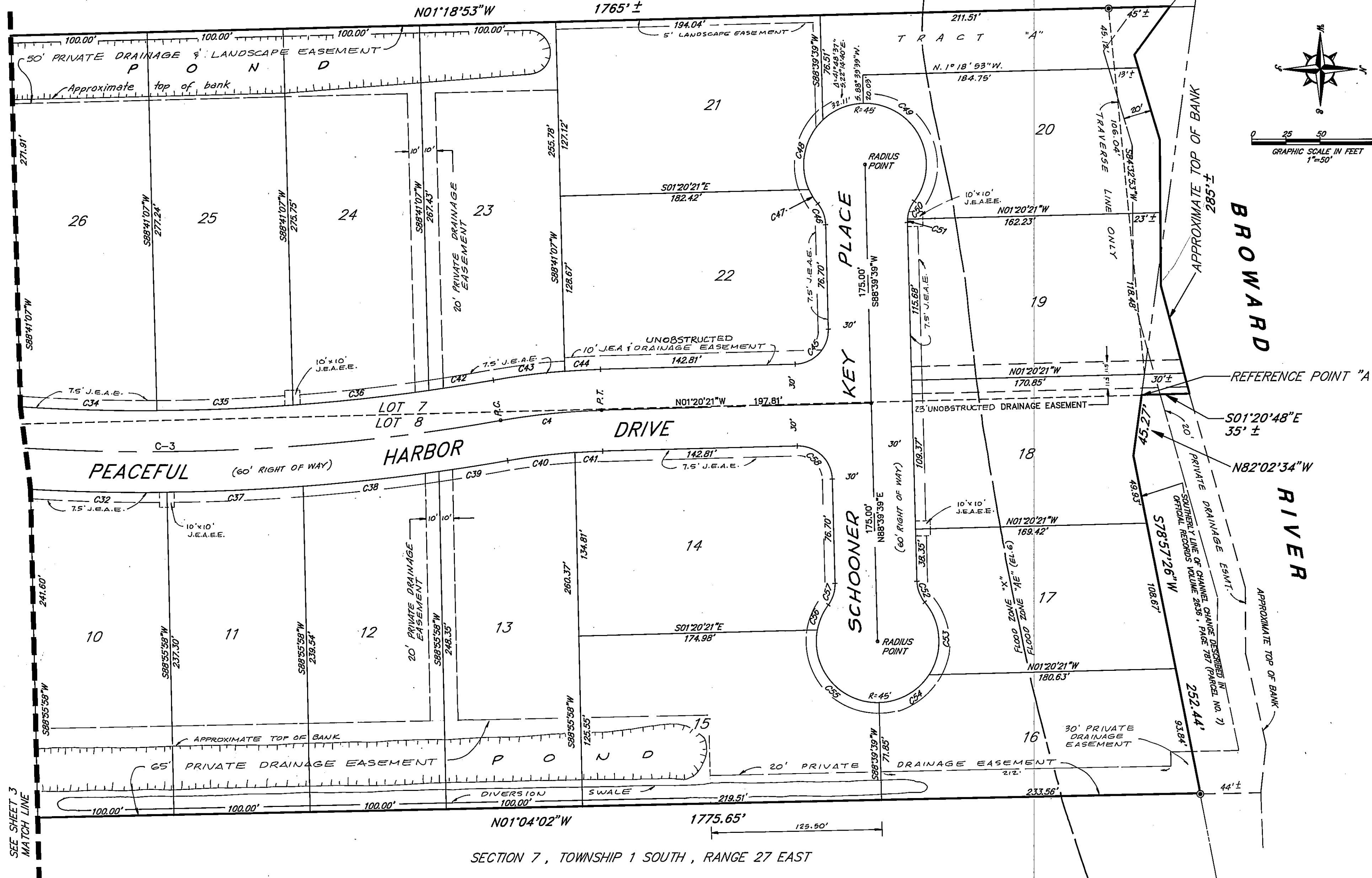
SECTION 7, TOWNSHIP 1 SOUTH, RANGE 27 EAST

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SECTION 7, TOWNSHIP 1 SOUTH, RANGE 27 EAST



SEE SHEET 3  
MATCH LINE

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	300.00'	74.67'	37.41'	74.60'	N05°17'03"W	08°33'24"
C32	1530.00'	100.11'	50.07'	100.05'	S01°23'42"W	03°44'56"
C34	1470.00'	100.16'	50.10'	100.14'	S01°44'04"W	03°54'14"
C35	1470.00'	100.03'	50.03'	100.01'	N02°10'01"W	03°53'56"
C36	1470.00'	100.37'	50.20'	100.35'	N06°04'21"W	03°54'43"
C37	1530.00'	100.04'	50.04'	100.03'	S02°21'04"E	03°44'47"
C38	1530.00'	100.41'	50.22'	100.39'	N06°06'16"W	03°43'36"
C39	1530.00'	51.04'	25.52'	51.04'	S08°56'25"E	01°54'41"
C40	470.00'	49.72'	24.88'	49.69'	N06°51'56"W	06°03'39"
C41	470.00'	20.47'	10.24'	20.47'	N02°35'14"W	02°29'46"
C42	1470.00'	47.91'	23.96'	47.91'	S08°57'44"E	01°52'03"
C43	530.00'	52.80'	26.42'	52.78'	N07°02'31"W	05°42'28"
C44	530.00'	26.35'	13.18'	26.35'	N02°45'48"W	02°50'56"
C45	25.00'	39.27'	25.00'	35.36'	S46°20'21"E	90°00'00"

C46	25.00'	16.67'	8.66'	16.37'	N69°33'15"E	38°12'48"
C47	45.00'	12.59'	6.34'	12.55'	N58°27'53"E	16°02'02"
C48	45.00'	55.27'	31.73'	51.86'	N78°20'02"W	70°22'08"
C49	45.00'	83.10'	59.51'	71.79'	N51°39'54"E	105°48'30"
C50	25.00'	14.18'	7.28'	13.99'	N69°22'13"W	32°31'18"
C51	25.00'	2.50'	1.25'	2.50'	N69°28'56"W	05°43'29"
C52	25.00'	16.67'	8.66'	16.37'	S69°33'15"W	38°12'48"
C53	45.00'	57.07'	33.10'	53.32'	N66°46'53"E	72°40'03"
C54	45.00'	43.63'	23.70'	41.94'	S29°06'43"E	55°32'44"
C55	45.00'	80.51'	56.07'	70.19'	S49°54'48"W	102°30'13"
C56	45.00'	20.19'	10.27'	20.02'	N65°58'57"W	25°43'54"
C57	25.00'	16.67'	8.66'	16.37'	S72°13'57"E	38°12'48"
C58	25.00'	39.27'	25.00'	35.36'	N43°39'59"E	90°00'00"

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