

CANNONS POINT AT OAKLEAF PLANTATION ~ PHASE 1

PLAT BOOK 42 PAGE 42

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PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

COV/RE - OR 2264 pg 26
COV/RE - OR 2264 pg 23

TYPE 1 SUBDIVISION ~ ZONED "PUD"

CAPTION :

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE, ON THE SOUTH LINE THEREOF, NORTH 89 DEGREES 45 MINUTES 07 SECONDS WEST, 2523.38 FEET; THENCE, NORTH 00 DEGREES 14 MINUTES 53 SECONDS EAST, 433.53 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 82 DEGREES 39 MINUTES 59 SECONDS WEST, 199.71 FEET; THENCE, NORTH 70 DEGREES 41 MINUTES 20 SECONDS WEST, 144.28 FEET; THENCE, NORTH 69 DEGREES 13 MINUTES 16 SECONDS WEST, 21.55 FEET; THENCE, NORTH 65 DEGREES 41 MINUTES 31 SECONDS WEST, 121.43 FEET; THENCE, NORTH 57 DEGREES 38 MINUTES 09 SECONDS WEST, 220.44 FEET; THENCE, NORTH 50 DEGREES 37 MINUTES 30 SECONDS WEST, 53.00 FEET; THENCE, NORTH 45 DEGREES 12 MINUTES 56 SECONDS WEST, 100.35 FEET; THENCE, NORTH 54 DEGREES 18 MINUTES 41 SECONDS WEST, 63.26 FEET; THENCE, NORTH 56 DEGREES 39 MINUTES 46 SECONDS WEST, 207.40 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PLANTATION OAKS BOULEVARD, A 100-FOOT RIGHT-OF-WAY; THENCE, ON SAID RIGHT-OF-WAY LINE, NORTH 33 DEGREES 54 MINUTES 00 SECONDS EAST, 153.25 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1450.00 FEET AND A CENTRAL ANGLE OF 10 DEGREES 08 MINUTES 00 SECONDS, AN ARC DISTANCE OF 255.60 FEET (NORTH 38 DEGREES 57 MINUTES 00 SECONDS EAST, 255.27 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, NORTH 44 DEGREES 00 MINUTES 00 SECONDS EAST, 928.38 FEET; THENCE, SOUTH 40 DEGREES 42 MINUTES 45 SECONDS EAST, 613.51 FEET; THENCE, SOUTH 49 DEGREES 17 MINUTES 15 SECONDS WEST, 100.00 FEET; THENCE, SOUTH 40 DEGREES 42 MINUTES 45 SECONDS EAST, 90.55 FEET; THENCE, SOUTH 46 DEGREES 55 MINUTES 54 SECONDS WEST, 275.23 FEET; THENCE, SOUTH 52 DEGREES 40 MINUTES 00 SECONDS WEST, 150.26 FEET; THENCE, SOUTH 53 DEGREES 13 MINUTES 28 SECONDS WEST, 100.24 FEET; THENCE, SOUTH 45 DEGREES 14 MINUTES 09 SECONDS WEST, 109.58 FEET; THENCE, SOUTH 41 DEGREES 52 MINUTES 32 SECONDS WEST, 64.56 FEET; THENCE, SOUTH 35 DEGREES 49 MINUTES 50 SECONDS WEST, 73.81 FEET; THENCE, SOUTH 23 DEGREES 06 MINUTES 52 SECONDS WEST, 123.01 FEET TO A POINT ON A CURVE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 975.00 FEET AND A CENTRAL ANGLE OF 20 DEGREES 30 MINUTES 18 SECONDS, AN ARC DISTANCE OF 348.93 FEET (SOUTH 76 DEGREES 26 MINUTES 53 SECONDS EAST, 347.08 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, RADIAL TO SAID CURVE, SOUTH 03 DEGREES 17 MINUTES 57 SECONDS WEST, 180.35 FEET TO THE POINT OF BEGINNING. CONTAINING 20.68 ACRES, MORE OR LESS.

COUNTY DEPARTMENT OF PLANNING APPROVAL :

APPROVED THIS 18th DAY OF August, A.D. 2003

Phil Conner
DIRECTOR, DEPARTMENT OF PLANNING

COUNTY DEPARTMENT OF ZONING APPROVAL :

APPROVED THIS 19 DAY OF August, A.D. 2003

Cheryl Miller
DIRECTOR, DEPARTMENT OF ZONING

COUNTY COMMISSIONERS CERTIFICATE :

APPROVED THIS 26th DAY OF August, A.D. 2003, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

Tommy L. Linn CHAIRMAN
Robert M. Linn CLERK 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, AND IS FILED FOR RECORD IN PLAT BOOK 42, PAGES 42 ~~40~~ 43 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

THIS 27th DAY OF August, A.D., 2003

James B. Lutz
CLERK OF THE CIRCUIT COURT

COUNTY DEPARTMENT OF ENGINEERING APPROVAL :

APPROVED THIS 26th DAY OF August, A.D. 2003

Charles W.
DIRECTOR, DEPARTMENT OF ENGINEERING

SURVEYOR'S CERTIFICATE OF REVIEW :

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT HE/SHE HAS BEEN RETAINED BY CLAY COUNTY TO REVIEW 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 07th DAY OF July, A.D., 2003

B. L. Pittman
SIGNATURE

B. L. PITTMAN
FLORIDA CERT. No. LS-4827
90 RIVER ROAD
ORANGE PARK, FL 32073

SEAL

SURVEYOR'S CERTIFICATE :

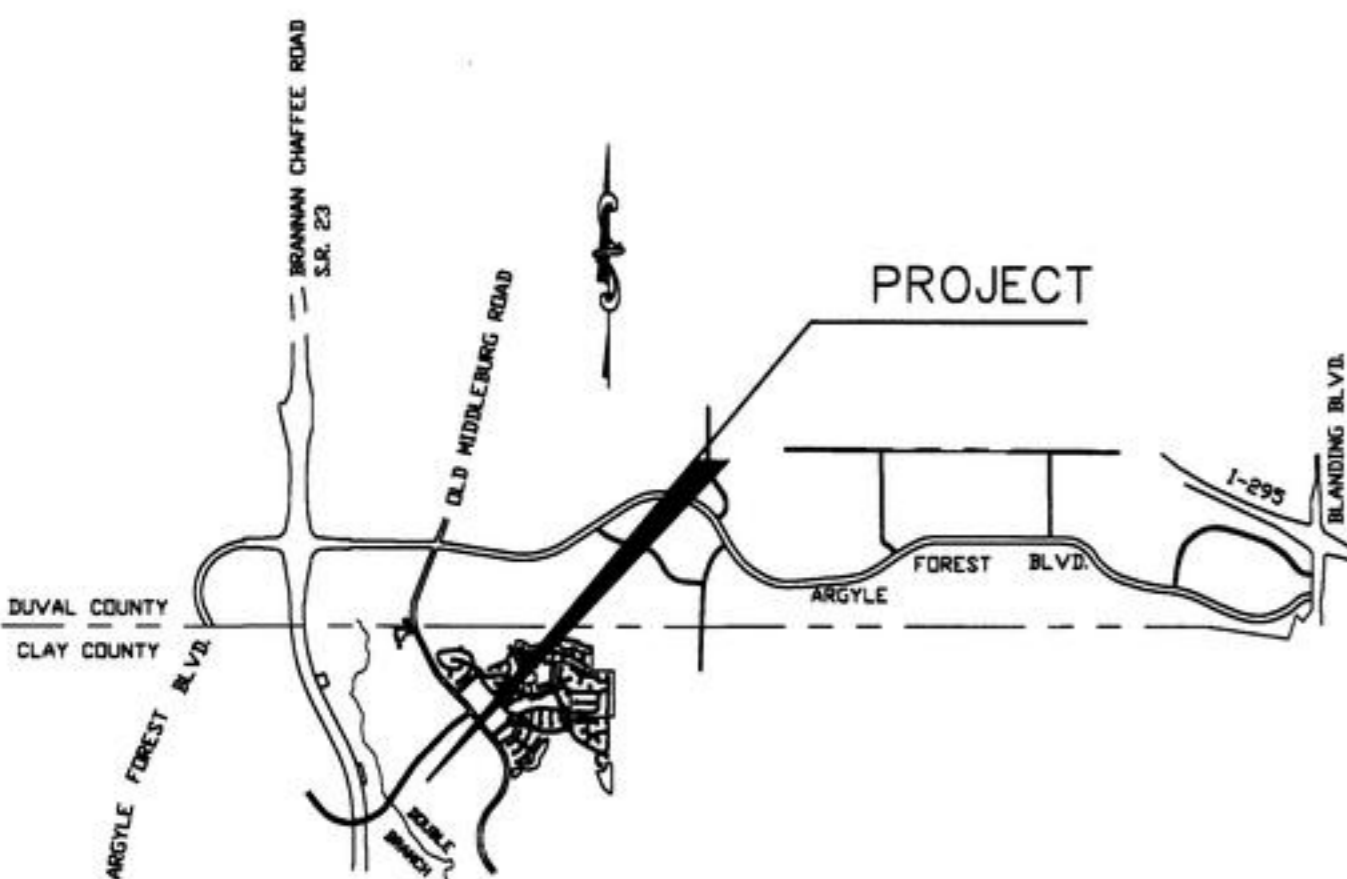
THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177; AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH 177.091, FLORIDA STATUTES AND ALL LOT CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 61G17-6.0031(2)1, FLORIDA ADMINISTRATIVE CODE.

CERTIFIED THIS 30th DAY OF JUNE, A.D., 2003

Carl S. Gourson
CARL S. GOURSON, P.L.S.
FLORIDA CERTIFICATE No. LS-3129
PERRET and ASSOCIATES, INC.
FLORIDA CERTIFICATE No. LB-6715

PERRET AND ASSOCIATES, INC.

1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207
PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com



VICINITY MAP
SCALE 1" = 2000' +/-

CANNONS POINT AT OAKLEAF PLANTATION ~ PHASE 1

PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

ADOPTION AND DEDICATION :

This is to certify that OakLeaf Plantation, LLC, a Florida limited liability company, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon, known as CANNONS POINT AT OAKLEAF PLANTATION ~ PHASE 1 having caused the same to be surveyed and subdivided. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. Silver Bluff Boulevard, Cotton Clover Drive, and Canopy Oaks Drive shown hereon, hereinafter the "Streets", are hereby irrevocably dedicated to Clay County, its successors and assigns, and all drainage easements shown on this plat are hereby irrevocably dedicated to Clay County, its successors and assigns, and subject to the following covenants which run with the lands.

Clay County, by acceptance of this plat or recording shall not be deemed, on behalf of itself, its successors or assigns, to have accepted any duty, obligation, liability or responsibility whatsoever to maintain any storm water retention or detention ponds presently or hereafter located or constructed within the said plat; to maintain any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment installed within the Easement and/or associated therewith; to remove or treat any aquatic plants, animals, soil, chemicals, or any other substance or thing that might be found or come within the said plat; or to maintain water purity, quality, level or depth within the Easement. The foregoing notwithstanding, Clay County, its successors and assigns, shall have the right to undertake and perform any and all of the aforesaid activities at any time or times it may choose in its sole discretion without being deemed to have accepted any duty, obligation, liability or responsibility whatsoever to undertake, repeat or perform the same or similar activities thereafter; and to effect modification of or to any storm water retention or detention ponds or other facilities located within the said plat, including, but not limited to, the installation, modification and/or removal of any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment associated therewith, without being deemed to have accepted any duty, obligation, liability or responsibility whatsoever to undertake maintenance thereafter.

The Dedicator does hereby covenant in favor of Clay County, its successors and assigns, that it will be and remain affirmatively responsible, obligated and liable for construction, installation and subsequent maintenance of all storm water management facilities within the said plat required by Clay County as of the date of its acceptance of this plat, as well as those required under any permit issued by any and all governmental agencies with jurisdiction, including but not limited to, any storm water retention or detention ponds presently or hereafter located or constructed therein and any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment installed therein and/or associated therewith; and for removing or treating aquatic plants, animals, soil, chemicals, or any other substance or thing that may be found or come therein; and for maintaining or preserving water purity, quality, level or depth therein. The foregoing covenant is a personal covenant of the Dedicator to Clay County unless assigned to a homeowner's association or community development district as hereinafter provided, and shall also run with all of the lands depicted within the confines of this plat and shall be assumed by each of the successors and assigns of the Dedicator. The foregoing notwithstanding, the Dedicator may assign the burden of its personal covenant hereinabove described to a homeowner's association, hereinafter the "Association", created as a corporate entity under the laws of the State of Florida, or a community development district under Chapter 190, Florida Statutes, hereinafter the "CDD", each existing in perpetuity and invested with the power, duty and authority to levy mandatory assessments against each lot depicted on this plat to provide sufficient and adequate funding for maintenance of the above described storm water management facilities. In the event of assignment by the Dedicator to the Association or CDD, as evidenced by the recording of an appropriate instrument in the public records of Clay County, Florida, executed on behalf of both the Dedicator and the Association or CDD, wherein the Association or CDD affirmatively accepts the assignment of the personal covenant and the responsibility for all matters herein covenanted or indemnified by the Dedicator, then the Dedicator shall be deemed to have been completely released from all responsibilities, obligations and liabilities arising thereunder, the Association or CDD, being deemed to have succeeded to the same. If and only if Clay County, its successors and assigns, shall affirmatively accept responsibility for maintenance under the Easement, as evidenced by the adoption of a formal resolution by the governing body of Clay County, its successors and assigns, spread upon the minutes thereof, and, if required by the County, the recording of an appropriately executed instrument conveying to Clay County the fee simple title to the Tract wherein such storm water management facilities have been constructed, then the Dedicator and the Association or CDD shall both be deemed to have been completely released from all responsibilities, obligations and liabilities thereafter arising under the personal covenant. Further, said personal covenant shall be deemed to have terminated upon the adoption of said resolution with respect to the Tract. Until Clay County, its successors and assigns, in its sole discretion, elects to undertake the responsibility for maintenance of the storm water management facilities within the Tracts, the Dedicator does hereby covenant and agree to indemnify Clay County and save it harmless from suits, damages, liability and expenses 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 filtration systems and other storm water management facilities. This indemnification shall run with the land and successors and assigns of the Dedicator and shall be subject to and bound by it.

The Dedicator, on behalf of itself, its successors and assigns, does hereby covenant in favor of Clay County, its successors and assigns, that it shall not enter upon or use any portion of the said plat for any purpose inconsistent with the storm water management facilities hereinabove described. In this regard, except as the same may be related directly to the activities and uses authorized in connection therewith, the Dedicator, its successors and assigns, shall not undertake any dredge or fill activities within the said plat, nor place or plant, or cause or suffer to be placed or planted, any temporary or permanent structures or vegetation of any kind encroaching within, on, over or across the said plat, including but not limited to fences, hedges, fountains or bulkheads.

Tracts "A", "B" and "G" and any Private Drainage Easements are hereby reserved unto the Dedicator, its successors and assigns.

The Easements described in General Notes 6 through 10 herein, shall be irrevocably dedicated as stated therein.

All Easements designated as "CCUA Utility Easements" are hereby irrevocably dedicated to Clay County Utility Authority (CCUA), its successors and assigns.

IN WITNESS WHEREOF, OakLeaf Plantation, LLC, a Florida limited liability company, has caused these presents to be signed by its Vice President on the date shown below.

OAKLEAF PLANTATION, LLC, a Florida limited liability company

BY: Erik H. Wilson
ERIK H. WILSON, VICE PRESIDENT

Elinore C. Cox
WITNESS
ELINORE C. COX
PRINT NAME

Cami Gomez
WITNESS
Cami Gomez
PRINT NAME

GENERAL NOTES :

- BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE
- PROPERTY LIES WITHIN FLOOD ZONE "X" AS SCALED FROM FEMA FLOOD INSURANCE RATE MAP PANEL 120064 0045 D, DATED 11/4/92
- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- EASEMENTS SHOWN HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICE, PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY 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.
- WHETHER DEPICTED ON THE PLAT OR NOT, OAKLEAF PLANTATION, LLC, HEREBY GRANTS CLAY ELECTRIC COOPERATIVE, INC. 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 CCUA, 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. CCUA SHALL USE, OCCUPY, AND LOCATE FACILITIES IN THESE JOINT USE AREAS SO AS TO REASONABLY ACCOMMODATE CLAY ELECTRIC COOPERATIVE, INC.'S FACILITIES.
- WHERE A CCUA EASEMENT CROSSES AND EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY ELECTRIC COOPERATIVE, INC., CCUA 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 AREAS SO AS TO REASONABLE ACCOMMODATE CCUA'S FACILITIES.
- ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED CCUA AND SHOWN ON PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY, 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.)
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, NOR CUTTING OF TREES OR PLANTS SHALL TAKE PLACE WITHIN CONSERVATION/PRESERVATION AREAS OR JURISDICTIONAL WETLANDS SHOWN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE REGULATORY AGENCIES HAVING JURISDICTION OVER SUCH CONSERVATION/PRESERVATION AREA OR WETLANDS. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE CONSERVATION/PRESERVATION OR WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO COMMENCING ANY ACTIVITY WITHIN THE CONSERVATION/PRESERVATION OR WETLAND AREAS. THE JURISDICTIONAL WETLAND LINE MAY BE REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES. Ch. 704.061(1)(a through q) Florida Statutes

LEGEND :

- ⊙ DENOTES PERMANENT CONTROL POINT (PCP) - No. 6715
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET - No. 6715
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND - I.D. AS NOTED
- L1 DENOTES TABULATED LINE NUMBER
- C1 DENOTES TABULATED CURVE NUMBER
- (R) DENOTES LINE RADIAL TO CURVE
- PC DENOTES POINT OF CURVATURE
- PT DENOTES POINT OF TANGENCY
- PRC DENOTES POINT OF REVERSE CURVE
- PCC DENOTES POINT OF COMPOUND CURVE
- R DENOTES RADIUS
- D DENOTES CENTRAL ANGLE
- L DENOTES ARC LENGTH
- CB DENOTES CHORD BEARING
- CH DENOTES CHORD LENGTH
- R/W DENOTES RIGHT-OF-WAY

ACKNOWLEDGMENT :

STATE OF FLORIDA:
COUNTY OF CLAY:

The foregoing instrument was acknowledged before me this 1st day of August 2003, by Erik H. Wilson, Vice President, OakLeaf Plantation, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me and no oath was taken.

By: Elinore C. Cox
ELINORE C. COX
PRINT NAME

ELINORE C. COX
Notary Public, State of Florida
My comm. exp. Nov. 15, 2005
Comm. No. DD 068028

SUBDIVISION IMPROVEMENT GUARANTEE :

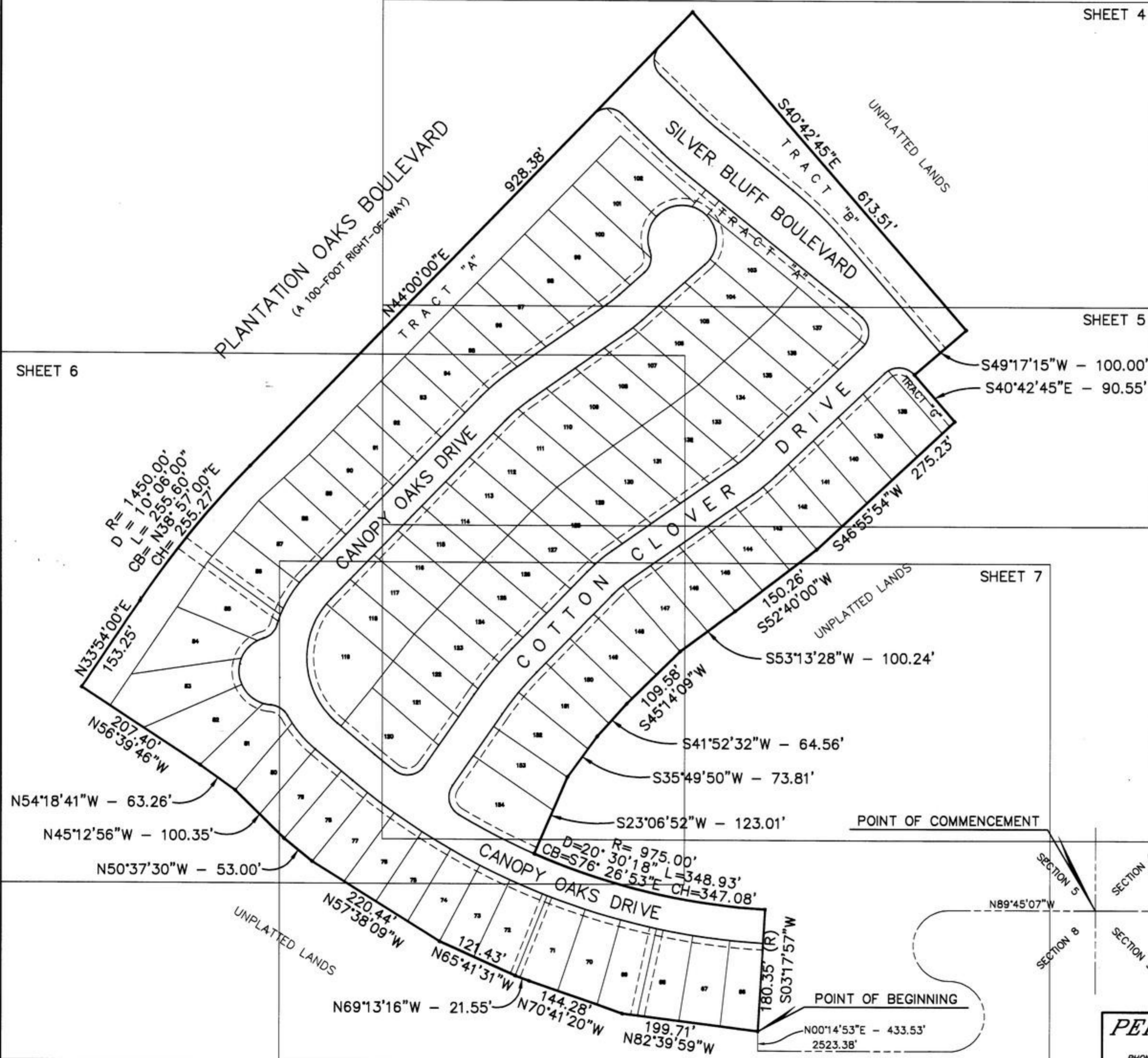
As a condition precedent to the recordation of this plat in the public records of Clay County, Florida, the undersigned owner of this subdivision does hereby guarantee to each and every person, firm, copartnership or corporation, their heirs, successors and assigns, who shall purchase a lot or lots in 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 filing of this plat insofar as the same effects a lot or lots sold. Time of performance being the essence, said guarantee shall be part of each deed of conveyance 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.

CANNONS POINT AT OAKLEAF PLANTATION ~ PHASE 1

PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 42 PAGE 44

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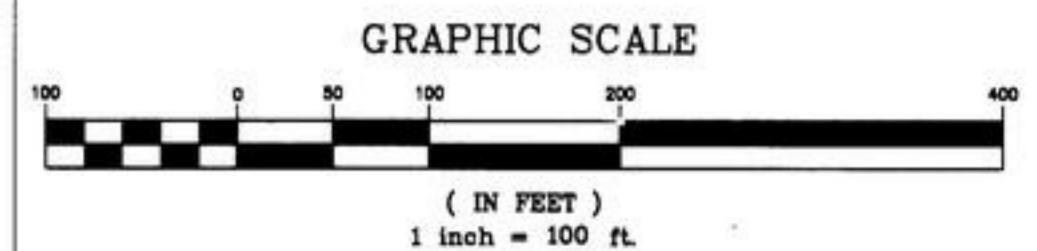
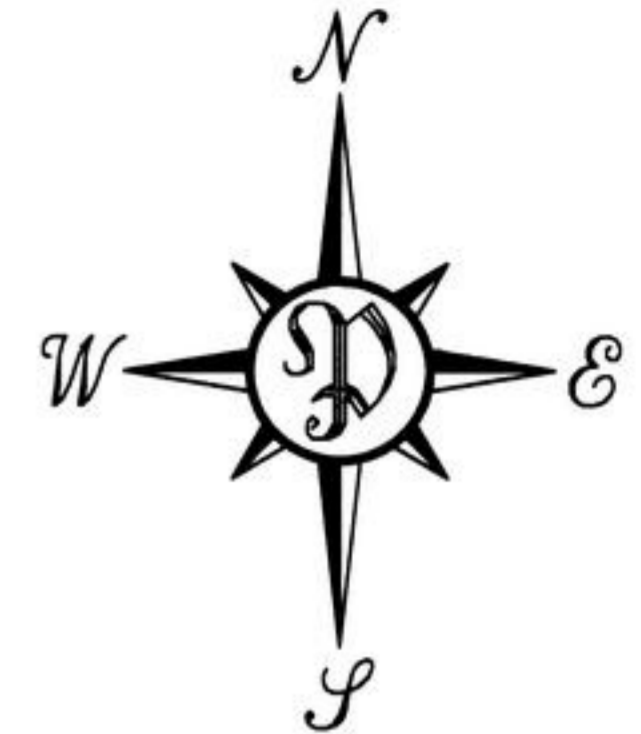


SHEET 4

SHEET 5

SHEET 6

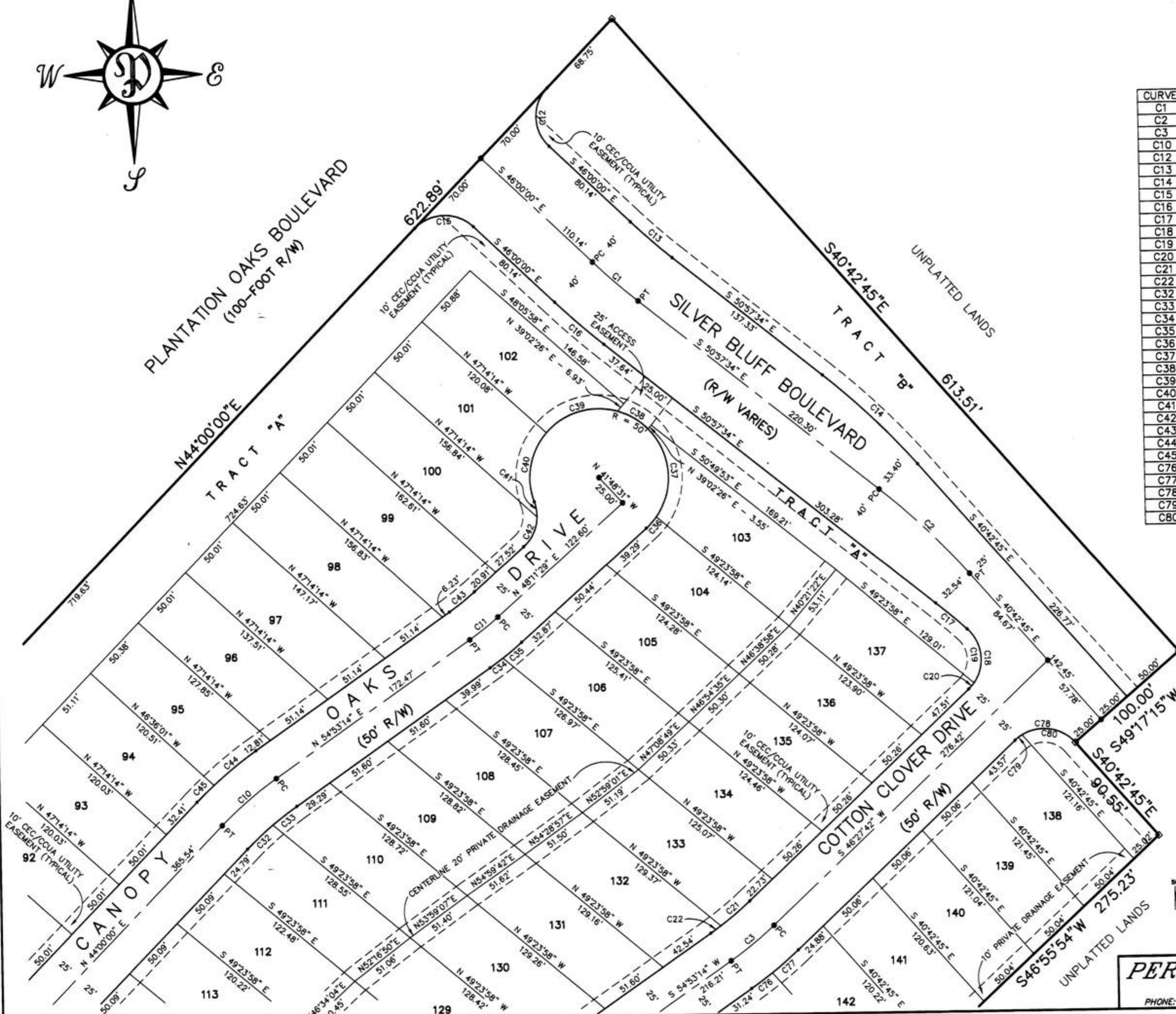
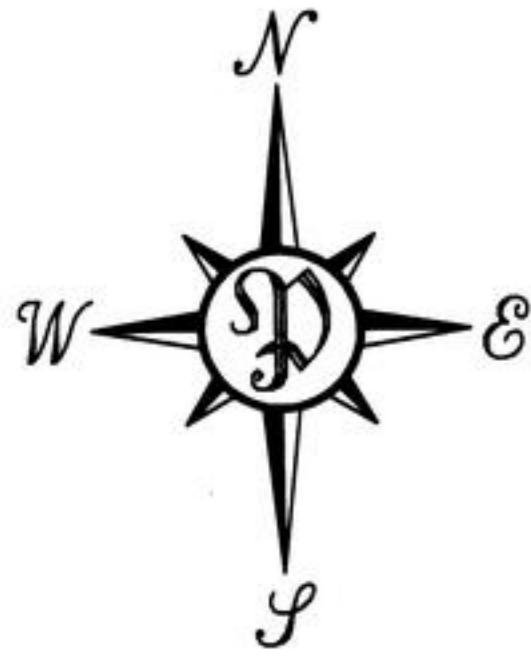
SHEET 7



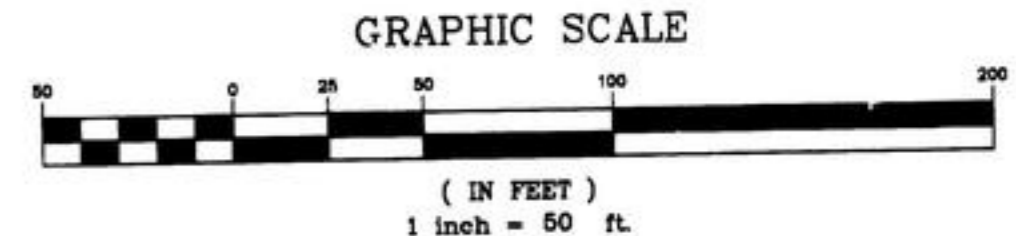
PERRET AND ASSOCIATES, INC.
 1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207
 PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com

CANNONS POINT AT OAKLEAF PLANTATION ~ PHASE 1

PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



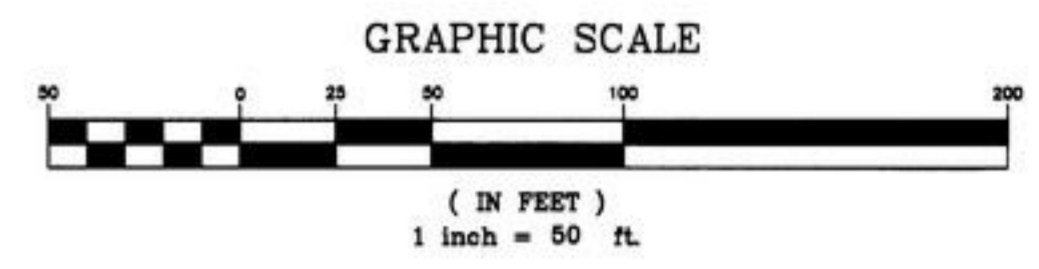
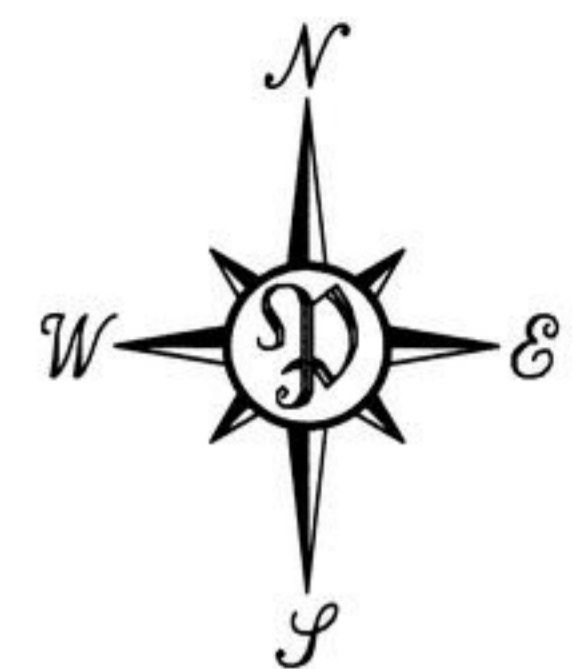
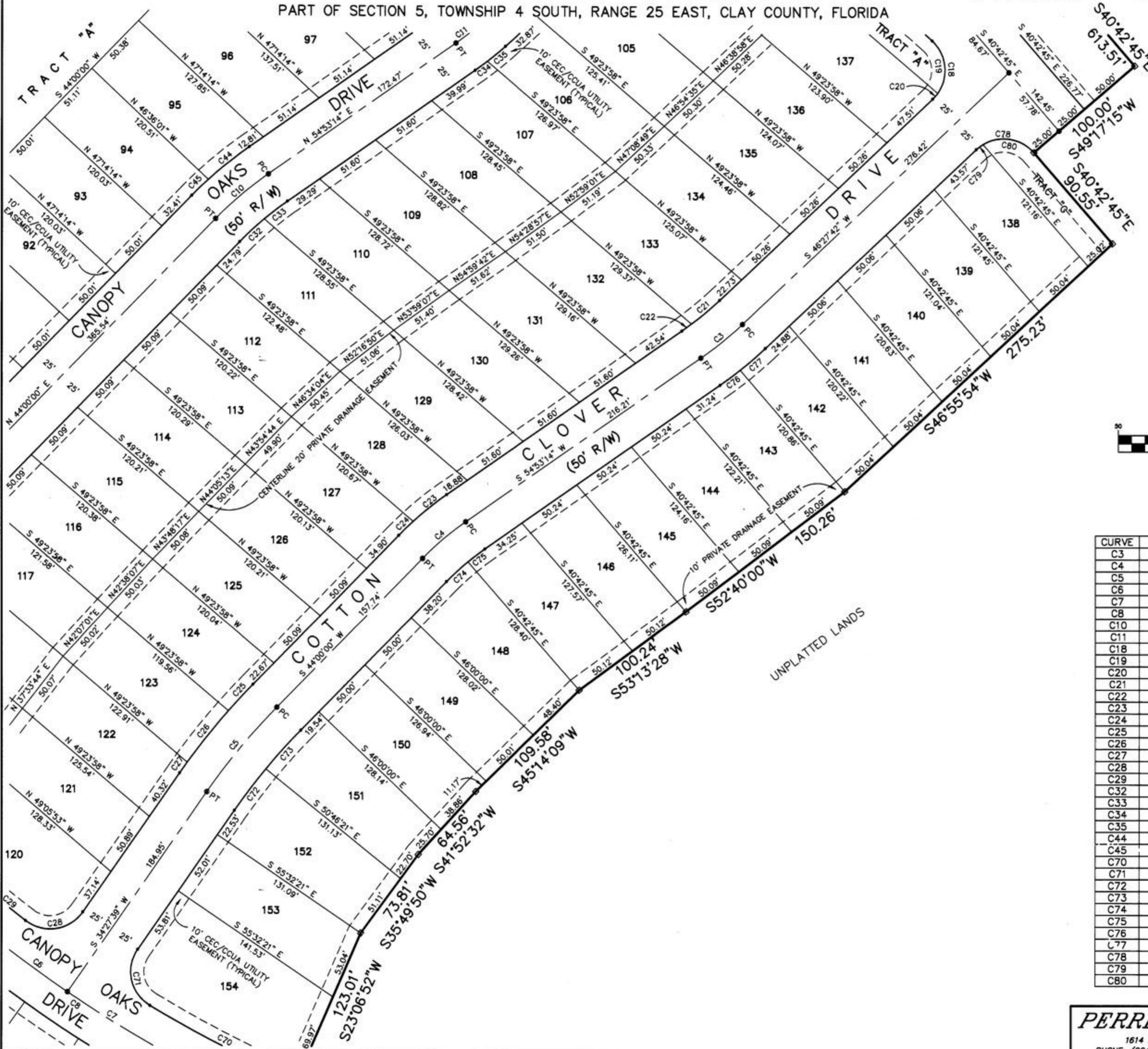
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	500.00'	43.28'	43.27'	S 48°28'47" E	04°57'34"
C2	500.00'	89.42'	89.30'	N 45°50'10" W	10°14'49"
C3	275.00'	40.44'	40.40'	N 50°40'28" E	08°25'32"
C10	275.00'	52.25'	52.18'	S 49°26'37" W	10°53'14"
C12	30.00'	47.12'	42.43'	S 01°00'00" E	90°00'00"
C13	460.00'	39.82'	39.81'	S 48°28'47" E	04°57'34"
C14	525.00'	93.89'	93.77'	N 45°50'10" W	10°14'49"
C15	30.00'	47.12'	42.43'	S 89°00'00" W	90°00'00"
C16	540.00'	46.74'	46.73'	S 48°28'47" E	04°57'34"
C17	475.00'	29.48'	29.47'	N 49°10'54" W	03°33'20"
C18	30.00'	49.15'	43.83'	N 00°28'16" W	93°51'56"
C19	30.00'	43.29'	39.63'	N 06°03'38" W	82°41'12"
C20	30.00'	5.85'	5.84'	N 40°52'20" E	11°10'44"
C21	250.00'	27.75'	27.74'	N 49°38'30" E	06°21'37"
C22	250.00'	9.01'	9.01'	N 53°51'16" E	02°03'55"
C32	250.00'	25.42'	25.40'	S 46°54'45" W	05°49'30"
C33	250.00'	22.09'	22.08'	S 52°21'22" W	05°03'44"
C34	250.00'	11.54'	11.54'	N 53°33'51" E	02°38'45"
C35	250.00'	17.67'	17.67'	N 50°12'59" E	04°02'59"
C36	50.00'	11.08'	11.06'	N 41°50'35" E	12°41'49"
C37	50.00'	69.42'	63.98'	N 04°16'51" W	79°33'03"
C38	50.00'	25.50'	25.23'	N 58°40'08" W	29°13'30"
C39	50.00'	57.04'	54.00'	S 74°02'08" W	65°21'58"
C40	50.00'	53.35'	50.86'	S 10°47'03" W	61°08'12"
C41	30.00'	11.18'	11.11'	N 09°06'38" W	21°20'50"
C42	30.00'	24.41'	23.75'	N 24°52'38" E	46°37'43"
C43	200.00'	23.37'	23.36'	N 51°32'22" E	06°41'44"
C44	300.00'	39.63'	39.60'	S 51°06'11" W	07°34'06"
C45	300.00'	17.38'	17.38'	S 45°39'34" W	03°19'08"
C76	300.00'	18.95'	18.95'	N 53°04'38" E	03°37'12"
C77	300.00'	25.16'	25.15'	N 48°51'52" E	04°48'20"
C78	30.00'	48.60'	43.46'	N 87°07'32" W	92°49'33"
C79	30.00'	6.50'	6.49'	S 52°40'18" W	12°25'12"
C80	30.00'	42.10'	38.73'	N 80°54'56" W	80°24'21"



PERRET AND ASSOCIATES, INC.
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CANNONS POINT AT OAKLEAF PLANTATION ~ PHASE 1

PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C3	275.00'	40.44'	40.40'	N 50°40'28" E	08°25'32"
C4	225.00'	42.75'	42.69'	S 49°26'37" W	10°53'14"
C5	500.00'	83.24'	83.15'	S 39°13'50" W	09°32'21"
C6	1000.00'	96.68'	96.64'	S 52°46'10" E	05°32'21"
C7	1000.00'	543.87'	537.19'	S 71°07'12" E	31°09'41"
C8	1000.00'	640.55'	629.65'	S 68°21'01" E	36°42'02"
C10	275.00'	52.25'	52.18'	S 49°26'37" W	10°53'14"
C11	225.00'	26.29'	26.28'	N 51°32'22" E	06°41'44"
C18	30.00'	49.15'	43.83'	N 00°28'16" W	93°51'56"
C19	30.00'	43.29'	39.63'	N 06°03'38" W	82°41'12"
C20	30.00'	5.85'	5.84'	N 40°52'20" E	11°10'44"
C21	250.00'	27.75'	27.74'	N 49°38'30" E	06°21'37"
C22	250.00'	9.01'	9.01'	N 53°51'16" E	02°03'55"
C23	250.00'	32.28'	32.25'	S 51°11'19" W	07°23'49"
C24	250.00'	15.23'	15.23'	S 45°44'42" W	03°29'25"
C25	525.00'	27.39'	27.38'	S 42°30'20" W	02°59'20"
C26	525.00'	50.06'	50.04'	S 38°16'46" W	05°27'48"
C27	525.00'	9.96'	9.96'	S 35°00'16" W	01°05'13"
C28	30.00'	48.87'	43.64'	N 81°07'45" E	93°20'12"
C29	975.00'	37.48'	37.48'	S 51°06'05" E	02°12'09"
C32	250.00'	25.42'	25.40'	S 46°54'45" W	05°49'30"
C33	250.00'	22.09'	22.08'	S 52°21'22" W	05°03'44"
C34	250.00'	11.54'	11.54'	N 53°33'51" E	02°38'45"
C35	250.00'	17.67'	17.67'	N 50°12'59" E	04°02'59"
C44	300.00'	39.63'	39.60'	S 51°06'11" W	07°34'06"
C45	300.00'	17.38'	17.38'	S 45°39'34" W	03°19'08"
C70	975.00'	124.56'	124.48'	S 62°32'08" E	07°19'12"
C71	30.00'	48.87'	43.64'	S 12°12'27" E	93°20'12"
C72	475.00'	39.52'	39.50'	S 36°50'39" W	04°46'00"
C73	475.00'	39.57'	39.55'	S 41°36'49" W	04°46'21"
C74	200.00'	22.06'	22.05'	S 47°09'37" W	06°19'14"
C75	200.00'	15.94'	15.94'	S 52°36'14" W	04°34'00"
C76	300.00'	18.95'	18.95'	N 53°04'38" E	03°37'12"
C77	300.00'	25.16'	25.15'	N 48°51'52" E	04°48'20"
C78	30.00'	48.60'	43.46'	N 87°07'32" W	92°49'33"
C79	30.00'	6.50'	6.49'	S 52°40'18" W	12°25'12"
C80	30.00'	42.10'	38.73'	N 80°54'56" W	80°24'21"

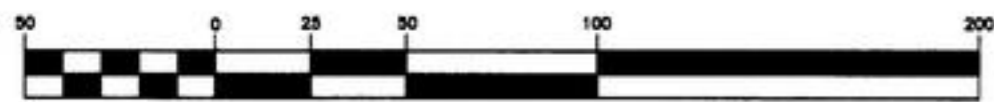
CANNONS POINT AT OAKLEAF PLANTATION ~ PHASE 1

PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C4	225.00'	42.75'	42.69'	S 49°26'37" W	10°53'14"
C5	500.00'	83.24'	83.15'	S 39°13'50" W	09°32'21"
C6	1000.00'	96.68'	96.64'	S 52°46'10" E	05°32'21"
C7	150.00'	246.09'	219.41'	S 03°00'00" E	94°00'00"
C8	150.00'	113.81'	111.10'	S 28°15'50" E	43°28'20"
C9	150.00'	132.28'	128.04'	S 18°44'10" W	50°31'40"
C10	275.00'	52.25'	52.18'	S 49°26'37" W	10°53'14"
C23	250.00'	32.28'	32.25'	S 51°11'19" W	07°23'49"
C24	250.00'	15.23'	15.23'	S 45°44'42" W	03°29'25"
C25	525.00'	27.39'	27.38'	S 42°30'20" W	02°59'20"
C26	525.00'	50.06'	50.04'	S 38°16'46" W	05°27'48"
C27	525.00'	9.96'	9.96'	S 35°00'16" W	01°05'13"
C28	30.00'	48.87'	43.64'	N 81°07'45" E	93°20'12"
C29	975.00'	37.48'	37.48'	S 51°06'05" E	02°12'09"
C30	125.00'	195.22'	175.98'	S 05°15'31" E	89°28'59"
C31	125.00'	9.85'	9.85'	S 41°44'29" W	04°31'01"
C32	250.00'	25.42'	25.40'	S 46°54'45" W	05°49'30"
C33	250.00'	22.09'	22.08'	S 52°21'22" W	05°03'44"
C44	300.00'	39.63'	39.60'	S 51°06'11" W	07°34'06"
C45	300.00'	17.38'	17.38'	S 45°39'34" W	03°19'08"
C46	175.00'	15.10'	15.10'	S 41°31'41" W	04°56'38"
C47	175.00'	54.82'	54.60'	S 30°04'54" W	17°56'56"
C48	175.00'	15.44'	15.43'	S 18°34'47" W	05°03'18"
C49	30.00'	29.92'	28.69'	N 44°37'08" E	57°08'01"
C50	50.00'	9.13'	9.12'	S 67°57'14" W	10°27'49"
C51	50.00'	35.76'	35.00'	S 42°14'05" W	40°58'29"
C52	50.00'	39.87'	38.82'	S 01°05'53" E	45°41'27"
C53	50.00'	43.13'	41.81'	S 48°39'22" E	49°25'32"
C54	50.00'	11.23'	11.21'	S 79°48'18" E	12°52'20"
C55	30.00'	29.92'	28.69'	N 57°40'28" W	57°08'01"
C56	175.00'	13.05'	13.05'	S 31°14'41" E	04°16'26"
C57	175.00'	50.76'	50.58'	S 41°41'27" E	16°37'07"
C58	1025.00'	28.09'	28.09'	S 50°47'06" E	01°34'12"
C59	1025.00'	49.04'	49.03'	S 52°56'26" E	02°44'28"
C60	1025.00'	49.04'	49.03'	S 55°40'54" E	02°44'28"
C61	1025.00'	49.04'	49.03'	S 58°25'22" E	02°44'28"
C70	975.00'	124.56'	124.48'	S 62°32'08" E	07°19'12"
C71	30.00'	48.87'	43.64'	S 12°12'27" E	93°20'12"
C72	475.00'	39.52'	39.50'	S 36°50'39" W	04°46'00"
C73	475.00'	39.57'	39.55'	S 41°36'49" W	04°46'21"
C74	200.00'	22.06'	22.05'	S 47°09'37" W	06°19'14"
C75	200.00'	15.94'	15.94'	S 52°36'14" W	04°34'00"



GRAPHIC SCALE

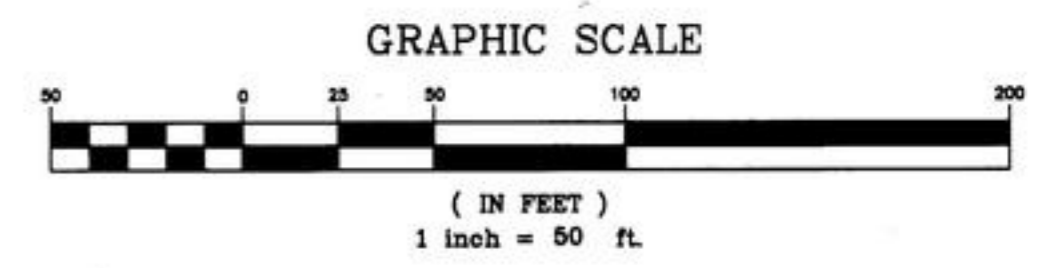
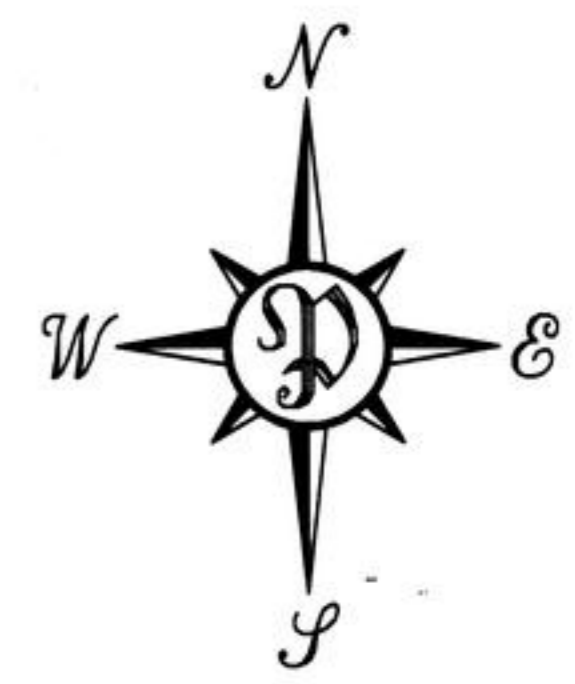
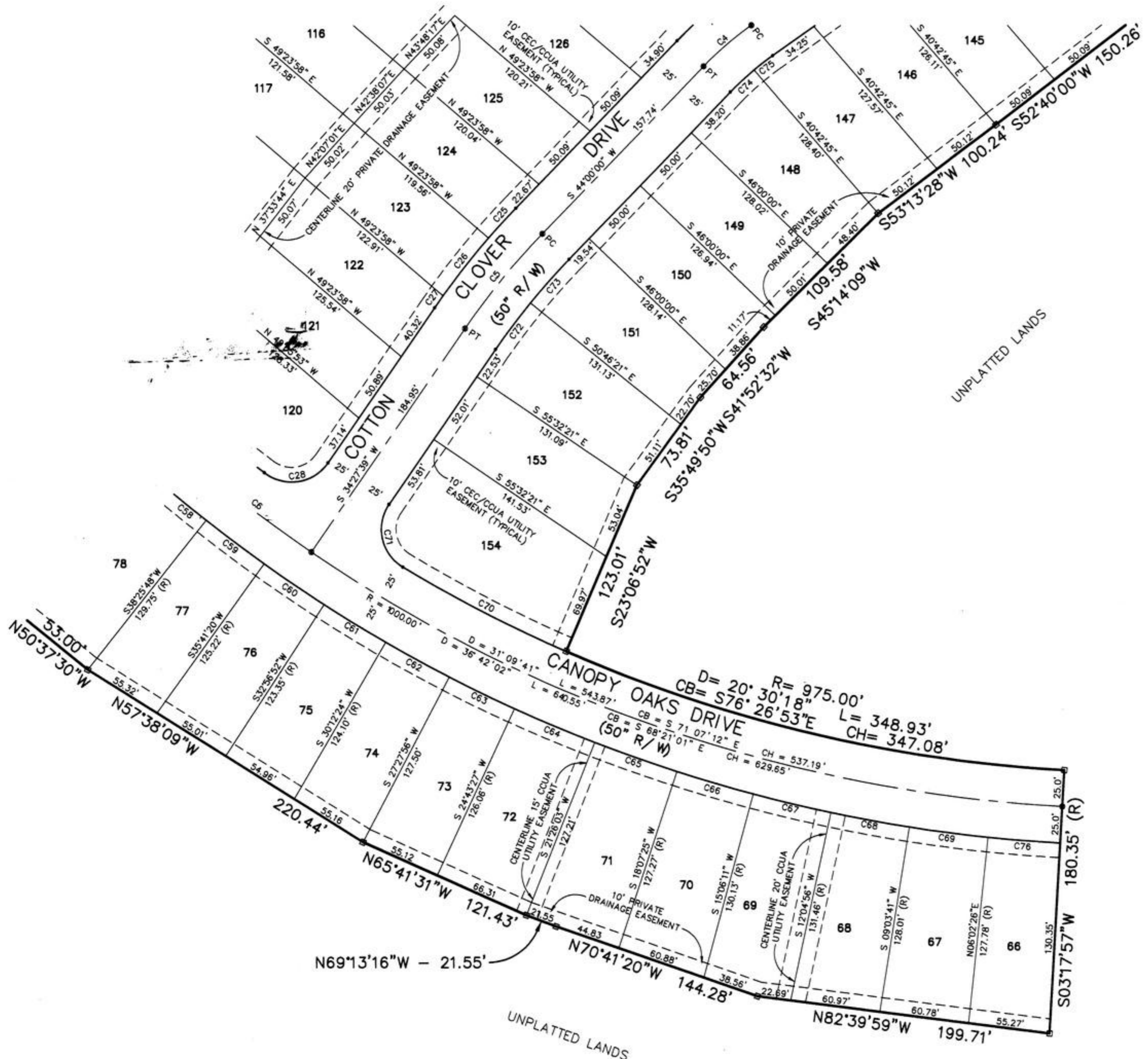


(IN FEET)
1 inch = 50 ft.

PERRET AND ASSOCIATES, INC.
1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207
PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com

CANNONS POINT AT OAKLEAF PLANTATION ~ PHASE 1

PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C4	225.00'	42.75'	42.69'	S 49°26'37" W	10°53'14"
C5	500.00'	83.24'	83.15'	S 39°13'50" W	09°32'21"
C6	1000.00'	96.68'	96.64'	S 52°46'10" E	05°32'21"
C25	525.00'	27.39'	27.38'	S 42°30'20" W	02°59'20"
C26	525.00'	50.06'	50.04'	S 38°16'46" W	05°27'48"
C27	525.00'	9.96'	9.96'	S 35°00'16" W	01°05'13"
C28	30.00'	48.87'	43.64'	N 81°07'45" E	93°20'12"
C58	1025.00'	28.09'	28.09'	S 50°47'06" E	01°34'12"
C59	1025.00'	49.04'	49.03'	S 52°56'26" E	02°44'28"
C60	1025.00'	49.04'	49.03'	S 55°40'54" E	02°44'28"
C61	1025.00'	49.04'	49.03'	S 58°25'22" E	02°44'28"
C62	1025.00'	49.04'	49.03'	S 61°09'50" E	02°44'28"
C63	1025.00'	49.04'	49.03'	S 63°54'19" E	02°44'28"
C34	1025.00'	59.04'	59.03'	S 66°55'33" E	03°18'01"
C65	1025.00'	59.04'	59.03'	S 70°13'34" E	03°18'01"
C66	1025.00'	54.04'	54.03'	S 73°23'12" E	03°01'14"
C67	1025.00'	54.04'	54.03'	S 76°24'26" E	03°01'14"
C68	1025.00'	54.04'	54.04'	S 79°25'41" E	03°01'15"
C69	1025.00'	54.04'	54.04'	S 82°26'57" E	03°01'15"
C70	975.00'	124.56'	124.48'	S 62°32'08" E	07°19'12"
C71	30.00'	48.87'	43.64'	S 12°12'27" E	93°20'12"
C72	475.00'	39.52'	39.50'	S 36°50'39" W	04°46'00"
C73	475.00'	39.57'	39.55'	S 41°36'49" W	04°46'21"
C74	200.00'	22.06'	22.05'	S 47°09'37" W	06°19'14"
C75	200.00'	15.94'	15.94'	S 52°36'14" W	04°34'00"
C76	1025.00'	49.04'	49.03'	S 85°19'48" E	02°44'28"