

OCEAN BREEZE

CITY OF ATLANTIC BEACH, DUVAL COUNTY, FLORIDA

PLAT BOOK 46 PAGE 39

SHEET 1 OF 2 SHEETS

TAXES VERIFIED R.B.F.

CAPTION A PART OF LOT 2, DIVISION 3, ANDREW DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, CITY OF ATLANTIC BEACH, DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 1, SEMINOLE REACH AS RECORDED IN PLAT BOOK 44, APGES 67 AND 67A OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE N.00°16'25"W., ALONG THE EAST RIGHT-OF-WAY LINE OF SEMINOLE ROAD (COUNTY ROAD NO. 608) A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, A DISTANCE OF 245.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°16'25"W., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 272.50 FEET; THENCE N.89°43'35"E., A DISTANCE OF 438.96 FEET TO AN INTERSECTION WITH THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 35, PAGES 59, 59A AND 59B OF THE AFORESAID CURRENT PUBLIC RECORDS; THENCE S.01°07'02"E., ALONG SAID EROSION CONTROL LINE A DISTANCE OF 272.53 FEET; THENCE S.89°43'35"W., A DISTANCE OF 442.97 FEET TO THE POINT OF BEGINNING, CONTAINING 2.76 ACRES, MORE OR LESS, BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3097, PAGE 939 OF THE AFORESAID CURRENT PUBLIC RECORDS.

90-62535

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 39, 39A IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 14 DAY OF JUNE, A.D., 1990.

Henry W. Cook
CLERK

Bridget Y. Chambers
DEPUTY CLERK

CITY COMMISSION APPROVAL EXAMINED AND APPROVED BY THE CITY COMMISSION OF ATLANTIC BEACH FLORIDA, THIS 13th DAY OF June, A.D., 1990.

Maureen King
CLERK

W. C. Sullivan
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 HAVE BEEN SET AND PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177.

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

SIGNED THIS 14TH DAY
OF JUNE, A.D. 1990.

BY: Jerry M. Sizemore
JERRY 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 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 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 EASEMENTS, 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 DAY OF 13th JUNE, A.D., 1990.

TREDINICK CHILDREN TRUST

M. A. Akel
WITNESS

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

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 13th DAY OF June, A.D., 1990.

Donald W. Tredinick, Sr.
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: Dec 13, 1992

**H. A. DURDEN & ASSOCIATES, INC.**
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OCEAN BREEZE

CITY OF ATLANTIC BEACH, DUVAL COUNTY, FLORIDA

PLAT BOOK 46 PAGE 39A

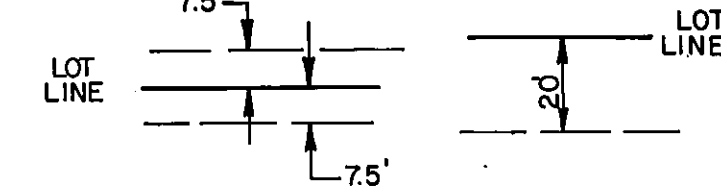
SHEET 2 OF 2 SHEETS

NOTES & LEGEND

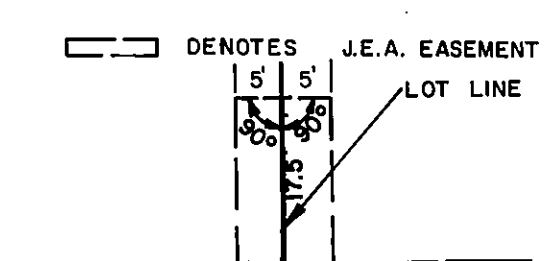
- DENOTES PERMANENT REFERENCE MONUMENT SET (L.B. #1048, R.L.S. #4177) UNLESS OTHERWISE NOTED
- ▲ DENOTES PERMANENT CONTROL POINT
- DENOTES POINTS OF CURVATURE, POINTS OF TANGENCY OR OTHER CHANGE OF DIRECTION
- (C1) DENOTES TABULATED CURVE DATA

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 SEAWARD 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 30' FRONT, 20' REAR, 7.5' EACH SIDE OF SIDE LOT LINES, AND ARE SHOWN AND DIMENSIONED THUS:



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



J.E.A. EASEMENT (TYPICAL)

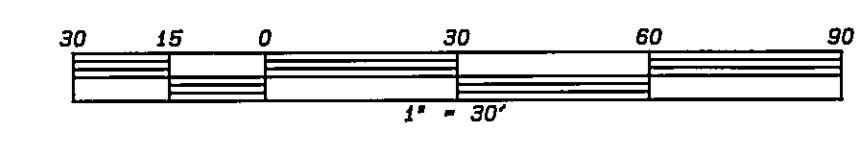
SEMINOLE ROAD
COUNTY ROAD NO. 608
FORMERLY SEMINOLE BEACH ROAD (100' R/W)

POINT OF BEGINNING

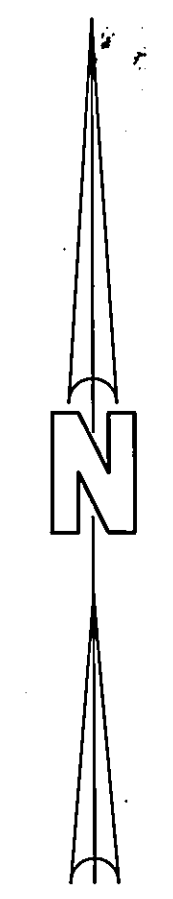
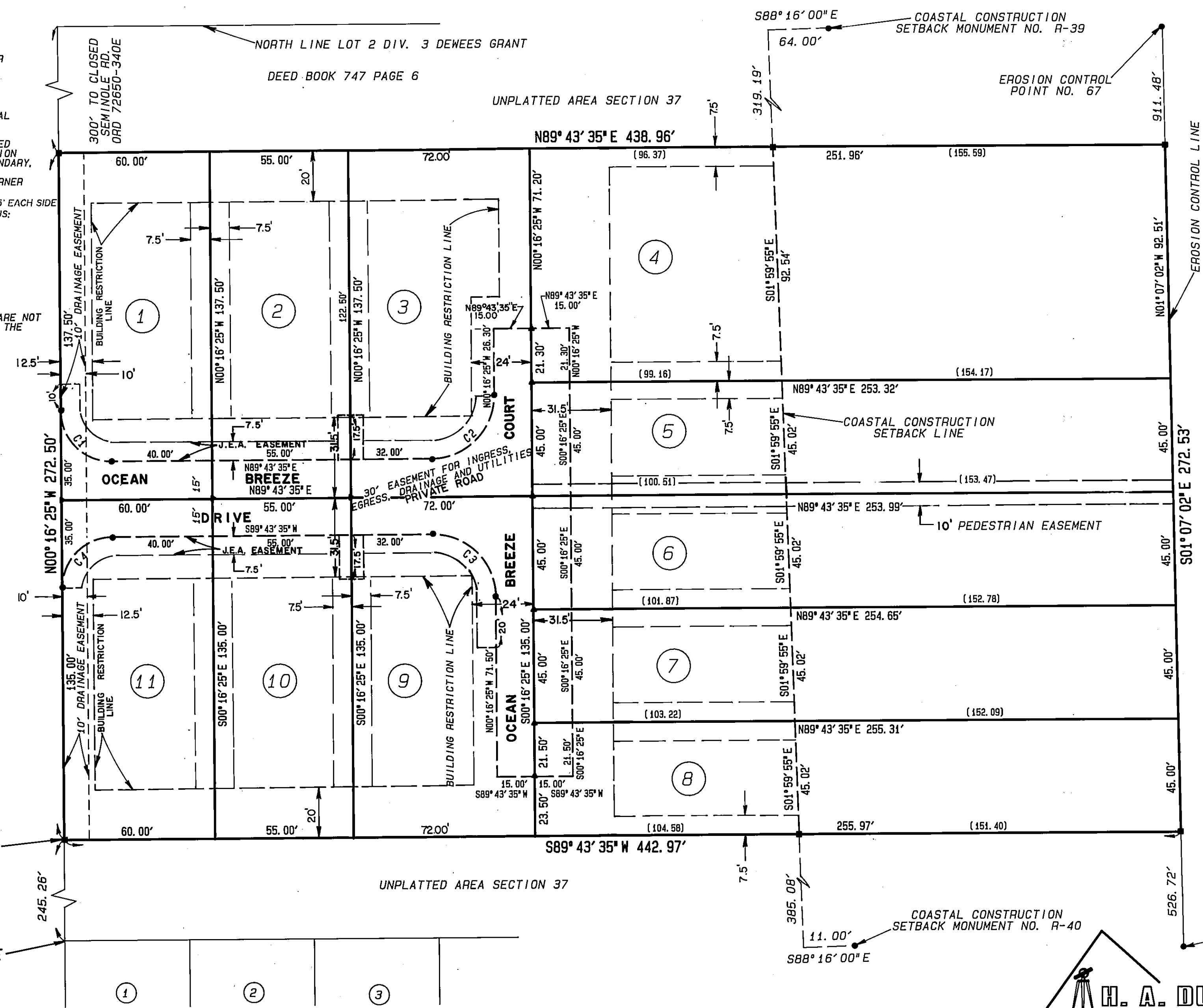
POINT OF REFERENCE

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



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ATLANTIC OCEAN