

Brittainy Bluff

PLAT BOOK 39 PAGE 43

SHEET 1 OF 2 SHEETS

TAXES VERIFIED R.B.F.

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

REPLAT OF LOTS 1 & 2, D.P. FRASER SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 87 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PART OF GOVERNMENT LOTS 2 AND 3, SECTION 35, TOWNSHIP-1 SOUTH, RANGE-27-EAST, DUVAL COUNTY, FLORIDA.

CAPTION

REPLAT OF LOTS 1 AND 2 AS SHOWN ON MAP OF D.P. FRASER SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 87, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. TOGETHER WITH A PART OF GOVERNMENT LOTS 2 AND 3, SECTION 35, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF FORT CAROLINE ROAD, A 66' RIGHT-OF-WAY, AS NOW ESTABLISHED AND WITH THE EASTERLY RIGHT-OF-WAY LINE OF ALLENBY ROAD, A 50' RIGHT-OF-WAY, AS NOW ESTABLISHED; FROM THE POINT OF REFERENCE THUS DESCRIBED RUN N. 89° 19' 50" E., ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF FORT CAROLINE ROAD, A DISTANCE OF 436.01' TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN S. 89° 19' 50" W., ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF FORT CAROLINE ROAD, A DISTANCE OF 436.01' TO ITS INTERSECTION WITH THE SAID EASTERLY RIGHT-OF-WAY LINE OF ALLENBY ROAD; THENCE N. 0° 24' 31" W., ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF ALLENBY ROAD, A DISTANCE OF 1081.54'; THENCE N. 89° 00' 19" E., A DISTANCE OF 110.0'; THENCE N. 0° 24' 31" W., A DISTANCE OF 335.17'; THENCE N. 0° 00' 16" W., ALONG THE WESTERLY LINE OF SAID LOT 2, D.P. FRASER SUBDIVISION, A DISTANCE OF 959', MORE OR LESS, TO THE WATERS OF THE ST. JOHN'S RIVER; THENCE SOUTHEASTERLY ALONG SAID WATERS OF THE ST. JOHN'S RIVER, A DISTANCE OF 384', MORE OR LESS, TO ITS INTERSECTION WITH A LINE BEARING N. 0° 16' 19" W. FROM THE POINT OF BEGINNING; THENCE S. 0° 16' 19" E., A DISTANCE OF 2182', MORE OR LESS, TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT AMOS F. ALMAND, JR. AND AMOS F. ALMAND, III, TENANTS IN COMMON ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN CAPTION HEREON, KNOWN AS BRITAINY BLUFF AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREON ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS AND THE STREETS AND COURTS AND EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS, I.E.A. EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS UNDERGROUND DISTRIBUTION SYSTEMS.

IN WITNESS THEREOF AMOS F. ALMAND, JR. AND AMOS F. ALMAND, III CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF August A.D. 1983.

Janie A. Boyd
WITNESS

Robert A. Hill
WITNESS

Amos F. Almand, Jr.
AMOS F. ALMAND, JR.

Janie A. Boyd
WITNESS

Robert A. Hill
WITNESS

Amos F. Almand, III
AMOS F. ALMAND, III

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, PURSUANT TO ORDINANCE No. 83-880-452 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 16 DAY OF SEPT. A.D. 1983.

James D. Harrison, Jr.
MAYOR OF THE CITY OF JACKSONVILLE

Ronald T. Johnson
SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE

CLERK'S CERTIFICATE

84-4020

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 39 PAGES 43-43A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 16 DAY OF Sept. A.D., 1983.

S. Morgan Slaughter
CLERK

By: Robert C. Forbes
DEPUTY CLERK

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT AMOS F. ALMAND, JR AND AMOS F. ALMAND, III HAVE FURNISHED THE CITY OF JACKSONVILLE A PLAT BOND SECURED BY AN IRREVOCABLE LETTER OF CREDIT AS SURETY THAT THE PROPOSED IMPROVEMENTS IN PUBLIC SPACE SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS; SAID BOND IS EQUIVALENT TO ONE HUNDRED PERCENT OF REMAINING ENGINEERING COSTS, ESTIMATED CONSTRUCTION COSTS, AND COSTS OF PLACING PERMANENT CONTROL POINTS AS OF THIS 12 DAY OF JANUARY A.D. 1984.

Amos F. Almand, Jr.
AMOS F. ALMAND, JR.

Albert J. Knaird, Jr.
DIRECTOR OF PUBLIC WORKS

Amos F. Almand, III
AMOS F. ALMAND, III

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREBY SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER No. 177 OF THE LAWS OF THE STATE OF FLORIDA. I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE ABOVE REFERENCED LAWS AND THAT ALL THE ZONING RULES AND REGULATIONS OF THE CITY OF JACKSONVILLE, CURRENTLY IN EFFECT HAVE BEEN COMPLIED WITH. SIGNED THIS 17 DAY OF Aug. A.D., 1983.

James D. Harrison, Jr.
JAMES D. HARRISON, JR.
REG. LAND SURVEYOR
No. 2647, FLA.

APPROVED
DATE: August 26, 1983
BY: A. K. Wickland, Jr.
CITY ENGINEER
W. L. Knaird, Jr.
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL OR
W. L. Knaird, Jr.
ASSISTANT COUNSEL

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF August A.D. 1983 BY AMOS F. ALMAND, JR. AND AMOS F. ALMAND, III.

Janie A. Boyd
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MY COMMISSION EXPIRES 5/23/87

MORTGAGEE CONSENT

THE MORTGAGEE CONSENTS AND AGREES TO THE LANDS INCLUDED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON, AND FURTHER, SHOULD IT BECOME NECESSARY TO FORECLOSE THE MORTGAGE COVERING SAID LANDS, THAT ALL PIECES AND PARCELS DEDICATED OR OFFERED FOR DEDICATION TO THE PUBLIC AND THE JACKSONVILLE ELECTRIC AUTHORITY WILL BE EXCLUDED FROM THE SUIT AND THE DEDICATION WILL REMAIN IN FULL FORCE.

IN WITNESS THEREOF DUVAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT, ET AL, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 18 DAY OF August A.D. 1983.

Janie A. Boyd
WITNESS

Robert A. Hill
WITNESS

John R. Lamb
JOHN R. LAMB, EXECUTIVE VICE PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

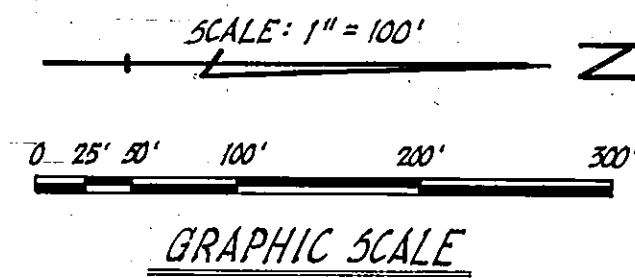
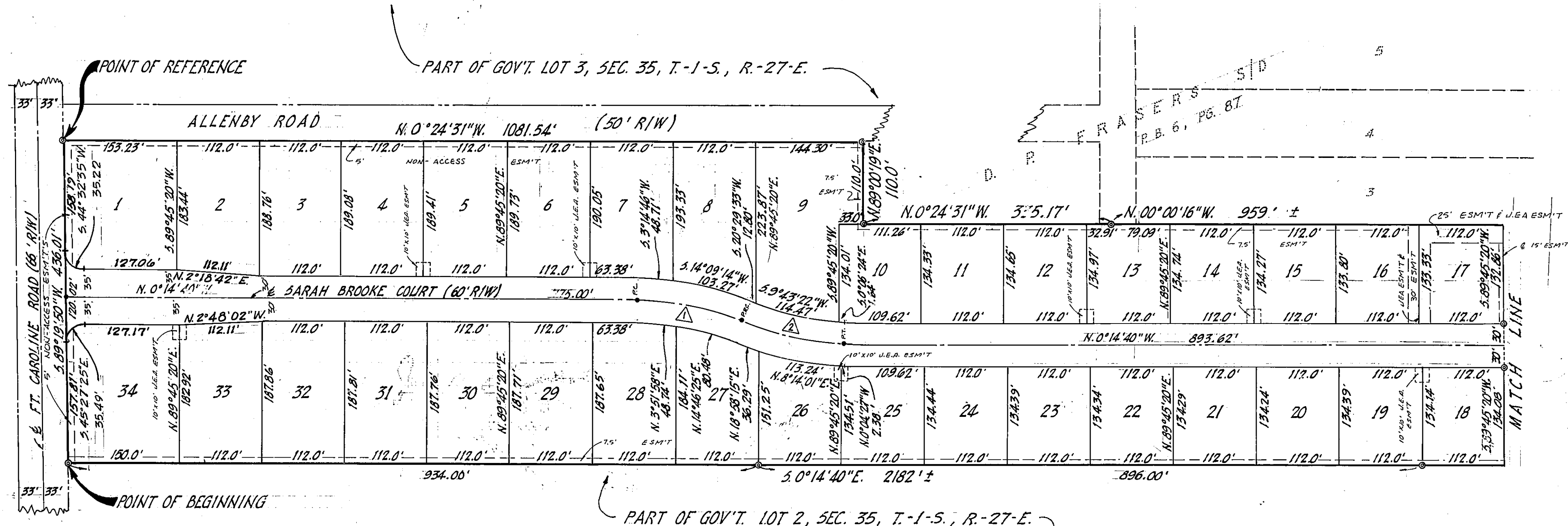
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF August A.D. 1983 BY JOHN R. LAMB, EXECUTIVE VICE PRESIDENT OF DUVAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE.

Janie A. Boyd
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MY COMMISSION EXPIRES 5/23/87

Brittany Bluff

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
 REPLAT OF LOTS 1 & 2, D. P. FRASER SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 87 OF THE
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 RANGE-27-EAST, DUVAL COUNTY, FLORIDA.



- GENERAL NOTES**
1. BEARINGS AND DISTANCES ON CURVES REFLECT CHORD DATA.
 2. ALL STREET CORNER RADII ARE 25 FEET.
 3. PERMANENT REFERENCE MONUMENTS SHOWN THIS: •
 4. PERMANENT CONTROL POINTS SHOWN THIS: •
 5. CURVE CENTERLINES SHOWN THIS: Δ
 6. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES AND SEWERS.
 7. BEARINGS BASISED ON COLONY COVE UNIT No. 1 PLAT BOOK 34 PAGE 12 AND 12A.

CURVE No 1
 Δ - 21° 48' 55"
 R - 370.00'
 T - 71.30'
 ARC - 140.88'
 CH - 140.03'
 C.B - N. 10° 39' 48" E.

CURVE No 2
 Δ - 21° 48' 55"
 R - 370.00'
 T - 71.30'
 ARC - 140.88'
 CH - 140.03'
 C.B - N. 10° 39' 48" E.

