

CAPTIVA

A replat of a portion of Lot 5 and a portion of Lot 11A, Block 4, Doctor's Inlet Farms, Plat Book 2, page 17, and being a portion of Section 41, Township 4 South, Range 25 East, and a portion of Section 41, Township 5 South, Range 25 East, Clay County, Florida. 15.85 Acres *

For COU/REST see OR
1524-557
9-27-94 EB/OC

PLAT BOOK 27 PAGE 1
SHEET 1 OF 5 SHEETS

TYPE I SUBDIVISION * RB * ZONE

OWNER
17 Fleming Island Corp.
2575 Co. Road No. 220
Doctors Inlet, Florida

ENGINEER
CDS Madden, Inc.
1543 Highway Avenue
Orange Park, FL

SURVEYOR
Eland & Associates, Inc.
615 Glenway Blvd.
Orange Park, FL

LAND
ZONING
AREA
No. LOTS
PER LOT SIZE
USE
RD
15.85 AC.
40
5808 Sq. Feet

Water and sewer service provided by Clay County Water and Sewer Authority.

Electric service provided by Clay Electric CO-operative.

FOR AFFIDAVIT OF DISCREPANCIES
+ CORRECTIONS OF SAME see
OR 1517-273
8-15-94 EB/OC

CAPTION

A replat of a portion of Lot 5 and a portion of Lot 11A, Block 4, Doctors Inlet Farms, Clay County, Florida, according to plat thereof recorded in Plat Book 2, page 17 of the public records of said county, being more particularly described as follows:

Commence at the southwest corner of Lot 1, Magnolia Point, according to plat thereof recorded in Plat Book 6, page 14 of said public records, said point lying in the northerly right-of-way line of County Road No. C-220;

Thence on said northerly right-of-way line and on the arc of a curve concave northerly and having a radius of 1095.92 feet, run a chord bearing and distance of North 85 degrees 36 minutes 36 seconds West, 69.73 feet to the westerly line of Harmony Hall Road and the Point of Beginning;

Thence continue on said northerly right-of-way line the following 3 courses:

(1) on the arc of a curve concave northeasterly and having a radius of 1095.92 feet, a chord bearing and distance of North 71 degrees 51 minutes 51 seconds West, 475.26 feet;

(2) North 58 degrees 44 minutes 28 seconds West, 151.17 feet;

(3) on the arc of a curve concave southwesterly and having a radius of 1195.92 feet, run a chord bearing and distance of North 64 degrees 10 minutes 42 seconds West, 226.64 feet to a southerly extension of the east line of Lot 4, Block 4, said Doctors Inlet Farms;

Thence on said southerly extension and on said east line of Lot 4, North 01 degree 33 minutes 00 seconds West, 1658 feet, more or less, to the waters of Doctors Lake;

Thence along said waters in a southeasterly direction 45 feet, more or less, to the west line of Lot 22 of said Magnolia Point;

Thence on said west line, and on the west line of said Harmony Hall Road, South 00 degrees 12 minutes 13 seconds West, 483 feet, more or less, to the southwesterly line of said Harmony Hall Road;

Thence on said southwesterly line run the following 6 courses:

(1) South 54 degrees 02 minutes 47 seconds East, 224.82 feet;

(2) South 41 degrees 05 minutes 48 seconds East, 333.38 feet;

(3) South 25 degrees 53 minutes 00 seconds East, 388.73 feet;

(4) South 21 degrees 51 minutes 32 seconds East, 192.80 feet;

(5) South 14 degrees 19 minutes 01 seconds East, 314.39 feet;

(6) South 14 degrees 26 minutes 08 seconds East, 277.01 feet to the Point of Beginning. Being 15.85 acres, more or less, in area.

ADOPTION AND DEDICATION

This is to certify that 17 Fleming Island Corporation, a Florida corporation under the laws of the state of Florida, is the lawful owner of CAPTIVA as described in the caption hereon, and that it has caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey is hereby adopted as the true and correct plat of said CAPTIVA, and all drives and courts, and all easements for drainage, utilities and sewers, unobstructed easements, easements for non-access, and Tract 'A', Tract 'B', Tract 'E', and Tract 'F' are hereby irrevocably and without reservation dedicated (for the purposes of ownership and maintenance) to Clay County, its successors and assigns.
In witness whereof, 17 Fleming Island Corporation has caused these presents to be signed by James R. Menard, its Vice President and caused its official seal to be affixed hereto this 19th day of May, 1994.

17 Fleming Island Corporation

Eric V. Eiland William Powell
Eric Eiland, Witness William Powell, Witness

By: James R. Menard, Vice President
on behalf of the corporation



STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 19th day of May, 1994, by James R. Menard, who is personally known to me to be the individual and officer described in the foregoing and who executed the same on behalf of the corporation and who acknowledged the execution thereof to be his own free act and deed as such individual and as such officer of 17 Fleming Island Corporation thereunto duly authorized, and that the official seal of said corporation is duly affixed hereto. This acknowledgement was taken without oath.

Tracy L. Eiland
Tracy L. Eiland, CC016034
Notary Public, State of Florida

NOTARY PUBLIC, STATE OF FLORIDA;
MY COMMISSION EXPIRES: MAY 29, 1996;
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

COUNTY DEPARTMENT OF ZONING APPROVAL

Approved this 21ST day of JUNE, 1994.

Linda Jackson
Director, Department of Zoning

COUNTY DEPARTMENT OF PLANNING APPROVAL

Approved this 17th day of JUNE, 1994.

Dina L. Jones
Director, Department of Planning

SURVEYOR'S CERTIFICATE

This is to certify that this plat is a correct representation of the lands surveyed, platted and described hereon, that Permanent Reference Monuments have been placed as shown on said plat in accordance with Chapter 71-339, Laws of Florida, and that Permanent Control Points will be set as shown in accordance with said laws, that said survey was made under my responsible direction and supervision and that the survey data shown on said plat complies with all the requirements of said chapter.
Signed this 15th day of May, 1994.

Harold T. Eiland
Harold T. Eiland
Florida Cert. No. 2518
Eiland and Associates, Inc.
615 Blanding Boulevard
Orange Park, Florida

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 the filing of this final plat insofar as the same effects a lot or lots sold.

Time of such performance being of the essence, said guarantee shall be part of each deed of conveyance or contract of sale covering lots in said subdivision, executed by said owner to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale.

17 Fleming Island Corporation

Eric V. Eiland William Powell
Eric Eiland, Witness William Powell, Witness
By: James R. Menard, Vice President
on behalf of the corporation

CLERK'S CERTIFICATE

I hereby certify that this plat has been examined and that it complies in form with Chapter 71-339, Laws of Florida and is filed for record in Plat Book 27, Pages 1, 2, 3, 4 and 5 of the public records of Clay County, Florida this 27th day of JUNE, 1994.

John Keene
Clerk of the Circuit Court

CAPTIVA

A replat of a portion of Lot 5 and a portion of Lot 11A, Block 4, Doctor's Inlet Farms, Plat Book 2, page 17, and being a portion of Section 41, Township 4 South, Range 25 East, and a portion of Section 41, Township 5 South, Range 25 East, Clay County, Florida. 15.45 Acres *

PLAT BOOK 27 PAGE 2

SHEET 2 OF 5 SHEETS

TYPE I SUBDIVISION * RB * ZONE

OWNER
17 Fleming Island Corporation
2575 Co. Road No. 220
Doctors Inlet, Florida

ENGINEER
CGB Hadden, Inc.
1543 Kingsley Avenue
Orange Park, FL

SURVEYOR
Eland & Associates, Inc.
635 Blending Blvd.
Orange Park, FL

LAND
ZONING
AREA
No. LOTS
MIN. LOT SIZE
5000 Sq. Feet

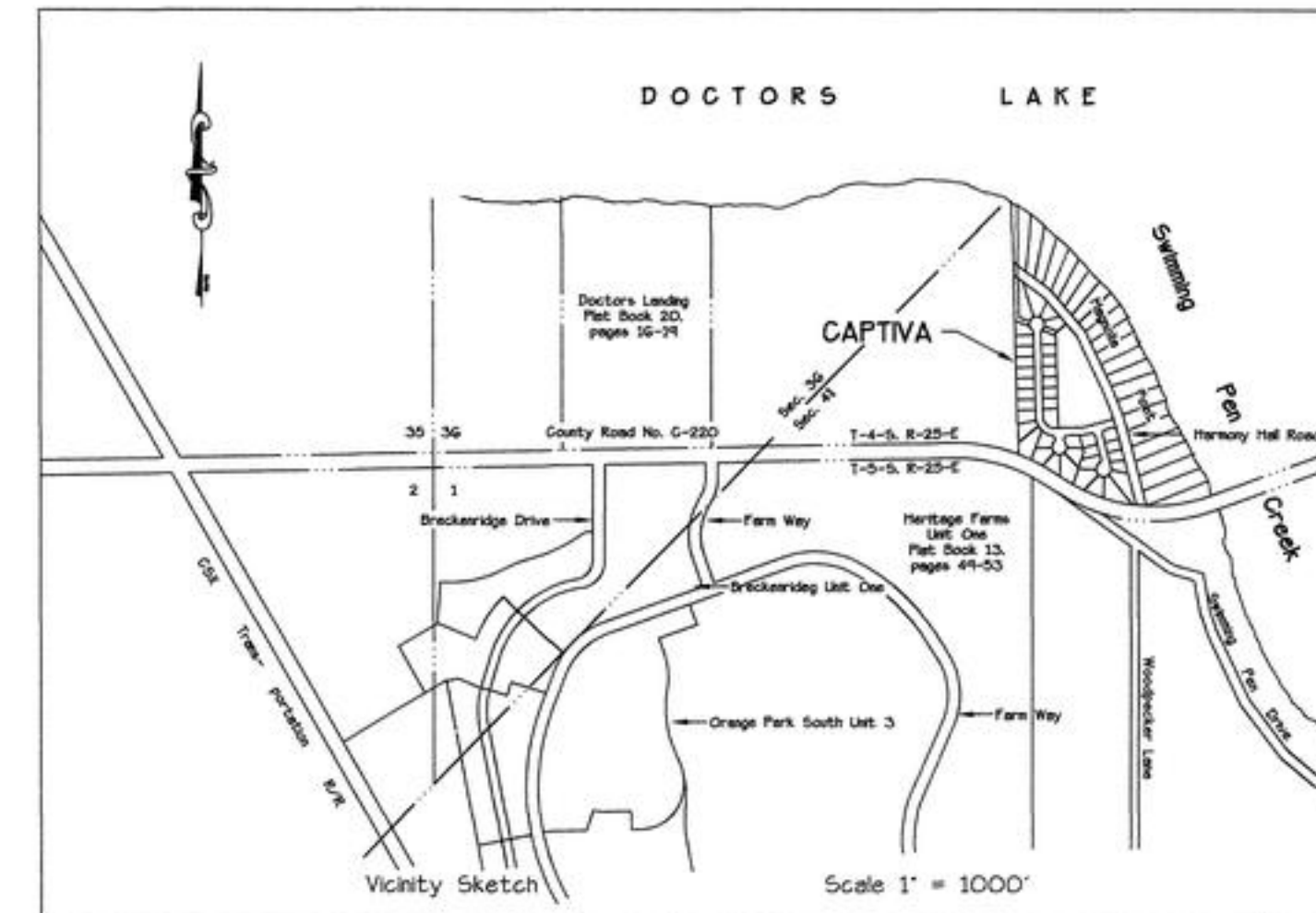
USE
RS
15.45 AC.
40

FOR COU / REST
SEE OR 1524-557
9-27-94 EB/AC

FOR AFFIDAVIT OF DISCREPANCIES
& CORRECTION OF SAME
OR 1517-278
8-15-94 - EB/AC

GENERAL NOTES

- 1) Permanent Control Point shown thus: *
- 2) Permanent Reference Monument shown thus: □
- 3) Tabulated Curve Number shown thus: C1
- 4) Building Restriction Lines shall be as follows:
minimum lot width at building line = 60 feet
minimum front setback = 20 feet
minimum rear setback = 15 feet
minimum side setback abutting lot = 7.5 feet
minimum side setback abutting street = 20 feet
- 5) Bearings shown hereon are based on the bearing of N 01°33'00" W for the east line of Lot 4, Block 4, Doctor's Inlet Farms.
- 6) All return radii are 30 feet unless noted otherwise.
- 7) All lots shown hereon are situated in Flood Zone "X" as per Federal Emergency Management Agency Flood Insurance Rate Map, panel 120064-0135D and 0155D, dated November 4, 1992.
- 8) All easements hereon are for drainage and utilities unless noted otherwise.
- 9) All platted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.



NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of Clay County.

COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 14th day of June, 1994, by the Board of County Commissioners, Clay County, Florida.

Larry R. Lancaster
Chairman

John Keene
Clerk of the Circuit Court

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Approved this 17 day of JUNE, 1994.

Walter M. Blum
Director, Department of Engineering

MORTGAGEE'S JOINDER

Clay County Bank, a Florida Banking Corporation, owner and holder of that certain Mortgage, recorded in Official Records Book 1508, page 1476 of the public records of Clay County, Florida, hereby consents to this plat and joins in its dedication.

Clay County Bank

Lois Reineke
Lois Reineke, Witness

Jane Kissinger
Jane Kissinger, Witness

By: *Donald M. Pitts*
Donald M. Pitts, President and CEO

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing was executed before me this 17th day of MAY, 1994 by Donald M. Pitts, who is personally known to me to be the individual and officer described above and who acknowledged the execution thereof to be his own free act and deed as President of Clay County Bank. This acknowledgement was taken without oath.

Phyllis Silcox
Phyllis Silcox
Notary Public, State of Florida



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FOR CONT. REPT. SEE
OR 1524-557
9-27-94 EB/DC

PLAT BOOK 27 PAGE 3
SHEET 3 OF 5 SHEETS

TYPE I SUBDIVISION * RB * ZONE

SURVEYOR
Eland & Associates, Inc.
635 Blending Blvd.
Orange Park, FL

LAND	USE
ZONING AREA	RB
No. LOTS	15.45 AC.
PER LOT SIZE	5806 Sq. Feet

OWNER
17 Flaming Island Corp.
2575 Co. Road No. 220
Doctors Inlet, Florida

ENGINEER
CDS Madden, Inc.
1543 Knapley Avenue
Orange Park, FL

FOR AFFIDAVIT OF DISCREPANCIES & CORRECTION OF SAME
SEE OR 1517-273
8-15-94 EB/DC

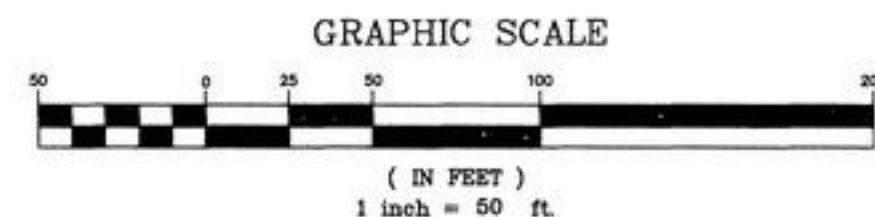
LOT 4, DOCTOR'S INLET FARMS
PLAT BOOK 2, PAGE 17

Section 41, Township 4 South, Range 25 East
Section 41, Township 5 South, Range 25 East

Sheet 5

Sheet 4

KEY MAP SCALE 1" = 500'



TRACT "A"

Drive

Captiva

Lenox
Court

Cloister
Court

HARMONY

HALL
ROAD

MAGNOLIA
POINT

PLAT

PAGE

COUNTY

TRACT
ROAD

No. C-220

POINT OF BEGINNING

POINT OF COMMENCEMENT

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For COU REST SEE OR 1524-557
9-27-94 EB/OC

PLAT BOOK 27 PAGE 4
SHEET 4 OF 5 SHEETS

TYPE I SUBDIVISION * RB * ZONE

OWNER
17 Fishing Island Corporation
2575 County Road No. 220
Doctors Inlet, Florida

ENGINEER
C.G. Madden, Inc.
1543 Highway Avenue
Orange Park, FL

SURVEYOR
Cland & Associates, Inc.
630 Blending Blvd.
Orange Park, FL

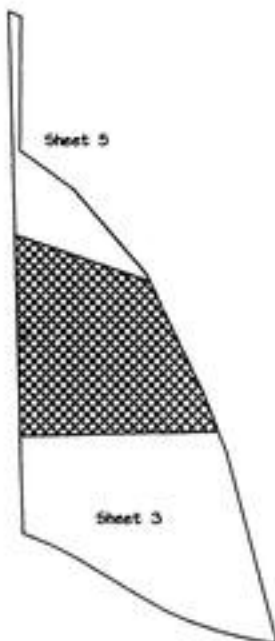
LAND	USE
ZONING	RS
AREA	15.45 AC.
No. LOTS	40
Min. Lot Size	5000 Sq. Feet

FOR AFFIDAVIT OF DISCREPANCIES
& CORRECTION OF SAME, SEE
OR 1517-273 EB/OC 8-15-94

Water and sewer service provided by Clay County
Water and Sewer Authority.

Electric service provided Clay Electric Co-operative.

LOT 4, BLOCK 4, DOCTOR'S INLET FARMS
PLAT BOOK 2, PAGE 17



KEY MAP SCALE 1" = 500'

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



CAPTIVA

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FOR AFFIDAVIT OF DISCREPANCIES
AND CORRECTIONS OF SAME, SEE
OR 1517-273
8-15-94 E8/OC

FOR COW REST SEE OR 1524-557
9-27-94 E8/OC

PLAT BOOK 27 PAGE 5
SHEET 5 OF 5 SHEETS

TYPE I SUBDIVISION * RB * ZONE

OWNER
17 Fleming Island Corporation
2575 County Road No. 220
Doctors Inlet, Florida

ENGINEER
GGS Madden, Inc.
1543 Kingsley Avenue
Orange Park, FL

SURVEYOR
Eland + Associates, Inc.
610 Blending Blvd.
Orange Park, FL

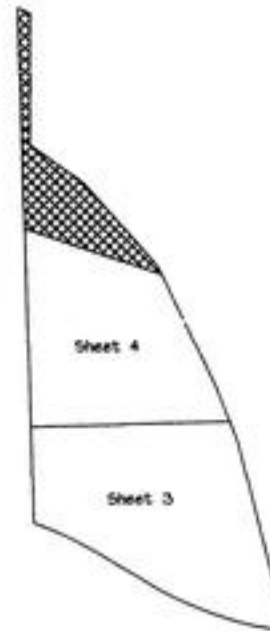
LAND
ZONING
AREA
No. LOTS
NET LOT SIZE

USE
RB
15.45 AC.
40
5806 Sq. Feet

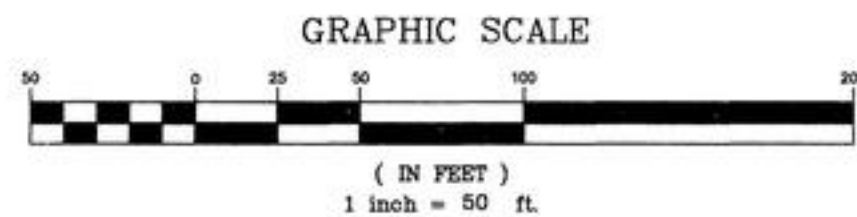
Water and sewer service provided by Clay County
Water and Sewer Authority.

Electric service provided by Clay Electric CO-operative.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	36.56'	14.14'	35.75'	N 03°47'29" W	41°53'54"
C2	50.00'	33.84'	16.48'	33.31'	S 02°10'22" W	36°24'20"
C3	50.00'	43.74'	23.38'	42.36'	S 04°13'30" W	50°07'11"
C4	50.00'	38.18'	20.07'	37.26'	S 42°17'28" W	43°44'53"
C5	50.00'	35.75'	18.68'	35.00'	N 45°13'41" W	40°58'29"
C6	50.00'	24.38'	13.13'	23.46'	S 33°34'25" E	33°40'05"
C7	25.00'	21.03'	11.18'	20.41'	N 25°38'41" W	48°11'23"
C8	25.00'	15.41'	7.96'	15.17'	S 16°06'30" W	35°18'59"
C9	25.00'	5.62'	2.82'	5.61'	S 40°12'11" W	12°52'24"
C10	50.00'	25.73'	13.35'	25.45'	N 33°33'55" E	27°28'56"
C11	50.00'	35.97'	18.80'	35.20'	N 13°54'53" W	41°13'19"
C12	25.00'	49.54'	38.16'	41.82'	N 21°44'44" W	113°32'06"
C13	25.00'	53.66'	46.02'	43.94'	S 26°57'44" W	122°58'32"
C14	125.00'	36.89'	19.60'	38.73'	S 20°28'53" E	17°41'34"
C15	125.00'	35.12'	17.67'	35.00'	S 37°26'33" E	16°01'44"
C16	100.00'	197.28'	100.00'	141.42'	S 46°33'00" E	40°00'00"
C17	125.00'	21.86'	10.96'	21.83'	S 06°33'33" E	10°01'07"
C18	75.00'	117.81'	75.00'	106.07'	S 46°33'00" E	40°00'00"
C19	125.00'	72.04'	37.05'	71.05'	S 62°00'06" E	33°01'22"
C20	50.00'	35.75'	18.68'	35.00'	S 21°53'32" E	40°58'29"
C21	50.00'	35.74'	18.68'	35.00'	S 70°52'01" E	40°58'29"
C22	50.00'	35.76'	18.68'	35.00'	N 68°04'30" E	40°58'29"
C23	50.00'	35.76'	18.68'	35.00'	N 27°11'01" E	40°58'29"
C24	50.00'	38.77'	20.42'	37.81'	S 12°48'31" W	44°25'38"
C25	25.00'	34.27'	25.00'	35.36'	S 30°40'59" W	90°00'00"
C26	25.00'	38.01'	23.77'	34.46'	N 57°52'33" W	87°07'04"
C27	775.00'	172.64'	86.70'	172.64'	N 82°04'00" E	12°46'01"
C28	855.00'	76.64'	38.35'	76.62'	N 81°33'36" E	09°38'22"
C29	600.00'	178.26'	89.50'	177.89'	N 82°04'00" E	12°46'01"
C30	25.00'	42.56'	28.53'	37.60'	N 26°54'44" E	87°32'31"
C31	25.00'	34.27'	25.00'	35.36'	N 59°14'01" W	40°00'00"
C32	50.00'	37.98'	19.96'	37.07'	N 67°38'00" E	43°31'22"
C33	50.00'	51.91'	28.57'	49.61'	S 26°28'01" W	59°24'23"
C34	25.00'	30.77'	17.68'	28.87'	N 20°56'51" E	70°35'44"
C35	50.00'	36.81'	19.24'	35.99'	S 64°25'27" E	42°11'03"
C36	50.00'	34.38'	20.18'	36.33'	S 25°50'33" E	46°07'46"
C37	50.00'	16.78'	8.47'	16.70'	N 04°42'10" W	1°13'41"
C38	50.00'	35.76'	18.68'	35.00'	N 25°23'54" E	40°58'29"
C39	1204.92'	97.70'	48.86'	97.59'	N 67°46'48" W	04°38'45"
C40	1204.92'	89.53'	44.79'	89.51'	N 53°38'48" W	04°15'27"
C41	1204.92'	51.81'	25.91'	51.80'	N 59°58'11" W	02°27'49"
C42	1066.92'	21.53'	10.77'	21.53'	S 59°18'20" E	01°08'06"
C43	1066.92'	89.43'	44.99'	89.90'	S 62°14'36" E	04°44'26"
C44	1066.92'	128.23'	64.19'	128.15'	S 67°59'36" E	06°45'34"
C45	1066.92'	36.07'	18.04'	36.07'	S 72°38'28" E	01°54'04"
C46	825.00'	65.94'	32.96'	65.91'	N 86°10'19" E	04°33'43"



KEY MAP SCALE 1" = 500'



DOCTORS
LAKE

LOT 4, BLOCK 4, DOCTOR'S INLET FARMS, PLAT BOOK 2, PAGE 17