

BEACHSIDE

PART OF GOVERNMENT LOTS 3 AND 4, SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 29 EAST DUVAL COUNTY,
JACKSONVILLE, FLORIDA.

PLAT BOOK **42** PAGE **14**

SHEET 1 OF 4 SHEETS
TAXES VERIFIED R.B.F.

CAPTION

Part of Governments Lots 3 and 4, Section 9 Township 2 South, Range 29 East, Duval County, Florida being more particularly described as follows:

Commence at the intersection of the Northerly right of way line of 18th Street (as now established) with the Easterly right of way line of Seminole Beach Road (as now established); thence North 00 degs. 31 mins. 00 secs. West, along the said Northerly right of way line of Seminole Beach Road 25.00 feet to THE POINT OF BEGINNING. Thence continue North 00 degs. 31 mins. 00 secs. West 950.00 feet to the point of a curve to the right said curve concave to the Southeast and having a radius of 25.00 feet; thence along and around said curve an arc distance of 39.27 feet, said arc subtended by a chord bearing and distance of North 44 degs. 29 mins. 00 secs. East 35.36 feet to the point of tangency of said curve; said point being on the Southerly right of way line of 19th Street; thence North 89 degs. 29 mins. 00 secs. East, along said right of way line 290.13 feet; thence South 03 degs. 19 mins. 00 secs. East 200.24 feet; thence North 89 degs. 29 mins. 00 secs. East, 100.00 feet; thence South 03 degs. 19 mins. 00 secs. East 60.96 feet; thence South 89 degs. 29 mins. 00 secs. East 50.00 feet; thence South 03 degs. 19 mins. 00 secs. East 220.00 feet; thence North 89 degs. 29 mins. 00 secs. East 50.00 feet; thence South 03 degs. 19 mins. 00 secs. East 40.00 feet; thence South 89 degs. 29 mins. 00 secs. West 50.00 feet; thence South 03 degs. 19 mins. 00 secs. East 79.52 feet; thence North 89 degs. 29 mins. 00 secs. East 50.00 feet; thence South 03 degs. 19 mins. 00 secs. East 374.23 feet to the point of a curve to the right; said curve concave to the Northeast and having a radius of 25.00 feet; thence along and around said curve and arc distance of 40.49 feet; said arc subtended by a chord bearing and distance of South 43 degs. 05 mins. 00 secs. West 36.21 feet to the point of tangency of said curve; thence South 89 degs. 29 mins. 00 secs. West along the Northerly right of way line of 18th Street (as now established) 412.79 feet to the point of a curve to the right, said curve concave to the Northeast and having a radius of 25.00 feet; thence along and around said curve an arc distance of 39.27 feet said arc subtended by a chord bearing and distance of North 45 degs. 31 mins. 00 secs. West, 35.36 feet to the point of tangency of said curve and THE POINT OF BEGINNING.

DEVELOPER'S CERTIFICATE:

THIS IS TO CERTIFY THAT BEACHSIDE, A FLORIDA JOINT VENTURE, WHOSE JOINT VENTURE PARTNERS ARE LANDCOM, INC., A FLORIDA CORPORATION, AND CDM PROPERTIES, INC., A FLORIDA CORPORATION, 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 15th DAY OF July, 1986.

Albert J. Kinnel
DIRECTOR OF PUBLIC WORKS

BEACHSIDE, A FLORIDA JOINT VENTURE,

BY: LANDCOM, INC., A FLORIDA CORPORATION,
JOINT VENTURE PARTNER

BY: Charles F. Atkinson, Jr.
CHARLES F. ATKINSON, JR., SR. VICE PRESIDENT

BY: CDM PROPERTIES, INC., A FLORIDA CORPORATION,
JOINT VENTURE PARTNER

BY: Steven K. Morrow
STEVEN K. MORROW, PRESIDENT

CLERK'S CERTIFICATE: **86-70751**

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 42 PAGES 14, 14A, 14B, 14C OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 17th DAY OF July, A.D., 1986.

L. Morgan Langfitt
CLERK

By: Robert C. Forbes
DEPUTY CLERK

APPROVED FOR RECORD:

THIS IS TO CERTIFY THAT THIS PLAT EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 86-681-372 OF SAID CITY, ADOPTED BY ITS CITY COUNCIL, AND APPROVED BY ITS MAYOR, THIS 1st DAY OF July, A.D., 1986.

Robert C. Forbes
MAYOR OF CITY JACKSONVILLE

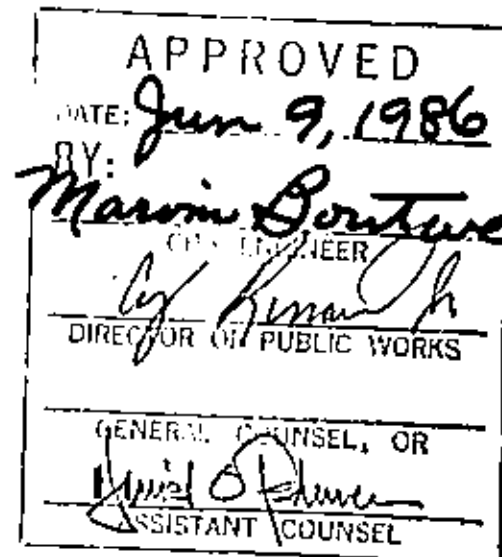
Donald B. Brown
SECRETARY TO THE CITY COUNCIL OF
THE CITY OF JACKSONVILLE

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER MY 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 ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 28 DAY OF May, 1986,
A.D.

OLD SOUTH LAND SURVEYORS, INC.
Robert C. Forbes
FLORIDA REGISTERED LAND SURVEYOR NO. 1911



See affidavit filed 7-30-87 in O.R. 6392, Pg. 770

BEACHSIDE

PART OF GOVERNMENT LOTS 3 AND 4, SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 29 EAST DUVAL COUNTY,
JACKSONVILLE, FLORIDA.

ADOPTION AND DEDICATION:

This is to certify that Beachside, a Florida joint venture, whose joint venture partners are Landcom, Inc., a Florida Corporation, and CDM Properties, Inc., a Florida Corporation, and individually and apart from joint venture, CDM Properties, Inc., a Florida Corporation, Pelkey Builders, Inc., a Florida Corporation and SEDA Construction Company, Inc., a Florida Corporation are the lawful owners of the lands described in the caption hereon known as Beachside, having caused the same to be surveyed and subdivided. NCNB National Bank of Florida, American Federal Savings and Loan Association and Jacksonville Federal Savings and Loan Association are the holders of mortgages on said lands and this plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All courts, drives and additional right of way, easements for drainage, utilities and sewers, and non-access easements 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 with 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 easements traverse, all water which may fall or come upon all courts and drives hereby dedicated, together with all soil, nutrients, chemical and all other substances which may flow or pass from courts, drives, from adjacent land or from other sources 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 damages, 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 the plat assumes no responsibility for the removal or treatment of aquatic plants, animal, soil, chemicals, or any other substance or thing that may even be or come within said lakes which these easements traverse, nor responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting property owners; (3) the City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, 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 lake and that which retains it to effect adequate drainage including, but not limited to, the right to remove any water level control structure or any part thereof. Beachside, a Florida joint venture, whose joint venture partners are Landcom, Inc., a Florida Corporation, and CDM Properties, Inc., a Florida Corporation, and individually and apart from the joint venture, CDM Properties, Inc., a Florida Corporation, Pelkey Builders, Inc., a Florida Corporation and SEDA Construction Company, Inc., a Florida Corporation are the developers and owners 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 Beachside, a Florida joint venture, whose joint venture partners are Landcom, Inc., a Florida Corporation, and CDM Properties, Inc., a Florida Corporation, and individually and apart from the joint venture, CDM Properties, Inc., a Florida Corporation, Pelkey Builders, Inc., a Florida Corporation and SEDA Construction Company, Inc., a Florida Corporation, its agents, contractors, employees, servants, licensees or concessionaires within Beachside. This indemnification shall run with the land and assigns of Beachside, a Florida joint venture, whose joint venture partners are Landcom, Inc., a Florida Corporation, and CDM Properties, Inc., a Florida Corporation, and individually and apart from the joint venture, CDM Properties, Inc., a Florida Corporation, Pelkey Builders, Inc., a Florida Corporation and SEDA Construction Company, Inc., a Florida Corporation, and shall be subject to it. The J.E.A. easements as shown are dedicated to the City of Jacksonville Electric Authority, its successors and assigns for use in its underground electric distribution system.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE CAUSED THESE PRESENTS TO BE EXECUTED
THIS 23 DAY OF May A.D., 1986.

SHEET 2 OF 4 SHEETS

BEACHSIDE, A FLORIDA JOINT VENTURE
BY: LANDCOM, INC., A FLORIDA CORPORATION,
JOINT VENTURE PARTNER
BY: Charles E. Atkinson
CHARLES E. ATKINSON, JR.,
SENIOR VICE PRESIDENT

BY: CDM PROPERTIES, INC., A FLORIDA
CORPORATION, JOINT VENTURE PARTNER
BY: Steven A. Morrow
STEVEN A. MORROW, PRESIDENT

CDM PROPERTIES, INC., A FLORIDA CORPORATION
BY: Steven A. Morrow
STEVEN A. MORROW, PRESIDENT

PELKEY BUILDERS, INC., A FLORIDA CORPORATION
BY: James C. Pelkey
JAMES C. PELKEY, PRESIDENT

SEDA CONSTRUCTION COMPANY, INC.,
A FLORIDA CORPORATION
BY: John A. Semanik
JOHN A. SEMANIK, PRESIDENT

JACKSONVILLE FEDERAL SAVINGS & LOAN
ASSOCIATION
BY: W. Eugene Brown
W. EUGENE BROWN, EXECUTIVE VICE PRESIDENT

NCNB NATIONAL BANK OF FLORIDA
BY: David L. Buehner
DAVID L. BUEHNER, VICE PRESIDENT

AMERICAN FEDERAL SAVINGS & LOAN
ASSOCIATION
BY: Tim P. New
TIM P. NEW, VICE PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY
OF May, A.D., 1986, BY Charles E. Atkinson, SENIOR VICE PRESIDENT OF LANDCOM,
INC., A FLORIDA CORPORATION, A JOINT VENTURE PARTNER OF BEACHSIDE, A FLORIDA JOINT
VENTURE, ON BEHALF OF THE JOINT VENTURE PARTNER.

MY COMMISSION EXPIRES: 11/24/89 NOTARY PUBLIC,
STATE OF FLORIDA AT LARGE Shana S. Hagen

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY
OF May, A.D., 1986, BY Steven A. Morrow, PRESIDENT OF CDM PROPERTIES,
INC., A FLORIDA CORPORATION, A JOINT VENTURE PARTNER OF BEACHSIDE, A FLORIDA JOINT
VENTURE, ON BEHALF OF THE JOINT VENTURE PARTNER.

MY COMMISSION EXPIRES: 11/24/89 NOTARY PUBLIC,
STATE OF FLORIDA AT LARGE Shana S. Hagen

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY
OF May, A.D., 1986, BY David L. Buehner, VICE PRESIDENT OF NCNB NATIONAL
BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ASSOCIATION.

MY COMMISSION EXPIRES: 11/24/89 NOTARY PUBLIC,
STATE OF FLORIDA AT LARGE Shana S. Hagen

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY
OF May, A.D., 1986, BY Steven A. Morrow, PRESIDENT OF CDM PROPERTIES,
INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES: 11/24/89 NOTARY PUBLIC,
STATE OF FLORIDA AT LARGE Shana S. Hagen

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY
OF May, A.D., 1986, BY Tim P. New, VICE PRESIDENT OF AMERICAN
FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION ORGANIZED AND EXISTING UNDER THE
LAWS OF THE UNITED STATES, ON BEHALF OF THE ASSOCIATION.

MY COMMISSION EXPIRES: 11/24/89 NOTARY PUBLIC,
STATE OF FLORIDA AT LARGE Shana S. Hagen

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY
OF May, A.D., 1986, BY James C. Pelkey, PRESIDENT OF PELKEY BUILDERS,
INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES: 11/24/89 NOTARY PUBLIC,
STATE OF FLORIDA AT LARGE Shana S. Hagen

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY
OF May, A.D., 1986, BY John A. Semanik, PRESIDENT OF SEDA CONSTRUCTION
COMPANY, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES: 11/24/89 NOTARY PUBLIC,
STATE OF FLORIDA AT LARGE Shana S. Hagen

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY
OF May, A.D., 1986, BY W. Eugene Brown, EXECUTIVE VICE PRESIDENT OF
JACKSONVILLE FEDERAL SAVINGS & LOAN ASSOCIATION, A CORPORATION ORGANIZED AND EXISTING
UNDER THE LAWS OF THE UNITED STATES, ON BEHALF OF THE ASSOCIATION.

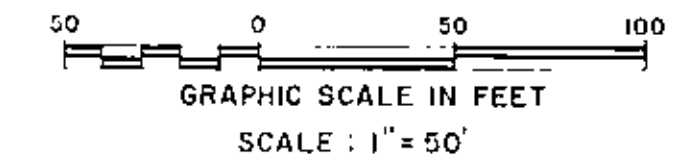
MY COMMISSION EXPIRES: 11/24/89 NOTARY PUBLIC,
STATE OF FLORIDA AT LARGE Shana S. Hagen

BEACHSIDE

PART OF GOVERNMENT LOTS 3 AND 4, SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 29 EAST DUVAL COUNTY,
JACKSONVILLE, FLORIDA.

PLAT BOOK 42 PAGE 14B

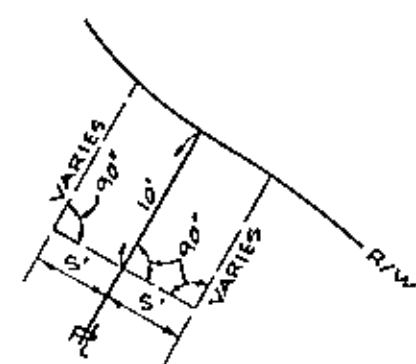
SHEET 3 OF 4 SHEETS



CENTERLINE CURVE DATA						
NO.	DELTA	RADIUS	ARC	TAN	CHORD BEARING	CHORD
1	14° 19' 14"	560.00'	139.97'	70.35'	S. 05° 34' 14" E.	139.60'
2	25° 30' 24"	693.00'	308.51'	156.85'	S. 00° 01' 21" E.	305.96'
3	21° 07' 10"	693.00'	255.44'	129.19'	S. 02° 10' 15" E.	254.00'
4	04° 23' 13"	693.00'	63.06'	26.54'	S. 10° 34' 57" W.	53.05'
5	12° 13' 12"	210.00'	44.79'	22.48'	S. 06° 39' 57" W.	44.70'
6	09° 55' 10"	650.00'	112.53'	56.41'	S. 04° 24' 13" E.	112.39'
7	12° 14' 46"	650.00'	138.93'	69.73'	S. 03° 14' 25" E.	138.66'
8	22° 47' 15"	230.00'	91.47'	46.35'	S. 79° 07' 22" E.	90.87'

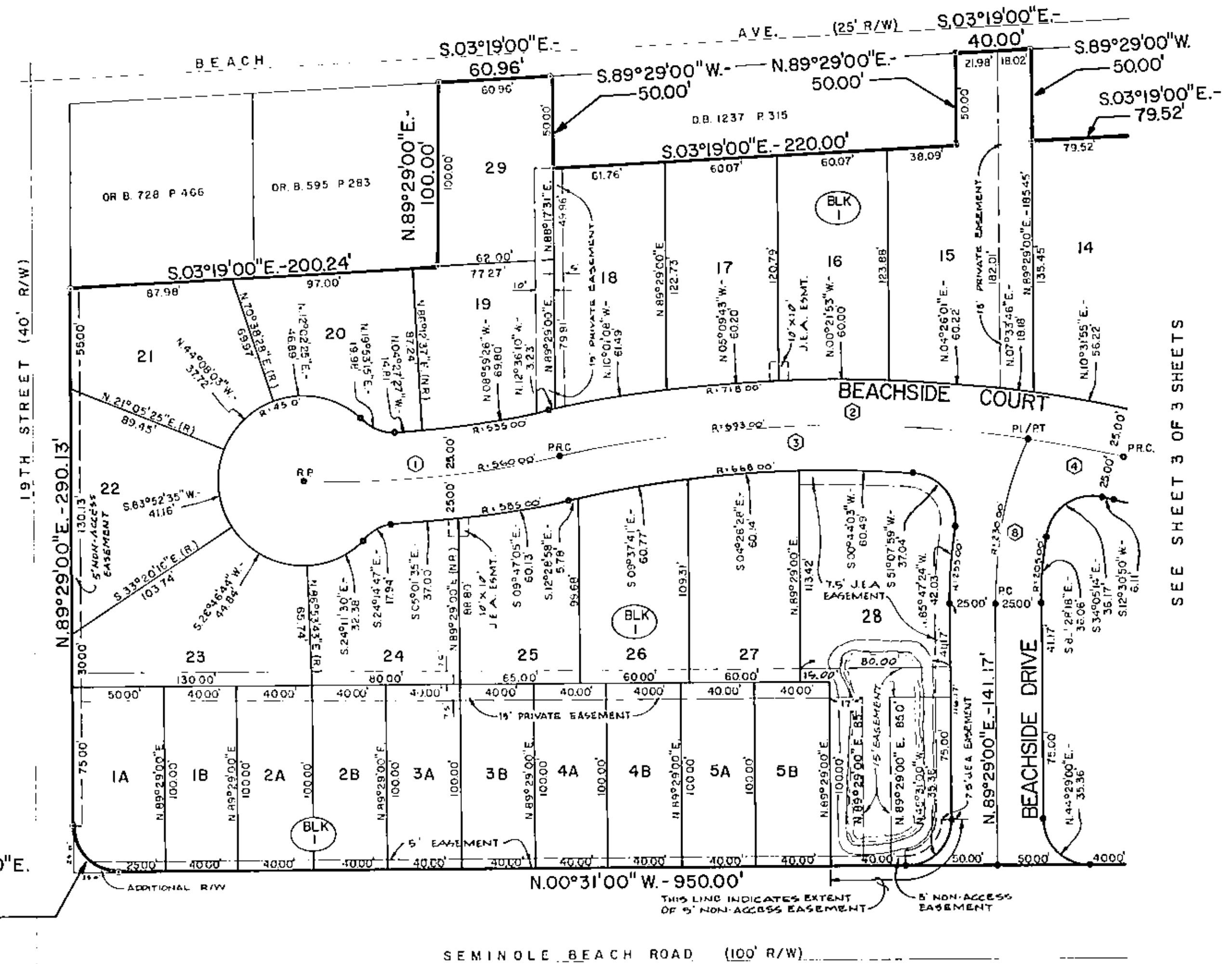
GENERAL NOTES

1. PERMANENT REFERENCE MONUMENTS SHOWN THUS: ●
2. PERMANENT CONTROL POINTS SHOWN THUS: ●
3. BEARINGS AND DISTANCES ON CURVES REFER TO CHORD DATA.
4. ALL STREET CORNER RADII ARE 25.0 FEET.
5. ALL STREET RIGHT OF WAYS ARE 50.0 FEET WIDE.
6. ALL EASEMENTS SHOWN HEREON ARE FOR STORM DRAINAGE, SANITARY SEWERS, WATER, AND UTILITIES, UNLESS NOTED OTHERWISE.
7. BEARINGS REFER TO THE EASTERLY R/W LINE OF SEMINOLE BEACH ROAD, BETWEEN 19TH STREET AND 18TH STREET, AS PER SURVEY BY SUNSHINE STATE SURVEYORS, INC. BASED UPON DATA FROM NORTH ATLANTIC BEACH, UNIT TWO, P.B. 15, PAGE 57 AND O.R. BOOK 1268, PAGE 594; ALL CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
8. THE PROPERTY DESCRIBED IN THE CAPTION, ON SHEET 1 OF 4, IS SUBJECT TO UTILITY EASEMENTS RECORDED IN DEED BOOK 1559, PAGE 128 AND O.R. BOOK 802, PAGE 298.



J.E.A. EASEMENT DETAIL
N.T.S.

CH. BRG. = N. 44° 29' 00" E.
CH. = 35.36'
Δ = 90° 00' 00"
RAD. = 25.00'
TAN. = 25.00'
ARC = 39.27'



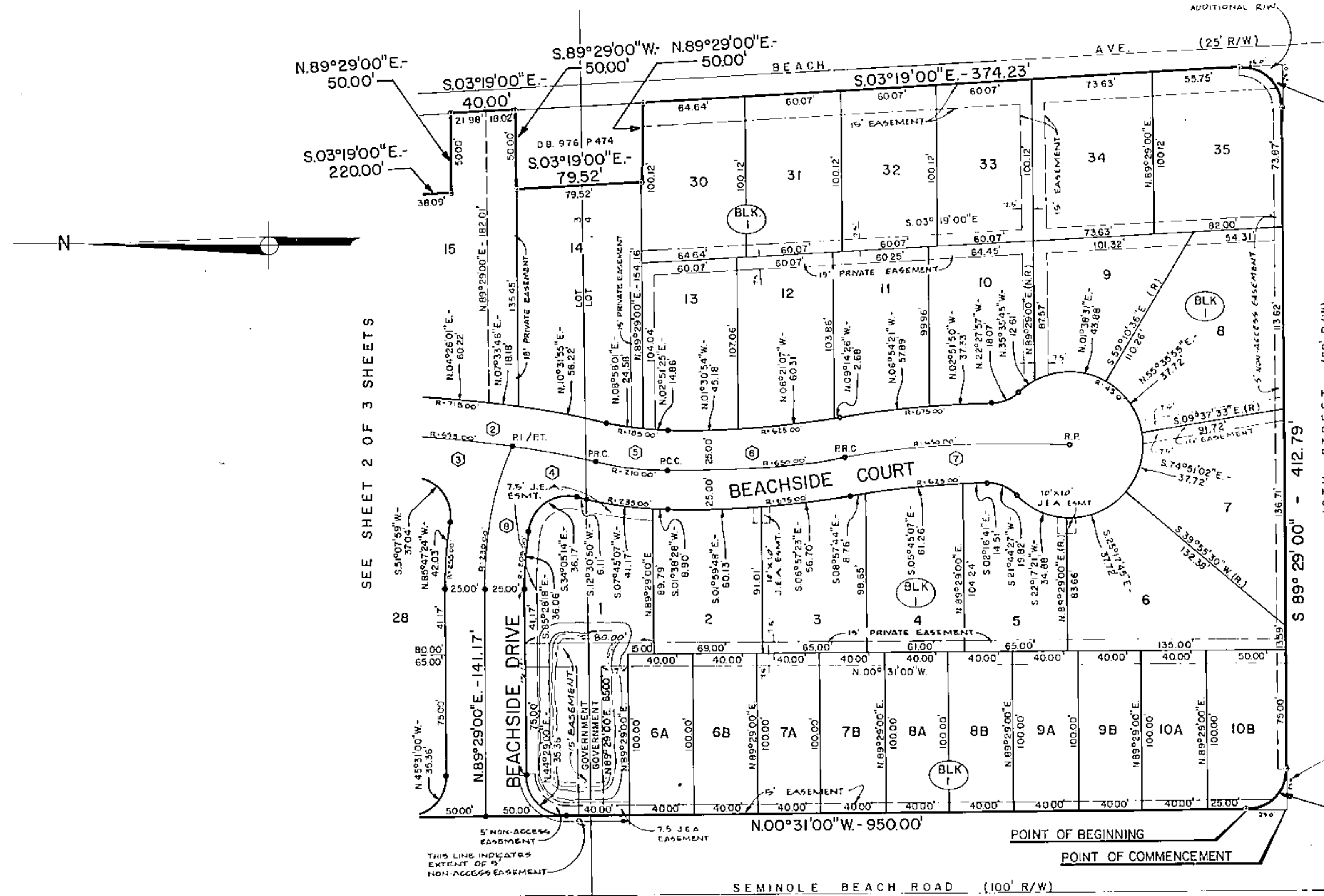
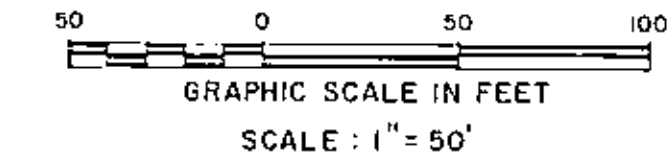
SEE SHEET 3 OF 3 SHEETS

BEACHSIDE

PART OF GOVERNMENT LOTS 3 AND 4, SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 29 EAST DUVAL COUNTY,
JACKSONVILLE, FLORIDA.

PLAT BOOK 42 PAGE 14C

SHEET 4 OF 4 SHEETS



CH. BRG. = S.43°05'00\"W.
CH. = 36.21'
Δ = 92°48'00\"
RAD. = 25.00'
TAN. = 26.25'
ARC = 40.49'

CH. BRG. = N.45°31'00\"W.
CH. = 35.36'
Δ = 90°00'00\"
RAD. = 25.00'
TAN. = 25.00'
ARC = 39.27'