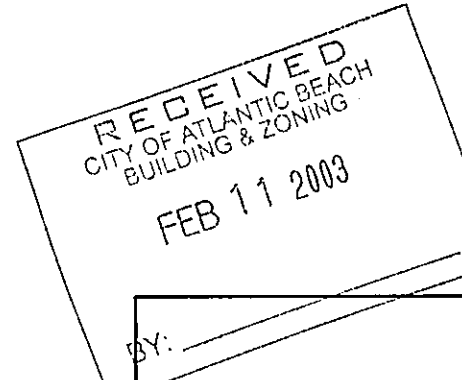


CORNELL ONE

A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38,
TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA



CAPTION

A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38,
TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF MAYPORT ROAD (STATE ROAD No. A1A, A 120 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE SOUTH LINE OF ATLANTIC BEACH VILLA No. 2, AS RECORDED IN PLAT BOOK 31, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 68°45'00" EAST, ALONG THE SOUTH LINE OF SAID ATLANTIC BEACH VILLA UNIT No. 2, A DISTANCE OF 400.00 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 1, IN OFFICIAL RECORDS BOOK 9948, PAGE 2361 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING FOR THE LANDS HEREIN DESCRIBED; THENCE CONTINUE SOUTH 68°45'00" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 280.80 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 2, IN SAID OFFICIAL RECORDS BOOK 9948, PAGE 2361; THENCE SOUTH 06°15'00" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 112.74 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CORNELL ONE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 68°45'00" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 322.86 FEET TO THE WEST LINE OF SAID PARCEL 1; THENCE NORTH 21°15'00" EAST ALONG LAST SAID WEST LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 28,780.58 SQUARE FEET (0.66 ACRES) MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT BEACHES HABITAT IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS CORNELL ONE, 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 THOSE LANDS AND THAT CORNELL ROAD IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF ATLANTIC BEACH, ITS SUCCESSORS AND/OR ASSIGNS. THE UNOBSTRUCTED EASEMENTS SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE CORNELL ONE HOMEOWNERS ASSOCIATION, INC. AND SHALL BE THE RESPONSIBILITY OF CORNELL ONE HOMEOWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF HAYWOOD M. BALL, VICE PRESIDENT OF REAL ESTATE, BEACHES HABITAT, HAS SIGNED THESE PRESENTS THIS 13th DAY OF MARCH, 2003.

Eleanor M. Smith
PRINTED: Eleanor M. Smith

HAYWOOD M. BALL, VICE PRESIDENT
OF REAL ESTATE, BEACHES HABITAT

Jennifer P. Champion
PRINTED: Jennifer P. Champion

Haywood M. Ball

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF March, 2003 BY HAYWOOD M. BALL WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ FOR IDENTIFICATION.

C.J. Morrison Smith
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE (PRINTED NAME)

Haywood M. Ball
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE (SIGNATURE)

MY COMMISSION EXPIRES 3 Jan 2005
COMMISSION NO: 00038741

CLERK'S CERTIFICATE # 2003079726

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED, AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND SUBMITTED TO ME FOR Book 55 PAGES 91-91A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 14th DAY OF March, A.D. 2003.

MAYOR

Jim Fuller
CLERK OF THE CIRCUIT COURT

Chris Douglas
Deputy Clerk

CITY OF ATLANTIC BEACH APPROVAL
EXAMINED AND APPROVED BY THE CITY COUNCIL OF ATLANTIC BEACH,
THIS 10th DAY OF March, A.D. 2003

MAYOR

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 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 PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF ATLANTIC BEACH, FLORIDA.

SIGNED AND SEALED THIS 10th DAY OF FEBRUARY, 2003.

BOATWRIGHT LAND SURVEYORS, INC.
FLORIDA LICENSED SURVEYING AND
MAPPING BUSINESS No. LB 3672

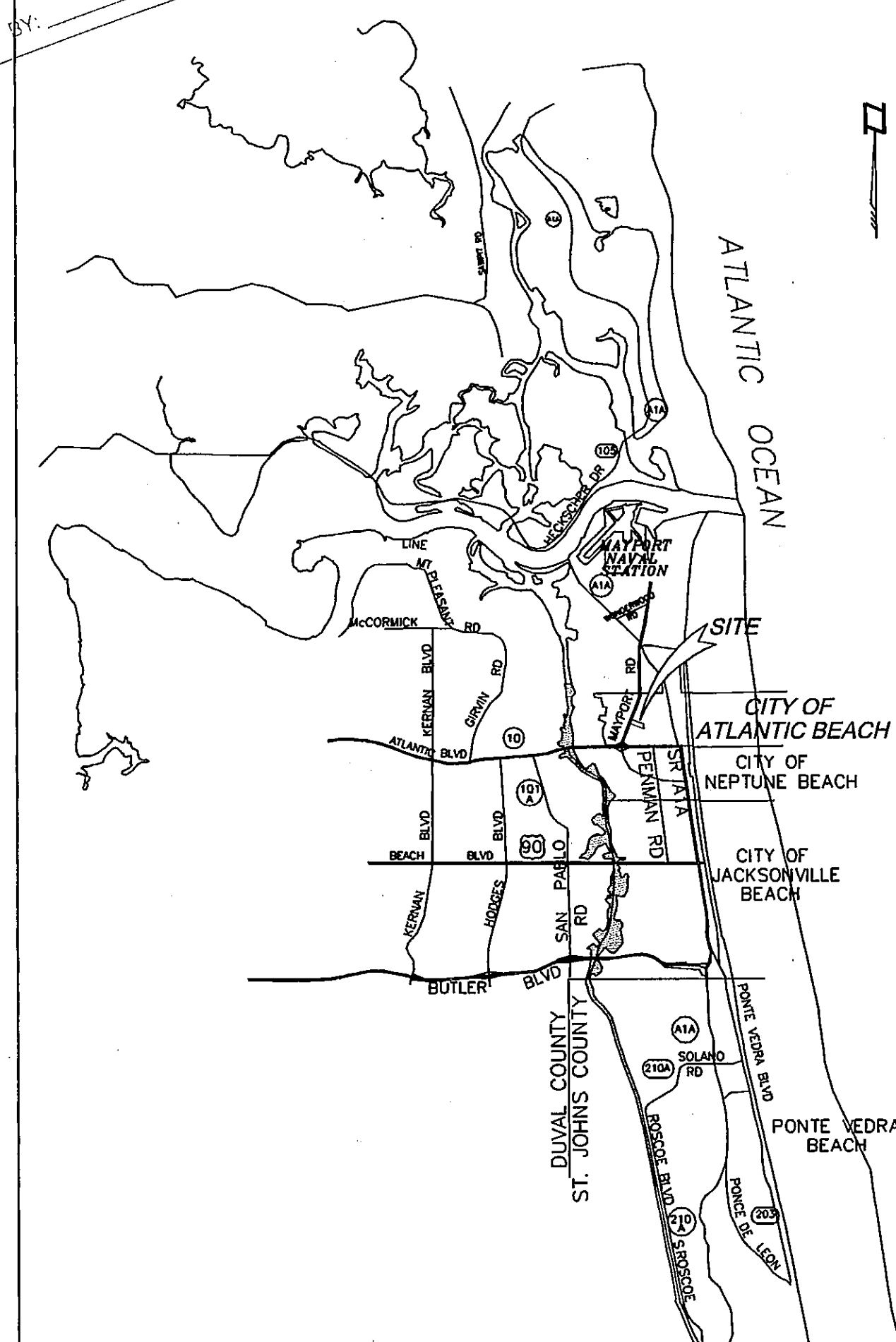
Donn W. Boatwright
DONN W. BOATWRIGHT, PSM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE No. LS 3295

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 10th DAY OF FEBRUARY, 2003.

REVIEWED BY:

Stephen W. Crews
STEPHEN W. CREWS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE No. LS 5996

**VICINITY MAP**

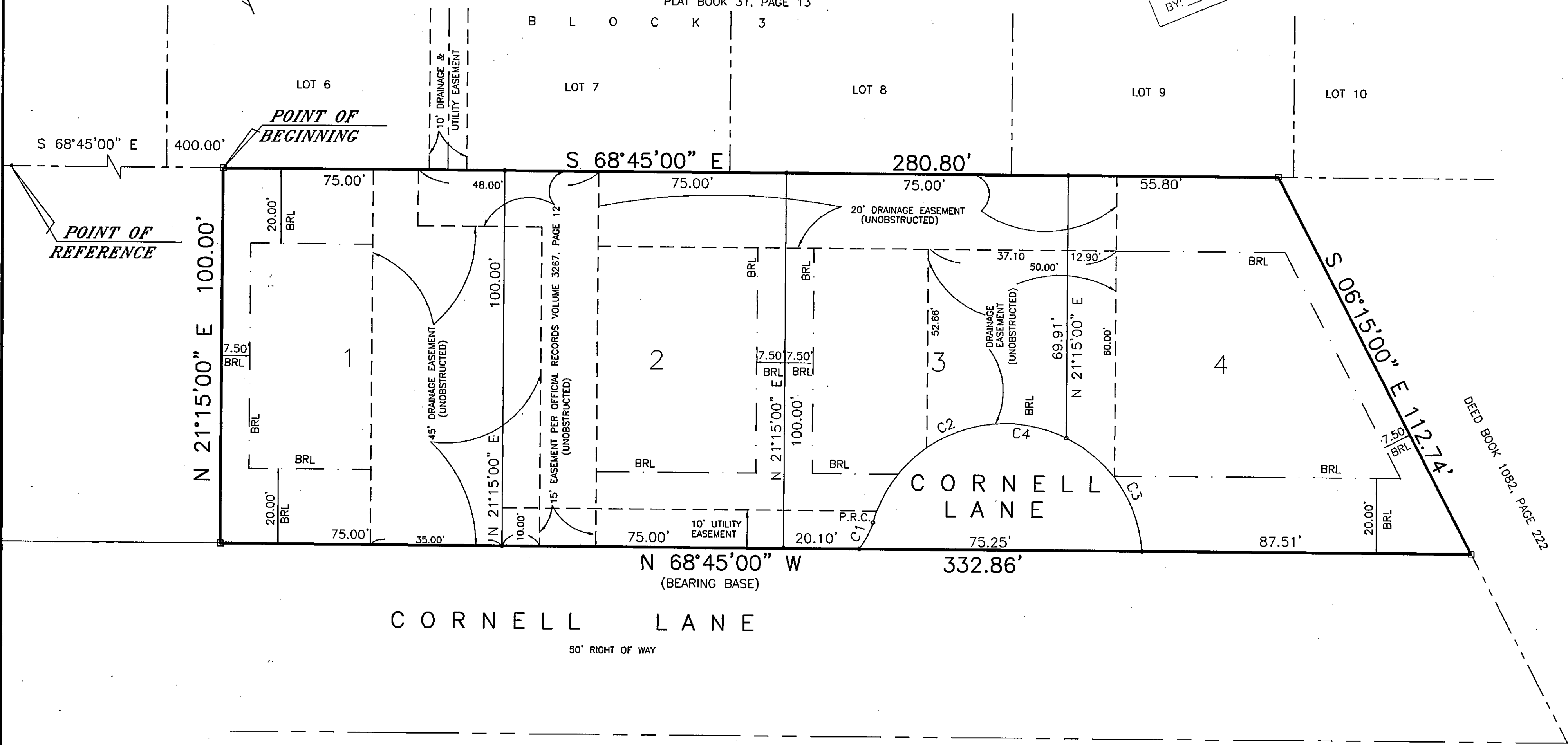
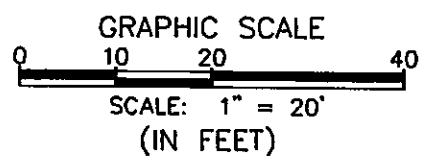
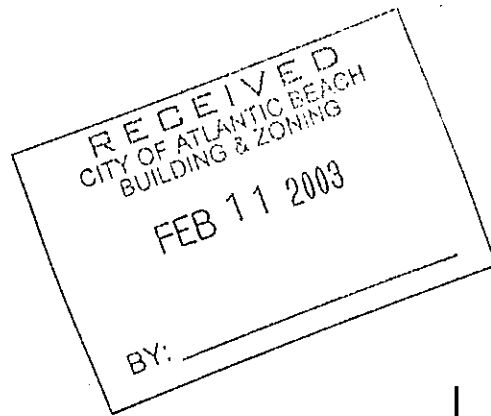
NOT TO SCALE

PREPARED BY:
DONN W. BOATWRIGHT, P.S.M.
FLA. REGISTRATION No. 3295
BOATWRIGHT LAND SURVEYORS, INC.
1711 5th STREET SOUTH
JACKSONVILLE BEACH, FLORIDA
(904) 241-8550

CORNELL ONE

A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38,
TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA

ATLANTIC BEACH VILLA UNIT No. 2
PLAT BOOK 31, PAGE 13



NOTE:

BEARINGS BASED ON THE NORTH RIGHT OF WAY LINE
OF CORNELL LANE, AS BEING NORTH 68°45'00" WEST.

NOTICE: THIS PLAT, IN ITS GRAPHIC FORM, IS THE 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, WHETHER
GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS
THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND
IN THE PUBLIC RECORDS OF THIS COUNTY [F.S. 177.091(28)].

NOTE:

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA
OF 500 YEAR FLOOD PLAIN), AS WELL AS CAN BE DETERMINED FROM
THE "FLOOD INSURANCE RATE MAP": COMMUNITY-PANEL 120075 0001 D,
REVISED APRIL 17, 1989, FOR THE CITY OF ATLANTIC BEACH, ALL IN DUVAL
COUNTY, FLORIDA.

NOTES:

THE EASEMENTS SHOWN HEREON ARE DESIGNATED
AS PERPETUAL UNOBSTRUCTED EASEMENTS AND
SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY
PERMANENT IMPROVEMENTS THAT MAY IMPEDE THE
USE OF SAID EASEMENTS BY THE CITY OF
ATLANTIC BEACH. THE CONSTRUCTION OF
DRIVEWAYS, AND THE INSTALLATION OF FENCES,
HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT
SUBJECT TO REMOVAL BY THE CITY OF ATLANTIC
BEACH, ITS SUCCESSORS AND ASSIGNS, AT THE
EXPENSE OF EACH LOT OWNER FOR THE REMOVAL
AND/OR REPLACEMENT OF SUCH ITEMS. A CITY
EASEMENT PERMIT IS REQUIRED.

NOTE:

STORMWATER RETENTION, DRAINAGE FACILITIES,
AND STRUCTURES AND ALL UNOBSTRUCTED DRAINAGE
EASEMENTS SHALL BE PRIVATELY MAINTAINED BY THE
CORNELL ONE HOMEOWNERS ASSOCIATION, INC.,
ITS SUCCESSORS AND ASSIGNS.

LEGEND

- DENOTES SET ½" IRON PIPE, CAP LB3672.
- DENOTES PERMANENT REFERENCE MONUMENT, IF SET,
4"x4"x24" CONCRETE MONUMENT, CAP LB 3672.
- P.R.C. DENOTES POINT OF REVERSE CURVE.
- BRL DENOTES BUILDING RESTRICTION LINE.

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC LENGTH	CHORD
C1	24°35'21"	N 48°54'01" E	18.50	7.94	7.88
C2	100°43'57"	S 86°58'19" W	36.50	64.17	56.22
C3	59°41'27"	N 12°49'00" W	36.50	38.03	36.33
C4	160°25'24"	N 63°10'58" W	36.50	102.20	71.94

PREPARED BY:
DONN W. BOATWRIGHT, P.S.M.
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