

# LEEWARD LANDING

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

TAXED, RECORDED  
H. L. P.

SHEET 1 OF 2 SHEETS

### CAPTION

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

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF FLORIDA BOULEVARD WITH THE SOUTH LINE OF PRADO FERRER SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 27, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; RUN THENCE NORTH 68°49'00" EAST, ALONG SAID SOUTH LINE OF PRADO FERRER SUBDIVISION, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 68°49'00" EAST, ALONG SAID SOUTH LINE OF PRADO FERRER SUBDIVISION, A DISTANCE OF 150.68 FEET; RUN THENCE NORTH 88°44'50" EAST, A DISTANCE OF 1202.11 FEET TO THE WEST LINE OF LANDS DESCRIBED IN DEED BOOK 825, PAGE 300, CURRENT PUBLIC RECORDS; RUN THENCE SOUTH 06°35'50" EAST, ALONG SAID WEST LINE OF LANDS DESCRIBED IN DEED BOOK 825, PAGE 300, A DISTANCE OF 1500.48 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN DEED BOOK 825, PAGE 300; RUN THENCE SOUTH 89°58'20" WEST ALONG A LINE WHICH IS A WESTERLY PROJECTION OF THE SOUTH LINE OF SAID LANDS DESCRIBED IN DEED BOOK 825, PAGE 300, A DISTANCE OF 452.81 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA BOULEVARD AS DESCRIBED IN DEED BOOK 771, PAGE 256, CURRENT PUBLIC RECORDS; RUN THENCE NORTH 61°38'50" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA BOULEVARD, A DISTANCE OF 1261.24 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1095.92 FEET; RUN THENCE NORTHWESTERLY, AROUND SAID CURVE, AN ARC DISTANCE OF 773.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 41°24'55" WEST, AND A CHORD LENGTH OF 757.98 FEET; CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA BOULEVARD, RUN THENCE NORTH 21°11'00" WEST, A DISTANCE OF 27.69 FEET TO THE POINT OF BEGINNING.

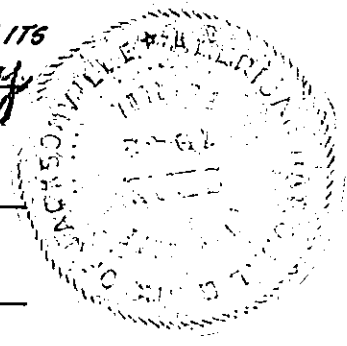
### MORTGAGEE CONSENT

THE MORTGAGEE CONSENTS AND AGREES TO THE PLATTING OF THE LANDS INCLUDED IN THIS PLAT, AND TO THE DEDICATION SHOWN HEREON, AND FURTHER, SHOULD IT BECOME NECESSARY TO FORECLOSE THE MORTGAGE COVERING THE SAID LANDS, THAT ALL PIECES AND PARCELS DEDICATED, OR OFFERED FOR DEDICATION TO THE PUBLIC, WILL BE EXCLUDED FROM THE SUIT AND THE DEDICATION WILL REMAIN IN FULL FORCE.

IN WITNESS WHEREOF, THE AMERICAN NATIONAL BANK OF JACKSONVILLE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND VICE PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED THIS 18th DAY OF January A.D., 1978.

Mary B. Sumner  
Witness  
Paul N. Reese  
Witness

Richard C. Martin  
Richard C. Martin, Senior Vice President  
Will H. Wasson  
Will H. Wasson, Vice President



### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January A.D., 1978, BY RICHARD C. MARTIN, SENIOR VICE PRESIDENT, AND WILL H. WASSON, VICE PRESIDENT, OF THE AMERICAN NATIONAL BANK OF JACKSONVILLE.

MY COMMISSION EXPIRES 6-18-81

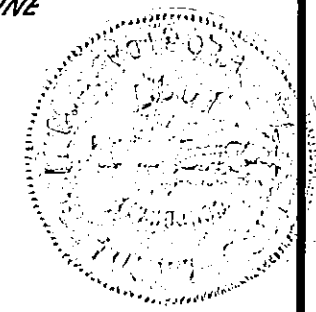
Mrs. Mary H. Sumner  
Notary Public, State of Florida at large

### DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT LEEWARD LANDING, INC. HAS FURNISHED THE CITY OF NEPTUNE BEACH, FLA., A SURETY BOND, AS SURETY THAT THE PROPOSED IMPROVEMENTS IN PUBLIC SPACE SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS. SAID BOND IS EQUIVALENT TO ONE HUNDRED PERCENT ENGINEERING COST AND ESTIMATED CONSTRUCTION COST THIS 18th DAY OF JANUARY A.D., 1978.

D. Lee Ross  
D. Lee Ross, Vice President

Leigh B. Broward  
Leigh B. Broward, President



### APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF NEPTUNE BEACH, FLORIDA, THIS 27th DAY OF DECEMBER A.D., 1977.

John W. Futch  
Mayor

Diana A. Simmond  
Clerk

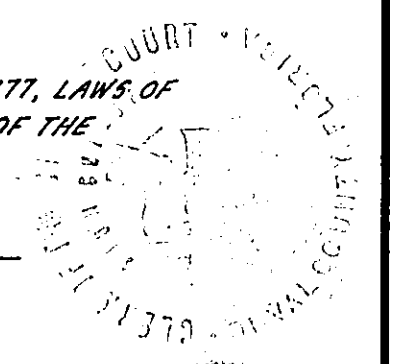
78- 9064

### CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAP N°177, LAWS OF FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 36, PAGES 25-25A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 2nd DAY OF FEBRUARY A.D., 1978.

S. Morgan Slaughter  
S. Morgan Slaughter, Clerk of the Circuit Court

By: Robert C. Forbes  
Deputy Clerk



### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT LEEWARD LANDING, 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 LEEWARD LANDING, AND 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 ROADS, LANES, AND WAYS, AND EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF NEPTUNE BEACH, DUVAL COUNTY, FLORIDA, AND ITS SUCCESSORS.

IN WITNESS WHEREOF, LEEWARD LANDING, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND VICE PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED THIS 18th DAY OF JANUARY A.D., 1978.

Leigh B. Broward  
Leigh B. Broward, President  
D. Lee Ross  
D. Lee Ross, Vice President

Kenneth E. Stone  
Witness  
C. O. Liger  
Witness

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF JANUARY A.D., 1978, BY LEIGH B. BROWARD, PRESIDENT, AND D. LEE ROSS, VICE PRESIDENT, OF LEEWARD LANDING, INC.

Charles M. Haines  
Notary Public, State of Florida at large

MY COMMISSION EXPIRES OCT. 5, 1979

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED ABOVE, AND THAT PERMANENT CONTROL POINTS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA, AND THAT THE ABOVE PLAT COMPLIES WITH THE ZONING, RULES, AND REGULATIONS OF THE CITY OF NEPTUNE BEACH FLORIDA, CURRENTLY IN EFFECT.

SIGNED THIS 9th DAY OF DECEMBER A.D., 1977.  
Charles R. Bassett  
Charles R. Bassett  
Registered Land Surveyor N°1576, Florida

PREPARED BY:  
CHARLES BASSETT & ASSOCIATES, INC.  
SURVEYORS - ENGINEERS - LAND PLANNERS  
JACKSONVILLE FLORIDA



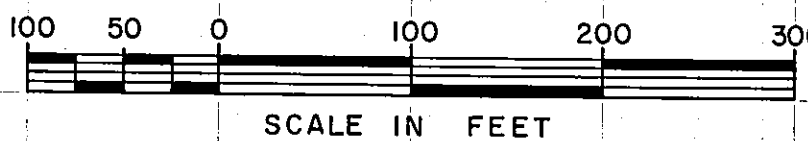
# LEEWARD LANDING

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

SHEET 2 OF 2 SHEETS



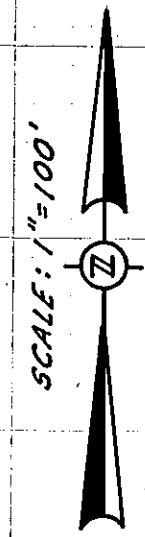
SEC. 38 T-2-S R-29-E



**NOTES:**

1. (⊙) DENOTES PERMANENT REFERENCE MONUMENT
2. (○) DENOTES PERMANENT CONTROL POINT
3. (R) DENOTES RADIAL LINE
4. (2) DENOTES BLOCK NUMBERS
5. BEARINGS AND DISTANCES SHOWN ON CURVILINEAR LINES REFER TO THE CHORD.
6. BEARINGS AND DISTANCES SHOWN ON BLOCK CORNERS ARE TO THE INTERSECTION OF PROJECTED STREET LINES.
7. BEARINGS SHOWN HEREON REFER TO DEEDS.
8. ALL RADII SHOWN ARE 25 FEET UNLESS OTHERWISE INDICATED.
9. BUILDING RESTRICTION LINES ARE 25 FEET FROM STREET R/W LINES, UNLESS OTHERWISE INDICATED.
10. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, AND SEWERS.

PREPARED BY:  
**CHARLES BASSETT & ASSOCIATES, INC.**  
SURVEYORS - ENGINEERS - LAND PLANNERS  
JACKSONVILLE FLORIDA



SEC. 38  
T-2-S  
R-29-E

S.W. Corner of lands described in D.B. 825, Pg. 300

W/4 projection of South line of lands described in D.B. 825, Pg. 300 SEC. 38 T-2-S R-29-E