

Harbour Island

BEING A PART OF SECTIONS 32, 50 AND 51, TOWNSHIP 1 SOUTH, RANGE 28 EAST, AND A PART OF BLOCK 22, RAFAEL STREET, LOT 2 AND A PART OF LOT 3, BLOCK 20, CECILEVILLE, PLAT BOOK 1, PAGE 54 OF THE FORMER PUBLIC RECORDS, TOGETHER WITH A PART OF LOT 5, BLOCK 39, AND A PORTION OF TRACT 'A', BEACON HILLS AND HARBOR UNIT FOUR, PLAT BOOK 34, PAGES 60 AND 60A, ALL WITHIN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 41 PAGE 53

SHEET 1 OF 3 SHEETS.
TAXES VERIFIED R.B.F.
ADOPTION AND DEDICATION

CAUTION:

An Island located in and being a part of Sections 32, 50 and 51, Township 1 South, Range 28 East, and Block 22, Rafael Street, Lot 2 and a part of Lot 3, Block 20, Cecileville, Plat Book 1, Page 54, as described in the Former Public Records of Duval County, Florida, being more particularly described as follows: For a Point of Reference COMMENCE at the Southeast corner of Lot 5, as shown on map of Beacon Hills and Harbor Unit Four, as recorded in Plat Book 34, Pages 60 and 60A of the Public Records of said County; thence Plat Book 34, Pages 60 and 60A of the Public Records of said County; thence run North 38°54'30" West, 364.43 feet to the POINT OF BEGINNING; said point being the Point of Beginning of a traverse line, traversing the mean high water line of said Island; thence North 52°54'30" West, a distance of 187.68 feet; thence North 21°35'52" West, a distance of 401.45 feet; thence North 53°17'42" West, a distance of 418.42 feet; thence North 16°23'18" East, a distance of 213.0 feet; thence South 82°10'57" West, a distance of 273.2 feet; thence South 44°39'24" West, a distance of 149.5 feet; thence South 83°44'34" West, a distance of 217.25 feet; thence North 6°15'28" West, a distance of 125.0 feet; thence North 53°54'10" East, a distance of 796.22 feet; thence South 18°03'04" East, a distance of 476.0 feet; thence South 77°21'59" East, a distance of 472.93 feet; thence South 1°31'19" East, a distance of 312.38 feet; thence South 3°17'21" West, a distance of 289.13 feet; thence South 13°27'51" West, a distance of 178.6 feet to the POINT OF BEGINNING; Said lands being bounded on the Northwest and East by an existing canal and on the South and Southwest by the Marshes of Mill Cove.

TOGETHER WITH all of Lot 5, Block 139, together with a portion of Tract "A", Beacon Hills and Harbor Unit Four, as recorded in Plat Book 34, Pages 60 and 60A, of the Current Public Records of Duval County, Florida, together with a part of Block 20, Cecileville, as recorded in Plat Book 1, Page 54 of the Former Public Records of said County, and all being more particularly described as follows: BEGINNING at the Southeast corner of said Lot 5; thence North 67°45'0" West along the Southwesterly line of Lot 5, a distance of 175.00 feet; thence North 22°15'0" East, along the Northeastly line of said Lot 5, a distance of 38.71 feet to a point situate in a curve concave Northeasterly and having a radius of 365.33 feet; thence around and along said curve an arc distance of 191.21 feet, said arc being subtended by a chord bearing and distance of North 38°31'33" West, 189.04 feet to a point which lies Southeastly of and a distance of 23 feet, more or less, as measured along said curve, from the Southwesterly edge of an existing island lying within said Section 51; thence North 66°28'06" East, along a radial line to said last mentioned curve, a distance of 60.00 feet to a point situate in a curve being concentric to said last mentioned curve and a point which lies Southeastly of and a distance of 3 feet, more or less, as measured along a curve having a radius of 305.33 feet from said Southwesterly edge of said island; thence Southeastly around and along said curve, an arc distance of 144.49 feet, said arc being subtended by a chord bearing and distance of South 37°05'18" East, 143.14 feet to a point situate in said Northwesterly line of Lot 5; thence North 22°15'00" East, along said Northwesterly line of Lot 5, a distance of 13.99 feet; thence South 67°45'0" East, a distance of 175.00 feet to the Northwesterly right of way line of Beacon Point (a 60 foot right of way); thence South 22°15'0" West, along said Northwesterly right of way line, a distance of 115.0 feet to the POINT OF BEGINNING.

SUBJECT TO an easement for drainage, utilities and sewers over and upon the Northeastly 10 feet of said Lot 5 and further subject to an easement reserved for canal purposes over and upon the Northwesterly 45 feet of said Lot 5, and all of said portion of Tract "A", as shown on said plat of Beacon Hills and Harbor Unit Four.

APPROVED
DATE: JANUARY 6, 1986
BY: Morris Soutwell
CITY ENGINEER
A. J. Powell
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
Samuel O. Saluen
ASSISTANT COUNSEL

CLERK'S CERTIFICATE: 86- 8585

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 #1, Pages 53, 53A, 53B of the Public Records of Duval County, Florida, this 28th day of Jan, A.D., 1985.

By: S. Morgan Slaughter
S. Morgan Slaughter
Clerk of the Circuit Court
By: Robert C. Stokes
Deputy Clerk

APPROVED FOR RECORD:

This is to certify that the above plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 85-1584-806 of said City, adopted by its Council and approved by its Mayor, this 21st day of January, A.D., 1985.

By: John S. Saluen
Mayor of the City of Jacksonville
By: Ronald E. Johnson
Secretary of the City Council of the City of Jacksonville

SURVEYOR'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 data complies with all the requirements of Florida Statute 177. That the survey and legal description is 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 Jacksonville, Florida.

Signed this 12th day of NOVEMBER, A.D., 1985.

By: Richard A. Miller
Richard A. Miller
Registered Land Surveyor No. 3848
State of Florida

ADOPTION AND DEDICATION FOR MORTGAGE

This is to certify that the Bisbee Baldwin Corporation, a Florida corporation, being the mortgagee of the lands described in the foregoing caption of this plat does hereby join in and make itself a party to the dedication of said lands and plat, to be known as Harbour Island for the uses and purposes therein expressed. In witness whereof, Bisbee Baldwin Corporation, a Florida corporation, has executed these presents to be signed by its PRESIDENT duly authorized to execute this instrument in the name of and on behalf of Bisbee Baldwin Corporation, a Florida corporation, this 29th day of October, 1985.

By: Ronald L. Langley
Ronald L. Langley
BISBEE BALDWIN CORPORATION
Its PRESIDENT
Witness: Betty J. Cragg
Witness: Ruby P. Freund

STATE OF FLORIDA)
COUNTY OF DUVAL)

Before me, this day personally appeared RONALD L. LANGLEY as the PRESIDENT of Bisbee Baldwin Corporation, and he did acknowledge to and before me that he is the individual described in and who executed the foregoing instrument stated therein as such officer duly authorized on behalf of the corporation for the purposes stated therein.
Witness my hand and official seal this 29th day of October, 1985.

By: Betty J. Cragg
Notary Public
State of Florida at Large

APRIL 3, 1987
My Commission Expires

ADOPTION AND DEDICATION FOR CONTRACT PURCHASER

This is to certify that Register Moody General Contractors, Inc., a Florida corporation, being the contract purchaser of a portion of the land described in the foregoing caption of this plat does hereby join in and make itself a party to the Adoption and Dedication of said lands and plat to be known as Harbour Island for the uses and purposes therein expressed.

IN WITNESS WHEREOF, Register Moody General Contractors, Inc., a Florida corporation has executed these presents to be signed by its PRESIDENT duly authorized to execute this instrument in the name of and on behalf of Register Moody General Contractors, Inc., a Florida corporation this 23rd day of OCTOBER, 1985.

By: George Register Jr.
George Register Jr.
REGISTER MOODY GENERAL CONTRACTORS, INC.
Its PRESIDENT
Witness: Kim Mard
Witness: Emily Norton

Acknowledged before me this 23rd day of October, 1985 by George Register Jr. as the PRESIDENT of Register Moody General Contractors, Inc., on behalf of the corporation.

By: George Register Jr.
George Register Jr.
Notary Public State of Florida.
My Commission Expires May 23, 1987
NOTARY PUBLIC, STATE OF FLORIDA
Bonded Thru Patterson-Baugh Agency



STATE OF FLORIDA
COUNTY OF DUVAL

Before me personally appeared Walter T. Boney to me well known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal this 23rd day of October, 1985.

By: Walter T. Boney
Walter T. Boney
Witness: James Wilkins
Witness: Samuel Miller
Witness: Sam Malone
Notary Public, State of Florida
My Commission Expires Aug. 19, 1989
Bonded Thru Troy Fair Insurance, Inc.
THE CITY OF JACKSONVILLE, FLORIDA
By: John S. Saluen
Mayor
Attest: Ronnie J. White
Corporation Secretary

STATE OF FLORIDA
COUNTY OF DUVAL

Before me personally appeared John M. Goddard and Ronnie J. White the Mayor and Corporation Secretary of the City of Jacksonville, to me well known to be the individuals and officers described in and who executed the foregoing instrument and they acknowledged the execution thereof to be their own free act and deed as such officers thereunto duly authorized and that the official seal of said corporation is duly affixed thereto, and the said instrument is the act and deed of said corporation.

Witness my hand and official seal this 2nd day of December, 1985.

By: Carrie B. Coker
Carrie B. Coker
Notary Public, State of Florida
at Large.
My Commission Expires: Oct. 12, 1987
Notary Public, State of Florida
My Commission Expires Oct. 12, 1987
Bonded Thru Troy Fair Insurance, Inc.

DEVELOPER'S CERTIFICATE:

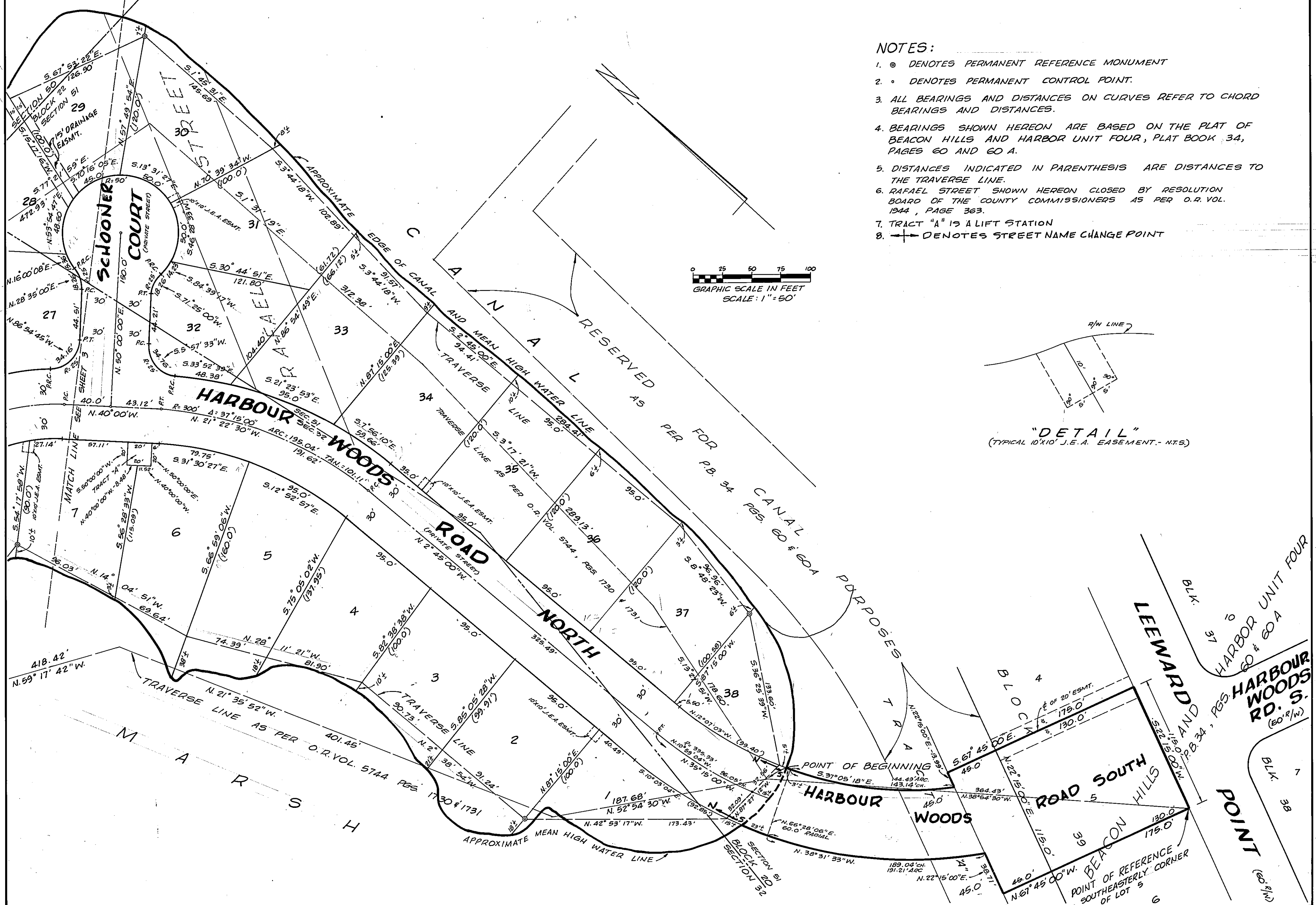
This is to certify that Walter T. Boney has furnished the City of Jacksonville, a Plat Bond secured by Letter of Credit as surety that the proposed improvements will be constructed according to the plans and specifications approved by the City of Jacksonville. Said bonds are equivalent to One hundred percent of the estimated engineering costs of construction and cost of placing permanent control points.

Signed this 23rd day of JANUARY, A.D., 1986.

By: Walter T. Boney
Walter T. Boney
By: Albert J. Arnold Sr.
Director of Public Works

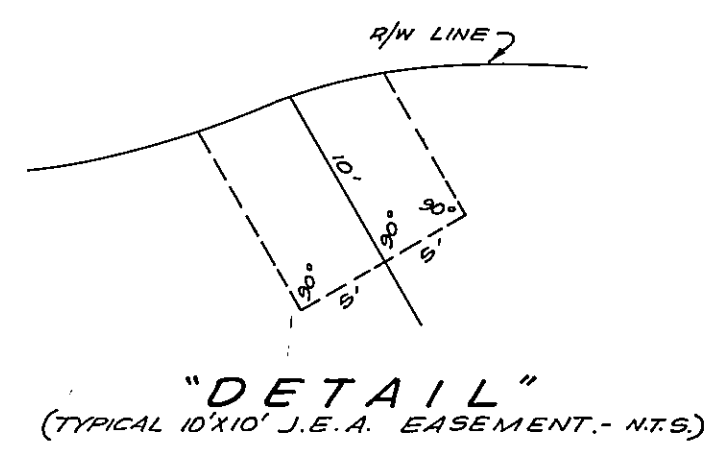
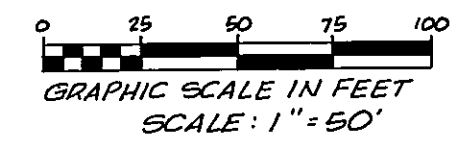
Harbour Island

BEING A PART OF SECTIONS 32, 30 AND 31, TOWNSHIP 1 SOUTH, RANGE 28 EAST, AND A R/P OF BLOCK 22, RAFAEL STREET, LOT 2 AND A PART OF LOT 3, BLOCK 20, CECILEVILLE, PLAT BOOK 1, PAGE 54 OF THE FORMER PUBLIC RECORDS, TOGETHER WITH A R/P OF LOT 5, BLOCK 39, AND A PORTION OF TRACT "A", BEACON HILLS AND HARBOR UNIT FOUR, PLAT BOOK 34, PAGES 60 AND 60A, ALL WITHIN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



NOTES:

1. ⊙ DENOTES PERMANENT REFERENCE MONUMENT
2. • DENOTES PERMANENT CONTROL POINT.
3. ALL BEARINGS AND DISTANCES ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
4. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF BEACON HILLS AND HARBOR UNIT FOUR, PLAT BOOK 34, PAGES 60 AND 60 A.
5. DISTANCES INDICATED IN PARENTHESIS ARE DISTANCES TO THE TRAVERSE LINE.
6. RAFAEL STREET SHOWN HEREON CLOSED BY RESOLUTION BOARD OF THE COUNTY COMMISSIONERS AS PER O.R. VOL. 1944, PAGE 363.
7. TRACT "A" IS A LIFT STATION
8. + DENOTES STREET NAME CHANGE POINT



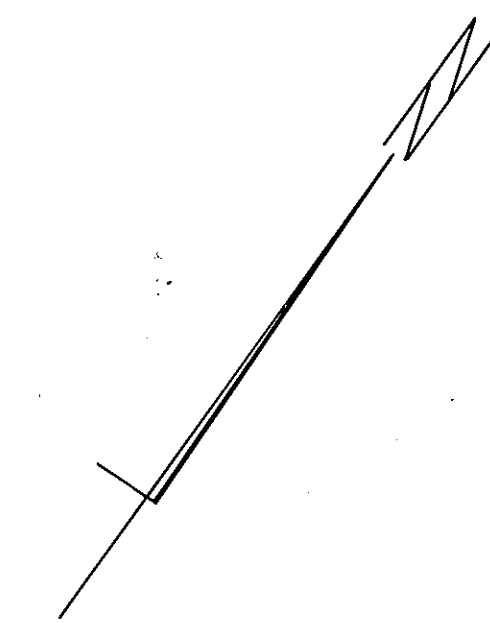
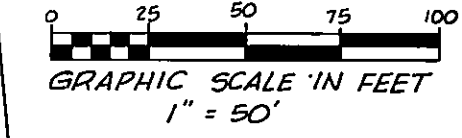
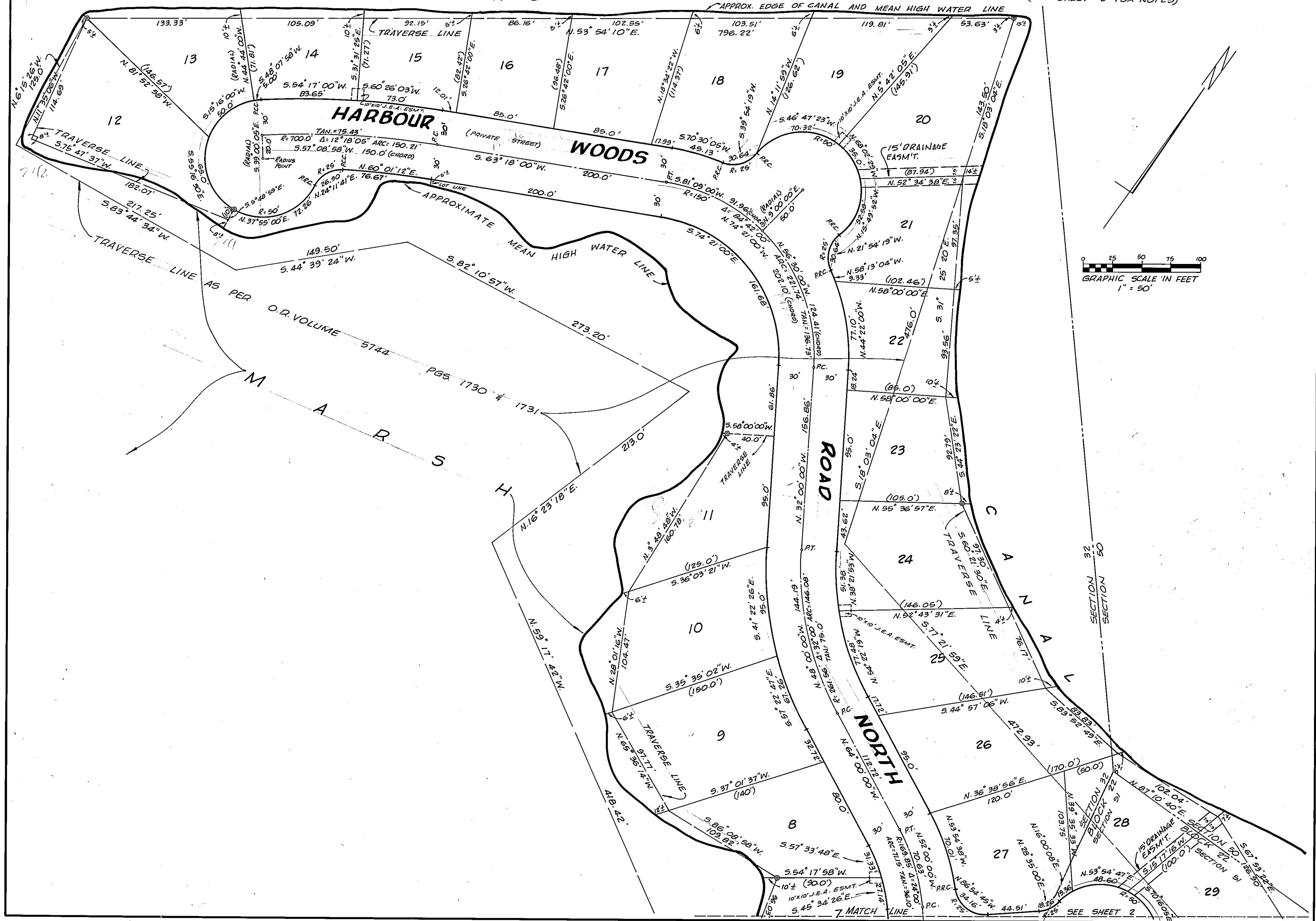
Harbour Island

CANAL

BEING A PART OF SECTIONS 22, 20 AND 91, TOWNSHIP 1 SOUTH, RANGE 28 EAST, AND A PART OF BLOCK 22, RAFAEL STREET, LOT 2 AND A PART OF LOT 3, BLOCK 20, CECILEVILLE, PLAT BOOK 1, PAGE 54, OF THE FORMER PUBLIC RECORDS, TOGETHER WITH A PART OF LOT 5, BLOCK 22, AND A PORTION OF TRACT "A", BEACON HILLS AND HARBOR UNIT FOUR, PLAT BOOK 34, PAGES 60 AND 60A, ALL WITHIN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 41 PAGE 53B

SHEET 3 OF 3 SHEETS
(SEE SHEET 2 FOR NOTES)



297-195

SEE SHEET 2