

SELVA PRESERVE II

A REPLAT OF SELVA PRESERVE AS RECORDED IN PLAT BOOK 71, PAGES 63-65., OF THE PUBLIC RECORDS OF DUVAL COUNTY
BEING A PORTION OF SECTIONS 16 AND 17, TOWNSHIP-2-SOUTH, RANGE-29-EAST, ATLANTIC BEACH, DUVAL COUNTY, FLORIDA

PLAT BOOK 71, PAGE 183

PAGE 1 OF 3 PAGES

CAPTION

A PORTION OF SECTIONS 16 AND 17, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8373, PAGE 820, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SEMINOLE ROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE NORTHERLY RIGHT OF WAY LINE OF 11th STREET (A VARIABLE WIDTH RIGHT OF WAY); THENCE SOUTH 83°42'00" WEST, ALONG THE NORTHERLY RIGHT OF WAY OF SAID 11th STREET, A DISTANCE OF 300.00 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 828, PAGE 283 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 83°42'00" WEST, ALONG LAST SAID RIGHT OF WAY LINE, A DISTANCE OF 175.00 FEET, TO THE POINT OF CURVE, SAID POINT BEING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID 11th STREET WITH THE EASTERLY RIGHT OF WAY LINE OF LINKSIDE DRIVE (A VARIABLE WIDTH RIGHT OF WAY) AS SHOWN ON THE PLAT OF SELVA LINKSIDE UNIT NO. 1, AS RECORDED IN PLAT BOOK 44, PAGES 23 AND 23A, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 51°18'00" WEST, 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 06°18'00" WEST, A DISTANCE OF 35.00 FEET TO THE POINT OF CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 120.00 FEET; THENCE ALONG LAST SAID CURVE, AN ARC LENGTH OF 67.02 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 22°18'00" WEST 66.15 FEET TO THE POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 116.85 FEET; THENCE ALONG SAID CURVE, AN ARC LENGTH OF 28.48 FEET, A CHORD BEARING AND DISTANCE OF NORTH 31°18'00" WEST, 28.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°18'00" WEST, A DISTANCE OF 160.24 FEET TO THE POINT OF CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE ALONG SAID CURVE, AN ARC LENGTH OF 80.52 FEET, A CHORD BEARING AND DISTANCE OF NORTH 35°50'00" WEST, 79.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING THE SOUTHERLY CORNER OF TRACT "A", AS SHOWN ON SAID PLAT OF SELVA LINKSIDE UNIT NO. 1; THENCE NORTH 27°13'32" EAST, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 140.04 FEET; THENCE NORTH 74°18'00" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 140.00 FEET; THENCE SOUTH 83°42'00" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERLY LINE OF LOT 80, OF SAID SELVA LINKSIDE UNIT NO. 1; THENCE NORTH 06°18'00" WEST, ALONG THE EASTERLY LINE OF SAID LOT 80, A DISTANCE OF 100.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 80, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 652, PAGE 484, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 11°56'50" WEST, ALONG THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 652, PAGE 484, A DISTANCE OF 388.43 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SELVA MARINA UNIT NO. 4, AS RECORDED IN PLAT BOOK 30, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 16°17'08" EAST, ALONG LAST SAID LINE, A DISTANCE OF 179.56 FEET TO THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 77, PAGES 196, 197 AND 198, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 11°56'50" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 263.52 FEET TO THE POINT OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 4235.83 FEET; THENCE ALONG SAID CURVE, AN ARC LENGTH OF 407.45 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 09°11'25" EAST, 407.28 FEET TO THE SOUTHWESTERLY CORNER OF SAID OFFICIAL RECORDS BOOK 77, PAGES 196, 197 AND 198; THENCE NORTH 83°42'00" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 25.00 FEET TO A POINT ON THE WESTERLY LINE OF SELVA MARINA UNIT NO. 3, AS RECORDED IN PLAT BOOK 29, PAGE 27, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 06°18'00" EAST, ALONG THE WESTERLY LINE OF SAID SELVA MARINA UNIT NO. 3 A DISTANCE OF 110.00 FEET TO A POINT ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 528, PAGE 283, THENCE SOUTH 83°42'00" WEST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 528, PAGE 283, THENCE SOUTH 06°18'00" EAST, ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 528, PAGE 283, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 8373, PAGE 820, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7910, PAGE 958 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA CHAPTER 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 CURRENT REGULATIONS OF THE CITY OF ATLANTIC BEACH.

SIGNED THE 13th DAY OF August, A.D., 2018.
Terry M. Durden
TERRY M. DURDEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5261
GEOMATICS CORPORATION

APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF ATLANTIC BEACH, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 24, ARTICLE IV, OF THE ORDINANCE CODE.

BY Scott William 8-22-18
SCOTT WILLIAM
DIRECTOR OF PUBLIC WORKS

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND TO COMPLY WITH PLAT 1, CHAPTER 177, FLORIDA STATUTES, THIS 13th DAY OF August, 2018.

Pablo Ferrari
PABLO FERRARI
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5601

GENERAL NOTES:

ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, 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, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION (CURRENT FLORIDA STATUTES SECTION 177.091(28)).

NOTICE: THIS REPLAT, 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, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF THIS COUNTY. (CURRENT FLORIDA STATUTES SECTION 177.091(27)).

BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE OF FLORIDA, STATE PLANE COORDINATES (EAST ZONE 901), NORTH AMERICAN DATUM 1983/1991.

COORDINATES BASED ON GPS OBSERVATION OF THE FOLLOWING STATIONS AND PUBLISHED COORDINATES. COORDINATE DATUM: STATE OF FLORIDA STATE PLANE COORDINATES (EAST ZONE), NORTH AMERICAN DATUM 1983/1991. STATE PLANE IS IN U.S. SURVEY FEET.

CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. "JEA-E-E" DENOTES JEA EQUIPMENT EASEMENTS. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPED THE USE AND ACCESS OF SAID EASEMENT BY JEA. "JEA-E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPED THE USE OF SAID EASEMENT BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND REPLACEMENT OF SUCH ITEMS.

CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF VISIBLE TREES OR OTHER PLANTS (OTHER THAN DEAD TREES AND PLANT MATERIAL) SHALL TAKE PLACE WATER WARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THIS CITY, AND ALL OTHER GOVERNMENTAL REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND/OR THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVAL(S) PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES. MITIGATION FOR THE CITY OF ATLANTIC BEACH MAY BE PROVIDED OFF SITE USING MITIGATION BANK CREDITS AS REQUIRED BY PERMITTING AGENCIES. USES AND ACTIVITIES WITHIN THE UPLAND BUFFER ARE GOVERNED BY THE CITY OF ATLANTIC BEACH CODE OF ORDINANCES. ADDITIONAL RESTRICTIONS GOVERNING THE CONSERVATION AREAS AND THE UPLAND BUFFER AREAS MAY BE CONTAINED IN OTHER DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPED THE USE OF SAID EASEMENTS 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.

FLOOD ZONE NOTE: BY GRAPHIC PLOTTING THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE AE (6), NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD '88) AS DEPICTED ON THE CITY OF JACKSONVILLE MSMP UPDATE AND THE U.S. DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY NO. 120075, MAP NUMBER 12030C 0409 SUFFX 7, DATED JUNE 1, 2013, AS UPDATED ON DECEMBER 22, 2014, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD '88). THE FLOOD ZONE INFORMATION DELINEATED GRAPHICALLY ON THIS PLAT IS VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION, INQUIRES FOR THIS INFORMATION SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE OR THE FEMA WEB PAGE.

VEHICULAR ACCESS TO LOTS 1-5, BY WAY OF PARKSIDE DRIVE AND ESTRELA LANE, AS SHOWN ON THIS PLAT, SHALL BE THE SOLE METHOD OF VEHICULAR INGRESS AND EGRESS. ACCESS TO LOT 6 SHALL BE SOLELY BY 11th STREET.

CLERK'S CERTIFICATION

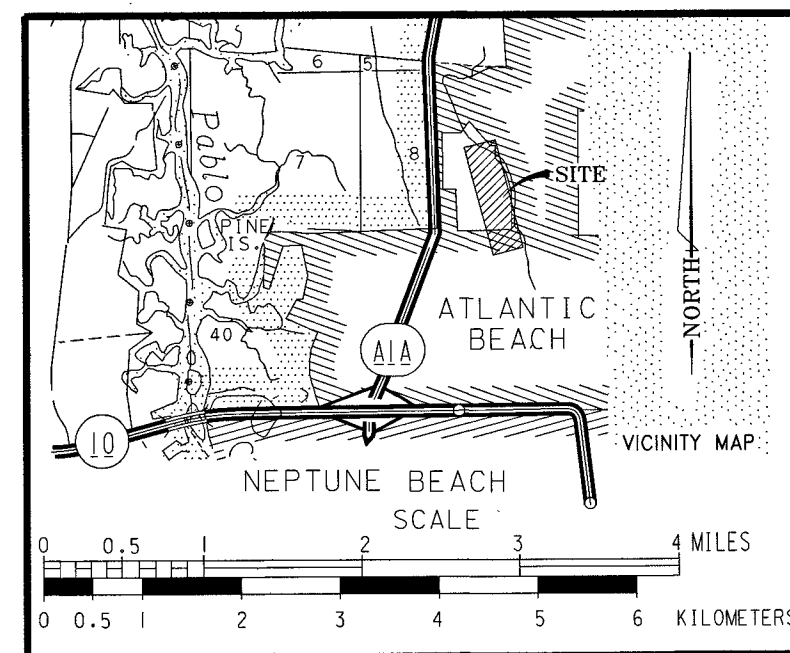
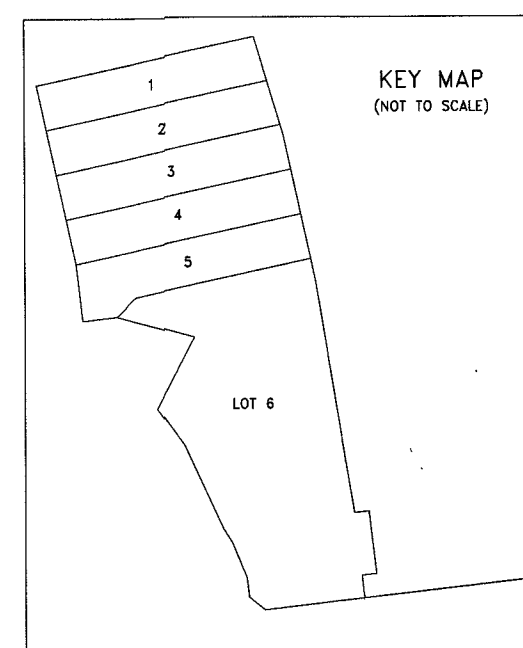
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND ACCEPTED BY THE CITY OF ATLANTIC BEACH, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 71, PAGES 183-185 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED 20th DAY OF August, 2018.
Ronnie Fussell BY Monique Martin
RONNIE FUSSELL DEPUTY CLERK
CLERK OF CIRCUIT COURT

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF ATLANTIC BEACH, FLORIDA, ON THIS 21st DAY OF August, 2018. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY THE CITY OF ANY PART OF SAID SUBDIVISION.

Ellen Glasser
MAYOR OF ATLANTIC BEACH, FL
Donna L. Bartle
CITY CLERK



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT SELVA PRESERVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS LOTS 1 THROUGH 5, SELVA PRESERVE II HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS REPLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. THE LAND SHOWN ON THIS PLAT SHALL REMAIN PRIVATELY OWNED IN FEE SIMPLE AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, NO PART OF SAID LANDS IS DEDICATED TO THE CITY OF ATLANTIC BEACH OR THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN OR SHOWN ON THE PLAT.

THE UNDERSIGNED OWNER, SELVA PRESERVE, LLC, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF LOTS 1 THROUGH 5 AS SHOWN ON THIS PLAT AND THEIR SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID OWNER, TO SERVE LOTS 1 THROUGH 5 SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS ESTRELA LANE SHOWN ON THIS PLAT, SELVA PRESERVE, LLC, ITS SUCCESSORS AND ASSIGNS, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

UNOBSTRUCTED EASEMENT FOR SERVICE AND MAINTENANCE OF THE WATER AND SEWER SYSTEM WITHIN ESTRELA LANE SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF ATLANTIC BEACH ITS SUCCESSORS AND ASSIGNS.

THE UNDERSIGNED OWNER SELVA PRESERVE, LLC, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AND SHALL HAVE SOLE AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF ATLANTIC BEACH TO DEDICATE TO THE PUBLIC ALL OR PART OF LOTS 1 THROUGH 5 ON THIS PLAT DESIGNATED AS A LANE.

LOTS 1 THROUGH 5 SHOWN HEREON ARE SUBJECT TO THOSE CERTAIN DRAINAGE EASEMENTS AS SHOWN ON THE PLAT AND THE SELVA PRESERVE, LLC HEREBY RESERVES FOR ITSELF, SUCCESSORS AND ASSIGNS, THE RIGHT TO TRANSFER SUCH RIGHTS GRANTED UNDER SAID DRAINAGE EASEMENT.

THE UNDERSIGNED OWNER SELVA PRESERVE, LLC, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES FOR ITSELF THAT CERTAIN EASEMENT AND FLOOD PLAIN COMPENSATION AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 17486, PAGE 832, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND SHALL HAVE SOLE AND ABSOLUTE RIGHT TO SUCH AGREEMENT, INCLUDING ACCESS REQUIRED FOR MAINTENANCE AND IMPROVEMENTS THAT IS NECESSARY OR BENEFICIAL TO THE FUTURE OWNERS OF LOTS 1 THROUGH 5 DESCRIBED HEREIN OR TO THE OWNERS OF ADJACENT LANDS.

THE UNDERSIGNED OWNER SELVA PRESERVE, LLC HEREBY RESERVES FOR ITSELF AND THEIR SUCCESSORS AND ASSIGNS, THE SOLE AND ABSOLUTE RIGHT TO GRANT PROVIDERS OF UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE (INCLUDING INGRESS AND EGRESS) OF SUCH UTILITY IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE OWNERS OF THE LANDS DESCRIBED HEREIN OR TO THE OWNERS OF ADJACENT LANDS.

THE UNDERSIGNED SELVA PRESERVE, LLC, OWNER OF LOTS 1 THROUGH 5 DEDICATED HEREIN ARE SUBJECT TO THAT CERTAIN GREENWAY EASEMENT AS SHOWN ON THIS PLAT AND RECORDED IN OFFICIAL RECORDS BOOK 17511, PAGE 53 IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND THE CITY OF ATLANTIC BEACH SHALL HAVE SOLE AND ABSOLUTE RIGHT TO THE EASEMENT INCLUDING ACCESS REQUIRED FOR MAINTENANCE AND IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO THE CITY OF ATLANTIC BEACH.

IN WITNESS WHEREOF THE ABOVE NAMED SELVA PRESERVE, LLC, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 21st DAY OF August, 2018.

SELVA PRESERVE, LLC, AS OWNER OF LOT 1 THROUGH 5

WITNESS: Daniel Boonitales Laura Ferrante
PRINT NAME: Daniel Boonitales LAURA FERRANTE, PRESIDENT OF NORTH FLORIDA
WITNESS: Renee Johnson PIONEERS, INC., THE MANAGING MEMBER OF
PRINT NAME: Renee Johnson SELVA PRESERVE, LLC

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF August, A.D., 2018 BY LAURA FERRANTE, AS PRESIDENT, OF NORTH FLORIDA PIONEERS, INC., THE MANAGING MEMBER OF SELVA PRESERVE A FLORIDA LIMITED LIABILITY COMPANY.

Jeff PUBLIC, STATE OF FLORIDA AT LARGE August 23, 2021
MY COMMISSION EXPIRES:

CITY OF ATLANTIC BEACH, FLORIDA, AS OWNER OF LOT 6 ONLY
AND HOLDER OF GREENWAY EASEMENT

THIS IS TO CERTIFY THAT THE CITY OF ATLANTIC BEACH, FLORIDA, A MUNICIPAL CORPORATION, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON SHOWN ONLY AS LOT 6, SELVA PRESERVE II, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND JOINS IN THIS REPLAT ONLY AS THE OWNER OF SAID LOT 6 AND AS THE HOLDER OF THAT CERTAIN GREENWAY EASEMENT AS SHOWN HEREON AND AS RECORDED IN OFFICIAL RECORDS BOOK 17511, PAGE 53 IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THE CITY HEREBY RESERVES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, THE SOLE AND ABSOLUTE RIGHT TO TRANSFER AND CONVEY OWNERSHIP OF SAID LOT 6 AND SUCH EASEMENTS AND AUTHORIZATIONS AS IT DEEMS NECESSARY AND BENEFICIAL OVER SAID LOT 6 AND AS TO THE GREENWAY EASEMENT, IN ACCORD WITH THE PROVISIONS OF THE GREENWAY EASEMENT AGREEMENT RECORDED AND REFERENCED ABOVE.

BY: Ellen Glasser DATE: 8/27/18
ELLEN GLASSER, MAYOR
CITY OF ATLANTIC BEACH, FL

BY: Donna L. Bartle DATE: 8/27/18
DONNA L. BARTLE, CITY CLERK
CITY OF ATLANTIC BEACH, FL

GEOMATICS CORP.

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LICENSED BUSINESS
FLORIDA #7779 GEORGIA #780
SOUTH CAROLINA #3887 ALABAMA #794
NORTH CAROLINA COA #7752



P.S.D. NO. :

CITY DEVELOPMENT NO. :

JEAL AVAILABILITY NO.

SELVA PRESERVE II

A REPLAT OF SELVA PRESERVE AS RECORDED IN PLAT BOOK 71, PAGES 63-65., OF THE PUBLIC RECORDS OF DUVAL COUNTY BEING A PORTION OF SECTIONS 16 AND 17, TOWNSHIP-2-SOUTH, RANGE-29-EAST, ATLANTIC BEACH, DUVAL COUNTY, FLORIDA

PLAT BOOK 71, PAGE 184
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STATE PLANE COORDINATE TABLE (SEE NOTE 7)			
POINT NUMBER	NORTHING	EASTING	DESCRIPTION
1	2182707.6149	528414.8561	SOUTHWEST CORNER OF LOT 5
2	2183113.1831	528277.8118	NORTHWEST CORNER OF LOT 1

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	156°24'48"	35.00'	95.55'	68.52'
C2	63°15'58"	15.00'	16.56'	15.73'
C3	90°00'54"	25.00'	39.28'	35.36'
C4	32°00'00"	120.00'	67.02'	66.15'
C5	14°00'00"	116.85'	28.55'	28.48'
C6	23°04'05"	200.00'	80.52'	79.98'
C7	05°30'40"	4235.83'	407.44'	407.28'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S79°03'10"W	31.46
L2	N69°32'53"W	42.12
L3	N30°01'10"W	60.41
L4	N12°02'34"W	159.96
L5	N00°54'25"E	18.13
L6	N11°56'50"W	62.36
L7	N48°44'43"E	30.65
L8	N11°56'50"W	65.00
L9	N78°03'10"E	25.00

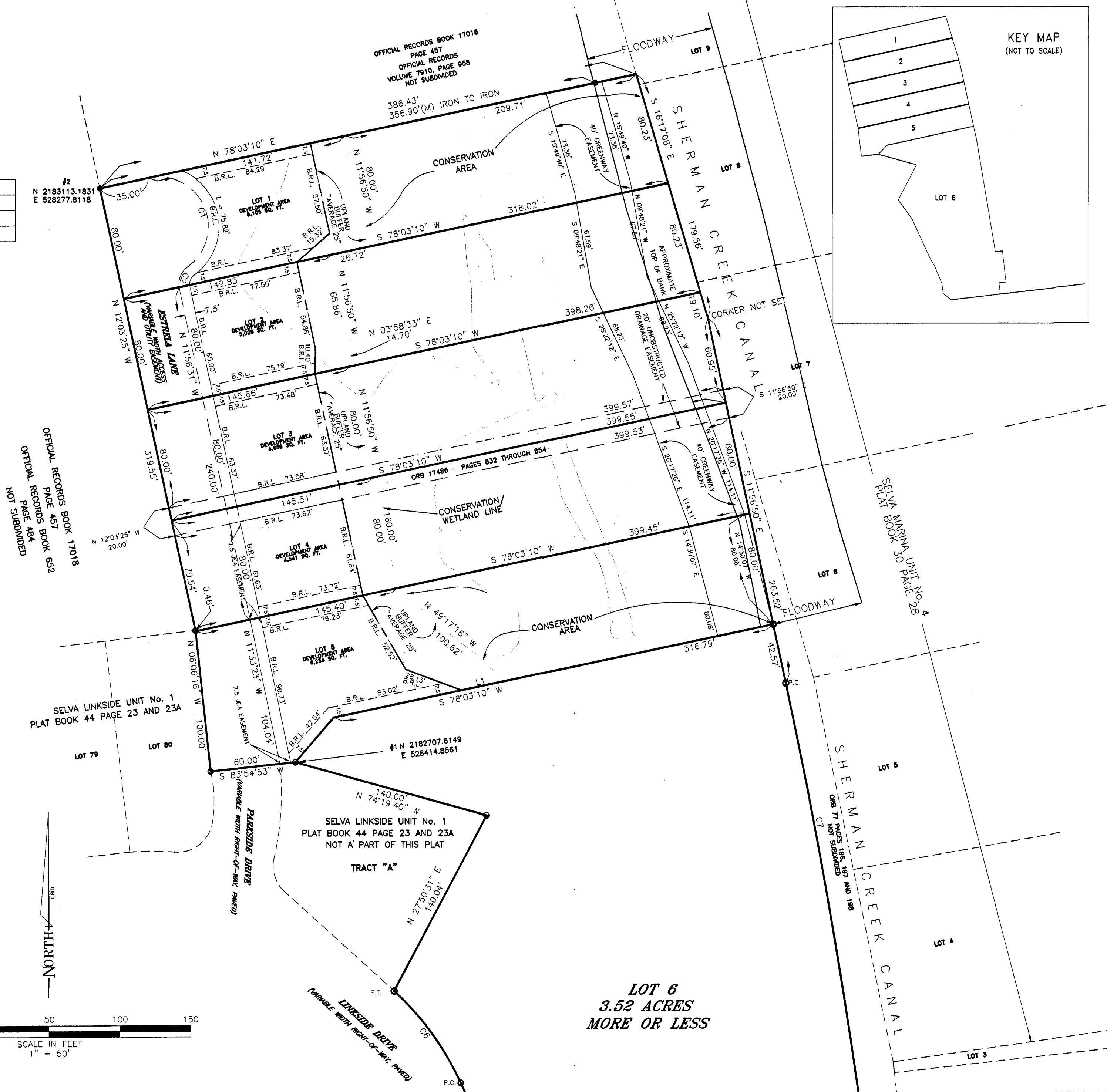
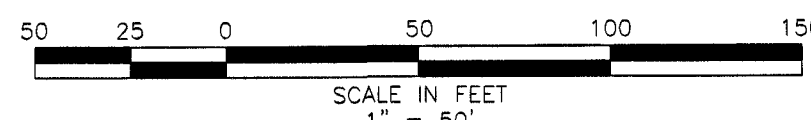
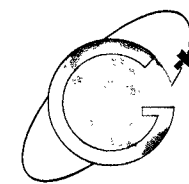
LEGEND / ABBREVIATIONS

- DENOTES SET 4"x4" CONCRETE MONUMENT, STAMPED LB 6979
- DENOTES FOUND CONCRETE MONUMENT, LB 120
- DENOTES FOUND 1/2" REBAR LS 5468
- DENOTES FOUND 1/2" IRON PIPE NO. ID.
- DENOTES FOUND 1/2" IRON PIPE LB 3857
- DENOTES FOUND 1/2" REBAR LB 120
- DENOTES SET 1/2" IRON PIPE LB 6979
- LB LICENSED BUSINESS
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENT
- P.R.C. POINT OF REVERSE CURVE
- N 1955846.23 DENOTES STATE PLAIN COORDINATE PAIR
- E 537877.72 DENOTES OFFICIAL RECORDS BOOK
- ORB DENOTES DEED
- (D) DENOTES DEED
- (M) DENOTES MEASURED
- B.R.L. DENOTES BUILDING RESTRICTION LINE

NOTES:

- 1.) BEARINGS ARE BASED ON THE NORTHERLY LINE OF LOT 6 OF SELVA PRESERVE (N 78°03'10" E) AND REFERS TO THE PLAT OF SELVA PRESERVE MAP BOOK 71 PAGES 63-65.
- 2.) THE HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2007 (NAD83/2007) AND EXPRESSED IN U.S. SURVEY FEET.

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NORTH CAROLINA COA #0702



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SELVA PRESERVE II

A REPLAT OF SELVA PRESERVE AS RECORDED IN PLAT BOOK 71, PAGES 63-65., OF THE PUBLIC RECORDS OF DUVAL COUNTY BEING A PORTION OF SECTIONS 16 AND 17, TOWNSHIP-2-SOUTH, RANGE-29-EAST, ATLANTIC BEACH, DUVAL COUNTY, FLORIDA

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	158°24'48"	35.00'	95.55'	68.52'
C2	63°15'58"	15.00'	16.56'	15.73'
C3	90°00'54"	25.00'	39.28'	35.36'
C4	32°00'00"	120.00'	67.02'	66.15'
C5	14°00'00"	116.85'	28.55'	28.48'
C6	23°04'05"	200.00'	80.52'	79.98'
C7	05°30'40"	4235.83'	407.44'	407.28'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S78°03'10" W	31.46'
L2	N69°32'53" W	42.12'
L3	N30°01'10" W	60.41'
L4	N12°02'34" W	159.96'
L5	N00°54'25" E	18.13'
L6	N11°56'50" W	62.36'
L7	N48°44'53" E	30.65'
L8	N11°56'50" W	65.00'
L9	N78°03'10" E	25.00'

LEGEND / ABBREVIATIONS

■.....DENOTES SET 4"x4" CONCRETE MONUMENT, STAMPED LB 6979
 ●.....DENOTES FOUND CONCRETE MONUMENT, LB 120
 ○.....DENOTES FOUND 1/2" REBAR LS 5488
 ○.....DENOTES FOUND 1/2" IRON PIPE NO ID.
 ○.....DENOTES FOUND 1/2" IRON PIPE LB 3857
 ○.....DENOTES FOUND 1/2" REBAR LB 120
 ○.....DENOTES SET 1/2" IRON PIPE LB 6979
 LB.....LICENSED BUSINESS
 P.C.....POINT OF CURVATURE
 P.T.....POINT OF TANGENT
 P.R.C.....POINT OF REVERSE CURVE
 N 1855446.23.....DENOTES STATE PLAIN COORDINATE PAIR
 E 8507877.72.....OFFICIAL RECORDS BOOK
 ORB.....DENOTES DEED
 (D).....DENOTES MEASURED
 (M).....DENOTES MEASURED
 B.R.L.....DENOTES BUILDING RESTRICTION LINE

NOTES:

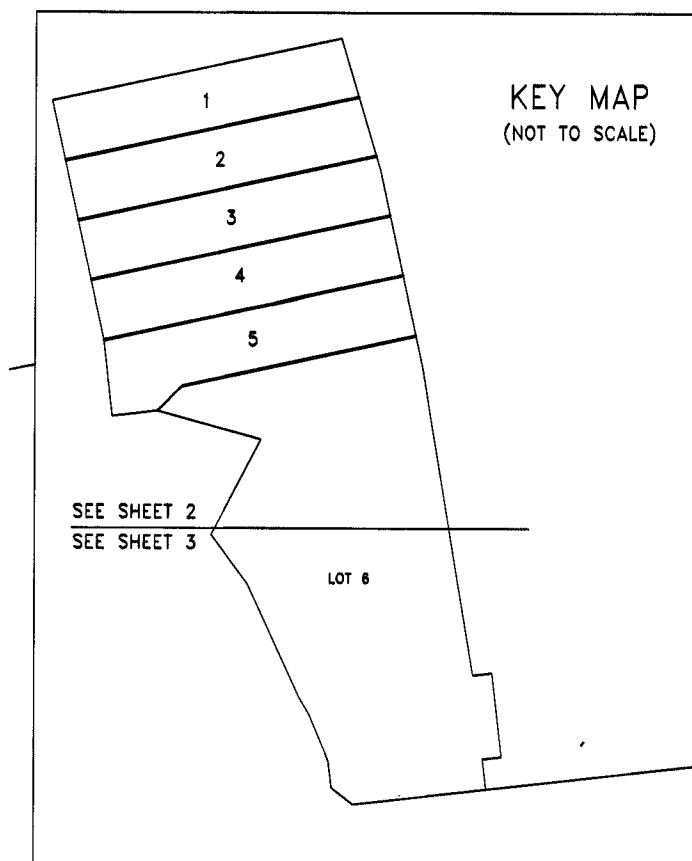
- 1.) BEARINGS SHOWN HEREIN ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF 11TH STREET AS BEING S 83° 42' 00" W AND REFERS TO THE PLAT OF SELVA LINKSIDE UNIT 1, MAP BOOK 44 PAGE 23 AND 23A.
- 2.) THE HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2007 (NAD83/2007) AND EXPRESSED IN U.S. SURVEY FEET.

SCALE IN FEET
1" = 50'

NORTH

SELVA LINKSIDE UNIT No. 1
PLAT BOOK 44 PAGE 23 AND 23A

LOT 6
3.52 ACRES
MORE OR LESS



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