

# NEWPORT UNIT TWO - B

PLAT BOOK 52 PAGE 95  
SHEET 1 OF 2 SHEETS

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 DUVAL COUNTY, FLORIDA.

**CAPTION**

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 DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE MOST WESTERLY CORNER OF LOT 18, NEWPORT UNIT TWO-A, AS RECORDED IN PLAT BOOK 51, PAGES 64 AND 64A OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTHEASTERLY, NORTHEASTERLY AND SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINES OF SAID NEWPORT UNIT TWO-A, THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 66°12'24" EAST A DISTANCE OF 173.45 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 38.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 31°08'39" EAST AND A CHORD DISTANCE OF 38.00 FEET TO A POINT ON SAID CURVE; (3) SOUTH 57°12'54" EAST A DISTANCE OF 223.14 FEET; (4) SOUTH 24°40'46" WEST A DISTANCE OF 41.00 FEET; (5) SOUTH 61°11'38" EAST A DISTANCE OF 162.32 FEET; (6) SOUTH 71°41'24" EAST A DISTANCE OF 50.71 FEET; (7) SOUTH 61°40'54" EAST A DISTANCE OF 107.54 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF NEWPORT UNIT ONE, AS RECORDED IN PLAT BOOK 48, PAGES 13 THROUGH 13E OF THE AFORESAID CURRENT PUBLIC RECORDS; THENCE SOUTHWESTERLY, NORTHWESTERLY AND SOUTHEASTERLY ALONG THE WESTERLY AND NORTHERLY LINES OF SAID NEWPORT UNIT ONE, THE FOLLOWING TEN (10) COURSES: (1) SOUTH 22°18'01" WEST A DISTANCE OF 65.11 FEET; (2) SOUTH 19°04'48" WEST A DISTANCE OF 94.01 FEET; (3) SOUTH 19°23'08" WEST A DISTANCE OF 160.00 FEET; (4) SOUTH 27°42'58" WEST A DISTANCE OF 127.40 FEET; (5) SOUTH 44°08'04" WEST A DISTANCE OF 65.00 FEET; (6) SOUTH 74°33'38" WEST A DISTANCE OF 238.01 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 745.00 FEET; (7) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 24.95 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 08°19'08" WEST AND A CHORD DISTANCE OF 24.95 FEET TO A POINT ON SAID CURVE; (8) SOUTH 82°34'48" WEST A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 855.00 FEET; (9) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 14.35 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 07°54'03" EAST AND A CHORD DISTANCE OF 14.35 FEET TO A POINT ON SAID CURVE; (10) SOUTH 71°31'22" WEST A DISTANCE OF 185.06 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF BISCAYNE DOCK, AS RECORDED IN PLAT BOOK 46, PAGES 83 THROUGH 83F OF THE AFORESAID CURRENT PUBLIC RECORDS; THENCE NORTH 01°03'11" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 853.78 FEET; THENCE NORTH 47°29'36" EAST, ALONG THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF AFORESAID NEWPORT UNIT TWO-A, A DISTANCE OF 72.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 426,017 SQUARE FEET AND/OR 9.78 ACRES, MORE OR LESS.

**ADOPTION AND DEDICATION**

THIS IS TO CERTIFY THAT FORTRESS - FLORIDA, INC., A DELAWARE CORPORATION, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS NEWPORT UNIT TWO-B, 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, EASEMENTS FOR DRAINAGE AND UTILITIES 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 HEREON, ARE IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY. 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 COVENANTS 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 ADJUTING 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 LAKE 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 HEREON, 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-B. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT. THE UNDERSIGNED OWNER DO HEREBY RESERVE UNTO THEMSELVE 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 CONNECTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. THOSE EASEMENTS DESIGNATED AS "J.E.A.E." ARE HEREBY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED, HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, KENNETH L. JOHNS, JR., VICE-PRESIDENT OF FORTRESS - FLORIDA, INC., A DELAWARE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 30<sup>th</sup> DAY OF June, A.D., 1999

Kenneth L. Johns Jr.  
KENNETH L. JOHNS, JR.  
VICE-PRESIDENT

Michael J. Kozlajnski  
WITNESS Michael J. Kozlajnski

Patricia B. DeCrista  
WITNESS Patricia B. DeCrista

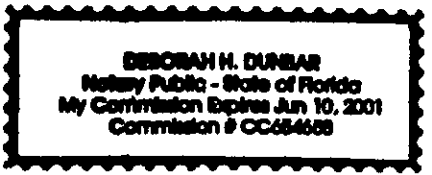
**STATE OF FLORIDA, COUNTY OF DUVAL**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>th</sup> DAY OF June, A.D., 1999 BY KENNETH L. JOHNS, JR., VICE-PRESIDENT OF FORTRESS - FLORIDA, INC., A DELAWARE CORPORATION, ON BEHALF OF THE SAME, HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Deborah H. Dunbar  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES

Deborah H. Dunbar  
NOTARY (PLEASE PRINT)



COMMISSION NUMBER

**DEDICATION FOR MORTGAGEE**

THIS IS TO CERTIFY THAT ROBERT F. KING, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE HIMSELF A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DEDICATE ALL RIGHT OF WAYS FOR DRAINAGE AND UTILITIES SHOWN ON THIS PLAT TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS. IN WITNESS WHEREOF, ROBERT F. KING HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 30<sup>th</sup> DAY OF June, A.D., 1999.

Robert F. King  
ROBERT F. KING

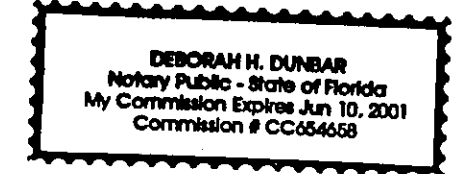
Cristy F. Griffin  
WITNESS Cristy F. Griffin  
Patti Coston  
WITNESS Patti Coston

**STATE OF FLORIDA, COUNTY OF DUVAL**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>th</sup> DAY OF June, A.D., 1999 BY ROBERT F. KING, HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Deborah H. Dunbar  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES



Deborah H. Dunbar  
NOTARY (PLEASE PRINT)

COMMISSION NUMBER

**APPROVED FOR RECORD**

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER NO. 654, ORDINANCE CODE.

John E. Hall  
DIRECTOR OF PUBLIC WORKS

8/3/99  
DATE

**CLERK'S CERTIFICATE 99193436**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 52 PAGES 95 and 95A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THIS 4<sup>th</sup> DAY OF August, A.D., 1999.

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

Boj Jackson  
DEPUTY CLERK

**PLAT CONFORMITY REVIEW**

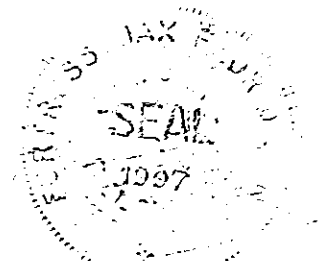
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 171, FLORIDA STATUTES, THIS 26<sup>th</sup> DAY OF July, A.D., 1999.

Glenn E. McGregor  
GLENN E. MCGREGOR, PLS  
PROFESSIONAL LAND SURVEYOR NUMBER 4252

**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 171. THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 2 DAY OF July, A.D., 1999.  
Charles R. Bassett  
CHARLES R. BASSETT  
FLORIDA REGISTERED LAND SURVEYOR, NO. 1576



Approved 7/27/99  
Date  
John E. Hall  
City Engineer  
for Director of Public Works  
Approved 8/2/99  
Date  
Sam Kanda  
for General Counsel

# 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 DUVAL COUNTY, FLORIDA.

PLAT BOOK 52 PAGE 95A  
SHEET 2 OF 2 SHEETS

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	825.00'	11.33'	38.64'	11.30'	N 04°44'05" W	05°22'14"
C2	100.00'	14.52'	4.71'	4.71'	N 07°30'28" W	11°11'00"
C3	825.00'	65.76'	32.40'	65.74'	N 15°30'58" W	04°34'01"
C4	175.00'	66.31'	33.56'	65.42'	N 06°56'38" W	21°42'42"
C5	675.00'	334.11'	173.22'	335.56'	N 18°10'16" E	28°47'06"
C6	75.00'	68.41'	36.74'	66.07'	N 53°15'42" E	32°15'52"
C7	475.00'	115.32'	57.45'	115.04'	N 20°20'27" E	3°54'39"
C8	525.00'	81.64'	40.43'	81.60'	N 17°50'35" E	08°54'53"
C9	525.00'	53.46'	26.75'	53.44'	N 23°10'23" E	05°50'05"

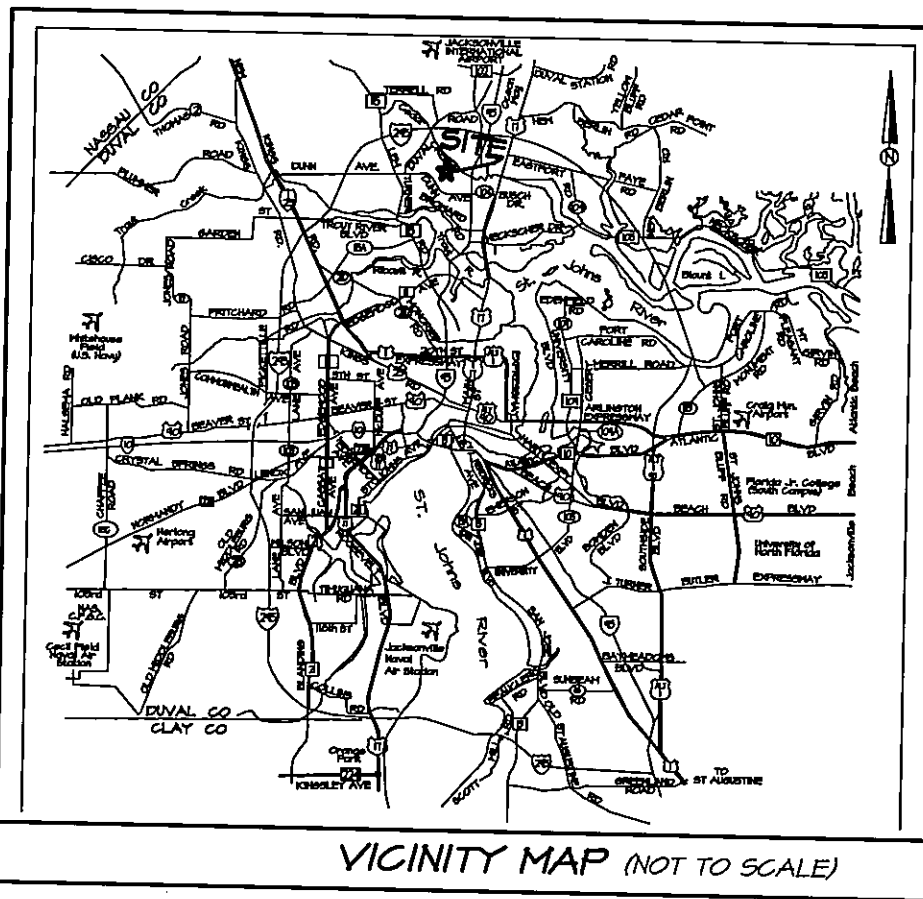
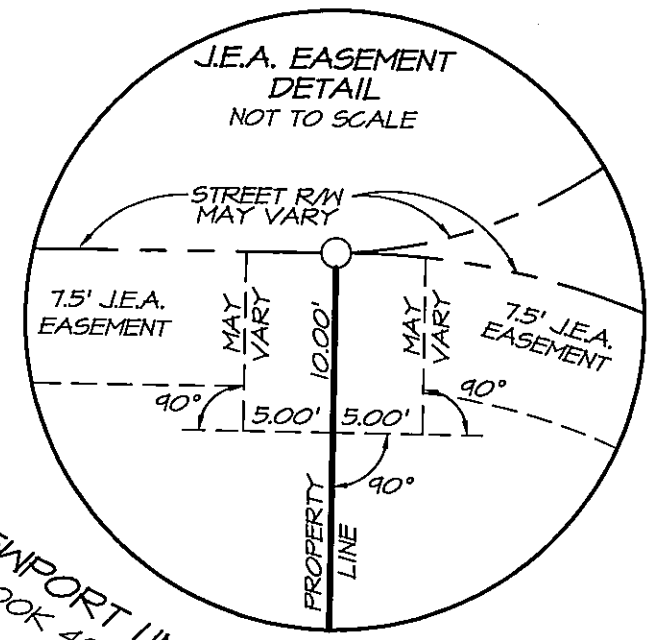
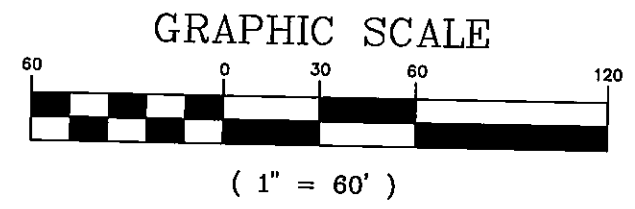
LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C10	745.00'	88.62'	88.57'	88.57'	N 06°01'34" W	06°23'12"
C11	25.00'	35.45'	32.43'	32.43'	N 38°21'53" E	82°23'31"
C12	100.00'	15.07'	15.06'	15.06'	S 75°14'31" W	08°38'13"
C13	100.00'	53.52'	52.84'	52.84'	N 55°35'24" E	30°40'01"
C14	100.00'	22.62'	22.57'	22.57'	N 33°46'55" E	12°57'58"
C15	500.00'	51.51'	51.48'	51.48'	N 24°20'42" E	05°54'08"
C16	500.00'	64.84'	64.83'	64.83'	N 17°23'23" E	08°00'30"
C17	500.00'	6.76'	6.76'	6.76'	S 13°46'23" W	00°46'30"
C18	500.00'	11.03'	11.03'	11.03'	N 18°18'50" E	00°40'23"
C19	500.00'	55.31'	55.28'	55.28'	N 25°28'04" E	06°20'11"
C20	550.00'	51.62'	51.60'	51.60'	S 24°54'21" W	05°22'34"
C21	550.00'	57.44'	57.46'	57.46'	S 14°10'21" W	05°54'14"
C22	550.00'	28.04'	28.08'	28.08'	S 14°50'55" W	02°55'34"
C23	450.00'	44.03'	44.03'	44.03'	S 25°18'41" W	08°10'24"
C24	450.00'	65.21'	65.15'	65.15'	S 25°18'41" W	02°55'34"
C25	50.00'	45.61'	44.04'	44.04'	S 53°25'42" W	52°15'52"
C26	25.00'	36.52'	33.36'	33.36'	N 58°35'14" W	83°42'07"
C27	800.00'	48.44'	48.43'	48.43'	N 14°54'06" W	03°30'18"
C28	850.00'	25.71'	25.71'	25.71'	N 16°23'05" W	01°44'14"
C29	850.00'	41.88'	41.87'	41.87'	N 16°23'05" W	02°44'47"
C30	150.00'	56.84'	56.50'	56.50'	N 06°56'38" E	21°42'42"
C31	650.00'	41.52'	41.51'	41.51'	N 05°44'30" E	03°34'34"
C32	650.00'	45.03'	44.45'	44.45'	N 11°49'35" E	08°22'56"
C33	650.00'	43.75'	43.67'	43.67'	N 20°04'44" E	08°15'51"
C34	650.00'	46.22'	46.13'	46.13'	N 20°04'44" E	08°28'52"
C35	700.00'	166.47'	166.57'	166.57'	S 22°45'22" E	13°40'23"
C36	700.00'	74.16'	74.11'	74.11'	S 12°41'00" W	06°28'44"
C37	700.00'	67.58'	67.56'	67.56'	S 06°40'40" W	05°31'55"
C38	200.00'	34.80'	34.76'	34.76'	N 00°56'23" W	04°58'15"
C39	200.00'	41.45'	41.39'	41.39'	S 11°51'45" E	11°52'28"
C40	800.00'	37.30'	37.30'	37.30'	S 11°51'45" E	02°40'17"
C41	800.00'	26.47'	26.47'	26.47'	S 14°10'50" E	01°25'26"
C42	2151.20'	53.46'	53.46'	53.46'	S 13°14'15" E	01°25'26"
C43	2151.20'	80.00'	80.00'	80.00'	S 11°21'31" E	02°07'51"
C44	2151.20'	54.76'	54.76'	54.76'	S 04°34'56" E	01°27'31"
C45	100.00'	10.30'	10.30'	10.30'	N 03°54'03" W	05°54'14"
C46	855.00'	15.05'	15.05'	15.05'	S 02°50'34" E	01°00'51"
C47	855.00'	75.02'	75.00'	75.00'	S 05°52'16" E	05°01'34"

**LEGEND**

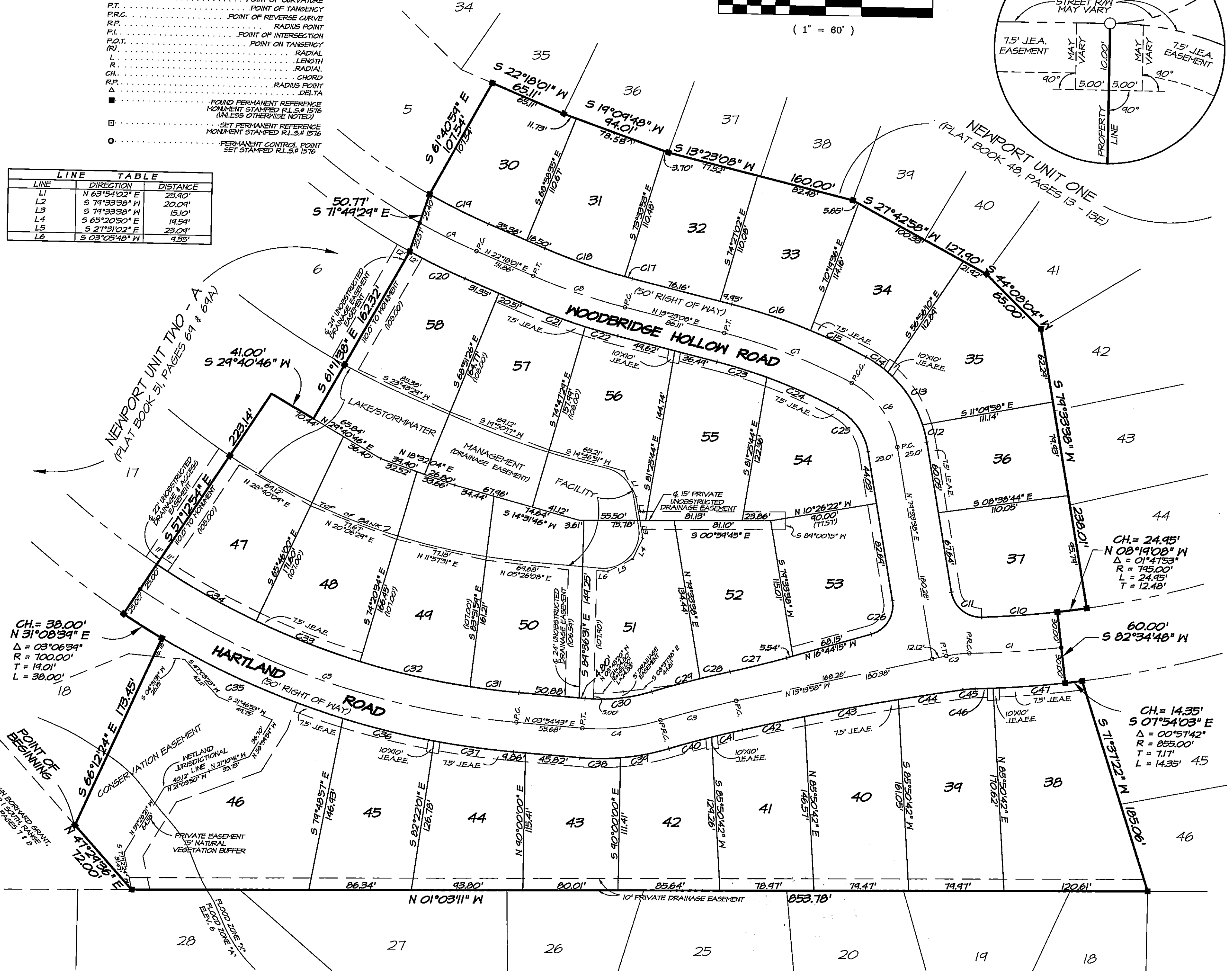
R/W ..... RIGHT OF WAY  
 P.C. .... POINT OF COMPOUND CURVATURE  
 P.T. .... POINT OF TANGENCY  
 P.R.C. .... POINT OF REVERSE CURVE  
 R.P. .... RADIUS POINT  
 P.I. .... POINT OF INTERSECTION  
 P.O.T. .... POINT ON TANGENCY  
 R. .... RADIAL  
 L. .... LENGTH  
 CH. .... CHORD  
 R.P. .... RADIUS POINT  
 Δ .... DELTA  
 ■ .... FOUND PERMANENT REFERENCE MONUMENT STAMPED R.L.S.# 1576 (UNLESS OTHERWISE NOTED)  
 □ .... SET PERMANENT REFERENCE MONUMENT STAMPED R.L.S.# 1576  
 ○ .... PERMANENT CONTROL POINT SET STAMPED R.L.S.# 1576

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N 63°54'02" E	23.40'
L2	S 74°33'58" W	20.04'
L3	S 74°33'58" W	15.10'
L4	S 65°20'52" E	14.54'
L5	S 27°31'02" E	23.04'
L6	S 03°02'48" N	9.35'



- GENERAL NOTES**
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY LINE OF LOT 6, NEWPORT UNIT TWO-A, AS RECORDED IN PLAT BOOK 51, PAGES 61 AND 62 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AS BEING N 61°11'38" W.
  - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  - J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.
  - J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
  - THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE, THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
  - (100.00') DENOTES DISTANCE TO EASEMENT.
  - CERTAIN EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - PROPERTY LIES IN FLOOD ZONES "X" AND "A", ELEVATION 6, AS SHOWN ON FEMA MAP NO. 120071 0065 E, DATED 8-15-84.



BISCAYNE DOWNS  
(PLAT BOOK 46, PAGES 83 - 83F)

PREPARED BY  
CHARLES BAGGETT & ASSOCIATES, INC.