

MARSH LANDING AT SAWGRASS UNIT THIRTY-TWO "B"

A PART OF THE WILLIAM HART GRANT, SECTION 55, TOWNSHIP 3 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

TAXES PAID
7/17/97

PLAT BOOK 51 PAGE 59

SHEET 1 OF 3 SHEETS

CAPTION

A PART OF THE WILLIAM HART GRANT, SECTION 55, TOWNSHIP 3 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE LINE DIVIDING DUVAL COUNTY FROM ST. JOHNS COUNTY WITH THE WEST LINE OF SAID SECTION 55; THENCE N.89°10'27"E., ALONG SAID COUNTY LINE, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING; THENCE N.00°26'50"E. A DISTANCE OF 132.35 FEET; THENCE N.36°52'12"W. A DISTANCE OF 125.00 FEET; THENCE N.20°19'23"E. A DISTANCE OF 115.17 FEET; THENCE N.03°17'21"W. A DISTANCE OF 87.14 FEET; THENCE N.10°09'15"E. A DISTANCE OF 68.07 FEET; THENCE N.36°38'03"E. A DISTANCE OF 97.20 FEET; THENCE N.60°56'43"E. A DISTANCE OF 102.96 FEET; THENCE N.73°36'38"E. A DISTANCE OF 88.60 FEET; THENCE N.38°09'26"E. A DISTANCE OF 89.02 FEET; THENCE N.67°58'09"E. A DISTANCE OF 231.94 FEET; THENCE S.47°49'38"E. A DISTANCE OF 114.69 FEET; THENCE S.05°11'40"E. A DISTANCE OF 55.23 FEET; THENCE S.33°20'27"W. A DISTANCE OF 45.49 FEET; THENCE S.84°39'49"E. A DISTANCE OF 182.79 FEET; THENCE N.56°39'33"E. A DISTANCE OF 45.49 FEET; THENCE S.43°36'10"E. A DISTANCE OF 290.00 FEET; THENCE S.85°36'05"E. A DISTANCE OF 130.38 FEET; THENCE S.54°38'15"E. A DISTANCE OF 190.07 FEET; THENCE S.01°21'50"E. A DISTANCE OF 210.06 FEET; THENCE S.16°57'58"W. A DISTANCE OF 88.54 FEET TO A POINT ON THE AFOREMENTIONED COUNTY LINE; THENCE S.89°10'27"W., ALONG SAID COUNTY LINE, A DISTANCE OF 395.32 FEET; THENCE N.03°16'17"W. A DISTANCE OF 120.58 FEET; THENCE N.11°18'36"W. A DISTANCE OF 112.18 FEET; THENCE N.08°07'48"W. A DISTANCE OF 141.42 FEET; THENCE N.29°03'17"W. A DISTANCE OF 179.95 FEET; THENCE N.85°40'41"W. A DISTANCE OF 433.84 FEET; THENCE S.75°57'50"W. A DISTANCE OF 103.08 FEET; THENCE S.51°20'25"W. A DISTANCE OF 128.06 FEET; THENCE S.14°44'37"W. A DISTANCE OF 98.23 FEET; THENCE S.67°02'10"E. A DISTANCE OF 320.39 FEET; THENCE S.09°35'06"W. A DISTANCE OF 246.61 FEET TO A POINT ON THE AFOREMENTIONED COUNTY LINE; THENCE S.89°10'27"W., ALONG SAID COUNTY LINE, A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING.

CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL OF JACKSONVILLE BEACH, FLORIDA, THIS 16TH DAY OF SEPTEMBER, 1997.

Bruce Carlett
CLERK

William B. Latham
MAYOR

CERTIFICATE OF CLERK 97-213631

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT IT IS FILED FOR RECORD IN PLAT BOOK 51, PAGES 59-59B IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 23rd DAY OF Sept., 1997.

Henry W. Cook
CLERK OF THE CIRCUIT COURT

B. X. Odom
Deputy Clerk

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS 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 AS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177.

DURDEN LAND SURVEYORS, INC.

SIGNED THIS 21st DAY OF JULY, 1997.

BY: *H. Bruce Durden*
H. BRUCE DURDEN, SR.
REGISTERED LAND SURVEYOR
NO. 1674, STATE OF FLORIDA.

SURVEYORS SEAL

CITY OF JACKSONVILLE BEACH SEAL

CLERKS SEAL

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, M.L. PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, IS THE LAWFUL OWNER OF THE CAPTIONED LANDS, HENCEFORTH TO BE KNOWN AS MARSH LANDING AT SAWGRASS UNIT THIRTY-TWO "B", 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. NO PART OF SAID LANDS IS DEDICATED TO THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, OR TO THE PUBLIC. THE ROAD RIGHT-OF-WAY DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE AND THE SOLE EXCLUSIVE PROPERTY OF M.L. PARTNERSHIP, THEIR SUCCESSORS OR ASSIGNS, EXCEPT AS HEREINAFTER PROVIDED. ALL EASEMENTS FOR LAKES, DRAINAGE, UTILITIES, CABLE TELEVISION, WATER, SEWER, INGRESS AND EGRESS SHALL REMAIN PRIVATE AND SHALL BE THE SOLE AND EXCLUSIVE RIGHTS OF M.L. PARTNERSHIP, THEIR SUCCESSORS OR ASSIGNS, EXCEPT AS HEREINAFTER PROVIDED. TRACTS "G" AND "J" MAY BE USED FOR STORM WATER RETENTION, LAKE AND DRAINAGE PURPOSES; TRACTS "D", "E", "F" AND "H" MAY BE LEFT NATURAL OR LANDSCAPED; TRACT "I" WILL BE A SANITARY SEWERAGE PUMP STATION SITE. M.L. PARTNERSHIP, THEIR SUCCESSORS OR ASSIGNS, RESERVES THE RIGHT OF INGRESS AND EGRESS OVER THE ROAD RIGHT-OF-WAY AND EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY DRAINAGE FACILITIES, LAKES, LAGOONS, DITCHES, OR OTHERWISE, EXCEPT AS HEREINAFTER PROVIDED. M.L. PARTNERSHIP, DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITES, DOMESTIC HELP, DELIVERY, PICK UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID M.L. PARTNERSHIP, TO SERVE THE LANDS AS SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS M.L. PARTNERSHIP, MAY FROM TIME TO TIME DESIGNATE THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE ROAD RIGHT-OF-WAY. REGARDLESS OF THE PRECEDING PROVISIONS, M.L. PARTNERSHIP, RESERVES THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON, EXCEPT THE LAND OWNERS AND MORTGAGE HOLDERS WHO, IN THE OPINION OF M.L. PARTNERSHIP, MAY CAUSE A DISTURBANCE OR NUISANCE ON ANY OF THE LANDS SHOWN ON THIS PLAT. THERE SHALL BE A 5 FOOT WIDE CITY OF JACKSONVILLE BEACH ELECTRIC UTILITY EASEMENT PARALLEL WITH AND ADJACENT TO THE ROAD RIGHT-OF-WAY DESIGNATED AS "JBE" FOR UNDERGROUND AND SURFACE MOUNTED FACILITIES. M.L. PARTNERSHIP, HEREBY RESERVES THE SOLE AND ABSOLUTE RIGHT AT ANY TIME, WITH THE CONSENT OF THE CITY COUNCIL OF JACKSONVILLE BEACH, FLORIDA, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF SAID ROAD RIGHT-OF-WAY, TRACTS "D", "E", "F", "G", "H", "I", "J", AND EASEMENT RIGHTS. THE ROAD RIGHT-OF-WAY, TRACTS AND EASEMENTS FOR LAKES, DRAINAGE AND UTILITIES DESIGNATED ON THIS PLAT SHALL BE MAINTAINED BY THE MARSH LANDING HOMEOWNERS ASSOCIATION VII, INC.

IN WITNESS WHEREOF, M.L. PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER: MARSH LANDING VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER: MARSH LANDING INVESTORS, LTD., A CALIFORNIA LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER: GGC MARSH LANDING, INC., A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER, BY ITS VICE PRESIDENT, BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 14th DAY OF May, 1997.

M.L. PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP,
BY ITS GENERAL PARTNER:

MARSH LANDING VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP,
BY ITS GENERAL PARTNER:

MARSH LANDING INVESTORS, LTD., A CALIFORNIA LIMITED PARTNERSHIP,
BY ITS GENERAL PARTNER:

GGC MARSH LANDING, INC., A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER

CORPORATE SEAL

DeAnn D. Wall
WITNESS SIGNATURE

Edwin R. Mihm
EDWIN R. MIHM
VICE PRESIDENT

Mollie Altick
WITNESS SIGNATURE

DeAnn D. Wall
WITNESS PRINTED

Mollie Altick
WITNESS PRINTED

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF May, 1997 BY EDWIN R. MIHM, VICE PRESIDENT OF GGC MARSH LANDING, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF DELAWARE, AND THE SOLE GENERAL PARTNER OF MARSH LANDING INVESTORS, LTD., A CALIFORNIA LIMITED PARTNERSHIP AND THE GENERAL PARTNER OF MARSH LANDING VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP, A GENERAL PARTNER OF M.L. PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

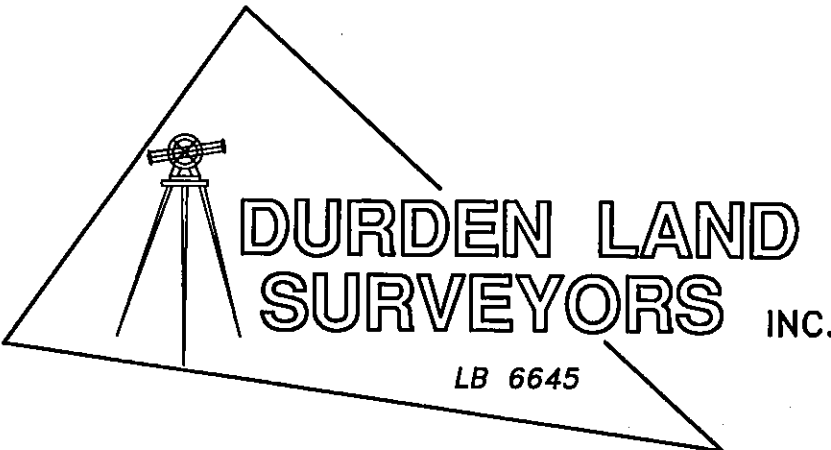
DeAnn D. Wall
NOTARY PUBLIC SIGNATURE

DeAnn D. Wall
NOTARY NAME PRINTED

October 18, 2000
MY COMMISSION EXPIRES

CC 571700
MY COMMISSION NUMBER

DeAnn D. Wall
MY COMMISSION # CC571700 EXPIRES
October 18, 2000
BONDED THROUGH FARM INSURANCE, INC.



1103 SOUTH THIRD STREET
JACKSONVILLE BEACH, FLORIDA 32250
(904) 249-7261 FAX (904) 241-1252

MARSH LANDING AT SAWGRASS UNIT THIRTY-TWO "B"

A PART OF THE WILLIAM HART GRANT, SECTION 55, TOWNSHIP 3 SOUTH, RANGE 29 EAST,
CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

PLAT BOOK **51** PAGE **59A**

SHEET 2 OF 3 SHEETS

NOTES:

1. WETLAND JURISDICTION LINES WERE DETERMINED BY OTHERS TO BE THE LINES APPROVED BY THE ST. JOHNS WATER MANAGEMENT DISTRICT AND THE UNITED STATES ARMY CORPS OF ENGINEERS.
2. BEARINGS ARE BASED ON THE COUNTY LINE AS BEING S89°10'27"W.
3. TRACTS "G" AND "J" MAY BE USED FOR STORM WATER RETENTION, LAKE AND DRAINAGE PURPOSES.
4. TRACTS "D", "E", "F" AND "H" MAY BE LEFT NATURAL OR LANDSCAPED.
5. TRACT "I" WILL BE A SANITARY SEWERAGE PUMP STATION SITE.
6. IT IS INTENDED THAT THE COMPANION PLAT (MARSH LANDING AT SAWGRASS UNIT THIRTY-TWO "A") WILL BE FILED CONCURRENTLY.
7. DISTANCES SHOWN THUS (100') IS THE MORE OR LESS DISTANCE TO THE BERM EASEMENT.

LEGEND

- JBE DENOTES JACKSONVILLE BEACH ELECTRIC EASEMENT
PC DENOTES POINT OF CURVATURE
PT DENOTES POINT OF TANGENCY
PCC DENOTES POINT OF COMPOUND CURVE
PRC DENOTES POINT OF REVERSE CURVE
RP DENOTES RADIUS POINT
R DENOTES RADIAL LINE
---WJL--- DENOTES WETLAND JURISDICTIONAL LINE
■ DENOTES 4" X 4" CONCRETE MONUMENT SET (PLS 1674) EXCEPT WHERE NOTED OTHERWISE
○ DENOTES PC, PT, PI ANGLE POINT OR CHANGE IN DIRECTION
● DENOTES PERMANENT CONTROL POINT

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	400.00'	39.27'	19.65'	39.26'	N80°23'00"W	05°37'32"
C6	150.00'	60.06'	30.44'	59.66'	S85°20'00"W	22°56'28"
C7	150.00'	96.33'	49.89'	94.68'	S87°44'24"E	36°47'40"
C8	125.00'	58.49'	29.79'	57.96'	N82°44'56"W	26°48'43"
C9	1000.00'	89.34'	44.70'	89.31'	N86°24'17"E	05°07'09"
C10	325.00'	272.08'	144.58'	264.20'	S64°58'53"W	47°57'57"
C11	125.00'	115.10'	62.00'	111.08'	S14°37'07"W	52°45'36"
C12	250.00'	68.57'	34.50'	68.35'	N03°54'15"W	15°42'52"
C13	272.95'	147.16'	75.41'	145.38'	S11°29'32"E	30°53'25"
C14	200.00'	62.63'	31.57'	62.37'	N17°58'02"W	17°56'28"
C15	375.00'	69.17'	34.68'	69.07'	N03°42'47"W	10°34'05"
C16	125.00'	50.19'	25.44'	49.85'	S09°55'52"E	23°00'16"
C31	375.00'	36.82'	18.42'	36.80'	N80°23'00"W	05°37'32"
C32	175.00'	48.10'	24.20'	47.95'	S81°44'14"W	15°44'56"
C33	125.00'	50.05'	25.38'	49.72'	S85°20'00"W	22°56'28"
C34	125.00'	80.27'	41.58'	78.90'	S87°44'24"E	36°47'40"
C35	175.00'	112.38'	58.21'	110.46'	S87°44'24"E	36°47'40"
C36	150.00'	70.19'	35.75'	69.55'	N82°44'56"W	26°48'43"
C37	100.00'	46.80'	23.83'	46.37'	N82°44'56"W	26°48'43"
C38	975.00'	87.11'	43.58'	87.08'	N86°24'17"E	05°07'09"
C39	1025.00'	91.58'	45.82'	91.55'	N86°24'17"E	05°07'09"
C40	350.00'	293.01'	155.70'	284.52'	S64°58'53"W	47°57'57"
C41	300.00'	251.15'	133.46'	243.88'	S64°58'53"W	47°57'57"
C42	100.00'	92.08'	49.60'	88.86'	S14°37'07"W	52°45'36"
C43	150.00'	138.13'	74.40'	133.30'	S14°37'07"W	52°45'36"
C44	225.00'	61.71'	31.05'	61.52'	N03°54'15"W	15°42'52"
C45	275.00'	75.42'	37.95'	75.19'	N03°54'15"W	15°42'52"
C46	297.95'	160.63'	82.32'	158.70'	S11°29'32"E	30°53'25"
C47	247.95'	133.68'	68.51'	132.06'	S11°29'32"E	30°53'25"
C48	175.00'	54.80'	27.62'	54.57'	N17°58'02"W	17°56'28"
C49	225.00'	42.70'	21.41'	42.63'	N21°30'04"W	10°52'22"
C50	225.00'	27.76'	13.90'	27.74'	N12°31'51"W	07°04'04"
C51	350.00'	64.56'	32.37'	64.46'	N03°42'47"W	10°34'05"
C52	400.00'	73.78'	36.99'	73.67'	S08°00'19"E	28°20'53"
C53	150.00'	50.93'	25.71'	50.69'	S12°40'41"E	28°20'53"
C54	100.00'	49.74'	25.40'	49.23'	S12°40'41"E	28°20'53"
C55	350.00'	49.49'	24.79'	49.45'	S84°54'49"W	08°06'05"
C56	350.00'	243.52'	126.92'	238.64'	S60°55'51"W	39°51'52"
C59	275.00'	23.87'	11.94'	23.86'	N09°16'30"W	04°58'22"
C60	275.00'	51.56'	25.85'	51.48'	N01°25'04"W	10°44'30"

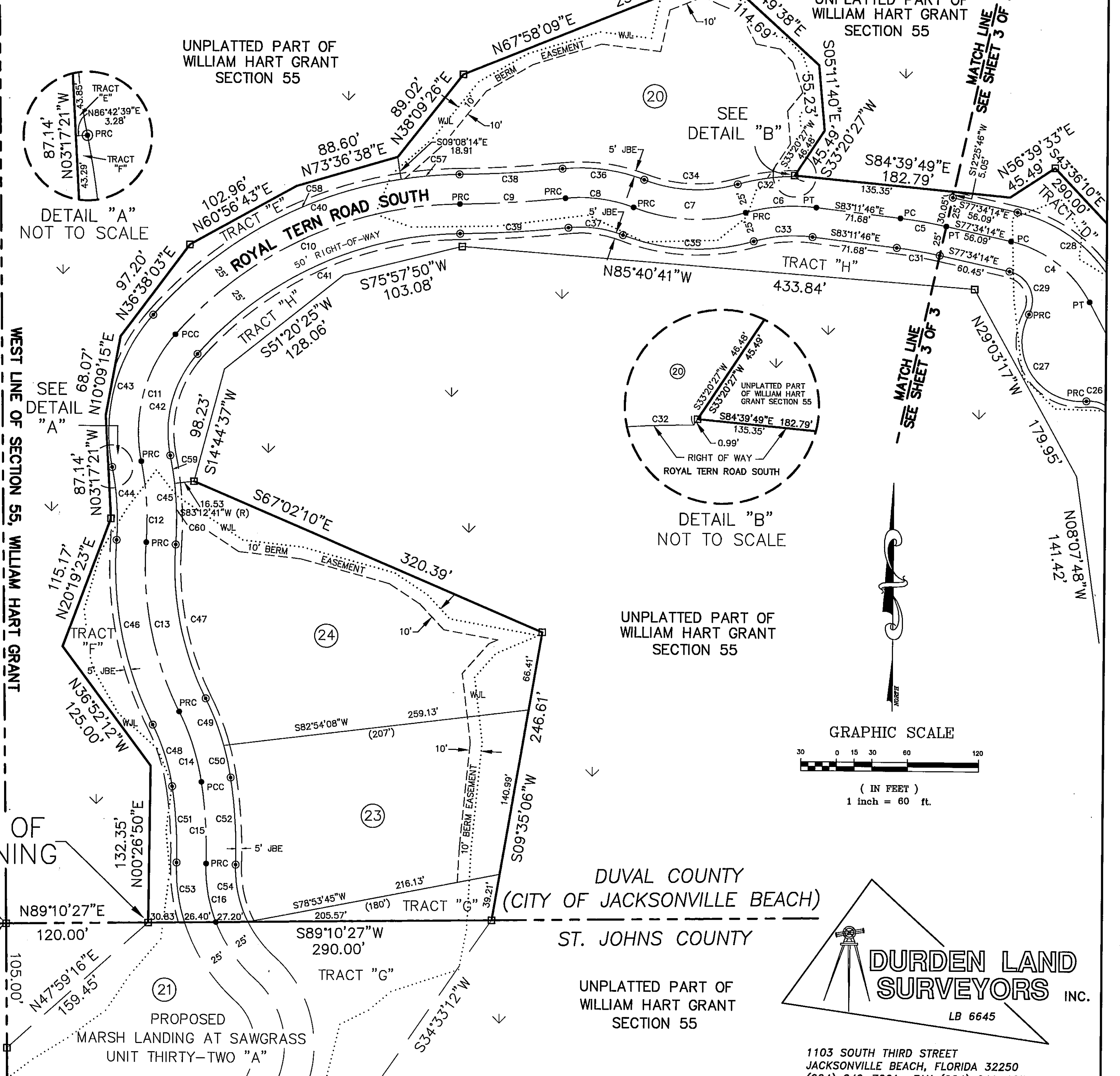
POINT OF BEGINNING

FOUND 4" X 4" COQUINA
CONCRETE MONUMENT WITH 1/2"
IRON PIPE IN CENTER

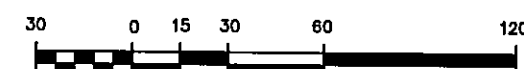
POINT OF
REFERENCE

PROPOSED
MARSH LANDING AT SAWGRASS
UNIT THIRTY-TWO "A"

NOTICE: THERE MAY BE
ADDITIONAL RESTRICTIONS THAT
ARE NOT RECORDED ON THIS
PLAT THAT MAY BE FOUND IN
THE PUBLIC RECORDS OF THIS
COUNTY



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

DUVAL COUNTY
(CITY OF JACKSONVILLE BEACH)

ST. JOHNS COUNTY

UNPLATTED PART OF
WILLIAM HART GRANT
SECTION 55



1103 SOUTH THIRD STREET
JACKSONVILLE BEACH, FLORIDA 32250
(904) 249-7261 FAX (904) 241-1252

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PLAT BOOK **51** PAGE **59B**

SHEET 3 OF 3 SHEETS

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NOTES:

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LEGEND

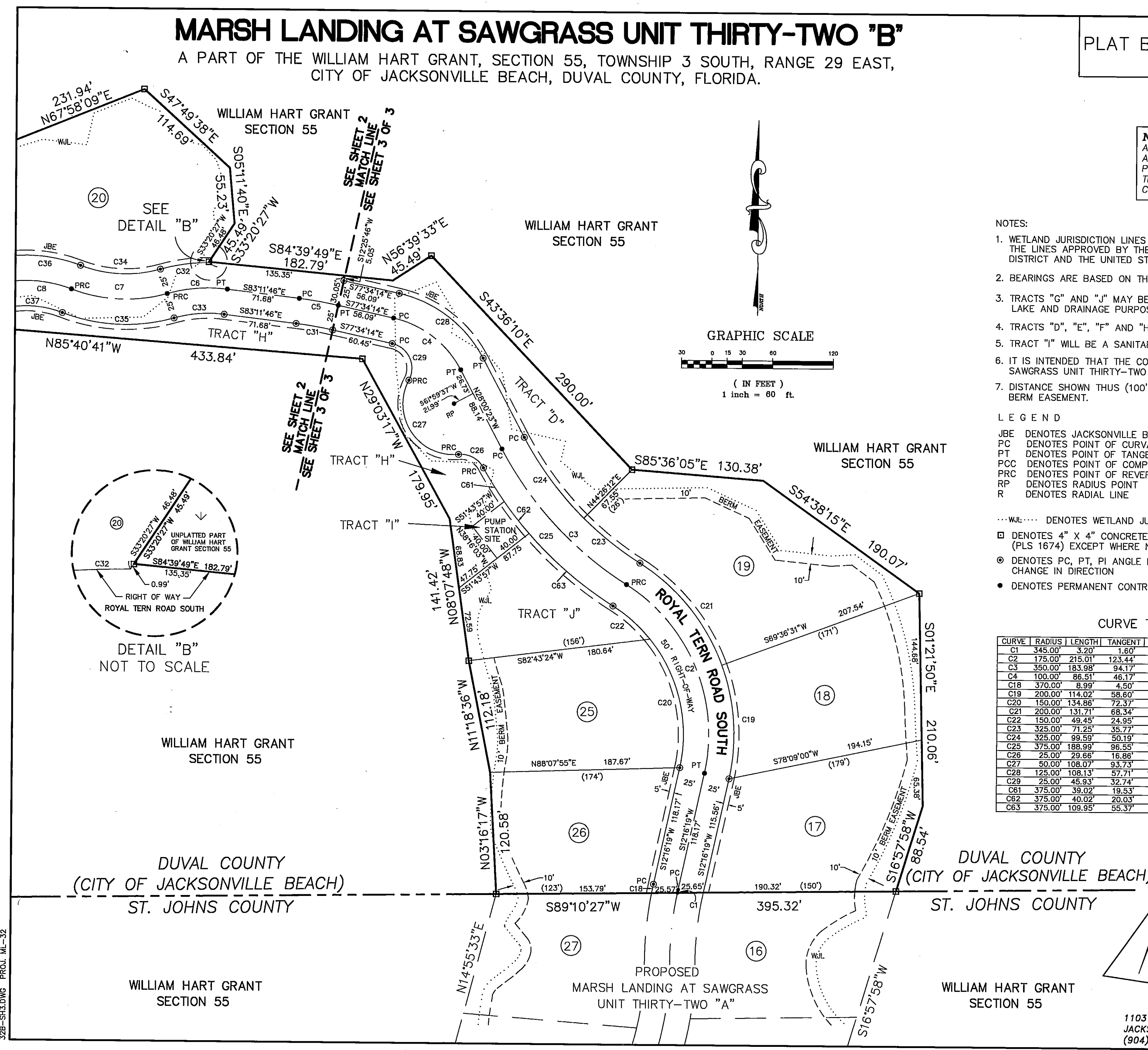
JBE DENOTES JACKSONVILLE BEACH ELECTRIC EASEMENT
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□ DENOTES 4" X 4" CONCRETE MONUMENT SET (PLS 1674) EXCEPT WHERE NOTED OTHERWISE
⊙ DENOTES PC, PT, PI ANGLE POINT OR CHANGE IN DIRECTION
• DENOTES PERMANENT CONTROL POINT

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	345.00'	3.20'	1.60'	3.20'	S12°00'23"W	00°31'51"
C2	175.00'	215.01'	123.44'	201.74'	N22°55'33"W	70°23'44"
C3	350.00'	183.98'	94.17'	181.86'	S43°03'55"E	30°07'02"
C4	100.00'	86.51'	46.17'	83.83'	N52°47'18"W	49°33'50"
C18	370.00'	8.99'	4.50'	8.99'	S11°34'33"W	01°23'33"
C19	200.00'	114.02'	58.60'	112.48'	N04°03'35"W	32°39'48"
C20	150.00'	134.86'	72.37'	130.36'	N13°28'50"W	51°30'45"
C21	200.00'	131.71'	68.34'	129.34'	N39°15'27"W	37°43'56"
C22	150.00'	49.45'	24.95'	49.22'	N48°40'49"W	18°53'13"
C23	325.00'	71.25'	35.77'	71.10'	S51°50'37"E	12°33'37"
C24	325.00'	99.59'	50.19'	99.20'	S36°47'06"E	17°33'25"
C25	375.00'	188.99'	96.55'	187.00'	S43°41'09"E	28°52'33"
C26	25.00'	29.66'	16.86'	27.95'	N62°09'27"W	67°58'51"
C27	50.00'	108.07'	93.73'	88.23'	S34°13'35"E	123°50'34"
C28	125.00'	108.13'	57.71'	104.79'	N52°47'18"W	49°33'50"
C29	25.00'	45.93'	32.74'	39.74'	N24°56'16"W	105°15'56"
C61	375.00'	39.02'	19.53'	39.01'	S32°13'44"E	05°57'44"
C62	375.00'	40.02'	20.03'	40.00'	S38°16'03"E	06°06'52"
C63	375.00'	109.95'	55.37'	109.56'	S49°43'27"E	16°47'57"

32B-SH3.DWG PROJ. ML-32



1103 SOUTH THIRD STREET
JACKSONVILLE BEACH, FLORIDA 32250
(904) 249-7261 FAX (904) 241-1252