

SEMINOLE REACH

A PART OF LOT 1, DIVISION 3, ANDREW DEWEES GRANT,
SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST

ATLANTIC BEACH, DUVAL COUNTY, FLORIDA.

PLAT BOOK 44 PAGE 67

SHEET 1 OF 2 SHEETS

TAXES VERIFIED R.B.F

CAPTION A PART OF LOT 1, DIVISION 3, ANDREW DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE LANDS AS DESCRIBED IN DEED BOOK 747, PAGE 6 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE EASTERLY RIGHT OF WAY LINE OF SEMINOLE ROAD (COUNTY ROAD NO. 608), FORMERLY SEMINOLE BEACH ROAD, AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY; THENCE S.00°16'25"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 517.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°16'25"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 136.25 FEET; THENCE N.89°43'35"E., PERPENDICULAR TO SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 448.60 FEET TO AN INTERSECTION WITH THE EROSION CONTROL LINE ESTABLISHED BY PLAT BOOK 35, PAGE 59, 59A AND 59B OF THE AFORESAID CURRENT PUBLIC RECORDS; THENCE N.01°07'02"W., ALONG SAID EROSION CONTROL LINE, A DISTANCE OF 136.26 FEET TO A POINT WHICH BEARS N.89°43'35"E. FROM THE POINT OF BEGINNING; THENCE S.89°43'35"W. A DISTANCE OF 446.59 FEET TO THE POINT OF BEGINNING, CONTAINING 1.40 ACRES MORE OR LESS.

88-90094

CERTIFICATE OF CLERK I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT IT IS FILED FOR RECORD IN PLAT BOOK 44 PAGES 67, 67A IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 14 DAY OF Sept. 6, 1988.

Henry W. Cook
CLERK

By: Doris Lacapfield
DEPUTY CLERK

CITY COMMISSION APPROVAL EXAMINED AND APPROVED BY THE CITY COMMISSION OF ATLANTIC BEACH FLORIDA, THIS 25 DAY OF August A.D., 1988.

AR Tucker
CLERK

Mike McNeill
MAYOR

DEDICATION FOR MORTGAGEE THIS IS TO CERTIFY THAT FLORIDA NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT DO HEREBY JOIN IN AND MAKE OURSELVES A PARTY OF THE ADOPTION AND DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, FLORIDA NATIONAL BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS SEAL HERETO AFFIXED THIS 16 DAY OF August A.D., 1988.

FLORIDA NATIONAL BANK

William J. Van
WITNESS

Frank E. Rogers
VICE PRESIDENT

Patricia L. Lott
WITNESS

STATE OF FLORIDA I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, Patricia L. Lott, VICE PRESIDENT OF FLORIDA NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, 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.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE, IN THE COUNTY OF DUVAL AND THE STATE OF FLORIDA, THIS 16 DAY OF August A.D., 1988.

Balotte M. A. Lott
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: April 26, 1991

ADOPTION AND DEDICATION THIS IS TO CERTIFY THAT THE UNDERSIGNED, S.G.M. & O. JOINT VENTURE I, A FLORIDA GENERAL PARTNERSHIP, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE ABOVE CAPTIONED LANDS, HENCEFORTH TO BE KNOWN AS SEMINOLE REACH AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. NO PART OF SAID LANDS IS DEDICATED TO THE CITY OF ATLANTIC BEACH OR THE COUNTY OF DUVAL. ALL ROADS (PERMANENT EASEMENTS FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES), TOGETHER WITH THE EASEMENTS SHOWN HEREON SHALL REMAIN PRIVATE AND THE SOLE EXCLUSIVE PROPERTY OF S.G.M. & O. JOINT VENTURE I, ITS SUCCESSORS OR ASSIGNS, EXCEPT AS HEREINAFTER PROVIDED. S.G.M. & O. JOINT VENTURE I, ITS SUCCESSORS OR ASSIGNS, HEREBY RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL ROADS (EASEMENTS FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES), DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY DRAINAGE FACILITIES OR OTHERWISE, EXCEPT AS HEREINAFTER PROVIDED. S.G.M. & O. JOINT VENTURE I, DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID S.G.M. & O. JOINT VENTURE I, TO SERVE THE LAND SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS S.G.M. & O. JOINT VENTURE I, ITS SUCCESSORS OR ASSIGNS, REGARDLESS OF THE PRECEDING PROVISIONS, S.G.M. & O. JOINT VENTURE I, ITS SUCCESSORS OR ASSIGNS, HEREBY RESERVES AND SHALL HAVE THE ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF ATLANTIC BEACH CITY COMMISSION TO DEDICATE TO THE CITY OF ATLANTIC BEACH ALL OR ANY PART OF THE ROADS AND OR EASEMENTS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, S.G.M. & O. JOINT VENTURE I, HAS CAUSED THESE PRESENTS TO BE SIGNED BY A GENERAL PARTNER, BY AND WITH THE AUTHORITY OF BOTH ITS GENERAL PARTNERS, IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 16 DAY OF August A.D., 1988.

S.G.M. & O. JOINT VENTURE I
BY: MIDOR ENTERPRISES, INC.

Balotte M. A. Lott
WITNESS

Michael A. Akel
MICHAEL A. AKEL
PRESIDENT

William J. Van
WITNESS

STATE OF FLORIDA I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, MICHAEL A. AKEL, PRESIDENT OF MIDOR ENTERPRISES, INC., A FLORIDA CORPORATION ON BEHALF OF THE CORPORATION, AS A GENERAL PARTNER OF S.G.M. & O. JOINT VENTURE I, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, 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.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS 16 DAY OF August A.D., 1988.

Balotte M. A. Lott
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: April 26, 1991

CERTIFICATE OF SURVEYOR THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED 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 AS 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 17 DAY
OF AUGUST A.D. 1988.

BY: Jerry M. Sizemore
JERRY M. SIZEMORE
REGISTERED LAND SURVEYOR
NO. 4177, STATE OF FLORIDA

PREPARED BY:
H.A. DURDEN AND ASSOC. INC.
1103 SOUTH THIRD STREET
JACKSONVILLE BEACH, FL 32250

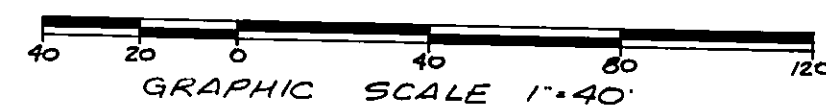
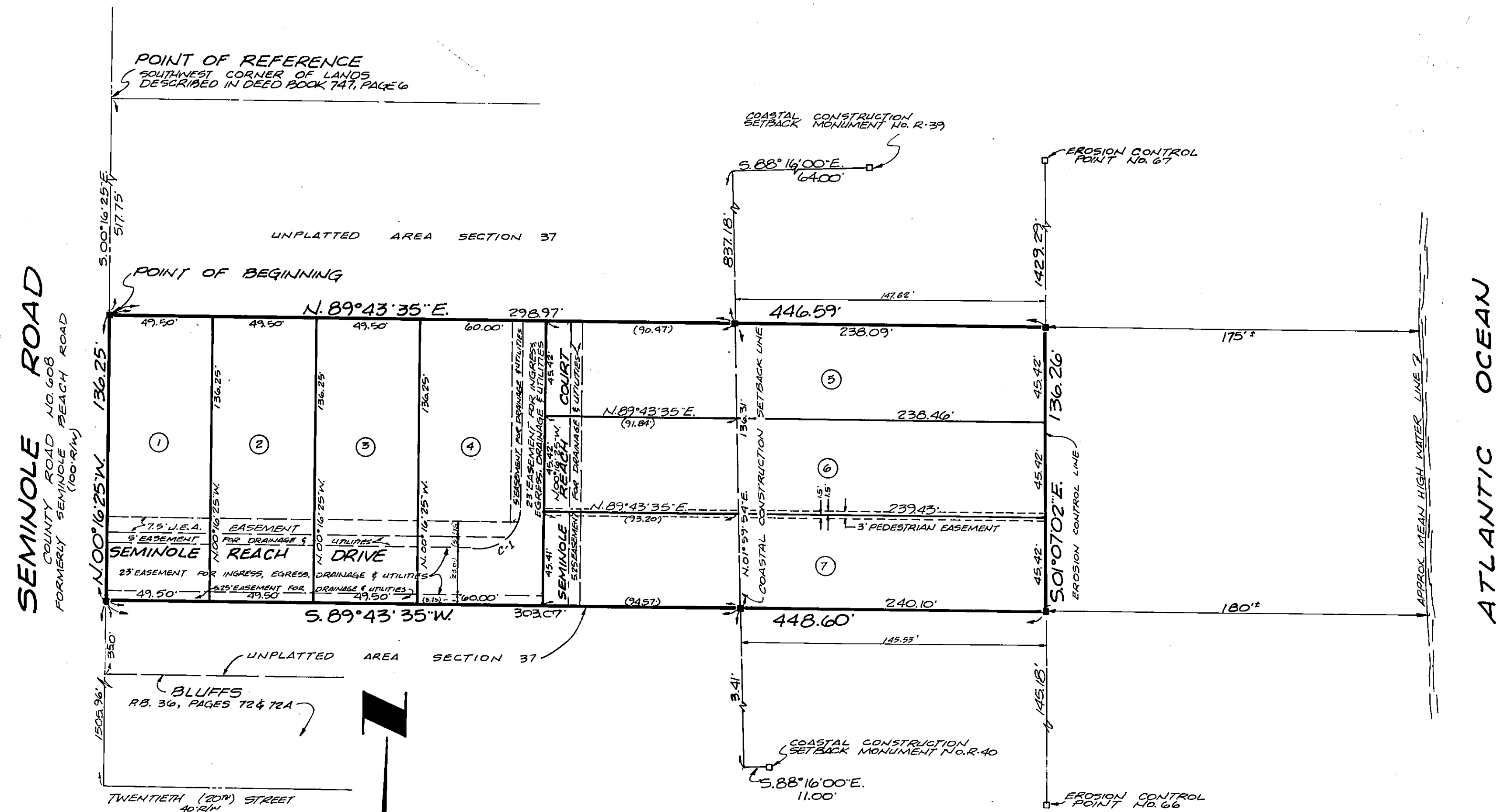
SEMINOLE REACH

A PART OF LOT 1, DIVISION 3, ANDREW DEWEES GRANT,
SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST

ATLANTIC BEACH, DUVAL COUNTY, FLORIDA.

PLAT BOOK 44 PAGE 67A

SHEET 2 OF 2 SHEETS



CURVE TABLE				
CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	RADIUS
C1	S. 44° 43' 36" W.	28.28'	90° 00' 00"	20.00'
				ARC 31.42'

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

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE COASTAL CONSTRUCTION SETBACK LINE AS PER PLAT BOOK 13, PAGES 24 THROUGH 24E.
- 2) THE EROSION CONTROL LINE SHOWN HEREON IS BASED ON PLAT BOOK 35, PAGES 59 THROUGH 59B. THE EROSION CONTROL LINE SHOWN HEREON IS THE SEAWARD BOUNDARY, AS PER FLORIDA STATUTE 161.191.
- 3) DISTANCES SHOWN THUS (10.5) ARE FROM LOT CORNERS TO EASEMENT LINES AND, OR POINTS OF CURVATURE ON EASEMENT LINES.
- 4) ■ DENOTES PERMANENT REFERENCE MONUMENT SET.
- 5) ① DENOTES LOT NUMBER.

PREPARED BY:
H.A. CURCEN AND ASSOC., INC.
1103 SOUTH THIRD STREET
JACKSONVILLE BEACH, FL 32250