

# Neptune By The Sea - Unit Three

Plat Book 46 Page 78

SHEET No. 1 OF 3

TAXES VERIFIED. R.B.F.

BEING A REPLAT OF A PORTION OF LOT 100, NEPTUNE BY THE SEA-UNIT TWO, AS RECORDED IN PLAT BOOK 41, PAGES 20, 20A, 20B AND 20C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; AND BEING A PART OF SECTION 20 AND 21, TOWNSHIP 2 SOUTH, RANGE 29 EAST, NEPTUNE BEACH, DUVAL COUNTY, FLORIDA.

### CAPTION

A portion of Section 20 and a portion of Government Lot 3, Section 21, Township 2 South, Range 29 East, Duval County, Florida, together with a portion of Lot 100, as shown on the plat of Neptune By The Sea - Unit Two, as recorded in Plat Book 41, Pages 20, 20A, 20B and 20C of the current public records of said County, all being more particularly described as follows: For a Point of Reference commence at the northwest corner of Lot 99, as shown on the said plat of Neptune By The Sea - Unit Two and run North 06° 17' 02" West along the easterly line of Oceanwood Replat, as recorded in Plat Book 31, Pages 8 and 8A of said current public records, 104.67 feet to the point of beginning; from the point of beginning thus described continue North 04° 17' 02" West along said easterly line, 101.85 feet to a point; run thence South 89° 58' 40" East, 440.12 feet to a point on the westerly line of said Government Lot 3, Township 2 South, Range 29 East; continue thence South 89° 58' 40" East along a line parallel to and 125 feet southerly of the northerly line of said Government Lot 3, a distance of 446.06 feet to a point; run thence North 00° 01' 20" East, a distance of 125.0 feet to a point on said northerly line of Government Lot 3; run thence South 89° 58' 40" East along said northerly line of Government Lot 3, a distance of 874.71 feet to the northeast corner of said Government Lot 3; run thence South 00° 00' 21" East along the easterly line of said Government Lot 3, (also being the westerly line of lands recorded in the Official Records of said County in Volume 5440, Page 1183), a distance of 224.30 feet to the southwest corner of said Official Records Volume 5440, Page 1183; run thence South 52° 01' 01" West, a distance of 124.50 feet to a point on a curve; run thence in a southeasterly direction along the arc of a curve, said curve being concave southwesterly and having a radius of 352.11 feet, a chord bearing and distance of South 24° 45' 52" East, 19.01 feet to a point; run thence South 66° 46' 57" West along the northerly terminus of Cherry Street (a 60 foot right-of-way as now established) and along the northerly line of Lot 72, said Neptune By The Sea - Unit Two, a distance of 178.50 feet to the northwest corner of said Lot 72; run thence the following seventeen (17) courses along the northerly boundary line of said Neptune By The Sea - Unit Two: 1st Course, South 13° 21' 43" East, 59.43 feet; 2nd Course, South 07° 50' 47" West, 68.35 feet; 3rd Course, South 36° 56' 29" West, 57.47 feet; 4th Course, South 48° 33' 11" West, 202.48 feet; 5th Course, South 83° 14' 27" West, 135.95 feet; 6th Course, South 69° 41' 25" West, 146.79 feet to a point on a curve; 7th Course, run in a southeast direction along the arc of a curve, said curve being concave to the northeast and having a radius of 132.19 feet, a chord bearing and distance of South 19° 34' 56" East, 13.48 feet to the Point of Tangency of said curve; 8th Course, South 67° 29' 46" West, 60.0 feet; 9th Course, South 22° 30' 14" East, 16.49 feet; 10th Course, North 79° 14' 34" West, 128.99 feet; 11th Course, North 60° 53' 12" West, 76.69 feet; 12th Course, North 15° 45' 49" West, 42.70 feet; 13th Course, South 66° 55' 01" West, 90.02 feet; 14th Course, North 84° 47' 08" West, 253.67 feet; 15th Course, North 66° 40' 16" West, 45.52 feet; 16th Course, North 17° 43' 09" West, 69.28 feet; 17th Course, North 00° 01' 47" East, 69.28 feet to the southeast corner of Lot 90, said Neptune By The Sea - Unit Two; run thence North 17° 46' 36" East along the easterly line of said Lot 90 and the northerly prolongation thereof, a distance of 73.20 feet to a point; run thence North 65° 17' 57" West, a distance of 114.46 feet to the northwest corner of said Lot 90; run thence in a northeast direction along the arc of a curve in the easterly right-of-way line of McCullum Circle (a 60 foot right-of-way as now established), said curve being concave to the southeast and having a radius of 339.53 feet, a chord bearing and distance of North 31° 33' 49" East, 58.14 feet to a point; run thence North 53° 31' 19" West along the northeasterly terminus of said McCullum Circle, a distance of 60.0 feet to a point on a curve in the westerly right-of-way line of said McCullum Circle; run thence in a southwest direction along the arc of a curve in said westerly right-of-way line, said curve being concave to the southeast and having a radius of 399.53 feet, a chord bearing and distance of South 31° 33' 49" West, 68.45 feet to the northeast corner of Lot 100, said Neptune By The Sea - Unit Two; run thence North 63° 21' 03" West along the northerly line of said Lot 100, a distance of 78.0 feet to a point; run thence North 86° 50' 07" West, a distance of 110.34 feet to the northwest corner of said Lot 100; run thence South 83° 52' 56" West along the northerly line of Lot 99, said Neptune By The Sea - Unit Two, a distance of 20.0 feet to a point; run thence North 06° 17' 02" West, 103.86 feet to a point on a curve; run thence in a westerly direction along the arc of a curve, said curve being concave southwesterly and having a radius of 370.0 feet, a chord bearing and distance of South 85° 02' 12" West, 40.01 feet to the point of tangency of said curve and the point of beginning, containing 21.11 acres, more or less.

CLERK'S CERTIFICATE: 91-0009535

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 46, Pages 78, 78A, 78B, of the Public Records of Duval County, Florida, this 30th day of January, A.D., 1991.

Henry W. Cook  
HENRY W. COOK  
CLERK OF THE CIRCUIT COURT

Bridget Y. Chambers  
DEPUTY CLERK

### APPROVED FOR RECORD

This is to certify that the above Plat has been examined and approved by the City of Neptune Beach, Duval County, Florida, pursuant to Resolution No. \_\_\_\_\_ of said City, adopted by its Council and approved by its Mayor, this 3rd day of DECEMBER, A.D., 1990.

John C. Kowkany  
MAYOR OF THE CITY OF NEPTUNE BEACH  
JOHN C. KOWKANY

Betsy E. Engstrom  
CITY CLERK 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 the undersigned's responsible direction and supervision, that the survey data complies with all requirements of Florida Statute 177, that the survey and legal description are accurate and 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 Neptune Beach, Florida.  
Signed this 20th day of NOVEMBER, A.D., 1990.

Jose A. Hill  
JOSE A. HILL  
REGISTERED LAND SURVEYOR NO. 2361  
STATE OF FLORIDA

### ADOPTION AND DEDICATION

This is to certify that Centex Real Estate Corporation, a Corporation under the laws of the State of Nevada, is the lawful owner of the lands described in the caption hereon, known as Neptune By The Sea - Unit Three 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, easements, rights-of-way and public areas shown hereon are hereby irrevocably dedicated to the City of Neptune Beach and its successors. THE OWNER SHALL INDEMNIFY AND HOLD THE CITY HARMLESS FROM ANY ACTIONS ARISING OUT OF CONSTRUCTION AND MAINTENANCE OF THE ISLANDS.  
In witness whereof, the above named corporation has caused these presents to be executed by its respective appropriate officer by and with the full authority of said corporation.

WITNESS CJ Hagan

WITNESS Roberts Pata

CENTEX REAL ESTATE CORPORATION

Douglas W. Smith  
DOUGLAS W. SMITH  
DIVISION PRESIDENT

### STATE OF FLORIDA

### COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24th day of JANUARY, A.D., 1990, by DOUGLAS W. SMITH, Division President of Centex Real Estate Corporation, a Nevada Corporation on behalf of the Corporation.

NOTARY PUBLIC AT LARGE: Wayne N. Harlock

MY COMMISSION EXPIRES: DECEMBER 28, 1993

### DEVELOPER'S CERTIFICATE:

This is to certify that Centex Real Estate Corporation has furnished the City of Neptune Beach, a Performance Bond as surety that the proposed improvements within public space will be constructed according to the plans and specifications approved by the City of Neptune Beach. Said Bonds are equivalent to one hundred percent of the estimated costs of construction and cost of placing permanent control points.

Signed this 22nd day of JANUARY, A.D., 1991.

Douglas W. Smith  
DOUGLAS W. SMITH  
DIVISION PRESIDENT  
CENTEX REAL ESTATE CORPORATION

Philip W. Klein  
PHILIP W. KLEIN, BUILDING OFFICIAL



# Neptune By The Sea - Unit Three

BEING A REPLAT OF A PORTION OF LOT 100, NEPTUNE BY THE SEA - UNIT TWO, AS RECORDED IN PLAT BOOK 41, PAGES 20, 20A, 20B AND 20C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; AND BEING A PART OF SECTION 20 AND 21, TOWNSHIP 2 SOUTH, RANGE 29 EAST, NEPTUNE BEACH, DUVAL COUNTY, FLORIDA.



GRAPHIC SCALE: 1" = 60'

SECTION 21, T. 2 S., R. 29 E.

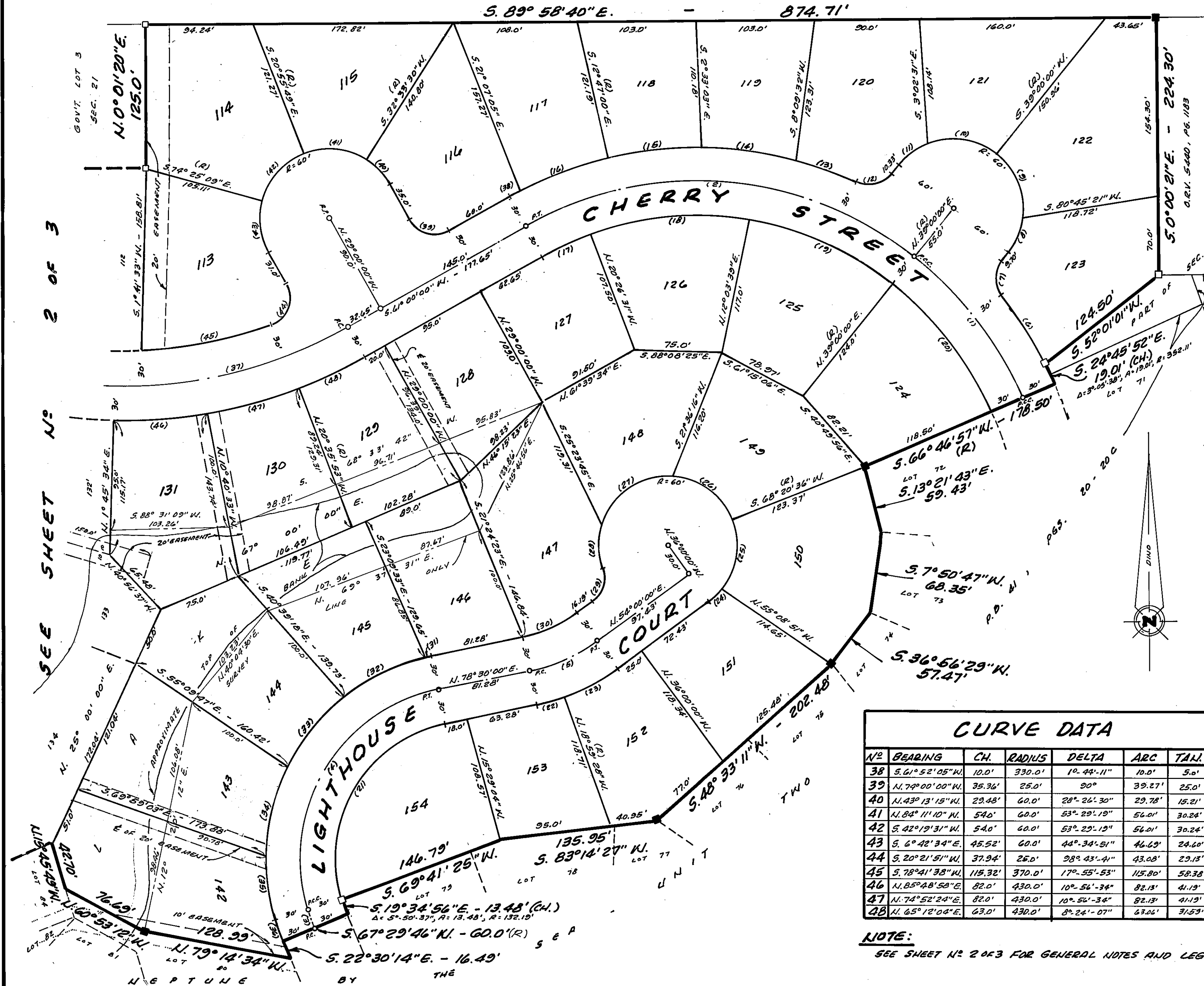


TABLE OF LOT AREAS

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
113	15,294	0.35	129	12,063	0.28
114	16,238	0.37	130	12,448	0.29
115	12,948	0.30	131	14,564	0.33
116	12,733	0.29	132	17,386	0.40
117	12,775	0.29	133	16,241	0.37
118	10,431	0.24	134	15,444	0.35
119	10,555	0.24	135	12,794	0.29
120	13,365	0.31	136	12,007	0.28
121	12,235	0.28	137	15,077	0.35
122	16,428	0.38	138	12,948	0.30
123	13,174	0.30	139	12,852	0.30
124	13,886	0.32	140	14,956	0.34
125	13,303	0.31	141	12,082	0.28
126	12,244	0.28	142	11,932	0.27
127	10,875	0.25	143	10,160	0.23
128	11,542	0.26	144	13,905	0.32

CURVE DATA

LOT	BEARING	CH.	RADIUS	DELTA	ARC	TANG.
1	N. 57° 02' 31" W.	154.62	322.11	27° 44' 57"	156.19	72.64
2	N. 85° 00' 00" W.	335.52	300.0	68°	356.05	202.35
3	N. 13° 34' 55" W.	16.54	162.19	5° 50' 37"	16.54	8.28
4	N. 30° 55' 11" E.	221.47	150.0	85° 09' 37"	242.13	164.16
5	N. 66° 15' 00" E.	62.65	150.0	24° 30' 00"	64.14	32.57
6	N. 32° 00' 33" W.	71.55	352.11	11° 39' 44"	71.67	35.96
7	N. 0° 30' 47" E.	31.12	25.0	76° 58' 25"	33.59	19.88
8	N. 24° 01' 44" E.	31.0	60.0	29° 56' 33"	31.36	16.05
9	N. 20° 58' 16" W.	60.05	60.0	60° 03' 27"	62.89	34.68
10	N. 81° 00' 00" W.	60.0	60.0	60°	162.83	34.64
11	S. 54° 20' 00" W.	31.06	60.0	30°	31.42	16.08
12	S. 77° 04' 24" W.	30.83	25.0	76° 08' 48"	33.23	19.58
13	N. 69° 38' 01" W.	55.0	330.0	9° 33' 37"	55.06	27.60
14	N. 81° 30' 22" W.	81.43	330.0	14° 11' 05"	81.70	41.06
15	S. 84° 18' 33" W.	81.42	330.0	14° 11' 05"	81.70	41.06
16	S. 69° 58' 35" W.	83.18	330.0	14° 28' 50"	83.40	41.92
17	N. 65° 46' 43" E.	45.0	270.0	9° 33' 37"	45.05	22.58
18	N. 85° 18' 10" E.	137.42	270.0	29° 29' 05"	138.94	71.05
19	S. 65° 28' 33" E.	135.0	270.0	28° 57' 18"	136.45	69.71
20	S. 37° 06' 31" E.	140.26	232.11	27° 46' 57"	141.64	72.24
21	N. 30° 55' 12" E.	177.17	120.0	35° 09' 37"	199.30	131.33
22	N. 74° 45' 16" E.	23.52	180.0	7° 29' 28"	23.53	11.78
23	N. 62° 30' 16" E.	53.24	180.0	17° 00' 38"	53.44	26.92
24	N. 46° 49' 00" E.	15.0	60.0	12° 21' 41"	15.04	7.56
25	N. 8° 59' 27" E.	61.17	60.0	61° 17' 42"	64.19	35.55
26	N. 53° 36' 21" W.	63.50	60.0	63° 53' 54"	66.91	37.42
27	S. 56° 29' 17" W.	73.81	60.0	75° 54' 50"	79.50	46.80
28	S. 0° 10' 55" E.	38.50	60.0	37° 25' 36"	39.18	20.32
29	S. 17° 33' 08" W.	29.70	25.0	72° 53' 43"	31.81	19.46
30	S. 66° 15' 00" W.	50.92	120.0	24° 30' 00"	51.31	26.06
31	S. 77° 04' 24" W.	5.00	180.0	1° 35' 30"	5.00	2.50
32	S. 64° 25' 20" W.	77.83	180.0	24° 58' 21"	78.45	39.26
33	S. 39° 25' 21" W.	78.00	180.0	25° 01' 36"	78.42	39.25
34	S. 14° 04' 24" W.	79.98	180.0	25° 40' 17"	80.65	41.01
35	S. 7° 42' 41" E.	56.00	180.0	17° 53' 53"	56.23	28.35
36	S. 19° 34' 55" E.	19.59	192.19	5° 50' 37"	19.60	9.81
37	N. 80° 55' 32" W.	272.44	400.0	39° 51' 04"	278.21	145.0

CURVE DATA

LOT	BEARING	CH.	RADIUS	DELTA	ARC	TANG.
38	S. 61° 52' 05" W.	10.0	330.0	1° 44' 11"	10.0	5.0
39	N. 79° 00' 00" W.	35.36	25.0	90°	39.27	25.0
40	N. 43° 13' 15" W.	29.48	60.0	28° 26' 30"	29.78	15.21
41	N. 84° 11' 10" W.	54.0	60.0	53° 29' 10"	56.0	30.24
42	S. 42° 19' 31" W.	54.0	60.0	53° 29' 10"	56.0	30.24
43	S. 6° 42' 34" E.	45.52	60.0	44° 34' 51"	46.69	24.00
44	S. 20° 21' 51" W.	37.94	25.0	28° 26' 30"	29.13	15.21
45	S. 78° 41' 38" W.	115.32	370.0	17° 55' 53"	115.80	58.38
46	N. 85° 48' 58" E.	82.0	430.0	10° 56' 34"	82.13	41.19
47	N. 74° 52' 24" E.	82.0	430.0	10° 56' 34"	82.13	41.19
48	N. 65° 12' 04" E.	63.0	430.0	8° 24' 07"	63.06	31.53

NOTE: SEE SHEET NO. 2 OF 3 FOR GENERAL NOTES AND LEGEND.

PREPARED BY  
CLARSON AND ASSOCIATES, INC.  
ENGINEERS - LAND SURVEYORS  
1643 WALDO AVENUE  
JACKSONVILLE, FLORIDA 32207