

NEWPORT UNIT TWO - A

PLAT BOOK 51 PAGE 69
SHEET 1 OF 2 SHEETS

A PART 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 CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA

TAXES PAID TNR 1997.7.

CAPTION

A PART 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 DUAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LOT 30, NEWPORT UNIT ONE AS RECORDED IN PLAT BOOK 48, PAGES 13 THROUGH 13 E OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 30 AND CONTINUING ALONG THE NORTHERLY LINES OF SAID NEWPORT UNIT ONE, THE FOLLOWING SEVEN COURSES: SOUTH 66°33'14" WEST, A DISTANCE OF 133.82 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.45 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 32°46'46" WEST AND A CHORD DISTANCE OF 36.44 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 56°11'13" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 90.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 120.79 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 30°00'36" EAST AND A CHORD DISTANCE OF 120.70 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 57°00'48" WEST, A DISTANCE OF 185.89 FEET; THENCE SOUTH 43°27'41" WEST, A DISTANCE OF 179.78 FEET; THENCE SOUTH 22°18'01" WEST, A DISTANCE OF 28.63 FEET; THENCE NORTH 61°40'59" WEST A DISTANCE OF 107.54 FEET; THENCE NORTH 71°49'29" WEST A DISTANCE OF 50.77 FEET; THENCE NORTH 61°11'38" WEST A DISTANCE OF 162.32 FEET; THENCE NORTH 29°40'46" EAST A DISTANCE OF 41.00 FEET; THENCE NORTH 57°12'54" WEST A DISTANCE OF 223.14 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 7000 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 3800 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 31°08'39" WEST AND A CHORD DISTANCE OF 38.00 FEET TO A POINT ON SAID CURVE; THENCE NORTH 66°12'24" WEST A DISTANCE OF 173.45 FEET; THENCE NORTH 47°29'36" EAST A DISTANCE OF 443.00 FEET; THENCE NORTH 62°10'08" EAST A DISTANCE OF 268.00 FEET; THENCE NORTH 73°43'03" EAST A DISTANCE OF 256.78 FEET; THENCE SOUTH 64°00'54" EAST A DISTANCE OF 306.38 FEET; THENCE SOUTH 00°12'20" EAST A DISTANCE OF 260.97 FEET TO THE AFORESAID NORTHEAST CORNER OF LOT 30, NEWPORT UNIT ONE AND THE POINT OF BEGINNING, CONTAINING 11.54 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT ROBERT F. KING IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREOF KNOWN AS NEWPORT UNIT TWO-A, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS, AND NON-ACCESS EASEMENTS, EXCEPT ALL PRIVATE EASEMENTS AND CONSERVATION EASEMENTS WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, HIS SUCCESSORS AND ASSIGNS AS SHOWN HEREOF, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS OVER, UNDER ACROSS AND THROUGH THE LAKES/STORMWATER MANAGEMENT FACILITIES ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING CONVEYANTS WHICH SHALL RUN WITH THE LAND:

- (1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (ROADS, PARKWAYS, LANES AND COURTS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (ROADS, PARKWAYS, LANES AND COURTS), FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS;
- (2) THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNERS, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF NEWPORT HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES AND TREATMENT SYSTEMS.
- (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKES/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE (SUBJECT TO ST. JOHNS RIVER WATER MANAGEMENT PERMIT).

THE OWNER, HIS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREOF, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND 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 OCCURRENCE IN, UPON, AT OR FROM THE LAKES/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN NEWPORT UNIT TWO-A. THIS INDEMNIFICATION SHALL RUN WITH THE LAND, AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNER(S) DO HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS, AND ALSO EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS, AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "J.E.A.E.E." ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. THOSE EASEMENTS DESIGNATED AS "J.E.A.E." ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED, HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, ROBERT F. KING HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 25th DAY OF July A.D., 1997

Robert F. King
ROBERT F. KING

WITNESS Royce C. Gandy
ROYCE C. GANDY

WITNESS Elsa B. Murphy
ELSA B. MURPHY

STATE OF FLORIDA, COUNTY OF DUAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF July A.D., 1997 BY ROBERT F. KING ON BEHALF OF THE SAME, HE IS PERSONALLY KNOWN TO ME AND NO OTHER WAS TAKEN.

Elsa B. Murphy
ELSA B. MURPHY

ELSA B. MURPHY
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Feb. 9, 1998
Commission No. 147292

February 9, 1998
MY COMMISSION EXPIRES

Elsa B. Murphy
ELSA B. MURPHY
(PLEASE PRINT)

CC 347292
COMMISSION NUMBER

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 645, ORDINANCE CODE.

Sam E. Mousa
DIRECTOR OF PUBLIC WORKS

DATE 11/24/97

CLERK'S CERTIFICATE 97-265267

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 THE RECORDING, AND IS RECORDED IN PLAT BOOK 51, PAGES 69, 69A OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, THIS 25th DAY OF November A.D., 1997

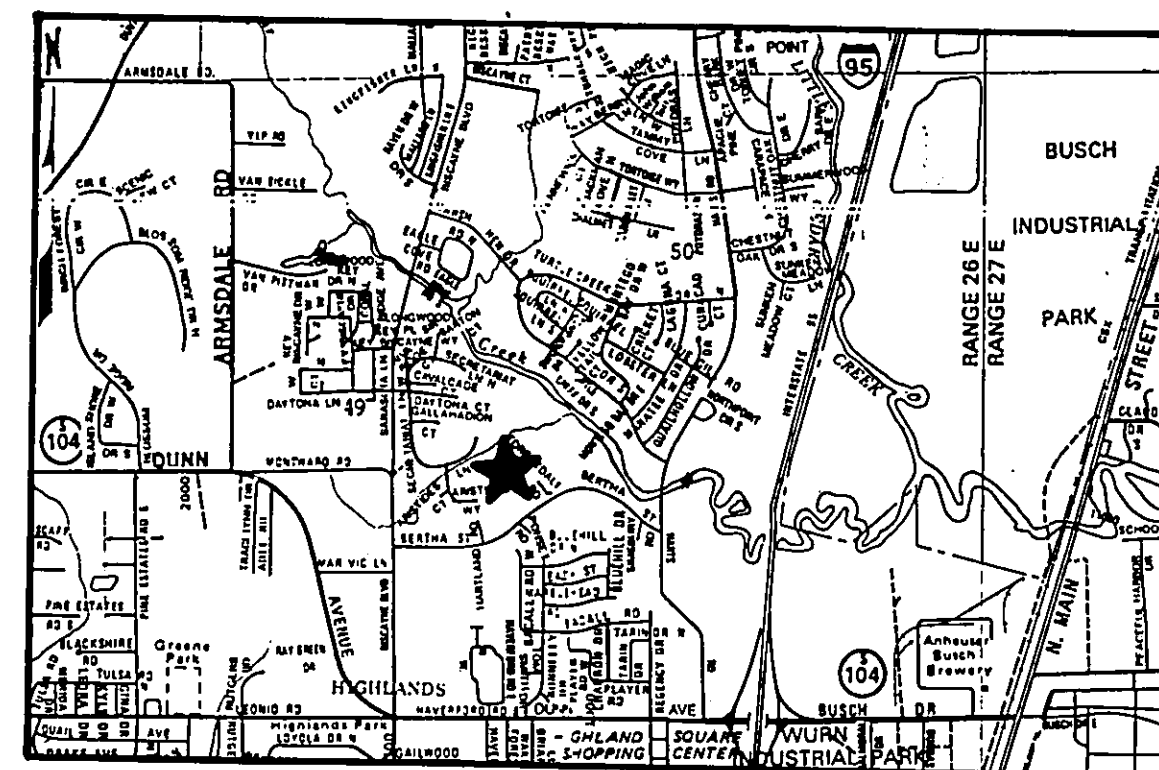
Henry W. Cook
HENRY W. COOK, CLERK OF THE CIRCUIT COURT

H. W. Cook
CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS 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 HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

Charles E. Bassett
CHARLES E. BASSETT
FLORIDA REGISTERED LAND SURVEYOR, NO. 1576



VICINITY MAP
NOT TO SCALE

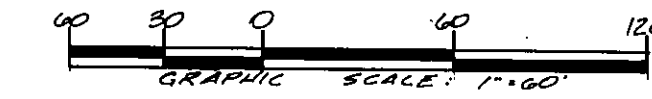
PREPARED BY:
CHARLES BASSETT & ASSOC., INC.
9 NORTH ACME STREET
JACKSONVILLE, FLORIDA 32211
PHONE (904) 724-9433

Approved 11/21/97
Date
St. Hall
City Engineer
for Director of Public Works
Approved 11/24/97
Date
Chen C. Menden
for General Counsel

NEWPORT UNIT TWO - A

PLAT BOOK 51 PAGE 69A
SHEET 2 OF 2 SHEETS

A PART 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 DUNAL COUNTY, FLORIDA.

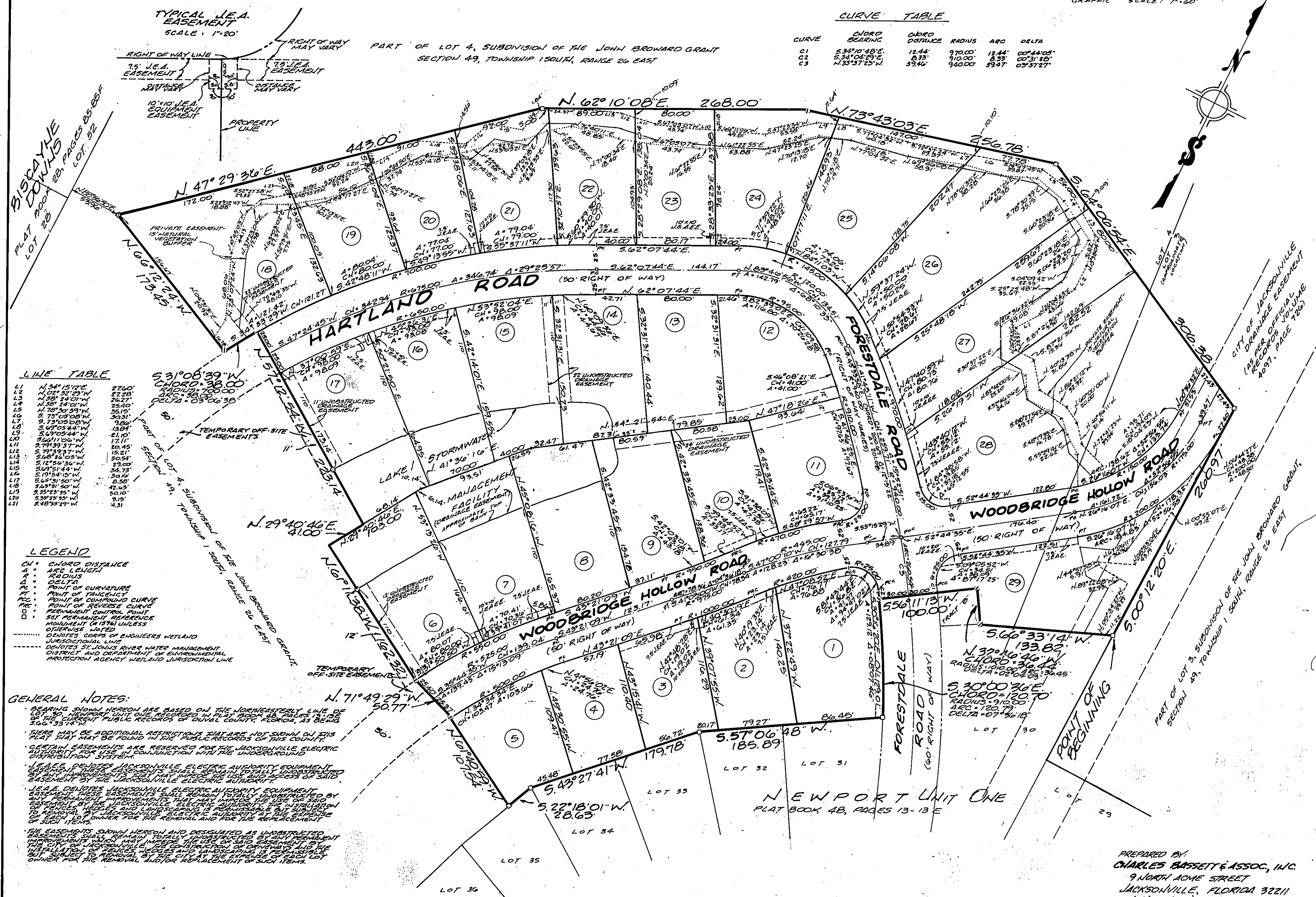


TYPICAL J.E.A. EASEMENT
SCALE: 1"=20'

PART OF LOT 4, SUBDIVISION OF THE JOHN BROWARD GRANT
SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST

CURVE TABLE

CURVE	CURV. BEARING	CURV. DISTANCE	RADIUS	ARC	DELTA
C1	S34°10'48"E	12.44	970.00	12.44	00°44'08"
C2	S34°04'29"E	8.33	910.00	8.33	00°31'28"
C3	N33°37'23"W	59.46	940.00	59.47	09°37'27"



LINE TABLE

L1	N34°15'12"E	27.60
L2	N09°28'29"W	27.28
L3	N28°28'01"W	26.27
L4	N30°24'01"W	25.40
L5	N70°20'29"W	36.19
L6	S73°02'08"W	36.21
L7	S73°05'05"W	36.21
L8	S69°05'44"W	13.84
L9	S69°05'44"W	21.10
L10	S66°11'06"W	17.11
L11	S71°39'37"W	16.45
L12	S71°39'37"W	15.21
L13	S68°36'05"W	50.54
L14	S78°50'34"W	34.73
L15	S69°51'44"W	39.00
L16	S71°54'15"W	36.16
L17	S64°18'50"W	8.58
L18	S65°31'20"W	42.45
L19	S35°23'35"W	50.10
L20	S39°23'49"W	9.19
L21	S48°52'29"W	4.31

LEGEND

- CH - CURV. DISTANCE
- ARC - ARC LENGTH
- DELTA - DELTA
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- POC - POINT OF COMPOUND CURVE
- POB - POINT OF BEGINNING CURVE
- PERM - PERMANENT REFERENCE POINT
- SET - SET PERMANENT REFERENCE MONUMENT (IF ANY) UNLESS OTHERWISE NOTED
- WETLAND - DENOTES CORPUS OF ENGINEERS WETLAND JURISDICTIONAL LINE
- WATER - DENOTES ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY WETLAND JURISDICTIONAL LINE

GENERAL NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY LINE OF LOT 10, NEWPORT UNIT ONE RECORDED IN PLAT BOOK 48, PAGES 13-13E AS BEING THE TRUE MERIDIAN OF DUNAL COUNTY, FLORIDA, AS BEING S66°33'14"W.

THERE MAY BE ADDITIONAL RESTRICTIONS OR EASEMENTS NOT SHOWN ON THIS PLAT. THE BUYER SHALL INQUIRE OF THE PUBLIC RECORDS OF THIS COUNTY.

CERTAIN EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRIC TRANSMISSION SYSTEM.

J.E.A. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT. EASEMENTS SHOWN HEREON SHALL REMAIN TOTALLY UNRESTRICTED BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL AND ACCESS OF SAID EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.

J.E.A. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT. EASEMENTS SHOWN HEREON SHALL REMAIN TOTALLY UNRESTRICTED BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL AND ACCESS OF SAID EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.

THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNRESTRICTED EASEMENTS SHALL REMAIN UNRESTRICTED BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL AND ACCESS OF SAID EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.

PREPARED BY:
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