

AZALEA RIDGE UNIT 3

PART OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 62 PAGE 12

SHEET 1 OF 8

CAPTION:

A PORTION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 89° 51' 16" WEST, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 40.00 FEET TO THE WEST LINE OF COUNTY ROAD C-220-A (FORMERLY STATE ROAD S-220-A) AS ESTABLISHED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 71504-2601; THENCE SOUTH 00° 12' 22" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 435.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF COUNTY ROAD C-220-A, RUN THENCE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00° 12' 22" EAST, 307.71 FEET; COURSE NO. 2: SOUTH 89° 47' 38" WEST, 20.00 FEET; COURSE NO. 3: SOUTH 00° 12' 22" EAST, 699.75 FEET; COURSE NO. 4: NORTH 89° 47' 38" EAST, 20.00 FEET; COURSE NO. 5: SOUTH 00° 12' 22" EAST, 262.33 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3447, PAGE 1078; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 3447, PAGE 1078: COURSE NO. 1: THENCE DEPARTING FROM SAID WEST RIGHT OF WAY LINE RUN THENCE NORTH 89° 52' 41" WEST, 100.40 FEET; COURSE NO. 2: NORTH 15° 35' 26" WEST, 201.50 FEET; COURSE NO. 3: SOUTH 69° 09' 41" WEST, 1543.34 FEET; COURSE NO. 4: SOUTH 58° 51' 25" WEST, 744.74 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 06° 48' 30" WEST ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 3447, PAGE 1078, 566.16 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF A 40 FOOT EASEMENT FOR UTILITIES AND GENERAL ROAD PURPOSES, AS RECORDED IN OFFICIAL RECORDS BOOK 668, PAGE 514 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; THENCE ALONG SAID CENTERLINE, THE FOLLOWING FIVE (5) COURSES: COURSE NO. 1: THENCE NORTH 12° 18' 10" EAST, 174.66 FEET; COURSE NO. 2: THENCE NORTH 08° 21' 56" EAST, 174.66 FEET; COURSE NO. 3: THENCE NORTH 06° 13' 32" WEST, 394.05 FEET; COURSE NO. 4: THENCE NORTH 11° 20' 36" WEST, 533.47 FEET; COURSE NO. 5: THENCE NORTH 01° 16' 34" EAST, 618.43 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF AFORESAID SECTION 2; THENCE THE FOLLOWING (5) COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 3447, PAGE 1078: COURSE NO. 1: THENCE NORTH 89° 51' 16" EAST, ALONG SAID NORTH LINE, 1706.45 FEET; COURSE NO. 2: LEAVING SAID NORTH LINE OF SECTION 2, SOUTH 00° 12' 22" EAST, 200.00 FEET; COURSE NO. 3: NORTH 89° 51' 16" EAST, 60.00 FEET; COURSE NO. 4: SOUTH 00° 12' 22" EAST, 235.00 FEET; COURSE NO. 5: NORTH 89° 51' 16" EAST, 600.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 95.32 ACRES, MORE OR LESS.

DEPARTMENT OF ECONOMIC & DEVELOPMENT SERVICES:

APPROVED THIS 16th DAY OF August, 2019
[Signature]
DIRECTOR-DEPARTMENT OF ECONOMIC & DEVELOPMENT SERVICES

COUNTY COMMISSIONERS' APPROVAL:

EXAMINED AND APPROVED THIS 13th DAY OF August, 2019 BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.
[Signature] CHAIRMAN
[Signature] CLERK OF THE BOARD

COUNTY ENGINEER APPROVAL:

APPROVED THIS 21st DAY OF August, 2019.
[Signature]
COUNTY ENGINEER

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 15th DAY OF August, 2019.

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 AUGUST, 2019.

RICHARD P. CLARSON AND ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS (LB 1704)
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-2623
WEBSITE: clarsonfi.com

[Signature]
BY: WILLIAM D. PINKSTON
REGISTERED LAND SURVEYOR NO.
6793, STATE OF FLORIDA

CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT
PAGES 12 THROUGH 19 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 22nd DAY OF August, 2019.
[Signature]
Chief Deputy Clerk

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT D.R. HORTON, INC.- JACKSONVILLE, A DELAWARE CORPORATION, HEREINAFTER "DEDICATOR", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS AZALEA RIDGE UNIT 3, 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.

WARM SPRINGS WAY, AND APPLGATE LANE, AS SHOWN HEREON, HEREINAFTER THE "STREETS", ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS.

THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT AS STORMWATER MANAGEMENT FACILITIES ARE HEREBY IRREVOCABLY DEDICATED TO CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LANDS.

THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL STREETS HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID STREETS, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEMS, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS.

CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND FILTRATION SYSTEMS AND THAT WHICH RETAINS IT TO EFFECT ADEQUATE DRAINAGE INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. THE OWNER OF THE LANDS DESCRIBED HEREON, SHALL INDEMNIFY CLAY COUNTY AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING OUT OF ANY OCCURRENCE IN UPON, AT OR FROM THE LAKES AND FILTRATION SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY AN ACT OR OMISSION OF THE OWNER, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITH AZALEA RIDGE UNIT 3. THIS INDEMNIFICATION SHALL RUN WITH LAND AND THE ASSIGNS OF THE OWNER SHALL BE SUBJECT TO IT.

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 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. 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.

TRACT "LS-1" IS HEREBY CONVEYED IN FEE SIMPLE TO CLAY COUNTY UTILITY AUTHORITY.

TRACTS "B-1", "B-2", "B-3", "B-4", "CO-1", "P-1", "P-2", "P-3", "R-1", "R-2", "R-3", "R-4", "ST-1", "U-1", "U-2", "U-3", "U-4", "U-5", "U-6", "U-7", "U-8", "U-9", "U-10", "W-1", "W-2", "W-3", "W-4", AND ELECTRIC RIGHT OF WAY TRACT ARE HEREBY RESERVED UNTO THE OWNER, ITS SUCCESSORS AND ASSIGNS.

TRACTS "U-1", "U-2", "U-3", "U-4", "U-5", "U-6", "U-7", "U-8", "U-9" AND "U-10" ARE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES.

THE DEDICATOR HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF THE GOVERNMENT BODY POLITIC THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY THEM.

SUBDIVISION IMPROVEMENT GUARANTEE:

AS A CONDITION PRECEDENT TO THE RECORDATION OF THIS PLAT IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THE UNDERSIGNED DEDICATOR 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 DEDICATOR, THAT SAID DEDICATOR SHALL WITHIN 24 MONTHS OF THE DATE OF ACCEPTANCE OF THE STREET AND DRAINAGE IMPROVEMENTS BY CLAY COUNTY 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 DEDICATOR TO THE SAME EXTENT AND PURPOSE AS IF SAID GUARANTEE WERE INCORPORATED VERBATIM IN EACH SAID CONVEYANCE OR CONTRACT OF SALE.

THE UNDERSIGNED DEDICATOR HAS CAUSED THESE PRESENTS TO BE SIGNED AS FOLLOWS:

[Signature]
WITNESS
ROBERT S PORTER
PRINT NAME

D.R. HORTON, INC.-JACKSONVILLE
A DELAWARE CORPORATION
[Signature]
BY: PHILIP A. FREMENTO
ITS VICE PRESIDENT

[Signature]
WITNESS
Anthony Sharp
PRINT NAME

STATE OF FLORIDA COUNTY OF ST. JOHNS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF August, 2019, BY PHILIP A. FREMENTO AS VICE PRESIDENT OF D.R. HORTON, INC.-JACKSONVILLE, A DELAWARE CORPORATION, ON BEHALF OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

[Signature]
(SIGN)

[Signature]
(PRINT NAME)

NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____

TYPE I SUBDIVISION (BFPUD) ZONING:

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

ZONING: BRANAN FIELD PLANNED UNIT DEVELOPMENT (BFPUD)
AREA: 95.32 ACRES
TOTAL LOTS: 92

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

Surveyed and Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfi.com
- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

AZALEA RIDGE UNIT 3

PART OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

LEGEND

■	FOUND 4"x4" CONCRETE MONUMENT (MILLER 3848), UNLESS NOTED
□	SET 4"x4" CONCRETE MONUMENT (LB 1704)
⊙	SET PERMANENT CONTROL POINT (LB 1704)
OH	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
COJA	CLAY COUNTY UTILITY AUTHORITY
(R)	RADIAL BEARING
(S/D R/W)	STATE ROAD DEPARTMENT RIGHT-OF-WAY MONUMENT

TRACT USE DESIGNATION TABLE

ST-#	STORM WATER MANAGEMENT SYSTEM TRACT
W-#	WETLAND 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

SURVEYOR'S NOTES:

1. 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.

2. THE FOLLOWING EASEMENTS ARE HEREBY DEDICATED ACCORDINGLY:

A. WHETHER DEPICTED ON THE PLAT OR NOT, THE DEVELOPER/OWNER HEREBY GRANTS CLAY ELECTRIC COOPERATIVE, INC. (CEC) AND CLAY COUNTY UTILITY AUTHORITY (COJA) 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.

B. ALL DRAINAGE EASEMENTS AS SHOWN HEREON TO CLAY COUNTY.

C. 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.

D. ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED COJA AND SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY (COJA), ITS SUCCESSORS AND ASSIGNS.

3. WHERE A CLAY ELECTRIC COOPERATIVE, INC. (CEC) EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY COUNTY UTILITY AUTHORITY (COJA), 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.

4. WHERE A CLAY COUNTY UTILITY AUTHORITY (COJA) EASEMENT CROSSES AN EASEMENT 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 USE AREAS SO AS TO REASONABLY ACCOMMODATE CLAY COUNTY UTILITY AUTHORITY'S FACILITIES.

5. 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).

6. 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.

7. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTRY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.

8. THE APPROXIMATE TOP OF BANK FOR THE STORMWATER MANAGEMENT FACILITIES SHOWN HEREON, DEPICTS A GRAPHIC REPRESENTATION OF THE APPROVED ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.

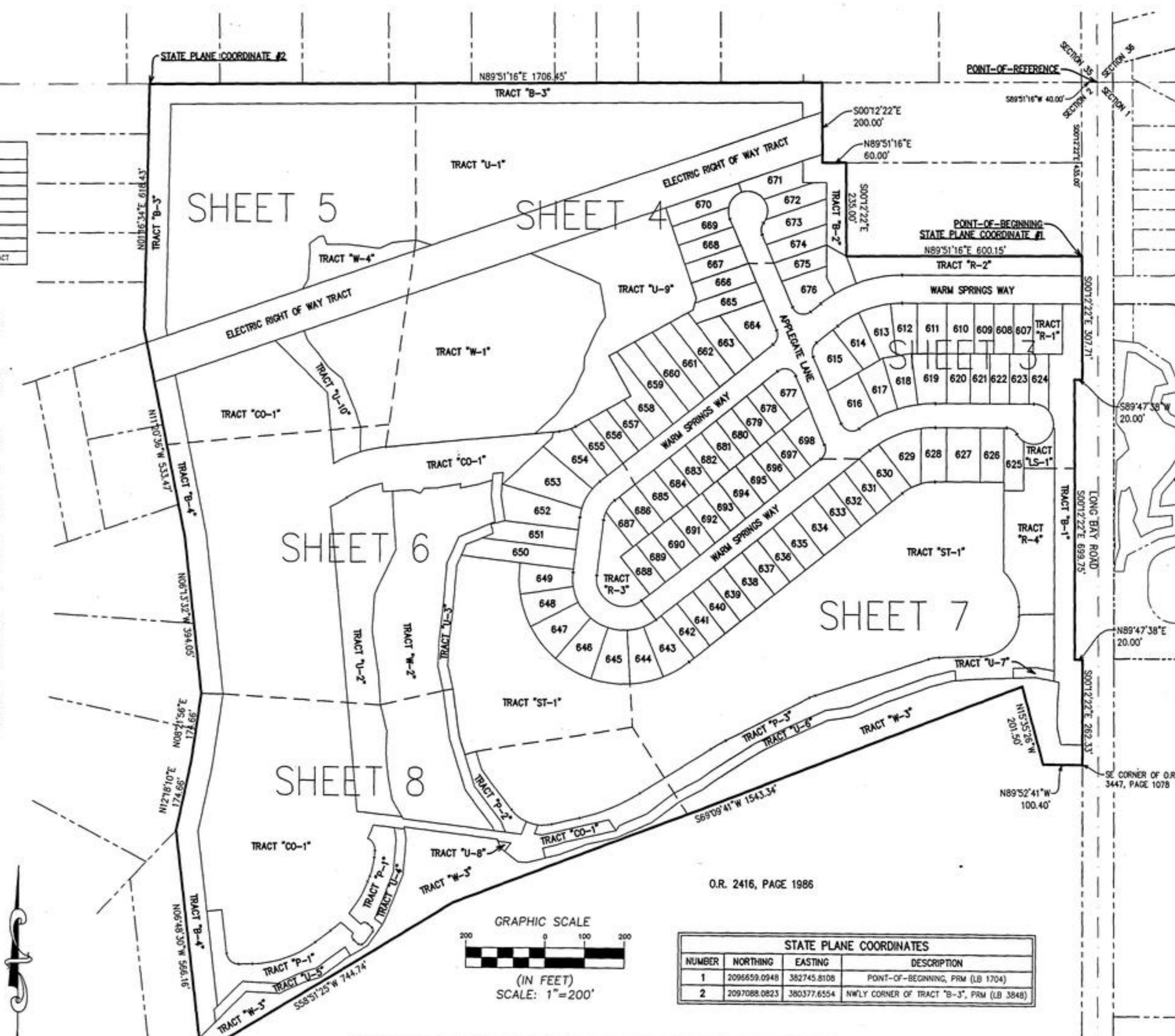
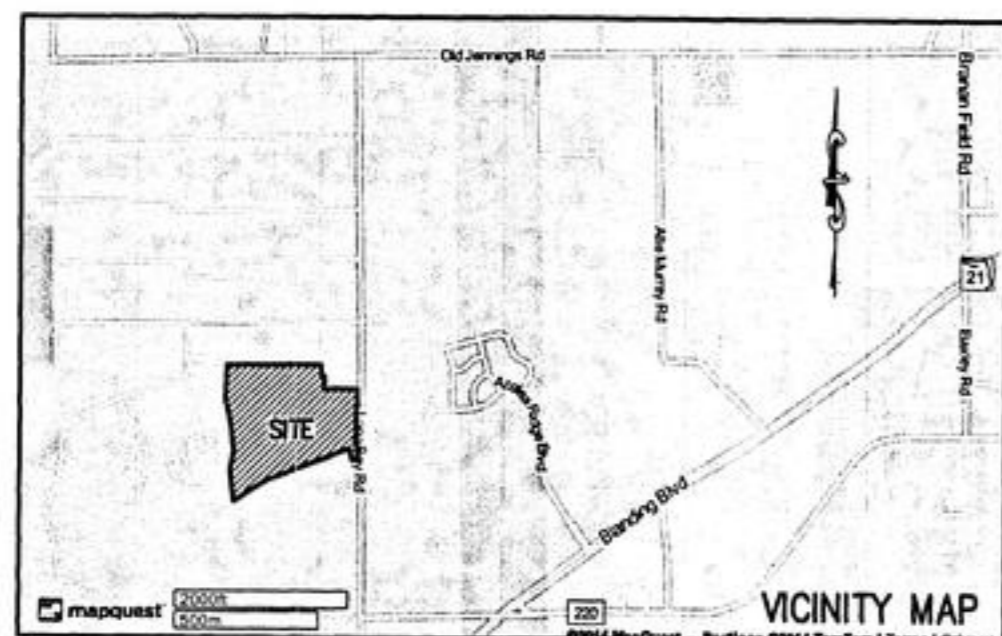
9. SITE DATA:

TOTAL LOTS = 92
TOTAL ACREAGE = ±95.32 ACRES
TOTAL RECREATION (PARK) ACREAGE = ±2.12 ACRES

SETBACKS:

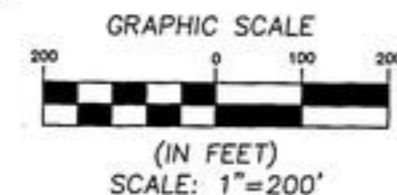
MINIMUM FRONT SETBACK: 20'
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 30'

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



STATE PLANE COORDINATES

NUMBER	NORTHING	EASTING	DESCRIPTION
1	2096659.0948	382745.8108	POINT-OF-BEGINNING, FRM (LB 1704)
2	2097088.0823	380377.6554	NWLY CORNER OF TRACT "B-3", FRM (LB 3848)



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.

AZALEA RIDGE UNIT 3
BRANAN FIELD MASTER PLAN
ZONING = BRANAN FIELD PLANNED UNIT DEVELOPMENT (BFPUD)
FUTURE LAND USE = RURAL SUBURBS

Surveyed and Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
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THIS PLAT IS A TYPE-I SUBDIVISION

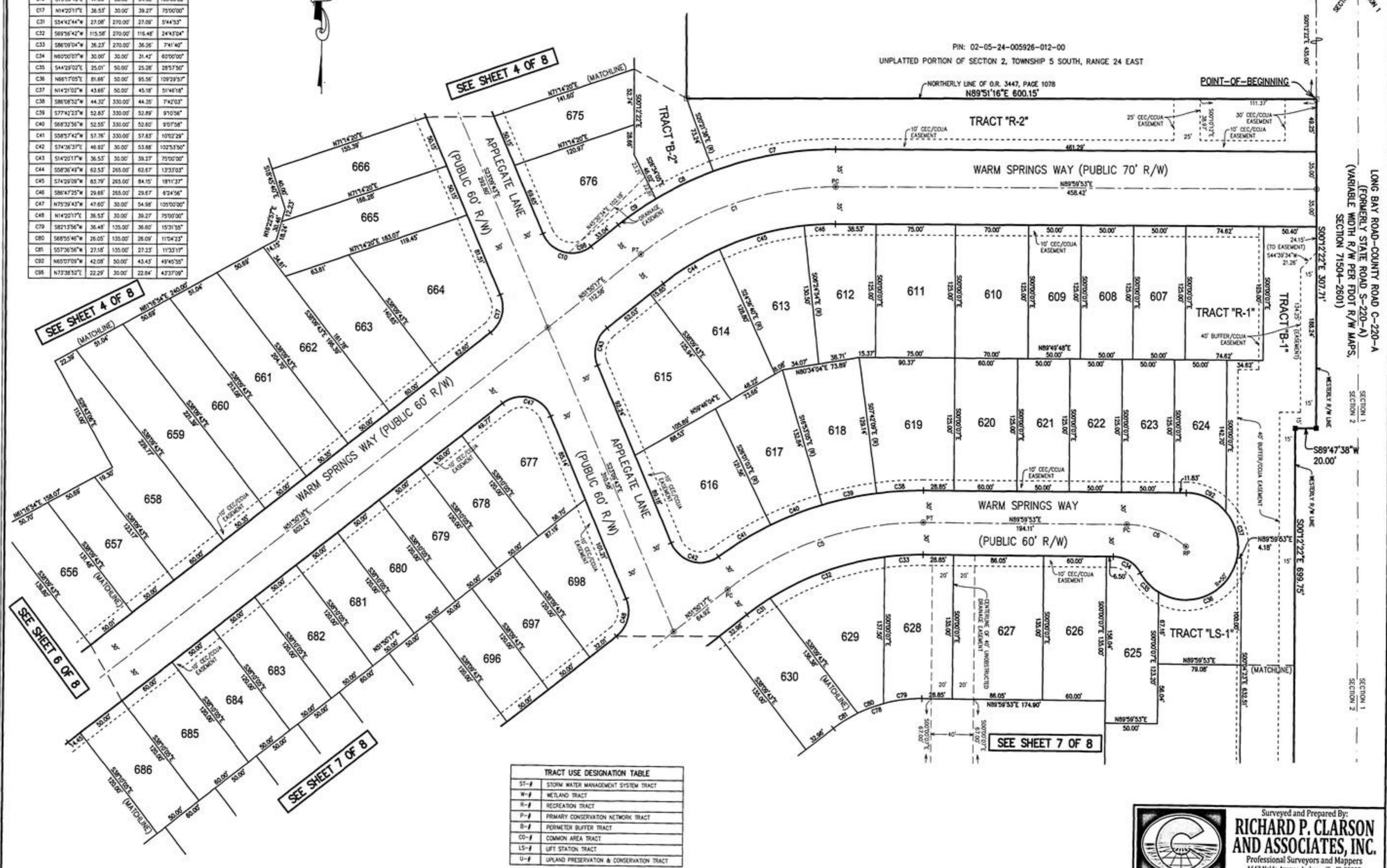
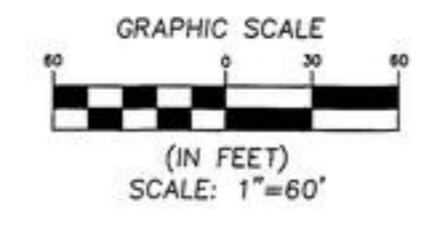
AZALEA RIDGE UNIT 3

PART OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

SHEET 3 OF 8
(SEE SHEET 2 FOR NOTES & LEGEND)

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S70°55'05"W	196.13	300.00	199.81	38°09'37"
C2	S70°55'05"W	196.13	300.00	199.81	38°09'36"
C3	N70°31'30"W	60.00	90.00	61.17	38°56'33"
C4	S79°48'08"W	118.41	335.00	118.04	20°21'32"
C5	S84°26'48"W	60.64	335.00	60.72	10°23'07"
C6	S50°32'46"W	43.53	335.00	43.36	7°24'53"
C7	S79°38'43"E	47.60	30.00	54.98	100°00'00"
C8	N14°20'17"E	36.53	30.00	39.27	75°00'00"
C9	S54°24'44"W	27.08	270.00	27.00	5°44'53"
C10	S69°36'42"W	115.58	270.00	115.48	24°43'04"
C11	S86°09'04"W	36.23	270.00	36.26	7°41'40"
C12	N60°00'07"W	30.00	30.00	31.42	60°00'00"
C13	S44°29'02"E	25.01	50.00	25.26	28°57'50"
C14	N66°17'05"E	81.66	50.00	95.56	109°29'57"
C15	N14°21'02"W	43.66	50.00	45.98	50°46'18"
C16	S88°06'52"W	44.32	330.00	44.35	7°42'03"
C17	S77°42'23"W	52.85	330.00	52.89	9°10'58"
C18	S68°32'56"W	52.55	330.00	52.80	9°10'58"
C19	S58°37'42"W	57.76	330.00	57.83	10°23'29"
C20	S74°36'37"E	46.92	30.00	53.86	102°53'50"
C21	S14°20'17"W	36.53	30.00	39.27	75°00'00"
C22	S58°36'49"W	62.53	265.00	62.67	13°33'03"
C23	S74°29'09"W	83.79	265.00	84.10	18°11'37"
C24	S86°47'25"W	29.85	265.00	29.87	6°24'56"
C25	N73°38'43"W	47.60	30.00	54.98	100°00'00"
C26	N14°20'17"E	36.53	30.00	39.27	75°00'00"
C27	S82°13'56"W	36.48	135.00	36.60	15°31'35"
C28	S68°55'46"W	26.05	135.00	26.09	11°54'23"
C29	S57°36'56"W	27.16	135.00	27.23	11°33'17"
C30	N60°07'09"W	42.08	50.00	43.43	49°49'55"
C31	N73°38'52"E	22.29	30.00	22.84	47°37'09"

AZALEA RIDGE UNIT 3
BRANAN FIELD MASTER PLAN
 ZONING = BRANAN FIELD RURAL SUBURBS (BFPUD)
 FUTURE LAND USE = RURAL SUBURBS



SEE SHEET 4 OF 8

SEE SHEET 4 OF 8

SEE SHEET 6 OF 8

SEE SHEET 7 OF 8

SEE SHEET 7 OF 8

ST-#	STORM WATER MANAGEMENT SYSTEM TRACT
W-#	WETLAND 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



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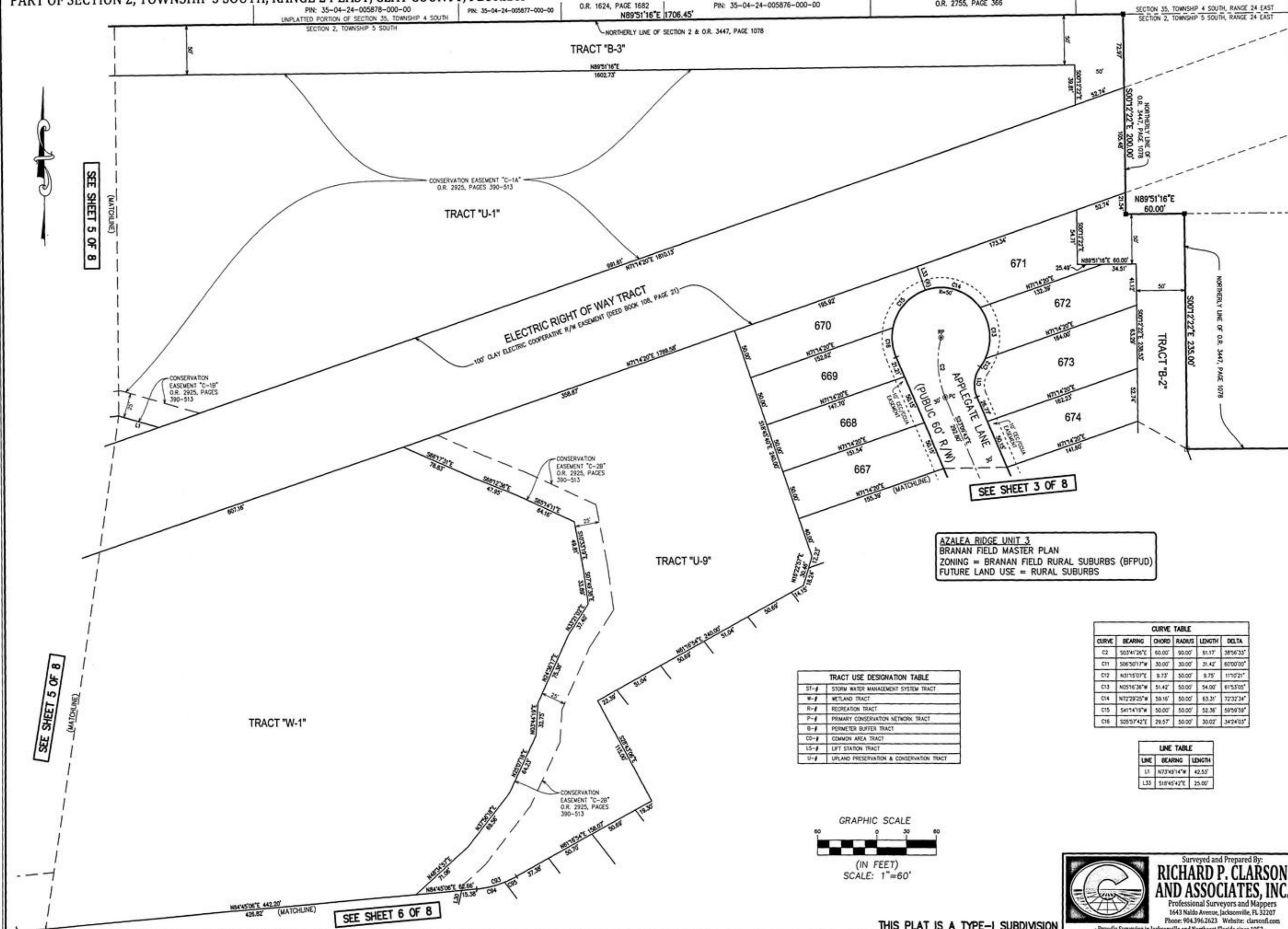
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AZALEA RIDGE UNIT 3

PART OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK **12** PAGE **15**

SHEET 4 OF 8
(SEE SHEET 2 FOR NOTES & LEGEND)



AZALEA RIDGE UNIT 3
BRANAN FIELD MASTER PLAN
 ZONING = BRANAN FIELD RURAL SUBURBS (BFPUD)
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TRACT USE DESIGNATION TABLE

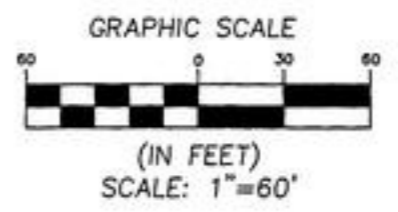
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W-#	WETLAND TRACT
R-#	RECREATION TRACT
P-#	PRIMARY CONSERVATION NETWORK TRACT
B-#	PERIMETER BUFFER TRACT
CO-#	COMMON AREA TRACT
LS-#	LIFT STATION TRACT
U-#	UPLAND PRESERVATION & CONSERVATION TRACT

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C2	S03°41'26"E	60.00'	90.00'	61.17'	38°56'33"
C11	S06°50'17"W	30.00'	30.00'	31.42'	80°00'00"
C12	N31°5'01"E	9.73'	50.00'	9.75'	11°02'1"
C13	N05°16'36"W	51.42'	50.00'	54.00'	61°53'05"
C14	N72°28'25"W	59.16'	50.00'	63.31'	72°32'34"
C15	S41°14'19"W	30.00'	50.00'	52.36'	59°59'59"
C16	S05°57'42"E	29.57'	50.00'	30.02'	34°24'03"

LINE TABLE

LINE	BEARING	LENGTH
L1	N73°48'14"W	42.53'
L33	S18°45'42"E	25.00'



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AZALEA RIDGE UNIT 3

PART OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 62 PAGE 16

SHEET 5 OF 8
(SEE SHEET 2 FOR NOTES & LEGEND)

O.R. 1471, PAGE 2029

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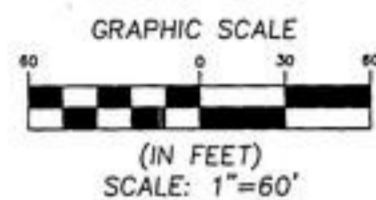
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SECTION 2, TOWNSHIP 5 SOUTH
NORTHERLY LINE OF SECTION 2 & O.R. 3447, PAGE 1078

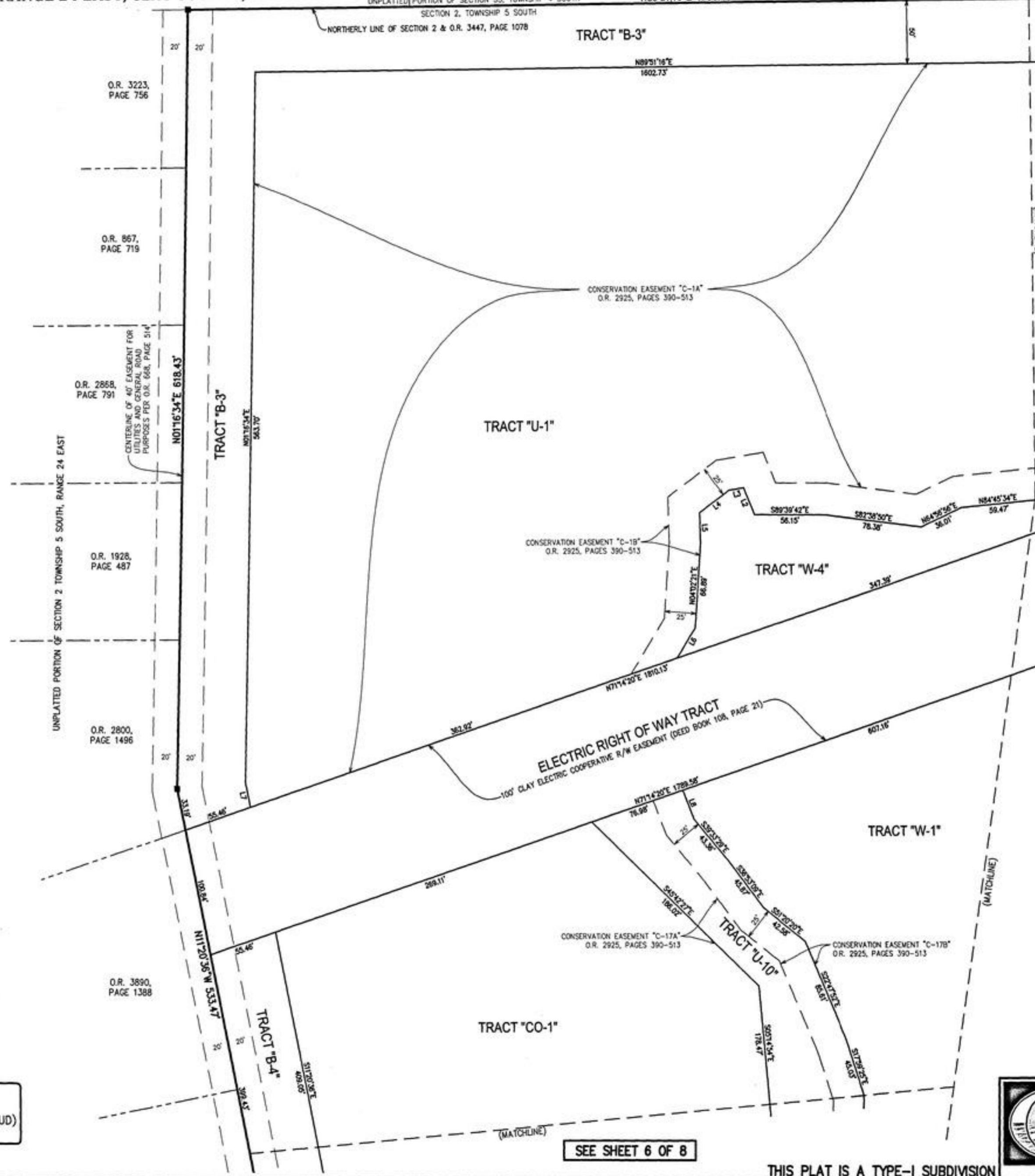
LINE	BEARING	LENGTH
L1	N73°49'14"W	42.53'
L2	N21°08'42"W	22.77'
L3	S80°45'14"W	11.80'
L4	S57°33'33"W	29.16'
L5	S01°13'30"E	24.36'
L6	S31°07'33"W	28.13'
L7	N11°20'36"W	19.95'
L8	S21°11'32"E	24.33'



TRACT USE DESIGNATION TABLE	
ST-#	STORM WATER MANAGEMENT SYSTEM TRACT
W-#	WETLAND TRACT
R-#	RECREATION TRACT
P-#	PRIMARY CONSERVATION NETWORK TRACT
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AZALEA RIDGE UNIT 3
BRANAN FIELD MASTER PLAN
ZONING = BRANAN FIELD RURAL SUBURBS (BFPD)
FUTURE LAND USE = RURAL SUBURBS



SEE SHEET 4 OF 8

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AZALEA RIDGE UNIT 3

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SEE SHEET 5 OF 8

SEE SHEET 4 OF 8

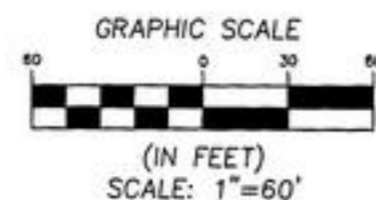
SEE SHEET 3 OF 8

SEE SHEET 7 OF 8

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C3	S29°23'06"W	80.21'	105.00'	82.30'	44°54'26"
C4	S60°36'55"E	184.84'	100.00'	235.78'	135°05'30"
C18	S48°06'11"W	26.98'	135.00'	27.03'	112°01'51"
C19	S28°31'43"W	55.39'	135.00'	55.79'	23°40'41"
C20	S11°48'38"W	22.97'	135.00'	22.99'	9°45'31"
C21	S19°42'26"W	21.64'	75.00'	21.75'	163°30'06"
C22	S37°41'38"W	36.66'	75.00'	37.03'	281°7'20"
C24	S00°54'44"E	35.48'	130.00'	35.58'	15°41'13"
C25	S17°58'55"E	41.69'	130.00'	41.87'	162°7'09"
C26	S38°19'47"E	50.15'	130.00'	50.47'	221°4'35"
C27	S60°36'23"E	50.30'	130.00'	50.62'	221°8'38"
C28	S82°34'40"E	48.79'	130.00'	49.08'	213°3'50"
C29	N77°19'06"E	41.96'	130.00'	42.15'	183°4'34"
C30	N59°56'03"E	36.62'	130.00'	36.74'	161°1'31"
C49	S60°36'55"E	129.39'	70.00'	165.05'	135°05'30"
C53	S72°29'14"W	138.07'	325.00'	139.12'	243°1'43"
C54	S88°47'11"W	73.17'	325.00'	73.32'	125°5'36"
C55	S78°57'02"W	65.70'	325.00'	65.81'	113°06'07"
C56	S68°00'58"W	96.88'	325.00'	97.56'	234°7'32"
C57	N81°32'07"E	47.13'	295.00'	47.18'	9°09'50"
C82	S59°48'22"E	492.74'	265.00'	632.62'	136°46'41"
C85	S82°34'40"E	99.44'	265.00'	100.05'	213°7'55"
C86	S60°36'23"E	102.54'	265.00'	103.19'	221°8'38"
C87	S38°19'47"E	102.23'	265.00'	102.88'	221°4'35"
C88	S17°58'55"E	85.57'	265.00'	85.95'	163°4'37"
C89	S00°00'17"E	79.45'	265.00'	79.75'	171°4'31"
C93	N73°01'00"E	42.71'	105.00'	43.01'	232°9'12"
C94	N78°41'47"E	29.43'	105.00'	29.52'	16°06'38"
C95	N64°37'41"E	13.48'	105.00'	13.49'	72°1'34"
C97	S30°42'42"E	40.01'	320.00'	40.03'	71°05°4"
C98	S36°39'58"E	324.45'	320.00'	340.26'	60°55'22"
C99	N43°22'43"W	78.55'	65.00'	84.34'	74°20'51"
C100	S49°48'08"W	56.60'	40.00'	62.99'	90°13'49"

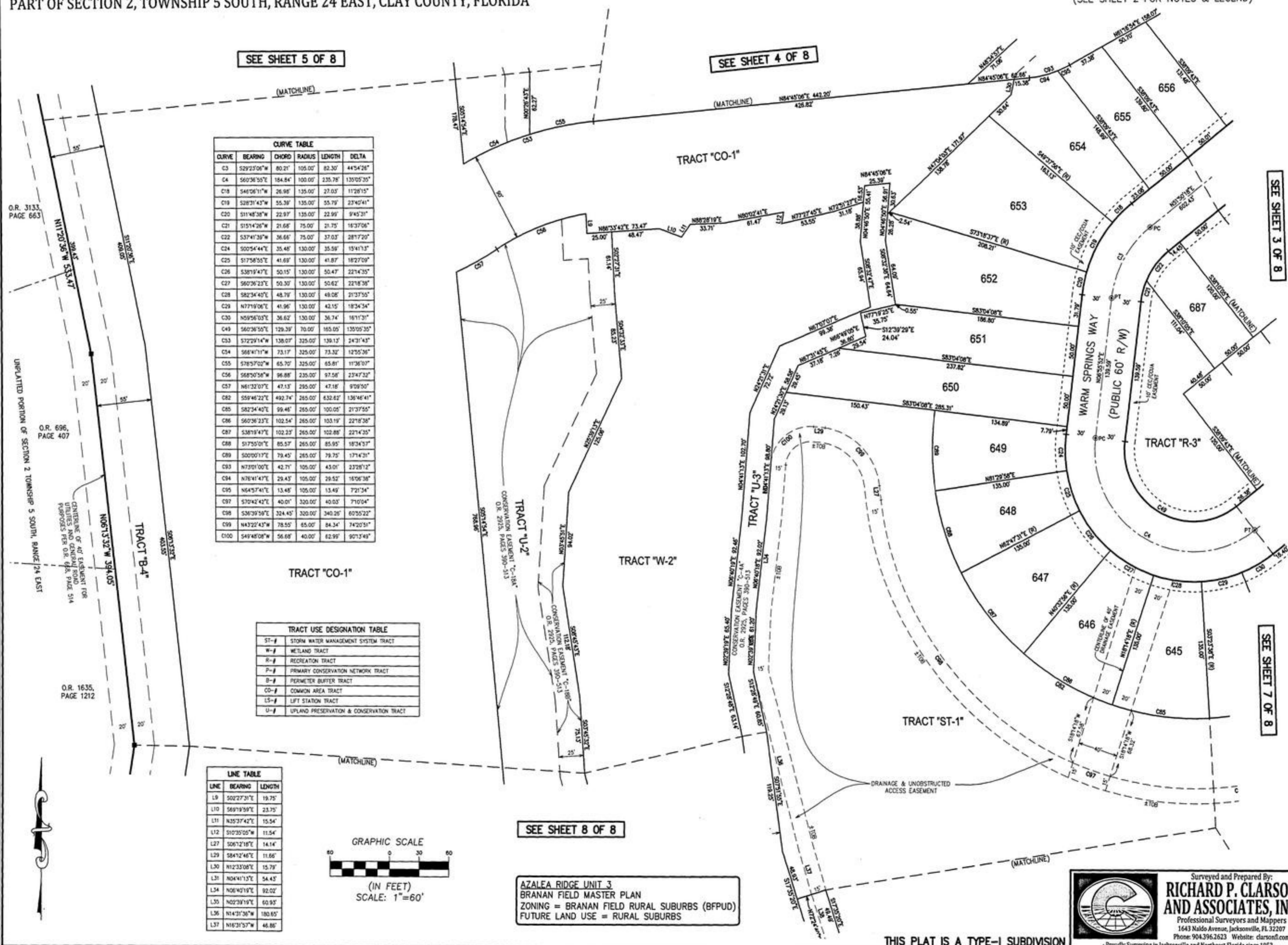
ST-#	TRACT USE DESIGNATION
ST-#	STORM WATER MANAGEMENT SYSTEM TRACT
W-#	WETLAND TRACT
R-#	RECREATION TRACT
P-#	PRIMARY CONSERVATION NETWORK TRACT
B-#	PERIMETER BUFFER TRACT
CO-#	COMMON AREA TRACT
LS-#	LIFT STATION TRACT
U-#	UPLAND PRESERVATION & CONSERVATION TRACT

LINE	BEARING	LENGTH
L9	S02°27'31"E	19.75'
L10	S69°19'59"E	23.75'
L11	N35°37'42"E	15.54'
L12	S10°35'00"W	11.54'
L27	S06°12'18"E	14.14'
L29	S84°12'46"E	11.66'
L30	N12°33'08"E	15.79'
L31	N04°11'15"E	54.43'
L34	N06°40'19"E	92.02'
L35	N02°39'19"E	60.95'
L36	N14°31'36"W	180.65'
L37	N16°31'57"W	46.88'



SEE SHEET 8 OF 8

AZALEA RIDGE UNIT 3
BRANAN FIELD MASTER PLAN
 ZONING = BRANAN FIELD RURAL SUBURBS (BFPUD)
 FUTURE LAND USE = RURAL SUBURBS



O.R. 3133, PAGE 663

O.R. 696, PAGE 407

O.R. 1635, PAGE 1212

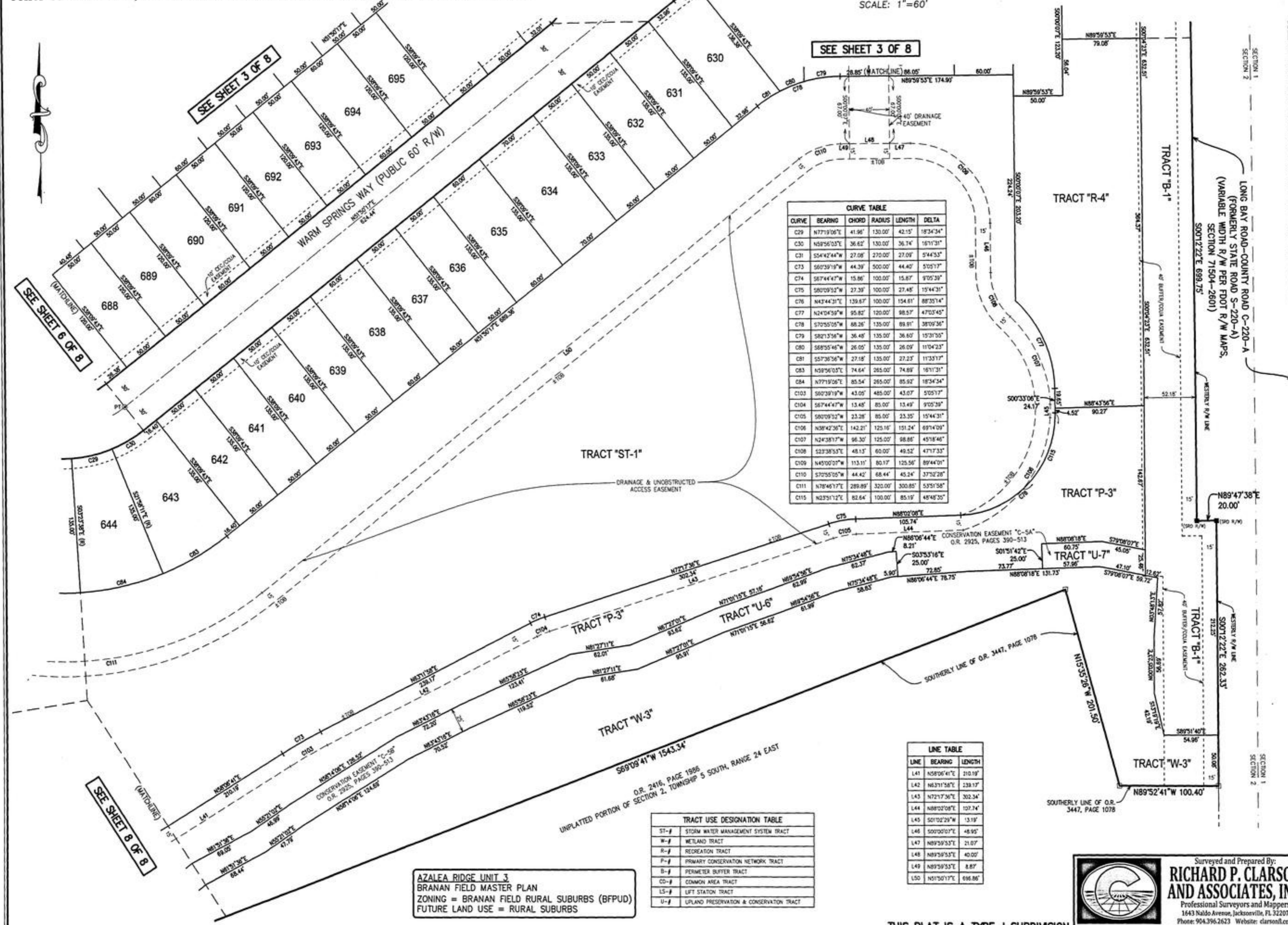
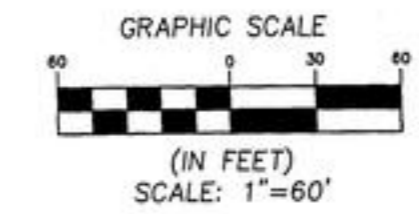
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AZALEA RIDGE UNIT 3

PART OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

SHEET 7 OF 8
(SEE SHEET 2 FOR NOTES & LEGEND)



SEE SHEET 3 OF 8

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C29	N77°19'06"E	41.96'	130.00'	42.15'	18°24'34"
C30	N89°59'53"E	36.62'	130.00'	36.74'	16°11'31"
C31	S54°42'44"W	27.09'	270.00'	27.09'	5°44'33"
C73	S60°59'19"W	44.39'	500.00'	44.40'	5°05'17"
C74	S67°44'47"W	15.86'	100.00'	15.87'	9°05'39"
C75	S60°09'52"W	27.39'	100.00'	27.48'	15°44'31"
C76	N43°44'31"E	139.67'	100.00'	154.61'	88°35'14"
C77	N24°04'59"W	95.82'	120.00'	98.57'	47°05'45"
C78	S70°50'05"W	68.26'	135.00'	69.91'	38°09'36"
C79	S82°13'56"W	36.48'	135.00'	36.60'	15°31'50"
C80	S68°35'46"W	26.05'	135.00'	26.09'	11°04'23"
C81	S57°36'36"W	27.18'	135.00'	27.25'	11°33'17"
C83	N58°56'03"E	74.64'	285.00'	74.69'	16°11'31"
C84	N77°19'06"E	85.54'	285.00'	85.92'	18°34'34"
C103	S60°59'19"W	43.05'	485.00'	43.07'	5°05'17"
C104	S67°44'47"W	13.48'	85.00'	13.49'	9°05'39"
C105	S60°09'52"W	23.28'	85.00'	23.35'	15°44'31"
C106	N38°42'30"E	142.21'	125.16'	151.24'	69°14'09"
C107	N24°38'17"W	96.30'	125.00'	98.88'	45°18'46"
C108	S23°38'55"E	48.13'	60.00'	49.52'	47°17'33"
C109	N45°00'07"W	113.11'	80.17'	125.56'	89°44'01"
C110	S70°50'05"W	44.42'	68.44'	45.24'	37°32'28"
C111	N78°46'17"E	289.89'	320.00'	300.85'	53°51'58"
C115	N23°51'12"E	82.64'	100.00'	85.19'	48°48'35"

LINE	BEARING	LENGTH
L41	N58°06'41"E	210.19'
L42	N63°11'56"E	238.17'
L43	N72°17'36"E	302.34'
L44	N88°02'08"E	107.74'
L45	S01°02'29"W	13.19'
L46	S00°00'07"E	48.95'
L47	N89°59'53"E	21.07'
L48	N89°59'53"E	40.00'
L49	N89°59'53"E	8.87'
L50	N51°50'17"E	696.86'

TRACT	USE DESIGNATION
ST-#	STORM WATER MANAGEMENT SYSTEM TRACT
W-#	WETLAND TRACT
R-#	RECREATION TRACT
P-#	PRIMARY CONSERVATION NETWORK TRACT
B-#	PERIMETER BUFFER TRACT
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AZALEA RIDGE UNIT 3
BRANAN FIELD MASTER PLAN
ZONING = BRANAN FIELD RURAL SUBURBS (BFPUD)
FUTURE LAND USE = RURAL SUBURBS

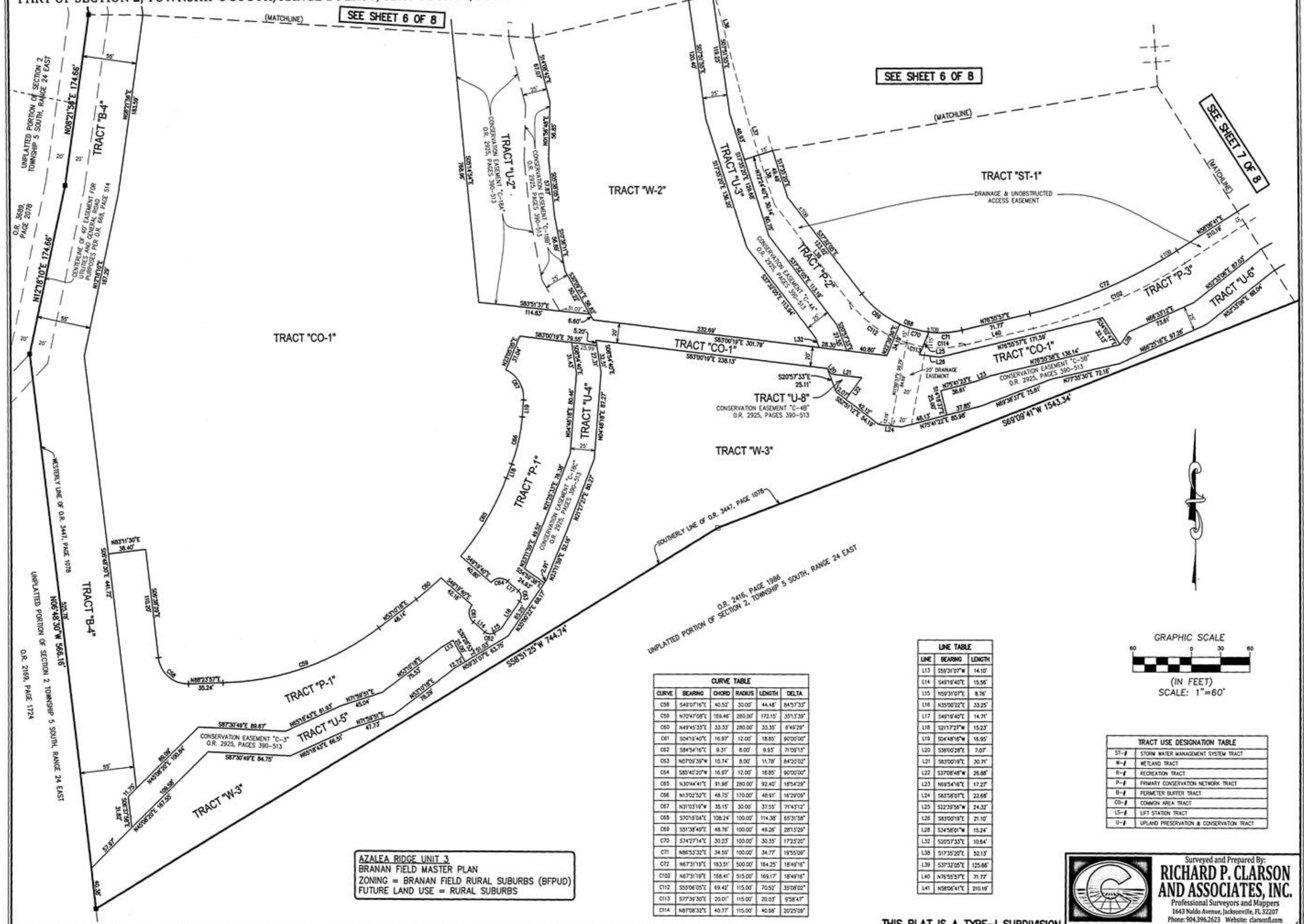
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AZALEA RIDGE UNIT 3

PART OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

SHEET 8 OF 8
(SEE SHEET 2 FOR NOTES & LEGEND)



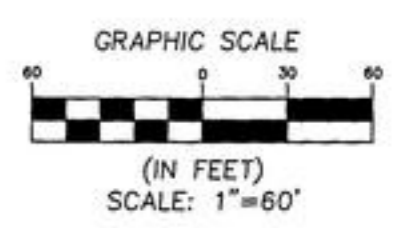
AZALEA RIDGE UNIT 3
BRANAN FIELD MASTER PLAN
ZONING = BRANAN FIELD RURAL SUBURBS (BFPUD)
FUTURE LAND USE = RURAL SUBURBS

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C58	S49°07'16"E	40.52	32.00	44.48	84°57'33"
C59	N70°47'08"E	189.46	280.00	172.15	35°13'29"
C60	N49°45'33"E	33.33	280.00	33.35	6°48'29"
C61	S04°19'40"E	16.97	12.00	18.85	90°00'00"
C62	S84°24'16"E	9.37	8.00	9.93	71°09'13"
C63	N07°00'39"W	10.74	8.00	11.78	84°20'02"
C64	S85°40'20"W	16.97	12.00	18.85	90°00'00"
C65	N30°44'41"E	97.98	280.00	92.40	18°54'29"
C66	N13°02'32"E	48.75	170.00	48.91	16°29'09"
C67	N31°03'19"W	35.15	30.00	37.55	71°43'12"
C68	S70°18'04"E	108.24	100.00	114.38	65°31'58"
C69	S51°38'49"E	48.70	100.00	49.28	28°13'29"
C70	S74°27'14"E	30.23	100.00	30.35	17°23'20"
C71	N86°33'32"E	34.59	100.00	34.77	18°50'09"
C72	N67°31'19"E	163.51	500.00	184.25	18°49'16"
C102	N67°31'19"E	168.41	515.00	169.17	18°49'16"
C112	S58°06'00"E	69.42	115.00	70.52	35°08'00"
C113	S77°39'30"E	20.01	115.00	20.03	9°58'47"
C114	N87°08'32"E	40.77	115.00	40.98	20°20'09"

LINE TABLE

LINE	BEARING	LENGTH
L13	S59°21'07"W	14.10
L14	S49°19'40"E	15.56
L15	N59°21'07"E	8.76
L16	N33°00'22"E	33.25
L17	S49°19'40"E	14.71
L18	S21°17'27"W	15.23
L19	S04°48'16"W	16.95
L20	S38°00'28"E	7.07
L21	S83°00'19"W	30.71
L22	S37°08'48"W	26.88
L23	N69°54'18"E	17.27
L24	S65°30'01"E	22.68
L25	S22°39'56"W	24.32
L26	S83°00'19"W	21.10
L28	S34°58'01"W	15.24
L32	S20°57'33"E	10.64
L38	S17°35'20"E	52.13
L39	S37°32'05"E	125.66
L40	N75°55'37"E	71.77
L41	N58°06'44"E	210.19



TRACT USE DESIGNATION TABLE

TRACT	USE
ST-#	STORM WATER MANAGEMENT SYSTEM TRACT
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