

NEPTUNE BY THE SEA

CITY OF NEPTUNE BEACH, DUVAL COUNTY, FLORIDA

PLAT BOOK 39 PAGE 55

SHEET 1 OF 3 SHEETS

TAXES VERIFIED R.B.F.

CAPTION

A PART OF SECTION 20, TOGETHER WITH A PART OF GOVERNMENT LOTS 3 AND 4, SECTION 21, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID GOVERNMENT LOT 3, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF BAL HARBOUR ESTATES UNIT TWO, AS RECORDED IN PLAT BOOK 33, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00° 00' 25" EAST, ALONG THE WESTERLY LINE OF SAID BAL HARBOUR ESTATES UNIT TWO, A DISTANCE OF 366.06 FEET; THENCE WEST, A DISTANCE OF 268.84 FEET TO THE EASTERLY LINE OF THE CASTRO Y, FERRER GRANT, SECTION 38, SAID TOWNSHIP AND RANGE; THENCE NORTH 06° 17' 02" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 580.32 FEET; THENCE NORTH 79° 54' 41" EAST, A DISTANCE OF 158.43 FEET; THENCE NORTH 53° 53' 36" EAST, A DISTANCE OF 84.14 FEET; THENCE SOUTH 49° 37' 55" EAST, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 465.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 33° 21' 11" EAST AND A CHORD DISTANCE OF 113.58 FEET TO A POINT OF COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 18° 28' 54" WEST AND A CHORD DISTANCE OF 35.24 FEET TO A POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 492.67 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 62° 01' 49" WEST AND A CHORD DISTANCE OF 21.86 FEET TO THE WESTERLY LINE OF AFOREMENTIONED GOVERNMENT LOT 3; THENCE NORTH 00° 01' 52" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 70.35 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 432.67 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF SOUTH 71° 01' 59" EAST AND A CHORD DISTANCE OF 221.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 85° 52' 02" EAST, A DISTANCE OF 15.82 FEET TO A POINT OF CURVE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 661.08 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 78° 14' 50" EAST AND A CHORD DISTANCE OF 361.91 FEET TO A POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 527.56 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 77° 48' 16" EAST AND A CHORD DISTANCE OF 280.96 FEET TO A POINT OF COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 812.19 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF SOUTH 76° 15' 02" EAST AND A CHORD DISTANCE OF 296.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 65° 44' 55" EAST, A DISTANCE OF 143.32 FEET TO A POINT OF CURVE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 62° 23' 00" EAST AND A CHORD DISTANCE OF 39.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 10° 30' 55" EAST, A DISTANCE OF 15.70 FEET TO A POINT OF CURVE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 55° 30' 55" EAST AND A CHORD DISTANCE OF 84.85 FEET TO A POINT ON SAID CURVE; THENCE NORTH 10° 30' 55" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 84° 26' 32" EAST, A DISTANCE OF 252.19 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 500.11 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 02° 04' 57" EAST AND A CHORD DISTANCE OF 39.07 FEET; THENCE NORTH 84° 20' 12" EAST A DISTANCE OF 180.66 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A 60 FOOT DRAINAGE RIGHT OF WAY AS DESCRIBED IN DEED BOOK 1700, PAGE 153 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 05° 39' 48" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 647.08 FEET TO THE SOUTHERLY LINE OF AFOREMENTIONED GOVERNMENT LOT 4; THENCE WEST, ALONG SAID SOUTHERLY LINE AND ALONG THE SOUTHERLY LINE OF AFOREMENTIONED GOVERNMENT LOT 3, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF NEPTUNE PARK AS RECORDED IN PLAT BOOK 27, PAGE 71, THE NORTHERLY LINE OF NEPTUNE PARK ADDITION AS RECORDED IN PLAT BOOK 32, PAGE 35 AND THE NORTHERLY LINE OF BAL HARBOUR ESTATES UNIT 3, AS RECORDED IN PLAT BOOK 35, PAGE 4, ALL OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 858.07 FEET; THENCE NORTHERLY, WESTERLY AND SOUTHERLY, ALONG THE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3574, PAGE 374 OF SAID CURRENT PUBLIC RECORDS THE FOLLOWING THREE COURSES: NORTH A DISTANCE OF 30.00 FEET; WEST A DISTANCE OF 915.00 FEET AND SOUTH A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF AFOREMENTIONED GOVERNMENT LOT 3, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF AFOREMENTIONED BAL HARBOUR ESTATES UNIT TWO; THENCE WEST, ALONG SAID SOUTHERLY LINE OF GOVERNMENT LOT 3 AND THE NORTHERLY LINE OF SAID BAL HARBOUR ESTATES UNIT TWO, A DISTANCE OF 124.82 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE NEW MET COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA, ARE THE LAWFUL OWNERS OF LANDS DESCRIBED IN CAPTION HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT KNOWN AS NEPTUNE BY THE SEA, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS AND THAT ALL STREETS, ROAD, CIRCLES, & COURTS ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF NEPTUNE BEACH AND ITS SUCCESSORS. THE DRAINAGE EASEMENT THROUGH AND OVER THE LAKE SHOWN ON THIS PLAT IS HEREBY IRREVOCABLY DEDICATED TO THE CITY OF NEPTUNE BEACH AND ITS SUCCESSORS, AND IS SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND: (1) THE DRAINAGE EASEMENT HEREBY DEDICATED SHALL PERMIT THE CITY OF NEPTUNE BEACH AND ITS SUCCESSORS TO DISCHARGE INTO SAID LAKE, WHICH THIS EASEMENT TRAVERSES, ALL WATER WHICH MAY FALL OR COME UPON ALL STREETS, ROAD, CIRCLES, & COURTS HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID STREETS, ROAD, CIRCLES, & COURTS, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF NEPTUNE BEACH AND ITS SUCCESSORS FOR ANY DAMAGES, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THIS DRAINAGE EASEMENT BY THE CITY OF NEPTUNE BEACH AND ITS SUCCESSORS; (2) THE LAKE SHOWN ON THIS PLAT IS OWNED IN FEE SIMPLE TITLE BY THE ABUTTING PROPERTY OWNERS, AND THE CITY OF NEPTUNE BEACH, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS AND ANIMALS, SOIL, CHEMICALS, OR ANY OTHER SUBSTANCE THAT MAY EVEN BE OR COME WITHIN SAID LAKE WHICH THIS EASEMENT TRAVERSES, NOR ANY RESPONSIBILITIES FOR THE MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL, WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE ABUTTING PROPERTY OWNERS AND (3) THE CITY OF NEPTUNE BEACH AND ITS SUCCESSORS SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF ANY WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY PERSON WITHIN THE AREA OF THE LAND HEREBY PLATTED, OR OF THE LAKE SHOWN ON THIS PLAT. THE CITY SHALL HAVE THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURE, OR ANY PART THEREOF, AND DO ANY OTHER ACTS REASONABLY NECESSARY TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM.

THE UNDERSIGNED OWNER DOES HEREBY INDEMNIFY THE CITY OF NEPTUNE BEACH AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGE, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURENCE IN, UPON, AT, OR FROM THE LAKE SHOWN ON THIS PLAT, OR ANY PART THEREOF, OR OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF THE UNDERSIGNED, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, INVITEES, LICENSEES, OR CONCESSIONARIES. ELECTRIC UTILITY EASEMENTS ARE DEDICATED TO THE ELECTRIC UTILITY SERVICING THE AREA, AND ITS SUCCESSORS IN TITLE, FOR USE IN ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF, THE NEW MET COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 9th DAY OF FEBRUARY A.D., 1984.

W. A. Watten, Jr.

WITNESS: Lucretia R. Stefan
WITNESS: M. Jordan

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF FEBRUARY A.D., 1984, BY ITS PRESIDENT

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: MAY 17, 1987

NEPTUNE BY THE SEA

CITY OF NEPTUNE BEACH, DUVAL COUNTY, FLORIDA

PLAT BOOK 39 PAGE 55A

SHEET 2 OF 3 SHEETS

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE NEW MET COMPANY, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS NEPTUNE BY THE SEA, 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 STREETS, ROAD, CIRCLES & COURTS ARE HEREBY IRREVOCABLE AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF NEPTUNE BEACH AND ITS SUCCESSORS. ELECTRIC UTILITY EASEMENTS ARE DEDICATED TO THE ELECTRIC UTILITY SERVICING THE AREA, AND ITS SUCCESSORS IN TITLE, FOR USE IN ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF, THE NEW MET COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED THIS 9th DAY OF FEBRUARY A.D., 1984.

W. H. Walton, Jr.

WITNESS: Stephen R. Stajew

WITNESS: W. H. Jordan

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF FEBRUARY A.D., 1984, BY J. S. PRESIDENT

J. S. [Signature]

MY COMMISSION EXPIRES MAY 17, 1987.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE NEW MET COMPANY HAS FURNISHED THE CITY OF NEPTUNE BEACH A SIDEWALK BOND AND A PLAT BOND, SECURED BY IRREVOCABLE LETTERS OF CREDIT, AS SURETY THAT THE SIDEWALKS AND PROPOSED IMPROVEMENTS IN PUBLIC SPACE SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS, SAID BONDS ARE EQUIVALENT TO ALL REMAINING COSTS, ESTIMATED CONSTRUCTION COSTS AND COST OF PLACING PERMANENT CONTROL POINTS, AS OF THIS 27 DAY OF FEBRUARY A.D., 1984.

Richard Helland

DIRECTOR OF PUBLIC WORKS

W. H. Walton, Jr.

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF NEPTUNE BEACH, FLORIDA AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 39, PAGE(S) 55, 55A, 55B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 2nd DAY OF MARCH A.D., 1984.

Ish Brant

ISH BRANT, MAYOR OF CITY OF NEPTUNE BEACH

Donna L. Williams

DONNA L. WILLIAMS, CITY CLERK

S. Morgan Slaughter

S. MORGAN SLAUGHTER, CLERK OF THE CIRCUIT COURT

By: Doris Laceyfield

DEPUTY CLERK

84-20290

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT Southeast Bank N.A. BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKES ITSELF A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DEDICATE ALL STREETS, ROAD, CIRCLES & COURTS SHOWN ON THIS PLAT, TO THE CITY OF NEPTUNE BEACH AND ITS SUCCESSORS. ELECTRIC UTILITY EASEMENTS ARE DEDICATED TO THE ELECTRIC UTILITY SERVICING THE AREA, AND ITS SUCCESSORS IN TITLE, FOR USE IN ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF, Southeast Bank N.A. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED THIS 10 DAY OF February A.D., 1984.

John F. Jones
Vice President

WITNESS: Janet L. Ward

WITNESS: Janet L. Ward

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF February A.D., 1984, BY John F. Jones, Vice President

Janet L. Ward

MY COMMISSION EXPIRES 3-29-87.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF NEPTUNE BEACH, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. _____ OF SAID CITY, ADOPTED BY ITS COUNCIL, AND APPROVED BY ITS MAYOR THIS 27 DAY OF FEBRUARY A.D., 1984.

Ish Brant

MAYOR OF THE CITY OF NEPTUNE BEACH

Donna L. Williams

SECRETARY TO THE COUNCIL OF THE CITY OF NEPTUNE BEACH

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER MY 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 ACCURATE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

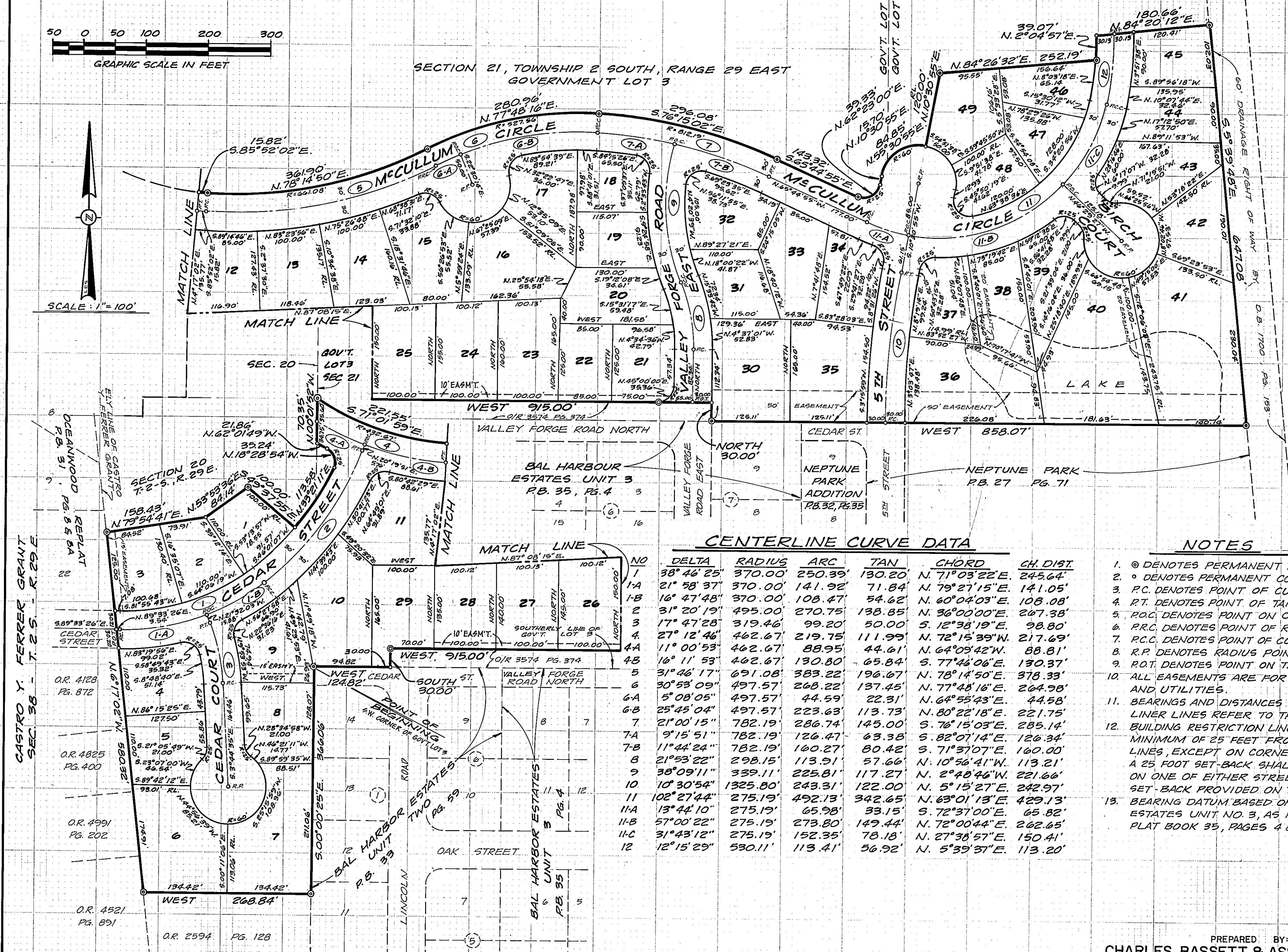
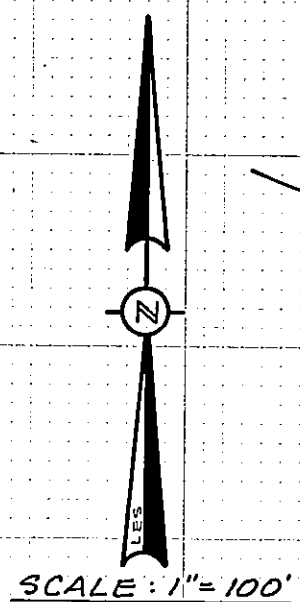
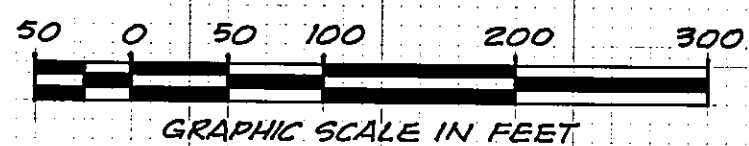
SIGNED AND SEALED THIS 10th DAY OF February A.D., 1984.

Charles R. Bassett

FLORIDA REGISTERED LAND SURVEYOR NO. 1576

NEPTUNE BY THE SEA

CITY OF NEPTUNE BEACH, DUVAL COUNTY, FLORIDA



CENTERLINE CURVE DATA

NO	DELTA	RADIUS	ARC	TAN	CHORD	CH. DIST.
1	38° 46' 25"	370.00	250.39'	130.20'	N. 71° 03' 22" E. 245.64'	
1A	21° 58' 37"	370.00	141.92'	71.84'	N. 79° 27' 15" E. 141.05'	
1-B	16° 47' 48"	370.00	108.47'	54.62'	N. 60° 04' 03" E. 108.08'	
2	31° 20' 19"	495.00	270.75'	138.85'	N. 36° 00' 00" E. 267.38'	
3	17° 47' 28"	319.46'	99.20'	50.00'	S. 12° 38' 19" E. 98.80'	
4	27° 12' 46"	462.67'	219.75'	111.99'	N. 72° 15' 39" W. 217.69'	
4A	11° 00' 53"	462.67'	88.95'	44.61'	N. 64° 03' 42" W. 88.81'	
4B	16° 11' 53"	462.67'	130.80'	65.84'	S. 77° 46' 06" E. 130.37'	
5	31° 46' 17"	691.08'	383.22'	196.67'	N. 78° 14' 50" E. 378.33'	
6	30° 53' 09"	497.57'	268.22'	137.45'	N. 77° 48' 16" E. 264.98'	
6A	5° 08' 05"	497.57'	44.59'	22.31'	N. 64° 55' 43" E. 44.58'	
6B	25° 45' 04"	497.57'	223.63'	113.73'	N. 80° 22' 18" E. 221.75'	
7	21° 00' 15"	782.19'	286.74'	145.00'	S. 76° 15' 03" E. 285.14'	
7A	9° 15' 51"	782.19'	126.47'	63.38'	S. 82° 07' 14" E. 126.34'	
7B	11° 44' 24"	782.19'	160.27'	80.42'	S. 71° 37' 07" E. 160.00'	
8	21° 53' 22"	298.15'	113.91'	57.66'	N. 10° 56' 41" W. 113.21'	
9	38° 09' 11"	339.11'	225.81'	117.27'	N. 2° 40' 46" W. 221.66'	
10	10° 30' 54"	1325.80'	243.31'	122.00'	N. 5° 15' 27" E. 242.97'	
11	102° 27' 44"	492.13'	492.13'	342.65'	N. 63° 01' 13" E. 429.13'	
11A	13° 44' 10"	275.19'	65.98'	33.15'	S. 72° 37' 00" E. 65.82'	
11B	57° 00' 22"	275.19'	273.80'	149.44'	N. 72° 00' 44" E. 262.65'	
11C	31° 43' 12"	275.19'	152.35'	78.18'	N. 27° 38' 57" E. 150.41'	
12	12° 15' 29"	530.11'	113.41'	56.92'	N. 5° 39' 37" E. 113.20'	

NOTES

- ① DENOTES PERMANENT REFERENCE MON.
- ⊙ DENOTES PERMANENT CONTROL POINT.
- P.C. DENOTES POINT OF CURVATURE.
- P.T. DENOTES POINT OF TANGENCY.
- P.O.C. DENOTES POINT ON CURVE.
- P.R.C. DENOTES POINT OF REVERSE CURVE.
- P.C.C. DENOTES POINT OF COMPOUND CURVE.
- R.P. DENOTES RADIUS POINT.
- R.O.T. DENOTES POINT ON TANGENT.
- ALL EASEMENTS ARE FOR DRAINAGE, SEWER AND UTILITIES.
- BEARINGS AND DISTANCES SHOWN ON CURVILINEAR LINES REFER TO THE CHORD.
- BUILDING RESTRICTION LINES SHALL BE A MINIMUM OF 25 FEET FROM STREET R/W LINES, EXCEPT ON CORNER LOTS WHERE A 25 FOOT SET-BACK SHALL BE PROVIDED ON ONE OF EITHER STREETS AND A 15 FOOT SET-BACK PROVIDED ON THE OTHER.
- BEARING DATUM BASED ON BAL HARBOR ESTATES UNIT NO. 3, AS RECORDED IN PLAT BOOK 35, PAGES 4 & 4A.