

# AZALEA RIDGE UNIT 2

PART OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 24 EAST AND A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

**CAPTION:**

A PORTION OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 24 EAST, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF LOT 79 AZALEA RIDGE UNIT 1 AS RECORDED IN PLAT BOOK 53, PAGES 56 THROUGH 68, PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING 25 COURSES ALONG THE WESTERLY, NORTHERLY, AND EASTERLY BOUNDARIES OF SAID AZALEA RIDGE UNIT 1: COURSE NO. 1, SOUTH 14° 37' 28" EAST, 130.00 FEET; COURSE NO. 2, SOUTH 75° 22' 32" WEST, 10.00 FEET; COURSE NO. 3, SOUTH 14° 37' 28" EAST, 70.00 FEET; COURSE NO. 4, SOUTH 75° 22' 32" WEST, 120.00 FEET; COURSE NO. 5, SOUTH 14° 37' 28" EAST, 277.02 FEET; COURSE NO. 6, SOUTH 02° 36' 26" EAST, 67.93 FEET; COURSE NO. 7, SOUTH 00° 10' 12" EAST, 500.34 FEET; COURSE NO. 8, SOUTH 86° 02' 05" WEST, 209.30 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HIGH PRAIRIE LANE (A 60 FOOT RIGHT OF WAY); COURSE NO. 9, THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID WESTERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 530.00 FEET WITH AN ARC DISTANCE OF 114.52 FEET TO A POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10° 09' 19" EAST, 114.30 FEET; COURSE NO. 10, SOUTH 16° 20' 44" EAST CONTINUING ALONG SAID RIGHT OF WAY LINE, 24.92 FEET TO A POINT OF CURVATURE; COURSE NO. 11, THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AN ARC DISTANCE OF 44.72 FEET TO A POINT OF REVERSE CURVE AND A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GREAT FALLS LOOP (A 70 FOOT RIGHT OF WAY), SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26° 21' 37" WEST, 40.69 FEET; COURSE NO. 12, THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID NORTHERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 720.00 FEET AN ARC DISTANCE OF 61.22 FEET, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66° 37' 49" WEST, 61.20 FEET; COURSE NO. 13, SOUTH 25° 48' 51" EAST, 200.00 FEET TO A POINT ON A CURVE; COURSE NO. 14, THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 520.00 FEET AN ARC DISTANCE OF 67.06 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60° 29' 29" WEST, 67.01 FEET; COURSE NO. 15, THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 480.00 FEET AN ARC DISTANCE OF 276.74 FEET TO A POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73° 18' 48" WEST, 272.92 FEET; COURSE NO. 16, SOUTH 89° 49' 48" WEST, 231.39 FEET TO A POINT OF CURVATURE; COURSE NO. 17, THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 880.00 FEET AN ARC DISTANCE OF 454.83 FEET TO A POINT OF COMPOUND CURVE, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75° 21' 48" WEST, 449.78 FEET; COURSE NO. 18, THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 365.00 FEET AN ARC DISTANCE OF 96.29 FEET, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52° 59' 59" WEST, 96.01 FEET; COURSE NO. 19, NORTH 40° 48' 19" EAST, 11.58 FEET; COURSE NO. 20, NORTH 33° 28' 17" EAST, 50.37 FEET; COURSE NO. 21, NORTH 46° 31' 32" EAST, 69.19 FEET TO A POINT ON A CURVE; COURSE NO. 22, THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 235.00 FEET AN ARC DISTANCE OF 177.61 FEET TO A POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21° 49' 20" WEST, 173.42 FEET; COURSE NO. 23, NORTH 00° 10' 12" WEST, 146.77 FEET TO A POINT OF CURVATURE; COURSE NO. 24, THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AN ARC DISTANCE OF 47.12 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45° 10' 12" WEST, 42.43 FEET; COURSE NO. 25, SOUTH 89° 49' 48" WEST, 145.30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LONG BAY ROAD (COUNTY ROAD C-220-A); THENCE NORTH 00° 12' 22" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 554.44 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 1, TOWNSHIP 5 SOUTH, RANGE 24 EAST; THENCE NORTH 00° 19' 11" WEST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE OF LONG BAY ROAD, 42.28 FEET TO A POINT ON THE SOUTHERLY LINE OF A 100 FOOT CLAY ELECTRIC COOPERATIVE RIGHT OF WAY EASEMENT AS DESCRIBED AND RECORDED IN DEED BOOK 108, PAGES 385 THROUGH 388; THENCE NORTH 75° 22' 32" EAST ALONG SAID SOUTHERLY RIGHT OF WAY EASEMENT LINE, 1,436.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.32 ACRES, MORE OR LESS.

**DEPARTMENT OF ECONOMIC & DEVELOPMENT SERVICES:**

APPROVED THIS 20th DAY OF JANUARY, 2015.  
*Holly Parrish*  
HOLLY PARRISH  
DIRECTOR-DEPARTMENT OF ECONOMIC & DEVELOPMENT SERVICES

**COUNTY COMMISSIONERS' APPROVAL:**

EXAMINED AND APPROVED THIS 13th DAY OF JANUARY, 2015 BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.  
*Diane Antelkamp* CHAIRMAN  
*Sandra Lousoo* CLERK OF THE BOARD

**CLERK'S CERTIFICATE:**

HEREBY CERTIFY THAT THIS PLAT IS FILED FOR RECORD IN PLAT BOOK 57 PAGES 24 THROUGH 29 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 27th DAY OF JANUARY, 2015.  
*Tracy Egan*  
CLERK OF THE COURT

**COUNTY ENGINEER APPROVAL:**

APPROVED THIS 26th DAY OF JANUARY, 2015.  
*Jeffrey W. Bush*  
COUNTY ENGINEER

**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 EFFECTS 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.

WITNESS *John E. Zakoske* BY: JOHN E. ZAKOSKE ITS VICE PRESIDENT  
WITNESS *Anthony Sharp* PRINT NAME

**STATE OF FLORIDA COUNTY OF ST. JOHNS:**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF DECEMBER, 2014, BY JOHN ZAKOSKE AS VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, ON BEHALF OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

*Mark DeArino* (SIGN) MARK DEARINO (PRINT NAME)

MARK C DEARING  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF081888  
Expires 2/11/2018  
MY COMMISSION EXPIRES:

**ADOPTION AND DEDICATION:**

THIS IS TO CERTIFY THAT D.R. HORTON, INC.- JACKSONVILLE, A DELAWARE CORPORATION, OWNER, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS AZALEA RIDGE UNIT 2, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. GREAT FALLS LOOP, WARM SPRINGS WAY, ROLLING BROOK COURT, EAGLE VIEW WAY, HIGH PRAIRIE LANE, ROCK SPRINGS WAY, AND CHERRY CREEK WAY, AS SHOWN HEREON, HERINAFTER THE "STREETS", ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS.

COUA UTILITY EASEMENTS ARE HEREBY DEDICATED TO CLAY COUNTY UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS.  
DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS.  
PRIVATE DRAINAGE EASEMENTS ARE HEREBY RESERVED UNTO THE OWNER, ITS SUCCESSORS AND ASSIGNS.  
TRACTS "B-1", "R-1", "R-2", "R-3", "R-4", "R-5" AND "R-6" ARE HEREBY RESERVED UNTO THE OWNER, ITS SUCCESSORS AND ASSIGNS.

THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED AS FOLLOWS:  
IN WITNESS WHEREOF, THE OWNER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICER ACTING BY AND WITH THE AUTHORITY OF D.R. HORTON, INC.-JACKSONVILLE, A DELAWARE CORPORATION. THIS 16th DAY OF DECEMBER, 2014.

WITNESS *Mark DeArino*  
MARK DEARINO  
PRINT NAME

D.R. HORTON, INC.-JACKSONVILLE  
DELAWARE CORPORATION  
BY: *John E. Zakoske*  
JOHN E. ZAKOSKE  
ITS VICE PRESIDENT

WITNESS *Anthony Sharp*  
ANTHONY SHARP  
PRINT NAME

**STATE OF FLORIDA COUNTY OF ST. JOHNS:**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF DECEMBER, 2014, BY JOHN E. ZAKOSKE AS VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, ON BEHALF OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

*Mark DeArino* (SIGN)

*Mark DeArino* (PRINT NAME)

NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES: 2/11/2018

**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 177.081 (1), FLORIDA STATUTES (1999), AND HAS DETERMINED THAT SAID PLAT CONFORMS WITH REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE UNDERSIGNED DID NOT PREPARE THIS PLAT. THIS CERTIFICATE IS MADE AS OF THE 17th DAY OF DECEMBER, 2014.

SIGNED: *B.L. Pittman* FLORIDA REGISTRATION NO. 4827  
PRINT NAME: B.L. Pittman PRINT ADDRESS: 90 River Road  
Orange Park FL 32073

**SURVEYOR'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177. SIGNED THIS 15th DAY OF DECEMBER, 2014.

**CLARSON & ASSOCIATES, INC. (LB 1704)**

1643 NALDO AVENUE  
JACKSONVILLE, FLORIDA 32207  
PHONE: (904) 396-2623  
FAX: (904) 396-2333  
EMAIL: hll4487@bellsouth.net  
BY: *Jose A. Hill, Jr.*  
JOSE A. HILL, JR.  
REGISTERED LAND SURVEYOR  
NO. 4487, STATE OF FLORIDA

**TYPE I SUBDIVISION "PUD" ZONING:**

OWNER D.R. HORTON, INC.-JACKSONVILLE  
4220 RACETRACK ROAD  
ST. JOHNS, FL 32259  
TEL: (904) 886-0096  
ENGINEER D.R. HORTON, THIMS & MILLER, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258  
TEL: (904) 470-3851  
FAX: (904) 642-4165  
SURVEYOR CLARSON AND ASSOCIATES, INC.  
1643 NALDO AVENUE  
JACKSONVILLE, FL 32207  
TEL: (904) 396-2623  
FAX: (904) 396-2633

**LAND USE (PLANNED COMMUNITY):**

ZONING: PUD  
AREA: 38.32 ACRES  
TOTAL LOTS: 156  
ELECTRIC SERVICE PROVIDED BY CLAY ELECTRIC COOPERATIVE, INC.  
WATER AND SEWER SERVICE PROVIDED BY CLAY COUNTY UTILITY AUTHORITY

THIS PLAT IS A TYPE-I SUBDIVISION

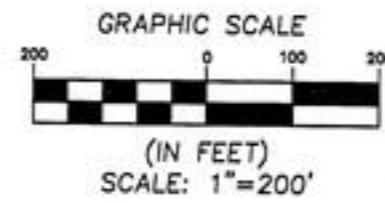
PREPARED BY:  
**CLARSON AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
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JACKSONVILLE, FLORIDA, 32207  
PHONE: (904)-396-2623

# AZALEA RIDGE UNIT 2

PART OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 24 EAST AND A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

LEGEND	
■	FOUND 4"x4" CONCRETE MONUMENT (LB 3608), UNLESS NOTED
□	SET 4"x4" CONCRETE MONUMENT (LB 1704)
⊙	SET PERMANENT CONTROL POINT (LB 1704)
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
CEC	CLAY ELECTRIC COOPERATIVE
CCUA	CLAY COUNTY UTILITY AUTHORITY
(R)	RADIAL BEARING

TRACT USE DESIGNATION TABLE	
ST-#	STORM WATER MANAGEMENT SYSTEM TRACT
W-#	WETLAND PRESERVATION TRACT
R-#	RECREATION TRACT
P-#	PRIMARY CONSERVATION NETWORK TRACT
B-#	PERIMETER BUFFER TRACT
CA-#	COMMON AREA TRACT
LS-#	LIFT STATION TRACT
U-#	UPLAND PRESERVATION & CONSERVATION TRACT

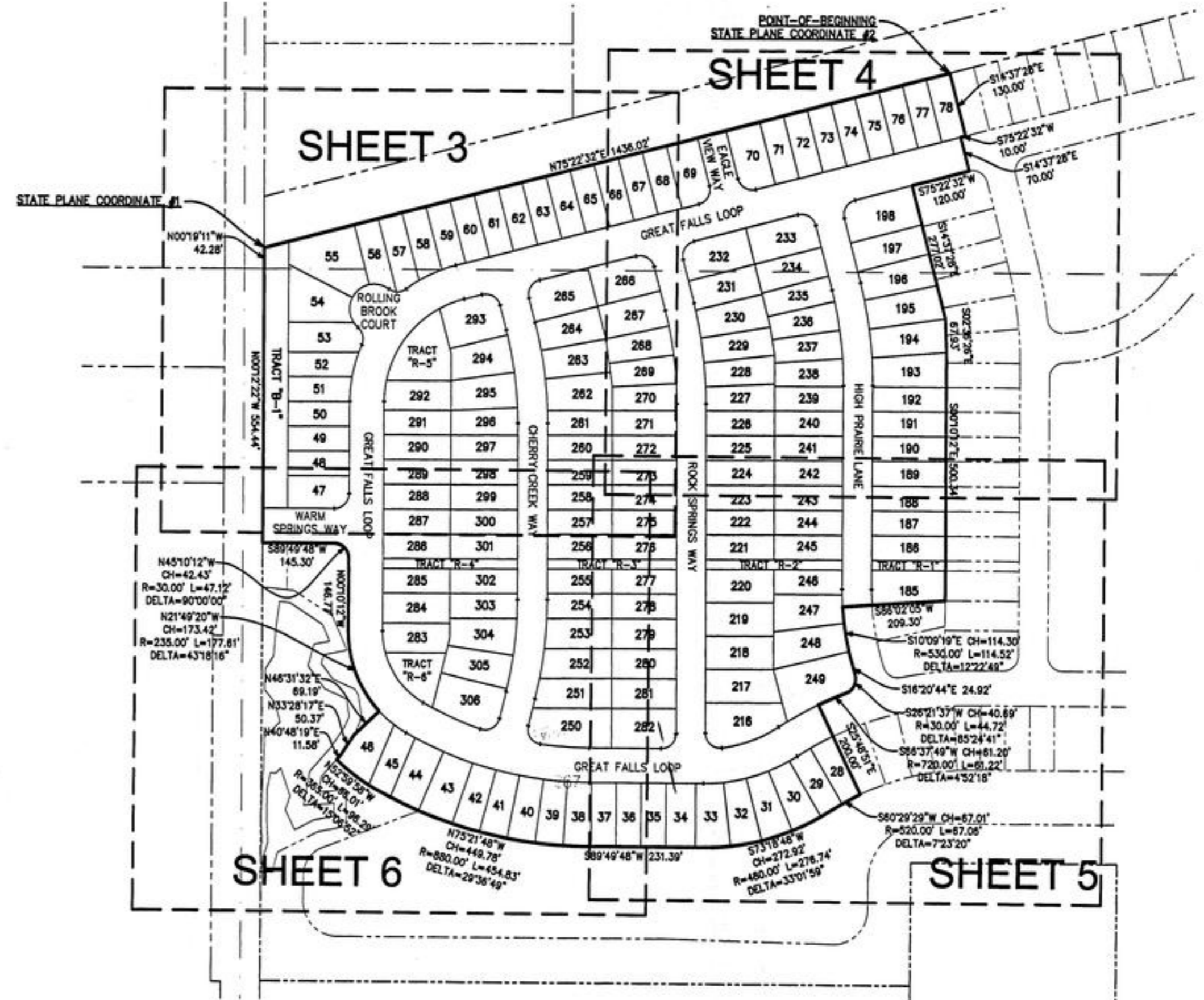


NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**SURVEYOR'S NOTES:**

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES FOR FLORIDA EAST ZONE (NAD 83). BASE BEARING S75°22'32"W FOR SOUTHERLY R/W LINE OF 100' CLAY ELECTRIC COOPERATIVE EASEMENT AND BEING THE NORTHERLY LINE OF AZALEA RIDGE UNIT 1, RECORDED IN PLAT BOOK 53, PAGES 56 THROUGH 68 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE FOLLOWING EASEMENTS ARE HEREBY DEDICATED ACCORDINGLY:
  - WHETHER DEPICTED ON THE PLAT OR NOT, THE DEVELOPER/OWNER HEREBY GRANTS CLAY ELECTRIC COOPERATIVE, INC. (CEC) AND CLAY COUNTY UTILITY AUTHORITY (CCUA) 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 UNLESS SHOWN OTHERWISE.
  - ALL DRAINAGE EASEMENTS AS SHOWN HEREON TO CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS.
  - ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED CCUA AND SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY (CCUA), ITS SUCCESSORS AND ASSIGNS.
  - ALL LANDSCAPE BUFFERS SHOWN HEREON ARE FOR LANDSCAPE, SCREENING AND BUFFER PURPOSES. NO PERMANENT IMPROVEMENTS OTHER THAN FENCES ARE TO BE CONSTRUCTED WITHIN LANDSCAPE BUFFERS.
- WHERE A CLAY ELECTRIC COOPERATIVE, INC. (CEC) EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY COUNTY UTILITY AUTHORITY (CCUA), 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.
- WHERE A CLAY COUNTY UTILITY AUTHORITY (CCUA) EASEMENT CROSSES AN EASEMENTS OR RIGHT-OF-WAY GRANTED TO CLAY ELECTRIC COOPERATIVE, INC. (CEC), 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 AREAS SO AS TO REASONABLY ACCOMMODATE CLAY COUNTY UTILITY AUTHORITY'S FACILITIES.
- ALL EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED CEC AND SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. (CEC).
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND 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. THIS SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- LOT NUMBERS ARE NOT PROGRESSIVE DUE TO THE MASTER PLAN. LOT NUMBERS SHOWN MATCH SAID MASTER PLAN.
- SITE DATA:
  - TOTAL LOTS = 156
  - TOTAL ACREAGE = ±38.32 ACRES
  - TOTAL RECREATION (PARK) ACREAGE = ±0.92 ACRES
  - SETBACKS:
    - MINIMUM FRONT SETBACK: 20'
    - MINIMUM SIDE SETBACK: 5'
    - MINIMUM REAR SETBACK: 10'

BUILDING SETBACKS MUST BE VERIFIED WITH THE CLAY COUNTY ZONING DEPARTMENT PRIOR TO CONSTRUCTION OF HOMES.



AZALEA RIDGE UNIT 2  
BRANAN FIELD MASTER PLAN  
ZONING = PLANNED UNIT DEVELOPMENT (PUD)  
FUTURE LAND USE = RURAL SUBURBS

STATE PLANE COORDINATES			
NUMBER	NORTHING	EASTING	DESCRIPTION
1	2097136.5774	382824.0109	NWLY CORNER, SET MONUMENT (LB 1704)
2	2097499.3920	384213.4020	NE'LY CORNER, FOUND MONUMENT (LB 3608)

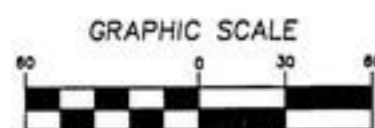
PREPARED BY:  
**CLARSON AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
1843 NALDO AVENUE  
JACKSONVILLE, FLORIDA, 32207  
PHONE: (904)-396-2623



# AZALEA RIDGE UNIT 2

PART OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 24 EAST AND A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

SHEET 4 OF 6  
SEE SHEET 2 FOR NOTES AND LEGEND

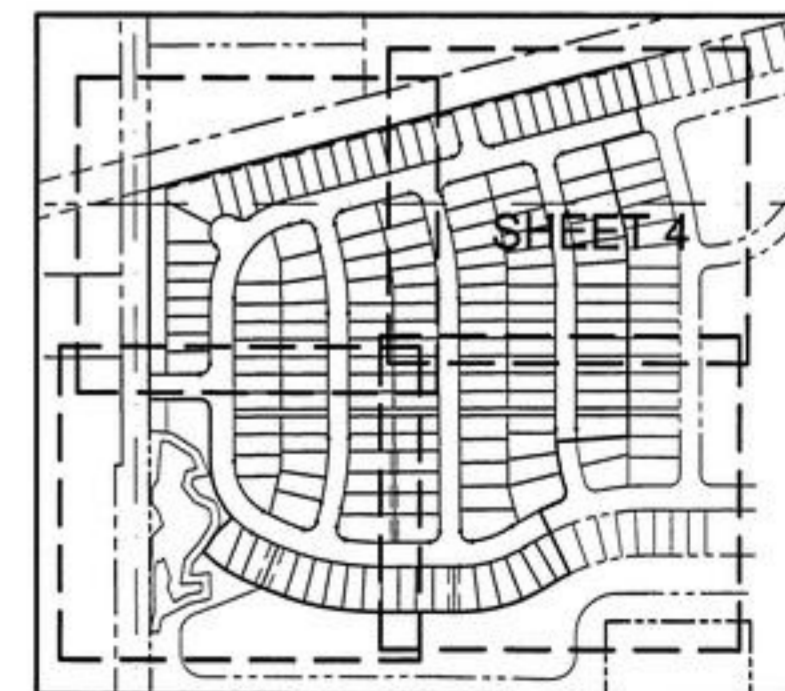


(IN FEET)  
SCALE: 1"=60'



CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N07°23'50"W	201.29'	800.00'	201.82'	142°16'
C3	N07°31'33"W	197.73'	800.00'	198.23'	141°15'
C13	N30°22'32"E	42.43'	30.00'	47.12'	90°00'00"
C49	N01°38'29"W	35.17'	830.00'	35.18'	225°42'
C50	N04°32'27"W	48.82'	830.00'	48.83'	322°15'
C51	N07°56'12"W	49.55'	830.00'	49.56'	325°16'
C52	N11°36'41"W	57.86'	830.00'	57.87'	339°42'
C53	N14°08'00"W	14.23'	830.00'	14.23'	0°58'56"
C54	S30°22'32"W	42.43'	30.00'	47.12'	90°00'00"
C55	S59°37'28"W	42.43'	30.00'	47.12'	90°00'00"
C56	N13°44'24"W	23.77'	770.00'	23.77'	1°46'08"
C57	N10°40'47"W	58.47'	770.00'	58.48'	4°31'06"
C58	N06°21'31"W	57.64'	770.00'	57.65'	4°17'24"
C59	N02°11'31"W	54.33'	770.00'	54.34'	4°02'37"
C63	N02°06'02"W	55.93'	830.00'	55.94'	3°51'41"
C64	N06°02'32"W	58.41'	830.00'	58.42'	4°01'36"
C65	N10°05'35"W	58.77'	830.00'	58.78'	4°03'28"
C66	N13°22'23"W	36.25'	830.00'	36.25'	2°30'09"
C67	S30°22'32"W	42.43'	30.00'	47.12'	90°00'00"
C102	S59°37'28"E	42.43'	30.00'	47.12'	90°00'00"

TRACT USE DESIGNATION TABLE	
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SEE SHEET 3 OF 6

SEE SHEET 3 OF 6

SEE SHEET 5 OF 6

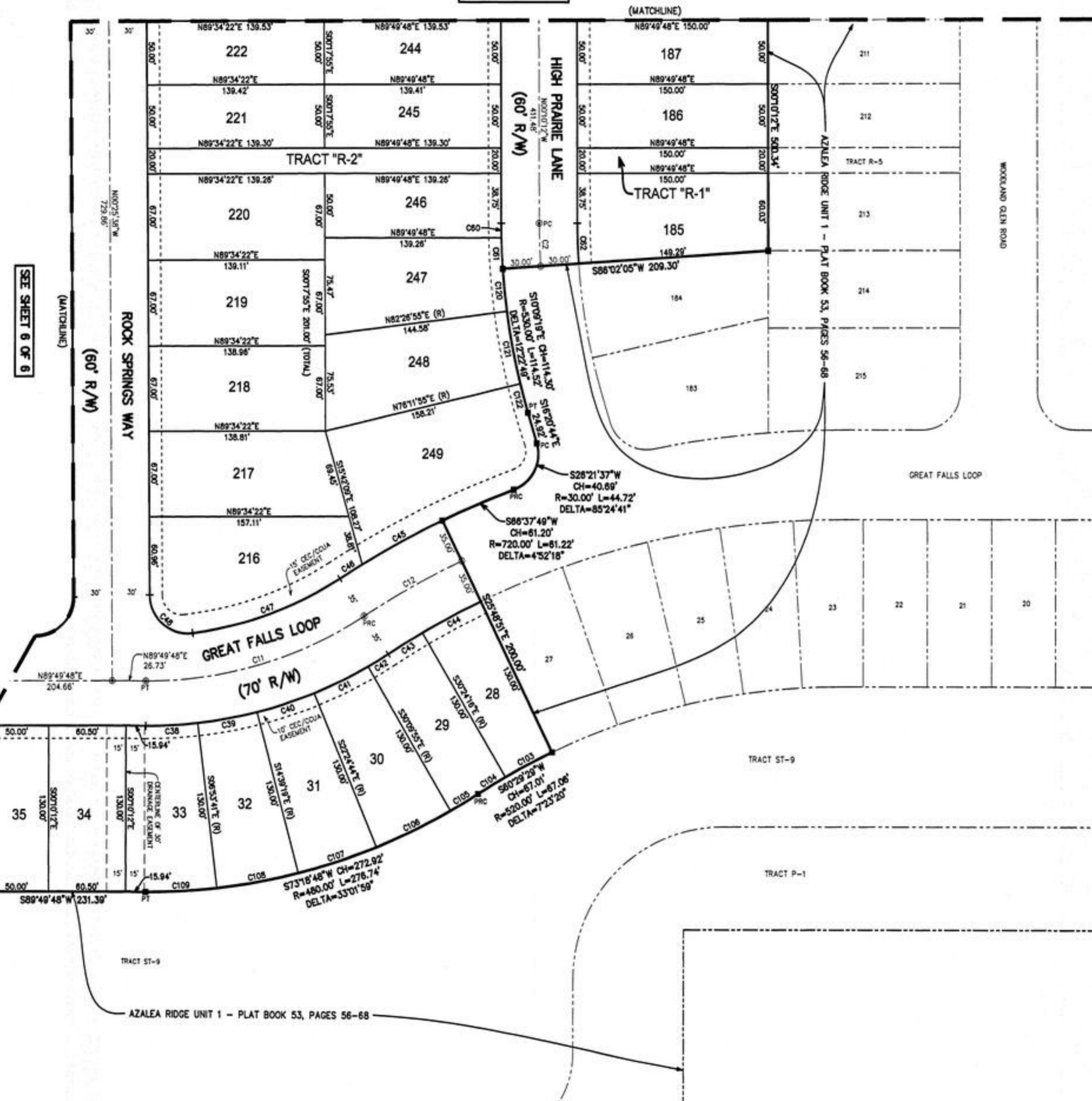
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PHONE: (904)-396-2623

# AZALEA RIDGE UNIT 2

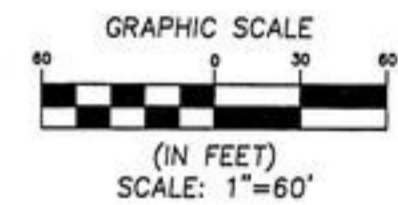
PART OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 24 EAST AND A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

SHEET 5 OF 6  
SEE SHEET 2 FOR NOTES AND LEGEND

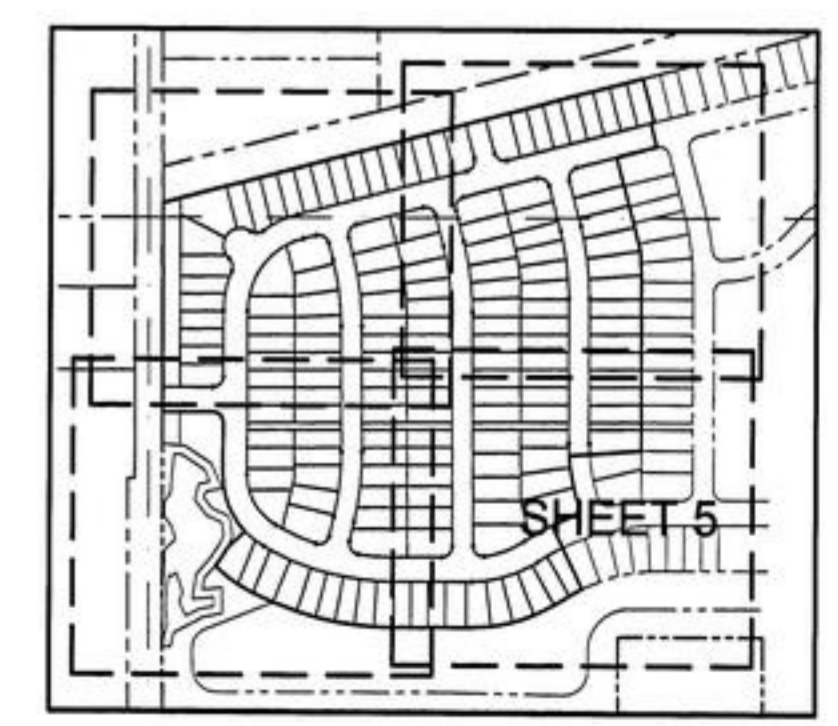
SEE SHEET 4 OF 6



CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	DELTA
C2	S02°04'14"E	33.17	500.00'	33.17' 3'48"00"
C11	N73°18'49"E	179.10'	315.00'	181.61' 33°01'59"
C12	S60°29'29"W	88.27'	685.00'	88.34' 7°23'19"
C38	N86°28'04"E	41.06'	350.00'	41.08' 6°43'29"
C39	N79°13'30"E	47.37'	350.00'	47.41' 7°45'38"
C40	N71°27'58"E	47.35'	350.00'	47.38' 7°45'25"
C41	N63°42'40"E	47.32'	350.00'	47.35' 7°45'11"
C42	N58°18'57"E	18.55'	350.00'	18.56' 3°02'16"
C43	S58°11'46"W	31.74'	650.00'	31.75' 2°47'54"
C44	S61°53'26"W	52.06'	650.00'	52.08' 4°35'25"
C45	S61°19'01"W	72.07'	720.00'	72.10' 5°44'15"
C46	S57°37'21"W	20.75'	720.00'	20.75' 1°39'05"
C47	N69°31'29"E	123.58'	280.00'	124.40' 25°27'20"
C48	S49°05'14"E	45.05'	30.00'	50.96' 9°19'13"
C60	S00°46'41"E	11.25'	530.00'	11.25' 1°12'57"
C61	S02°40'43"E	23.91'	530.00'	23.92' 2°35'07"
C62	S02°04'15"E	31.18'	470.00'	31.19' 3°48'06"
C103	S61°53'26"W	41.65'	520.00'	41.66' 4°35'25"
C104	S58°11'47"W	25.39'	520.00'	25.40' 2°47'54"
C105	N58°18'57"E	25.45'	480.00'	25.45' 3°02'16"
C106	N63°42'40"E	64.90'	480.00'	64.95' 7°45'11"
C107	N71°27'58"E	64.93'	480.00'	64.98' 7°45'25"
C108	N79°13'30"E	64.97'	480.00'	65.02' 7°45'38"
C109	N86°28'03"E	56.30'	480.00'	56.34' 6°43'28"
C120	S05°45'29"E	33.17'	530.00'	33.18' 3°30'11"
C121	S10°40'35"E	57.78'	530.00'	57.81' 6°15'00"
C122	S15°04'34"E	23.53'	530.00'	23.53' 2°32'39"



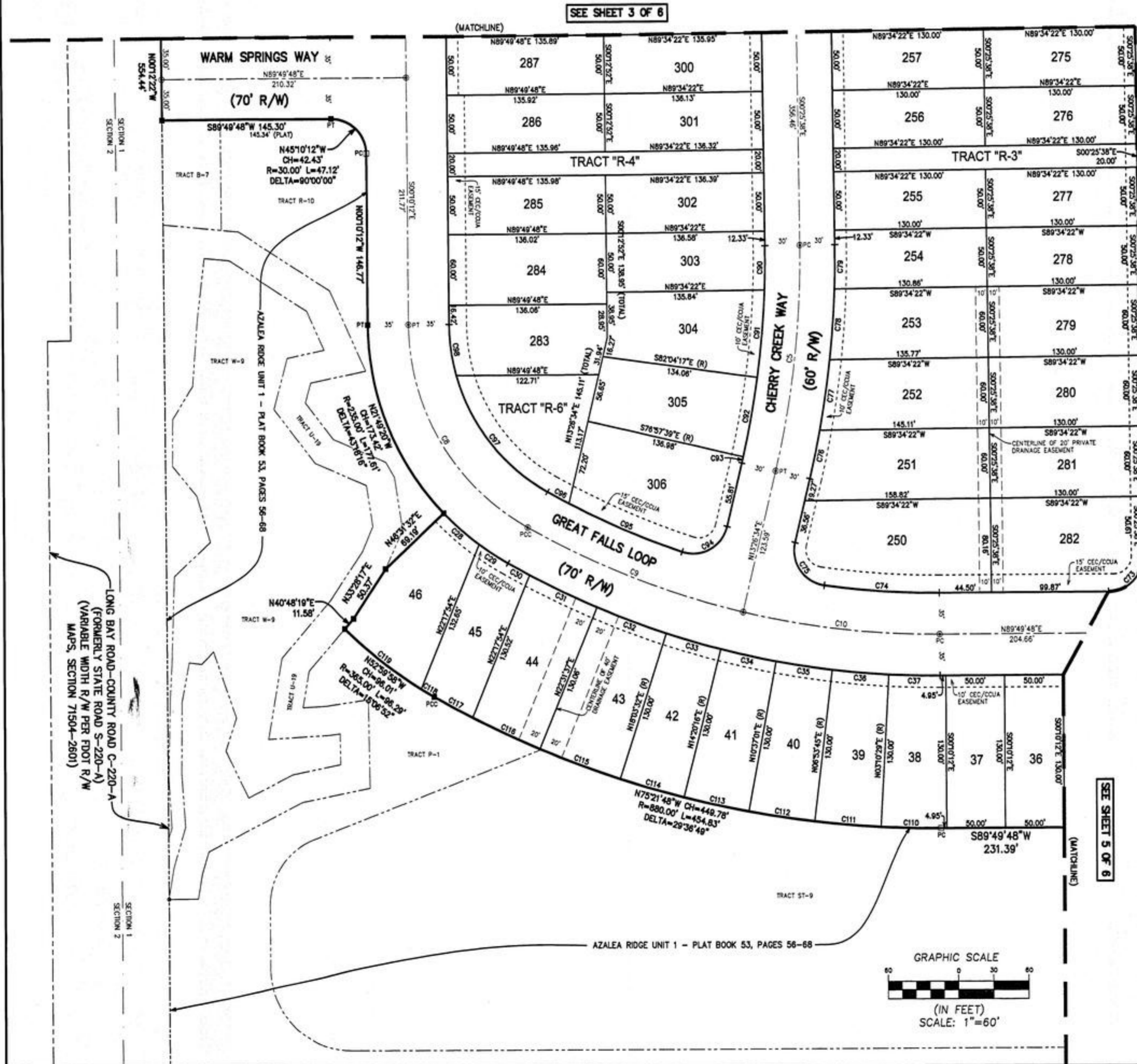
TRACT USE DESIGNATION TABLE	
ST-#	STORM WATER MANAGEMENT SYSTEM TRACT
W-#	WETLAND PRESERVATION TRACT
R-#	RECREATION TRACT
P-#	PRIMARY CONSERVATION NETWORK TRACT
B-#	PERIMETER BUFFER TRACT
CO-#	COMMON AREA TRACT
LS-#	LIFT STATION TRACT
U-#	UPLAND PRESERVATION & CONSERVATION TRACT



# AZALEA RIDGE UNIT 2

PART OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 24 EAST AND A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

SHEET 6 OF 6  
SEE SHEET 2 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C5	N66°30'28"E	193.19	800.00	193.66	135°12'
C8	S30°21'47"E	201.17	200.00	210.79	60°23'11"
C9	S69°33'08"E	198.92	715.00	199.56	159°31'
C10	S83°21'33"E	169.59	715.00	169.99	133°18'
C28	S48°24'46"E	40.45	235.00	40.50	93°29'
C29	S56°37'11"E	29.54	235.00	29.56	77°22'
C30	S61°21'46"E	21.11	750.00	21.11	1°36'46"
C31	S64°37'35"E	64.32	750.00	64.34	4°54'34"
C32	S69°30'45"E	63.56	750.00	63.56	4°51'28"
C33	S73°48'06"E	48.70	750.00	48.71	3°43'16"
C34	S77°31'22"E	48.70	750.00	48.71	3°43'16"
C35	S81°14'37"E	48.70	750.00	48.71	3°43'16"
C36	S84°57'53"E	48.70	750.00	48.71	3°43'16"
C37	S88°29'52"E	43.78	750.00	43.78	3°20'41"
C78	N44°42'00"E	42.52	30.00	42.26	90°15'26"
C74	S86°00'25"E	98.73	680.00	98.82	8°19'35"
C75	S34°12'02"E	44.34	30.00	49.89	93°7'11"
C76	N11°59'00"E	42.28	800.00	42.29	2°55'09"
C77	N68°25'38"E	60.72	800.00	60.74	4°11'24"
C78	N04°15'09"E	60.20	800.00	60.21	4°09'24"
C79	N00°52'25"E	37.68	800.00	37.68	2°36'05"
C90	N00°58'30"E	37.68	770.00	37.69	2°48'15"
C91	N05°09'10"E	74.58	770.00	74.61	5°33'06"
C92	N10°29'02"E	68.66	770.00	68.68	5°06'37"
C93	N13°14'27"E	5.43	770.00	5.43	0°24'13"
C94	N61°05'45"E	44.34	30.00	49.90	95°18'23"
C95	S68°47'27"E	105.76	680.00	105.87	8°55'12"
C96	S61°28'37"E	21.06	680.00	21.06	1°46'28"
C97	S38°01'44"E	126.47	165.00	129.80	45°04'14"
C98	S07°49'39"E	43.97	165.00	44.10	15°18'54"
C110	S88°29'51"E	51.36	880.00	51.37	3°20'41"
C111	S84°57'53"E	57.14	880.00	57.15	3°43'16"
C112	S81°14'37"E	57.14	880.00	57.15	3°43'16"
C113	S77°31'21"E	57.14	880.00	57.15	3°43'16"
C114	S73°48'06"E	57.14	880.00	57.15	3°43'16"
C115	S69°32'28"E	73.70	880.00	73.72	4°47'59"
C116	S65°03'53"E	63.77	880.00	63.79	4°09'11"
C117	S61°46'21"E	37.34	880.00	37.35	2°25'54"
C118	S59°32'15"E	12.99	365.00	12.99	2°02'20"
C119	S51°58'48"E	83.12	365.00	83.30	13°04'34"

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