


OCEAN CAY UNIT TWO

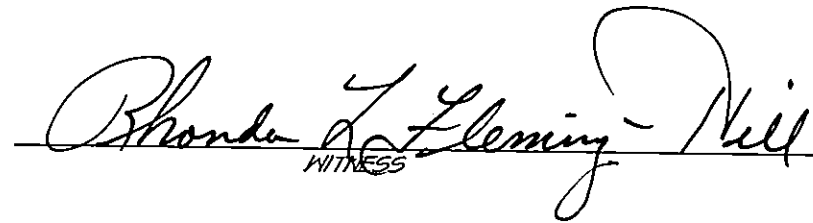
PLAT BOOK 52 PAGE 51A
SHEET 2 OF 5 SHEETS

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

IN WITNESS WHEREOF, TAYLOR HOODRON COMMUNITIES, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS GENERAL PARTNERS, THIS 4th DAY OF January, A.D. 1999.

TAYLOR HOODRON COMMUNITIES, A FLORIDA GENERAL PARTNERSHIP
BY: MONARCH HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, A GENERAL PARTNER


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



WITNESS


WITNESS

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 BEACH, FLORIDA.

SIGNED AND SEALED THIS 26th DAY OF December, A.D. 1998.


CHARLES R. BASSETT, FLORIDA LAND SURVEYOR NO. 1576

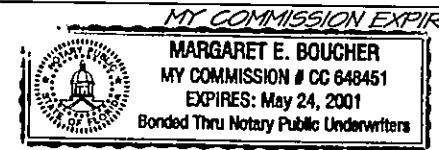
STATE OF FLORIDA, COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF January, A.D. 1999 BY JOHN R. FESHKIN, PRESIDENT OF MONARCH HOMES OF FLORIDA, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF TAYLOR HOODRON COMMUNITIES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.


NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

MARGARET E. BOUCHER
NOTARY (PLEASE PRINT)

5-24-01



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 II, 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.

OCEAN CAY UNIT TWO, AS DEPICTED HEREIN, LIES WITHIN FLOOD ZONE "X", AS PER F.E.M.A. MAP 12007B 0020 D, DATED APRIL 17, 1984.

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.

CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE BEACH, FLORIDA, THIS 29th DAY OF December, A.D. 1998.


CLERK


MAYOR

CLERK'S CERTIFICATE 99000326

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 52, PAGES 51, 51A, 51B, 51C, 51D OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 4th DAY OF January, A.D. 1999.


HENRY W. COOK, CLERK OF THE CIRCUIT COURT


DEPUTY CLERK

PREPARED BY

CHARLES BASSETT & ASSOCIATES, INC.
9 NORTH ACME STREET JACKSONVILLE, FLORIDA 32211
PHONE NO. (904) 724-9433

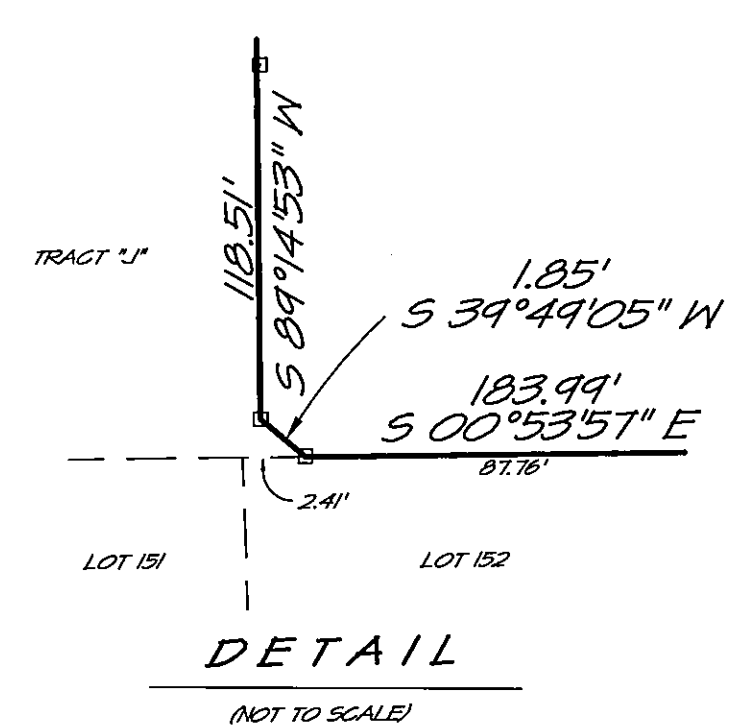
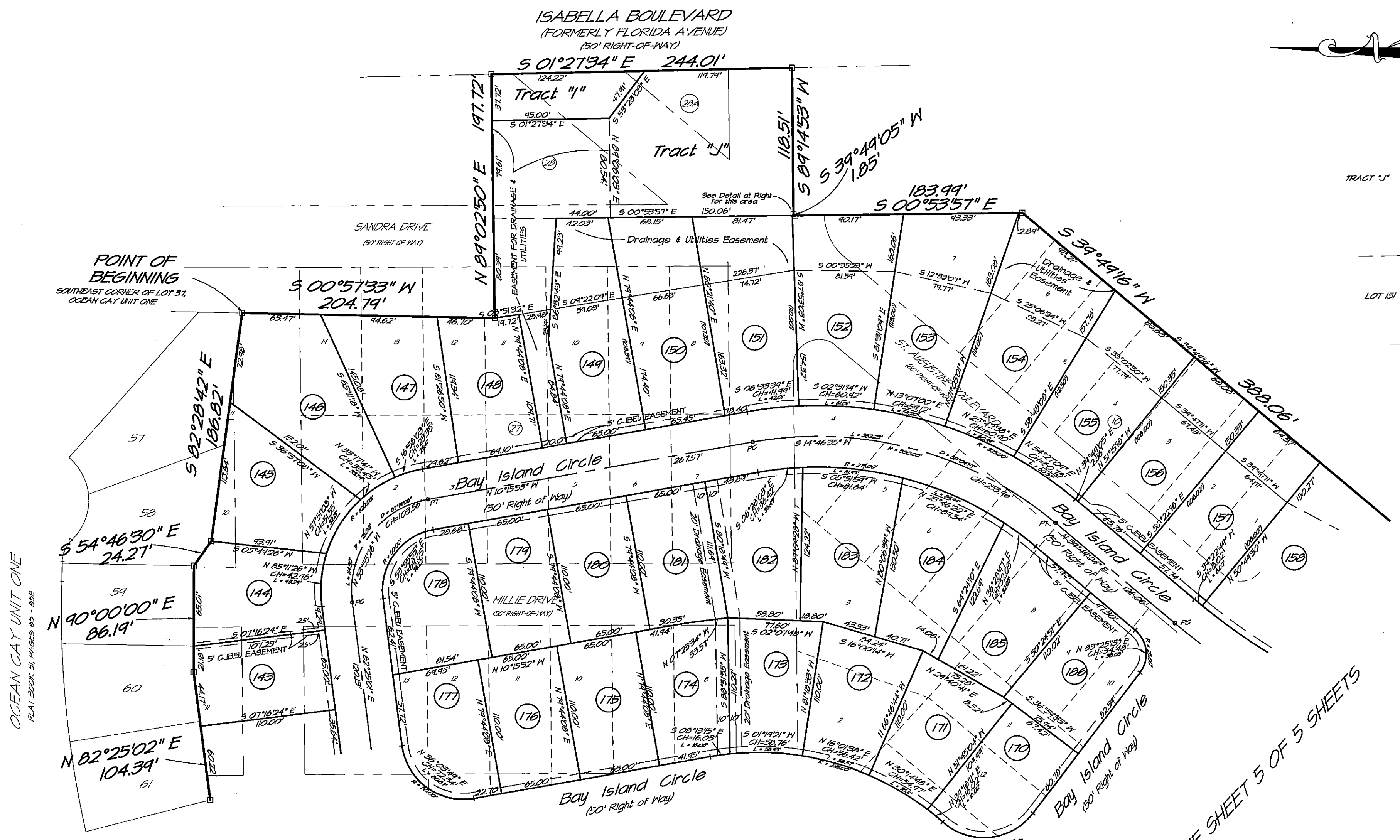
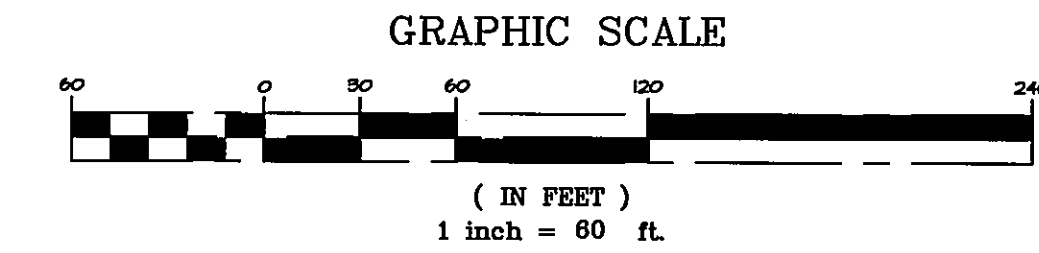


OCEAN CAY UNIT TWO

PLAT BOOK 52 PAGE 51B

SHEET 3 OF 5 SHEETS
SEE SHEET 2 FOR NOTES

BEING A REPLAT OF A PORTION OF JACKSONVILLE BEACH HEIGHTS, AS RECORDED IN PLAT BOOK 11, PAGE 40, AND A PORTION OF OCEANVIEW HIGHLANDS, AS RECORDED IN PLAT BOOK 11, PAGE 36, ALL OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.
CITY OF JACKSONVILLE BEACH, FLORIDA



OCEAN CAY UNIT ONE
PLAT BOOK 51, PAGES 65 - 65E

SEE SHEET 4 OF 5 SHEETS

SEE SHEET 5 OF 5 SHEETS

LEGEND

.....	OFFICIAL RECORDS VOLUME
.....	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
L	LENGTH
R	RADIUS
R/W	RIGHT OF WAY
T.O.B.	TOP OF BANK
■	FOUND PERMANENT REFERENCE MONUMENT STAMPED R.L.S.# 1576
□	SET PERMANENT REFERENCE MONUMENT STAMPED R.L.S.# 1576
○	PERMANENT CONTROL POINT SET STAMPED R.L.S.# 1576

PREPARED BY
CHARLES BASSETT & ASSOCIATES, INC.
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OCEAN CAY UNIT TWO

PLAT BOOK 52 PAGES 10

SHEET 4 OF 5 SHEETS

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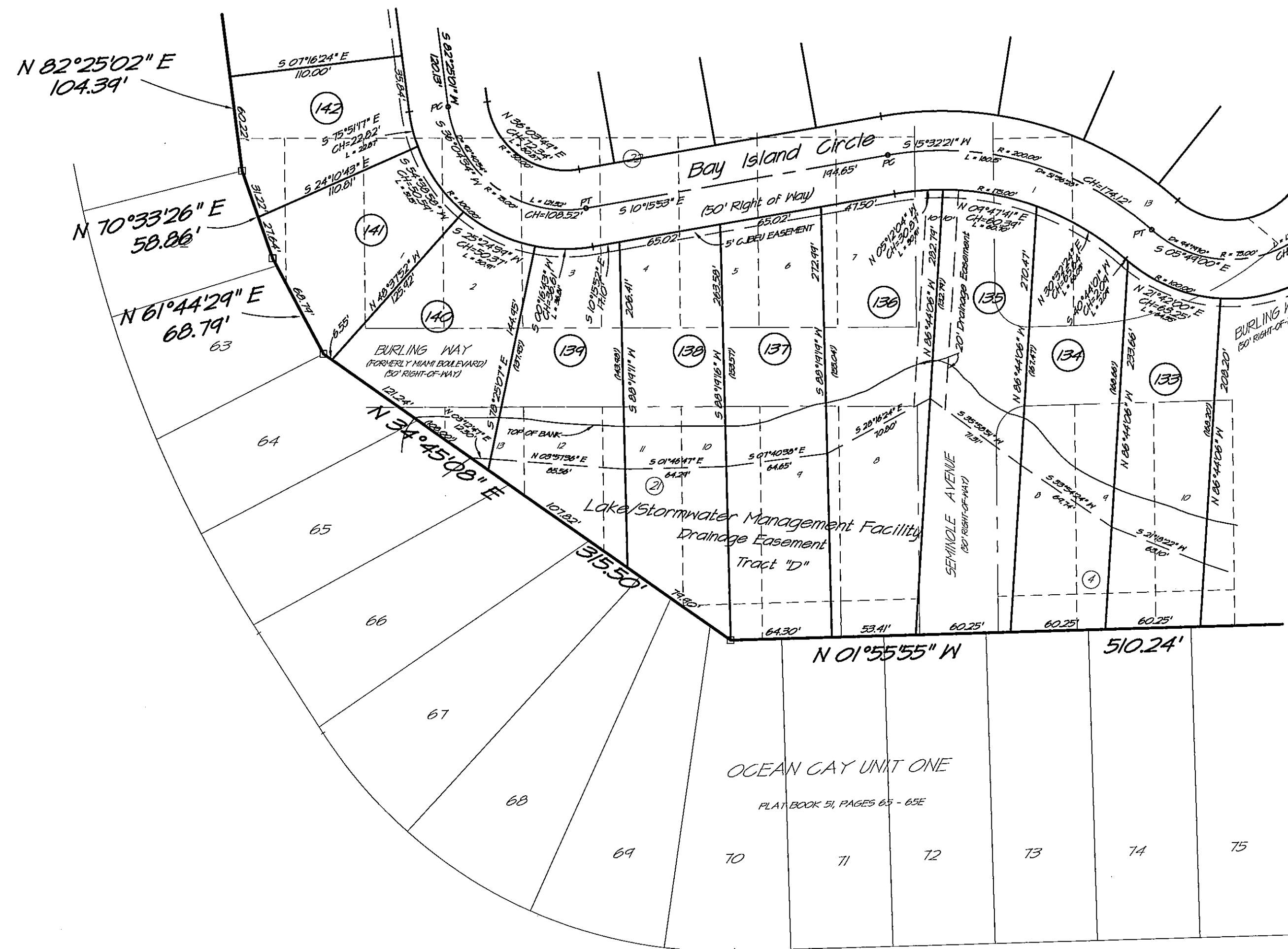
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



SEE SHEET 3 OF 5 SHEETS



SEE SHEET 5 OF 5 SHEETS

LEGEND

.....	OFFICIAL RECORDS VOLUME
.....	PAGE
.....	POINT OF CURVATURE
.....	POINT OF TANGENCY
.....	POINT OF REVERSE CURVE
.....	RADIUS POINT
.....	POINT OF INTERSECTION
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OCEAN CAY UNIT TWO

PLAT BOOK **52** PAGE **510**

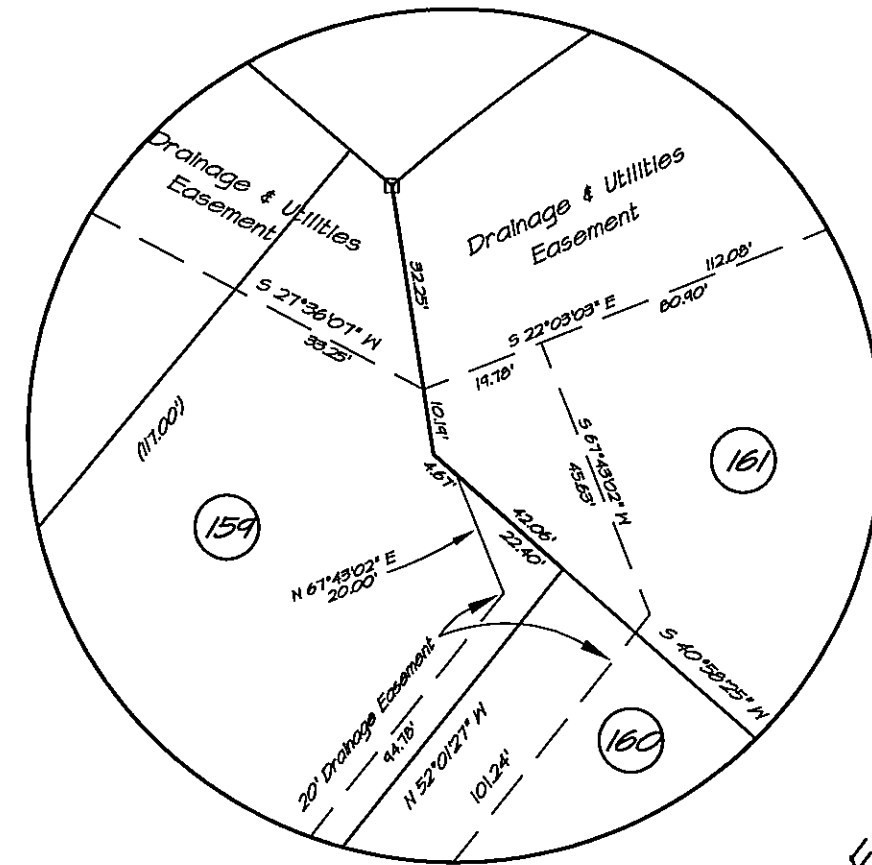
SHEET 5 OF 5 SHEETS
SEE SHEET 2 FOR NOTES

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GRAPHIC SCALE



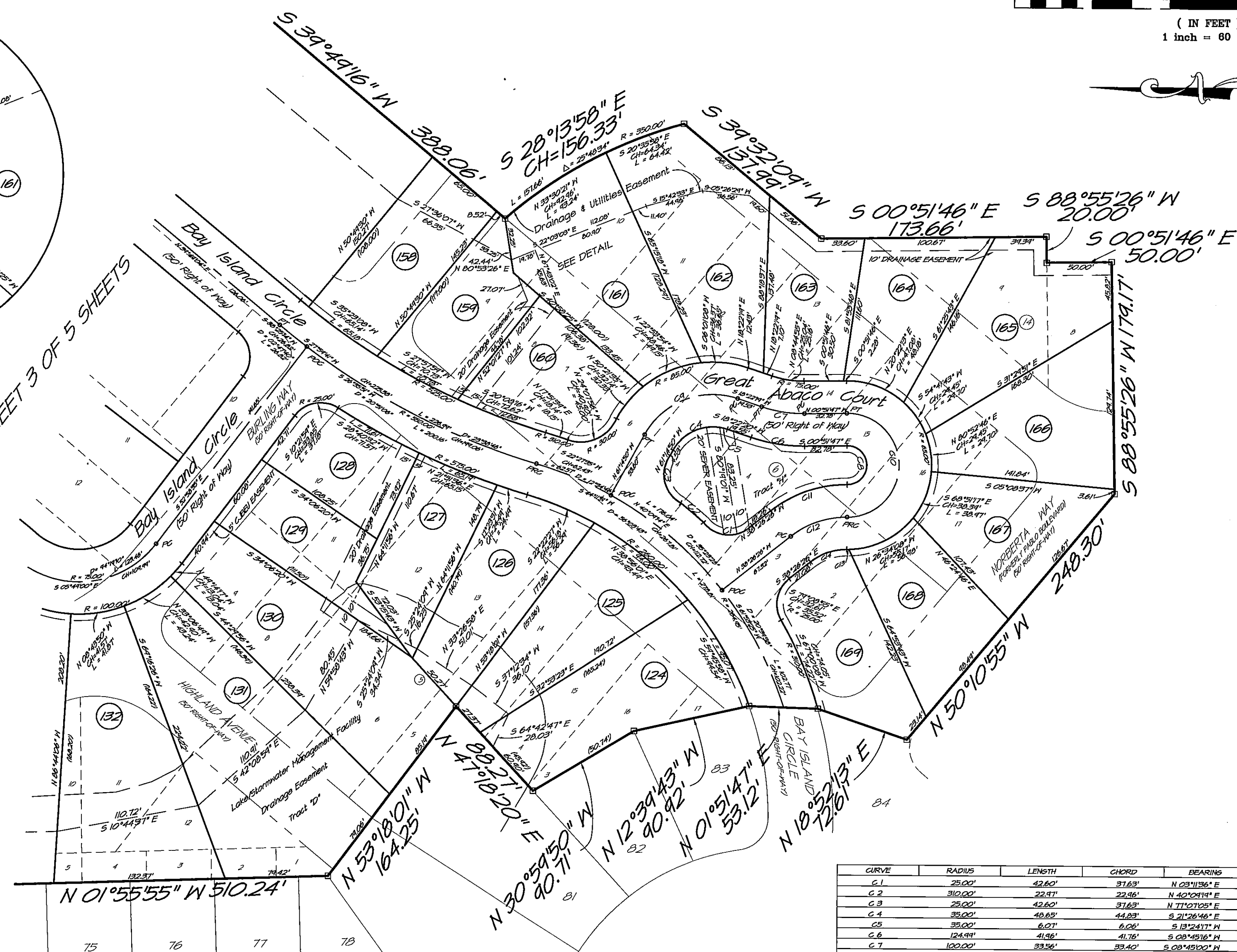
(IN FEET)
1 inch = 60 ft.



DETAIL
SCALE 1" = 30'

SEE SHEET 3 OF 5 SHEETS

SEE SHEET 4 OF 5 SHEETS



- LEGEND**
- ORV. OFFICIAL RECORDS VOLUME
 - FB. PAGE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVE
 - R.P. RADIUS POINT
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CURVE	RADIUS	LENGTH	CHORD	BEARINGS	DELTA
C.1	25.00'	42.60'	31.63'	N 03°11'36" E	47°31'53"
C.2	30.00'	22.21'	22.26'	N 40°04'14" E	04°14'41"
C.3	25.00'	42.60'	31.63'	N 71°27'05" E	47°31'54"
C.4	35.00'	49.68'	44.83'	S 21°26'48" E	74°38'31"
C.5	35.00'	6.01'	6.06'	S 13°24'17" W	04°56'02"
C.6	124.94'	41.96'	41.76'	S 08°45'16" W	14°14'06"
C.7	100.00'	33.56'	33.40'	S 08°45'00" W	14°13'33"
C.8	15.00'	47.32'	30.00'	S 84°30'33" W	180°44'31"
C.9	60.00'	63.30'	76.83'	S 21°26'25" E	74°37'29"
C.10	40.00'	126.21'	80.00'	S 84°31'33" W	180°46'40"
C.11	75.00'	63.60'	63.42'	N 11°15'37" W	38°21'34"
C.12	70.00'	46.26'	45.94'	N 11°15'47" W	38°21'14"
C.13	65.00'	1.56'	1.56'	N 00°46'16" W	01°21'14"
C.14	45.00'	30.12'	24.56'	N 14°15'47" W	38°21'14"

OCEAN CAY UNIT ONE
PLAT BOOK 51, PAGES 65 - 65E

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