

28037mb.dwg

Asbury Plantation UNIT TWO

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

LAND USE
ZONING
AREA
NO LOTS
MIN. LOT SIZE

RURAL FRINGE
RB
5.62 AC.
16
1668 Sq. Feet

PLAT BOOK 54 PAGE 23
SHEET 1 OF 3 SHEETS

TYPE II SUBDIVISION "RB" ZONE

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

ENGINEER
Stuart, Joca & Pothony
1400 Daymeadow Way
Jacksonville, FL

SURVEYOR
Elland & Associates, Inc.
605 Blending Boulevard
Orange Park, FL

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:

Begin at the northeast corner of Lot 13, Asbury Plantation Unit One, according to map recorded in Plat Book 51, pages 51 thru 55 of the public records of said county; thence South 84 degrees 04 minutes 45 seconds East, 377.81 feet; thence South 00 degrees 57 minutes 35 seconds West, 643.13 feet to the northeast corner of Tract "B", Glenhaven, according to map recorded in Plat Book 35, pages 16, 17, 18, 19, 20 and 21 of said public records; thence on the north line of said Tract "B", run North 84 degrees 04 minutes 45 seconds West, 380.26 feet to the southeast corner of Lot 26, aforesaid Asbury Plantation Unit One; thence on the boundaries thereof, run the following three courses: (1) North 00 degrees 50 minutes 15 seconds East, 450.00 feet; (2) North 05 degrees 03 minutes 24 seconds East, 60.16 feet; (3) North 00 degrees 50 minutes 15 seconds East, 133.13 feet to the Point of Beginning, Containing 5.62 acres, more or less.

LIMITATIONS

NONE OF THE FOREGOING SHALL PROHIBIT CLAY COUNTY, IF A NEIGHBORHOOD OR LOCALE SO REQUESTS, FROM ESTABLISHING A MUNICIPAL SERVICE TAXING DISTRICT OR MUNICIPAL SERVICE 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 Two 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 Two, 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 Two, 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 Two, AND THAT NO PART OF SAID Asbury Plantation Unit Two 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.
G.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.

CCD VENTURES, INC.
A FLORIDA CORPORATION

Christine Smith
Christine Smith, witness

Tim Hartson
Tim Hartson, witness

Kathleen Wright
Kathleen Wright, Its President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 17 day of March, 2009, by Kathleen Wright, as president of CCD Ventures, Inc., a Florida corporation, on behalf of the corporation.

Elaine D. Williams
Elaine D. Williams
Notary Public, State of Florida

ELAINE D. WILLIAMS
Notary Public, State of Florida
My comm. exp. Oct. 1, 2009
Comm. No. DD 442371

SUBDIVISION IMPROVEMENT GUARANTEE

As a condition precedent to the recordation of this plat in the public records of Clay County, Florida, the undersigned owner of this subdivision does hereby guarantee to each and every person, firm, copartnership or corporation, their heirs, successors and assigns, who shall purchase a lot or lots in said subdivision from said owner, that said owner shall within 12 months of the date of acceptance of the street and drainage improvements by the Board of County Commissioners thereof fully comply with each and every regulation of the Board of County Commissioners of Clay County, Florida, covering subdivisions in effect at the time of the filing of this final plat insofar as the same affects a lot or lots sold.

Time of such performance being of the essence, said guarantee shall be part of each deed of conveyance or contract of sale covering lots in said subdivision, executed by said owner to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale.

CCD Ventures, Inc.
a Florida corporation

Christine Smith
Christine Smith, witness

Tim Hartson
Tim Hartson, witness

By: Kathleen Wright
Kathleen Wright, Its President

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Clay County, Florida
5.62 Acres ±

LAND USE
ZONING
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No LOTS
MIN. LOT SIZE

RURAL PRNGE
RD
5.62 AC.
1816 Sq. Feet

PLAT BOOK 54 PAGE 24

SHEET 2 OF 3 SHEETS

TYPE II SUBDIVISION "RB" ZONE

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

ENGINEER
Stone, Joca & Mahoney
7400 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 Clay County Utility Authority

COUNTY DIVISION OF PLANNING & ZONING APPROVAL

Approved this 27th day of March, 2009.

Muller Mull
Director, Department of Planning & Zoning

COUNTY ENGINEER APPROVAL

Approved this 26th day of MAR, 2009.

Chet T. H
County Engineer

COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 24th day of March, 2009, by the Board of County Commissioners, Clay County, Florida.

JK Wendell D. Brown
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 171, Florida Statutes, as amended, and is filed for record in Plat Book 54 Pages 23 through 25 of the public records of Clay County, Florida this 31 day of March, 2009.

James B. Lett
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 171.08(1), Florida Statutes (1998), and has determined that said plat conforms with the requirements of Chapter 171, Florida Statutes. The undersigned did not prepare this plat. This certificate is made as of the 16th day of March, 2009.

John M. McLaren
John M. McLaren
Florida Registration No 5979
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 171, 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 16th day of March, 2009.

Harold T. Elland
Harold T. Elland
Florida Cert. No. 2518
Elland 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 2145 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 2712, page 21 hereby consents to this plat and joins in its dedication.

Ruthleen Wright
Ruthleen Wright, Witness

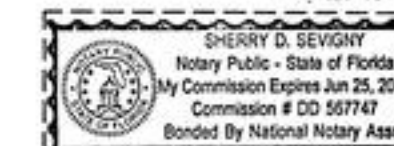
Sherry D. Sevigny
Sherry D. Sevigny, Witness

Merchantile Bank
a Florida banking corporation
By: Charles Flint, Its Vice President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing was executed before me this 17th day of March, 2009, by Charles Flint, as vice president of Merchantile Bank, a Florida banking corporation, on behalf of the bank.

Sherry D. Sevigny
Notary Public, State of Florida



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Clay County, Florida
5.62 Acres ±

LAND USE
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MIN. LOT SIZE

RURAL FRINGE
RD
5.62 AC.
6
1616 Sq. Feet

PLAT BOOK 54 PAGE 25

SHEET 3 OF 3 SHEETS

TYPE II SUBDIVISION "RB" ZONE

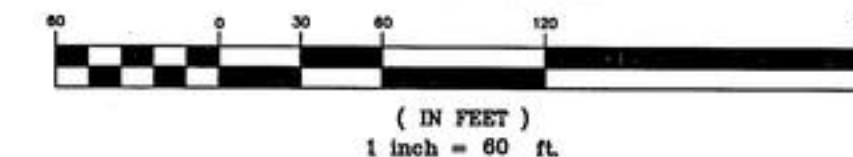
OWNER
CCD Ventures, Inc.
3620 Florida Road
Orange Park, FL

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

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

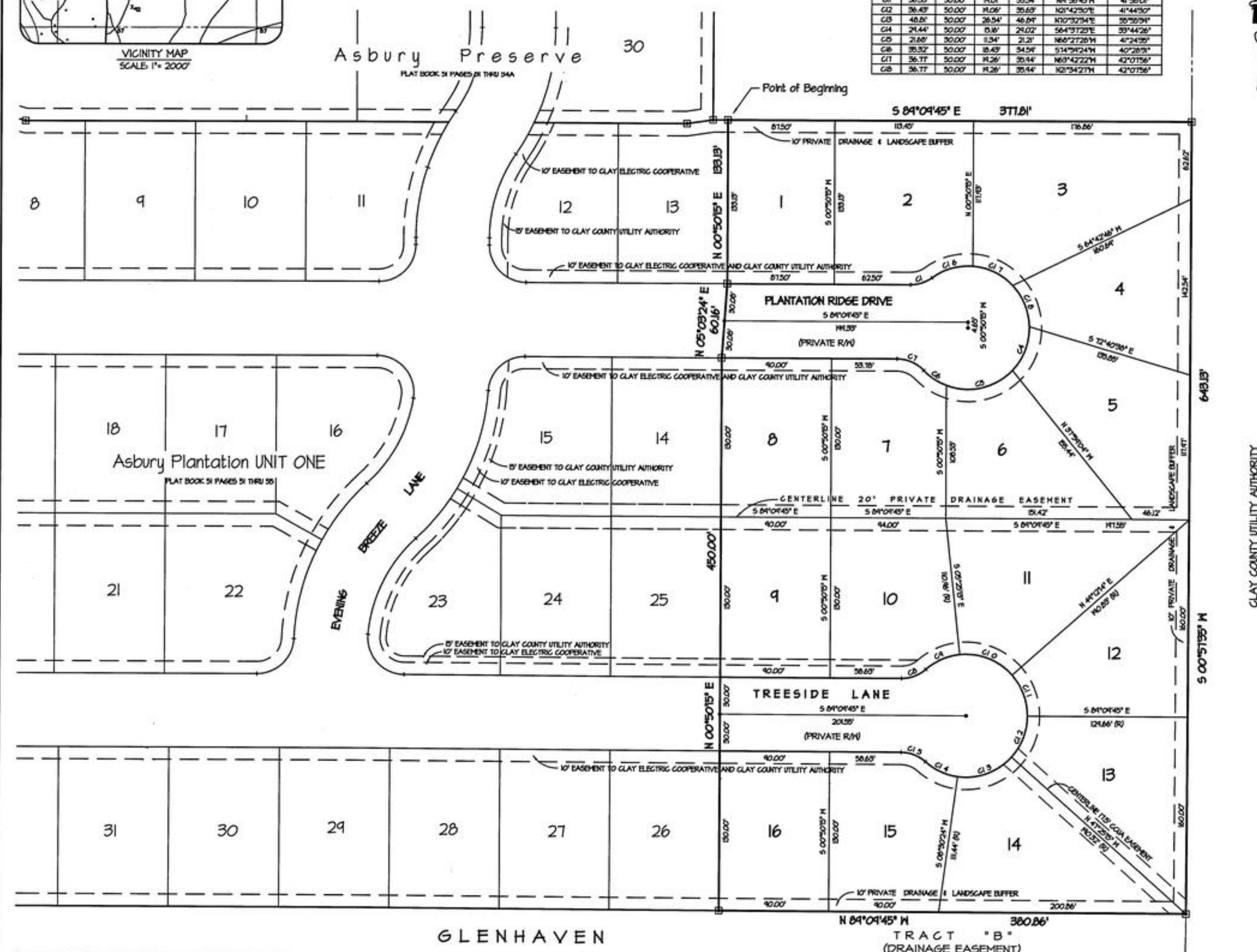
Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority

GRAPHIC SCALE



CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	41.12	30.00	30.00	42.43	N45°50'55"E	90°00'00"
C2	20.00	30.00	10.00	19.94	N2°00'44"W	23°00'31"
C3	58.90	30.00	20.49	31.62	N2°46'42"E	44°34'22"
C4	58.94	30.00	33.29	36.42	N77°43'21"E	67°10'54"
C5	22.41	30.00	11.40	22.22	S69°46'48"E	25°40'44"
C6	24.20	30.00	12.80	23.50	N66°03'04"W	46°13'22"
C7	21.60	30.00	11.34	21.21	N10°01'56"E	41°24'59"
C8	30.68	30.00	15.84	30.20	S67°00'14"W	35°04'08"
C9	41.61	30.00	25.52	45.88	N68°08'24"W	54°37'28"
C10	36.33	30.00	19.01	35.54	N8°36'45"W	41°38'03"
C11	36.43	30.00	19.08	35.63	N10°42'50"E	41°44'50"
C12	48.81	30.00	26.54	46.84	N10°32'34"E	55°59'31"
C13	21.44	30.00	11.34	21.02	S64°37'23"E	33°44'26"
C14	21.60	30.00	11.34	21.21	N68°27'28"W	41°24'59"
C15	35.32	30.00	18.43	34.54	S14°54'24"W	40°26'31"
C16	36.17	30.00	19.26	35.44	N63°42'22"W	42°07'56"
C17	36.17	30.00	19.26	35.44	N2°34'21"W	42°07'56"

NOTICE: This plot 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 plot. There may be additional restrictions that are not recorded on this plot that may be found in the public records of this county.



CLAY COUNTY UTILITY AUTHORITY
(ORB, 1706, PG. 610)

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 = 7.5 feet
minimum side setback abutting street = 20 feet
- 6) Bearings shown hereon are based on S 00°17'07" 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) CCD VENTURES, 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 & TREESIDE LANE).