

COUNTRY CLUB OF ORANGE PARK UNIT TWO  
A PART OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

COUNTY COMMISSIONER'S APPROVAL

EXAMINED AND APPROVED THIS 22<sup>ND</sup> DAY OF March, A.D., 1994 BY THIS BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.

*Luigi L. Spicciardi*  
CHAIRMAN

*John Keane*  
CLERK OF THE CIRCUIT COURT

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLIES IN FORM WITH CHAPTER NO. 21-339 OF THE LAWS OF THE STATE OF FLORIDA AND IS FILED FOR RECORD IN PLAT BOOK 26, PAGES 39 THROUGH 44 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 11<sup>TH</sup> DAY OF April, 1994.

*John Keane*  
CLERK OF THE CIRCUIT COURT

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TAYLOR WOODROW COMMUNITIES, A FLORIDA JOINT VENTURE UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE ABOVE CAPTIONED LANDS, HENCEFORTH TO BE KNOWN AS COUNTRY CLUB OF ORANGE PARK UNIT TWO, 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 LANDS. ALL OF THE PROPERTY DESIGNATED ON THIS PLAT AS TRACTS, PRIVATE ROADWAYS AND EASEMENTS, IS AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF TAYLOR WOODROW COMMUNITIES, ITS SUCCESSORS OR ASSIGNS.

TAYLOR WOODROW COMMUNITIES DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID TAYLOR WOODROW COMMUNITIES, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS TAYLOR WOODROW COMMUNITIES, MAY FROM TIME TO TIME DESIGNATE THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE ROADWAYS. ALL TRACTS TAYLOR WOODROW COMMUNITIES, ITS SUCCESSORS AND GRANTEES, REGARDLESS OF THE PRECEDING PROVISIONS, TAYLOR WOODROW COMMUNITIES, HEREBY RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON, WHO IN THE OPINION OF SAID TAYLOR WOODROW COMMUNITIES, MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON. TAYLOR WOODROW COMMUNITIES, HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY HEREON, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS ON THIS PLAT DESIGNATED AS ROADWAYS, TRACTS AND EASEMENTS.

IN WITNESS WHEREOF, TAYLOR WOODROW HOMES FLORIDA, INC., AND MONARCH HOMES OF FLORIDA, INC., DOING BUSINESS AS TAYLOR WOODROW COMMUNITIES, A FLORIDA JOINT VENTURE HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THE JOINT VENTURERS THIS 22<sup>ND</sup> DAY OF FEB, A.D., 1994.

TAYLOR WOODROW HOMES FLORIDA, INC.  
BY: JOHN R. PESHKIN

*K. E. Bass*  
WITNESS  
*Keith E. Bass*  
(PRINT NAME)

*John R. Peshkin*  
JOHN R. PESHKIN  
PRESIDENT

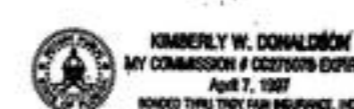
*Jerry Sizemore*  
WITNESS  
*JERRY SIZEMORE*  
(PRINT NAME)



STATE OF FLORIDA )  
COUNTY OF DUVAL )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>ND</sup> DAY OF FEB, 1994, BY JOHN R. PESHKIN, THE PRESIDENT OF TAYLOR WOODROW HOMES FLORIDA, INC. A FLORIDA CORPORATION, A JOINT VENTURER OF TAYLOR WOODROW COMMUNITIES, A FLORIDA JOINT VENTURE, ON BEHALF OF JOINT VENTURER. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22<sup>ND</sup> DAY OF FEB, 1994.



*Kimberly W. Donaldson*  
(PRINT NAME)  
NOTARY PUBLIC IN AND FOR COUNTY AND STATE AFORESAID.  
MY COMMISSION EXPIRES: (SEAL)

MONARCH HOMES OF FLORIDA, INC.  
BY: JOHN R. PESHKIN

*K. E. Bass*  
WITNESS  
*Keith E. Bass*  
(PRINT NAME)

*John R. Peshkin*  
JOHN R. PESHKIN  
PRESIDENT

*Jerry Sizemore*  
WITNESS  
*JERRY SIZEMORE*  
(PRINT NAME)



STATE OF FLORIDA )  
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WITNESS MY HAND AND OFFICIAL SEAL THIS 22<sup>ND</sup> DAY OF FEB, 1994.



*Kimberly W. Donaldson*  
(PRINT NAME)  
NOTARY PUBLIC IN AND FOR COUNTY AND STATE AFORESAID.  
MY COMMISSION EXPIRES: (SEAL)

CAPTION A PART OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 25 EAST CLAY COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE MOST NORTHEASTERLY CORNER OF COUNTRY CLUB BOULEVARD (AN 80 FOOT PRIVATE RIGHT-OF-WAY) AS PLATTED BY COUNTRY CLUB OF ORANGE PARK UNIT ONE, RECORDED IN PLAT BOOK 21, PAGES 29 THROUGH 40 OF THE PUBLIC RECORDS OF AFORESAID CLAY COUNTY; THENCE N.77°41'20"W., ALONG THE NORTH END OF SAID COUNTRY CLUB BOULEVARD, A DISTANCE OF 80.00 FEET (N.77°21'27"W., BY PLAT OF COUNTRY CLUB OF ORANGE PARK UNIT ONE); THENCE CONTINUE N.77°41'20"W., A DISTANCE OF 136.86 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE WEST ONE-HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF AFORESAID SECTION 2; THENCE N.00°46'11"W., ALONG SAID WEST LINE, A DISTANCE OF 571.13 FEET TO THE NORTHWEST CORNER OF THE WEST ONE-HALF (1/2) OF SAID SOUTHWEST QUARTER (1/4); THENCE S.88°06'00"W., ALONG THE SOUTH LINE OF THE EAST ONE-HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF AFORESAID SECTION 2, A DISTANCE OF 1325.65 FEET TO THE SOUTHWEST CORNER OF AFORESAID EAST ONE-HALF (1/2) OF THE NORTHWEST QUARTER (1/4); THENCE N.01°01'03"W., ALONG THE WEST LINE OF SAID EAST ONE-HALF (1/2) OF THE NORTHWEST QUARTER (1/4), A DISTANCE OF 1337.61 FEET; THENCE N.69°36'20"E., A DISTANCE OF 326.55 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 463.92 FEET; THENCE SOUTHEASTERLY, 60.24 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.28°14'24"E. AND A CHORD DISTANCE OF 60.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.65°28'48"E., RADIAL TO LAST SAID CURVE, A DISTANCE OF 50.00 FEET; THENCE S.24°31'12"E., A DISTANCE OF 67.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, 39.05 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.69°16'19"E. AND A CHORD DISTANCE OF 35.20 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, 19.13 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 500.93 FEET, A CHORD BEARING N.67°04'11"E. AND A CHORD DISTANCE OF 19.13 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1964.02 FEET, A CHORD BEARING N.70°46'28"E. AND A CHORD DISTANCE OF 178.93 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, 29.88 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING N.39°09'08"E. AND A CHORD DISTANCE OF 28.13 FEET; THENCE S.85°05'08"E., A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 473.10 FEET; THENCE SOUTHERLY, 151.37 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.04°15'06"E. AND A CHORD DISTANCE OF 150.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.13°25'05"E., A DISTANCE OF 281.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 490.00 FEET; THENCE SOUTHERLY, 53.22 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.10°18'24"E. AND A CHORD DISTANCE OF 53.19 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 102.99 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 282.00 FEET, A CHORD BEARING S.17°39'28"E. AND A CHORD DISTANCE OF 102.42 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, 179.88 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 380.00 FEET, A CHORD BEARING S.14°33'33"E. AND A CHORD DISTANCE OF 178.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.00°59'54"E., A DISTANCE OF 25.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHERLY, 88.68 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.10°24'28"E. AND A CHORD DISTANCE OF 88.29 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, 138.18 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 465.50 FEET, A CHORD BEARING S.28°19'17"E. AND A CHORD DISTANCE OF 137.67 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY, 39.51 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING S.82°06'12"E. AND A CHORD DISTANCE OF 35.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, 41.82 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 425.00 FEET, A CHORD BEARING N.55°25'53"E. AND A CHORD DISTANCE OF 41.81 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, 31.26 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING N.53°46'44"E. AND A CHORD DISTANCE OF 31.23 FEET TO A POINT ON SAID CURVE; THENCE S.40°41'57"E., A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY, 31.26 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.44°49'23"W. AND A CHORD DISTANCE OF 31.23 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, 32.44 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 425.00 FEET, A CHORD BEARING S.42°31'54"W. AND A CHORD DISTANCE OF 32.43 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 435.50 FEET; THENCE SOUTHEASTERLY, 183.98 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.60°30'09"E. AND A CHORD DISTANCE OF 182.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.72°36'17"E., A DISTANCE OF 45.26 FEET; THENCE N.25°07'18"E., A DISTANCE OF 61.24 FEET; THENCE N.80°59'29"E., A DISTANCE OF 85.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 180.00 FEET; THENCE EASTERLY, 117.13 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.82°15'56"E. AND A CHORD DISTANCE OF 115.08 FEET TO A POINT ON SAID CURVE; THENCE N.58°15'27"E., A DISTANCE OF 93.07 FEET; THENCE S.09°55'46"W., A DISTANCE OF 95.36 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 530.26 FEET; THENCE NORTHEASTERLY, 115.10 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING N.70°26'55"E. AND A CHORD DISTANCE OF 114.87 FEET TO A POINT ON SAID CURVE; THENCE N.09°55'56"E., A DISTANCE OF 557.35 FEET; THENCE S.80°04'14"E., A DISTANCE OF 167.58 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 310.35 FEET; THENCE NORTHERLY, 47.93 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING N.02°55'35"E. AND A CHORD DISTANCE OF 47.88 FEET TO A POINT OF COMPOUND CURVATURE; THENCE N.68°30'08"E., RADIAL TO LAST SAID CURVE, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 407.87 FEET; THENCE NORTHERLY 5.89 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING N.01°05'02"W. AND A CHORD DISTANCE OF 5.89 FEET TO A POINT ON SAID CURVE; THENCE S.82°33'59"E., A DISTANCE OF 149.01 FEET; THENCE S.13°33'00"W., A DISTANCE OF 234.86 FEET; THENCE S.01°15'00"E., A DISTANCE OF 157.00 FEET; THENCE S.78°32'00"E., A DISTANCE OF 48.00 FEET; THENCE S.04°11'00"E., A DISTANCE OF 103.79 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 615.34 FEET; THENCE NORTHEASTERLY 31.79 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING N.66°30'19"E. AND A CHORD DISTANCE OF 31.79 FEET TO A POINT ON SAID CURVE; THENCE N.04°11'00"W., A DISTANCE OF 45.76 FEET; THENCE N.77°06'00"E., A DISTANCE OF 75.00 FEET; THENCE N.52°12'00"W., A DISTANCE OF 95.00 FEET; THENCE N.47°02'55"E., A DISTANCE OF 115.63 FEET; THENCE S.42°57'05"E., A DISTANCE OF 79.63 FEET; THENCE S.30°05'38"E., A DISTANCE OF 215.35 FEET; THENCE S.70°46'57"W., A DISTANCE OF 8.18 FEET; THENCE S.33°10'49"W., A DISTANCE OF 38.95 FEET; THENCE S.84°09'33"W., A DISTANCE OF 69.61 FEET; THENCE S.60°33'19"W., A DISTANCE OF 74.79 FEET; THENCE S.54°33'44"W., A DISTANCE OF 147.22 FEET; THENCE S.87°39'02"W., A DISTANCE OF 43.05 FEET; THENCE S.67°27'45"W., A DISTANCE OF 107.92 FEET; THENCE S.66°21'37"W., A DISTANCE OF 149.64 FEET; THENCE S.81°07'36"W., A DISTANCE OF 179.12 FEET; THENCE N.86°44'51"W., A DISTANCE OF 77.53 FEET; THENCE S.74°45'08"W., A DISTANCE OF 65.76 FEET; THENCE S.87°47'10"W., A DISTANCE OF 191.73 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 375.00 FEET; THENCE SOUTHERLY, 119.39 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.12°17'22"E. AND A CHORD DISTANCE OF 118.89 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.21°24'39"E., A DISTANCE OF 207.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 550.10 FEET; THENCE SOUTHERLY, 323.77 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.04°33'00"E. AND A CHORD DISTANCE OF 319.12 FEET TO THE POINT OF BEGINNING. CONTAINING 43.89 ACRES, MORE OR LESS.

C+R  
15/17 pg. 1134

COUNTY APPROVALS  
ENGINEERING, PLANNING AND ZONING

APPROVED THIS 22<sup>ND</sup> DAY OF MARCH, A.D., 1994.

*William M. [Signature]*  
DIRECTOR OF ENGINEERING

APPROVED THIS 4<sup>TH</sup> DAY OF APRIL, A.D., 1994.

*Linda Jackson*  
DIRECTOR OF ZONING

APPROVED THIS 26<sup>TH</sup> DAY OF MARCH, A.D., 1994.

*Don [Signature]*  
DIRECTOR OF PLANNING

**SIZEMORE AND ASSOCIATES INC.**  
SURVEYING & MAPPING  
6850 BELFORT OAKS PLACE, SUITE 101, P.O. BOX 550667  
JACKSONVILLE, FLORIDA 32255-0667  
(904) 281 1159

THIS PROPERTY IS ZONED P.U.D.

# COUNTRY CLUB OF ORANGE PARK UNIT TWO

A PART OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG	CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG	CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	40°44'12"	508.92	361.84	354.26	188.95	N 08°03'26" W	C73	14°31'33"	681.19	172.70	172.24	86.81	S 08°11'59" W	C145	20°30'49"	565.50	202.47	201.39	102.33	S 30°04'28" E
C2	24°22'53"	450.00	191.49	190.05	97.22	S 16°14'05" E	C74	6°01'35"	681.19	71.65	71.61	35.86	S 03°57'00" W	C146	19°13'55"	565.50	189.82	188.93	95.81	S 30°42'54" E
C3	28°46'13"	495.50	248.81	246.20	127.09	S 58°13'10" E	C75	8°29'58"	681.19	101.05	100.96	50.62	S 11°12'46" W	C147	1°16'53"	565.50	12.65	12.65	6.32	S 20°27'33" E
C4	24°01'01"	495.50	207.70	206.18	105.40	S 31°49'33" E	C76	16°57'37"	360.35	106.67	106.28	53.73	N 06°58'57" E	C148	17°46'13"	525.50	162.98	162.33	82.15	S 28°42'09" E
C5	18°49'09"	300.00	98.54	98.09	49.72	S 10°24'28" E	C77	8°06'44"	310.35	43.94	43.90	22.01	N 11°24'23" E	C149	18°49'09"	330.00	108.39	107.90	54.69	S 10°24'28" E
C6	27°07'19"	350.00	165.68	164.14	84.42	N 14°33'33" W	C78	14°31'33"	731.19	185.37	184.88	93.19	S 08°11'59" W	C150	18°49'09"	370.00	121.53	120.98	61.32	S 10°24'28" E
C7	20°55'29"	312.00	113.94	113.31	57.61	S 17°39'28" E	C79	3°43'13"	731.19	47.48	47.47	23.75	S 13°36'09" W	C151	14°53'28"	370.00	96.16	95.89	48.35	S 08°26'38" E
C8	6°13'21"	460.00	49.96	49.93	25.00	N 10°18'24" W	C80	9°01'14"	731.19	115.12	115.00	57.68	S 07°13'55" W	C152	3°55'41"	370.00	25.37	25.36	12.69	S 17°51'13" E
C9	18°19'57"	503.10	160.97	160.29	81.18	S 04°15'06" E	C81	1°47'06"	731.19	22.78	22.78	11.39	S 01°49'45" W	C153	27°07'19"	320.00	151.48	150.07	77.19	N 14°33'33" W
C10	14°40'28"	503.10	128.85	128.50	64.78	S 06°04'51" E	C82	8°58'26"	200.00	31.32	31.29	15.69	N 05°25'25" E	C154	20°55'29"	342.00	124.90	124.21	63.15	S 17°39'28" E
C11	6°24'49"	1939.02	217.05	216.94	108.64	S 71°22'14" W	C83	5°50'04"	425.00	43.28	43.26	21.66	S 06°59'36" W	C155	11°06'10"	342.00	66.27	66.17	33.24	S 22°34'08" E
C12	8°09'48"	475.93	67.81	67.75	33.96	S 64°04'55" W	C84	2°15'57"	425.00	16.81	16.81	8.40	S 08°46'40" W	C156	4°27'37"	342.00	26.62	26.62	13.32	S 09°25'32" E
C13	37°55'40"	475.93	315.05	309.33	163.54	S 41°02'11" W	C85	3°34'07"	425.00	26.47	26.47	13.24	S 05°51'38" W	C157	6°13'21"	430.00	46.70	46.68	23.37	N 10°18'24" W
C14	67°46'39"	289.82	342.84	323.20	194.67	S 11°48'58" E	C86	86°51'39"	25.00	37.91	34.38	23.67	N 47°30'04" E	C158	7°36'15"	533.10	70.75	70.70	35.43	S 09°36'57" E
C15	55°41'24"	289.82	281.70	270.74	153.10	S 73°33'00" E	C87	12°09'48"	580.26	123.18	122.95	61.82	S 84°51'18" W	C159	101°40'55"	25.00	44.37	38.77	30.70	N 56°39'17" W
C16	2°03'16"	1848.97	66.30	66.29	33.15	S 79°37'56" W	C88	14°16'11"	530.26	132.06	131.72	66.38	S 83°48'07" W	C160	9°51'13"	573.10	98.56	98.44	49.40	S 08°29'28" E
C17	56°15'24"	358.22	351.72	337.76	191.50	N 77°25'45" E	C89	26°42'23"	530.26	247.16	244.93	125.87	S 77°35'01" W	C161	4°53'10"	367.00	31.30	31.29	15.66	S 14°16'20" E
C18	57°37'18"	200.00	201.14	192.77	110.00	S 76°44'48" W	C90	1°48'39"	530.26	16.76	16.76	8.38	S 63°19'30" W	C162	3°20'34"	367.00	21.41	21.41	10.71	S 21°21'00" E
C19	31°16'08"	500.26	273.01	269.64	140.00	S 75°18'08" W	C91	69°09'06"	25.00	30.18	28.38	17.23	S 89°00'35" E	C163	8°07'30"	367.00	52.04	52.00	26.07	S 24°03'28" E
C20	43°53'17"	645.34	494.32	482.33	260.00	N 68°59'34" E	C92	95°51'28"	150.00	250.96	222.69	166.18	S 83°38'32" W	C164	8°45'55"	295.00	45.13	45.09	22.61	N 23°44'15" W
C21	14°31'33"	706.19	179.04	178.56	90.00	S 08°11'59" W	C93	90°59'49"	150.00	238.23	213.97	152.63	S 81°12'42" W	C165	5°21'42"	342.00	32.00	31.99	16.01	S 14°20'12" E
C22	16°57'37"	335.35	99.27	98.91	50.00	N 06°58'57" E	C94	71°40'56"	25.00	31.28	29.28	18.06	N 71°33'11" E	C166	4°20'26"	1914.02	145.00	144.96	72.53	S 70°20'03" W
C23	40°44'12"	468.92	333.40	326.42	174.09	N 08°03'26" W	C95	71°40'55"	25.00	31.27	29.28	18.06	N 71°33'11" E	C167	0°17'26"	1914.02	9.70	9.70	4.85	S 72°21'32" W
C24	25°15'09"	490.00	215.96	214.22	109.76	S 15°47'58" E	C96	24°12'13"	470.26	198.65	197.18	100.83	S 75°08'28" W	C168	2°56'33"	1914.02	98.30	98.28	49.16	S 70°44'34" W
C25	7°26'24"	463.92	60.24	60.20	30.16	N 28°14'24" W	C97	23°02'12"	565.34	227.30	225.77	115.21	N 77°52'00" E	C169	1°06'27"	1914.02	37.00	37.00	18.50	S 68°43'03" W
C26	89°30'15"	25.00	39.05	35.20	24.78	S 69°05'26" E	C98	23°05'26"	525.50	211.78	210.35	107.35	S 61°03'34" E	C170	46°03'21"	450.45	362.08	352.60	191.46	S 45°10'20" W
C27	2°11'16"	500.93	19.13	19.13	9.56	S 67°04'11" W	C99	26°00'26"	565.50	256.69	254.49	130.59	S 59°36'04" E	C171	10°00'13"	450.93	78.73	78.63	39.47	S 63°09'43" W
C28	5°13'18"	1964.02	178.99	178.93	89.56	S 70°46'28" W	C100	12°55'08"	525.50	118.49	118.24	59.50	S 66°08'43" E	C172	12°01'00"	450.93	94.57	94.40	47.46	S 52°09'06" W
C29	68°28'15"	25.00	29.88	28.13	17.01	N 39°09'00" E	C101	20°58'39"	465.50	170.43	169.48	86.18	S 62°06'57" E	C173	15°40'39"	450.93	123.38	123.00	62.08	S 38°18'17" W
C30	18°19'57"	473.10	151.37	150.73	76.34	S 04°15'06" E	C102	96°43'14"	25.00	42.21	37.36	28.12	S 03°16'30" E	C174	8°23'37"	450.93	66.06	66.00	33.09	S 26°16'09" W
C31	6°13'21"	490.00	53.22	53.19	26.63	N 10°18'24" W	C103	0°22'31"	425.00	2.78	2.78	1.39	N 44°54'21" E	C175	123°28'03"	264.82	570.66	466.48	492.52	S 39°39'40" E
C32	20°55'29"	282.00	102.99	102.42	52.07	S 17°39'28" E	C104	78°47'28"	25.00	34.38	31.74	20.54	N 88°54'55" W	C176	19°38'23"	264.82	90.77	90.33	45.84	S 12°13'21" E
C33	27°07'19"	380.00	179.88	178.20	91.66	N 14°33'33" W	C105	7°03'22"	425.00	52.34	52.31	26.20	N 55°13'22" E	C177	29°18'38"	264.82	135.47	134.00	69.25	S 12°13'21" E
C34	18°49'09"	270.00	88.68	88.29	44.74	S 10°24'28" E	C106	4°24'54"	425.00	32.75	32.74	16.38	N 56°32'36" E	C178	27°23'29"	264.82	126.60	125.40	64.53	S 40°34'24" E
C35	17°00'28"	465.50	138.18	137.67	69.60	S 28°19'17" E	C107	1°10'14"	425.00	8.68	8.68	4.34	N 53°45'03" E	C179	32°40'42"	264.82	151.04	149.00	77.64	S 70°36'29" E
C36	90°33'23"	25.00	39.51	35.53	25.24	S 82°06'12" E	C108	6°23'45"	200.00	22.33	22.31	11.17	S 55°33'11" W	C180	14°26'52"	264.82	66.78	66.60	33.57	N 85°49'44" E
C37	5°38'18"	425.00	41.82	41.81	20.93	S 55°25'53" W	C109	53°12'09"	383.22	355.84	343.20	191.91	N 78°57'23" E	C181	0°20'42"	1873.97	11.29	11.29	5.64	S 78°46'39" W
C38	8°57'21"	200.00	31.26	31.23	15.66	N 53°46'44" E	C110	10°07'56"	383.22	67.77	67.68	33.97	S 79°30'31" E	C182	47°20'26"	25.00	20.66	20.27	10.96	N 55°16'47" E
C39	8°57'21"	200.00	31.26	31.23	15.66	S 44°49'23" W	C111	9°41'13"	383.22	64.79	64.71	32.47	S 89°25'05" E	C183	276°22'04"	50.00	241.18	66.67	44.73	N 10°12'24" W
C40	4°22'23"	425.00	32.44	32.43	16.23	N 42°31'54" E	C112	10°10'48"	383.22	68.09	68.00	34.13	N 80°38'54" E	C184	32°24'39"	50.00	28.28	27.91	14.53	S 47°48'53" W
C41	4°44'54"	425.00	35.22	35.21	17.62	N 42°43'09" E	C113	10°28'49"	383.22	70.10	70.00	35.15	N 70°19'06" E	C185	55°17'28"	50.00	48.25	46.40	26.19	N 88°20'03" W
C42	24°12'15"	435.50	183.98	182.61	93.38	S 60°30'09" E	C114	10°28'49"	383.22	70.10	70.00	35.15	N 59°50'17" E	C186	51°08'24"	50.00	44.63	43.16	23.92	N 35°07'07" E
C43	37°17'06"	180.00	117.13	115.08	60.72	N 82°15'36" W	C115	2°14'34"	383.22	15.00	15.00	7.50	N 53°28'35" E	C187	57°22'15"	50.00	50.07	48.00	27.36	N 19°08'12" E
C44	12°26'12"	530.26	115.10	114.87	57.78	S 70°26'55" W	C116	39°02'54"	175.00	119.27	116.97	62.05	S 86°02'00" W	C188	44°05'40"	50.00	38.48	37.54	20.25	N 69°52'10" E
C45	8°50'53"	310.35	47.93	47.88	24.01	N 02°55'35" E	C117	1°19'53"	175.00	4.07	4.07	2.03	N 75°06'29" W	C189	36°03'37"	50.00	31.47	30.95	16.28	S 70°03'11" E
C46	0°49'39"	407.87	5.89	5.89	2.95	S 01°05'02" E	C118	23°08'52"	175.00	70.70	70.22	35.84	N 87°20'52" W	C190	49°					



# COUNTRY CLUB OF ORANGE PARK UNIT TWO

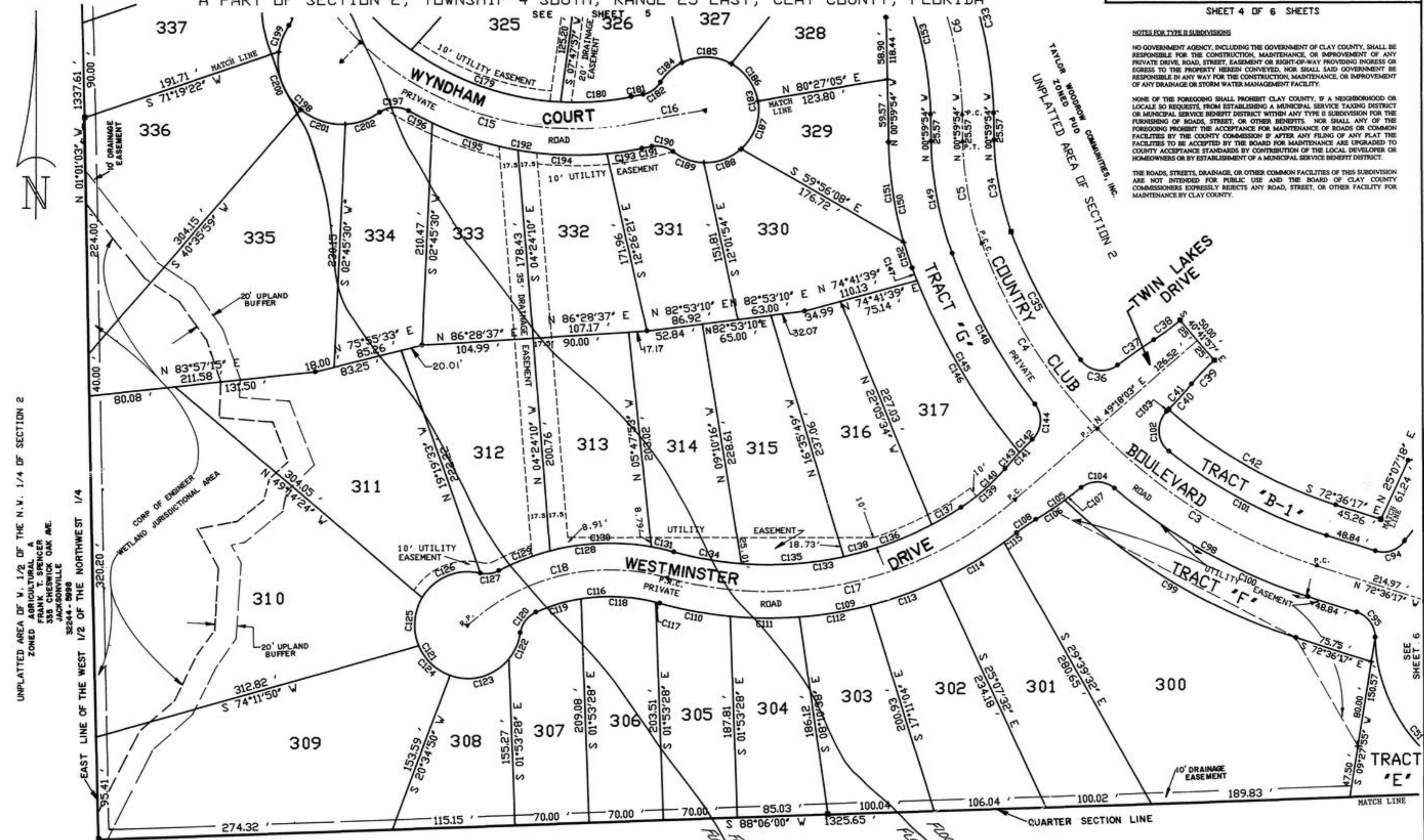
A PART OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

**NOTES FOR TYPE II SUBDIVISIONS**

NO GOVERNMENT AGENCY, INCLUDING THE GOVERNMENT OF CLAY COUNTY, SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ANY PRIVATE DRIVE, ROAD, STREET, EASEMENT OR RIGHT-OF-WAY PROVIDING INGRESS OR EGRESS TO THE PROPERTY HEREIN CONVEYED, NOR SHALL SAID GOVERNMENT BE RESPONSIBLE IN ANY WAY FOR THE CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ANY DRAINAGE OR STORM WATER MANAGEMENT FACILITY.

NONE OF THE FOREGOING SHALL PROHIBIT CLAY COUNTY, IF A NEIGHBORHOOD OR LOCAL SO REQUESTS, FROM ESTABLISHING A MUNICIPAL SERVICE TAKING DISTRICT OR MUNICIPAL SERVICE BENEFIT DISTRICT WITHIN ANY TYPE II SUBDIVISION FOR THE FURNISHING OF ROADS, STREET, OR OTHER BENEFITS. NOR SHALL ANY OF THE FOREGOING PROHIBIT THE ACCEPTANCE FOR MAINTENANCE OF ROADS OR COMMON FACILITIES BY THE COUNTY COMMISSION IF AFTER ANY FILING OF ANY PLAT THE FACILITIES TO BE ACCEPTED BY THE BOARD FOR MAINTENANCE ARE UPGRADED TO COUNTY ACCEPTANCE STANDARDS BY CONTRIBUTION OF THE LOCAL DEVELOPER OR HOMEOWNERS OR BY ESTABLISHMENT OF A MUNICIPAL SERVICE BENEFIT DISTRICT.

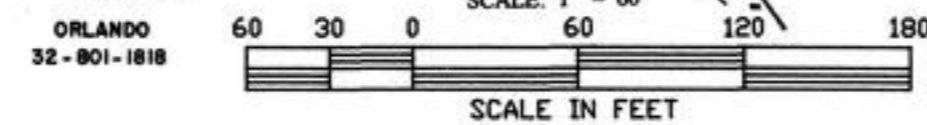
THE ROADS, STREETS, DRAINAGE, OR OTHER COMMON FACILITIES OF THIS SUBDIVISION ARE NOT INTENDED FOR PUBLIC USE AND THE BOARD OF CLAY COUNTY COMMISSIONERS EXPRESSLY REJECTS ANY ROAD, STREET, OR OTHER FACILITY FOR MAINTENANCE BY CLAY COUNTY.



UNPLATTED AREA OF V. 1/2 OF THE N.V. 1/4 OF SECTION 2  
 ZONED AGRICULTURAL A  
 FRANK T. SPENCER  
 335 CHERNOCK OAK AVE.  
 JACKSONVILLE  
 32244-8998

**SIZEMORE AND ASSOCIATES INC.**  
 SURVEYING & MAPPING  
 6850 BELFORT OAKS PLACE, SUITE 101, P.O. BOX 550667  
 JACKSONVILLE, FLORIDA 32255-0667  
 (904) 281-1159

ZONED AGRICULTURAL A  
 UNPLATTED AREA OF THE S.V. QUARTER OF SECTION 2  
 RULON D. MUNNS TRUSTEE  
 250 N. ORANGE AVE.  
 SUITE 1001



COUNTRY CLUB OF ORANGE PARK UNIT TWO  
 A PART OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

TAYLOR WOODROW COMMUNITIES, INC.  
 ZONED PUD

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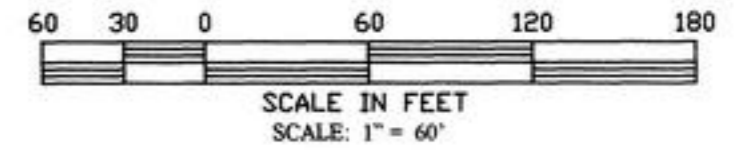
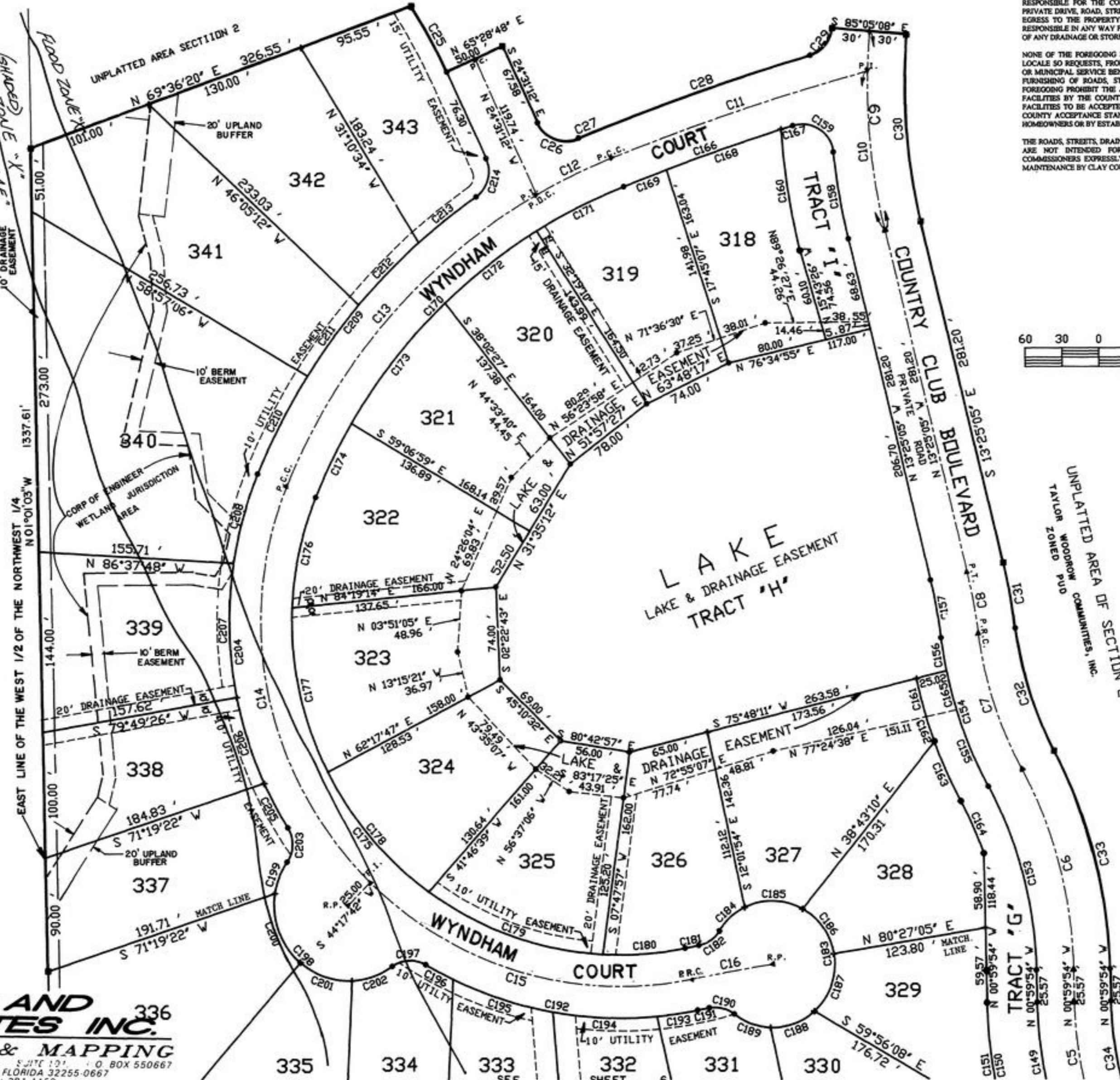
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UNPLATTED AREA OF THE W. 1/2 OF THE N.W. 1/4 OF SECTION 2

ZONED AGRICULTURAL A  
 FRANK T. SPENCER  
 335 CHESWICK OAK AVE.  
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