

# CANNONS POINT AT OAKLEAF PLANTATION ~ PHASE 2

PLAT BOOK 44 PAGE 1

PAGE 1 OF 13 PAGES

PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

TYPE 1 SUBDIVISION ~ ZONED "PUD"

### CAPTION :

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE, ON THE NORTH LINE THEREOF, ALSO BEING THE SOUTH LINE OF SAID SECTION 5; THENCE, NORTH 89 DEGREES 45 MINUTES 07 SECONDS WEST, 1025.09 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OAKLEAF VILLAGE PARKWAY, A 125-FOOT RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE, SOUTH 40 DEGREES 00 MINUTES 00 SECONDS WEST, 176.80 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1560.00 FEET AND A CENTRAL ANGLE OF 08 DEGREES 28 MINUTES 47 SECONDS, AN ARC DISTANCE OF 230.88 FEET (SOUTH 35 DEGREES 45 MINUTES 37 SECONDS WEST, 230.67 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, RADIAL TO SAID CURVE, NORTH 58 DEGREES 28 MINUTES 47 SECONDS WEST, 29.03 FEET; THENCE, NORTH 45 DEGREES 48 MINUTES 30 SECONDS WEST, 294.72 FEET; THENCE, SOUTH 80 DEGREES 08 MINUTES 19 SECONDS WEST, 197.42 FEET; THENCE, NORTH 67 DEGREES 26 MINUTES 40 SECONDS WEST, 71.43 FEET; THENCE, NORTH 47 DEGREES 45 MINUTES 45 SECONDS WEST, 202.67 FEET; THENCE, NORTH 09 DEGREES 01 MINUTES 07 SECONDS EAST, 306.64 FEET; THENCE, SOUTH 85 DEGREES 01 MINUTES 40 SECONDS WEST, 526.67 FEET; THENCE, NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, 173.42 FEET; THENCE, NORTH 82 DEGREES 39 MINUTES 59 SECONDS WEST, 38.33 FEET; THENCE, RADIAL TO A CURVE, NORTH 03 DEGREES 17 MINUTES 57 SECONDS EAST, 180.35 FEET TO A POINT ON SAID CURVE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, 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 (NORTH 76 DEGREES 26 MINUTES 53 SECONDS WEST, 347.08 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, NORTH 23 DEGREES 06 MINUTES 52 SECONDS EAST, 123.01 FEET; THENCE, NORTH 35 DEGREES 49 MINUTES 50 SECONDS EAST, 73.81 FEET; THENCE, NORTH 41 DEGREES 52 MINUTES 32 SECONDS EAST, 64.56 FEET; THENCE, NORTH 45 DEGREES 14 MINUTES 09 SECONDS EAST, 109.58 FEET; THENCE, NORTH 53 DEGREES 13 MINUTES 28 SECONDS EAST, 100.24 FEET; THENCE, NORTH 52 DEGREES 40 MINUTES 00 SECONDS EAST, 150.26 FEET; THENCE, NORTH 46 DEGREES 55 MINUTES 54 SECONDS EAST, 275.23 FEET; THENCE, NORTH 40 DEGREES 42 MINUTES 45 SECONDS WEST, 90.55 FEET; THENCE, NORTH 49 DEGREES 17 MINUTES 15 SECONDS EAST, 100.00 FEET; THENCE, SOUTH 40 DEGREES 42 MINUTES 45 SECONDS EAST, 518.14 FEET; THENCE, NORTH 50 DEGREES 34 MINUTES 15 SECONDS EAST, 1125.70 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID OAKLEAF VILLAGE PARKWAY AND A POINT ON A CURVE; THENCE, ON SAID RIGHT-OF-WAY LINE AROUND AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1290.00 FEET AND A CENTRAL ANGLE OF 61 DEGREES 16 MINUTES 04 SECONDS, AN ARC DISTANCE OF 1379.43 FEET (SOUTH 12 DEGREES 49 MINUTES 19 SECONDS EAST, 1314.64 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF COMPOUND CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 93 DEGREES 11 MINUTES 18 SECONDS, AN ARC DISTANCE OF 48.79 FEET (SOUTH 64 DEGREES 24 MINUTES 22 SECONDS WEST, 43.59 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 20 DEGREES 59 MINUTES 38 SECONDS WEST, 80.00 FEET TO A POINT ON A CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE AROUND AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 93 DEGREES 10 MINUTES 53 SECONDS, AN ARC DISTANCE OF 48.79 FEET (SOUTH 22 DEGREES 24 MINUTES 34 SECONDS EAST, 43.59 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF COMPOUND CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1290.00 FEET AND A CENTRAL ANGLE OF 15 DEGREES 49 MINUTES 07 SECONDS, AN ARC DISTANCE OF 356.15 FEET (SOUTH 32 DEGREES 05 MINUTES 27 SECONDS WEST, 355.02 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 40 DEGREES 00 MINUTES 00 SECONDS WEST, 102.35 FEET TO THE POINT OF BEGINNING, CONTAINING 57.41 ACRES, MORE OR LESS.

### COUNTY DEPARTMENT OF PLANNING APPROVAL :

APPROVED THIS 6<sup>th</sup> DAY OF December, A.D. 2003

Thad Lowe  
DIRECTOR, DEPARTMENT OF PLANNING, AICP

### COUNTY DEPARTMENT OF ZONING APPROVAL :

APPROVED THIS 1<sup>st</sup> DAY OF December, A.D. 2003

Cheryl Miller  
DIRECTOR, DEPARTMENT OF ZONING

### COUNTY COMMISSIONERS CERTIFICATE :

APPROVED THIS 5<sup>th</sup> DAY OF December, A.D. 2003, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

Walter Fitzgerald  
CHAIRMAN

Robert M. Wilson  
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 44, PAGES 1 thru 13 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

THIS 8<sup>th</sup> DAY OF December, A.D. 2003

James B. Latta  
CLERK OF THE CIRCUIT COURT

### COUNTY DEPARTMENT OF ENGINEERING APPROVAL :

APPROVED THIS 1<sup>st</sup> DAY OF December, 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 08<sup>th</sup> DAY OF SEPTEMBER, A.D., 2003

B. L. Pittman  
SIGNATURE

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

SEAL

OWNER

OAKLEAF PLANTATION, LLC  
3020 HARTLEY ROAD  
SUITE 100  
JACKSONVILLE, FL 32257

ENGINEER

ENGLAND-THIMS & MILLER  
14775 ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258

SURVEYOR

PERRET AND ASSOCIATES, INC.  
1614 ATLANTIC-UNIVERSITY CIRCLE  
JACKSONVILLE, FL 32207

### UTILITY NOTES:

PUBLIC UTILITIES SERVING THIS SUBDIVISION PROVIDED BY THE FOLLOWING:

- WATER AND SANITARY SEWER - CLAY COUNTY UTILITY AUTHORITY (CCUA)
- ELECTRIC - CLAY ELECTRIC CO-OPERATIVE, INC.
- TELEPHONE - BELL SOUTH

### ZONING NOTE:

PROPERTY DEPICTED ON THIS PLAT IS A PLANNED UNIT DEVELOPMENT (P.U.D.)

- TOTAL NUMBER OF LOTS: 200
- MINIMUM LOT AREA: 4,000 SQUARE FEET
- MINIMUM LOT WIDTH: 50- FEET
- MINIMUM FRONT SETBACK: 20- FEET
- MINIMUM SIDE SETBACK: 5- FEET
- MINIMUM SIDE STREET SETBACK: 20- FEET
- MINIMUM REAR SETBACK: 10- FEET
- MAXIMUM HEIGHT: 35- FEET

### 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 08<sup>th</sup> DAY OF OCTOBER, A.D., 2003

Carl S. Courson  
CARL S. COURSON, 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

# CANNONS POINT AT OAKLEAF PLANTATION ~ PHASE 2

PART OF SECTION 5 AND SECTION 8, 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 2 having caused the same to be surveyed and subdivided. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. Silver Bluff Boulevard, Canopy Oaks Drive, Bitterberry Drive, Woodlawn Drive, Bedrock Drive and Moosehead Drive shown hereon, hereinafter the "Streets", are hereby irrevocably dedicated to Clay County, its successors and assigns, and all drainage easements and access easements shown on this plat are hereby irrevocably dedicated to Clay County, its successors and assigns, and are subject to the following covenants which run with the lands. The "Dedicator", its successors and assigns, owns the underlying fee simple title to the areas depicted on this plat as Tract "A", hereinafter the "Tract". The Dedicator, on behalf of itself, its successors and assigns, hereby covenants and agrees in favor of Clay County, Florida, that the Tracts cannot be used for any purposes other than those hereinafter described for the storm water management easements. An easement, hereinafter the "Easement", situated within the entire physical limits of the Tracts, is hereby dedicated to Clay County, its successors and assigns, for the purpose of permitting Clay County, its successors and assigns, to discharge therein all water which may fall or come upon the Streets, and all water which may flow or pass from the Streets, from adjacent lands, or from any other source of public waters into or through the Easement, without any liability whatsoever on the part of Clay County, its successors and assigns, for any damage, injury or losses to persons or property resulting from the acceptance or use of the Easement by Clay County, its successors and assigns. 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 Easement; 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 Easement; 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 Easement, 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 Tracts 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 Tracts 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 Tracts, 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 Tracts, including but not limited to fences, hedges, fountains or bulkheads.

Tracts "B", "C", "D", "E", "F" and "G" are hereby reserved unto the Dedicator, its successors and assigns.

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

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

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

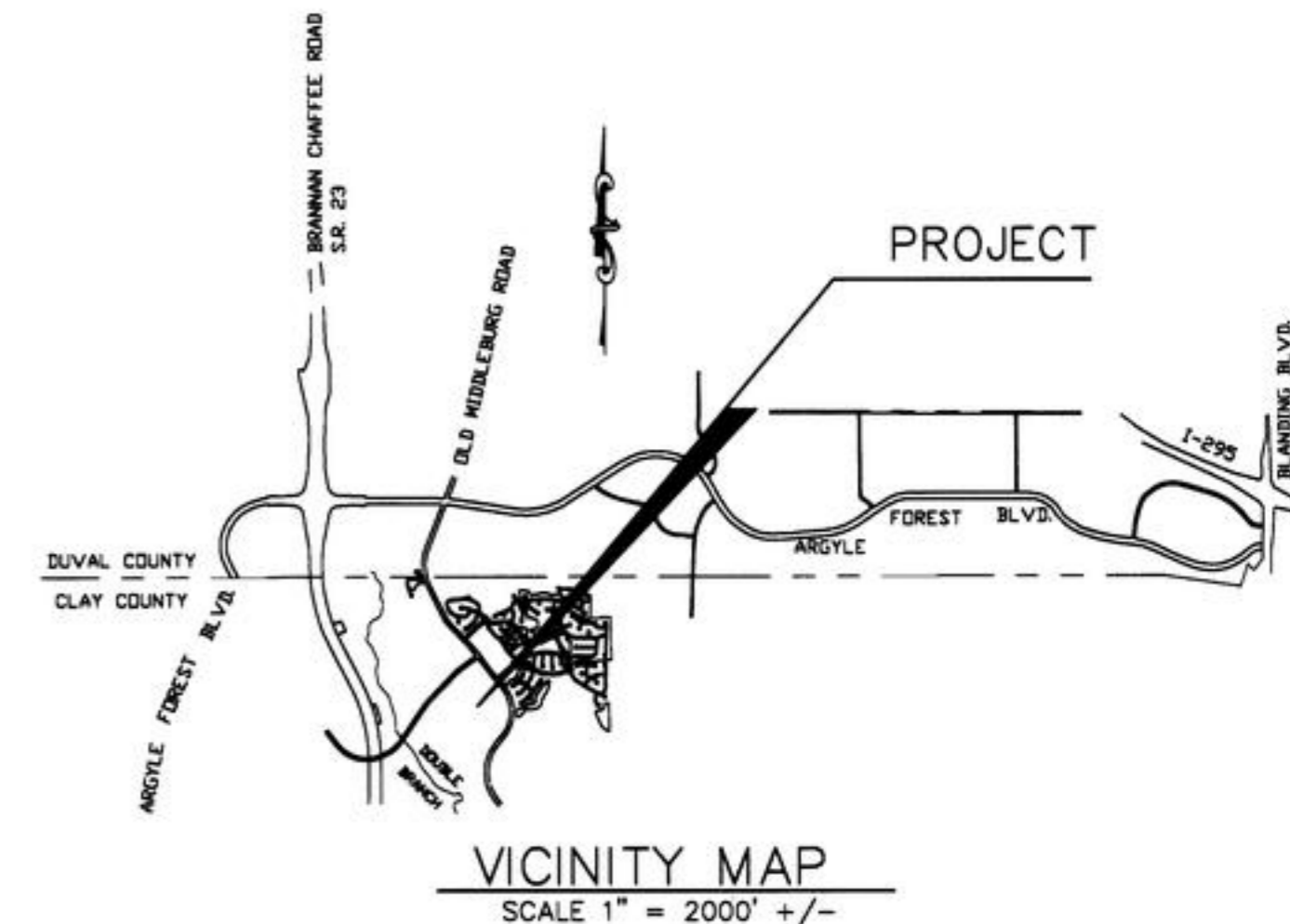
Deborah H. Dunbar  
WITNESS  
Deborah H. Dunbar  
PRINT NAME

**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 USE 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 25 day of November 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: Deborah H. Dunbar  
Deborah H. Dunbar  
PRINT NAME

DEBORAH H. DUNBAR  
Notary Public, State of Florida  
My comm. exp. June 10, 2008  
Comm. No. DD 022681

**SUBDIVISION IMPROVEMENT GUARANTEE :**

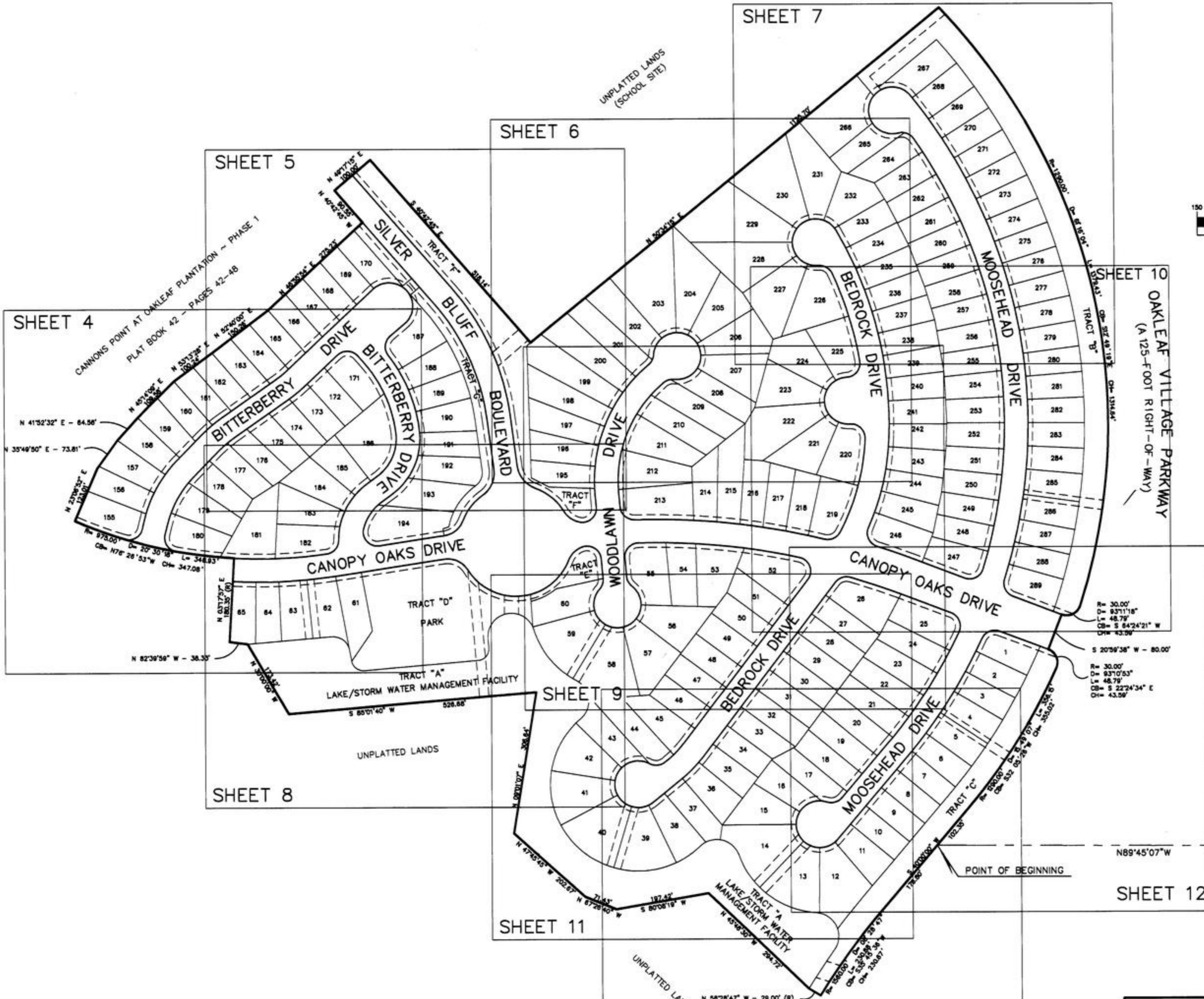
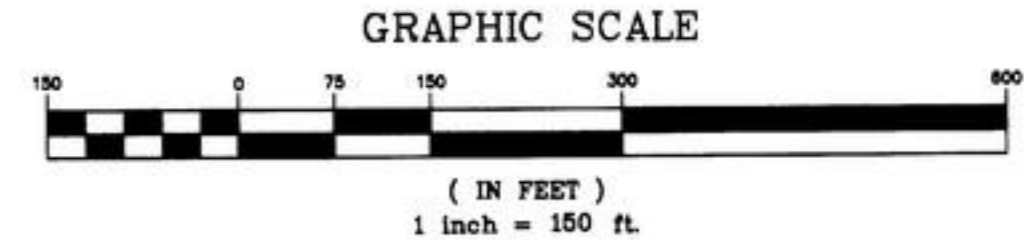
As a condition precedent to the recordation of this plat in the public records of Clay County, Florida, the undersigned owner of this subdivision does hereby guarantee to each and every person, firm, copartnership or corporation, their heirs, successors and assigns, who shall purchase a lot or lots in 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.

**PERRET AND ASSOCIATES, INC.**

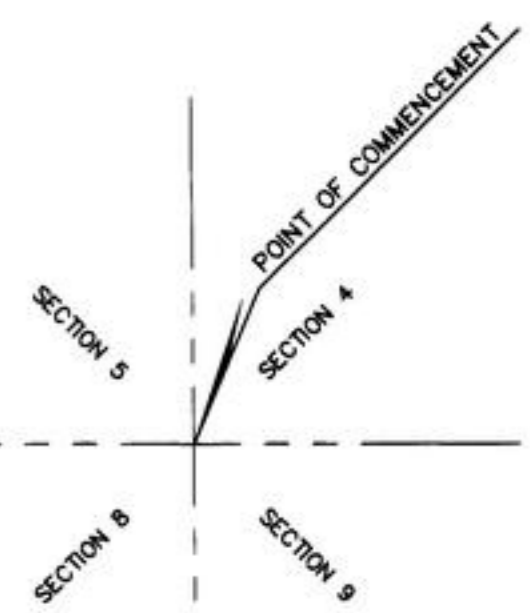
1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207  
PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com

# CANNONS POINT AT OAKLEAF PLANTATION ~ PHASE 2

PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

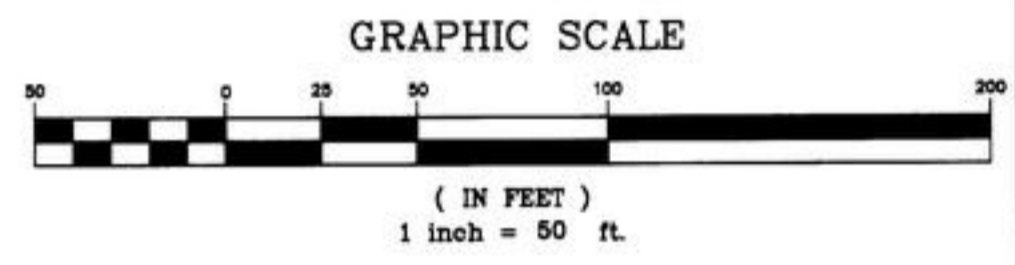
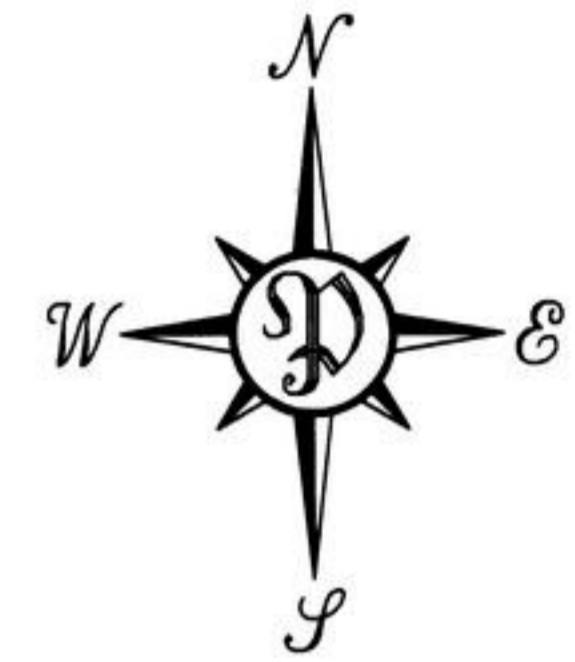
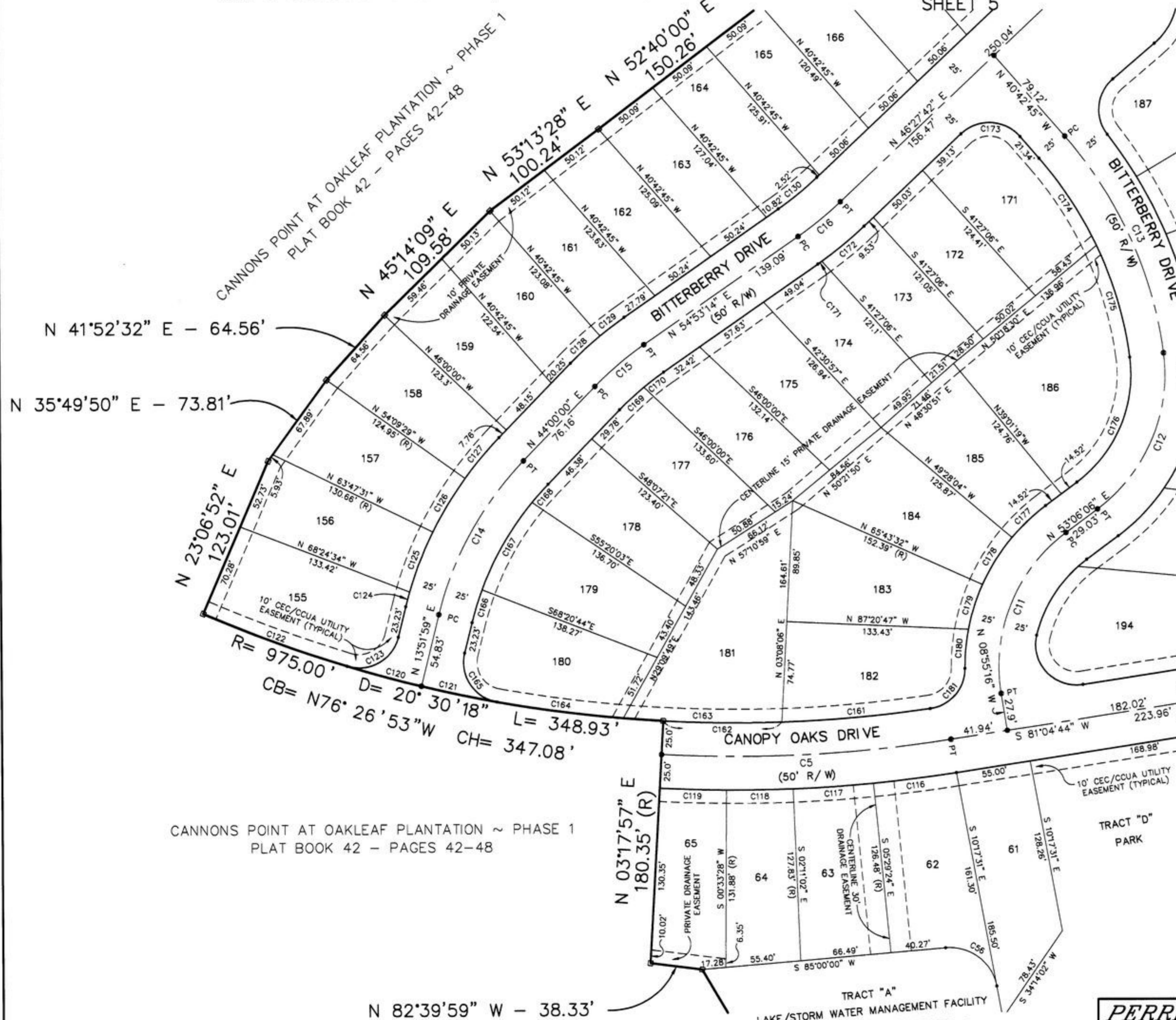


OAKLEAF VILLAGE PARKWAY  
(A 125-FOOT RIGHT-OF-WAY)



# CANNONS POINT AT OAKLEAF PLANTATION ~ PHASE 2

PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



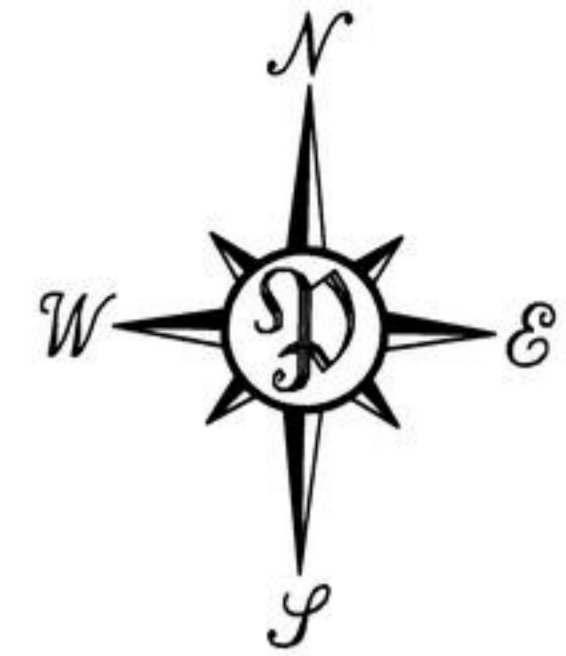
| CURVE | RADIUS   | LENGTH  | CHORD   | BEARING        | DELTA      |
|-------|----------|---------|---------|----------------|------------|
| C5    | 1000.00' | 213.28' | 212.88' | N 87°11'21\" E | 12°13'12\" |
| C11   | 125.00'  | 135.31' | 128.80' | S 22°05'25\" W | 62°01'21\" |
| C12   | 125.00'  | 131.45' | 125.48' | N 22°58'32\" E | 60°15'08\" |
| C13   | 305.00'  | 178.66' | 176.12' | N 23°55'54\" W | 33°33'43\" |
| C14   | 250.00'  | 131.48' | 129.97' | S 28°55'59\" W | 30°08'01\" |
| C15   | 250.00'  | 47.50'  | 47.43'  | S 49°26'37\" W | 10°53'14\" |
| C16   | 275.00'  | 40.44'  | 40.40'  | N 50°40'28\" E | 08°25'32\" |
| C56   | 35.00'   | 51.75'  | 47.16'  | N 52°38'45\" W | 84°42'29\" |
| C116  | 1025.00' | 61.38'  | 61.37'  | N 82°47'40\" E | 03°25'52\" |
| C117  | 1025.00' | 59.14'  | 59.14'  | N 86°09'47\" E | 03°18'22\" |
| C118  | 1025.00' | 49.04'  | 49.04'  | N 89°11'13\" E | 02°44'29\" |
| C119  | 1025.00' | 49.04'  | 49.04'  | S 88°04'18\" E | 02°44'29\" |
| C120  | 975.00'  | 56.78'  | 56.77'  | S 74°27'56\" E | 03°20'12\" |
| C121  | 975.00'  | 56.78'  | 56.77'  | S 77°48'07\" E | 03°20'12\" |
| C122  | 975.00'  | 112.34' | 112.28' | S 69°29'47\" E | 06°36'06\" |
| C123  | 30.00'   | 48.87'  | 43.64'  | N 60°32'04\" E | 93°20'12\" |
| C124  | 275.00'  | 11.24'  | 11.24'  | S 15°02'13\" W | 02°20'30\" |
| C125  | 275.00'  | 48.00'  | 47.94'  | S 21°12'29\" W | 10°00'01\" |
| C126  | 275.00'  | 46.24'  | 46.18'  | S 31°01'30\" W | 09°38'02\" |
| C127  | 275.00'  | 39.16'  | 39.12'  | S 39°55'16\" W | 08°09'29\" |
| C128  | 275.00'  | 29.87'  | 29.86'  | S 47°06'43\" W | 06°13'27\" |
| C129  | 275.00'  | 22.38'  | 22.38'  | S 52°33'20\" W | 04°39'47\" |
| C161  | 975.00'  | 109.45' | 109.39' | N 84°57'42\" E | 06°25'54\" |
| C162  | 975.00'  | 87.15'  | 87.12'  | S 89°15'42\" E | 05°07'17\" |
| C163  | 975.00'  | 116.59' | 116.52' | S 88°23'48\" E | 06°51'05\" |
| C164  | 975.00'  | 93.60'  | 93.57'  | S 82°13'14\" E | 05°30'02\" |
| C165  | 30.00'   | 48.87'  | 43.64'  | S 32°48'07\" E | 93°20'12\" |
| C166  | 225.00'  | 25.42'  | 25.41'  | S 17°06'11\" W | 06°28'26\" |
| C167  | 225.00'  | 74.93'  | 74.59'  | S 29°52'51\" W | 19°04'53\" |
| C168  | 225.00'  | 17.98'  | 17.97'  | S 41°42'39\" W | 04°34'43\" |
| C169  | 225.00'  | 24.39'  | 24.37'  | S 47°06'18\" W | 06°12'35\" |
| C170  | 225.00'  | 18.37'  | 18.36'  | S 52°32'54\" W | 04°40'39\" |
| C171  | 300.00'  | 3.59'   | 3.59'   | N 54°32'39\" E | 00°41'09\" |
| C172  | 300.00'  | 40.52'  | 40.49'  | N 50°19'53\" E | 07°44'22\" |
| C173  | 30.00'   | 48.60'  | 43.46'  | N 87°07'32\" W | 92°49'33\" |
| C174  | 280.00'  | 77.03'  | 76.78'  | N 32°49'54\" W | 15°45'43\" |
| C175  | 280.00'  | 86.99'  | 86.64'  | N 16°03'03\" W | 17°48'00\" |
| C176  | 100.00'  | 105.16' | 100.38' | N 22°58'32\" E | 60°15'08\" |
| C177  | 150.00'  | 34.25'  | 34.17'  | S 46°33'40\" W | 13°04'52\" |
| C178  | 150.00'  | 41.22'  | 41.09'  | S 32°08'51\" W | 15°44'46\" |
| C179  | 150.00'  | 34.95'  | 34.87'  | S 17°35'58\" W | 13°20'59\" |
| C180  | 150.00'  | 29.23'  | 29.18'  | S 05°20'31\" W | 11°09'55\" |
| C181  | 30.00'   | 42.93'  | 39.36'  | N 40°45'09\" E | 81°59'12\" |

# CANNONS POINT AT OAKLEAF PLANTATION ~ PHASE 2

PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

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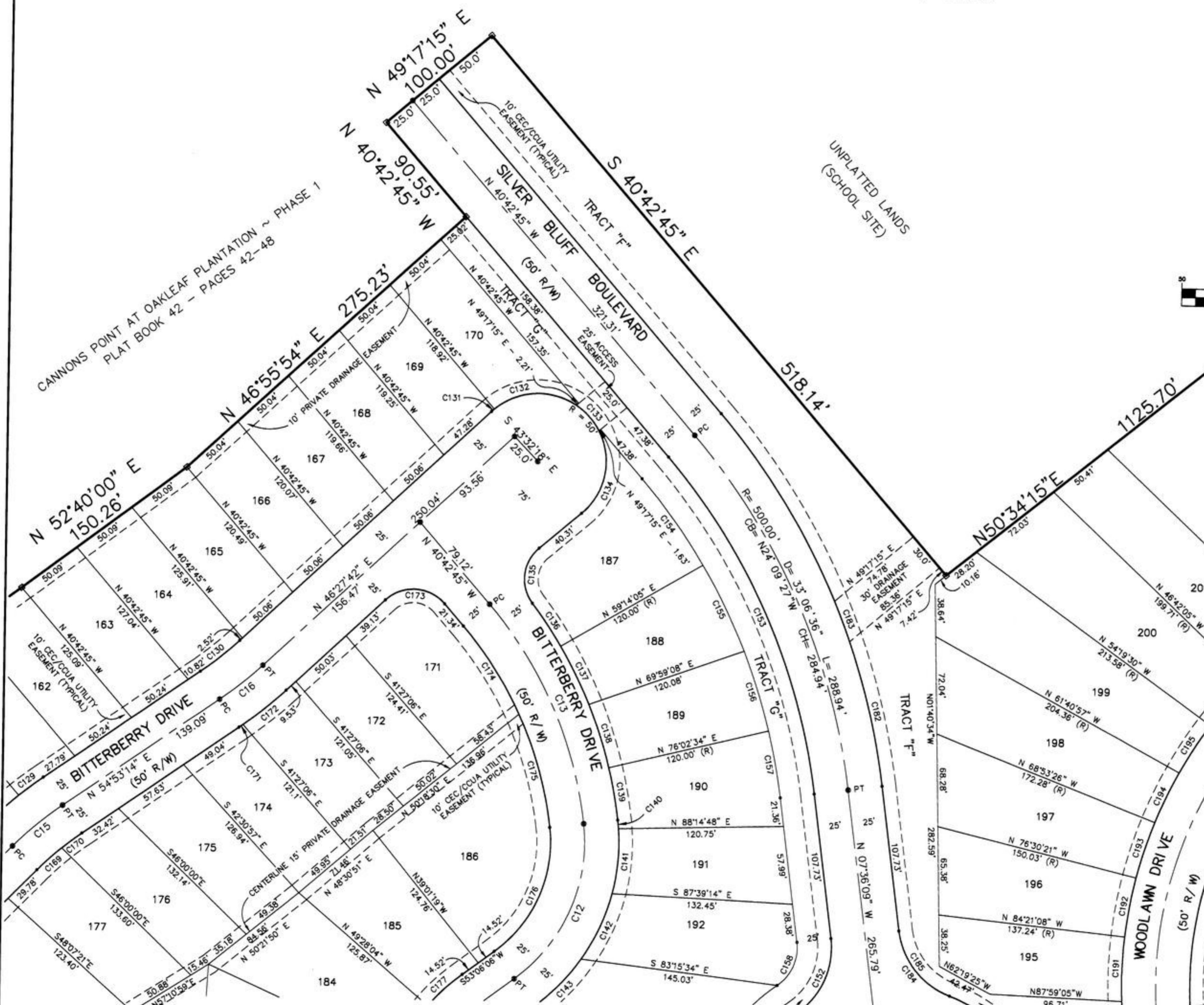
PAGE 5 OF 13 PAGES



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



SHEET 6

| CURVE | RADIUS  | LENGTH  | CHORD   | BEARING       | DELTA     |
|-------|---------|---------|---------|---------------|-----------|
| C12   | 125.00' | 131.45' | 125.48' | N 22°58'32" E | 60°15'08" |
| C13   | 305.00' | 178.66' | 176.12' | N 23°55'54" W | 33°33'43" |
| C14   | 250.00' | 131.48' | 129.97' | S 28°55'58" W | 30°08'01" |
| C15   | 250.00' | 47.50'  | 47.43'  | S 49°26'37" W | 10°53'14" |
| C16   | 275.00' | 40.44'  | 40.40'  | N 50°40'28" E | 08°25'32" |
| C17   | 275.00' | 22.38'  | 22.38'  | S 52°33'20" E | 04°39'47" |
| C18   | 250.00' | 36.76'  | 36.73'  | N 50°40'28" E | 08°25'32" |
| C19   | 50.00'  | 2.78'   | 2.78'   | S 48°03'21" W | 03°11'18" |
| C20   | 50.00'  | 64.43'  | 60.06'  | S 86°33'51" W | 73°49'41" |
| C21   | 50.00'  | 25.27'  | 25.01'  | N 42°02'26" W | 28°57'47" |
| C22   | 50.00'  | 67.06'  | 62.15'  | N 05°58'40" W | 86°37'09" |
| C23   | 30.00'  | 45.35'  | 41.16'  | S 05°51'52" E | 76°50'48" |
| C24   | 330.00' | 37.81'  | 37.79'  | S 34°02'58" W | 06°33'53" |
| C25   | 330.00' | 47.79'  | 47.75'  | N 26°37'05" W | 08°17'52" |
| C26   | 330.00' | 49.02'  | 48.97'  | N 18°12'50" W | 08°30'38" |
| C27   | 330.00' | 39.21'  | 39.19'  | N 10°33'17" W | 06°48'29" |
| C28   | 150.00' | 6.45'   | 6.44'   | N 05°55'11" W | 02°27'43" |
| C29   | 150.00' | 48.72'  | 48.51'  | N 04°37'01" E | 18°36'41" |
| C30   | 150.00' | 53.64'  | 53.35'  | N 24°09'59" E | 20°28'16" |
| C31   | 150.00' | 48.93'  | 48.72'  | N 43°45'22" E | 18°41'28" |
| C32   | 59.00'  | 63.86'  | 60.79'  | N 23°24'14" E | 62°00'48" |
| C33   | 475.00' | 274.49' | 270.69' | N 24°09'27" W | 33°06'36" |
| C34   | 450.00' | 78.13'  | 78.03'  | N 35°44'20" W | 09°58'50" |
| C35   | 450.00' | 70.31'  | 70.24'  | N 26°17'21" W | 08°57'08" |
| C36   | 450.00' | 61.70'  | 61.65'  | N 17°53'07" W | 07°51'21" |
| C37   | 450.00' | 49.91'  | 49.88'  | N 10°46'47" W | 06°21'17" |
| C38   | 34.00'  | 36.80'  | 35.03'  | N 23°24'14" E | 62°00'46" |
| C39   | 225.00' | 24.39'  | 24.37'  | S 47°06'18" W | 06°12'35" |
| C40   | 225.00' | 18.37'  | 18.36'  | S 52°32'54" W | 17°48'00" |
| C41   | 300.00' | 3.59'   | 3.59'   | N 54°32'39" E | 00°41'09" |
| C42   | 300.00' | 40.52'  | 40.49'  | N 50°19'53" E | 07°44'22" |
| C43   | 30.00'  | 48.60'  | 43.46'  | N 87°07'32" W | 92°49'33" |
| C44   | 280.00' | 77.03'  | 76.78'  | N 32°49'54" W | 15°45'43" |
| C45   | 280.00' | 86.99'  | 86.64'  | N 16°03'03" W | 17°48'00" |
| C46   | 100.00' | 108.16' | 100.38' | N 22°58'32" E | 60°15'08" |
| C47   | 150.00' | 34.25'  | 34.17'  | S 48°33'40" W | 13°04'52" |
| C48   | 525.00' | 31.81'  | 31.81'  | N 21°18'03" W | 03°28'19" |
| C49   | 59.00'  | 63.86'  | 60.79'  | S 38°36'32" E | 62°00'46" |
| C50   | 59.00'  | 55.75'  | 53.70'  | S 34°40'18" E | 54°08'17" |
| C51   | 325.00' | 47.91'  | 47.87'  | S 01°25'29" W | 08°26'46" |
| C52   | 325.00' | 44.51'  | 44.47'  | S 09°34'15" W | 07°50'46" |
| C53   | 325.00' | 43.20'  | 43.17'  | S 17°18'06" W | 07°36'55" |
| C54   | 325.00' | 40.89'  | 40.86'  | S 24°42'49" W | 07°12'29" |
| C55   | 325.00' | 41.73'  | 41.70'  | S 31°59'46" W | 07°21'27" |

SHEET 4

10' CEC/CCUA UTILITY EASEMENT (TYPICAL)

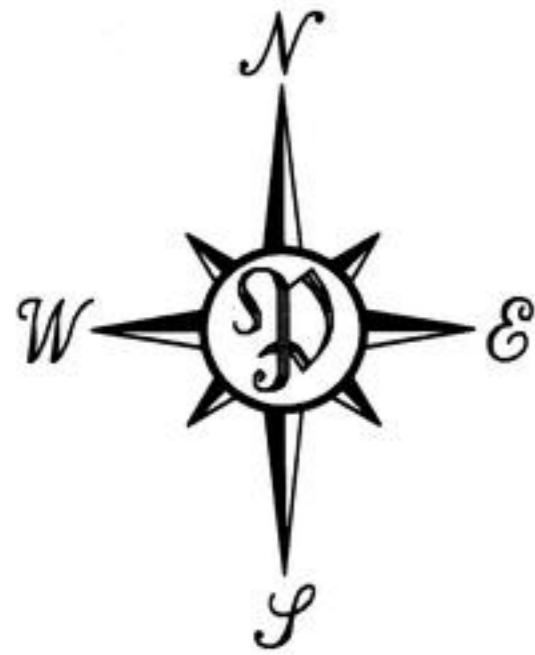
10' CEC/CCUA UTILITY EASEMENT (TYPICAL)

**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 2

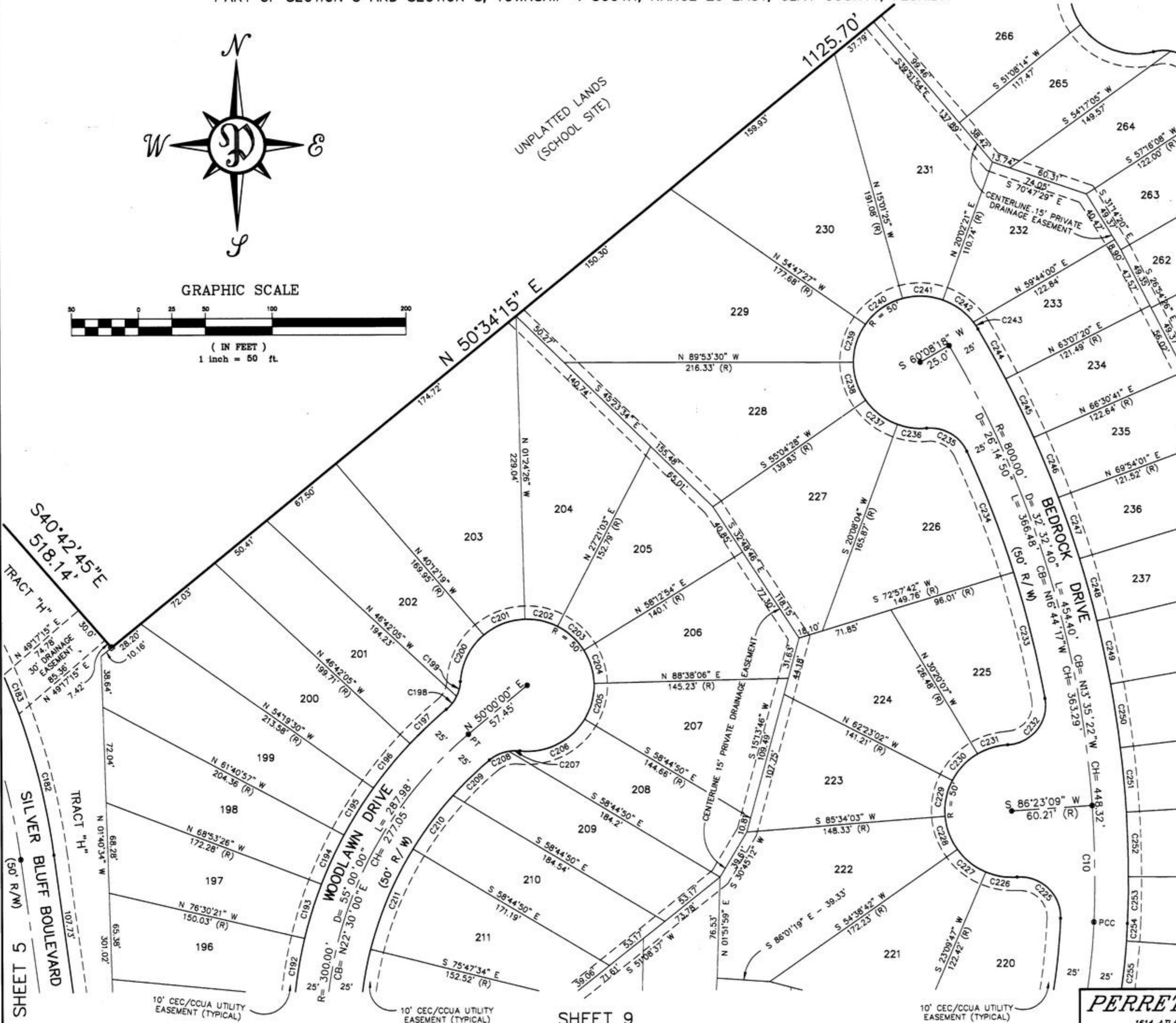
PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



SHEET 7

| CURVE | RADIUS  | LENGTH  | CHORD   | BEARING       | DELTA     |
|-------|---------|---------|---------|---------------|-----------|
| C10   | 800.00' | 87.92'  | 87.88'  | N 00°27'57" W | 06°17'49" |
| C182  | 525.00' | 109.61' | 109.41' | N 13°35'01" W | 11°57'45" |
| C183  | 525.00' | 31.81'  | 31.81'  | N 21°18'03" W | 03°28'19" |
| C192  | 325.00' | 44.51'  | 44.47'  | N 09°34'15" W | 07°50'46" |
| C193  | 325.00' | 43.20'  | 43.17'  | S 17°18'08" W | 07°36'55" |
| C194  | 325.00' | 40.89'  | 40.86'  | S 24°42'49" W | 07°12'29" |
| C195  | 325.00' | 41.73'  | 41.70'  | S 31°59'48" W | 07°21'27" |
| C196  | 325.00' | 43.24'  | 43.21'  | S 39°29'12" W | 07°37'25" |
| C197  | 325.00' | 37.42'  | 37.40'  | S 46°35'51" W | 06°35'52" |
| C198  | 30.00'  | 12.82'  | 12.72'  | N 37°39'23" E | 24°28'46" |
| C199  | 30.00'  | 11.51'  | 11.44'  | N 14°25'28" E | 21°59'05" |
| C200  | 50.00'  | 40.48'  | 39.36'  | S 26°36'48" W | 46°21'46" |
| C201  | 50.00'  | 33.69'  | 33.05'  | S 69°05'43" W | 38°36'04" |
| C202  | 50.00'  | 25.27'  | 25.00'  | N 77°07'36" W | 28°57'18" |
| C203  | 50.00'  | 26.93'  | 26.61'  | N 47°13'01" W | 30°51'51" |
| C204  | 50.00'  | 26.55'  | 26.24'  | N 16°34'30" W | 30°25'11" |
| C205  | 50.00'  | 28.46'  | 28.08'  | N 14°56'38" E | 32°37'04" |
| C206  | 50.00'  | 57.00'  | 53.96'  | N 63°54'35" E | 65°18'50" |
| C207  | 30.00'  | 8.47'   | 8.44'   | S 88°28'44" W | 16°10'32" |
| C208  | 30.00'  | 15.99'  | 15.80'  | S 65°07'14" W | 30°32'28" |
| C209  | 275.00' | 38.14'  | 38.11'  | S 45°52'35" W | 07°56'50" |
| C210  | 275.00' | 50.29'  | 50.22'  | S 36°39'48" W | 10°28'43" |
| C211  | 275.00' | 82.64'  | 82.32'  | S 22°48'56" W | 17°13'01" |
| C225  | 30.00'  | 50.64'  | 44.84'  | N 45°54'03" W | 96°43'20" |
| C226  | 50.00'  | 23.93'  | 23.71'  | S 80°32'58" E | 27°25'30" |
| C227  | 50.00'  | 27.47'  | 27.13'  | S 51°05'45" E | 31°28'56" |
| C228  | 50.00'  | 26.98'  | 26.66'  | S 19°53'37" E | 30°55'21" |
| C229  | 50.00'  | 27.97'  | 27.60'  | S 11°35'31" W | 32°02'55" |
| C230  | 50.00'  | 27.97'  | 27.60'  | S 43°38'26" W | 32°02'55" |
| C231  | 50.00'  | 23.88'  | 23.66'  | S 73°20'59" W | 27°22'10" |
| C232  | 30.00'  | 50.69'  | 44.87'  | N 38°37'41" E | 96°48'46" |
| C233  | 775.00' | 98.20'  | 98.14'  | N 13°24'30" W | 07°15'36" |
| C234  | 775.00' | 97.78'  | 97.72'  | N 20°39'10" W | 07°13'44" |
| C235  | 30.00'  | 37.07'  | 34.76'  | N 59°40'03" W | 70°48'02" |
| C236  | 50.00'  | 21.99'  | 21.82'  | S 82°28'00" E | 25°12'08" |
| C237  | 50.00'  | 30.49'  | 30.02'  | S 52°23'44" E | 34°56'24" |
| C238  | 50.00'  | 30.57'  | 30.10'  | S 17°24'31" E | 35°02'02" |
| C239  | 50.00'  | 30.63'  | 30.15'  | S 17°39'32" W | 35°06'03" |
| C240  | 50.00'  | 34.70'  | 34.01'  | S 55°05'34" W | 39°46'02" |
| C241  | 50.00'  | 30.60'  | 30.12'  | N 87°29'32" W | 35°03'46" |
| C242  | 50.00'  | 28.71'  | 28.32'  | N 53°30'40" W | 32°53'57" |
| C243  | 50.00'  | 6.28'   | 6.28'   | N 33°27'42" W | 07°12'00" |
| C244  | 825.00' | 42.96'  | 42.96'  | N 28°22'11" W | 02°59'02" |
| C245  | 825.00' | 48.80'  | 48.79'  | N 25°11'00" W | 03°23'21" |
| C246  | 825.00' | 48.80'  | 48.79'  | N 21°47'39" W | 03°23'21" |
| C247  | 825.00' | 48.80'  | 48.79'  | N 18°24'18" W | 03°23'21" |
| C248  | 825.00' | 48.80'  | 48.79'  | N 15°00'58" W | 03°23'21" |
| C249  | 825.00' | 48.80'  | 48.79'  | N 11°37'37" W | 03°23'21" |
| C250  | 825.00' | 48.80'  | 48.79'  | N 08°14'16" W | 03°23'21" |
| C251  | 825.00' | 48.80'  | 48.79'  | N 04°50'56" W | 03°23'21" |
| C252  | 825.00' | 48.80'  | 48.79'  | N 01°27'35" W | 03°23'21" |
| C253  | 825.00' | 35.25'  | 35.25'  | N 01°27'31" E | 02°26'53" |
| C254  | 525.00' | 13.43'  | 13.43'  | N 03°24'56" E | 01°27'57" |
| C255  | 525.00' | 48.14'  | 48.13'  | N 06°46'33" E | 05°15'15" |

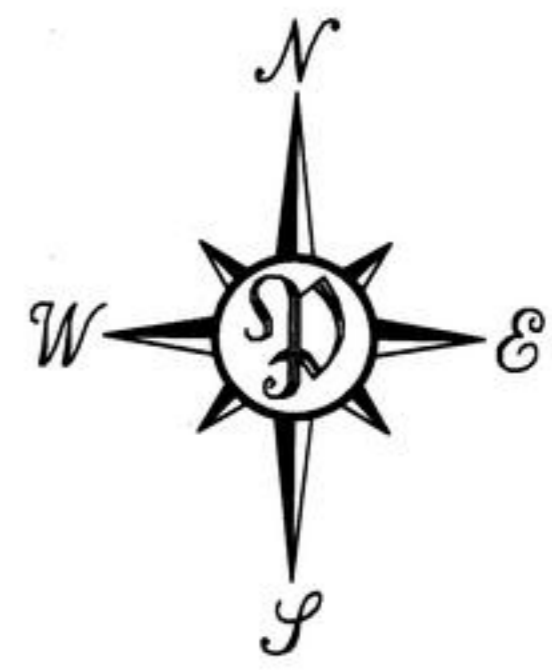
SHEET 9

# CANNONS POINT AT OAKLEAF PLANTATION ~ PHASE 2

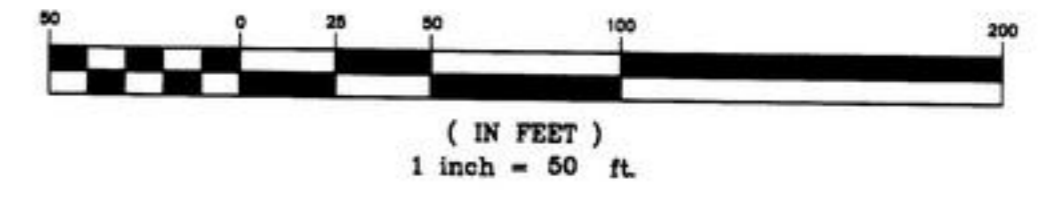
PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

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GRAPHIC SCALE



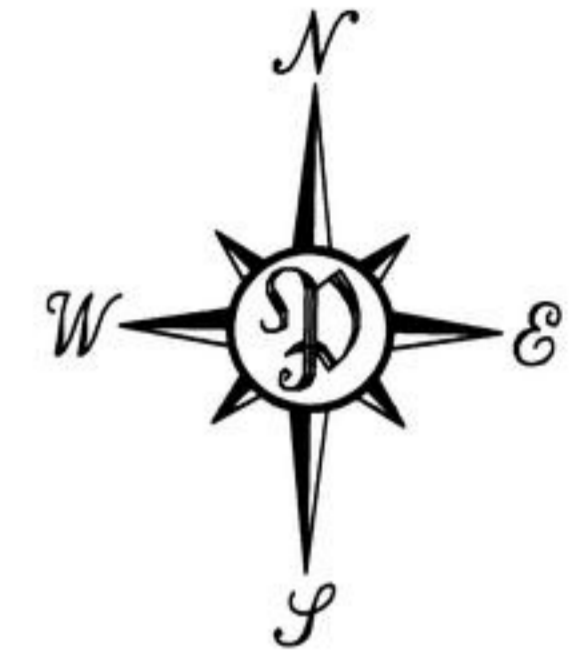
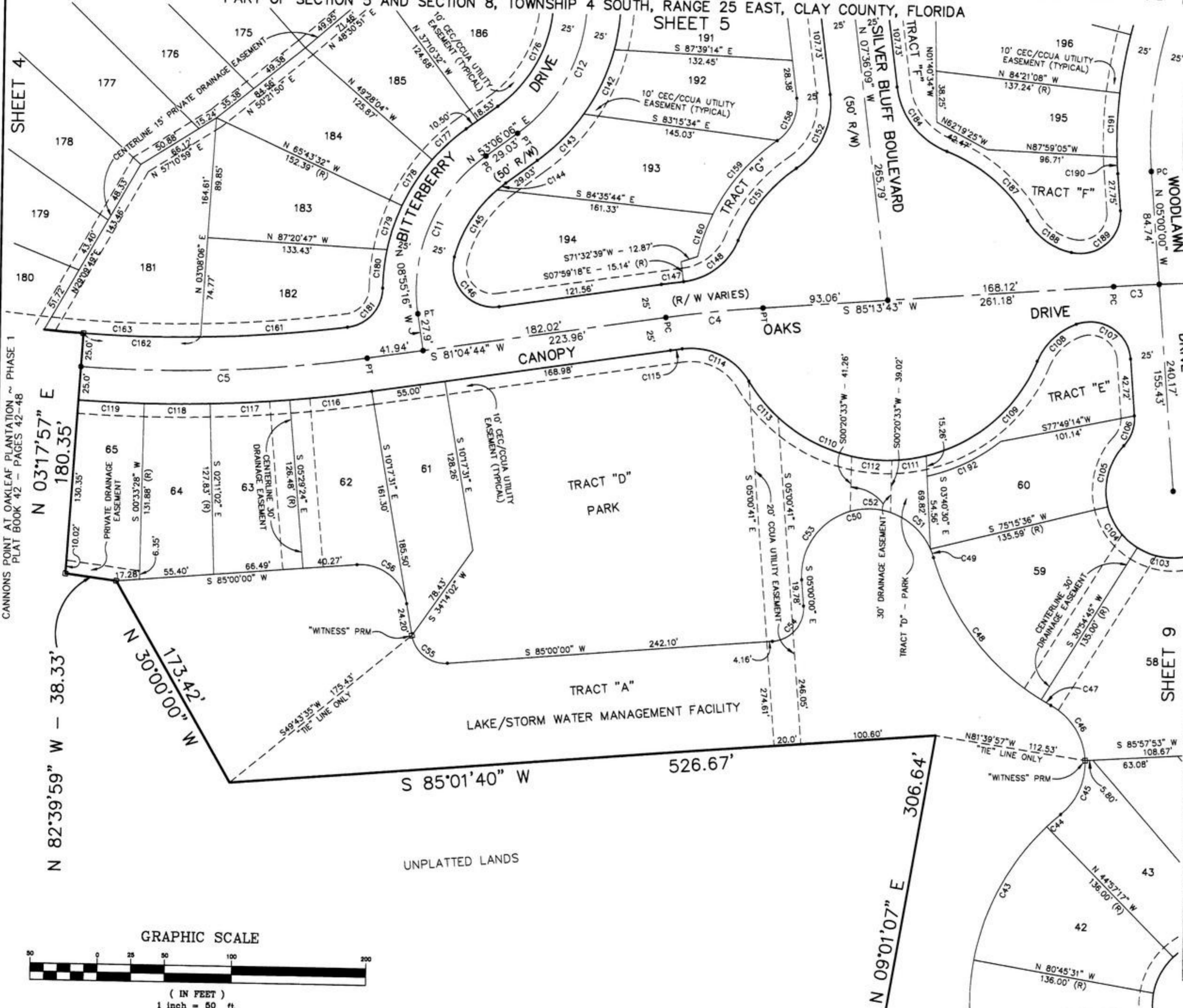
| CURVE | RADIUS   | LENGTH | CHORD  | BEARING       | DELTA     |
|-------|----------|--------|--------|---------------|-----------|
| C233  | 775.00'  | 98.20' | 98.14' | N 13°24'30" W | 07°15'36" |
| C234  | 775.00'  | 97.78' | 97.72' | N 20°39'10" W | 07°13'44" |
| C235  | 30.00'   | 37.07' | 34.76' | N 59°40'03" W | 70°48'02" |
| C236  | 50.00'   | 21.99' | 21.82' | S 82°28'00" E | 25°12'08" |
| C237  | 50.00'   | 30.49' | 30.02' | S 52°23'44" E | 34°56'24" |
| C238  | 50.00'   | 30.57' | 30.10' | S 17°24'31" E | 35°02'02" |
| C239  | 50.00'   | 30.63' | 30.15' | S 17°39'32" W | 35°06'03" |
| C240  | 50.00'   | 34.70' | 34.01' | S 55°05'34" W | 39°46'02" |
| C241  | 50.00'   | 30.60' | 30.12' | N 87°29'32" W | 35°03'46" |
| C242  | 50.00'   | 28.71' | 28.32' | N 53°30'40" W | 32°53'57" |
| C243  | 50.00'   | 6.28'  | 6.28'  | N 33°27'42" W | 07°12'00" |
| C244  | 825.00'  | 42.96' | 42.96' | N 28°22'11" W | 02°59'02" |
| C245  | 825.00'  | 48.80' | 48.79' | N 25°11'00" W | 03°23'21" |
| C246  | 825.00'  | 48.80' | 48.79' | N 21°47'39" W | 03°23'21" |
| C247  | 825.00'  | 48.80' | 48.79' | N 18°24'18" W | 03°23'21" |
| C248  | 825.00'  | 48.80' | 48.79' | N 15°00'58" W | 03°23'21" |
| C271  | 1070.00' | 55.73' | 55.73' | N 10°20'57" W | 02°59'03" |
| C272  | 1070.00' | 55.73' | 55.73' | N 13°20'00" W | 02°59'03" |
| C273  | 1070.00' | 55.73' | 55.73' | N 16°19'03" W | 02°59'03" |
| C274  | 1070.00' | 55.73' | 55.73' | N 19°18'07" W | 02°59'03" |
| C275  | 1070.00' | 55.73' | 55.73' | N 22°17'10" W | 02°59'03" |
| C276  | 1070.00' | 55.73' | 55.73' | N 25°16'13" W | 02°59'03" |
| C277  | 1070.00' | 55.73' | 55.73' | N 28°15'17" W | 02°59'03" |
| C278  | 1070.00' | 55.73' | 55.73' | N 31°14'20" W | 02°59'03" |
| C279  | 1070.00' | 34.56' | 34.56' | N 33°38'23" W | 01°51'02" |
| C280  | 30.00'   | 23.27' | 22.69' | N 56°48'16" W | 44°26'46" |
| C281  | 30.00'   | 13.38' | 13.27' | S 88°11'35" W | 25°33'30" |
| C282  | 50.00'   | 62.08' | 58.17' | S 69°01'08" E | 71°08'03" |
| C283  | 50.00'   | 63.24' | 59.11' | S 02°46'54" W | 72°28'02" |
| C284  | 50.00'   | 20.14' | 20.00' | S 50°33'08" W | 23°04'26" |
| C285  | 50.00'   | 69.20' | 63.81' | N 78°15'38" W | 79°18'02" |
| C286  | 1120.00' | 5.99'  | 5.99'  | N 38°27'26" W | 00°18'23" |
| C287  | 1120.00' | 56.98' | 56.97' | N 36°50'48" W | 02°54'54" |
| C288  | 1120.00' | 49.55' | 49.55' | N 34°07'18" W | 02°32'06" |
| C289  | 1120.00' | 49.55' | 49.55' | N 31°35'12" W | 02°32'05" |
| C290  | 1120.00' | 49.55' | 49.55' | N 29°03'07" W | 02°32'06" |
| C291  | 1120.00' | 49.55' | 49.55' | N 26°31'01" W | 02°32'05" |
| C292  | 1120.00' | 49.55' | 49.55' | N 23°58'56" W | 02°32'06" |
| C293  | 1120.00' | 49.55' | 49.55' | N 21°26'50" W | 02°32'05" |
| C294  | 1120.00' | 49.55' | 49.55' | N 18°54'45" W | 02°32'06" |
| C295  | 1120.00' | 49.55' | 49.55' | N 16°22'39" W | 02°32'06" |
| C296  | 1120.00' | 49.55' | 49.55' | N 13°50'33" W | 02°32'05" |
| C297  | 1120.00' | 49.55' | 49.55' | N 11°18'28" W | 02°32'05" |
| C298  | 1120.00' | 49.55' | 49.54' | N 08°46'23" W | 02°32'05" |
| C320  | 1240.00' | 54.86' | 54.85' | N 08°46'35" W | 02°32'05" |
| C321  | 1240.00' | 54.86' | 54.85' | N 11°18'40" W | 02°32'05" |
| C322  | 1240.00' | 54.86' | 54.85' | N 13°50'45" W | 02°32'05" |
| C323  | 1240.00' | 54.86' | 54.86' | N 16°22'50" W | 02°32'06" |
| C324  | 1240.00' | 54.86' | 54.85' | N 18°54'56" W | 02°32'05" |
| C325  | 1240.00' | 54.86' | 54.85' | N 21°27'01" W | 02°32'05" |
| C326  | 1240.00' | 54.86' | 54.85' | N 23°59'06" W | 02°32'05" |
| C327  | 1240.00' | 54.86' | 54.85' | N 26°31'11" W | 02°32'05" |
| C328  | 1240.00' | 54.86' | 54.85' | N 29°03'17" W | 02°32'05" |
| C329  | 1240.00' | 54.86' | 54.85' | N 31°35'22" W | 02°32'05" |
| C330  | 1240.00' | 54.86' | 54.86' | N 34°07'27" W | 02°32'06" |
| C331  | 1240.00' | 62.29' | 62.28' | N 36°49'50" W | 02°52'41" |
| C332  | 1240.00' | 65.69' | 65.68' | N 39°47'14" W | 03°02'07" |
| C333  | 1290.00' | 25.00' | 25.00' | S 21°02'22" E | 01°06'37" |

# CANNONS POINT AT OAKLEAF PLANTATION ~ PHASE 2

PLAT BOOK 44 PAGE 8  
PAGE 8 OF 13 PAGES

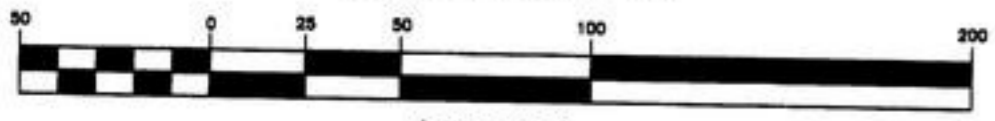
PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

SHEET 5



| CURVE | RADIUS   | LENGTH  | CHORD   | BEARING       | DELTA      |
|-------|----------|---------|---------|---------------|------------|
| C3    | 1500.00' | 33.84'  | 33.84'  | S 85°52'30" W | 01°17'33"  |
| C4    | 1000.00' | 72.43'  | 72.41'  | S 83°09'14" W | 04°08'59"  |
| C5    | 1000.00' | 213.28' | 212.88' | N 87°11'21" E | 12°13'12"  |
| C11   | 125.00'  | 135.31' | 128.80' | S 22°05'25" W | 62°01'21"  |
| C12   | 125.00'  | 131.45' | 125.48' | N 22°58'32" E | 60°15'08"  |
| C43   | 186.00'  | 116.23' | 114.35' | S 27°08'36" W | 35°48'31"  |
| C44   | 186.00'  | 13.88'  | 13.88'  | S 47°10'58" W | 04°16'31"  |
| C45   | 50.00'   | 45.99'  | 44.39'  | N 22°58'12" E | 52°42'02"  |
| C46   | 50.00'   | 50.89'  | 48.72'  | N 22°58'12" E | 52°42'02"  |
| C47   | 185.00'  | 8.43'   | 8.43'   | N 32°32'21" W | 58°19'06"  |
| C48   | 185.00'  | 136.41' | 133.34' | S 60°23'35" E | 02°36'39"  |
| C49   | 50.00'   | 6.82'   | 6.82'   | S 37°57'50" E | 42°14'50"  |
| C50   | 50.00'   | 139.92' | 98.53'  | N 20°44'58" W | 07°49'05"  |
| C51   | 50.00'   | 41.49'  | 40.31'  | S 75°10'15" W | 160°20'30" |
| C52   | 50.00'   | 30.47'  | 30.00'  | N 48°25'45" W | 47°32'30"  |
| C53   | 50.00'   | 67.97'  | 62.85'  | N 89°39'27" W | 34°54'55"  |
| C54   | 25.00'   | 39.27'  | 35.38'  | N 40°00'00" E | 90°00'00"  |
| C55   | 25.00'   | 36.96'  | 33.69'  | S 33°56'33" W | 77°53'05"  |
| C56   | 35.00'   | 51.75'  | 47.16'  | N 52°38'45" W | 84°42'29"  |
| C103  | 50.00'   | 38.70'  | 37.74'  | S 81°15'41" E | 44°20'51"  |
| C104  | 50.00'   | 38.70'  | 37.74'  | S 36°54'50" E | 44°20'51"  |
| C105  | 50.00'   | 49.14'  | 47.18'  | S 13°24'49" W | 56°18'27"  |
| C106  | 30.00'   | 24.38'  | 23.72'  | N 18°17'01" E | 46°34'03"  |
| C107  | 30.00'   | 55.66'  | 48.01'  | N 58°08'57" W | 106°17'54" |
| C108  | 50.00'   | 41.47'  | 40.29'  | S 44°56'25" W | 47°31'22"  |
| C109  | 120.00'  | 112.91' | 108.79' | N 48°08'07" E | 53°54'45"  |
| C110  | 120.00'  | 153.43' | 143.19' | S 68°16'45" E | 73°15'32"  |
| C111  | 120.00'  | 25.80'  | 25.75'  | N 81°15'00" E | 12°19'01"  |
| C112  | 120.00'  | 30.16'  | 30.08'  | S 85°23'27" E | 14°24'06"  |
| C113  | 120.00'  | 35.00'  | 34.87'  | S 40°00'18" E | 16°42'38"  |
| C114  | 50.00'   | 58.25'  | 55.01'  | N 65°01'33" W | 66°45'09"  |
| C115  | 975.00'  | 8.83'   | 8.83'   | S 81°20'18" W | 00°31'08"  |
| C116  | 1025.00' | 61.38'  | 61.37'  | N 82°47'40" E | 03°25'52"  |
| C117  | 1025.00' | 59.14'  | 59.14'  | N 86°09'47" E | 03°18'22"  |
| C118  | 1025.00' | 49.04'  | 49.04'  | N 89°11'13" E | 02°44'29"  |
| C119  | 1025.00' | 49.04'  | 49.04'  | S 88°04'18" E | 02°44'29"  |
| C142  | 150.00'  | 53.64'  | 53.35'  | N 24°09'59" E | 20°29'16"  |
| C143  | 150.00'  | 48.93'  | 48.72'  | N 43°45'22" E | 18°41'28"  |
| C144  | 100.00'  | 8.30'   | 8.30'   | S 50°43'21" W | 04°45'30"  |
| C145  | 100.00'  | 60.19'  | 59.29'  | S 31°06'01" W | 34°29'10"  |
| C146  | 30.00'   | 59.05'  | 49.97'  | S 42°31'55" E | 112°46'42" |
| C147  | 1025.00' | 16.69'  | 16.69'  | S 81°32'43" W | 00°55'58"  |
| C148  | 50.00'   | 53.44'  | 50.93'  | N 51°23'33" E | 61°14'19"  |
| C151  | 120.00'  | 70.45'  | 69.44'  | S 37°35'30" W | 33°38'14"  |
| C152  | 59.00'   | 63.86'  | 60.79'  | N 23°24'14" E | 62°00'46"  |
| C160  | 145.00'  | 33.85'  | 33.77'  | S 18°34'06" W | 13°22'33"  |
| C161  | 975.00'  | 109.45' | 109.39' | N 84°57'42" E | 06°25'54"  |
| C162  | 975.00'  | 87.15'  | 87.12'  | S 89°15'42" E | 05°07'17"  |
| C163  | 975.00'  | 116.59' | 116.52' | S 88°23'48" E | 06°51'05"  |
| C184  | 59.00'   | 63.86'  | 60.79'  | S 38°36'32" E | 62°00'46"  |
| C187  | 120.00'  | 80.50'  | 79.00'  | N 50°23'50" W | 38°26'11"  |
| C188  | 50.00'   | 41.47'  | 40.29'  | S 54°56'25" E | 47°31'22"  |
| C189  | 30.00'   | 55.66'  | 48.01'  | N 48°08'57" E | 106°17'54" |
| C190  | 325.00'  | 12.49'  | 12.49'  | S 03°53'57" E | 02°12'06"  |
| C191  | 325.00'  | 47.91'  | 47.87'  | S 01°25'29" W | 08°26'46"  |
| C192  | 135.00'  | 61.08'  | 60.56'  | S 63°23'28" W | 25°55'29"  |

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

SHEET 11

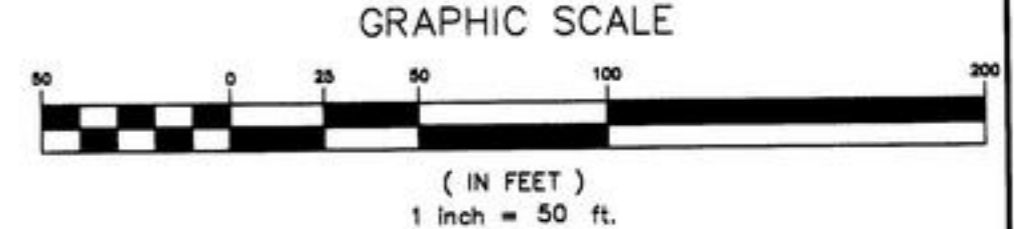
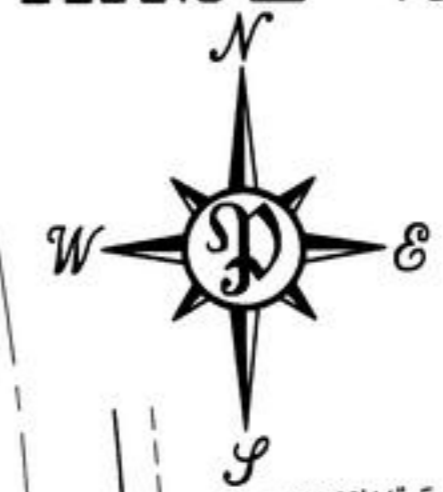
**PERRET AND ASSOCIATES, INC.**

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 2

PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

SHEET 6



| CURVE | RADIUS   | LENGTH  | CHORD   | BEARING       | DELTA      |
|-------|----------|---------|---------|---------------|------------|
| C1    | 1500.00' | 150.36' | 150.30' | N 71°52'18" W | 05°44'36"  |
| C2    | 1500.00' | 490.49' | 488.31' | N 84°06'40" W | 18°44'07"  |
| C3    | 1500.00' | 33.84'  | 33.84'  | S 85°52'30" W | 01°17'33"  |
| C7    | 500.00'  | 299.47' | 295.02' | N 19°50'29" E | 34°19'02"  |
| C8    | 500.00'  | 36.91'  | 36.90'  | N 34°53'07" E | 04°13'47"  |
| C9    | 500.00'  | 262.56' | 259.58' | N 17°43'36" E | 30°05'16"  |
| C10   | 800.00'  | 87.92'  | 87.88'  | N 00°27'57" W | 06°17'49"  |
| C46   | 50.00'   | 50.89'  | 48.72'  | N 32°32'21" W | 58°19'06"  |
| C47   | 185.00'  | 8.43'   | 8.43'   | S 60°23'35" E | 02°36'39"  |
| C48   | 185.00'  | 136.41' | 133.34' | S 37°57'50" E | 42°14'50"  |
| C49   | 50.00'   | 6.82'   | 6.82'   | N 20°44'58" W | 07°49'05"  |
| C50   | 50.00'   | 139.92' | 98.53'  | S 75°10'15" W | 160°20'30" |
| C51   | 50.00'   | 41.49'  | 40.31'  | N 48°25'45" W | 47°32'30"  |
| C80   | 1460.00' | 113.01' | 112.98' | N 71°10'53" W | 04°26'05"  |
| C81   | 30.00'   | 36.44'  | 34.24'  | S 71°48'02" W | 69°36'05"  |
| C93   | 30.00'   | 60.18'  | 50.59'  | N 20°28'12" W | 114°56'24" |
| C94   | 1475.00' | 118.06' | 118.03' | N 80°13'59" W | 04°35'10"  |
| C95   | 1475.00' | 103.42' | 103.40' | N 84°32'05" W | 04°01'02"  |
| C96   | 1475.00' | 63.12'  | 63.12'  | N 87°46'09" W | 02°27'07"  |
| C97   | 1475.00' | 57.73'  | 57.72'  | S 89°53'01" W | 02°14'32"  |
| C98   | 30.00'   | 49.09'  | 43.80'  | S 41°52'52" W | 93°45'45"  |
| C99   | 30.00'   | 24.38'  | 23.72'  | S 28°17'01" E | 46°34'03"  |
| C100  | 50.00'   | 46.52'  | 44.86'  | N 24°54'55" W | 53°18'16"  |
| C101  | 50.00'   | 31.64'  | 31.11'  | N 19°51'48" E | 36°15'10"  |
| C102  | 50.00'   | 33.66'  | 33.03'  | N 57°16'38" E | 38°34'30"  |
| C103  | 50.00'   | 38.70'  | 37.74'  | S 81°15'41" E | 44°20'51"  |
| C104  | 50.00'   | 38.70'  | 37.74'  | S 36°54'50" E | 44°20'51"  |
| C105  | 50.00'   | 49.14'  | 47.18'  | S 13°24'49" W | 56°18'27"  |
| C106  | 30.00'   | 24.38'  | 23.72'  | N 18°17'01" E | 46°34'03"  |
| C107  | 30.00'   | 55.66'  | 48.01'  | N 58°08'57" W | 106°17'54" |
| C108  | 50.00'   | 41.47'  | 40.29'  | S 44°56'25" W | 47°31'22"  |
| C109  | 120.00'  | 112.91' | 108.79' | N 48°08'07" E | 53°54'45"  |
| C187  | 120.00'  | 80.50'  | 79.00'  | N 50°23'50" W | 38°28'11"  |
| C188  | 50.00'   | 41.47'  | 40.29'  | S 44°56'25" E | 47°31'22"  |
| C189  | 30.00'   | 55.66'  | 48.01'  | N 48°08'57" E | 106°17'54" |
| C190  | 325.00'  | 12.49'  | 12.49'  | S 03°53'57" E | 02°12'06"  |
| C191  | 325.00'  | 47.91'  | 47.87'  | S 01°25'29" W | 08°26'46"  |
| C192  | 325.00'  | 44.51'  | 44.47'  | S 09°34'15" W | 07°50'46"  |
| C193  | 325.00'  | 43.20'  | 43.17'  | S 17°18'06" W | 07°36'55"  |
| C194  | 325.00'  | 40.89'  | 40.86'  | S 24°42'48" W | 07°12'29"  |
| C195  | 325.00'  | 41.73'  | 41.70'  | S 31°59'46" W | 07°21'27"  |
| C196  | 325.00'  | 43.24'  | 43.21'  | S 39°29'12" W | 07°37'25"  |
| C197  | 325.00'  | 37.42'  | 37.40'  | S 46°35'51" W | 06°35'52"  |
| C198  | 30.00'   | 12.82'  | 12.72'  | N 37°39'23" E | 24°28'46"  |
| C199  | 30.00'   | 11.51'  | 11.44'  | N 14°25'28" E | 21°59'05"  |
| C200  | 50.00'   | 40.46'  | 39.36'  | S 26°36'48" W | 46°21'46"  |
| C201  | 50.00'   | 33.89'  | 33.05'  | S 69°05'43" W | 38°36'04"  |
| C202  | 50.00'   | 25.27'  | 25.00'  | N 77°07'36" W | 28°57'18"  |
| C203  | 50.00'   | 26.93'  | 26.61'  | N 47°13'01" W | 30°51'51"  |
| C204  | 50.00'   | 26.55'  | 26.24'  | N 16°34'30" W | 30°25'11"  |
| C205  | 50.00'   | 28.46'  | 28.08'  | N 14°58'38" E | 32°37'04"  |
| C206  | 50.00'   | 57.00'  | 53.96'  | N 63°54'35" E | 65°18'50"  |
| C207  | 30.00'   | 8.47'   | 8.44'   | S 88°28'44" W | 16°10'32"  |
| C208  | 30.00'   | 15.99'  | 15.80'  | S 65°07'14" W | 30°32'28"  |
| C209  | 275.00'  | 38.14'  | 38.11'  | S 45°52'35" W | 07°56'50"  |
| C210  | 275.00'  | 50.29'  | 50.22'  | S 36°39'48" W | 10°28'43"  |
| C211  | 275.00'  | 82.64'  | 82.32'  | S 22°48'56" W | 17°13'01"  |
| C212  | 275.00'  | 86.72'  | 86.36'  | S 05°10'25" W | 18°04'02"  |
| C213  | 275.00'  | 5.47'   | 5.47'   | S 04°25'48" E | 01°08'24"  |
| C214  | 30.00'   | 45.29'  | 41.11'  | S 48°15'07" E | 86°30'15"  |
| C215  | 1525.00' | 124.82' | 124.79' | N 89°09'33" W | 04°41'23"  |
| C216  | 1525.00' | 49.32'  | 49.32'  | N 85°53'18" W | 01°51'11"  |
| C217  | 1525.00' | 49.14'  | 49.13'  | N 84°02'18" W | 01°50'46"  |
| C218  | 1525.00' | 48.98'  | 48.97'  | N 82°11'43" W | 01°50'24"  |
| C219  | 1525.00' | 48.87'  | 48.86'  | N 80°21'26" W | 01°50'09"  |
| C220  | 1525.00' | 48.81'  | 48.80'  | N 78°31'20" W | 01°50'01"  |
| C221  | 1525.00' | 34.68'  | 34.68'  | N 78°57'14" W | 01°18'11"  |
| C222  | 30.00'   | 39.78'  | 36.93'  | N 65°42'33" E | 75°58'36"  |
| C223  | 475.00'  | 107.28' | 107.05' | N 21°15'02" E | 12°56'26"  |
| C224  | 475.00'  | 102.14' | 101.94' | N 08°37'13" E | 12°19'12"  |
| C225  | 30.00'   | 50.64'  | 44.84'  | N 45°54'03" W | 96°43'20"  |
| C226  | 50.00'   | 23.93'  | 23.71'  | S 80°32'58" E | 27°25'30"  |
| C227  | 50.00'   | 27.47'  | 27.13'  | S 51°05'45" E | 31°28'56"  |
| C228  | 50.00'   | 26.98'  | 26.66'  | S 19°53'37" E | 30°55'21"  |
| C229  | 50.00'   | 27.97'  | 27.60'  | N 11°35'31" W | 32°02'55"  |
| C230  | 50.00'   | 27.97'  | 27.60'  | S 43°38'26" W | 32°02'55"  |
| C231  | 50.00'   | 23.88'  | 23.66'  | S 73°20'59" W | 27°22'10"  |
| C232  | 30.00'   | 50.69'  | 44.87'  | N 38°37'41" E | 96°48'46"  |
| C250  | 825.00'  | 48.80'  | 48.79'  | N 08°14'16" W | 03°23'21"  |
| C251  | 825.00'  | 48.80'  | 48.79'  | N 04°50'56" W | 03°23'21"  |
| C252  | 825.00'  | 48.80'  | 48.79'  | N 01°27'35" W | 03°23'21"  |
| C253  | 825.00'  | 35.25'  | 35.25'  | N 01°27'31" E | 02°28'53"  |
| C254  | 525.00'  | 13.43'  | 13.43'  | N 33°43'37" E | 30°55'21"  |
| C255  | 525.00'  | 48.14'  | 48.13'  | N 06°46'33" E | 05°15'15"  |
| C256  | 525.00'  | 48.14'  | 48.13'  | N 12°01'48" E | 05°15'15"  |
| C257  | 525.00'  | 48.14'  | 48.13'  | N 17°17'03" E | 05°15'15"  |
| C258  | 525.00'  | 35.27'  | 35.26'  | N 21°50'10" E | 03°50'57"  |
| C259  | 30.00'   | 50.18'  | 44.53'  | S 24°09'32" E | 95°50'21"  |
| C260  | 1540.00' | 83.67'  | 83.66'  | N 70°31'20" W | 03°06'46"  |
| C261  | 135.00'  | 61.08'  | 60.56'  | S 63°23'28" W | 25°55'29"  |

SHEET 11

SHEET 12

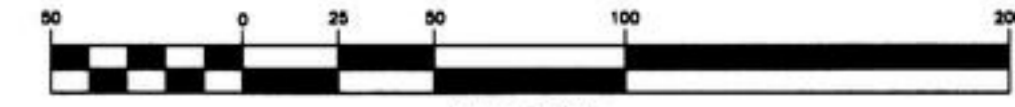
**PERRET AND ASSOCIATES, INC.**  
 1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207  
 PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com

# CANNONS POINT AT OAKLEAF PLANTATION ~ PHASE 2

GRAPHIC SCALE

PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

SHEET 7



( IN FEET )  
1 inch = 50 ft.



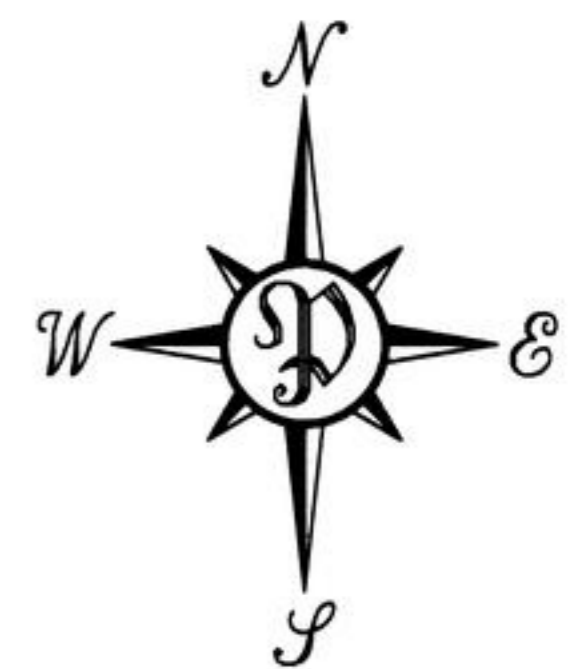
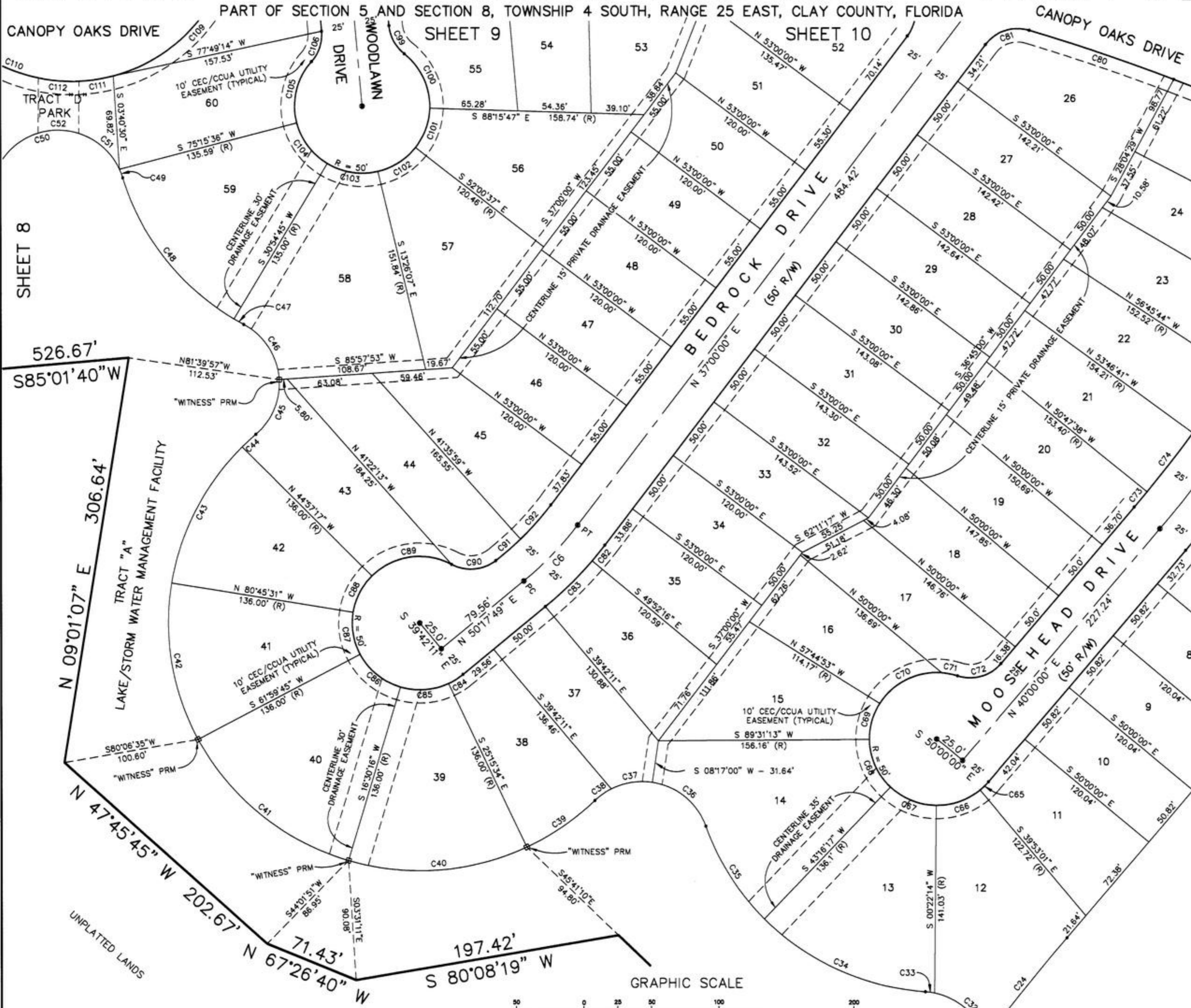
| CURVE | RADIUS  | LENGTH | CHORD  | BEARING       | DELTA      |
|-------|---------|--------|--------|---------------|------------|
| C1    | 1500.00 | 150.36 | 150.30 | N 71°52'18" W | 05°44'36"  |
| C7    | 500.00  | 299.47 | 295.02 | N 19°50'29" E | 34°19'02"  |
| C8    | 500.00  | 36.91  | 36.90  | N 34°53'07" E | 04°13'47"  |
| C9    | 500.00  | 262.56 | 259.56 | N 17°43'36" E | 30°05'16"  |
| C10   | 800.00  | 87.92  | 87.88  | N 00°27'57" W | 06°17'49"  |
| C80   | 1460.00 | 113.01 | 112.98 | N 71°0'53" W  | 04°26'05"  |
| C81   | 30.00   | 36.44  | 34.24  | S 71°48'02" W | 69°38'05"  |
| C93   | 30.00   | 60.18  | 50.59  | N 20°28'12" W | 114°58'24" |
| C94   | 1475.00 | 118.06 | 118.03 | N 80°13'59" W | 04°35'10"  |
| C219  | 1525.00 | 48.87  | 48.86  | N 80°21'26" W | 01°50'09"  |
| C220  | 1525.00 | 48.81  | 48.80  | N 78°31'20" W | 01°50'01"  |
| C221  | 1525.00 | 34.68  | 34.68  | N 76°57'14" W | 01°18'11"  |
| C222  | 30.00   | 39.78  | 36.93  | N 65°42'33" E | 75°58'36"  |
| C223  | 475.00  | 107.28 | 107.05 | N 21°15'02" E | 12°56'26"  |
| C224  | 475.00  | 102.14 | 101.94 | N 08°37'13" E | 12°19'12"  |
| C225  | 30.00   | 50.64  | 44.84  | N 45°54'03" W | 96°43'20"  |
| C226  | 50.00   | 23.93  | 23.71  | S 80°32'58" E | 27°25'30"  |
| C227  | 50.00   | 27.47  | 27.13  | S 51°05'45" E | 31°28'56"  |
| C228  | 50.00   | 26.98  | 26.66  | S 19°53'37" E | 30°55'21"  |
| C229  | 50.00   | 27.97  | 27.60  | N 11°35'31" W | 32°02'55"  |
| C230  | 50.00   | 27.97  | 27.60  | S 43°38'26" W | 32°02'55"  |
| C231  | 50.00   | 23.88  | 23.66  | S 73°20'59" W | 27°22'10"  |
| C232  | 30.00   | 50.69  | 44.87  | N 38°37'41" E | 96°48'46"  |
| C233  | 775.00  | 98.20  | 98.14  | N 13°24'30" W | 07°15'36"  |
| C234  | 775.00  | 97.78  | 97.72  | N 20°39'10" W | 07°13'44"  |
| C246  | 825.00  | 48.80  | 48.79  | N 21°47'39" W | 03°23'21"  |
| C247  | 825.00  | 48.80  | 48.79  | N 18°24'18" W | 03°23'21"  |
| C248  | 825.00  | 48.80  | 48.79  | N 15°00'58" W | 03°23'21"  |
| C249  | 825.00  | 48.80  | 48.79  | N 11°37'37" W | 03°23'21"  |
| C250  | 825.00  | 48.80  | 48.79  | N 08°14'16" W | 03°23'21"  |
| C251  | 825.00  | 48.80  | 48.79  | N 04°50'56" W | 03°23'21"  |
| C252  | 825.00  | 48.80  | 48.79  | N 01°27'35" W | 03°23'21"  |
| C253  | 825.00  | 35.25  | 35.25  | N 01°27'31" E | 02°26'53"  |
| C254  | 525.00  | 13.43  | 13.43  | N 03°24'56" E | 01°27'57"  |
| C255  | 525.00  | 48.14  | 48.13  | N 06°46'33" E | 05°15'15"  |
| C256  | 525.00  | 48.14  | 48.13  | N 12°01'48" E | 05°15'15"  |
| C257  | 525.00  | 48.14  | 48.13  | N 17°17'03" E | 05°15'15"  |
| C258  | 525.00  | 35.27  | 35.26  | N 21°50'10" E | 03°50'57"  |
| C259  | 30.00   | 50.18  | 44.53  | S 24°09'32" E | 95°50'21"  |
| C260  | 1540.00 | 83.67  | 83.66  | N 70°31'20" W | 03°06'46"  |
| C261  | 30.00   | 49.14  | 43.83  | N 64°04'13" E | 93°51'34"  |
| C262  | 1070.00 | 39.65  | 39.65  | N 16°04'44" E | 02°07'24"  |
| C263  | 1070.00 | 55.73  | 55.73  | N 13°31'31" E | 02°59'03"  |
| C264  | 1070.00 | 55.73  | 55.73  | N 10°32'27" E | 02°59'03"  |
| C265  | 1070.00 | 55.73  | 55.73  | N 07°33'24" E | 02°59'03"  |
| C266  | 1070.00 | 55.73  | 55.73  | N 04°34'20" E | 02°59'03"  |
| C267  | 1070.00 | 55.73  | 55.73  | N 01°35'17" E | 02°59'03"  |
| C268  | 1070.00 | 55.73  | 55.73  | N 01°23'46" W | 02°59'03"  |
| C269  | 1070.00 | 55.73  | 55.73  | N 04°22'50" W | 02°59'03"  |
| C270  | 1070.00 | 55.73  | 55.73  | N 07°21'53" W | 02°59'03"  |
| C271  | 1070.00 | 55.73  | 55.73  | N 10°20'57" W | 02°59'03"  |
| C272  | 1070.00 | 55.73  | 55.73  | N 13°20'00" W | 02°59'03"  |
| C273  | 1070.00 | 55.73  | 55.73  | N 16°19'03" W | 02°59'03"  |
| C295  | 1120.00 | 49.55  | 49.55  | N 18°22'39" W | 02°32'06"  |
| C296  | 1120.00 | 49.55  | 49.55  | N 13°50'33" W | 02°32'06"  |
| C297  | 1120.00 | 49.55  | 49.55  | N 11°18'28" W | 02°32'06"  |
| C298  | 1120.00 | 49.55  | 49.54  | N 08°46'23" W | 02°32'06"  |
| C299  | 1120.00 | 49.55  | 49.55  | N 06°14'17" W | 02°32'06"  |
| C300  | 1120.00 | 49.55  | 49.55  | N 03°42'12" W | 02°32'06"  |
| C301  | 1120.00 | 49.55  | 49.55  | N 01°10'06" W | 02°32'06"  |
| C302  | 1120.00 | 49.55  | 49.55  | N 01°22'00" E | 02°32'06"  |
| C303  | 1120.00 | 49.55  | 49.55  | N 03°54'06" E | 02°32'06"  |
| C304  | 1120.00 | 54.51  | 54.50  | N 06°33'48" E | 02°47'19"  |
| C305  | 1120.00 | 54.51  | 54.50  | N 09°21'06" E | 02°47'19"  |
| C306  | 1120.00 | 49.55  | 49.55  | N 12°00'48" E | 02°32'06"  |
| C307  | 1120.00 | 49.55  | 49.55  | N 14°32'54" E | 02°32'06"  |
| C308  | 1120.00 | 33.13  | 33.12  | N 16°39'47" E | 01°41'41"  |
| C309  | 30.00   | 45.30  | 41.11  | S 25°44'42" E | 86°30'37"  |
| C310  | 1240.00 | 72.19  | 72.18  | N 17°28'48" E | 03°20'09"  |
| C311  | 1240.00 | 54.86  | 54.85  | N 14°32'41" E | 02°32'05"  |
| C312  | 1240.00 | 54.86  | 54.86  | N 12°00'36" E | 02°32'06"  |
| C313  | 1240.00 | 60.35  | 60.34  | N 09°20'53" E | 02°47'19"  |
| C314  | 1240.00 | 60.35  | 60.34  | N 06°33'35" E | 02°47'19"  |
| C315  | 1240.00 | 54.86  | 54.85  | N 03°53'53" E | 02°32'05"  |
| C316  | 1240.00 | 54.86  | 54.86  | N 01°21'47" E | 02°32'06"  |
| C317  | 1240.00 | 54.86  | 54.86  | N 01°10'18" W | 02°32'06"  |
| C318  | 1240.00 | 54.86  | 54.86  | N 03°42'24" W | 02°32'06"  |
| C319  | 1240.00 | 54.86  | 54.85  | N 08°14'30" W | 02°32'05"  |
| C320  | 1240.00 | 54.86  | 54.85  | N 08°46'35" W | 02°32'05"  |
| C321  | 1240.00 | 54.86  | 54.85  | N 11°18'40" W | 02°32'05"  |
| C322  | 1240.00 | 54.86  | 54.85  | N 13°50'45" W | 02°32'05"  |
| C323  | 1240.00 | 54.86  | 54.86  | N 16°22'50" W | 02°32'06"  |
| C324  | 1240.00 | 54.86  | 54.85  | N 18°54'56" W | 02°32'05"  |
| C325  | 1240.00 | 54.86  | 54.85  | N 21°27'01" W | 02°32'05"  |
| C326  | 1240.00 | 54.86  | 54.85  | N 23°59'06" W | 02°32'05"  |
| C327  | 1240.00 | 54.86  | 54.85  | N 26°31'11" W | 02°32'05"  |
| C328  | 1240.00 | 54.86  | 54.85  | N 29°03'17" W | 02°32'05"  |
| C329  | 1240.00 | 54.86  | 54.85  | N 31°35'22" W | 02°32'05"  |
| C330  | 1240.00 | 54.86  | 54.86  | N 34°07'27" W | 02°32'06"  |
| C331  | 1240.00 | 62.29  | 62.28  | N 36°49'50" W | 02°52'41"  |
| C332  | 1240.00 | 65.69  | 65.68  | N 39°47'14" W | 03°02'07"  |
| C333  | 1290.00 | 75.35  | 75.34  | N 16°08'18" E | 03°20'49"  |
| C334  | 1290.00 | 25.00  | 25.00  | N 13°54'35" E | 01°06'37"  |
| C335  | 1290.00 | 111.59 | 111.55 | N 10°52'39" E | 04°57'22"  |
| C336  | 1290.00 | 20.00  | 20.00  | N 07°57'27" E | 00°53'18"  |

R = 30.00'  
D = 93°11'18"  
L = 48.79'  
CB = S64°24'21"W  
CH = 43.59

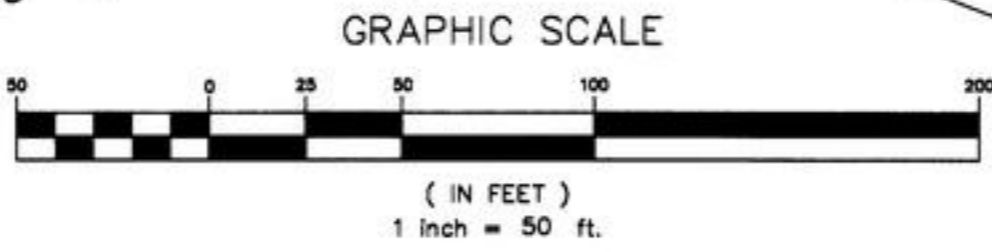
**PERRET AND ASSOCIATES, INC.**  
1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207  
PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com

# CANNONS POINT AT OAKLEAF PLANTATION ~ PHASE 2

PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



| CURVE | RADIUS  | LENGTH | CHORD  | BEARING       | DELTA      |
|-------|---------|--------|--------|---------------|------------|
| C6    | 250.00  | 58.02  | 57.89  | N 43°38'54" E | 131°7'49"  |
| C24   | 1610.00 | 96.83  | 96.81  | S 38°16'37" W | 03°26'45"  |
| C32   | 51.00   | 53.56  | 51.13  | N 48°11'06" W | 60°10'23"  |
| C33   | 51.00   | 6.98   | 6.97   | N 82°11'23" W | 07°50'11"  |
| C34   | 186.00  | 134.19 | 131.30 | S 65°26'22" E | 41°20'14"  |
| C35   | 186.00  | 82.72  | 82.04  | S 32°01'48" E | 25°28'53"  |
| C36   | 50.00   | 54.12  | 51.52  | N 50°17'57" W | 62°01'11"  |
| C37   | 50.00   | 31.25  | 30.74  | S 80°47'19" W | 35°48'16"  |
| C38   | 50.00   | 14.94  | 14.89  | S 54°19'27" W | 17°07'28"  |
| C39   | 186.00  | 61.61  | 61.33  | N 55°15'05" E | 18°58'43"  |
| C40   | 186.00  | 135.58 | 132.60 | N 85°37'21" E | 41°45'49"  |
| C41   | 186.00  | 147.68 | 143.83 | S 50°45'00" E | 45°29'30"  |
| C42   | 186.00  | 120.91 | 118.79 | S 09°22'53" E | 37°14'44"  |
| C43   | 186.00  | 116.23 | 114.35 | S 27°08'36" W | 35°48'13"  |
| C44   | 186.00  | 13.88  | 13.88  | S 47°10'58" W | 04°16'31"  |
| C45   | 50.00   | 45.99  | 44.39  | N 22°58'12" E | 52°42'02"  |
| C46   | 50.00   | 50.89  | 48.72  | N 32°32'21" W | 58°19'06"  |
| C47   | 185.00  | 8.43   | 8.43   | S 60°23'35" E | 02°36'39"  |
| C48   | 185.00  | 136.41 | 133.34 | S 37°57'50" E | 42°14'50"  |
| C49   | 50.00   | 6.82   | 6.82   | N 20°44'58" W | 07°49'05"  |
| C50   | 50.00   | 139.92 | 98.53  | S 75°10'15" W | 160°20'30" |
| C51   | 50.00   | 41.49  | 40.31  | N 48°25'45" W | 47°32'30"  |
| C52   | 50.00   | 30.47  | 30.00  | N 89°39'27" W | 34°54'55"  |
| C80   | 1460.00 | 113.01 | 112.98 | N 71°10'53" W | 04°26'05"  |
| C81   | 30.00   | 36.44  | 34.24  | S 71°48'02" W | 69°36'05"  |
| C82   | 275.00  | 15.02  | 15.02  | N 38°33'52" E | 03°07'44"  |
| C83   | 275.00  | 48.80  | 48.74  | N 45°12'46" E | 10°10'04"  |
| C84   | 50.00   | 12.60  | 12.57  | N 57°31'07" E | 14°26'38"  |
| C85   | 50.00   | 36.45  | 35.64  | N 85°37'21" E | 41°45'49"  |
| C86   | 50.00   | 39.70  | 38.66  | S 50°45'00" E | 45°29'30"  |
| C87   | 50.00   | 32.50  | 31.93  | S 09°22'53" E | 37°14'44"  |
| C88   | 50.00   | 31.24  | 30.74  | S 27°08'36" W | 35°48'13"  |
| C89   | 50.00   | 63.85  | 59.60  | S 81°37'47" W | 73°10'08"  |
| C90   | 30.00   | 34.73  | 32.82  | N 85°03'10" E | 66°19'22"  |
| C91   | 225.00  | 24.42  | 24.41  | N 48°46'56" E | 06°13'06"  |
| C92   | 225.00  | 34.06  | 34.03  | N 41°20'11" E | 08°40'23"  |
| C99   | 30.00   | 24.38  | 23.72  | S 28°17'01" E | 46°34'03"  |
| C100  | 50.00   | 46.52  | 44.86  | N 24°54'55" W | 53°18'16"  |
| C101  | 50.00   | 31.64  | 31.11  | N 19°51'48" E | 36°15'10"  |
| C102  | 50.00   | 33.66  | 33.03  | N 57°16'38" E | 38°34'30"  |
| C103  | 50.00   | 38.70  | 37.74  | S 81°15'41" E | 44°20'51"  |
| C104  | 50.00   | 38.70  | 37.74  | S 36°54'50" E | 44°20'51"  |
| C105  | 50.00   | 49.14  | 47.18  | S 13°24'49" W | 56°18'27"  |
| C106  | 30.00   | 24.38  | 23.72  | N 18°17'01" E | 46°34'03"  |
| C109  | 120.00  | 112.91 | 108.79 | N 48°08'07" E | 53°54'45"  |
| C110  | 120.00  | 153.43 | 143.19 | S 68°16'45" E | 73°15'32"  |
| C111  | 120.00  | 25.80  | 25.75  | N 81°15'00" E | 12°19'01"  |
| C112  | 120.00  | 30.16  | 30.08  | S 85°23'27" E | 14°24'06"  |

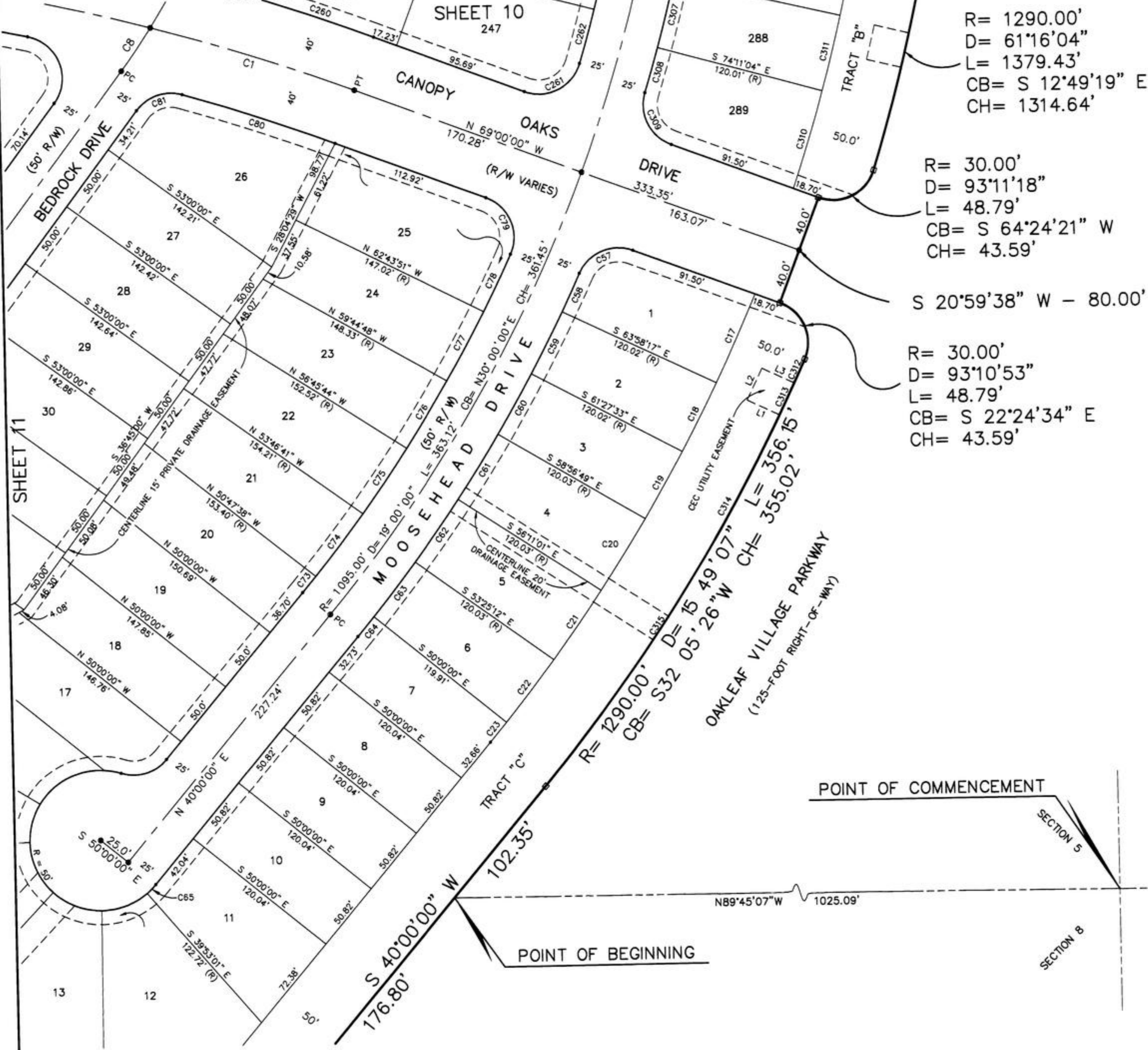


SHEET 13

**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 2

PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

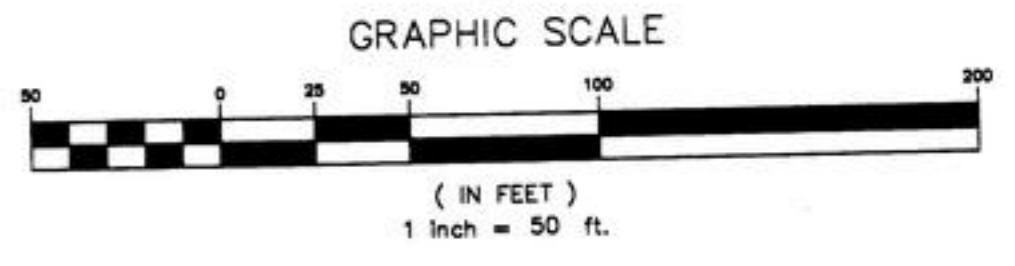
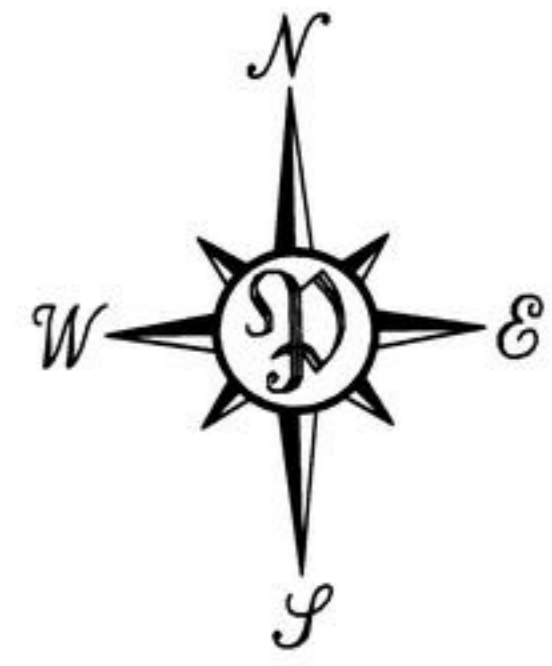


R= 1290.00'  
D= 61°16'04"  
L= 1379.43'  
CB= S 12°49'19" E  
CH= 1314.64'

R= 30.00'  
D= 93°11'18"  
L= 48.79'  
CB= S 64°24'21" W  
CH= 43.59'

S 20°59'38" W - 80.00'

R= 30.00'  
D= 93°10'53"  
L= 48.79'  
CB= S 22°24'34" E  
CH= 43.59'

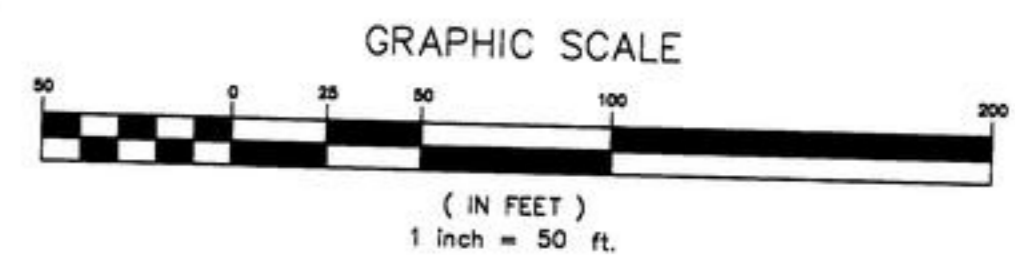
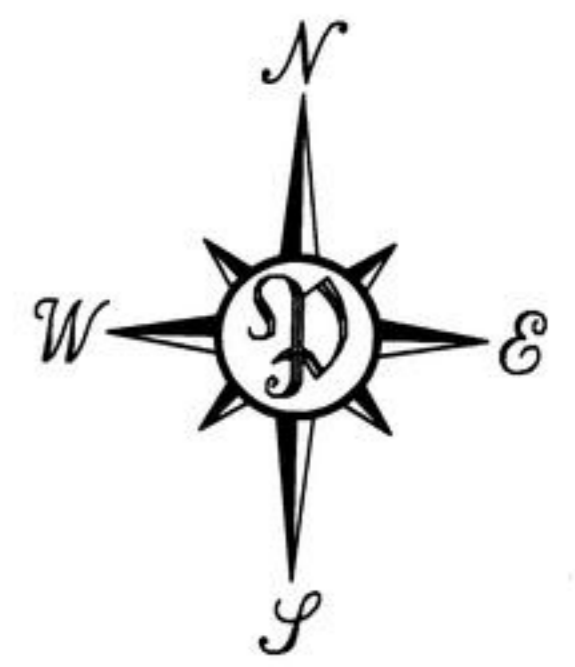
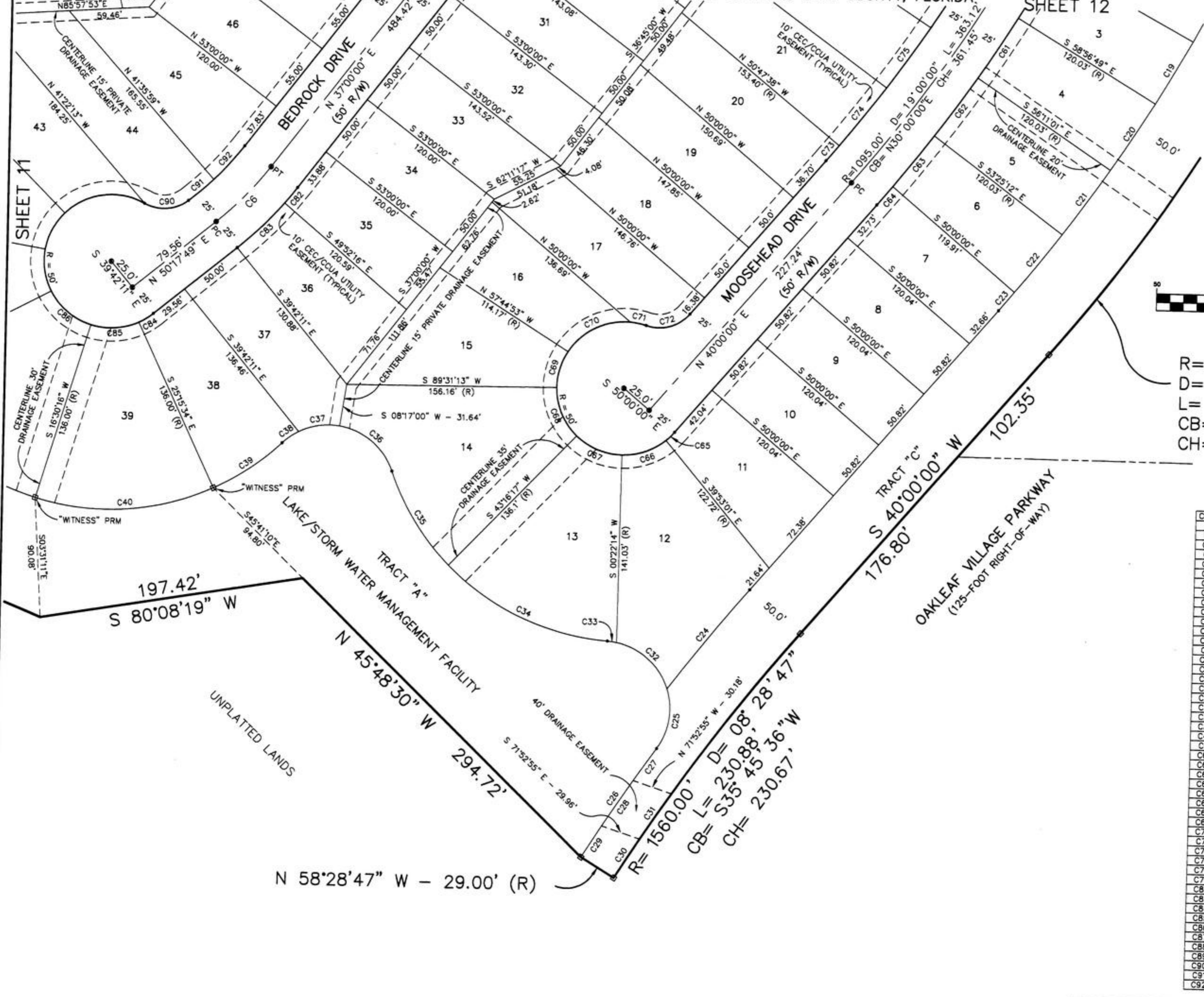


| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 64°26'26" W | 25.00'   |
| L2   | N 25°33'34" E | 25.00'   |
| L3   | S 64°26'26" E | 25.00'   |

| CURVE | RADIUS   | LENGTH  | CHORD   | BEARING       | DELTA     |
|-------|----------|---------|---------|---------------|-----------|
| C1    | 1500.00' | 150.36' | 150.30' | N 71°52'18" W | 05°44'36" |
| C8    | 500.00'  | 36.91'  | 36.90'  | N 34°53'07" E | 04°13'47" |
| C17   | 1240.00' | 68.83'  | 68.82'  | N 24°26'07" E | 03°10'49" |
| C18   | 1240.00' | 54.37'  | 54.37'  | N 27°16'53" E | 02°30'44" |
| C19   | 1240.00' | 54.37'  | 54.36'  | N 29°47'37" E | 02°30'44" |
| C20   | 1240.00' | 59.81'  | 59.80'  | N 32°25'53" E | 02°45'49" |
| C21   | 1240.00' | 59.81'  | 59.80'  | N 35°11'42" E | 02°45'49" |
| C22   | 1240.00' | 55.92'  | 55.91'  | N 37°52'07" E | 02°35'02" |
| C23   | 1240.00' | 18.17'  | 18.17'  | N 39°34'49" E | 00°50'22" |
| C57   | 30.00'   | 45.30'  | 41.11'  | S 67°44'42" W | 86°30'37" |
| C58   | 1120.00' | 30.08'  | 30.08'  | N 25°15'33" E | 01°32'20" |
| C59   | 1120.00' | 49.11'  | 49.10'  | N 27°17'05" E | 02°30'44" |
| C60   | 1120.00' | 49.10'  | 49.10'  | N 29°47'49" E | 02°30'43" |
| C61   | 1120.00' | 54.02'  | 54.02'  | N 32°26'05" E | 02°45'49" |
| C62   | 1120.00' | 54.02'  | 54.02'  | N 35°11'54" E | 02°45'49" |
| C63   | 1120.00' | 48.76'  | 48.75'  | N 37°49'38" E | 02°29'39" |
| C64   | 1120.00' | 18.10'  | 18.10'  | N 39°32'14" E | 00°55'33" |
| C65   | 50.00'   | 8.83'   | 8.82'   | N 45°03'29" E | 10°06'59" |
| C73   | 1070.00' | 14.82'  | 14.82'  | N 39°36'11" E | 00°47'38" |
| C74   | 1070.00' | 55.73'  | 55.73'  | N 37°42'51" E | 02°59'03" |
| C75   | 1070.00' | 55.73'  | 55.73'  | N 34°43'47" E | 02°59'03" |
| C76   | 1070.00' | 55.73'  | 55.73'  | N 31°44'44" E | 02°59'03" |
| C77   | 1070.00' | 55.73'  | 55.73'  | N 28°45'41" E | 02°59'03" |
| C78   | 1070.00' | 45.00'  | 45.00'  | N 26°03'51" E | 02°24'35" |
| C79   | 30.00'   | 49.14'  | 43.83'  | N 22°04'13" W | 93°51'34" |
| C80   | 1460.00' | 116.01' | 112.98' | N 71°10'53" W | 04°26'05" |
| C81   | 30.00'   | 36.44'  | 34.24'  | S 71°48'02" W | 69°36'05" |
| C260  | 1540.00' | 83.67'  | 83.66'  | N 70°31'20" W | 03°06'46" |
| C261  | 30.00'   | 49.14'  | 43.83'  | N 64°04'13" E | 93°51'34" |
| C262  | 1070.00' | 39.65'  | 39.65'  | N 16°04'44" E | 02°07'24" |
| C307  | 1120.00' | 49.55'  | 49.55'  | N 14°32'54" E | 02°32'05" |
| C308  | 1120.00' | 33.13'  | 33.12'  | N 16°39'47" E | 01°41'41" |
| C309  | 30.00'   | 45.30'  | 41.11'  | S 25°44'42" E | 86°30'37" |
| C310  | 1240.00' | 72.19'  | 72.18'  | N 17°28'48" E | 03°20'09" |
| C311  | 1240.00' | 54.86'  | 54.85'  | N 14°32'41" E | 02°32'05" |
| C312  | 1290.00' | 18.53'  | 18.53'  | S 24°35'34" W | 00°49'23" |
| C313  | 1290.00' | 25.00'  | 25.00'  | S 25°33'34" W | 01°06'37" |
| C314  | 1290.00' | 163.33' | 163.22' | S 28°45'10" W | 07°15'16" |
| C315  | 1290.00' | 20.00'  | 20.00'  | S 33°48'59" W | 00°53'18" |

# CANNONS POINT AT OAKLEAF PLANTATION ~ PHASE 2

PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



R= 1290.00'  
D= 15°49'07"  
L= 356.15'  
CB= S32°05'26"W  
CH= 355.02'

| CURVE | RADIUS   | LENGTH  | CHORD   | BEARING       | DELTA      |
|-------|----------|---------|---------|---------------|------------|
| C8    | 250.00'  | 58.02'  | 57.89'  | N 43°38'54" E | 137°17'49" |
| C19   | 1240.00' | 54.37'  | 54.36'  | N 29°47'37" E | 02°30'44"  |
| C20   | 1240.00' | 59.81'  | 59.80'  | N 32°25'53" E | 02°45'49"  |
| C21   | 1240.00' | 59.81'  | 59.80'  | N 35°11'42" E | 02°45'49"  |
| C22   | 1240.00' | 55.92'  | 55.91'  | N 37°52'07" E | 02°35'02"  |
| C23   | 1240.00' | 18.17'  | 18.17'  | N 39°34'49" E | 00°50'22"  |
| C24   | 1610.00' | 96.83'  | 96.81'  | S 38°16'37" W | 03°26'45"  |
| C25   | 51.00'   | 47.35'  | 45.67'  | N 08°29'59" E | 53°11'49"  |
| C26   | 1589.00' | 99.30'  | 99.28'  | S 33°18'29" W | 03°34'50"  |
| C27   | 1589.00' | 29.82'  | 29.82'  | S 34°33'38" W | 01°04'31"  |
| C28   | 1589.00' | 41.44'  | 41.44'  | S 33°16'33" W | 01°29'40"  |
| C29   | 1589.00' | 28.04'  | 28.04'  | S 32°01'23" W | 01°00'39"  |
| C30   | 1560.00' | 34.98'  | 34.98'  | S 32°09'46" W | 01°17'05"  |
| C31   | 1560.00' | 41.50'  | 41.50'  | S 33°34'02" W | 01°31'27"  |
| C32   | 51.00'   | 53.56'  | 51.13'  | N 48°11'06" W | 60°10'23"  |
| C33   | 51.00'   | 6.98'   | 6.97'   | N 82°11'23" W | 07°50'11"  |
| C34   | 186.00'  | 134.19' | 131.30' | S 65°26'22" E | 41°20'14"  |
| C35   | 186.00'  | 82.72'  | 82.04'  | S 32°01'48" E | 25°28'53"  |
| C36   | 50.00'   | 54.12'  | 51.52'  | N 50°17'57" W | 62°01'11"  |
| C37   | 50.00'   | 31.25'  | 30.74'  | S 80°47'19" W | 35°48'16"  |
| C38   | 50.00'   | 14.94'  | 14.89'  | S 54°19'27" W | 17°07'28"  |
| C39   | 188.00'  | 61.61'  | 61.33'  | N 55°15'05" E | 18°58'43"  |
| C40   | 188.00'  | 135.58' | 132.60' | N 85°37'21" E | 41°45'49"  |
| C81   | 1120.00' | 54.02'  | 54.02'  | N 32°26'05" E | 02°45'49"  |
| C82   | 1120.00' | 54.02'  | 54.02'  | N 35°11'54" E | 02°45'49"  |
| C83   | 1120.00' | 48.76'  | 48.75'  | N 37°49'38" E | 02°29'39"  |
| C84   | 1120.00' | 18.10'  | 18.10'  | N 39°32'14" E | 00°55'33"  |
| C85   | 50.00'   | 8.83'   | 8.82'   | N 45°03'29" E | 10°06'59"  |
| C86   | 50.00'   | 35.13'  | 34.41'  | N 70°14'37" E | 40°15'15"  |
| C87   | 50.00'   | 37.44'  | 36.57'  | S 68°10'44" E | 42°54'03"  |
| C88   | 50.00'   | 40.36'  | 39.27'  | S 23°36'15" E | 46°14'56"  |
| C89   | 50.00'   | 28.56'  | 28.18'  | S 15°53'10" W | 32°43'54"  |
| C70   | 50.00'   | 54.04'  | 51.45'  | S 63°12'52" W | 61°55'29"  |
| C71   | 50.00'   | 12.04'  | 12.01'  | N 78°55'28" W | 13°47'56"  |
| C72   | 30.00'   | 35.59'  | 33.54'  | N 73°59'18" E | 67°58'32"  |
| C73   | 1070.00' | 14.82'  | 14.82'  | N 39°36'11" E | 00°47'38"  |
| C74   | 1070.00' | 55.73'  | 55.73'  | N 37°42'51" E | 02°59'03"  |
| C75   | 1070.00' | 55.73'  | 55.73'  | N 34°43'47" E | 02°59'03"  |
| C82   | 275.00'  | 15.02'  | 15.02'  | N 38°33'52" E | 03°07'44"  |
| C83   | 275.00'  | 48.80'  | 48.74'  | N 45°12'46" E | 10°10'04"  |
| C84   | 50.00'   | 12.60'  | 12.57'  | N 57°31'07" E | 14°26'38"  |
| C85   | 50.00'   | 36.45'  | 35.64'  | N 85°37'21" E | 41°45'49"  |
| C86   | 50.00'   | 39.70'  | 38.66'  | S 50°45'00" E | 45°29'30"  |
| C87   | 50.00'   | 32.50'  | 31.93'  | S 09°22'53" E | 37°14'44"  |
| C89   | 50.00'   | 31.24'  | 30.74'  | S 27°08'36" W | 35°48'13"  |
| C90   | 30.00'   | 63.85'  | 59.60'  | S 81°37'47" W | 73°10'08"  |
| C91   | 225.00'  | 24.42'  | 24.41'  | N 85°03'10" E | 66°19'22"  |
| C92   | 225.00'  | 34.06'  | 34.03'  | N 41°20'11" E | 08°40'23"  |