

OCEAN TERRACE SOUTH BEACH

BEING A REPLAT OF A PART OF BLOCKS 3, 7, AND 11 OF OCEAN TERRACE AS RECORDED IN PLAT BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING IN SECTION 9, TOWNSHIP 3 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

PLAT BOOK 67 PAGE 143

SHEET 1 OF 6 SHEETS

CAPTION:

A PARCEL OF LAND BEING A PORTION OF OCEAN TERRACE AS PER PLAT RECORDED IN PLAT BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PART OF BLOCKS 3, 7 AND 11 IN SAID OCEAN TERRACE, AND THAT PART OF THE STREETS AND ALLEYS THAT WERE CLOSED BY CITY OF JACKSONVILLE BEACH ORDINANCE 2013-0032 AS FOLLOWS: TROPICAL TERRACE, PONCIANNA BOULEVARD, THE 13 FOOT ALLEY IN BLOCK 3, AND THE 14 FOOT ALLEY IN BLOCK 7 ALL LYING IN SECTION 9, TOWNSHIP 3 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 12, BLOCK 11 OF OCEAN TERRACE, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF JACKSONVILLE DRIVE (A 50 FOOT RIGHT OF WAY) AND RUN NORTH 88°45'39" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID LOT 12 AND SAID SOUTHERLY RIGHT OF WAY LINE, 133.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE NORTH 88°37'28" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 50.00 FEET TO THE NORTHWEST CORNER OF BLOCK 7 OF SAID OCEAN TERRACE; THENCE NORTH 88°38'33" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 7, A DISTANCE OF 280.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 7; THENCE NORTH 88°37'18" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 25.01 FEET; THENCE SOUTH 01°24'26" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, 55.01 FEET; THENCE NORTH 88°38'03" EAST, 23.08 FEET TO THE SOUTHWEST CORNER OF LOT 24, BLOCK 3 OF SAID OCEAN TERRACE; THENCE NORTH 88°39'02" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 24, BLOCK 3, A DISTANCE OF 130.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24, BLOCK 3; THENCE NORTH 88°35'43" EAST, 6.49 FEET; THENCE SOUTH 01°20'45" EAST, 49.97 FEET; THENCE NORTH 88°51'34" EAST, 6.49 FEET TO THE SOUTHWEST CORNER OF LOT 11, BLOCK 3 OF SAID OCEAN TERRACE; THENCE NORTH 88°38'33" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 11, BLOCK 3, A DISTANCE OF 114.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SOUTH BEACH PARKWAY (A VARIABLE WIDTH RIGHT OF WAY); THENCE SOUTH 01°19'56" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 409.89 FEET TO AN ANGLE POINT IN SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 48°03'07" WEST, 61.65 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SANCTUARY PARKWAY (A VARIABLE WIDTH RIGHT OF WAY); THENCE SOUTH 88°38'33" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 73.70 FEET; THENCE SOUTH 01°19'45" EAST, ALONG A JOG IN SAID NORTHERLY RIGHT OF WAY LINE, 7.18 FEET; THENCE SOUTH 88°38'14" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, 240.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 848.05 FEET; THENCE WESTERLY, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 139.34 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°55'48" WEST, 139.18 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°13'23" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, 155.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 804.37 FEET; THENCE WESTERLY, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, 113.58 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 83°24'17" WEST, 118.47 FEET; THENCE NORTH 01°19'56" WEST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE EASTERLY BOUNDARY OF A 14 FOOT ALLEY IN BLOCK 11 OF SAID OCEAN TERRACE, 610.08 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

CONTAINING 9.63 ACRES, MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO LIMITED PARTNERSHIP IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS OCEAN TERRACE SOUTH BEACH, 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.

ALL 5' NON-ACCESS EASEMENTS, TRACTS "A", "B", "C", & "D", THE 10' UNOBSTRUCTED DRAINAGE EASEMENTS, THE 5' NON-ACCESS & UNOBSTRUCTED DRAINAGE EASEMENT, AND THE 5' LANDSCAPE EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE OCEAN TERRACE SOUTH BEACH HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. THE OCEAN TERRACE SOUTH BEACH HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND REPAIR IN ALL EASEMENTS AND TRACTS DEDICATED TO THE ASSOCIATION.

THE ROAD RIGHTS OF WAY, THE CITY OF JACKSONVILLE BEACH DRAINAGE & UTILITY EASEMENTS IN TRACTS "A", "B" & "C", THE CITY OF JACKSONVILLE BEACH 5' UTILITY EASEMENTS, AND THE CITY OF JACKSONVILLE BEACH 25' DRAINAGE & UTILITY EASEMENT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE BEACH, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS. ALL CITY OF JACKSONVILLE BEACH EASEMENTS ARE DEDICATED AS PERPETUAL UNOBSTRUCTED EASEMENTS AND SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE BEACH OR OTHER UTILITIES AS PERMITTED BY THE CITY OF JACKSONVILLE BEACH. THE CITY OF JACKSONVILLE BEACH SHALL NOT BE RESPONSIBLE FOR THE REPAIR OR MAINTENANCE OF ANY LANDSCAPING, VEGETATION, SPECIALTY PAVING MATERIALS OR ABOVE OR BELOW GROUND STRUCTURES CONSTRUCTED AND/OR INSTALLED BY OTHERS OR CURRENTLY IN EXISTENCE. ANY MAINTENANCE, REPAIR, OR RESTORATION OF PAVED SURFACES BY THE CITY OF JACKSONVILLE BEACH, ITS SUCCESSORS OR ASSIGNS, SHALL BE PERFORMED USING MATERIALS AS MAY USUALLY AND CUSTOMARILY BE IN USE BY THE CITY OF JACKSONVILLE BEACH AT THE TIME OF SUCH WORK, AND SHALL BE WITHIN THE CITY'S SOLE DISCRETION. A BLANKET INGRESS AND EGRESS EASEMENT WITHIN THE PLAT BOUNDARIES FOR OPERATION AND MAINTENANCE OF ITS UTILITIES IS IRREVOCABLY AND WITHOUT RESERVATION GRANTED TO THE CITY OF JACKSONVILLE BEACH, ITS SUCCESSORS AND/OR ASSIGNS.

THOSE EASEMENTS DESIGNATED AS 5' B.E.S. ELECTRIC EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE BEACH, A MUNICIPAL CORPORATION IN DUVAL COUNTY, FLORIDA D/B/A/ BEACHES ENERGY SERVICES (B.E.S.), ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. BEACHES ENERGY SERVICES HEREBY RESERVES THE NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL RIGHT OF INGRESS TO AND EGRESS FROM, OVER, AND ACROSS ALL ROADS, STREETS, WAYS, BOULEVARDS, DRIVES, LANES, AND ELECTRIC EASEMENTS DEPICTED OR DEDICATED BY THIS PLAT FOR ITS USE IN THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OR REMOVAL OF ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. ALL LOTS ARE SUBJECT TO AN EASEMENT FOR ELECTRIC DISTRIBUTION LINES AND ABOVE GROUND EQUIPMENT, AND APPURTENANCES OVER, UNDER, ACROSS, AND ALONG A MINIMUM OF FIVE (5') FEET IN WIDTH STRIP OF LAND PARALLEL AND CONCENTRIC WITH THE ROAD RIGHTS OF WAY (DENOTED AS 5' B.E.S. ELECTRIC ESM.T.) THE AFORESAID 5' B.E.S. ELECTRIC EASEMENTS ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

1. NO UTILITIES OTHER THAN BEACHES ENERGY SERVICES SHALL BE INSTALLED PARALLEL WITHIN SAID EASEMENTS.
2. ELECTRIC EASEMENTS DEDICATED TO BEACHES ENERGY SERVICES AND WHERE ABOVE GROUND EQUIPMENT, FACILITIES, AND APPURTENANCES ARE PLACED SHALL REMAIN TOTALLY UNOBSTRUCTED IN COMPLIANCE WITH THE UTILITY'S REQUIREMENTS AND SPECIFICATIONS FOR EQUIPMENT CLEARANCES FROM SHRUBS, TREES, PLANTS, FENCES, AND OTHER OBJECTS.
3. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE, BUT SUBJECT TO REMOVAL BY BEACHES ENERGY SERVICES WITHOUT PRIOR NOTICE, AT THE EXPENSE OF EACH LOT OWNER OR OCEAN TERRACE SOUTH BEACH HOMEOWNERS ASSOCIATION FOR THE REMOVAL AND REPLACEMENT OF SUCH ITEMS.

RICHMOND AMERICAN HOMES OF FLORIDA, LP

A COLORADO LIMITED PARTNERSHIP

BY: John D. Moran
JOHN D. MORAN, DIVISION PRESIDENT

PURSUANT TO AUTHORITY CONFERRED BY SECRETARY'S CERTIFICATE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Keith Donnelly
WITNESS SIGNATURE
KEITH DONNELLY
PRINT NAME

Ashley Davis
WITNESS SIGNATURE
ASHLEY DAVIS
PRINT NAME

OWNER/DEVELOPER:

RICHMOND AMERICAN HOMES OF FLORIDA, LP
1560 WELLS ROAD, BLDG. A, SUITE 105
ORANGE PARK, FL 32073

SURVEYOR:

BARTRAM TRAIL SURVEYING, INC.
1501 C.R. 315, SUITE 106
GREEN COVE SPRINGS, FL 32043

ENGINEER:

INHAM ENGINEERING, P.A.
P.O. BOX 550980
JACKSONVILLE, FL 32255

NOTARY FOR RICHMOND AMERICAN HOMES OF FLORIDA, LP

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF October, 2014, BY JOHN D. MORAN, DIVISION PRESIDENT OF RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO LIMITED PARTNERSHIP, ON BEHALF OF RICHMOND AMERICAN HOMES OF FLORIDA, LP HE IS PERSONALLY KNOWN TO ME OR HAS

PRODUCED _____ AS IDENTIFICATION.

SIGNATURE - NOTARY PUBLIC, STATE OF FLORIDA

NOTARY SEAL:

CITY OF JACKSONVILLE BEACH APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL OF JACKSONVILLE BEACH, FLORIDA, THIS 30 DAY OF November, 2014.

William C. Latham
WILLIAM C. LATHAM
MAYOR

Judy Bullock
JUDY BULLOCK
CITY CLERK

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 67 PAGES 143-148 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

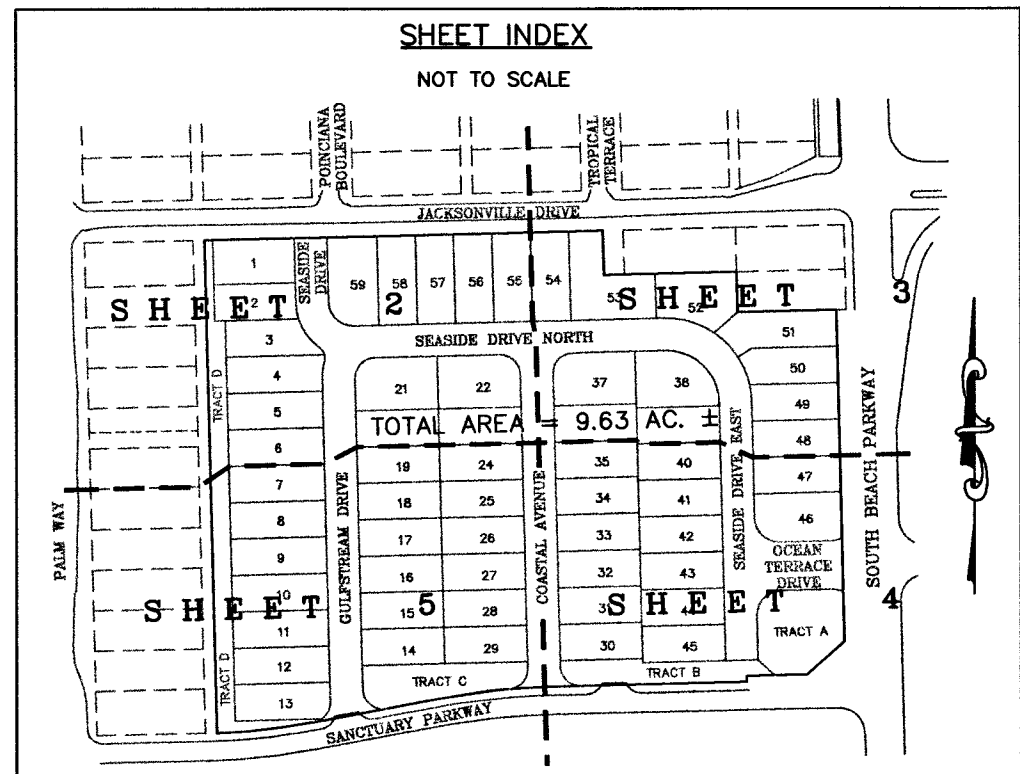
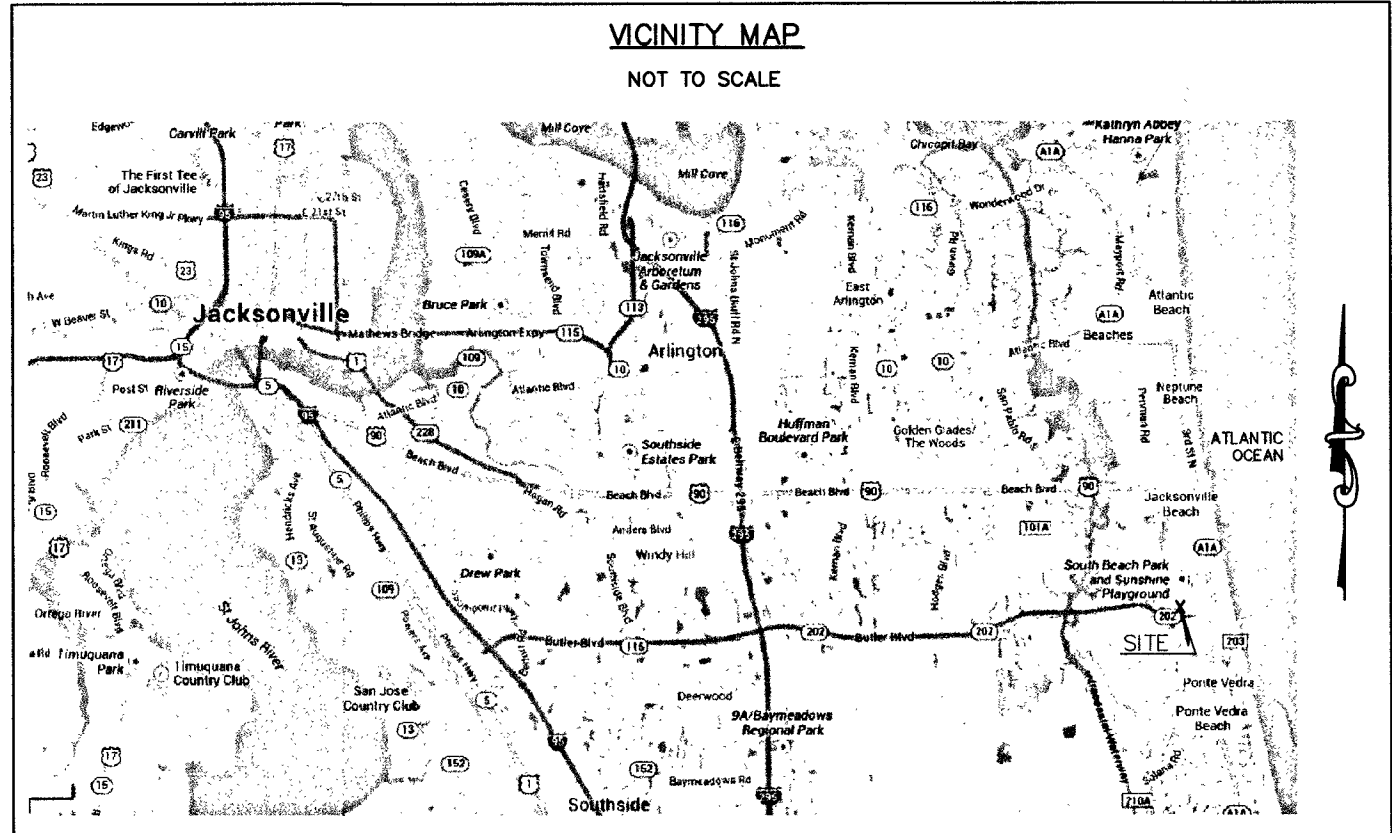
SIGNED Don W. Boatwright DAY OF November, 2014.

RONNIE FUSSELL, CLERK OF THE CIRCUIT COURTS

K.D. Jeffery
DEPUTY CLERK
Kenneth D. Jeffery

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH BEACH PARKWAY BEING S01°19'56"E AS SHOWN ON THIS PLAT.
2. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 120310, PANEL NUMBER 0419 H, DATED, JUNE 3, 2013, THE FLOOD ZONES SHOWN ON THIS SURVEY ARE SCALED OFF OF THE F.E.M.A. F.I.R.M. MAPS AND ARE FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DELINEATION'S ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, DUVAL COUNTY.
3. STATE PLANE COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE, EAST ZONE (0901), IN U.S. SURVEY FEET, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT.
4. 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
5. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, 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.



PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES.

THIS 17 DAY OF November, 2014.

REVIEWING PROFESSIONAL SURVEYOR AND MAPPER

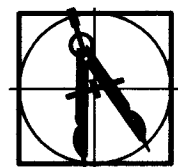
FLORIDA LICENSE NUMBER LS-3295
Don W. Boatwright, P.S.M.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE LEGAL DESCRIPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, AND THAT PERMANENT REFERENCE MONUMENTS (PRM) AND LOT CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES AND CHAPTERS 5J-17, FLORIDA ADMINISTRATIVE CODE.

CERTIFIED THIS 22 DAY OF OCTOBER, 2014.

Bartram Trail Surveying, Inc.
PROFESSIONAL SURVEYOR AND MAPPER CERT. #6991
BARTRAM TRAIL SURVEYING, INC. LB #6991
1501 COUNTY ROAD 315 SUITE #106
GREEN COVE SPRINGS, FLORIDA 32043



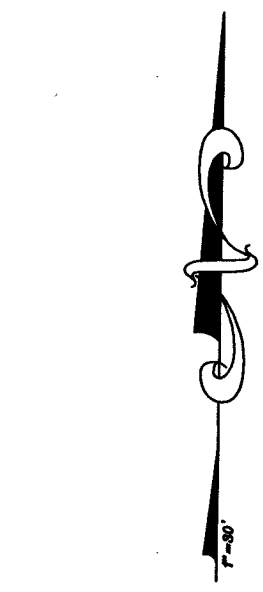
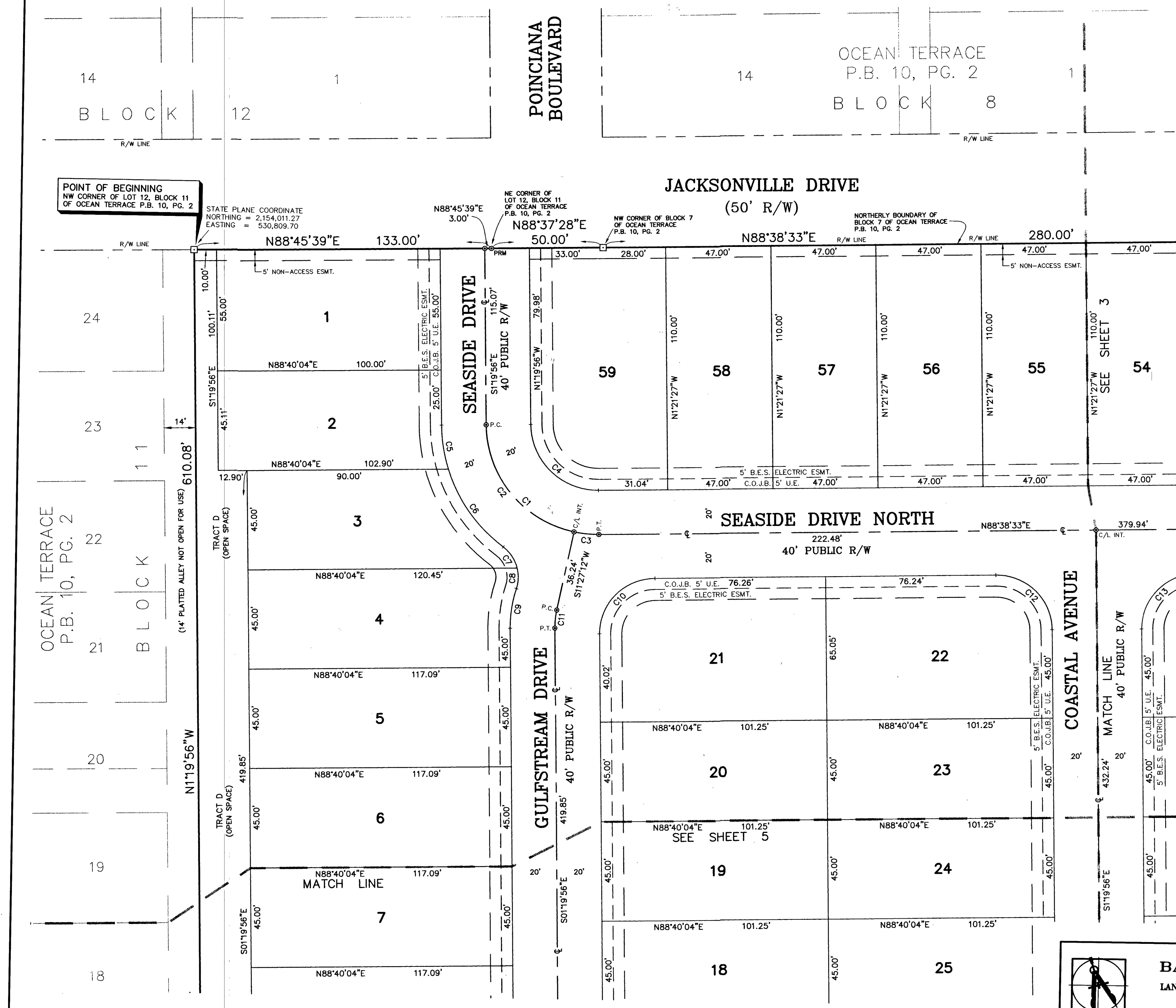
PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258

OCEAN TERRACE SOUTH BEACH
BEING A REPLAT OF A PART OF BLOCKS 3, 7, AND 11 OF OCEAN TERRACE AS RECORDED IN
PLAT BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND
LYING IN SECTION 9, TOWNSHIP 3 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE BEACH,
DUVAL COUNTY, FLORIDA.

PLAT BOOK **07** PAGE **144**

SHEET **2** OF **6** SHEETS

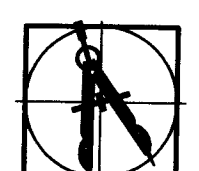
SEE SHEET 1 FOR GENERAL NOTES



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	50.00'	78.56'	S48°20'42"E	70.73'	90°01'32"
C2	49.99'	67.38'	S39°56'48"E	62.39'	77°13'25"
C3	50.00'	11.18'	S84°54'04"E	11.16'	12°48'35"
C4	30.00'	47.14'	S48°20'42"E	42.44'	90°01'32"
C5	70.00'	20.23'	S9°36'43"E	20.16'	16°33'34"
C6	70.00'	43.68'	S35°45'59"E	42.97'	35°45'00"
C7	17.00'	11.59'	S34°06'31"E	11.37'	39°03'58"
C8	17.00'	9.41'	S116°37'17"W	9.29'	31°42'18"
C9	57.00'	18.37'	S75°55'55"W	18.29'	18°27'42"
C10	25.00'	39.26'	S43°39'19"W	35.35'	89°58'29"
C11	37.00'	8.26'	S50°33'36"W	8.24'	12°47'08"
C12	25.00'	39.28'	S46°20'41"E	35.36'	90°01'31"
C13	25.00'	39.26'	S43°39'19"W	35.35'	89°58'29"

LEGEND

- DENOTES SET 4"x4" CONCRETE MONUMENT, PRM LB 6991
- DENOTES SET 5/8" REBAR PCP, BTS LB 6991
- ⊙ DENOTES FND 1/2" I.P. NO I.D. UNLESS OTHERWISE NOTED
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- PCP - DENOTES PERMANENT CONTROL POINT
- B.E.S. - DENOTES BEACHES ENERGY SERVICES
- ESMT. - DENOTES EASEMENT
- U.E. - DENOTES UTILITY EASEMENT
- U.D.E. - DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
- C.O.B. - DENOTES CITY OF JACKSONVILLE BEACH
- P.B. - DENOTES PLAT BOOK
 ORR. - DENOTES OFFICIAL RECORDS BOOK | PG. - DENOTES PAGE(S) | AC. - DENOTES ACRES | ℄ - DENOTES CENTERLINE | P.C. - DENOTES POINT OF CURVATURE | P.T. - DENOTES POINT OF TANGENCY | P.I. - DENOTES POINT OF INTERSECTION | C/L INT. - DENOTES CENTERLINE POINT OF INTERSECTION |


PREPARED BY:
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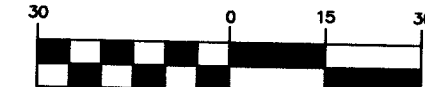
PLAT BOOK 67 PAGE 145

SHEET 3 OF 6 SHEETS

SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 2 FOR LEGEND



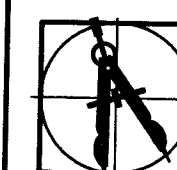
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S88°38'33"W	13.00'
L2	N88°38'03"E	25.08'
L3	N88°35'43"E	6.49'
L4	S1°20'45"E	49.97'
L5	N88°51'34"E	6.48'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C12	25.00'	39.28'	S46°20'41"E	35.36'
C13	25.00'	39.28'	S43°39'19"W	35.35'
C14	105.00'	65.02'	S73°37'04"E	63.99'
C15	105.00'	42.50'	S44°17'02"E	42.21'
C16	105.00'	37.30'	S22°30'50"E	37.10'
C17	105.00'	20.17'	S6°50'06"E	20.14'
C18	85.00'	133.56'	S46°20'41"E	120.23'
C19	65.00'	102.13'	S46°20'41"E	91.94'
C37	105.00'	164.98'	S46°20'41"E	148.53'



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BLOCK 8

TROPICAL TERRACE

14

OCEAN TERRACE
P.B. 10, PG. 2

BLOCK 4

JACKSONVILLE DRIVE
(50' R/W)

280.00'

N88°37'18"E
25.01'

N88°37'18"E

N88°39'02"E

131.11'

R/W LINE

OCEAN TERRACE
P.B. 10, PG. 2

24

12

55

54

53

52

11

10

47.00'

47.00'

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110.00'

110.00'

110.00'

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OCEAN TERRACE SOUTH BEACH

BEING A REPLAT OF A PART OF BLOCKS 3, 7, AND 11 OF OCEAN TERRACE AS RECORDED IN PLAT BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING IN SECTION 9, TOWNSHIP 3 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

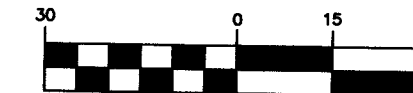
PLAT BOOK 67 PAGE 146

SHEET 4 OF 6 SHEETS

SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 2 FOR LEGEND



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

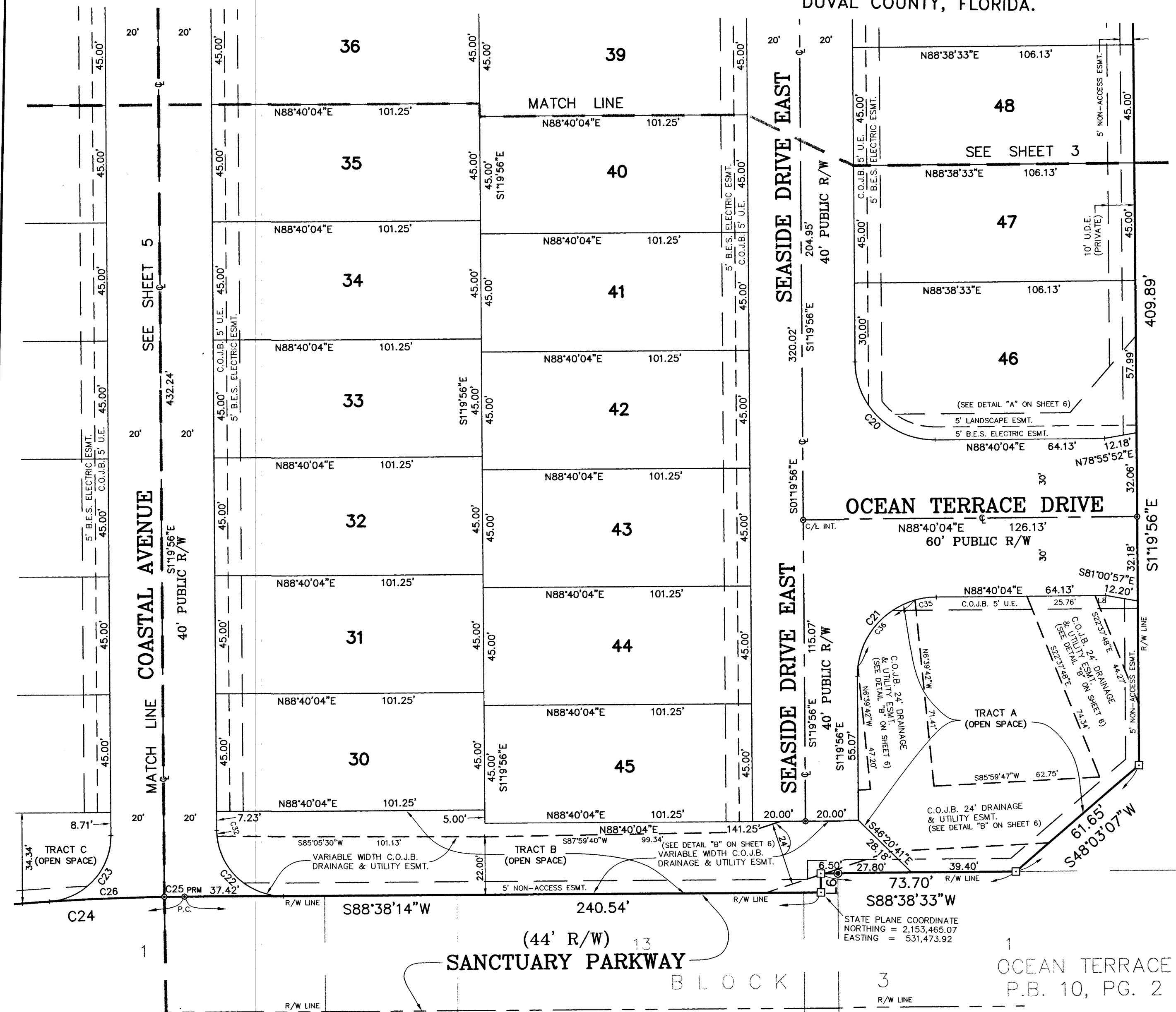
LINE TABLE		
LINE	DIRECTION	LENGTH
L6	S119°45'E	7.18'
L8	N88°40'04"E	4.08'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C20	30.00'	47.12'	S46°19'56"E	42.43'
C21	30.00'	47.12'	S43°40'04"W	42.43'
C22	25.00'	39.28'	S46°20'51"E	35.36'
C23	25.00'	37.75'	S41°55'34"W	34.26'
C25	848.00'	7.59'	S88°22'50"W	7.59'
C26	848.00'	43.51'	S86°39'16"W	43.51'
C32	25.00'	2.21'	S35°20'06"E	2.21'
C33	848.00'	10.14'	S84°50'31"W	10.14'
C35	30.00'	8.12'	S80°54'47"W	8.10'
C36	30.00'	35.31'	S39°26'20"W	33.31'

SOUTH BEACH PARKWAY
(VARIABLE WIDTH R/W)



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
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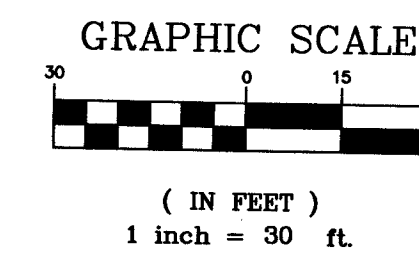
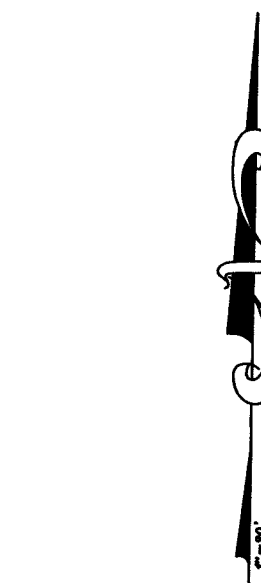


OCEAN TERRACE SOUTH BEACH

BEING A REPLAT OF A PART OF BLOCKS 3, 7, AND 11 OF OCEAN TERRACE AS RECORDED IN PLAT BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING IN SECTION 9, TOWNSHIP 3 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

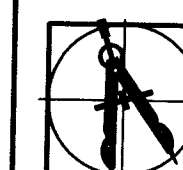
PLAT BOOK **61** PAGE **147**
SHEET 5 OF 6 SHEETS

SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 2 FOR LEGEND

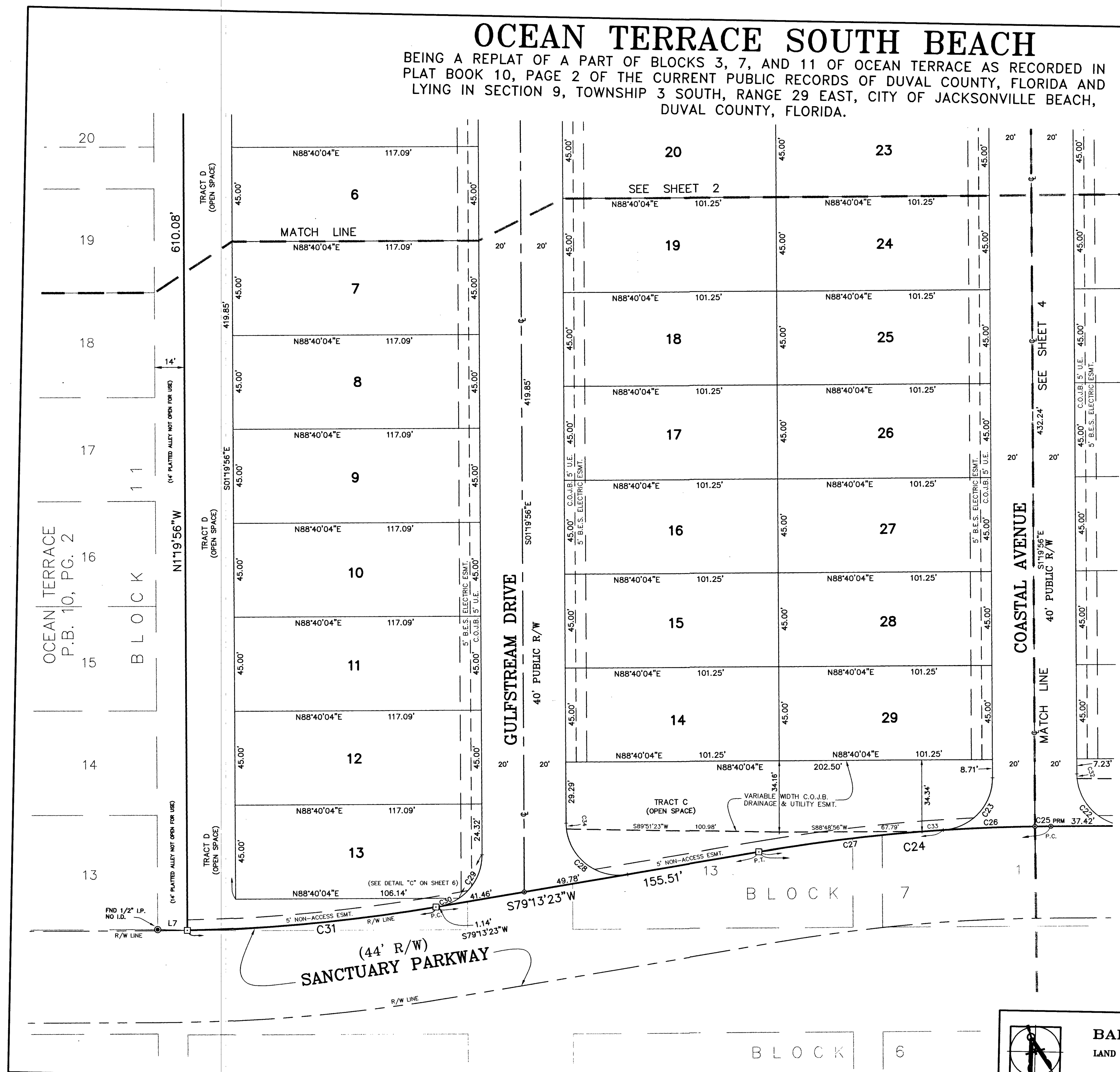


LINE TABLE		
LINE	DIRECTION	LENGTH
L7	N89°29'18"W	14.10'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C22	25.00'	39.28'	S46°20'51"E	35.36'	90°01'50"
C23	25.00'	37.75'	S41°55'34"W	34.26'	86°31'00"
C24	848.05'	139.34'	S83°55'48"W	139.18'	9°24'51"
C25	848.05'	7.59'	S88°22'50"W	7.59'	0°30'46"
C26	848.05'	43.51'	S86°39'16"W	43.51'	2°56'23"
C27	848.05'	88.24'	S82°12'13"W	88.20'	5°57'42"
C28	25.00'	43.39'	S51°03'16"E	38.15'	99°26'41"
C29	25.00'	24.35'	S26°34'27"W	23.40'	55°48'46"
C30	25.00'	10.80'	S66°51'07"W	10.71'	24°44'33"
C31	804.37'	118.58'	S83°26'47"W	118.47'	8°26'46"
C32	25.00'	2.21'	S3°52'06"E	2.21'	5°04'22"
C33	848.05'	10.14'	S84°50'31"W	10.14'	0°41'06"
C34	25.00'	2.78'	S4°31'22"E	2.78'	6°22'53"



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OCEAN TERRACE SOUTH BEACH

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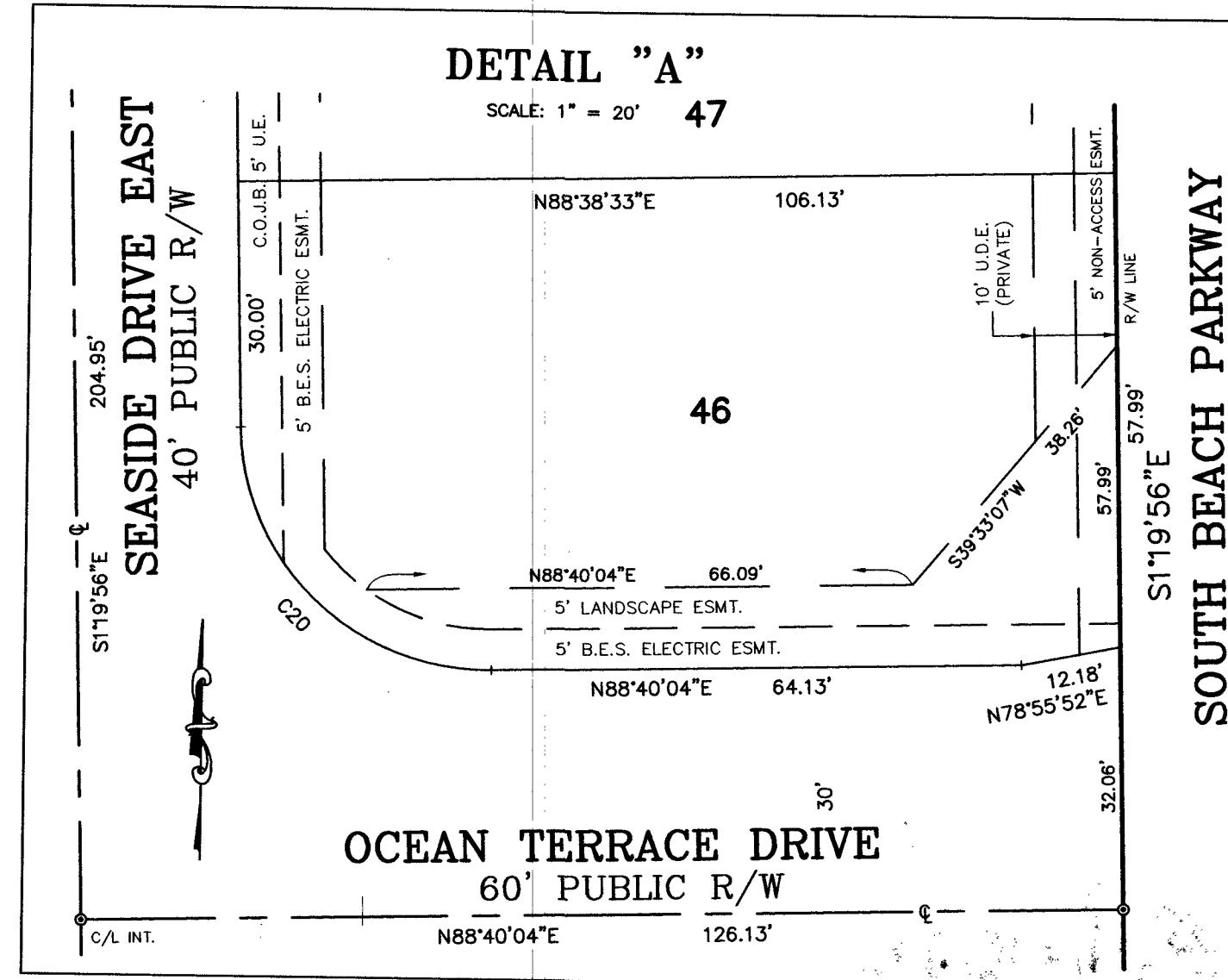
PLAT BOOK **67** PAGE **148**

SHEET **6** OF **6** SHEETS

SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 2 FOR LEGEND

DETAIL "A"

SCALE: 1" = 20' 47

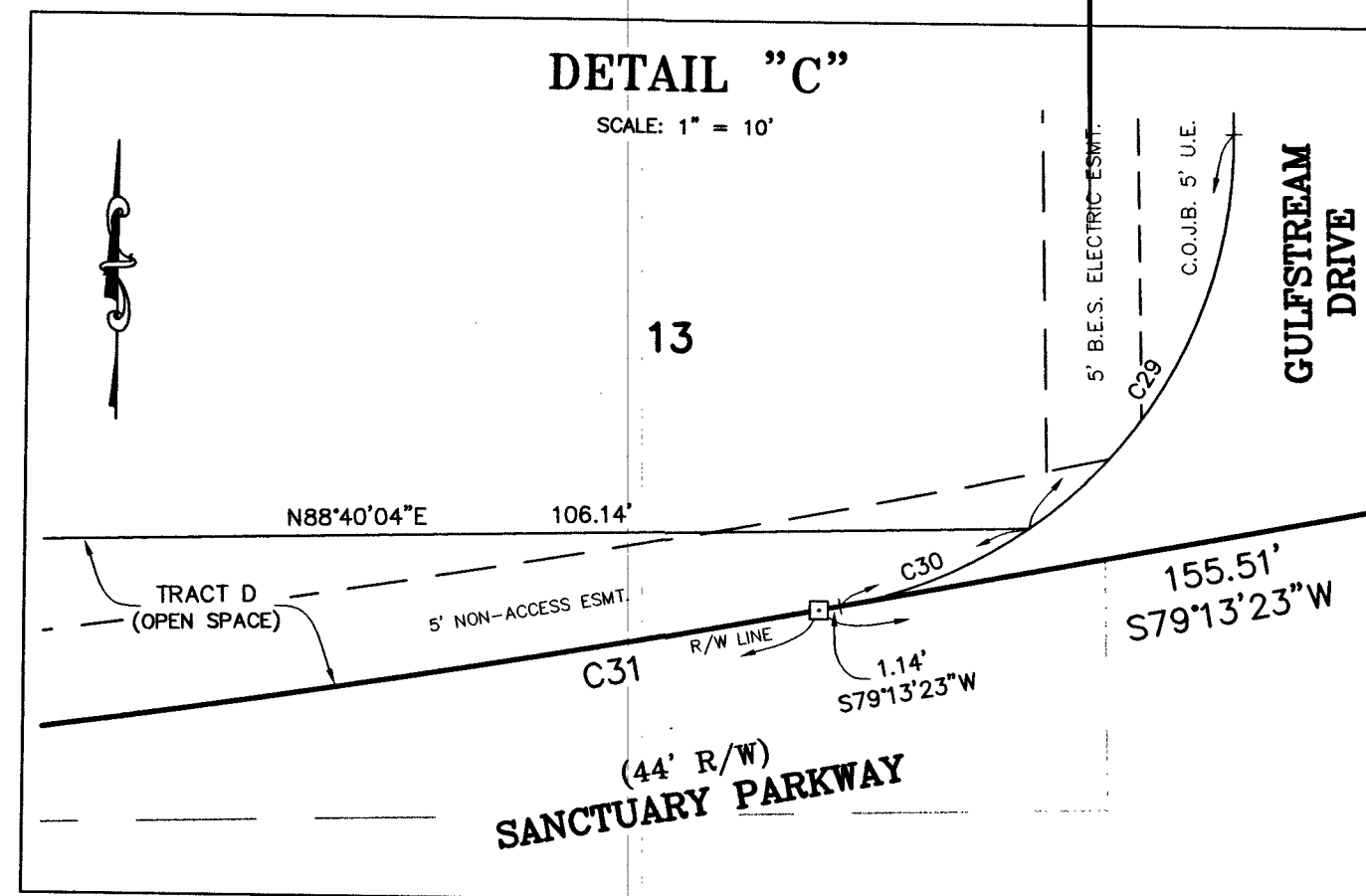


LINE TABLE		
LINE	DIRECTION	LENGTH
L6	S119°45'E	7.18'
L8	N88°40'04"E	4.08'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	CHORD DIRECTION	DELTA
C20	30.00'	47.12'	546'19"56"E	42.43'	90°00'00"
C21	30.00'	47.12'	543'40"04"W	42.43'	90°00'00"
C29	25.00'	24.35'	526'34"27"W	23.40'	55°48'46"
C30	25.00'	10.80'	566'51"07"W	10.71'	24°44'33"
C31	804.37'	118.58'	583'26"47"W	118.47'	8°26'48"
C35	30.00'	8.12'	580'54"47"W	8.10'	15°30'35"
C36	30.00'	35.31'	539'26"20"W	33.31'	67°26'20"

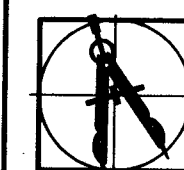
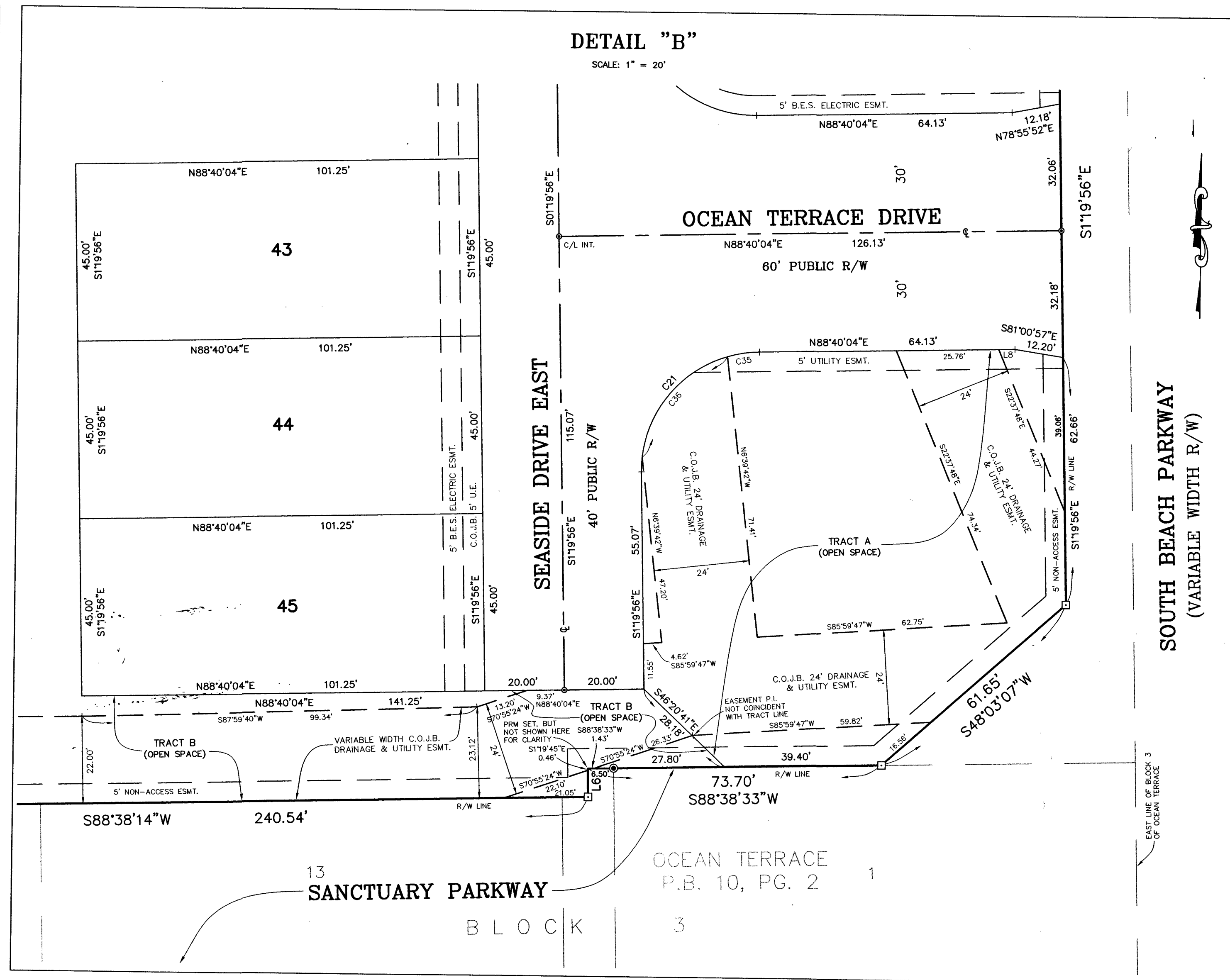
DETAIL "C"

SCALE: 1" = 10'



DETAIL "B"

SCALE: 1" = 20'



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