

Fairway Oaks

Jacksonville Beach, Duval County, Florida

BOOK 38

SHEET NO. 1 OF 2

CAPTION

THAT CERTAIN PIECE OF LAND BEING PART OF GOVERNMENT LOT 5, SECTION 5, TOWNSHIP 3 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE NORTHEASTERLY CORNER OF MISSION HILLS UNIT 2 AS RECORDED IN PLAT BOOK 32, PAGE 73 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND RUN SOUTH 88° 40' 00" WEST ALONG THE NORTHERLY LINE OF SAID MISSION HILLS UNIT 2 AND THE NORTHERLY LINE OF MISSION HILLS UNIT 3 AS RECORDED IN PLAT BOOK 35, PAGE 6 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,225 FEET, MORE OR LESS, TO THE EDGE OF MARSH AND THE APPROXIMATE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY; RUN THENCE IN A NORTHERLY DIRECTION ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 310 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 5; RUN THENCE NORTH 1° 22' 00" WEST ALONG LAST MENTIONED WEST LINE, A DISTANCE OF 70 FEET, MORE OR LESS, TO A POINT; RUN THENCE NORTH 88° 40' 00" EAST TO AND ALONG THE SOUTHERLY LINE OF MISSION HILLS UNIT 4 AS RECORDED IN PLAT BOOK 36, PAGE 46 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,300.05 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FAIRWAY LANE (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); RUN THENCE SOUTH 01° 20' 00" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID FAIRWAY LANE, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

CITY COUNCIL APPROVAL

EXAMINED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE BEACH, FLORIDA THIS 7TH DAY OF DECEMBER A.D., 1981.

Robert W. O'Neil
MAYOR

ATTEST: [Signature]
CLERK

82-6628

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER NO. 177, LAWS OF FLORIDA AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK 38, PAGES 1-1A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 4th DAY OF February A.D., 1982.

[Signature]
CLERK

BY: [Signature]
DEPUTY CLERK

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT J. RENE DOSTIE & SON, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS FAIRWAY OAKS AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS, AND THAT ALL STREETS AND EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS SHOWN ON SAID PLAT ARE HEREBY, IRREVOCABLE AND WITHOUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE BEACH AND ITS SUCCESSORS.

IN WITNESS THEREOF, J. RENE DOSTIE & SON, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS CORPORATE SEAL THIS 23rd DAY OF NOVEMBER A.D., 1981.

SIGNED AND SEALED IN THE PRESENCE OF:
[Signature]
WITNESS

J. RENE DOSTIE & SON, INC.
[Signature]
PRESIDENT

[Signature]
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 23rd DAY OF NOVEMBER A.D., 1981, BY RICHARD R. DOSTIE, PRESIDENT OF J. RENE DOSTIE & SON, INC.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES 11-27-85

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS 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. SIGNED THIS 31st DAY OF MARCH A.D., 1981.

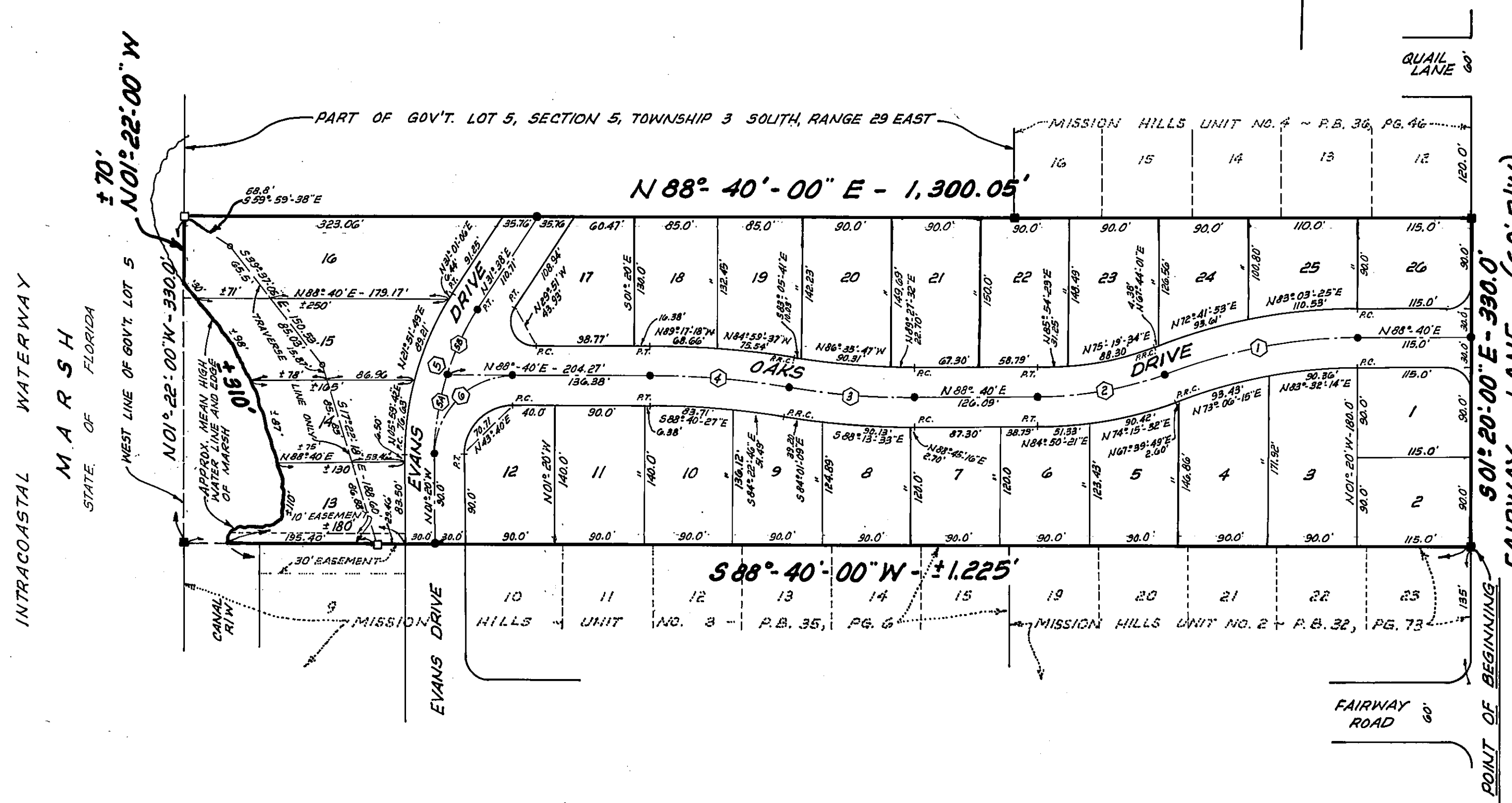
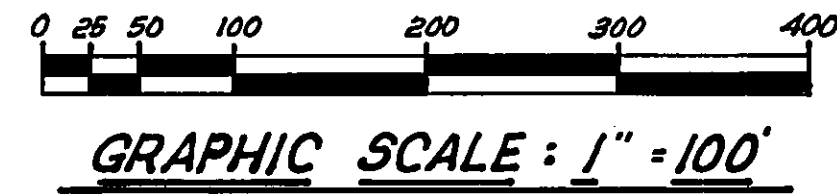
RICHARD P. CLARSON & ASSOCIATES, INC.
ENGINEERS - LAND SURVEYORS

[Signature]
REGISTERED SURVEYOR NO. 2841 FLORIDA.



Fairway Oaks

Jacksonville Beach, Duval County, Florida



NOTES:

1. PERMANENT REFERENCE MONUMENTS SET SHOWN THUS: □
2. PERMANENT REFERENCE MONUMENTS FOUND SHOWN THUS: ■
3. PERMANENT CONTROL POINTS SHOWN THUS: ●
4. BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARINGS AND DISTANCES.
5. BUILDING RESTRICTION AND SETBACK LINES ARE 25 FEET FROM STREET RIGHT-OF-WAY LINES.
6. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND SEWERS.
7. ALL RADII NOT SHOWN ARE 25 FEET.
8. BEARINGS SHOWN HEREON ARE BASED ON PLAT OF MISSION HILLS - UNIT NO. 4, PLAT BOOK 36, PAGE 46.

Ⓢ CURVE DATA

① Δ: 21°-09'-39" R: 535.35' T: 100.0' L: 137.72'	② Δ: 21°-09'-39" R: 354.46' T: 66.21' L: 130.91'	③ Δ: 8°-35'-22" R: 851.02' T: 63.91' L: 127.58'	④ Δ: 8°-35'-22" R: 932.12' T: 70.0' L: 139.74'
⑤ Δ: 32°-58'-00" R: 270.36' T: 80.0' L: 155.56'	⑥ Δ: 17°-12'-41" R: 270.36' T: 40.92' L: 81.21'	⑦ Δ: 15°-45'-19" R: 270.36' T: 37.41' L: 74.35'	⑧ Δ: 90°-00'-00" R: 80.0' T: 80.0' L: 125.66'

Prepared By:
CLARSON AND ASSOCIATES, INC.
 ENGINEERS - LAND SURVEYORS
 Jacksonville, Florida