

HIDDEN PARADISE

A REPLAT OF LOTS 1 & 2, BLOCK 252, AND ALL OF BLOCKS 253 THROUGH 256; THAT PART OF CARNATION STREET AS CLOSED BY ORDINANCE NO. 65-83-8, RECORDED IN OFFICIAL RECORDS VOLUME 5655, PAGE 1358; AND PART OF TULIP STREET AS SHOWN ON THE PLAT OF SECTION "H", ATLANTIC BEACH AS RECORDED IN PLAT BOOK 16, PAGE 34 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

PLAT BOOK 54 PAGE 97

SHEET 1 OF 3

CAPTION

LOTS 1 & 2, BLOCK 252, AND ALL OF BLOCKS 253 THROUGH 256, AND THAT PART OF CARNATION STREET AS CLOSED BY ORDINANCE NO. 65-83-8, RECORDED IN OFFICIAL RECORDS VOLUME 5655, PAGE 1358, AND THAT PART OF TULIP STREET (A 50 FOOT RIGHT OF WAY) LYING BETWEEN THE NORTH RIGHT OF WAY LINE OF WEST 14TH STREET, AND THE SOUTH RIGHT OF WAY LINE OF LEVY ROAD, AS SHOWN ON THE PLAT OF SECTION "H", ATLANTIC BEACH AS RECORDED IN PLAT BOOK 18, PAGE 34 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CITY OF ATLANTIC BEACH APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY COMMISSION OF ATLANTIC BEACH, FLORIDA, THIS 14th DAY OF January, A.D. 2002.

MAYOR

CLERK

CLERK'S CERTIFICATE

2002060180

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 IS RECORDED IN PLAT BOOK 54, PAGES 97-97A, 97B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 01 DAY OF MARCH, A.D. 2002.

CLERK OF THE CIRCUIT COURT

DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 8TH DAY OF FEBRUARY, A.D. 2002.

BY: B. L. Pittman No. 4927

90 RIVER ROAD

ORANGE PARK, FL.

32073

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177. SIGNED THIS 8th DAY OF FEBRUARY, A.D. 2002.

CLARSON & ASSOCIATES, INC.
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-2623

BY:

JOSE A. HILL, JR.
REGISTERED SURVEYOR AND MAPPER
NO. 4487, STATE OF FLORIDA

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT BESTCON, INC. A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT AMSOUTH BANK IS THE HOLDER OF RECORD OF A MORTGAGE ON SAID LANDS, AND THIS PLAT KNOWN AS HIDDEN PARADISE MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. ALL STREET RIGHTS-OF-WAY AND EASEMENTS FOR DRAINAGE AND UTILITIES, EXCEPT JEA EASEMENTS, ARE HEREBY IRREVOCABLE AND WITHOUT RESERVATION DEDICATED TO THE CITY OF ATLANTIC BEACH, ITS SUCCESSORS AND ASSIGNS.

TRACT "A" AND PRIVATE DRAINAGE EASEMENTS SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF BESTCON, INC., ITS SUCCESSORS AND ASSIGNS.

"THOSE EASEMENTS DESIGNATED AS "JEAEE" ARE HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR THE EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM."

"THOSE EASEMENTS DESIGNATED AS "JEA" ARE HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NONEXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS."

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THE APPROPRIATE OFFICERS BY AND WITH THE FULL AUTHORITY OF SAID CORPORATIONS.

WITNESS

BESTCON, INC.

PRINT NAME

PAUL W. NICHOLS
PRESIDENT

WITNESS

PRINT NAME

WITNESS

SUNTRUST BANK

PRINT NAME

VICE PRESIDENT

WITNESS

PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF January, A.D., 2002, BY PAUL W. NICHOLS, PRESIDENT OF BESTCON, INC., ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN BY ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC 887712

HEIDE WOLFGANG
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES DEC. 23, 2003
COMMISSION NO. CC887712

PRINT NAME

MY COMMISSION EXPIRES: 12.26.2003

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF January, A.D., 2002, VICE PRESIDENT OF SUNTRUST BANK, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN BY ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC 887712

HEIDE WOLFGANG
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES DEC. 23, 2003
COMMISSION NO. CC887712

PRINT NAME

MY COMMISSION EXPIRES: 12.26.2003

PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: (904)-396-2623 FAX: (904)-396-2633

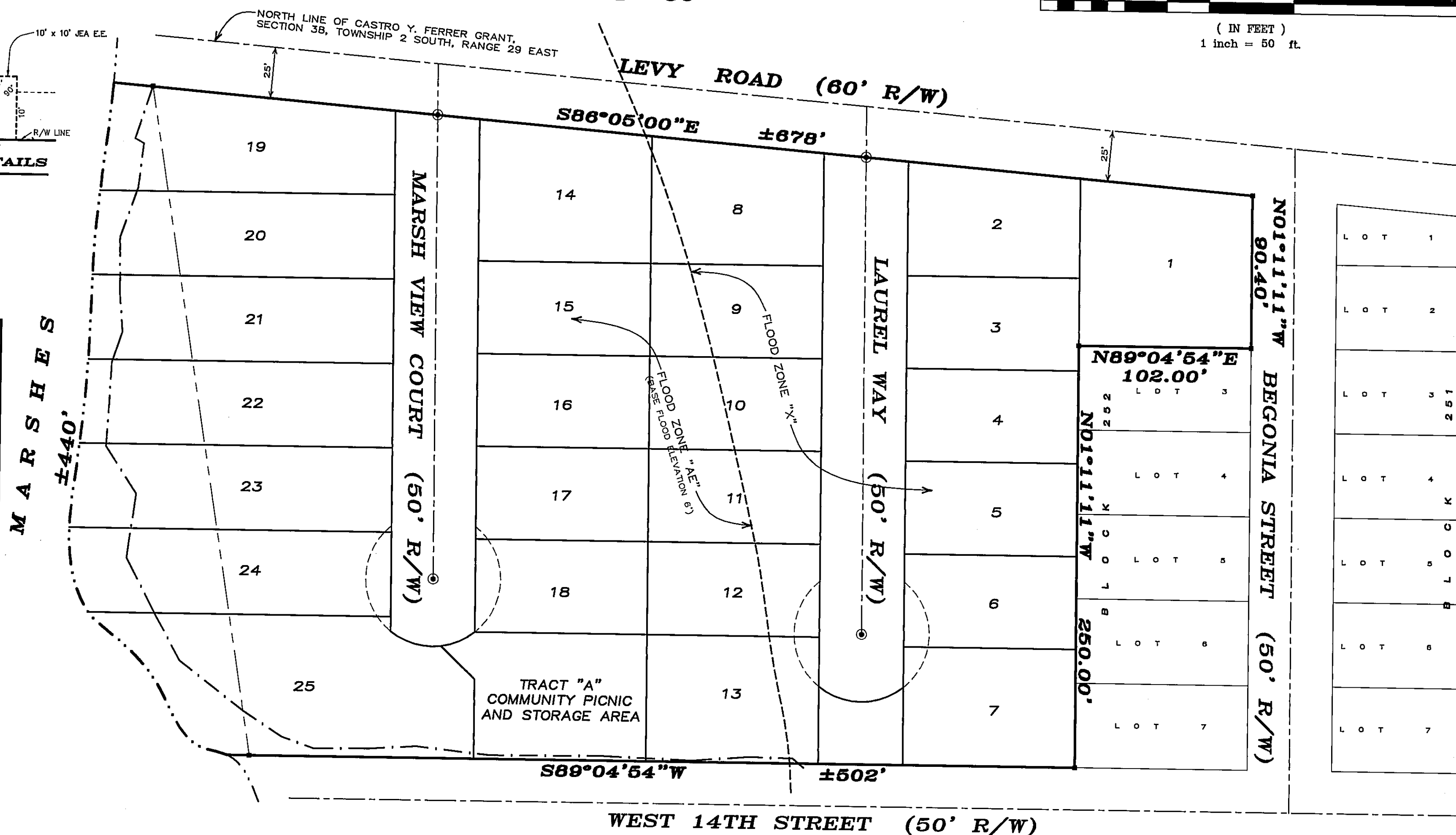
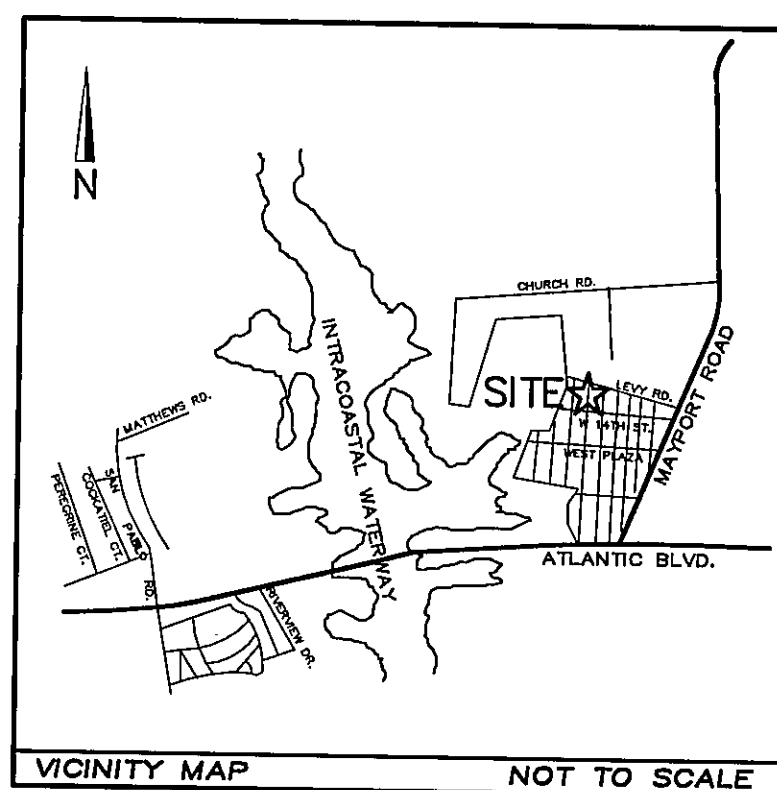
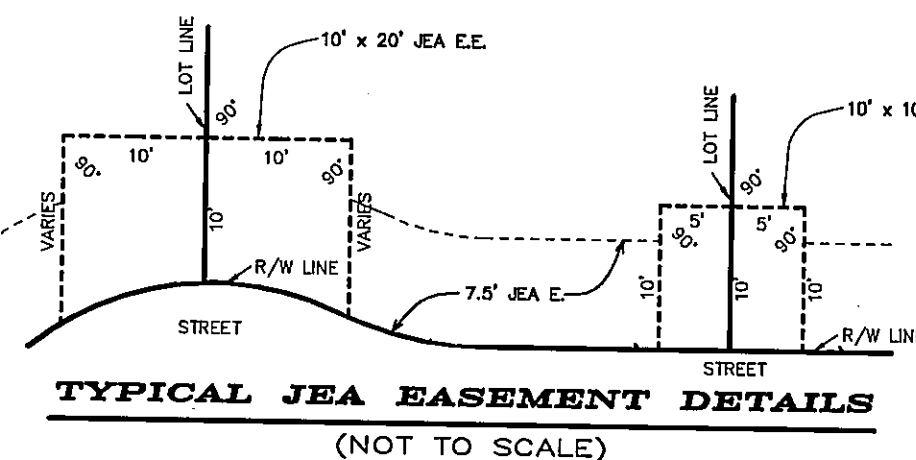
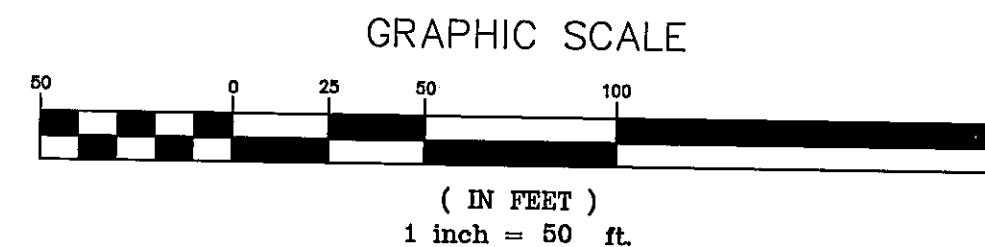
HIDDEN PARADISE

A REPLAT OF LOTS 1 & 2, BLOCK 252, AND ALL OF BLOCKS 253 THROUGH 256; THAT PART OF CARNATION STREET AS CLOSED BY ORDINANCE NO. 65-83-8, RECORDED IN OFFICIAL RECORDS VOLUME 5655, PAGE 1358; AND PART OF TULIP STREET AS SHOWN ON THE PLAT OF SECTION "H", ATLANTIC BEACH AS RECORDED IN PLAT BOOK 16, PAGE 34 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

PLAT BOOK **54** PAGE **97A**

SHEET 2 OF 3

KEY MAP SCALE: 1"=50'



NOTES:

- CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- JEA EQUIPMENT EASEMENTS (JEA E.E.) SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS ACCESS OF SAID EASEMENTS BY THE JEA.
- JEA EASEMENTS (JEA E.) SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
- 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FL.
- BEARING REFERENCE: N86°05'00"W FOR NORTHERLY LINE OF CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST PER RECORD PLAT.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN THE JURISDICTIONAL WETLANDS AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLANDS JURISDICTION LINE MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS ACCESS/UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF ATLANTIC BEACH.

- THE LANDS PLATTED HEREON ALL LIE WITHIN FLOOD ZONES "X" AND SPECIAL FLOOD HAZARD AREA (SFHA) "AE" WITH A BASE FLOOD ELEVATION (BFE) OF 8 FEET AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120075 PANEL NUMBER 0001, SUFFIX D, DATED 4-17-89. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THE PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.

- BUILDING RESTRICTION LINES:
FRONT - 20'
REAR - 20'
SIDES - 5' MINIMUM (15' TOTAL)

- SIDEWALKS ARE PROPOSED ALONG:
A) SOUTH SIDE OF LEVY ROAD
B) EAST SIDE OF MARSH VIEW COURT
C) WEST SIDE OF LAUREL WAY

- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

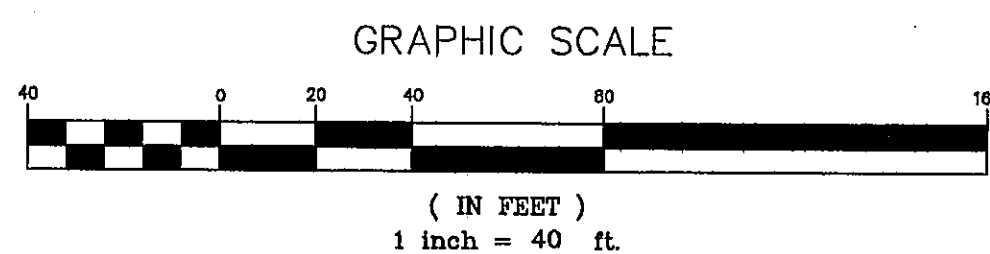
LEGEND:

- SET PERMANENT REFERENCE MONUMENT (LB 1704)
- PERMANENT CONTROL POINT
- CURVE NUMBER
- POINT OF CURVATURE
- POINT OF TANGENCY
- POINT OF REVERSE CURVE
- POINT ON CURVE
- RADIAL LINE
- POINT OF STREET NAME CHANGE
- RADIUS
- ARC LENGTH
- RADIUS POINT
- RIGHT OF WAY
- OFFICIAL RECORDS VOLUME
- DISTANCE TO EASEMENT OR BUFFER LINE
- JEA E.
- JEA EASEMENT
- JEA E.E.
- JEA EQUIPMENT EASEMENT
- PUDE
- PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT

PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: 904-396-2623

A REPLAT OF LOTS 1 & 2, BLOCK 252, AND ALL OF BLOCKS 253 THROUGH 256; THAT PART OF CARNATION STREET AS CLOSED BY ORDINANCE NO. 65-83-8, RECORDED IN OFFICIAL RECORDS VOLUME 5655, PAGE 1358; AND PART OF TULIP STREET AS SHOWN ON THE PLAT OF SECTION "H", ATLANTIC BEACH AS RECORDED IN PLAT BOOK 16, PAGE 34 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

SHEET 3 OF 3
NOTE: SEE SHEET 2 FOR GENERAL
NOTES AND LEGEND



CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C1	32.02'	40.00'	S75°26'08"E	31.17'	45°51'47"	16.92'
C2	21.99'	40.00'	N65°52'56"E	21.72'	31°30'05"	11.28'
C3	44.20'	40.00'	N03°53'01"W	41.98'	63°18'17"	24.66'
C4	54.01'	40.00'	S88°48'49"W	50.00'	77°21'52"	54.01'
C6	56.04'	40.00'	N09°59'42"E	51.57'	80°16'22"	33.73'
C7	11.85'	40.00'	S44°01'12"E	11.80'	16°58'05"	5.97'
C8	32.11'	40.00'	S1°56'06"E	21.83'	31°40'03"	11.34'
C9	32.93'	40.00'	S20°10'36"W	32.00'	44°36'30"	18.06'
C10	28.52'	40.00'	N29°42'14"E	27.92'	40°51'18"	14.90'
C11	27.52'	40.00'	N10°25'52"W	26.98'	38°25'04"	14.30'

LOT 1

BLOCK 219

LOT 1

BLOCK 220

LOT 1

BLOCK 221

PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: 904-396-2623