

CAMERON OAKS PHASE I

A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CLAY COUNTY, FLORIDA.

LAND USE ZONING: B1 MPC
AREA: 21.97 ACRES
No. LOTS: 60
MIN. LOT SIZE 50x120' (6,000 SQ. FT.)

PLAT BOOK 62 PAGE 26
SHEET 1 OF 4 SHEETS

SEE SHEET 2 FOR NOTES

CAPTION
A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CLAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 17, THENCE SOUTH 00°04'29" WEST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 1,342.30 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF KINDLEWOOD DRIVE, BEING A 60 FOOT RIGHT OF WAY, THENCE SOUTH 88°28'21" EAST, ALONG LAST SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2672.60 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1866, PAGE 1119, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, ALSO BEING THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2316, PAGE 39 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING, THENCE NORTH 00°05'52" EAST, ALONG THE EAST LINE OF SAID LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 1866, PAGE 1119, ALSO BEING THE WEST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2316, PAGE 39, A DISTANCE OF 1,377.49 FEET; THENCE DEPARTING LAST SAID LINE AND ALONG A NON-BOUNDARY LINE RUNNING THROUGH LAST SAID LANDS, OFFICIAL RECORDS BOOK 2298, PAGE 74, OFFICIAL RECORDS BOOK 3417, PAGE 598, OFFICIAL RECORDS BOOK 1316, PAGE 1, ALL OF SAID PUBLIC RECORDS, THE FOLLOWING 9 COURSES AND DISTANCES: COURSE 1) THENCE SOUTH 67°37'01" EAST, A DISTANCE OF 946.61 FEET; THENCE SOUTH 22°22'59" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 67°37'01" EAST, A DISTANCE OF 168.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 960.00 FEET; COURSE 2) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.99 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°53'59" EAST, 42.99 FEET TO THE END OF SAID CURVE; COURSE 3) SOUTH 56°30'58" WEST, A DISTANCE OF 42.48 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 30.00 FEET; COURSE 4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.99 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°33'49" EAST, 11.91 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 350.00 FEET; COURSE 5) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 151.59 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°13'12" EAST, 150.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 60.27 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°37'11" WEST, 50.63 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°49'50" WEST, A DISTANCE OF 274.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.76 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°49'34" WEST, 29.44 FEET; THENCE SOUTH 83°45'23" WEST, A DISTANCE OF 126.82 FEET; THENCE SOUTH 00°05'24" WEST, A DISTANCE OF 121.02 FEET; THENCE SOUTH 88°58'58" EAST, A DISTANCE OF 3.15 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 230.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°14'46" EAST, 5.91 FEET; THENCE SOUTH 00°28'38" WEST, A DISTANCE OF 182.23 FEET; THENCE NORTH 72°15'21" WEST, A DISTANCE OF 7.97 FEET; THENCE NORTH 88°58'58" WEST, A DISTANCE OF 207.20 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 363.09 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF KINDLEWOOD DRIVE; THENCE NORTH 88°28'21" WEST, ALONG LAST SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 340.74 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 18.24 ACRES, MORE OR LESS

ADOPTION, DEDICATION AND RESERVATION

THIS IS TO CERTIFY THAT KINDLEWOOD LLC, A FLORIDA LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA, HERINAFTER 'DEDICATOR', IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS CAMERON OAKS PHASE I, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS TRUE AND CORRECT PLAT OF THOSE LANDS, PLACES, LINES, COURTS, CHESWICK OAK EXTENSION 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, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND.

THAT EASEMENT DESIGNATED AS 'AT&T EASEMENT' IS HEREBY IRREVOCABLY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, LLC, DBA AT&T FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THEIR EXCLUSIVE USE.

THAT EASEMENT DESIGNATED AS 'AT&T INGRESS & EGRESS' IS HEREBY IRREVOCABLY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, LLC, DBA AT&T FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THEIR NON-EXCLUSIVE USE.

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 UP ALL PLACES, LINES, COURTS AND CHESWICK OAK EXTENSION HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID PLACES, LINES, COURTS AND CHESWICK OAK EXTENSION 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 DEFENSE 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 CAMERON OAKS. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE DEDICATOR AND SHALL BE SUBJECT TO IT.

WHETHER DEPICTED ON THE PLAT OR NOT, THE DEVELOPER/OWNER 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.

ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED C.C.U.A. AND SHOWN ON PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY (C.C.U.A.), ITS SUCCESSORS AND ASSIGNS.

ALL EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED C.E.C. AND SHOWN ON PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. (C.E.C.)

NONE OF THE FOREGOING SHALL PROHIBIT CLAY COUNTY, FROM ESTABLISHING A MUNICIPAL SERVICE TAKING UNIT, MUNICIPAL SERVICE BENEFIT UNIT, A 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 PLUNG 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', 'B', 'C', 'D' & 'E' ARE LANDSCAPE AND COMMON AREA TRACTS AND ARE DEDICATED TO CAMERON OAKS OWNERS ASSOCIATION, INC., FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE.

20' LANDSCAPE BUFFER AND THE 30' PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT ARE DEDICATED TO CAMERON OAKS OWNERS ASSOCIATION, INC., FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE.

TRACT 'G' AND 'H' ARE PARK TRACTS AND ARE DEDICATED TO CAMERON OAKS OWNERS ASSOCIATION, INC., FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE.

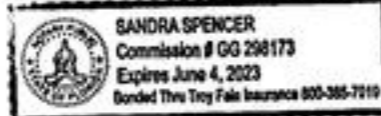
TRACT 'I' IS A STORMWATER MANAGEMENT TRACT AND IS DEDICATED TO THE CAMERON OAKS OWNERS ASSOCIATION, INC., FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE.

KINDLEWOOD, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: James Ricky Wood
JAMES RICKY WOOD, PRESIDENT OF THE WOOD DEVELOPMENT COMPANY OF JACKSONVILLE, ITS MANAGING MEMBER

STATE OF FLORIDA, COUNTY OF CLAY
BEFORE ME PERSONALLY APPEARED JAMES RICKY WOOD, PRESIDENT, THE WOOD DEVELOPMENT COMPANY OF JACKSONVILLE AS MANAGING MEMBER OF KINDLEWOOD, LLC, A LIMITED LIABILITY COMPANY, UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME WELL KNOWN TO BE THE INDIVIDUAL AND OFFICER DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF ON BEHALF OF THE COMPANY TO BE HIS OWN FREE ACT AND DEED AS SUCH OFFICER THEREUNTO DULY AUTHORIZED.

Sandra Spencer
NOTARY PUBLIC, STATE OF FLORIDA



MORTGAGE JOINDER

D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 4183, PAGE 599, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA ("MORTGAGE"), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

SIGNED IN THE PRESENCE OF:

D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION

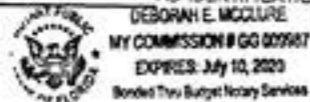
BY: Robert Porter
PRINT NAME: ROBERT PORTER
ITS: VICE PRESIDENT

BY: Philip A. Fremiento
PRINT NAME: PHILIP A. FREMIENTO
ITS: VICE PRESIDENT

STATE OF Florida
COUNTY OF St. Johns

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF Sept, 2019, BY PHILIP A. FREMIENTO THE VICE PRESIDENT OF D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED

Deborah E. Mcquire
(NOTARY SIGNATURE)
(NOTARY SEAL)



MORTGAGE JOINDER
LOOMIS EQUITY GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 4165, PAGE 1617, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA ("MORTGAGE"), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

SIGNED IN THE PRESENCE OF:

LOOMIS EQUITY GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY

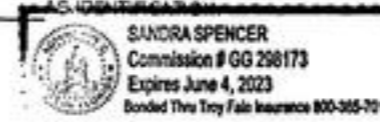
BY: Sandra Spencer
PRINT NAME: Sandra Spencer
ITS: MANAGING MEMBER

BY: Susan D. Wood
PRINT NAME: SUSAN D. WOOD
ITS: MANAGING MEMBER

STATE OF Florida
COUNTY OF Clay

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF September, 2019, BY SUSAN D. WOOD THE MANAGING MEMBER OF LOOMIS EQUITY GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED

Sandra Spencer
(NOTARY SIGNATURE)
(NOTARY SEAL)



SUBDIVISION IMPROVEMENT GUARANTEE:
AS A CONDITION PRECEDENT TO THE RECORDATION OF THIS PLAT IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THE UNDERSIGNED DEDICATOR OF THIS SUBDIVISION DOES HEREBY GUARANTEE TO EACH AND EVERY PERSON, FIRM, COPARTNERSHIP OR CORPORATION, THEIR HEIRS, SUCCESSORS AND ASSIGNS, WHO SHALL PURCHASE A LOT OR LOTS IN SAID SUBDIVISION FROM SAID DEDICATOR, THAT SAID DEDICATOR SHALL WITHIN 24 MONTHS OF THE DATE OF ACCEPTANCE OF THE STREET AND DRAINAGE IMPROVEMENTS BY CLAY COUNTY THEREOF FULLY COMPLY WITH EACH AND EVERY REGULATION OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, COVERING SUBDIVISIONS IN EFFECT AT THE TIME OF THE FILING OF THIS FINAL PLAT INsofar AS THE SAME EFFECTS A LOT OR LOTS SOLD.

TIME OF SUCH PERFORMANCE BEING OF THE ESSENCE, SAID GUARANTEE SHALL BE PART OF EACH DEED OF CONVEYANCE OR CONTRACT OF SALE COVERING LOTS IN SAID SUBDIVISION, EXECUTED BY SAID DEDICATOR TO THE SAME EXTENT AND PURPOSE AS IF SAID GUARANTEE WERE INCORPORATED VERBATIM IN EACH SAID CONVEYANCE OR CONTRACT OF SALE.

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

KINDLEWOOD, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: James Ricky Wood
JAMES RICKY WOOD, MANAGER AND PRESIDENT
WITNESS: Dolores C. McNeal PRINT NAME: Dolores C. McNeal
WITNESS: Sandra Spencer PRINT NAME: Sandra Spencer

CAMERON OAKS OWNERS ASSOCIATES

WITNESS: Dolores C. McNeal PRINT NAME: Dolores C. McNeal
BY: Susan D. Wood President
WITNESS: Sandra Spencer PRINT NAME: Sandra Spencer
BY: Susan D. Wood President

COUNTY COMMISSIONERS APPROVAL
EXAMINED AND APPROVED THIS 8 DAY OF October, 2019 BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.
Mike Cella CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS
[Signature] COUNTY MANAGER
CLERK OF THE BOARD

COUNTY DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL
EXAMINED AND APPROVED THIS 10 DAY OF October, 2019.
[Signature] DIRECTOR, DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES

COUNTY DEPARTMENT OF ENGINEERING APPROVAL
EXAMINED AND APPROVED THIS 10 DAY OF October, 2019.
[Signature] DIRECTOR, DEPARTMENT OF ENGINEERING

CLERK'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT IS FILED FOR RECORD IN PLAT BOOK 62 PAGES 26-29 THROUGH OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 11 DAY OF October, 2019.
[Signature] CLERK OF CIRCUIT COURT

SURVEYOR'S CERTIFICATE OF REVIEW
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT HE HAS BEEN RETAINED BY CLAY COUNTY TO REVIEW THIS PLAT ON BEHALF OF CLAY COUNTY, FLORIDA, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 177.09(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 23 DAY OF September, 2019.

Joe Adams
JOE ADAMS
FLORIDA REGISTRATION NO 4469
STRAM TRAIL SURVEYING, INC.
1501 COUNTY ROAD 315, SUITE 106
GREEN COVE SPRINGS, FL. 32043

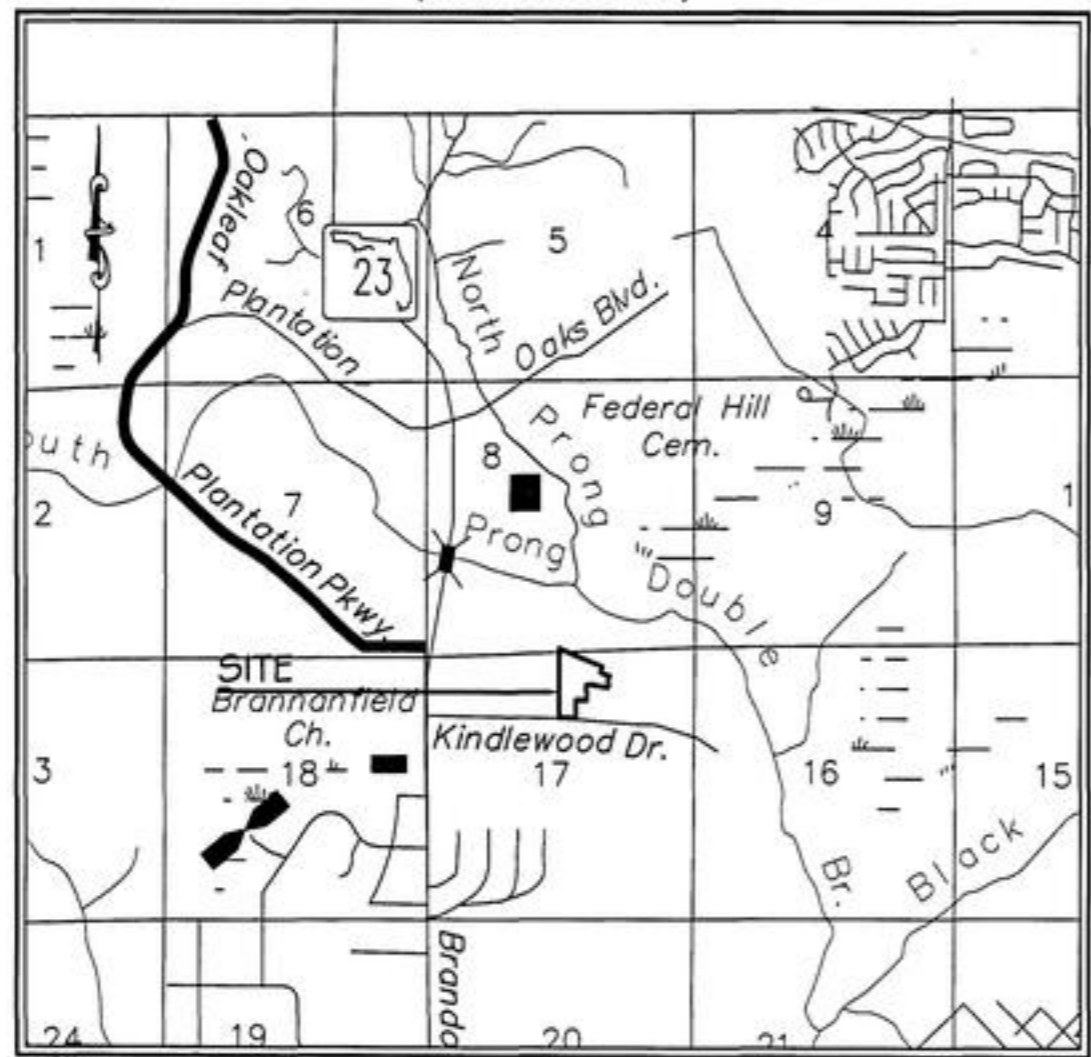
SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED HEREON, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN ON SAID PLAT ACCORDING TO CHAPTER 177, FLORIDA STATUTES AS AMENDED, AND THAT PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SAID LAWS, THAT SAID SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF SAID CHAPTER. SIGNED THIS 18 DAY OF September, 2019.

PREPARED BY
ARC SURVEYING AND MAPPING
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-384-8377
LICENSED BUSINESS NO. 6487

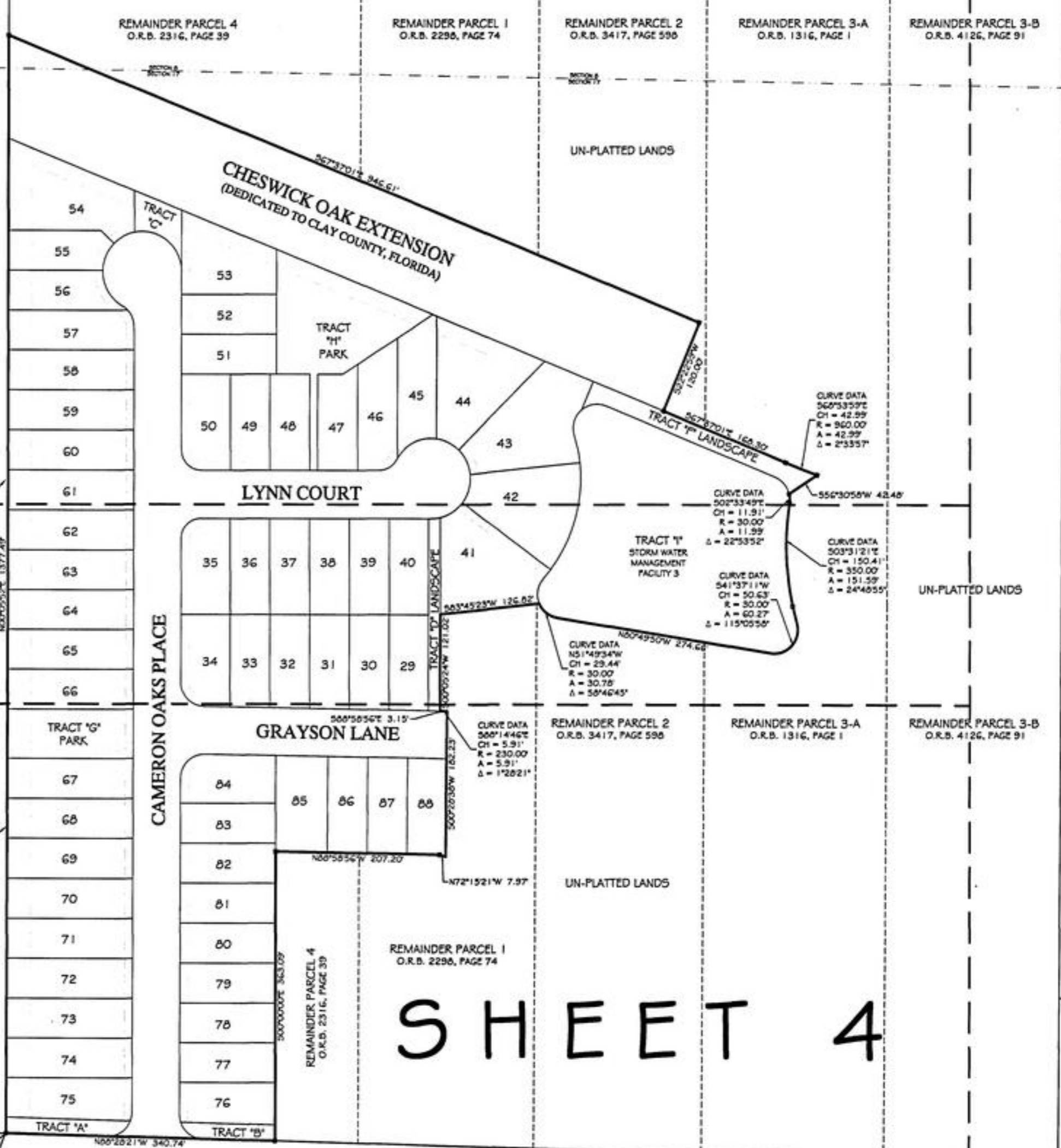
VICINITY MAP (NOT TO SCALE)

CAMERON OAKS PHASE I

A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CLAY COUNTY, FLORIDA.

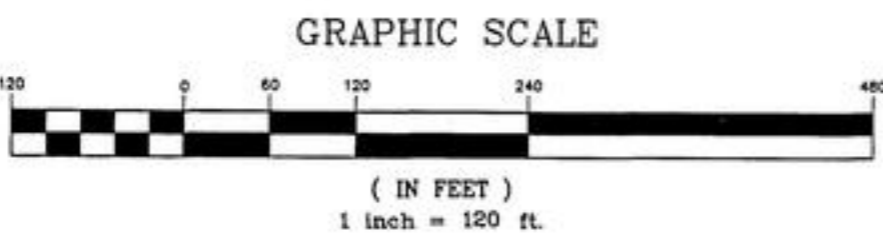


SHEET 3



- POINT OF COMMENCEMENT
NORTHWEST CORNER OF SECTION 17
- GENERAL NOTES:
- PERMANENT REFERENCE MONUMENT SET (L.B. # 6487) SHOWN THUS \square
 - PERMANENT CONTROL POINT SET (L.B. # 6487) SHOWN THUS \odot
 - TABULATED LINE AND CURVE NUMBERS SHOWN THUS C1 #1
 - ALL EASEMENTS SHOWN HEREON ARE PRIVATE EASEMENTS FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE NOTED.
 - BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES EAST ZONE N.A.D. 1983.
 - NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
 - 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 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.
 - LANDS SHOWN HEREON ARE LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 12019C 0160 E, DATED MARCH 17, 2014
 - THE ROAD RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC
 - C.E.C. DENOTES CLAY ELECTRIC COOPERATIVE.
 - C.C.U.A. DENOTES CLAY COUNTY UTILITY AUTHORITY.
 - WHETHER DEPICTED ON THE PLAT OR NOT, THE DEDICATOR/OWNER, ITS SUCCESSOR 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.
 - ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED C.C.U.A. AND SHOWN ON THE PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY (C.C.U.A.), ITS SUCCESSORS AND ASSIGNS.
 - ALL EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED C.E.C. AND SHOWN ON THE PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. (C.E.C.).
 - NO CONSTRUCTION, FILING, REMOVAL OF EARTH, CUTTING OF TREES OR PLANTS SHALL TAKE PLACE WITHIN THE VEGETATED NATURAL "BUFFER" AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF CLAY COUNTY AND OTHER REGULATORY AGENCIES WITH THE JURISDICTION OVER SUCH "BUFFER". IT IS THE RESPONSIBILITY OF THE DEDICATOR/OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE "BUFFER" TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS "BUFFER" MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE AGENCIES.

- LEGEND
- \odot = SET 1/2" CAPPED IRON ROD L.B. # 6487
 - \square = SET 4"x4" CONCRETE MONUMENT STAMPED L.B. # 6487 UNLESS OTHERWISE NOTED
 - \odot = SET NAIL & DISK STAMPED L.B. # 6487 (PCP)
 - Δ = DELTA ANGLE
 - A = ARC LENGTH
 - C1 = TABULATED CURVE DATA
 - CCUA = CLAY COUNTY UTILITY AUTHORITY
 - CEC = CLAY ELECTRIC COOPERATIVE
 - CH = CHORD
 - LI = TABULATED LINE DATA
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PC = POINT OF CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - PRC = POINT OF REVERSE CURVATURE
 - R = RADIUS
 - RT = POINT OF TANGENCY
 - RP = RADIUS POINT



SHEET 4

SEE SHEET 2 FOR NOTES

O.R.B. 1866, PAGE 1119

O.R.B. 2310, PAGE 1907

O.R.B. 2310, PAGE 1904

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ARC SURVEYING AND MAPPING
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-364-8377
LICENSED BUSINESS NO. 6487

CAMERON OAKS PHASE I

A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CLAY COUNTY, FLORIDA.

SEE SHEET 2 FOR NOTES



REMAINDER PARCEL 4
O.R.B. 2316, PAGE 39

GRAPHIC SCALE



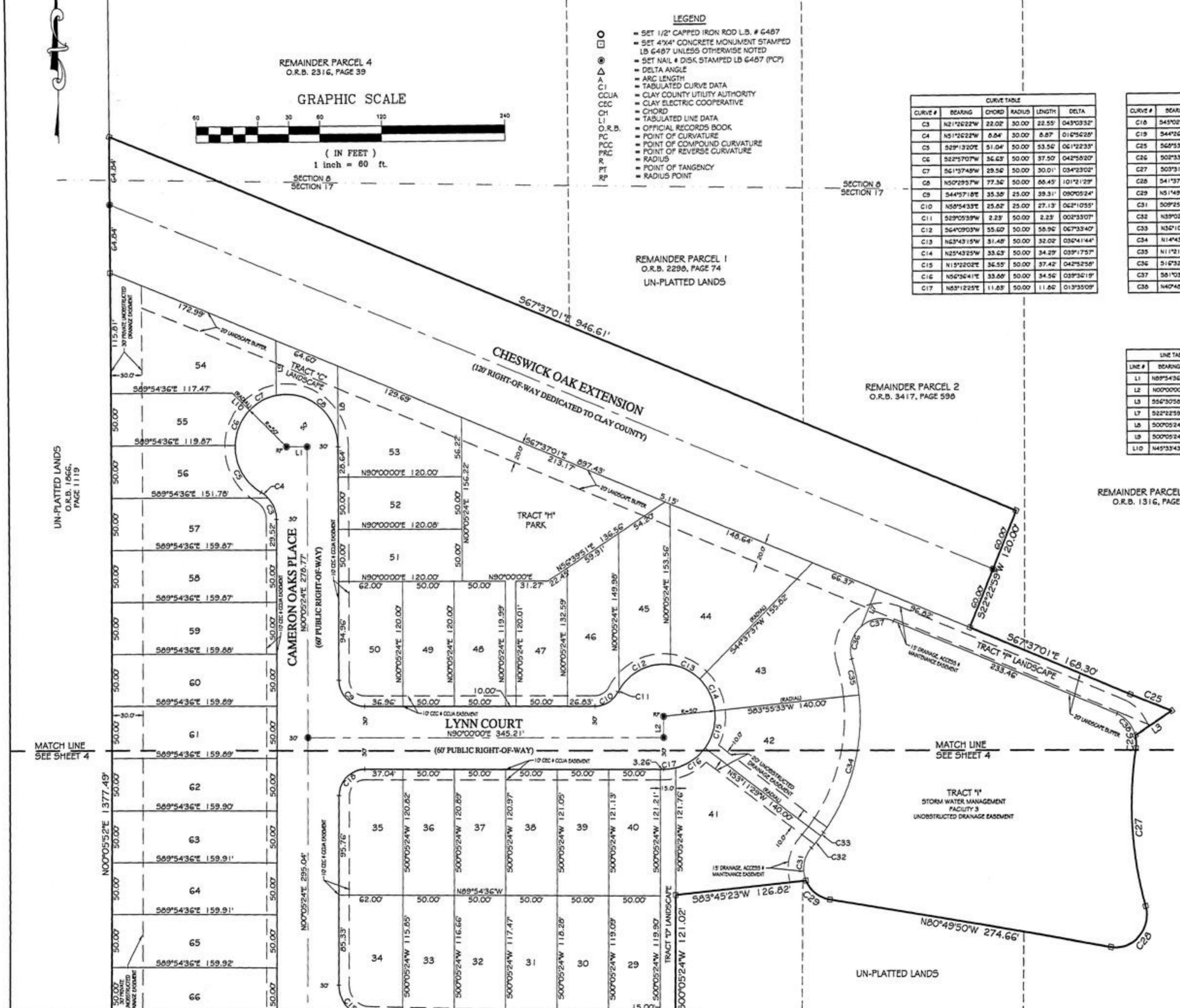
(IN FEET)
1 inch = 60 ft.

- LEGEND**
- SET 1/2" CAPPED IRON ROD L.B. # 6487
 - SET 4"x4" CONCRETE MONUMENT STAMPED L.B. # 6487 UNLESS OTHERWISE NOTED
 - SET NAIL # DISK STAMPED L.B. # 6487 (PCP)
 - △ DELTA ANGLE
 - ARC LENGTH
 - TABULATED CURVE DATA
 - CLAY COUNTY UTILITY AUTHORITY
 - CLAY ELECTRIC COOPERATIVE
 - CHORD
 - TABULATED LINE DATA
 - OFFICIAL RECORDS BOOK
 - POINT OF CURVATURE
 - POINT OF COMPOUND CURVATURE
 - POINT OF REVERSE CURVATURE
 - RADIUS
 - POINT OF TANGENCY
 - RADIUS POINT

| CURVE # | BEARING | CHORD | RADIUS | LENGTH | DELTA |
|---------|-------------|-------|--------|--------|------------|
| C3 | N21°26'22"W | 22.02 | 30.00 | 22.55 | 043°03'32" |
| C4 | N51°26'22"W | 8.64 | 30.00 | 8.67 | 016°56'28" |
| C5 | S29°13'20"E | 51.04 | 50.00 | 53.50 | 061°22'33" |
| C6 | S22°57'07"W | 36.63 | 50.00 | 37.50 | 042°56'20" |
| C7 | S61°37'48"W | 29.50 | 50.00 | 30.01 | 034°23'02" |
| C8 | N50°29'57"W | 77.36 | 50.00 | 66.45 | 101°21'29" |
| C9 | S44°57'18"E | 35.38 | 25.00 | 39.31 | 090°05'24" |
| C10 | N58°54'33"E | 25.62 | 25.00 | 27.13 | 062°10'55" |
| C11 | S29°05'39"W | 2.23 | 50.00 | 2.23 | 002°33'07" |
| C12 | S64°09'03"W | 55.60 | 50.00 | 56.96 | 067°33'40" |
| C13 | N63°43'15"W | 31.48 | 50.00 | 32.02 | 036°41'44" |
| C14 | N25°43'25"W | 33.63 | 50.00 | 34.29 | 039°17'57" |
| C15 | N15°22'02"E | 36.55 | 50.00 | 37.42 | 042°52'56" |
| C16 | N56°36'41"E | 33.60 | 50.00 | 34.50 | 039°36'19" |
| C17 | N63°12'25"E | 11.65 | 50.00 | 11.42 | 013°35'09" |

| CURVE # | BEARING | CHORD | RADIUS | LENGTH | DELTA |
|---------|-------------|--------|--------|--------|------------|
| C18 | S45°02'42"W | 35.33 | 25.00 | 35.23 | 089°54'30" |
| C19 | S44°26'46"E | 42.09 | 30.00 | 46.64 | 089°04'20" |
| C20 | S65°53'59"E | 42.99 | 90.00 | 42.99 | 002°53'57" |
| C21 | S02°33'49"E | 11.91 | 30.00 | 11.99 | 022°53'52" |
| C22 | S03°31'21"E | 150.41 | 350.00 | 151.59 | 024°48'55" |
| C23 | S41°37'11"W | 50.63 | 30.00 | 60.27 | 115°05'50" |
| C24 | N51°49'34"W | 29.44 | 30.00 | 30.78 | 058°46'45" |
| C25 | S09°25'01"W | 31.66 | 30.00 | 33.36 | 063°42'25" |
| C26 | N39°02'22"E | 14.79 | 190.00 | 14.60 | 004°27'42" |
| C27 | N36°10'16"E | 4.23 | 190.00 | 4.23 | 001°16'31" |
| C28 | N14°45'47"E | 134.90 | 190.00 | 137.50 | 041°36'27" |
| C29 | N11°21'14"W | 34.97 | 190.00 | 35.02 | 010°53'36" |
| C30 | S16°32'42"W | 32.64 | 30.00 | 34.73 | 062°12'29" |
| C31 | S01°03'13"W | 31.20 | 30.00 | 32.61 | 062°39'32" |
| C32 | N40°45'53"W | 27.05 | 30.00 | 28.07 | 053°36'16" |

| LINE # | BEARING | DISTANCE |
|--------|-------------|----------|
| L1 | N89°54'36"W | 20.00 |
| L2 | N00°00'00"E | 20.00 |
| L3 | S56°30'50"W | 42.40 |
| L7 | S22°22'59"W | 38.22 |
| L8 | S00°05'24"W | 76.96 |
| L9 | S00°05'24"W | 52.36 |
| L10 | N45°33'43"W | 23.25 |



UN-PLATTED LANDS
O.R.B. 1866,
PAGE 1119

MATCH LINE
SEE SHEET 4

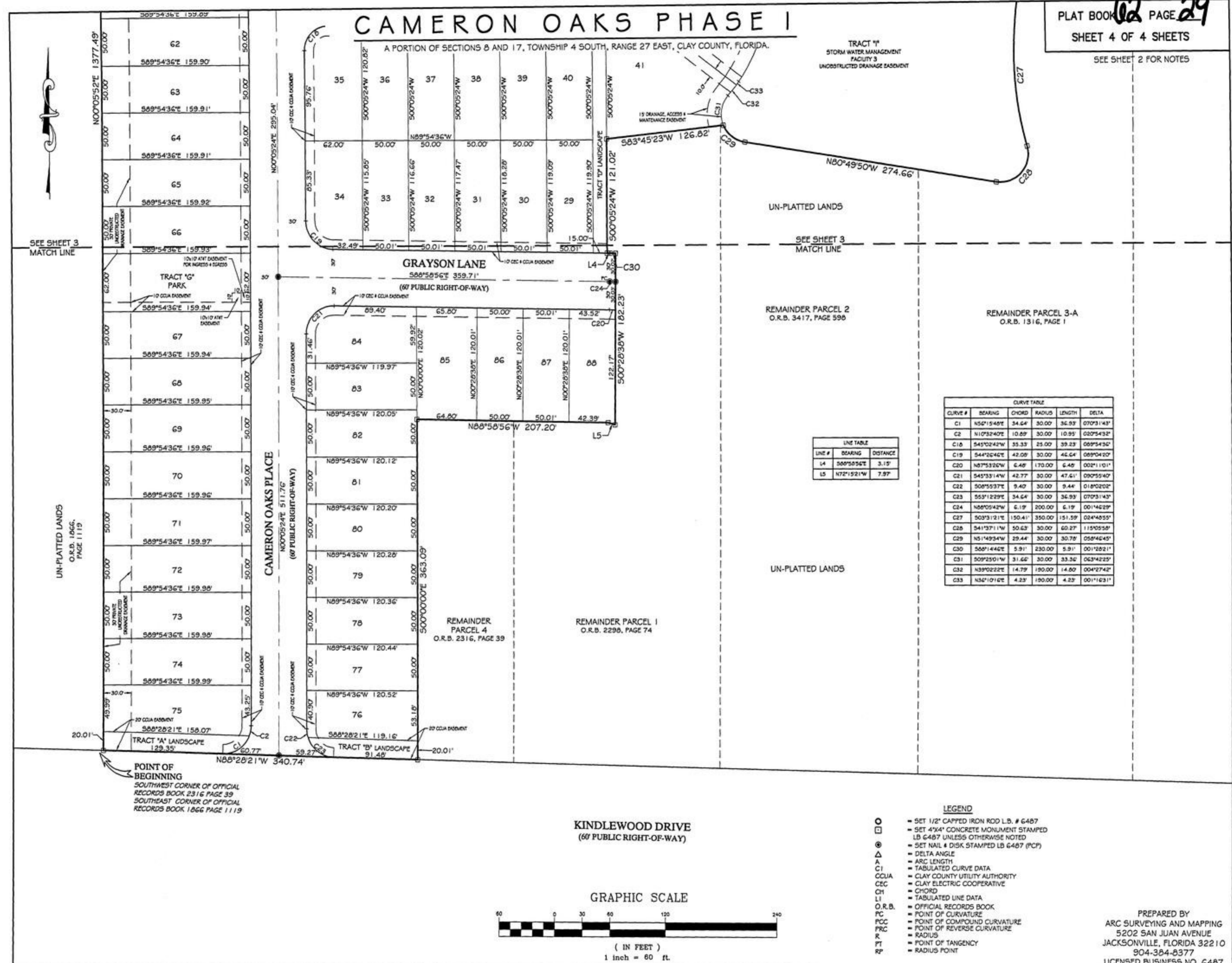
REMAINDER PARCEL 2
O.R.B. 3417, PAGE 598

REMAINDER PARCEL 3-A
O.R.B. 1316, PAGE 1

MATCH LINE
SEE SHEET 4

UN-PLATTED LANDS

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904-384-8377
LICENSED BUSINESS NO. 6487



LINE TABLE

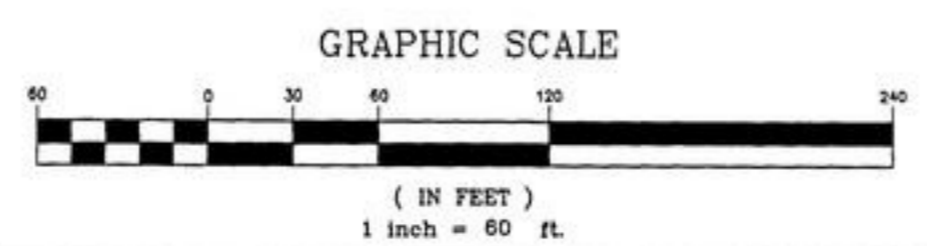
| LINE # | BEARING | DISTANCE |
|--------|-------------|----------|
| L4 | S68°56'56"E | 3.15' |
| L5 | N72°15'21"W | 7.97' |

CURVE TABLE

| CURVE # | BEARING | CHORD | RADIUS | LENGTH | DELTA |
|---------|-------------|---------|---------|---------|------------|
| C1 | N56°15'45"E | 34.64' | 30.00' | 36.93' | 070°31'43" |
| C2 | N10°32'40"E | 10.89' | 30.00' | 10.95' | 020°54'32" |
| C16 | S45°02'42"W | 33.33' | 25.00' | 39.23' | 089°54'32" |
| C19 | S44°20'46"E | 42.00' | 30.00' | 46.64' | 089°04'20" |
| C20 | N87°53'26"W | 6.48' | 170.00' | 6.48' | 002°11'01" |
| C21 | S45°33'14"W | 42.77' | 30.00' | 47.61' | 090°55'40" |
| C22 | S08°55'37"E | 9.40' | 30.00' | 9.44' | 018°02'02" |
| C23 | S53°12'29"E | 34.64' | 30.00' | 36.93' | 070°31'43" |
| C24 | N86°05'42"W | 6.19' | 200.00' | 6.19' | 001°46'29" |
| C27 | S03°31'21"E | 150.41' | 350.00' | 151.59' | 024°45'55" |
| C28 | S41°37'11"W | 50.63' | 30.00' | 60.27' | 115°05'58" |
| C29 | N51°49'34"W | 29.44' | 30.00' | 30.78' | 058°46'45" |
| C30 | S68°14'46"E | 5.91' | 230.00' | 5.91' | 001°28'21" |
| C31 | S09°25'01"W | 31.66' | 30.00' | 33.36' | 063°42'25" |
| C32 | N39°02'22"E | 14.79' | 190.00' | 14.80' | 004°27'42" |
| C33 | N32°10'16"E | 4.23' | 190.00' | 4.23' | 001°16'31" |

POINT OF BEGINNING
SOUTHWEST CORNER OF OFFICIAL RECORDS BOOK 2316 PAGE 39
SOUTHEAST CORNER OF OFFICIAL RECORDS BOOK 1866 PAGE 1119

KINDLEWOOD DRIVE
(60' PUBLIC RIGHT-OF-WAY)



- LEGEND
- = SET 1/2" CAPPED IRON ROD L.B. # 6487
 - = SET 4"x4" CONCRETE MONUMENT STAMPED LB 6487 UNLESS OTHERWISE NOTED
 - ⊙ = SET NAIL & DISK STAMPED LB 6487 (PCC)
 - △ = DELTA ANGLE
 - A = ARC LENGTH
 - C1 = TABULATED CURVE DATA
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 - CEC = CLAY ELECTRIC COOPERATIVE
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