

TIDEWATER HARBOR

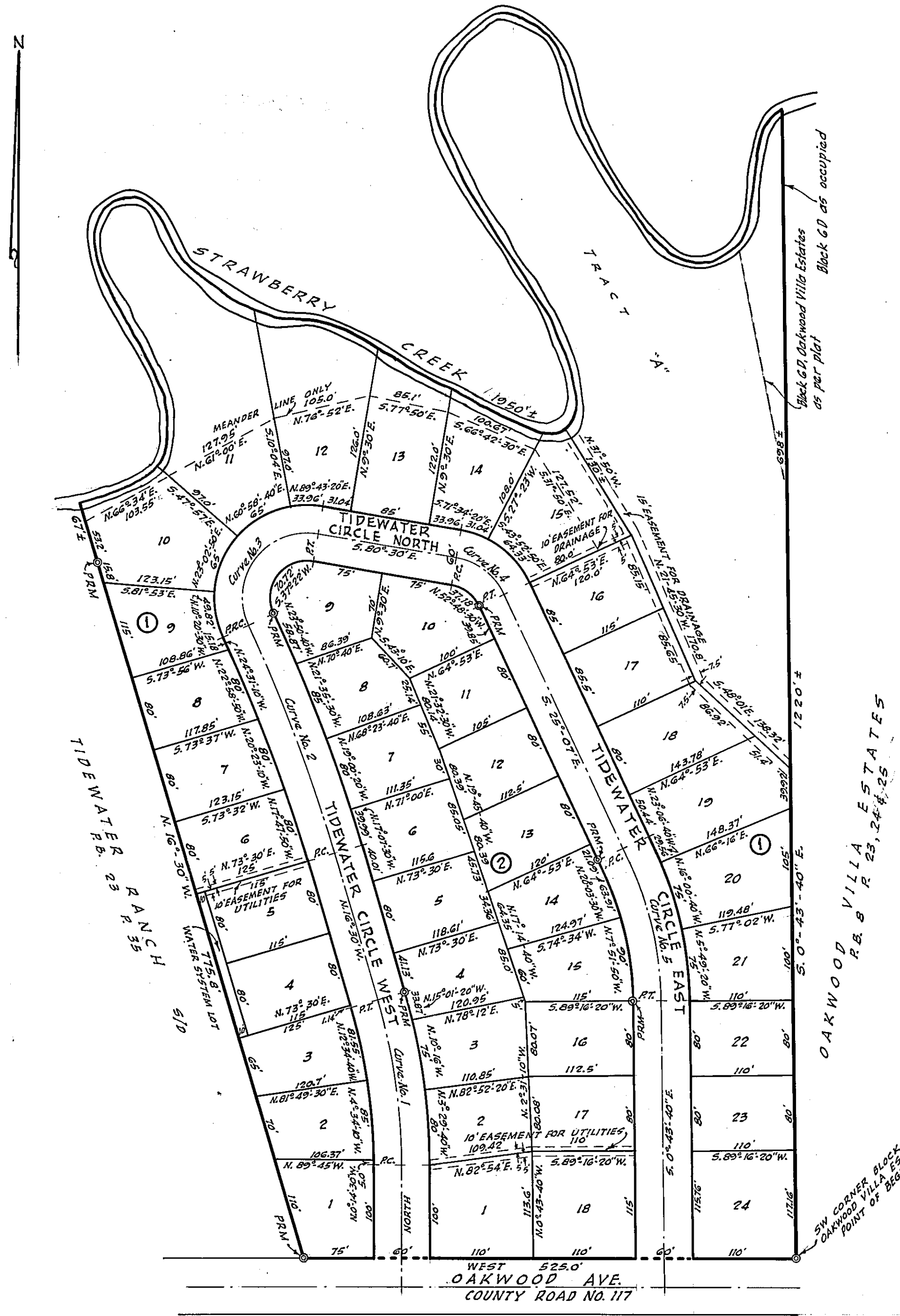
DUVAL COUNTY, FLORIDA

TAXES VERIFIED
[Signature]

BOOK 24-PAGE 1

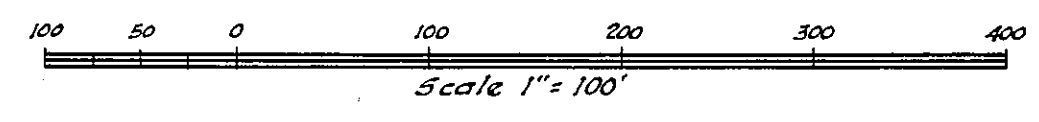
A SUBDIVISION OF A PORTION OF THE JOHN B. RICHARD GRANT, SECTION 50, AND A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 52, BOTH IN TOWNSHIP 2 SOUTH, RANGE 27 EAST, AND BEING MORE PARTICULARLY DESCRIBED IN THE CAPTION BELOW

APPROVED
DATE: Jan. 20, 1953.
BY: *[Signature]*
COUNTY ENGINEER
[Signature]
COUNTY ATTORNEY



CAPTION:
For point of beginning, commence at a permanent reference monument located in the Northernly right of way line of Oakwood Avenue (County Road No. 117) at the southwest corner of Block 6A, Oakwood Villa Estates, as shown on plat recorded in the current public records of Duval County, Florida in Plat Book 8 Page 23.

From the point of beginning thus described, run West along the Northernly right of way line of Oakwood Avenue, a distance of five hundred twenty-five (525) feet to a permanent reference monument located at the southeast corner of land subdivided into Tidewater Ranch, recorded in Plat Book 23 Page 35; run thence North sixteen degrees, thirty minutes West (N. 16° 30' W.) along the Northeastly boundary line of Tidewater Ranch Subdivision, a distance of seven hundred seventy-five and eight tenths (775.8) feet to a permanent reference monument in said line, continue thence North sixteen degrees, thirty minutes West (N. 16° 30' W.) along the Northeastly boundary line of said subdivision, a distance of sixty-seven (67) feet, more or less, to the waters of Strawberry Creek; run thence in a Northeastly direction up Strawberry Creek, with all of its meanderings, a distance of nine hundred fifty (950) feet, more or less, to the Westerly boundary of Oakwood Villa Estates aforementioned as now fenced, occupied and monumented by iron pipes; run thence South zero degrees, forty-three minutes, forty seconds East (S. 0° 43' 40" E.) along the said Westerly boundary of Oakwood Villa Estates, a distance of twelve hundred twenty (1220) feet, more or less, to the point of beginning.
Excepting from the above any portion which may have been platted into Oakwood Villa Estates, aforementioned.



NOTE:
Permanent reference monuments shown thus: \odot PRM
Bearings and distances shown on curves refer to the chord.

CENTER LINE CURVE DATA			
Curve No.	Δ	R	T
1	16° 30' 00"	626.17'	90.79'
2	8° 16' 00"	1798.92'	130.00'
3	124° 16' 00"	70.00'	132.39'
4	55° 25' 00"	70.00'	36.74'
5	24° 23' 20"	392.31'	84.78'

ADOPTION AND DEDICATION
This is to certify that Broadus Contracting Company, Inc., a Florida Corporation, is the lawful owner of the lands described in the caption; that said owner has caused these lands to be surveyed and subdivided; that this plat made in accordance with said survey is hereby adopted as the true and correct plat of said lands and so much of said lands as is included within the streets, roads, circles, and easements shown upon said plat is hereby irrevocably dedicated to Duval County, Florida.
In witness whereof the said Broadus Contracting Company, Inc. has this 19th day of January A.D. 1953 signed these presents by its President and its Secretary respectively, by and with the authority of its Board of Directors.

Signed and sealed in the presence of:
[Signature] President
[Signature] Secretary
Broadus Contracting Company, Inc.

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 acknowledgements, C.U. Broadus and Gladys S. Broadus, respectively President and Secretary of Broadus Contracting Company, Inc., a Florida Corporation, to me known to be the persons described in, and who executed the foregoing dedication and who severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein expressed and that they affixed thereto the official seal of said corporation and the said dedication is the act and deed of said corporation.
Witness my signature and official seal at Jacksonville, Duval County, Florida, this 19th day of January A.D. 1953.
[Signature]
Notary Public State of Florida of Large
My Commission expires March 26, 1954

APPROVAL FOR RECORD
This plat has been examined and is hereby accepted and approved by the Board of County Commissioners of Duval County, Florida, pursuant to a resolution of said Board adopted this 20th day of January A.D. 1953 and pursuant to such resolution all roads, streets, avenues and easements used or shown on any prior plat covering said lands or portions thereof and not shown on this plat are hereby closed, vacated, discontinued and abandoned.

BOARD OF COUNTY COMMISSIONERS OF DUVAL COUNTY, FLORIDA
Clerk: *[Signature]*
Chairman: *[Signature]*
By: *[Signature]* D/C

CLERKS CERTIFICATE
I hereby certify that this plat has been examined and that it complies in form with Chapter 10275 Laws of Florida of 1925 and is filed for record and recorded in Plat Book 24 Page 1 of the public records of Duval County, Florida, this 22nd day of January A.D. 1953.
[Signature]
Deputy Clerk

903-340-A
SURVEYORS CERTIFICATE
I hereby certify that the attached plat is a true representation of the lands surveyed, platted and described, and that permanent reference monuments have been placed according to the laws of Florida.
I further certify that all the Duval County zoning rules and regulations have been complied with.
Signed this 22nd day of January A.D. 1953.
[Signature]
Reg. Land Surveyor No. 248