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Asbury Plantation Replat

Tract "B", and "Tract "C", Asbury Plantation Unit One, according to Plat Book 51, pages 51 through 55, of the public records of Clay County, Florida, together with Tract "C", Asbury Preserve, according to Plat Book 51, pages 31 through 34A, of the public records of Clay County, Florida, also together with a portion of Section 21, Township 5 South, Range 25 East, Clay County, Florida.

1.17 Acres ±

LAND USE
ZONING
AREA
NO. LOTS
MIN. LOT SIZE

RURAL FRINGE
RB
1.17 AC.
4
11,100 Sq. Feet

PLAT BOOK 54 PAGE 31

SHEET 1 OF 3 SHEETS

TYPE II SUBDIVISION "RB" ZONE

OWNER
Asbury Plantation Holdings, Inc.,
2801 OCEAN DRIVE SOUTH
Orange Park, FL

ENGINEER
TSCOT Engineering
1400 Baymeadows Way
Jacksonville, FL

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

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.

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

CAPTION

Tract "B" and Tract "C", Asbury Plantation Unit One, according to Plat Book 51, pages 51 through 55, of the public records of Clay County, Florida, together with Tract "C", Asbury Preserve, according to Plat Book 51, pages 31 through 34A, of the public records of Clay County, Florida, also together with a portion of Section 21, Township 5 South, Range 25 East, Clay County, Florida, said portion of Section 21 being more particularly described as follows:

Begin at the southwest corner of Lot 39, of said Asbury Plantation Unit One; thence North 89 degrees 09 minutes 45 seconds West, 40.00 feet to the southeast corner of Lot 40, of said Asbury Plantation Unit One; thence on the east line thereof, North 00 degrees 50 minutes 15 seconds East, 130.00 feet to a southerly line of Plantation Ridge Drive; thence on last said line, South 89 degrees 09 minutes 45 seconds East, 40.00 feet to the northwest corner of aforesaid Lot 39; thence on the west line thereof, South 00 degrees 50 minutes 15 seconds West, 130.00 feet to the Point of Beginning.

COUNTY MANAGER/CLERK OF BOARD APPROVAL

Approved this _____ day of _____, 2009.

County Manager/Clerk of Board

COUNTY DIVISION OF PLANNING & ZONING APPROVAL

Approved this 13th day of November, 2009.

Michael J. Blanche
Director, Division of Planning & Zoning

COUNTY ENGINEER APPROVAL

Approved this 12th day of November, 2009.

Clayton K.
County Engineer

BOARD OF COUNTY COMMISSIONERS APPROVAL

Examined and approved this 10th day of NOV., 2009, by the Board of County Commissioners, Clay County, Florida.

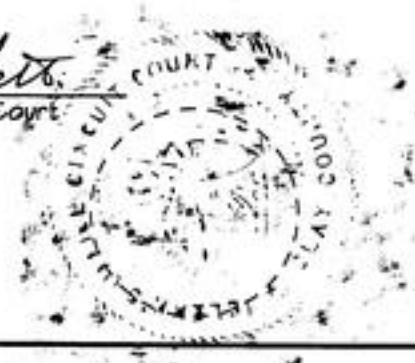
John H.
Clerk of the Board

Wanda M. Davis
Chairman of the Board

CLERK'S CERTIFICATE

I certify that this plat was filed for recording on this 23rd day of November, 2009, in Plat Book 54, Pages 31 through 33 of the public records of Clay County, Florida.

James B. Lett
Clerk of the Circuit Court



ADOPTION, DEDICATION AND RESERVATION

This is to certify that Asbury Plantation Holdings, Inc., a Florida Corporation, is the lawful owner of the lands described in the caption hereon known as Asbury Plantation Replat, having caused the same to be surveyed and platted. This plat being made in accordance with said survey, is hereby adopted as a true and correct plat of those lands and that no part of said Asbury Plantation Replat, is dedicated to Clay County, Florida or to the public. All lanes, courts, trails, streets, easements for drainage, utilities and sewers, unobstructed easements and non-access easements as may be shown hereon common facilities of this subdivision are/is 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. None of the foregoing shall prohibit Clay County, from establishing a municipal service taxing unit, municipal service benefit unit, stormwater utility, transportation utility, or any other special assessment/fee system within any subdivision for the furnishing of roads, streets, drainage, or other benefits. Nor shall any of the foregoing prohibit the acceptance for maintenance of the 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 homeowner or by establishment of a municipal service benefit district.

In witness whereof, Asbury Plantation Holdings, Inc., has caused these presents to be signed on the dates shown below.

Asbury Plantation Holdings, Inc.,
a Florida Corporation

Eric K. Eiland
witness

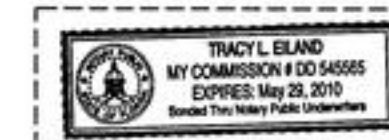
Tracy L. Eiland
witness

by: Necdet Senhart
Necdet Senhart
PRESIDENT

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 16th day of October, 2009, by Necdet Senhart, on behalf of Asbury Plantation Holdings, Inc., a Florida Corporation.

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



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.

Asbury Plantation Holdings, Inc.,
a Florida Corporation

Michael J. Blanche
witness

Tracy L. Eiland
witness

by: Necdet Senhart
Necdet Senhart
PRESIDENT

Asbury Plantation Replat

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1.17 Acres ±

LAND USE
ZONING
AREA
No LOTS
MIN. LOT SIZE

RURAL FRINGE
RB
1.17 AC.
4
11,700 Sq. Feet

PLAT BOOK 54 PAGE 32

SHEET 2 OF 3 SHEETS

TYPE II SUBDIVISION "RB" ZONE

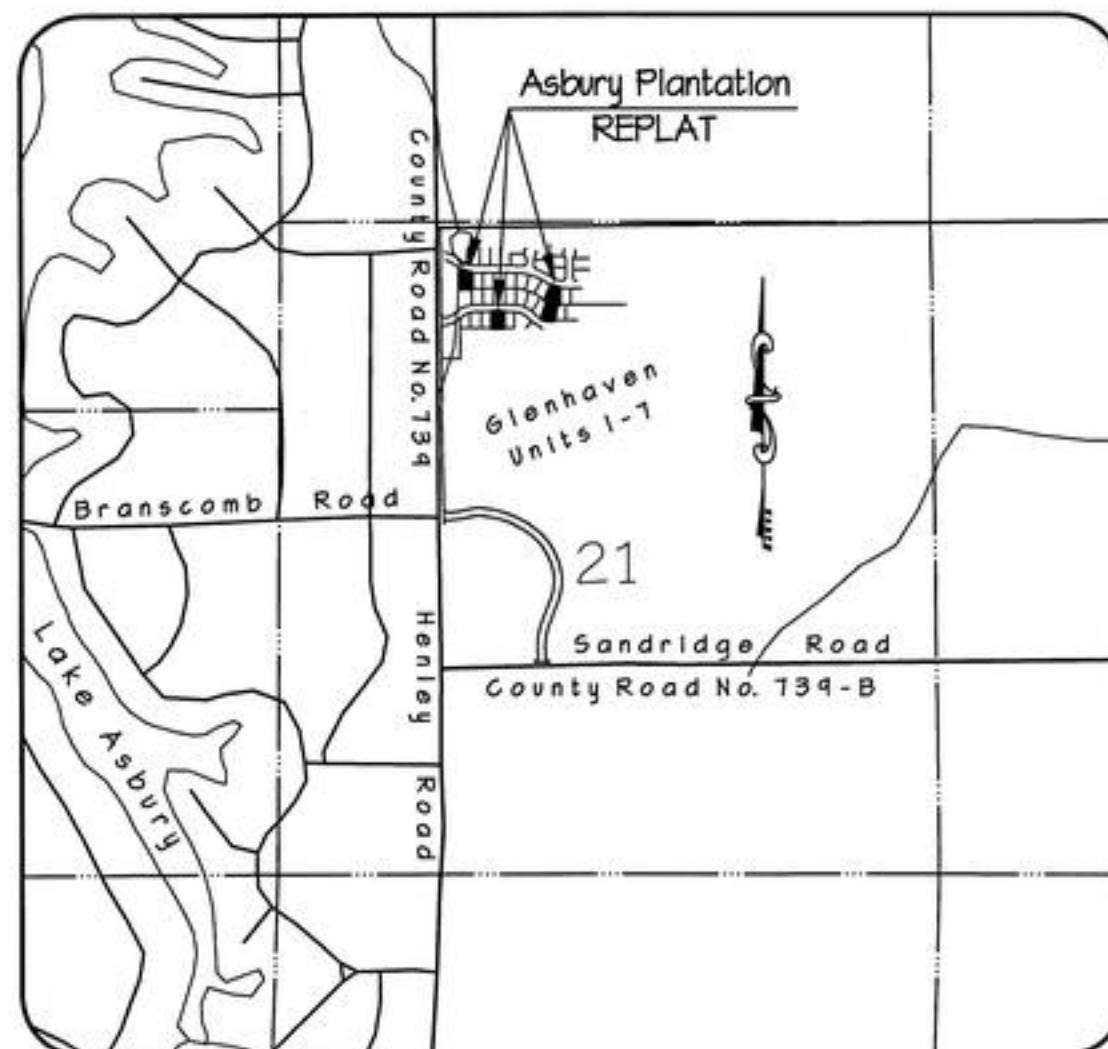
OWNER
Asbury Plantation Holdings, Inc.
2804 OCEAN DRIVE SOUTH
Orange Park, FL

ENGINEER
Tocot Engineering
7400 Baymeadows Way
Jacksonville, FL

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

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Water and Sewer service provided by City of Green Cove Springs



VICINITY MAP

SCALE: 1" = 200'

GENERAL NOTES

- 1) Permanent Reference Monument shown thus:
- 2) 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
- 3) Bearings shown hereon are based on S 00°17'07" W for right-of-way line of Henley Road.
- 4) 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.
- 5) 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.
- 6) (CCUA) Denotes Clay County Utility Authority
- 7) (CEC) Denotes Clay Electric Cooperative
- 8) 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.
- 9) 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.
- 10) 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.
- 11) 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)
- 12) 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)

MORTGAGEE'S JOINDER

Mercantile Bank, a Florida banking corporation, owner and holder of that certain Mortgage dated June 9, 2004 and recorded June 12, 2004 in Official Records Book 3116, page 1315 of the public records of Clay County, Florida, hereby consents to this plat and joins in its dedication.

Mercantile Bank
a Florida banking corporation

Rebecca T. Viscariello
Rebecca T. Viscariello, Witness

Jessica Taylor
Jessica Taylor, Witness

By: *Charles S. Flint*
Charles S. Flint, Its Vice President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing was executed before me this 16th day of October, 2009, by Charles S. Flint vice president of Mercantile Bank, a Florida banking corporation, on behalf of the bank.

Rebecca T. Viscariello
Rebecca T. Viscariello
Notary Public, State of Florida



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 20th day of OCTOBER, 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 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 20th day of OCTOBER, 2009.

Harold T. Elland
Harold T. Elland
Florida Cert. No. 2518
Elland and Associates, Inc., LB 1381
615 Blanding Boulevard
Orange Park, Florida

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

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1.17 Acres ±

LAND USE
ZONING AREA
RURAL PRNGE
RD
UT AC.
11,300 Sq. Feet

PLAT BOOK 54 PAGE 33

SHEET 3 OF 3 SHEETS

TYPE II SUBDIVISION "RB" ZONE

OWNER
Asbury Plantation Holdings, Inc.
2800 OCEAN DRIVE SOUTH
Orange Park, FL

ENGINEER
Tocal Engineering
1400 Baymeadows Way
Jacksonville, FL

SURVEYOR
Elland & Associates, Inc.
615 Blanding Boulevard
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