

PUTTERS COVE

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 1 OF 2 SHEETS

CAPTION PARCEL "A" A PART OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE N.89°31'36"W., ALONG THE SOUTH LINE OF SAID SECTION 14 (THE SAME BEING THE NORTH LINE OF SECTION 23), A DISTANCE OF 1491.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°31'36"W., ALONG SAID SOUTH LINE, A DISTANCE OF 280.66 FEET TO A POINT OF INTERSECTION OF SAID SECTION LINE WITH THE EASTERLY LINE OF THE FRANCIS RICHARD GRANT, SECTION 56 OF SAID TOWNSHIP AND RANGE; THENCE N.10°51'54"E. A DISTANCE OF 146.32 FEET; THENCE N.45°28'06"E. A DISTANCE OF 78.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 43, AS ESTABLISHED BY THE PLAT OF LAUREL OAKS AT BAYMEADOWS, AS RECORDED IN PLAT BOOK 43, PAGES 77, 77A THROUGH 77D OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE S.44°31'54"E., ALONG THE SOUTHWESTERLY LINE OF LOTS 43 THROUGH 46 OF SAID LAUREL OAKS AT BAYMEADOWS, A DISTANCE OF 281.57 FEET TO THE POINT OF BEGINNING. CONTAINING 0.712 ACRES, MORE OR LESS.

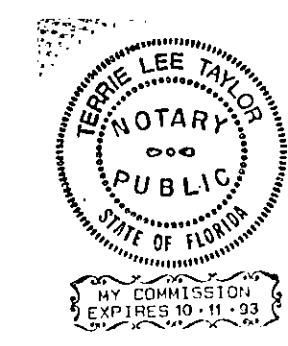
CAPTION PARCEL "B" A PART OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE N.89°31'36"W., ALONG THE NORTH LINE OF SAID SECTION 23 (THE SAME BEING THE SOUTH LINE OF SECTION 14 OF SAID TOWNSHIP AND RANGE), A DISTANCE OF 1474.85 FEET; THENCE S.00°28'24"W. A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE N.89°31'36"W., 60.00 FEET SOUTHERLY OF AND PARALLEL WITH THE AFOREMENTIONED NORTH LINE OF SECTION 23, A DISTANCE OF 213.73 FEET; THENCE S.00°28'24"W. A DISTANCE OF 45.26 FEET; THENCE S.21°35'12"E. A DISTANCE OF 334.81 FEET; THENCE N.68°24'48"E. A DISTANCE OF 97.55 FEET; THENCE N.89°37'58"E. A DISTANCE OF 92.00 FEET; THENCE N.06°07'49"E. A DISTANCE OF 144.61 FEET; THENCE N.10°13'56"W. A DISTANCE OF 176.74 FEET; THENCE N.89°31'36"W., 60.00 FEET SOUTHERLY OF AND PARALLEL WITH THE AFOREMENTIONED NORTH LINE OF SECTION 23, A DISTANCE OF 75.84 FEET TO THE POINT OF BEGINNING. CONTAINING 1.966 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION THIS IS TO CERTIFY THAT A Y VENTURES, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, (THE DEVELOPER); IS THE LAWFUL OWNER OF THE ABOVE CAPTIONED LANDS, HENCEFORTH TO BE KNOWN AS PUTTERS COVE, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. NO PART OF SAID LANDS IS DEDICATED TO THE CITY OF JACKSONVILLE OR TO THE PUBLIC. ALL EASEMENT RIGHTS FOR LAKES, DRAINAGE, UTILITIES, INGRESS, EGRESS AND SEWERS SHALL REMAIN PRIVATE AND SHALL BE THE SOLE AND EXCLUSIVE RIGHTS OF A Y VENTURES, INC., THEIR SUCCESSORS OR ASSIGNS. A Y VENTURES, INC. DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DELIVERY, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY SAID A Y VENTURES, INC., HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS A Y VENTURES, INC. MAY FROM TIME TO TIME DESIGNATE, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID EASEMENTS. THE JACKSONVILLE ELECTRIC AUTHORITY (JEA) EASEMENTS SHOWN ARE HEREBY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS IN TITLE FOR USE IN ITS ELECTRICAL DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF, A Y VENTURES, INC. HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS OFFICER, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, WITH THE CORPORATE SEAL AFFIXED, THIS 5th DAY OF August A.D. 1992.

APPROVED
 DATE: 8-12-92
 For Director of Public Works
 By: Cecil H. Rowland
 City Engineer
 For General Counsel
 By: Alvin M. ...

A Y VENTURES, INC.
Terrie Lee Taylor WITNESS
Terrie Lee Taylor
Emil S. Aramoonie PRESIDENT
Emil S. Aramoonie
Kenneth M. Keefer, Jr. WITNESS
Kenneth M. Keefer, Jr.



STATE OF FLORIDA COUNTY OF DUVAL I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, EMIL S. ARAMOONIE, PRESIDENT OF A Y VENTURES, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, 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 OFFICER FOR THE USES AND PURPOSES THEREIN EXPRESSED AND THAT HE AFFIXED HERETO THE OFFICIAL SEAL OF SAID CORPORATION, AND THAT he did take an oath.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS 5th DAY OF August A.D., 1992.

Terrie Lee Taylor
 NOTARY PUBLIC, STATE OF FLORIDA
Terrie Lee Taylor
 MY COMMISSION EXPIRES: 10/11/93

CERTIFICATE OF SURVEYOR THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED PROFESSIONAL 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 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 4th DAY OF APRIL A.D. 1992.

BY: H. Bruce Durden
 H. BRUCE DURDEN
 PROFESSIONAL LAND SURVEYOR
 NO. 1674, STATE OF FLORIDA

APPROVED FOR RECORD THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA PURSUANT TO ORDINANCE NO. 92-900-727 OF SAID CITY, ADOPTED BY ITS CITY COUNCIL AND APPROVED BY ITS MAYOR THIS 31st DAY OF August A.D. 1992.

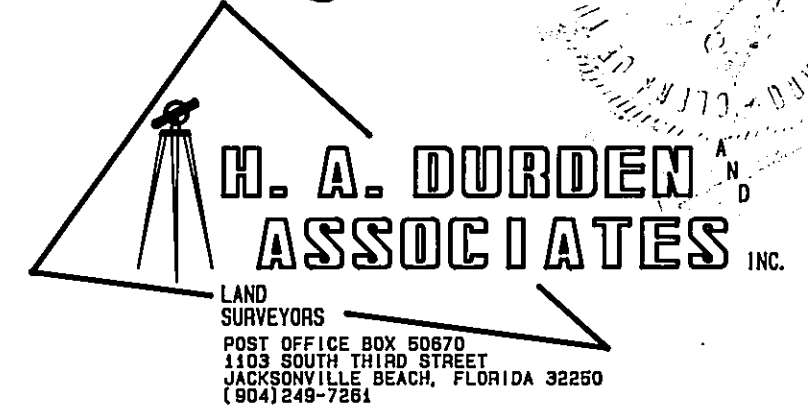
Sam E. Mason
 DIRECTOR OF PUBLIC WORKS

Sept. 14, 1992
 DATE

CLERK'S CERTIFICATE I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT IT IS FILED FOR RECORD IN PLAT BOOK 47 PAGES 51, 57A IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 15th DAY OF Sept. A.D., 1992.

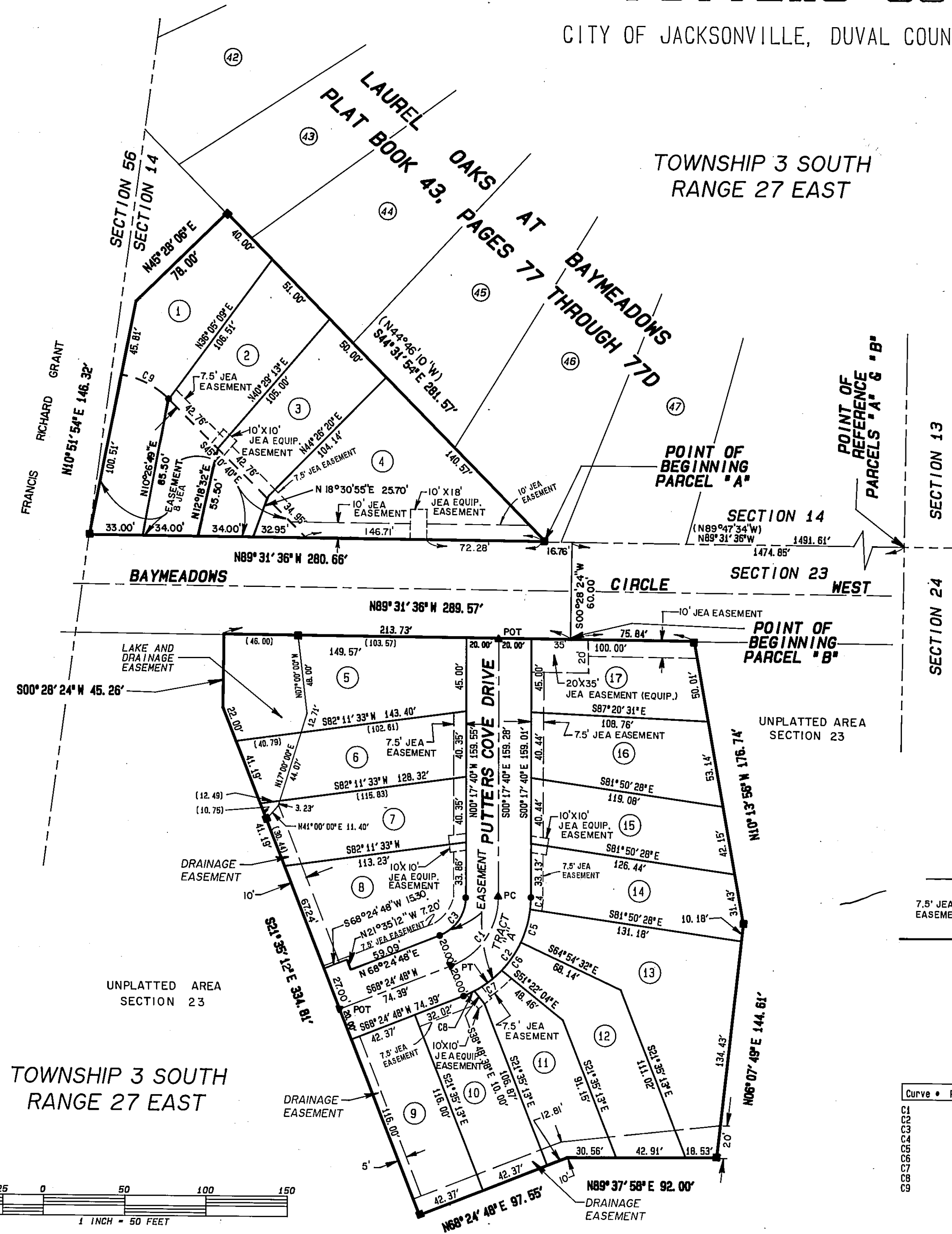
Alvin M. Cook
 CLERK

H. A. Durden
 DEPUTY CLERK



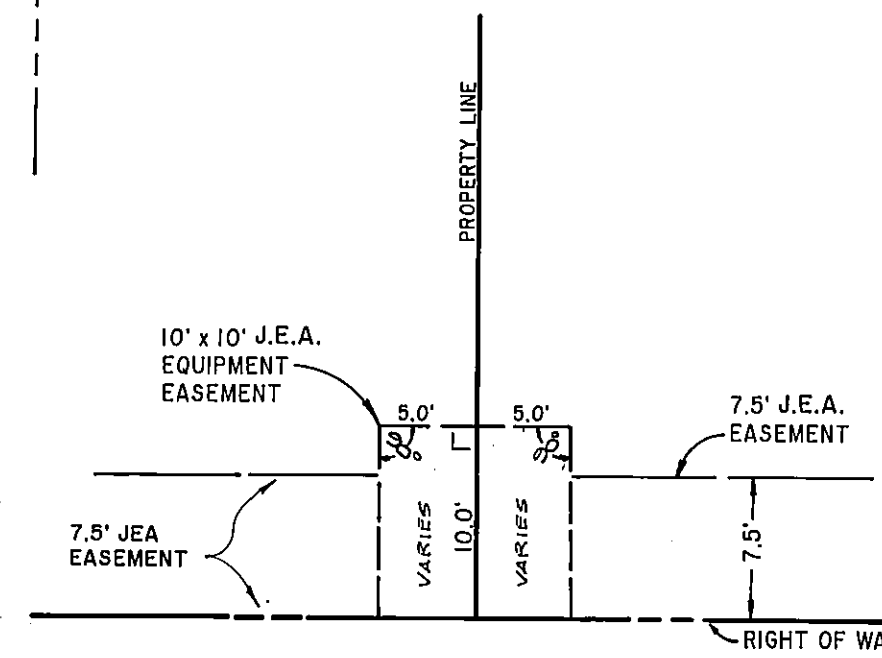
PUTTERS COVE

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



NOTES

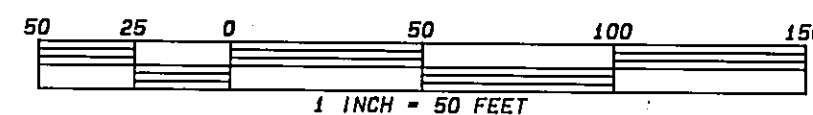
1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 23 AS BEING N.89°31'36"W.
2. THE EASEMENTS ARE NON-EXCLUSIVE FOR INGRESS, EGRESS, UTILITIES, SANITARY SEWERS, TELEPHONE, CABLE TELEVISION, GARBAGE DUMPSTERS, AND DRAINAGE.
3. BEARINGS SHOWN THUS (N.44°46'10"W.) ARE BY PLAT BOOK 43, PAGES 77 THROUGH 77D.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. CERTAIN EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.



LEGEND

- PC DENOTES POINT OF CURVATURE
- PT DENOTES POINT OF TANGENCY
- POT DENOTES POINT ON TANGENT
- PCP DENOTES PERMANENT CONTROL POINT
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- DENOTES FOUND PRM
- DENOTES SET PRM, PLS #1674, AND LB #1048
- ▲ DENOTES PCP
- DENOTES POINT OF CHANGE IN DIRECTION
- BRG DENOTES CHORD BEARING
- JEA DENOTES JACKSONVILLE ELECTRIC AUTHORITY

Curve	Radius	Delta	Length	Tangent	Chord/Brg
C1	45.00'	68°42'28"	53.95'	30.76'	50.79' S34-03-34 W
C2	65.00'	68°42'28"	77.95'	44.43'	73.36' S34-03-34 W
C3	25.00'	68°42'28"	29.98'	17.09'	28.22' N34-03-34 E
C4	65.00'	6°23'57"	7.26'	3.63'	7.26' S02-54-18 W
C5	65.00'	18°38'59"	21.12'	10.65'	21.13' S15-24-46 W
C6	65.00'	18°34'51"	21.08'	10.63'	20.99' S34-00-41 W
C7	65.00'	18°34'51"	21.08'	10.63'	20.99' S52-35-31 W
C8	65.00'	6°31'51"	7.41'	3.71'	7.41' S65-08-52 W
C9	53.35'	36°08'27"	33.65'	17.41'	33.10' S63-14-54 E



H. A. DURDEN & ASSOCIATES INC.
 LAND SURVEYORS
 POST OFFICE BOX 60670
 1103 SOUTH THIRD STREET
 JACKSONVILLE BEACH, FLORIDA 32250
 (904)249-7281

UNPLATTED AREA SECTION 23