

Bradley Creek Crossing Unit 2

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

LAND USE
ZONING
AREA
No. LOTS
NET LOT SIZE

LA RF
LA RF
22.88 AC +/-
43
6000 Sq. Ft.

PLAT BOOK 66 PAGE 61
SHEET 1 OF 7 SHEETS

TYPE I SUBDIVISION

OWNER Pulte Home Company, LLC 3350 Peachtree Road NE 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 of thereof, North 00 degrees 05 minutes 52 seconds East, 0.27 feet to the north line of State Road No. 23 and the point of beginning; thence continue on said west line, North 00 degrees 05 minutes 52 seconds East, 658.56 feet; thence South 88 degrees 11 minutes 23 seconds East, 69.65 feet; thence South 75 degrees 51 minutes 38 seconds East, 49.23 feet; thence North 87 degrees 18 minutes 29 seconds East, 54.98 feet; thence North 04 degrees 52 minutes 51 seconds East, 31.75 feet; thence South 63 degrees 05 minutes 14 seconds East, 54.94 feet; thence North 70 degrees 33 minutes 23 seconds East, 45.38 feet; thence South 41 degrees 01 minute 37 seconds East, 56.57 feet; thence South 86 degrees 22 minutes 09 seconds East, 34.11 feet; thence North 64 degrees 22 minutes 24 seconds East, 1.33 feet; thence North 70 degrees 10 minutes 19 seconds East, 70.00 feet; thence South 19 degrees 49 minutes 41 seconds East, 42.59 feet; thence North 73 degrees 46 minutes 51 seconds East, 311.17 feet; thence northeasterly, 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 North 77 degrees 54 minutes 27 seconds East, 36.00 feet; thence South 64 degrees 42 minutes 04 seconds East, 29.77 feet; thence easterly, 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 South 80 degrees 33 minutes 24 seconds East, 92.29 feet; thence South 73 degrees 59 minutes 27 seconds East, 55.06 feet; thence North 68 degrees 31 minutes 37 seconds East, 67.53 feet; thence northeasterly, 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 North 62 degrees 12 minutes 59 seconds East, 66.00 feet; thence North 07 degrees 59 minutes 23 seconds West, 14.38 feet; thence North 69 degrees 23 minutes 23 seconds East, 18.19 feet; thence North 00 degrees 45 minutes 01 second East, 18.27 feet; thence northerly on the arc of a curve concave westerly 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 North 16 degrees 35 minutes 00 seconds West, 59.59 feet; thence North 33 degrees 55 minutes 00 seconds West, 164.97 feet; thence northerly on the arc of a curve concave easterly and having a radius of 400.00 feet an arc distance of 210.41 feet, said arc being subtended by a chord bearing and distance of North 18 degrees 50 minutes 51 seconds West, 207.99 feet; thence North 03 degrees 46 minutes 42 seconds West, 43.43 feet; thence easterly on the arc of a curve concave southerly and having a radius of 670.00 feet, an arc distance of 91.47 feet, said arc being subtended by a chord bearing and distance of North 84 degrees 56 minutes 10 seconds East, 91.40 feet; thence southeasterly, on 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 South 47 degrees 27 minutes 57 seconds East, 41.44 feet; thence South 03 degrees 46 minutes 43 seconds East, 15.52 feet; thence southerly on the arc of a curve concave easterly 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 South 18 degrees 50 minutes 52 seconds East, 145.59 feet; thence South 33 degrees 55 minutes 00 seconds East, 124.00 feet; thence North 56 degrees 05 minutes 00 seconds East, 135.00 feet; thence North 33 degrees 55 minutes 00 seconds West, 60.00 feet; thence South 56 degrees 05 minutes 00 seconds West, 75.00 feet; thence North 33 degrees 55 minutes 00 seconds West, 64.00 feet; thence northerly on the arc of a curve concave easterly 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 North 18 degrees 50 minutes 52 seconds West, 114.39 feet; thence North 03 degrees 46 minutes 43 seconds West, 6.59 feet; thence northeasterly on 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 North 43 degrees 25 minutes 23 seconds East, 44.02 feet; thence South 89 degrees 22 minutes 31 seconds East, 190.45 feet; thence South 00 degrees 43 minutes 08 seconds West, 1210.35 feet to said north line of State Road No. 23; thence on said north line, North 89 degrees 13 minutes 49 seconds West, 1270.46 feet; to the point of beginning; being 22.88 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.

By: Pulte Home Company, LLC

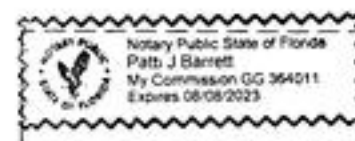

Chris Hill, Witness

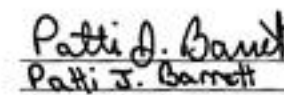

William Roberts, Witness

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, Pulte Home Company, LLC on behalf of the company.




Patti J. Barrett
Notary Public, State of Florida

ADOPTION AND DEDICATION

This is to certify that Pulte Home Company, LLC, a Michigan limited liability company, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon known as Bradley Creek Crossing 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 those lands, Bradley Park Drive, 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 2. This indemnification shall run with the land and the assigns of the Dedicator and 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 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-3", "A-4", "A-5", "B-6", "B-7", "B-8", "C-4", "D-4", "D-5", "D-6", "E-1", "H-1", "I-1", "I-2", "I-3", "I-4" and "I-5" are dedicated to the Bradley Creek Homeowners Association, Inc.

Drainage Easements are reserved unto Clay County, its successors and/or assigns.

An easement for utilities is dedicated to Clay Electric Cooperative over all of Tract "H-1".

An easement for utilities is dedicated to Clay County Utility Authority over all of Tracts "H-1" and "I-5".

The Easements described in General Notes 12 through 16 herein, shall be irrevocably dedicated as stated therein.

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, has caused these presents to be executed on its behalf on the date below.

Pulte Home Company, LLC


Chris Hill, 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, Pulte Home Company, LLC, on behalf of the company.


Patti J. Barrett
Notary Public, State of Florida



Elland + Associates, Inc. LD 1381
PROFESSIONAL SURVEYORS AND MAPPERS
615 Blanding Blvd. Orange Park, FL
TELEPHONE (904) 272-1000

Bradley Creek Crossing Unit 2

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

LAND USE
ZONING
AREA
No. LOTS
MIN LOT SIZE

LA RT
LA RT
22.86 AC +/-
43
6000 Sq. Ft.

PLAT BOOK **66** PAGE **62**

SHEET 2 OF 7 SHEETS

TYPE I SUBDIVISION "PUD" ZONE

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

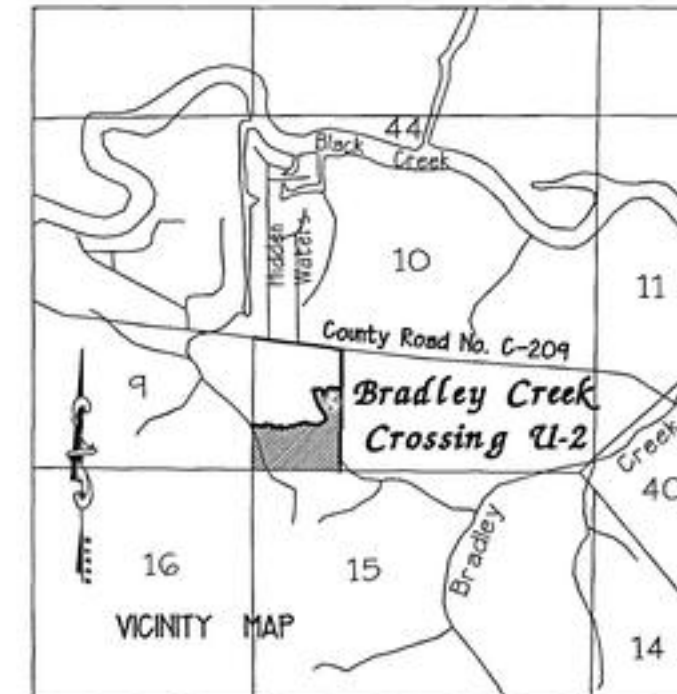
Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority.

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.

T. Elson
Director



COUNTY ENGINEER APPROVAL

Approved this 7th day of March, 2022.

Richard G. ...
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 Tara S. Green, Clay County Clerk of Court
and Comptroller Ex Officio Clerk to the Board
W. Sullivan 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 61-67 through 67 of the public records of Clay County, Florida this 24th day of March, 2022.

Tara S. Green
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 14th day of March, 2022.

John M. McLaren
John M. McLaren
Florida Registration No 5979
6431 Connie Jean Road
Tampa, 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 14th day of March, 2022.

Harold T. Eland
Harold T. Eland
Florida Cert. No. 2518
Eland and Associates, Inc., LB 1381
615 Blanding Boulevard
Orange Park, Florida 32067-1000

Bradley Creek Crossing Unit 2

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

LAND USE
ZONING
AREA
No. LOTS
MIN LOT SIZE

LA RF
22.00 AC +/-
43
6000 Sq. Ft.

PLAT BOOK 66 PAGE 63

SHEET 3 OF 7 SHEETS

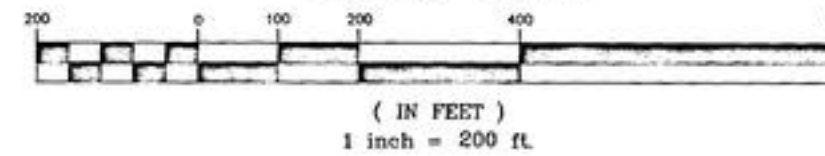
TYPE I SUBDIVISION

OWNER
Pulte Home Company, LLC
3350 Peachtree Road NE
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



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.

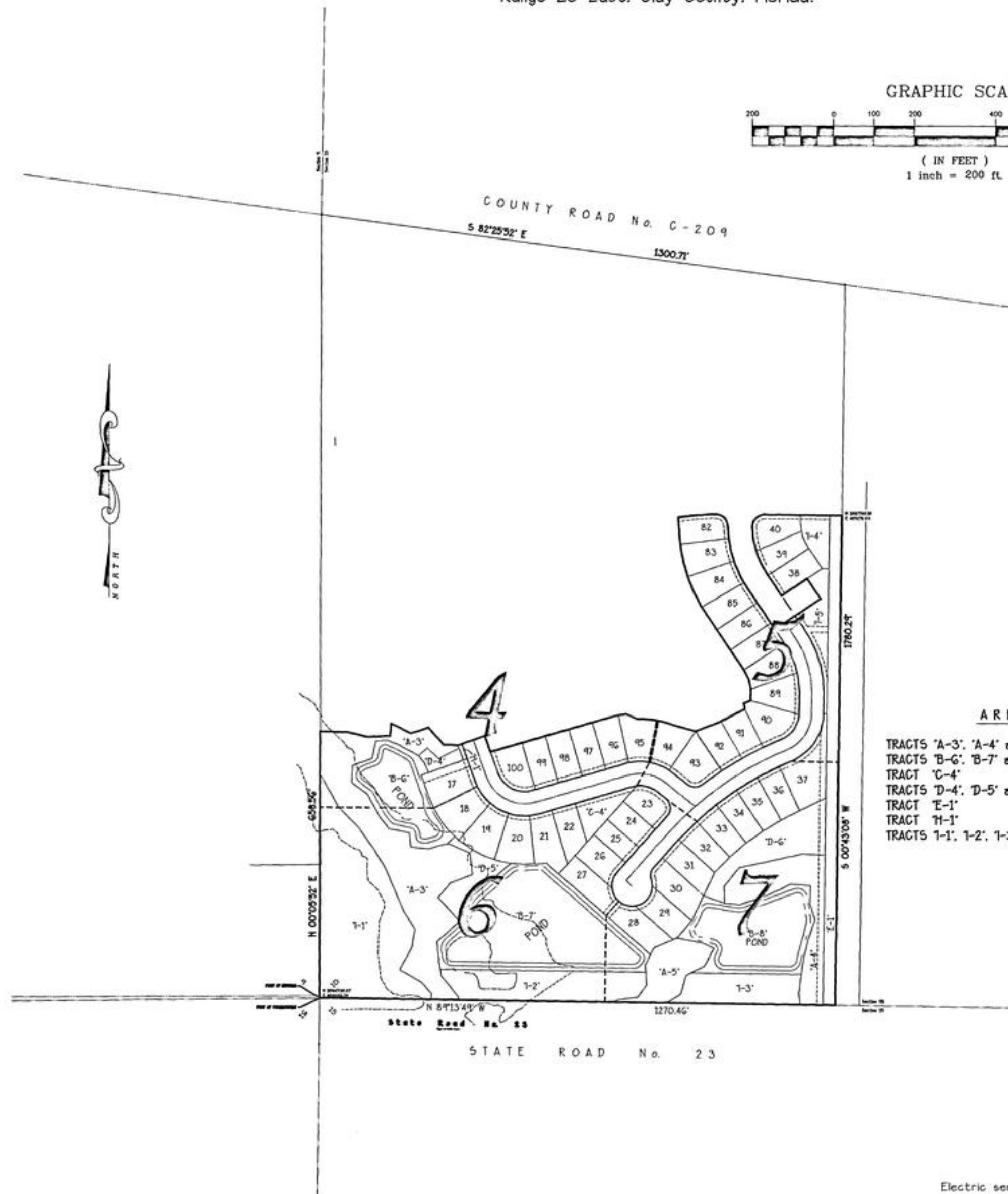
GENERAL NOTES

- 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 = 20 feet
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, 2022, 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.

AREAS LEGEND

TRACTS 'A-3', 'A-4' and 'A-5'
TRACTS 'B-6', 'B-7' and 'B-8'
TRACT 'C-4'
TRACTS 'D-4', 'D-5' and 'D-6'
TRACT 'E-1'
TRACT 'H-1'
TRACTS 1-1', 1-2', 1-3', 1-4' and 1-5'

JURISDICTIONAL (WETLANDS)
RETENTION (POND)
RECREATIONAL (PARK)
UPLAND BUFFER
FUTURE RIGHT-OF-WAY
UTILITY
LANDSCAPE BUFFER (Open space)



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

Bradley Creek Crossing Unit 2

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

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.

LAND USE
ZONING
AREA
No. LOTS
PLOT SIZE

LA RT
22.85 AC +/-
43
6000 Sq. Ft.

PLAT BOOK 66 PAGE 64

SHEET 4 OF 7 SHEETS

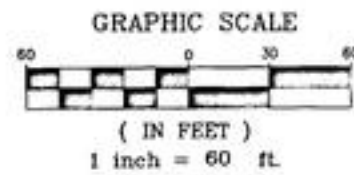
TYPE I SUBDIVISION

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

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

SURVEYOR: Eiland & Associates
615 Blanding Blvd.
Orange Park, FL

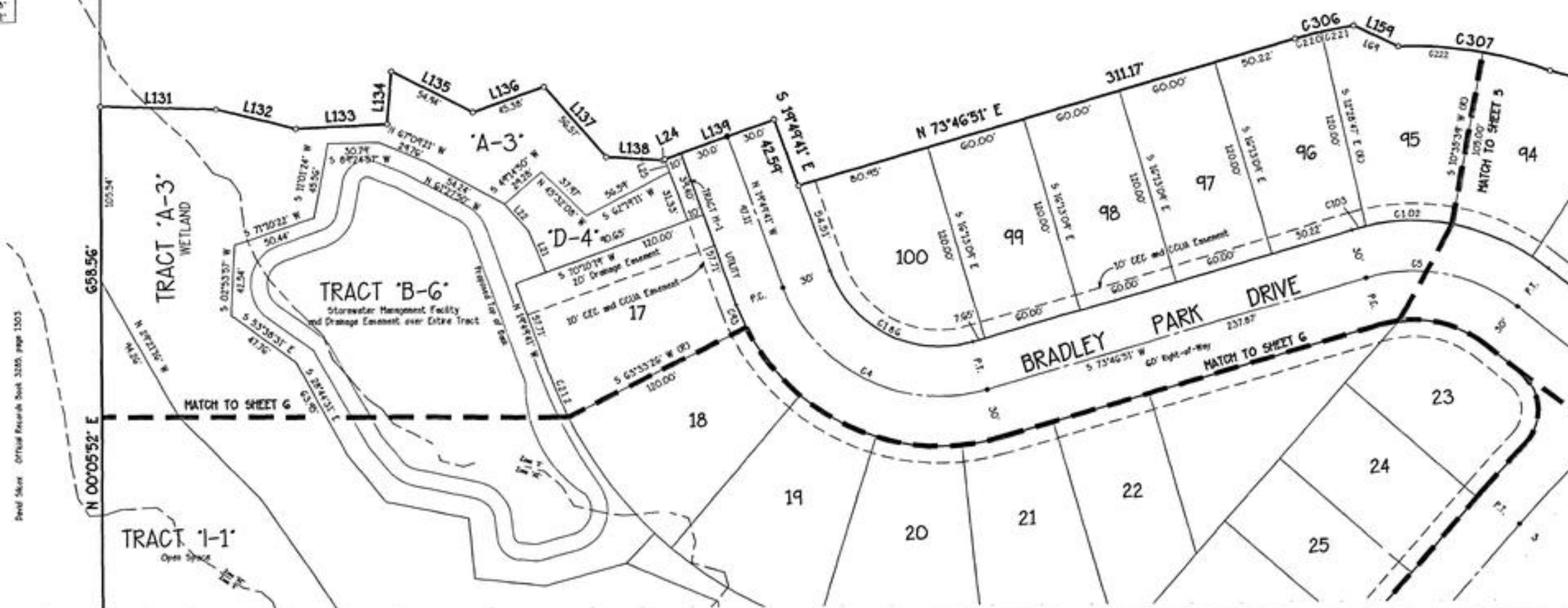
Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority.



CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C4	150.78	100.00	S63°01'25"E	134.90	86°23'28"
C5	96.19	100.00	N78°37'44"W	92.53	59°04'50"
C13	15.01	130.00	S23°08'08"E	15.00	6°36'54"
C102	52.55	130.00	S69°03'22"W	52.00	23°04'27"
C103	6.48	130.00	S77°38'57"W	6.48	3°44'37"
C184	206.55	70.00	S63°01'25"E	195.83	86°23'28"
C212	28.87	250.00	S23°08'04"E	28.85	6°37'00"
C220	16.31	250.00	S75°37'04"W	16.31	3°44'16"
C221	19.72	250.00	S77°46'47"W	19.71	4°21'09"
C222	51.16	235.00	N89°38'36"W	51.06	12°28'28"
C247	57.06	350.00	N67°50'48"E	57.00	7°20'28"
C248	31.17	300.00	N87°06'41"W	31.18	5°32'03"
C306	36.03	250.00	N77°54'27"E	36.00	8°15'28"
C307	92.81	235.00	S80°33'24"E	92.24	22°38'52"

LINE	BEARING	LENGTH
L21	N22°36'00"W	27.04
L22	N41°05'57"W	21.84
L24	N64°22'29"E	1.33
L25	S10°44'41"E	8.06
L67	S75°27'22"W	40.45
L68	N64°42'19"W	6.76
L69	N64°42'19"W	29.77
L72	S82°55'27"W	31.40
L73	N57°22'00"E	12.66
L74	N46°52'57"E	4.22
L76	N46°12'57"E	37.50
L76	N63°07'18"E	3.25
L77	S49°17'17"W	49.17
L78	N72°08'57"E	13.66
L79	N1°44'41"W	45.04
L80	N8°54'08"W	53.95
L81	N10°44'19"W	33.36
L101	N63°07'18"E	35.34
L131	S88°11'23"E	64.65
L132	S75°51'38"E	49.23
L133	N87°16'29"E	54.98
L134	N04°52'51"E	31.75
L135	S63°55'14"E	54.94
L136	N70°33'23"E	45.38
L137	S41°01'37"E	56.57
L138	S66°22'09"E	34.11
L139	N70°10'19"E	70.00
L140	N45°40'56"E	83.54
L141	N50°04'07"E	60.37
L142	N62°55'27"E	31.40
L143	S44°00'25"E	61.05
L144	N87°22'00"E	12.66
L146	N46°12'57"E	41.32
L148	S57°20'59"E	42.64
L159	S64°42'04"E	29.77

Pulte Home Company, LLC
Official Records Book 4446, page 1102



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

Bradley Creek Crossing Unit 2

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

LAND USE
ZONING
AREA
No. LOTS
MIN. LOT SIZE

LA RF
LA RF
22.86 AC. +/-
43
6000 Sq. Ft.

PLAT BOOK 66 PAGE 65

SHEET 5 OF 7 SHEETS

TYPE I SUBDIVISION

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

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

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

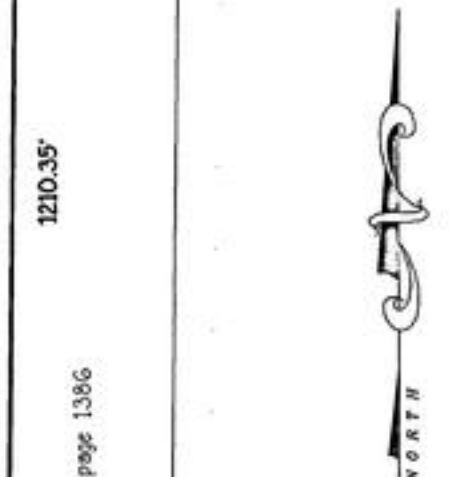
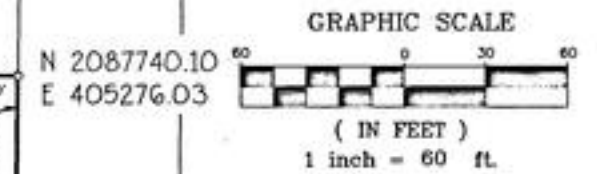
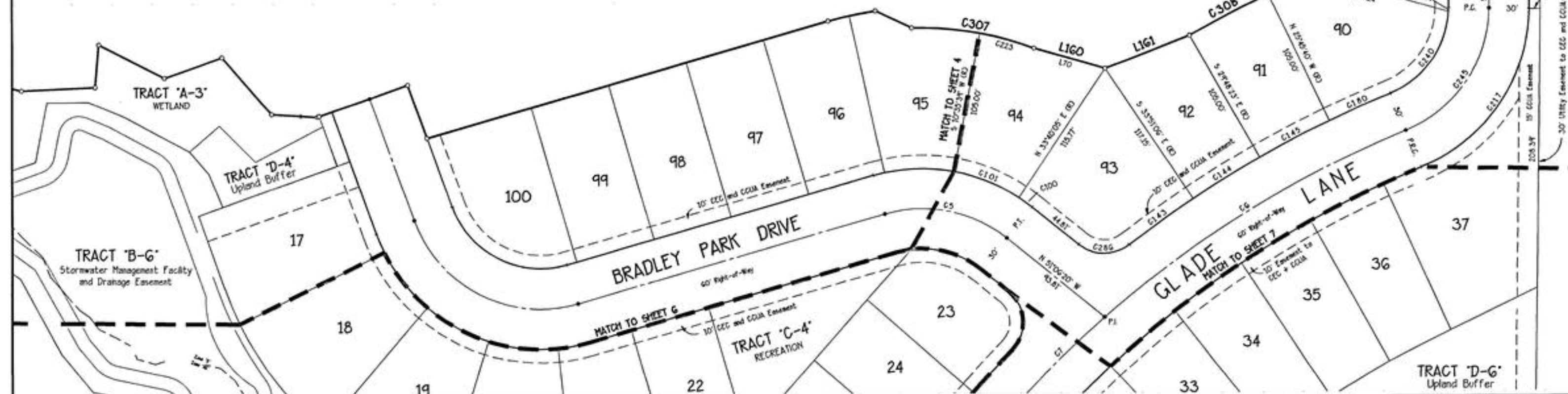
NOTICE: This plat as recorded in its graphic form is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of this plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

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

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C5	96.14	100.00	N78°34'44"W	42.53	55°06'50"
C6	265.14	800.00	S58°11'23"W	263.93	18°54'21"
C49	45.75	50.00	N47°23'57"W	41.44	8°12'27"
C52	83.32	670.00	S49°17'04"W	83.27	7°07'31"
C100	11.86	130.00	N63°43'09"W	11.86	5°13'38"
C101	52.35	130.00	N67°52'11"W	52.00	23°04'27"
C143	58.92	830.00	S54°06'52"W	58.91	4°04'03"
C144	58.60	830.00	S58°10'15"W	58.59	4°02'43"
C145	58.60	830.00	S62°11'58"W	58.59	4°02'43"
C163	15.25	280.00	S33°11'23"E	15.25	3°07'16"
C162	58.03	280.00	S24°51'24"E	57.93	11°52'32"
C163	58.03	280.00	S12°58'57"E	57.93	11°52'32"
C164	15.96	280.00	S09°24'42"E	15.96	3°15'58"
C165	52.04	220.00	S10°33'42"E	51.97	13°33'58"
C166	63.63	220.00	S25°37'51"E	63.41	16°34'79"
C160	48.93	830.00	S69°57'41"W	48.93	3°26'45"
C217	151.87	130.00	N34°13'02"E	143.38	66°56'03"
C223	41.73	235.00	N74°19'04"W	41.67	10°10'24"
C233	22.81	400.00	S05°24'42"E	22.80	3°16'00"
C234	82.91	400.00	S12°58'58"E	82.76	11°52'32"
C235	82.91	400.00	S24°51'30"E	82.76	11°52'32"
C236	21.74	400.00	S33°21'23"E	21.78	3°07'14"
C237	50.22	500.00	N17°31'51"W	49.69	28°46'19"
C238	10.24	300.00	N02°11'50"W	10.28	5°53'43"
C239	66.01	435.00	S62°12'54"W	66.00	4°02'43"
C240	78.83	70.00	N35°25'24"E	78.73	64°31'09"
C241	53.06	220.00	N06°04'33"W	52.43	13°48'08"
C242	80.09	220.00	N23°24'34"W	78.63	20°50'54"
C243	16.42	280.00	N16°35'00"W	16.44	34°40'01"
C244	2.45	70.00	N01°57'28"E	2.45	2°24'53"
C245	116.82	100.00	N34°13'02"E	110.24	66°56'03"
C246	151.26	250.00	N16°35'00"W	148.97	34°40'01"
C247	4.80	100.00	S05°35'07"E	4.79	5°36'50"
C248	42.80	100.00	S27°39'16"E	42.48	24°31'29"
C286	40.22	30.00	S69°30'45"E	37.27	76°48'50"
C299	60.51	100.00	N16°35'00"W	54.59	34°40'01"
C300	210.41	400.00	N18°50'51"W	207.94	30°08'18"
C301	46.47	670.00	N84°56'10"E	46.40	7°49'20"
C302	45.75	30.00	S47°27'57"E	41.44	8°12'27"
C303	147.28	280.00	S18°50'52"E	145.59	30°08'17"
C304	115.72	220.00	N18°50'51"W	114.39	30°08'17"
C305	49.43	30.00	N43°25'23"E	44.02	94°24'12"
C306	36.03	250.00	N74°54'27"E	36.00	8°15'28"
C307	42.84	235.00	S60°33'24"E	42.24	22°38'52"
C308	66.01	435.00	N62°12'54"E	66.00	4°02'43"

LINE	BEARING	LENGTH
L70	S73°54'28"E	55.06
L71	S62°53'19"W	47.42
L83	N03°46'42"W	43.43
L84	S33°55'00"E	44.97
L85	S00°45'01"W	18.27
L86	S64°23'23"W	18.19
L87	S07°54'23"E	14.38
L88	N03°46'42"W	28.74
L90	S33°55'00"E	4.00
L100	S64°16'38"E	16.28
L151	S42°14'54"E	96.70
L152	S63°10'58"E	41.45
L153	S14°28'53"E	92.30
L154	N64°23'23"E	18.19
L155	N00°45'01"E	18.27
L156	N03°46'42"W	43.43
L157	S03°46'43"E	15.52
L158	N03°46'43"W	6.59
L160	S73°58'27"E	55.06
L161	N64°31'37"E	67.53
L162	N07°54'23"W	14.38

Pulte Home Company, LLC
Official Records Book 4446, page 11102



BRADLEY CREEK HOLDINGS, LLC
Official Records Book 4147, page 1386

Good Tidings Trust
Official Records Book 1040, page 611

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

Bradley Creek Crossing Unit 2

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

LAND USE
ZONING
AREA
No. LOTS
MIN LOT SIZE

LA RF
LA RF
22.55 AC +/-
43
6000 Sq. Ft.

PLAT BOOK **66** PAGE **66**

SHEET 6 OF 7 SHEETS

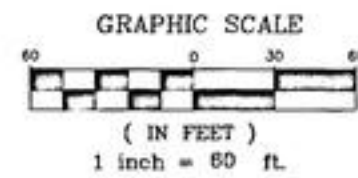
TYPE I SUBDIVISION

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

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

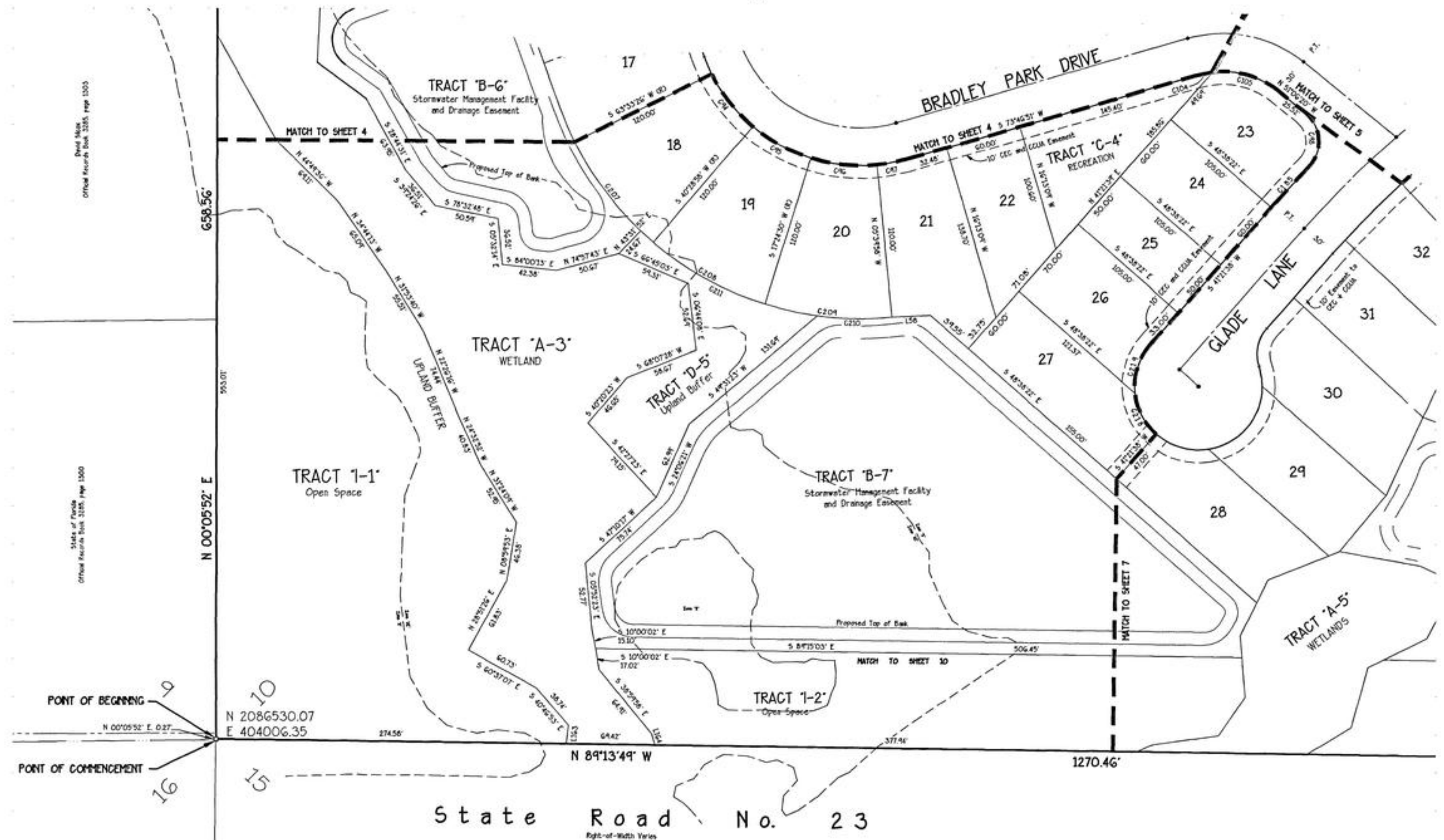
SURVEYOR
Eiland + Associates
615 Blanding Blvd.
Orange Park, FL

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



CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C194	52.35	130.00	S 37°58'48" E	92.00	23°04'28"
C195	52.35	130.00	S 41°03'16" E	92.00	23°04'28"
C196	52.35	130.00	S 84°07'44" E	92.00	23°04'28"
C197	23.94	130.00	N 74°03'26" E	23.94	10°33'31"
C198	49.78	30.00	N 03°33'52" W	44.27	85°04'55"
C204	11.50	70.00	S 78°30'27" W	11.54	4°27'12"
C205	55.78	70.00	N 73°56'08" W	54.32	49°34'37"
C185	42.67	830.00	S 42°30'13" E	42.66	2°56'44"
C207	100.68	250.00	S 37°58'48" E	100.00	23°04'28"
C208	100.68	250.00	S 61°03'36" E	100.00	23°04'28"
C209	100.68	250.00	S 84°07'44" E	100.00	23°04'28"
C210	58.64	250.00	S 88°56'46" E	58.51	13°26'24"
C211	106.02	250.00	S 64°20'57" E	103.50	35°45'26"
C218	36.88	50.00	S 27°30'23" E	36.05	42°15'57"
C219	41.66	50.00	S 17°24'43" W	40.46	47°44'15"

LINE	BEARING	LENGTH
L58	N87°21'13" E	20.26
L163	S67°05'22" W	14.74
L164	S16°24'24" E	8.32



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.

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

Bradley Creek Crossing Unit 2

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

LAND USE
ZONING
AREA
No. LOTS
PILOT SIZE

LA RT
LA RT
22.86 AC +/-
43
6000 Sq. Ft.

PLAT BOOK 66 PAGE 67

SHEET 7 OF 7 SHEETS

TYPE I SUBDIVISION

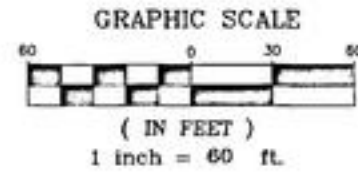
OWNER
Pulte Home Company, LLC
3350 Peachtree Road NE
Atlanta, Georgia 30326

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

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

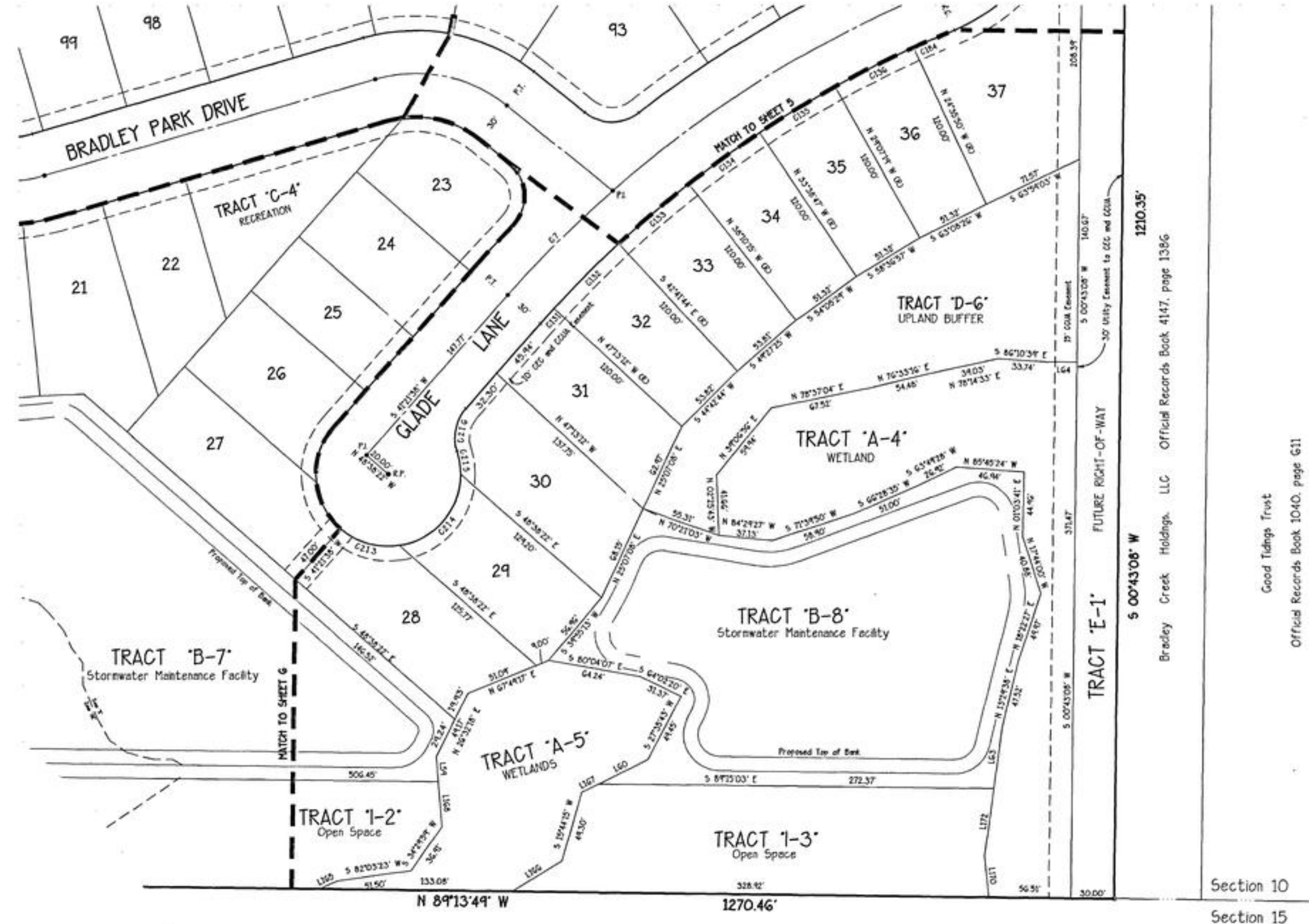
NOTICE: This plat as recorded in its graphic form is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of this plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

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



CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C7	102.41	600.00	S45°01'41"W	102.34	7°20'05"
C131	14.06	770.00	S47°53'04"W	14.06	1°02'52"
C132	63.29	770.00	S44°45'50"W	63.30	4°42'40"
C133	63.29	770.00	S44°28'28"W	63.27	4°42'35"
C134	60.85	770.00	S54°05'29"W	60.79	4°31'28"
C135	60.85	770.00	S58°36'57"W	60.79	4°31'28"
C136	60.85	770.00	S63°08'26"W	60.79	4°31'28"
C184	14.57	770.00	S66°07'51"W	14.57	1°27'22"
C215	43.81	50.00	S73°44'32"E	42.42	8°01'21"
C216	70.77	50.00	N40°26'33"E	69.01	8°00'50"
C217	16.26	50.00	N07°15'07"W	16.19	18°37'50"
C218	31.74	30.00	S31°32'38"W	30.28	60°36'34"

LINE	BEARING	LENGTH
L59	N04°23'02"W	17.28
L60	S63°41'53"W	37.73
L61	S69°15'03"E	20.00
L62	S69°15'03"E	33.85
L63	N07°56'42"E	42.32
L64	S69°16'52"E	20.00
L65	S65°54'01"W	13.84
L66	S56°38'47"W	40.59
L67	S63°41'53"W	13.50
L68	S04°23'02"E	31.12
L170	S05°40'48"E	29.06
L172	N07°56'42"E	46.94



State Road No. 23
Right-of-Way Width Varies

Section 10
Section 15

Good Tidings Trust
Official Records Book 1040, page 611

Bradley Creek Holdings, LLC
Official Records Book 4147, page 1386