

PREPARED BY AND RETURN TO:
CHARLES W. BROWN, JR., ESQUIRE
CRABTREE LAW GROUP, P.A.
8777 San Jose Blvd., A-200
Jacksonville, Florida 32217

**NOTICE TO PRESERVE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF NEWPORT**

1. NOTICE is hereby given pursuant to Chapter 712, Florida Statutes, that **NEWPORT HOMEOWNERS' ASSOCIATION, INC.**, whose post office address 1941 Mayport Road, Atlantic Beach, FL 32233, desires to preserve the covenants and restrictions contained in the Declaration of Covenants, Conditions and Restrictions of Newport recorded at Official Records Book 7627, Page 14175, *et seq.*, of the current Public Records of Duval County, Florida, together with all amendments thereto, as may be amended from time to time (hereinafter the "Declaration").

The following is a full and complete description of the property affected by this Notice and more particularly described as:

attached hereto as Exhibit "A" and made part hereof as if fully set forth herein.

2. In accordance with Florida Statutes, Section 712.05, the members of **NEWPORT HOMEOWNERS' ASSOCIATION, INC.**, were provided with at least seven (7) days notice of the board meeting at which a vote to preserve the covenants and restrictions in the Declaration was approved. At the meeting, by unanimous consent the Board of Directors voted to preserve the Declaration. Attached hereto as Exhibit "B" is an Affidavit signed by an officer of **NEWPORT HOMEOWNERS' ASSOCIATION, INC.**, which affirms that a Statement of Marketable Title Action was mailed to all members of the Association with notice of the meeting of the Board of Directors.

DATED this 16th day of June, 2023.

[SIGNATURE PAGE TO FOLLOW]

Witnesses:

Rhonda Hutto
Rhonda Hutto

Witness Print Name

Pam Carter

Pam Carter

Witness Print Name

**NEWPORT HOMEOWNERS'
ASSOCIATION, INC.
A Florida Not-For-Profit Corporation**

Troy Flowers III

By: Troy Flowers III

Its: President

Attest By:

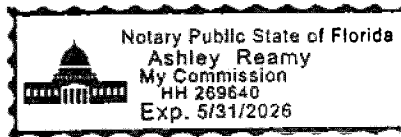
April Glover

By: April Glover

Its: Secretary

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me [x] by physical presence or [] by online notarization, this 8th day of June, 2023, by Troy Flowers III, as President for and on behalf of Newport Homeowners' Association, Inc. () to me well known or (✓) who produced as identification, known to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that they executed the foregoing instrument as President of Newport Homeowners' Association, Inc., for the purposes therein expressed with due and regular corporate authority, and that said instrument is the free act and deed of such corporation.

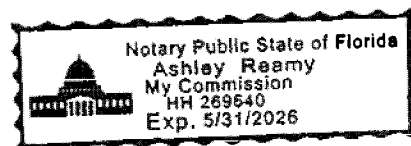


Ashley Reamy
Notary Public, State of Florida
My commission expires:

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me [x] by physical presence or [] by online notarization, this 16th day of June, 2023, by April Glover, as Secretary for and on behalf of Newport Homeowners' Association, Inc. () to me well known or (✓) who produced as identification, known to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that they executed the foregoing instrument as Secretary of Newport Homeowners' Association, Inc., for the purposes therein expressed with due and regular corporate authority, and that said instrument is the free act and deed of such corporation.

Ashley Reamy
Notary Public, State of Florida
My commission expires:



NEWPORT

UNIT ONE

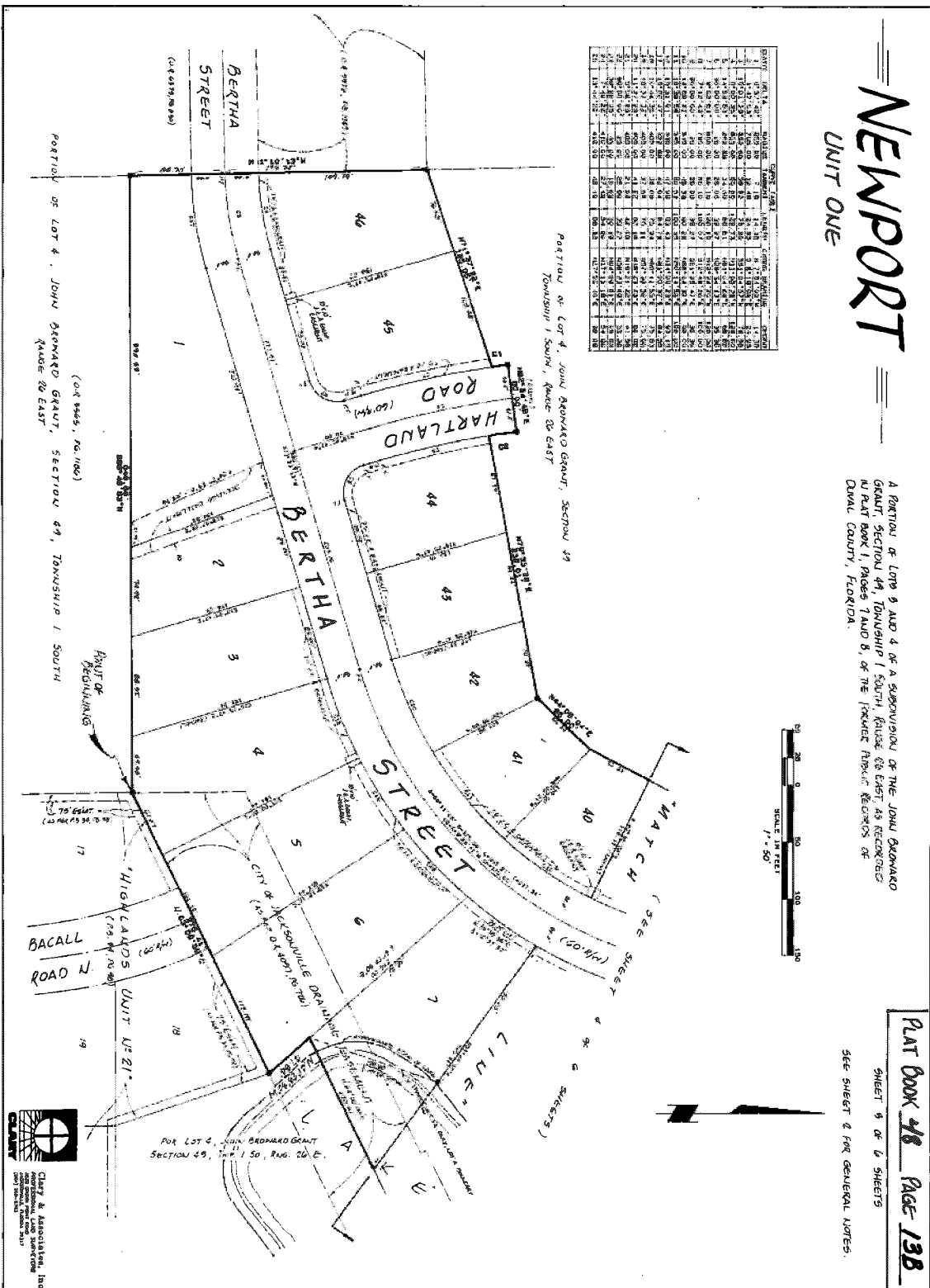
A PORTION OF LOTS 9 AND 4 OF A SUBDIVISION OF THE JOHN BOWMAN GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 1, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF DAVALL COUNTY, FLORIDA.

PLAT BOOK 418 PAGE 138

SHEET 9 OF 11 SHEETS

SEE SHEET 8 FOR GENERAL NOTES.

BLK	LOT	AREA	OWNER	REMARKS
1	1	1.00	JOHN BOWMAN	
1	2	1.00	JOHN BOWMAN	
1	3	1.00	JOHN BOWMAN	
1	4	1.00	JOHN BOWMAN	
1	5	1.00	JOHN BOWMAN	
1	6	1.00	JOHN BOWMAN	
1	7	1.00	JOHN BOWMAN	
1	8	1.00	JOHN BOWMAN	
1	9	1.00	JOHN BOWMAN	
1	10	1.00	JOHN BOWMAN	
1	11	1.00	JOHN BOWMAN	
1	12	1.00	JOHN BOWMAN	
1	13	1.00	JOHN BOWMAN	
1	14	1.00	JOHN BOWMAN	
1	15	1.00	JOHN BOWMAN	
1	16	1.00	JOHN BOWMAN	
1	17	1.00	JOHN BOWMAN	
1	18	1.00	JOHN BOWMAN	
1	19	1.00	JOHN BOWMAN	
1	20	1.00	JOHN BOWMAN	
1	21	1.00	JOHN BOWMAN	
1	22	1.00	JOHN BOWMAN	
1	23	1.00	JOHN BOWMAN	
1	24	1.00	JOHN BOWMAN	
1	25	1.00	JOHN BOWMAN	
1	26	1.00	JOHN BOWMAN	
1	27	1.00	JOHN BOWMAN	
1	28	1.00	JOHN BOWMAN	
1	29	1.00	JOHN BOWMAN	
1	30	1.00	JOHN BOWMAN	
1	31	1.00	JOHN BOWMAN	
1	32	1.00	JOHN BOWMAN	
1	33	1.00	JOHN BOWMAN	
1	34	1.00	JOHN BOWMAN	
1	35	1.00	JOHN BOWMAN	
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1	37	1.00	JOHN BOWMAN	
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1	39	1.00	JOHN BOWMAN	
1	40	1.00	JOHN BOWMAN	
1	41	1.00	JOHN BOWMAN	
1	42	1.00	JOHN BOWMAN	
1	43	1.00	JOHN BOWMAN	
1	44	1.00	JOHN BOWMAN	
1	45	1.00	JOHN BOWMAN	
1	46	1.00	JOHN BOWMAN	
1	47	1.00	JOHN BOWMAN	
1	48	1.00	JOHN BOWMAN	
1	49	1.00	JOHN BOWMAN	
1	50	1.00	JOHN BOWMAN	
1	51	1.00	JOHN BOWMAN	
1	52	1.00	JOHN BOWMAN	
1	53	1.00	JOHN BOWMAN	
1	54	1.00	JOHN BOWMAN	
1	55	1.00	JOHN BOWMAN	
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1	62	1.00	JOHN BOWMAN	
1	63	1.00	JOHN BOWMAN	
1	64	1.00	JOHN BOWMAN	
1	65	1.00	JOHN BOWMAN	
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1	67	1.00	JOHN BOWMAN	
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1	70	1.00	JOHN BOWMAN	
1	71	1.00	JOHN BOWMAN	
1	72	1.00	JOHN BOWMAN	
1	73	1.00	JOHN BOWMAN	
1	74	1.00	JOHN BOWMAN	
1	75	1.00	JOHN BOWMAN	
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1	77	1.00	JOHN BOWMAN	
1	78	1.00	JOHN BOWMAN	
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1	92	1.00	JOHN BOWMAN	
1	93	1.00	JOHN BOWMAN	
1	94	1.00	JOHN BOWMAN	
1	95	1.00	JOHN BOWMAN	
1	96	1.00	JOHN BOWMAN	
1	97	1.00	JOHN BOWMAN	
1	98	1.00	JOHN BOWMAN	
1	99	1.00	JOHN BOWMAN	
1	100	1.00	JOHN BOWMAN	



NEWPORT

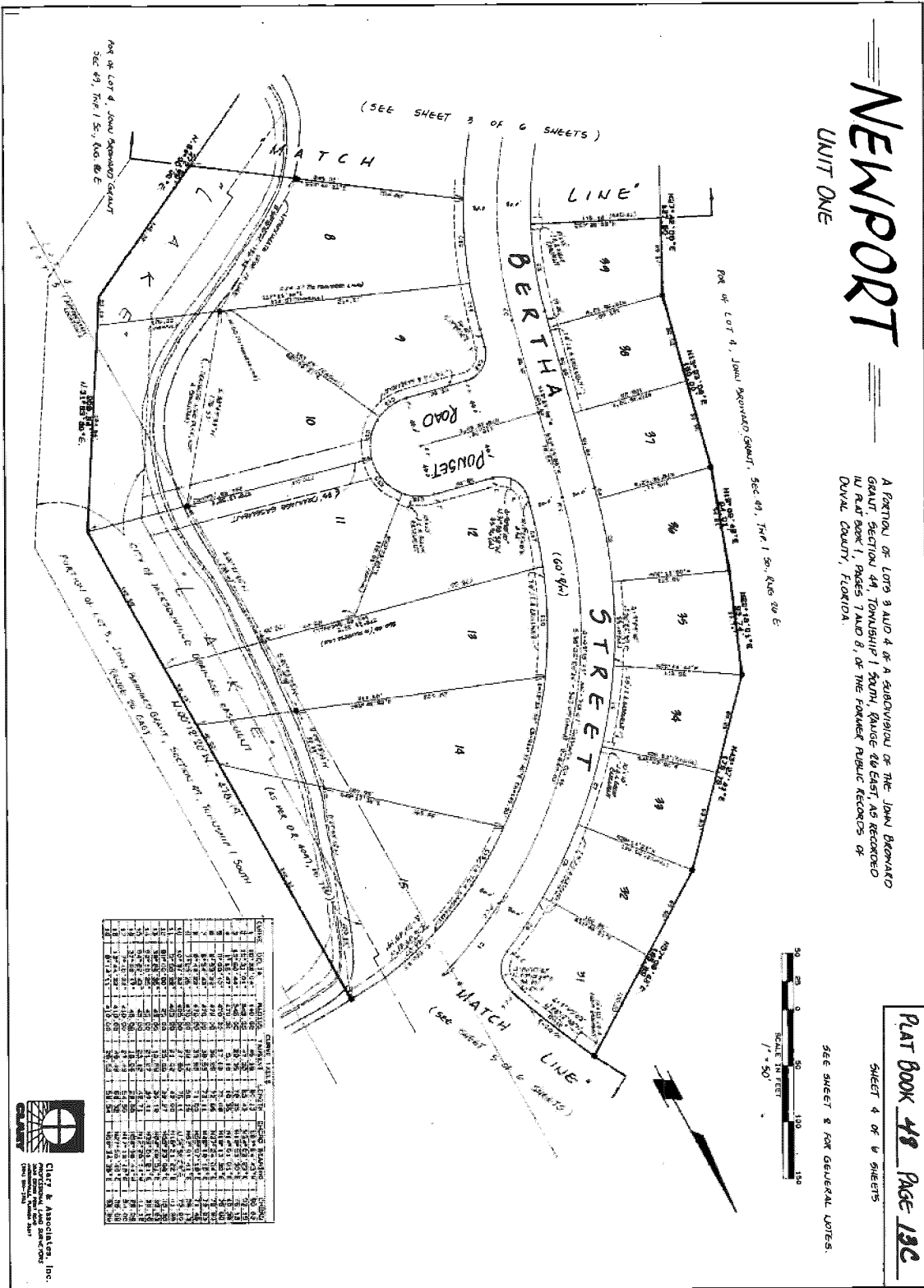
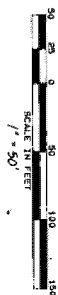
UNIT ONE

A PORTION OF LOTS 3 AND 4 OF A SUBDIVISION OF THE JOHN BERNARD GRANT SECTION 44, TOWNSHIP 1 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK 1, PAGES 7 AND 8, OF THE FORMER PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.

PLAT BOOK 48 Page 13C

SHEET 4 OF 6 SHEETS

SEE SHEET 3 FOR GENERAL LINES.



LOT	AREA (SQ. FT.)	AREA (ACRES)
1	10,000	.2296
2	10,000	.2296
3	10,000	.2296
4	10,000	.2296
5	10,000	.2296
6	10,000	.2296
7	10,000	.2296
8	10,000	.2296
9	10,000	.2296
10	10,000	.2296
11	10,000	.2296
12	10,000	.2296
13	10,000	.2296
14	10,000	.2296
15	10,000	.2296
16	10,000	.2296
17	10,000	.2296
18	10,000	.2296
19	10,000	.2296
20	10,000	.2296
21	10,000	.2296
22	10,000	.2296
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26	10,000	.2296
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31	10,000	.2296
32	10,000	.2296
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34	10,000	.2296
35	10,000	.2296
36	10,000	.2296
37	10,000	.2296
38	10,000	.2296
39	10,000	.2296
40	10,000	.2296
41	10,000	.2296
42	10,000	.2296
43	10,000	.2296
44	10,000	.2296
45	10,000	.2296
46	10,000	.2296
47	10,000	.2296
48	10,000	.2296
49	10,000	.2296
TOTAL	1,000,000	22.9568

Clay & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 1000 N. W. 10th St., Ft. Lauderdale, Fla. 33304
 (305) 555-1111

NEWPORT

UNIT ONE

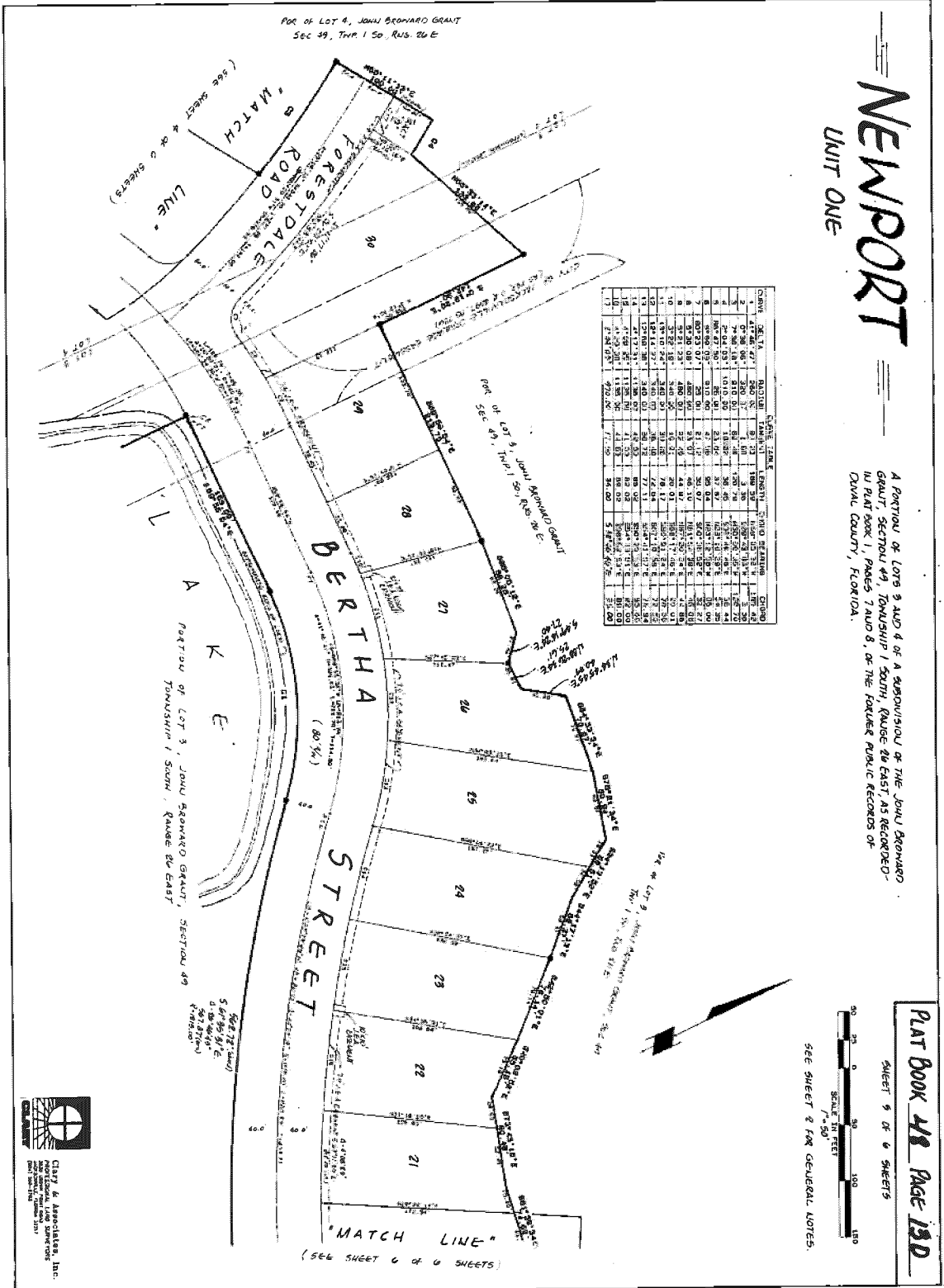
A PORTION OF LOTS 3 AND 4 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 11, PAGES 7 AND 8, OF THE FOLKLER PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.

PLAT BOOK 48 PAGE 13D

SHEET 5 OF 6 SHEETS

SCALE IN FEET
0 25 50 75 100 125
SEE SHEET 2 FOR GENERAL LOTS.

CONV.	DELTA	ANGLE	BEARING	LENGTH	CORD X	CORD Y	CORNER
1	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	1
2	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	2
3	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	3
4	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	4
5	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	5
6	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	6
7	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	7
8	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	8
9	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	9
10	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	10
11	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	11
12	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	12
13	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	13
14	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	14
15	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	15
16	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	16
17	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	17
18	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	18
19	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	19
20	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	20
21	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	21
22	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	22
23	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	23
24	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	24
25	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	25
26	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	26
27	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	27
28	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	28
29	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	29
30	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	30
31	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	31
32	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	32
33	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	33
34	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	34
35	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	35
36	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	36
37	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	37
38	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	38
39	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	39
40	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	40
41	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	41
42	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	42
43	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	43
44	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	44
45	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	45
46	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	46
47	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	47
48	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	48
49	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	49
50	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	50
51	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	51
52	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	52
53	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	53
54	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	54
55	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	55
56	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	56
57	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	57
58	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	58
59	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	59
60	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	60
61	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	61
62	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	62
63	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	63
64	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	64
65	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	65
66	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	66
67	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	67
68	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	68
69	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	69
70	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	70
71	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	71
72	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	72
73	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	73
74	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	74
75	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	75
76	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	76
77	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	77
78	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	78
79	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	79
80	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	80
81	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	81
82	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	82
83	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	83
84	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	84
85	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	85
86	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	86
87	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	87
88	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	88
89	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	89
90	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	90
91	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	91
92	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	92
93	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	93
94	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	94
95	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	95
96	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	96
97	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	97
98	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	98
99	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	99
100	111.15	111.15	S 89° 48' 00" W	100.00	-84.13	16.13	100



City & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
1000 N. W. 10th St., Suite 100
Fort Lauderdale, Florida 33304
Tel: 561-771-1111

NEWPORT

UNIT ONE

A PORTION OF LOTS 9 AND 4 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 22 EAST, AS RECORDED IN PLAT BOOK 4, PAGES 7 AND 8, OF THE FORMER PUBLIC RECORDS OF DAVALL COUNTY, FLORIDA.

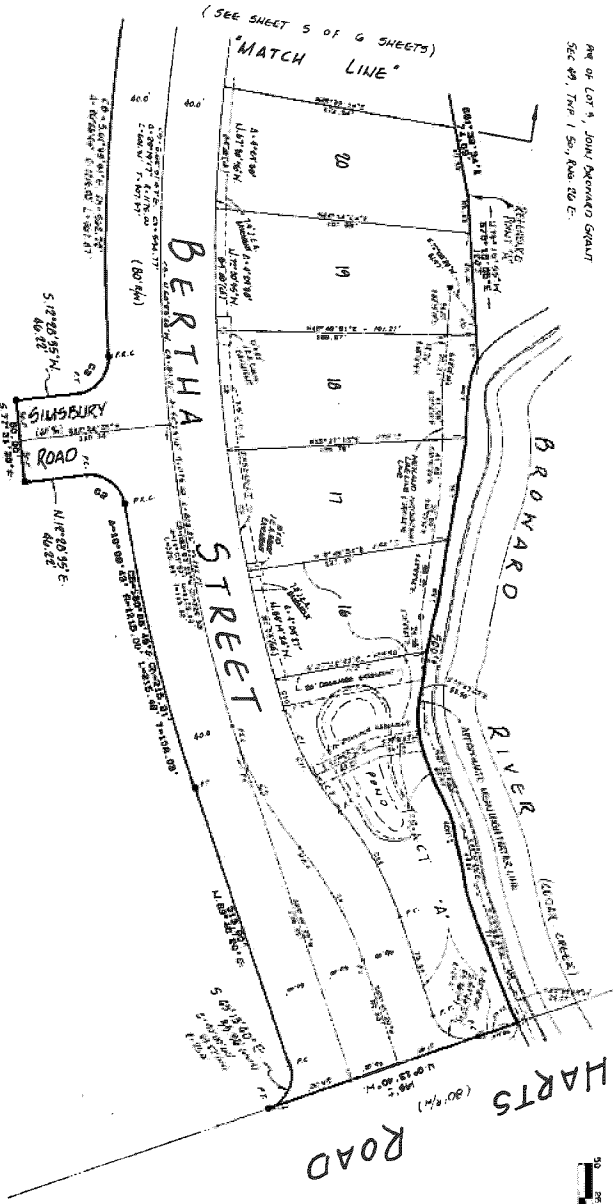
PLAT BOOK 48 PAGE 13E

SHEET 6 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES.

GRANT	SECTION	LOT	ACRES	AREA	PERCENT	ADJACENT	OWNER	REMARKS
1	49	1	1.00	1.00	100.00	1.00	JOHN BROWARD	1.00 ACRES
2	49	2	1.00	1.00	100.00	1.00	JOHN BROWARD	1.00 ACRES
3	49	3	1.00	1.00	100.00	1.00	JOHN BROWARD	1.00 ACRES
4	49	4	1.00	1.00	100.00	1.00	JOHN BROWARD	1.00 ACRES
5	49	5	1.00	1.00	100.00	1.00	JOHN BROWARD	1.00 ACRES
6	49	6	1.00	1.00	100.00	1.00	JOHN BROWARD	1.00 ACRES
7	49	7	1.00	1.00	100.00	1.00	JOHN BROWARD	1.00 ACRES
8	49	8	1.00	1.00	100.00	1.00	JOHN BROWARD	1.00 ACRES
9	49	9	1.00	1.00	100.00	1.00	JOHN BROWARD	1.00 ACRES
10	49	10	1.00	1.00	100.00	1.00	JOHN BROWARD	1.00 ACRES
11	49	11	1.00	1.00	100.00	1.00	JOHN BROWARD	1.00 ACRES
12	49	12	1.00	1.00	100.00	1.00	JOHN BROWARD	1.00 ACRES

RE OF LOT 9, JOHN BROWARD GRANT
SEC 49, TWP 1 S., R. 22 E.

PARTION OF LOT 3, JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 22 EAST



CLARY
CLARY M. Associates, Inc.
1000 N. W. 10th St., Suite 100
Fort Lauderdale, FL 33304
(954) 575-1111

A PART OF LOT 2 AND 4 OF A SUBDIVISION OF THE JACK PAVILLOTT TRACT, SECTION 28, TOWNSHIP 1 NORTH, RANGE 10 EAST, RANGE 10 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

NEWPORT UNIT TWO - A

PLAT BOOKS PAGE 69 SHEET 1 OF 2 SHEETS

CAPTION

A PART OF LOT 2 AND 4 OF A SUBDIVISION OF THE JACK PAVILLOTT TRACT, SECTION 28, TOWNSHIP 1 NORTH, RANGE 10 EAST, RANGE 10 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE BOARD OF PUBLIC WORKS OF THE CITY OF JACKSONVILLE, FLORIDA, HAS ADOPTED AND DEDICATED THE FOLLOWING...

THE CITY OF JACKSONVILLE, FLORIDA, HAS ADOPTED AND DEDICATED THE FOLLOWING...

THESE PLATS HAVE BEEN PREPARED AS SET FORTH AND HEREBY HEREBY DEDICATED TO THE PUBLIC USE OF THE CITY OF JACKSONVILLE, FLORIDA...

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND SEAL OF OFFICE AT JACKSONVILLE, FLORIDA, THIS 11th DAY OF NOVEMBER, 1918.

Galveston

THE HONORABLE ASSISTANT ATTORNEY GENERAL OF THE STATE OF FLORIDA

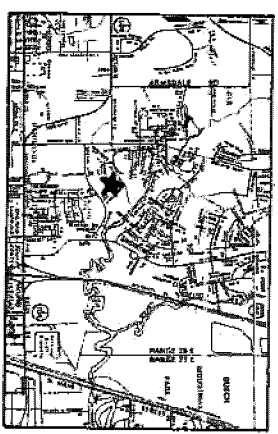
John S. Weaver

CLARENCE S. CORPUS

James J. Cook

STREETS

Wm. F. Russell

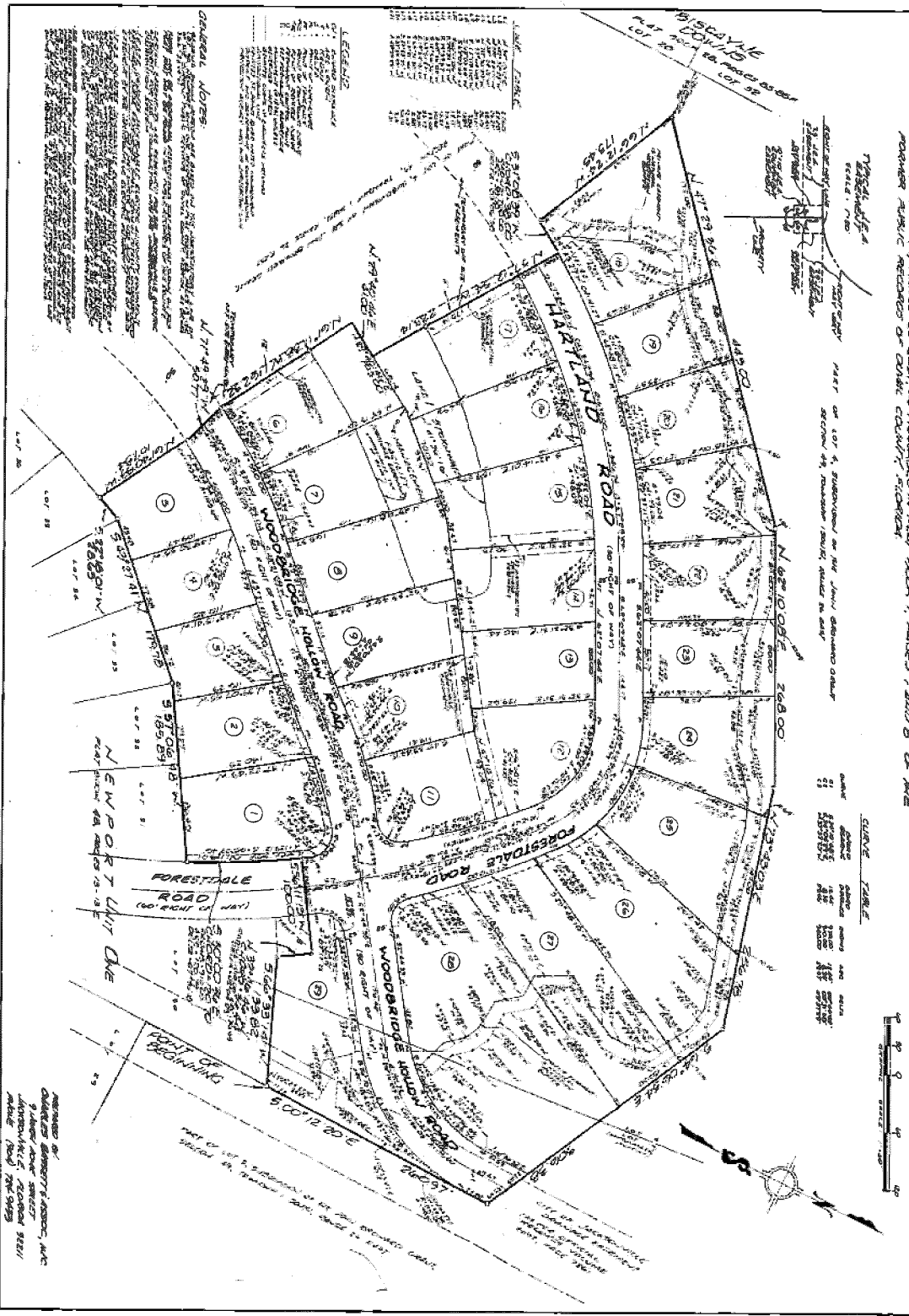


VENUE MAP
AS TO SCALE
CORNER OF
CHURCH AND BAY STREETS
900 x 5000
REV. 1912

NEWPORT UNIT TWO - A

PLAT BOOK 51 PAGE 699
SHEET 2 OF 2 SHEETS

A PART OF LOTS 3 AND 4 OF A SUBDIVISION OF THE LAND SHOWN IN GREAT SECTION 29, TOWNSHIP 3 SOUTH, RANGE 28 WEST, 25 RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORAKER PUBLIC RECORDS OF COOK COUNTY, ILLINOIS.



Prepared by:
Charles W. Bennett & Assoc., Inc.
9 Laurel Lane, Skokie, Ill.
Map No. 150-150-150-150
Date: 1950

NEWPORT UNIT TWO - B

A PORTION OF LOT 4 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST AS RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DIVAL COUNTY, FLORIDA.

SECTION	TOWNSHIP	RANGE	PLAT BOOK	PAGES
49	1 SOUTH	26 EAST	1	7, 8

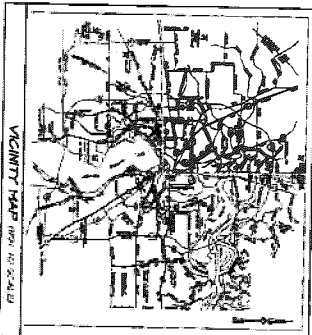
PLAT BOOK 52, PAGE 95A
SHEET 2 OF 2 SHEETS

NO.	OWNER	ACRES	REMARKS
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NO.	OWNER	ACRES	REMARKS
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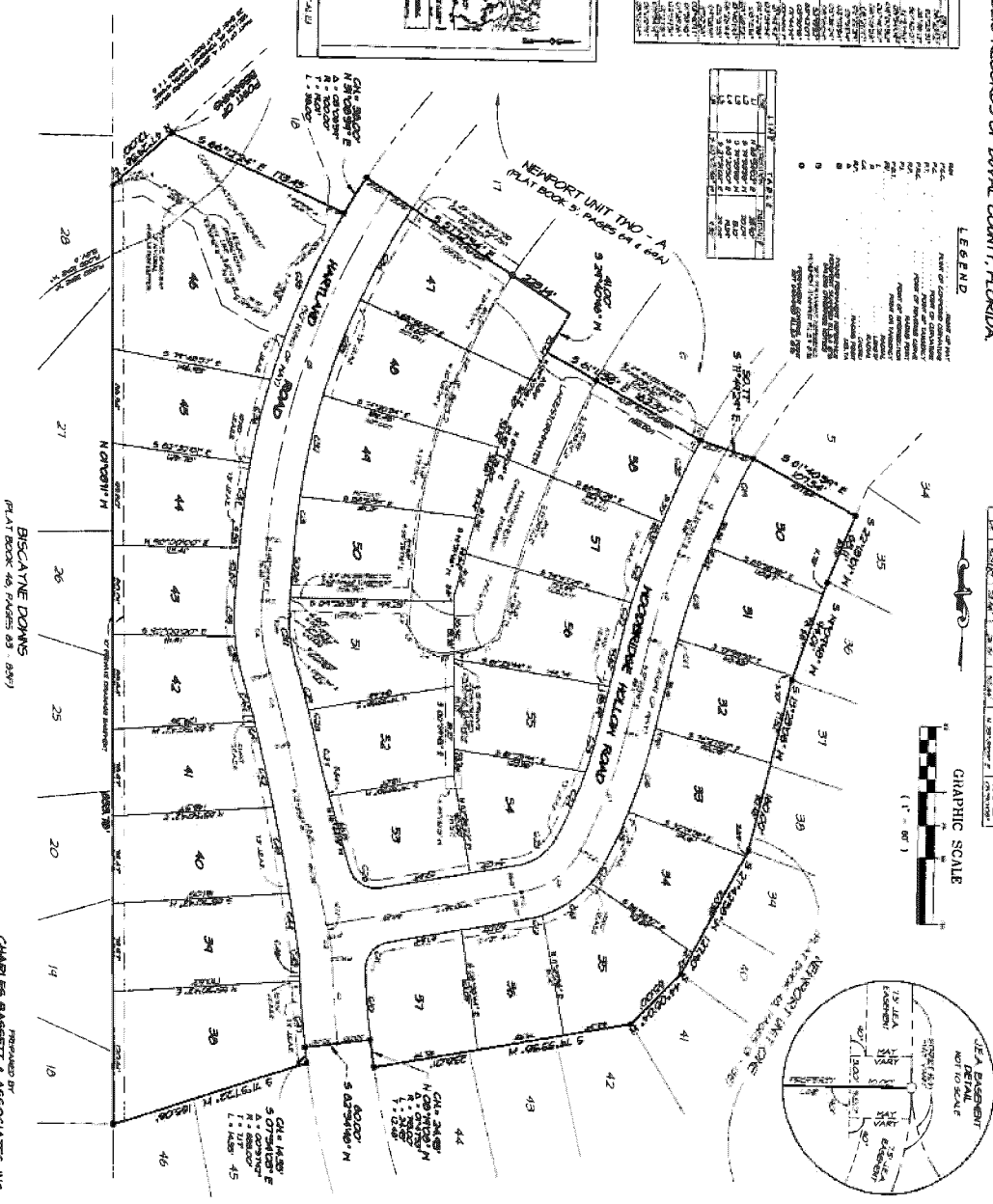
LEGEND

NAME OF COMMON DIVISION
 NAME OF SECTION
 NAME OF TOWNSHIP
 NAME OF RANGE
 NAME OF PLAT BOOK
 NAME OF PAGES
 NAME OF ROAD
 NAME OF LOT
 NAME OF ACRES
 NAME OF OWNER
 NAME OF SURVEYOR
 NAME OF DATE



GENERAL NOTES

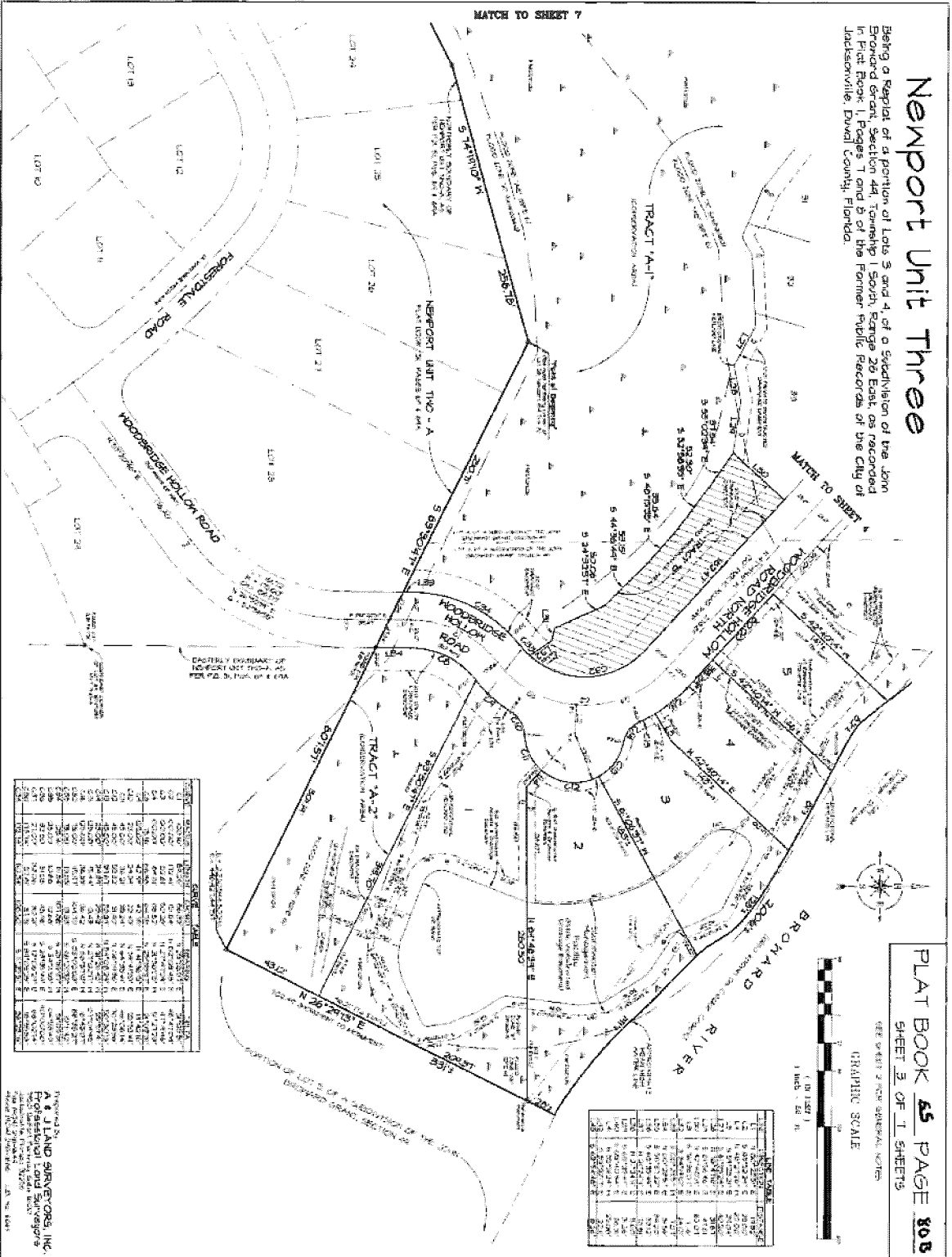
1. THIS MAP IS A REPRODUCTION OF THE ORIGINAL SURVEY MAP...
2. THE BOUNDARIES AND AREAS SHOWN ON THIS MAP ARE THE RESULT OF A SURVEY...
3. THE SURVEY WAS CONDUCTED BY THE SURVEYOR...
4. THE SURVEY WAS COMPLETED ON...
5. THE SURVEY WAS APPROVED BY THE COUNTY...
6. THE SURVEY WAS RECORDED IN PLAT BOOK...
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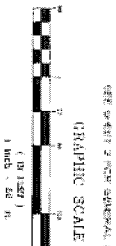
PREPARED BY
JAMES R. BAKER & ASSOCIATES, INC.

Newport Unit Three

Being a Report of a portion of Lots 3 and 4 of a subdivision of the John Broward Grant, Section 44, Township 1 South, Range 26 East, as recorded in Plat Book 1, Pages 7 and 8 of the Former Public Records of the City of Jacksonville, Duval County, Florida.



PLAT BOOK **65** PAGE **80B**
 SHEET **3** OF **1** SHEETS



TRACT	AREA (AC)	AREA (SQ FT)
TRACT A-1	1.23	84,432
TRACT A-2	1.15	78,720
TRACT A-3	1.08	74,448
TRACT A-4	1.02	70,368
TRACT A-5	0.96	66,288
TRACT A-6	0.90	62,208
TRACT A-7	0.84	58,128
TRACT A-8	0.78	54,048
TRACT A-9	0.72	50,016
TRACT A-10	0.66	45,936
TRACT A-11	0.60	41,856
TRACT A-12	0.54	37,776
TRACT A-13	0.48	33,696
TRACT A-14	0.42	29,616
TRACT A-15	0.36	25,536
TRACT A-16	0.30	21,456
TRACT A-17	0.24	17,376
TRACT A-18	0.18	13,296
TRACT A-19	0.12	9,216
TRACT A-20	0.06	5,136
TRACT A-21	0.03	2,592
TRACT A-22	0.01	1,056
TRACT A-23	0.01	1,056
TRACT A-24	0.01	1,056
TRACT A-25	0.01	1,056
TRACT A-26	0.01	1,056
TRACT A-27	0.01	1,056
TRACT A-28	0.01	1,056
TRACT A-29	0.01	1,056
TRACT A-30	0.01	1,056
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TRACT A-32	0.01	1,056
TRACT A-33	0.01	1,056
TRACT A-34	0.01	1,056
TRACT A-35	0.01	1,056
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TRACT A-38	0.01	1,056
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TRACT A-49	0.01	1,056
TRACT A-50	0.01	1,056
TRACT A-51	0.01	1,056
TRACT A-52	0.01	1,056
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TRACT A-58	0.01	1,056
TRACT A-59	0.01	1,056
TRACT A-60	0.01	1,056
TRACT A-61	0.01	1,056
TRACT A-62	0.01	1,056
TRACT A-63	0.01	1,056
TRACT A-64	0.01	1,056
TRACT A-65	0.01	1,056
TRACT A-66	0.01	1,056
TRACT A-67	0.01	1,056
TRACT A-68	0.01	1,056
TRACT A-69	0.01	1,056
TRACT A-70	0.01	1,056
TRACT A-71	0.01	1,056
TRACT A-72	0.01	1,056
TRACT A-73	0.01	1,056
TRACT A-74	0.01	1,056
TRACT A-75	0.01	1,056
TRACT A-76	0.01	1,056
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TRACT A-80	0.01	1,056
TRACT A-81	0.01	1,056
TRACT A-82	0.01	1,056
TRACT A-83	0.01	1,056
TRACT A-84	0.01	1,056
TRACT A-85	0.01	1,056
TRACT A-86	0.01	1,056
TRACT A-87	0.01	1,056
TRACT A-88	0.01	1,056
TRACT A-89	0.01	1,056
TRACT A-90	0.01	1,056
TRACT A-91	0.01	1,056
TRACT A-92	0.01	1,056
TRACT A-93	0.01	1,056
TRACT A-94	0.01	1,056
TRACT A-95	0.01	1,056
TRACT A-96	0.01	1,056
TRACT A-97	0.01	1,056
TRACT A-98	0.01	1,056
TRACT A-99	0.01	1,056
TRACT A-100	0.01	1,056

LOT	AREA (AC)	AREA (SQ FT)
LOT 1	0.01	1,056
LOT 2	0.01	1,056
LOT 3	0.01	1,056
LOT 4	0.01	1,056
LOT 5	0.01	1,056
LOT 6	0.01	1,056
LOT 7	0.01	1,056
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LOT 47	0.01	1,056
LOT 48	0.01	1,056
LOT 49	0.01	1,056
LOT 50	0.01	1,056
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LOT 98	0.01	1,056
LOT 99	0.01	1,056
LOT 100	0.01	1,056

Prepared by
AND SHRYVER, INC.
 Professional Land Surveyors
 1000 North Atlantic Street
 Jacksonville, Florida 32202
 Phone: 904-241-1444
 Fax: 904-241-1444

Newport Unit Three

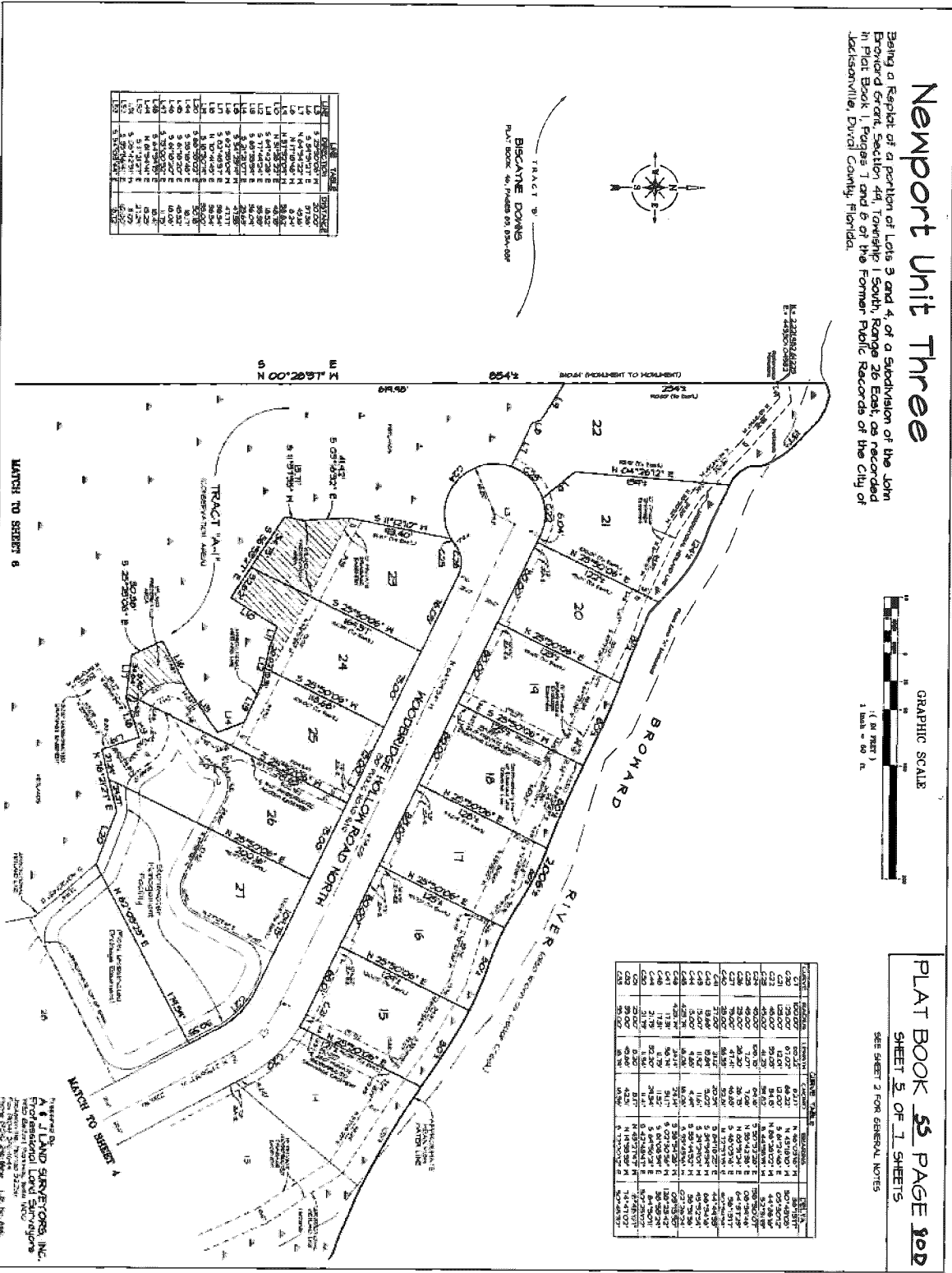
Being a Replot of a portion of Lots 3 and 4, of a subdivision of the John Broyard Grant, Section 44, Township 1 South, Range 26 East, as recorded in Plat Book 1, Pages 7 and 8 of the Former Public Records of the City of Jacksonville, Duval County, Florida.



PLAT BOOK **55** PAGE **100**
SHEET **5** OF **1** SHEETS
SEE SHEET 2 FOR GENERAL NOTES

LINE	BEARING	LENGTH	AREA	DATE
C1	S 89° 00' 00" W	100.00	100.00	1/1/00
C2	S 89° 00' 00" W	100.00	100.00	1/1/00
C3	S 89° 00' 00" W	100.00	100.00	1/1/00
C4	S 89° 00' 00" W	100.00	100.00	1/1/00
C5	S 89° 00' 00" W	100.00	100.00	1/1/00
C6	S 89° 00' 00" W	100.00	100.00	1/1/00
C7	S 89° 00' 00" W	100.00	100.00	1/1/00
C8	S 89° 00' 00" W	100.00	100.00	1/1/00
C9	S 89° 00' 00" W	100.00	100.00	1/1/00
C10	S 89° 00' 00" W	100.00	100.00	1/1/00
C11	S 89° 00' 00" W	100.00	100.00	1/1/00
C12	S 89° 00' 00" W	100.00	100.00	1/1/00
C13	S 89° 00' 00" W	100.00	100.00	1/1/00
C14	S 89° 00' 00" W	100.00	100.00	1/1/00
C15	S 89° 00' 00" W	100.00	100.00	1/1/00
C16	S 89° 00' 00" W	100.00	100.00	1/1/00
C17	S 89° 00' 00" W	100.00	100.00	1/1/00
C18	S 89° 00' 00" W	100.00	100.00	1/1/00
C19	S 89° 00' 00" W	100.00	100.00	1/1/00
C20	S 89° 00' 00" W	100.00	100.00	1/1/00
C21	S 89° 00' 00" W	100.00	100.00	1/1/00
C22	S 89° 00' 00" W	100.00	100.00	1/1/00
C23	S 89° 00' 00" W	100.00	100.00	1/1/00
C24	S 89° 00' 00" W	100.00	100.00	1/1/00
C25	S 89° 00' 00" W	100.00	100.00	1/1/00
C26	S 89° 00' 00" W	100.00	100.00	1/1/00
C27	S 89° 00' 00" W	100.00	100.00	1/1/00
C28	S 89° 00' 00" W	100.00	100.00	1/1/00
C29	S 89° 00' 00" W	100.00	100.00	1/1/00
C30	S 89° 00' 00" W	100.00	100.00	1/1/00

LINE	BEARING	LENGTH	AREA	DATE
L1	S 89° 00' 00" W	100.00	100.00	1/1/00
L2	S 89° 00' 00" W	100.00	100.00	1/1/00
L3	S 89° 00' 00" W	100.00	100.00	1/1/00
L4	S 89° 00' 00" W	100.00	100.00	1/1/00
L5	S 89° 00' 00" W	100.00	100.00	1/1/00
L6	S 89° 00' 00" W	100.00	100.00	1/1/00
L7	S 89° 00' 00" W	100.00	100.00	1/1/00
L8	S 89° 00' 00" W	100.00	100.00	1/1/00
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L11	S 89° 00' 00" W	100.00	100.00	1/1/00
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L17	S 89° 00' 00" W	100.00	100.00	1/1/00
L18	S 89° 00' 00" W	100.00	100.00	1/1/00
L19	S 89° 00' 00" W	100.00	100.00	1/1/00
L20	S 89° 00' 00" W	100.00	100.00	1/1/00
L21	S 89° 00' 00" W	100.00	100.00	1/1/00
L22	S 89° 00' 00" W	100.00	100.00	1/1/00
L23	S 89° 00' 00" W	100.00	100.00	1/1/00
L24	S 89° 00' 00" W	100.00	100.00	1/1/00
L25	S 89° 00' 00" W	100.00	100.00	1/1/00
L26	S 89° 00' 00" W	100.00	100.00	1/1/00
L27	S 89° 00' 00" W	100.00	100.00	1/1/00
L28	S 89° 00' 00" W	100.00	100.00	1/1/00
L29	S 89° 00' 00" W	100.00	100.00	1/1/00
L30	S 89° 00' 00" W	100.00	100.00	1/1/00

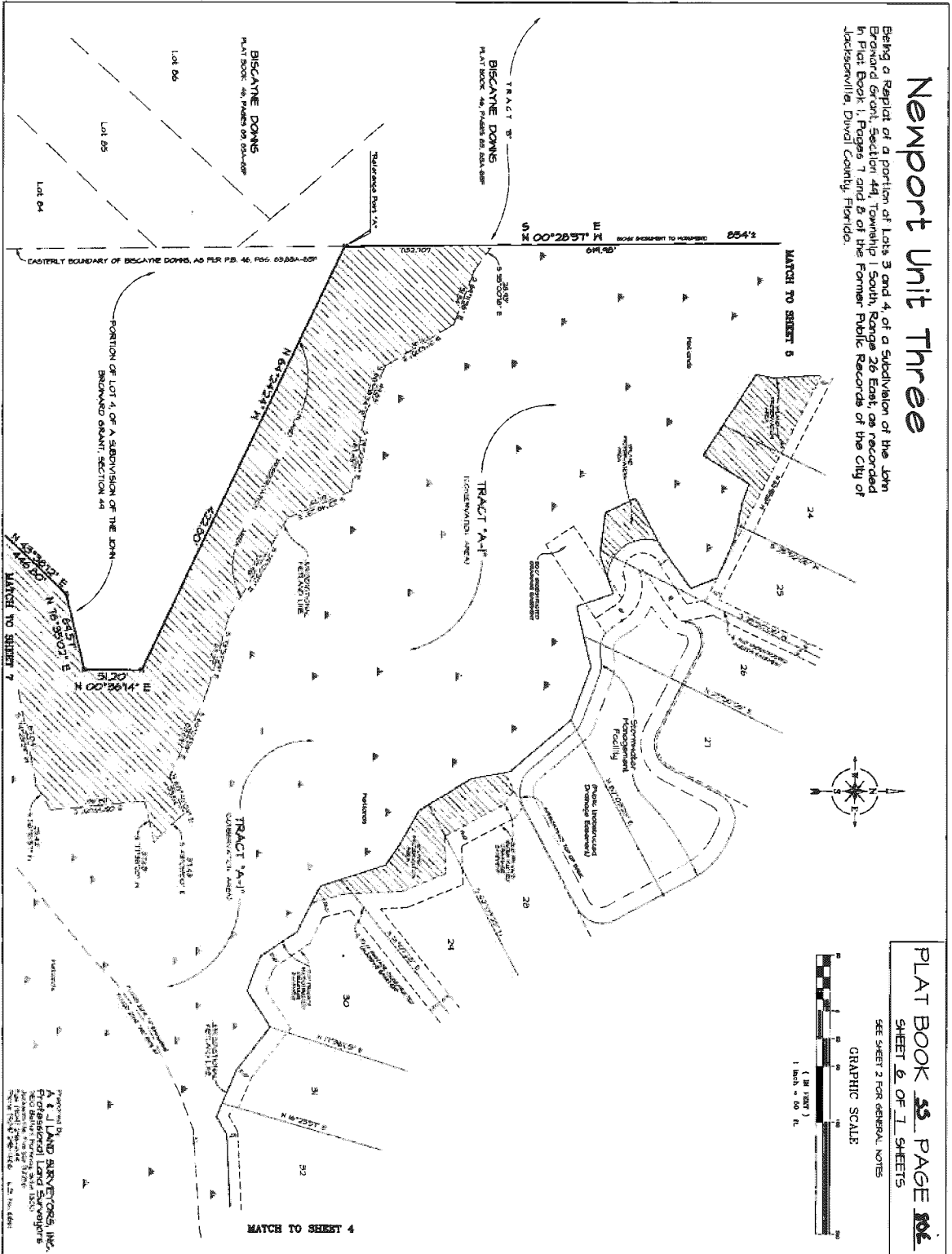


Prepared by
DAVID SERRANO, INC.
Professional Land Surveyors
1000 North 1st Street
Jacksonville, Florida 32202
Phone: 904.241.1111
Fax: 904.241.1112
www.david-serrano.com

PLAT BOOK 55 PAGE 100
SHEET 5 OF 1 SHEETS

Newport Unit Three

Being a replat of a portion of Lots 3 and 4 of a subdivision of the John Brandon Grant, Section 44, Township 1 South, Range 26 East, as recorded in Plat Book 1, Pages 7 and 8 of the Former Public Records of the City of Jacksonville, Duval County, Florida.

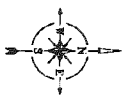
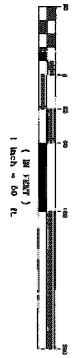


PLAT BOOK 29 PAGE 104

SHEET 6 OF 7 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE

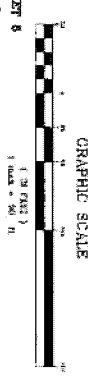


Prepared by
LAND SURVEYORS, INC.
 Professional Land Surveyors
 10000 North 15th Street, Suite 1200
 Jacksonville, Florida 32225
 Phone: 904-381-1111
 Fax: 904-381-1112
 License No. 14891

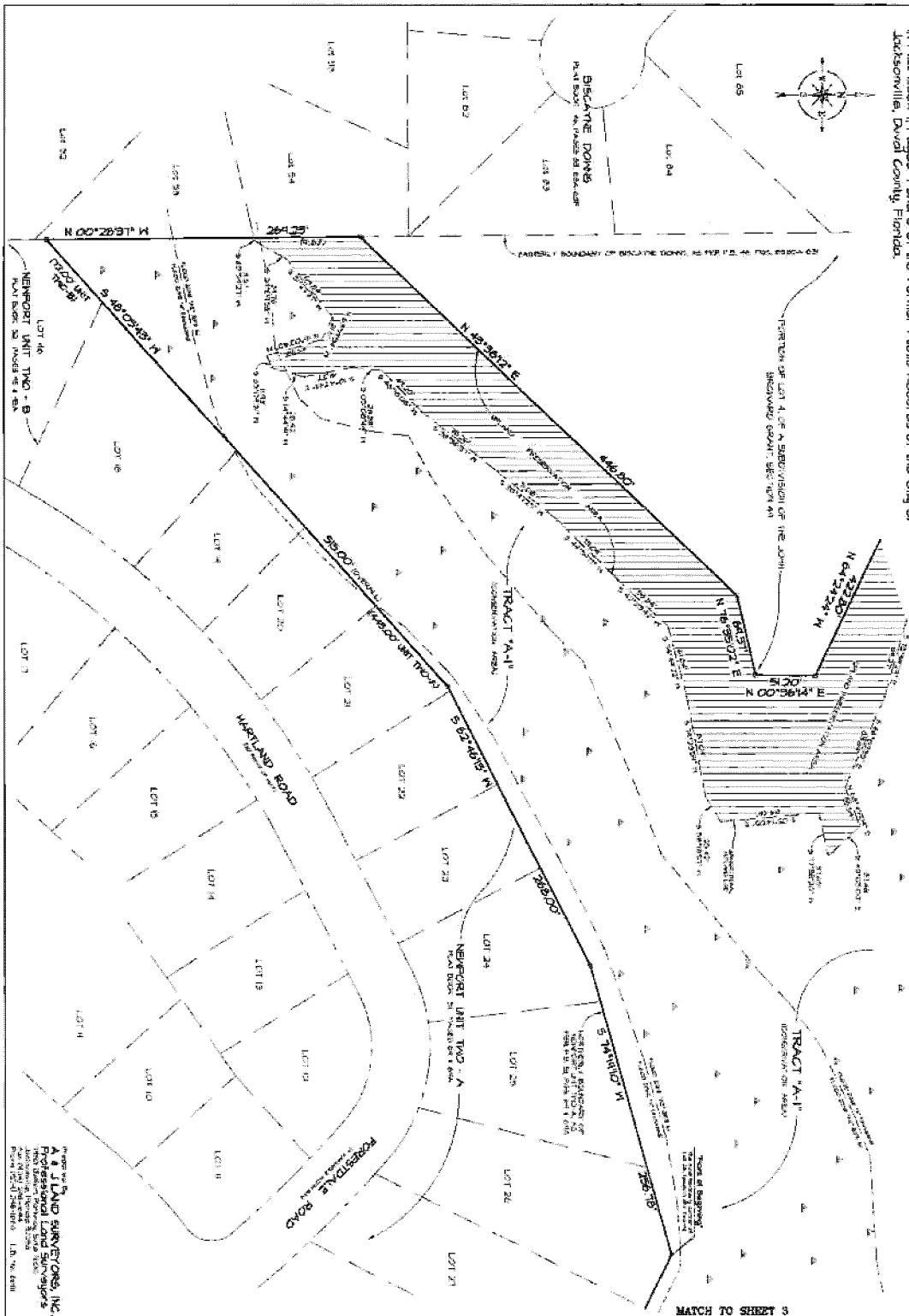
PGP 20000220 DFW/MSA

Newport Unit Three

Being a Replat of a portion of Lots 3 and 4, of a subdivision of the John Broward Grant, Section 45, Township 1 South, Range 26 East, as recorded in Plat Book 1, Pages 7 and 8 of the former Public Records of the City of Jacksonville, Duval County, Florida.



PLAT BOOK **59** PAGE **10F**
SHEET 1 OF 1 SHEETS
SEE SHEET 2 FOR OVERALL NOTES



Prepared by
A. J. DAVID SURVEYORS, INC.
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Fax: 904-751-1112
P.O. BOX 100000 JACKSONVILLE, FL 32210

EXHIBIT "B"

AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF DUVAL)

BEFORE ME this day personally appeared Troy Flowers III, who being first duly sworn, according to law, deposes and says:

- 3. I am the President of **NEWPORT HOMEOWNERS' ASSOCIATION, INC.**
- 2. A Notice of Meeting of the Board of Directors was mailed or hand delivered to all members of **NEWPORT HOMEOWNERS' ASSOCIATION, INC.** in accordance with Florida Statutes, Section 712.05, and said Notice contained the following statement:

STATEMENT OF MARKETABLE TITLE ACTION

The **NEWPORT HOMEOWNERS' ASSOCIATION, INC.** (hereinafter the "Association") has taken action to ensure that the Declaration of Covenants and Restrictions for Newport recorded in Official Records Book 7627, 1417, *et seq.*, of the Public Records of Duval County, Florida, as may be amended from time to time, currently burdening the property of each and every member of the Association, retains its status with regard to the affected real property. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the public records of Duval County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

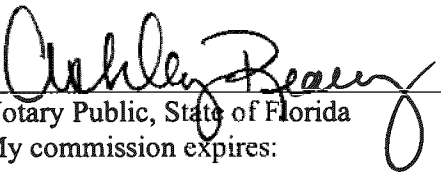
- 3. FURTHER AFFIANT SAYETH NAUGHT.

**NEWPORT HOMEOWNERS'
ASSOCIATION, INC.
A Florida Not-For-Profit Corporation**


By: Troy Flowers III
Its: President

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to (or affirmed) and subscribed before me [x] by physical presence or [] by online notarization, this ~~3rd~~ day of June, 2023, by Troy Flowers III, as President for and on behalf of Newport Homeowners' Association, Inc., () to me well known or (✓) who produced as identification, who stated that they are the President of Newport Homeowners' Association, Inc., that they have read the foregoing Affidavit, and swears the contents thereof are true to the best of their knowledge and belief.



Notary Public, State of Florida
My commission expires:

