

BRANNAN MILL PLANTATION TOWNHOMES

A PORTION OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 80 PAGE 15
SHEET 1 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION:

A parcel of land lying in Section 29, Township 4 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

BEGIN at the Northwest corner of the intersection of the westerly right-of-way line of Brannan Mill Boulevard (a 100' right-of-way according to Plat Book 37, pages 18 through 24, of the Public Records of said County, with the northerly right-of-way line of Old Jennings Road (a 90 foot right-of-way as it is now established, also known as County Road No. 220-A, according to State Road Department right-of-way map Section 71504-2601), said intersection also being the Northeast corner of lands described in Official Records Book 3266, page 108, of said Public Records; thence along said northerly right-of-way line, S89°38'52"W, 598.77 feet to the easterly line of Tract "D", BRANNAN MILL PLANTATION UNIT ONE, according to Plat Book 37, pages 11 through 15, of said Public Records; thence along said easterly line, and then along the easterly lines of Lots 1, 2, 3, 4, 5, 6 and 7, said BRANNAN MILL PLANTATION UNIT ONE, run the following 3 courses: 1) N09°32'49"W, 100.38 feet to an angle point; thence N07°49'17"W, 75.60 feet to an angle point; thence N05°04'08"W, 287.73 feet to the southwesterly corner of Tract "B", said BRANNAN MILL PLANTATION UNIT ONE; thence along the westerly line thereof, NB6°30'08"E, 649.30 feet to said westerly right-of-way line of Brannan Mill Boulevard; thence along said right-of-way line, S00°21'00"E, 496.43 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 6.90 acres, more or less.

Said lands situated, lying and being in Clay County, Florida.

ADOPTION AND DEDICATION

This is to certify that LGI Homes - Florida, LLC, a Florida limited liability company ("Dedicator"), is the lawful Owner of the lands described in the caption shown hereon which shall hereafter be known as BRANNAN MILL PLANTATION TOWNHOMES, and the Dedicator has caused the same to be surveyed and subdivided and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

The road rights-of-way designated as ROYCE COURT and HART LANE are hereby irrevocably dedicated to the Brannan Mill Plantation Townhomes Property Owners Association, Inc., a Florida not-for-profit corporation ("Association"), its successors and assigns, in perpetuity for maintenance of the right-of-way, access and drainage improvements which are now or hereafter constructed thereon.

The drainage and other common facilities of this subdivision are/is not intended for public use and the Board of County Commissioners expressly rejects any common facility for maintenance by Clay County.

The Dedicator, its successors and assigns, hereby grants to the present and future owners of the lots and tracts shown on this plat and its successors and assigns, guests, invitees, domestic help, delivery, pick-up and fire protection service providers, police and other authorities of the law, United States postal carriers, representatives of the utilities, telecommunication and cable service companies authorized by said owners in writing to serve the land shown hereon, holders of mortgage liens on such lands and such other persons as may be designated, the non-exclusive right of ingress and egress over and across the private roadways shown on this plat. The Dedicator, its successors and assigns, reserve and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon, unless such property has been dedicated or conveyed to a unit of government, in which case it shall be governed in accordance with applicable local, state or federal law.

Tract A (Perimeter Buffer), Tract B (SWMF / UDE) and Tract C (Park) are hereby dedicated to the "Association", and its successors and assigns, and it shall be the perpetual maintenance obligation of the "Association", and its successors and assigns.

Upon failure of the Community Development District, Homeowners' Association, or any other such entity that has assumed the obligation of maintenance pertaining to any stormwater management facilities, drainage easements, roads, streets, rights-of-way, tracts, or any other portion of a parcel as shown hereon the plot, the obligation would then equally fall on the lot owners as shown hereon the plot.

Dedicator hereby reserves the right of ingress and egress over all property and easements dedicated to the "Association" for the purpose of constructing and maintaining thereon, drainage facilities, stormwater management facilities and utilities and further reserves the right to grant others the non-exclusive right of ingress and egress over said property and easements.

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 undersigned Dedicator, its successors and grantees, if any, of said easements. The undersigned Dedicator retains the obligation for maintenance of all easements shown on this plat for drainage or landscape purposes; provided however, the undersigned Dedicator reserves the right to assume the obligation for maintenance of said easements to the "Association", or other such entity and will assign all obligation of maintenance and operation thereof under the plat.

Any utility easements shown hereon shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(28) of the Florida Statutes; provided however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of any electric, telephone, gas or other public utility. However, only cable television service providers specifically authorized by the undersigned Dedicator, its successors and assigns to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

Those easements designated as "Easements to CEC" are hereby irrevocably dedicated to Clay Electric Cooperative, Inc., its successors and assigns, to its non-exclusive use in conjunction with its underground electrical system. Additional utility easements may be granted to Clay Electric Cooperative, Inc. over additional portions of the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical service.

Dedicator hereby irrevocably and without reservation dedicates to CEC, its successors and assigns, a non-exclusive easement over, upon and under the road rights-of-way designated on this plat and all future right-of-way tracts, for its non-exclusive use in conjunction with the installation, maintenance, and use of CEC utilities together with the right of CEC its successors and assigns, of ingress and egress to and over said road rights-of-way designated on this plat.

All easements for the underground electrical distribution system, marked "CEC" and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay Electric Cooperative, Inc. (CEC).

Those easements designated as "Easements to CCUA" are hereby irrevocably dedicated to Clay County Utility Authority, its successors and assigns, to its non-exclusive use in conjunction with its underground utility system. Additional utility easements may be granted to Clay County Utility Authority over additional portions of the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of utility services.

All easements, for the water and sewer systems, marked "CCUA" and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay County Utility Authority (CCUA), its successors and assigns.

Whether depicted on the plat or not, the Dedicator/Owner, its successor and assigns, hereby grants Clay Electric Cooperative, Inc. and Clay County Utility Authority a 10 foot wide perpetual easement for utility services over, under, upon, and across all lands lying adjacent to, parallel with, and outside of the areas shown on the plat as roads, streets, or other rights-of-way.

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.

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.

Those easements denoted as UPDE are hereby irrevocably and without reservation, dedicated to the "Association", its successors and assigns. Those easements denoted as UPDAE are hereby irrevocably and without reservation, dedicated to the "Association", its successors and assigns.

The drainage easement through and over the lake and filtration system shown on this plat are subject to the following covenant, which shall run with the land:

Tract B (SWMF / UPDAE) is established for the placement and maintenance of stormwater retention/detention lake and filtration system. The "Association" shall remain responsible for the maintenance and/or repair of said stormwater retention/detention lake and filtration system, in accordance with all applicable permits and laws. Clay County, its successors and assigns, shall not be liable nor the 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 any 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 of omission of the Dedicator, its agents, contractors, employees, servants, licensees or concessionaires with Brannan Mills Plantation Townhomes. This indemnification shall run with the land and the assigns of the Dedicator and shall be subject to it.

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, lanes 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.

ADOPTION AND DEDICATION (CONTINUED)

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 or easements remaining privately owned by 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, homeowners or by establishment of a municipal service benefit district.

In witness whereof, the Dedicator has caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of the Board of Directors.

DEDICATOR: LGI Homes - Florida, LLC, a Florida limited liability company

BY: Brian Martin
Brian Martin
Officer

Witness: Charles Dowling
Charles Dowling
Print Name

Witness: John E. Kassik
John E. Kassik
Print Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization this 22nd day of JANUARY, 2026 by Brian Martin, Officer of LGI Homes - Florida, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me and did not take an oath or produce identification.

Samuel Civil
Notary Public, State of Florida



Print Name: Samuel Civil

My commission expires: 7/21/26

DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES

Examined and approved on this 28th day of JANUARY, A.D., 2026.

T. Chereese Stewart
T. Chereese Stewart, Director

COUNTY ENGINEER'S APPROVAL

Examined and approved on this 28th day of JANUARY, A.D., 2026.

Richard Smith, P.E.
Richard Smith, P.E., County Engineer

COUNTY APPROVAL

Examined and administratively approved pursuant to Sec. 177.071, Fla. Stat. (2026) this 28 day of JANUARY, A.D., 2026, by Clay County, Florida.

Administrative Official

CERTIFICATE OF CLERK

I certify that this plat is recorded in Plat Book 80, Pages 15-19 of the Public Records of Clay County, Florida on this 29 day of JANUARY, A.D., 2026.

Tara S. Green
Tara S. Green
Clerk of the Court

(FOR SURVEYOR'S CERTIFICATES SEE SHEET 2)

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, co-partnership 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 12 months of the date of acceptance of the streets and drainage improvements by the Brannan Mill Plantation Townhomes Property Owners Association, Inc., 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 a part of each deed of conveyance or contract of sale covering the 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.

DEDICATOR: LGI Homes - Florida, LLC
a Florida limited liability company

BY: Brian Martin
Brian Martin
Officer

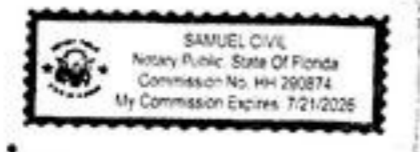
Witness: Charles Dowling
Charles Dowling
Print Name

Witness: John E. Kassik
John E. Kassik
Print Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization this 22nd day of JANUARY, 2026 by Brian Martin, Officer of LGI Homes - Florida, LLC, a Florida limited liability company, on behalf of the company. He is (X) personally known to me or who () produced as identification.

Samuel Civil
Notary Public, State of Florida



Print Name: Samuel Civil

My commission expires: 7/21/26

(CONTINUED UPPER RIGHT)



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #8991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
8848 CATHEDRAL OAK PKWY, SUITE # 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258

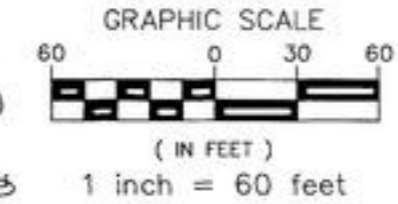
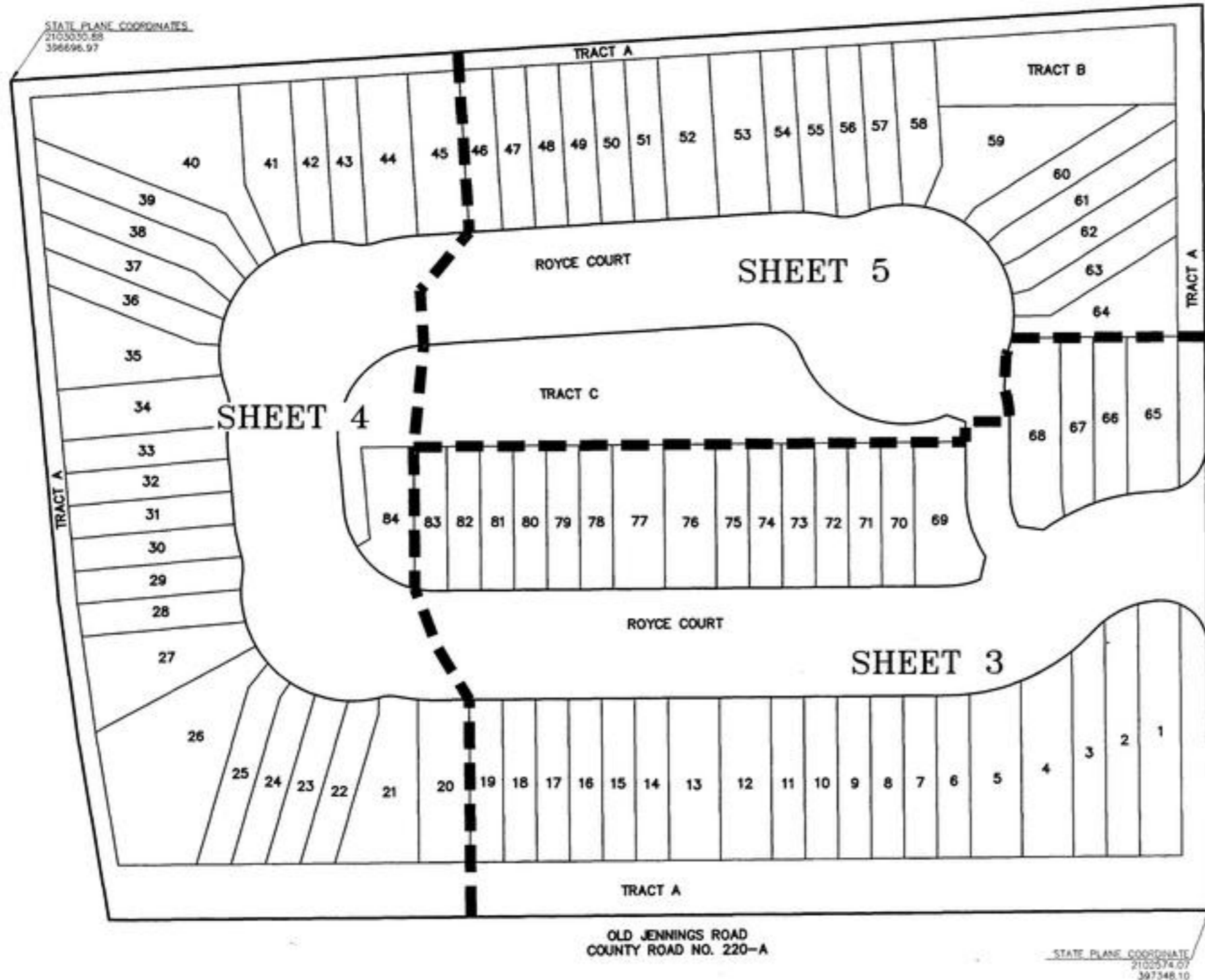


BRANNAN MILL PLANTATION TOWNHOMES

A PORTION OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

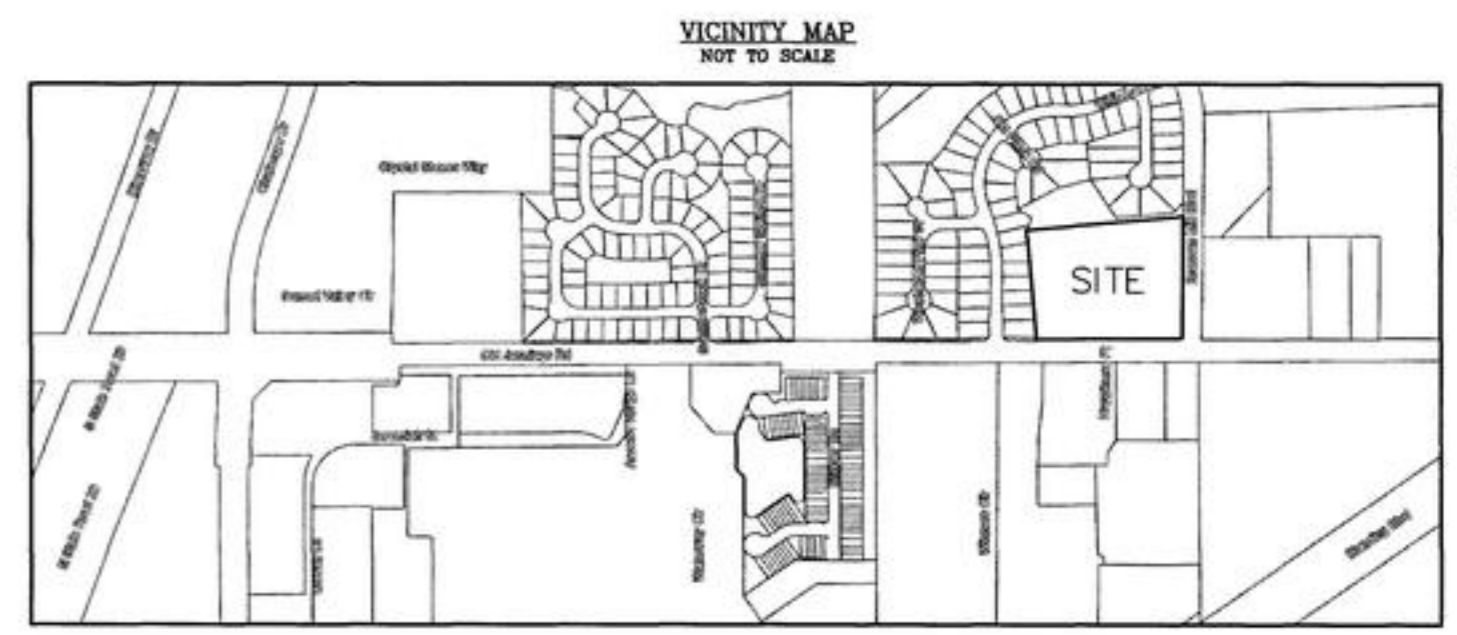
PLAT BOOK 80 PAGE 16

SHEET 2 OF 5 SHEETS



LEGEND

O.R.	-	DENOTES OFFICIAL RECORDS BOOK
P.B.	-	DENOTES PLAT BOOK
PG(S)	-	DENOTES PAGE(S)
UDE	-	DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
UDAE	-	DENOTES UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
SWMF	-	DENOTES STORMWATER MANAGEMENT FACILITY
PUDE	-	DENOTES PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
CCUA	-	DENOTES CLAY COUNTY UTILITY AUTHORITY
CEC	-	DENOTES CLAY ELECTRIC COOPERATIVE
(R)	-	DENOTES RADIAL
(NR)	-	DENOTES NON RADIAL
□	-	DENOTES SET 4"x4" C.M. "BTS PRM LB6991"
○	-	DENOTES SET 5/8" IRON ROD & CAP "BTS PRM LB6991"
●	-	DENOTES FOUND 4"x4" C.M. (NO IDENTIFICATION), UNLESS NOTED OTHERWISE
⊙	-	DENOTES SET NAIL & DISC "BTS PCP LB6991"
C.M.	-	DENOTES CONCRETE MONUMENT
R/W	-	DENOTES RIGHT-OF-WAY
PI	-	DENOTES POINT OF INTERSECTION
PC	-	DENOTES POINT OF CURVATURE
PT	-	DENOTES POINT OF TANGENCY
RP	-	DENOTES RADIUS POINT
PBT	-	DENOTES PERIMETER BUFFER TRACT
TLO	-	DENOTES TIE LINE ONLY
FD AE	-	DENOTES FIRE DEPARTMENT ACCESS EASEMENT
S.R.D.	-	DENOTES STATE ROAD DEPARTMENT (NOW DEPARTMENT OF TRANSPORTATION)
ESMT	-	DENOTES EASEMENT
UMAE	-	DENOTES UNOBSTRUCTED MAINTENANCE AND ACCESS EASEMENT



TOTAL NUMBER OF LOTS = 84
 6.90 ACRES ±
 ZONING: BF P.U.D.
 FUTURE LAND USE: BF CC & BF PCN

SETBACKS PER P.U.D.:
 MINIMUM FRONT: 15' FRONT FACADES
 10' FRONT PORCHES & STOOPS
 20' FRONT FACING GARAGES
 MAXIMUM FRONT: 25'
 MINIMUM SIDE: 5' & 10' FOR CORNER LOTS
 MINIMUM REAR: 8'
 MAXIMUM PERCENT OF LOT COVERAGE: 80% (FOR ALL PRIMARY AND ACCESSORY BUILDINGS)

UTILITIES SUPPLIERS:
 WATER & SEWER: CLAY COUNTY UTILITY AUTHORITY
 3176 OLD JENNINGS RD
 MIDDLEBURG, FL 32068
 ELECTRICITY: CLAY ELECTRIC COOPERATIVE, INC.
 P.O. BOX 308
 KEYSTONE HEIGHTS, FL 32656

OWNER: LCI HOMES - FLORIDA, LLC
 1450 LAKE ROBBINS DRIVE, SUITE 430
 THE WOODLANDS, TX 77380

ENGINEER: TAYLOR & WHITE
 9556 HISTORIC KINGS ROAD
 SOUTH SUITE 102
 JACKSONVILLE, FL 32257

SURVEYOR: BARTRAM TRAIL SURVEYING, INC.
 1501 CR 315, SUITE 106
 GREEN COVE SPRINGS, FL 32043

- GENERAL NOTES**
- Bearings shown hereon are based upon the southerly line of said Section 29, as having a bearing of S89°38'52"W, as determined by Global Navigation Satellite System methods.
 - All drainage easements are unobstructed unless otherwise noted.
 - The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements by Brannan Mill Plantation Townhomes Property Owners Association, Inc., a Florida not-for-profit corporation ("Association"), its successors and assigns. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal by the "Association" at the expense of each lot owner for the removal and/or replacement of such items.
 - All platted utility easements shall provide that such easements shall also be easements 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.
 - NOTICE:** This plot, 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 plot. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.
 - State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 0901) in U.S. survey feet and are for GIS purposes only.
 - No shrubbery is to be planted in the Fire Department Access easements.

SURVEYOR'S CERTIFICATE OF REVIEW

This undersigned surveyor hereby certifies that they have reviewed this plat on behalf of Clay County, Florida, in accordance with the requirements of Chapter 177.081(1), Florida Statutes, and has determined that said plat conforms with the requirements of Part 1, Chapter 177, Florida Statutes. The undersigned did not prepare this plat. This certificate is made as of the 26 day of January, 2026.

John S. Adams
 John S. Adams
 Professional Land Surveyor
 License Number LS 4469
 1501 CR 315, Suite 106
 Green Cove Springs, FL 32043

SURVEYOR'S CERTIFICATE

Know all ye men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a professional surveyor and mapper, does hereby certify that the above plat is a true and correct representation of the lands surveyed, platted and described, and was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177 Florida Statutes.

Signed and sealed this 26 day of January, 2026 A.D.

Thomas P. Hughes
 Thomas P. Hughes, P.L.S.
 Professional Land Surveyor
 License Number LS 3507



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION LB #6991
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 6848 CATHEDRAL OAK PKWY, SUITE # 106
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2258



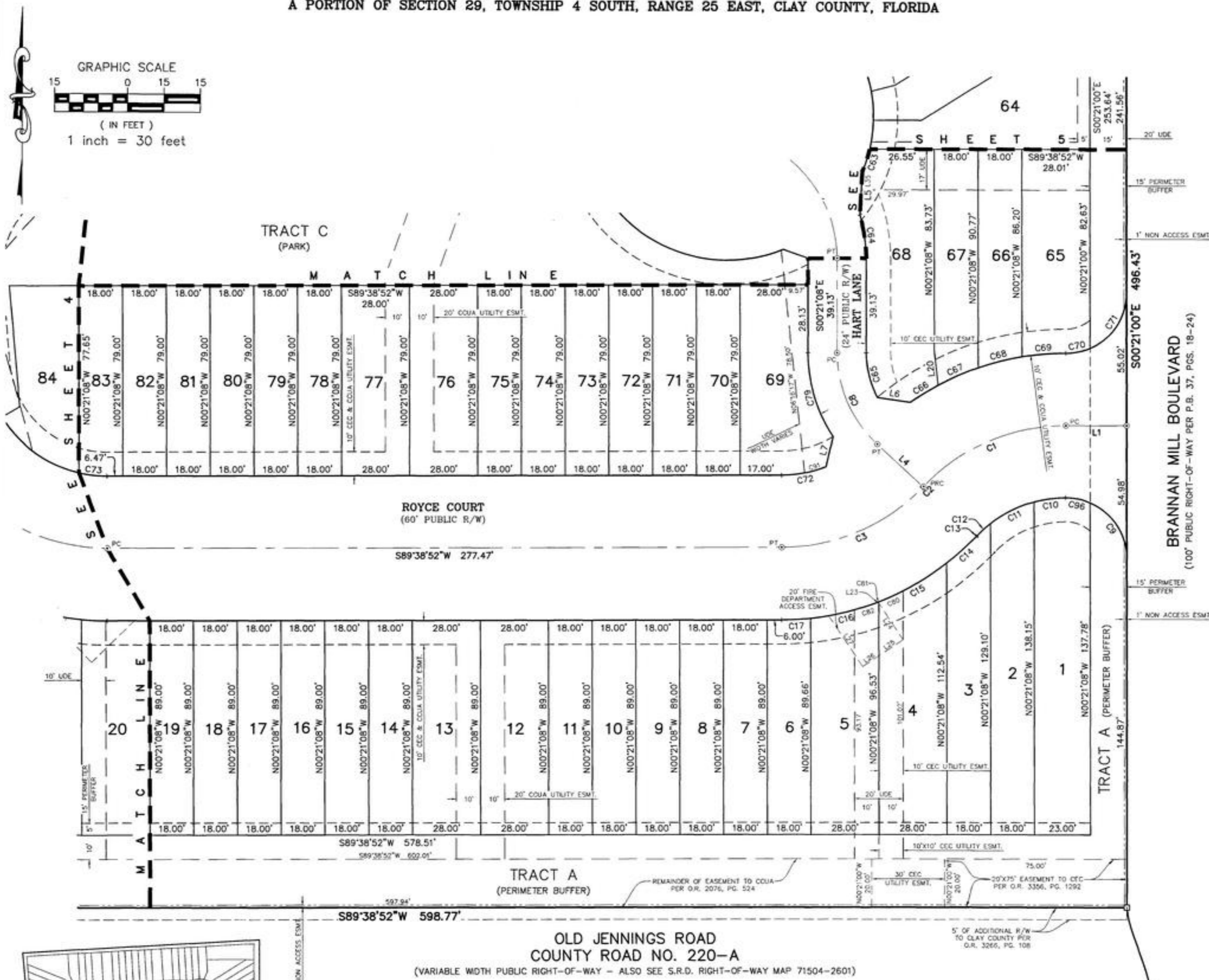
BRANNAN MILL PLANTATION TOWNHOMES

A PORTION OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK **80** PAGE **17**

SHEET 3 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



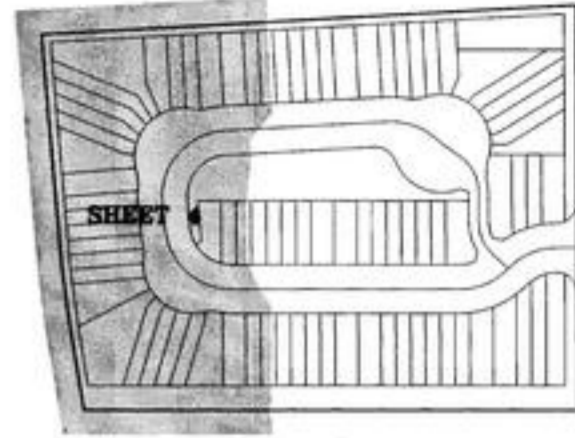
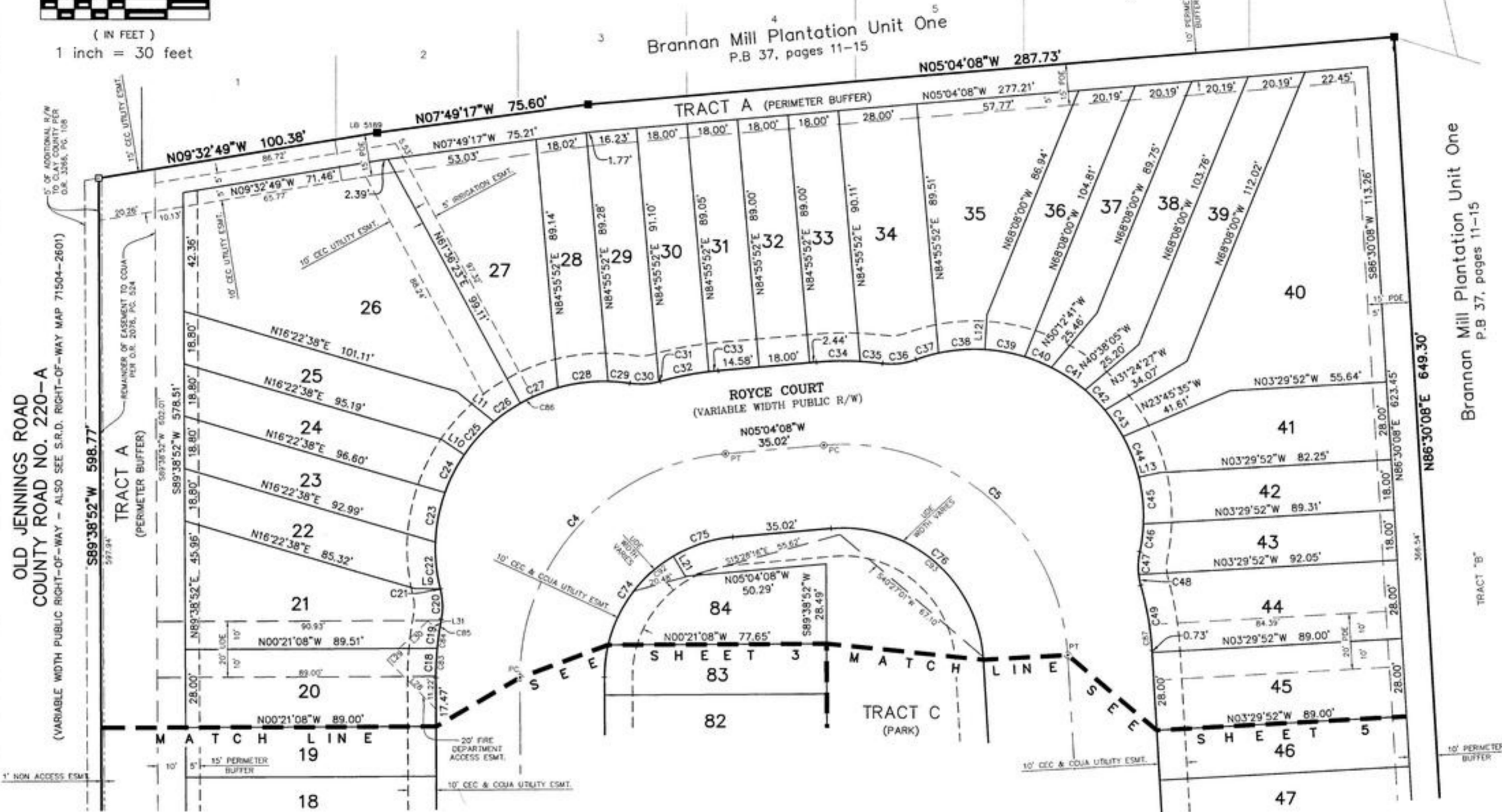
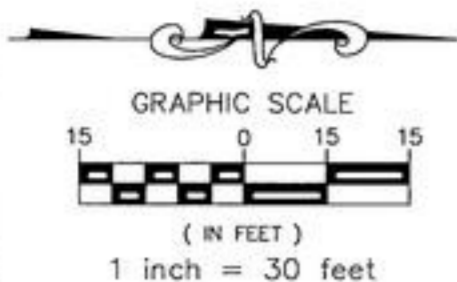
BRANNAN MILL PLANTATION TOWNHOMES

A PORTION OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK **80** PAGE **18**

SHEET 4 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C4	80.00'	85°17'00"	119.08'	108.39'	N47°42'38"W
C5	80.00'	91°34'16"	127.86'	114.68'	N40°43'00"E
C18	110.00'	05°29'35"	10.55'	10.54'	N87°36'20"W
C19	110.00'	05°29'00"	10.53'	10.52'	N82°07'05"W
C20	25.00'	24°49'16"	10.83'	10.75'	S88°12'48"W
C21	60.00'	00°08'13"	0.14'	0.14'	S75°52'14"W
C22	60.00'	16°04'27"	16.83'	16.78'	S83°58'35"W
C23	60.00'	17°20'24"	18.16'	18.09'	N79°18'45"W
C24	60.00'	14°34'49"	15.27'	15.23'	N63°20'59"W
C25	60.00'	15°16'12"	15.99'	15.94'	N48°25'27"W
C26	60.00'	10°59'34"	11.51'	11.49'	N35°17'45"W
C27	60.00'	13°48'15"	14.46'	14.42'	N22°54'00"W
C28	60.00'	17°16'04"	18.08'	18.01'	N07°21'51"W
C29	60.00'	07°30'27"	7.86'	7.86'	N05°01'24"E
C30	25.00'	23°42'35"	10.34'	10.27'	N03°04'32"W

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C31	25.00'	01°06'42"	0.49'	0.49'	N15°29'11"W
C32	110.00'	09°11'38"	17.65'	17.63'	N11°26'53"W
C33	110.00'	01°46'56"	3.42'	3.42'	N05°57'37"W
C34	110.00'	08°07'49"	15.61'	15.60'	N01°00'14"W
C35	110.00'	04°08'34"	7.95'	7.95'	N05°07'55"E
C36	25.00'	27°45'27"	12.11'	11.99'	N06°40'29"W
C37	60.00'	07°58'58"	8.36'	8.35'	N16°33'44"W
C38	60.00'	15°53'53"	16.65'	16.60'	N04°37'07"W
C39	60.00'	13°46'49"	14.43'	14.40'	N10°13'17"E
C40	60.00'	09°43'12"	10.18'	10.17'	N21°58'16"E
C41	60.00'	13°53'21"	14.54'	14.51'	N33°46'33"E
C42	60.00'	09°40'22"	10.13'	10.12'	N45°33'26"E
C43	60.00'	10°59'22"	11.51'	11.49'	N55°53'16"E
C44	60.00'	14°55'45"	15.63'	15.59'	N68°50'49"E
C45	60.00'	16°02'38"	16.80'	16.75'	N84°19'59"E

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C46	60.00'	09°38'05"	10.09'	10.08'	S82°49'41"E
C47	25.00'	18°44'43"	8.18'	8.14'	S87°24'23"E
C48	25.00'	09°00'42"	3.93'	3.93'	N78°42'50"E
C49	110.00'	12°16'23"	23.56'	23.52'	N80°21'59"E
C74	50.00'	46°11'22"	40.31'	39.23'	N53°55'32"W
C75	50.00'	25°45'43"	22.48'	22.29'	N17°56'59"W
C76	50.00'	91°34'16"	79.91'	71.67'	N40°43'00"E
C83	110.00'	05°13'02"	10.02'	10.01'	N87°28'03"W
C84	110.00'	03°01'21"	5.80'	5.80'	N83°20'49"W
C85	110.00'	02°14'27"	4.30'	4.30'	N80°42'55"W
C86	60.00'	04°46'36"	5.00'	5.00'	N27°24'50"W
C87	110.00'	04°50'12"	9.29'	9.28'	N84°05'03"E
C92	50.00'	21°42'07"	18.94'	18.83'	N41°40'54"W
C93	50.00'	90°22'10"	78.88'	70.95'	N40°07'26"E

Line Table		
Line #	Bearing	Distance
L9	N00°19'29"E	9.00'
L10	N33°56'03"E	10.00'
L11	N38°59'30"E	17.14'
L12	N86°40'22"W	12.27'
L13	N12°50'20"W	7.80'
L21	N59°10'09"E	8.36'
L28	S45°35'57"W	24.63'
L29	N44°24'03"W	5.83'
L30	N44°24'03"W	14.17'
L31	N45°35'57"E	5.70'



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
6848 CATHEDRAL OAK PKWY, SUITE # 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258



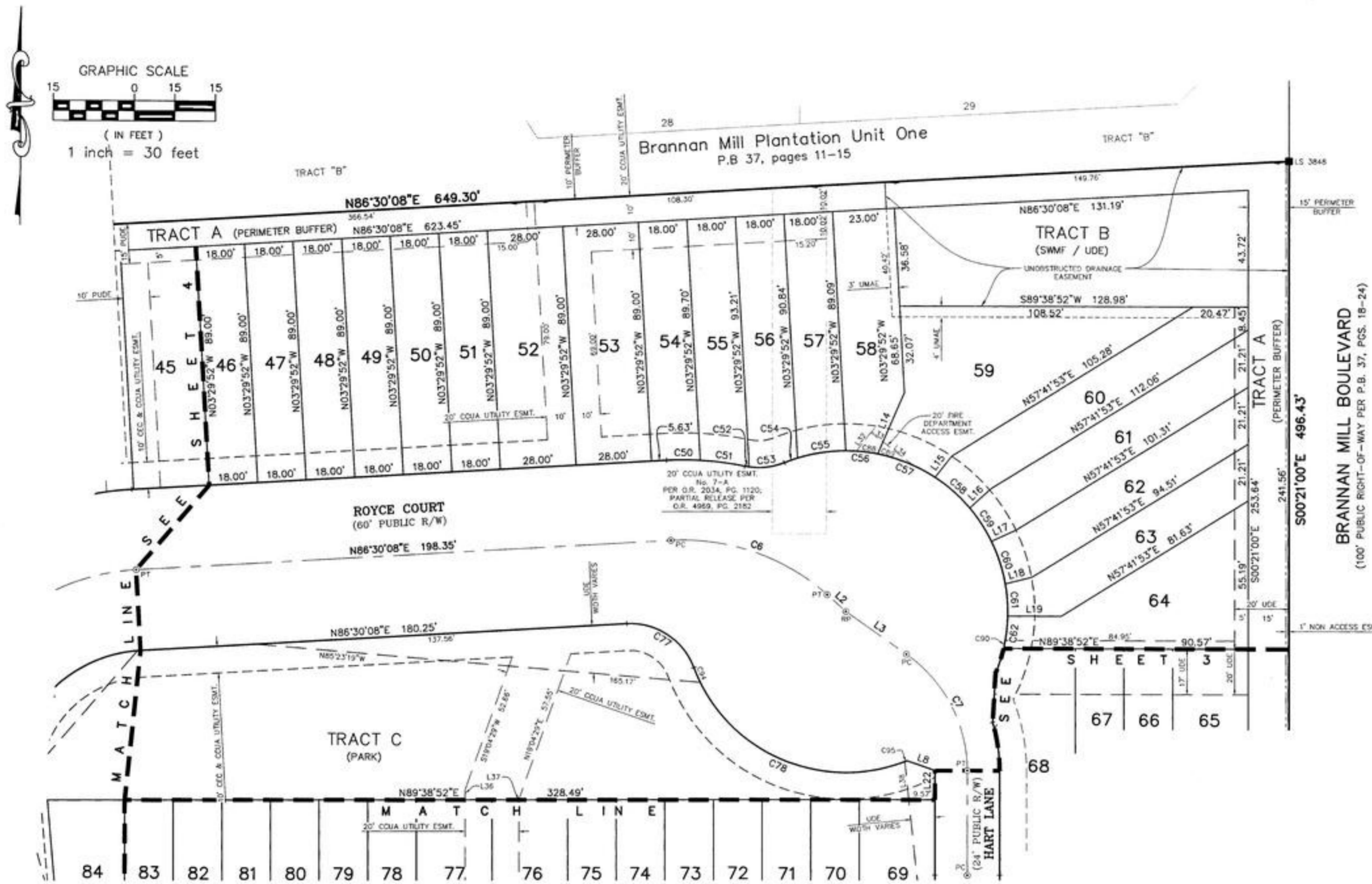
BRANNAN MILL PLANTATION TOWNHOMES

A PORTION OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK **80** PAGE **19**

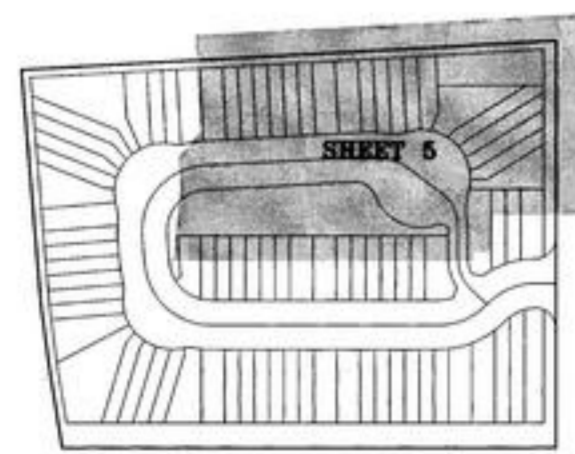
SHEET 5 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C6	80.00'	45°00'00"	62.83'	61.23'	S70°59'52"E
C7	53.00'	54°51'59"	50.75'	48.84'	S27°47'07"E
C50	110.00'	06°27'33"	12.40'	12.39'	N89°43'56"E
C51	110.00'	08°41'31"	16.69'	16.67'	S82°41'30"E
C52	25.00'	03°49'27"	1.67'	1.67'	S80°15'14"E
C53	25.00'	30°27'17"	13.29'	13.13'	N82°36'07"E
C54	60.00'	04°53'03"	5.11'	5.11'	N69°49'03"E
C55	60.00'	01°72'01"	18.15'	18.09'	N80°55'34"E
C56	60.00'	11°26'55"	11.99'	11.97'	S84°40'56"E
C57	60.00'	22°02'33"	23.08'	22.94'	S67°56'24"E
C58	60.00'	16°29'14"	17.27'	17.21'	S48°40'31"E
C59	60.00'	14°06'13"	14.77'	14.73'	S33°22'47"E
C60	60.00'	16°02'09"	16.79'	16.74'	S18°18'47"E
C61	60.00'	11°27'33"	12.00'	11.98'	S04°34'04"E
C62	60.00'	11°34'22"	12.12'	12.10'	S06°57'03"W
C77	25.00'	72°53'43"	31.81'	29.70'	S57°03'00"E
C78	60.00'	92°01'18"	96.36'	86.34'	S66°36'48"E
C88	60.00'	07°37'37"	7.99'	7.98'	S82°46'27"E
C89	60.00'	13°20'14"	13.97'	13.94'	S72°17'20"E
C90	60.00'	02°55'30"	3.06'	3.06'	S11°16'47"W
C94	60.00'	05°44'41"	6.02'	6.01'	S23°28'28"E
C95	60.00'	00°49'26"	0.86'	0.86'	N67°47'03"E

Line Table		
Line #	Bearing	Distance
L2	S48°29'52"E	9.29'
L3	S55°13'07"E	27.51'
L8	S70°44'55"E	10.89'
L14	N23°08'44"E	24.91'
L15	N37°32'10"E	10.03'
L16	N47°16'18"E	10.85'
L17	N65°12'11"E	10.00'
L18	N75°30'24"E	10.02'
L19	N89°38'52"E	19.77'
L22	N00°21'08"W	11.00'
L32	N37°32'10"E	8.75'
L33	S52°27'50"E	5.68'
L34	S52°27'50"E	14.32'
L36	S00°21'08"E	3.71'
L37	N00°21'08"W	0.29'
L38	N06°16'17"W	14.41'



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION LB #6991
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 6848 CATHEDRAL OAK PKWY, SUITE # 106
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2258

