

# CHATHAM VILLAGE UNIT THREE

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 SOUTHEAST CORNER OF LOT 120, AS SHOWN ON THE PLAT OF CHATHAM VILLAGE UNIT TWO, AS RECORDED IN PLAT BOOK 38, PAGES 55 THROUGH 59 OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN THE FOLLOWING (5) COURSES AND DISTANCES ALONG THE EASTERLY BOUNDARY LINE OF SAID CHATHAM VILLAGE UNIT TWO: FIRST COURSE, NORTH 02° 51' 23" EAST, 130.00 FEET; SECOND COURSE, SOUTH 87° 08' 37" EAST, 60.00 FEET; THIRD COURSE, NORTH 02° 51' 23" EAST, 170.00 FEET; FOURTH COURSE, SOUTH 87° 08' 37" EAST, 60.57 FEET; FIFTH COURSE, NORTH 02° 51' 23" EAST, 380.00 FEET; THENCE SOUTH 87° 08' 37" EAST, A DISTANCE OF 409.43 FEET; THENCE SOUTH 02° 51' 23" WEST, A DISTANCE OF 881.83 FEET; THENCE SOUTH 44° 40' 31" WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 54° 19' 51" WEST, A DISTANCE OF 121.54 FEET TO A POINT ON A CURVE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 3.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44° 04' 22" WEST, 3.68 FEET; THENCE SOUTH 44° 40' 31" WEST, A DISTANCE OF 16.56 FEET; THENCE SOUTH 54° 19' 51" EAST, A DISTANCE OF 121.50 FEET; THENCE SOUTH 44° 40' 31" WEST, A DISTANCE OF 737.46 FEET; THENCE SOUTH 06° 45' 15" WEST, A DISTANCE OF 85.21 FEET; THENCE SOUTH 49° 13' 34" WEST, A DISTANCE OF 112.50 FEET; THENCE NORTH 89° 35' 02" WEST, A DISTANCE OF 98.31 FEET; THENCE NORTH 11° 29' 44" EAST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 64.04 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41° 48' 41" WEST, 59.75 FEET; THENCE SOUTH 84° 52' 54" WEST, RADIAL TO LAST MENTIONED CURVE, A DISTANCE OF 120.00 FEET; THENCE NORTH 70° 05' 57" WEST, A DISTANCE OF 12.54 FEET; THENCE NORTH 03° 38' 09" EAST, A DISTANCE OF 20.80 FEET; THENCE SOUTH 88° 42' 09" WEST, A DISTANCE OF 58.04 FEET; THENCE NORTH 84° 29' 50" WEST, A DISTANCE OF 10.47 FEET; THENCE NORTH 44° 40' 31" EAST, A DISTANCE OF 727.82 FEET; THENCE NORTH 45° 19' 29" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 44° 40' 31" EAST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 45° 19' 29" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 44° 40' 31" EAST, A DISTANCE OF 53.94 FEET; THENCE SOUTH 54° 19' 51" EAST, A DISTANCE OF 121.50 FEET; THENCE NORTH 44° 40' 31" EAST, A DISTANCE OF 20.25 FEET; THENCE NORTH 54° 19' 51" WEST, A DISTANCE OF 126.76 FEET; THENCE NORTH 60° 18' 48" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 29° 41' 12" EAST, A DISTANCE OF 41.02 FEET; THENCE NORTH 02° 51' 23" EAST, A DISTANCE OF 59.04 FEET; THENCE NORTH 87° 08' 37" WEST, A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.03 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

Maria Wicker  
WITNESS

Jim Thompson  
WITNESS

SARAH WICKER  
PRINT NAME

Brian Paul  
BY: BRIAN C. PAUL  
ITS DIVISION PRESIDENT

Tina 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 10th DAY OF MARCH A.D., 2003.

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: 15.03 ACRES  
TOTAL LOTS: 57  
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 24th DAY OF April, 2003.

Shirley J. Jones  
DIRECTOR, DEPARTMENT OF ZONING

### COUNTY COMMISSIONERS' APPROVAL:

EXAMINED AND APPROVED THIS 5th DAY OF May, A.D., 2003 BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.

Larry P. Luvato  
CHAIRMAN

Robert M. Nelson  
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 41, PAGES 27 THROUGH 31, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 14th DAY OF May, 2003.

James B. Jett  
CLERK OF THE CIRCUIT COURT

### COUNTY DEPARTMENT OF ENGINEERING APPROVAL:

APPROVED THIS 22nd DAY OF APRIL, 2003.

Clark P. H.  
DIRECTOR, DEPARTMENT OF ENGINEERING

### COUNTY DEPARTMENT OF PLANNING APPROVAL:

APPROVED THIS 23rd DAY OF APRIL, 2003.

Paul 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 11th DAY OF APRIL, 2003.

SIGNED: B.L. Pittman  
PRINT NAME: B.L. Pittman

FLORIDA REGISTRATION NO. 4827  
PRINT ADDRESS: 90 RIVER ROAD  
ORANGE PARK FL

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

# CHATHAM VILLAGE UNIT THREE

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 THREE, 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. THE RIGHTS OF WAY FOR GOLFVIEW DRIVE AND WILD FLOWER TRACE, HEREINAFTER THE "STREETS", AS SHOWN HEREON, AND ALL DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY IRREVOCABLY DEDICATED TO CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS. SAID DRAINAGE EASEMENTS SHALL ALSO PROVIDE ACCESS BY THE COUNTY TO THE EASEMENT HEREINAFTER GRANTED TO THE COUNTY IN TRACT "A". THE FOLLOWING COVENANTS SHALL RUN WITH THE LANDS DEPICTED ON THIS PLAT.

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 ENCRANCHING 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 3rd DAY OF March A.D., 2003.

Sarah Wicker  
WITNESS  
SARAH WICKER  
PRINT NAME

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP  
BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, ITS GENERAL PARTNER  
Brian Paul  
BY: BRIAN C. PAUL  
ITS DIVISION PRESIDENT



Tina Thompson  
WITNESS  
Tina Thompson  
PRINT NAME

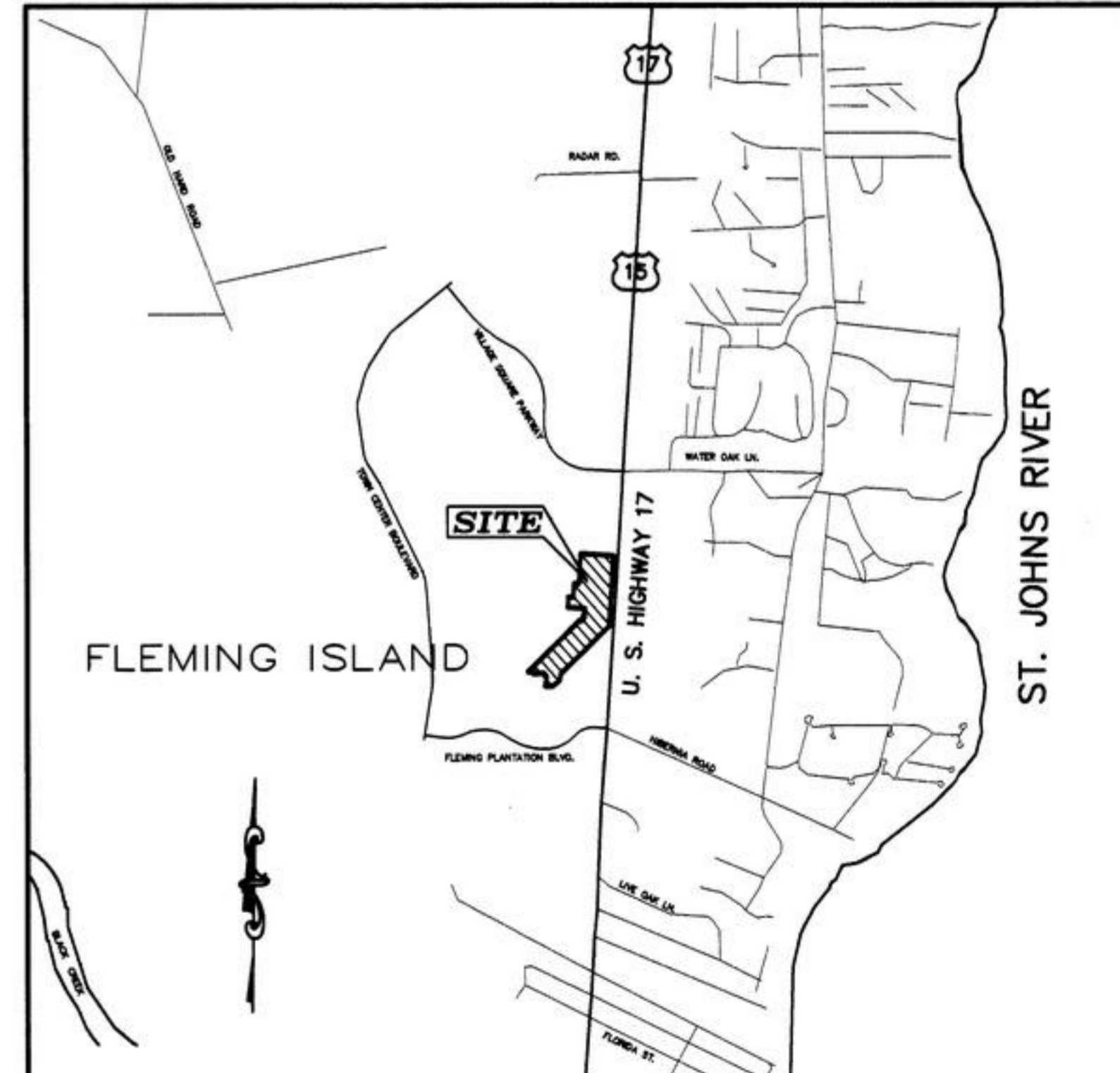
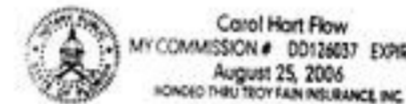
## STATE OF FLORIDA COUNTY OF DUVAL:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF March A.D., 2003, BY BRIAN C. PAUL, 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 H. Flow  
(SIGN)

Carol H. Flow  
(PRINT NAME)

NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. DD 126 037  
MY COMMISSION EXPIRES: 8-25-06

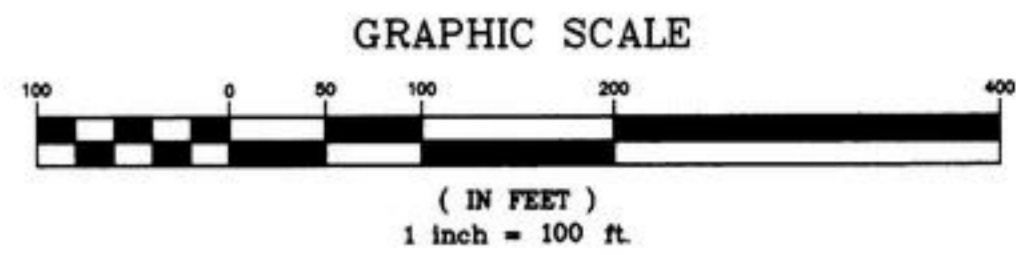
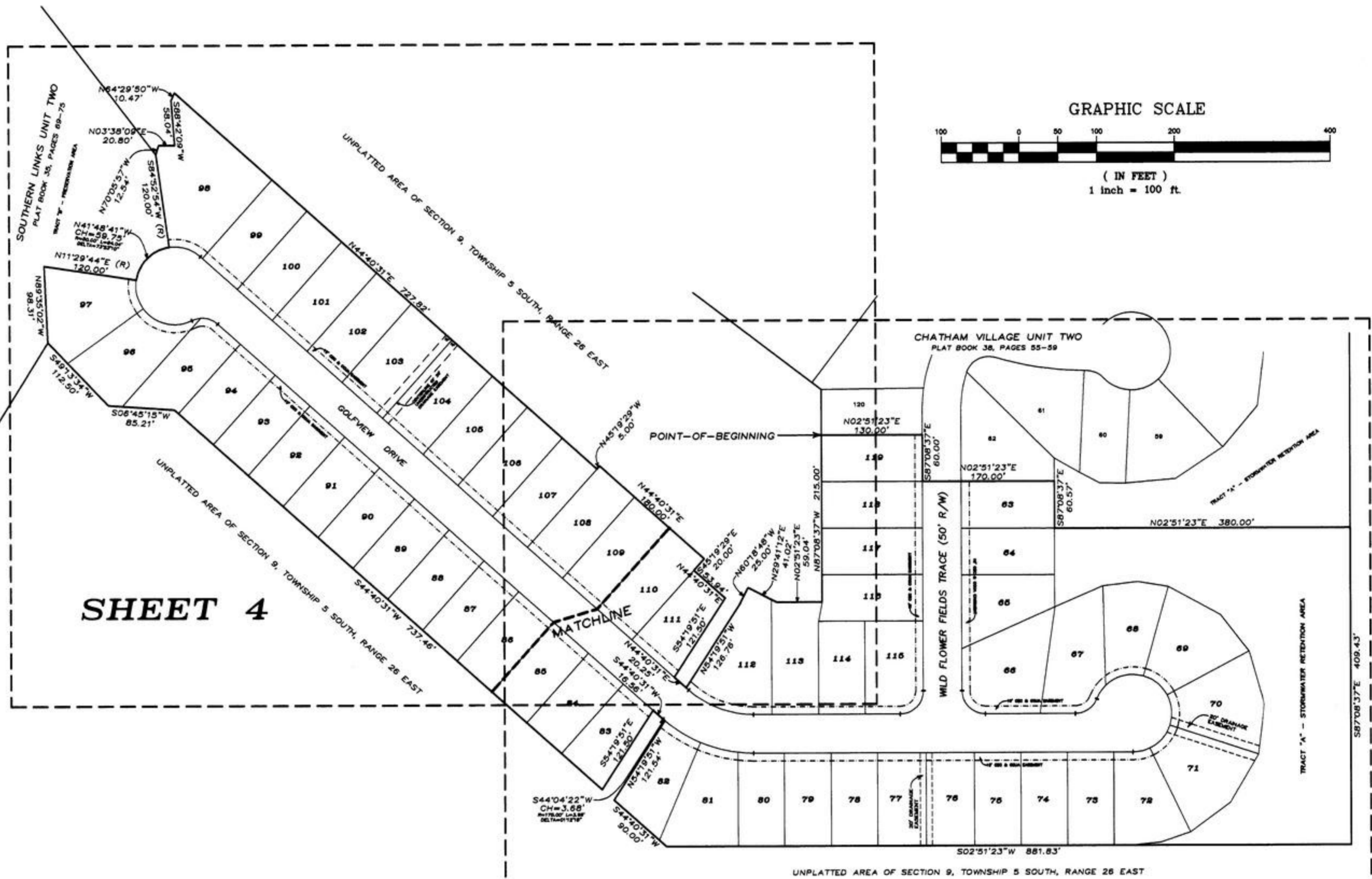


Scale: 1" = ±2000'  
Vicinity Map

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

# CHATHAM VILLAGE UNIT THREE

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



**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

**SHEET 4**

**SHEET 5**

- 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: N02°51'23"E FOR EAST LINE OF LOT 120, CHATHAM VILLAGE UNIT TWO, PLAT BOOK 38, PAGES 55-59.
  - THE LANDS PLATTED HEREON ALL LIE WITHIN FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120064-0165D, 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 PER APPROVED P.U.D.
  - 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.

**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 (PLANNED COMMUNITY)**  
ZONING: PUD  
AREA: 15.03 ACRES  
TOTAL LOTS: 57  
MIN. LOT SIZE: 5,500 SF

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

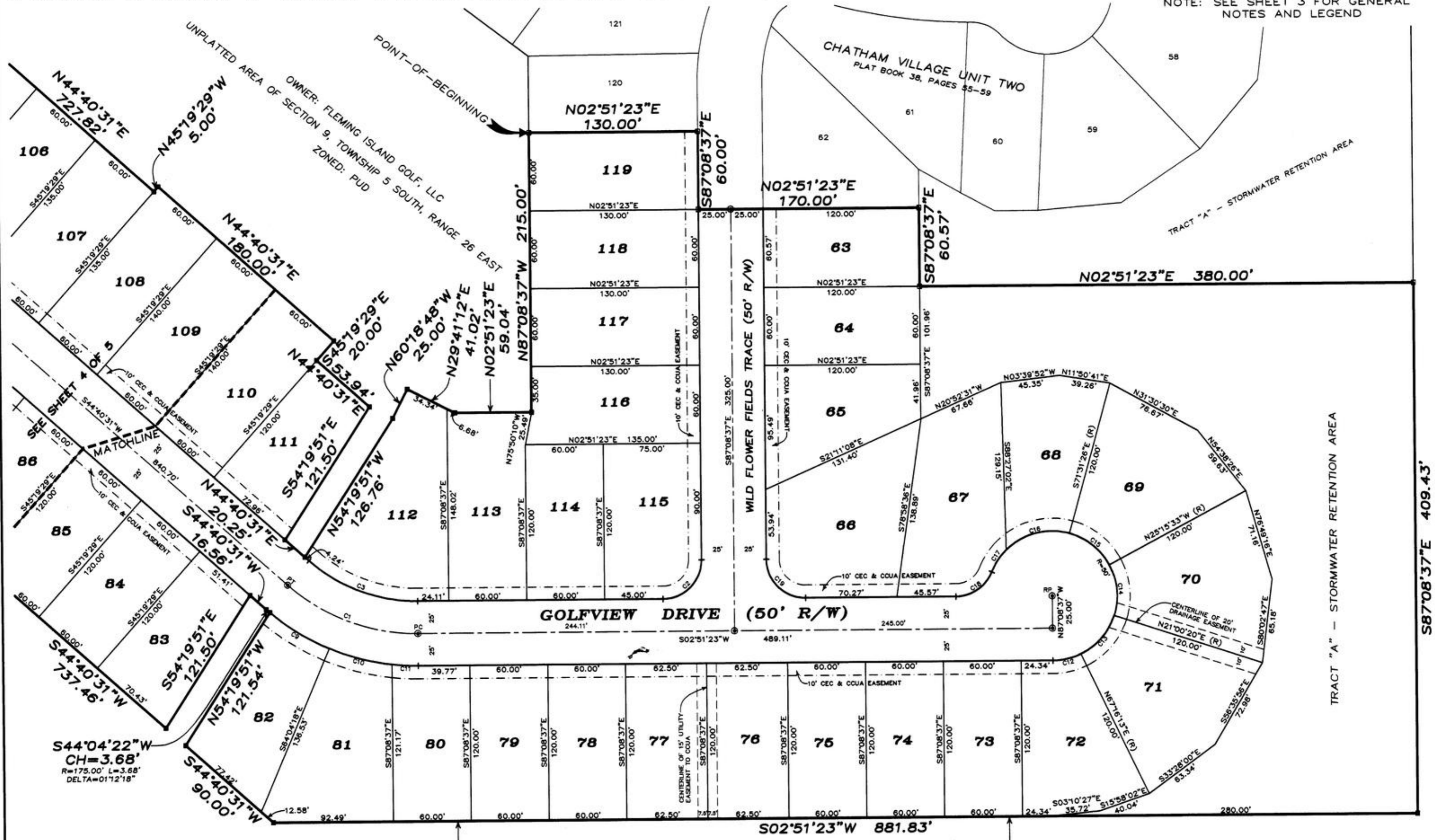
PREPARED BY:  
**CLARSON AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
1643 NALDO AVENUE  
JACKSONVILLE, FLORIDA, 32207  
PHONE: 904-396-2623



# CHATHAM VILLAGE UNIT THREE

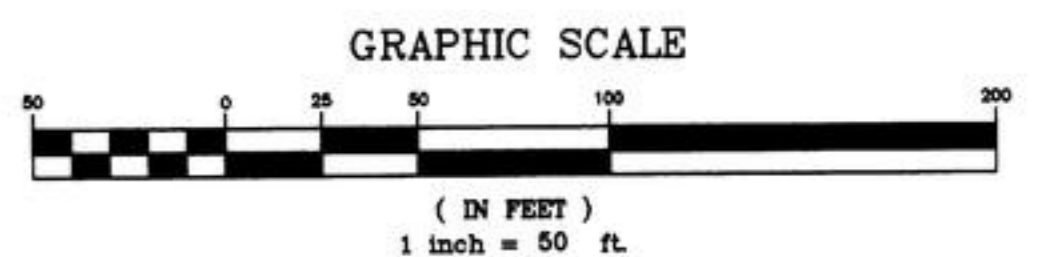
A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

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



CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C1	109.48'	150.00'	N23°45'57"E	107.07'	41°49'08"	57.31'
C2	47.12'	30.00'	N42°08'37"W	42.43'	90°00'00"	30.00'
C3	91.23'	125.00'	N23°45'57"E	89.22'	41°49'08"	47.76'
C9	53.38'	175.00'	N34°41'57"E	53.37'	17°32'31"	27.00'
C10	50.20'	175.00'	N17°42'38"E	50.03'	16°26'07"	25.27'
C11	20.27'	175.00'	N06°10'29"E	20.26'	06°38'12"	10.15'
C12	22.33'	50.00'	N09°56'12"W	22.14'	25°35'10"	11.35'
C13	40.37'	50.00'	N45°51'43"W	39.29'	46°15'53"	21.36'
C14	40.37'	50.00'	S87°52'24"W	39.29'	46°15'53"	21.36'
C15	40.37'	50.00'	S41°36'31"W	39.29'	46°15'53"	21.36'
C16	52.57'	50.00'	S11°38'32"E	50.18'	60°14'12"	29.01'
C17	20.38'	50.00'	S53°26'24"E	20.24'	23°21'32"	10.34'
C18	35.59'	30.00'	N31°07'53"W	33.54'	67°58'32"	20.23'
C19	47.12'	30.00'	N47°51'23"E	42.43'	90°00'00"	30.00'

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



U.S. HIGHWAY NO. 17/STATE ROAD NO. 15 (VARIABLE WIDTH R/W)

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OWNER: CENTEX HOMES ZONED: P.U.D.  
S87°08'37"E 409.43'

TRACT "A" - STORMWATER RETENTION AREA