

# COUNTRY CLUB OF ORANGE PARK UNIT ONE-A

A PART OF THE RAPHAEL OLIVERAS GRANT (SECTION 42), TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY CO., FLORIDA

PLAT BOOK 27 PAGE 49

SHEET 1 OF 2 SHEETS

TYPE II SUBDIVISION

C & R 1388 Pg. 214

**CAPTION** A PART OF THE RAPHAEL OLIVERAS GRANT (SECTION 42), TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 42; THENCE N. 00° 43' 24" W., ALONG THE WEST LINE OF SAID SECTION 42, A DISTANCE OF 3872.56 FEET; THENCE N. 89° 16' 36" E., A DISTANCE OF 100 FEET; THENCE S. 46° 49' 53" E., A DISTANCE OF 27.75 FEET TO THE POINT OF BEGINNING; THENCE N. 00° 43' 24" W., A DISTANCE OF 251.78 FEET; THENCE N. 46° 54' 03" E., A DISTANCE OF 45.00 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB BOULEVARD, AN 80' PRIVATE ROAD AS PLATTED BY COUNTRY CLUB OF ORANGE PARK UNIT 1 AS RECORDED IN PLAT BOOK 21, PAGES 29 THROUGH 40 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: 1) SOUTHEASTERLY 48.52 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 762.25 FEET, A CHORD BEARING S. 41° 16' 32" E., AND A CHORD DISTANCE OF 48.52 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 2) S. 39° 27' 06" E., A DISTANCE OF 278.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 742.93 FEET; 3) SOUTHEASTERLY 83.18 FEET ALONG THE ARC OF SAID CURVE A CHORD BEARING S. 42° 39' 33" E., AND A CHORD DISTANCE OF 83.14 FEET TO THE MOST NORTHERLY CORNER OF THE PROPERTY OF DR. AND MRS. MENG SHU LIN; THENCE S. 46° 05' 48" W., ALONG THE NORTHWESTERLY LINE OF SAID LIN, A DISTANCE OF 154.91 FEET; THENCE N. 23° 16' 54" W., A DISTANCE OF 48.24 FEET; THENCE N. 15° 44' 53" W., A DISTANCE OF 74.33 FEET; THENCE N. 84° 03' 34" W., A DISTANCE OF 110.58 FEET; THENCE S. 32° 09' 00" W., A DISTANCE OF 16.23 FEET; THENCE N. 46° 49' 53" W., A DISTANCE OF 34.57 FEET TO THE POINT OF BEGINNING CONTAINING 1.29 ACRES, MORE OR LESS.

**COUNTY COMMISSIONER'S APPROVAL**

EXAMINED AND APPROVED THIS 26<sup>th</sup> DAY OF July, A.D., 1994 BY THIS BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.

*Sam L. Sencato*  
CHAIRMAN

*John Keene*  
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. 71-339 OF THE LAWS OF THE STATE OF FLORIDA AND IS FILED FOR RECORD IN PLAT BOOK 27, PAGES 49 THROUGH 50 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 8<sup>th</sup> DAY OF August, A.D., 1994.

*John Keene*  
CLERK OF THE CIRCUIT COURT

**COUNTY APPROVAL (ENGINEERING, PLANNING, ZONING AND BUILDING)**

APPROVED THIS 01 DAY OF AUGUST, A.D., 1994.

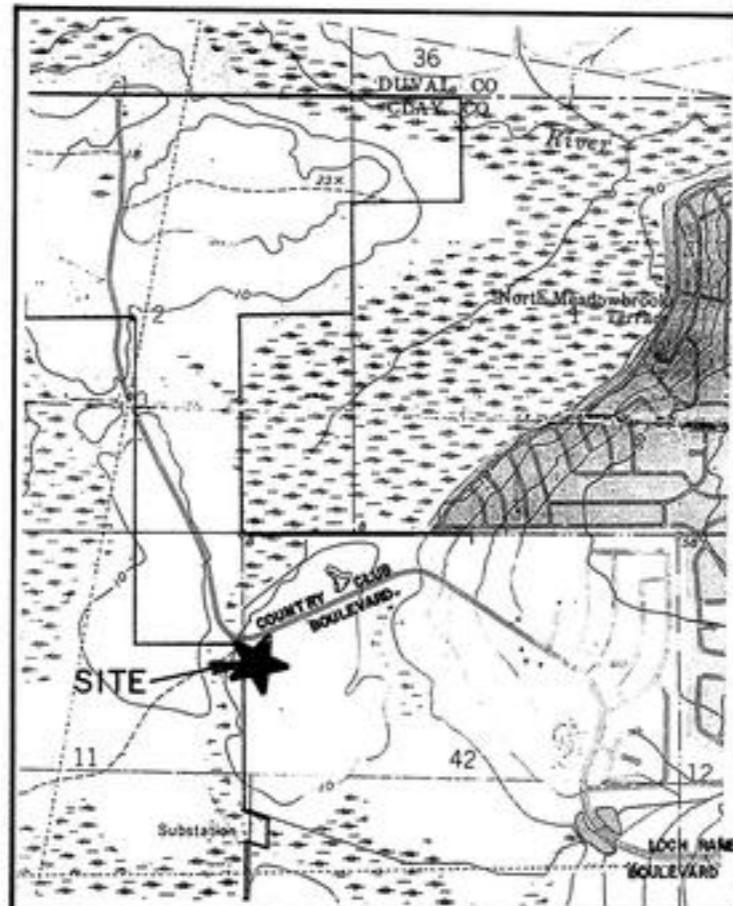
*Walter W. Rtk*  
DIRECTOR OF ENGINEERING

APPROVED THIS 28<sup>th</sup> DAY OF JULY, A.D., 1994.

*Linda Jackson*  
DIRECTOR OF ZONING

APPROVED THIS 4<sup>th</sup> DAY OF AUGUST, A.D., 1994.

*Sara L. Jones*  
DIRECTOR OF PLANNING



VICINITY MAP  
SCALE: 1" = 2000'

**ADOPTION AND DEDICATION** THIS IS TO CERTIFY THAT TAYLOR WOODROW COMMUNITIES, A FLORIDA JOINT VENTURE UNDER THE LAWS OF THE STATE OF FLORIDA, CONSISTING OF THE FOLLOWING JOINT VENTURERS TO-WIT: TAYLOR WOODROW HOMES FLORIDA, INC., A FLORIDA CORPORATION, AND MONARCH HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, IS THE LAWFUL OWNER OF THE ABOVE REFERENCED LANDS, HENCEFORTH TO BE KNOWN AS COUNTRY CLUB OF ORANGE PARK UNIT ONE-A, 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 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 PRIVATE ROADWAYS. ALL ROADWAYS AND EASEMENTS, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF TAYLOR WOODROW COMMUNITIES, ITS SUCCESSORS AND GRANTEEES. 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 OF ANY MUNICIPALITY OR OTHER GOVERNMENTAL BODY POLITIC THEN HAVING JURISDICTION OVER THE LANDS SHOWN HEREON, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS ON THIS PLAT DESIGNATED AS ROADWAYS AND EASEMENTS.

IN WITNESS WHEREOF, TAYLOR WOODROW HOMES FLORIDA, INC., A FLORIDA CORPORATION, AND MONARCH HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, JOINT VENTURERS IN TAYLOR WOODROW COMMUNITIES, A FLORIDA JOINT VENTURE HAVE CAUSED THESE PRESENTS TO BE EXECUTED ON BEHALF OF THE JOINT VENTURE THIS 20 DAY OF MAY, 1994.

TAYLOR WOODROW COMMUNITIES, A FLORIDA JOINT VENTURE UNDER THE LAWS OF THE STATE OF FLORIDA, BY ITS JOINT VENTURERS:

BY: TAYLOR WOODROW HOMES FLORIDA, INC., A FLORIDA CORPORATION

*Kim Donaldson*  
WITNESS  
*Kim Donaldson*  
(PRINT NAME)

*John R. Peshkin*  
JOHN R. PESHKIN  
ITS PRESIDENT

*Theresa A. Short*  
WITNESS  
*Theresa A. Short*  
(PRINT NAME)



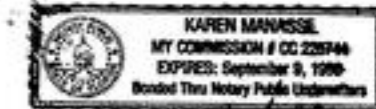
STATE OF FLORIDA)  
COUNTY OF DUVAL)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF May, 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 VENTURE. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF May, 1994.

*Karen Manasse*  
(PRINT NAME)

NOTARY PUBLIC IN AND FOR COUNTY AND STATE AFORESAID.  
MY COMMISSION EXPIRES: (SEAL)



BY: MONARCH HOMES OF FLORIDA, INC., A FLORIDA CORPORATION

*Kim Donaldson*  
WITNESS  
*Kim Donaldson*  
(PRINT NAME)

*John R. Peshkin*  
JOHN R. PESHKIN  
PRESIDENT

*Theresa A. Short*  
WITNESS  
*Theresa A. Short*  
(PRINT NAME)



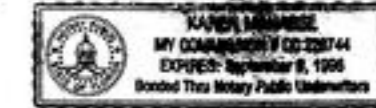
STATE OF FLORIDA)  
COUNTY OF DUVAL)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF May, 1994, BY JOHN R. PESHKIN, THE PRESIDENT OF MONARCH HOMES, INC., A FLORIDA CORPORATION, A JOINT VENTURER OF TAYLOR WOODROW COMMUNITIES, A FLORIDA JOINT VENTURE, ON BEHALF OF THE CORPORATION AND JOINT VENTURE. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF May, 1994.

*Karen Manasse*  
(PRINT NAME)

NOTARY PUBLIC IN AND FOR COUNTY AND STATE AFORESAID.  
MY COMMISSION EXPIRES: (SEAL)



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

# COUNTRY CLUB OF ORANGE PARK UNIT ONE-A

A PART OF THE RAPHAEL OLIVERAS GRANT (SECTION 42), TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY CO., FLORIDA

PLAT BOOK 27 PAGE 50

SHEET 2 OF 2 SHEETS

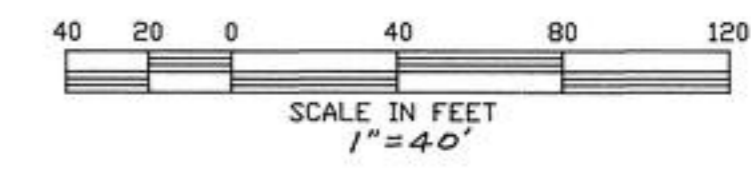
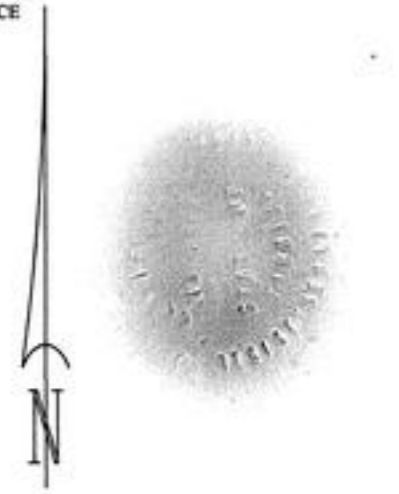
**CERTIFICATE OF SURVEYOR** THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION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

TYPE II SUBDIVISION

SIZEMORE AND ASSOCIATES, INC.  
6850 BELFORT OAKS PLACE, SUITE #101  
P.O. BOX 550667  
JACKSONVILLE, FLORIDA 32255-0667

SIGNED THIS 18<sup>th</sup> DAY OF MAY A.D. 1994.

BY: *Jerry Sizemore*  
JERRY M. SIZEMORE  
REGISTERED LAND SURVEYOR  
NO. 4177, STATE OF FLORIDA



**LEGEND:**

- DENOTES PERMANENT REFERENCE MONUMENT, SET CONCRETE MONUMENT (R.L.S. #4177) UNLESS NOTED OTHERWISE.
- DENOTES POINTS OF TANGENCY, POINTS OF CURVATURE, POINT OF REVERSE CURVATURE OR OTHER CHANGE OF DIRECTION.

**NOTICE:** THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**NOTES:**

- 1) BEARINGS ARE BASED ON GEODETIC (TRUE) NORTH BY ASTRONOMIC OBSERVATION.
- 2) THERE IS A 10 FOOT WIDE CLAY ELECTRIC EASEMENT INSIDE ALL LOTS WHERE THEY ABUT ROAD RIGHT-OF-WAY LINES.
- 3) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X", WHICH IS THE AREA OUTSIDE THE 500 YEAR FLOOD BY FLOOD MAPS REVISED NOVEMBER 4, 1992, COMMUNITY PANEL NO. 120064 0065D.
- 4) BUILDING RESTRICTION LINES SHALL BE:  
FRONT = 25 FEET  
REAR = 10 FEET  
SIDE = 5 FEET
- 5) THERE ARE 3 TOTAL LOTS AND MINIMUM LOT SIZE IS 5808 SQUARE FEET
- 6) PROJECT ENGINEERS: HILL, BORING & ASSOCIATES, INC.  
6850 BELFORT OAKS PLACE, SUITE 101  
JACKSONVILLE, FLORIDA 32255-0667

PROJECT DEVELOPER: TAYLOR WOODROW COMMUNITIES  
2220 LOCH-RANE BOULEVARD  
ORANGE PARK, FLORIDA 32073

UTILITY PROVIDERS: WATER, SEWER AND ELECTRIC,  
CLAY COUNTY UTILITY AUTHORITY  
CLAY ELECTRIC COOPERATIVE

SEE NOTES CONTINUED FOR NOTE NO. 7

**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 OF ANY DRAINAGE OR STORM WATER MANAGEMENT FACILITY.

NONE OF THE FOREGOING SHALL PROHIBIT CLAY COUNTY, IF A NEIGHBORHOOD OR LOCALE SO REQUESTS, FROM ESTABLISHING A MUNICIPAL SERVICE TAXING 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 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.

**NOTES CONTINUED:**

- 7) THE UTILITY EASEMENTS GRANTED HEREBY SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091 (29) OF THE FLORIDA STATUTES (1987).



UNPLATTED AREA SECTION 11  
TAYLOR WOODROW COMMUNITIES INC.  
ZONED P.U.D.

UNPLATTED AREA SECTION 11  
RULON D. MUNNS, TRUSTEE  
ZONED AGRICULTURAL 'A'

100' CLAY ELECTRIC CO-OP EASEMENT  
D.R. BOOK 568, PG. 421

100' DRAINAGE EASEMENT  
UNPLATTED AREA SECTION 42  
TAYLOR WOODROW COMMUNITIES INC.  
ZONED P.U.D.

LAKE  
UNPLATTED AREA SECTION 42  
TAYLOR WOODROW COMMUNITIES INC.  
ZONED P.U.D.

UNPLATTED AREA SECTION 42  
DR. & MRS. MENG SHU LIN  
ZONED P.U.D.

SECTION 11 SECTION 42  
POINT OF REFERENCE  
S.W. CORNER OF SECTION 42  
SECTION 14

**SIZEMORE AND ASSOCIATES INC.**  
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