

MARSH INLET

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

PLAT BOOK 65 PAGE 64

SHEET 1 OF 3 SHEETS

CAPTION

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 1369, PAGE 475 OF THE CURRENT PUBLIC RECORDS, OF SAID DUVAL COUNTY, FLORIDA; THENCE SOUTH 02°01'44" EAST ALONG THE WEST RIGHT OF WAY LINE OF FIFTEENTH STREET SOUTH (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°01'44" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 300.00 FEET; THENCE SOUTH 88°10'00" WEST, A DISTANCE OF 942.52 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID CASTRO-Y-FERRER GRANT; THENCE NORTH 36°25'00" WEST ALONG SAID WEST LINE, A DISTANCE OF 364.38 FEET; THENCE NORTH 88°10'00" EAST, A DISTANCE OF 1148.32 FEET TO THE POINT OF BEGINNING.
CONTAINING 7.2 ACRES MORE OR LESS.

CITY OF JACKSONVILLE BEACH APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL OF JACKSONVILLE BEACH, THIS 18th DAY OF May, A.D., 2009.

Will Sk MAYOR
Heidi Mason CLERK

CERTIFICATE OF CLERK 2009152012

THIS IS TO CERTIFY THAT THIS PLAT OF MARSH INLET 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 65, PAGES 64 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ON THIS 26 DAY OF June, 2009.

BY: Jim Fuller
CLERK OF THE CIRCUIT COURT

Juan Marshall
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS DAY OF 30th day of April, 2009.

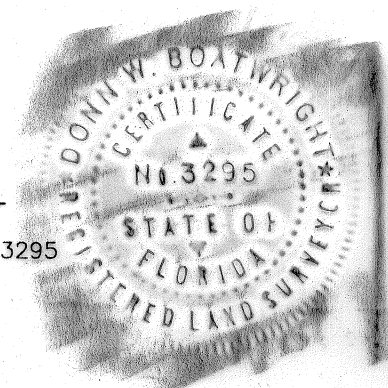
Stephen W. Crews
STEPHEN W. CREWS, P.S.M.
PROFESSIONAL LAND SURVEYOR NO. L.S. 5996

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY: THAT I AM CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR; THAT I HAVE COMPLETED A SURVEY OF THE LANDS AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN FOUND OR SET IN ACCORDANCE WITH SECTION 177.091 (7).

SIGNED AND SEALED THIS 30th DAY OF April, 2009.

Donn W. Boatwright
DONN W. BOATWRIGHT, P.S.M.
FLORIDA PROFESSIONAL LAND SURVEYOR NO. L.S. 3295
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH 32250
LICENSED BUSINESS No. LB3672



CONSENT AND SUBORDINATION BY MORTGAGEE

OCEANSIDE BANK, AS THE HOLDER OF A CERTAIN MORTGAGE ON THE LANDS DESCRIBED IN THE CAPTION HEREON, HEREBY JOINS IN AND CONSENTS TO THE FOREGOING ADOPTION AND DEDICATION.

IN WITNESS THEREOF, GRADY KEARSEY, VICE PRESIDENT OF OCEANSIDE BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 18th DAY OF May, A.D., 2009.

WITNESS: Tom Belseth
BY: Grady Kearsey
PRINT NAME: Tom Belseth

Grady Kearsey
GRADY KEARSEY
VICE PRESIDENT
OCEANSIDE BANK

WITNESS: James H. Barker
BY: James H. Barker
PRINT NAME: James H. Barker

STATE OF FLORIDA, COUNTY OF DUVAL

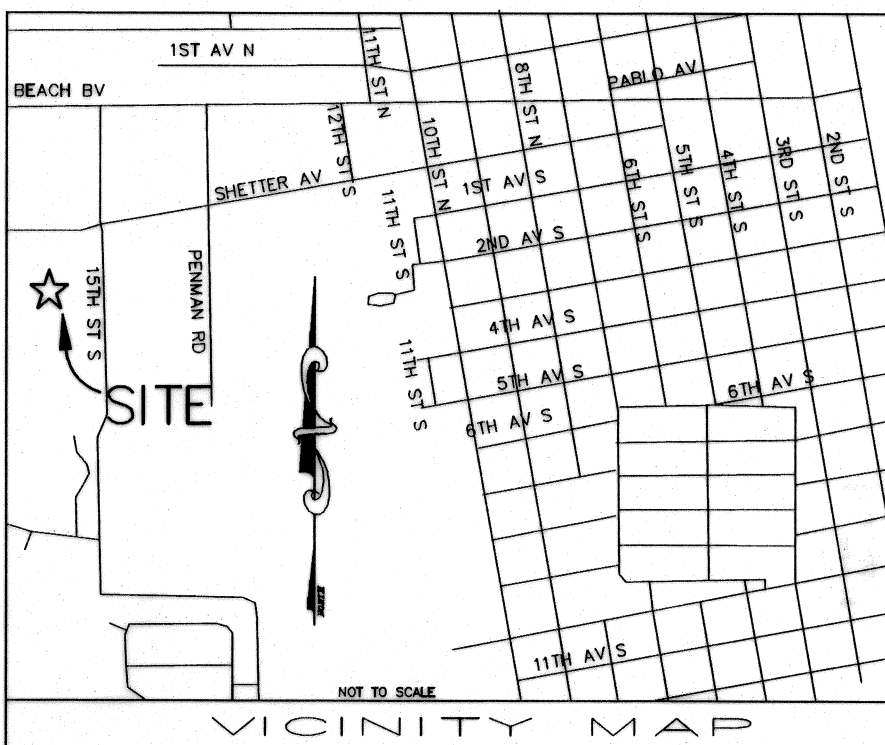
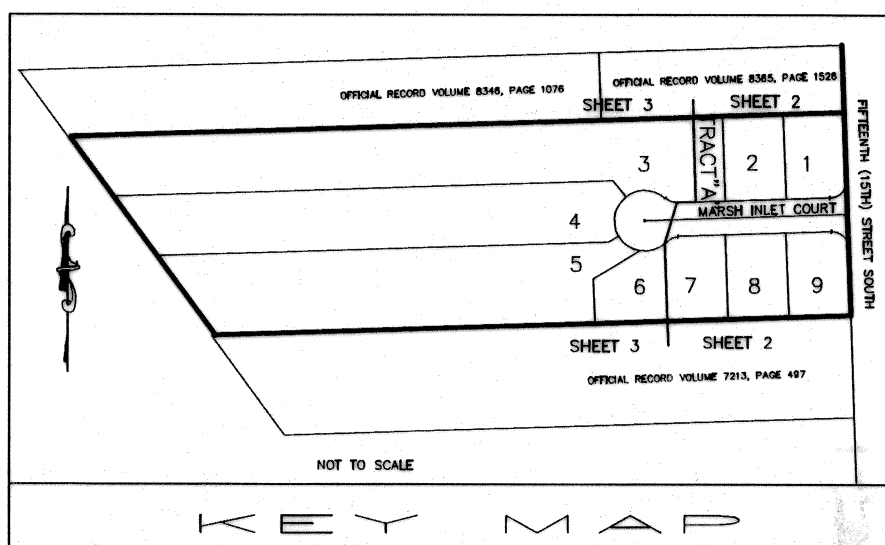
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF May, A.D., 2009 BY GRADY KEARSEY, VICE PRESIDENT OF OCEANSIDE BANK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

Brenda A Swisher
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: Brenda A Swisher

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT SOFIA'S, LLC, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS MARSH INLET, 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 SAID LANDS. THE UNDERSIGNED OWNER DOES HEREBY GRANT TO MARSH INLET HOMEOWNERS ASSOCIATION, INC., 5 FOOT NON-ACCESS AND LANDSCAPE MAINTENANCE EASEMENT ALONG THE EAST LINE OF LOTS 1 AND 9, TRACT "A", STORMWATER MANAGEMENT FACILITY DRAINAGE EASEMENT WITH INGRESS AND EGRESS FOR MAINTENANCE OF SAME. THE 50 FOOT ROAD RIGHT OF WAY, INCLUDING A CUL-DE-SAC WITH A 45 FOOT RADIUS, 20 FOOT CITY OF JACKSONVILLE BEACH UTILITY EASEMENT, 15 X 30 FOOT CITY OF JACKSONVILLE BEACH UTILITY EASEMENT AND THE 5 FOOT CITY OF JACKSONVILLE BEACH UTILITY EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE BEACH, ITS SUCCESSORS OR ASSIGNS, FOR ITS USE. THOSE EASEMENTS DESIGNATED AS "S" B.E.S." EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE BEACH ELECTRIC UTILITY, A MUNICIPAL CORPORATION IN DUVAL COUNTY, FLORIDA, D/B/A BEACHES ENERGY SERVICES, ITS SUCCESSORS AND/OR ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM PROVIDED HOWEVER, THAT NO UTILITIES OTHER THAN BEACHES ENERGY SERVICES MAY BE INSTALLED PARALLEL WITHIN SAID EASEMENTS. THE CITY OF JACKSONVILLE BEACH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE AND UTILITIES EASEMENTS OR NON-ACCESS AND UTILITIES EASEMENTS, LANDSCAPE MAINTENANCE EASEMENTS, OR STORMWATER MANAGEMENT FACILITIES, SPECIAL PAVERS, LANDSCAPING AND IRRIGATION, FENCES, AND OTHER FACILITIES THEREIN, OR ANY CLAIMS ARISING FROM THE USE, OPERATION, MAINTENANCE, FLOODING, OR OTHERWISE THEREIN. ANY MAINTENANCE, REPAIR OR RESTORATION BY THE CITY OF JACKSONVILLE BEACH, ITS SUCCESSORS OR ASSIGNS, THAT IS DONE COINCIDENT WITH ITS OPERATION AND/OR MAINTENANCE OF ITS UTILITIES FACILITIES, SHALL BE PERFORMED BY USING MATERIALS AS MAY BE USUALLY AND CUSTOMARILY USED BY THE CITY OF JACKSONVILLE BEACH AT THE TIME OF SUCH WORK, AND SHALL BE WITHIN THE CITY'S SOLE DISCRETION.

IN WITNESS THEREOF, AL MANSUR, AS MANAGER OF SOFIA'S LLC., HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 18th DAY OF May, A.D., 2009.

WITNESS: Tom Belseth
PRINT NAME: Tom Belseth

WITNESS: James H. Barker
PRINT NAME: James H. Barker

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF May, A.D., 2009, BY AL MANSUR, AS MANAGER OF SOFIA'S LLC., WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

Brenda A Swisher
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

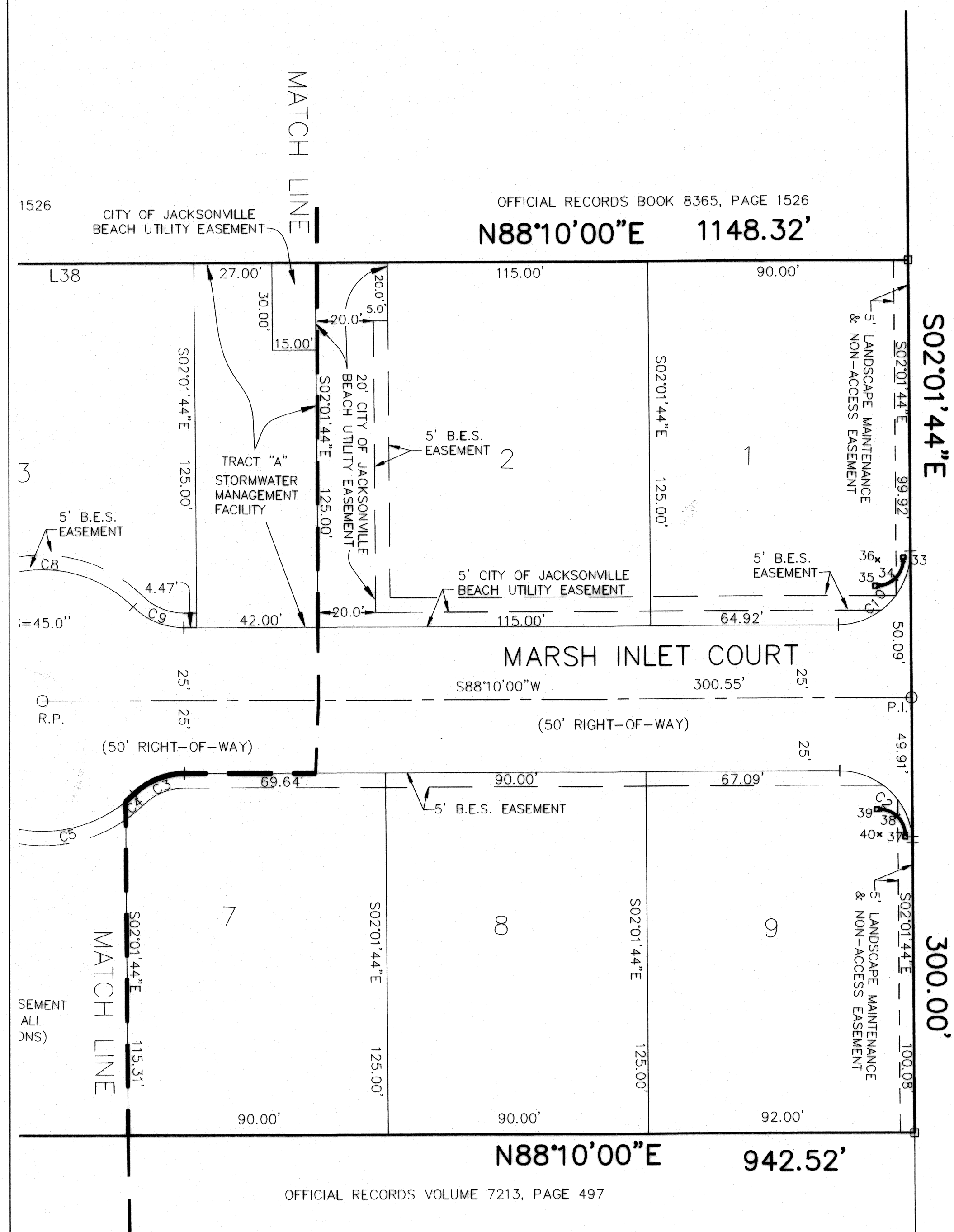


PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 32250
(904) 241-8550

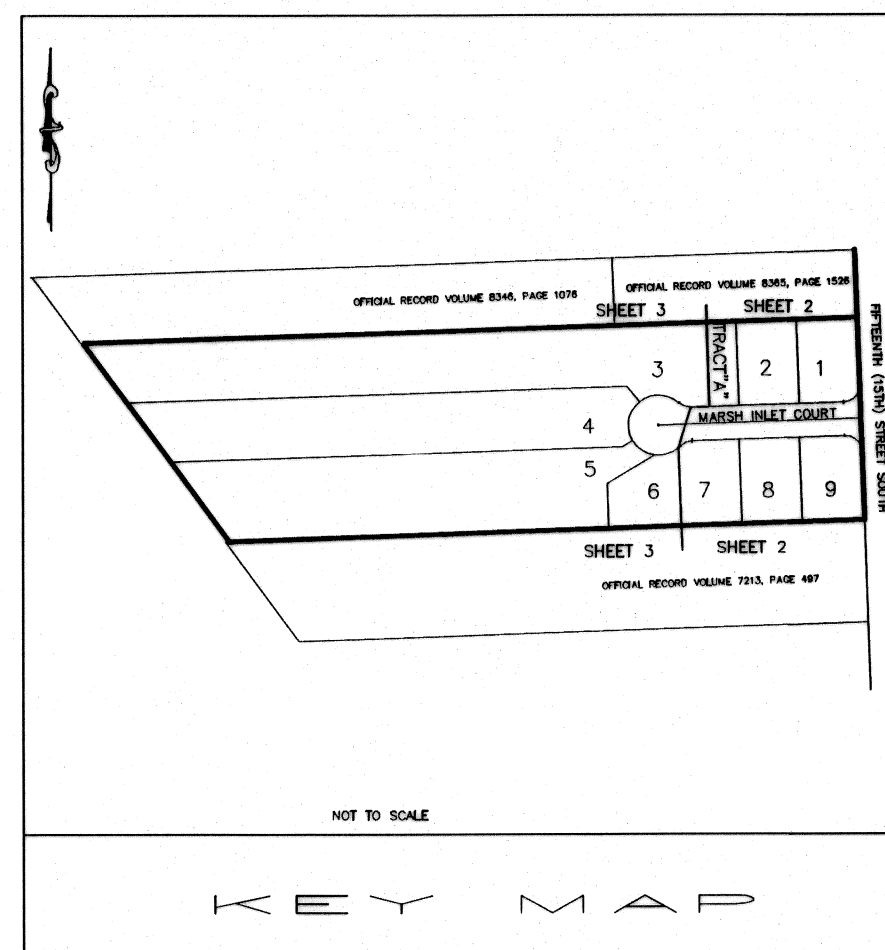
PLAT BOOK <u>65</u> PAGE <u>65</u>

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

SHEET 2 OF 3 SHEETS



FIFTEENTH (15TH) STREET SOUTH
VARIABLE WIDTH RIGHT-OF-WAY



LEGEND:

SYMBOLS

- ☉ DENOTES "X" CUT FOUND
 □ DENOTES 4"x4" PERMANENT REFERENCE MONUMENT SET ("PRM" "LB 3672")
 ■ DENOTES 4"x4" PERMANENT REFERENCE MONUMENT FOUND ("PRM" "LB 3672")
 UNLESS SHOWN OTHERWISE
 ○ DENOTES PERMANENT CONTROL POINT

 DENOTES JURISDICTIONAL WETLANDS

ABBREVIATIONS

- | | |
|------|--|
| ⑧ | DENOTES LOT NUMBER |
| BRL | DENOTES BUILDING RESTRICTION LINE |
| ORV | DENOTES OFFICIAL RECORDS VOLUME |
| CL | DENOTES CENTERLINE |
| PC | DENOTES POINT OF CURVATURE |
| PRC | DENOTES POINT OF REVERSE CURVATURE |
| PCG | DENOTES POINT OF COMPOUND CURVATURE |
| PCSP | DENOTES POINT OF CUSP |
| R/W | DENOTES RIGHT-OF-WAY |
| PT | DENOTES POINT OF TANGENCY |
| W.L | DENOTES U.S. ARMY CORPS OF ENGINEERS WETLAND JURISDICTIONAL LINE (AS DETERMINED BY OTHERS) |
| PG. | DENOTES PAGE NUMBER |
| PGS. | DENOTES PAGES |

B.E.S. DENOTES BEACHES ENERGY SERVICES
L17 DENOTES WETLAND LINE (SEE LINE TABLE)

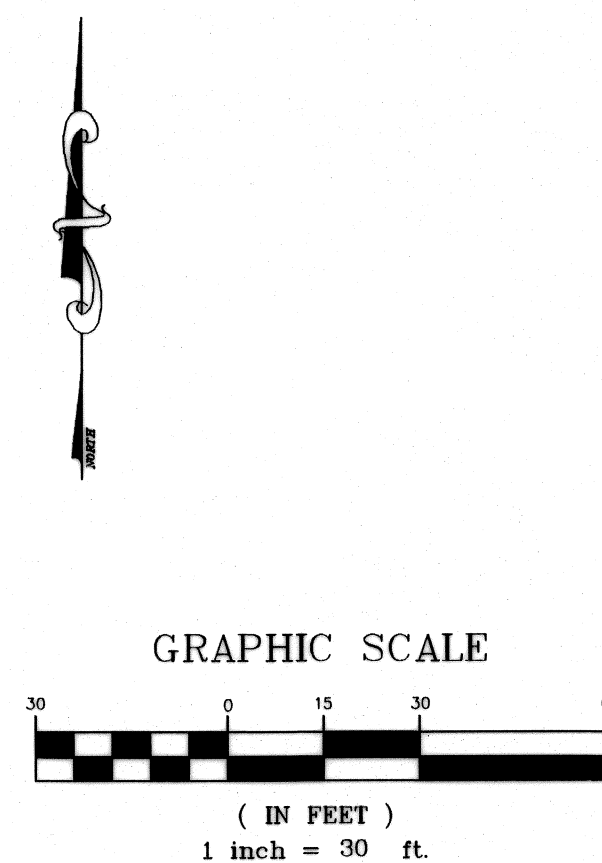
NOTES:

1. BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF FIFTEENTH STREET SOUTH, BEING SOUTH 02°14'44" EAST, S.
2. ALL LOTS ARE SUBJECT TO AN EASEMENT FOR UNDERGROUND ELECTRICAL DISTRIBUTION LINES AND ABOVE GROUND APPURTENANCES, A FOUR FOOT STRIP OF LAND ADJACENT TO, PARALLEL, AND CONCENTRIC WITH THE ROAD RIGHT OF WAY DEDICATED BY THIS PLAT, (DENOTED AS 5' B.E.S. EASEMENT), AS SHOWN HEREON.
3. EASEMENTS DENOTED AS "5' B.E.S. EASEMENT", AND WHERE SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES ARE PLACED SHALL REMAIN TOTALLY UNOBSTRUCTED IN COMPLIANCE WITH THE UTILITY'S REQUIREMENTS AND SPECIFICATIONS FOR EQUIPMENT CLEARANCES FROM SHRUBS, TREES, PLANTS, FENCES, ETC.
4. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS CITY OF JACKSONVILLE BEACH UTILITIES AND BEACHES ENERGY SERVICES EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE BEACH. THE CONSTRUCTION OF DRIVEWAYS, FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE, BUT SUBJECT TO REMOVAL BY THE CITY OF JACKSONVILLE BEACH, ITS SUCCESSORS AND ASSIGNS, AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS. A CITY OF JACKSONVILLE BEACH REVOCABLE ENCROACHMENT PERMIT IS REQUIRED.
5. BUILDING RESTRICTION SET BACK LINES ARE PER CITY OF JACKSONVILLE BEACH ZONING.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C2	39.18'	25.00'	35.29'	N46°55'52"W	89°48'16"
C3	19.38'	25.00'	18.90'	S65°57'32"W	44°24'55"
C4	3.81'	45.00'	3.81'	N46°10'34"E	4°30'59"
C10	39.36'	25.00'	35.42'	N43°04'08"E	90°11'44"

NOTICE: THIS PLAT, AS RECORDED 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.

PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 32250
(904) 241-8550



MARSH INLET

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

PLAT BOOK 65 PAGE 66

SHEET 3 OF 3 SHEETS

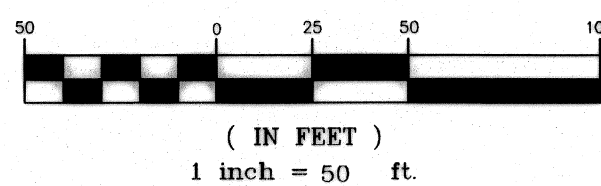
ABBREVIATIONS

①	DENOTES LOT NUMBER
BRL	DENOTES BUILDING RESTRICTION LINE
ORV	DENOTES OFFICIAL RECORDS VOLUME
CL	DENOTES CENTERLINE
PC	DENOTES POINT OF CURVATURE
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PG.	DENOTES PAGE NUMBER
PGS.	DENOTES PAGES
B.E.S.	DENOTES BEACHES ENERGY SERVICES

NOTES:

- BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF FIFTEENTH STREET SOUTH, BEING SOUTH 02°01'44" EAST.
- ALL LOTS ARE SUBJECT TO AN EASEMENT FOR UNDERGROUND ELECTRIC DISTRIBUTION LINES AND ABOVE GROUND APPURTENANCES OVER A 5 FOOT STRIP OF LAND ADJACENT TO, PARALLEL, AND CONCENTRIC WITH THE ROAD RIGHT OF WAY DEDICATED BY THIS PLAT, (DENOTED AS 5' B.E.S. EASEMENT), AS SHOWN HEREON.
- EASEMENTS DENOTED AS "5' B.E.S. EASEMENT", AND WHERE SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES ARE PLACED SHALL REMAIN TOTALLY UNOBSTRUCTED IN COMPLIANCE WITH THE UTILITY'S REQUIREMENTS AND SPECIFICATIONS FOR EQUIPMENT CLEARANCES FROM SHRUBS, TREES, PLANTS, FENCES, ETC.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS CITY OF JACKSONVILLE BEACH UTILITIES AND BEACHES ENERGY SERVICES EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE BEACH. THE CONSTRUCTION OF DRIVEWAYS, FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE, BUT SUBJECT TO REMOVAL BY THE CITY OF JACKSONVILLE BEACH, ITS SUCCESSORS AND ASSIGNS, AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS. A CITY OF JACKSONVILLE BEACH REVOCABLE ENCROACHMENT PERMIT IS REQUIRED.
- BUILDING RESTRICTION SET BACK LINES ARE PER CITY OF JACKSONVILLE BEACH ZONING.

GRAPHIC SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	211.14'	45.00'	64.29'	S01°50'00"E	268°49'50"
C3	19.38'	25.00'	18.90'	S65°57'32"W	44°24'55"
C4	3.81'	45.00'	3.81'	N46°10'34"E	4°50'59"
C5	38.86'	45.00'	37.66'	N73°20'24"E	49°28'40"
C6	40.10'	45.00'	38.79'	S56°23'33"E	51°03'27"
C7	64.63'	45.00'	59.22'	S101°17'00"W	82°17'39"
C8	63.74'	45.00'	58.54'	N87°59'38"W	81°09'05"
C9	19.38'	25.00'	18.90'	S69°37'32"E	44°24'55"

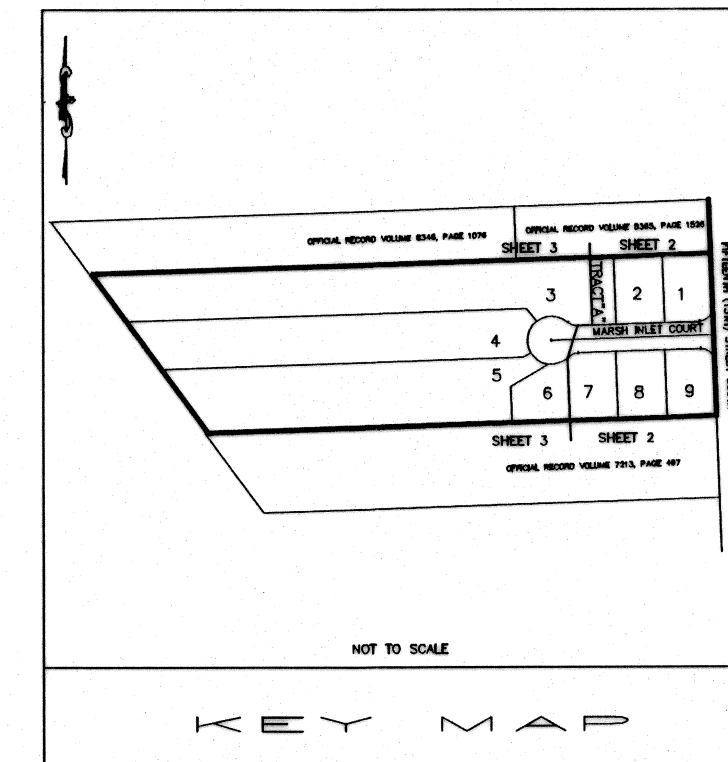
LEGEND:

SYMBOLS

- ⊙ DENOTES " X " CUT FOUND
- DENOTES 4"x4" PERMANENT REFERENCE MONUMENT SET ("PRM" "LB 3672")
- DENOTES 4"x4" PERMANENT REFERENCE MONUMENT FOUND ("PRM" "LB 3672") UNLESS SHOWN OTHERWISE
- DENOTES PERMANENT CONTROL POINT
- WJL DENOTES JURISDICTIONAL WETLANDS

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.77	S88°10'00"W
L2	16.83	S47°19'52"W
L3	11.00	S02°02'16"E
L4	17.70	S47°19'52"W
L5	51.45	S01°34'20"E
L6	15.81	S59°08'11"W
L7	24.71	S39°51'26"W
L8	55.46	N77°56'52"E
L9	34.40	S24°55'07"E
L10	14.32	S63°25'54"W
L11	4.34	S26°29'34"E
L12	55.00	S63°30'26"W
L13	41.57	N88°59'42"W
L14	18.46	N42°54'46"W
L15	31.32	S42°52'15"W
L16	18.61	N58°18'31"W
L17	25.42	S85°57'18"W
L18	79.27	N89°29'00"W
L19	39.74	N07°56'18"W

LINE TABLE		
LINE	LENGTH	BEARING
L20	38.55	S84°54'45"E
L21	35.98	N88°54'58"E
L22	62.49	N88°37'24"E
L23	5.75	S48°42'26"E
L24	56.07	N80°57'41"E
L25	9.23	N58°17'43"W
L26	90.93	S88°10'00"W
L27	12.29	N37°24'30"W
L28	10.03	N13°46'28"W
L29	44.91	N01°52'08"W
L30	15.84	N13°26'27"E
L31	13.90	N42°08'27"E
L32	95.64	S88°10'00"W
L33	16.84	N71°49'54"E
L34	84.18	N88°07'54"E
L35	74.50	N01°52'06"W
L36	7.61	N18°41'19"E
L37	8.07	N61°50'53"E
L38	83.26	N88°10'00"E



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