

REVISED PLAT OF OCEAN BREEZE
CITY OF ATLANTIC BEACH, DUVAL COUNTY, FLORIDA

PLAT BOOK 46 PAGE 51

SHEET 1 OF 2 SHEETS

TAXES VERIFIED R.B.T.

CAPTION OCEAN BREEZE AS RECORDED IN PLAT BOOK 46, PAGES 39 AND 39A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

90-0091039

CERTIFICATE OF CLERK I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT IT IS FILED FOR RECORD IN PLAT BOOK 46 PAGES 51, 51A IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 30th DAY OF August A.D., 1990.

Henry W. Cook
CLERK

Bridget Z. Chambers
DEPUTY CLERK

CITY COMMISSION APPROVAL EXAMINED AND APPROVED BY THE CITY COMMISSION OF ATLANTIC BEACH FLORIDA, THIS 27th DAY OF August A.D., 1990.

Maureen King
CLERK

W. S. Minkoff
MAYOR

CERTIFICATE OF SURVEYOR THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS, HAVE BEEN SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177.

H. A. DURDEN & ASSOCIATES, INC.
1103 SOUTH THIRD STREET
JACKSONVILLE BEACH, FLORIDA

SIGNED THIS 28th DAY
OF August A.D. 1990.

BY: Gerry M. Sizemore
GERRY M. SIZEMORE
REGISTERED LAND SURVEYOR
NO. 4177, STATE OF FLORIDA

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, DONALD W. TREDINICK, SR., AS TRUSTEE OF THE TREDINICK CHILDREN TRUST, DATED DECEMBER 30, 1987, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE ABOVE CAPTIONED LANDS, HENCEFORTH TO BE KNOWN AS "REVISED PLAT OF OCEAN BREEZE" AND THAT IT 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. NO PART OF SAID LANDS IS DEDICATED TO THE CITY OF ATLANTIC BEACH OR THE COUNTY OF DUVAL. ALL ROADS (PERMANENT EASEMENTS FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES), SHOWN HEREON ARE AND SHALL REMAIN PRIVATE AND THE SOLE EXCLUSIVE PROPERTY OF TREDINICK CHILDREN TRUST, ITS SUCCESSORS OR ASSIGNS, EXCEPT AS HEREINAFTER PROVIDED. TREDINICK CHILDREN TRUST, ITS SUCCESSORS OR ASSIGNS, HEREBY RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL ROADS (EASEMENTS FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES, EXCEPT J.E.A. EASEMENTS), DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY DRAINAGE FACILITIES OR OTHERWISE, EXCEPT AS HEREINAFTER PROVIDED. TREDINICK CHILDREN TRUST, DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID TREDINICK CHILDREN TRUST, ITS SUCCESSORS OR ASSIGNS, TO SERVE THE LAND SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS TREDINICK CHILDREN TRUST, ITS SUCCESSORS OR ASSIGNS, MAY FROM TIME TO TIME DESIGNATE, A PERMANENT NON EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE PORTION OF EACH LOT DEPICTED AND DESIGNATED ON SAID PLAT AS BEING WITHIN ALL ROADS AND THE PRIVATE PEDESTRIAN EASEMENT DESIGNATED ON SAID PLAT. REGARDLESS OF THE PRECEDING PROVISIONS, TREDINICK CHILDREN TRUST, ITS SUCCESSORS OR ASSIGNS, HEREBY RESERVES AND SHALL HAVE THE ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF ATLANTIC BEACH CITY COMMISSION TO DEDICATE TO THE CITY OF ATLANTIC BEACH ALL OR ANY PART OF THE ROADS AND OR BASEMENTS, EXCEPT J.E.A. EASEMENTS, SHOWN ON THIS PLAT. J.E.A. EASEMENTS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, IT'S SUCCESSORS AND ASSIGNS FOR USE IN IT'S UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF, DONALD W. TREDINICK, SR., AS TRUSTEE OF THE TREDINICK CHILDREN TRUST, DATED DECEMBER 30, 1987, HAS CAUSED THESE PRESENTS TO BE SIGNED BY A GENERAL PARTNER, BY AND WITH THE AUTHORITY OF BOTH ITS GENERAL PARTNERS, IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 24th DAY OF August, A.D., 1990.

TREDINICK CHILDREN TRUST

Donald W. Tredinick, Sr.
WITNESS

Donald W. Tredinick, Sr.
DONALD W. TREDINICK, SR.
TRUSTEE

M. A. Akul
WITNESS

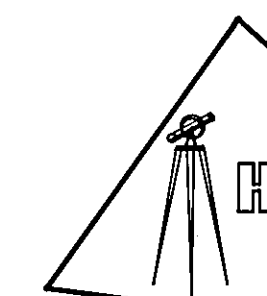
STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, TRUSTEE DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, DONALD W. TREDINICK, SR., TRUSTEE FOR TREDINICK CHILDREN TRUST, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AS SUCH TRUSTEE FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND THAT HE AFFIXED HERETO THE OFFICIAL SEAL OF SAID TRUST.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS 24th DAY OF August A.D., 1990.

Donald S. B. B. B.
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: Dec. 31, 1991

My Commission Expires Dec. 31, 1991
Recorded Here Now Before a Notary Public


H. A. DURDEN & ASSOCIATES, INC.
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4103 SOUTH THIRD STREET
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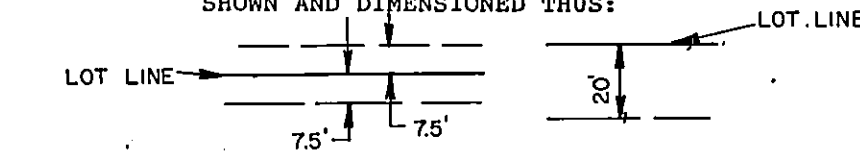
REVISED PLAT OF OCEAN BREEZE

CITY OF ATLANTIC BEACH, DUVAL COUNTY, FLORIDA

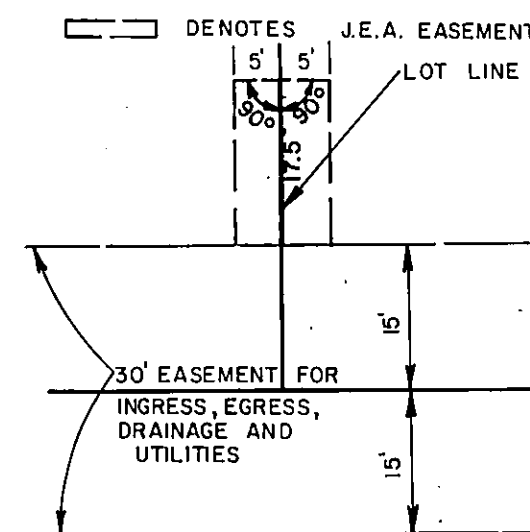
NOTE: THIS REVISED PLAT REPLACES AND SUPERCEDES ENTIRELY, THE PLAT OF OCEAN BREEZE AS RECORDED IN PLAT BOOK 46, PAGES 39 AND 39A.

NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE COASTAL CONSTRUCTION SETBACK LINE AS PER PLAT BOOK 13, PAGES 24 THROUGH 24E.
- 2) THE EROSION CONTROL LINE SHOWN HEREON IS BASED ON PLAT BOOK 35, PAGES 59 THROUGH 59B. THE EROSION CONTROL LINE SHOWN HEREON IS THE SEWARD BOUNDARY, AS PER FLORIDA STATUTE 161.191.
- 3) DISTANCES SHOWN THUS: (96.37) ARE FROM LOT CORNER TO COASTAL CONSTRUCTION SETBACK LINE.
- 4) BUILDING RESTRICTION LINES ARE 31.5' FRONT, 20' REAR, 7.5' EACH SIDE OF SIDE LOT LINES (EXCEPT LOTS 3 AND 4 WHICH LINES ARE AS DEPICTED ON THE PLAT) AND ARE SHOWN AND DIMENSIONED THUS:
- 5) VARIANCES MAY BE GRANTED TO BUILDING RESTRICTION LINES ACCORDING TO "OCEAN BREEZE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" AS RECORDED IN OFFICIAL RECORDS VOLUME 6927, PAGES 998 THROUGH 1011 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AS AMENDED, RESTATED AND MAY BE FURTHER AMENDED. DEVELOPER'S RIGHTS ARE ASSIGNABLE TO OWNERS ASSOCIATION AS PROVIDED IN THE DECLARATION.
- 6) THERE ARE NO EASTWARD BUILDING RESTRICTION LINES ON OCEANFRONT LOTS OTHER THAN SIDE LOT BUILDING RESTRICTION LINES AS DEPICTED HEREON AND GOVERNMENTAL RESTRICTIONS.



- 5) VARIANCES MAY BE GRANTED TO BUILDING RESTRICTION LINES ACCORDING TO "OCEAN BREEZE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" AS RECORDED IN OFFICIAL RECORDS VOLUME 6927, PAGES 998 THROUGH 1011 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AS AMENDED, RESTATED AND MAY BE FURTHER AMENDED. DEVELOPER'S RIGHTS ARE ASSIGNABLE TO OWNERS ASSOCIATION AS PROVIDED IN THE DECLARATION.
- 6) THERE ARE NO EASTWARD BUILDING RESTRICTION LINES ON OCEANFRONT LOTS OTHER THAN SIDE LOT BUILDING RESTRICTION LINES AS DEPICTED HEREON AND GOVERNMENTAL RESTRICTIONS.



J.E.A. EASEMENT (TYPICAL)

LEGEND:

- DENOTES PERMANENT REFERENCE MONUMENT SET (L.B. #1048, R.L.S. #4177) UNLESS OTHERWISE NOTED
- ▲ DENOTES PERMANENT CONTROL POINT
- DENOTES POINTS OF CURVATURE, POINTS OF TANGENCY OR OTHER CHANGE OF DIRECTION
- (C1) DENOTES TABULATED CURVE DATA

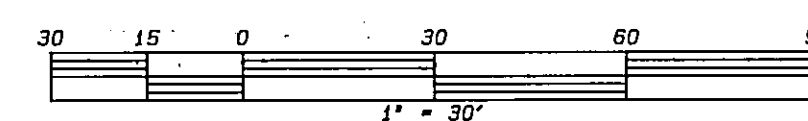
POINT OF BEGINNING

POINT OF REFERENCE

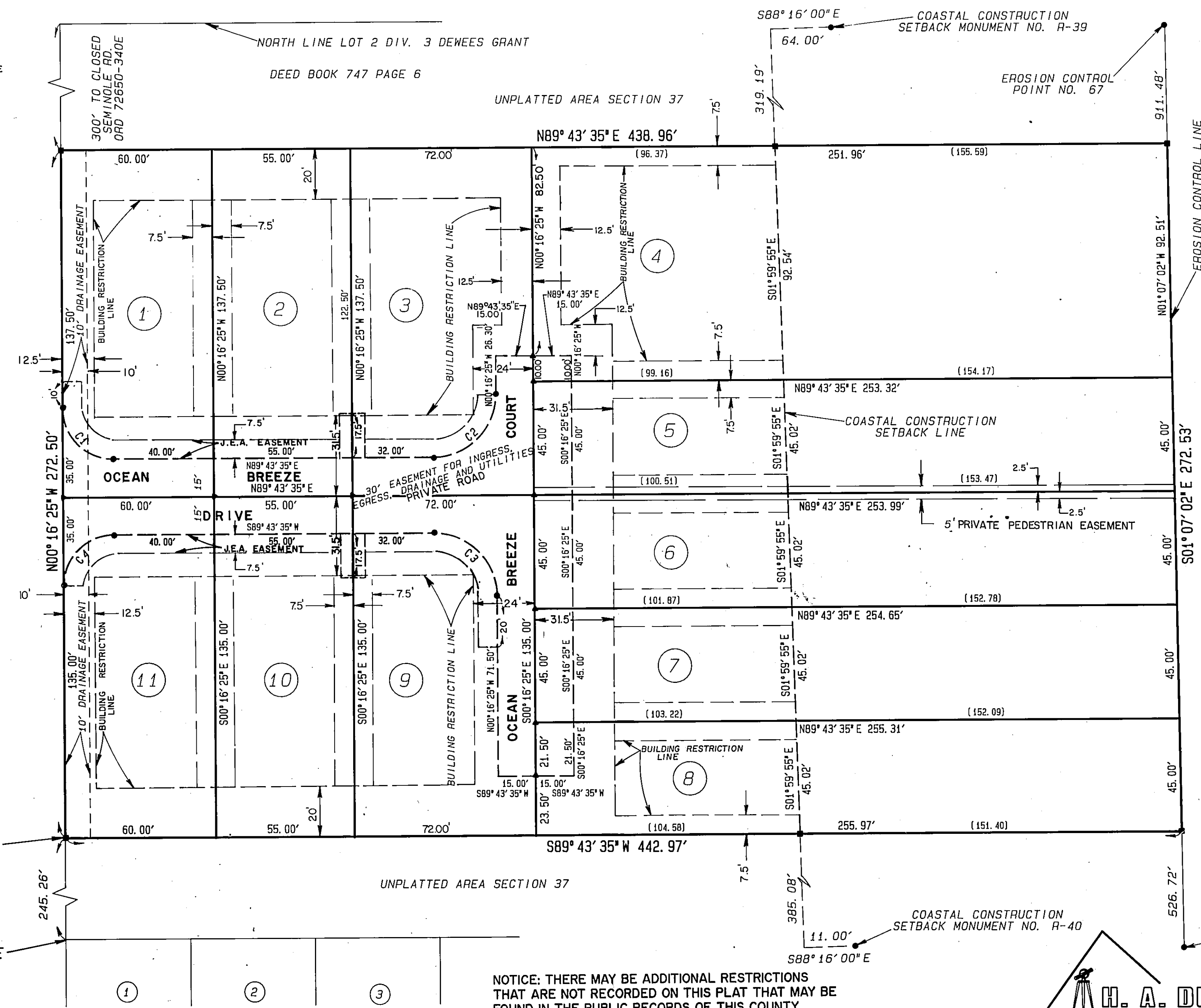
Curve	Radius	Delta	Length	Tangent	Chord/Brg
C1	20.00'	90°00'00"	31.42'	20.00'	S45-16-25.0E
C2	25.00'	90°00'00"	39.27'	25.00'	N44-43-35.0E
C3	25.00'	90°00'00"	39.27'	25.00'	N45-16-25.0W
C4	20.00'	90°00'00"	31.42'	20.00'	S44-43-35.0W

SEMINOLE REACH
PLAT BOOK 44 PAGES 67-67A

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



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ATLANTIC OCEAN