

# The Breakers at Ocean Reach Unit One

BEING A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK 6

PAGE 44

SHEET 1 OF 2

### CAPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF EGANS BLUFF NORTH, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 5, PAGE 272 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THE SAME BEING THE WESTERLY RIGHT-OF-WAY LINE OF WILL HARDEE ROAD, FORMERLY CITRONA DRIVE, A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST SAID RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 4612.51 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 16°24'43" EAST, 1159.29 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST MENTIONED RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 4612.51 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 05°07'05" EAST, 655.48 FEET; THENCE SOUTH 88°57'23" WEST, 145.17 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 4467.51 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 00°56'18" EAST, 16.39 FEET; THENCE SOUTH 89°10'00" WEST, 170.35 FEET; THENCE NORTH 01°35'43" WEST, 16.95 FEET; THENCE SOUTH 88°56'27" WEST, 119.45 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 4177.51 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 00°51'59" EAST, 28.11 FEET; THENCE SOUTH 89°19'34" WEST, 170.0 FEET; THENCE NORTH 44°37'11" WEST, 87.37 FEET; THENCE NORTH 45°22'49" EAST, 34.94 FEET; THENCE NORTH 01°55'51" WEST, 95.93 FEET; THENCE NORTH 42°20'10" WEST, 205.87 FEET; THENCE NORTH 03°24'16" WEST, 246.75 FEET; THENCE NORTH 72°41'46" EAST, 347.48 FEET; THENCE NORTH 79°59'34" EAST, 207.51 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 4417.51 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 09°35'32" EAST, 64.02 FEET; THENCE NORTH 80°49'23" EAST, 50.0 FEET; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 35°24'31" EAST, 35.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 79°59'39" EAST, 85.17 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 54°35'58" EAST, 35.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 80°48'26" EAST, 10.0 FEET TO THE POINT OF BEGINNING. THE LAND THUS DESCRIBED CONTAINS 10.68 ACRES, MORE OR LESS.

### CLERK'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE NASSAU COUNTY BOARD AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 6, PAGE 44-45 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS 14<sup>th</sup> DAY OF June, A.D., 1996

*Amy R. Bratcher*  
CLERK OF THE CIRCUIT COURT

### CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA THIS 10<sup>th</sup> DAY OF June, A.D., 1996

*Y. A. Wilson*  
CHAIRMAN OF THE BOARD

### CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA THIS 6/12 DAY OF June, A.D., 1996

*M. J. Miller*  
COUNTY ATTORNEY

### CERTIFICATE OF APPROVAL BY DIRECTOR OF PUBLIC WORKS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF PUBLIC WORKS OF NASSAU COUNTY, FLORIDA THIS 10 DAY OF June 10, A.D., 1996

*Jack P. ...*  
DIRECTOR OF PUBLIC WORKS

### CERTIFICATE OF APPROVAL BY PLANNER II

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY PLANNER II OF NASSAU COUNTY, FLORIDA THIS 10 DAY OF June 10, A.D., 1996

*Jack P. ...*  
COUNTY PLANNER II

### ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT OCEAN REACH JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, IS THE LAWFULL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS THE BREAKERS AT OCEAN REACH UNIT ONE, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THAT THIS PLAT IS MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL ROADS, RIGHT-OF-WAYS AND OR DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO NASSAU COUNTY FLORIDA AND ITS SUCCESSORS.

THOSE EASEMENTS DESIGNATED AS "F.P.U.EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA PUBLIC UTILITIES, IT SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. THE TREE PRESERVATION EASEMENTS, LANDSCAPE EASEMENTS AND SIGHT DISTANCE EASEMENTS SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE DEVELOPER AND ITS SUCCESSORS AND GRANTEEES.

IN WITNESS WHEREOF THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MANAGING PARTNER BY AND WITH THE FULL AUTHORITY OF SAID PARTNERSHIP.

### OCEAN REACH JOINT VENTURE

#### MCS DEVELOPMENT CORPORATION, A FLORIDA CORPORATION

WITNESS: *Lauri A. Holton*  
LAURI A. HOLTON  
TYPE OR PRINT NAME

BY: *Michael Antonopoulos*  
MICHAEL ANTONOPOULOS, PRESIDENT OF MCS DEVELOPMENT; GENERAL PARTNER

WITNESS: *James Schneider*  
JAMES SCHNEIDER  
TYPE OR PRINT NAME

#### W.R. HOWELL COMPANY, A FLORIDA CORPORATION

WITNESS: *Lauri A. Holton*  
LAURI A. HOLTON  
TYPE OR PRINT NAME

BY: *William R. Howell II*  
WILLIAM R. HOWELL II, PRESIDENT OF W.R. HOWELL COMPANY; GENERAL PARTNER

WITNESS: *James Schneider*  
JAMES SCHNEIDER  
TYPE OR PRINT NAME

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF March, A.D., 1996 BY MICHAEL ANTONOPOULOS, PRESIDENT OF MCS DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF OCEAN REACH JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP. ON BEHALF OF SAID PARTNERSHIP

*Karen Baez*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

June 26, 1996  
MY COMMISSION EXPIRES:  OFFICIAL SEAL  
KAREN BAEZ  
My Commission Expires June 26, 1996  
Comm. No. CC 206229

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF March, A.D., 1996 BY WILLIAM R. HOWELL, II, PRESIDENT OF W.R. HOWELL COMPANY, A FLORIDA CORPORATION, GENERAL PARTNER OF OCEAN REACH JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP. ON BEHALF OF SAID PARTNERSHIP

*Karen Baez*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

June 26, 1996  
MY COMMISSION EXPIRES:  OFFICIAL SEAL  
KAREN BAEZ  
My Commission Expires June 26, 1996  
Comm. No. CC 206229

#### FIRST UNION NATIONAL BANK OF FLORIDA

WITNESS: *Timothy R. Poe*  
TIMOTHY R. POE  
TYPE OR PRINT NAME

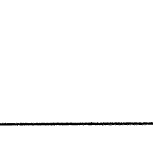
BY: *Elizabeth Brooke*  
ELIZABETH BROOKE, VICE PRESIDENT

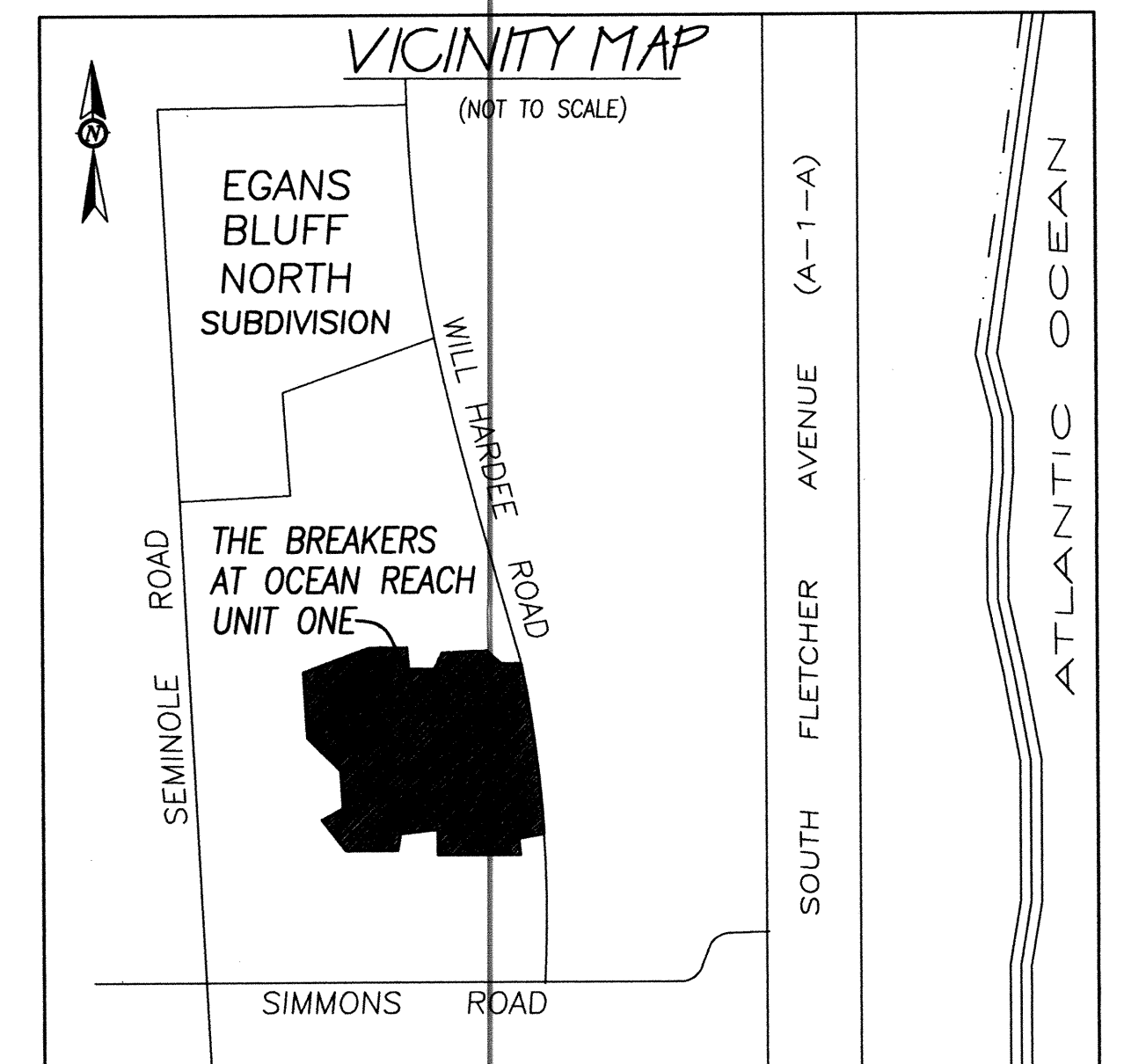
WITNESS: *Susan L. Bell*  
SUSAN L. BELL  
TYPE OR PRINT NAME

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29<sup>th</sup> DAY OF March, A.D., 1996 BY ELIZABETH BROOKE, VICE PRESIDENT OF FIRST UNION NATIONAL BANK OF FLORIDA.

*Susan L. Bell*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

SUSAN L. BELL  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Dec. 5, 1996  
Commission No. CC 246956  
MY COMMISSION EXPIRES: 



### CERTIFICATE OF APPROVAL BY NASSAU COUNTY DEPARTMENT OF PUBLIC SAFETY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DEPARTMENT OF PUBLIC SAFETY OF NASSAU COUNTY, FLORIDA THIS 20<sup>th</sup> DAY OF May, A.D., 1996

*R. Kabis*  
NASSAU COUNTY DEPARTMENT OF PUBLIC SAFETY

### COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS 14<sup>th</sup> DAY OF May, A.D. 1996, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

*E. Seidel*  
COUNTY HEALTH OFFICER

### COUNTY TAX COLLECTOR CERTIFICATE

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON PARCEL 02-2N-28-0000-0001-0040

FOR THE TAX YEAR 1995  
BY: *Stanley M. Miller*  
COUNTY TAX COLLECTOR DATE: 5-23-96

### 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 61G17-6.003 F.A.C. AND COMPLIES WITH THE LAWS OF NASSAU COUNTY, FLORIDA.

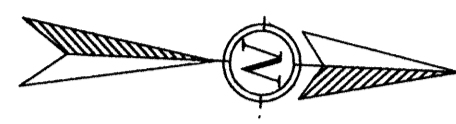
CERTIFIED THIS 15<sup>th</sup> DAY OF MARCH, A.D., 1996

*John M. James*  
JOHN M. JAMES  
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 4774  
PRIVETT & ASSOC. OF FLORIDA, INC.



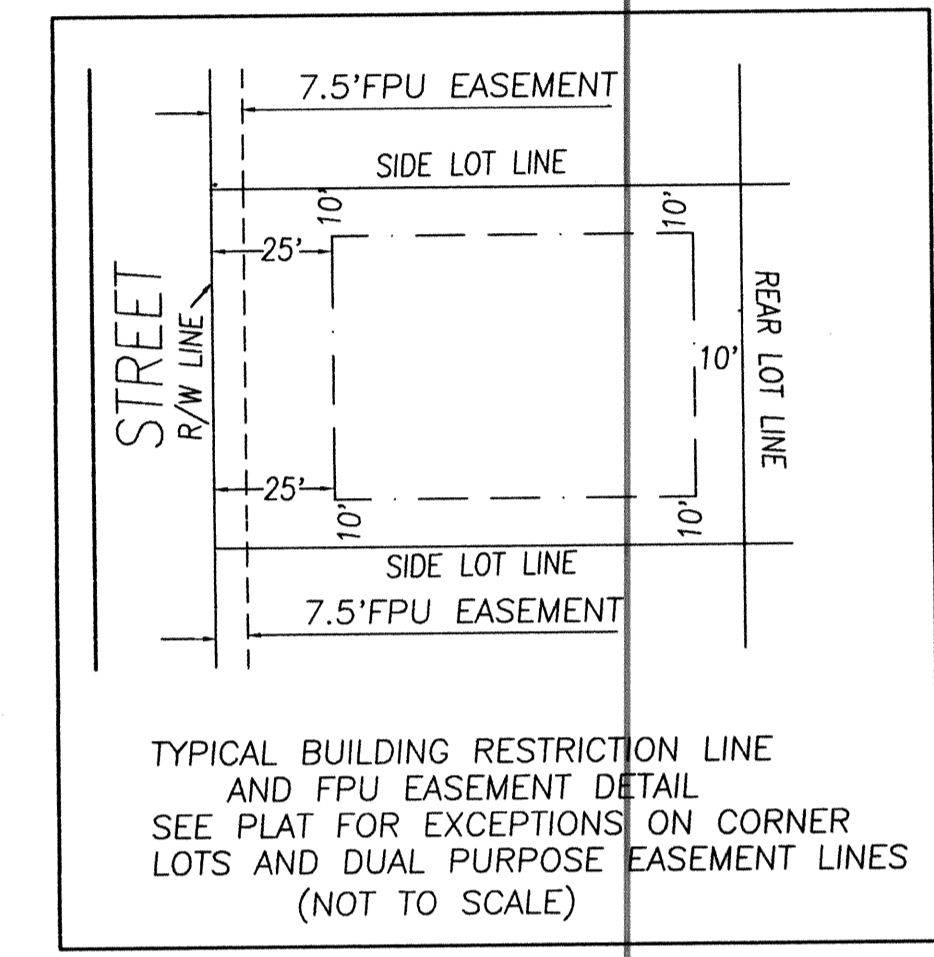
# The Breakers at Ocean Reach Unit One

BEING A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.



CURVE TABLE:

CURVE	CHORD	BEARING	DELTA	
C-1	25.00'	39.56'	25.37'	35.95'
C-2	25.00'	39.56'	25.37'	35.95'
C-3	25.00'	39.56'	25.37'	35.95'
C-4	25.00'	39.56'	25.37'	35.95'
C-5	41.7751'	25.35'	12.68'	25.35'



TYPICAL BUILDING RESTRICTION LINE AND FPU EASEMENT DETAIL. SEE PLAT FOR EXCEPTIONS ON CORNER LOTS AND DUAL PURPOSE EASEMENT LINES (NOT TO SCALE)

**LEGEND:**

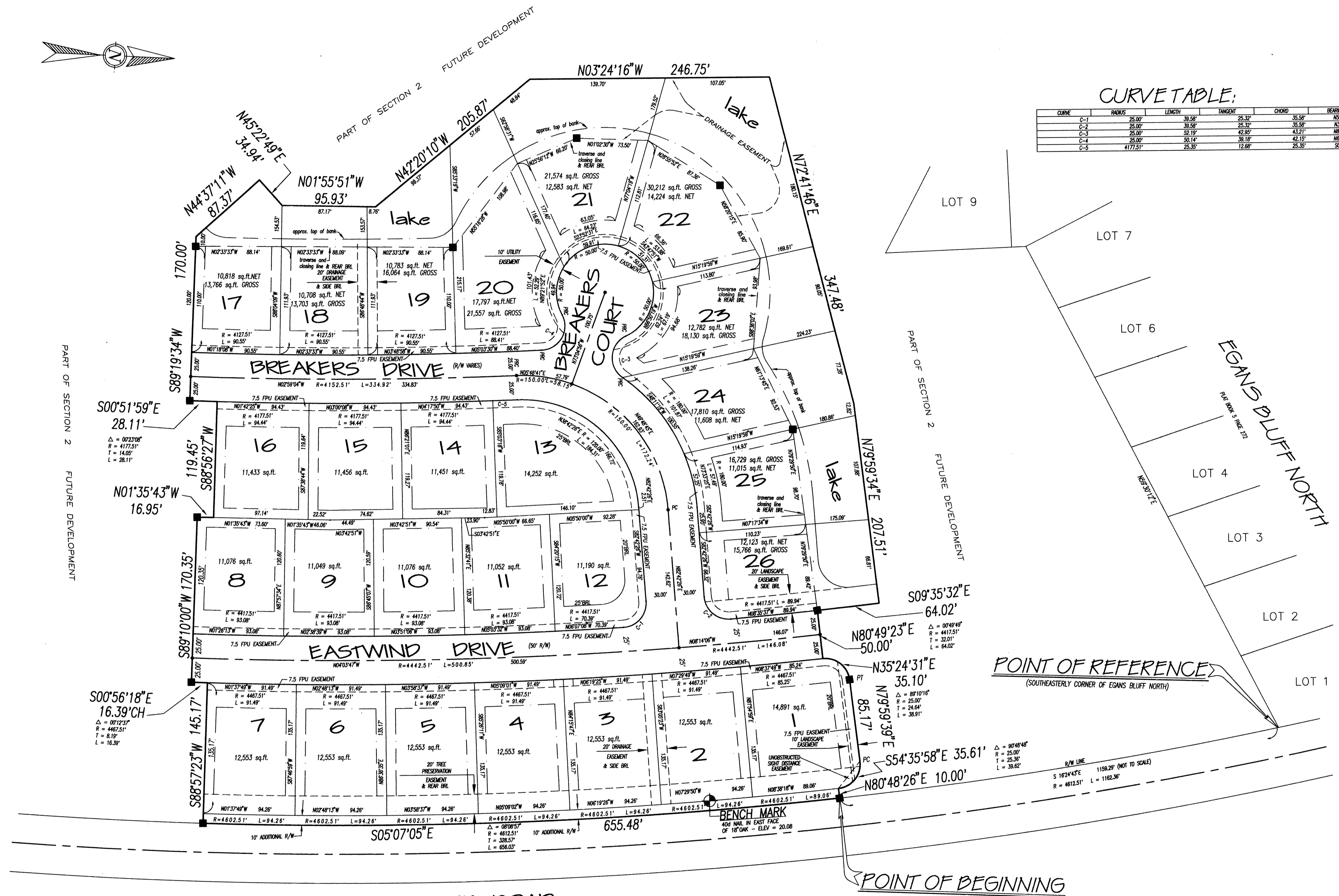
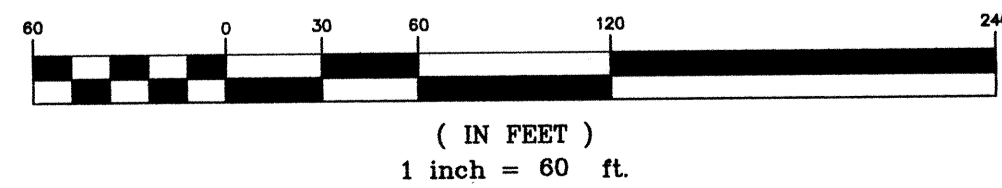
- PC=POINT OF CURVATURE
- PT=POINT OF TANGENCY
- PI=POINT OF INTERSECTION
- PRC=POINT OF REVERSE CURVATURE
- PCC=POINT OF COMPOUND CURVATURE
- R=RADIUS
- CH=CHORD
- L=LENGTH
- MSL=MEAN SEA LEVEL
- SEC=SECTION
- IP=IRON PIPE
- CM=CONCRETE MONUMENT
- FPU=FLORIDA PUBLIC UTILITIES
- △=DELTA ANGLE
- R/W=RIGHT-OF-WAY
- PB=PLAT BOOK
- MB=MAP BOOK
- DB=DEED BOOK
- ORV=OFFICIAL RECORDS VOLUME
- ORB=OFFICIAL RECORDS BOOK
- PG=PAGE
- CL=CENTERLINE
- NTS=NOT TO SCALE
- FND=FOUND
- TRAV=TRAVERSE
- PL=PROPERTY LINE

**NOTES:**

- 1) BEARINGS SHOWN HEREON REFER TO S 89°18'55"E FOR THE SOUTHERLY LINE OF EGANS BLUFF NORTH AS SHOWN HEREON.
- 2) • DENOTES PERMANENT CONTROL POINT
- 3) ■ DENOTES SET 4" CM "PRM-4774" (EXCEPT WHERE NOTED)
- 4) BEARINGS AND DISTANCES ON CURVES ARE CHORD BEARING AND DISTANCES
- 5) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
- 6) THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE X (UNSHADED) PER F.L.R. MAPS.COMM.PANEL NO.120170 0239C & 0327C FOR NASSAU CO.,FL.(DATED 9-30-88)
- 7) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS UNLESS OTHERWISE NOTED
- 8) NOTE: ZONING FOR THE BREAKERS AT OCEAN REACH IS RS-2.
- 9) THERE ARE NO JURISDICTION WETLANDS PRESENT ON LANDS DESCRIBED IN CAPTION AS DETERMINED BY ST. JOHN RIVER WATER MANAGEMENT DISTRICT AS EVIDENCED BY THEIR PERMIT # 40-089-0057-M2 DATED 02/10/96.

PREPARED BY:  
  
**PRIVETT & ASSOC.**  
 OF FLORIDA, INC.  
 SURVEYORS AND LAND PLANNERS  
 2732 TOWNSEND BOULEVARD  
 JACKSONVILLE, FLORIDA 32211  
 (904) 743-7858

GRAPHIC SCALE



**WILL HARDEE ROAD**  
 (60' RIGHT OF WAY, 24'± PAVEMENT)  
 (FORMERLY CITRONA DRIVE)

PART OF SECTION 2 FUTURE DEVELOPMENT

PART OF SECTION 2 FUTURE DEVELOPMENT

# Tidewater at Ocean Reach Unit One

BEING A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

**CAPTION:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHWESTERLY CORNER OF EGANS BLUFF NORTH, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 5, PAGE 272 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THE SAME BEING THE WESTERLY LINE OF SAID SECTION 2, THENCE SOUTH 03°24'16" EAST, ALONG THE SAID WESTERLY LINE OF SECTION 2, 490.02 FEET; THENCE NORTH 86°35'44" EAST, 160.0 FEET; THENCE SOUTH 03°24'16" EAST, 84.73 FEET; THENCE NORTH 86°35'44" EAST, 110.17 FEET; THENCE SOUTH 30°22'09" EAST, 142.39 FEET; THENCE NORTH 72°41'46" EAST, 347.48 FEET; THENCE NORTH 79°59'34" EAST, 207.51 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 4417.51 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 09°35'32" EAST, 64.02 FEET; THENCE NORTH 80°49'23" EAST, 50.0 FEET; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 35°24'31" EAST, 35.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 79°59'39" EAST, 85.17 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 54°35'57" EAST, 35.61 FEET; THENCE NORTH 80°48'26" EAST, 10.0 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WILL HARDEE ROAD, FORMERLY CITRONA DRIVE, A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST MENTIONED RIGHT-OF-WAY, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 4612.51 FEET, A CHORD BEARING AND DISTANCE OF NORTH 16°24'43" WEST, 1159.29 FEET TO THE SOUTHEASTERLY CORNER OF SAID EGANS BLUFF NORTH; THENCE ALONG THE SOUTHEASTERLY, EASTERLY AND SOUTHERLY LINES OF SAID EGANS BLUFF NORTH, THE FOLLOWING 3 COURSES, COURSE NO.1: THENCE SOUTH 59°30'12" WEST, 560.47 FEET; COURSE NO.2: THENCE SOUTH 05°35'43" EAST, 260.90 FEET; COURSE NO.3: THENCE NORTH 89°18'55" WEST, 330.0 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 19.37 ACRES, MORE OR LESS.

**ADOPTION AND DEDICATION:**

THIS IS TO CERTIFY THAT OCEAN REACH JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, IS THE LAWFULL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS TIDEWATER AT OCEAN REACH UNIT ONE, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THAT THIS PLAT IS MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL ROADS, RIGHT-OF-WAYS AND OR DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO NASSAU COUNTY, FLORIDA AND ITS SUCCESSORS. THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF FERNANDINA BEACH, FLORIDA. THOSE EASEMENTS DESIGNATED AS "F.P.U.EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA PUBLIC UTILITIES, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. THE TREE PRESERVATION EASEMENTS, LANDSCAPE EASEMENTS AND SIGHT DISTANCE EASEMENTS SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE DEVELOPER AND ITS SUCCESSORS AND GRANTEEES. IN WITNESS WHEREOF THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MANAGING PARTNER BY AND WITH THE FULL AUTHORITY OF SAID PARTNERSHIP.

**OCEAN REACH JOINT VENTURE**

**MCS DEVELOPMENT CORPORATION, A FLORIDA CORPORATION**

WITNESS: Lauri A. Holton  
LAURI A. HOLTON  
TYPE OR PRINT NAME

BY: Michael Antonopoulos  
MICHAEL ANTONOPOULOS, PRESIDENT OF  
MCS DEVELOPMENT; GENERAL PARTNER

WITNESS: James Schneider  
JAMES SCHNEIDER  
TYPE OR PRINT NAME

**W.R. HOWELL COMPANY, A FLORIDA CORPORATION**

WITNESS: Lauri A. Holton  
LAURI A. HOLTON  
TYPE OR PRINT NAME

BY: William R. Howell II  
WILLIAM R. HOWELL II, PRESIDENT OF  
W.R. HOWELL COMPANY; GENERAL PARTNER

WITNESS: James Schneider  
JAMES SCHNEIDER  
TYPE OR PRINT NAME

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF March A.D., 1996 BY MICHAEL ANTONOPOULOS, PRESIDENT OF MCS DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF OCEAN REACH JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP. ON BEHALF OF SAID PARTNERSHIP

Karen Baez  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

June 26, 1996  
MY COMMISSION EXPIRES:

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF March A.D., 1996 BY WILLIAM R. HOWELL, II, PRESIDENT OF W.R. HOWELL COMPANY, A FLORIDA CORPORATION, GENERAL PARTNER OF OCEAN REACH JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP. ON BEHALF OF SAID PARTNERSHIP

Karen Baez  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

June 26, 1996  
MY COMMISSION EXPIRES:

**FIRST UNION NATIONAL BANK OF FLORIDA**

WITNESS: Timothy R. Bee  
TIMOTHY R. BEE  
TYPE OR PRINT NAME

BY: Elizabeth Brooke  
ELIZABETH BROOKE, VICE PRESIDENT

WITNESS: Susan L. Bell  
SUSAN L. BELL  
TYPE OR PRINT NAME

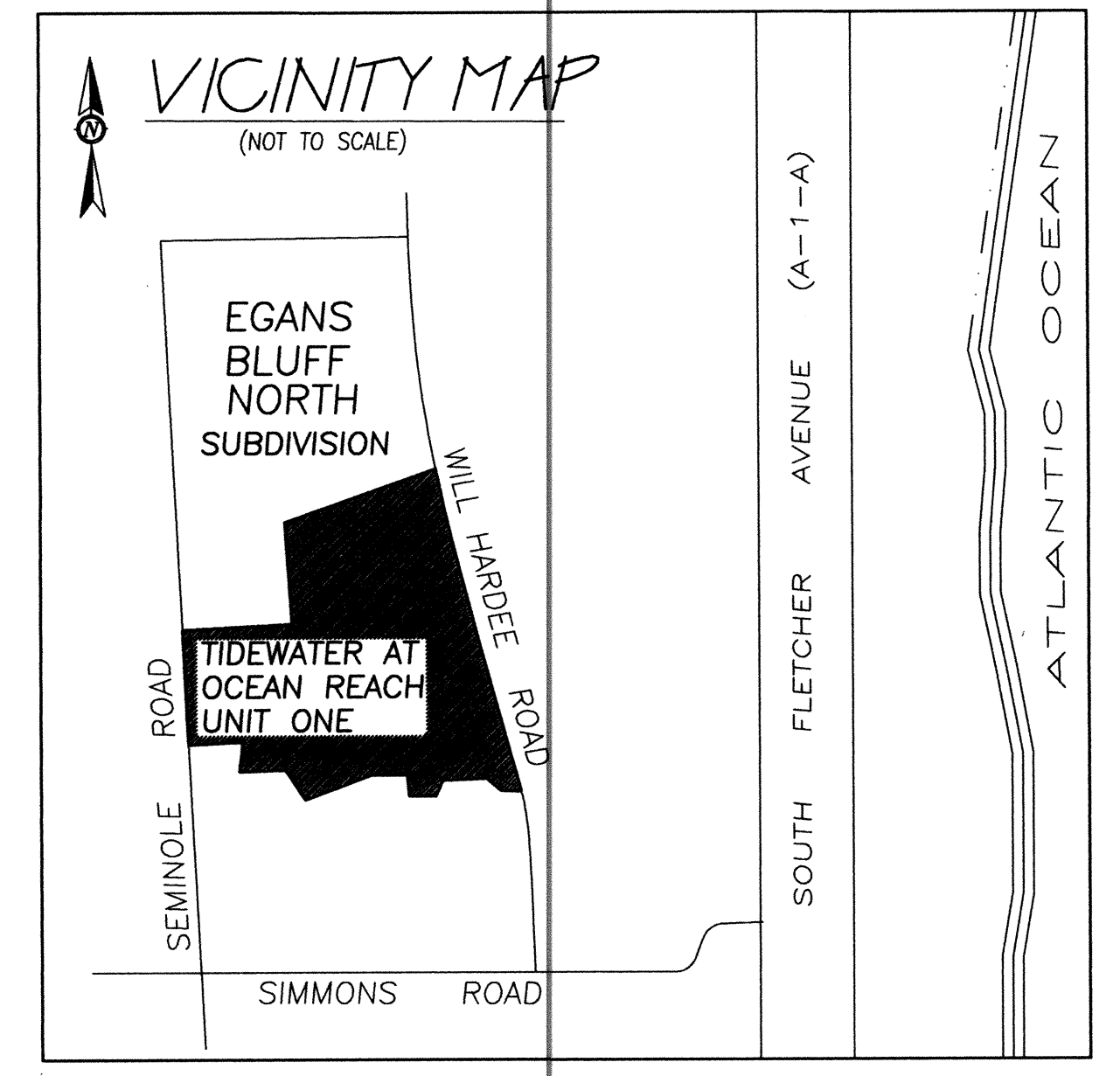
STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29<sup>th</sup> DAY OF March A.D., 1996 BY ELIZABETH BROOKE, VICE PRESIDENT OF FIRST UNION NATIONAL BANK OF FLORIDA.

SUSAN L. BELL  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Dec. 5, 1995  
Commission No. C.C. 246945-6  
Notary Seal No. 206229

Susan L. Bell  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

June 26, 1996  
MY COMMISSION EXPIRES:



**CERTIFICATE OF APPROVAL BY NASSAU COUNTY DEPARTMENT OF PUBLIC SAFETY**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DEPARTMENT OF PUBLIC SAFETY OF NASSAU COUNTY, FLORIDA THIS 20<sup>th</sup> DAY OF May, A.D., 1996

R. Katis  
NASSAU COUNTY DEPARTMENT OF PUBLIC SAFETY

**COUNTY HEALTH CERTIFICATE**

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS 14<sup>th</sup> DAY OF May, A.D. 1996, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

Edna Seidel  
COUNTY HEALTH OFFICER

**COUNTY TAX COLLECTOR CERTIFICATE**

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON PARCEL 02-2N-28-0000-0001-0040 FOR THE TAX YEAR 1995

BY: Shirley M. Miller DATE: 5-23-96  
COUNTY TAX COLLECTOR

**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 61G17-6.003 F.A.C. AND COMPLIES WITH THE LAWS OF NASSAU COUNTY, FLORIDA.

CERTIFIED THIS 15<sup>th</sup> DAY OF MARCH A.D., 1996

John M. James  
JOHN M. JAMES  
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 4774  
PRIVETT & ASSOC. OF FLORIDA, INC.



**CLERK'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE NASSAU COUNTY BOARD AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 6, PAGE 46-47 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS 19<sup>th</sup> DAY OF June, A.D., 1996

Ann R. Bratcher  
CLERK OF THE CIRCUIT COURT

**CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA THIS 10<sup>th</sup> DAY OF June, A.D., 1996

W. S. ...  
CHAIRMAN OF THE BOARD

**CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA THIS 6<sup>th</sup> DAY OF June, A.D., 1996

...  
COUNTY ATTORNEY

**CERTIFICATE OF APPROVAL BY DIRECTOR OF PUBLIC WORKS**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF PUBLIC WORKS OF NASSAU COUNTY, FLORIDA THIS 12<sup>th</sup> DAY OF June, A.D., 1996

...  
DIRECTOR OF PUBLIC WORKS

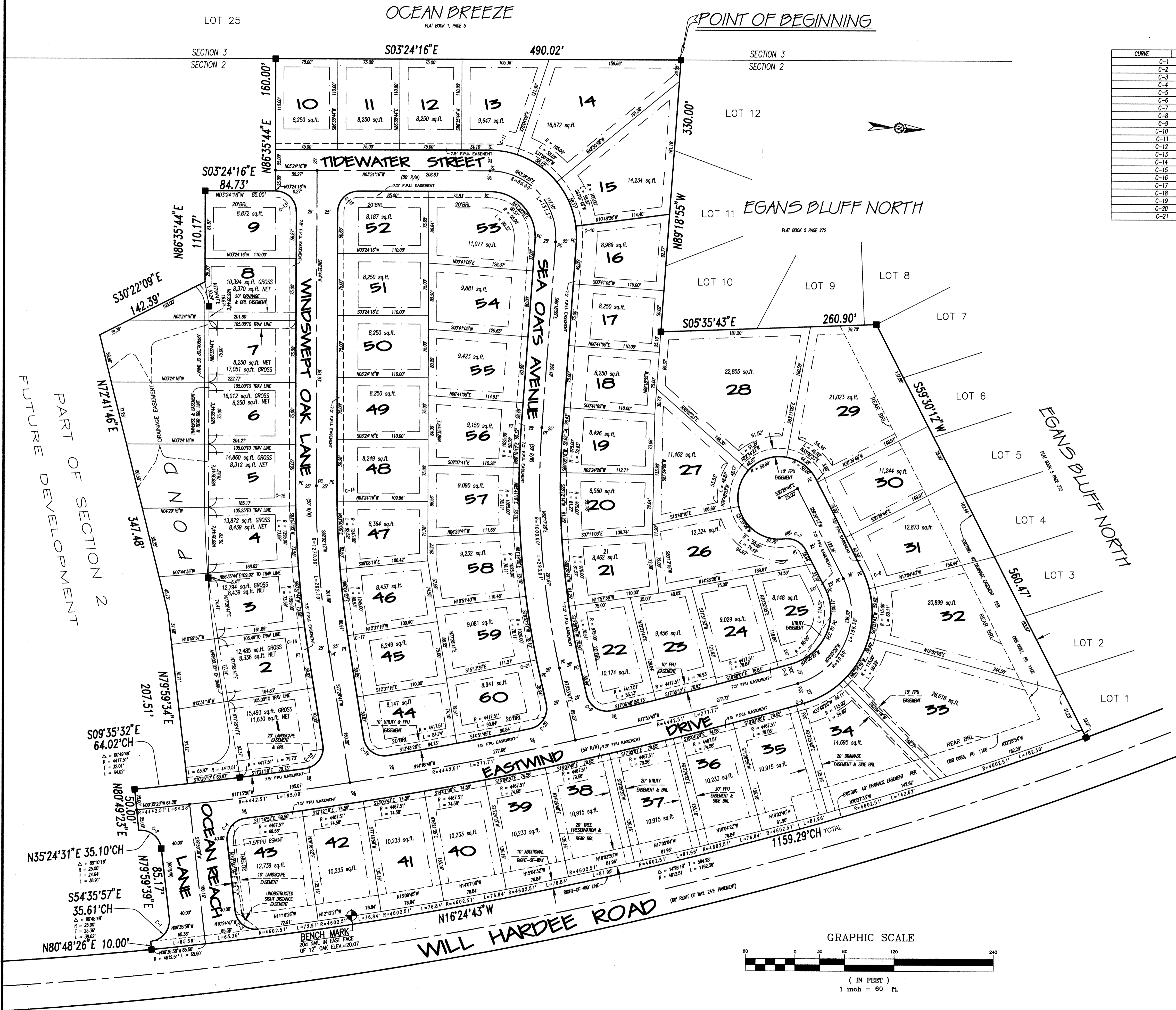
**CERTIFICATE OF APPROVAL BY PLANNER II**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY PLANNER II OF NASSAU COUNTY, FLORIDA THIS 10<sup>th</sup> DAY OF June, A.D., 1996

...  
COUNTY PLANNER II

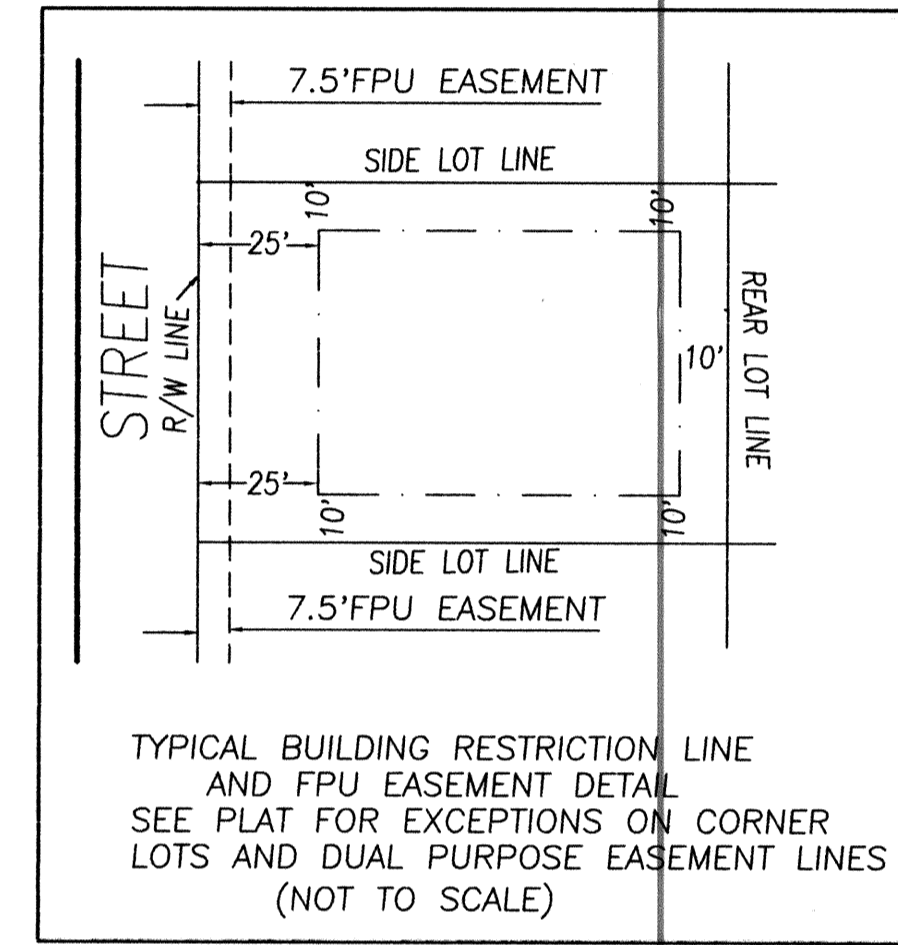
# Tidewater at Ocean Reach Unit One

BEING A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.



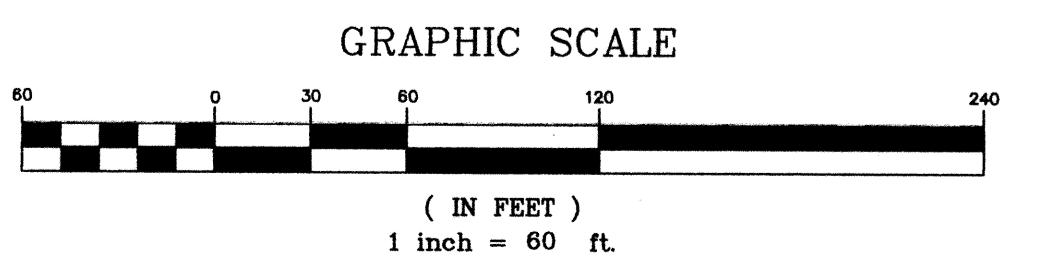
**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	25.00'	39.62'	25.36'	35.61'	S54°35'58"E	90°48'48"
C-2	25.00'	38.91'	24.64'	35.10'	S39°24'31"W	89°10'16"
C-3	25.00'	39.53'	25.36'	35.61'	N34°35'13"E	90°48'50"
C-4	25.00'	38.91'	24.64'	35.10'	S35°28'16"E	89°10'16"
C-5	4467.51'	9.00'	4.50'	9.00'	S19°37'42"E	0°06'56"
C-6	115.00'	25.26'	12.68'	25.21'	N65°47'46"E	12°35'08"
C-7	25.00'	30.77'	17.68'	28.87'	N24°14'20"E	70°31'44"
C-8	4417.51'	17.02'	8.51'	17.02'	N19°34'33"W	0°13'15"
C-9	25.00'	39.55'	25.29'	35.58'	S28°34'13"W	90°39'08"
C-10	105.00'	21.06'	10.57'	21.02'	N64°58'20"E	12°29'31"
C-11	105.00'	33.60'	16.85'	33.46'	N05°45'51"E	18°20'13"
C-12	25.00'	39.27'	25.00'	35.36'	S48°24'16"E	90°00'00"
C-13	25.00'	39.27'	25.00'	35.36'	S41°35'44"W	90°00'00"
C-14	1245.00'	18.72'	9.36'	18.72'	S86°09'53"W	0°51'42"
C-15	1285.00'	24.46'	12.24'	24.48'	N86°03'15"E	0°10'45"
C-16	1285.00'	34.42'	17.21'	34.42'	N17°14'22"E	0°13'22"
C-17	1245.00'	15.95'	7.97'	15.95'	S77°50'42"W	0°44'02"
C-18	25.00'	39.55'	25.29'	35.58'	N57°11'45"W	90°39'08"
C-19	25.00'	39.55'	25.29'	35.58'	S32°09'07"W	90°39'08"
C-20	25.00'	39.55'	25.29'	35.58'	N67°46'39"W	90°39'08"
C-21	1025.00'	15.67'	7.84'	15.67'	N14°20'04"E	0°52'34"



- LEGEND:**
- PC=POINT OF CURVATURE
  - PT=POINT OF TANGENCY
  - PI=POINT OF INTERSECTION
  - PRC=POINT OF REVERSE CURVATURE
  - PCC=POINT OF COMPOUND CURVATURE
  - R=RADIUS
  - CH=CHORD
  - L=LENGTH
  - MSL=MEAN SEA LEVEL
  - SEC=SECTION
  - IP=IRON PIPE
  - CM=CONCRETE MONUMENT
  - FPU=FLORIDA PUBLIC UTILITIES
  - = BUILDING RESTRICTION LINE
- Δ=DELTA ANGLE
  - R/W=RIGHT-OF-WAY
  - PB=PLAT BOOK
  - MB=MAP BOOK
  - DB=DEED BOOK
  - ORV=OFFICIAL RECORDS VOLUME
  - ORB=OFFICIAL RECORDS BOOK
  - PG=PAGE
  - ⊙=CENTERLINE
  - MSL=NOT TO SCALE
  - NFS=SECTION
  - FND=FOUND
  - TRAV=TRAVERSE
  - ⊔=PROPERTY LINE

- NOTES:**
- BEARINGS SHOWN HEREON REFER TO S 89°18'55"E FOR THE SOUTHERLY LINE OF EGANS BLUFF NORTH AS SHOWN HEREON.
  - DENOTES PERMANENT CONTROL POINT
  - DENOTES SET 4" CM "PRM-4774" (EXCEPT WHERE NOTED)
  - BEARINGS AND DISTANCES ON CURVES ARE CHORD BEARING AND DISTANCES
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
  - THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE X (UNSHADED) PER F.I.R. MAPS, COMM. PANEL NO. 120170 0239C & 0327C FOR NASSAU CO., FL. (DATED: 9-30-88)
  - EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS UNLESS OTHERWISE NOTED
  - NOTE: ZONING FOR TIDEWATER AT OCEAN REACH IS R6-2.
  - THERE ARE NO JURISDICTION WETLANDS PRESENT ON LANDS DESCRIBED IN CAPTION AS DETERMINED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AS EVIDENCED BY THEIR PERMIT # 40-089-0057-M3 DATED 02/05/06.



# The Breakers at Ocean Reach Unit Two

BEING A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

**CAPTION:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEASTERLY CORNER OF THE BREAKERS AT OCEAN REACH UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 6, PAGE 44 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THE SAME BEING THE WESTERLY RIGHT-OF-WAY LINE OF WILL HARDEE ROAD (FORMERLY CITRONA DRIVE) A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST SAID RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 4612.51 FEET; A CHORD BEARING AND DISTANCE OF SOUTH 00°09'53"WEST, 194.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 01°22'23"WEST, ALONG LAST MENTIONED RIGHT-OF-WAY LINE, 475.78 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 46°22'23"WEST, 35.36 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SIMMONS ROAD, AN 80-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 88°37'37"WEST, ALONG LAST SAID RIGHT-OF-WAY LINE, 1023.56 FEET TO THE SAID WESTERLY LINE OF SECTION 2; THENCE NORTH 03°24'16"WEST, ALONG SAID SECTION LINE AND ALONG THE EASTERLY LINE OF SEMINOLE ROAD, 350.14 FEET; THENCE SOUTH 86°35'44"WEST, 320.67 FEET; THENCE NORTH 03°19'13"EAST, 247.13 FEET; THENCE NORTH 45°22'49"EAST, 114.00 FEET TO A SOUTHWESTERLY CORNER OF SAID THE BREAKERS AT OCEAN REACH UNIT ONE; THENCE ALONG THE SOUTHERLY LINES OF SAID THE BREAKERS AT OCEAN REACH UNIT ONE, THE FOLLOWING 8 COURSES; COURSE NO.1: SOUTH 44°37'11"EAST, 87.37 FEET; COURSE NO.2: NORTH 89°19'34"EAST, 170.00 FEET; COURSE NO.3: IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 4177.51 FEET, A CHORD BEARING AND DISTANCE OF NORTH 00°51'59"WEST, 28.11 FEET; COURSE NO.4: NORTH 88°56'27"EAST, 119.45 FEET; COURSE NO.5: SOUTH 01°35'43"EAST, 16.95 FEET; COURSE NO.6: NORTH 89°10'00"EAST, 170.35 FEET; COURSE NO.7: IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 4467.51 FEET, A CHORD BEARING AND DISTANCE OF NORTH 00°56'18"WEST, 16.39 FEET; COURSE NO.8: NORTH 88°57'23"EAST, 145.17 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 14.16 ACRES, MORE OR LESS.

**CLERK'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE NASSAU COUNTY BOARD AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 6, PAGE 71-72 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS 12<sup>th</sup> DAY OF June, A.D., 1997

*[Signature]*  
CLERK OF THE CIRCUIT COURT

**CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 1997

*[Signature]*  
CHAIRMAN OF THE BOARD

**CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA THIS 9<sup>th</sup> DAY OF June, A.D., 1997

*[Signature]*  
COUNTY ATTORNEY

**CERTIFICATE OF APPROVAL BY DIRECTOR OF PUBLIC WORKS**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF PUBLIC WORKS OF NASSAU COUNTY, FLORIDA THIS 9<sup>th</sup> DAY OF JUNE, A.D., 1997

*[Signature]*  
DIRECTOR OF PUBLIC WORKS

**ZONING CERTIFICATE**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY PLANNER OF NASSAU COUNTY, FLORIDA THIS 9<sup>th</sup> DAY OF June, A.D., 1997

*[Signature]*  
PLANNER

**ADOPTION AND DEDICATION:**

THIS IS TO CERTIFY THAT OCEAN REACH JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS THE BREAKERS AT OCEAN REACH UNIT TWO, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THAT THIS PLAT IS MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL ROADS, RIGHT-OF-WAYS, LIFT STATION SITE AND OR DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO NASSAU COUNTY FLORIDA AND ITS SUCCESSORS.

THOSE EASEMENTS DESIGNATED AS "F.P.U. EASEMENT" AND UTILITY EASEMENT, ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA PUBLIC UTILITIES, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. THE TREE PRESERVATION EASEMENTS SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE DEVELOPER AND ITS SUCCESSORS AND GRANTEEES.

IN WITNESS WHEREOF THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MANAGING PARTNER BY AND WITH THE FULL AUTHORITY OF SAID PARTNERSHIP.

**OCEAN REACH JOINT VENTURE**

**MCS DEVELOPMENT CORPORATION, A FLORIDA CORPORATION**

WITNESS: *[Signature]*  
JAMES SCHNEIDER  
TYPE OR PRINT NAME

BY: *[Signature]*  
MICHAEL ANTONOPOULOS, PRESIDENT OF MCS DEVELOPMENT; GENERAL PARTNER

WITNESS: *[Signature]*  
BONNIE H. REDINGER  
TYPE OR PRINT NAME

**W.R. HOWELL COMPANY, A FLORIDA CORPORATION**

WITNESS: *[Signature]*  
JAMES SCHNEIDER  
TYPE OR PRINT NAME

BY: *[Signature]*  
WILLIAM R. HOWELL II, PRESIDENT OF W.R. HOWELL; GENERAL PARTNER

WITNESS: *[Signature]*  
BONNIE H. REDINGER  
TYPE OR PRINT NAME

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF May, A.D., 1997 BY MICHAEL ANTONOPOULOS, PRESIDENT OF MCS DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF OCEAN REACH JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP

*[Signature]*  
KAREN BAEZ  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

6/26/2000  
MY COMMISSION EXPIRES:

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF May, A.D., 1997 BY WILLIAM R. HOWELL II, PRESIDENT OF W.R. HOWELL COMPANY, A FLORIDA CORPORATION, GENERAL PARTNER OF OCEAN REACH JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP

*[Signature]*  
KAREN BAEZ  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

6/26/2000  
MY COMMISSION EXPIRES:

**FIRST UNION NATIONAL BANK OF FLORIDA**

WITNESS: *[Signature]*  
BRETT R. BOSWORTH  
TYPE OR PRINT NAME

BY: *[Signature]*  
STEPHEN C. FRANKLIN, VICE PRESIDENT

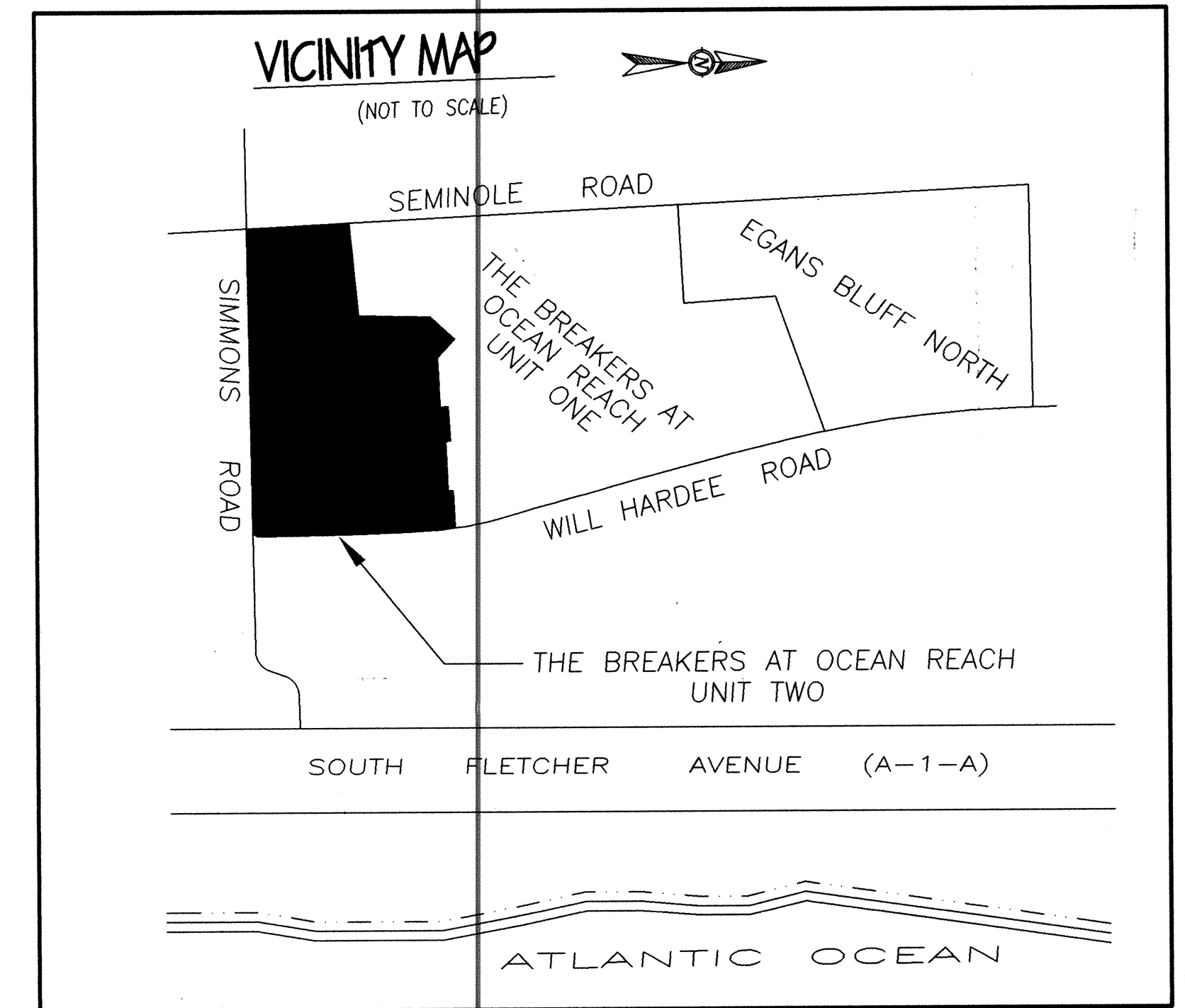
WITNESS: *[Signature]*  
SCOTT J. SPEARS  
TYPE OR PRINT NAME

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>th</sup> DAY OF May, A.D., 1997 BY STEPHEN C. FRANKLIN, VICE PRESIDENT OF FIRST UNION NATIONAL BANK OF FLORIDA ON BEHALF OF SAID PARTNERSHIP

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

6/26/2000  
MY COMMISSION EXPIRES:



**CERTIFICATE OF APPROVAL BY NASSAU COUNTY DEPARTMENT OF PUBLIC SAFETY**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DEPARTMENT OF PUBLIC SAFETY OF NASSAU COUNTY, FLORIDA THIS 30<sup>th</sup> DAY OF MAY, A.D., 1997

*[Signature]*  
NASSAU COUNTY DEPARTMENT OF PUBLIC SAFETY

**COUNTY HEALTH CERTIFICATE**

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS 23<sup>rd</sup> DAY OF MAY, A.D., 1997, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

*[Signature]*  
COUNTY HEALTH OFFICER

**COUNTY TAX COLLECTOR CERTIFICATE**

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON PARCEL

02-2N-28-0000-0001-0050  
FOR THE TAX YEAR 1996  
BY: *[Signature]* DATE: 6-4-97  
COUNTY TAX COLLECTOR

**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 61G17-6.003 F.A.C. AND COMPLIES WITH THE LAWS OF NASSAU COUNTY, FLORIDA.

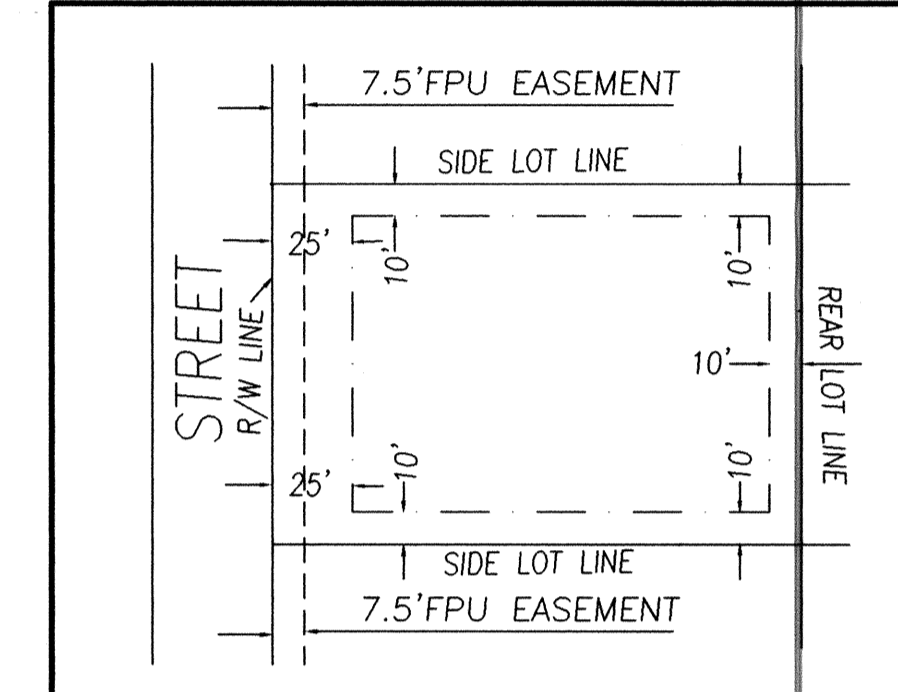
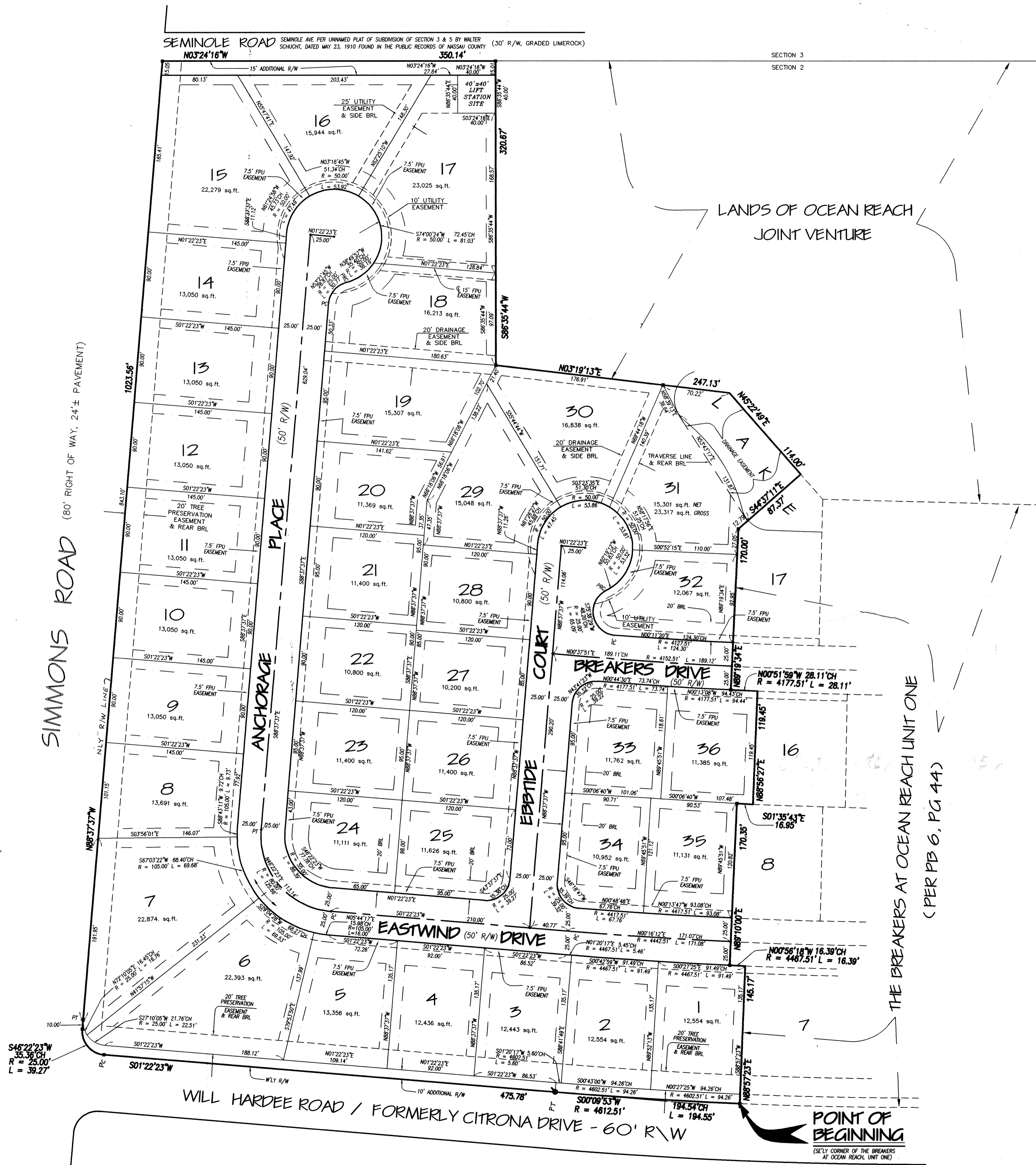
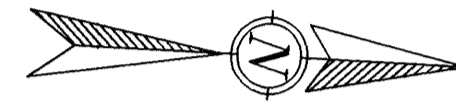
CERTIFIED THIS 9<sup>th</sup> DAY OF MAY, A.D., 1997

*[Signature]*  
JOHN JAMES  
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 4774  
PRIVETT & ASSOC. OF FLORIDA, INC.



# The Breakers at Ocean Reach Unit Two

BEING A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.



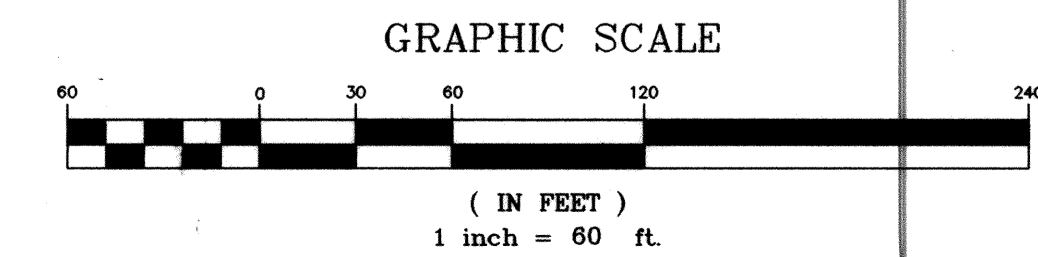
TYPICAL BUILDING RESTRICTION LINE AND FPU EASEMENT DETAIL  
SEE PLAT FOR EXCEPTIONS ON CORNER LOTS AND DUAL PURPOSE EASEMENT LINES (NOT TO SCALE)

### LEGEND:

- |                                 |                             |
|---------------------------------|-----------------------------|
| PC=POINT OF CURVATURE           | △=DELTA ANGLE               |
| PT=POINT OF TANGENCY            | R/W=RIGHT-OF-WAY            |
| PI=POINT OF INTERSECTION        | PB=PLAT BOOK                |
| PRC=POINT OF REVERSE CURVATURE  | MB=MAP BOOK                 |
| PCC=POINT OF COMPOUND CURVATURE | DB=DEED BOOK                |
| R=RADIUS                        | ORV=OFFICIAL RECORDS VOLUME |
| CH=CHORD                        | ORB=OFFICIAL RECORDS BOOK   |
| L=LENGTH                        | PG=PAGE                     |
| MSL=MEAN SEA LEVEL              | ℄=CENTERLINE                |
| SEC=SECTION                     | NTS=NOT TO SCALE            |
| IP=IRON PIPE                    | FND=FOUND                   |
| CM=CONCRETE MONUMENT            | TRAV=TRAVERSE               |
| FPU=FLORIDA PUBLIC UTILITIES    | ℄=PROPERTY LINE             |
| BRL=BUILDING RESTRICTION LINE   |                             |

### NOTES:

- BEARINGS SHOWN HEREON REFER TO N 88°57'23"E FOR THE SOUTHERLY LINE OF LOT 7, THE BREAKERS AT OCEAN REACH, UNIT ONE AS RECORDED IN PB. 6, PG. 44
- DENOTES PERMANENT CONTROL POINT
- DENOTES SET 4" CM "PRM-4774" (EXCEPT WHERE NOTED)
- BEARINGS AND DISTANCES ON CURVES ARE CHORD BEARING AND DISTANCES
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
- THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE X (UNSHADED) PER F.I.R. MAPS, COMM. PANEL NO. 120170 0239C & 0327C FOR NASSAU CO., FL. (DATED: 9-30-88)
- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS UNLESS OTHERWISE NOTED
- ZONING FOR THE BREAKERS AT OCEAN REACH IS RS-2
- THERE ARE NO JURISDICTION WETLANDS PRESENT ON LANDS DESCRIBED IN CAPTION AS DETERMINED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AS EVIDENCED BY THEIR PERMIT NO. 40-089-0057-M3, DATED 2-06-96



PREPARED BY:

**PRIVETT & ASSOC. OF FLORIDA, INC.**  
SURVEYORS AND LAND PLANNERS  
2732 TOWNSEND BOULEVARD  
JACKSONVILLE, FLORIDA 32211  
(904) 745-7658

# Tidewater at Ocean Reach Unit Two

BEING A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

### CAPTION:

A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHWESTERLY CORNER OF TIDEWATER AT OCEAN REACH UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 6, PAGE 47 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE ALONG THE THE SOUTHERLY LINES OF LAST MENTIONED PLAT AND ALONG THE WESTERLY LINES OF THE BREAKERS AT OCEAN REACH UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 6, PAGE 44, SAID PUBLIC RECORDS, AND ALONG THE WESTERLY AND NORTHERLY LINES OF THE BREAKERS AT OCEAN REACH UNIT TWO, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 6, PAGE 71, SAID PUBLIC RECORDS, THE FOLLOWING 10 COURSES, COURSE NO.1: NORTH 86°35'44"EAST, 160.0 FEET; COURSE NO.2: SOUTH 03°24'16"EAST, 84.73 FEET; COURSE NO.3: NORTH 86°35'44"EAST, 110.17 FEET; COURSE NO.4: SOUTH 30°22'09"EAST, 142.39 FEET; COURSE NO.5: SOUTH 03°24'16"EAST, 246.75 FEET; COURSE NO.6: SOUTH 42°20'10"EAST, 205.87 FEET; COURSE NO.7: SOUTH 01°55'51"EAST, 95.93 FEET; COURSE NO.8: SOUTH 45°22'49"WEST, 148.94 FEET; COURSE NO.9: SOUTH 03°19'13"WEST, 247.13 FEET; COURSE NO.10: SOUTH 86°35'44"WEST, 320.67 FEET TO THE NORTHWESTERLY CORNER OF SAID THE BREAKERS AT OCEAN REACH UNIT TWO, THE SAME BEING THE WESTERLY LINE OF SAID SECTION 2; THENCE NORTH 03°24'16"WEST, ALONG SAID SECTION LINE, 1058.0 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 8.38 ACRES, MORE OR LESS

### ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT OCEAN REACH JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, IS THE LAWFUL OWNER OF LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS TIDEWATER AT OCEAN REACH UNIT TWO, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT IS MADE IN ACCORDANCE WITH SAID SURVEY AND IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL ROADS, RIGHT-OF-WAYS AND DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO NASSAU COUNTY, FLORIDA AND ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF FERNANDINA BEACH, FLORIDA AND FLORIDA PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS FOR THEIR USE WITH THEIR SANITARY SEWER SYSTEM AND WATER DISTRIBUTION SYSTEM, RESPECTIVELY.

THE FLORIDA PUBLIC UTILITIES EASEMENTS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA PUBLIC UTILITIES, ITS SUCCESSORS AND ASSIGNS FOR ITS USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

THE PRIVATE EASEMENT SHOWN ON THIS PLAT IS HEREBY RESERVED BY OCEAN REACH JOINT VENTURE FOR INSTALLATION AND MAINTENANCE OF, AND ACCESS TO UNDERGROUND UTILITIES INCLUDING WATER, SANITARY SEWER, STORM SEWER, COMMUNICATION CABLE, TELEPHONE AND/OR ELECTRIC. THIS EASEMENT MAY BE ASSIGNED TO EACH OF THE SERVICE OR MAINTENANCE ENTITIES RESPONSIBLE FOR UTILITIES INSTALLED IN SAID EASEMENT.

IN WITNESS WHEREOF THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MANAGING PARTNER BY AND WITH THE FULL AUTHORITY OF SAID PARTNERSHIP.

### OCEAN REACH JOINT VENTURE

#### MCS DEVELOPMENT CORPORATION, A FLORIDA CORPORATION

WITNESS: Chris Fave  
CHRIS FAVE

BY: [Signature]

TYPE OR PRINT NAME

MICHAEL ANTONOPOULOS, PRESIDENT OF MCS DEVELOPMENT; GENERAL PARTNER

WITNESS: James Schneider  
JAMES SCHNEIDER

TYPE OR PRINT NAME

#### W.R. HOWELL COMPANY, A FLORIDA CORPORATION

WITNESS: James Schneider  
JAMES SCHNEIDER

BY: William R. Howell II

TYPE OR PRINT NAME

WILLIAM R. HOWELL II, PRESIDENT OF W.R. HOWELL COMPANY; GENERAL PARTNER

WITNESS: Bonnie H. Redlinger  
BONNIE H. REDLINGER

TYPE OR PRINT NAME

STATE OF FLORIDA

COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26<sup>th</sup> DAY OF MARCH A.D., 1998 BY MICHAEL ANTONOPOULOS, PRESIDENT OF MCS DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF OCEAN REACH JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP. ON BEHALF OF SAID PARTNERSHIP

Bonnie H. Redlinger  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

[Notary Seal]  
Bonnie H Redlinger  
My Commission CD280090  
Expires Aug. 28, 2000

STATE OF FLORIDA

COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26<sup>th</sup> DAY OF MARCH A.D., 1998 BY WILLIAM R. HOWELL, II, PRESIDENT OF W.R. HOWELL COMPANY, A FLORIDA CORPORATION, GENERAL PARTNER OF OCEAN REACH JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP. ON BEHALF OF SAID PARTNERSHIP

Bonnie H. Redlinger  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

[Notary Seal]  
Bonnie H Redlinger  
My Commission CD280090  
Expires Aug. 28, 2000

#### FIRST UNION NATIONAL BANK

WITNESS: Scott J. Spears  
SCOTT J. SPEARS

BY: Stephen Franklin

TYPE OR PRINT NAME

STEPHEN FRANKLIN, SR. VICE PRESIDENT

WITNESS: Bonnie H. Redlinger  
BONNIE H. REDLINGER

TYPE OR PRINT NAME

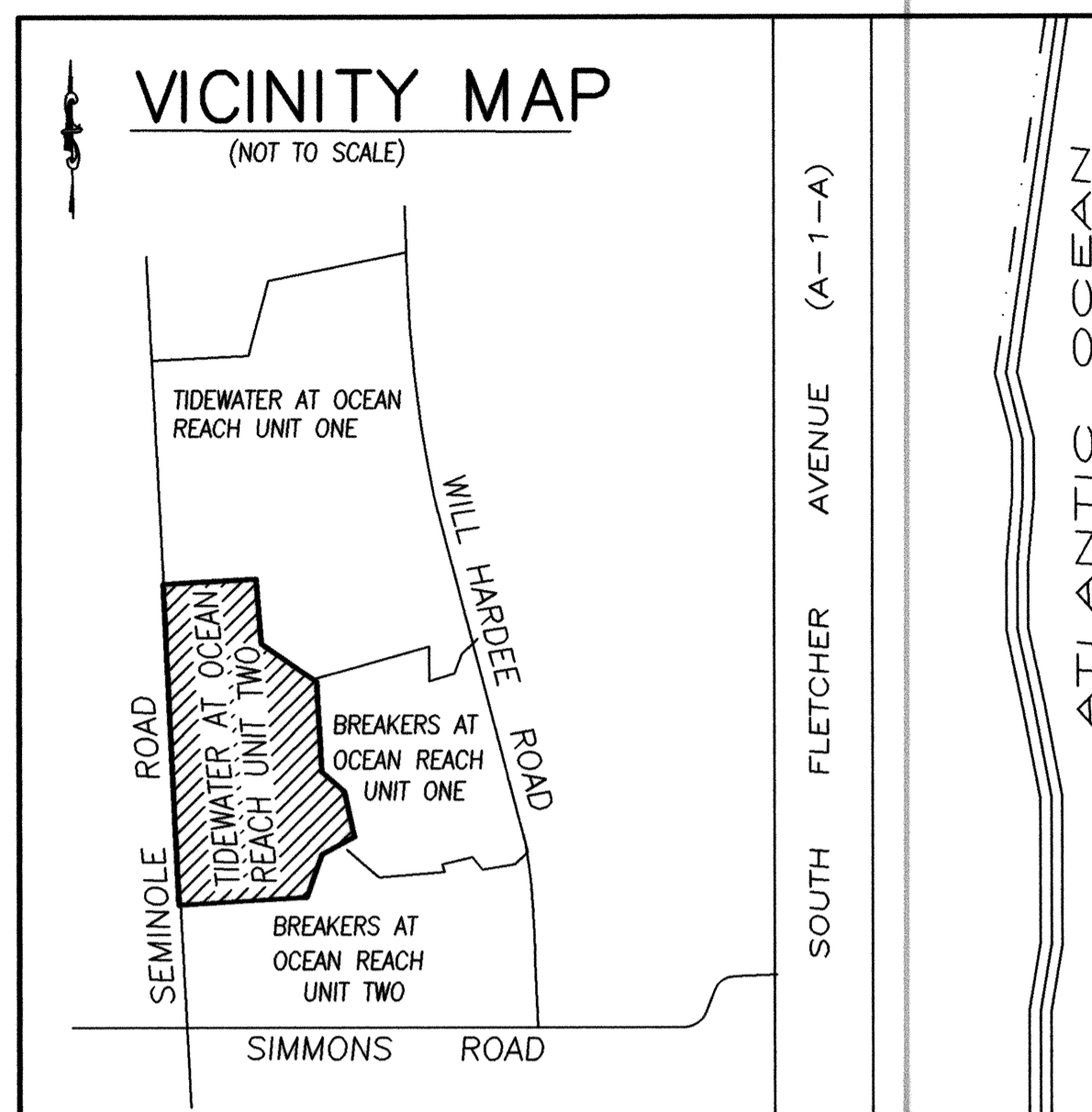
STATE OF FLORIDA

COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26<sup>th</sup> DAY OF MARCH A.D., 1998 BY STEPHEN FRANKLIN, SR. VICE PRESIDENT OF FIRST UNION NATIONAL BANK

Scott J. Spears  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

[Notary Seal]  
SCOTT J. SPEARS  
MY COMMISSION # 00 018747  
EXPIRES: January 12, 2001  
Renewed True History Public Utilities



### CERTIFICATE OF APPROVAL BY NASSAU COUNTY DEPARTMENT OF PUBLIC SAFETY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DEPARTMENT OF PUBLIC SAFETY OF NASSAU COUNTY, FLORIDA THIS 27<sup>th</sup> DAY OF April, A.D., 1998

[Signature]  
NASSAU COUNTY DEPARTMENT OF PUBLIC SAFETY

### COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS 27<sup>th</sup> DAY OF April, A.D. 1998, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

[Signature]  
COUNTY HEALTH OFFICER

### COUNTY TAX COLLECTOR CERTIFICATE

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON PARCEL

02-2N-28-0000-0001-0050

FOR THE TAX YEAR 1998

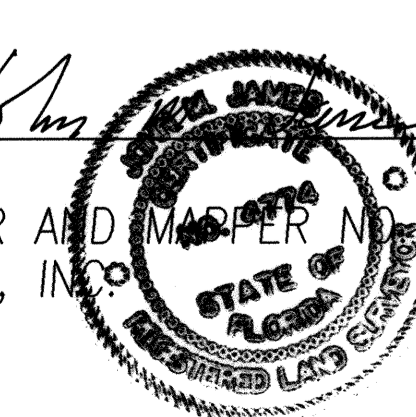
BY: Shirley M. Miller DATE: 4-27-98  
COUNTY TAX COLLECTOR

### 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 61G17-6.003 F.A.C. AND COMPLIES WITH THE LAWS OF , NASSAU COUNTY, FLORIDA.

CERTIFIED THIS 25<sup>th</sup> DAY OF MARCH A.D., 1998

[Signature]  
JOHN M. JAMES  
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 4774  
PRIVETT & ASSOC. OF FLORIDA, INC.



### CLERK'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE NASSAU COUNTY BOARD AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 6, PAGE 105 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS 27 DAY OF May, A.D., 1998

[Signature]  
CLERK OF THE CIRCUIT COURT

### CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA THIS 17<sup>th</sup> DAY OF May, A.D., 1998

[Signature]  
CHAIRMAN OF THE BOARD

### CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA THIS 13<sup>th</sup> DAY OF May, A.D., 1998

[Signature]  
COUNTY ATTORNEY

### CERTIFICATE OF APPROVAL BY DIRECTOR OF PUBLIC WORKS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF PUBLIC WORKS OF NASSAU COUNTY, FLORIDA THIS 11 DAY OF May, A.D., 1998

[Signature]  
DIRECTOR OF PUBLIC WORKS

### CERTIFICATE OF APPROVAL BY SENIOR PLANNER

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY SENIOR PLANNER OF NASSAU COUNTY, FLORIDA THIS 17<sup>th</sup> DAY OF April, A.D., 1998

[Signature]  
SENIOR PLANNER

# Tidewater at Ocean Reach Unit Two

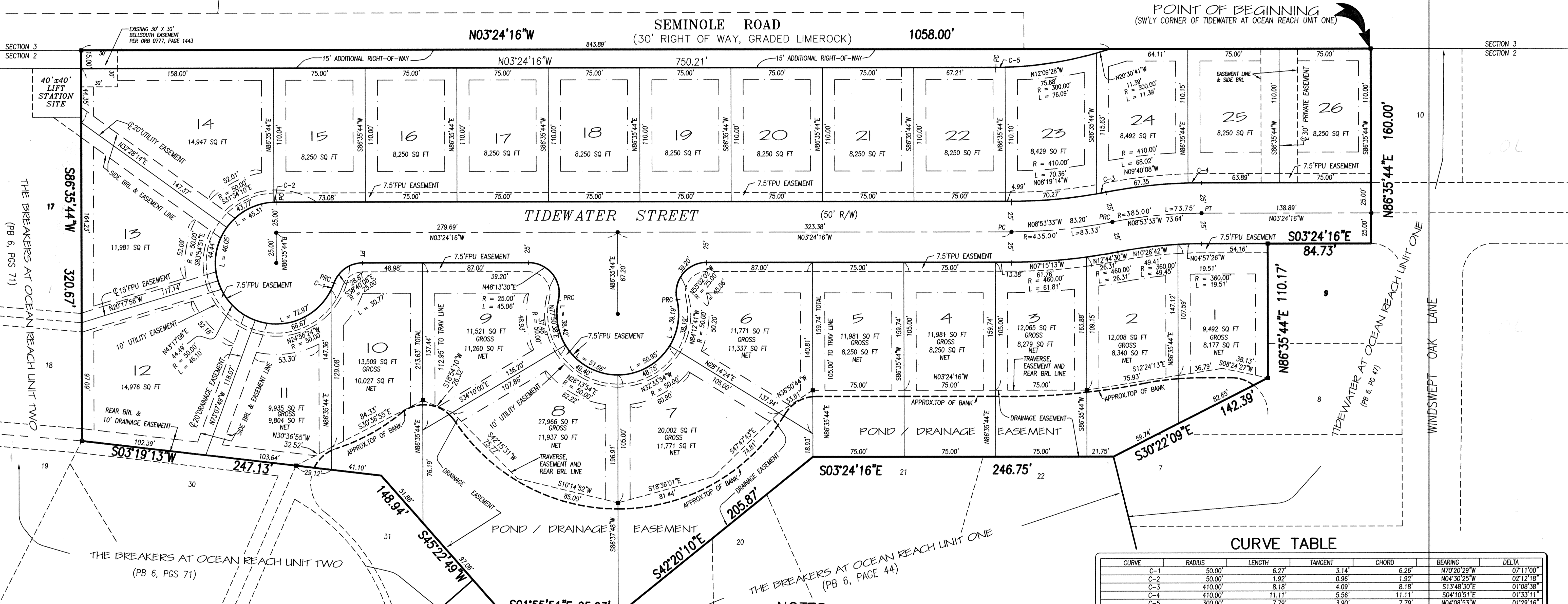
BEING A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

LOT 23

OCEAN BREEZE PER PB 1, PAGE 5

LOT 24

*106*

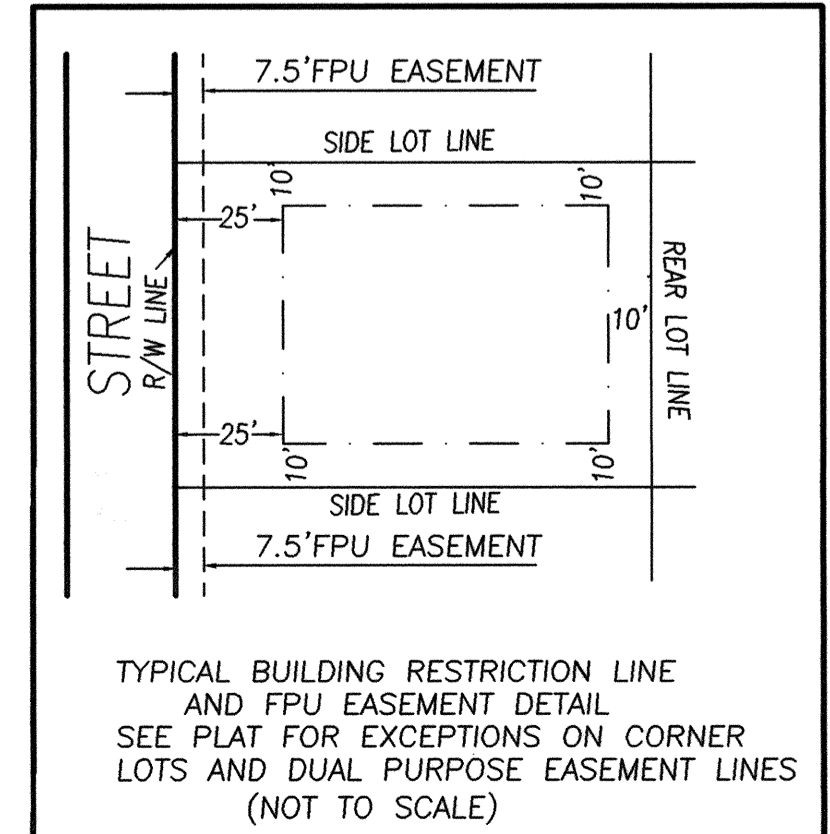
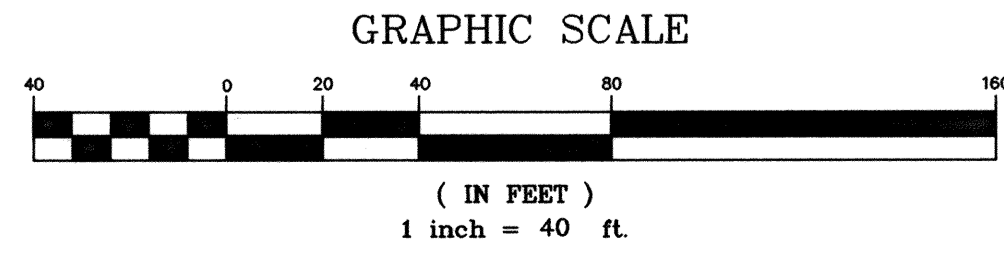


POINT OF BEGINNING  
(SWLY CORNER OF TIDEWATER AT OCEAN REACH UNIT ONE)

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	50.00'	6.27'	3.14'	6.26'	N70°20'29"W	07°11'00"
C-2	50.00'	1.92'	0.96'	1.92'	N04°30'25"W	02°12'18"
C-3	410.00'	8.18'	4.09'	8.18'	S13°48'30"E	01°08'38"
C-4	410.00'	11.11'	5.56'	11.11'	S04°10'51"E	01°33'11"
C-5	300.00'	7.79'	3.90'	7.79'	N04°08'53"W	01°29'16"

- NOTES:**
- 1) BEARINGS SHOWN HEREON REFER TO S 89°18'55"E FOR THE SOUTHERLY LINE OF EGANS BLUFF NORTH
  - 2) • DENOTES PERMANENT CONTROL POINT
  - 3) ■ DENOTES SET 4" CM "PRM-4774" (EXCEPT WHERE NOTED)
  - 4) BEARINGS AND DISTANCES ON CURVES ARE CHORD BEARING AND DISTANCES
  - 5) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
  - 6) THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE X (UNSHADED) PER F.I.R. MAPS, COMM. PANEL NO. 120170 0239C & 0327C FOR NASSAU CO., FL. (DATED: 9-30-88)
  - 7) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS
  - 8) THE ZONING FOR TIDEWATER AT OCEAN REACH IS RS-2
  - 9) THERE ARE NO JURISDICTIONAL WETLANDS PRESENT ON LANDS DESCRIBED IN CAPTION AS DETERMINED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AS EVIDENCED BY THEIR PERMIT NO. 40-089-0057-M3, DATED 2-06-96

- LEGEND:**
- PC=POINT OF CURVATURE
  - PT=POINT OF TANGENCY
  - PI=POINT OF INTERSECTION
  - PRC=POINT OF REVERSE CURVATURE
  - PCC=POINT OF COMPOUND CURVATURE
  - R=RADIUS
  - CH=CHORD
  - L=LENGTH
  - MSL=MEAN SEA LEVEL
  - SEC=SECTION
  - IP=IRON PIPE
  - CM=CONCRETE MONUMENT
  - FPU=FLORIDA PUBLIC UTILITIES
  - Δ=DELTA ANGLE
  - R/W=RIGHT-OF-WAY
  - PB=PLAT BOOK
  - MB=MAP BOOK
  - DB=DEED BOOK
  - ORV=OFFICIAL RECORDS VOLUME
  - ORB=OFFICIAL RECORDS BOOK
  - PG=PAGE
  - CL=CENTERLINE
  - NTS=NOT TO SCALE
  - FND=FOUND
  - TRAV=TRAVERSE
  - =PROPERTY LINE



PREPARED BY:

**PRIVETT & ASSOC. OF FLORIDA, INC.**  
SURVEYORS AND LAND PLANNERS  
2728 TOWNSEND BOULEVARD  
JACKSONVILLE, FLORIDA, 32211  
(904) 743-7858

C:\DWS95\10-REACH\TIDEWATER\212.dwg Tue Apr 07 16:27:56 1999 596