

PRESERVE AT WATERWAY ISLAND

CITY OF JACKSONVILLE BEACH, FLORIDA

PLAT BOOK 67 PAGE 14

SHEET 1 OF 3

CAPTION

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF ROBERTS HAMMOCK AS RECORDED IN PLAT BOOK 53, PAGES 23 AND 23A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°52'45" EAST, ALONG THE WEST LINE OF SAID ROBERTS HAMMOCK, A DISTANCE OF 499.91 FEET TO THE NORTH LINE OF OCEAN FOREST UNIT No. 10 AS RECORDED IN PLAT BOOK 45, PAGES 71 AND 71A OF SAID PUBLIC RECORDS; THENCE, ALONG THE NORTH LINE OF SAID OCEAN FOREST UNIT No. 10 THE FOLLOWING THREE COURSES: No. 1 - SOUTH 88°52'17" WEST, A DISTANCE OF 202.83 FEET; No. 2 - SOUTH 01°05'18" EAST, A DISTANCE OF 19.27 FEET; No. 3 - SOUTH 75°51'41" WEST, A DISTANCE OF 216 FEET, MORE OR LESS, TO THE WEST LINE OF SAID CASTRO Y FERRER GRANT, ALSO BEING THE EDGE OF THE PABLO CREEK MARSH ESTABLISHED BY FINAL JUDGEMENT CASE No. 2003-5484-CA, DATED JANUARY 18, 2005; THENCE NORTHWESTERLY, ALONG SAID EDGE OF MARSH, A DISTANCE OF 485 FEET, MORE OR LESS, TO A POINT THAT LIES SOUTH 64°49'25" WEST FROM THE ANGLE POINT IN THE SOUTHEASTERLY LINE OF LOT 7, OF JARRETT POINT UNIT TWO AS RECORDED IN PLAT BOOK 64, PAGES 96 AND 97 OF SAID PUBLIC RECORDS; THENCE NORTH 64°49'25" EAST, A DISTANCE OF 199 FEET, MORE OR LESS TO SAID ANGLE POINT IN THE SOUTHEASTERLY LINE OF LOT 7; THENCE NORTH 38°35'54" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 156.54 FEET TO THE SOUTH RIGHT OF WAY LINE OF SEAGATE AVENUE (A 66 FOOT RIGHT OF WAY PER DEED BOOK 777, PAGE 255 OF SAID PUBLIC RECORDS); THENCE NORTH 88°53'45" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 429.13 FEET TO THE POINT OF BEGINNING. CONTAINING 291,169 SQUARE FEET, OR 6.68 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT HOPKINS CREEK REAL ESTATE HOLDINGS, LLC IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS THE PRESERVE AT WATERWAY ISLAND, 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 AND THAT WATERWAY ISLAND LANE (THE 50 FOOT ROAD RIGHT OF WAY WITH CUL-DE-SAC), THE C.O.J.B. SEWER LIFT STATION EASEMENT, AND THE 5 FOOT AND 10 FOOT C.O.J.B. UTILITY EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE BEACH, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS. ALL DRAINAGE EASEMENTS (INCLUDING THE STORMWATER MANAGEMENT FACILITIES), ALL NON-ACCESS EASEMENTS, THE 10 FOOT PEDESTRIAN/DOCK EASEMENT, AND THE 20 FOOT BY 20 FOOT DOCK EASEMENT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE PRESERVE AT WATERWAY ISLAND HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. THE CITY OF JACKSONVILLE BEACH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE AND UTILITY EASEMENTS, OR THE STORMWATER MANAGEMENT FACILITIES (INCLUDING, BUT NOT LIMITED TO, UNDERDRAIN, PUMPING STATION AND FORCEMAIN), SPECIAL PAVERS, LANDSCAPING AND IRRIGATION, FENCES, AND OTHER FACILITIES WITHIN THE PLAT BOUNDARIES OR ANY CLAIMS ARISING FROM THE USE, OPERATION, MAINTENANCE, FLOODING, OR OTHERWISE THEREIN. ANY MAINTENANCE, REPAIR OR RESTORATION BY THE CITY OF JACKSONVILLE BEACH, ITS SUCCESSORS AND/OR ASSIGNS, THAT IS DONE COINCIDENT WITH ITS OPERATION AND/OR MAINTENANCE OF ITS UTILITIES FACILITIES, SHALL BE PERFORMED BY USING MATERIALS AS MAY USUALLY AND CUSTOMARILY BE IN USE BY THE CITY OF JACKSONVILLE BEACH AT THE TIME OF SUCH WORK, AND SHALL BE WITHIN THE CITY'S SOLE DISCRETION. THE PRESERVE AT WATERWAY ISLAND HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF ALL STORMWATER AND DRAINAGE SYSTEMS AND FACILITIES, LANDSCAPING, IRRIGATION AND ALL OTHER STRUCTURE(S). THE CITY OF JACKSONVILLE BEACH SHALL ONLY BE RESPONSIBLE FOR THE STORMWATER PIPING AND STRUCTURES WITHIN THE BOUNDARIES OF THE CURBED STREET IN THE 50 FOOT ROAD RIGHT OF WAY WITH CUL-DE-SAC, A BLANKET INGRESS AND EGRESS EASEMENT WITHIN THE PLAT BOUNDARIES FOR OPERATION AND MAINTENANCE OF ITS UTILITIES IS IRREVOCABLY AND WITHOUT RESERVATION GRANTED TO THE CITY OF JACKSONVILLE BEACH.

THOSE EASEMENTS DESIGNATED AS "5' OR 10' B.E.S. ELECTRIC EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE BEACH, A MUNICIPAL CORPORATION IN DUVAL COUNTY, FLORIDA, D/B/A BEACHES ENERGY SERVICES, ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. BEACHES ENERGY SERVICES HEREBY RESERVES THE NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL RIGHT OF INGRESS TO AND EGRESS FROM, OVER, UNDER, AND ACROSS ALL ROADS, STREETS, WAYS, BOULEVARDS, LANES, AND ELECTRIC EASEMENTS DEPICTED OR DEDICATED BY THIS PLAT FOR ITS USE IN THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OR REMOVAL OF ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM, SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. ALL LOTS ARE SUBJECT TO AN EASEMENT FOR ELECTRIC DISTRIBUTION LINES AND ABOVE GROUND EQUIPMENT, AND APPURTENANCES OVER, UNDER, ACROSS, AND ALONG A MINIMUM OF TEN (10') FEET IN WIDTH STRIP OF LAND ADJACENT TO, ABUTTING, PARALLEL, AND CONCENTRIC WITH THE ROAD RIGHT OF WAY OF WATERWAY ISLAND LANE (DENOTED AS "10' B.E.S. ELECTRIC EASEMENT) AND ALONG A MINIMUM OF FIVE (5') FEET IN WIDTH STRIP OF LAND ADJACENT TO, ABUTTING, PARALLEL, AND CONCENTRIC WITH THE ROAD RIGHT OF WAY OF SEAGATE AVENUE (DENOTED AS "5' B.E.S. ELECTRIC EASEMENT). THE AFORESAID SPECIFIC TEN FOOT (10') AND FIVE FOOT (5') B.E.S. ELECTRIC EASEMENTS ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- (1) NO UTILITIES OTHER THAN BEACHES ENERGY SERVICES SHALL BE INSTALLED PARALLEL WITHIN SAID ELECTRIC EASEMENTS.
- (2) ELECTRIC EASEMENTS DEDICATED TO BEACHES ENERGY SERVICES AND WHERE ABOVE GROUND EQUIPMENT, FACILITIES, AND APPURTENANCES ARE PLACED SHALL REMAIN TOTALLY UNOBSTRUCTED IN COMPLIANCE WITH THE UTILITY'S REQUIREMENTS AND SPECIFICATIONS FOR EQUIPMENT CLEARANCES FROM SHRUBS, TREES, PLANTS, FENCES, AND OTHER OBJECTS.
- (3) THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY BEACHES ENERGY SERVICES WITHOUT PRIOR NOTICE, AT THE EXPENSE OF EACH LOT OWNER OR PRESERVE AT WATERWAY ISLAND HOMEOWNERS ASSOCIATION, INC. FOR THE REMOVAL AND REPLACEMENT OF SUCH ITEMS.

PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA
(904) 241-8550

IN WITNESS WHEREOF, WILLIAM G. SLAGLE, ATL COASTAL PROPERTIES, LLC, SOLE MEMBER HAS CAUSED THESE PRESENTS TO BE SIGNED
THIS 12th DAY OF MAY, A.D., 2014.

WITNESS John D. Bradbeck BY: William G. Slagle
PRINT NAME: John D. Bradbeck WILLIAM G. SLAGLE
WITNESS Charles B. Laughlin SUNSET LAND MANAGEMENT LLC
PRINT NAME: Charles B. Laughlin

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF MAY, A.D., 2014, BY WILLIAM G. SLAGLE, ATL COASTAL PROPERTIES, LLC, SOLE MEMBER, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

Wanda Renea Davis
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: Wanda Renea Davis
COMMISSION NO.: FF 077268
MY COMMISSION EXPIRES: 07-27-2019

CONSENT AND SUBORDINATION BY MORTGAGEE

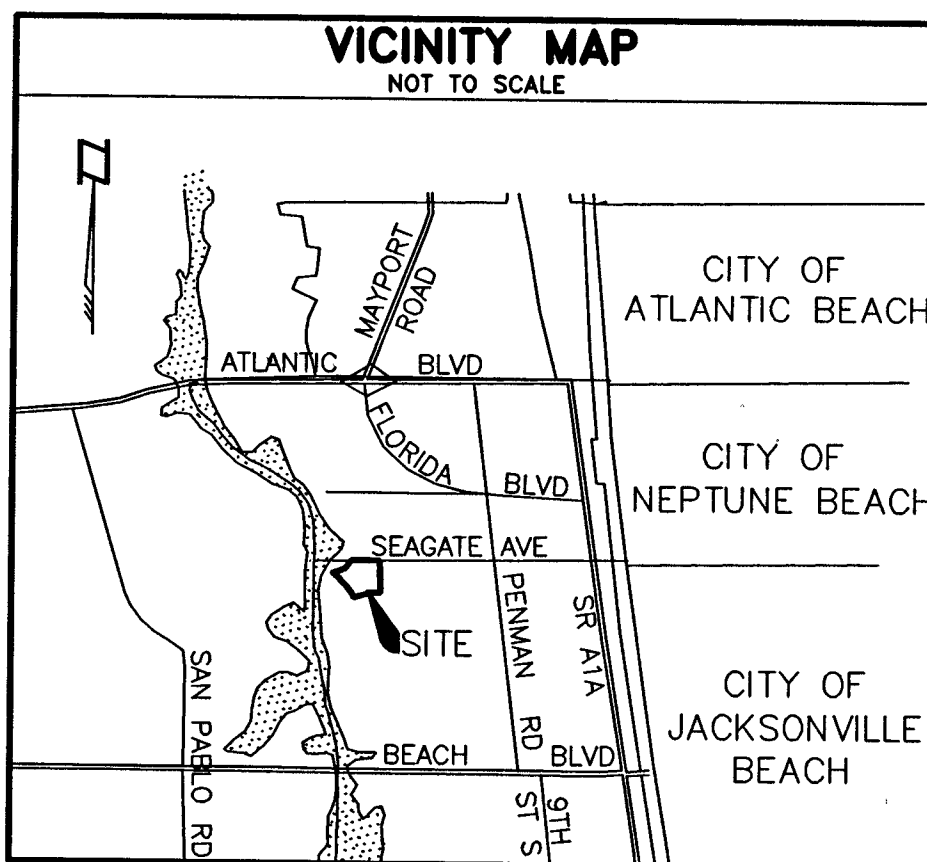
GAFFNEY LENDING, LLC, AS THE HOLDER OF A CERTAIN MORTGAGE ON THE LANDS DESCRIBED IN THE CAPTION HEREON, HEREBY JOINS IN AND CONSENTS TO THE FOREGOING ADOPTION AND DEDICATION.
IN WITNESS WHEREOF, Thomas Gaffney Agent
GAFFNEY LENDING, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 12th DAY OF MAY, A.D., 2014.

WITNESS John D. Bradbeck Thomas Gaffney
PRINT NAME: John D. Bradbeck AS AGENT FOR
WITNESS Charles B. Laughlin TFC Management, Inc.
PRINT NAME: Charles B. Laughlin GAFFNEY LENDING, LLC

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF MAY, A.D., 2014, BY Thomas Gaffney OF GAFFNEY LENDING, LLC, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

Wanda Renea Davis
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: Wanda Renea Davis
COMMISSION NO.: FF 077268
MY COMMISSION EXPIRES: 07-27-2019



CLERKS CERTIFICATE

2014102871

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 67, PAGES 14 AND 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
SIGNED THIS 12th DAY OF MAY, A.D., 2014.

John D. Bradbeck
CLERK OF THE CIRCUIT COURT
John D. Bradbeck
DEPUTY CLERK

CITY OF JACKSONVILLE BEACH APPROVAL

EXAMINED AND APPROVED BY THE CITY COUNCIL OF JACKSONVILLE BEACH, THIS 5th DAY OF MAY, A.D., 2014.

John D. Bradbeck MAYOR
John Bulluck CLERK
CITY OF JACKSONVILLE BEACH

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 12th DAY OF MAY, A.D., 2014.

Donn W. Boatwright
DONN W. BOATWRIGHT, P.S.M.
PROFESSIONAL SURVEYOR and MAPPER
FLA. LICENSE No. LS 3295

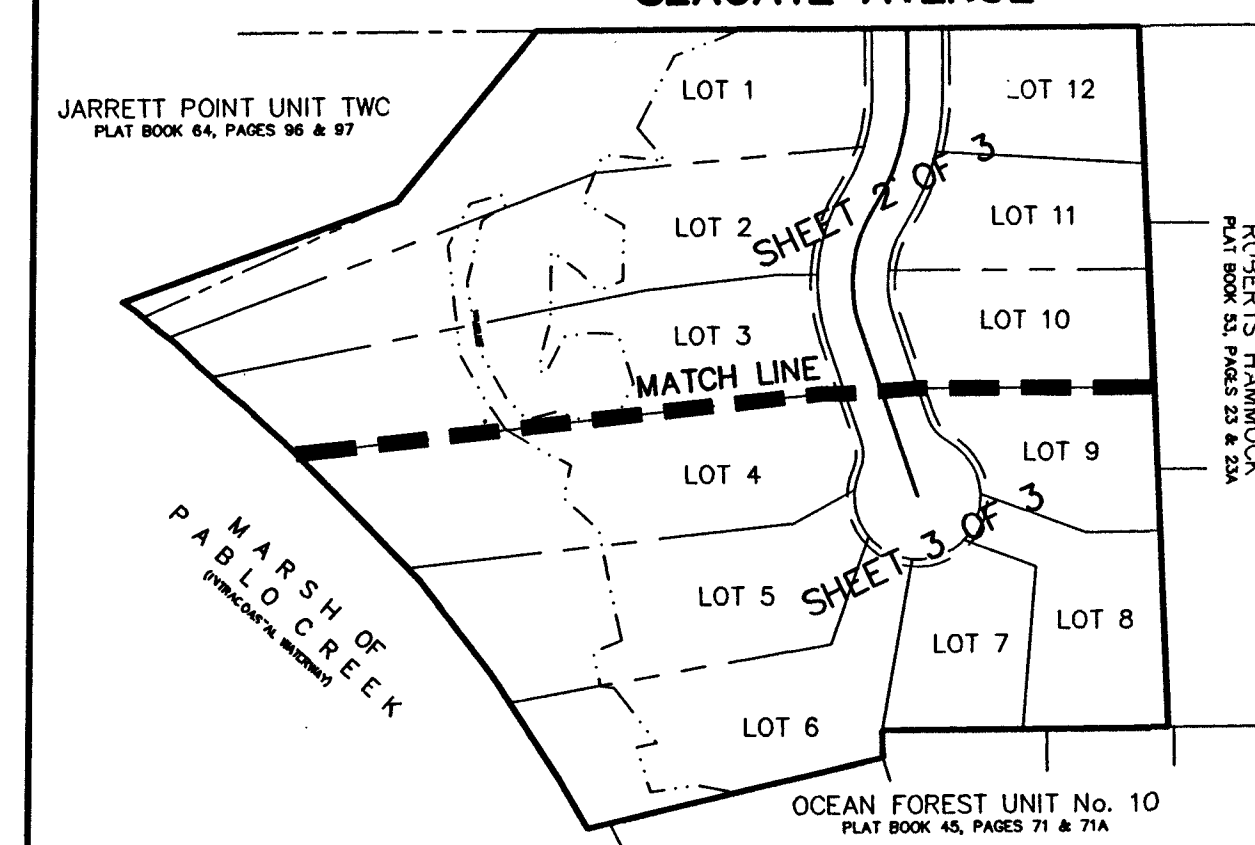
SURVEYORS CERTIFICATE

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 PREPARED UNDER MY DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING; 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 JACKSONVILLE BEACH, FLORIDA. SIGNED AND SEALED THIS 12th DAY OF MAY, A.D., 2014.

Stephen W. Crews
STEPHEN W. CREWS, P.S.M.
PROFESSIONAL SURVEYOR and MAPPER
STATE OF FLORIDA LICENSE No. LS 5996
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 32250
LICENSED BUSINESS No. LB3672

INDEX SHEET

SEAGATE AVENUE



PRESERVE AT WATERWAY ISLAND

CITY OF JACKSONVILLE BEACH, FLORIDA

PLAT BOOK 41 PAGE 15

SHEET 2 OF 3

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF SEAGATE AVENUE BEING NORTH 88°53'45" EAST, PER PLAT OF ROBERTS HAMMOCK AS RECORDED IN PLAT BOOK 53, PAGES 23 AND 23A.

2. NOTICE: THIS PLAT, IN ITS GRAPHIC FORM, IS THE 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.

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

4. ALL LOTS ARE SUBJECT TO AN EASEMENT FOR UNDER-GROUND ELECTRIC DISTRIBUTION LINES AND ABOVE-GROUND APPURTENANCES OVER A 10 FOOT STRIP ADJACENT TO, PARALLEL, AND CONCENTRIC WITH THE ROAD RIGHT OF WAY DEDICATED BY THIS PLAT (DENOTED AS 10' B.E.S. ELECTRIC EASEMENT) UNLESS OTHERWISE STATED.

5. EASEMENTS DENOTED AS "5' OR 10' B.E.S. ELECTRIC EASEMENT", AND WHERE SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES ARE PLACED SHALL REMAIN TOTALLY UNOBSTRUCTED IN COMPLIANCE WITH THE UTILITY'S REQUIREMENTS AND SPECIFICATIONS FOR EQUIPMENT CLEARANCES FROM SHRUBS, TREES, PLANTS, FENCES, ETC.

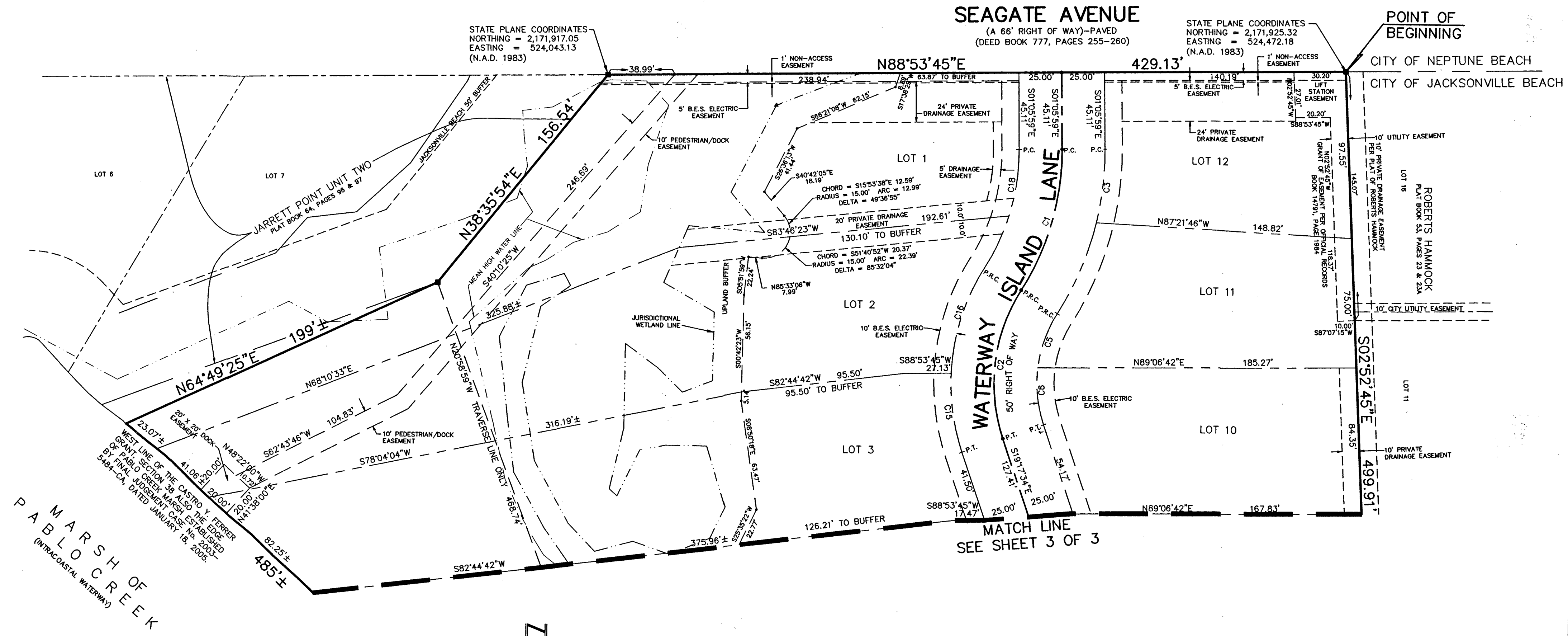
6. THERE IS A CONSERVATION - PROTECTED AREA ON THE WATERWARD SIDE OF LOTS 1 THROUGH 6. SEE THE LAND DEVELOPMENT CODE SECTION 34-469 FOR PERMISSIBLE ACTIVITIES.

7. THE PRESERVE AT WATERWAY ISLAND HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ALL STORM WATER AND DRAINAGE MAINTENANCE OUTSIDE OF THE BOUNDARIES OF THE CURBED STREET OF WATERWAY ISLAND LANE.

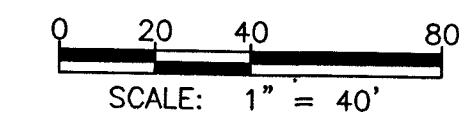
8. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLANDS LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF JACKSONVILLE BEACH AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.

LEGEND

- DENOTES PERMANENT REFERENCE MONUMENT, SET OR FOUND 4" X 4" X 24" CONCRETE MONUMENT, STAMPED LB 3672
- DENOTES PERMANENT REFERENCE MONUMENT, FOUND 4" X 4" CONCRETE MONUMENT, STAMPED LB 1674, LB 1048, or UNREADABLE
- DENOTES PERMANENT CONTROL POINT
- DENOTES ANGLE POINT IN BUFFER LINE
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- P.C.C. DENOTES POINT OF COMPOUND CURVATURE.
- P.R.C. DENOTES POINT OF REVERSE CURVATURE.
- P.T. DENOTES POINT OF TANGENCY.
- R.P. DENOTES RADIUS POINT.



CURVE TABLE					
CURVE	RADIUS	ARC	CHORD BEARING	CHORD DIST	DELTA
C1	150.00'	86.39'	S15°23'55"W	85.20'	32°59'49"
C2	100.00'	89.34'	S06°18'08"W	86.40'	51°11'24"
C3	175.00'	43.11'	S05°57'29"W	43.01'	14°06'57"
C4	175.00'	57.67'	S22°27'24"W	57.41'	18°52'52"
C5	75.00'	33.68'	S19°01'59"W	33.40'	25°43'41"
C6	75.00'	33.33'	S06°33'43"E	33.06'	25°27'43"
C15	125.00'	46.31'	S08°40'42"E	46.05'	21°13'44"
C16	125.00'	65.37'	S16°55'00"W	64.62'	29°57'40"
C17	125.00'	32.76'	S24°23'19"W	32.67'	15°01'03"
C18	125.00'	39.23'	S07°53'24"W	39.06'	17°58'46"



PREPARED BY:
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PRESERVE AT WATERWAY ISLAND

CITY OF JACKSONVILLE BEACH, FLORIDA

PLAT BOOK 67 PAGE 14

SHEET 3 OF 3

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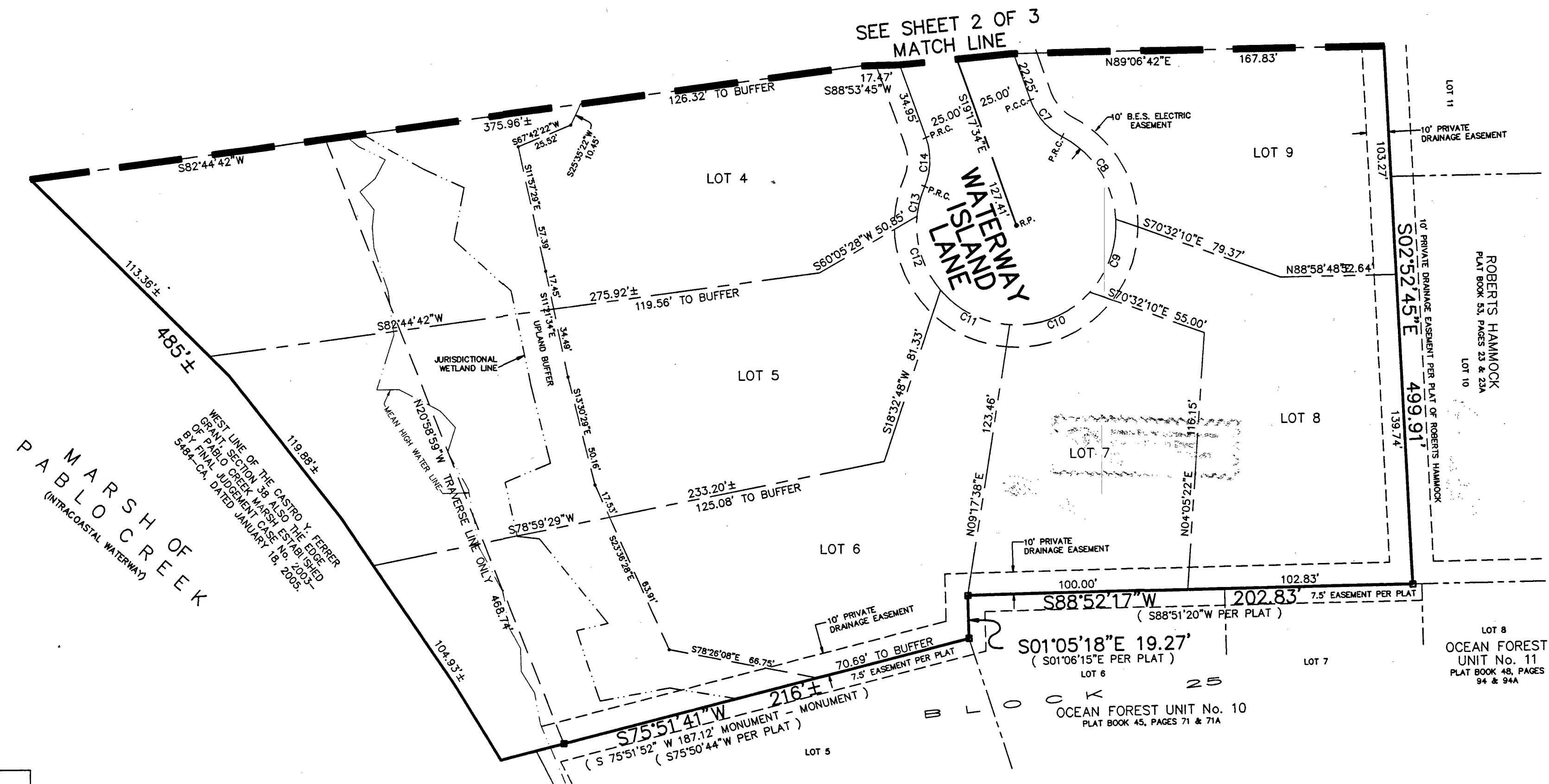
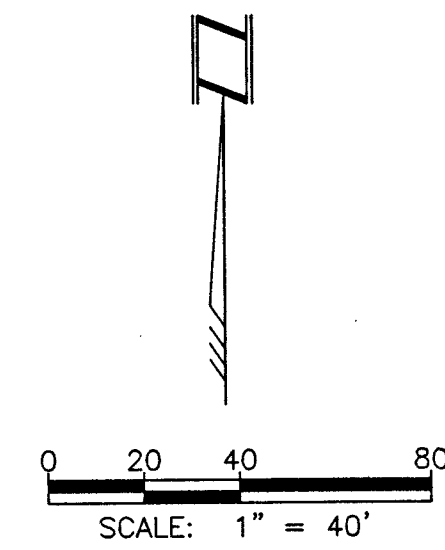
6. THERE IS A CONSERVATION - PROTECTED AREA ON THE WATERWARD SIDE OF LOTS 1 THROUGH 6. SEE THE LAND DEVELOPMENT CODE SECTION 34-469 FOR PERMISSIBLE ACTIVITIES.

7. THE PRESERVE AT WATERWAY ISLAND HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ALL STORM WATER AND DRAINAGE MAINTENANCE OUTSIDE OF THE BOUNDARIES OF THE CURBED STREET OF WATERWAY ISLAND LANE.

8. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLANDS LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF JACKSONVILLE BEACH AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.

LEGEND

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CURVE TABLE					
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C8	45.00'	46.44'	S32°33'45"E	44.41'	59°07'39"
C9	45.00'	35.95'	S19°53'14"W	35.00'	45°46'19"
C10	45.00'	40.54'	S68°34'44"W	39.18'	51°36'40"
C11	45.00'	35.95'	N62°43'49"W	35.00'	45°46'15"
C12	45.00'	35.95'	N16°57'34"W	35.00'	45°46'15"
C13	45.00'	13.83'	N14°43'59"E	13.78'	17°36'53"
C14	30.00'	22.43'	N02°07'26"E	21.91'	42°50'00"

PREPARED BY:
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