

# CHATHAM VILLAGE UNIT TWO

A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

## CAPTION

A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 153, AS SHOWN ON THE PLAT OF CHATHAM VILLAGE UNIT ONE, AS RECORDED IN PLAT BOOK 34, PAGES 30 THROUGH 34 OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN NORTH 44° 44' 02" EAST, ALONG THE EASTERLY LINE OF SAID LOT 153, A DISTANCE OF 120.00 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTH 15° 11' 25" EAST, ALONG THE EASTERLY TERMINUS OF CHATHAM VILLAGE DRIVE (A 50 FOOT RIGHT OF WAY), 57.47 FEET TO THE SOUTHEASTERLY CORNER OF LOT 32, SAID CHATHAM VILLAGE UNIT ONE; THENCE NORTH 22° 35' 33" EAST, ALONG THE EASTERLY LINE OF SAID LOT 32, A DISTANCE OF 140.15 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTH 67° 24' 27" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 32, AND ALONG THE NORTHERLY LINE OF LOT 31, SAID CHATHAM VILLAGE UNIT ONE, 120.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 31; THENCE NORTH 03° 56' 10" EAST, 340.47 FEET; THENCE SOUTH 86° 03' 50" EAST, 449.85 FEET; THENCE SOUTH 90° 00' 00" EAST, 117.31 FEET; THENCE SOUTH 00° 00' 00" WEST, 40.00 FEET; THENCE SOUTH 90° 00' 00" EAST, 40.00 FEET; THENCE NORTH 79° 11' 12" EAST, 79.64 FEET; THENCE SOUTH 87° 08' 37" EAST, 249.80 FEET; THENCE SOUTH 02° 51' 23" WEST, 380.00 FEET; THENCE NORTH 87° 08' 37" WEST, 60.57 FEET; THENCE SOUTH 02° 51' 23" WEST, 170.00 FEET; THENCE NORTH 87° 08' 37" WEST, 60.57 FEET; THENCE SOUTH 02° 51' 23" WEST, 130.00 FEET; THENCE NORTH 87° 08' 37" WEST, 58.71 FEET; THENCE SOUTH 40° 00' 25" WEST, 207.34 FEET; THENCE NORTH 49° 59' 35" WEST, 20.00 FEET; THENCE SOUTH 40° 00' 25" WEST, 13.87 FEET; THENCE SOUTH 61° 15' 14" WEST, 106.61 FEET; THENCE SOUTH 78° 30' 38" WEST, 90.77 FEET; THENCE NORTH 83° 47' 23" WEST, 73.11 FEET; THENCE SOUTH 06° 12' 37" WEST, 24.87 FEET; THENCE NORTH 70° 07' 51" WEST, 119.61 FEET; THENCE NORTH 32° 45' 33" EAST, 10.29 FEET; THENCE NORTH 45° 15' 58" WEST, 382.31 FEET; THENCE NORTH 44° 44' 02" EAST, 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 16.76 ACRES, MORE OR LESS.

## SUBDIVISION IMPROVEMENT GUARANTEE

AS A CONDITION PRECEDENT TO THE RECORDATION OF THIS PLAT IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THE UNDERSIGNED 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.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP  
BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, ITS GENERAL PARTNER

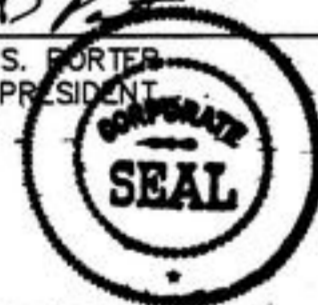
Sarah Wicker  
WITNESS

Jana Thompson  
WITNESS

SARAH WICKER  
PRINT NAME

Robert S. Porter  
BY: ROBERT S. PORTER  
ITS DIVISION PRESIDENT

Jana Thompson  
PRINT NAME



## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177. SIGNED THIS 13<sup>th</sup> DAY OF MAY A.D., 2002.

RICHARD P. CLARSON & ASSOCIATES, INC.  
1643 NALDO AVENUE  
JACKSONVILLE, FLORIDA 32207  
PHONE: (904) 396 2623

BY: Jose A. Hill, Jr.  
JOSE A. HILL, JR.  
REGISTERED LAND SURVEYOR  
NO. 4487, STATE OF FLORIDA

## TYPE I SUBDIVISION "PUD" ZONING

OWNER  
CENTEX HOMES  
6620 SOUTHPOINT DRIVE SOUTH  
SUITE 400  
JACKSONVILLE, FLORIDA, 32216

ENGINEER  
J. LUCAS & ASSOCIATES  
1305 CEDAR STREET  
JACKSONVILLE, FLORIDA, 32207

## LAND USE (PLANNED COMMUNITY)

ZONING: PUD  
AREA: 16.76 ACRES  
TOTAL LOTS: 45  
MINIMUM LOT SIZE: 5500 SQUARE FEET  
ELECTRIC SERVICE PROVIDED BY CLAY ELECTRIC COOPERATIVE, INC.  
WATER AND SEWER SERVICE PROVIDED BY CLAY COUNTY UTILITY AUTHORITY



## COUNTY DEPARTMENT OF ZONING APPROVAL

APPROVED THIS 13<sup>th</sup> DAY OF June, 2002.

Roy A. Reyes  
DIRECTOR, DEPARTMENT OF ZONING

## COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 19<sup>th</sup> DAY OF June, 2002 BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.

Patricia D. McQueen  
CHAIRMAN

Rabert Williams  
CLERK OF THE BOARD

## CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLIES IN FORM WITH CHAPTER 177, FLORIDA STATUTES, AND IS FILED FOR RECORD IN PLAT BOOK 38, PAGES 55 THROUGH 59, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 25<sup>th</sup> DAY OF June, 2002.

James B. Lee  
CLERK OF THE CIRCUIT COURT

## COUNTY DEPARTMENT OF ENGINEERING APPROVAL

APPROVED THIS 14<sup>th</sup> DAY OF June, 2002.

Cheryl W.  
DIRECTOR, DEPARTMENT OF ENGINEERING

## COUNTY DEPARTMENT OF PLANNING APPROVAL

APPROVED THIS 17<sup>th</sup> DAY OF June, 2002.

Phil Lowe  
DIRECTOR, DEPARTMENT OF PLANNING

## SURVEYOR'S CERTIFICATE OF REVIEW

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT HE HAS BEEN RETAINED BY CLAY COUNTY TO REVIEW THIS PLAT ON BEHALF OF CLAY COUNTY, FLORIDA, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 177.081 (1), FLORIDA STATUTES (1999), AND HAS DETERMINED THAT SAID PLAT CONFORMS WITH REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE UNDERSIGNED DID NOT PREPARE THIS PLAT. THIS CERTIFICATE IS MADE AS OF THE 11<sup>th</sup> DAY OF JUNE, 2002.

SIGNED: B.L. Pittman FLORIDA REGISTRATION NO. 4827  
PRINT NAME: B.L. Pittman PRINT ADDRESS: 90 RIVER ROAD  
ORANGE PARK FL, 32073

PREPARED BY:  
**CLARSON AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
1643 NALDO AVENUE  
JACKSONVILLE, FLORIDA, 32207  
PHONE: 904-396-2623

# CHATHAM VILLAGE UNIT TWO

A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, HEREINAFTER "DEDICATOR" IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS CHATHAM VILLAGE UNIT TWO, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. ALL STREET RIGHTS OF WAY AND ALL EASEMENTS FOR DRAINAGE AND ACCESS AS SHOWN HEREON ARE HEREBY IRREVOCABLY DEDICATED TO CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LANDS.

THE DEDICATOR, ITS SUCCESSORS AND ASSIGNS, OWNS THE UNDERLYING FEE SIMPLE TITLE TO THE AREA DEPICTED ON THIS PLAT AS TRACT "A". THE DEDICATOR, ON BEHALF OF ITSELF, ITS SUCCESSORS AND ASSIGNS, HEREBY COVENANTS AND AGREES IN FAVOR OF CLAY COUNTY, FLORIDA, THAT TRACT "A" CANNOT BE USED FOR ANY PURPOSE OTHER THAN THOSE HEREINAFTER DESCRIBED FOR THE STORM WATER MANAGEMENT EASEMENTS. AN EASEMENT, HEREINAFTER THE "EASEMENT", SITUATED WITHIN THE ENTIRE PHYSICAL LIMITS OF TRACT "A", 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 THE ACCEPTANCE OF THIS PLAT FOR 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 OR PRESERVE 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 AND 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 FOR ALL STORM WATER MANAGEMENT FACILITIES WITHIN TRACT "A" 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, 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 MIGHT 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 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, 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 THE PERPETUAL MAINTENANCE OF THE ABOVE DESCRIBED STORM WATER MANAGEMENT FACILITIES. IN THE EVENT OF SUCH ASSIGNMENT BY THE DEDICATOR TO THE ASSOCIATION THEREOF, 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, WHEREIN THE ASSOCIATION AFFIRMATIVELY ACCEPTS THE ASSIGNMENT OF THE PERSONAL COVENANT AND THE RESPONSIBILITY FOR ALL MATTERS HEREINABOVE COVENANTED BY THE DEDICATOR, THEN THE DEDICATOR SHALL BE DEEMED TO HAVE BEEN COMPLETELY RELEASED FROM ALL RESPONSIBILITIES, OBLIGATIONS AND LIABILITIES THEREAFTER ARISING THEREUNDER, THE ASSOCIATION BEING DEEMED TO HAVE SUCCEEDED TO THE SAME. IF AND ONLY IF CLAY COUNTY, ITS SUCCESSORS OR 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 OR 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 TRACT "A" WHEREIN SUCH STORM WATER MANAGEMENT FACILITIES HAVE BEEN CONSTRUCTED, THEN THE DEDICATOR AND THE ASSOCIATION 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 TRACT "A".

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 TRACT "A", 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 AND FILTRATION SYSTEMS AND OTHER STORM WATER MANAGEMENT FACILITIES. THIS INDEMNIFICATION SHALL RUN WITH THE LAND, AND SUCCESSORS AND ASSIGNS OF THE DEDICATOR 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 TRACT "A" 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 TRACT "A", NOR PLACE OR PLANT, OR CAUSE OR SUFFER TO BE PLACED OR PLANTED, ANY TEMPORARY OR PERMANENT STRUCTURES OR VEGETATION OF ANY KIND ENCRACING WITHIN, ON, OVER OR ACROSS TRACT "A", EXCEPT AS REQUIRED UNDER ANY PERMIT ISSUED BY ANY AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.

C.C.U.A. & UTILITY EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CLAY COUNTY UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS.

C.E.C. EASEMENTS ARE DEDICATED TO THE CLAY ELECTRIC COOPERATIVE, INC., AND ITS SUCCESSORS IN TITLE, FOR USE IN ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

## ADOPTION AND DEDICATION (CONTINUED)

IN WITNESS WHEREOF, CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AS GENERAL PARTNER OF CENTEX HOMES, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT, BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL, AFFIXED THIS 13<sup>th</sup> DAY OF MAY A.D., 2002.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP  
BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, ITS GENERAL PARTNER

Sarah Wicker  
WITNESS  
SARAH WICKER  
PRINT NAME

Robert S. Porter  
BY: ROBERT S. PORTER  
ITS DIVISION PRESIDENT



Tina Thompson  
WITNESS  
Tina Thompson  
PRINT NAME

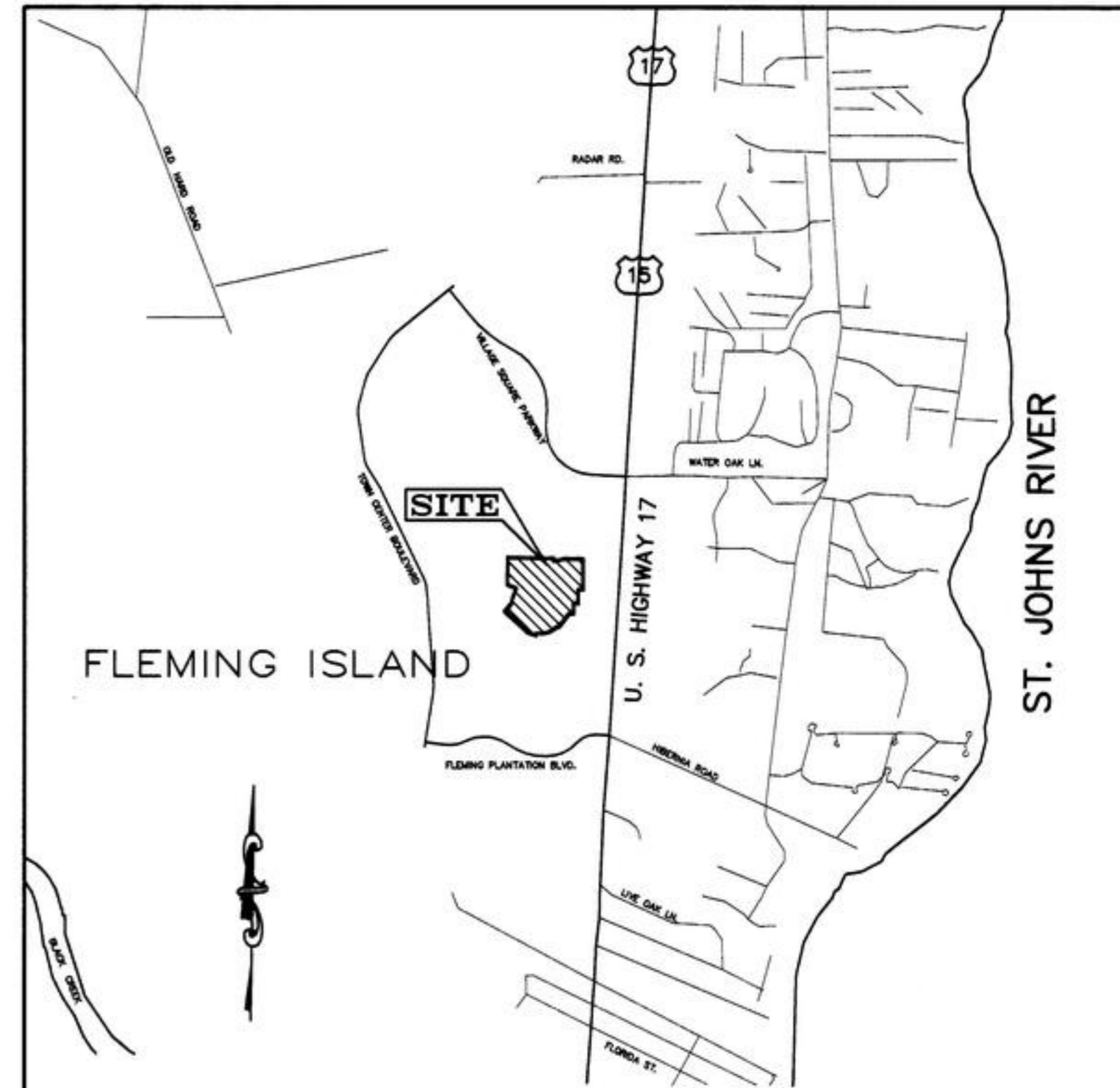
## STATE OF FLORIDA COUNTY OF DEVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>th</sup> DAY OF May A.D., 2002, BY ROBERT S. PORTER, AS DIVISION PRESIDENT OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, GENERAL PARTNER OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP ON BEHALF OF SAID CORPORATION, AS A GENERAL PARTNER OF SAID PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

Carol Hart Flow  
(SIGN)

Carol Hart Flow  
(PRINT NAME)

NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. CC73846  
MY COMMISSION EXPIRES: 8-2-2004



Scale: 1" = ±2000'  
Vicinity Map

PREPARED BY:  
**CLARSON AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
1843 NALDO AVENUE  
JACKSONVILLE, FLORIDA, 32207  
PHONE: 904-398-2623

# CHATHAM VILLAGE UNIT TWO

A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

SHEET 3 OF 5

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



LEGEND:	
□	FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (LB 1704)
■	SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (LB 1704)
⊙	PERMANENT CONTROL POINT (LB 1704)
R	RADIUS
L	ARC LENGTH
CH	CHORD LENGTH
TAN	TANGENT
R/W	RIGHT OF WAY
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
PCC	POINT OF COMPOUND CURVE
POC	POINT ON CURVE
PI	POINT OF INTERSECTION
RP	RADIUS POINT
ORB	OFFICIAL RECORDS BOOK
(R)	RADIAL LINE
C7	CURVE NUMBER

**TYPE I SUBDIVISION "PUD" ZONING**

**OWNER**  
CENTEX HOMES  
6620 SOUTHPOINT DRIVE SOUTH  
SUITE 400  
JACKSONVILLE, FLORIDA, 32216

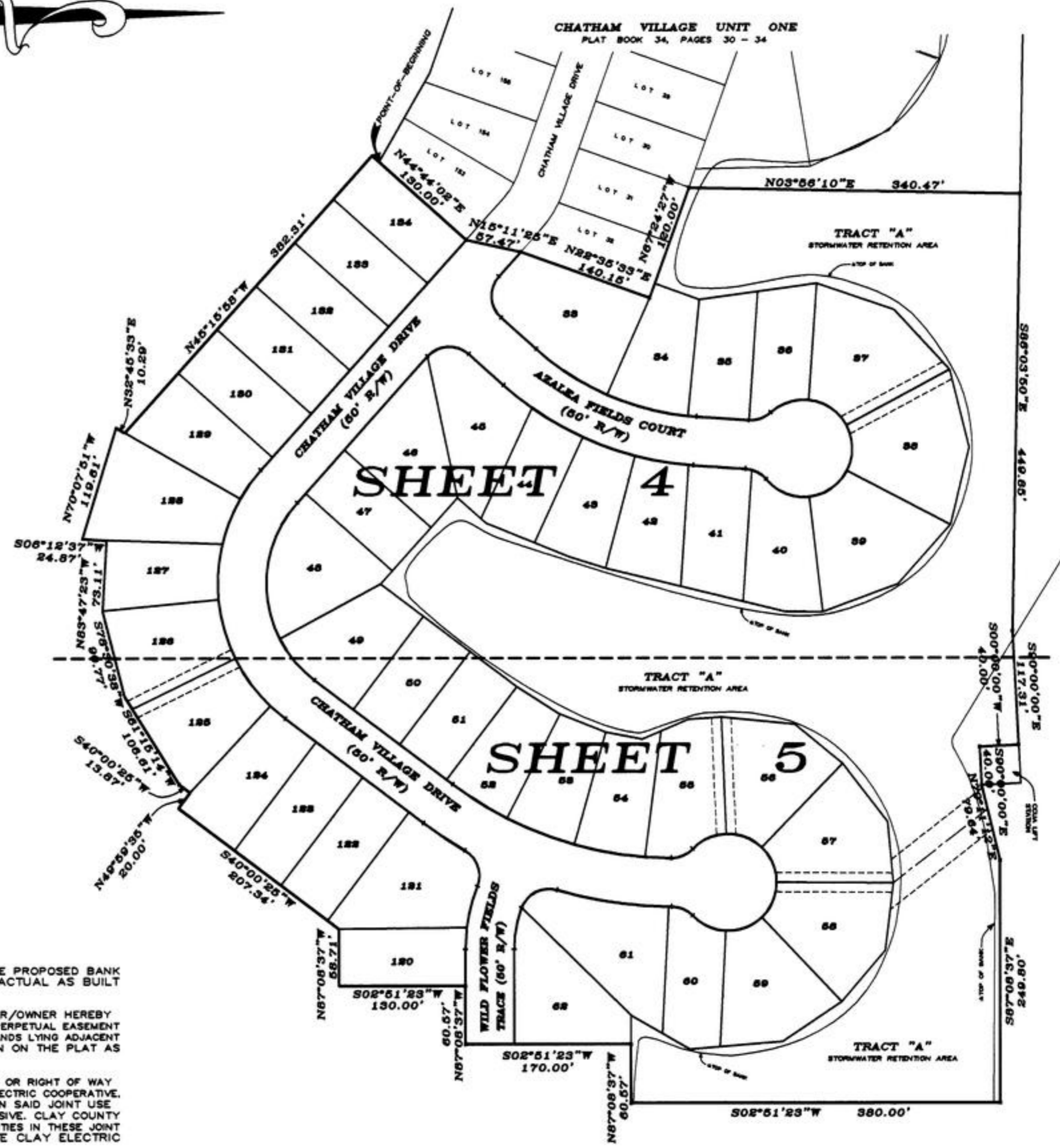
**ENGINEER**  
J. LUCAS & ASSOCIATES  
1516 LONDON AVENUE  
JACKSONVILLE, FLORIDA, 32207

**LAND USE**  
ZONING: PUD  
AREA: 16.76 ACRES  
TOTAL LOTS: 45  
MIN. LOT SIZE: 5,500 SF

ELECTRIC SERVICE PROVIDED BY CLAY ELECTRIC COOPERATIVE, INC.  
WATER AND SEWER SERVICE PROVIDED BY CLAY COUNTY UTILITY AUTHORITY

**NOTES:**

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- BEARING REFERENCE: N44°44'02"E FOR EAST LINE OF LOT 153, CHATHAM VILLAGE UNIT ONE, PLAT BOOK 34, PAGES 30-34.
- THE LANDS PLATTED HEREON ALL LIE WITHIN FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120064-01650, DATED NOVEMBER 4, 1992.
- C.E.C. DENOTES CLAY ELECTRIC COOPERATIVE.
- C.C.U.A. DENOTES CLAY COUNTY UTILITY AUTHORITY.
- BUILDING RESTRICTION LINES ARE AS FOLLOWS:  
 MINIMUM LOT WIDTH AT FRONT SETBACK = 50 FEET  
 MINIMUM FRONT SETBACK = 20 FEET  
 MINIMUM REAR SETBACK = 15 FEET  
 MINIMUM SIDE SETBACK = 5 FEET  
 MINIMUM SIDE SETBACK ABUTTING STREET = 20 FEET
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- THE APPROXIMATE TOP OF BANK SHOWN HEREON IS THE PROPOSED BANK LINE ONLY AND IS NOT TO BE CONSTRUED AS AN ACTUAL AS BUILT LOCATION.
- WHETHER DEPICTED ON THE PLAT OR NOT, THE DEVELOPER/OWNER 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 EASEMENT CROSSES AN EASEMENT OR RIGHT OF WAY GRANTED TO THE CLAY COUNTY UTILITY AUTHORITY, CLAY ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT TO LOCATE ITS FACILITIES IN SAID JOINT USE EASEMENT AREA, BUT SUCH USE SHALL BE NON-EXCLUSIVE. CLAY COUNTY UTILITY AUTHORITY SHALL USE, OCCUPY, AND LOCATE FACILITIES IN THESE JOINT USE AREAS SO AS TO REASONABLY ACCOMMODATE CLAY ELECTRIC COOPERATIVE, INC.'S FACILITIES.
- WHERE A CLAY COUNTY UTILITY AUTHORITY EASEMENT CROSSES AN EASEMENT OR RIGHT OF WAY GRANTED TO CLAY ELECTRIC COOPERATIVE, INC., CLAY COUNTY UTILITY AUTHORITY SHALL HAVE THE RIGHT TO LOCATE ITS FACILITIES IN SAID JOINT USE EASEMENT AREA, BUT SUCH USE SHALL BE NON-EXCLUSIVE. CLAY ELECTRIC COOPERATIVE, INC. SHALL USE, OCCUPY, AND LOCATE FACILITIES IN THESE JOINT USE AREAS SO AS TO REASONABLY ACCOMMODATE CLAY COUNTY UTILITY AUTHORITY'S FACILITIES.
- ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED C.C.U.A. AND SHOWN ON PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY (C.C.U.A.), ITS SUCCESSORS AND ASSIGNS.
- ALL EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED C.E.C. AND SHOWN ON PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. (C.E.C.), ITS SUCCESSORS AND ASSIGNS.



UNPLATTED AREA OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 26 EAST

UNPLATTED AREA OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 26 EAST

UNPLATTED AREA OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 26 EAST

PREPARED BY:  
**CLARSON AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
1643 NALDO AVENUE  
JACKSONVILLE, FLORIDA, 32207  
PHONE: 904-396-2623

# CHATHAM VILLAGE UNIT TWO

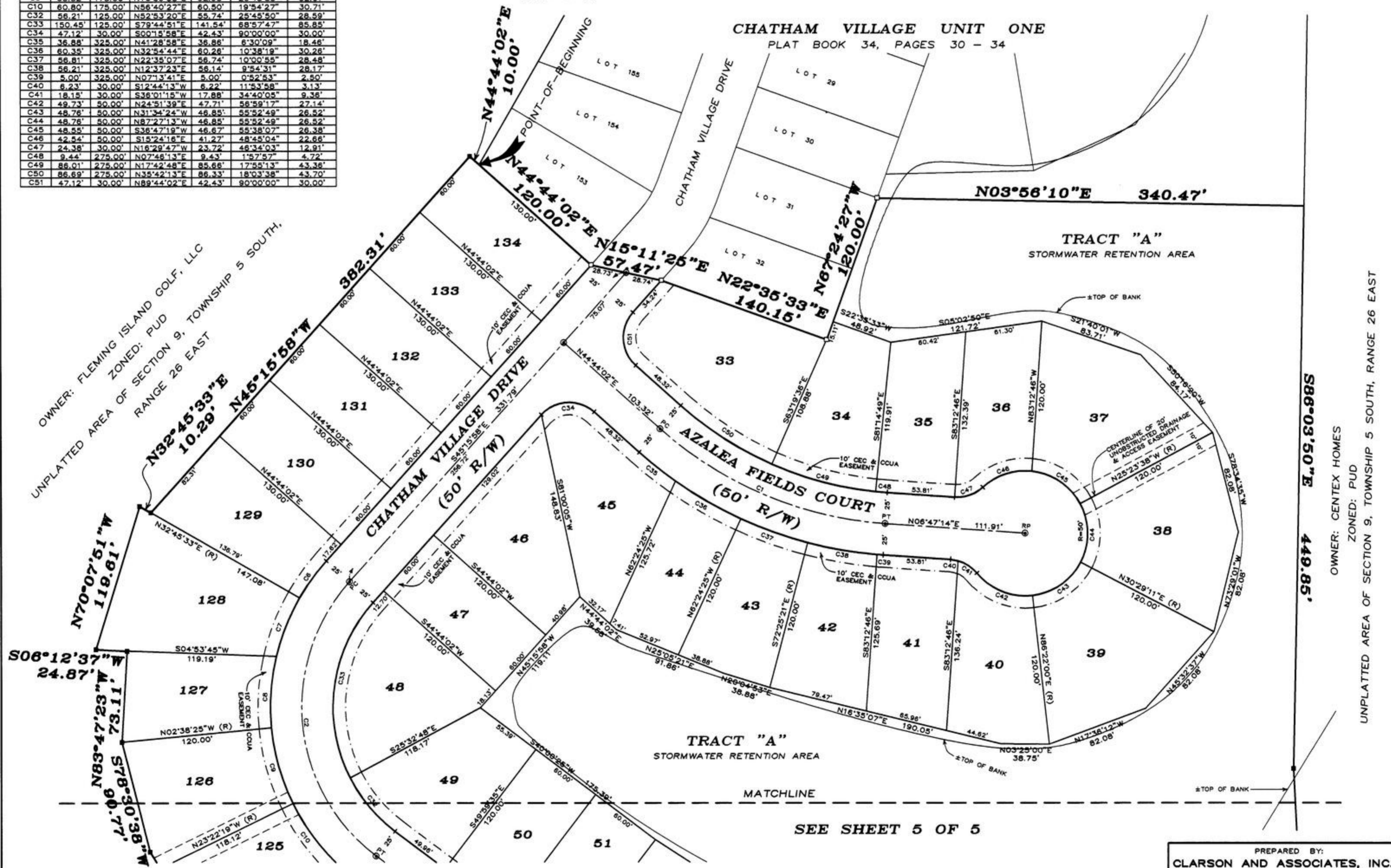
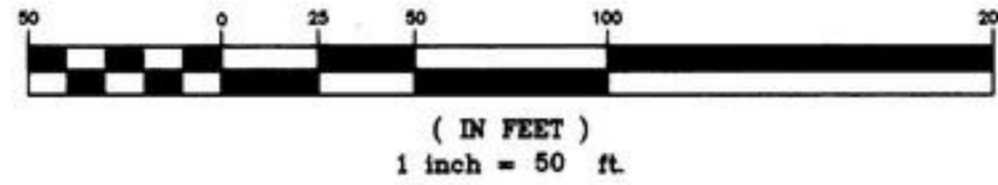
A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

SHEET 4 OF 5  
NOTE: SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C1	198.69'	300.00'	N25°45'38"E	195.08'	37°56'48"	103.14'
C2	247.99'	150.00'	N87°22'14"E	220.70'	94°43'37"	162.92'
C3	36.58'	175.00'	S51°15'12"E	36.51'	11°58'29"	18.35'
C4	50.47'	175.00'	S85°30'09"E	50.29'	18°31'25"	25.41'
C5	57.65'	175.00'	S83°12'08"E	57.39'	18°52'33"	29.09'
C6	63.32'	175.00'	N76°59'38"E	62.98'	20°43'55"	32.01'
C7	60.80'	175.00'	N56°40'27"E	60.50'	19°54'27"	30.71'
C8	56.21'	125.00'	N52°53'20"E	55.74'	25°45'50"	28.59'
C9	150.45'	125.00'	S79°44'51"E	141.54'	68°57'47"	85.85'
C10	47.12'	30.00'	S00°15'58"E	42.43'	90°00'00"	30.00'
C11	36.88'	325.00'	N41°28'58"E	38.86'	6°30'09"	18.48'
C12	60.35'	325.00'	N32°54'44"E	60.26'	10°38'19"	30.26'
C13	56.81'	325.00'	N22°35'07"E	56.74'	10°00'55"	28.48'
C14	56.21'	325.00'	N12°37'23"E	56.14'	9°54'31"	28.17'
C15	5.00'	325.00'	N07°13'41"E	5.00'	0°52'53"	2.50'
C16	6.23'	30.00'	S12°44'13"W	6.22'	11°53'58"	3.13'
C17	18.15'	30.00'	S36°01'15"W	17.88'	34°40'05"	9.36'
C18	49.73'	50.00'	N24°51'39"E	47.71'	56°59'17"	27.14'
C19	48.76'	50.00'	N31°34'24"W	48.85'	55°52'49"	26.52'
C20	48.76'	50.00'	N87°27'13"W	48.85'	55°52'49"	26.52'
C21	48.55'	50.00'	S36°47'19"W	48.67'	55°38'07"	26.38'
C22	42.54'	50.00'	S15°24'16"E	41.27'	48°45'04"	22.66'
C23	24.38'	30.00'	N16°29'47"W	23.72'	46°34'03"	12.91'
C24	9.44'	275.00'	N07°46'13"E	9.43'	1°57'57"	4.72'
C25	86.01'	275.00'	N17°42'48"E	85.66'	17°55'13"	43.36'
C26	86.69'	275.00'	N39°42'13"E	86.33'	18°03'38"	43.70'
C27	47.12'	30.00'	N89°44'02"E	42.43'	90°00'00"	30.00'

GRAPHIC SCALE



OWNER: FLEMING ISLAND GOLF, LLC  
ZONED: PUD  
UNPLATTED AREA OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 26 EAST

OWNER: CENTEX HOMES  
ZONED: PUD  
UNPLATTED AREA OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 26 EAST

PREPARED BY:  
**CLARSON AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
1643 NALDO AVENUE  
JACKSONVILLE, FLORIDA, 32207  
PHONE: 904-396-2623

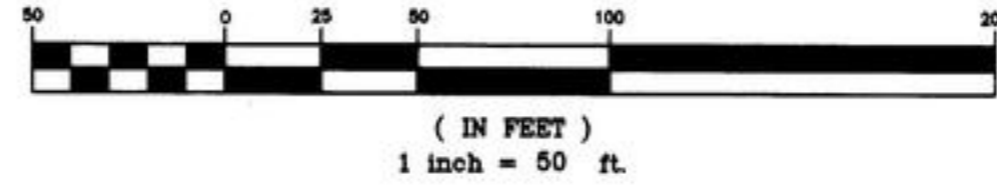
# CHATHAM VILLAGE UNIT TWO

A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

SHEET 5 OF 5  
NOTE: SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

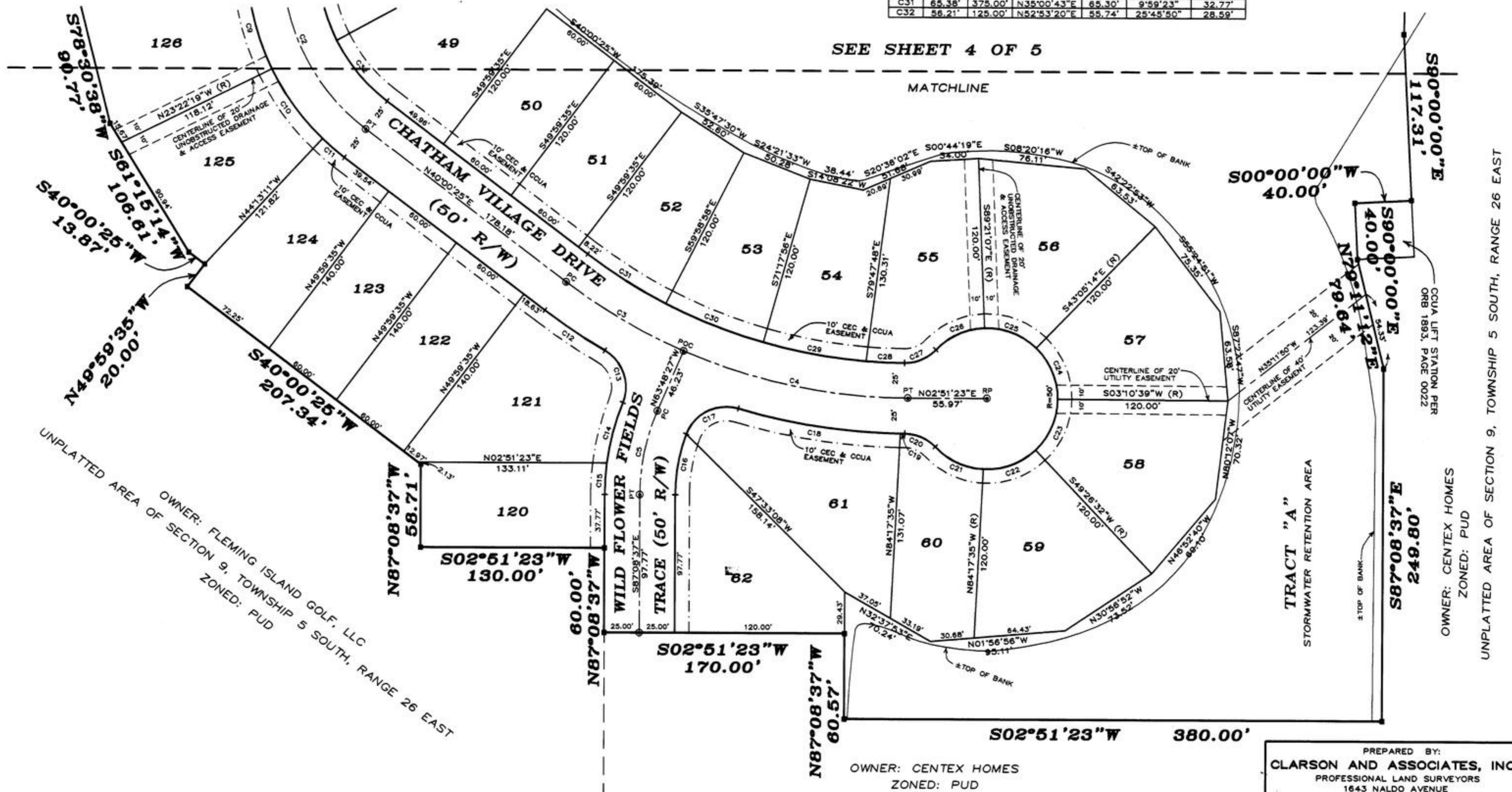
CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C2	247.99'	150.00'	N87°22'14"E	220.70'	94°43'37"	162.92'
C3	96.44'	400.00'	N33°05'59"E	98.21'	13°48'52"	48.46'
C4	162.92'	400.00'	N14°31'28"E	161.79'	23°20'10"	82.60'
C5	61.09'	150.00'	S75°28'32"E	60.67'	23°20'10"	30.98'
C9	63.32'	175.00'	N76°59'38"E	62.98'	20°43'55"	32.01'
C10	60.80'	175.00'	N56°40'27"E	60.50'	19°54'27"	30.71'
C11	20.50'	175.00'	N43°21'49"E	20.49'	6°42'48"	10.26'
C12	51.04'	425.00'	N36°34'00"E	51.01'	6°52'50"	25.55'
C13	42.70'	30.00'	S73°53'54"W	39.18'	81°32'39"	25.87'
C14	44.34'	175.00'	S72°35'16"E	44.22'	14°30'59"	22.29'
C15	22.29'	175.00'	S83°29'41"E	22.27'	7°17'51"	11.16'
C16	43.78'	125.00'	S77°08'37"E	43.56'	20°04'01"	22.12'
C17	45.19'	30.00'	S23°55'24"E	41.04'	86°18'25"	28.13'
C18	116.10'	425.00'	N11°24'14"E	115.74'	15°39'09"	58.42'
C19	3.36'	425.00'	N03°21'05"E	3.36'	0°27'10"	1.68'
C20	24.24'	30.00'	S26°16'37"W	23.59'	46°18'14"	12.83'
C21	38.15'	50.00'	N27°34'04"E	37.24'	43°43'18"	20.06'
C22	40.37'	50.00'	N17°25'31"W	39.29'	46°15'53"	21.36'
C23	40.37'	50.00'	N63°41'24"W	39.29'	46°15'53"	21.36'
C24	40.37'	50.00'	S70°02'43"W	39.29'	46°15'53"	21.36'
C25	40.37'	50.00'	S23°46'50"W	39.29'	46°15'53"	21.36'
C26	38.71'	50.00'	S21°31'42"E	37.75'	44°21'10"	20.38'
C27	24.56'	30.00'	N20°14'53"W	23.88'	46°54'48"	13.02'
C28	27.33'	375.00'	N05°17'49"E	27.33'	4°10'34"	13.67'
C29	74.06'	375.00'	N13°02'35"E	73.94'	11°18'58"	37.15'
C30	74.06'	375.00'	N24°21'33"E	73.94'	11°18'58"	37.15'
C31	65.38'	375.00'	N35°00'43"E	65.30'	9°59'23"	32.77'
C32	56.21'	125.00'	N52°53'20"E	55.74'	25°45'50"	28.59'

GRAPHIC SCALE



SEE SHEET 4 OF 5

MATCHLINE



UNPLATTED AREA OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 26 EAST  
OWNER: FLEMING ISLAND GOLF, LLC  
ZONED: PUD

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