

# FRANCIS COVE THREE

CITY OF ATLANTIC BEACH, FLORIDA

A REPLAT OF PART OF LOTS 12 AND 13, E. H. DONNER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 4 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK 56 PAGE 26

SHEET 1 OF 2

### CAPTION

THE NORTH 1/2 OF LOT 13 TOGETHER WITH LOT 12, EXCEPT THE NORTH 145 FEET OF THE EAST 145 FEET THEREOF AND ALSO EXCEPT THE WEST 50 FEET OF THE EAST 195 FEET OF THE NORTH 100 FEET THEREOF, ALL AS SHOWN ON PLAT OF E. H. DONNER'S SUBDIVISION OF GOVERNMENT LOT 2, SECTION 17, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 8, PAGE 4, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY.

### SURVEYORS' CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND 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 PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF ATLANTIC BEACH, FLORIDA.

SIGNED AND SEALED THIS 27<sup>th</sup> DAY OF JUNE A.D., 2003.

BOATWRIGHT LAND SURVEYORS, INC.  
FLORIDA LICENSED SURVEYING and  
MAPPING BUSINESS No. LB 3672

Maxine C. Clarke  
MAXINE C. CLARKE, P.S.M.  
PROFESSIONAL SURVEYOR and MAPPER  
STATE OF FLORIDA LICENSE No. LS 3117

### CLERK'S CERTIFICATE # 2003219579

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED, AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 56 PAGES 26-26A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 9<sup>th</sup> DAY OF July A.D., 2003.

Jim Fuller  
CLERK OF THE CIRCUIT COURT

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 27<sup>th</sup> DAY OF JUNE, 2003.

Stephen W. Crews  
STEPHEN W. CREWS, PSM  
PROFESSIONAL SURVEYOR and MAPPER  
STATE OF FLORIDA LICENSE No. LS 5996

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT HABITAT FOR HUMANITY OF THE JACKSONVILLE BEACHES, INC., A FLORIDA CORPORATION-D/B/A BEACHES HABITAT, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS FRANCIS COVE THREE, AND HAS CAUSED THESE PRESENTS TO BE SURVEYED AND SUBDIVIDED, AND THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. THE COURT, THE UTILITY EASEMENT, AND THE PUBLIC UNOBSTRUCTED DRAINAGE EASEMENT SHOWN ON THIS PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF ATLANTIC BEACH, ITS SUCCESSORS, AND ASSIGNS.

THE PRIVATE DRAINAGE EASEMENT AND THE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS OVER AND ACROSS THE STORMWATER MANAGEMENT FACILITY SHALL REMAIN PRIVATE AND ARE HEREBY DEDICATED TO THE FRANCIS COVE THREE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "JEA ELECTRIC EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT THIS 27<sup>th</sup> DAY OF JUNE 2003.

HABITAT FOR HUMANITY OF THE JACKSONVILLE BEACHES, INC., A FLORIDA CORPORATION d/b/a BEACHES HABITAT

Valerie L. Baker  
WITNESS Valerie L. Baker

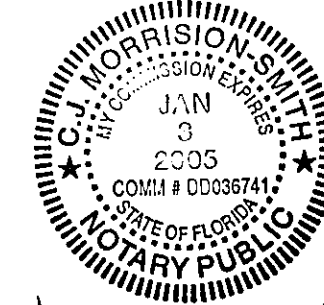
Haywood M. Ball  
HAYWOOD M. BALL, VICE-PRESIDENT

J. Morrison-Smith  
WITNESS J. Morrison-Smith

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27<sup>th</sup> DAY OF JUNE, 2003, BY HAYWOOD M. BALL, VICE-PRESIDENT OF HABITAT FOR HUMANITY OF JACKSONVILLE BEACHES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH.

J. Morrison-Smith  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
PRINTED NAME J. Morrison-Smith  
COMMISSION NUMBER \_\_\_\_\_  
COMMISSION EXPIRES \_\_\_\_\_



### 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.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

THE EASEMENTS SHOWN HEREON AND DESIGNATED AS AN UNOBSTRUCTED EASEMENT SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF ATLANTIC BEACH. 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/OR REPLACEMENT OF SUCH ITEMS.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN OR NOTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY [F.S. 177.091 (28)].

### APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF ATLANTIC BEACH, DUVAL COUNTY, FLORIDA, THIS 1<sup>st</sup> DAY OF JULY, 2003.

[Signature]  
MAYOR

Maureen King  
CLERK

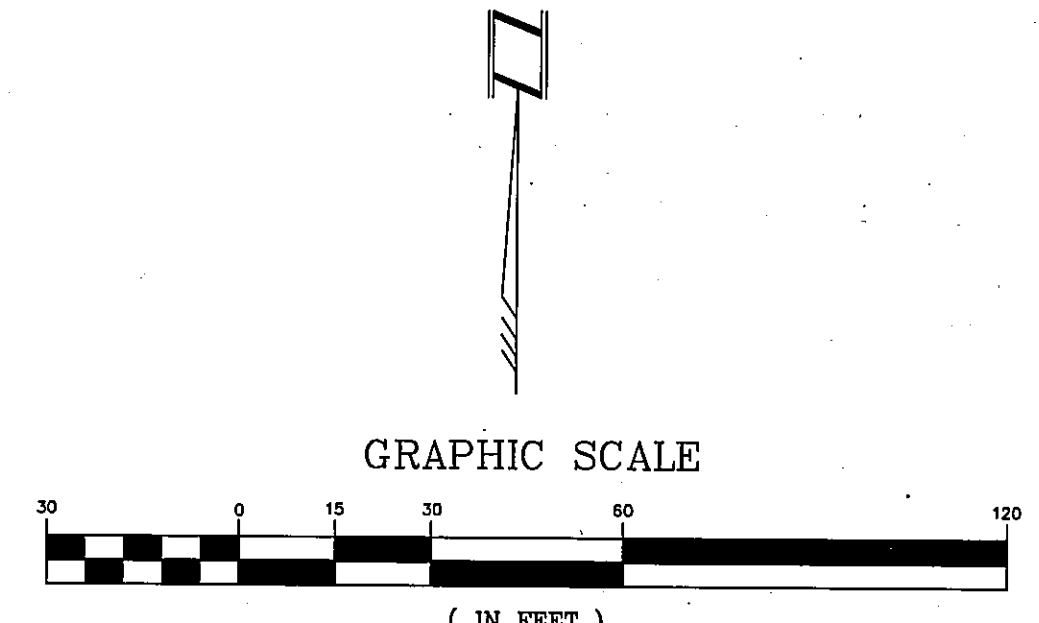
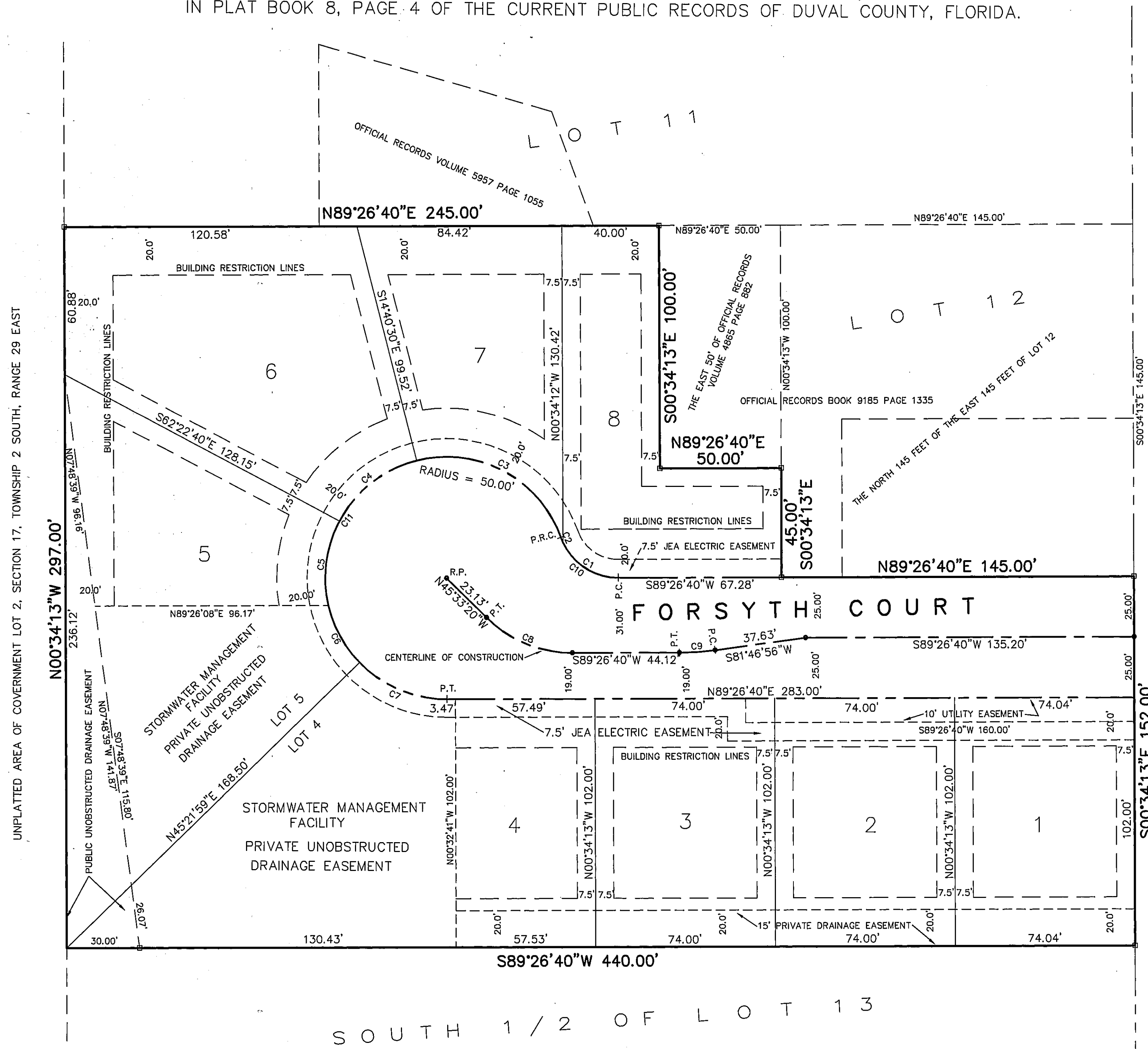
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CITY OF ATLANTIC BEACH, FLORIDA

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PLAT BOOK 56 PAGE 26A

SHEET 2 OF 2



- LEGEND:
- PERMANENT CONTROL POINT:  
NAIL and DISC STAMPED "LB3672"
  - PERMANENT REFERENCE MONUMENT 4"x4"x24"  
CONCRETE MONUMENT STAMPED "LB3672"
  - PC DENOTES POINT OF CURVATURE
  - PT DENOTES POINT OF TANGENCY
  - RP DENOTES RADIUS POINT OF CURVE
  - PRC DENOTES POINT OF REVERSE CURVATURE
  - JEA DENOTES THE JACKSONVILLE ELECTRIC AUTHORITY

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C1	65°22'36"	S57°52'02"E	25.00	28.53	27.00
C2	05°09'08"	S22°36'10"E	25.00	2.25	2.25
C3	84°38'53"	N62°21'03"W	50.00	73.87	67.33
C4	49°04'17"	S50°47'22"W	50.00	42.82	41.53
C5	39°48'56"	S08°20'45"W	50.00	34.75	34.05
C6	31°04'18"	S28°05'52"E	50.00	27.12	26.78
C7	45°55'10"	S67°35'40"E	50.00	40.07	39.01
C8	45°00'00"	S68°03'20"E	50.00	39.27	38.27
C9	07°39'44"	N85°36'48"E	110.00	14.71	14.70
C10	70°31'44"	N55°17'28"W	25.00	30.78	28.87
C11	250°31'44"	S34°42'32"W	50.00	218.63	81.65

FRANCIS AVENUE  
30' RIGHT OF WAY PAVED