

# SHELL BAY UNIT ONE

A PART OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 28 EAST,  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

### CAPTION

PARCEL "A"  
A PART OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 21 WITH THE SOUTHERLY RIGHT OF WAY LINE OF HECKSCHER DRIVE (STATE ROAD NO. 105, A 100 FOOT RIGHT OF WAY); THENCE SOUTH 81°15'13" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 418.46 FEET TO THE WEST RIGHT OF WAY LINE OF MILTON DRIVE (A 60 FOOT RIGHT OF WAY), AND THE POINT OF BEGINNING; THENCE, CONTINUE SOUTH 81°15'13" WEST AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF HECKSCHER DRIVE, A DISTANCE OF 202.27 FEET; THENCE SOUTH 00°09'02" EAST, PARALLEL WITH THE WEST RIGHT OF WAY LINE OF MILTON DRIVE, A DISTANCE OF 404.60 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7107, PAGE 770 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 81°15'13" EAST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 202.27 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF MILTON DRIVE; THENCE NORTH 00°09'02" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 404.60 FEET TO THE POINT OF BEGINNING, CONTAINING 80,920 SQUARE FEET, OR 1.858 ACRES, MORE OR LESS.

Approved 7/22/98  
Date  
Stall  
City Engineer  
For Director of Public Works  
Approved 7/28/98  
Date  
Heurman  
for General Council

### PARCEL "B"

A PART OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 21 WITH THE SOUTHERLY RIGHT OF WAY LINE OF HECKSCHER DRIVE (STATE ROAD NO. 105, A 100 FOOT RIGHT OF WAY); THENCE SOUTH 81°15'13" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 418.46 FEET TO THE WEST RIGHT OF WAY LINE OF MILTON DRIVE (A 60 FOOT RIGHT OF WAY); THENCE SOUTH 00°09'02" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 429.88 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7107, PAGE 770 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND TO THE POINT OF BEGINNING; THENCE SOUTH 81°15'13" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 202.27 FEET; THENCE SOUTH 00°09'02" EAST, PARALLEL WITH SAID WEST RIGHT OF WAY LINE OF MILTON DRIVE, A DISTANCE OF 567.94 FEET TO A POINT ON THE NORTH LINE OF LOT 15, BLOCK 9, HECKSCHER DRIVE ESTATES UNIT FOUR AS RECORDED IN PLAT BOOK 29, PAGES 39 AND 39A OF SAID PUBLIC RECORDS; THENCE NORTH 81°15'30" EAST ALONG THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 85.36 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE SOUTH 85°24'05" EAST, CONTINUING ALONG SAID NORTH LINE OF BLOCK 9, A DISTANCE OF 109.28 FEET TO A POINT ON THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF MILTON DRIVE, SAID POINT LYING ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1115.92 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 122.33 FEET, MAKING A CENTRAL ANGLE OF 06°16'51" AND HAVING A CHORD BEARING OF NORTH 02°59'23" EAST AND A CHORD DISTANCE OF 122.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°09'02" WEST, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 472.39 FEET TO THE POINT OF BEGINNING, CONTAINING 114,880 SQUARE FEET, OR, 2.637 ACRES, MORE OR LESS.

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 23rd DAY OF July, 1998.

Glenn E. Mc Gregor  
GLENN E. MC GREGOR, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLA. LICENSE No. 4252

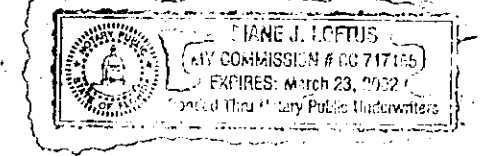
### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT FRED L. AHERN AND HOWARD L. MORRIS ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS SHELL BAY UNIT ONE, 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, NO PART OF THIS PLAT IS DEDICATED TO THE CITY OF JACKSONVILLE OR TO DUVAL COUNTY, FLORIDA. TRACT "A" ( CONSERVATION BUFFER ) IS HEREBY DEDICATED TO THE SHELL BAY HOMEOWNERS ASSOCIATION, AND SHALL BE MAINTAINED BY SAME, AND THE TEN (10) FOOT LANDSCAPE BUFFER SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, AND MAINTAINED BY SAME.

IN WITNESS THEREOF, FRED L. AHERN AND HOWARD O. MORRIS HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 22nd DAY OF June, A.D., 1998.

Russell V. Zimmerman  
WITNESS  
PRINT NAME: Russell V. Zimmerman  
Diane J. Loftus  
WITNESS  
PRINT NAME: Diane J. Loftus

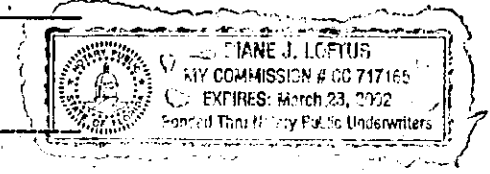
BY: Fred L. Ahern  
FRED L. AHERN, OWNER



### STATE OF FLORIDA, COUNTY OF DUVAL

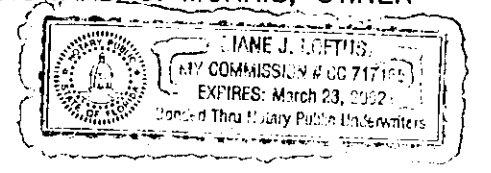
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 9th DAY OF June, A.D., 1998, BY FRED L. AHERN. FRED L. AHERN IS PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH.

Diane J. Loftus  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
PRINT NAME: Diane J. Loftus  
COMMISSION NO. CC 717165  
MY COMMISSION EXPIRES 3/23/2002



Russell V. Zimmerman  
WITNESS  
PRINT NAME: Russell V. Zimmerman  
Diane J. Loftus  
WITNESS  
PRINT NAME: Diane J. Loftus

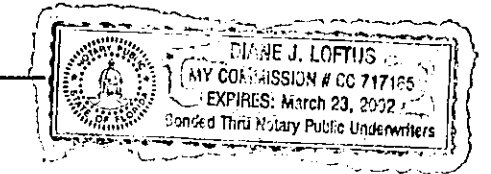
BY: Howard O. Morris  
HOWARD O. MORRIS, OWNER



### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 9th DAY OF June, A.D., 1998, BY HOWARD O. MORRIS. HOWARD O. MORRIS IS PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH.

Diane J. Loftus  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
PRINT NAME: Diane J. Loftus  
COMMISSION NO. CC 717165  
MY COMMISSION EXPIRES 3/23/2002



### SURVEYORS'S 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 AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 9th DAY OF JUNE, A.D., 1998.

Donn W. Boatwright  
DONN W. BOATWRIGHT, P.L.S.  
REGISTERED LAND SURVEYOR NO. 3295  
STATE OF FLORIDA  
FLORIDA LICENSED SURVEYING AND MAPPING  
BUSINESS No. 3672

### APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CITY ORDINANCE NO. 95-0130-0074 OF SAID CITY, ADOPTED BY ITS COUNCIL, AND APPROVED BY ITS MAYOR THIS 30th DAY OF July, A.D., 1998.

James G. Moore  
DIRECTOR OF PUBLIC WORKS

7/30/98  
DATE



### CLERKS CERTIFICATE 98-185397

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 52 PAGES 13, 13A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 31st DAY OF July, A.D., 1998.

Almae W. Cook  
CLERK OF THE CIRCUIT COURT

AYO Dom  
DEPUTY CLERK

P.S.D. 97-021  
DEVELOPMENT No. 3273

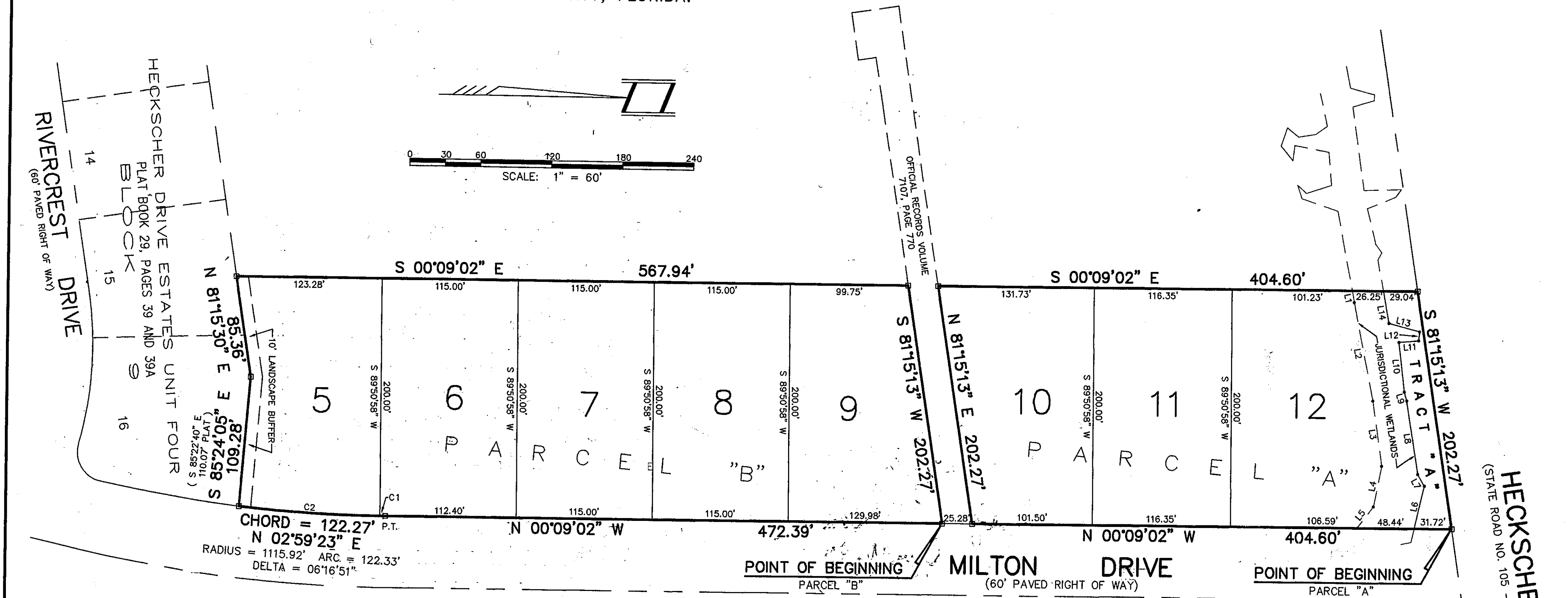
PREPARED BY:  
BOATWRIGHT LAND SURVEYORS, INC.  
1711 5th STREET SOUTH  
JACKSONVILLE BEACH, FLORIDA  
(904) 241-8550

# SHELL BAY UNIT ONE

A PART OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 28 EAST,  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **52** PAGE **13A**

SHEET **2** OF **2**



CHORD = 122.27' P.T.  
N 02°59'23" E  
RADIUS = 1115.92' ARC = 122.33'  
DELTA = 06°16'51"

**CURVE TABLE**

NUMBER	RADIUS =	CHORD	CHORD BEARING	ARC	DELTA =
C1	1115.92	2.60	N 00°05'02" W	2.60	00°08'00"
C2	1115.92	119.67	N 03°03'23" E	119.73	06°08'51"

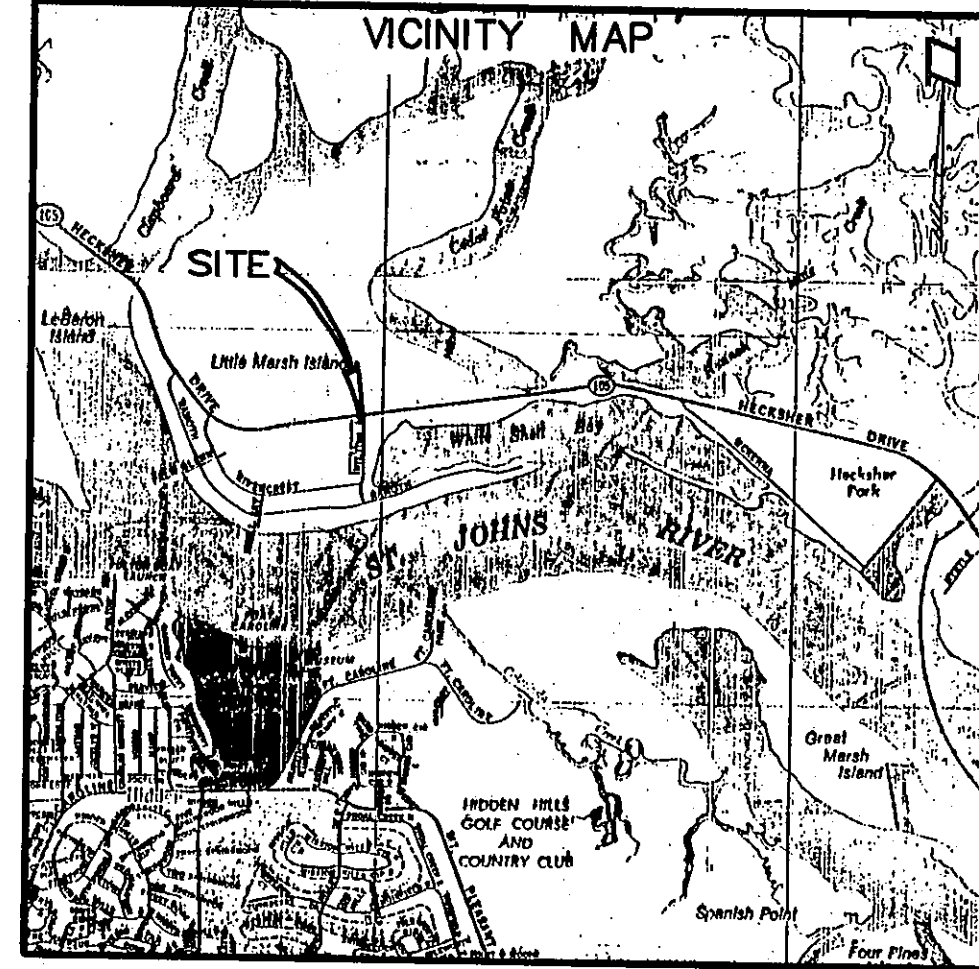
**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 79°00'24" E	9.76'
L2	N 78°45'46" E	84.52'
L3	N 81°45'59" E	55.56'
L4	S 79°05'46" E	34.97'
L5	S 52°48'04" E	22.81'
L6	N 77°09'04" W	37.08'
L7	S 59°42'01" W	11.33'
L8	S 80°56'00" W	62.71'
L9	S 74°01'27" W	7.68'
L10	S 83°22'38" W	42.23'
L11	N 05°23'30" W	16.61'
L12	N 84°12'28" W	7.71'
L13	S 14°33'17" W	26.88'
L14	S 79°20'30" W	27.21'

**NOTES**  
BEARINGS BASED ON THE EAST RIGHT OF WAY LINE OF MILTON DRIVE PER PARCEL 1 IN OFFICIAL RECORDS VOLUME 7275, PAGE 702 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.  
P.T. DENOTES POINT OF TANGENCY.  
C2 DENOTES CURVE NUMBER, SEE CURVE TABLE.  
□ DENOTES PERMANENT REFERENCE MONUMENT (4" X 4" X24" CONCRETE MONUMENT, STAMPED L.S. 3295).  
JURISDICTIONAL WETLANDS SHOWN FLAGGED BY ENVIRONMENTAL RESOURCE SOLUTIONS AND LOCATED ON NOVEMBER 26 and 27, 1996.

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.

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



P.S.D. 97-021  
DEVELOPMENT No. 3273

PREPARED BY:  
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