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Clerk of the Circuit Court**

**This Instrument Prepared by  
and return to:**

**Katie S. Buchanan, Esq.  
HOPPING GREEN & SAMS, P.A.  
119 South Monroe Street, Suite 300  
Post Office Box 6526  
Tallahassee, Florida 32314**

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**AMENDED NOTICE OF ESTABLISHMENT OF THE  
BEACH COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on June 11, 2019, the City Council of the City of Jacksonville, Florida adopted Ordinance 2018-661-E, effective on June 18, 2019, amending the boundaries of the Beach Community Development District ("District"). The legal description of the lands encompassed within the District, after amendment, is attached hereto as Exhibit "A." The Beach Community Development District was established by City of Jacksonville Ordinance 2007-170-E, which became effective on March 26, 2007, and was amended by Ordinance 2014-765-E, which became effective on December 11, 2014 and Ordinance 2017-189-E, which became effective on April 17, 2017. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, Florida Statutes, or by contacting the District's registered agent as designated to the Department of Economic Opportunity in accordance with Section 189.014, Florida Statutes.

**THE BEACH COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND  
LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS  
PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION,  
OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND**

SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on this 25<sup>TH</sup> day of June, 2019, and recorded in the Official Records of Duval County, Florida.

Lydia Fiore  
Witness

Lydia Fiore  
Print Name

Katie S. Buchanan  
Katie S. Buchanan, District Counsel  
Hopping Green & Sams, P.A.

Jennifer Gillis  
Witness

Jennifer Gillis  
Print Name

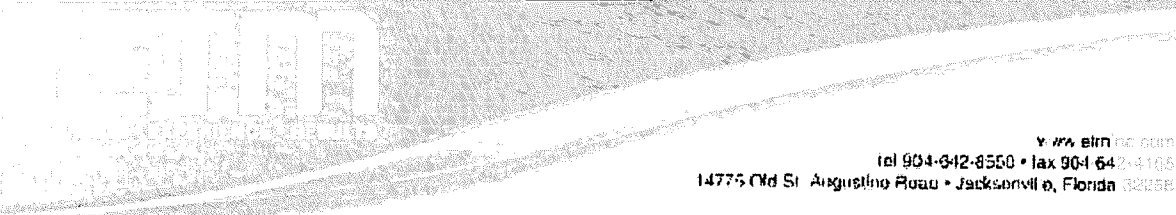
STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of June, 2019, by Katie S. Buchanan, who is personally known to me.



Karen F. Jusevitch  
Print Name: Karen F. Jusevitch  
Notary Public, State of Florida  
Commission No.: 66242250  
My Commission Expires: 11/25/22

**Exhibit A**



www.etm-inc.com  
tel 904-642-8550 • fax 904-642-4105  
14775 Old St. Augustine Road • Jacksonville, Florida 32258

Revised June 4, 2019  
September 10, 2011  
Tamaya  
Page 1 of 3

Work Order 14-156.00  
File No. 123E-35.00A

**Beach CDD Remaining Lands Parcel**

A portion of Sections 27, 34 and 35, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 35; thence North 89°54'26" East, along the Northerly line of said Section 35, a distance of 532.46 feet to the Northwestern corner of those lands described and recorded in Official Records Book 16455, page 2305, of the current Public Records of said county; thence South 00°05'34" East, departing said Northerly line, along the Westerly line of last said lands and along the Westerly line of Terra Costa Phase 1, as recorded in Plat Book 67, pages 75 through 82, of said current Public Records, a distance of 1465.36 feet to its intersection with the Easterly prolongation of the Northerly line of those lands described and recorded in Official Records Book 10124, Page 1928, of said current Public Records, thence South 89°30'13" West, departing said Westerly line, along said Easterly prolongation and along said Northerly line, 1176.27 feet to the Northwestern corner thereof; thence South 00°27'44" East, along the Westerly line of last said lands, 334.40 feet, thence South 89°30'13" West, departing said Westerly line and along the Northerly line of those lands described and recorded in Official Records Book 8105, page 1950, of said current Public Records, a distance of 200.00 feet to the Northwestern corner thereof; thence South 00°27'44" East, along the Westerly line of last said lands, 985.60 feet to the Southwest corner thereof, said corner lying on the Northerly right of way line of Beach Boulevard (U.S. Highway No. 90) (State Road No. 212), a 200 foot right of way as presently established; thence South 89°30'13" West, along said Northerly right of way line, 3353.22 feet to its intersection with the Easterly line of those lands described and recorded in Official Records Book 18618, page 1132, of said current Public Records, thence Northerly along the Easterly line of last said lands the following 4 courses: Course 1, thence North 00°31'45" West, departing said Northerly right of way line, 49.57 feet; Course 2, thence Due East, 156.32 feet; Course 3, thence North 00°03'12" East, 180.58 feet; Course 4, thence North 88°43'46" East, 41.95 feet to a point lying on the Westerly right of way line of Tamaya Boulevard, a variable width right of way as presently established; thence Northerly, along said Westerly right of way line, the following 8 courses: Course 1, thence North 00°26'58" West, 470.93 feet to the point of curvature of a curve concave Easterly having a radius of 790.00 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of 11°43'46", an arc length of 161.73 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 05°24'55" East, 161.44 feet; Course 3, thence Northerly along the arc of a curve concave Westerly having a radius of 800.00 feet, through a central angle of 09°21'06", an arc length of 130.57 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 06°36'15" East, 130.43 feet; Course 4, thence Northerly along the arc of a curve concave Westerly having a radius of 2223.50 feet, through a central angle of 10°51'23", an arc length of 423.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 07°21'24"



Revised on file

Revised June 4, 2019  
 September 10, 2014  
 Tamaya  
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Work Order 14-156.00  
 File No. 123E-35.00A

**Beach CDD Remaining Lands Parcel (continued)**

East, 422.57 feet; Course 5, thence North 12°47'05" East, 583.06 feet; Course 6, North 77°12'55" West, 4.50 feet, Course 7, thence North 12°47'05" East, 62.75 feet to the point of curvature of a curve concave Westerly having a radius of 599.00 feet; Course 8, thence Northerly along the arc of said curve, through a central angle of 12°24'02", an arc length of 129.64 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 06°35'04" East, 129.39 feet; thence Northerly, along the Easterly line of those lands described and recorded in Official Records Book 17503, page 2316, of said current Public Records, the following 5 courses: Course 1, thence South 89°03'04" West, departing said Westerly right of way line, 20.01 feet to a point on a curve concave Westerly having a radius of 579.00 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of 09°57'22", an arc length of 100.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 04°32'52" West, 100.49 feet; Course 3, thence Northerly along the arc of a curve concave Easterly having a radius of 131.79 feet, through a central angle of 77°36'33", an arc length of 178.52 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 17°43'36" West, 165.18 feet; Course 4, thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 579.00 feet, through a central angle of 09°45'46", an arc length of 98.66 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 30°48'33" West, 98.54 feet; Course 5, thence North 54°56'12" East, 20.00 feet to a point lying on said Westerly right of way line of Tamaya Boulevard; thence Northwesterly along said Westerly right of way line and along the arc of a curve concave Southwesterly having a radius of 599.00 feet, through a central angle of 34°07'52", an arc length of 356.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 52°44'06" West, 351.57 feet; thence Westerly, along the Northerly line of said Official Records Book 17503, page 2316, the following 6 courses: Course 1, thence South 20°11'58" West, departing said Westerly right of way line, 15.50 feet to a point on a curve concave Southerly having a radius of 583.50 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of 20°19'32", an arc length of 206.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 79°57'48" West, 205.91 feet; Course 3, thence South 89°52'26" West, 474.69 feet to the point of curvature of a curve concave Southerly having a radius of 280.00 feet; Course 4, thence Westerly along the arc of said curve, through a central angle of 15°54'56", an arc length of 77.78 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 81°54'58" West, 77.53 feet; Course 5, thence Westerly along the arc of a curve concave Northerly having a radius of 320.00 feet, through a central angle of 15°54'56", an arc length of 88.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 81°54'58" West, 88.60 feet; Course 6, thence South 89°52'26" West, 327.57 feet to the Northwesterly corner thereof, said corner lying on the Easterly right of way line of Kernan Boulevard South, a variable width right of way as presently established; thence North 00°54'42" West, along said Easterly right of way line, 140.01 feet to the Northwest corner of said Section 34; thence North 89°52'26" East, departing said Easterly right of way line and along the Northerly line of said Section 34, a distance of 1150.00 feet to the Southeasterly corner of Parcel "A" as described and recorded in Official Records Book 10473, page 2247, of said current Public Records; thence North 00°45'10" West, departing said Northerly line, along the Easterly line of said Parcel "A", along the Easterly line of those lands described and

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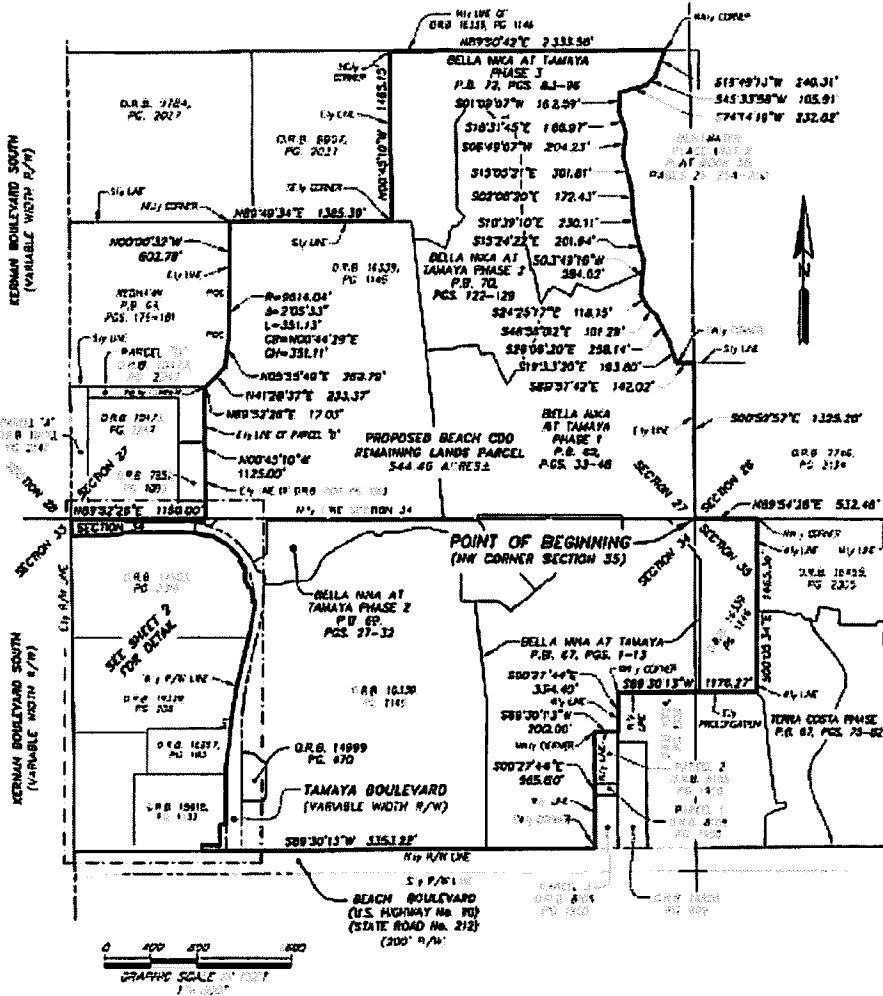
**Bench CDD Remaining Lands Parcel (continued)**

recorded in Official Records Book 7857, Page 1093, of said current Public Records, and along the Easterly line of Parcel "B" of said Official Records Book 10473, Page 2247, a distance of 1125.00 feet to the Northwesterly corner of said Parcel "B", said corner lying on the Southerly line of Redhawk, as recorded in Plat Book 69, pages 176 through 181, of said current Public Records; thence Northerly, along the Southerly and Easterly lines of said Redhawk, the following 5 courses: Course 1, thence North 89°52'26" East, 17.03 feet; Course 2, thence North 41°28'37" East, 233.37 feet; Course 3, thence North 05°55'49" East, 269.79 feet to a point on a curve concave Westerly having a radius of 9614.04 feet; Course 4, thence Northerly along the arc of said curve, through a central angle of 02°05'33", an arc length of 351.13 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 00°44'29" East, 351.11 feet; Course 5, thence North 00°00'32" West, 602.79 feet to the Northeasterly corner thereof, said corner lying on the Southerly line of those lands described and recorded in Official Records Book 9784, page 2027, of said current Public Records; thence North 89°49'34" East, along the Southerly line of last said lands and the Southerly line of those lands described and recorded in Official Records Book 9907, page 2037, of said current Public Records, a distance of 1385.39 feet to the Southeasterly corner thereof; thence North 00°45'10" West, along the Easterly line of last said lands, 1465.15 feet to the Northeasterly corner thereof, said corner lying on the Northerly line of those lands described and recorded in Official Records Book 16339, Page 1146, of said current Public Records; thence North 89°50'42" East, along said Northerly line, 2333.56 feet to the Northwesterly corner of Bentwater Place Unit X, as recorded in Plat Book 56, pages 25, 25A through 25D, of said current Public Records, thence Southerly, along the Westerly line of said Bentwater Place Unit X, the following 15 courses: Course 1, thence South 19°49'13" West, departing said Northerly line, 240.31 feet; Course 2, thence South 45°33'58" West, 105.91 feet; Course 3, thence South 74°14'19" West, 232.82 feet; Course 4, thence South 01°09'07" West, 162.59 feet; Course 5, thence South 18°31'45" East, 186.97 feet; Course 6, thence South 06°49'07" West, 204.23 feet; Course 7, thence South 15°05'21" East, 301.81 feet; Course 8, thence South 02°08'20" East, 172.43 feet; Course 9, thence South 10°39'10" East, 230.11 feet; Course 10, thence South 15°24'22" East, 201.94 feet; Course 11, thence South 03°49'16" West, 284.02 feet; Course 12, thence South 24°25'17" East, 118.15 feet; Course 13, thence South 48°56'02" East, 101.29 feet; Course 14, thence South 26°06'20" East, 258.14 feet; Course 15, thence South 19°33'20" East, 193.80 feet to the Southwesterly corner thereof; thence South 89°57'42" East, along the Southerly line of said Bentwater Place Unit X, a distance of 142.02 feet to its intersection with the Easterly line of said Section 27; thence South 00°59'57" East, departing said Southerly line and along said Easterly line, 1325.28 feet to the Point of Beginning.

Containing 544.46 acres, more or less.

Revised on file

# SKETCH TO ACCOMPANY DESCRIPTION OF A PORTION OF SECTIONS 27, 34, AND 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



- LEGEND:**  
 O.R.B. OFFICIAL RECORDS BOOK  
 P.B. PLAT BOOK  
 PC PAGE  
 R/W RIGHT OF WAY  
 P.O.C. POINT OF CURVE  
 R RADIUS  
 Δ CENTRAL ANGLE  
 L ARC LENGTH  
 CH CHORD BEARING  
 CD CHORD DISTANCE

REVISED JUNE 4, 2018 TO AMEND BOUNDARY AND LEGAL DESCRIPTION  
 REVISED JANUARY 11, 2019 TO AMEND BOUNDARY AND LEGAL DESCRIPTION  
 REVISED MAY 10, 2018 TO AMEND BOUNDARY AND LEGAL DESCRIPTION  
 REVISED AUGUST 23, 2018 TO AMEND BOUNDARY AND LEGAL DESCRIPTION  
 REVISED JULY 27, 2018 TO AMEND SURVEYOR'S ERROR IN ACREAGE TOTAL  
 REVISED JUNE 3, 2018 TO AMEND BOUNDARY AND LEGAL DESCRIPTION  
 REVISED MAY 23, 2018 TO AMEND BOUNDARY AND LEGAL DESCRIPTION  
 REVISED NOVEMBER 7, 2014 TO AMEND BOUNDARY AND LEGAL DESCRIPTION

**RMA**  
 ROBERT M. AMORAS ASSOCIATES, INC.  
 SURVEYORS - PLANNERS - CIVIL ENGINEERS  
 179 SW 31 Avenue Road Jacksonville, FL 32206  
 Tel: (904) 642-9199 Fax: (904) 642-1182  
 Certificate # 43967-1 - No. 623674

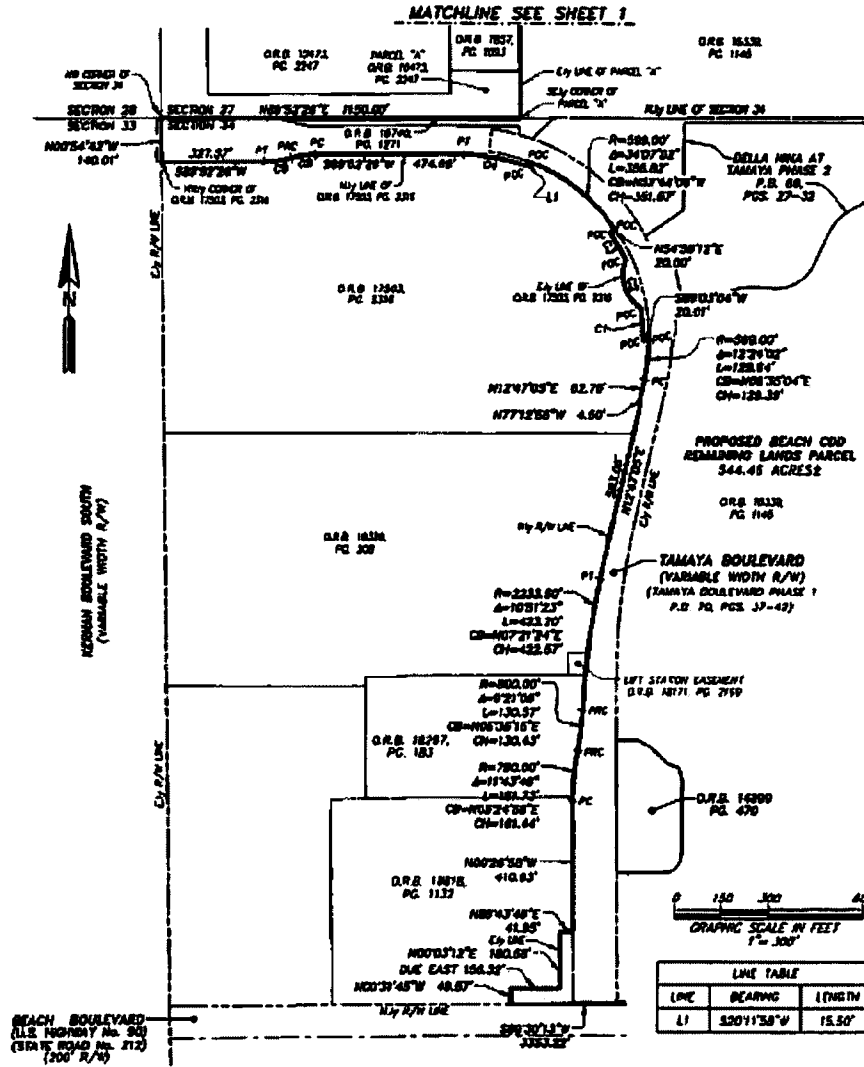
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED  
 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS  
 DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE  
 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digital Signature By  
 Damon J. Kelly, P.S.M.  
 DAWSON J. KELLY  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA E.S. No. 6184

SHEET 1 OF 2  
**GENERAL NOTES:**  
 1) THIS IS NOT A SURVEY.  
 2) BEARINGS BASED ON THE NORTHERLY LINE  
 OF SECTION 35 AS BEING NORTH 89°54'26" EAST.

DATE: SEPTEMBER 01, 2014

A PORTION OF SECTIONS 27, 34, AND 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



MATCHLINE SEE SHEET 1

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	578.00'	0°31'22"	100.61'	N24°32'52"W	100.40'
C2	131.78'	77°36'33"	178.52'	N17°43'56"W	163.18'
C3	578.00'	0°45'48"	98.65'	N30°48'33"W	98.54'
C4	583.50'	20°10'33"	208.80'	N78°57'48"W	205.61'
C5	280.00'	15°54'36"	77.78'	S81°34'58"W	77.53'
C6	320.00'	18°34'58"	88.80'	S87°04'58"W	88.80'

SHEET 2 OF 2  
SEE SHEET 1 FOR GENERAL NOTES

PREPARED BY:  
ROBERT M. ANDRES ASSOCIATES, INC.  
14776 S.W. 14TH AVENUE, SUITE 200  
MIAMI, FLORIDA 33186 (774) 842-2888  
CERTIFICATE OF AUTHORIZATION NO. 02 2020