

# NEWPORT

CAPTION: 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 1, PAGES 7 AND 8, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK 48 PAGE 13

SHEET 1 OF 6 SHEETS  
PSD # 90-023

APPROVED

4-15-93

Director of Public Works

Carl S. Rowland  
City Engineer

General Councils

Thomas C. Matthews

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 1, Pages 7 and 8, of the Former Public Records of Duval County, Florida, being more particularly described as follows: BEGIN at the Northwest corner of Lot 17 as shown on plat of Highlands Unit No. 21, as recorded in Plat Book 34, Page 98 of the Current Public Records of said county; thence South 89°46'53" West, along the Northerly boundary of the lands described in Official Records Volume 3565, Page 1186 of said Current Public Records, and a Westerly prolongation thereof, 548.55 feet to a point in the Easterly boundary of the land described in Official Records Volume 6379, Page 830 of said Current Public Records; thence North 01°10'13" West, along said Easterly boundary and a Northerly prolongation thereof, 84.70 feet to a point on the centerline of Bertha Street (a 60 foot right-of-way as now established); thence North 01°10'13" West, departing from said centerline of Bertha Street and along the Easterly line of those lands described in Official Records Volume 5976, Page 1949 of said Current Public Records, 179.74 feet; thence North 71°37'22" East, distance of 185.06 feet to the arc of a curve; thence Northerly along and around the arc of said curve concave Easterly, having a radius of 895.00 feet, an arc distance of 14.35 feet, said arc being subtended by a chord bearing and distance of North 07°54'03" West, 14.35 feet; thence North 82°34'48" East, 60.00 feet to the arc of a curve; thence Southerly along and around the arc of said curve concave Easterly, having a radius of 795.00 feet, an arc distance of 24.95 feet, said arc being subtended by a chord bearing and distance of South 08°19'08" East, 24.95 feet; thence North 79°33'38" East, a distance of 238.01 feet; thence North 44°08'04" East, 65.00 feet; thence North 27°42'58" East, 127.90 feet; thence North 13°23'08" East, 160.00 feet; thence North 19°09'48" East, 94.01 feet; thence North 22°18'01" East, 93.74 feet; thence North 43°27'41" East, 179.78 feet; thence North 57°06'48" East, 185.89 feet to the arc of a curve; thence Northwesterly along and around the arc of said curve concave Southwesterly, having a radius of 910.00 feet, an arc distance of 120.79 feet, said arc being subtended by a chord bearing and distance of North 30°00'38" West, 120.70 feet; thence North 56°11'13" East, a distance of 100.00 feet to the arc of a curve; thence Southeasterly along and around the arc of said curve concave Southwesterly, having a radius of 1010.00 feet, an arc distance of 36.45 feet, said arc being subtended by a chord bearing and distance of South 32°45'46" East, 36.44 feet; thence North 65°33'14" East, a distance of 133.32 feet; thence South 00°12'20" East, 142.90 feet; thence South 89°58'54" East, 213.70 feet; thence South 85°03'12" East, 88.26 feet; thence South 49°14'24" East, 27.40 feet; thence North 88°26'34" East, 25.61 feet; thence North 34°43'45" East, 40.39 feet; thence South 84°33'34" East, 70.67 feet; thence South 75°21'34" East, 60.94 feet; thence South 34°13'52" East, 58.51 feet; thence South 44°17'13" East, 58.37 feet; thence South 42°50'01" East, 78.14 feet; thence South 40°09'52" East, 55.19 feet; thence South 73°43'16" East, 80.48 feet; thence South 81°39'34" East, 74.69 feet, to a point hereinafter referred to as REFERENCE POINT "A"; thence return to the POINT OF BEGINNING; thence North 63°56'59" East, along the Northwesterly line of said Highlands Unit No. 21, a distance of 276.41 feet; thence North 41°23'30" West, 47.84 feet; thence North 64°00'00" East, 272.99 feet; thence North 31°53'50" East, 209.94 feet; thence North 00°12'20" West, 478.19 feet, to the arc of a curve; thence along and around the arc of said curve, concave Southerly, having a radius of 320.37 feet, an arc distance of 3.36 feet, said arc being subtended by a chord bearing and distance of North 89°43'03" East, 3.36 feet; to the point of tangency of said curve; thence South 89°58'54" East, 169.59 feet, to the point of curvature of a curve to the right; thence along and around the arc of said curve, concave Southwesterly, having a radius of 260.00 feet, an arc distance of 189.59 feet, said arc being subtended by a chord bearing and distance of South 69°05'32" East, 185.42 feet, to the point of reverse curvature of a curve to the left; thence along and around the arc of said curve being concave Northeasterly, having a radius of 1215.00 feet, an arc distance of 567.87 feet, said arc being subtended by a chord bearing and distance of South 61°35'31" East, 562.72 feet to the point of reverse curvature of a curve to the right; thence along and around the arc of said curve concave Southwesterly, having a radius of 25.00 feet, an arc distance of 38.16 feet, said arc being subtended by a chord bearing and distance of South 31°51'09" East, 34.56 feet to the point of tangency of said curve; thence South 12°28'35" West, 46.22 feet; thence South 77°31'25" East, 60.00 feet; thence North 12°28'35" East, 46.22 feet to the point of curvature of a curve to the right; thence along and around the arc of said curve concave Southeasterly, having a radius of 25.00 feet, an arc distance of 38.16 feet, said arc being subtended by a chord bearing and distance of North 56°12'19" East, 34.56 feet to the point of reverse curvature of a curve to the left; thence along and around the arc of said curve concave Northerly, having a radius of 1215.00 feet, an arc distance of 215.49 feet, said arc being subtended by a chord bearing and distance of South 85°08'48" East, 215.21 feet to the point of tangency of said curve; thence North 89°46'20" East, 213.90 feet, to the point of curvature of a curve to the right; thence along and around the arc of said curve concave Southwesterly, having a radius of 25.00 feet, an arc distance of 39.27 feet, said arc being subtended by a chord bearing and distance of South 45°13'40" East, 35.36 feet, to the Westery right-of-way line of Harts Road (an 80 foot right-of-way as now established); thence North 00°13'40" West, along last said line, 125 feet, more or less, to the mean high water line of Broward River; thence Westerly, along said mean high water line, and the meanderings thereof, 500 feet, more or less, to it's intersection with the line which bears South 75°15'55" East, 120 feet, more or less, from the aforesaid REFERENCE POINT "A"; thence North 75°15'55" West, 120 feet, more or less, to the aforesaid REFERENCE POINT "A", and to close.

CONTAINING 22.66 ACRES MORE OR LESS.

### 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 current regulations of the City of Jacksonville.

Signed this 18 day of MARCH, A.D., 1993

Gregory B. Clay  
Registered Land Surveyor No. 3377  
State of Florida

### ADOPTION AND DEDICATION

This is to certify that Robert F. King, a married man, encumbering his non-homestead property, is the lawful owner of the lands described in the caption hereon, known as Newport Unit One, and has caused the same to be surveyed and subdivided, and that this plat is made in accordance with said survey is hereby adopted as a true correct plat of said lands and that all right of ways, drives, and easements for drainage, utilities, tract "A", and tract "B" are hereby irrevocably and without reservation dedicated to the City of Jacksonville and its successors. Those easements designated as J.E.A. easements are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

In witness whereof Robert F. King, has caused these presents to be executed this 22<sup>nd</sup> day of March, A.D., 1993.

WITNESSES:

Patsy A. Hite  
John Egan

Robert F. King

STATE OF FLORIDA

COUNTY OF DUVAL

Before me, personally appeared Robert F. King, to me well known and known to me to be the individual described in and he has produced his driver's license as identification and did take an oath and who executed the foregoing instrument and acknowledged to and before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 22<sup>nd</sup> day of March, 1993.

My commission expires: 2-17-94

My commission number: AA 3A7024

Patsy A. Hite  
Notary Public  
State of Florida at Large.



CLERK'S CERTIFICATE 93-0066264

This is to certify that this plat has been approved by the City Council of the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 48, Pages 13, 13A, 13B, 13C, 13D, 13E of the Public Records of Duval County, Florida.

Signed this 28<sup>th</sup> day of May, A.D., 1993.

Henry Cook  
Clerk of the Circuit Court

By: By DeWangler  
Deputy Clerk

### APPROVED FOR THE RECORD

This is to certify that the above plat has been examined by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 93-348-156 of said City and adopted by its Mayor this 4<sup>th</sup> day of MAY, A.D., 1993.

Director of Public Works

5/19/93  
Date



Clary & Associates, Inc.  
PROFESSIONAL LAND SURVEYORS  
3630 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32217  
(904) 266-2703

PSD # 90-023

# 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 1, PAGES 7 AND 8, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LOT AREA TABLE					
LOT #	SQ. FT.	LOT #	SQ. FT.	LOT #	SQ. FT.
1	27413	18	16090	35	9142
2	11691	19	15487	36	8766
3	14335	20	14895	37	8400
4	17680	21	12780	38	8400
5	17316	22	13212	39	9034
6	21240	23	13882	40	8683
7	20981	24	16097	41	8938
8	31946	25	17928	42	9176
9	15591	26	12000	43	10120
10	34600	27	9507	44	12264
11	31351	28	8810	45	15972
12	12698	29	13614	46	14839
13	25387	30	26304	TRACT A	14295
14	24663	31	10123	TRACT B	1425
15	25512	32	8443		
16	10340	33	8676		
17	13295	34	8852		

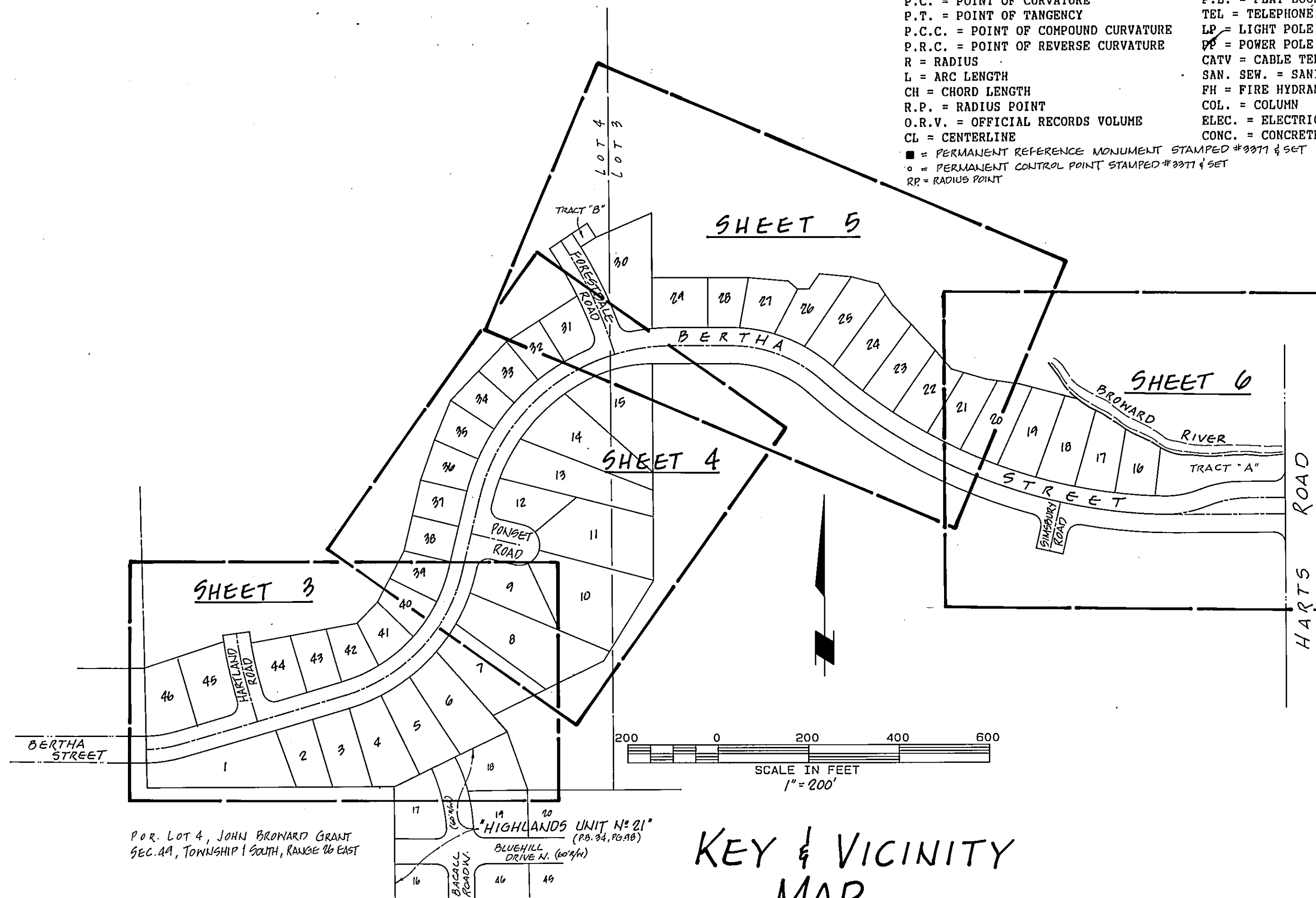
### LEGEND

R/W = RIGHT-OF-WAY  
 B.R.L. = BUILDING RESTRICTION LINE  
 P.C.P. = PERMANENT CONTROL POINT (NAIL & DISK)  
 P.C. = POINT OF CURVATURE  
 P.T. = POINT OF TANGENCY  
 P.C.C. = POINT OF COMPOUND CURVATURE  
 P.R.C. = POINT OF REVERSE CURVATURE  
 R = RADIUS  
 L = ARC LENGTH  
 CH = CHORD LENGTH  
 R.P. = RADIUS POINT  
 O.R.V. = OFFICIAL RECORDS VOLUME  
 CL = CENTERLINE  
 ■ = PERMANENT REFERENCE MONUMENT STAMPED #9971 & SET  
 ○ = PERMANENT CONTROL POINT STAMPED #9971 & SET  
 RP = RADIUS POINT

PG. = PAGE  
 FND. = FOUND  
 ESM'T = EASEMENT  
 I.P. = IRON PIPE  
 P.B. = PLAT BOOK  
 TEL = TELEPHONE  
 LP = LIGHT POLE  
 PP = POWER POLE  
 CATV = CABLE TELEVISION  
 SAN. SEW. = SANITARY SEWER  
 FH = FIRE HYDRANT  
 COL. = COLUMN  
 ELEC. = ELECTRIC  
 CONC. = CONCRETE

### \*\*\*\*\* GENERAL NOTES \*\*\*\*\*

- BEARINGS HEREON REFER TO S.00 13' 40"E. FOR THE WESTERLY RIGHT-OF-WAY LINE OF HARTS ROAD.
- EASEMENTS HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF DRAINAGE, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICES, UNLESS OTHERWISE NOTED.
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARING AND DISTANCES.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (FLORIDA STATUTES 177.091)
- I HEREBY CERTIFY THAT THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SHOWN ON F.I.A. FLOOD HAZARD BOUNDARY MAP 0152 E COMMUNITY PANEL NO. 120077 DATED: 8-15-89.
- THE APPROXIMATE MEAN HIGH WATER LINE AS SHOWN ON THIS PLAT IS NOT A TITLE PROPERTY BOUNDARY OR A DEPARTMENT OF ENVIRONMENTAL REGULATION JURISDICTIONAL LINE AND WAS NOT LOCATED IN ACCORDANCE WITH PROCEDURES SPECIFIED IN THE ACR AND RULES OF CHAPTER 16-3, RULES OF THE DEPARTMENT OF NATURAL RESOURCES OF THE STATE OF FLORIDA, AND WILL NOT BE USED AS, REPRESENTED TO BE OR BE ADMISSIBLE AS A PROPERTY BOUNDARY OR JURISDICTIONAL LINE BEFORE ANY ADMINISTRATIVE BODY OR COURT OF LAW.
- THE LAKES SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION.



P.O.R. LOT 4, JOHN BROWARD GRANT  
 SEC. 44, TOWNSHIP 1 SOUTH, RANGE 26 EAST

"HIGHLANDS UNIT No. 21"  
 (P.B. 34, P. 88)  
 BLUEHILL DRIVE N. (001/40)

KEY & VICINITY  
 MAP



Clary & Associates, Inc.  
 PROFESSIONAL LAND SURVEYORS  
 3530 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32217  
 (904) 280-2703



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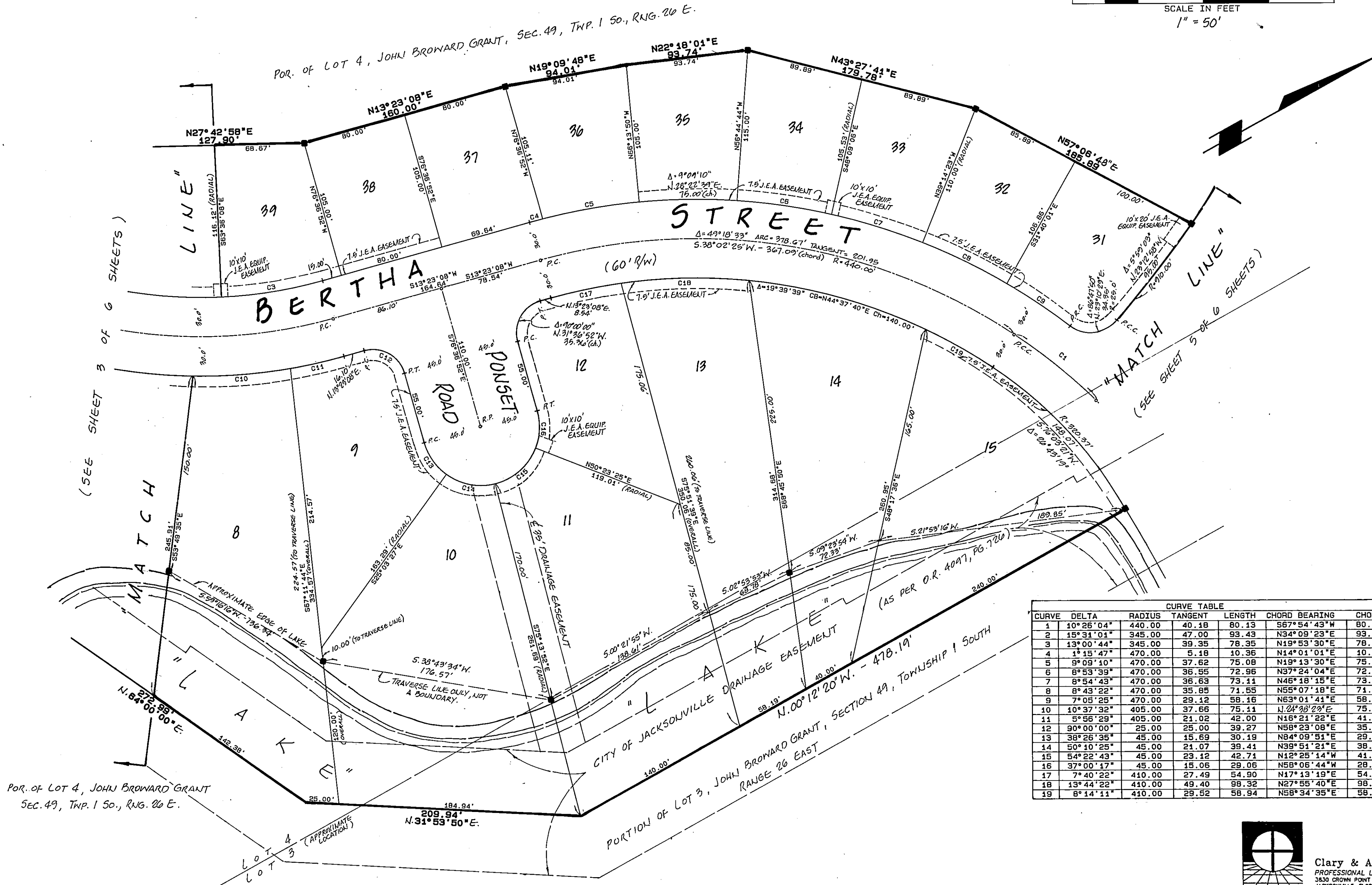
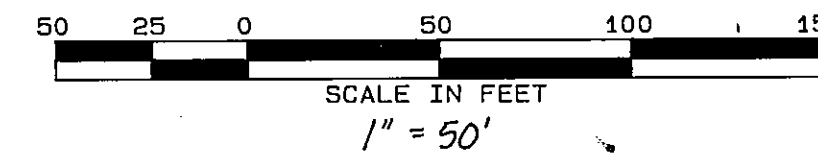
UNIT ONE

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PLAT BOOK 48 PAGE 13C

SHEET 4 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES.



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	10° 25' 04"	440.00	40.18	80.13	S67° 54' 43" W	80.02
2	15° 31' 01"	345.00	47.00	93.43	N34° 09' 23" E	93.15
3	13° 00' 44"	345.00	39.35	78.35	N19° 53' 30" E	78.18
4	1° 15' 47"	470.00	5.18	10.36	N14° 01' 01" E	10.36
5	9° 09' 10"	470.00	37.62	75.08	N19° 13' 30" E	75.00
6	8° 53' 39"	470.00	36.55	72.96	N37° 24' 04" E	72.89
7	8° 54' 43"	470.00	36.63	73.11	N46° 18' 15" E	73.03
8	8° 43' 22"	470.00	35.85	71.55	N55° 07' 18" E	71.48
9	7° 05' 25"	470.00	29.12	58.16	N63° 01' 41" E	58.13
10	10° 37' 32"	405.00	37.66	75.11	N24° 38' 22" E	75.00
11	5° 56' 29"	405.00	21.02	42.00	N16° 21' 22" E	41.98
12	90° 00' 00"	25.00	25.00	39.27	N58° 23' 08" E	35.36
13	38° 26' 35"	45.00	15.69	30.19	N84° 09' 51" E	29.63
14	50° 10' 25"	45.00	21.07	39.41	N39° 51' 21" E	38.16
15	54° 22' 43"	45.00	23.12	42.71	N12° 25' 14" W	41.12
16	37° 00' 17"	45.00	15.06	29.06	N58° 06' 44" W	28.56
17	7° 40' 22"	410.00	27.49	54.90	N17° 13' 19" E	54.86
18	13° 44' 22"	410.00	49.40	98.32	N27° 55' 40" E	98.08
19	8° 14' 11"	410.00	29.52	58.94	N58° 34' 35" E	58.89

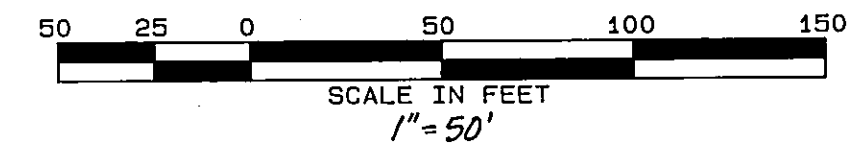
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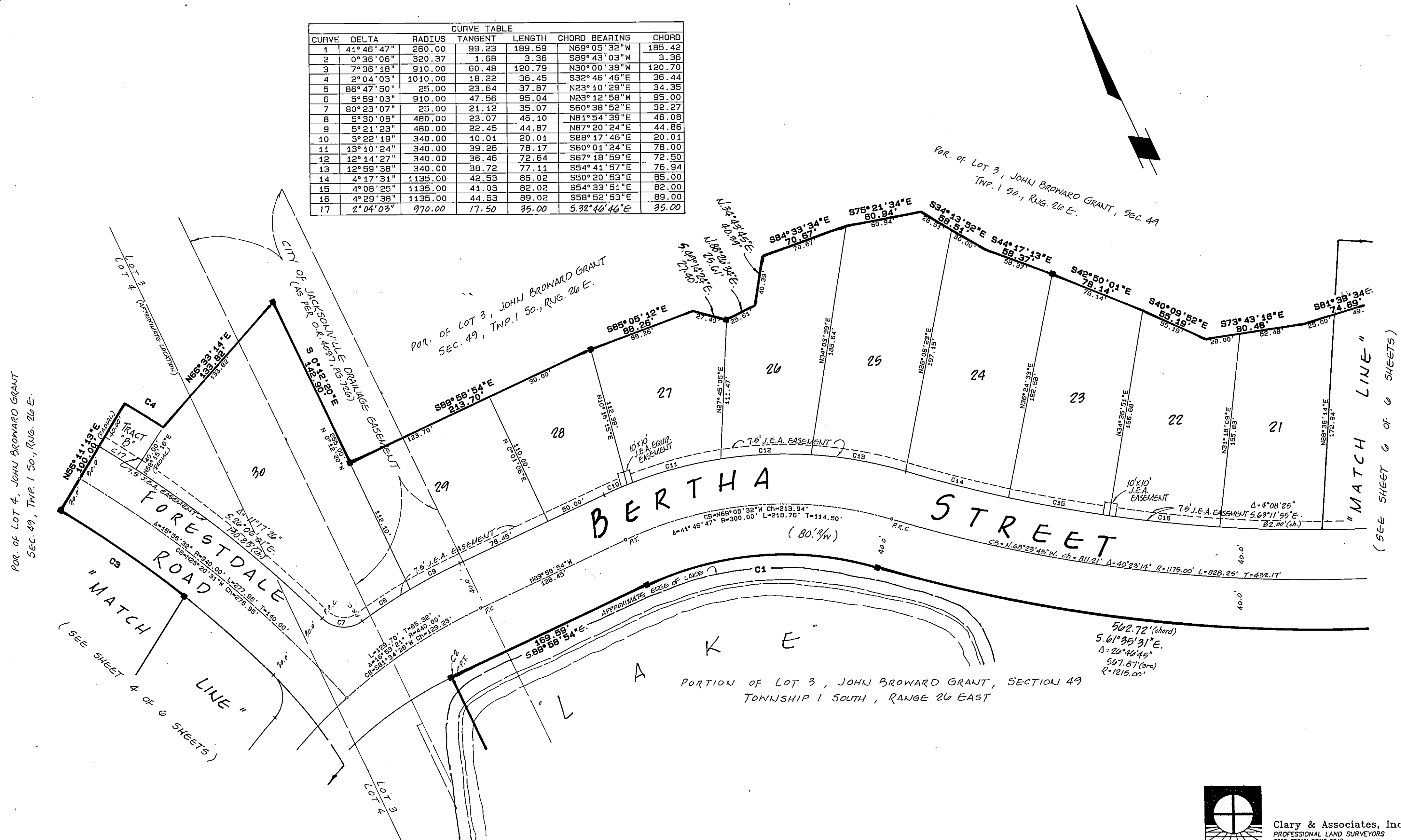
PLAT BOOK 48 PAGE 13D

SHEET 5 OF 6 SHEETS



SEE SHEET 2 FOR GENERAL NOTES.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	41° 46' 47"	260.00	99.23	189.59	N69° 05' 32" W	185.42
2	0° 36' 06"	320.37	1.68	3.36	S89° 43' 03" W	3.36
3	7° 36' 18"	910.00	60.48	120.79	N30° 00' 38" W	120.70
4	2° 04' 03"	1010.00	18.22	36.45	S32° 46' 46" E	36.44
5	86° 47' 50"	25.00	23.64	37.87	N23° 10' 29" E	34.35
6	5° 59' 03"	910.00	47.56	95.04	N23° 12' 58" W	95.00
7	80° 23' 07"	25.00	21.12	35.07	S60° 38' 52" E	32.27
8	5° 30' 08"	480.00	23.07	46.10	N81° 54' 39" E	46.08
9	5° 21' 23"	480.00	22.45	44.87	N87° 20' 24" E	44.86
10	3° 22' 19"	340.00	10.01	20.01	S88° 17' 46" E	20.01
11	13° 10' 24"	340.00	39.26	78.17	S80° 01' 24" E	78.00
12	12° 14' 27"	340.00	36.46	72.64	S67° 18' 59" E	72.50
13	12° 59' 38"	340.00	38.72	77.11	S54° 41' 57" E	76.94
14	4° 17' 31"	1135.00	42.53	85.02	S50° 20' 53" E	85.00
15	4° 08' 25"	1135.00	41.03	82.02	S54° 33' 51" E	82.00
16	4° 29' 38"	1135.00	44.53	89.02	S58° 52' 53" E	89.00
17	2° 04' 03"	970.00	17.50	35.00	S32° 46' 46" E	35.00



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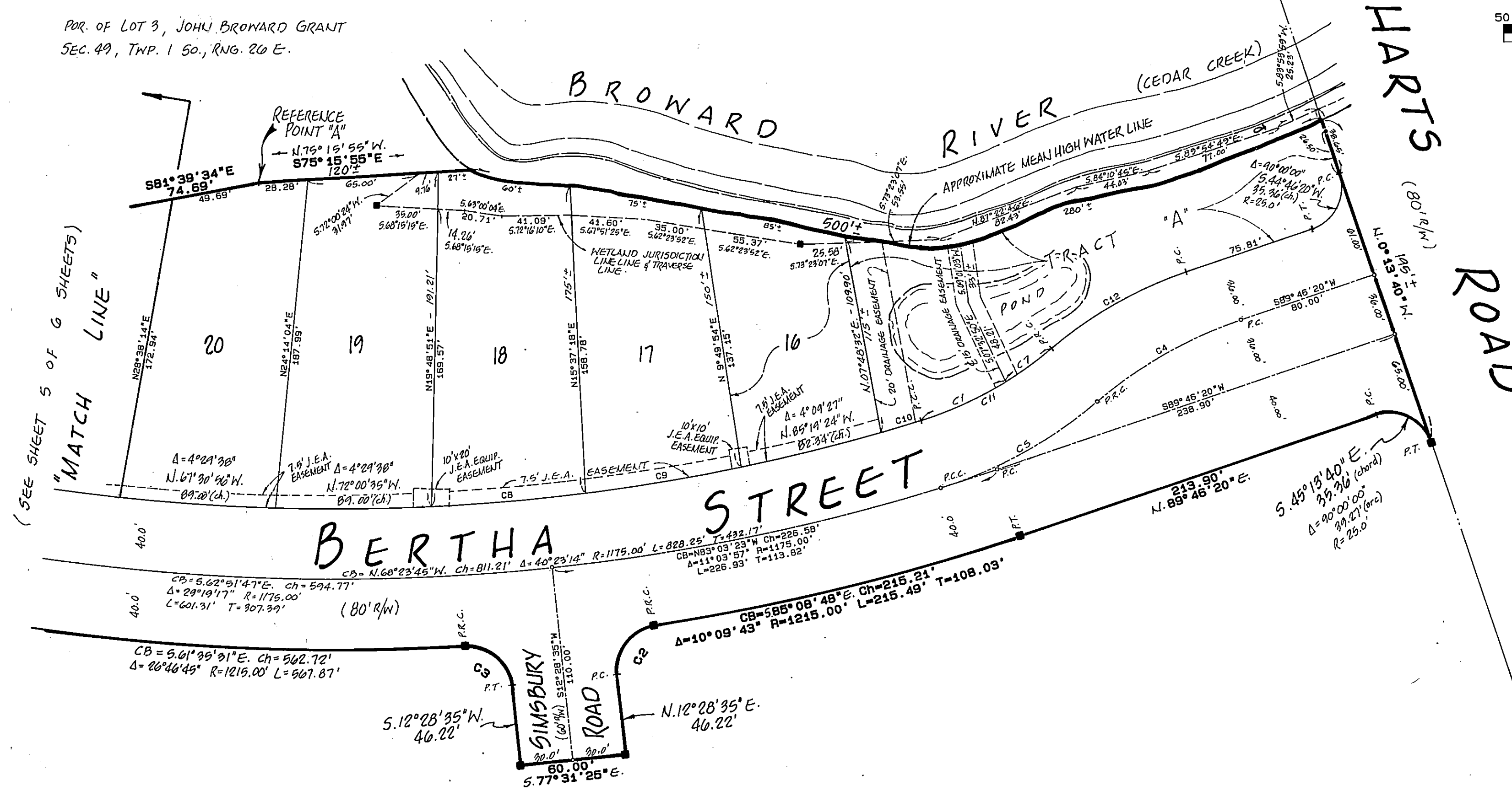
PLAT BOOK 48 PAGE 13E

SHEET 6 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES.

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	14° 44' 48"	210.00	21.17	64.09	S 84° 02' 18" W	69.40
2	87° 27' 28"	25.00	23.91	38.16	S 56° 12' 19" W	34.56
3	87° 27' 28"	25.00	23.91	38.16	N 31° 15' 09" W	34.56
4	21° 45' 30"	250.00	48.05	94.94	S 78° 53' 35" W	94.37
5	23° 23' 47"	250.00	51.76	102.09	S 79° 42' 43" W	101.38
6	4° 08' 25"	1135.00	41.03	82.02	S 63° 11' 55" E	82.00
7	8° 38' 59"	210.00	16.88	31.70	S 72° 20' 20" W	31.67
8	4° 26' 36"	1135.00	44.03	88.02	S 76° 28' 42" E	88.00
9	4° 32' 40"	1135.00	45.04	90.02	S 80° 58' 20" E	90.00
10	1° 11' 15"	1135.00	11.76	29.62	N 87° 59' 45" W	29.62
11	23° 23' 47"	210.00	43.48	85.75	N 79° 42' 43" E	85.16
12	21° 45' 30"	233.86	44.95	88.81	N 78° 53' 35" E	88.27

PAR. OF LOT 3, JOHN BROWARD GRANT  
SEC. 49, TWP. 1 S., RNG. 26 E.



PORTION OF LOT 3, JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST



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