

TIFFANY BY THE SEA

A PART OF GOVERNMENT LOT 1, FRACTIONAL SECTION 9, AND A PART OF LOT 1,
DIVISION 3 OF THE ANDREW DEWEES GRANT, SECTION 37, BOTH IN TOWNSHIP 2
SOUTH, RANGE 29 EAST, CITY OF ATLANTIC BEACH, DUVAL COUNTY, FLORIDA.

PLAT BOOK 46 PAGE 94

SHEET 1 OF 2

TAXES VERIFIED R.B.F.

CAPTION:

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 1, FRACTIONAL SECTION 9 AND A PART OF LOT 1, DIVISION 3 OF THE ANDREW DEWEES GRANT, SECTION 37, BOTH IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF LOT 80A, NORTH ATLANTIC BEACH UNIT 3, R-C-B-S CORPORATION, AS RECORDED IN PLAT BOOK 15 PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID CORNER BEING SITUATED IN THE EASTERLY RIGHT OF WAY LINE OF SEMINOLE ROAD (COUNTY ROAD NO. 608, A 100 FOOT RIGHT OF WAY); THENCE NORTH 00°13'40" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID SEMINOLE ROAD, 625.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°13'40" WEST, ALONG SAID RIGHT OF WAY LINE, 525.00 FEET; THENCE NORTH 89°46'20" EAST, AT RIGHT ANGLES TO SAID SEMINOLE ROAD, A DISTANCE OF 479.65 FEET TO THE EROSION CONTROL LINE OF SAID COUNTY AS RECORDED IN PLAT BOOK 35 PAGES 59, 59A, AND 59B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 01°52'44" EAST, ALONG SAID EROSION CONTROL LINE, A DISTANCE OF 525.22 FEET TO A POINT WHICH BEARS NORTH 89°46'20" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°46'20" WEST, 494.78 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT OMAA INVESTMENTS, LTD. IS THE LAWFUL OWNER OF THE LANDS DESCRIBED HEREON, KNOWN AS TIFFANY BY THE SEA, AND 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 AND THAT THE 27.5 FOOT UTILITY EASEMENT, THE ACCESS EASEMENT AND PARCEL "B" AS A UTILITY EASEMENT ARE DEDICATED TO THE CITY OF ATLANTIC BEACH, FLORIDA, AND THAT ALL LANES AND COURTS, ALL DRAINAGE EASEMENTS, ALL LANDSCAPE EASEMENTS, AND TRACT "A" ARE ALL DEDICATED TO THE TIFFANY BY THE SEA HOMEOWNERS ASSOCIATION, AND ITS SUCCESSORS AND/OR ASSIGNS, AND THAT THE J.E.A. EASEMENTS AND J.E.A. TRANSFORMER EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS AND/OR ASSIGNS FOR USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM, SAID OMAA INVESTMENTS, LTD., DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES AND DOMESTIC HELP, AND TO THE DELIVERY, PICK UP AND FIRE PROTECTION SERVICE, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED TO SERVE THE LANDS SHOWN ON THIS PLAT, AND THE HOLDERS OF ANY MORTGAGE LIENS ON ANY LOT, THE NON-EXCLUSIVE PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE ROADWAYS DESIGNATED AS "PRIVATE STREET" AS SHOWN HEREON.

IN WITNESS WHEREOF, EDWARD ASH, MANAGING AGENT OF OMAA INVESTMENTS, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 22nd DAY OF April A.D., 1991.

WITNESS

Phyllis A. Linton

WITNESS

Egbert L. Chancey

EDWARD ASH, MANAGING AGENT
OMAA INVESTMENTS, LTD.

STATE OF FLORIDA, COUNTY OF DUVAL

THIS FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF April A.D., 1991 BY EDWARD ASH, MANAGING AGENT, OMAA INVESTMENTS, LTD.

M. Jean Mason
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: Sept. 30, 1994

COMMISSIONERS APPROVAL:

EXAMINED AND APPROVED THIS 13th DAY OF May A.D., 1991, AT THE CITY COMMISSION OF THE CITY OF ATLANTIC BEACH, FLORIDA.

W. G. Wilford Jr.
MAYOR COMMISSIONER

CLERK

Maureen King

CLERKS CERTIFICATE: 91-0061945

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF ATLANTIC BEACH, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 46 PAGE (S) 94, 94A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 20th DAY OF June A.D., 1991.

Henry W. Cook
CLERK OF THE CIRCUIT COURT

Bridget Y. DeVaughn
DEPUTY CLERK

SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE AND 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 CITY OF ATLANTIC BEACH, FLORIDA.

SIGNED AND SEALED THIS 18th DAY OF April A.D., 1991.

Don W. Boatwright
DONN W. BOATWRIGHT, P.L.S.
FLORIDA REGISTERED LAND SURVEYOR NO. 3295

TIFFANY BY THE SEA

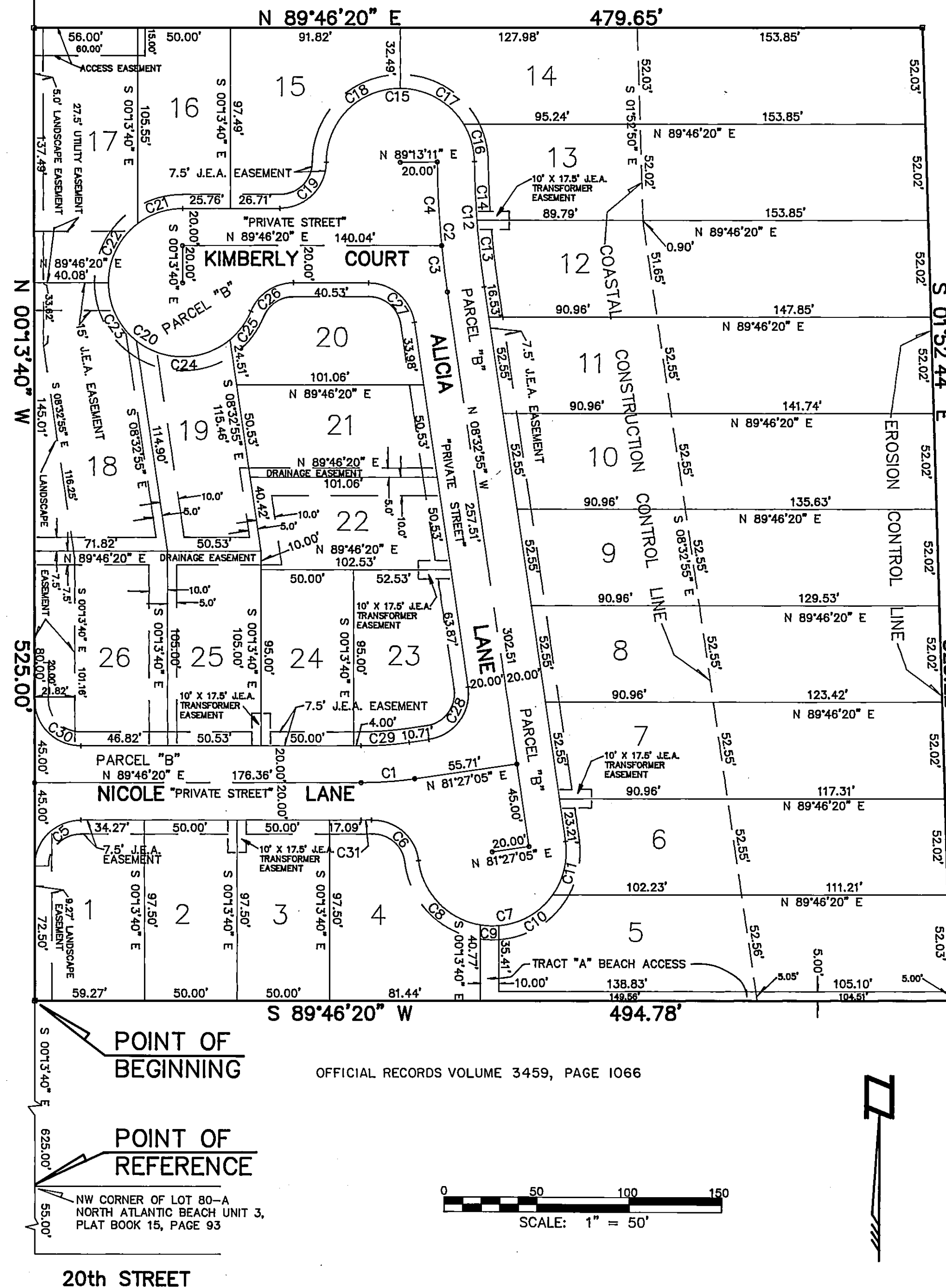
PLAT BOOK 46 PAGE 94A

SHEET 2 OF 2

A PART OF GOVERNMENT LOT 1, FRACTIONAL SECTION 9, AND A PART OF LOT 1, DIVISION 3 OF THE ANDREW DEWEES GRANT, SECTION 37, BOTH IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, CITY OF ATLANTIC BEACH, DUVAL COUNTY, FLORIDA.

OFFICIAL RECORDS VOLUME 3042, PAGE 1150

SEMINOLE
COUNTY ROAD No. 608
100' R/W
ROAD



OFFICIAL RECORDS VOLUME 3459, PAGE 1066

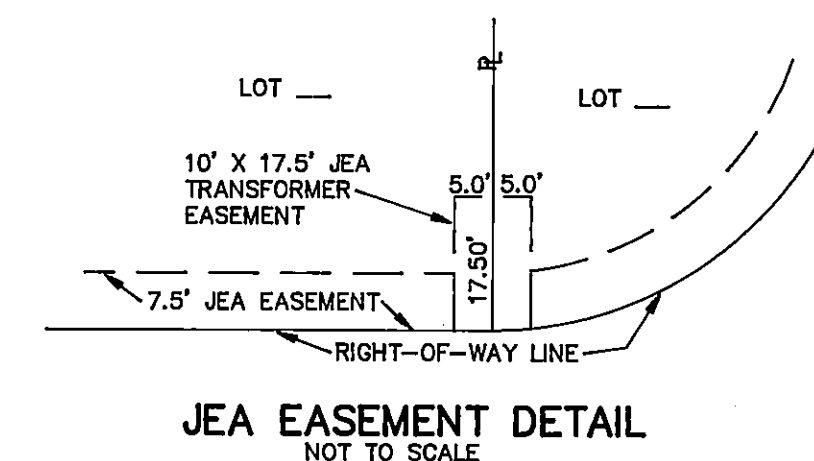
ATLANTIC

OCEAN

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	200.00'	29.05'	14.55'	29.02'	N 85°36'43" E	08°19'15"
C2	520.00'	70.50'	35.31'	70.45'	N 04°39'52" W	07°46'06"
C3	520.00'	25.23'	12.62'	25.23'	N 07°09'31" W	02°46'49"
C4	520.00'	45.27'	22.65'	45.26'	N 03°16'28" W	04°59'17"
C5	25.00'	39.27'	25.00'	35.36'	N 44°46'20" W	90°00'00"
C6	25.00'	36.95'	22.78'	33.68'	S 49°20'42" E	84°41'09"
C7	40.00'	126.74'	N/A	79.99'	N 82°13'29" E	181°32'47"
C8	40.00'	51.63'	30.12'	48.12'	S 43°58'47" E	73°57'18"
C9	40.00'	10.03'	5.04'	10.01'	S 88°08'34" E	14°22'16"
C10	40.00'	34.46'	18.38'	33.41'	N 59°59'19" E	49°21'59"
C11	40.00'	30.62'	16.10'	29.87'	N 13°22'50" E	43°51'14"
C12	500.00'	67.79'	33.95'	67.74'	N 04°39'59" W	07°46'06"
C13	500.00'	35.87'	17.94'	35.86'	N 06°29'37" W	04°06'35"
C14	500.00'	31.93'	15.97'	31.92'	N 02°36'35" W	03°39'30"
C15	40.00'	125.28'	8280.06'	80.00'	S 89°29'47" W	179°26'47"
C16	40.00'	21.13'	10.82'	20.89'	N 15°54'51" W	30°16'03"
C17	40.00'	41.21'	22.64'	39.41'	N 60°33'33" W	59°01'20"
C18	40.00'	62.94'	40.11'	56.65'	S 44°51'05" W	90°09'24"
C19	25.00'	39.27'	25.00'	35.36'	S 44°46'22" W	89°59'57"
C20	40.00'	172.86'	N/A	66.48'	S 33°48'14" E	247°36'27"
C21	40.00'	25.99'	13.47'	25.54'	S 71°22'59" W	37°14'03"
C22	40.00'	37.00'	19.94'	35.69'	S 26°16'09" W	52°59'37"
C23	40.00'	35.98'	19.31'	34.78'	S 25°59'48" E	51°32'15"
C24	40.00'	54.59'	32.51'	50.45'	N 89°08'08" E	78°11'53"
C25	40.00'	19.30'	9.84'	19.11'	N 36°12'52" E	27°38'39"
C26	25.00'	29.40'	16.67'	27.73'	N 56°04'56" E	67°22'47"
C27	25.00'	35.64'	21.61'	32.70'	S 49°23'17" E	81°40'45"
C28	25.00'	39.27'	25.00'	35.36'	S 36°27'05" W	90°00'00"
C29	180.00'	26.14'	13.09'	26.12'	S 85°36'42" W	08°19'15"
C30	25.00'	39.27'	25.00'	35.36'	N 45°13'40" W	90°00'00"
C31	220.00'	5.61'	2.80'	5.61'	N 89°02'31" E	01°27'37"

- NOTES
- 1) BEARINGS BASED ON THE COASTAL CONSTRUCTION CONTROL LINE FOR DUVAL COUNTY, FLORIDA.
 - 2) 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.
 - 3) □ DENOTES PERMANENT REFERENCE MONUMENT.
 - 4) ○ DENOTES PERMANENT CONTROL POINT.
 - 5) C6 DENOTES CURVE NUMBER (SEE CURVE TABLE).
 - 6) PARCEL "B" IS A UTILITY EASEMENT OVER ALL RIGHT-OF-WAYS.



PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
1711 SOUTH 5th STREET
JACKSONVILLE BEACH, FLORIDA 32250