

# OCEAN CAY UNIT ONE

PLAT BOOK **51** PAGE **65**  
SHEET 1 OF 6 SHEETS  
TAXES PAID THRU 1997

BEING A REPLAT OF A PORTION OF JACKSONVILLE BEACH HEIGHTS, AS RECORDED IN PLAT BOOK II, PAGE 40, AND A PORTION OF OCEANVIEW HIGHLANDS, AS RECORDED IN PLAT BOOK II, PAGE 36, ALL OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CITY OF JACKSONVILLE BEACH, FLORIDA

### CAPTION

BLOCKS 16, 17, 18, 19, 20 AND 24; LOTS 1, 2 AND 3, BLOCK 21; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 OF BLOCK 23; LOTS 4, 5, 6, 7, 8 AND 9 OF BLOCK 26; PART OF LOTS 4, 5, 6, 7, 11, 12, 13 AND 14, BLOCK 21; PART OF LOTS 10 AND 11 OF BLOCK 23; PART OF LOTS 10, 11, 12, 13, 14, 15, 16 AND 17 OF BLOCK 26, TOGETHER WITH DESOTO AVENUE (A 50 FOOT RIGHT OF WAY) LYING EAST OF SOUTH BEACH PARKWAY (FORMERLY COASTAL HIGHWAY BOULEVARD, A 100 FOOT RIGHT OF WAY) AND WEST OF MILLIE DRIVE (FORMERLY DIXIE BOULEVARD, A 50 FOOT RIGHT OF WAY); A PART OF PONCE DE LEON AVENUE (A 50 FOOT RIGHT OF WAY) LYING EAST OF SOUTH BEACH PARKWAY AND WEST OF SANDRA DRIVE (FORMERLY FLORIDA BOULEVARD, A 50 FOOT RIGHT OF WAY); PART OF SEMINOLE AVENUE (A 50 FOOT RIGHT OF WAY) LYING EAST OF SOUTH BEACH PARKWAY AND WEST OF LOT B, BLOCK 21; PART OF NORBERTA WAY (FORMERLY PABLO BOULEVARD, A 50 FOOT RIGHT OF WAY) LYING SOUTH OF OSCEOLA AVENUE AND NORTH OF SAID LOT 13, BLOCK 21; PART OF MILLIE DRIVE (FORMERLY MIAMI BOULEVARD, A 50 FOOT RIGHT OF WAY) LYING SOUTH OF OSCEOLA AVENUE AND NORTH OF SAID LOT 13, BLOCK 21; PART OF BURLING WAY (FORMERLY DIXIE BOULEVARD, A 50 FOOT RIGHT OF WAY) LYING SOUTH OF SAID LOT 18, BLOCK 23 AND NORTH OF PONCE DE LEON AVENUE, ALL LYING IN JACKSONVILLE BEACH HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 11, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH BLOCK 3, AND LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 OF BLOCK 2; PART OF LOT 15, BLOCK 2; PART OF LOTS 9, 10, 11, 12 AND 13, BLOCK 1; PART OF LOTS 1, 2, 3, 4, 5, 6 AND 7, BLOCK 4; LOTS 1, 2 AND 18, BLOCK 5; PART OF LOTS 3, 4, 5, 16 AND 17 OF BLOCK 5, AND PORTIONS OF SEMINOLE AVENUE (A 50 FOOT RIGHT OF WAY), HIGHLAND AVENUE (A 50 FOOT RIGHT OF WAY), ST. AUGUSTINE BOULEVARD (A 60 FOOT RIGHT OF WAY), AND NORBERTA WAY (FORMERLY PABLO BOULEVARD, A 50 FOOT RIGHT OF WAY), ALL LYING IN OCEANVIEW HIGHLANDS, AS RECORDED IN PLAT BOOK 11, PAGE 36 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID OSCEOLA AVENUE WITH THE EASTERLY RIGHT OF WAY LINE OF SAID SOUTH BEACH PARKWAY; THENCE NORTH 89°08'42" EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID OSCEOLA AVENUE, A DISTANCE OF 818.59 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID MILLIE DRIVE; THENCE SOUTH 00°48'32" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 552.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 17, BLOCK 23, JACKSONVILLE BEACH HEIGHTS SUBDIVISION; THENCE NORTH 88°58'16" EAST, ALONG THE NORTH LINE OF SAID LOTS 4 AND 17, BLOCK 26 AND THEIR WESTERLY PROLONGATION, A DISTANCE OF 261.44 FEET; THENCE SOUTH 00°57'33" WEST, A DISTANCE OF 326.41 FEET; THENCE NORTH 82°28'42" WEST A DISTANCE OF 186.82 FEET; THENCE NORTH 54°45'02" WEST, A DISTANCE OF 104.39 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 86.19 FEET; THENCE SOUTH 82°25'02" WEST, A DISTANCE OF 104.39 FEET; THENCE SOUTH 70°33'26" WEST, A DISTANCE OF 58.86 FEET; THENCE SOUTH 61°44'28" WEST, A DISTANCE OF 68.79 FEET; THENCE SOUTH 53°18'01" EAST, A DISTANCE OF 184.25 FEET; THENCE SOUTH 01°55'55" EAST, A DISTANCE OF 510.24 FEET; THENCE SOUTH 53°18'01" EAST, A DISTANCE OF 184.25 FEET; THENCE SOUTH 47°18'20" WEST, A DISTANCE OF 88.27 FEET; THENCE SOUTH 30°59'50" EAST A DISTANCE OF 90.71 FEET; THENCE SOUTH 12°39'43" EAST A DISTANCE OF 90.92 FEET; THENCE SOUTH 01°51'47" WEST A DISTANCE OF 53.12 FEET; THENCE SOUTH 18°52'13" WEST A DISTANCE OF 115.19 FEET; THENCE SOUTH 40°42'12" WEST A DISTANCE OF 100.68 FEET; THENCE SOUTH 60°49'08" WEST A DISTANCE OF 98.41 FEET; THENCE SOUTH 79°39'35" WEST A DISTANCE OF 88.18 TO A POINT SITUATE IN THE SOUTHWESTERLY LINE OF SAID LOT 15, BLOCK 2; THENCE NORTH 50°10'55" WEST, ALONG LAST SAID LINE, A DISTANCE OF 114.32 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 15, BLOCK 2, THE SAME BEING THE MOST EASTERLY CORNER OF AFORESAID LOT 3, BLOCK 2; THENCE SOUTH 39°49'05" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3, BLOCK 2, A DISTANCE OF 50.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 3, BLOCK 2; THENCE NORTH 50°10'55" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, BLOCK 2 AND THE NORTHWESTERLY PROLONGATION THEREOF, A DISTANCE OF 138.87 FEET TO A POINT SITUATE IN THE AFORESAID EASTERLY RIGHT OF WAY LINE OF SOUTH BEACH PARKWAY; THENCE NORTH 01°55'55" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 838.00 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE NORTH 00°26'25" WEST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE OF SOUTH BEACH PARKWAY, A DISTANCE OF 1324.46 FEET TO THE POINT OF BEGINNING.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT TAYLOR WOODROW COMMUNITIES, A FLORIDA GENERAL PARTNERSHIP, AS DEVELOPER; AMERICAN HOMEBUILDERS, INC., A FLORIDA CORPORATION; COPPENBARGER HOMES, INC., A FLORIDA CORPORATION; AND INTERVEST CONSTRUCTION OF JAX, INC., A FLORIDA CORPORATION ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS OCEAN CAY UNIT ONE, 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, ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON, ARE HEREBY IRREVOCABLE AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE BEACH, ITS SUCCESSORS AND ASSIGNS, FURTHER, TITLE TO TRACTS "A", "B", "C", "F" AND "G" ARE BEING CONVEYED TO THE OCEAN CAY HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR MAINTENANCE. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKES/STORMWATER MANagements FACILITIES (TRACT "D" AND TRACT "E") SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE BEACH, 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 BEACH, 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 BEACH, 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 BEACH, ITS SUCCESSORS AND ASSIGNS.

(2) THE LAKES AND TREATMENT SYSTEMS (TRACT "E" AND TRACT "F") SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY OCEAN CAY HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BEACH, BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES AND TREATMENT SYSTEMS.

(3) THE CITY OF JACKSONVILLE BEACH, 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, STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE BEACH 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 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 OCEAN CAY UNIT ONE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED DEVELOPER DOES HEREBY RESERVE UNTO ITSELF 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 OCEAN CAY HOMEOWNERS ASSOCIATION, INC.

THOSE EASEMENTS DESIGNATED AS "CJBEU" ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE BEACH ELECTRIC UTILITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. PROVIDED HOWEVER, THAT NO UTILITIES OTHER THAN "CJBEU" MAY BE INSTALLED PARALLEL WITHIN SAID EASEMENTS. THE ELECTRIC EASEMENT ON TRACT "A" SHALL BE EXCLUSIVE.

THAT EASEMENT DESIGNATED AS "BTI" IS HEREBY IRREVOCABLY DEDICATED TO THE BELLSOUTH TELECOMMUNICATIONS, INC., A GEORGIA CORPORATION, ITS LICENSEES, AGENTS, SUCCESSORS, ASSIGNS, AND ALLIED AND ASSOCIATED COMPANIES. THE EXCLUSIVE EASEMENT IS GRANTED TO CONSTRUCT, OPERATE, MAINTAIN, ADD AND/OR REMOVE SUCH SYSTEMS OF COMMUNICATIONS, FACILITIES, OR RELATED SERVICES AS "BTI" MAY FROM TIME TO TIME REQUIRE UPON, OVER AND UNDER A PORTION OF THE LANDS LOCATED IN TRACT "A".

IN WITNESS WHEREOF, TAYLOR WOODROW HOMES FLORIDA, INC., A FLORIDA CORPORATION, AND MONARCH HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, THE GENERAL PARTNERS OF TAYLOR WOODROW COMMUNITIES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF SAID ENTITIES, HAVE CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY THEIR DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THEIR RESPECTIVE BOARD OF DIRECTORS THIS 3<sup>rd</sup> DAY OF October, 1997.

TAYLOR WOODROW COMMUNITIES, A FLORIDA GENERAL PARTNERSHIP

BY: TAYLOR WOODROW HOMES, FLORIDA, A FLORIDA CORPORATION, A GENERAL PARTNER

JOHN R. PESHKIN, PRESIDENT OF TAYLOR WOODROW HOMES FLORIDA, INC., A FLORIDA CORPORATION AND BEING A GENERAL PARTNER OF TAYLOR WOODROW COMMUNITIES, A FLORIDA GENERAL PARTNERSHIP

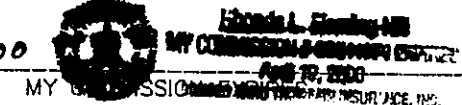
*Phonda Fleming Hill*  
WITNESS  
*Phonda Fleming Hill*  
WITNESS

STATE OF FLORIDA, COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3<sup>rd</sup> DAY OF October, A.D., 1997 BY JOHN R. PESHKIN, PRESIDENT OF TAYLOR WOODROW HOMES FLORIDA, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF TAYLOR WOODROW COMMUNITIES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME.

*Phonda Fleming Hill*  
NOTARY PUBLIC, STATE OF FLORIDA  
AT LARGE

APRIL 19, 2000

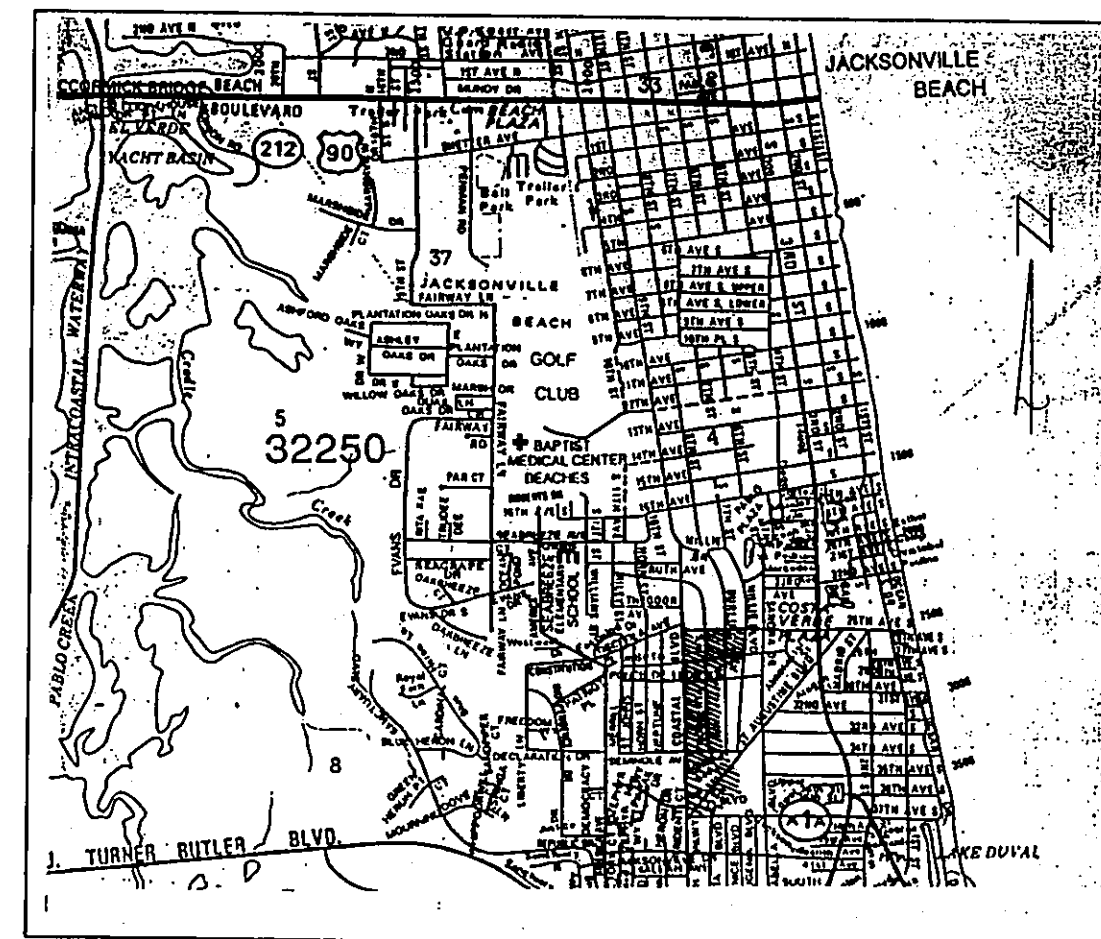


RHONDA FLEMING HILL

NOTARY (PLEASE PRINT)

CC541674

COMMISSION NUMBER



VICINITY MAP

PREPARED BY

**CHARLES BASSETT & ASSOCIATES, INC.**

9 NORTH ACME STREET JACKSONVILLE, FLORIDA 32211  
PHONE NO. (904) 724 - 9433

PSD # 87-071 DEV. # 1320

# OCEAN CAY UNIT ONE

PLAT BOOK 51 PAGE 65A  
SHEET 2 OF 6 SHEETS

BEING A REPLAT OF A PORTION OF JACKSONVILLE BEACH HEIGHTS, AS RECORDED IN PLAT BOOK II, PAGE 40, AND A PORTION OF OCEANVIEW HIGHLANDS, AS RECORDED IN PLAT BOOK II, PAGE 36, ALL OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.  
CITY OF JACKSONVILLE BEACH, FLORIDA

BY: MONARCH HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, A GENERAL PARTNER

JOHN R. PESHKIN, PRESIDENT OF MONARCH HOMES OF FLORIDA, INC., A FLORIDA CORPORATION AND BEING A GENERAL PARTNER OF TAYLOR WOODROW COMMUNITIES, A FLORIDA GENERAL PARTNERSHIP

*Margaret E. Blumher*  
WITNESS  
*Anwar*  
WITNESS

STATE OF FLORIDA, COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3<sup>rd</sup> DAY OF October A.D., 1997 BY JOHN R. PESHKIN, PRESIDENT OF MONARCH HOMES OF FLORIDA, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF TAYLOR WOODROW COMMUNITIES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, HE IS PERSONALLY KNOWN TO ME.

*Rhonda Fleming-Hill*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

APRIL 19, 2000  
MY COMMISSION EXPIRES

RHONDA FLEMING-HILL  
NOTARY (PLEASE PRINT)

CC 541674  
COMMISSION NUMBER

IN WITNESS WHEREOF, AMERICAN HOMEBUILDERS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 1<sup>st</sup> DAY OF October A.D., 1997

*Patsy A. Hite*  
WITNESS  
Patsy A. Hite  
PRINT NAME

*M. Craig Scott*  
M. CRAIG SCOTT  
VICE PRESIDENT

*Royce C. Gandy*  
WITNESS  
Royce C. Gandy  
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY OF October A.D., 1997 BY M. CRAIG SCOTT, VICE PRESIDENT OF AMERICAN HOMEBUILDERS, INC., A FLORIDA CORPORATION, ON BEHALF OF THE SAME, HE IS PERSONALLY KNOWN TO ME.

*Elsa B. Murphy*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Feb. 9, 1998  
MY COMMISSION EXPIRES

ELSA B. MURPHY  
NOTARY (PLEASE PRINT)

ELSA B. MURPHY  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Feb. 9, 1998  
Commission No. CC 347292

CC 347292  
COMMISSION NUMBER

IN WITNESS WHEREOF, COPPENBARGER HOMES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 9<sup>th</sup> DAY OF October A.D., 1997

*Elsa B. Murphy*  
WITNESS  
Elsa B. Murphy  
PRINT NAME

*Ronnie D. Coppenger*  
RONNIE D. COPPENBARGER  
PRESIDENT

*Royce C. Gandy*  
WITNESS  
Royce C. Gandy  
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9<sup>th</sup> DAY OF October A.D., 1997 BY RONNIE D. COPPENBARGER, PRESIDENT OF COPPENBARGER HOMES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE SAME, HE IS PERSONALLY KNOWN TO ME.

*Elsa B. Murphy*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Feb. 9, 1998  
MY COMMISSION EXPIRES

ELSA B. MURPHY  
NOTARY (PLEASE PRINT)

ELSA B. MURPHY  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Feb. 9, 1998  
Commission No. CC 347292

CC 347292  
COMMISSION NUMBER

IN WITNESS WHEREOF, TARGET HOMES, INC., AN OKLAHOMA CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 9<sup>th</sup> DAY OF October A.D., 1997

*Elsa B. Murphy*  
WITNESS  
Elsa B. Murphy  
PRINT NAME

*Ronnie D. Coppenger*  
RONNIE D. COPPENBARGER  
PRESIDENT

*Royce C. Gandy*  
WITNESS  
Royce C. Gandy  
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9<sup>th</sup> DAY OF October A.D., 1997 BY RONNIE D. COPPENBARGER, PRESIDENT OF TARGET HOMES, INC., AN OKLAHOMA CORPORATION, ON BEHALF OF THE SAME, HE IS PERSONALLY KNOWN TO ME.

*Elsa B. Murphy*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Feb. 9, 1998  
MY COMMISSION EXPIRES

ELSA B. MURPHY  
NOTARY (PLEASE PRINT)

ELSA B. MURPHY  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Feb. 9, 1998  
Commission No. CC 347292

CC 347292  
COMMISSION NUMBER

IN WITNESS WHEREOF, INTERVEST CONSTRUCTION OF JAX, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 9<sup>th</sup> DAY OF October A.D., 1997

*Patsy A. Hite*  
WITNESS  
Patsy A. Hite  
PRINT NAME

*Morteza Hosseini-Kargar*  
MORTEZA HOSSEINI-KARGAR  
PRESIDENT

*Royce C. Gandy*  
WITNESS  
Royce C. Gandy  
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9<sup>th</sup> DAY OF October A.D., 1997 BY MORTEZA HOSSEINI-KARGAR, PRESIDENT OF INTERVEST CONSTRUCTION OF JAX, INC., A FLORIDA CORPORATION, ON BEHALF OF THE SAME, HE IS PERSONALLY KNOWN TO ME.

*Elsa B. Murphy*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Feb. 9, 1998  
MY COMMISSION EXPIRES

ELSA B. MURPHY  
NOTARY (PLEASE PRINT)

ELSA B. MURPHY  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Feb. 9, 1998  
Commission No. CC 347292

CC 347292  
COMMISSION NUMBER

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT FIDELITY NATIONAL BANK, A NATIONAL BANKING CORPORATION, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF 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, UTILITIES AND SEWERS SHOWN ON THIS PLAT, TO THE CITY OF JACKSONVILLE BEACH AND ITS SUCCESSORS.

IN WITNESS WHEREOF, FIDELITY NATIONAL BANK, A NATIONAL BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED THIS 6<sup>th</sup> DAY OF October 1997.

*Michael W. Levitt*  
MICHAEL W. LEVITT  
VICE-PRESIDENT

*Michael W. Levitt*  
WITNESS

*Royce C. Gandy*  
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6<sup>th</sup> DAY OF October 1997 BY MICHAEL W. LEVITT, VICE-PRESIDENT OF FIDELITY NATIONAL BANK, A NATIONAL BANKING CORPORATION, PERSONALLY KNOWN TO ME.

*Deborah D. Barber*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

DEBORAH D. BARBER  
NOTARY (PLEASE PRINT)

MY COMMISSION EXPIRES  
FEB. 9, 1998  
COMMISSION NUMBER

PREPARED BY

CHARLES BASSETT & ASSOCIATES, INC.  
9 NORTH ACME STREET JACKSONVILLE, FLORIDA 32211  
PHONE NO. (904) 724 - 4433

# OCEAN CAY UNIT ONE

PLAT BOOK **51** PAGE **65B**  
PAGE 3 OF 6 PAGES

BEING A REPLAT OF A PORTION OF JACKSONVILLE BEACH HEIGHTS, AS RECORDED IN PLAT BOOK II, PAGE 40, AND A PORTION OF OCEANVIEW HIGHLANDS, AS RECORDED IN PLAT BOOK II, PAGE 36, ALL OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.  
CITY OF JACKSONVILLE BEACH, FLORIDA

### DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT NATIONSBANK, N.A., A NATIONAL BANKING CORPORATION, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF 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, UTILITIES AND SEWERS SHOWN ON THIS PLAT, TO THE CITY OF JACKSONVILLE BEACH AND ITS SUCCESSORS.

IN WITNESS WHEREOF, NATIONSBANK, N.A., A NATIONAL BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED THIS 2nd DAY OF October 1997.

G. Ross McWilliams  
G. ROSS McWILLIAMS  
VICE-PRESIDENT

Mary L. Brown  
MARY L. BROWN  
WITNESS

Patsy A. Hite  
PATSY A. HITE  
WITNESS

### CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL OF JACKSONVILLE BEACH, FLORIDA THIS 20th DAY OF October, A.D., 1997.

Bruce Cerbitt  
CLERK

William B. Latham  
MAYOR

### CLERK'S CERTIFICATE 97-250609

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER NO. 10275 OF THE LAWS OF THE STATE OF FLORIDA OF 1925, AND IS FILED FOR PUBLIC RECORDS AND RECORDED IN PLAT BOOK 51 PAGES 65th 65B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 5th DAY OF November, A.D., 1997.

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

W. Odum  
DEPUTY 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 ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE BEACH, FLORIDA.

SIGNED AND SEALED THIS 4th DAY OF September, A.D., 1997.

Charles R. Bassett  
CHARLES R. BASSETT, FLORIDA LAND SURVEYOR NO. 1576

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF October, 1997 BY G. ROSS McWILLIAMS, VICE-PRESIDENT OF NATIONSBANK, A NATIONAL BANKING CORPORATION, PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Mary L. Brown  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MARY L. BROWN  
NOTARY (PLEASE PRINT)

12/21/2000  
MY COMMISSION EXPIRES

CC 578937  
COMMISSION NUMBER

### DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT COMPASS BANK, A NATIONAL BANKING CORPORATION, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF 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, UTILITIES AND SEWERS SHOWN ON THIS PLAT, TO THE CITY OF JACKSONVILLE BEACH AND ITS SUCCESSORS.

IN WITNESS WHEREOF, COMPASS BANK, A NATIONAL BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED THIS 6th DAY OF OCTOBER, 1997.

John R. Lamb  
JOHN R. LAMB  
VICE-PRESIDENT

Royce C. Gandy  
WITNESS  
ROYCE C. GANDY

Patricia C. Taylor  
WITNESS  
PATRICIA C. TAYLOR

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF October, 1997 BY JOHN R. LAMB, VICE-PRESIDENT OF COMPASS BANK, A NATIONAL BANKING CORPORATION, PERSONALLY KNOWN TO ME.

Patricia C. Taylor  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PATRICIA C. TAYLOR  
NOTARY (PLEASE PRINT)

3/21/2001  
MY COMMISSION EXPIRES

CC 612197  
COMMISSION NUMBER

### GENERAL NOTES:

BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF OSCEOLA AVENUE AS BEING NORTH 89°08'42" EAST BY PLAT BOOK 11, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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

CERTAIN EASEMENTS ARE RESERVED FOR THE CITY OF JACKSONVILLE BEACH ELECTRIC UTILITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM AND WHERE SURFACE MOUNTED EQUIPMENT IS PLACED SHALL REMAIN TOTALLY UNOBSTRUCTED IN COMPLIANCE WITH THE UTILITY'S REQUIREMENTS AND SPECIFICATIONS FOR CLEARANCES FROM EQUIPMENT AND SHRUBS, TREES, PLANTS, FENCES AND ETC.

THIS PROPERTY, ENTITLED OCEAN CAY UNIT ONE, IS LOCATED IN FLOOD ZONE "X", AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, DATED APRIL 17, 1989, COMMUNITY PANEL NO. 120078 0002 D.

PREPARED BY

**CHARLES BASSETT & ASSOCIATES, INC.**

9 NORTH ACME STREET JACKSONVILLE, FLORIDA 32211  
PHONE NO. (904) 724 - 4433

# OCEAN CAY UNIT ONE

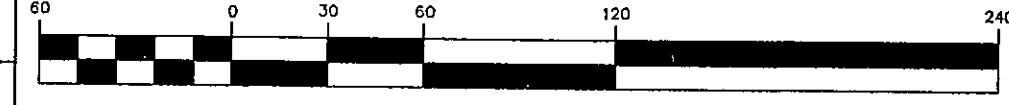
PLAT BOOK **51** PAGE **650**

SHEET 4 OF 6 SHEETS  
SEE SHEET 3 FOR NOTES

BEING A REPLAT OF A PORTION OF JACKSONVILLE BEACH HEIGHTS, AS RECORDED IN PLAT BOOK II, PAGE 40, AND A PORTION OF OCEANVIEW HIGHLANDS, AS RECORDED IN PLAT BOOK II, PAGE 36, ALL OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.  
*CITY OF JACKSONVILLE BEACH, FLORIDA*



GRAPHIC SCALE

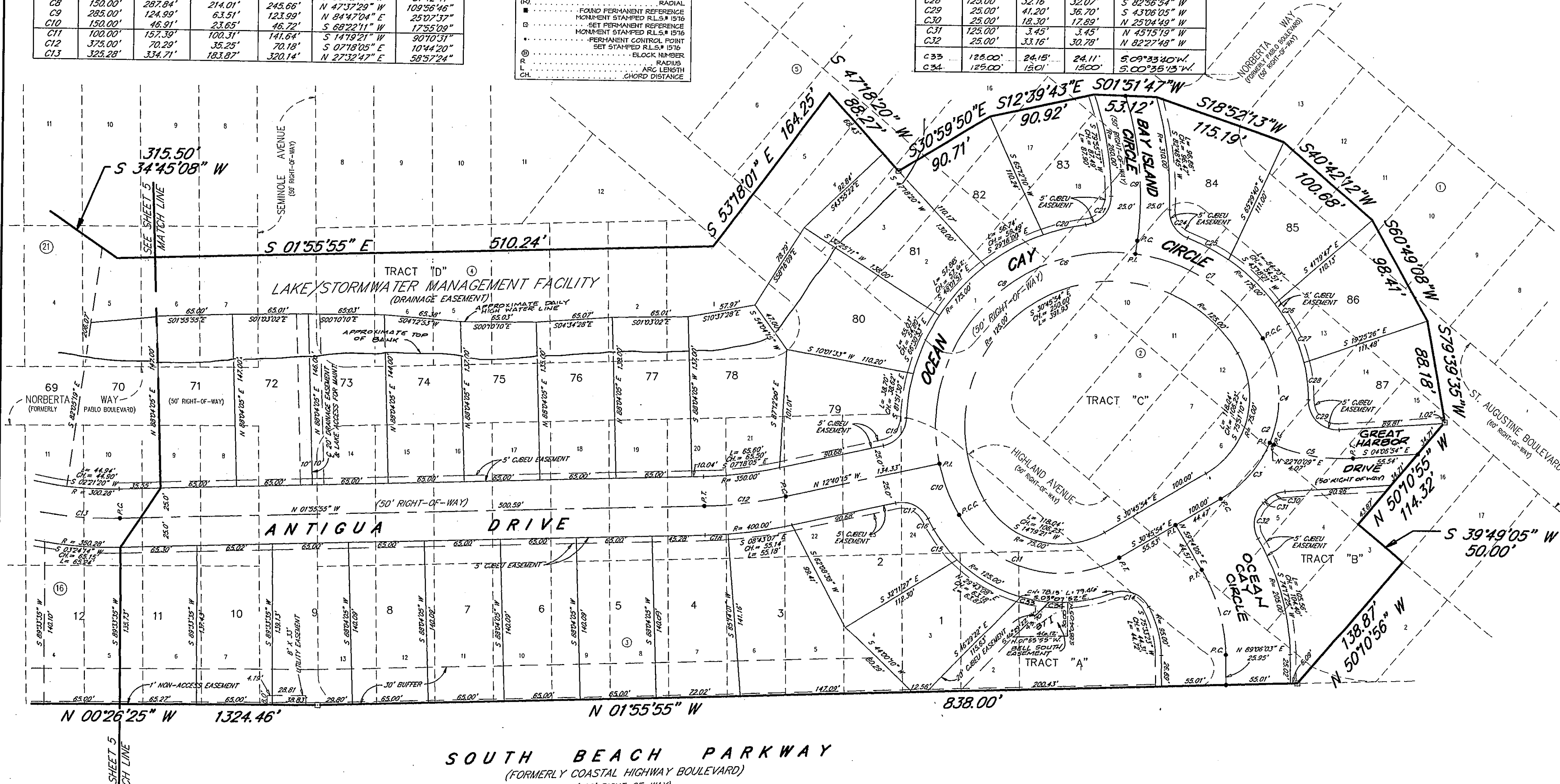


( IN FEET )  
1 inch = 60 ft.

| CURVE | RADIUS  | LENGTH  | TANGENT    | CHORD   | BEARING       | DELTA      |
|-------|---------|---------|------------|---------|---------------|------------|
| C1    | 150.00' | 78.04'  | 39.92'     | 77.16'  | S 74°08'19" W | 29°48'26"  |
| C2    | 100.00' | 157.39' | 100.31'    | 141.64' | N 75°51'10" W | 90°10'31"  |
| C3    | 100.00' | 64.69'  | 33.52'     | 63.53'  | N 49°17'53" W | 37°03'57"  |
| C4    | 100.00' | 92.69'  | 49.99'     | 89.41'  | N 65°38'32" E | 53°06'34"  |
| C5    | 150.00' | 68.81'  | 35.02'     | 68.21'  | S 09°01'32" W | 29°17'03"  |
| C6    | 150.00' | 470.32' | 490.23 22' | 300.00' | N 30°45'54" W | 179°18'58" |
| C7    | 150.00' | 135.38' | 72.69'     | 130.83' | S 33°12'14" W | 51°42'41"  |
| C8    | 150.00' | 287.84' | 214.01'    | 245.66' | N 47°37'29" W | 109°56'46" |
| C9    | 285.00' | 124.99' | 63.51'     | 123.99' | N 64°47'04" E | 25°07'37"  |
| C10   | 150.00' | 46.91'  | 23.65'     | 46.72'  | S 68°22'11" W | 17°55'09"  |
| C11   | 100.00' | 157.39' | 100.31'    | 141.64' | S 14°19'21" W | 90°10'31"  |
| C12   | 375.00' | 70.29'  | 35.25'     | 70.18'  | S 07°18'05" E | 10°44'20"  |
| C13   | 325.28' | 334.71' | 183.87'    | 320.14' | N 27°32'47" E | 58°57'24"  |

|          |   |
|----------|---|
| C.B.E.U. | CITY OF JACKSONVILLE BEACH ELECTRIC UTILITY             |
| P.B.     | PLAT BOOK   |
| P.P.     | PAGE  |
| P.C.     | POINT OF 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  |
| ■        | FOUND PERMANENT REFERENCE MONUMENT STAMPED R.L.S.# 1516 |
| □        | SET PERMANENT REFERENCE MONUMENT STAMPED R.L.S.# 1516   |
| ●        | PERMANENT CONTROL POINT SET STAMPED R.L.S.# 1516        |
| ⊙        | BLOCK NUMBER  |
| ⊖        | RADIUS  |
| ⌒        | ARC LENGTH  |
| CH       | CHORD DISTANCE  |

| CURVE | RADIUS  | LENGTH | CHORD  | BEARING       |
|-------|---------|--------|--------|---------------|
| C14   | 25.00'  | 36.40' | 33.27' | N 20°21'51" E |
| C15   | 125.00' | 32.84' | 32.75' | N 51°53'01" E |
| C16   | 175.00' | 10.51' | 10.51' | N 61°07'52" E |
| C17   | 25.00'  | 32.95' | 30.62' | N 25°05'26" E |
| C18   | 400.00' | 19.79' | 19.79' | N 03°20'52" W |
| C19   | 25.00'  | 32.95' | 30.62' | S 50°25'55" E |
| C20   | 175.00' | 37.31' | 37.24' | S 13°52'13" E |
| C21   | 25.00'  | 36.05' | 33.01' | N 49°04'31" W |
| C24   | 25.00'  | 30.72' | 28.82' | S 56°33'35" W |
| C25   | 175.00' | 39.68' | 39.59' | S 27°51'03" W |
| C26   | 175.00' | 20.75' | 20.75' | S 55°39'46" W |
| C27   | 125.00' | 36.04' | 35.91' | S 67°19'09" W |
| C28   | 125.00' | 32.16' | 32.07' | S 82°56'54" W |
| C29   | 25.00'  | 41.20' | 36.70' | S 43°06'05" W |
| C30   | 25.00'  | 18.30' | 17.89' | N 25°04'49" W |
| C31   | 125.00' | 3.45'  | 3.45'  | N 45°57'19" W |
| C32   | 25.00'  | 33.16' | 30.78' | N 82°27'48" W |
| C33   | 125.00' | 24.15' | 24.11' | S 09°33'40" W |
| C34   | 125.00' | 18.01' | 18.00' | S 00°35'13" W |



N 00°26'25" W 1324.46'

N 01°55'55" W

838.00'

**SOUTH BEACH PARKWAY**  
(FORMERLY COASTAL HIGHWAY BOULEVARD)  
(100' RIGHT-OF-WAY)

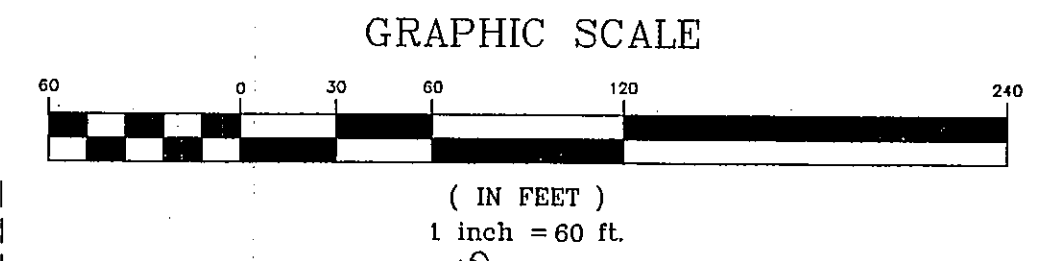
PREPARED BY  
**CHARLES BASSETT & ASSOCIATES, INC.**  
9 NORTH ACME STREET JACKSONVILLE, FLORIDA 32211  
PHONE NO. (904) 724 - 4433

# OCEAN CAY UNIT ONE

BEING A REPLAT OF A PORTION OF JACKSONVILLE BEACH HEIGHTS, AS RECORDED IN PLAT BOOK II, PAGE 40, AND A PORTION OF OCEANVIEW HIGHLANDS, AS RECORDED IN PLAT BOOK II, PAGE 36, ALL OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.  
CITY OF JACKSONVILLE BEACH, FLORIDA

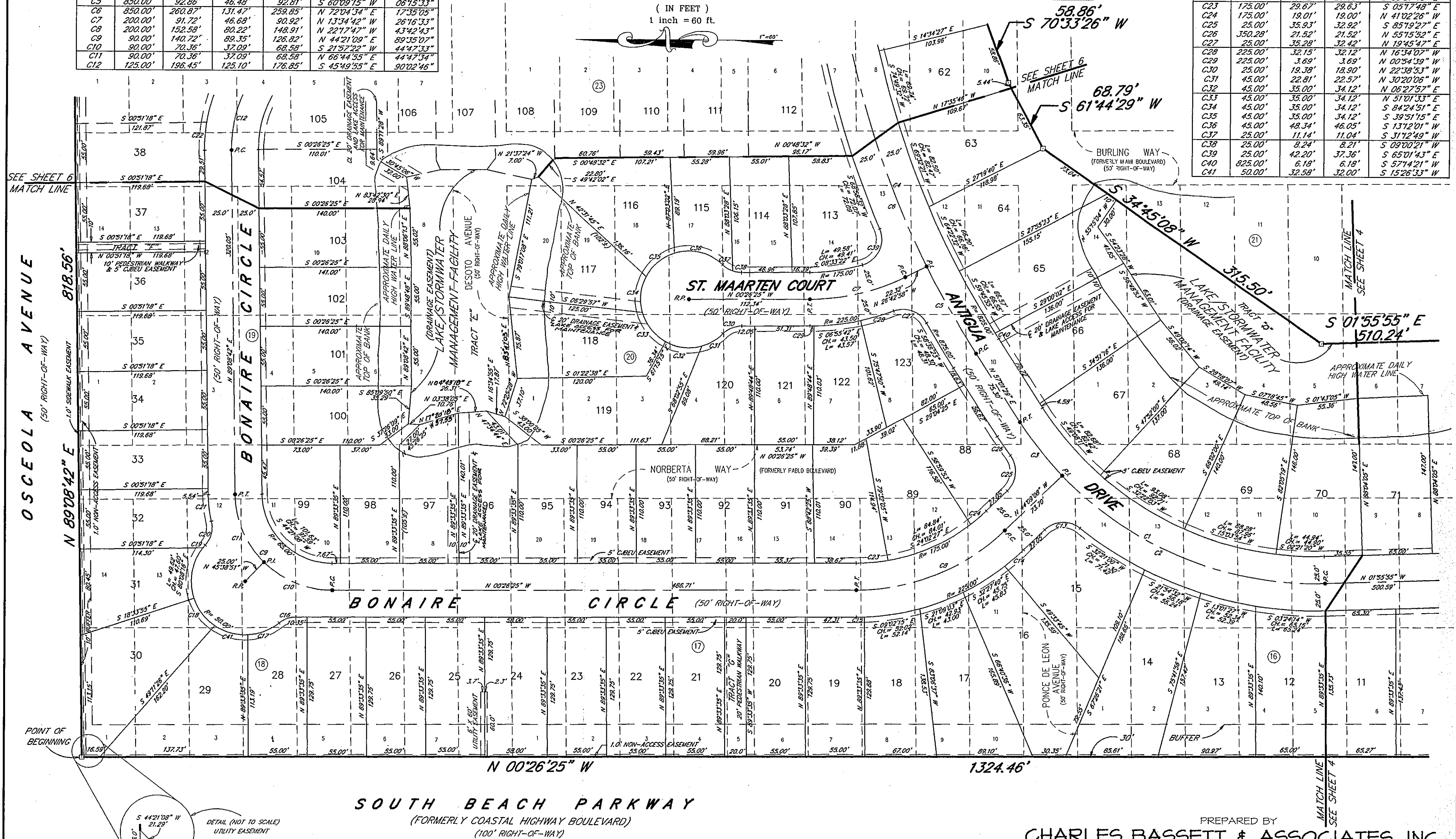
SHEET 5 OF 6 SHEETS  
SEE SHEET 3 FOR NOTES

| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING       | DELTA     |
|-------|---------|---------|---------|---------|---------------|-----------|
| C1    | 325.28' | 334.71' | 183.87' | 320.14' | N 27°32'47" E | 58°57'24" |
| C2    | 325.28' | 271.25' | 144.08' | 263.46' | S 21°57'28" W | 47°46'47" |
| C3    | 325.28' | 63.45'  | 31.83'  | 63.35'  | N 51°26'10" E | 11°10'37" |
| C4    | 850.00' | 353.73' | 179.46' | 351.18' | N 68°56'48" E | 23°50'38" |
| C5    | 850.00' | 92.86'  | 46.48'  | 92.81'  | S 60°09'15" W | 06°15'33" |
| C6    | 850.00' | 260.87' | 131.47' | 259.85' | N 72°04'34" E | 17°35'05" |
| C7    | 200.00' | 91.72'  | 46.68'  | 90.92'  | N 13°34'42" W | 26°16'33" |
| C8    | 200.00' | 152.58' | 80.22'  | 148.91' | N 22°17'47" W | 43°42'43" |
| C9    | 90.00'  | 140.36' | 37.09'  | 89.35'  | N 44°21'09" E | 89°35'07" |
| C10   | 90.00'  | 70.36'  | 37.09'  | 68.58'  | S 21°57'28" W | 44°47'34" |
| C11   | 90.00'  | 70.36'  | 37.09'  | 68.58'  | N 68°44'55" E | 44°47'34" |
| C12   | 125.00' | 196.45' | 125.10' | 176.85' | S 45°49'55" E | 90°02'46" |



|        |   |
|--------|---|
| C.B.U. | CITY OF JACKSONVILLE BEACH ELECTRIC UTILITY             |
| P.B.   | PLAT BOOK   |
| P.     | PAGE  |
| P.C.   | POINT OF 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 OF TANGENCY                                       |
| ■      | FOUND PERMANENT REFERENCE MONUMENT STAMPED R.L.S.# 1976 |
| □      | SET PERMANENT REFERENCE MONUMENT STAMPED R.L.S.# 1976   |
| ●      | PERMANENT CONTROL POINT SET STAMPED R.L.S.# 1976        |
| ②      | BLOCK NUMBER  |
| ③      | ARC LENGTH  |
| ④      | RADIUS  |
| ⑤      | CHORD DISTANCE  |

| CURVE | RADIUS  | LENGTH | CHORD  | BEARING       |
|-------|---------|--------|--------|---------------|
| C13   | 25.00'  | 35.93' | 32.92' | N 02°58'50" W |
| C14   | 225.00' | 22.99' | 22.98' | S 41°13'29" E |
| C15   | 225.00' | 7.69'  | 7.69'  | N 01°25'11" W |
| C16   | 25.00'  | 16.96' | 16.64' | S 19°52'40" E |
| C17   | 50.00'  | 31.99' | 30.98' | N 21°16'08" W |
| C18   | 50.00'  | 32.58' | 32.00' | N 52°46'14" E |
| C19   | 50.00'  | 31.21' | 31.22' | S 49°55'30" E |
| C20   | 25.00'  | 24.06' | 23.15' | S 75°42'53" E |
| C21   | 115.00' | 24.96' | 24.91' | N 82°55'40" E |
| C22   | 150.00' | 25.62' | 25.59' | S 85°57'43" E |
| C23   | 175.00' | 29.67' | 29.63' | S 05°17'48" E |
| C24   | 175.00' | 19.01' | 19.00' | N 41°02'26" W |
| C25   | 25.00'  | 35.93' | 32.92' | S 85°19'27" E |
| C26   | 350.28' | 21.52' | 21.52' | N 55°15'52" E |
| C27   | 25.00'  | 35.28' | 32.42' | N 19°45'47" E |
| C28   | 225.00' | 32.15' | 32.12' | N 16°34'07" W |
| C29   | 225.00' | 3.69'  | 3.69'  | N 00°54'39" W |
| C30   | 25.00'  | 19.38' | 18.90' | N 22°38'53" W |
| C31   | 45.00'  | 22.81' | 22.57' | N 30°20'05" W |
| C32   | 45.00'  | 35.00' | 34.12' | N 06°27'57" E |
| C33   | 45.00'  | 35.00' | 34.12' | N 51°01'33" E |
| C34   | 45.00'  | 35.00' | 34.12' | S 84°24'51" E |
| C35   | 45.00'  | 35.00' | 34.12' | S 39°51'19" E |
| C36   | 45.00'  | 48.34' | 46.05' | S 13°12'01" W |
| C37   | 25.00'  | 11.14' | 11.04' | S 31°12'49" W |
| C38   | 25.00'  | 8.24'  | 8.21'  | S 09°00'21" W |
| C39   | 25.00'  | 42.20' | 37.36' | S 65°01'43" E |
| C40   | 825.00' | 6.18'  | 6.18'  | S 57°14'21" W |
| C41   | 50.00'  | 32.58' | 32.00' | S 15°26'33" W |



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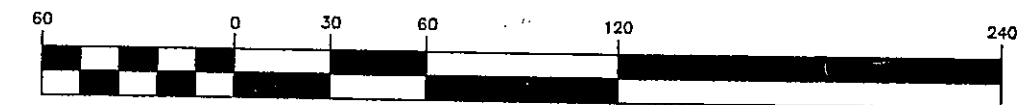
# OCEAN CAY UNIT ONE

PLAT BOOK **51** PAGE **65E**

BEING A REPLAT OF A PORTION OF JACKSONVILLE BEACH HEIGHTS, AS RECORDED IN PLAT BOOK II, PAGE 40, AND A PORTION OF OCEANVIEW HIGHLANDS, AS RECORDED IN PLAT BOOK II, PAGE 36, ALL OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.  
CITY OF JACKSONVILLE BEACH, FLORIDA

SHEET 6 OF 6 SHEETS  
SEE SHEET 3 FOR NOTES

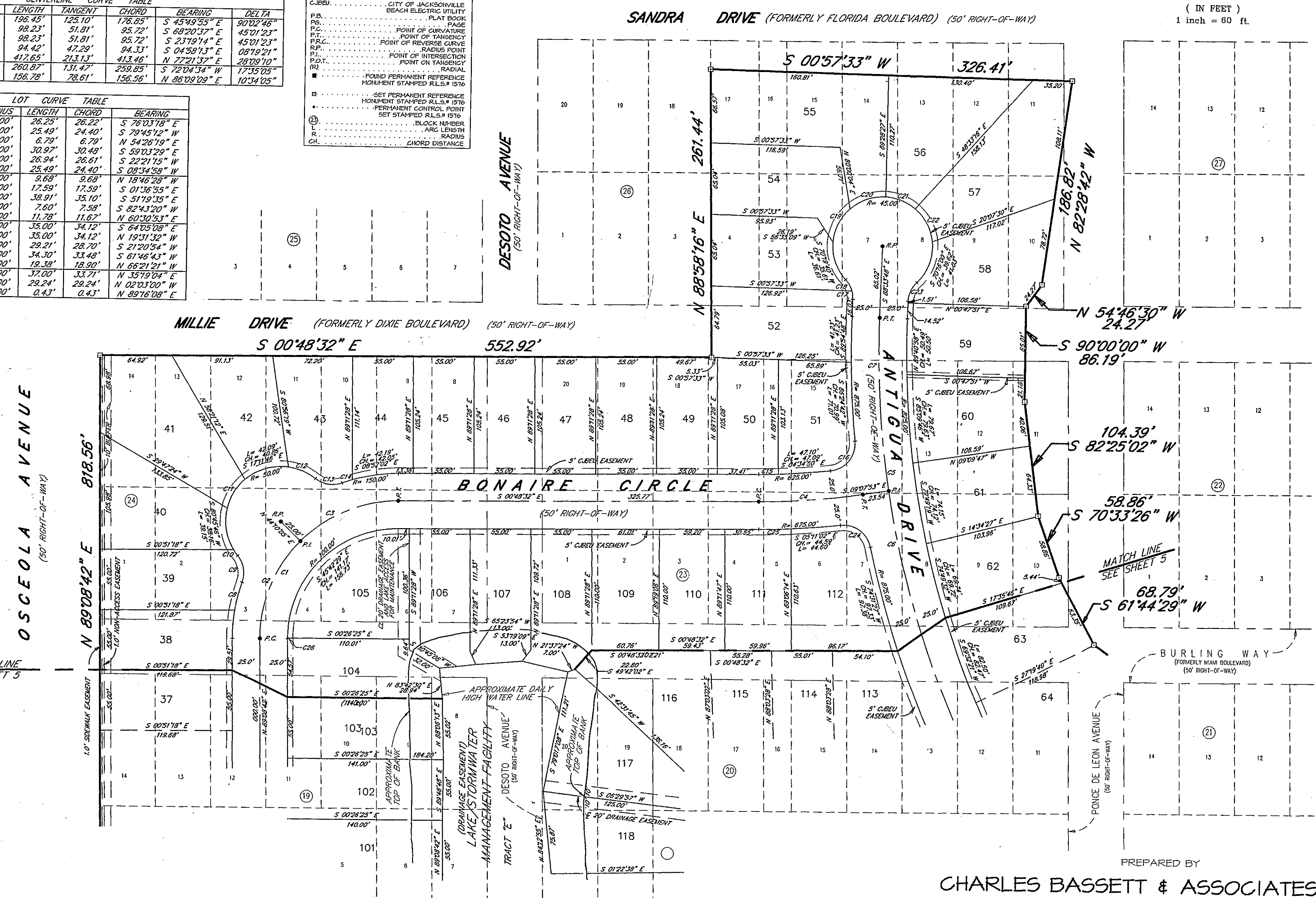
GRAPHIC SCALE



| CENTERLINE CURVE TABLE |         |         |         |         |               |
|------------------------|---------|---------|---------|---------|---------------|
| CURVE                  | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING       |
| C1                     | 125.00' | 196.45' | 125.10' | 176.85' | S 45°49'55" E |
| C2                     | 125.00' | 98.23'  | 51.81'  | 95.72'  | S 68°20'37" E |
| C3                     | 125.00' | 98.23'  | 51.81'  | 95.72'  | S 23°19'14" E |
| C4                     | 650.00' | 94.42'  | 47.29'  | 94.33'  | S 04°58'13" E |
| C5                     | 850.00' | 417.65' | 213.13' | 413.46' | N 72°21'37" E |
| C6                     | 850.00' | 260.87' | 131.47' | 259.85' | S 72°04'34" W |
| C7                     | 850.00' | 156.78' | 78.61'  | 156.56' | N 88°09'09" E |

| LOT CURVE TABLE |         |        |               |
|-----------------|---------|--------|---------------|
| CURVE           | RADIUS  | LENGTH | BEARING       |
| C8              | 150.00' | 26.25' | S 76°03'18" E |
| C9              | 25.00'  | 25.49' | S 79°45'12" W |
| C10             | 50.00'  | 6.79'  | N 54°28'19" E |
| C11             | 50.00'  | 30.97' | S 59°02'29" E |
| C12             | 50.00'  | 26.94' | S 22°21'15" W |
| C13             | 25.00'  | 25.49' | S 08°34'59" W |
| C14             | 150.00' | 9.68'  | N 18°46'28" W |
| C15             | 625.00' | 17.59' | S 01°36'55" E |
| C16             | 25.00'  | 38.91' | S 51°19'35" E |
| C17             | 25.00'  | 7.60'  | S 82°43'20" W |
| C18             | 25.00'  | 11.78' | N 60°30'53" E |
| C19             | 45.00'  | 35.00' | S 64°05'08" E |
| C20             | 45.00'  | 35.00' | N 19°31'32" W |
| C21             | 45.00'  | 29.21' | S 21°20'54" W |
| C22             | 45.00'  | 34.30' | S 61°46'43" W |
| C23             | 25.00'  | 19.38' | N 86°21'21" W |
| C24             | 25.00'  | 37.00' | N 35°19'04" E |
| C25             | 875.00' | 29.24' | N 02°03'00" W |
| C26             | 100.00' | 0.43'  | N 89°16'08" E |

| LEGEND   |   |
|----------|---|
| C.I.B.U. | CITY OF JACKSONVILLE BEACH ELECTRIC UTILITY             |
| P.B.     | PLAT BOOK   |
| P.G.     | PAGE  |
| P.C.     | POINT OF 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  |
| ■        | FOUND PERMANENT REFERENCE MONUMENT STAMPED R.L.S.# 1516 |
| □        | SET PERMANENT REFERENCE MONUMENT STAMPED R.L.S.# 1516   |
| ●        | PERMANENT CONTROL POINT SET STAMPED R.L.S.# 1516        |
| ①        | BLOCK NUMBER  |
| R.       | RADIUS  |
| CH.      | CHORD DISTANCE  |



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