

FRANCIS COVE THREE

CITY OF ATLANTIC BEACH, FLORIDA

A REPLAT OF PART OF LOTS 12 AND 13, E. H. DONNER'S SUBDIVISION, AS RECORDED
IN PLAT BOOK 8, PAGE 4 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK 56 PAGE 26

SHEET 1 OF 2

CAPTION

THE NORTH 1/2 OF LOT 13 TOGETHER WITH LOT 12, EXCEPT THE NORTH 145 FEET OF THE EAST 145 FEET THEREOF AND ALSO EXCEPT THE WEST 50 FEET OF THE EAST 195 FEET OF THE NORTH 100 FEET THEREOF, ALL AS SHOWN ON PLAT OF E. H. DONNER'S SUBDIVISION OF GOVERNMENT LOT 2, SECTION 17, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 8, PAGE 4, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY.

SURVEYORS'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 AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF ATLANTIC BEACH, FLORIDA.

SIGNED AND SEALED THIS 27th DAY OF JUNE
A.D., 2003.

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

Maxine C. Clarke
MAXINE C. CLARKE, P.S.M.

PROFESSIONAL SURVEYOR and MAPPER
STATE OF FLORIDA LICENSE No. LS 3117

CLERK'S CERTIFICATE # 2003219579

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 RECORDING, AND IS RECORDED IN PLAT BOOK 56
PAGES 26-26A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 9th DAY OF July, A.D., 2003.

Jim Fuller
CLERK OF THE CIRCUIT COURT

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 27th DAY OF JUNE, 2003.

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

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT HABITAT FOR HUMANITY OF THE JACKSONVILLE BEACHES, INC., A FLORIDA CORPORATION-D/B/A BEACHES HABITAT, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS FRANCIS COVE THREE, AND HAS CAUSED THESE PRESENTS TO BE SURVEYED AND SUBDIVIDED, AND THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. THE COURT, THE UTILITY EASEMENT, AND THE PUBLIC UNOBSTRUCTED DRAINAGE EASEMENT SHOWN ON THIS PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF ATLANTIC BEACH, ITS SUCCESSORS, AND ASSIGNS.

THE PRIVATE DRAINAGE EASEMENT AND THE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS OVER AND ACROSS THE STORMWATER MANAGEMENT FACILITY SHALL REMAIN PRIVATE AND ARE HEREBY DEDICATED TO THE FRANCIS COVE THREE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "JEA ELECTRIC EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT THIS 20th DAY OF June, 2003.

HABITAT FOR HUMANITY OF THE JACKSONVILLE
BEACHES, INC., A FLORIDA CORPORATION d/b/a
BEACHES HABITAT

Valerie L. Baker
WITNESS Valerie L. Baker

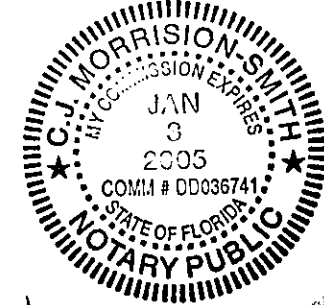
Haywood M. Ball
HAYWOOD M. BALL, VICE-PRESIDENT

Jim Morrison-Smith
WITNESS Jim Morrison-Smith

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF June, 2003, BY HAYWOOD M. BALL, VICE-PRESIDENT OF HABITAT FOR HUMANITY OF JACKSONVILLE BEACHES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH.

Jim Morrison-Smith
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINTED NAME Jim Morrison-Smith
COMMISSION NUMBER _____
COMMISSION EXPIRES _____



APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF ATLANTIC BEACH, DUVAL COUNTY, FLORIDA, THIS 13th DAY OF July, 2003.

MAYOR

CLERK

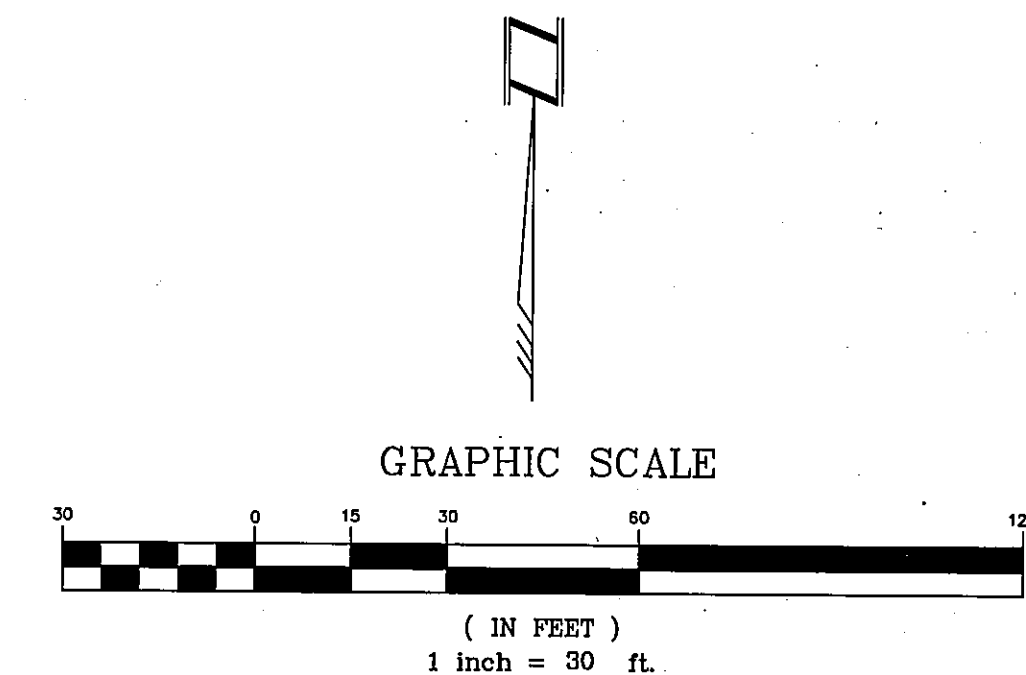
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PLAT BOOK **56** PAGE **26A**

SHEET **2** OF **2**



LEGEND:

- PERMANENT CONTROL POINT:
NAIL and DISC STAMPED "LB3672"
- PERMANENT REFERENCE MONUMENT 4"x4"x24"
CONCRETE MONUMENT STAMPED "LB3672"
- PC DENOTES POINT OF CURVATURE
- PT DENOTES POINT OF TANGENCY
- RP DENOTES RADIUS POINT OF CURVE
- PRC DENOTES POINT OF REVERSE CURVATURE
- JEA DENOTES THE JACKSONVILLE ELECTRIC AUTHORITY

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C1	65°22'36"	S57°52'02"E	25.00	28.53	27.00
C2	05°09'08"	S22°36'10"E	25.00	2.25	2.25
C3	84°38'53"	N62°21'03"W	50.00	73.87	67.33
C4	49°04'17"	S50°47'22"W	50.00	42.82	41.63
C5	39°48'56"	S06°20'45"W	50.00	34.75	34.05
C6	31°04'18"	S28°05'52"E	50.00	27.12	26.78
C7	45°55'19"	S67°35'40"E	50.00	40.07	39.01
C8	45°00'00"	S68°03'20"E	50.00	39.27	38.27
C9	07°39'44"	N85°36'48"E	110.00	14.71	14.70
C10	70°31'44"	N55°17'28"W	25.00	30.78	28.87
C11	250°31'44"	S34°42'32"W	50.00	218.63	81.65

