CFN # 1000001407, PB BK: 66 PG: 54, Pages1/ 7, Recorded 3/31/2022 12:52 PM,
TARA S. GREEN Clerk of Court and Comptroller, Clay County, FL
Deputy Clerk IANNUCCIS

Bradley Creek Crossing Unit 1

LAND USE	LA RF
ZONING	LA RF
AREA	31.70 AC.+/-
No. LOTS	57
MN.LOT SIZE	6000 Sq. Ft.

Portion of land consisting of a portion of Section 10, Township 5 South, Range 25 East, Clay County, Florida.

TYPE I SUBDIVISION LA RF ZONE

OWNER
Pulte Home Company, LLC
3350 Peachtree Road, NE Suite 150
Atlanta, Georgia 30326

ENGINEER
K2K Engineering and Consulting, LLC
12406 Pony Court
Tampa, Florida, 33626

SURVEYOR
Elland + Associates
615 Blanding Blvd.
Orange Park, FL

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

CAPTION

A parcel of land consisting of a portion of Section 10 , Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the southwest corner of said Section 10; thence on the west line thereof, North 00 degrees 05 minutes 52 seconds East, 658.83 feet to the point of beginning; thence continue on said west line, North 00 degrees 05 minutes 52 seconds East, 1275.85 feet to the south line of County Road No. C-209 (formerly State Road No. S-209 as per State of Florida, State Road Department Right-of-Way Map, Section 71530-2601); thence on said southerly line, South 82 degrees 25 minutes 52 seconds East, 1300.71 feet; thence South 00 degrees 43 minutes 08 seconds West, 569.94 feet; thence North 89 degrees 22 minutes 31 seconds West, 190.45 feet; thence southwesterly, along the arc of a curve concave southeasterly and having a radius of 30.00 feet, an arc distance of 49.43 feet, said arc being subtended by a chord bearing and distance of South 43 degrees 25 minutes 23 seconds West, 44.02 feet; thence South 03 degrees 46 minutes 43 seconds East, 6.59 feet; thence southeasterly, along the arc of a curve concave northeasterly and having a radius of 220.00 feet, an arc distance of 115.72 feet, said arc being subtended by a chord bearing and distance of South 18 degrees 50 minutes 52 seconds East, 114.39 feet; thence South 33 degrees 55 minutes 00 seconds East, 64.00 feet; thence North 56 degrees 05 minutes 00 seconds East, 75.00 feet; thence South 33 degrees 55 minutes 00 seconds East, 60.00 feet; thence South 56 degrees 05 minutes 00 seconds West, 135.00 feet; thence North 33 degrees 55 minutes 00 seconds West, 124.00 feet; thence northwesterly, along the arc of a curve concave northeasterly and having a radius of 280.00 feet, an arc distance of 147.28 feet, said arc being subtended by a chord bearing and distance of North 18 degrees 50 minutes 52 seconds West, 145.59 feet; thence North 03 degrees 46 minutes 43 seconds West, 15.52 feet; thence northwesterly, along the arc of a curve concave southwesterly and having a radius of 30.00 feet, an arc distance of 45.75 feet, said arc being subtended by a chord bearing and distance of North 47 degrees 27 minutes 57 seconds West, 41.44 feet; thence westerly, along the arc of a curve concave southerly and having and radius of 670.00 feet, an arc distance of 91.47 feet, said arc being subtended by a chord bearing and distance of South 84 degrees 56 minutes 10 seconds West, 91.40 feet; thence South 03 degrees 46 minutes 42 seconds East, 43.43 feet; thence southeasterly, along the arc of a curve concave northeasterly and having a radius of 400.00 feet, and arc distance of 210.41 feet, said arc being subtended by a chord bearing and distance of South 18 degrees 50 minutes 51 seconds East, 207.99 feet; thence South 33 degrees 55 minutes 00 seconds East, 164.97 feet; thence southeasterly, along the arc of a curve concave southwesterly and having a radius of 100.00 feet, an arc distance of 60.51 feet, said arc being subtended by a chord bearing and distance of South 16 degrees 35 minutes 00 seconds East, 59.59 feet; thence South 00 degrees 45 minutes 01 second West, 18.27 feet; thence South 69 degrees 23 minutes 23 seconds West, 18.19 feet; thence South 07 degrees 59 minutes 23 seconds East, 14.38 feet; thence southwesterly, along the arc of a curve concave southeasterly and having a radius of 935.00 feet, an arc distance of 66.01 feet, said arc being subtended by a chord bearing and distance of South 62 degrees 12 minutes 59 seconds West, 66.00 feet; thence South 68 degrees 31 minutes 37 seconds West, 67.53 feet; thence North 73 degrees 59 minutes 27 seconds West, 55.06 feet; thence westerly, along the arc of a curve concave southerly and having a radius of 235.00 feet, an arc distance of 92.89 feet, said arc being subtended by a chord bearing and distance of North 80 degrees 33 minutes 24 seconds West, 92.29 feet; thence North 64 degrees 42 minutes 04 seconds West, 29.77 feet; thence southwesterly, along the arc of a curve concave southeasterly and having a radius of 250.00 feet, an arc distance of 36.03 feet, said arc being subtended by a chord bearing and distance of South 77 degrees 54 minutes 27 seconds West, 36.00 feet; thence South 73 degrees 46 minutes 51 seconds West, 311.17 feet; thence North 19 degrees 49 minutes 41 seconds West, 42.59 feet; thence South 70 degrees 10 minutes 19 seconds West, 70.00 feet; thence South 64 degrees 22 minutes 29 seconds West, 1.33 feet; thence North 86 degrees 22 minutes 09 seconds West, 34.11 feet; thence North 41 degrees 01 minute 37 seconds West, 56.57 feet; thence South 70 degrees 33 minutes 23 seconds West, 45.38 feet; thence North 63 degrees 05 minutes 14 seconds West, 54.94 feet; thence South 04 degrees 52 minutes 51 seconds West, 31.75 feet; thence South 87 degrees 18 minutes 29 seconds West, 54.98 feet; thence North 75 degrees 51 minutes 38 seconds West, 49.23 feet; thence North 88 degrees 11 minutes 23 seconds West, 69.65 feet to the point of beginning; being 31.70 acres, more or less, in area.

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.

Pulte Home Company, LLC

Esther Hare, Witness William Roberts, Witness By: _____ Justin Dudley, Vice President of Land Acquisition

STATE OF FLORIDA, COUNTY OF ST JOHNS

The foregoing instrument was acknowledged before me by means of ☒ personal appearance or ☐ online notarization this 3 day of March, 2022, by Justin Dudley, as vice president of Land Acquisition on behalf of Pulte Home Company, LLC.

Notary Public State of Florida
Patti J Barrett
My Commission GG 364011
Expires 08/08/2023

Patti J. Barrett
Notary Public, State of Florida

ADOPTION AND DEDICATION

This to certify that Pulte Home Company, LLC, a Florida limited liability company, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon known as Bradley Creek Crossing Unit 1, 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 those lands. Bradley Park Drive, Meridian Way, Glade Lane and all easements for drainage, utilities and sewers, unobstructed easements and non-access easements as shown hereon 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 are hereby irrevocably dedicated to Clay County, its successors and assigns, and are subject to the following covenants which shall run with the land.

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 trails, courts, lands and streets hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from said trails, courts, lanes and 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 Dedicator 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 Dedicator, as owner of the lands described and captioned hereon, shall indemnify Clay County and save it harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of an occurrence in, upon, at or from the lakes and filtration systems described above, or any part thereof, occasioned wholly or in part by any act or omission of the Dedicator, its agents, contractors, employees, servants, licensees or concessionaires with Bradley Creek Crossing Unit 1. The indemnification shall run with the land and Dedicator and the successors of Dedicator shall be subject to it for matters arising during such party's ownership of the lakes and filtration systems described above.

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 Clay 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.

Tracts "A-1", "A-2", "B-1" thru "B-5", "C-1", "C-2", "C'-3", "D-1", "D-2", "D-3", "D-6", "E-3", "E-4", "F-1", "F-3", "F-4", "H-1", "H-2", "H-3", "I-1" and "I-2" are dedicated to the Bradley Creek Homeowners Association, Inc.
Tract "G" is dedicated to Clay County Utility Authority.
Drainage Easements are reserved unto Clay County, its successors and/or assigns.
The Easements described in General Notes 12 through 16 herein, shall be irrevocably dedicated as stated therein.
A utility easement is dedicated to Clay County Utility Authority over all of Tracts "F-1", "F-3", "F-4", "H-1", "H-2" and "H-3".
A utility easement is dedicated to Clay County Electric Cooperative over all of Tract "H-1".

Those easements designated as AT+T easements are hereby irrevocably dedicated to BellSouth Telecommunications, LLC., a Georgia limited liability company d/b/a AT+T Florida, its successors and assigns, for their exclusive telecom use. Those easements designated as AT+T access easement are hereby irrevocably dedicated to Bellsouth Telecommunications, LLC., a Georgia limited liability company d/b/a AT+T Florida, its successors and assigns for their non-exclusive use.

The Dedicator does hereby reserve for itself and its assigns, an easement over all tracts dedicated to the homeowners' association for purposes of constructing infrastructure and other improvements. The Dedicator does hereby further reserve unto itself and its assigns, an easement for landscaping and construction of signs over all open space tracts, all landscape buffer tracts and easements (other than easements for access, ingress and egress), the maintenance responsibilities for such Dedicator signage shall be those of the Dedicator, its successors and assigns.

The Dedicator hereby reserves and shall have the sole and absolute right at any time with the consent of the governing body of any municipality or other government body politic then having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands, tracts or easements remaining privately owned by it.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the sole and exclusive property of the Dedicator, its successors and assigns, in any of said easements.

In witness whereof, Pulte Home Company, LLC has caused these presents to be executed on its behalf on the date below.

Pulte Home Company, LLC

Esther Hare, witness William Roberts, witness By: _____ Justin Dudley, Vice President of Land Acquisition

STATE OF FLORIDA, COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ personal appearance or ☐ online notarization this 3 day of March, 2022, by Justin Dudley, vice president of Land Acquisition, on behalf of Pulte Home Company, LLC.

Notary Public State of Florida
Patti J Barrett
My Commission GG 364011
Expires 08/08/2023

Patti J Barrett
Notary Public, State of Florida

Elland + Associates, Inc., LB 1381
PROFESSIONAL SURVEYORS and MAPPERS
615 Blanding Blvd, Orange Park, FL
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Pulte Home Company, LLC

Esther Hare, Witness William Roberts, Witness By: _____ Justin Dudley, Vice President of Land Acquisition

STATE OF FLORIDA, COUNTY OF ST JOHNS

The foregoing instrument was acknowledged before me by means of ☒ personal appearance or ☐ online notarization this 3 day of March, 2022, by Justin Dudley, as vice president of Land Acquisition on behalf of Pulte Home Company, LLC.

Notary Public State of Florida
Patti J Barrett
My Commission GG 364011
Expires 08/08/2023

Patti J. Barrett
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All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the sole and exclusive property of the Dedicator, its successors and assigns, in any of said easements.

In witness whereof, Pulte Home Company, LLC has caused these presents to be executed on its behalf on the date below.

Pulte Home Company, LLC

Esther Hare, witness William Roberts, witness By: _____ Justin Dudley, Vice President of Land Acquisition

STATE OF FLORIDA, COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ personal appearance or ☐ online notarization this 3 day of March, 2022, by Justin Dudley, vice president of Land Acquisition, on behalf of Pulte Home Company, LLC.

Notary Public State of Florida
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LAND USE	LA RF
ZONING	LA RF
AREA	31.70 AC.+/-
No. LOTS	57
MIN.LOT SIZE	6000 Sq. Ft.

PLAT BOOK 66 PAGE 55

SHEET 2 OF 7 SHEETS

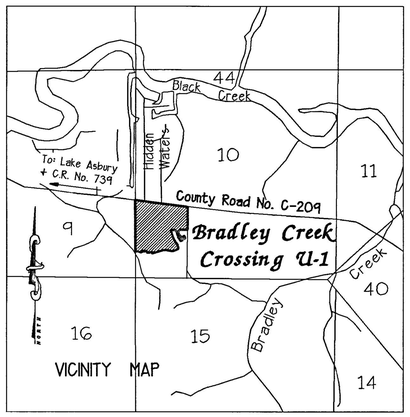
TYPE I SUBDIVISION LA RF ZONE

OWNER	ENGINEER	SURVEYOR
Pulte Home Company, LLC 3350 Peachtree Road, NE Suite 150 Atlanta, Georgia 30326	K2K Engineering and Consulting, LLC 12406 Pony Court Tampa, Florida, 33626	Eiland + Associates 615 Blanding Blvd. Orange Park, FL

Electric service provided by Clay Electric Cooperative, Inc.

Water and Sewer service provided by Clay County Utility Authority.

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 this plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.



DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL

Approved this 7th day of March, 2022.

Director

COUNTY ENGINEER APPROVAL

Approved this 7th day of MARCH, 2022.

County Engineer

COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 24 day of MARCH 2022. by the Board of County Commissioners, Clay County, Florida.

Tara S. Green, Clay County Clerk of Court and Comptroller — Ex-Officio Clerk to 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 66, pages 54 through 60 of the public records of Clay County, Florida this 24th day of MARCH, 2022.

Clerk of the Circuit Court

SURVEYOR'S CERTIFICATE OF REVIEW

The undersigned surveyor hereby certifies that he has reviewed this plat on behalf of Clay County, Florida, in accordance with the requirements of Section 177.081(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 1st day of March, 2022.

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 1st day of March, 2022.

Harold T. Eiland
Florida Cert. No. 2518
Eiland and Associates, Inc., LB 1381
615 Blanding Boulevard
Orange Park, Florida 272-1000

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3350 Peachtree Road, NE Suite 150
Atlanta, Georgia 30326

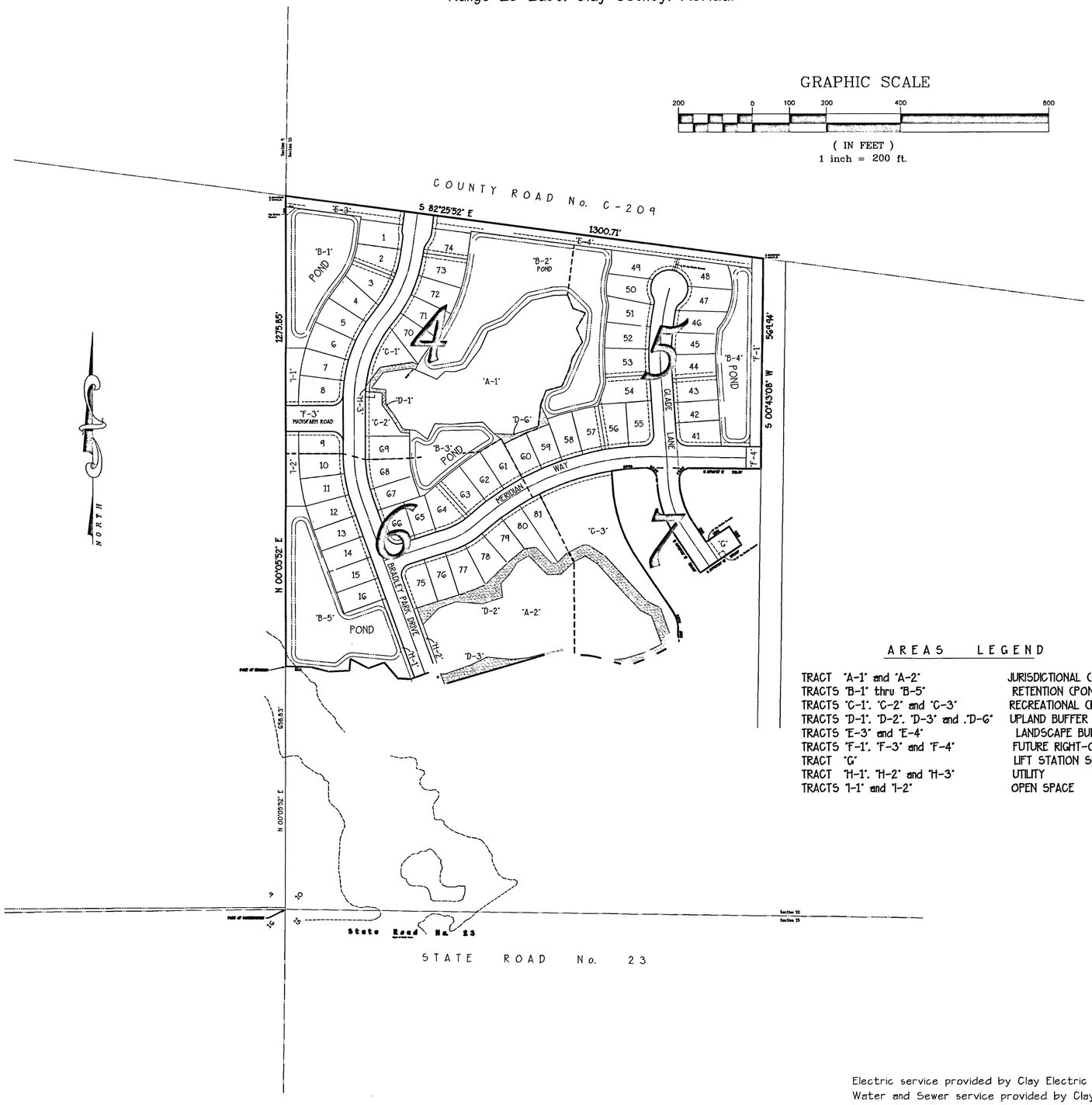
ENGINEER
K2K Engineering and Consulting, LLC
12406 Pony Court
Tampa, Florida, 33626

SURVEYOR
Eiland + Associates
615 Blanding Blvd.
Orange Park, FL

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.



AREAS LEGEND

TRACT "A-1" and "A-2"	JURISDICTIONAL (WETLANDS)
TRACTS "B-1" thru "B-5"	RETENTION (POND)
TRACTS "C-1", "C-2" and "C-3"	RECREATIONAL (PARK)
TRACTS "D-1", "D-2", "D-3" and ,"D-6"	UPLAND BUFFER
TRACTS "E-3" and "E-4"	LANDSCAPE BUFFER
TRACTS "F-1", "F-3" and "F-4"	FUTURE RIGHT-OF-WAY
TRACT "G"	LIFT STATION SITE
TRACT "H-1", "H-2" and "H-3"	UTILITY
TRACTS "I-1" and "I-2"	OPEN SPACE

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GENERAL NOTES

1) Permanent Control Point shown thus:
2) Permanent Reference Monument:
   4"x4" Concrete Monument LB 1381 shown thus: ●
   1/2" Iron Pipe LB 1381 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 = 10 feet for front porches.
   minimum front setback = 15 feet for facade
   minimum rear setback = 10 feet
   minimum side setback = 5 feet
6) Bearings shown hereon are based on N 00°05'52" E for the west line of said Section 10 as per O.R.B. 2671, pg. 1827 of the public records of Clay County, Florida.
7) All return radii are 30 feet unless noted otherwise.
8) According to Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2014, and Revision 1, dated September 25, 2020, the property shown hereon is situated in Zones "X" and "AE".
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/Owner hereby grants Clay Electric Cooperative, Inc., and Clay County Utility Authority, a ten foot (10') 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 water and sewer systems marked CCUA and shown on plat are hereby irrevocably and without reservation dedicated to Clay County Utility Authority (CCUA), its successors and assigns.
16) All easements for the underground electrical distribution system marked CEC and shown on plat are hereby irrevocably 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 Curvature
    R.P. Denotes Radius Point
18) C.D.D. Denotes Community Development District
19) The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes and does not represent an actual "as-built" condition.

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

Eiland + Associates, Inc., LB 1381
PROFESSIONAL SURVEYORS and MAPPERS
615 Blanding Blvd. Orange Park, FL
TELEPHONE (904) 272-1000

BK: 66 PG: 57

Bradley Creek Crossing Unit 1

Portion of land consisting of a portion of Section 10, Township 5 South, Range 25 East, Clay County, Florida.

LAND USE	LA RF
ZONING	LA RF
AREA	31.70 AC.+/-
No. LOTS	57
MIN.LOT SIZE	6000 Sq. Ft.

PLAT BOOK 66 PAGE 57

SHEET 4 OF 7 SHEETS

TYPE I SUBDIVISION LA RF ZONE

OWNER
Pulte Home Company, LLC
3350 Peachtree Road, NE Suite 150
Atlanta, Georgia 30326

ENGINEER
K2K Engineering and Consulting, LLC
12406 Pony Court
Tampa, Florida, 33626

SURVEYOR
Eiland + Associates
615 Blanding Blvd.
Orange Park, FL

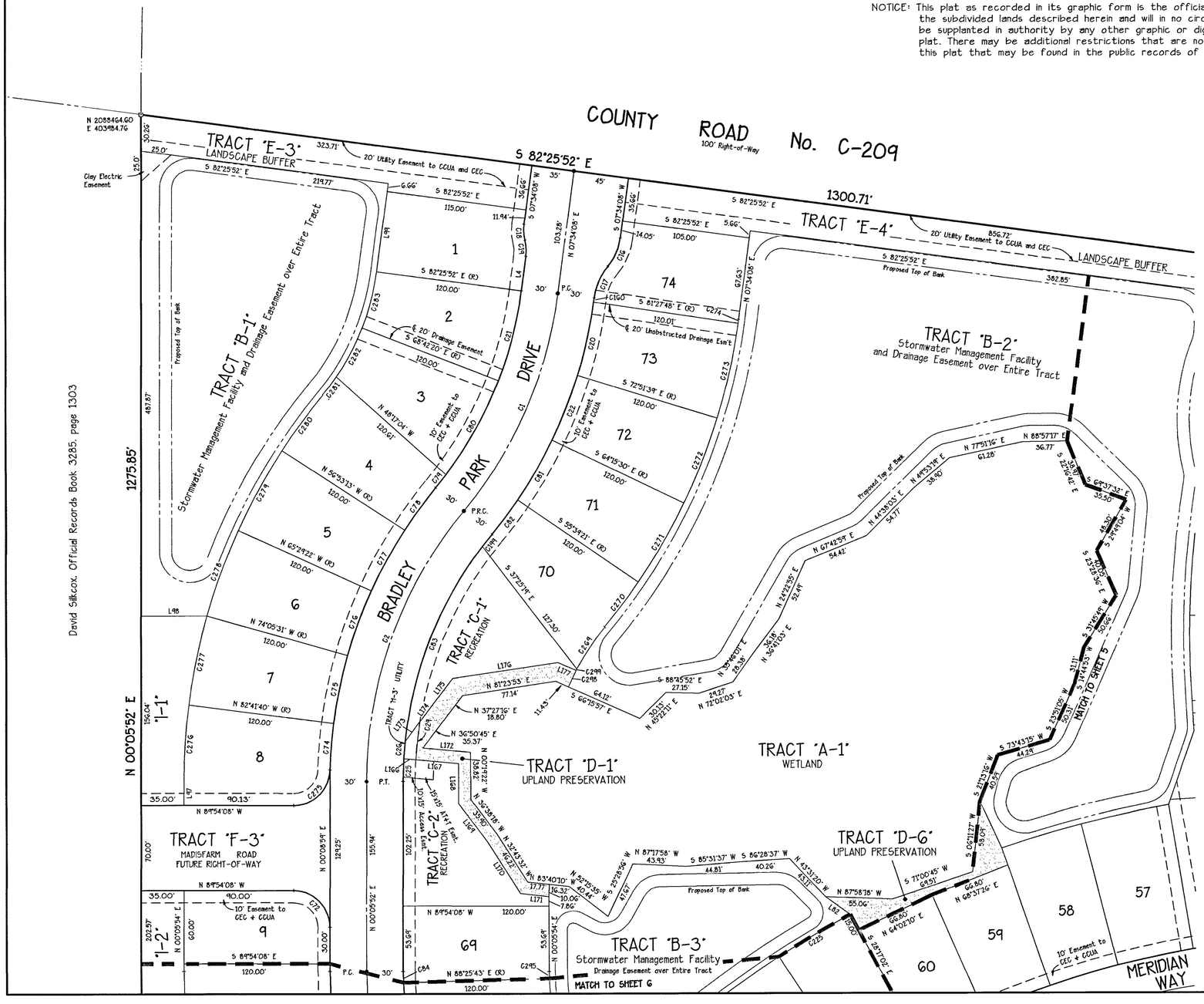
Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority.

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GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.



NORTH

LINE TABLE		
LINE	BEARING	LENGTH
L4	N07°34'08"E	28.70
L82	S54°18'19"E	24.86
L97	S00°05'52"W	19.61
L98	N89°54'08"W	53.92
L99	N07°34'08"E	66.63
L166	N84°52'23"W	10.00
L167	N84°52'23"W	35.20
L168	N00°19'22"W	33.01
L169	N36°38'18"W	38.83
L170	N32°43'32"W	50.64
L171	N83°40'10"W	23.63
L172	N84°52'23"W	39.21
L173	N36°50'45"E	20.45
L174	N36°50'45"E	19.62
L175	N37°27'16"E	24.93
L176	N81°23'53"E	87.54
L177	S66°15'57"E	16.15

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	197.76	350.00	N 23°27'17" E	195.14	32°22'24"
C2	241.56	350.00	S 11°52'11" W	236.79	39°32'37"
C16	25.72	45.00	N 23°50'25" E	25.37	32°44'39"
C17	28.75	50.00	S 23°44'25" W	28.35	32°56'40"
C18	13.31	35.00	S 03°19'22" E	13.23	21°47'26"
C19	13.31	35.00	N 03°19'28" W	13.23	21°47'12"
C20	62.05	380.00	N 12°27'40" E	61.99	9°21'23"
C21	76.66	320.00	N 14°25'54" E	76.47	13°43'32"
C22	57.05	380.00	N 21°26'26" E	57.00	8°36'09"
C25	18.63	320.00	S 01°47'02" W	18.63	03°22'14"
C26	13.45	320.00	S 04°43'08" W	13.45	02°24'53"
C29	31.37	310.00	S 06°18'55" W	31.36	05°47'52"
C30	19.01	30.00	S 18°28'50" E	18.70	36°18'56"
C72	47.12	30.00	N 44°54'08" W	42.43	90°00'00"
C74	38.36	380.00	S 04°24'49" W	38.34	5°47'02"
C75	57.05	380.00	S 11°36'25" W	57.00	8°36'09"
C76	57.05	380.00	S 20°12'34" W	57.00	8°36'09"
C77	57.05	380.00	S 28°48'43" W	57.00	8°36'09"
C78	43.30	380.00	S 36°22'38" W	43.27	6°31'42"
C79	13.78	320.00	N 38°24'29" E	13.78	2°28'01"
C80	88.68	320.00	N 29°14'04" E	88.41	15°52'48"
C81	57.05	380.00	N 30°02'35" E	57.00	8°36'09"
C82	35.13	380.00	N 36°59'34" E	35.12	5°17'49"
C83	207.97	320.00	S 18°42'56" W	204.33	37°14'12"
C84	9.32	320.00	S 00°44'13" E	9.32	1°40'10"
C160	3.41	380.00	N 07°31'32" E	3.41	0°30'53"
C199	12.88	320.00	S 38°29'16" W	12.88	2°18'25"
C225	68.02	850.00	S 59°25'25" W	68.00	4°35'06"
C268	16.42	200.00	S 25°20'57" W	16.41	4°42'11"
C269	41.68	200.00	S 33°40'16" W	41.61	11°56'27"
C270	46.23	500.00	N 36°54'34" E	46.21	5°17'50"
C271	75.07	500.00	N 30°02'35" E	75.00	8°36'09"
C272	75.07	500.00	N 21°26'26" E	75.00	8°36'09"
C273	80.07	500.00	N 12°33'06" E	79.99	9°10'32"
C274	3.45	500.00	N 07°45'59" E	3.45	0°23'42"
C275	46.38	30.00	N 45°46'35" E	41.90	88°34'34"
C276	62.90	500.00	S 03°42'06" W	62.86	7°12'28"
C277	75.07	500.00	S 11°36'25" W	75.00	8°36'09"
C278	75.07	500.00	S 20°12'34" W	75.00	8°36'09"
C279	75.07	500.00	S 28°48'43" W	75.00	8°36'09"
C280	56.97	500.00	S 36°22'38" W	56.94	6°31'42"
C281	18.16	200.00	N 37°02'23" E	18.16	5°12'12"
C282	45.88	200.00	N 27°51'58" E	45.78	13°08'37"
C283	47.91	200.00	N 14°25'54" E	47.80	13°43'32"
C295	5.83	200.00	N 00°44'16" E	5.83	01°40'11"
C296	15.01	200.00	N 25°06'52" E	15.01	04°18'00"
C299	1.41	200.00	N 27°29'57" E	1.41	00°24'10"

David Silkcox. Official Records Book 3285, page 1303

BK: 66 PG: 58

Bradley Creek Crossing Unit 1

LAND USE	LA RF
ZONING	LA RF
AREA	31.70 AC.+/-
No. LOTS	57
MIN.LOT SIZE	6000 Sq. Ft.

PLAT BOOK 66 PAGE 58
SHEET 5 OF 7 SHEETS

TYPE I SUBDIVISION LA RF ZONE

Portion of land consisting of a portion of Section 10, Township 5 South, Range 25 East, Clay County, Florida.

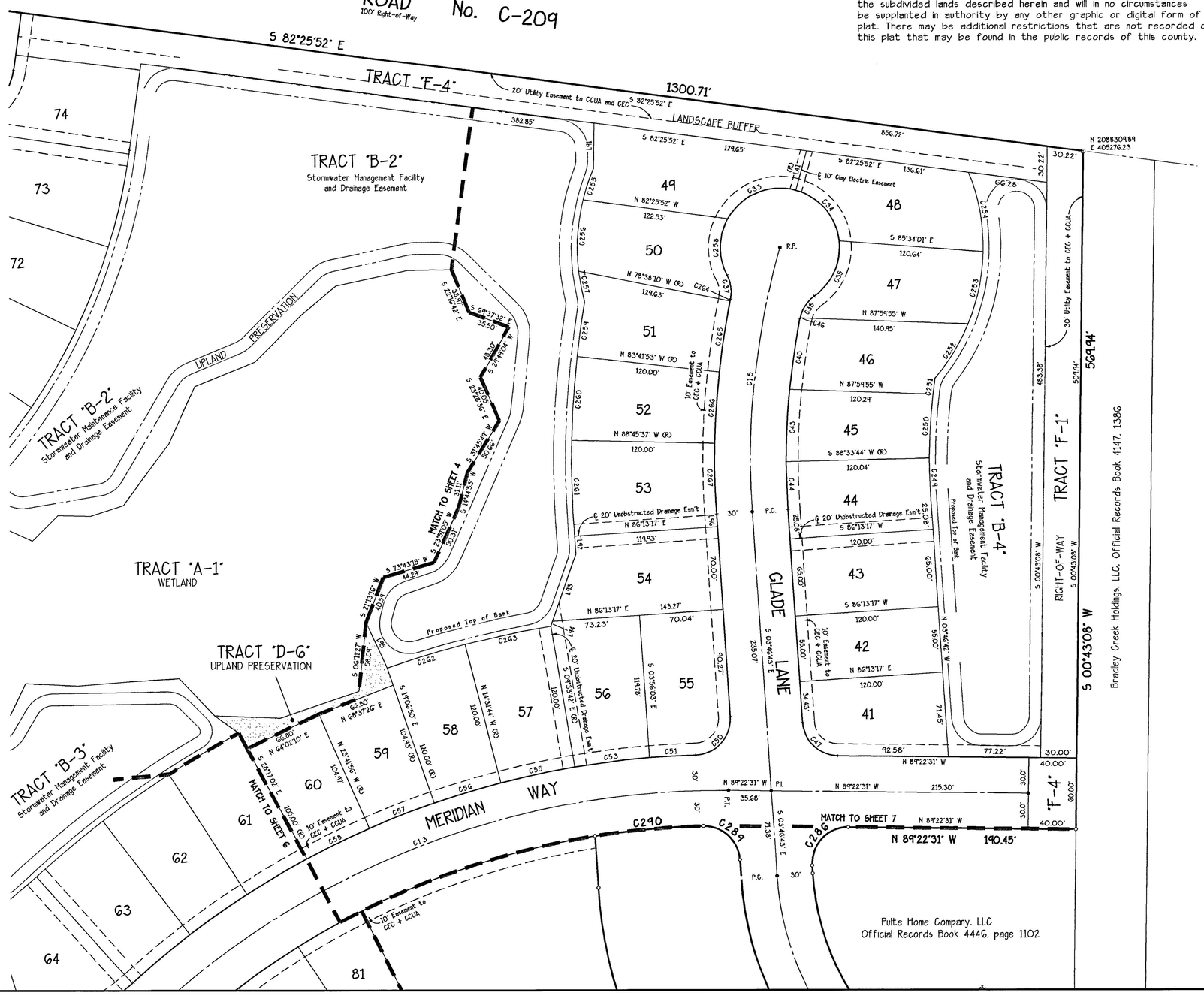
OWNER	ENGINEER	SURVEYOR
Pulte Home Company, LLC 3350 Peachtree Road, NE Suite 150 Atlanta, Georgia 30326	K2K Engineering and Consulting, LLC 12406 Pony Court Tampa, Florida 33626	Eiland + Associates 615 Blanding Blvd. Orange Park, FL

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

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GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

NORTH



LINE TABLE		
LINE	LENGTH	BEARING
L41	34.26	N15°24'13"E
L91	37.85	S00°46'32"W
L92	14.92	N03°46'42"W
L93	54.79	N19°07'10"E
L94	4.38	N19°07'10"E
L95	42.16	N24°41'38"W
L96	10.56	S03°46'43"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C13	524.69	700.00	S 69°09'05" W	512.50	42°56'48"
C15	224.19	650.00	S 06°06'09" W	223.09	19°45'44"
C33	66.46	50.00	S 67°19'37" W	61.67	76°09'12"
C34	59.47	50.00	N 40°31'29" W	56.02	68°08'37"
C35	53.63	50.00	N24°16'34"E	51.10	61°27'27"
C37	20.54	30.00	N 08°05'36" W	20.14	39°13'33"
C38	22.51	30.00	S 33°30'27" W	21.99	42°58'40"
C40	59.91	620.00	S 08°19'04" W	59.89	5°32'11"
C43	61.01	620.00	S 02°43'50" W	60.99	5°38'17"
C44	39.93	620.00	S 01°56'01" E	39.93	3°41'25"
C46	0.48	30.00	S 11°32'54" W	0.48	0°55'27"
C47	44.82	30.00	S 46°34'37" E	40.77	85°35'48"
C50	46.28	30.00	N 42°19'37" E	41.24	92°12'39"
C51	38.56	730.00	S 86°55'08" W	38.56	3°01'36"
C53	63.29	730.00	S 82°55'19" W	63.27	4°58'02"
C55	63.29	730.00	S 77°57'17" W	63.27	4°58'02"
C56	58.42	730.00	S 73°10'43" W	58.40	4°35'06"
C57	58.42	730.00	S 68°35'37" W	58.40	4°35'06"
C58	58.42	730.00	S 64°00'31" W	58.40	4°35'06"
C249	35.03	500.00	S 01°46'18" E	35.02	4°00'51"
C250	53.82	500.00	S 03°19'09" W	53.79	6°10'02"
C251	13.38	500.00	S 07°10'11" W	13.38	1°32'01"
C252	53.71	170.00	N 31°14'42" E	53.49	18°06'08"
C253	62.15	170.00	N 11°43'17" E	61.80	20°56'42"
C254	68.50	170.00	N 10°17'40" W	68.04	23°05'11"
C255	27.96	170.00	S 18°31'03" W	27.92	9°25'20"
C256	60.46	170.00	S 03°37'04" W	60.14	20°22'39"
C257	26.30	170.00	S 11°00'09" E	26.27	8°51'46"
C258	49.70	50.00	S 00°46'19" W	47.68	56°57'23"
C259	46.38	800.00	S 07°57'46" W	46.38	3°19'19"
C260	70.68	800.00	S 03°46'15" W	70.66	5°03'44"
C261	80.63	800.00	S 01°38'51" E	80.59	5°46'28"
C262	68.02	650.00	S 73°10'44" W	68.00	4°35'06"
C263	73.69	650.00	S 77°57'17" W	73.67	4°58'02"
C264	1.84	680.00	S 11°26'31" W	1.84	0°09'20"
C265	60.08	680.00	S 08°49'59" W	60.06	5°03'44"
C266	60.08	680.00	S 03°46'16" W	60.06	5°03'44"
C267	58.56	680.00	S 01°16'10" E	58.54	5°01'07"
C286	49.43	30.00	S43°25'23"W	44.02	94°24'12"
C289	45.75	30.00	N47°27'57"W	41.44	87°22'27"
C290	91.47	670.00	S84°56'10"W	91.40	7°49'20"

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