

MARSHSIDE

PORTIONS OF GOVERNMENT LOTS 1 & 2, BOTH IN SECTION 5;
TOGETHER WITH A PORTION OF THE CASTRO Y FERRER GRANT,
SECTION 37, ALL IN TOWNSHIP 3 SOUTH, RANGE 29 EAST,
JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA

PLAT BOOK 44 PAGE 81

SHEET 1 OF 4

TAXES VERIFIED

CAPTION

Portions of Government Lots 1 and 2, both in Section 5; together with a portion of the Castro Y Ferrer Grant, Section 37, all in Township 3 South, Range 29 East, Jacksonville Beach, Duval County, Florida, more particularly described as follows:

For point of beginning, commence at the intersection of the South line of said Government Lot 1 (the same being the Southerly line of Lots 33 through 41, Mission Hills Unit One, as recorded in Plat Book 29, Pages 80 and 80A), Public Records of said County, with the Westerly right of way line of South 15th Street (a 60-foot right of way as now established), and run the following three courses, along said Westerly right of way line: first course, N-1°05'15"W. a distance of 1,068.35 feet to the point of curvature; second course, Northerly, along the arc of a curve, concave Easterly and having a radius of 230.0 feet, an arc distance of 99.67 feet to the point of tangency, the aforementioned arc being subtended by a chord bearing and distance of N-11°18'24"E., 98.89 feet; third course, N-23°42'05"E. a distance of 125.49 feet to a point on the Northerly line of said Castro Y Ferrer Grant, Section 37; run thence S-87°52'31"W., along last mentioned Northerly line, a distance of 495 feet, more or less, to the Easterly edge of the salt marsh; run thence Southerly, along said Easterly edge of the salt marsh, following the meanderings of same, a distance of 2,250 feet, more or less, to a point on the Southerly line of said Government Lot 2, Section 5, said point bearing S-88°54'30"W. from the point of beginning; run thence N-88°54'30"E., along last mentioned Southerly line and the Southerly line of said Government Lot 1, Section 5, a distance of 805 feet, more or less, to the point of beginning.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY that Marshside Developers, Inc., and Crisp-Lingerfelt Company, Inc. is the lawful owner of the lands described in the caption hereon to be known as Marshside and that said owners have 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 the courts and drives shown hereon, and drainage and utility easements either shown or noted hereon, together with Tract 1 are hereby irrevocably dedicated to the City of Jacksonville Beach and its successors and assigns. The proposed stormwater management areas shown on this plat are part of the lots and are to be owned in fee simple title by each lot owner. The City of Jacksonville Beach and its successors and assigns, by acceptance of this plat assumes no responsibility for maintenance of said stormwater management area, including but not limited to, water quantity, water quality, removal of or treatment of aquatic plants, animals, soil, chemicals, which responsibilities shall be those of Marshside Homeowners Association, Inc., a Florida Corporation not-for-profit.

IN WITNESS WHEREOF, the owner has executed these presents this 17th day of October, 1988.

Signed, sealed and delivered
in the presence of:

John R. Smith
Elizabeth W. Huran
Lorne R. Johnson
Sam L. Craft

MARSHSIDE DEVELOPERS, INC.

By: Charles Guy Bond, President

(Corporate Seal)

CRISP-LINGERFELT COMPANY, INC.

By: Bruce A. Lingerfelt, President

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of October, 1988, by, Charles Guy Bond, as President of Marshside Developers, Inc., a Florida corporation, on behalf of the corporation.

Susan M. Duma
Notary Public, State and
County Aforesaid

My commission expires: 12 April 1992

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of October, 1988, by, Bruce A. Lingerfelt as President of Crisp-Lingerfelt Company, Inc., a Florida corporation, on behalf of the corporation.

Lorne R. Johnson
Notary Public, State and
County Aforesaid

My commission expires: 12 April 1992

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY that Marshside Developers, Inc. has deposited with the City of Jacksonville Beach sufficient collateral in an amount equivalent to one hundred fifty percent of all costs for engineering and construction and costs of placing permanent control points, including sidewalks, as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville Beach.

Signed this 10th day of October, A.D., 1988.

Charles E. Langley
Director of Public Works

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

APPROVED FOR RECORD

THIS IS TO CERTIFY that the hereon plat has been examined, accepted, and approved by the City of Jacksonville Beach, Duval County, Florida, pursuant to Ordinance No. 7263 of said City, adopted by its Council and approved by its Mayor this 3rd day of October, A.D., 1988.

Robert W. O'Hair
Mayor of the City of Jacksonville Beach

Therese A. Knight
City Clerk
City of Jacksonville Beach

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY that Florida National Bank, a national banking association and American National Bank of Florida, a national banking association have caused these presents to be signed by its Senior Vice President and its corporate seal to be affixed this 6th day of October, 1988.

Witness:

Donna Bethel

Witness:

Sammy Stuart
Cecile B. Coleman

FLORIDA NATIONAL BANK

By Michael P. Blevins
Michael Paul Blevins, Senior Vice President

AMERICAN NATIONAL BANK OF FLORIDA

By William H. Sullivan, Vice President

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of October, 1988, by Michael Paul Blevins, Senior Vice President of Florida National Bank, a national banking association, on behalf of the corporation.

Susan M. Duma
Notary Public, State of Florida at Large

My commission expires: 12 April 1992

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 6th day of October, 1988, by William H. Sullivan, Vice President of American National Bank of Florida, a national banking association, on behalf of the corporation.

Elizabeth W. Huran
Notary Public, State of Florida at Large

My commission expires: 12 April 1992

SURVEYOR'S CERTIFICATE:

This is to certify that the above plat is a correct representation of the lands surveyed, platted, and described in the caption. That said survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of Florida Statute 177, that the survey and legal description are correct and that the permanent reference monuments have been placed according to the laws of the State of Florida and the City of Jacksonville, Florida.

Signed and sealed this 4 of OCTOBER, 1988.

Philip M. Ghiotto
Florida Registered Surveyor No. 4195
PHILIP M. GHIOTTO

CLERKS CERTIFICATE 88-107723

THIS IS TO CERTIFY that this plat has been approved by the City Council of the City of Jacksonville Beach, Florida, and submitted to me for recording, and is recorded in Plat Book 44, Pages 81, 81A, 81B, 81C of the Public Records of Duval County, Florida, this 18th day of October, A.D., 1988.

Henry W. Cook
Henry W. Cook
Clerk of the Circuit Court

By Doris F. Lasefield
Deputy Clerk

RMA

ROBERT M. ANGAS ASSOCIATES
Planners, Civil Engineers and Land Surveyors
7750-1 Bayberry Road
Jacksonville, Florida 32256
Mail: P.O. Box 10556 - Jacksonville, FL 32247-0556 - (904) 730-7200
SINCE 1924

MARSHSIDE

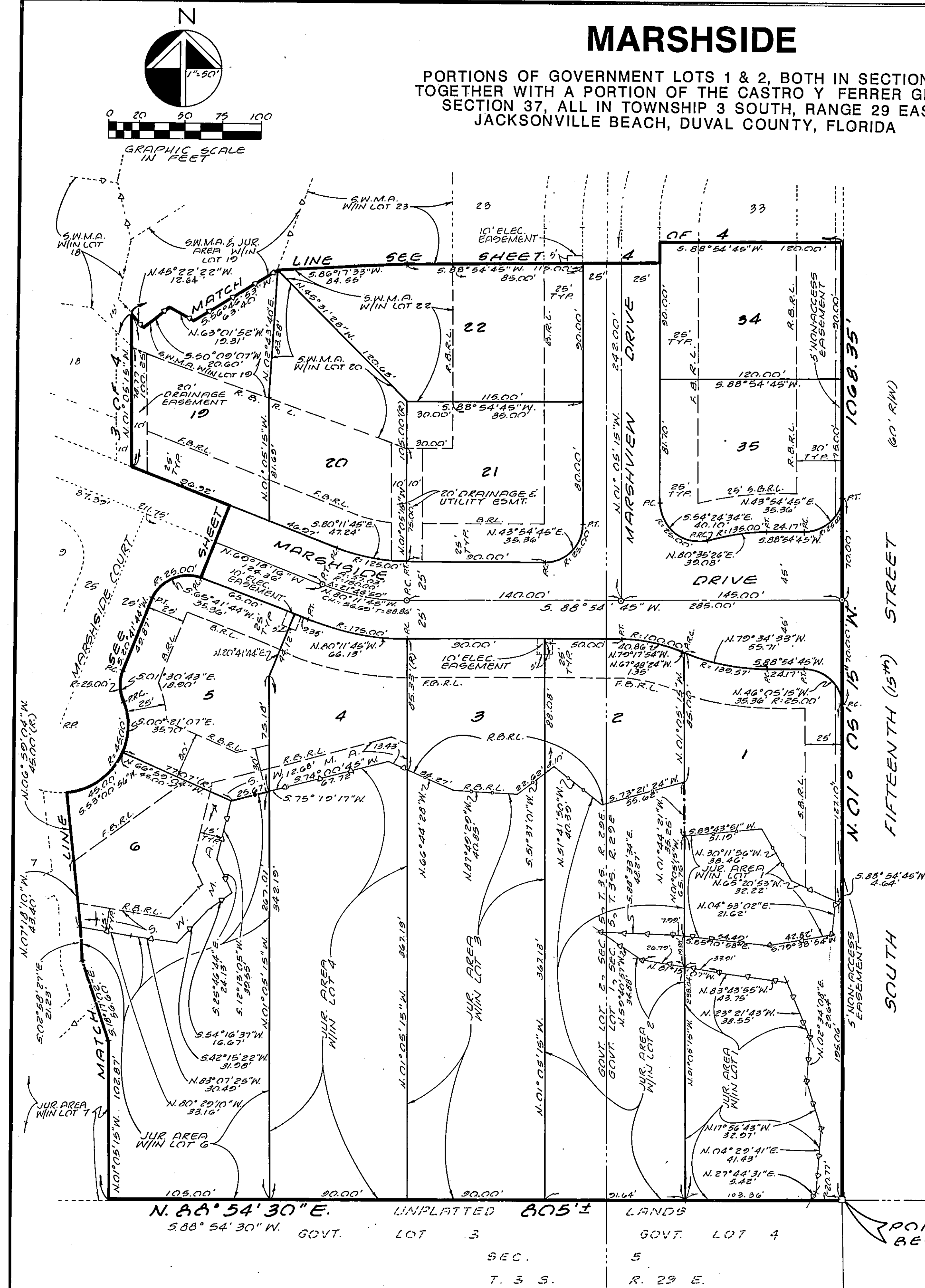
PORTIONS OF GOVERNMENT LOTS 1 & 2, BOTH IN SECTION 5:
TOGETHER WITH A PORTION OF THE CASTRO Y FERRER GRANT,
SECTION 37, ALL IN TOWNSHIP 3 SOUTH, RANGE 29 EAST,
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PLAT BOOK **44** PAGE **81A**

SHEET 2 OF 4

GENERAL NOTES

- denotes Permanent Reference Monument set.
- denotes Permanent Control Point set.
- (R) denotes radial line.
- denotes upland limit of jurisdictional area.
- denotes common limits of jurisdictional area and lot or tract line.
- denotes common limits of jurisdictional area and building restriction line.
- ⊙ denotes that bearing and distance can be found on line table (sheet 3 of 4 only).
- "2" denotes Lot 2.
- The following abbreviations are used: "Jur. Area w/in Lot 1" for "Jurisdictional Area within Lot 1"; "S.W.M.A." for "Stormwater Management Area"; "F.B.R.L." for "Front Building Restriction Line"; "S.B.R.L." for "Side Building Restriction Line"; and "R.B.R.L." for "Rear Building Restriction Line".
- The bearings shown hereon refer to S-88°54'30"W. as assigned to the Southerly line of said Government Lot 1, Section 5, by said plat of MISSION HILLS, P.B. 29, Pgs. 80 & 80A.
- A portion of Lots 1 through 4, 6 through 8, 10 through 17, 19, and 25 through 29 is jurisdictional by one or more of the following agencies: U. S. Department of the Army Corps of Engineers, Florida Department of Environmental Regulation, and St. Johns River Water Management District. No construction, filling, or excavation shall be undertaken without the authority of the U. S. Department of the Army Corps of Engineers, Florida Department of Environmental Regulation and the St. Johns River Water Management District.
- All lots have a 5' wide easement for electric utilities, adjacent and parallel or concentric to the street right-of-way including the East side of lot 1.



LOT 41	MISSION HILLS	LOT 39	LOT 38	LOT 37	LOT 36	LOT 35	LOT 34	LOT 33	LOT 32
	LOT 40	P.B.	29,	P.G. 80	6 & 80A				
119.22'	119.00'	119.00'	119.00'	119.00'	119.00'	119.00'	119.00'	119.00'	P.C.

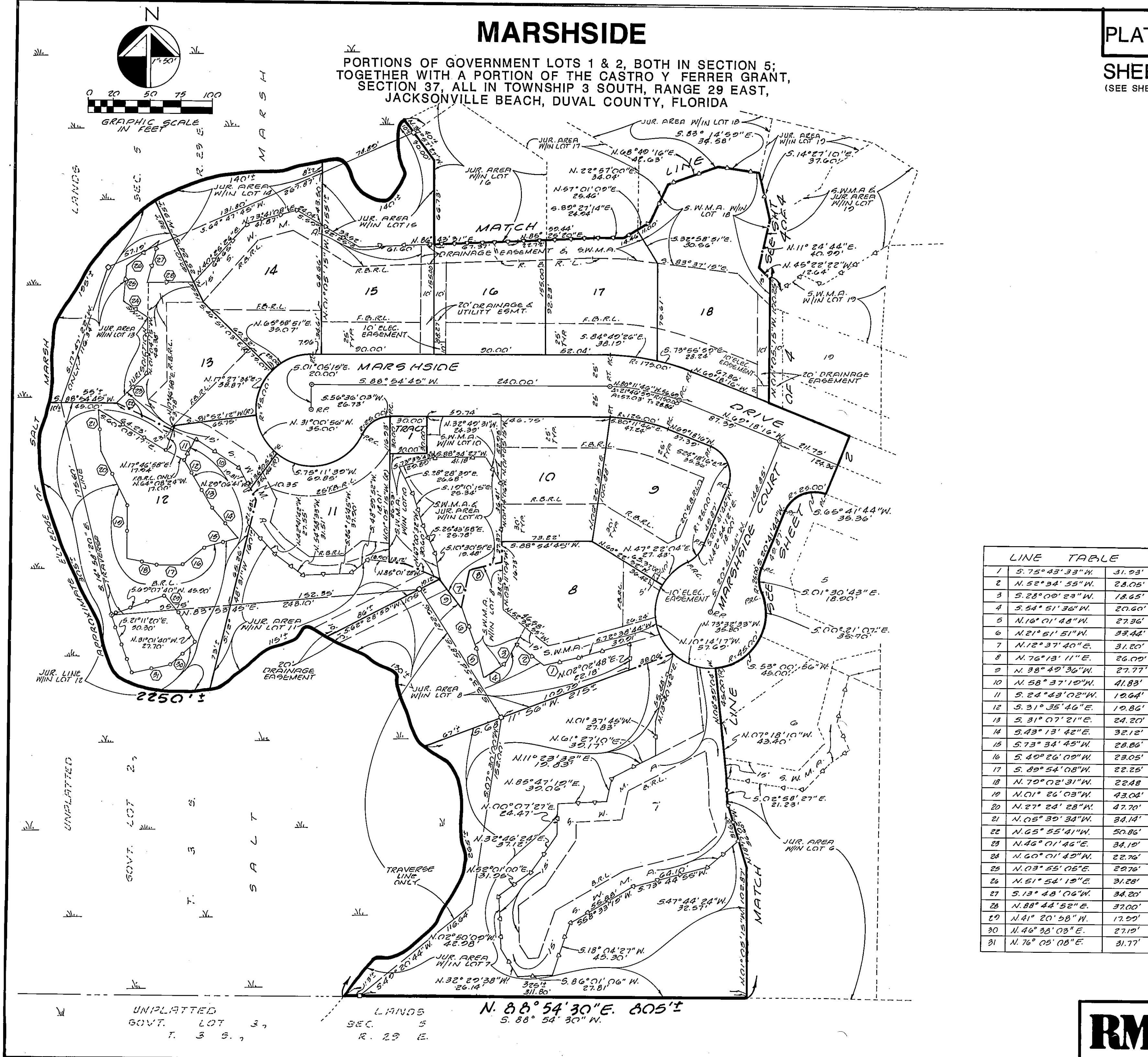
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PLAT BOOK **44** PAGE **81B**

SHEET 3 OF 4

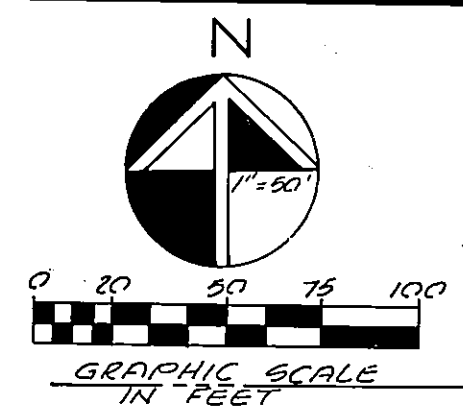
(SEE SHEET 2 OF 4 FOR GENERAL NOTES)



LINE TABLE		
1	S. 75° 43' 33" W.	31.93'
2	N. 52° 34' 55" W.	28.06'
3	S. 23° 09' 23" W.	18.65'
4	S. 64° 51' 36" W.	20.60'
5	N. 16° 01' 48" W.	27.36'
6	N. 21° 51' 51" W.	33.44'
7	N. 12° 37' 40" E.	31.20'
8	N. 76° 13' 11" E.	26.00'
9	N. 38° 49' 36" W.	27.77'
10	N. 58° 37' 10" W.	41.83'
11	S. 24° 43' 02" W.	10.64'
12	S. 31° 35' 46" E.	19.86'
13	S. 31° 07' 21" E.	24.20'
14	S. 43° 13' 42" E.	32.12'
15	S. 73° 34' 45" W.	28.86'
16	S. 49° 26' 09" W.	23.05'
17	S. 89° 54' 08" W.	22.25'
18	N. 79° 02' 31" W.	22.48'
19	N. 01° 26' 03" W.	43.04'
20	N. 27° 24' 28" W.	47.70'
21	N. 05° 39' 34" W.	34.14'
22	N. 65° 55' 41" W.	50.86'
23	N. 46° 01' 46" E.	34.10'
24	N. 60° 01' 43" N.	22.76'
25	N. 03° 55' 05" E.	22.76'
26	N. 51° 54' 15" E.	31.28'
27	S. 13° 48' 04" W.	34.20'
28	N. 88° 44' 52" E.	37.00'
29	N. 41° 20' 58" W.	17.50'
30	N. 46° 38' 03" E.	27.10'
31	N. 76° 05' 08" E.	31.77'

RMA

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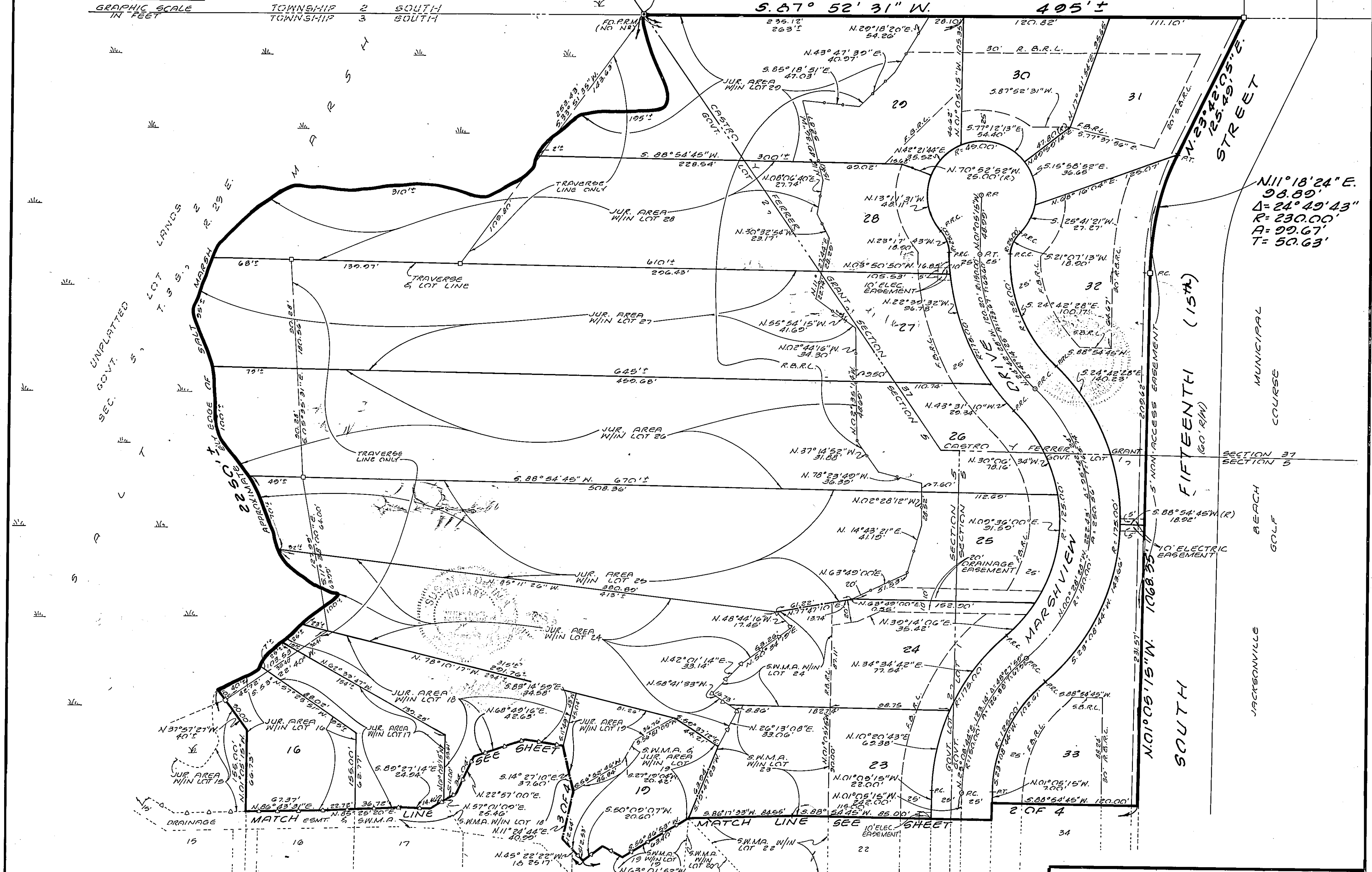


MARSHSIDE

PLAT BOOK **44** PAGE **81C**

SHEET **4** OF **4**
(SEE SHEET 2 OF 4 FOR GENERAL NOTES)

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32 JACSONVILLE BEACH, DUVAL COUNTY, FLORIDA



N.11°18'24"E.
98.89'
Δ=24°49'43"
R=230.00'
A=99.67'
T=50.63'



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