

CHANNELSIDE TOWNHOMES

A PARCEL OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA

PLAT BOOK 67 PAGE 17

SHEET 1 OF 3 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A PARCEL OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 400 FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE EASTERLY LINE OF SAID UNSURVEYED SECTION 32; THENCE SOUTH 89°44'03" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, 684.22 FEET TO THE NORTHWESTERLY LINE OF LOT 1, AS SHOWN ON THE PLAT OF CHANNEL COVE, AS RECORDED IN PLAT BOOK 66, PAGE 158 AND 159 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH 28°44'03" WEST, ALONG SAID LINE, 147.73 FEET; THENCE ALONG THE SOUTHERLY FACE OF A WOOD BULKHEAD AND ITS SOUTHERLY PROLONGATION (THE SAME BEING THE MEAN HIGH WATER LINE) THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 54°46'08" WEST, 34.72 FEET; COURSE NO. 2: SOUTH 89°20'14" WEST, 651.98 FEET; COURSE NO. 3: SOUTH 00°58'18" EAST, 39.79 FEET; COURSE NO. 4: SOUTH 88°37'44" WEST, 174.82 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF INTRACOASTAL WATERWAY, A 500 FOOT RIGHT OF WAY AS NOW ESTABLISHED BY PLAT BOOK 14, PAGE 65, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°46'57" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 156.73 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE NORTH 89°44'03" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 927.57 FEET TO THE POINT OF BEGINNING.

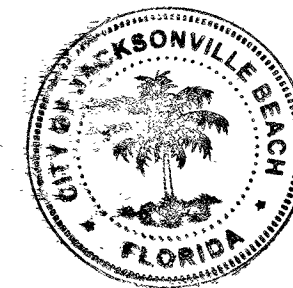
CONTAINING 2.47 ACRES, MORE OR LESS.

CITY OF JACKSONVILLE BEACH APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL OF JACKSONVILLE BEACH THIS 17th DAY OF May, 2014.

[Signature]
MAYOR

[Signature]
CLERK



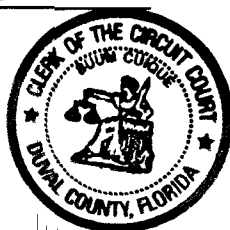
CLERK'S CERTIFICATION

2014112423

THIS IS TO CERTIFY THAT THIS PLAT OF CHANNELSIDE TOWNHOMES HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 67, PAGES 17, 18, 19 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ON THIS 20th DAY OF May, 2014.

[Signature]
RONNIE FUSSELL
CLERK OF CIRCUIT COURT

[Signature]
DEPUTY CLERK



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, 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 CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE.

SIGNED THE 19th DAY OF MAY, 2014.

[Signature]
GREGORY B. CLARY
REGISTERED LAND SURVEYOR NO. 3377



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT SALTMARSH I, LLC, A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS CHANNELSIDE TOWNHOMES, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. NO PART OF SAID LANDS IS DEDICATED TO THE CITY OF JACKSONVILLE BEACH, STATE OF FLORIDA, OR TO THE PUBLIC.

TRACT A (OPEN SPACE) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CHANNELSIDE TOWNHOMES HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "7' BES UTILITY EASEMENT" ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE BEACH, D/B/A BEACHES ENERGY SERVICES (BES), ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND UTILITY DISTRIBUTION SYSTEM PROVIDED HOWEVER, THAT NO UTILITIES OTHER THAN BES MAY BE INSTALLED PARALLEL WITHIN SAID EASEMENTS.

THOSE EASEMENTS DESIGNATED AS DRAINAGE AND/OR ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CHANNELSIDE TOWNHOMES HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

ALL LOTS ARE SUBJECT TO AN EASEMENT FOR UNDERGROUND UTILITY DISTRIBUTION LINES AND ABOVE GROUND APPURTENANCES OVER A 7 FOOT STRIP OF LAND ADJACENT TO, PARALLEL, AND CONCENTRIC WITH THE ADJACENT ROAD RIGHT OF WAY (DENOTED AS 7' BES UTILITY EASEMENT).

EASEMENTS DENOTED AS "BES," AND WHERE SURFACE MOUNTED EQUIPMENT, FACILITIES AND APPURTENANCES ARE PLACED SHALL REMAIN TOTALLY UNOBSTRUCTED IN COMPLIANCE WITH THE UTILITY'S REQUIREMENTS AND SPECIFICATIONS FOR CLEARANCES FROM EQUIPMENT OF SHRUBS, TREES, PLANTS, FENCES AND ETC.

IN WITNESS THEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS PLAT ON THIS 19th DAY OF MAY, 2014.

SALTMARSH I, LLC, A FLORIDA LIMITED LIABILITY COMPANY

Witness: [Signature]

Print Name: Rick Johnston

Witness: [Signature]

Print Name: Kelly Shaffer

[Signature]
Tim Ritch
Managing Member

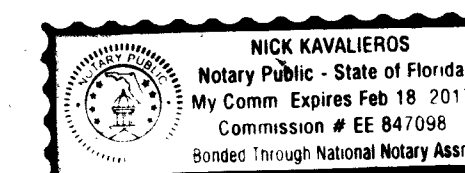
NOTARY FOR SALTMARSH I, LLC, A FLORIDA LIMITED LIABILITY COMPANY

The foregoing instrument was acknowledged before me this 19 day of May, 2014, by Tim Ritch, managing member of Saltmarsh I, LLC, a Florida Limited Liability Company under the laws of the state of Florida, on behalf of the company. He is personally known to me.

[Signature]
Notary Public
State of Florida at Large

Print Name: Nick Kavalieros

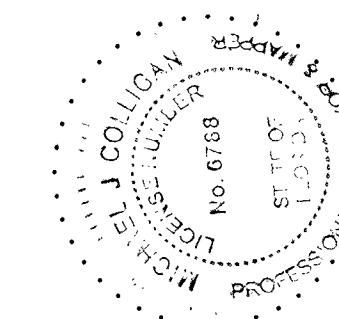
My Commission Expires: 2/18/2017
Serial No. EE 847098



PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 19th DAY OF MAY, 2014.

[Signature]
MICHAEL COLLIGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 6788



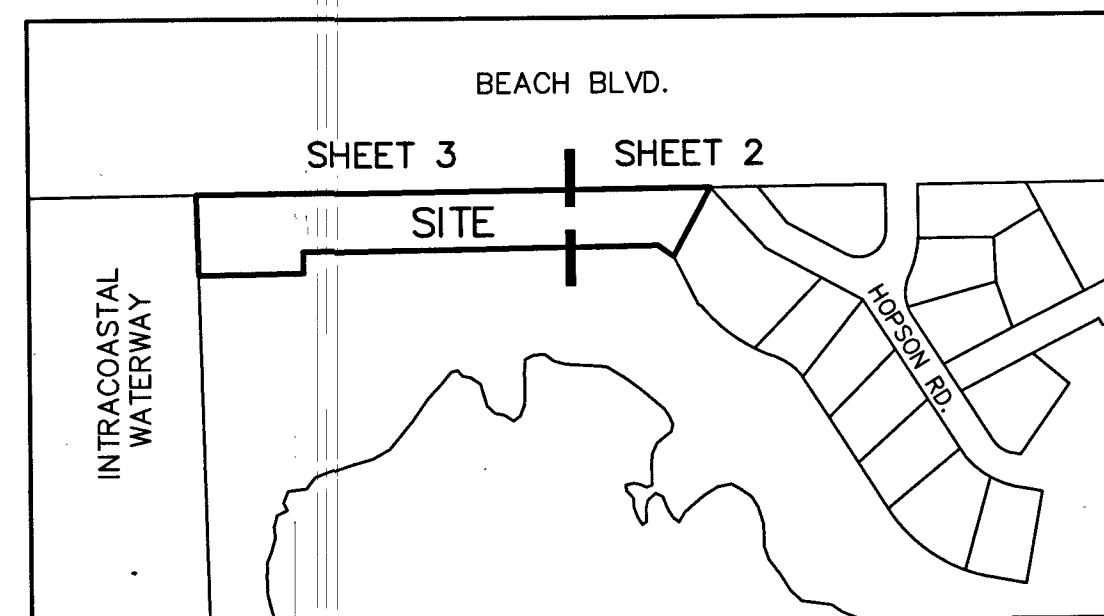
CHANNELSIDE TOWNHOMES

A PARCEL OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA

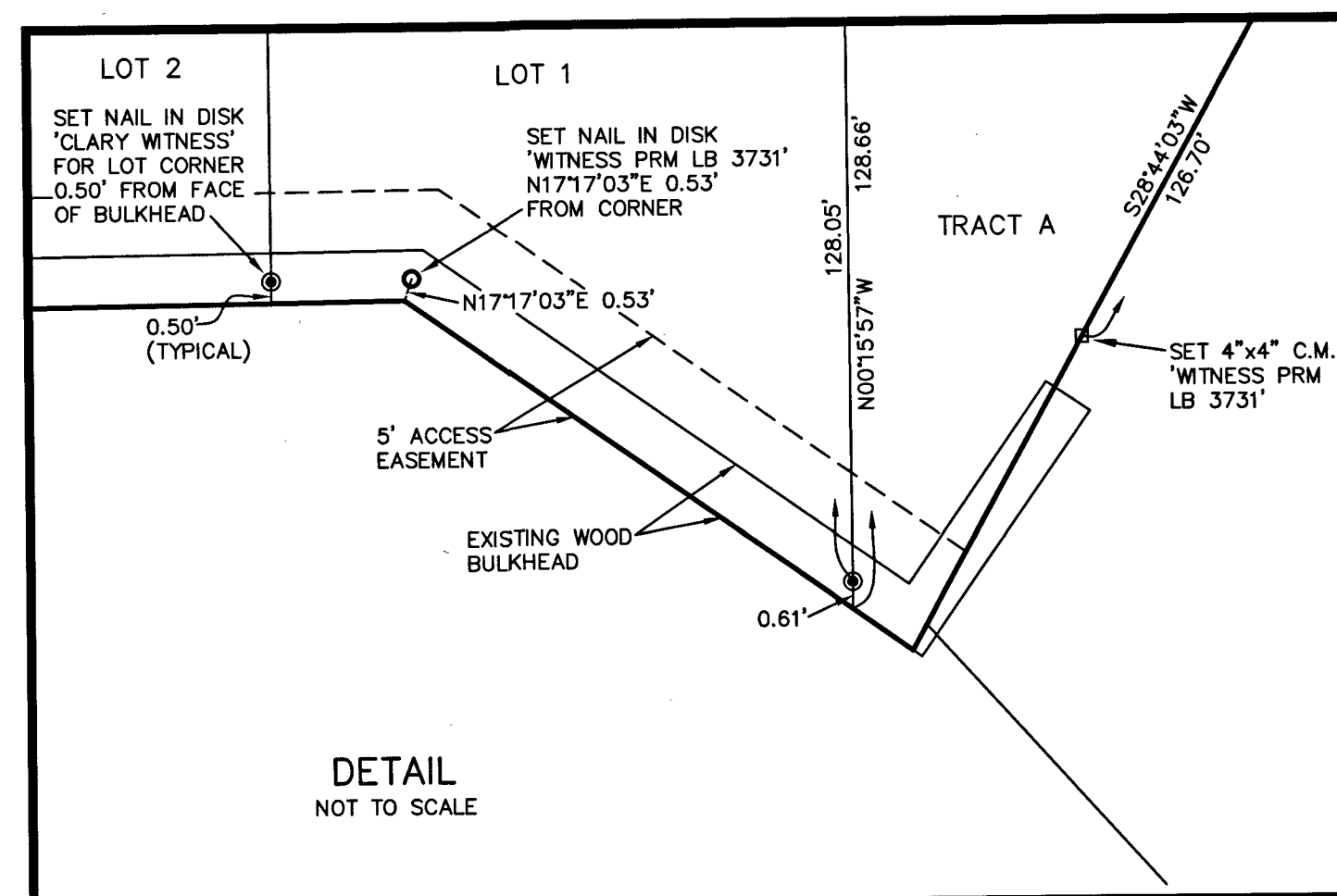
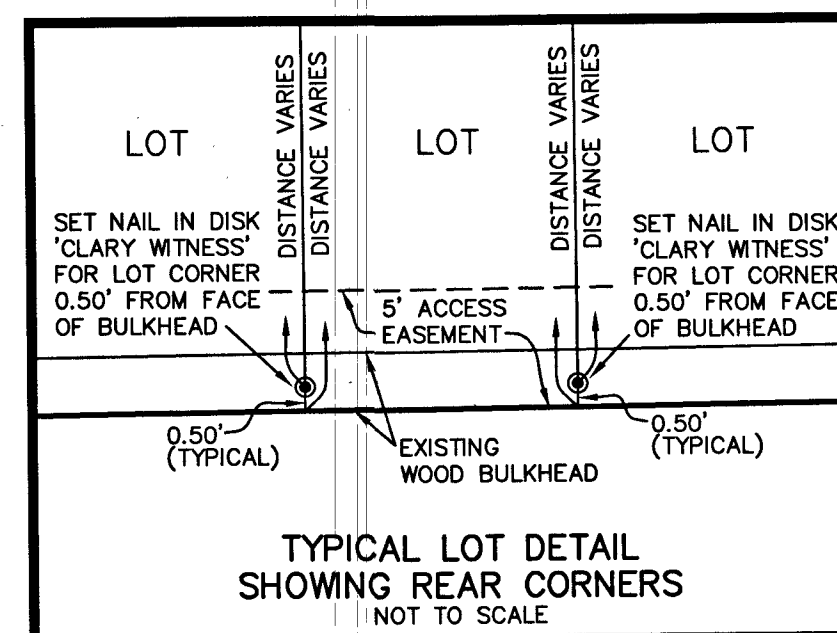
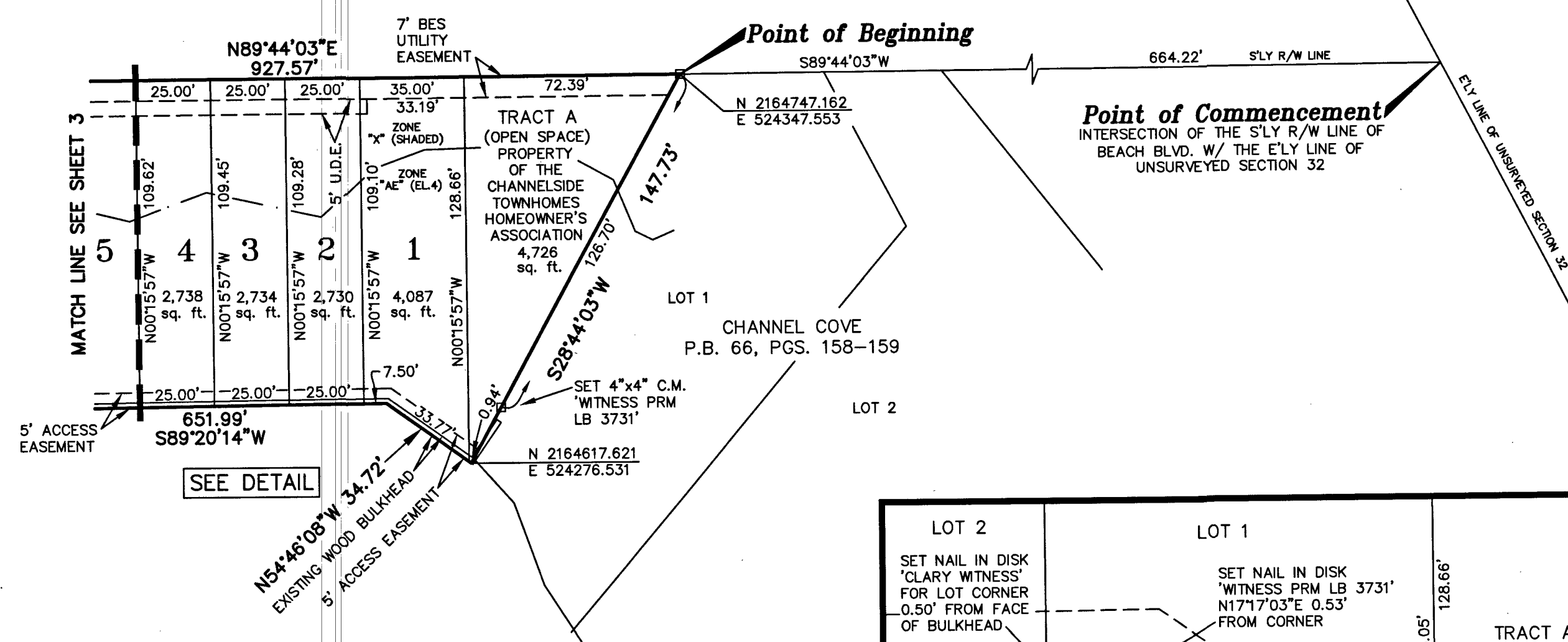
PLAT BOOK 67 PAGE 18

SHEET 2 OF 3 SHEETS
29 LOTS, 2 TRACTS IN THIS UNIT

VICINITY & KEY MAP (NOT TO SCALE)



BEACH BOULEVARD (STATE ROAD 212, A 400' R/W AS NOW ESTABLISHED)



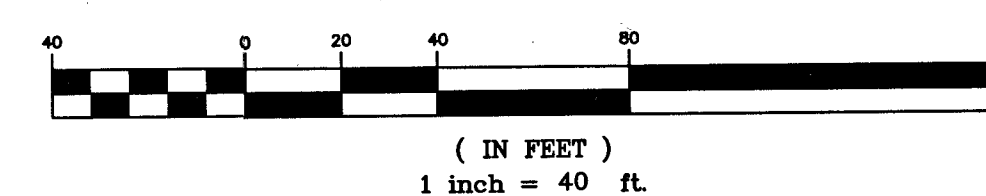
General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY OF BEACH BOULEVARD AS N89°44'03"E, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION NO. 7219002, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (NAD 1983 1990 NGS ADJUSTMENTS.) N 2164747.162 E 524347.553 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST ZONE NAD 1983/1990 NGS ADJUSTMENT.
- THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" (SHADED) AND "AE" (ELL. 4) AS SHOWN ON FLOOD INSURANCE RATE MAP 0416H, COMMUNITY NUMBER 120077, DATED JUNE 3, 2013. HOWEVER, FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENTS AND UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CHANNELSIDE TOWNHOMES HOMEOWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CHANNELSIDE TOWNHOMES HOMEOWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- THOSE EASEMENTS DESIGNATED AS "BES" UTILITY EASEMENT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE BEACH, D/B/A BEACHES ENERGY SERVICES, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.

LEGEND

- R/W = RIGHT-OF-WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG(S) = PAGE(S)
- sq. ft. = SQUARE FEET
- C.M. = CONCRETE MONUMENT
- BES = BEACHES ENERGY SERVICES
- U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
- U.A.D.E. = UNOBSTRUCTED ACCESS & DRAINAGE EASEMENT
- = SET 4"x4" PERMANENT REFERENCE MONUMENT STAMPED "P.R.M. LB 3731" (UNLESS NOTED OTHERWISE)
- = SET NAIL IN DISK STAMPED "WITNESS PRM LB 3731" (BOUNDARY CORNER WITNESS)
- = SET NAIL IN DISK STAMPED "WITNESS CLARY ASSOC" (LOT CORNER WITNESS)

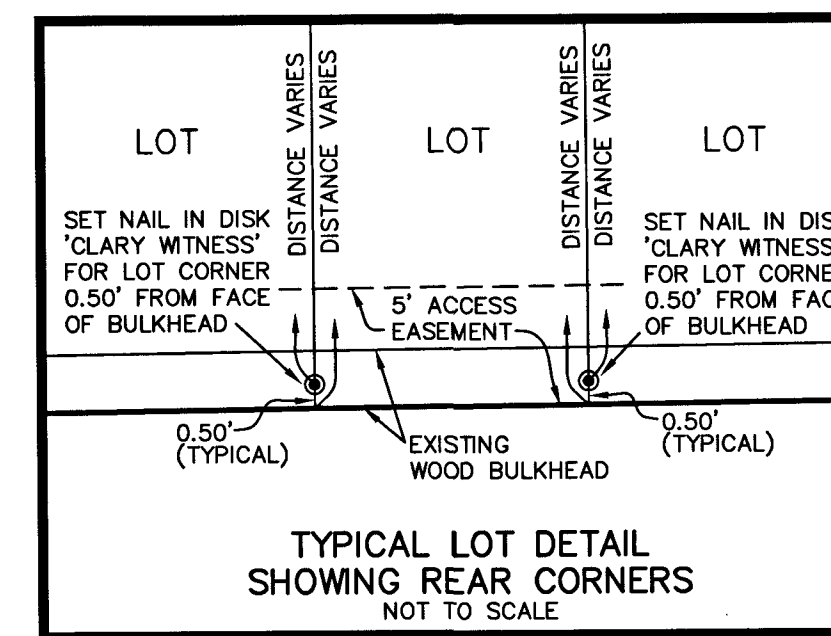
GRAPHIC SCALE



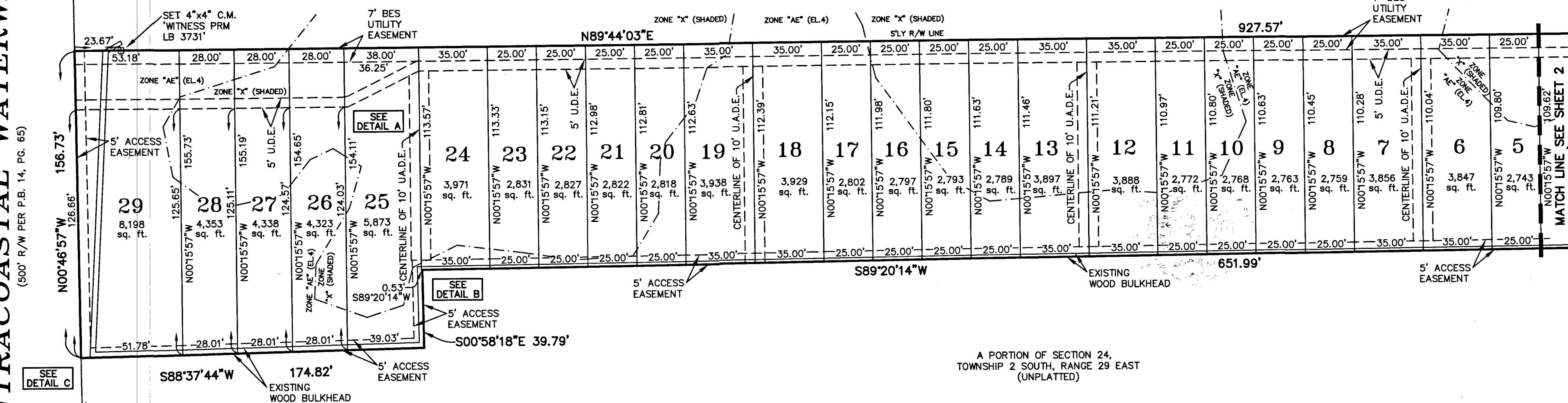
Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 680-2703
WWW.CLARYASSOC.COM

PLAT BOOK 67 PAGE 19

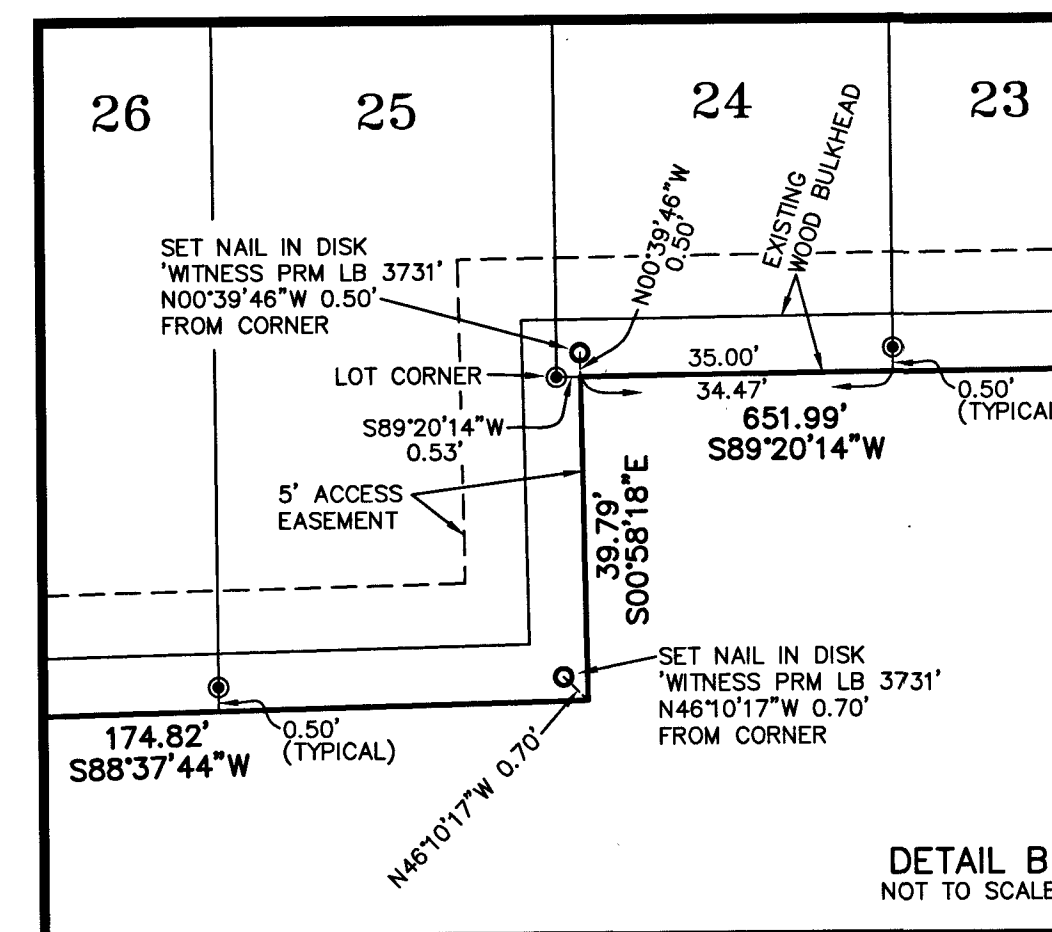
SHEET 3 OF 3 SHEETS
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BEACH BOULEVARD
(STATE ROAD 212, A 400' R/W AS NOW ESTABLISHED)

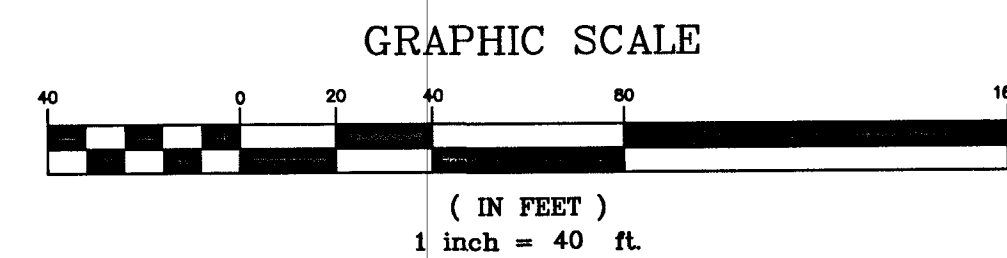


A PORTION OF SECTION 24,
TOWNSHIP 2 SOUTH, RANGE 29 EAST
(UNPLATTED)



DETAIL C
NOT TO SCALE

DETAIL B
NOT TO SCALE



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