

Newport Unit Three

Being a Replat of a portion of Lots 3 and 4, of a Subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, as recorded in Plat Book 1, Pages 7 and 8 of the Former Public Records of the City of Jacksonville, Duval County, Florida.

PLAT BOOK 55 PAGE 80
SHEET 1 OF 7 SHEETS

CAPTION

A PARCEL OF LAND, BEING A PORTION OF LOTS 3 AND 4, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHERLY CORNER OF LOT 26, NEWPORT UNIT TWO-A, AS RECORDED IN PLAT BOOK 51, PAGES 64 AND 64A OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE SOUTHWESTERLY ALONG THE NORTHERLY BOUNDARY LINE OF SAID NEWPORT UNIT TWO-A, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES, COURSE NO. 1, SOUTH 74°19'10" WEST, A DISTANCE OF 256.78 FEET, TO A POINT; COURSE NO. 2, SOUTH 62°46'15" WEST, A DISTANCE OF 268.00 FEET, TO A POINT; COURSE NO. 3, SOUTH 48°05'43" WEST, A DISTANCE OF 443.00 FEET, TO THE NORTHWEST CORNER OF LOT 18, SAID NEWPORT UNIT TWO-A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 46, NEWPORT UNIT TWO-B, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGES 45 AND 45A OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE SOUTH 48°05'43" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID NEWPORT UNIT TWO-B, A DISTANCE OF 72.00 FEET TO A POINT SITUATE ON THE EASTERLY BOUNDARY OF BISCAYNE DOWNS, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGES 83, 83A, 83B, 83C, 83D, 83E AND 83F OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE NORTH 00°28'31" WEST, ALONG THE EASTERLY BOUNDARY LINE OF SAID BISCAYNE DOWNS, A DISTANCE OF 264.23 FEET, TO A POINT; THENCE NORTH 43°39'12" EAST, A DISTANCE OF 446.80 FEET, TO A POINT; THENCE NORTH 76°35'02" EAST, A DISTANCE OF 64.57 FEET, TO A POINT; THENCE NORTH 00°36'14" EAST, A DISTANCE OF 51.20 FEET; THENCE NORTH 64°24'24" WEST, A DISTANCE OF 422.80 FEET, TO A POINT SITUATE ON THE EASTERLY BOUNDARY LINE OF AFORESAID BISCAYNE DOWNS, SAID POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A" IN THIS DESCRIPTION.

RETURNING TO THE POINT OF BEGINNING, RUN THENCE SOUTH 63°30'41" EAST, ALONG THE NORTHERLY BOUNDARY OF AFORESAID NEWPORT UNIT TWO-A, AND THE SOUTHEASTERLY PROLONGATION THEREOF, A DISTANCE OF 607.51 FEET, TO A POINT; THENCE NORTH 26°24'19" EAST, A DISTANCE OF 331 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE OF THE BROWARD RIVER, (ALSO KNOWN AS CEDAR CREEK); RUN THENCE NORTHWESTERLY, ALONG THE APPROXIMATE MEAN HIGH WATER LINE OF THE BROWARD RIVER, A DISTANCE OF 2,006 FEET, MORE OR LESS, TO A POINT ON THE AFORESAID EASTERLY BOUNDARY LINE OF TRACT "B", SAID BISCAYNE DOWNS, SAID POINT LYING NORTH 00°28'31" WEST, A DISTANCE OF 854 FEET, MORE OR LESS, FROM AFORESAID REFERENCE POINT "A"; THENCE SOUTH 00°28'31" EAST, ALONG THE EASTERLY LINE OF SAID TRACT "B", BISCAYNE DOWNS, A DISTANCE OF 854 FEET, MORE OR LESS, TO AFORESAID REFERENCE POINT "A", AND TO CLOSE.

CONTAINING 26.53 ACRES, AND/OR 1,155,646.80 SQUARE FEET, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT NEWPORT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS NEWPORT UNIT THREE, AND THAT FIDELITY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, 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 ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE EASEMENTS, UNOBSTRUCTED ACCESS EASEMENTS, UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENTS AND UTILITY AND DRAINAGE EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, THE DRAINAGE EASEMENTS, OVER, UNDER, ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES, AS SHOWN ON THIS PLAT, ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID LAKE/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (ROADS, PARKWAYS, LANES AND COURTS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (ROADS, PARKWAYS, LANES AND COURTS); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS TO PERSON OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

2) THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES.

3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, 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 LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF IT AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN NEWPORT UNIT THREE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNERS DO HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGN EASEMENTS, AND ALSO OVER ALL OF THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. Florida Statutes 177.091(2b)

TRACTS "A-1" AND "A-2" (CONSERVATION AREAS), AND TRACT "B" (UPLAND PRESERVATION AREA) SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF NEWPORT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

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.

THOSE EASEMENTS DESIGNATED AS PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO NEWPORT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

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. Florida Statutes 177.091(2b)

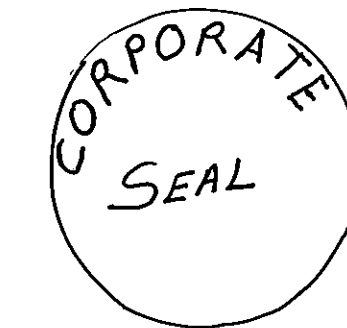
IN WITNESS WHEREOF, THE ABOVE NEWPORT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND FIDELITY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 7th DAY OF January, A.D. 2003.

NEWPORT PROPERTIES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Candace Lee
Candace Lee
TYPE OR PRINT NAME

BY: Dallas Lee
DALLAS LEE, MANAGER OF NEWPORT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Telma Shoemate
Telma Shoemate
TYPE OR PRINT NAME



NOTARY PUBLIC, STATE OF FLORIDA
A FLORIDA LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF JAN 2003 A.D., 2003 BY DALLAS LEE, MANAGER OF NEWPORT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

H. Haberman
NOTARY PUBLIC, STATE OF FLORIDA



Helly C. Haberman
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: 7-8-2006

FIDELITY NATIONAL BANK
A NATIONAL BANKING ASSOCIATION

WITNESS: Deborah D. Barbez
DEBORAH D. BARBEZ
TYPE OR PRINT NAME

BY: Michael W. Levitt, VP
MICHAEL W. LEVITT, VICE PRESIDENT OF FIDELITY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

WITNESS: Candace Lee
Candace Lee
TYPE OR PRINT NAME

NOTARY PUBLIC, STATE OF FLORIDA
A NATIONAL BANKING ASSOCIATION

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF JANUARY A.D., 2003 BY MICHAEL W. LEVITT, VICE PRESIDENT OF FIDELITY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

H. Haberman
NOTARY PUBLIC, STATE OF FLORIDA



TYPE OR PRINT NAME
MY COMMISSION EXPIRES: 2-5-04

Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
7450 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 296-1644
Phone (904) 296-1666 L.B. No. 6661

Approved 1/28/03
Date
John P. Raynes
City Engineer
for Director of Public Works
Approved 2/5/03
Date
Shenaron
for General Counsel

Newport Unit Three

Being a Replat of a portion of Lots 3 and 4, of a Subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, as recorded in Plat Book 1, Pages 7 and 8 of the Former Public Records of the City of Jacksonville, Duval County, Florida.

PLAT BOOK 55 PAGE 80A
SHEET 2 OF 1 SHEETS

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER NO. 654, ORDINANCE CODE. THIS 6th DAY OF FEBRUARY, A.D., 2003.

Alma Southwick
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE # 2003 045531

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 55 PAGES 80-80F OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THIS 13th DAY OF FEB., A.D., 2003.

Jim Fuller
JIM FULLER, CLERK OF THE CIRCUIT COURT

C. J. [Signature]
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 28th DAY OF JANUARY, A.D., 2003.

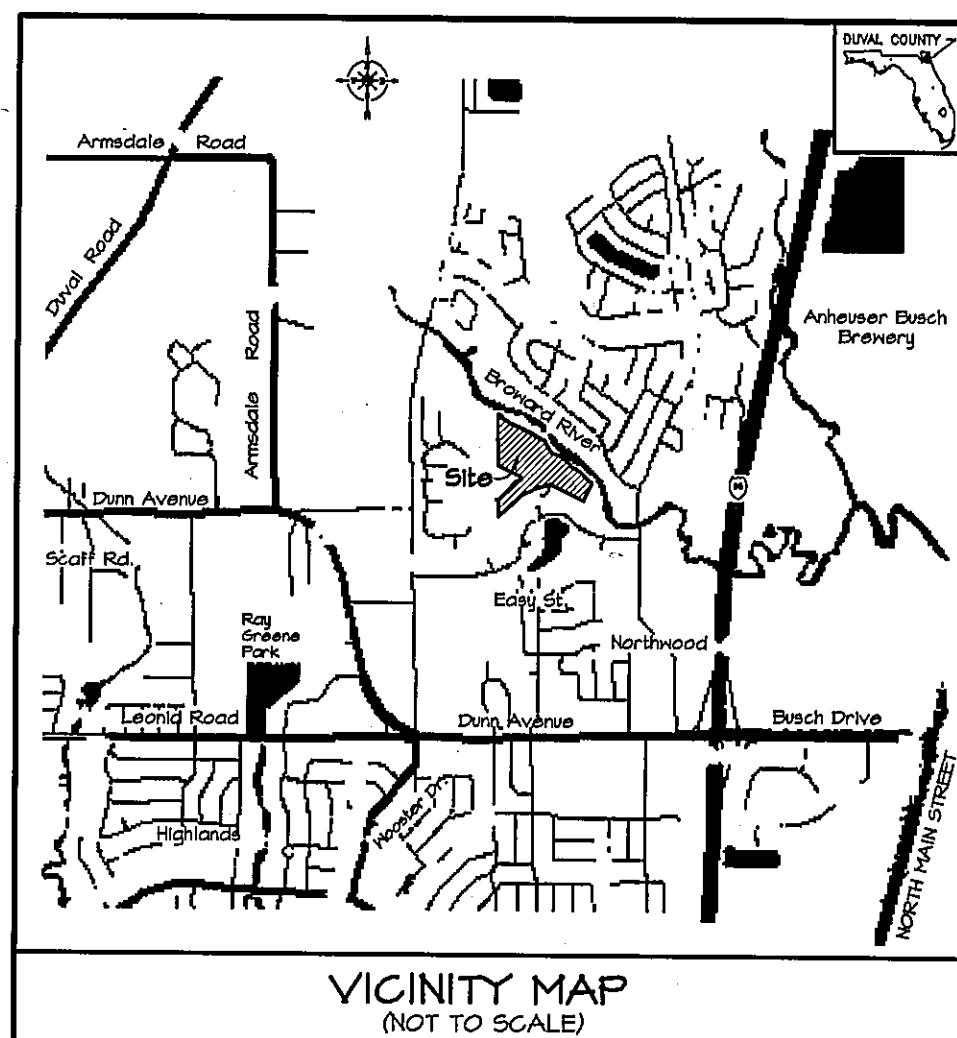
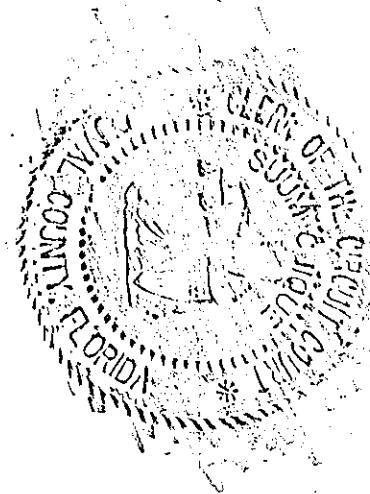
Glenn E. McGregor
GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR NUMBER 4252

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 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 PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.041, FLORIDA STATUTES, CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 28th DAY OF JANUARY, A.D., 2003.

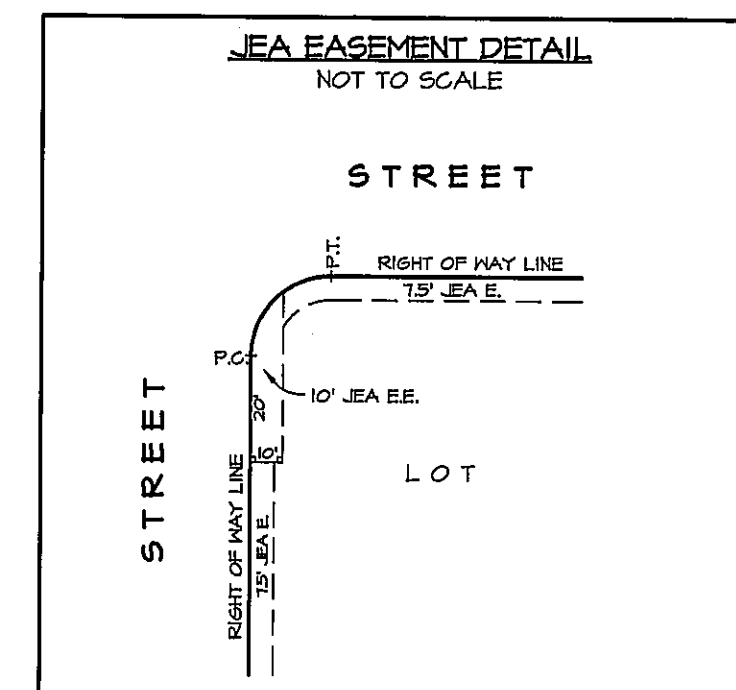
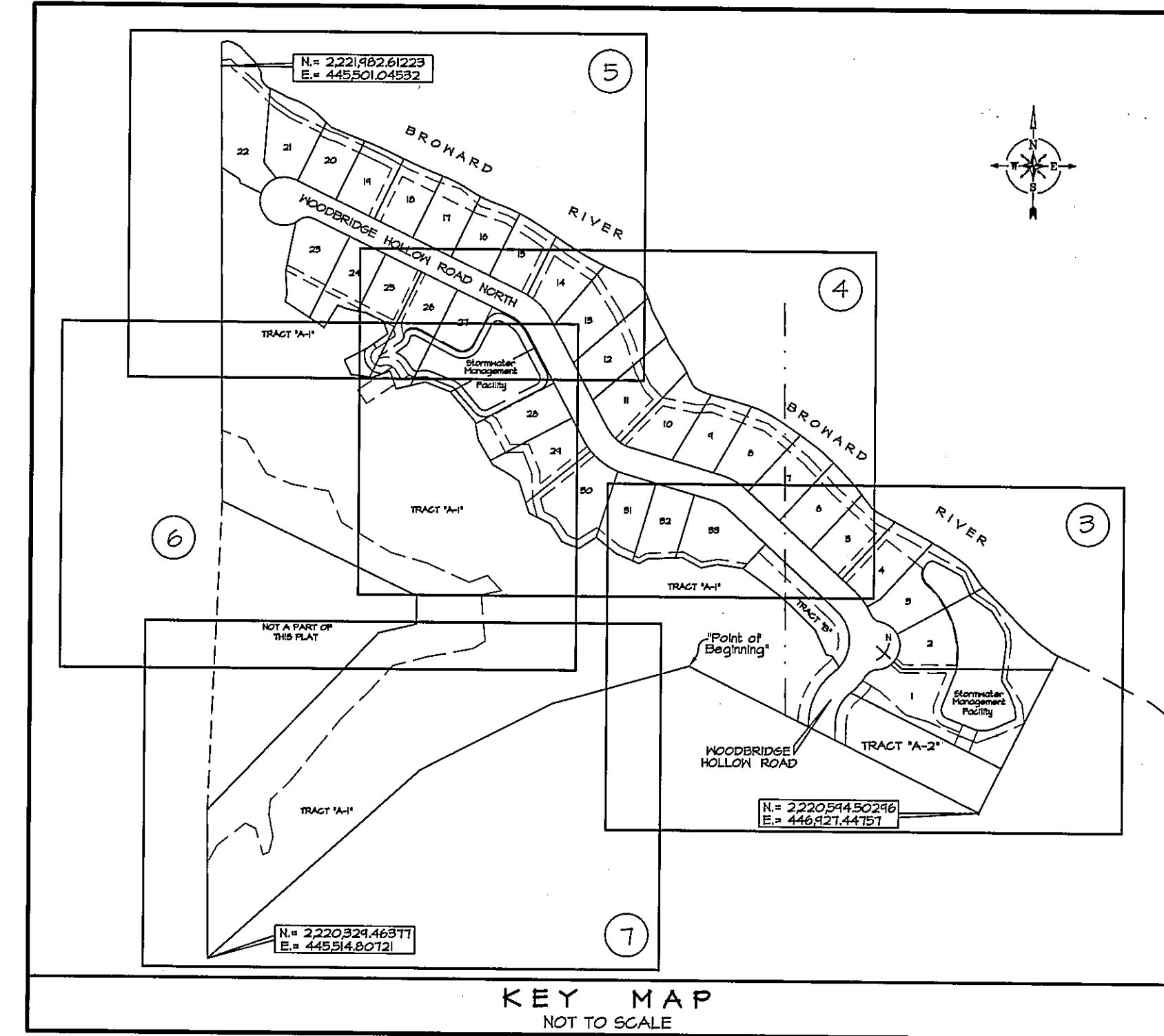
Jonathan B. Bosman
JONATHAN B. BOSMAN,
PROFESSIONAL LAND SURVEYOR NO. 4600
1450 BELFORT PARKWAY, SUITE 1600
JACKSONVILLE, FL. 32256



GENERAL NOTES

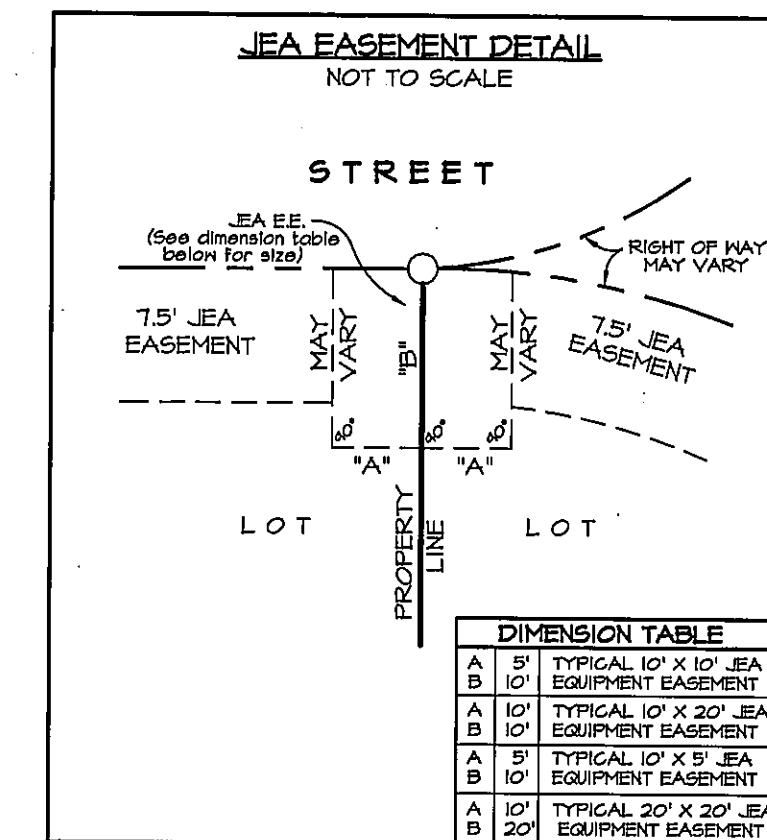
1. BASIS OF BEARINGS. STATE PLANE CO-ORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL. STATION NAME USED FOR THIS SURVEY ARE: JEA-0115 AND JEA-0594. CO-ORDINATES SHOWN ARE BASED ON NAD 83/10 STATE PLANE, FLORIDA EAST ZONE (ZONE 40) IN U.S. FEET.
2. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED 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.
3. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
4. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
5. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
6. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
7. 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.
8. 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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
9. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
10. "JEA EE" DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
11. "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 FOR REPLACEMENT OF SUCH ITEMS.
12. (100.00') DENOTES DISTANCE TO EASEMENTS OR VEGETATED NATURAL BUFFERS.
13. THE APPROXIMATE MEAN HIGH WATER LINE AS SHOWN ON THIS PLAT, IS NOT A TITLE PROPERTY BOUNDARY OF A DEPARTMENT OF ENVIRONMENTAL PROTECTION APPROVED MEAN HIGH WATER LINE, AND HAS NOT LOCATED IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE ACTS AND RULES OF CHAPTER 16-3, FLORIDA STATUTES, AND WILL NOT BE USED AS, REPRESENTED TO BE, OR BE ADMISSIBLE AS A PROPERTY BOUNDARY OR APPROVED MEAN HIGH WATER LINE BEFORE ANY ADMINISTRATIVE BODY OR COURT OF LAW.
14. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES "X" (UNSHADED), "X" (SHADED), AND "AE" WITH A BASE FLOOD ELEVATION (BFE) OF 6, AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120071, PANEL NUMBER 0065 E DATED AUGUST 15, 1994. 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.

- DENOTES UPLAND PRESERVATION AREA
- DENOTES JURISDICTIONAL WETLAND AREA



LEGEND

- O.R.V. OFFICIAL RECORDS VOLUME
- P.G. PAGE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVE
- R.P. RADIUS POINT
- P.I. POINT OF INTERSECTION
- P.C.C. POINT OF COMPOUND CURVE
- (O.A.) OVERALL
- R. RADIUS
- L. ARC LENGTH
- CH. CHORD DISTANCE
- C4. TABULATED CURVE DATA
- R/W. RIGHT OF WAY
- ⊙ FOUND PERMANENT REFERENCE MONUMENT STAMPED L.B. 3624
- ⊙ DENOTES PERMANENT REFERENCE MONUMENT SET L.B. NO. 6661
- ⊙ DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661
- N S STREET NAME CHANGE



Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
1450 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 296-1644
Phone (904) 296-1666 L.B. No. 6661

Newport Unit Three

Being a Replat of a portion of Lots 3 and 4, of a Subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, as recorded in Plat Book 1, Pages 7 and 8 of the Former Public Records of the City of Jacksonville, Duval County, Florida.

PLAT BOOK 55 PAGE 80B

SHEET 3 OF 7 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

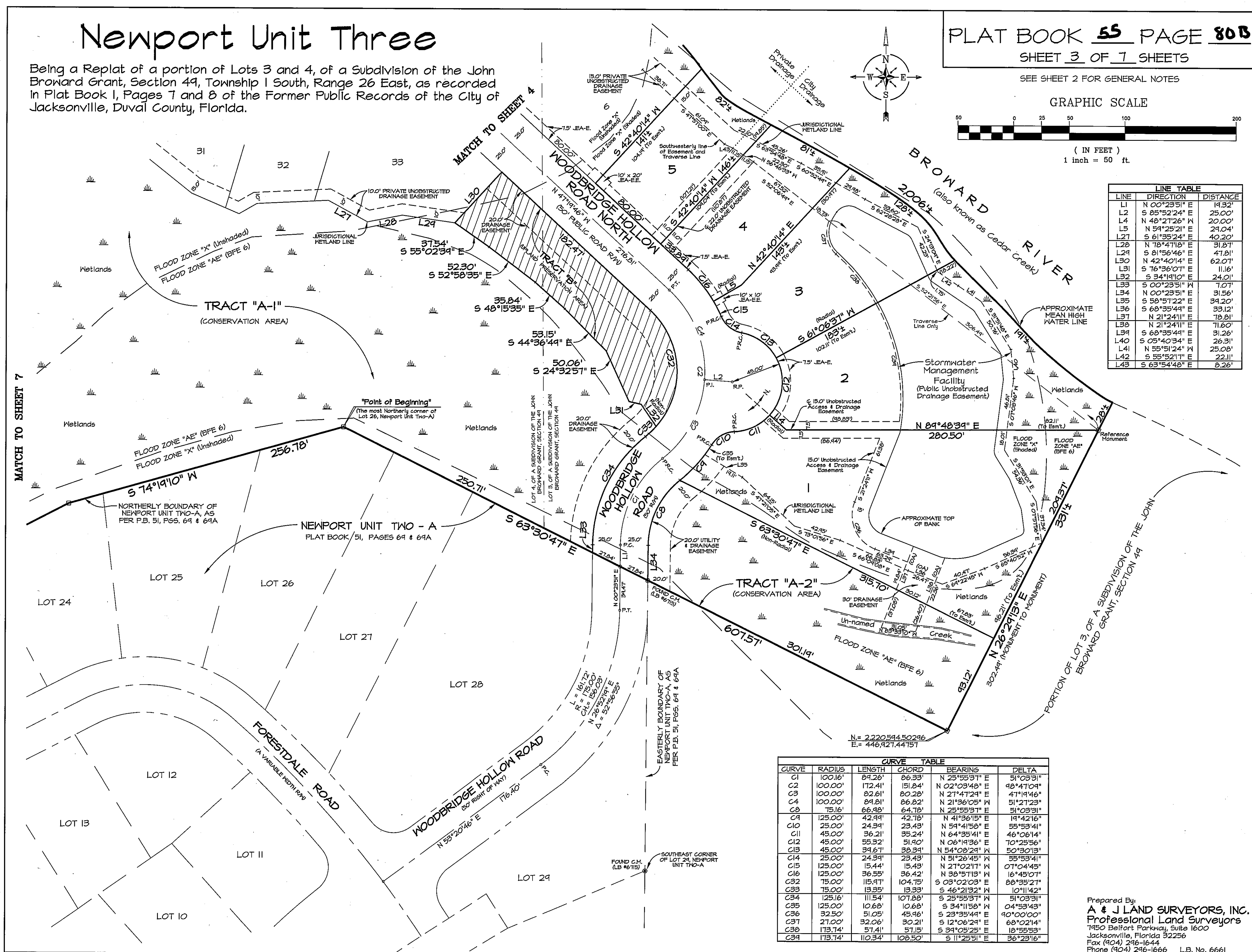
LINE	DIRECTION	DISTANCE
L1	N 00°23'51" E	14.32'
L2	S 85°52'24" E	25.00'
L4	N 48°21'26" W	20.00'
L5	N 59°25'21" E	29.04'
L27	S 61°35'24" E	40.20'
L28	N 78°47'18" E	31.87'
L29	S 81°56'46" E	47.81'
L30	N 42°40'14" E	62.07'
L31	S 76°36'07" E	11.16'
L32	S 34°19'10" E	24.01'
L33	S 00°23'51" W	7.07'
L34	N 00°23'51" E	31.56'
L35	S 58°57'22" E	34.20'
L36	S 68°35'44" E	33.12'
L37	N 21°24'11" E	78.81'
L38	N 21°24'11" E	71.60'
L39	S 68°35'44" E	31.26'
L40	S 05°40'34" E	26.31'
L41	N 55°51'24" W	25.08'
L42	S 55°52'17" E	22.11'
L43	S 63°54'48" E	8.26'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	100.16'	84.26'	86.33'	N 25°55'37" E	51°03'31"
C2	100.00'	172.41'	151.84'	N 02°03'48" E	98°47'09"
C3	100.00'	82.61'	80.28'	N 27°47'24" E	47°19'46"
C4	100.00'	84.81'	86.82'	N 21°36'05" W	51°27'23"
C8	75.16'	75.16'	64.78'	N 25°55'37" E	51°03'31"
C9	125.00'	42.91'	42.78'	N 41°36'15" E	19°42'16"
C10	25.00'	24.39'	23.43'	N 59°41'58" E	55°53'41"
C11	45.00'	36.21'	35.24'	N 64°35'41" E	46°06'14"
C12	45.00'	55.32'	51.40'	N 06°19'36" E	70°25'56"
C13	45.00'	39.67'	38.39'	N 54°08'29" W	50°30'13"
C14	25.00'	24.39'	23.43'	N 51°26'45" W	55°53'41"
C15	125.00'	15.44'	15.43'	N 27°02'17" W	07°04'45"
C16	125.00'	36.55'	36.42'	N 38°57'13" W	16°45'07"
C32	75.00'	15.47'	104.75'	S 03°02'03" E	88°55'27"
C33	75.00'	13.35'	13.35'	S 46°21'32" E	101°14'21"
C34	125.16'	11.54'	107.88'	S 25°55'37" W	51°03'31"
C35	125.00'	10.68'	10.68'	S 34°11'58" W	04°53'43"
C36	32.50'	51.05'	45.46'	S 23°35'44" E	90°00'00"
C37	27.00'	32.06'	30.21'	S 12°06'24" E	68°02'14"
C38	173.74'	57.41'	57.15'	S 34°05'25" E	18°55'53"
C39	173.74'	110.34'	108.50'	S 11°25'51" E	36°23'16"

MATCH TO SHEET 7

MATCH TO SHEET 4

PORTION OF LOT 3, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49

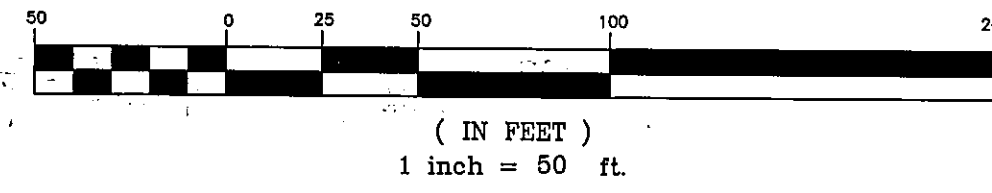


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Newport Unit Three

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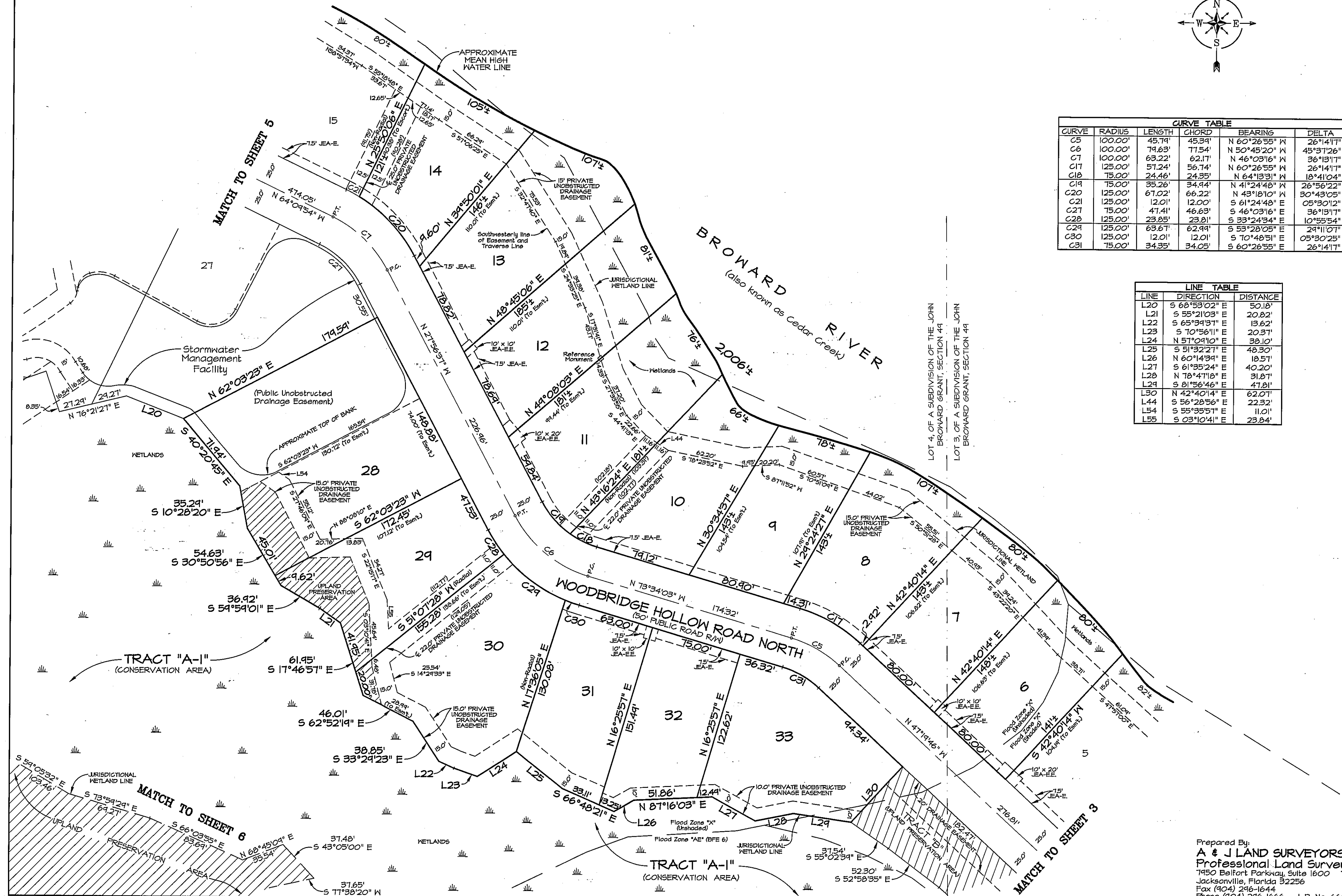
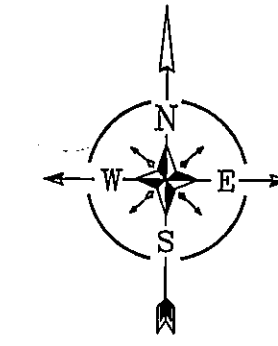
GRAPHIC SCALE



PLAT BOOK 55 PAGE 80C

SHEET 4 OF 7 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C5	100.00'	45.74'	45.34'	N 60°26'55" W	26°14'17"
C6	100.00'	74.63'	71.54'	N 50°45'20" W	45°31'26"
C7	100.00'	63.22'	62.17'	N 46°03'16" W	36°14'17"
C17	125.00'	57.24'	56.74'	N 60°26'55" W	26°14'17"
C18	75.00'	24.46'	24.35'	N 64°13'31" W	18°41'04"
C19	75.00'	35.26'	34.44'	N 41°24'48" W	26°56'22"
C20	125.00'	67.02'	66.22'	N 43°18'10" W	30°43'05"
C21	125.00'	12.01'	12.00'	S 61°24'48" E	05°30'12"
C27	75.00'	47.41'	46.63'	S 46°03'16" E	36°13'17"
C28	125.00'	23.85'	23.81'	S 33°24'34" E	10°55'54"
C29	125.00'	63.67'	62.44'	S 53°28'05" E	29°11'07"
C30	125.00'	12.01'	12.01'	S 70°48'51" E	05°30'25"
C31	75.00'	34.35'	34.05'	S 60°26'55" E	26°14'17"

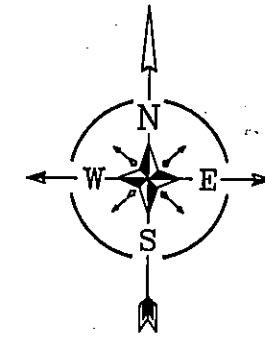
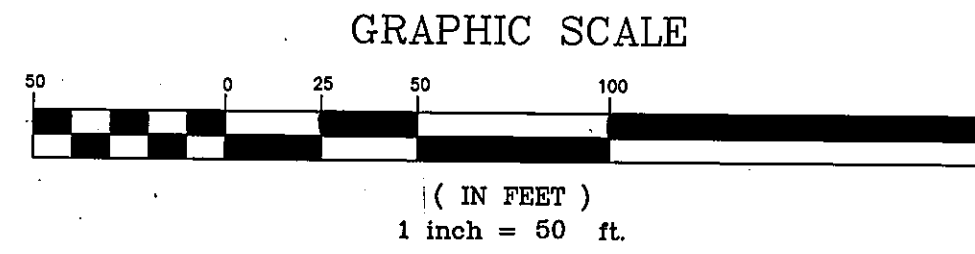
LINE TABLE		
LINE	DIRECTION	DISTANCE
L20	S 68°53'02" E	50.18'
L21	S 55°21'03" E	20.82'
L22	S 65°34'37" E	13.62'
L23	S 70°56'11" E	20.37'
L24	N 57°03'10" E	38.10'
L25	S 51°32'27" E	48.30'
L26	N 60°14'34" E	18.57'
L27	S 61°35'24" E	40.20'
L28	N 78°47'18" E	31.87'
L29	S 81°56'46" E	47.81'
L30	N 42°40'14" E	62.07'
L44	S 56°28'56" E	22.32'
L54	S 55°35'57" E	11.01'
L55	S 03°10'41" E	23.84'

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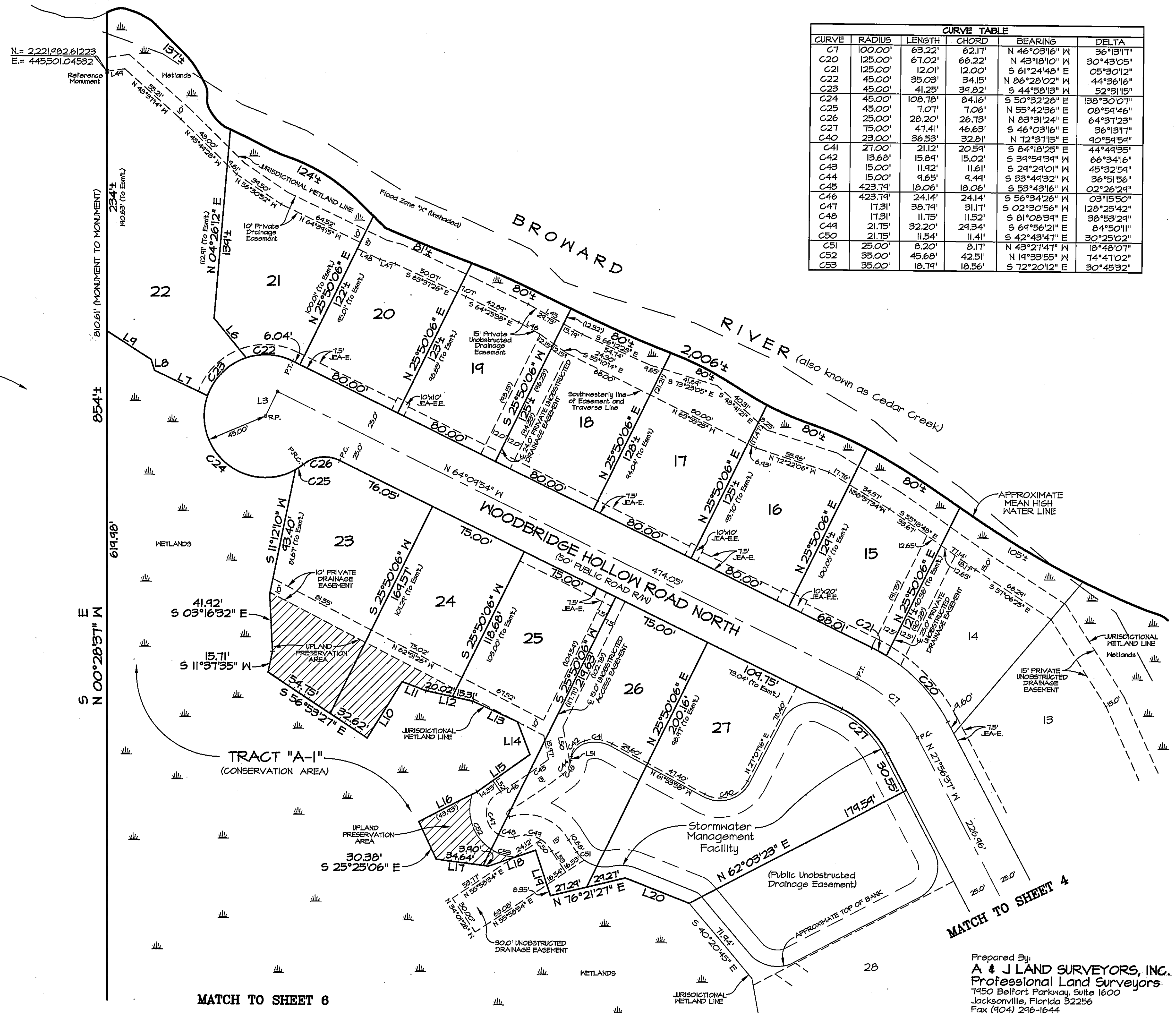
SEE SHEET 2 FOR GENERAL NOTES



TRACT 'B'
BISCAYNE DOWNS
PLAT BOOK 46, PAGES 83, 83A-83F

LINE	DIRECTION	DISTANCE
L3	S 25°50'06" W	20.00'
L6	S 34°31'27" E	37.36'
L7	N 64°54'22" W	43.16'
L8	N 17°13'48" W	8.24'
L4	N 57°32'04" W	38.82'
L10	N 31°26'22" E	48.73'
L11	S 69°42'28" E	18.52'
L12	S 77°44'24" E	35.33'
L13	S 65°35'54" E	36.04'
L14	S 21°21'07" E	25.63'
L15	S 54°23'14" W	47.55'
L16	S 62°33'04" W	47.77'
L17	S 82°43'57" E	38.54'
L18	N 70°41'43" E	36.54'
L19	S 18°30'11" E	39.00'
L20	S 68°53'02" E	50.18'
L44	S 55°18'48" E	18.71'
L45	S 61°18'20" E	45.52'
L46	S 61°18'20" E	18.06'
L47	S 75°00'52" E	11.75'
L48	S 64°34'15" E	18.41'
L49	N 81°54'41" E	13.25'
L50	S 11°21'27" E	27.24'
L51	S 06°42'31" W	3.05'
L52	S 35°36'41" E	10.00'
L53	S 34°03'44" E	18.72'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	100.00'	63.22'	62.17'	N 46°03'16" W	36°13'17"
C20	125.00'	67.02'	66.22'	N 43°18'10" W	30°43'05"
C21	125.00'	12.01'	12.00'	S 61°24'48" E	05°30'12"
C22	45.00'	35.03'	34.15'	N 86°28'02" W	44°36'16"
C23	45.00'	41.25'	39.82'	S 44°58'13" W	52°31'15"
C24	45.00'	108.78'	84.16'	S 50°32'28" E	138°30'07"
C25	45.00'	7.07'	7.06'	N 55°42'36" E	08°54'46"
C26	25.00'	28.20'	26.73'	N 83°31'24" E	64°37'23"
C27	75.00'	47.41'	46.63'	S 46°03'16" E	36°13'17"
C40	23.00'	36.53'	32.81'	N 72°37'15" E	90°54'54"
C41	27.00'	21.12'	20.59'	S 84°18'25" E	44°44'35"
C42	13.68'	15.84'	15.02'	S 34°54'34" W	66°34'16"
C43	15.00'	11.92'	11.61'	S 24°24'01" W	45°32'54"
C44	15.00'	6.85'	6.44'	S 33°44'32" W	36°51'56"
C45	423.74'	18.06'	18.06'	S 53°43'16" W	02°26'24"
C46	423.74'	24.14'	24.14'	S 56°34'26" W	03°15'50"
C47	17.31'	38.74'	31.11'	S 02°30'56" W	128°25'42"
C48	17.31'	11.75'	11.52'	S 81°08'34" E	38°53'24"
C49	21.75'	32.20'	29.34'	S 64°56'21" E	84°50'11"
C50	21.75'	11.54'	11.41'	S 42°43'47" E	30°25'02"
C51	25.00'	8.20'	8.17'	N 43°21'47" W	18°48'07"
C52	35.00'	45.68'	42.51'	N 19°33'55" W	74°47'02"
C53	35.00'	18.74'	18.56'	S 72°20'12" E	30°45'32"



MATCH TO SHEET 6

MATCH TO SHEET 4

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PLAT BOOK 55 PAGE 806

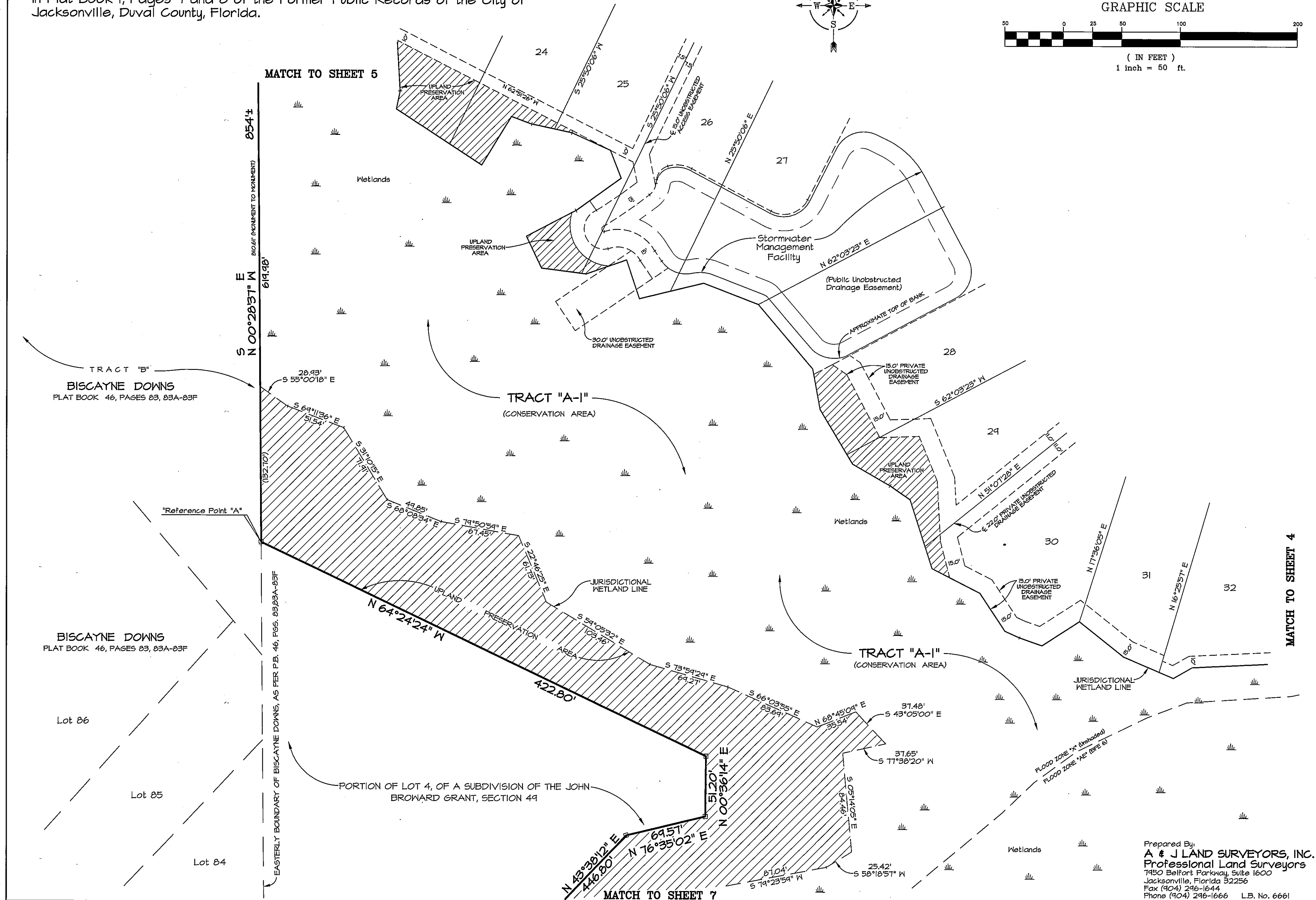
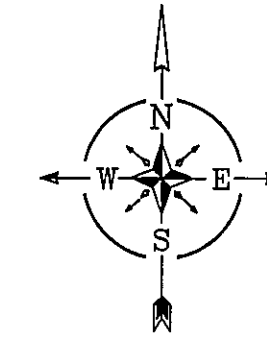
SHEET 6 OF 7 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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