

CAMERON OAKS PHASE 2

A PORTION OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CLAY COUNTY, FLORIDA.

LAND USE ZONING: BF MPC
AREA: 6.27 ACRES
No. LOTS: 31
MIN. LOT SIZE 50x120' (6,000 SQ. FT.)

PLAT BOOK 12 PAGE 30
SHEET 1 OF 3 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION
A PORTION OF SECTION 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 1,342.38 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 SAID NORTHWEST RIGHT OF WAY LINE, A DISTANCE OF 301.34 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 363.09 FEET; THENCE SOUTH 88°58'56" EAST, A DISTANCE OF 207.20 FEET; THENCE SOUTH 72°15'21" EAST, A DISTANCE OF 7.97 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°28'38" EAST A DISTANCE OF 182.23 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 230.00 FEET; THENCE WESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 5.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°14'46" WEST, 5.91 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°58'56" WEST, A DISTANCE OF 3.15 FEET; THENCE NORTH 00°05'24" WEST, A DISTANCE OF 121.02 FEET; THENCE NORTH 83°45'23" EAST, A DISTANCE OF 126.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 30.78 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°49'34" EAST, 29.44 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 80°49'50" EAST, A DISTANCE OF 274.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 60.27 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°37'11" EAST, 50.63 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE NORTHERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 21.64, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°09'32" WEST, 21.63 FEET; THENCE SOUTH 89°54'36" EAST, A DISTANCE OF 124.52 FEET; THENCE NORTH 70°53'41" EAST, A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 170.00 FEET; THENCE NORTHERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 20.42 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°39'50" WEST, 20.41 FEET; THENCE SOUTH 89°31'22" EAST, A DISTANCE OF 167.15 FEET TO THE WEST LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1866, PAGE 1119 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°16'00" WEST ALONG SAID EAST LINE AND THE WEST LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2310, PAGE 1907 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 400.00 FEET; THENCE NORTH 89°31'22" WEST, A DISTANCE OF 145.71 FEET; THENCE SOUTH 89°02'38" WEST, A DISTANCE OF 60.02 FEET; THENCE NORTH 88°58'56" WEST, A DISTANCE OF 451.91 FEET; THENCE NORTH 72°15'21" WEST, A DISTANCE OF 131.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 6.27 ACRES, MORE OR LESS

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
James Ricky Wood
JAMES RICKY WOOD, MANAGER AND PRESIDENT
Witness: Sandra Spencer
Sandra Spencer
Witness: Megan H. Perkins
Megan H. Perkins

ADOPTION, DEDICATION AND RESERVATION
THIS IS TO CERTIFY THAT KINDLEWOOD LLC, A 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 2, 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. ALL LANES AND ROADS, 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 UP ALL ROADS AND LANES HEREBY DEDICATED, TOGETHER WITH ALL SOIL NUTRIENTS CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID TRAIL, 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 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, LANES, 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 TAXING 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 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.

TRACT "B" IS A LANDSCAPE AND COMMON AREA TRACT AND IS DEDICATED TO 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

CAMERON OAKS OWNERS ASSOCIATION, INC.

WITNESS: Sandra Spencer
Sandra Spencer
PRINT NAME

BY: Susan D Wood
Susan D Wood
President

WITNESS: Megan H. Perkins
Megan H. Perkins
PRINT NAME

COUNTY COMMISSIONERS APPROVAL
EXAMINED AND APPROVED THIS 12 DAY OF November 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 13 DAY OF November 2019.

[Signature]
DIRECTOR, DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES

COUNTY DEPARTMENT OF ENGINEERING APPROVAL
EXAMINED AND APPROVED THIS 14 DAY OF November 2019.

[Signature]
DIRECTOR, DEPARTMENT OF ENGINEERING

CLERK'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT IS FILED FOR RECORD IN PLAT BOOK 12 PAGE 30-32 THROUGH THE DAY OF Nov 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 177.08 (1), FLORIDA STATUTES (FS), 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 28 DAY OF October 2019.

[Signature]
JOHN B. ADAMS
FLORIDA REGISTRATION NO 4469
BARTRAM TRAIL SURVEYING, INC
1501 COUNTY ROAD 315, SUITE 106
GREEN COVE SPRINGS, FL 32043

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
SANDRA SPENCER
Commission # GG 298173
Expires June 4, 2023
Bonded Thru TROY Fidelity Insurance 800-385-7919

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 559, 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: [Signature]
PRINT NAME: PHILIP A. FREMENTO
ITS: VICE PRESIDENT

Cami Terzaglie
PRINT NAME: CAMI TERZAGLIE

STATE OF Florida
COUNTY OF St Johns

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF Oct 2019, BY PHILIP A. FREMENTO, 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 AS IDENTIFICATION.

[Signature]
(NOTARY SIGNATURE)
(NOTARY SEAL)
DEBORAH E. MCCLURE
MY COMMISSION # GG 009927
EXPIRES: July 10, 2020
Bonded Thru Budget Notary Services

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: [Signature]
PRINT NAME: SUSAN D. WOOD
ITS: MANAGING MEMBER

STATE OF Florida
COUNTY OF Clay

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF October 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 AS IDENTIFICATION.

[Signature]
(NOTARY SIGNATURE)
(NOTARY SEAL)

SANDRA SPENCER
Commission # GG 298173
Expires June 4, 2023
Bonded Thru TROY Fidelity Insurance 800-385-7919

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 21 DAY OF October 2019.

[Signature]
BOB L. PATTERSON
PROFESSIONAL SURVEYOR & MAPPER,
LICENSE NUMBER 4827
ARC SURVEYING & MAPPING, INC.

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

VICINITY MAP CAMERON OAKS PHASE 2

(NOT TO SCALE) A PORTION OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CLAY COUNTY, FLORIDA.

SEE SHEET 2 FOR NOTES



POINT OF COMMENCEMENT
NORTHWEST CORNER OF SECTION 17

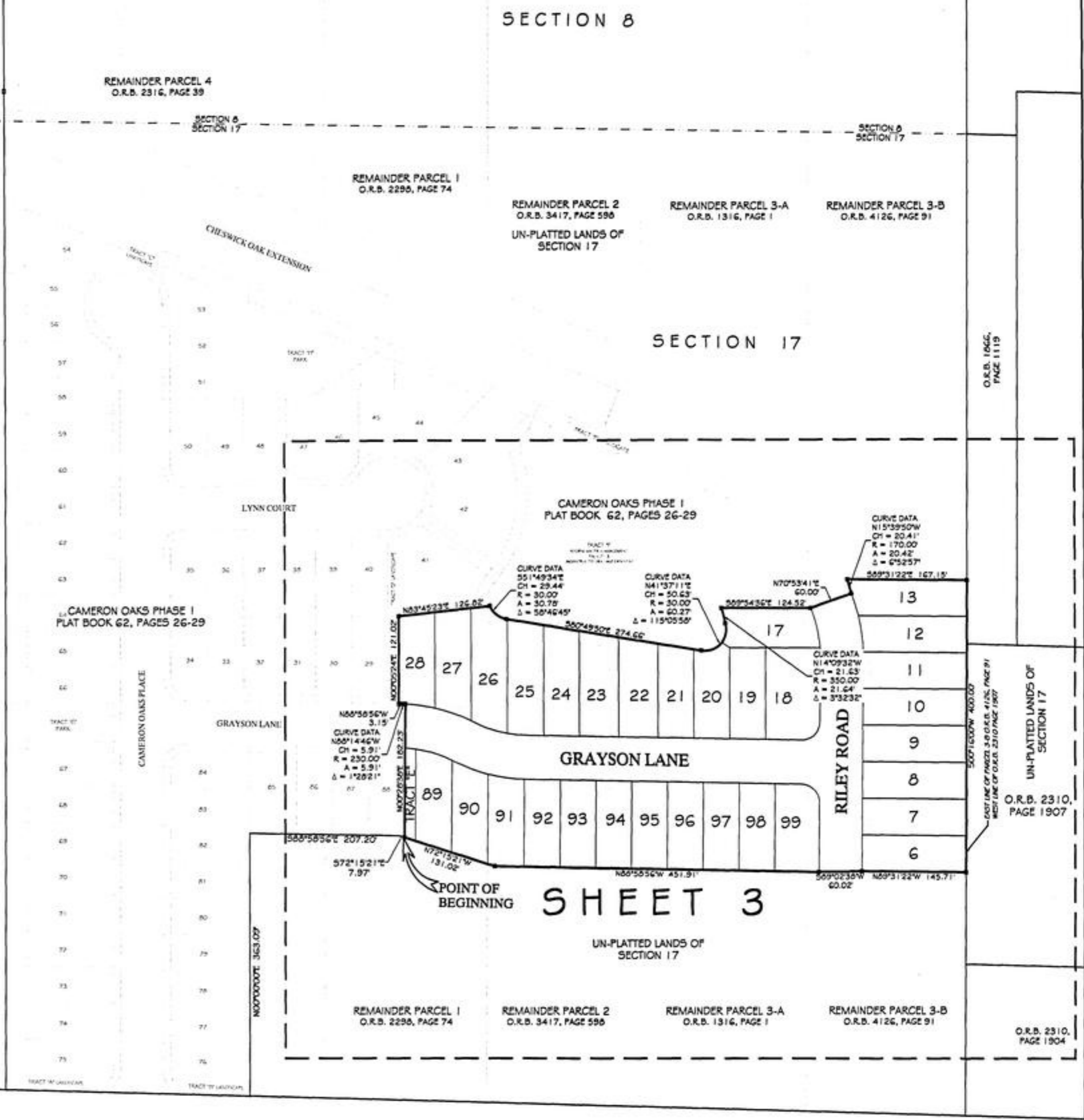
- GENERAL NOTES:
- PERMANENT REFERENCE MONUMENT SET (L.B. # 6487) SHOWN THUS □
 - PERMANENT CONTROL POINT SET (L.B. # 6487) SHOWN THUS ●
 - TABULATED LINE AND CURVE NUMBERS SHOWN THUS C1 # L1
 - ALL EASEMENTS SHOWN HEREON ARE PRIVATE EASEMENTS FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE NOTED.
 - BEARINGS 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 D160 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.
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 - 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.).

WEST LINE OF SECTION 17
13412.30'

NORTH LINE OF KINDLEWOOD DRIVE

580°26'21"E 3073.34'

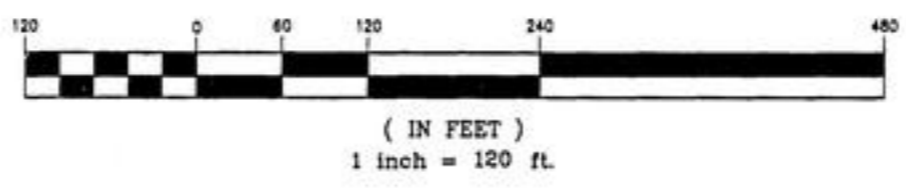
O.R.B. 1066,
PAGE 1119



POINT OF BEGINNING
SHEET 3

KINDLEWOOD DRIVE

GRAPHIC SCALE



- LEGEND
- SET 4"x4" CONCRETE MONUMENT STAMPED LB 6487 UNLESS OTHERWISE NOTED
 - SET NAIL & DISK STAMPED LB 6487 (PCP)
 - Δ DELTA ANGLE
 - A ARC LENGTH
 - C1 TABULATED CURVE DATA
 - CCUA CLAY COUNTY UTILITY AUTHORITY
 - CEC CLAY ELECTRIC COOPERATIVE
 - CH CHORD
 - L1 TABULATED LINE DATA
 - O.R.B. OFFICIAL RECORDS BOOK
 - PC POINT OF CURVATURE
 - PCC POINT OF COMPOUND CURVATURE
 - P POINT OF INTERSECTION
 - PRC POINT OF REVERSE CURVATURE
 - R RADIUS
 - PT POINT OF TANGENCY
 - RP RADIUS POINT

PREPARED BY
ARC SURVEYING AND MAPPING
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
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