

# COASTAL OAKS AT ATLANTIC BEACH UNIT TWO

A PORTION OF GOVERNMENT LOT 11, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 72 PAGE 56  
SHEET 1 OF 4 SHEETS

SEE SHEET 2 OF 4 FOR LEGEND  
SEE SHEET 3 OF 4 FOR GENERAL NOTES

## CAPTION:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, BEING A PORTION OF GOVERNMENT LOT 11, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 11, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5104 PAGE 282 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THENCE SOUTH 00°59'43" EAST, A DISTANCE OF 4.15 FEET TO A 5/8" IRON ROD AND CAP STAMPED "DRMP LB #2648" TO THE POINT OF BEGINNING; THENCE NORTH 89°12'54" EAST, A DISTANCE OF 243.25 FEET TO THE NORTHWESTERLY MOST CORNER OF COASTAL OAKS AT ATLANTIC BEACH UNIT ONE, AS RECORDED IN PLAT BOOK 69, PAGES 105-109 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG SAID COASTAL OAKS AT ATLANTIC BEACH UNIT ONE THE FOLLOWING TWENTY-NINE (29) COURSES: (1) SOUTH 15°50'30" WEST, A DISTANCE OF 14.16 FEET; (2) THENCE SOUTH 34°00'15" EAST, A DISTANCE OF 7.58 FEET; (3) THENCE SOUTH 16°29'35" EAST, A DISTANCE OF 15.86 FEET; (4) THENCE SOUTH 32°39'00" EAST, A DISTANCE OF 36.09 FEET; (5) THENCE SOUTH 76°00'03" EAST, A DISTANCE OF 25.71 FEET; (6) THENCE NORTH 79°09'15" EAST, A DISTANCE OF 29.88 FEET; (7) THENCE SOUTH 25°03'15" EAST, A DISTANCE OF 43.50 FEET; (8) THENCE SOUTH 38°45'09" WEST, A DISTANCE OF 15.70 FEET; (9) THENCE SOUTH 05°24'24" WEST, A DISTANCE OF 39.55 FEET; (10) THENCE SOUTH 03°05'22" EAST, A DISTANCE OF 51.24 FEET; (11) THENCE SOUTH 48°29'19" WEST, A DISTANCE OF 34.14 FEET; (12) THENCE SOUTH 47°24'56" EAST, A DISTANCE OF 29.19 FEET; (13) THENCE SOUTH 05°44'27" WEST, A DISTANCE OF 116.42 FEET; (14) THENCE SOUTH 00°47'06" EAST, A DISTANCE OF 62.57 FEET; (15) THENCE NORTH 89°12'54" EAST, A DISTANCE OF 12.80 FEET; (16) THENCE SOUTH 00°59'43" EAST, A DISTANCE OF 125.00 FEET; (17) THENCE SOUTH 89°12'54" WEST, A DISTANCE OF 40.00 FEET; (18) THENCE SOUTH 00°59'43" EAST, A DISTANCE OF 112.51 FEET; (19) THENCE NORTH 89°00'17" EAST, A DISTANCE OF 80.00 FEET; (20) THENCE SOUTH 56°03'11" EAST, A DISTANCE OF 48.80 FEET; (21) THENCE SOUTH 00°59'43" EAST, A DISTANCE OF 108.44 FEET; (22) THENCE NORTH 76°15'18" EAST, A DISTANCE OF 31.07 FEET; (23) THENCE SOUTH 32°51'09" EAST, A DISTANCE OF 24.50 FEET; (24) THENCE SOUTH 02°22'34" WEST, A DISTANCE OF 41.12 FEET; (25) THENCE SOUTH 05°14'01" EAST, A DISTANCE OF 39.88 FEET; (26) THENCE SOUTH 55°44'25" WEST, A DISTANCE OF 8.63 FEET; (27) THENCE SOUTH 73°25'14" WEST, A DISTANCE OF 68.25 FEET; (28) THENCE NORTH 64°20'22" WEST, A DISTANCE OF 15.26 FEET; (29) THENCE SOUTH 00°36'12" EAST, A DISTANCE OF 72.85 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID COASTAL OAKS AT ATLANTIC BEACH UNIT ONE; THENCE SOUTH 89°23'48" WEST, A DISTANCE OF 356.67 FEET TO A 5/8" IRON ROD AND CAP "CROASDEL LB 6219"; THENCE NORTH 00°59'43" WEST, A DISTANCE OF 986.32 FEET TO THE POINT OF BEGINNING

CONTAINING 7.626 ACRES, MORE OR LESS.

## ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT BUCCANEER BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS COASTAL OAKS AT ATLANTIC BEACH UNIT TWO AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL STREET AND ROAD RIGHT-OF-WAYS SHOWN HEREON, ARE NOT HEREBY DEDICATED AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNERS, ITS SUCCESSORS AND ASSIGNS. THE OWNERS HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS AND OTHER LANDS SHOWN ON THIS PLAT AND TO THEIR GUESTS, INVITEES, AND DOMESTIC HELP AND TO DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF PUBLIC UTILITIES AUTHORIZED BY THE OWNERS TO SERVE SUCH LANDS, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS, AND SUCH OTHER PERSONS AS THE OWNERS FROM TIME TO TIME MAY DESIGNATE, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE STREET AND ROAD RIGHT-OF-WAYS SHOWN HEREON. THE OWNERS RESERVE TO ITSELF AND THE ASSOCIATION OF OWNERS OF LOTS SHOWN HEREON THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON, EXCEPT AN OWNER OR HOLDER OF A MORTGAGE LIEN ON SUCH LANDS, WHO, IN ITS OPINION MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR A NUISANCE ON ANY PART OF THE LANDS SHOWN ON THIS PLAT.

THE FOLLOWING COVENANTS SHALL RUN WITH THE LAND:

1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE OWNERS, AND THEIR SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID POND/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL STREET AND ROAD RIGHT-OF-WAYS, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID STREET AND ROAD RIGHT-OF-WAYS, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID POND/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE OWNERS, AND THEIR SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS.

2) THE POND/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID POND/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID POND/STORMWATER MANAGEMENT FACILITIES UPON FAILURE OF THE HOME OWNERS ASSOCIATION TO THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTER PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCEL FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE AND RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNERS OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE POND/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT.

THE OWNERS, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE POND/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF THE OWNERS, ITS SUCCESSORS AND ASSIGNS OR THEIR AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN BUCCANEER BEACH, LLC AND NEW ATLANTIC BUILDERS, INC. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS AND ASSIGNS OF THE OWNERS. UPON FAILURE OF THE HOME OWNERS ASSOCIATION TO THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTER PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCEL FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

THOSE EASEMENTS DESIGNATED AS "JEA-EE" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "JEA-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

ANY UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES AND OTHER TELECOMMUNICATION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28), OF THE CURRENT FLORIDA STATUTES. HOWEVER, ONLY CABLE TELEVISION SERVICE AND OTHER TELECOMMUNICATION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE OWNERS AND THE ASSOCIATION OF LOT OWNERS TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

THE WATER AND SEWER UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO CITY OF ATLANTIC BEACH PUBLIC UTILITIES, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND WATER AND SANITARY SEWER SYSTEMS, EXCEPT THAT ASSIGNABLE UTILITY EASEMENTS WITHIN SAID STREET RIGHT-OF-WAYS OR WITHIN SAID UTILITY EASEMENTS ARE HEREBY RESERVED TO THE OWNERS, ITS SUCCESSORS OR ASSIGNS AND UTILITY PROVIDERS AUTHORIZED BY THE OWNERS TO SERVE SAID LANDS FOR TELEPHONE, TELECOMMUNICATIONS AND OTHER UTILITIES IN ACCORDANCE WITH THE FINAL ENGINEERING PLANS APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA. EASEMENTS OVER, UPON, AND UNDER ALL STREET AND ROAD RIGHT OF WAYS ARE DEDICATED TO THE CITY OF ATLANTIC BEACH PUBLIC UTILITIES.

TRACT "H" (UNOBSTRUCTED DRAINAGE EASEMENT), AND TRACT "I" (UNOBSTRUCTED DRAINAGE EASEMENT) ARE NOT HEREBY DEDICATED, AND ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE LANDSCAPE EASEMENTS, OR OTHER PRIVATE EASEMENTS SHOWN HEREON, IF ANY, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNERS, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE BUCCANEER BEACH, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 14<sup>TH</sup> DAY OF SEPTEMBER, A.D., 2018

BUCCANEER BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Sharon Hudson

PRINT NAME: Sharon Hudson

WITNESS: Sara Jo Hall

PRINT NAME: SARA JO HALL

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>TH</sup> DAY OF SEPTEMBER, A.D., 2018 BY DARRYL CRISP, AS MANAGING MEMBER OF BUCCANEER BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Sara Jo Hall  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: SARA JO HALL

## SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, 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, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., CHAPTER 55-17 FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 10<sup>th</sup> DAY OF SEPTEMBER, A.D., 2018

John A. Anderberg  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 5881  
DRMP INC.

## APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THIS HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE

THIS 10<sup>th</sup> DAY OF October, A.D., 2018

John Pappas  
JOHN PAPPAS, P.E.  
DIRECTOR OF PUBLIC WORKS

## CLERK'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND IS RECORDED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 72 OF PAGES 56-59 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 12<sup>th</sup> DAY OF Oct., A.D., 2018

RONNIE FUSSELL  
CLERK OF THE CIRCUIT COURT

DEPUTY CLERK

## PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 9 DAY OF Oct., 2018.

W. Monroe Hazen  
W. MONROE HAZEN  
PROFESSIONAL LAND SURVEYOR NUMBER 3398

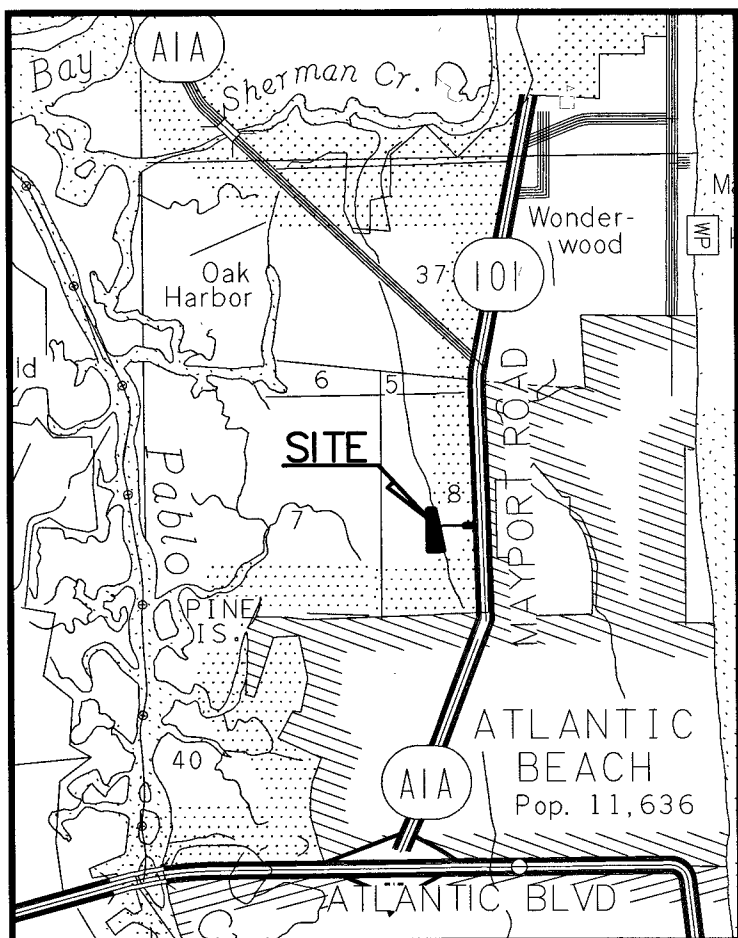
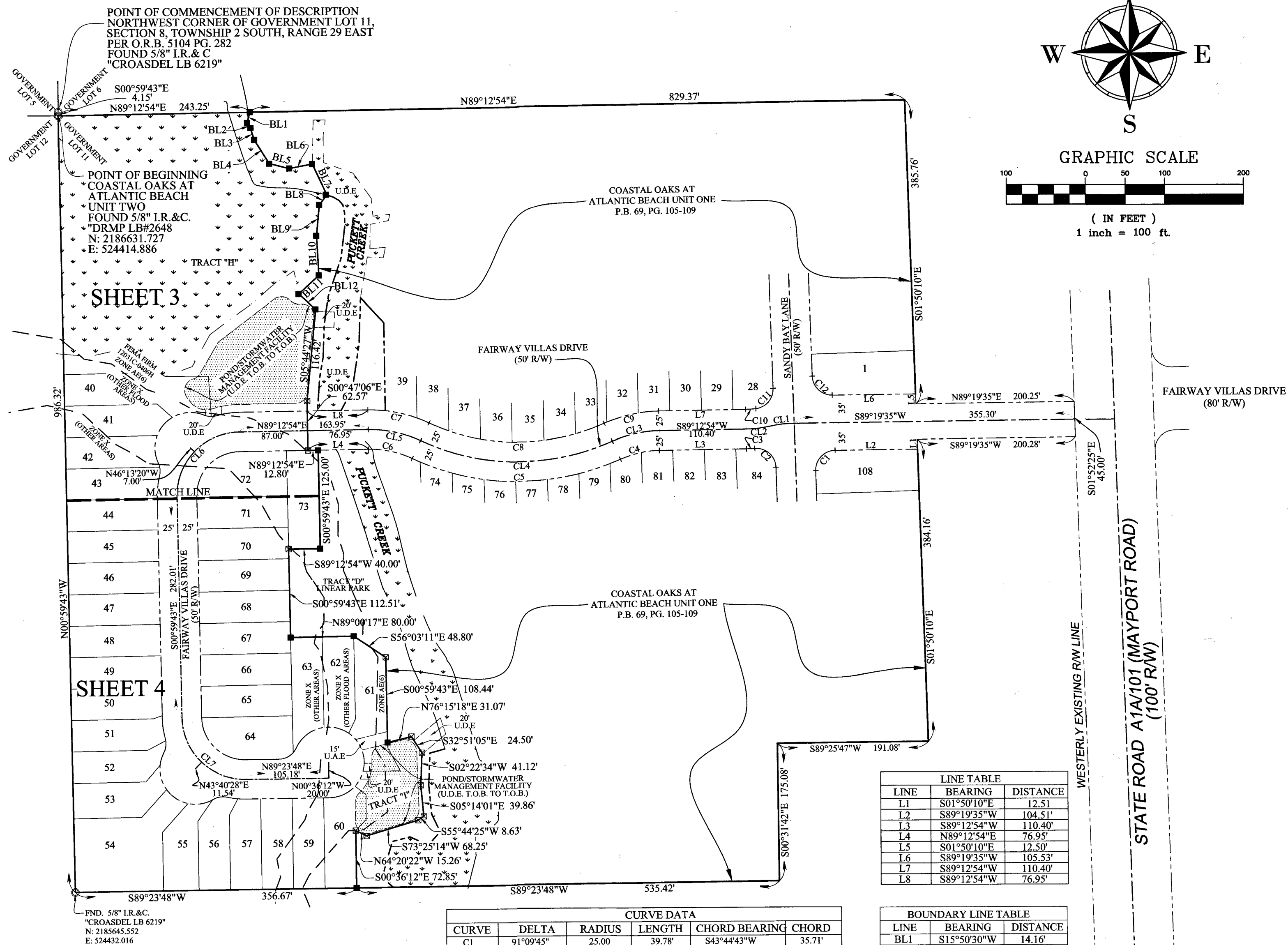
PREPARED BY:  
DRMP, INC.  
8001 BELFORT PARKWAY, SUITE 200  
JACKSONVILLE, FLORIDA 32256  
(904) 641-0123  
LICENSED BUSINESS NUMBER 2648

(PLAT) CITY DEVELOPMENT NUMBER: 9173.001  
(PLANS) CITY DEVELOPMENT NUMBER: 9173.000

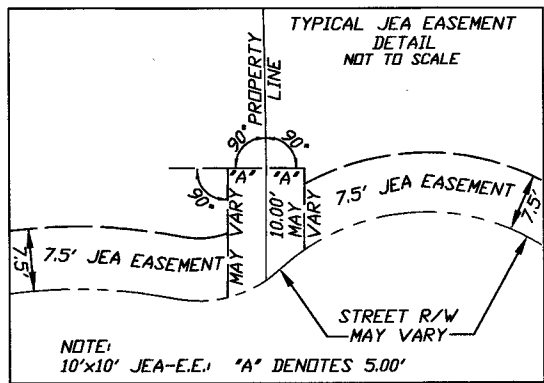
# COASTAL OAKS AT ATLANTIC BEACH UNIT TWO

A PORTION OF GOVERNMENT LOT 11, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 72 PAGE 57  
SHEET 2 OF 4 SHEETS



VICINITY MAP  
N.T.S.



## LEGEND AND ABBREVIATIONS

- SET 4"x4" CONC. MON.-"LB#2648 PRM"
- FOUND 4"x4" CONC. MON.-"LB#2648 PRM"
- FOUND MONUMENTATION (AS NOTED)
- MAG NAIL W/DISK "LB#2648 PCP" TO BE SET
- = AND
- (C) = CALCULATED
- = CENTERLINE
- CONC. = CONCRETE
- (D) = DEED
- E = EASTING
- EASE. = EASEMENT
- EX. = EXISTING
- (F) = FIELD
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- FIRM = FLOOD INSURANCE RATE MAP
- FND. = FOUND
- I.P. = IRON PIPE
- I.R.&C. = IRON ROD & CAP
- JEA = JACKSONVILLE ELECTRIC AUTHORITY
- MON. = MONUMENT
- N = NORTHING
- N.T.S. = NOT TO SCALE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SF = SQUARE FEET
- T.O.B. = TOP OF BANK
- UNOB. = UNOBSTRUCTED
- U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
- U.A.E. = UNOBSTRUCTED ACCESS EASEMENT
- W/ = WITH

SEE SHEET 3 OF 4 FOR GENERAL NOTES

PREPARED BY:  
DRMP, INC.  
8001 BELFORT PARKWAY, SUITE 200  
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(PLAT) CITY DEVELOPMENT NUMBER: 9173.001  
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# COASTAL OAKS AT ATLANTIC BEACH UNIT TWO

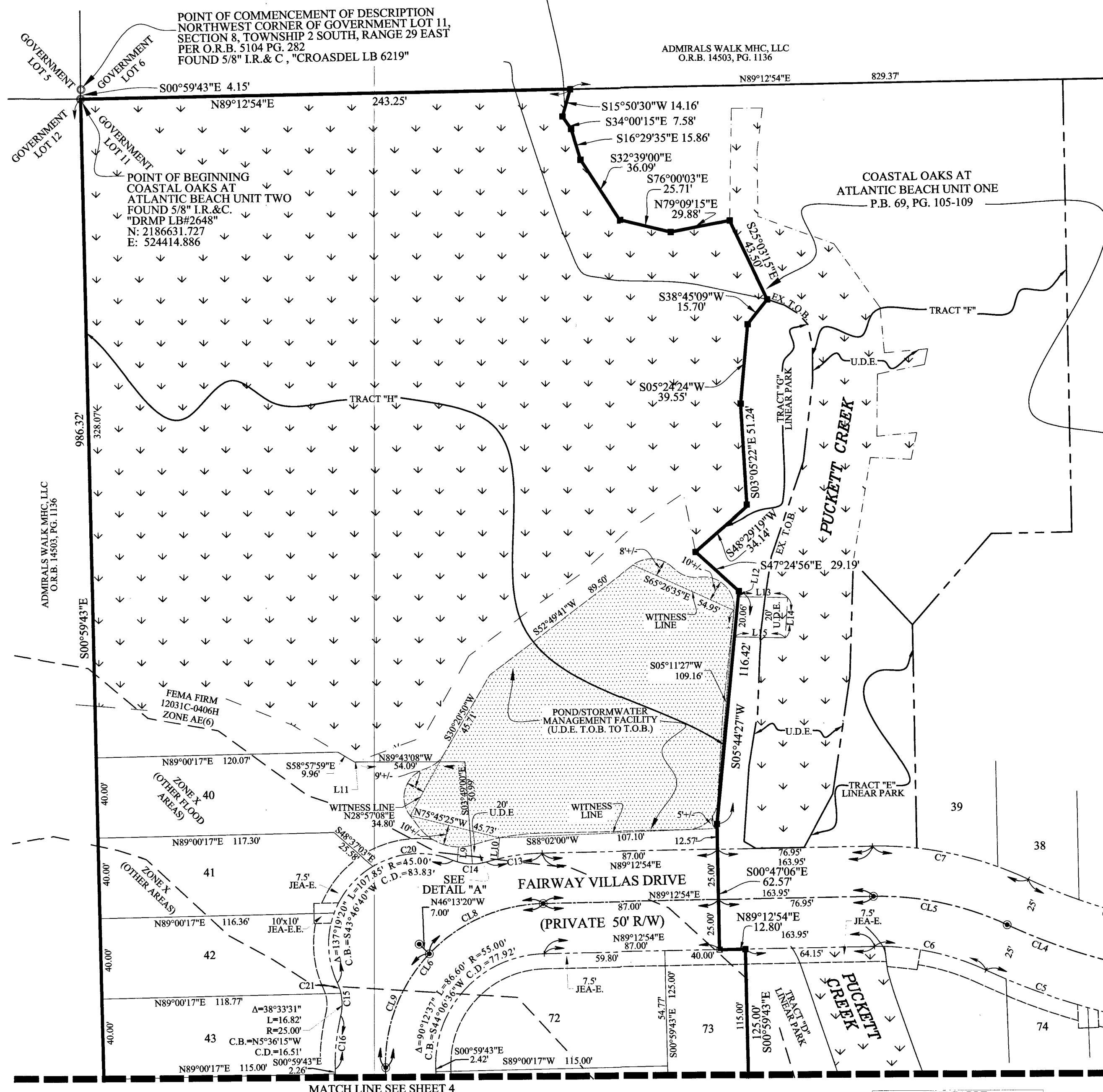
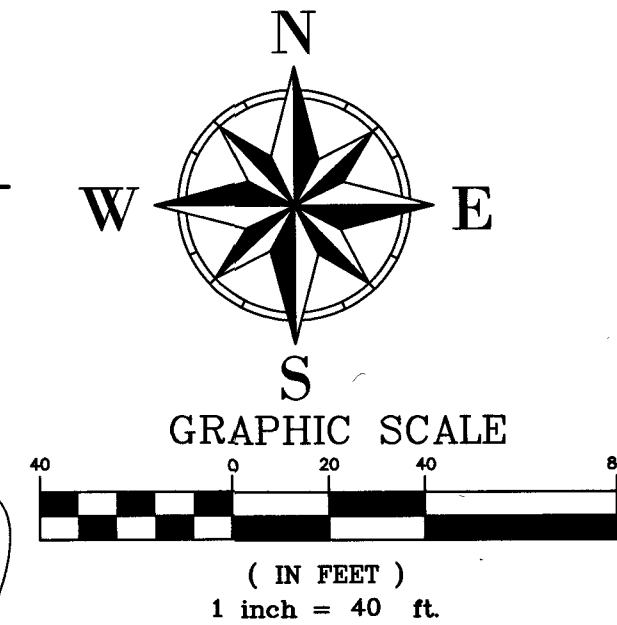
A PORTION OF GOVERNMENT LOT 11, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 72 PAGE 58  
SHEET 3 OF 4 SHEETS

SEE SHEET 2 FOR LEGEND

## GENERAL NOTES

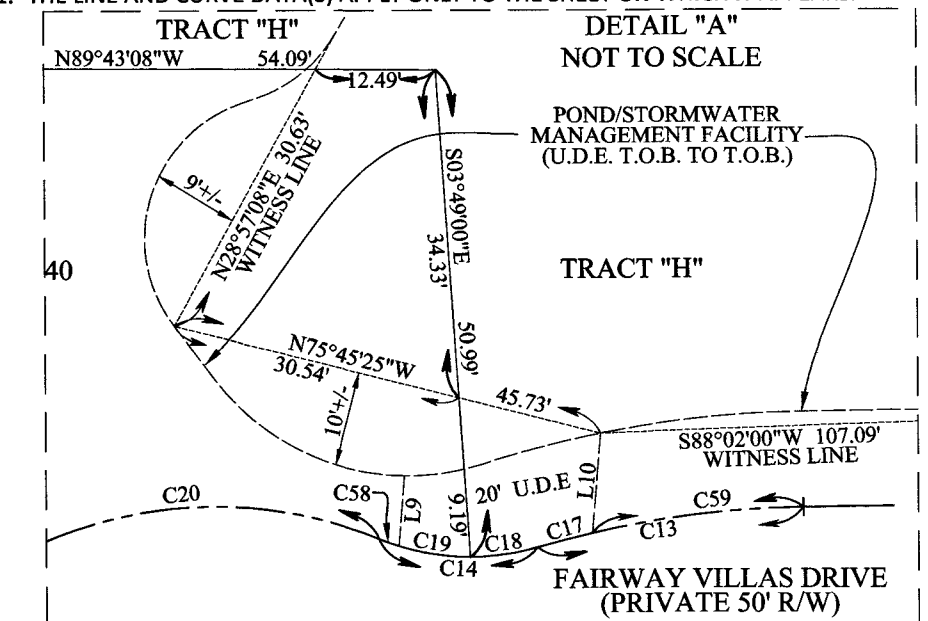
- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD A1A (MAYPORT ROAD) AS BEING S 01°52'25" E.
- N 2186631.73, E 5254414.89 DENOTE STATE PLANE COORDINATES SHOWN HEREON WHICH ARE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) FLORIDA STATE PLANE EAST ZONE (0901), IN U.S. SURVEY FEET, AND ARE BASED ON REAL TIME KINETIC GLOBAL POSITIONING SYSTEM SURVEY METHODS AND EMPLOYING THE NATIONAL GEODETIC SURVEY'S CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK.
- 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
- THE SUBJECT PARCEL APPEARS TO LIE IN ZONE AE (ELEVATION 6.0 NORTH AMERICAN VERTICAL DATUM 1988), ZONE X (OTHER FLOOD AREAS), AND ZONE X (OTHER AREAS) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) DUVAL COUNTY, FLORIDA, PANEL 0406H, MAP NUMBER 12031C0406H, EFFECTIVE DATE JUNE 3, 2013, FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- JEA-E DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- JEA-E-E DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
- ALL PLATTED 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.
- THE POND/STORMWATER MANAGEMENT FACILITY AND UNOBSTRUCTED DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" LOCATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT. THE LIMITS ARE FROM TOP OF BANK TO TOP OF BANK FOR EACH POND/STORMWATER MANAGEMENT FACILITY AND UNOBSTRUCTED DRAINAGE EASEMENT.
- THE LINE AND CURVE DATA(S) APPLY ONLY TO THE SHEET ON WHICH IT APPEARS.



CENTERLINE CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
CL4	49° 26' 22"	290.00'	250.24'	N89°21'56"W	242.54'
CL5	26° 08' 21"	150.00'	68.43'	N77°42'55"W	67.84'
CL6	90° 12' 37"	80.00'	125.96'	S44°06'36"W	113.34'
CL8	45° 26' 15"	80.00'	63.44'	S66°29'47"W	61.79'
CL9	44° 46' 22"	80.00'	62.52'	S21°23'29"W	60.94'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	N04°52'21"E	7.36'
L10	N04°52'21"E	10.45'
L11	N69°49'12"E	0.53'
L12	N06°44'27"E	2.67'
L13	S88°32'53"E	24.09'
L14	S03°06'36"W	20.01'
L15	N88°32'53"W	25.01'

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C6	26° 08' 21"	125.00'	57.03'	N77°42'55"W	56.53'
C7	26° 08' 21"	175.00'	79.84'	S77°42'55"E	79.15'
C13	15° 20' 06"	105.00'	28.10'	S81°32'51"W	28.02'
C14	38° 33' 32"	25.00'	16.82'	S86°50'26"E	16.51'
C15	38° 33' 32"	25.00'	16.82'	N05°36'15"W	16.51'
C16	14° 40' 14"	105.00'	26.89'	S06°20'24"W	26.81'
C17	03° 14' 08"	105.00'	5.93'	S75°29'53"W	5.93'
C18	16° 13' 14"	25.00'	7.08'	N81°59'26"E	7.05'
C19	22° 20' 17"	25.00'	9.75'	S78°43'49"E	9.69'
C20	52° 46' 30"	45.00'	41.45'	S86°03'05"W	40.00'
C21	12° 47' 10"	25.00'	5.58'	N18°29'25"W	5.57'
C58	04° 58' 21"	25.00'	2.17'	N70°02'51"W	2.17'
C59	12° 05' 58"	105.00'	22.17'	S83°09'56"W	22.13'



PREPARED BY:  
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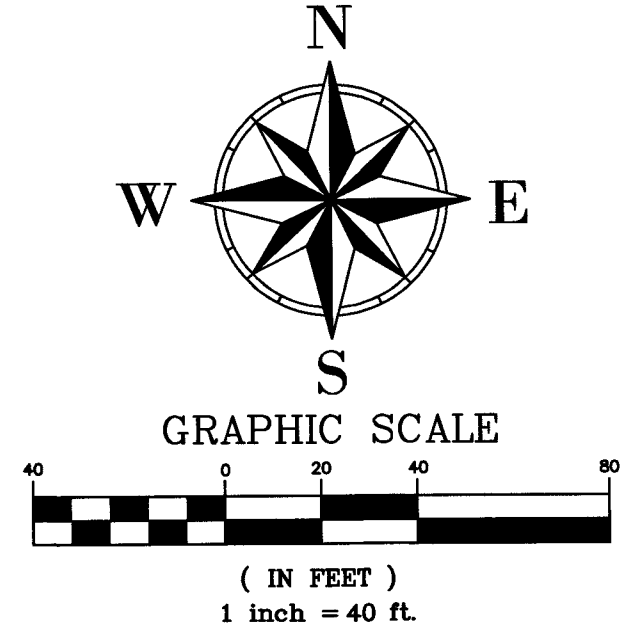
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# COASTAL OAKS AT ATLANTIC BEACH UNIT TWO

A PORTION OF GOVERNMENT LOT 11, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

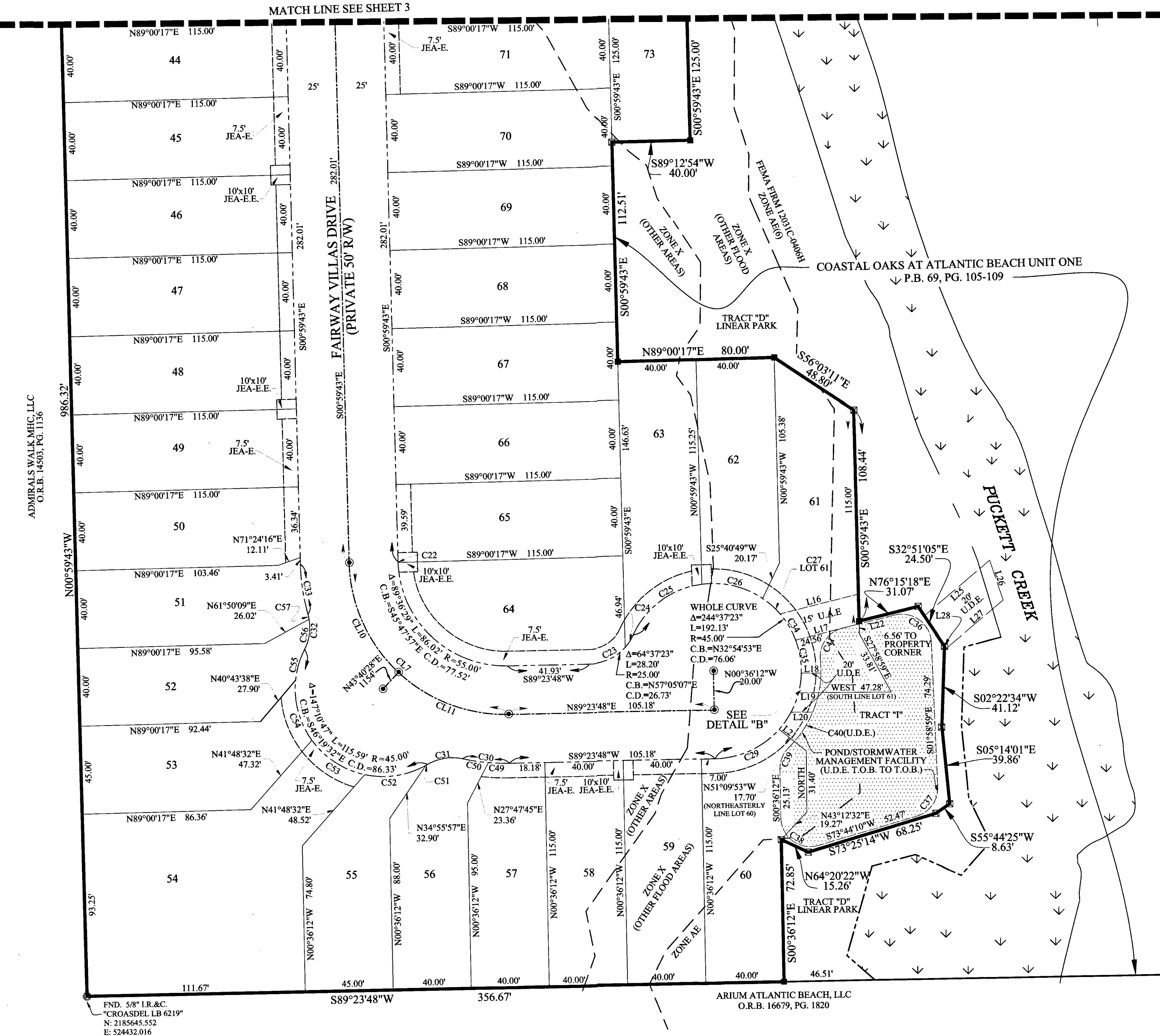
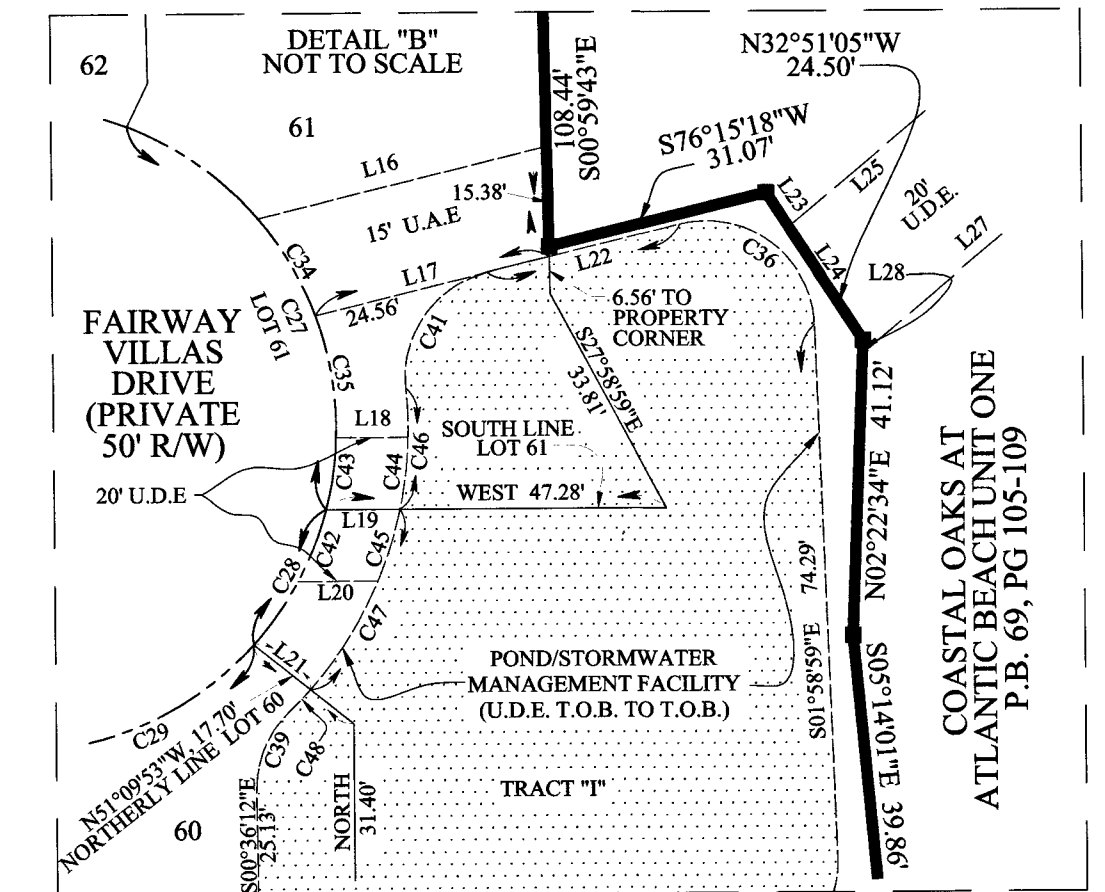
PLAT BOOK 12 PAGE 59  
SHEET 4 OF 4 SHEETS

SEE SHEET 2 OF 4 FOR LEGEND  
SEE SHEET 3 OF 4 FOR GENERAL NOTES



LINE	BEARING	DISTANCE
L16	N76°14'04"E	41.36'
L17	S76°14'04"W	33.55'
L18	EAST	10.00'
L19	WEST	10.28'
L20	EAST	11.69'
L21	S51°09'53"E	10.01'
L22	S76°14'04"W	27.72'
L23	N32°51'05"W	5.77'
L24	N32°51'05"W	18.73'
L25	N49°53'40"E	44.02'
L26	S18°06'27"E	21.57'
L27	S49°53'40"W	39.61'
L28	N02°22'34"E	1.92'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C22	00°25'44"	55.00'	0.41'	S01°12'35"E	0.41'
C23	47°21'11"	25.00'	20.66'	N65°43'13"E	20.08'
C24	17°16'12"	25.00'	7.54'	N33°24'31"E	7.51'
C25	58°09'02"	45.00'	45.67'	S33°50'57"W	43.74'
C26	41°39'18"	45.00'	32.72'	N76°14'53"W	32.00'
C27	70°13'35"	45.00'	55.16'	N20°18'27"W	51.77'
C28	27°25'55"	45.00'	21.54'	N28°31'18"E	21.34'
C29	47°09'33"	45.00'	37.04'	N65°49'02"E	36.00'
C30	13°10'41"	105.00'	24.15'	S84°00'51"E	24.10'
C31	42°29'25"	25.00'	18.54'	S81°19'47"W	18.12'
C32	42°29'25"	25.00'	18.54'	N06°01'08"E	18.12'
C33	14°13'51"	105.00'	26.08'	S08°06'38"E	26.01'
C34	20°00'30"	45.00'	15.71'	N30°08'57"W	15.63'
C35	22°03'16"	45.00'	17.32'	N09°07'04"W	17.21'
C36	101°46'57"	15.00'	26.65'	N35°52'36"E	18.41'
C37	75°43'09"	15.00'	19.82'	S33°52'36"W	23.28'
C38	105°39'39"	15.00'	27.66'	S53°26'01"E	23.91'
C39	46°42'45"	15.00'	12.23'	S22°45'11"W	11.89'
C40	51°39'45"	55.00'	49.59'	N20°16'39"E	47.93'
C41	81°47'18"	15.00'	21.41'	N35°20'25"E	19.64'
C42	13°44'02"	45.00'	10.79'	N21°40'21"E	10.76'
C43	12°53'47"	45.00'	10.13'	N08°21'27"E	10.11'
C44	10°30'24"	55.00'	10.09'	N06°48'56"E	10.07'
C45	10°56'31"	55.00'	10.50'	N17°32'22"E	10.49'
C46	17°37'22"	55.00'	16.92'	N03°15'27"E	16.85'
C47	29°32'59"	55.00'	28.36'	N26°50'37"E	28.05'
C48	04°29'25"	55.00'	4.31'	N43°51'48"E	4.31'
C49	05°51'25"	105.00'	10.73'	S87°40'29"E	10.73'
C50	07°19'16"	105.00'	13.42'	S81°05'09"E	13.41'
C51	01°12'12"	45.00'	0.95'	N61°40'10"E	0.95'
C52	41°11'49"	45.00'	32.36'	N81°53'10"E	31.66'
C53	42°06'47"	45.00'	33.08'	S56°27'32"E	32.34'
C54	41°39'18"	45.00'	32.72'	S14°34'29"E	32.00'
C55	21°00'41"	45.00'	16.50'	S16°45'30"W	16.41'
C56	36°30'44"	25.00'	15.93'	N09°00'29"E	15.66'
C57	05°58'41"	25.00'	2.61'	N12°14'14"W	2.61'



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
CL7	89°36'29"	80.00'	125.12'	S45°47'57"E	112.75'
CL10	45°19'50"	80.00'	63.29'	S23°39'38"E	61.66'
CL11	44°16'39"	80.00'	61.83'	S68°27'52"E	60.30'

(PLAT) CITY DEVELOPMENT NUMBER: 9173.001  
(PLANS) CITY DEVELOPMENT NUMBER: 9173.000

PREPARED BY:  
DRMP, INC.  
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LICENSED BUSINESS NUMBER 2648