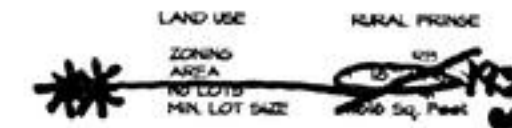


26955-imp.dwg

Asbury Plantation UNIT ONE

Section 21, Township 5 South, Range 25 East
Clay County, Florida
18.24 Acres ±



PLAT BOOK 51 PAGE 51
SHEET 1 OF 5 SHEETS

TYPE II SUBDIVISION "RB" ZONE

OWNER
CCD Ventures, Inc.
3620 Florida Road
Orange Park, FL

ENGINEER
Stoner, Judd & Mahoney
1400 Baymeadows Way
Jacksonville, FL

SURVEYOR
Eiland & Associates, Inc.
615 Banding Boulevard
Orange Park, FL

~~Note AREA CHANGE:~~
[19.38 acres]

(per Surveyor Affidavit)
Dated 9/17/07 & Recorded 9/17/07 OR BX 2944/PG 126

CAPTION

A subdivision of a parcel of land situated in Section 21, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the northeast corner of said Section 21; thence on the north line thereof, run the following three courses: (1) North 89 degrees 46 minutes 24 seconds West, 1312.03 feet; (2) North 89 degrees 09 minutes 45 seconds West, 667.91 feet; (3) continue North 89 degrees 09 minutes 45 seconds West, 1920.44 feet to the east line of County Road No. C-734 (also known as Henley Road and formerly State Road No. 5-734, an 80 foot right-of-way as per State Road Department Map, Section No. T1523-2601); thence on last said line, run the following two courses: (1) South 00 degrees 17 minutes 07 seconds West, 246.84 feet to the Point of Beginning; (2) continue South 00 degrees 17 minutes 07 seconds West, 116.35 feet; thence South 89 degrees 04 minutes 45 seconds East, 150.00 feet; thence North 00 degrees 17 minutes 07 seconds East, 250.00 feet; thence South 89 degrees 09 minutes 45 seconds East, 263.36 feet; thence North 00 degrees 50 minutes 15 seconds East, 130.00 feet; thence South 89 degrees 09 minutes 45 seconds East, 90.00 feet; thence South 00 degrees 50 minutes 15 seconds West, 130.00 feet; thence South 89 degrees 04 minutes 45 seconds East, 185.00 feet; thence South 00 degrees 17 minutes 07 seconds West, 450.00 feet; thence South 89 degrees 09 minutes 45 seconds East, 836.28 feet; thence North 00 degrees 50 minutes 15 seconds East, 450.00 feet; thence North 05 degrees 03 minutes 24 seconds East, 60.16 feet; thence North 00 degrees 50 minutes 15 seconds East, 133.13 feet; thence North 89 degrees 09 minutes 45 seconds West, 12.19 feet; thence South 82 degrees 30 minutes 20 seconds West 21.61 feet; thence North 89 degrees 09 minutes 45 seconds West, 540.00 feet; thence North 14 degrees 01 minutes 27 seconds West, 123.95 feet; thence North 55 degrees 35 minutes 51 seconds West, 102.94 feet; thence North 66 degrees 41 minutes 12 seconds West, 57.36 feet; thence North 73 degrees 44 minutes 47 seconds West, 10.93 feet; thence North 89 degrees 09 minutes 45 seconds West, 386.18 feet; thence North 00 degrees 50 minutes 15 seconds East, 131.16 feet; thence on the arc of a curve concave northeasterly and having a radius of 230.00 feet, an arc length of 151.68 feet, said arc being subtended by a chord bearing and distance of North 64 degrees 31 minutes 28 seconds West, 148.95 feet; thence on the arc of a curve concave southwesterly and having a radius of 170.00 feet, an arc length of 91.68 feet, said arc being subtended by a chord bearing and distance of North 61 degrees 04 minutes 54 seconds West, 90.58 feet; thence on the arc of a curve concave southeasterly and having a radius of 30.00 feet, an arc length of 54.03 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 51 degrees 52 minutes 36 seconds West, 47.02 feet. Containing 18.24 acres, more or less.

LIMITATIONS

NO GOVERNMENTAL AGENCY, INCLUDING THE GOVERNMENT OF CLAY COUNTY, SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ANY PRIVATE DRIVE, ROAD, STREET, EASEMENT, OR RIGHT-OF-WAY PROVIDING INGRESS OR EGRESS TO THE PROPERTY HEREIN CONVEYED NOR SHALL SAID GOVERNMENT BE RESPONSIBLE IN ANY WAY FOR THE CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ANY DRAINAGE OR STORMWATER MANAGEMENT FACILITY.

NONE OF THE FOREGOING SHALL PROHIBIT CLAY COUNTY, IF A NEIGHBORHOOD OR LOCALE SO REQUESTS, FROM ESTABLISHING A MUNICIPAL SERVICE TAXING DISTRICT OR MUNICIPAL BENEFIT DISTRICT WITHIN ANY TYPE II SUBDIVISION FOR THE FURNISHING OF ROADS, STREETS, OR OTHER BENEFITS. NOR SHALL ANY OF THE FOREGOING PROHIBIT THE ACCEPTANCE FOR MAINTENANCE OF ROADS OR COMMON FACILITIES BY THE COUNTY COMMISSION IF AFTER ANY FILING OF ANY PLAT THE FACILITIES TO BE ACCEPTED BY THE BOARD FOR MAINTENANCE ARE UPGRADED TO COUNTY ACCEPTANCE STANDARDS BY CONTRIBUTION OF THE LOCAL DEVELOPER OR HOMEOWNERS OR BY ESTABLISHMENT OF A MUNICIPAL SERVICE BENEFIT DISTRICT.

PROPERTY OWNER'S ASSOCIATION

COVENANTS TO BE INCLUDED IN EVERY DEED REFERRING TO THIS PLAT:

THE GRANTEE HEREBY ACCEPTS PROPERTY OWNER ASSOCIATION MEMBERSHIP IN THE SUBDIVISION KNOWN AS Asbury Plantation Unit One AND AGREES TO REMAIN A MEMBER UNTIL THE SUBJECT PROPERTY IS TRANSFERRED TO ANOTHER PURCHASER.

AS PART OF THE CONSIDERATION FOR THIS CONVEYANCE, THE GRANTEE'S COVENANT AND AGREE ON BEHALF OF THOSE WHO SHALL BE THE OWNERS OF THE PROPERTY HEREIN CONVEYED, TO MAINTAIN AND REPAIR THE EXISTING ROADS, DRAINAGE SWALES AND DITCHES LOCATED IN EASEMENTS OF RECORD ON THE ABOVE REFERENCED PROPERTY SO THAT SUCH ROADS, DRAINAGE SWALES, AND DITCHES SHALL REMAIN IN THEIR NOW EXISTING CONDITION. THIS COVENANT AND AGREEMENT SHALL BE DEEMED A COVENANT RUNNING WITH THE TITLE TO THE PROPERTY HEREIN CONVEYED AND SHALL BIND THE OWNERS OF THE ABOVE REFERENCED PROPERTY AND SHALL INURE TO THE BENEFIT OF EACH OF THE OWNERS OF ANY PORTION OF THE PROPERTY DESCRIBED AS Asbury Plantation Unit One, RECORDED IN PLAT BOOK ____, PAGES ____, AND ____, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

THE TERM "OWNER" OR "OWNERS" AS USED HEREIN SHALL MEAN THE FEE SIMPLE OWNER OR OWNERS, EXCEPT WHEN THE HEREIN REFERENCED PROPERTY IS BEING SOLD UNDER AN AGREEMENT FOR DEED, IN WHICH EVENT, THE SAME SHALL MEAN THE PURCHASER (BENEFICIAL OWNER) AND NOT THE SELLER (UNDER SUCH AN AGREEMENT FOR DEED). THE COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE FOR A TERM ENDING AUGUST 1, 2045, AND SHALL AUTOMATICALLY RENEW FOR SUBSEQUENT SIXTY YEAR PERIODS IN PERPETUITY.

THE GRANTEE HEREBY UNDERSTANDS THAT NO GOVERNMENTAL AGENCY, INCLUDING THE GOVERNMENT OF CLAY COUNTY, SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ANY PRIVATE DRIVE, ROAD, STREET, EASEMENT OR RIGHT-OF-WAY, PROVIDING INGRESS OR EGRESS TO THE PROPERTY HEREIN CONVEYED NOR SHALL SAID GOVERNMENT BE RESPONSIBLE IN ANY WAY FOR THE CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ANY DRAINAGE OR STORMWATER MANAGEMENT FACILITY.

ADOPTION, DEDICATION AND RESERVATION

THIS IS TO CERTIFY THAT CCD VENTURES, INC., A FLORIDA CORPORATION, IS THE LAWFUL OWNER OF Asbury Plantation Unit One, AS DESCRIBED IN THE CAPTION HEREON AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID Asbury Plantation Unit One, AND THAT NO PART OF SAID Asbury Plantation Unit One IS DEDICATED TO CLAY COUNTY, FLORIDA OR TO THE PUBLIC. ALL TRACTS AND EASEMENTS SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED BY AND THE SOLE AND EXCLUSIVE PROPERTY OF CCD VENTURES, INC., AND ITS SUCCESSORS AND ASSIGNS, EXCEPT AS NOTED.

C.C.U.A. EASEMENTS ARE DEDICATED TO CLAY COUNTY UTILITY AUTHORITY.
C.E.C. EASEMENTS ARE DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC.

IN WITNESS WHEREOF, CCD VENTURES, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT ON THE DATES SHOWN BELOW.

Christine M Smith
witness

[Signature]
witness

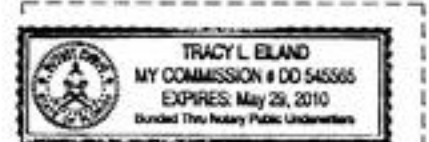
CCD VENTURES, INC.,
A FLORIDA CORPORATION

By: *[Signature]*
L. John Wright, Its President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 1st day of November 2006, by John Wright, as president of CCD Ventures, Inc., a Florida corporation, on behalf of the corporation.

Tracy L. Eiland
Tracy L. Eiland
Notary Public, State of Florida



Asbury Plantation UNIT ONE

Section 21, Township 5 South, Range 25 East
Clay County, Florida
19.65 Acres ±

LAND USE
ZONING
AREA
NO LOTS
MIN. LOT SIZE

RURAL FRINGE
RD
14.65 AC.
41
11616 Sq. Feet

PLAT BOOK 51 PAGE 52

SHEET 2 OF 5 SHEETS

TYPE II SUBDIVISION "RB" ZONE

OWNER
Asbury Preserve, Inc.
3620 Florida Road
Orange Park, FL

ENGINEER
Stone, Joca & Mahoney
1400 Baymeadows Way
Jacksonville, FL

SURVEYOR
Eiland & Associates, Inc.
615 Blanding Boulevard
Orange Park, FL

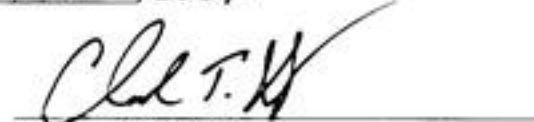
COUNTY DIVISION OF PLANNING & ZONING APPROVAL

Approved this 16th day of Feb., 2007.


Director, Division of Planning & Zoning

COUNTY ENGINEER APPROVAL

Approved this 13th day of Feb., 2007.


County Engineer

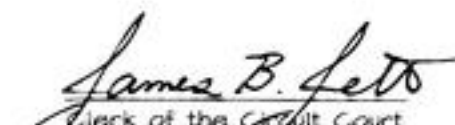
COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 13th day of Feb., 2007,
by the Board of County Commissioners, Clay County, Florida.

 Clerk of the Board
 Chairman of the Board

CLERK'S CERTIFICATE

I hereby certify that this plat has been examined and that it complies in form with Chapter 177, Florida Statutes, as amended, and is filed for record in Plat Book 51, Pages 51 thru 55 and one of the public records of Clay County, Florida this 22nd day of March, 2007.

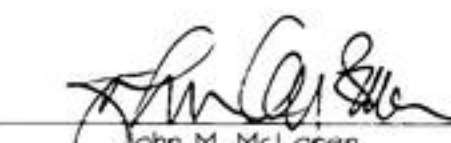

Clerk of the Circuit Court

SURVEYOR'S CERTIFICATE OF REVIEW

The undersigned surveyor hereby certifies that he has been retained by Clay County to review this plat on behalf of Clay County, Florida, in accordance with the requirements of Section 177.08(1), Florida Statutes (1998), and has determined that said plat conforms with the requirements of Chapter 177, Florida Statutes.

The undersigned did not prepare this plat.

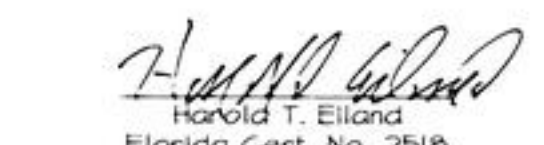
This certificate is made as of the 21st day of September, 2006.


John M. McLaren
Florida Registration No. 5419
6431 Connie Jean Road
Jacksonville, Florida 32222

SURVEYOR'S CERTIFICATE

This is to certify that this plat is a correct representation of the lands surveyed, platted and described hereon, that Permanent Reference Monuments have been placed as shown on said plat in accordance with Chapter 177, Florida Statutes, as amended, and that Permanent Control Points will be set as shown in accordance with said laws, that said survey was made under my responsible direction and supervision and that the survey data shown on said plat complies with all the requirements of said chapter.

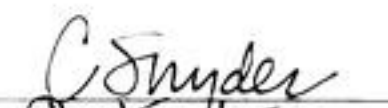
Signed this 5th day of February, 2007.

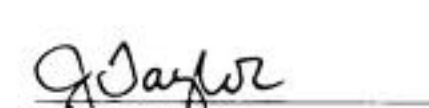

Harold T. Eiland
Florida Cert. No. 2518
Eiland and Associates, Inc., LB 1381
615 Blanding Boulevard
Orange Park, Florida 32067-1000

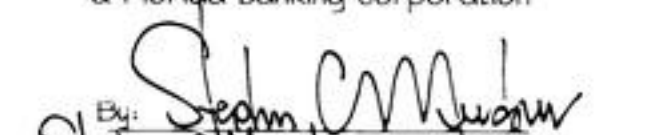
MORTGAGEE'S JOINDER

Merchantile Bank, a Florida banking corporation, owner and holder of that certain Mortgage dated February 3, 2004 and recorded February 18, 2004 in Official Records Book 2331, page 2195 of the public records of Clay County, Florida, and modified February 3, 2005 and recorded February 23, 2005 in Official Records Book 2504, page 572, and further modified April 4, 2006 and recorded August 8, 2006 in Official Records Book 2172, page 21 hereby consents to this plat and joins in its dedication.

Merchantile Bank,
a Florida banking corporation

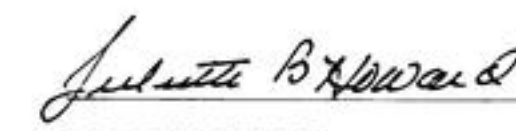

C. Snyder
Cheryl Snyder, Witness


J. Taylor
Jessica Taylor, Witness

By: 
Stephen C. Meadows, its Vice President

STATE OF FLORIDA, COUNTY OF CLAY Duval

The foregoing was executed before me this 28 day of August, 2006, by Stephen C. Meadows, as vice president of Merchantile Bank, a Florida banking corporation, on behalf of the bank.


Notary Public, State of Florida



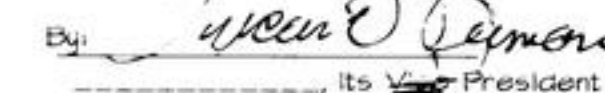
MORTGAGEE'S JOINDER

Bowman & Associates, Inc., a Florida corporation, owner and holder of that certain Mortgage dated February 3, 2004 and recorded February 18, 2004 in Official Records Book 2331, page 2204 of the public records of Clay County, Florida, hereby consents to this plat and joins in its dedication.

Bowman & Associates, Inc.,
a Florida corporation

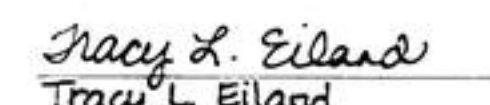

J. Taylor
Jessica Taylor, Witness

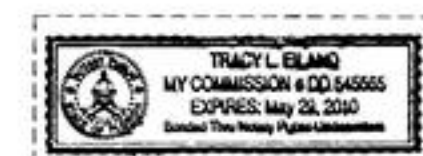

Leslie Wright, Witness

By: 
Duane Bowman, its President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing was executed before me this 1st day of November, 2006, by Duane Bowman, as president of Bowman & Associates, Inc., a Florida corporation, on behalf of the bank.


Tracy L. Eiland
Notary Public, State of Florida



Asbury Plantation UNIT ONE

Section 21, Township 5 South, Range 25 East
Clay County, Florida
19.65 Acres ±

LAND USE
ZONING
AREA
NO. LOTS
MIN. LOT SIZE

RURAL PRINCE
RB
19.65 AC.
4
15640 Sq. Feet

PLAT BOOK 51 PAGE 53

SHEET 3 OF 5 SHEETS

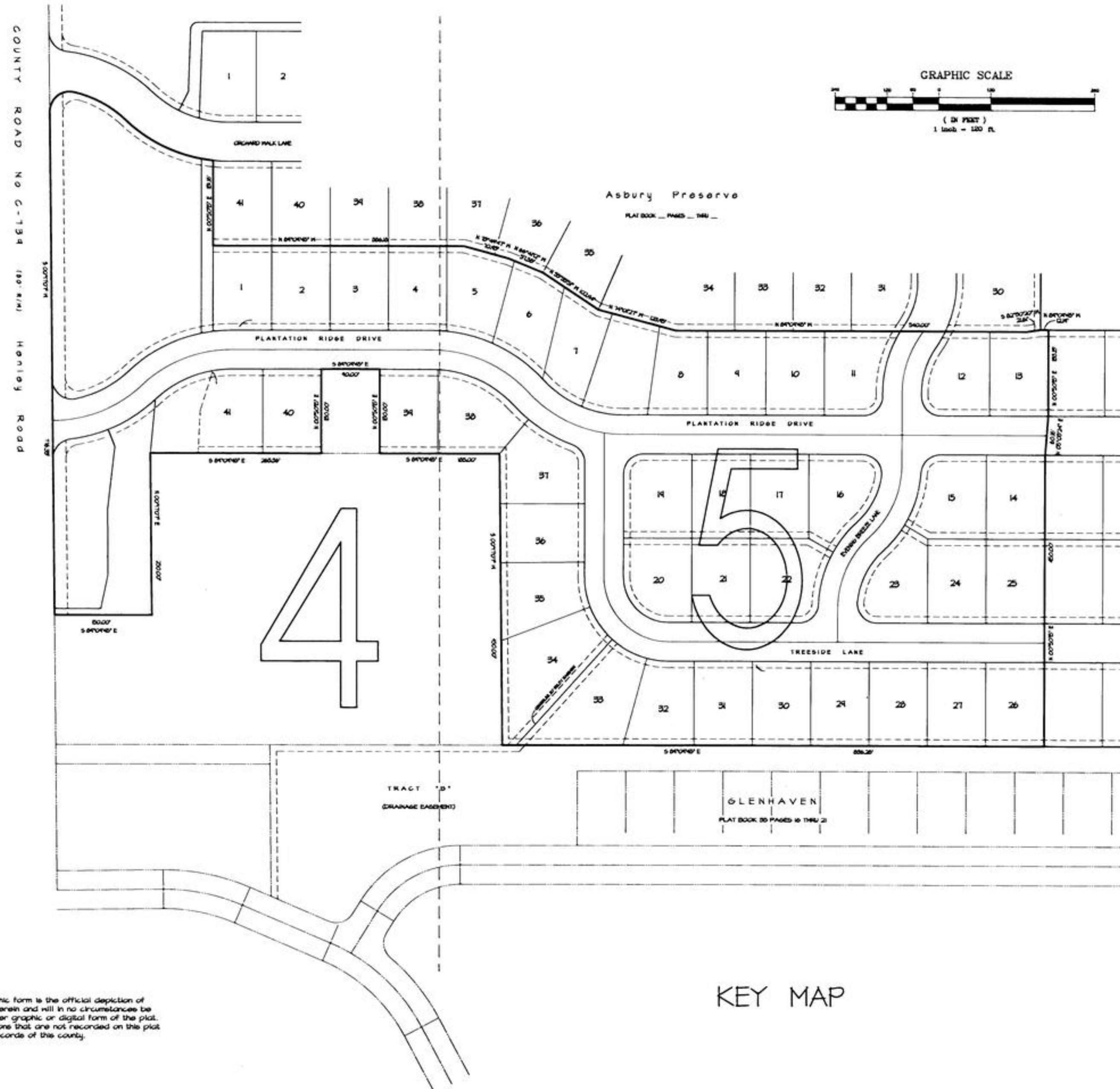
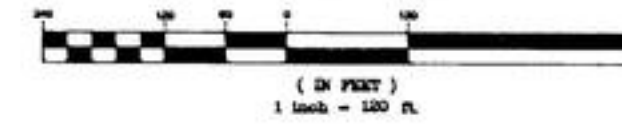
TYPE II SUBDIVISION "RB" ZONE

OWNER
GEO Ventures, Inc.
3520 Peoria Road
Orange Park, FL

ENGINEER
Stone, Judd & Mahoney
1400 Baymeadows Way
Jacksonville, FL

SURVEYOR
Elland & Associates, Inc.
615 Blanding Boulevard
Orange Park, FL

GRAPHIC SCALE



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.

Asbury Plantation UNIT ONE

Section 21, Township 5 South, Range 25 East
Clay County, Florida
19.65 Acres ±

LAND USE
ZONING AREA
NO LOTS
MIN. LOT SIZE

RURAL PRD
RD
19.65 AC.
41
1966 Sq. Feet

TYPE II SUBDIVISION "RB" ZONE

OWNER
CCD Ventures, Inc.
3620 Florida Road
Orange Park, FL

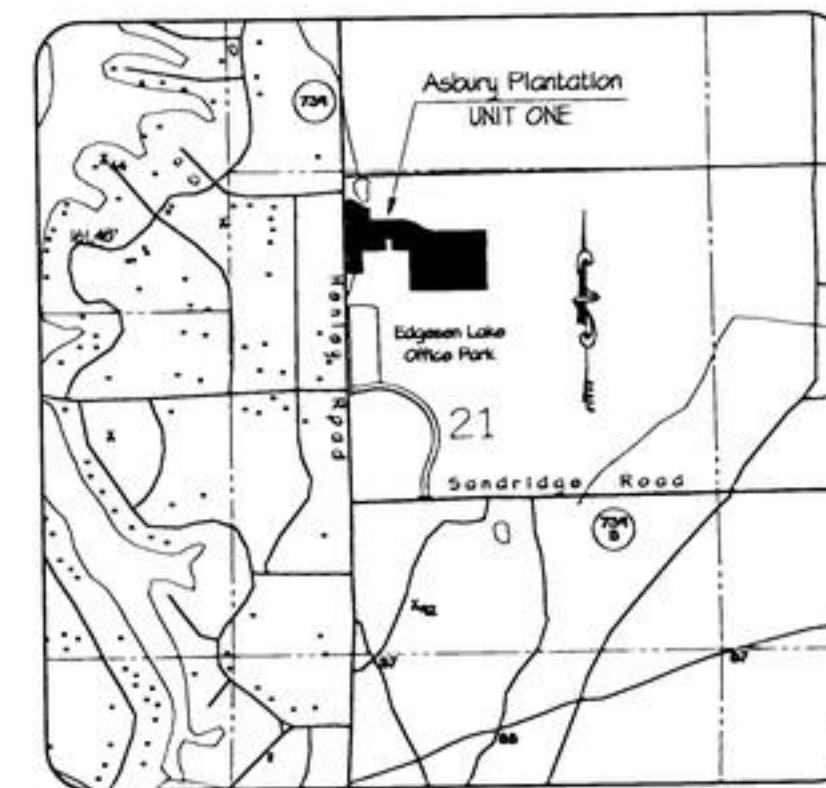
ENGINEER
Stone, Joca & Mahoney
1400 Baymeadows Way
Jacksonville, FL

SURVEYOR
Eiland & Associates, Inc.
615 Blanding Boulevard
Orange Park, FL

GRAPHIC SCALE



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.



VICINITY MAP
SCALE: 1" = 2000'

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	53.16'	30.00'	36.16'	46.44'	S50°25'41"E	101°54'02"
C2	51.44'	200.00'	74.85'	146.31'	N64°04'28"E	43°51'58"
C3	43.88'	30.00'	26.42'	40.07'	S42°10'01"W	83°48'06"
C4	141.63'	250.00'	78.46'	148.11'	N34°18'00"W	36°46'56"
C5	43.94'	170.00'	41.00'	42.08'	N63°00'51"E	31°24'28"
C6	61.24'	250.00'	44.38'	66.77'	N58°11'00"E	21°44'46"
C7	146.45'	250.00'	75.80'	148.31'	S65°33'05"W	36°52'51"
C8	51.44'	200.00'	74.85'	146.31'	S64°04'28"W	43°51'58"
C9	42.36'	170.00'	23.30'	42.27'	S68°44'47"W	14°06'56"
C10	24.97'	170.00'	15.02'	24.93'	S66°41'14"W	10°06'08"
C11	18.25'	250.00'	9.37'	18.24'	S67°51'31"W	4°52'43"
C12	28.28'	250.00'	14.36'	28.28'	S67°18'54"W	10°24'41"
C13	22.31'	250.00'	11.17'	22.31'	N66°12'29"W	5°33'39"
C14	165.15'	200.00'	86.02'	164.23'	N65°23'50"W	41°52'20"
C15	8.88'	170.00'	4.43'	8.88'	N67°40'15"W	2°51'00"
C16	132.21'	170.00'	64.66'	128.40'	N65°14'00"W	44°33'50"
C17	7.85'	250.00'	3.92'	7.85'	N14°40'44"W	1°15'09"
C18	24.15'	250.00'	12.41'	24.15'	N44°43'53"W	6°12'33"
C19	14.58'	170.00'	7.29'	14.58'	S64°04'49"E	25°10'08"
C20	155.84'	200.00'	70.66'	153.24'	S64°04'49"E	36°54'54"
C21	31.31'	250.00'	15.65'	31.31'	S45°51'12"E	14°17'58"
C22	18.24'	250.00'	9.12'	18.24'	S64°04'50"E	1°12'42"
C23	66.58'	170.00'	33.10'	66.58'	S71°57'04"E	22°25'22"
C24	30.11'	200.00'	15.05'	30.11'	S64°50'51"E	6°13'31"
C25	36.52'	30.00'	20.91'	34.31'	N54°02'11"E	61°44'52"
C26	66.77'	170.00'	33.38'	66.77'	S67°56'53"W	21°14'42"
C27	24.40'	150.00'	12.20'	24.40'	S42°54'11"E	13°11'01"
C28	16.88'	250.00'	8.44'	16.88'	S71°22'56"E	24°04'15"
C29	35.06'	250.00'	17.53'	34.43'	S52°24'23"E	5°42'56"

Asbury Preserve
PLAT BOOK -- PAGES -- THRU --

ORCHARD WALK LANE

TRACT "B"
OPEN SPACE

TRACT "A-1"
RETENTION POND

TRACT "D"
OPEN SPACE

TRACT "A-2"
RETENTION POND

GENERAL NOTES

- 1) Permanent Control Point shown thus: ●
- 2) Permanent Reference Monument shown thus: @
- 3) Tabulated Curve Number shown thus: C1
- 4) Radial Lot Lines shown thus: (R)
- 5) Building Restriction Lines shall be as follows:
minimum front setback = 20 feet
minimum rear setback = 15 feet
minimum side setback abutting lot = 15 feet
minimum side setback abutting street = 20 feet
- 6) Bearings shown hereon are based on S 00°11'07" W for right-of-way line of Henley Road.
- 7) All return radii are 30 feet unless noted otherwise.
- 8) According to Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 120064 0165 D, Dated November 4, 1992, the property shown herein is situated in ZONE X.
- 9) 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, or 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.
- 10) (CCUA) Denotes Clay County Utility Authority
- 11) (CEC) Denotes Clay Electric Cooperative

- 12) Whether depicted on the plat or not, the Dedicator hereby grants Clay Electric Cooperative, Inc. and Clay County Utility Authority, a 10 foot wide perpetual easement for utility services over, under, upon and across all lands lying adjacent to, parallel with, and outside of the areas shown on the plat as roads, streets, or other rights-of-way.
- 13) Where a Clay Electric Cooperative, Inc. easement crosses an easement or right-of-way granted to Clay County Utility Authority, Clay Electric Cooperative, Inc. shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay County Utility Authority shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay Electric Cooperative, Inc.'s facilities.
- 14) Where a Clay County Utility Authority easement crosses an easement or right-of-way granted to Clay Electric Cooperative Inc., Clay County Utility Authority shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay Electric Cooperative, Inc. shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay County Utility Authority's facilities.
- 15) All easements for the water and sewer systems, marked (CCUA) and shown on plat, are hereby irrevocably and without reservation dedicated to Clay County Utility Authority. (CCUA)
- 16) All easements for the underground electrical distribution system, marked (CEC) and shown on plat, are hereby and without reservation dedicated to Clay Electric Cooperative, Inc. (CEC)
- 17) P.C. denotes Point of Curvature
P.T. denotes Point of Tangency
P.R.C. denotes Point of Reverse Curve
R.P. denotes Radius Point
- 18) THE ROADS, STREETS, DRAINAGE, OR OTHER COMMON FACILITIES OF THIS SUBDIVISION ARE NOT INTENDED FOR PUBLIC USE AND THE BOARD OF COUNTY COMMISSIONERS EXPRESSLY REJECTS ANY ROAD, STREET OR OTHER COMMON FACILITY FOR MAINTENANCE BY CLAY COUNTY.
- 19) Clay County Development Company, Inc., hereby grants Clay County Utility Authority a perpetual easement for ingress, egress and utility services over, under, upon and across all areas shown on this plat as streets (Plantation Ridge Drive, Trueside Lane & Evening Breeze Lane).

Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority

Asbury Plantation UNIT ONE

Section 21, Township 5 South, Range 25 East
Clay County, Florida
19.65 Acres ±

LAND USE
ZONING
AREA
NO. LOTS
MIN. LOT SIZE

RURAL FRINGE
R2
19.65 AC.
41
1046 Sq. Feet

PLAT BOOK 51 PAGE 55

SHEET 5 OF 5 SHEETS

TYPE II SUBDIVISION "RB" ZONE

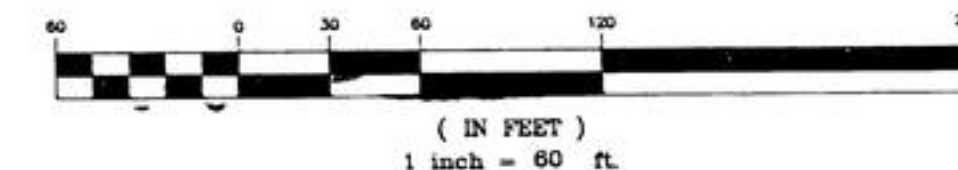
OWNER
CCD Ventures, Inc.
3620 Florida Road
Orange Park, FL

ENGINEER
Stone, Joss & Mahoney
1400 Baymeadows Way
Jacksonville, FL

SURVEYOR
Elland & Associates, Inc.
615 Blanding Boulevard
Orange Park, FL

Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by City of Green Cove Springs

GRAPHIC SCALE



Note: the following exceptions affect the property,
are blanket in nature and could not be plotted herein:

- 1) Covenants and Restrictions as per Official Records Book 1183 page 642 of the public records of Clay County, Florida.
- 2) Developer Agreement as per Official Records Book 2742 page 644 of the public records of Clay County, Florida.
- 3) Master Water and Sewer Agreement as per Official Records Book 1151 page 620 of the public records of Clay County, Florida.



CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C14	80.15'	200.00'	80.00'	80.00'	N60°25'50"W	47°32'50"
C15	8.85'	110.00'	4.43'	8.85'	N07°40'50"W	2°54'00"
C16	83.23'	110.00'	64.65'	128.40'	N63°54'00"W	44°33'50"
C17	7.65'	220.00'	36.12'	7.65'	N14°40'44"W	17°50'54"
C18	24.93'	220.00'	12.47'	24.93'	N44°43'31"W	6°22'22"
C19	14.58'	110.00'	31.87'	14.58'	S64°10'44"E	25°10'10"
C20	136.84'	200.00'	10.86'	136.84'	S61°04'41"E	30°54'54"
C21	31.31'	220.00'	58.88'	31.31'	S45°31'12"E	1°47'50"
C22	18.24'	220.00'	34.50'	18.24'	S64°10'58"E	14°21'21"
C23	66.52'	110.00'	33.12'	66.52'	S11°51'04"E	22°25'22"
C24	30.11'	200.00'	15.04'	30.04'	S64°50'57"E	6°31'51"
C25	36.52'	30.00'	20.41'	34.31'	N34°02'11"W	64°44'52"
C26	41.12'	30.00'	20.00'	42.48'	S45°50'59"W	90°00'00"
C27	104.46'	10.00'	10.00'	48.94'	S44°04'40"E	90°00'00"
C28	51.08'	100.00'	100.00'	14.42'	S44°04'40"E	90°00'00"
C29	41.31'	80.00'	23.45'	41.11'	S64°36'02"E	20°52'20"
C30	64.23'	80.00'	31.91'	60.67'	S33°31'56"E	26°54'12"
C31	64.23'	80.00'	31.91'	60.64'	S60°30'44"E	26°58'54"
C32	34.40'	80.00'	11.30'	34.30'	S61°34'58"E	5°04'54"
C33	40.48'	30.00'	28.88'	41.61'	N46°59'44"E	61°48'52"
C34	44.80'	30.00'	32.80'	44.21'	S41°36'38"E	45°06'14"
C35	84.34'	120.00'	46.28'	81.24'	S27°16'14"W	42°39'14"
C36	84.34'	80.00'	42.88'	83.42'	S6°22'16"W	26°47'46"
C37	54.00'	80.00'	24.16'	58.13'	S34°12'51"W	15°46'44"
C38	125.04'	50.00'	66.41'	124.45'	S24°43'04"W	47°45'54"
C39	81.61'	120.00'	42.20'	74.62'	N24°13'22"E	38°48'00"
C40	125.04'	50.00'	66.41'	124.45'	N24°43'04"E	47°45'54"
C41	52.44'	80.00'	26.66'	52.15'	N40°10'20"E	16°51'08"
C42	65.01'	80.00'	43.31'	64.22'	N34°12'51"E	27°03'36"
C43	40.11'	30.00'	28.05'	40.48'	S41°45'42"W	66°04'08"
C44	54.24'	30.00'	35.33'	45.68'	N34°54'27"W	44°00'35"
C45	41.12'	30.00'	20.00'	42.48'	N45°50'59"E	10°00'00"
C46	41.12'	30.00'	20.00'	42.48'	S44°04'40"E	10°00'00"
C47	12.16'	120.00'	31.54'	7.65'	S38°12'51"W	34°44'33"
C48	40.48'	50.00'	46.12'	84.51'	S38°12'51"W	34°44'33"
C49	48.44'	80.00'	50.18'	41.14'	S6°38'50"W	3°30'24"
C50	10.22'	50.00'	51.11'	10.22'	N33°51'42"E	3°54'11"
C51	24.10'	80.00'	14.88'	24.66'	N30°51'12"E	4°27'10"
C52	71.95'	220.00'	36.21'	73.66'	N56°41'31"W	17°58'27"

TRACT "B"
(DRAINAGE EASEMENT)

PLAT BOOK 35 PAGES 16 THRU 21

Elland & Associates, Inc., L.B. 1381
LAND SURVEYORS AND MAPPERS
615 Blanding Blvd. Orange Park, FL
TELEPHONE (904) 272-1000