

# CREEKVIEW AT OAKLEAF PLANTATION

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA.

PLAT BOOK 46 PAGE 18

SHEET 1 OF 14 SHEETS

TYPE I SUBDIVISION

## CAPTION

A portion of Section 7, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 7, thence North 00° 10' 01" West, along the Easterly line of said Section 7, a distance of 200.14 feet; thence along the Northerly right of way line of Oakleaf Plantation Parkway, a 200 foot right of way as recorded in Plat Book 44, pages 23 through 32 of the Public Records of said county, the following 5 (five) courses: 1) South 97° 39' 55" West, departing said Easterly line, 856.93 feet to a point of curvature of a curve concave Northeasterly, having a radius of 1400.00 feet; 2) Northwesterly, along the arc of said curve, through a central angle of 43° 17' 50", an arc length of 1057.95 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 70° 42' 07" West, 1032.96 feet; 3) North 49° 05' 12" West, 774.63 feet to the point of curvature of a curve concave Southwesterly, having a radius of 2200.00 feet; 4) Northwesterly, along the arc of said curve, through a central angle of 06° 24' 52", an arc length of 794.88 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 52° 15' 38" West, 794.48 feet; 5) North 55° 28' 04" West, 2241.82 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 55° 28' 04" West, along said Northerly right of way line, 310.41 feet; thence North 15° 00' 00" East, departing said Northerly right of way line, 1649.33 feet; thence North 30° 00' 00" East, 690.56 feet; thence North 75° 00' 00" East, 608.42 feet; thence East, 935.00 feet; thence South 45° 00' 00" East, 510.76 feet; thence South 15° 00' 00" East, 608.43 feet; thence South 34° 09' 44" West, 324.73 feet; thence South 89° 00' 13" West, 121.19 feet; thence South 48° 59' 47" West, 126.26 feet; thence South 56° 37' 42" West, 120.00 feet; thence South 52° 20' 54" West, 70.49 feet; thence South 48° 46' 27" West, 98.59 feet; thence South 34° 52' 05" West, 75.94 feet; thence South 31° 48' 37" West, 62.19 feet; thence South 30° 44' 33" West, 152.23 feet; thence South 21° 33' 05" West, 122.43 feet; thence South 23° 01' 19" West, 178.38 feet; thence South 34° 38' 10" West, 60.00 feet; thence South 46° 54' 24" West, 58.17 feet; thence South 54° 32' 11" West, 136.95 feet; thence South 85° 19' 19" West, 118.77 feet; thence South 32° 26' 29" West, 82.50 feet to a point lying on a curve concave Northeasterly, having a radius of 4900.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 02° 00' 27", an arc length of 181.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 56° 30' 47" West, 180.99 feet; thence North 55° 28' 04" West, 74.56 feet to the point of curvature of a curve concave Northeasterly, having a radius of 460.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 44° 48' 48", an arc length of 358.78 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 33° 03' 40" West, 350.68 feet; thence South 79° 20' 44" West, 72.47 feet; thence South 50° 43' 19" West, 1050.15 feet to the Point of Beginning.

Containing 101.20 acres, more or less.

## TYPE I SUBDIVISION "PUD" ZONING

### Land Use

Zoning: PUD (Planned Unit Development)  
Area: 101.20 Acres  
Total Number Of Lots: 186  
Minimum Lot Area: 3,500 Square Feet  
Minimum Lot Width: 70 Feet  
Minimum Front Setback: 20 Feet

### Utilities

Electric Service Provided By: Clay Electric Cooperative, Inc.  
Water And Sanitary Sewer Service Provided By: Clay County Utility Authority  
Telephone Service Provided By: BellSouth

## COUNTY DEPARTMENT OF ZONING APPROVAL

Approved this 15<sup>th</sup> day of July, 2004.

*Cheryl Miller*  
Director, Department of Zoning

## COUNTY COMMISSIONER'S CERTIFICATE

Examined and approved this 19<sup>th</sup> day of July, 2004 by the Board of County Commissioners, Clay County, Florida.

*Paul J. Foy*  
Chairman

*Robert M. Wilson*  
Clerk of the Board

## CLERK'S CERTIFICATE

I hereby certify that this plat has been examined and it complies in form with Part II of Chapter 177, Florida Statutes, and is filed for record in Plat Book 46 Pages 18 through 31, of the public records of Clay County, Florida, this 21<sup>st</sup> day of July, 2004.

*James B. Jett*  
Clerk of the Circuit Court

## COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Approved this 15<sup>th</sup> day of July, 2004.

*Cheryl Miller*  
Director, Department of Engineering

## COUNTY DEPARTMENT OF PLANNING APPROVAL

Approved this 20<sup>th</sup> day of July, 2004.

*John L. ...*  
Director, Department of Planning

**Engineer**  
England-Thoms & Miller, Inc.  
14775 St. Augustine Road  
Jacksonville, Florida 32258

**Surveyor**  
Robert M. Angas Associates, Inc.  
14775 St. Augustine Road  
Jacksonville, Florida 32258

**Owner**  
Intracoastal Associates, LLC  
3020 Hartley Road  
Suite 100  
Jacksonville, Florida 32257

## 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 25<sup>th</sup> day of June, A.D., 2004.

Robert M. Angas Associates, Inc.  
14775 St. Augustine Road  
Jacksonville, Florida 32258  
Phone: (904) 642-8550

By: *Joseph L. ...*  
Professional Surveyor and Mapper  
State of Florida LS No. 5517

## ADOPTION AND DEDICATION

This is to certify that Intracoastal Associates, LLC, a Florida limited liability company, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon, known as Creekview at Oakleaf Plantation, 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. Deer View Lane, Chestwood Chase Drive, Palmetto Place Court, Deertree Hills Drive, Splendid Oaks Court, and Songbird Drive as shown hereon, herein after the "Streets", are hereby irrevocably dedicated to Clay County, its successors and assigns, and all drainage easements (with the exception of easements specifically depicted as private) and shown on this plat 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 areas depicted on this plat as Tract "G" hereinafter the "Tracts". The Dedicator, on behalf of itself, its successors and assigns, hereby covenants and agrees in favor of Clay County, Florida, that the Tracts cannot be used for any purposes other than those hereinafter described for the storm water management easements. An easement, hereinafter the "Easement", situated within the entire physical limits of the Tracts, 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 throughout 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 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, under drains, 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 that Easement; or to maintain water purity, quality, level or depth within the Easement. The foregoing notwithstanding, Clay County, its successors and assigns, all have the right to undertake and perform any and all of the aforesaid activities at any time or times in its sole discretion without being deemed to have accepted any duty, obligations, 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 or other facilities located within the Easement, including, but not limited to, the installation, modification and/or removal of any filtration systems, control structures, under drains, 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 of all storm water management facilities within the Tracts 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 thereon and any filtration systems, control structures, under drains, pipes or other facilities, fixtures or equipment installed thereon and/or associated therewith; and for removing or treating aquatic plants, animals, soil, chemicals, or any other substance or thing that may 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 or Community Development District 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 herein above described to a Homeowner's Association, hereinafter the "Association", created as a corporate entity under the laws of the State of Florida, or a Community Development District under Chapter 190, Florida Statutes, hereinafter the "CDD", each 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 maintenance of the above described storm water management facilities. In the event of assignment by the Dedicator to the Association or CDD, 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 or CDD, wherein the Association or CDD affirmatively accepts the assignment of the personal covenant and the responsibility for all matters herein covenanted or indemnified by the Dedicator, then the Dedicator shall be deemed to have been completely released from all responsibilities, obligations and liabilities arising thereunder, the Association or CDD, being deemed to have succeeded to the same. If and only if Clay County, its successors and 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 and 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 the Tract wherein such storm water management facilities have been constructed, then the Dedicator and the Association or CDD shall both be deemed to have been completely released from all responsibilities, obligations, and liabilities therein after arising under the personal covenant. Further, said personal covenant shall be deemed to have terminated upon the adoption of said resolution with respect to the Tract. 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 the Tracts, 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, or from the lakes, filtration systems and other storm water management facilities. This indemnification shall run with the land, and the 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 the Tracts 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 the Tracts, nor place or plant, or cause or suffer to be placed or planted, any temporary or permanent structures or vegetation of any kind encroaching within, on, over or across the Tracts, including, but not limited to, fences, hedges, fountains or bulkheads.

Tracts "A", "B", "C", "D", "E", "F", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q" and Private Drainage Easements are hereby reserved unto the Dedicator, its successors and assigns.

Easements described in General Notes 9 through 13 herein, shall be irrevocably dedicated as stated therein.

The Easement described as "BELL SOUTH" is hereby irrevocably dedicated to BellSouth, their successors and assigns.

In witness whereof, Intracoastal Associates, LLC has caused these presents to be signed by its Vice President on the date shown below.

Intracoastal Associates, LLC, a Florida limited liability company

By: *Erik H. Wilson*  
Erik H. Wilson  
Its Vice President

*Deborah H. Dunbar*  
Deborah H. Dunbar  
Witness

*Adrienne T. Watson*  
Adrienne T. Watson  
Witness

*Adrienne T. Watson*  
Adrienne T. Watson  
Print Name

## ACKNOWLEDGMENT

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of June, 2004, by Erik H. Wilson as Vice President of Intracoastal Associates, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me and no oath was taken.

By: *Deborah H. Dunbar*  
Deborah H. Dunbar  
Print Name

*Deborah H. Dunbar*  
Deborah H. Dunbar  
Print Name

DEBORAH H. DUNBAR  
Notary Public, State of Florida  
My comm. exp. June 10, 2005  
Comm. No. DD 022831

## 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 filing of this plat insofar as the same affects a lot or lots said. Time of performance being of the essence, said guarantee shall be part of each deed of conveyance or 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.

Intracoastal Associates, LLC, a Florida limited liability company

By: *Erik H. Wilson*  
Erik H. Wilson  
Its Vice President

*Deborah H. Dunbar*  
Deborah H. Dunbar  
Witness

*Adrienne T. Watson*  
Adrienne T. Watson  
Witness

*Adrienne T. Watson*  
Adrienne T. Watson  
Print Name

## 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 (1998), 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 25<sup>th</sup> day of June, A.D., 2004.

Signed: *B. L. Thomas*  
B. L. Thomas  
Print Name: B. L. Thomas  
Florida Registration No.: 4827

Print Address: 90 RIVER ROAD  
ORANGE PARK FL  
32073

PREPARED BY:

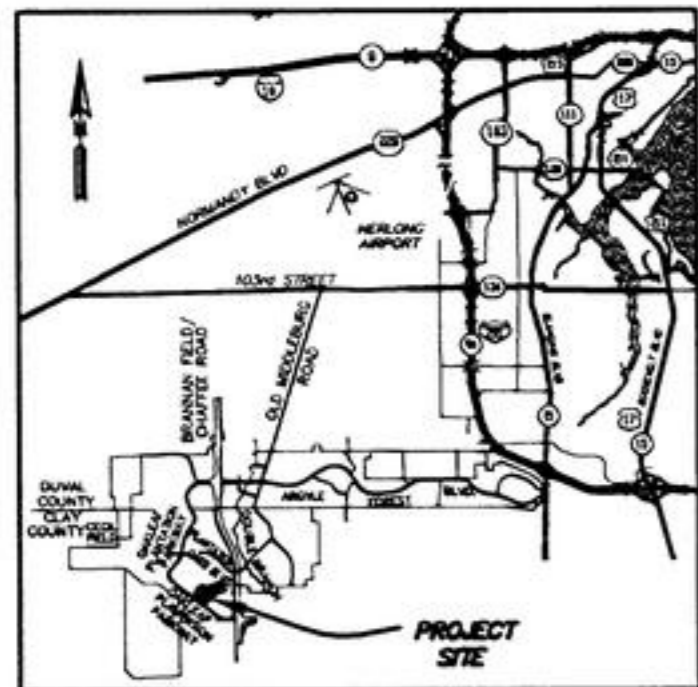
ROBERT M. ANGAS ASSOCIATES, INC.  
14775 ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

# CREEKVIEW AT OAKLEAF PLANTATION

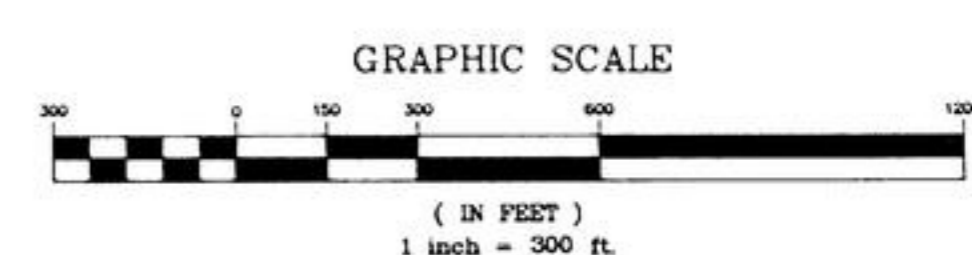
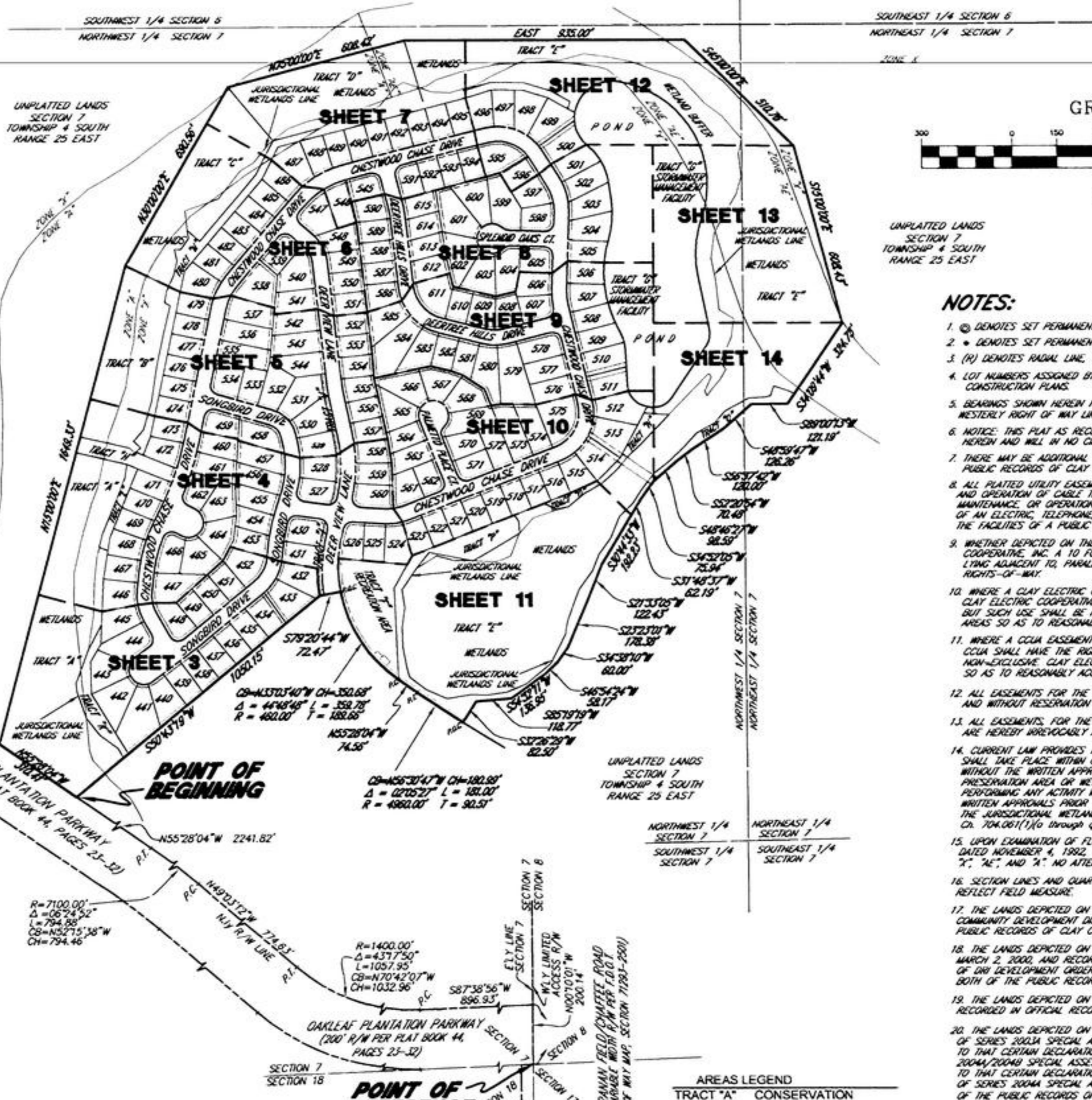
A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA.

TYPE I SUBDIVISION

## VICINITY MAP



NOT TO SCALE



### NOTES:

1. (M) DENOTES SET PERMANENT REFERENCE MONUMENT (4" x 4" C.M., UNLESS OTHERWISE INDICATED).
2. (P) DENOTES SET PERMANENT CONTROL POINT (LB 3624, UNLESS OTHERWISE INDICATED).
3. (R) DENOTES RADIAL LINE, WHEN SO INDICATED.
4. LOT NUMBERS ASSIGNED BY THIS PLAT, IF SHOWN NON-SEQUENTIALLY, CORRESPOND TO THOSE OF THE APPROVED CONSTRUCTION PLANS.
5. BEARINGS SHOWN HEREIN PROJECTED FROM BEARING CALL OF NORTH 00° 10' 01" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF BRANNAN FIELD / CHAFFEE ROAD.
6. 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.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
8. 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, WATER 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.
9. WHETHER DEPICTED ON THE PLAT OR NOT, INTRACASTAL ASSOCIATES, LLC, HEREBY GRANTS CLAY ELECTRIC COOPERATIVE, INC. A 10 FOOT 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.
10. WHERE A CLAY ELECTRIC COOPERATIVE, INC. EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CCUA, 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. CCUA SHALL USE, OCCUPY, AND LOCATE FACILITIES IN THESE JOINT USE AREAS SO AS TO REASONABLY ACCOMMODATE CLAY ELECTRIC COOPERATIVE, INC.'S FACILITIES.
11. WHERE A CCUA EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY ELECTRIC COOPERATIVE, INC., CCUA 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 CCUA FACILITIES.
12. ALL EASEMENTS FOR THE WATER AND SEWER SYSTEMS MARKED CCUA AND SHOWN ON PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS.
13. ALL EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED C.E.C. AND SHOWN ON THE PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. (C.E.C.)
14. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, NOR CUTTING OF TREES OR PLANTS SHALL TAKE PLACE WITHIN CONSERVATION / PRESERVATION AREAS OR JURISDICTIONAL WETLANDS SHOWN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE REGULATORY AGENCIES HAVING JURISDICTION ON SUCH CONSERVATION / PRESERVATION AREA OR WETLANDS. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE CONSERVATION / PRESERVATION OR WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO COMMENCING ANY ACTIVITY WITHIN THE CONSERVATION / PRESERVATION OR WETLAND AREAS. THE JURISDICTIONAL WETLAND LINE MAY BE REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES. Ch. 104.001(1)(a) through (j) Florida Statutes.
15. UPON EXAMINATION OF FLOOD INSURANCE RATE MAP FOR CLAY COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120064 0045 D, DATED NOVEMBER 4, 1992, INDICATES THAT THE PROPERTY SHOWN AND DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X", "AE", AND "A". NO ATTEMPT WAS MADE TO FIELD VERIFY.
16. SECTION LINES AND QUARTER SECTION LINES DEPICTED ON THIS PLAT ARE GRAPHIC REPRESENTATIONS ONLY, AND DO NOT REFLECT FIELD MEASURE.
17. THE LANDS DEPICTED ON THIS PLAT ARE SUBJECT TO THAT CERTAIN NOTICE OF ESTABLISHMENT OF THE MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT DATED OCTOBER 29, 2003 AND RECORDED IN OFFICIAL RECORDS BOOK 2291, PAGE 1501 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
18. THE LANDS DEPICTED ON THIS PLAT ARE SUBJECT TO THAT CERTAIN NOTICE OF DRI DEVELOPMENT ORDER MODIFICATION DATED MARCH 2, 2000, AND RECORDED IN OFFICIAL RECORDS BOOK 1845, PAGE 1391, AND TO THAT CERTAIN SUPPLEMENTAL NOTICE OF DRI DEVELOPMENT ORDER MODIFICATION DATED JANUARY 16, 2001, AND RECORDED IN OFFICIAL RECORDS BOOK 1911, PAGE 1521, BOTH OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
19. THE LANDS DEPICTED ON THIS PLAT ARE SUBJECT TO THAT CERTAIN DEVELOPMENT AGREEMENT DATED DECEMBER 26, 2003, AND RECORDED IN OFFICIAL RECORDS BOOK 2313, PAGE 2070, THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
20. THE LANDS DEPICTED ON THIS PLAT ARE SUBJECT TO THAT CERTAIN MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT'S NOTICE OF SERIES 2003A SPECIAL ASSESSMENTS DATED FEBRUARY 10, 2004, AND RECORDED IN OFFICIAL RECORDS BOOK 2331, PAGE 0634; TO THAT CERTAIN DECLARATION OF CONSENT TO JURISDICTION OF COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF 2004A/2004P SPECIAL ASSESSMENTS DATED FEBRUARY 10, 2004, AND RECORDED IN OFFICIAL RECORDS BOOK 2331, PAGE 0635; TO THAT CERTAIN DECLARATION OF CONSENT TO JURISDICTION OF COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF SERIES 2004A SPECIAL ASSESSMENTS DATED FEBRUARY 10, 2004, AND RECORDED IN OFFICIAL RECORDS BOOK 2331, PAGE 0634, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

### ABBREVIATIONS/LEGEND

CB	CHORD BEARING
CCUA	CLAY COUNTY UTILITY AUTHORITY
CH	CHORD
C.E.C.	CLAY ELECTRIC COOPERATIVE, INC.
C.M.	CONCRETE MONUMENT
C.O.E.	CORPS OF ENGINEERS
FD	FOUND
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
L	LENGTH OF ARC
L.A.	LIMITED ACCESS
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
N-T-S	NOT TO SCALE
O.R.V.	OFFICIAL RECORDS VOLUME
P.C.	POINT OF CURVATURE
P.O.C.	POINT ON CURVE
P.O.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
R	RADIUS
(R)	RADIAL LINE
R/W	RIGHT OF WAY
SEC.	SECTION
T	TANGENT LENGTH
C12	DENOTES TABULATED CURVE DATA DESIGNATION
L12	DENOTES TABULATED LINE DATA DESIGNATION
Δ	DENOTES DELTA (CENTRAL ANGLE)

### AREAS LEGEND

TRACT "A"	CONSERVATION
TRACT "B"	CONSERVATION
TRACT "C"	CONSERVATION
TRACT "D"	CONSERVATION
TRACT "E"	CONSERVATION
TRACT "F"	CREATION
TRACT "G"	STORMWATER MANAGEMENT FACILITY
TRACT "H"	CONSERVATION
TRACT "I"	LANDSCAPE BUFFER
TRACT "J"	LANDSCAPE BUFFER
TRACT "K"	CONSERVATION
TRACT "L"	CONSERVATION
TRACT "M"	CONSERVATION
TRACT "N"	CONSERVATION
TRACT "O"	CONSERVATION
TRACT "P"	CONSERVATION
TRACT "Q"	CONSERVATION

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

# CREEKVIEW AT OAKLEAF PLANTATION

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA.

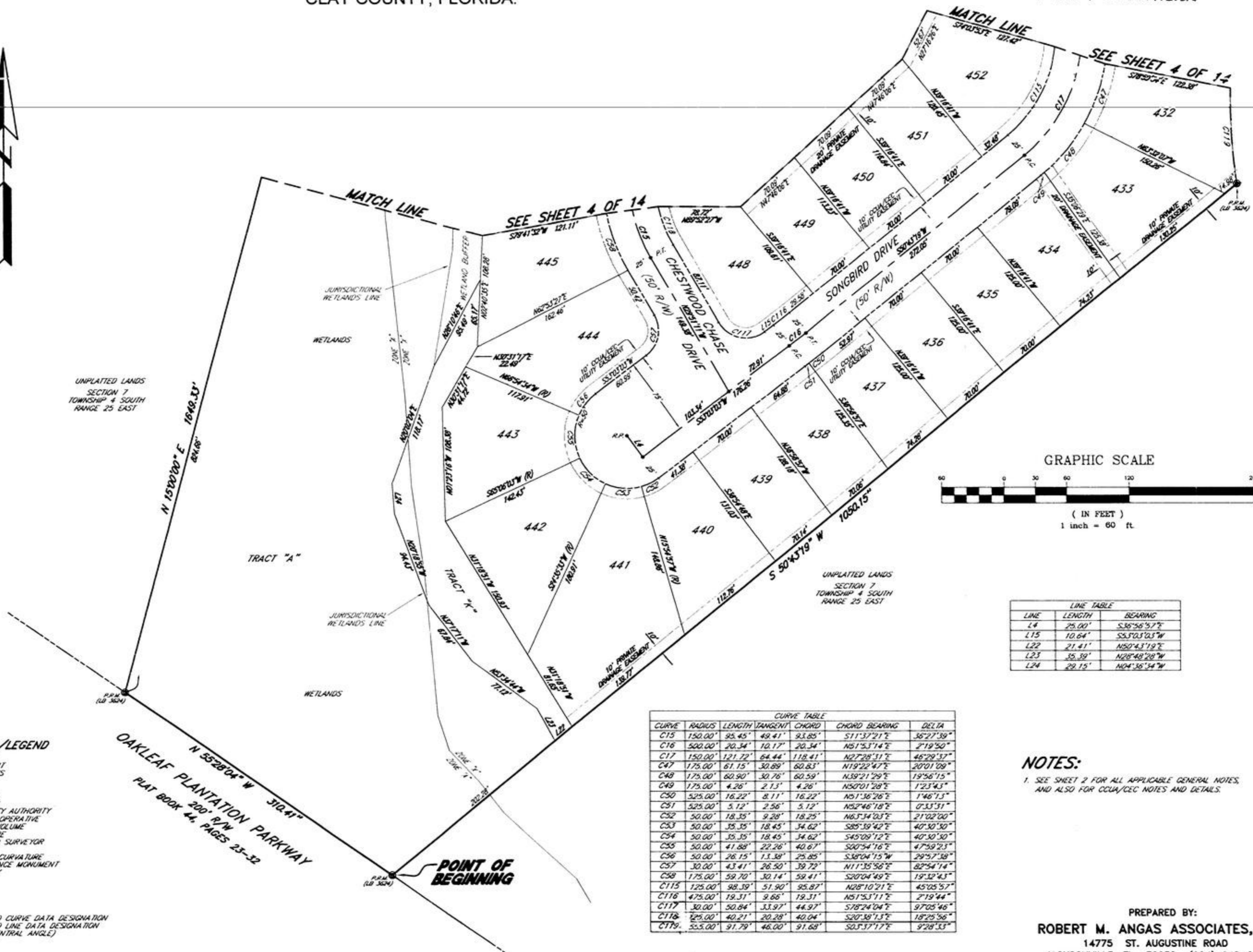
PLAT BOOK 46 PAGE 20

SHEET 3 OF 14 SHEETS

TYPE I SUBDIVISION



UNPLATTED LANDS  
SECTION 7  
TOWNSHIP 4 SOUTH  
RANGE 25 EAST



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L4	25.00'	S36°56'57"E
L15	10.64'	S53°03'03"W
L22	21.41'	N50°43'19"E
L23	35.39'	N28°48'28"W
L24	29.15'	N04°36'34"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C15	150.00'	95.45'	49.41'	93.85'	S11°37'21"E	35°27'39"
C16	500.00'	20.34'	10.17'	20.34'	N51°53'14"E	2°19'50"
C17	150.00'	121.72'	64.44'	118.41'	N27°28'31"E	46°29'37"
C47	175.00'	61.15'	30.89'	60.83'	N19°22'47"E	20°01'09"
C48	175.00'	60.90'	30.76'	60.59'	N39°21'29"E	19°56'15"
C49	175.00'	4.26'	2.13'	4.26'	N50°01'28"E	1°23'43"
C50	525.00'	16.22'	8.11'	16.22'	N51°36'26"E	1°46'13"
C51	525.00'	5.12'	2.56'	5.12'	N52°46'18"E	0°53'31"
C52	50.00'	18.35'	9.28'	18.25'	N65°34'03"E	21°02'00"
C53	50.00'	35.35'	18.45'	34.62'	S85°39'42"E	40°50'30"
C54	50.00'	35.35'	18.45'	34.62'	S45°09'12"E	40°50'30"
C55	50.00'	41.88'	22.26'	40.67'	S00°54'16"E	47°59'23"
C56	50.00'	26.15'	13.38'	25.85'	S38°04'15"W	29°57'58"
C57	30.00'	43.41'	26.50'	39.72'	N11°35'56"E	82°54'14"
C58	175.00'	59.70'	30.14'	59.41'	S20°04'49"E	19°52'43"
C115	125.00'	98.39'	51.90'	95.87'	N28°10'21"E	45°05'57"
C116	475.00'	19.31'	9.66'	19.31'	N51°53'11"E	2°19'44"
C117	30.00'	50.84'	33.97'	44.97'	S78°24'04"E	97°05'46"
C118	125.00'	40.21'	20.28'	40.04'	S20°38'13"E	18°25'36"
C119	55.500'	91.79'	46.00'	91.68'	S03°37'17"E	9°28'33"

**ABBREVIATIONS/LEGEND**

- CH CHORD
- C.M. CONCRETE MONUMENT
- C.O.E. COMPS OF ENGINEERS
- FD. FOUND
- L. LENGTH OF ARC
- LB. LICENSED BUSINESS
- LS. LICENSED SURVEYOR
- CCUA CLAY COUNTY UTILITY AUTHORITY
- CEC CLAY ELECTRIC CO-OPERATIVE
- O.R.V. OFFICIAL RECORDS VOLUME
- P.C. POINT OF CURVATURE
- PLS. PROFESSIONAL LAND SURVEYOR
- P.O.C. POINT ON CURVE
- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.T. POINT OF TANGENCY
- R. RADIUS
- (R) RADIAL LINE
- R/W. RIGHT OF WAY
- SEC. SECTION
- T. TANGENT
- C12 DENOTES TABULATED CURVE DATA DESIGNATION
- L12 DENOTES TABULATED LINE DATA DESIGNATION
- Δ DENOTES DELTA (CENTRAL ANGLE)
- R.P. RADIUS POINT

**NOTES:**

1. SEE SHEET 2 FOR ALL APPLICABLE GENERAL NOTES, AND ALSO FOR CCUA/CEC NOTES AND DETAILS.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

# CREEKVIEW AT OAKLEAF PLANTATION

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA.

TYPE 1  
SUBDIVISION

PLAT BOOK 46 PAGE 21

SHEET 4 OF 14 SHEETS

### ABBREVIATIONS/LEGEND

- CH CHORD
- C.M. CONCRETE MONUMENT
- C.O.E. CORPUS OF ENGINEERS
- F.D. FOUND
- L LENGTH OF ARC
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- C12 DENOTES TABULATED CURVE DATA DESIGNATION
- L12 DENOTES TABULATED LINE DATA DESIGNATION
- Δ DENOTES DELTA (CENTRAL ANGLE)

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C60	450.00	28.08	14.05	28.08	S08°23'45"W	3°34'33"
C61	450.00	70.02	35.01	89.95	S14°38'28"W	8°54'54"
C62	450.00	68.95	34.54	88.88	S23°29'17"W	8°46'45"
C63	1000.00	58.51	29.26	58.50	N26°12'06"E	3°21'08"
C64	1000.00	70.27	35.15	70.26	N22°30'44"E	4°01'35"
C65	1000.00	50.08	25.04	50.07	N19°03'52"E	2°52'08"
C66	1000.00	88.62	44.34	88.59	N15°05'38"E	5°04'39"
C67	1000.00	15.00	7.50	15.00	N12°07'22"E	0°51'33"
C90	175.00	56.99	28.75	56.74	N84°03'49"E	18°39'33"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C103	1050.01	82.47	41.25	82.44	N19°35'58"E	4°30'00"
C104	1050.00	68.70	34.36	68.69	N15°27'24"E	3°44'56"
C105	1050.00	34.80	17.40	34.80	N12°38'34"E	1°53'57"
C109	290.00	73.07	36.73	72.88	N00°15'03"W	14°26'12"
C110	290.00	54.49	27.32	54.40	N17°22'59"E	10°45'53"
C111	725.00	33.25	16.63	33.25	S16°27'06"W	2°37'40"
C112	725.00	70.16	35.11	70.14	S12°21'55"W	5°32'42"
C113	725.00	67.88	33.96	67.85	S06°54'39"W	5°21'52"
C114	125.00	3.04	1.52	3.04	N04°55'32"E	1°23'40"
C115	125.00	98.39	51.90	95.82	N28°10'21"E	45°05'57"
C119	555.00	91.79	46.00	91.68	S03°37'17"E	9°28'53"
C120	555.00	74.93	37.52	74.87	S04°59'04"W	7°44'08"
C121	555.00	85.04	42.60	84.96	S15°14'30"W	8°46'45"
C122	30.00	51.10	25.57	45.14	S33°47'18"E	9°35'54"
C123	340.00	46.11	23.09	46.07	N11°07'34"E	7°46'10"
C124	340.00	66.22	33.21	66.11	N01°39'44"E	11°09'30"
C135	475.00	216.19	110.00	214.32	N00°41'10"E	26°04'37"
C136	30.00	32.28	17.90	30.75	N44°33'15"E	6°39'32"
C137	30.00	11.53	5.84	11.46	N86°23'53"E	27°01'45"
C140	460.00	89.59	44.94	89.44	N01°39'44"E	11°09'30"
C141	460.00	78.47	39.33	78.37	N17°07'42"E	9°46'26"
C142	30.00	51.63	25.88	45.49	S37°18'30"E	98°35'50"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	500.00	236.90	120.72	234.69	S04°11'32"W	27°08'47"
C2	500.00	262.83	134.53	259.81	N02°42'24"E	30°07'04"
C5	150.00	64.85	32.94	64.35	N01°00'27"E	24°46'16"
C12	1025.00	288.54	145.74	288.57	N19°42'08"E	16°11'04"
C13	1025.00	32.00	16.00	32.00	N26°59'20"E	1°47'19"
C14	425.00	152.77	79.80	156.87	S17°14'34"W	21°16'12"
C15	150.00	95.45	48.41	93.85	S11°32'21"E	36°27'59"
C17	150.00	121.72	64.44	118.41	N27°28'31"E	46°29'57"
C18	700.00	165.39	83.08	165.00	S10°59'49"W	15°32'13"
C19	315.00	165.58	84.75	163.68	N02°42'24"E	30°07'04"
C40	540.00	219.41	111.24	217.80	S03°20'40"W	23°16'47"
C41	30.00	30.73	16.86	29.62	N14°21'30"W	58°41'07"
C42	30.00	20.36	10.38	19.97	N63°08'39"W	38°23'11"
C43	30.00	43.62	20.69	39.88	S55°45'22"W	85°18'42"
C44	675.00	62.80	31.47	62.88	S11°26'49"W	2°20'21"
C45	675.00	53.39	28.71	53.58	S06°28'28"W	4°31'52"
C46	125.00	15.70	7.86	15.70	N06°42'37"E	2°08'50"
C47	125.00	61.15	30.89	60.85	N18°22'47"E	20°01'09"
C48	125.00	60.80	30.26	60.59	N38°21'29"E	19°26'12"
C59	125.00	51.62	26.02	51.48	S01°51'00"E	16°24'06"
C143	525.00	45.79	22.91	45.77	N03°29'30"E	4°59'50"
C144	525.00	68.34	34.22	68.29	N03°15'51"E	7°27'28"
C145	525.00	67.59	33.94	67.54	N04°09'10"W	7°22'35"



CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C91	30.00	40.54	24.05	37.52	S54°40'50"W	77°25'32"
C92	460.00	100.46	50.43	100.26	S09°42'40"W	12°30'48"
C93	460.00	113.27	56.93	112.99	S03°36'00"E	14°06'32"
C94	125.00	39.33	19.83	39.17	S02°24'24"E	18°01'43"
C95	400.00	114.30	57.54	113.91	S14°47'39"W	16°22'22"
C96	30.00	48.75	24.37	43.56	S69°32'05"W	95°06'31"
C97	50.00	13.93	7.01	13.88	S71°53'31"E	15°57'43"
C98	50.00	36.16	18.91	35.37	N79°24'37"E	41°26'00"
C99	50.00	48.69	26.47	46.79	N30°47'49"E	55°47'56"
C100	50.00	40.30	21.31	39.21	N20°11'16"W	46°10'54"
C101	50.00	18.01	9.10	17.91	N53°35'36"W	20°38'06"
C102	30.00	44.90	27.85	40.82	S21°02'06"E	85°45'07"
C174	125.00	23.11	11.59	23.08	N80°05'45"E	10°35'40"

LINE	LENGTH	BEARING
L1	33.66'	N17°45'56"E
L2	14.30'	N17°45'56"E
L3	14.69'	N27°52'40"E
L5	4.38'	N17°45'56"E
L6	48.10'	N17°45'56"E
L11	15.71'	S17°45'56"W
L12	36.77'	S17°45'56"W
L16	1.31'	N27°52'40"E
L17	13.38'	N27°52'40"E
L25	30.84'	N88°23'04"W
L26	45.36'	N13°50'08"E
L27	43.22'	N68°42'20"E
L28	26.89'	N67°35'14"W
L29	21.63'	N49°37'01"E
L30	32.03'	N46°32'25"W
L31	49.94'	N40°16'05"E

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

### NOTES:

- SEE SHEET 2 FOR ALL APPLICABLE GENERAL NOTES, AND ALSO FOR CCUA/CEC NOTES AND DETAILS.

PREPARED BY:

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CERTIFICATE OF AUTHORIZATION NO. LB 3624

# CREEKVIEW AT OAKLEAF PLANTATION

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA.

PLAT BOOK 46 PAGE 22

SHEET 5 OF 14 SHEETS

TYPE I SUBDIVISION

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C20	225.00'	22.95'	11.49'	22.94'	S09°25'47"E	5°50'42"
C88	225.00'	31.55'	50.78'	87.19'	N43°12'31"W	61°42'45"
C106	30.00'	26.45'	13.24'	26.44'	S15°03'40"W	6°44'09"
C107	30.00'	49.35'	32.31'	43.97'	S58°48'51"W	94°14'31"
C108	60.00'	64.63'	35.85'	61.55'	N43°12'31"W	61°42'45"
C125	290.00'	24.88'	12.45'	24.88'	N09°53'59"W	4°55'00"
C126	340.01'	50.06'	25.07'	50.01'	N08°08'05"W	8°26'07"
C127	110.00'	49.29'	25.07'	48.88'	N25°11'22"W	25°40'26"
C128	110.00'	55.64'	28.43'	55.05'	N52°31'04"W	28°58'58"
C129	110.00'	13.55'	6.78'	13.54'	N70°32'13"W	70°32'13"
C130	30.00'	44.90'	27.86'	40.83'	S31°11'09"E	85°45'29"
C134	175.00'	48.78'	24.55'	48.62'	S19°40'40"W	15°58'08"
C138	250.00'	25.50'	12.76'	25.49'	S08°25'47"E	5°50'42"
C139	265.00'	27.03'	13.53'	27.02'	S08°25'47"E	5°50'42"
C146	460.00'	67.72'	33.92'	67.66'	N08°08'05"W	8°26'07"
C147	525.00'	41.34'	20.68'	41.33'	N10°05'48"W	4°50'41"

UNPLATTED LANDS  
SECTION 7  
TOWNSHIP 4 SOUTH  
RANGE 25 EAST

LINE TABLE		
LINE	LENGTH	BEARING
L7	29.57'	S12°21'08"E
L10	29.57'	S12°21'08"E
L13	17.08'	N12°21'08"W
L14	12.49'	N12°21'08"W
L32	20.56'	N58°27'06"W
L33	39.14'	N08°58'28"E
L34	36.71'	N24°23'30"E

### ABBREVIATIONS/LEGEND

- CH CHORD
- C.M. CONCRETE MONUMENT
- C.O.E. CORPUS OF ENGINEERS
- FD. FOUND
- L. LENGTH OF ARC
- LB. LICENSED BUSINESS
- LS. LICENSED SURVEYOR
- CCUA CLAY COUNTY UTILITY AUTHORITY
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GRAPHIC SCALE



( IN FEET )  
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# CREEKVIEW AT OAKLEAF PLANTATION

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA.

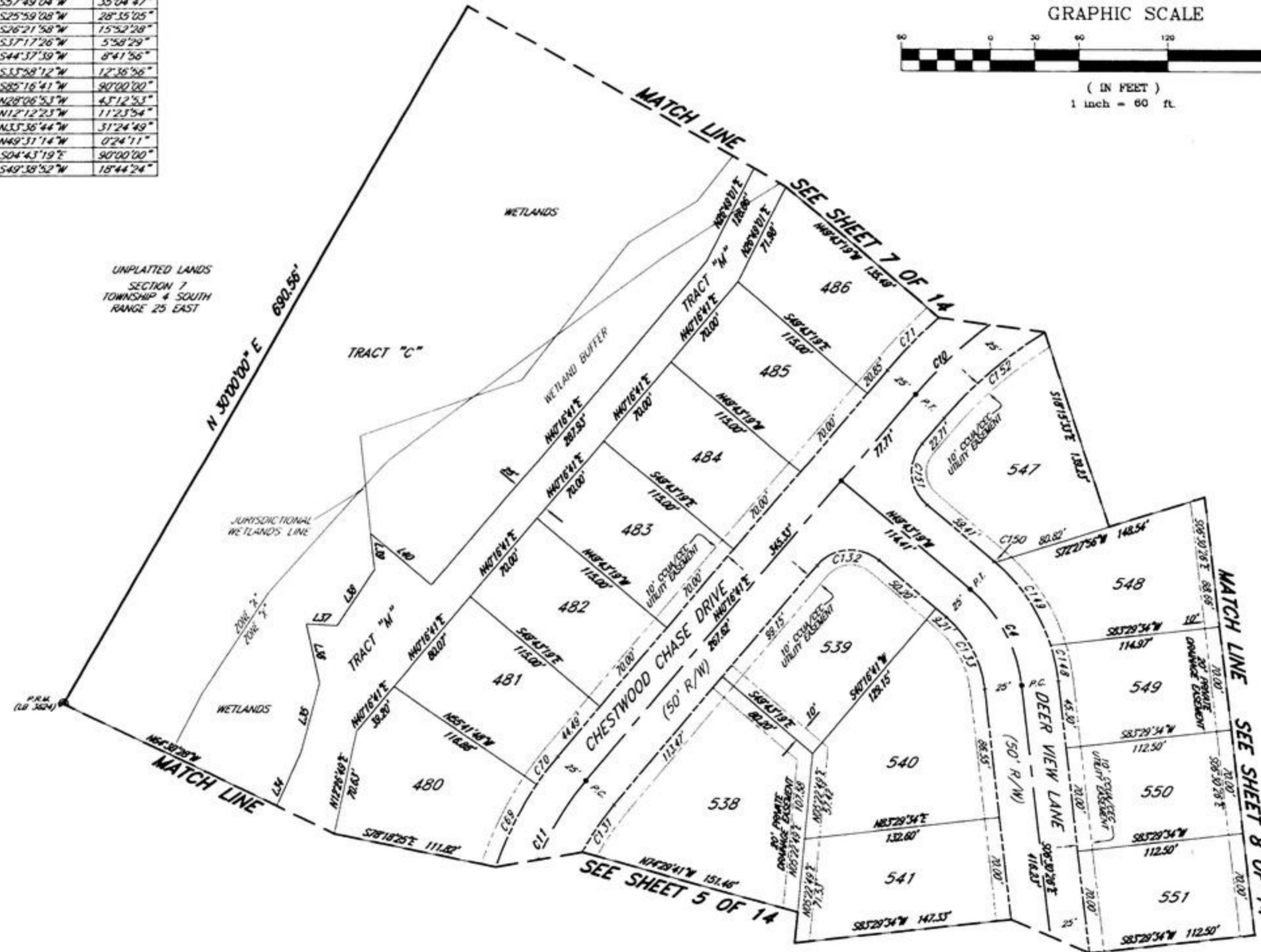
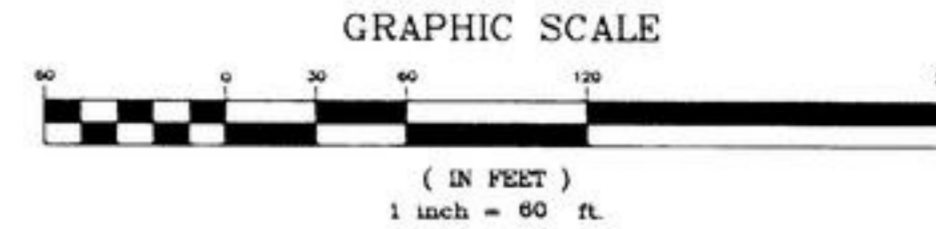
PLAT BOOK 46 PAGE 23

SHEET 6 OF 14 SHEETS

TYPE 1 SUBDIVISION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C4	100.00'	75.42'	39.61'	73.65'	N28°06'53"W	43°12'53"
C10	300.00'	183.68'	94.82'	180.82'	S57°49'04"W	35°04'47"
C11	200.00'	99.78'	50.95'	98.75'	S25°59'08"W	28°35'05"
C69	225.00'	62.34'	31.37'	62.14'	S26°21'58"W	15°52'28"
C70	225.00'	23.46'	11.74'	23.45'	S37°17'26"W	5°58'29"
C71	325.00'	49.34'	24.72'	49.30'	S44°37'39"W	8°41'56"
C131	175.00'	38.53'	19.34'	38.45'	S35°58'12"W	12°36'56"
C132	30.00'	47.12'	30.00'	42.43'	S85°16'41"W	90°00'00"
C133	75.00'	56.57'	29.71'	56.24'	N28°06'53"W	43°12'53"
C148	125.00'	24.87'	12.47'	24.83'	N12°12'23"W	11°23'54"
C149	125.00'	68.53'	35.15'	67.68'	N35°36'44"W	31°24'49"
C150	125.00'	0.89'	0.44'	0.89'	N49°31'14"W	0°24'11"
C151	30.00'	47.12'	30.00'	42.43'	S04°43'19"E	90°00'00"
C152	275.00'	89.95'	45.38'	89.54'	S49°39'52"W	18°44'24"

LINE	LENGTH	BEARING
L34	56.17'	N24°23'30"E
L35	48.03'	N15°10'56"E
L36	41.11'	N12°12'39"W
L37	20.73'	S86°26'48"E
L38	45.89'	S33°44'26"W
L39	24.57'	S09°46'00"E
L40	53.95'	N49°43'19"W



UNPLATTED LANDS  
SECTION 7  
TOWNSHIP 4 SOUTH  
RANGE 25 EAST

**ABBREVIATIONS/LEGEND**

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- C.O.E. CORPS OF ENGINEERS
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- L LENGTH OF ARC
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**NOTES:**

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PLAT BOOK 46 PAGE 24

SHEET 7 OF 14 SHEETS

TYPE I SUBDIVISION

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C10	300.00'	183.68'	94.82'	180.82'	S57°49'04"W	35°04'47"
C72	325.00'	49.38'	24.74'	49.33'	S53°19'45"W	8°42'17"
C73	325.00'	68.19'	34.22'	68.07'	S63°41'53"W	12°01'20"
C74	325.00'	32.07'	16.05'	32.06'	S72°31'51"W	5°39'14"
C153	275.00'	78.43'	39.48'	78.16'	S67°11'16"W	16°20'23"
C154	30.00'	47.12'	30.00'	42.43'	N28°38'32"W	90°00'00"
C175	30.00'	47.12'	30.00'	42.43'	S30°21'28"W	90°00'00"

### ABBREVIATIONS/LEGEND

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# CREEKVIEW AT OAKLEAF PLANTATION

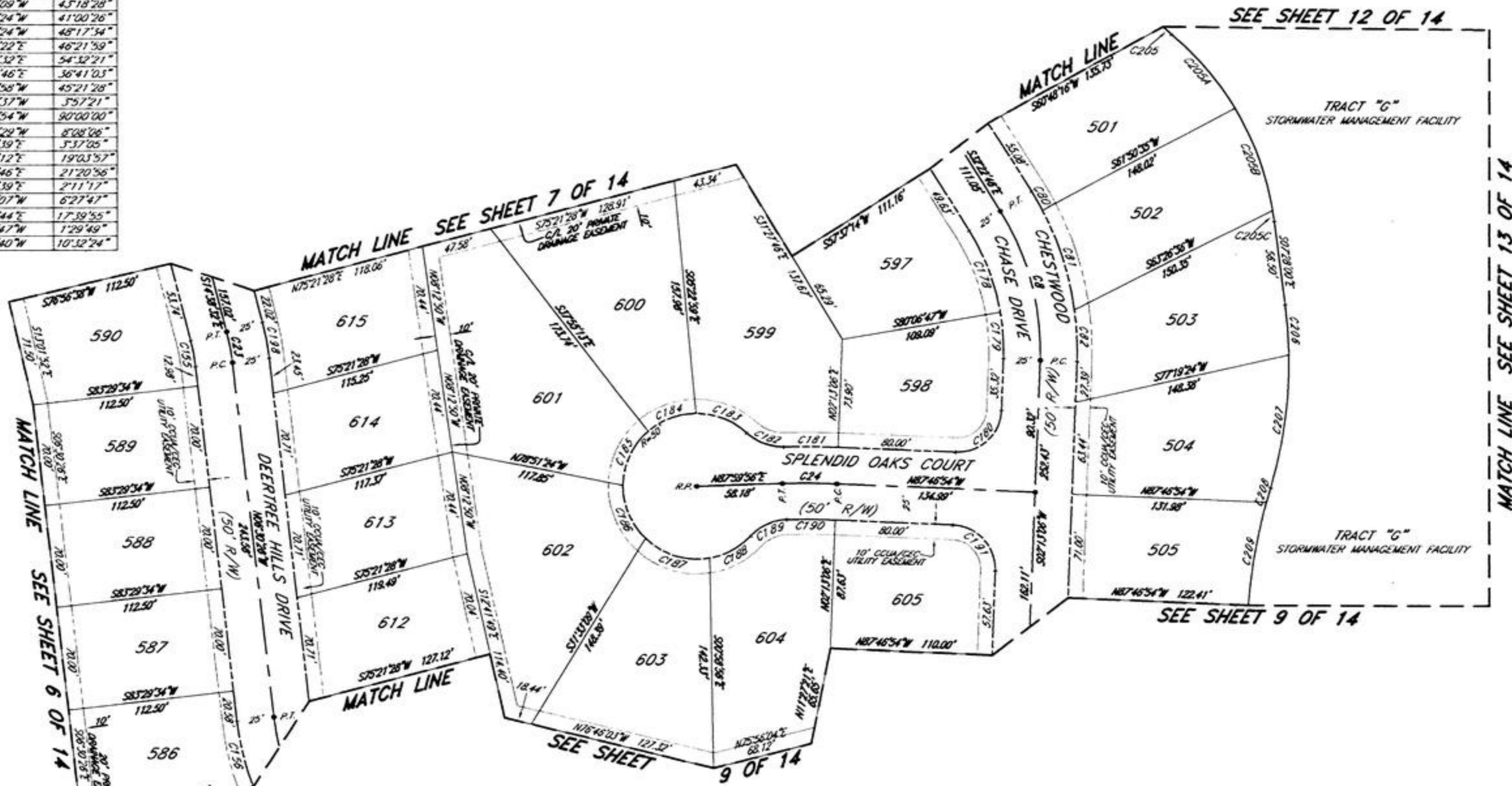
A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA.

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SHEET 8 OF 14 SHEETS

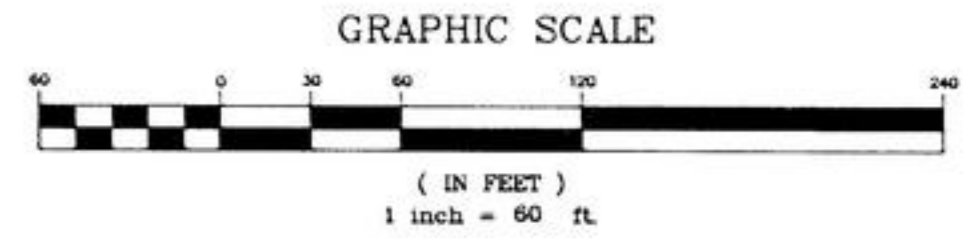
TYPE 1 SUBDIVISION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C8	175.00'	105.67'	54.50'	104.07'	N15°04'50"W	34°35'52"
C23	150.00'	21.30'	10.67'	21.28'	N10°34'29"W	8°08'06"
C24	500.00'	36.82'	18.42'	36.81'	N89°53'29"W	4°13'10"
C80	300.00'	14.74'	7.37'	14.74'	N30°16'05"W	4°13'21"
C81	300.00'	70.65'	35.70'	70.30'	N15°02'05"W	20°14'37"
C82	300.00'	35.37'	17.73'	35.32'	N02°50'51"W	10°07'53"
C155	125.00'	17.75'	8.89'	17.73'	N10°34'29"W	8°08'06"
C156	175.00'	45.27'	22.76'	45.15'	S19°55'00"E	14°49'21"
C178	150.00'	58.89'	29.83'	58.51'	N21°07'59"W	22°29'33"
C179	150.00'	31.69'	15.90'	31.63'	N03°50'03"W	12°06'19"
C180	30.00'	47.12'	30.00'	42.43'	N47°15'06"E	90°00'00"
C181	525.00'	36.76'	18.39'	36.75'	N89°47'17"W	4°00'41"
C182	35.00'	27.42'	14.46'	26.73'	S69°20'46"E	44°53'43"
C183	50.00'	37.79'	19.85'	36.90'	N68°53'09"W	43°18'28"
C184	50.00'	35.79'	18.70'	35.03'	S69°17'24"W	41°00'26"
C185	50.00'	42.14'	22.41'	40.91'	S24°38'24"W	48°17'34"
C186	50.00'	40.46'	21.41'	39.37'	S22°41'22"E	46°21'59"
C187	50.00'	47.59'	25.77'	45.82'	S73°08'32"E	54°32'21"
C188	50.00'	32.01'	16.58'	31.47'	N61°14'46"E	36°41'03"
C189	35.00'	27.71'	14.63'	26.99'	S65°54'56"W	45°21'28"
C190	475.00'	32.80'	16.40'	32.79'	N89°45'37"W	5°57'21"
C191	30.00'	47.12'	30.00'	42.43'	N42°46'54"W	90°00'00"
C198	175.00'	24.85'	12.44'	24.83'	N10°34'29"W	8°08'06"
C205	125.00'	7.89'	3.95'	7.89'	S48°15'39"E	3°37'05"
C205A	200.00'	66.55'	33.59'	66.25'	S40°32'12"E	19°03'57"
C205B	200.00'	74.52'	37.70'	74.09'	S20°19'46"E	21°20'36"
C205C	200.00'	7.64'	3.82'	7.64'	S08°53'39"E	2°11'17"
C206	300.00'	33.84'	16.94'	33.82'	N04°14'07"W	6°27'47"
C207	300.00'	92.49'	46.62'	92.13'	N07°49'44"E	17°39'55"
C208	390.00'	10.19'	5.09'	10.19'	S15°54'47"W	1°29'49"
C209	390.00'	71.74'	35.97'	71.64'	S09°53'40"W	10°32'24"



**NOTES:**  
1. SEE SHEET 2 FOR ALL APPLICABLE GENERAL NOTES,  
AND ALSO FOR CCUA/CEC NOTES AND DETAILS.

- ABBREVIATIONS/LEGEND**
- CH CHORD
  - C.M. CONCRETE MONUMENT
  - C.O.E. CORPS OF ENGINEERS
  - FD. FOUND
  - L. LENGTH OF ARC
  - LB. LICENSED BUSINESS
  - LS. LICENSED SURVEYOR
  - CCUA CLAY COUNTY UTILITY AUTHORITY
  - CEC CLAY ELECTRIC CO-OPERATIVE
  - O.R.V. OFFICIAL RECORDS VOLUME
  - P.C. POINT OF CURVATURE
  - PLS. PROFESSIONAL LAND SURVEYOR
  - P.O.C. POINT ON CURVE
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - P.T. POINT OF TANGENCY
  - R. RADIUS
  - (R) RADIAL LINE
  - R/W. RIGHT OF WAY
  - SEC. SECTION
  - T. TANGENT
  - C12 DENOTES TABULATED CURVE DATA DESIGNATION
  - L12 DENOTES TABULATED LINE DATA DESIGNATION
  - Δ DENOTES DELTA (CENTRAL ANGLE)
  - R.P. RADIUS POINT



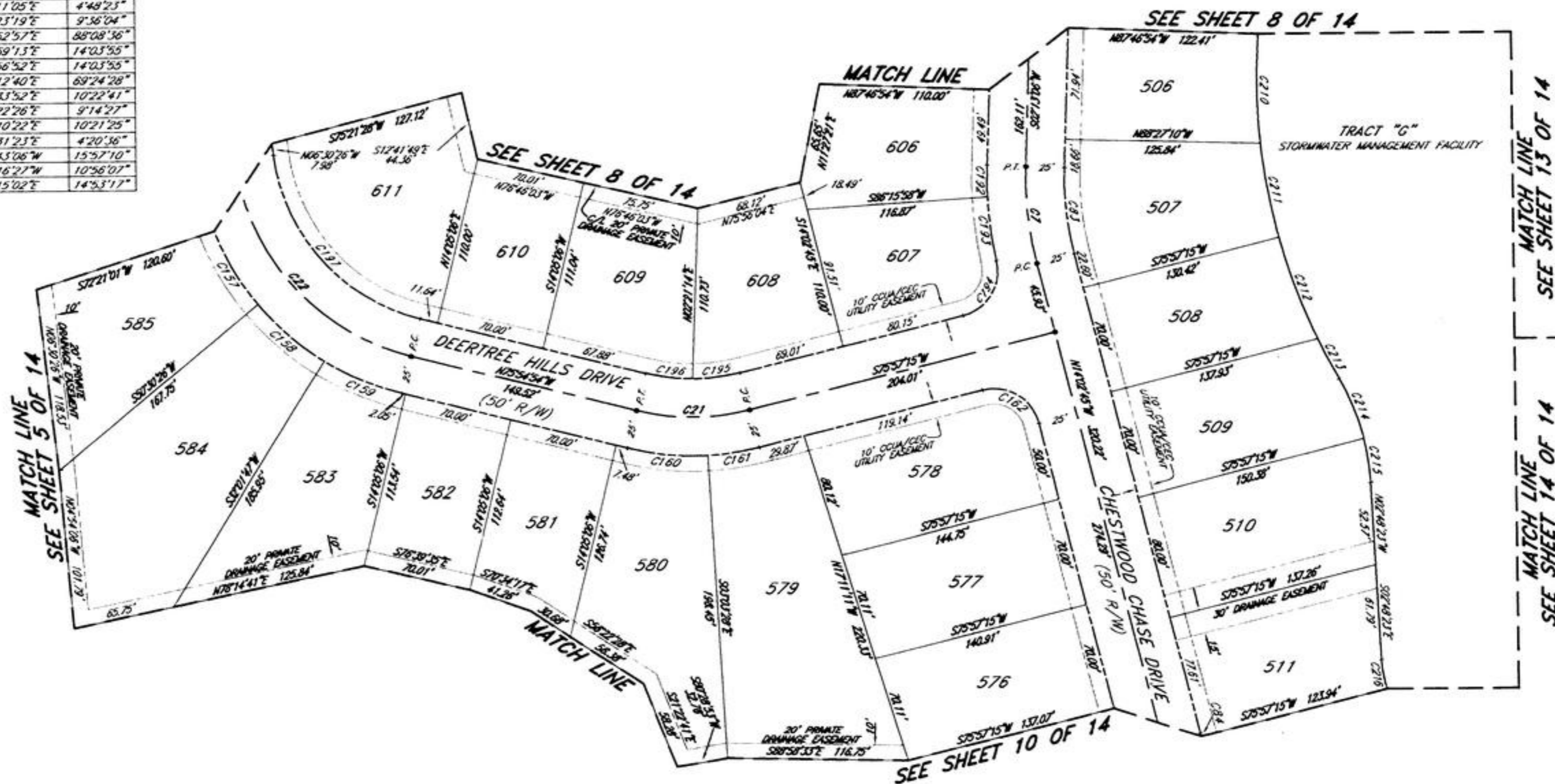
PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

# CREEKVIEW AT OAKLEAF PLANTATION

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA.

TYPE 1 SUBDIVISION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C7	225.00'	63.87'	32.15'	63.65'	S05°54'49"E	16°15'51"
C21	150.00'	73.65'	37.58'	72.91'	S89°38'50"E	28°07'50"
C22	150.00'	181.71'	103.88'	170.80'	S41°12'40"E	69°24'28"
C83	200.00'	56.77'	28.58'	56.58'	S05°54'49"E	16°15'51"
C84	175.00'	2.39'	1.19'	2.39'	N15°39'18"W	0°46'53"
C157	175.00'	55.48'	27.97'	55.24'	S30°24'41"E	18°09'49"
C158	175.00'	56.44'	28.47'	56.19'	S48°43'54"E	18°28'39"
C159	175.00'	54.81'	27.63'	54.59'	S66°56'34"E	17°56'41"
C160	175.00'	52.36'	26.38'	52.16'	S84°29'11"E	17°08'33"
C161	175.00'	53.56'	26.83'	53.51'	N81°26'34"E	10°59'17"
C162	30.00'	47.12'	30.00'	42.43'	N59°02'45"W	90°00'00"
C192	250.00'	20.97'	10.49'	20.97'	S00°11'05"E	4°48'23"
C193	250.00'	41.89'	21.00'	41.84'	S07°23'19"E	9°36'04"
C194	30.00'	46.15'	29.04'	41.73'	N31°52'57"E	88°08'36"
C195	125.00'	30.89'	15.42'	30.61'	N82°59'13"E	14°03'55"
C196	125.00'	30.89'	15.42'	30.61'	S82°56'52"E	14°03'55"
C197	125.00'	151.42'	86.57'	142.33'	S41°12'40"E	69°24'28"
C210	390.00'	70.64'	35.42'	70.55'	S00°33'52"E	10°22'41"
C211	390.00'	62.90'	31.52'	62.83'	S10°22'26"E	9°14'27"
C212	390.00'	70.50'	35.35'	70.40'	S20°10'22"E	10°21'25"
C213	390.00'	29.56'	14.79'	29.56'	S27°31'23"E	4°20'36"
C214	150.00'	41.76'	21.02'	41.63'	N21°43'06"W	15°57'10"
C215	150.00'	28.63'	14.36'	28.59'	N08°16'27"W	10°56'07"
C216	75.00'	19.49'	9.80'	19.43'	S10°15'02"E	14°53'17"



**ABBREVIATIONS/LEGEND**

- CH CHORD
- C.M. CONCRETE MONUMENT
- C.O.E. CORPS OF ENGINEERS
- FD. FOUND
- L. LENGTH OF ARC
- LB. LICENSED BUSINESS
- LS. LICENSED SURVEYOR
- CCUA CLAY COUNTY UTILITY AUTHORITY
- CEC CLAY ELECTRIC CO-OPERATIVE
- O.R.V. OFFICIAL RECORDS VOLUME
- P.C. POINT OF CURVATURE
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.O.C. POINT ON CURVE
- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.T. POINT OF TANGENCY
- R. RADIUS
- (R) RADIAL LINE
- R/W RIGHT OF WAY
- SEC. SECTION
- T. TANGENT
- C12 DENOTES TABULATED CURVE DATA DESIGNATION
- L12 DENOTES TABULATED LINE DATA DESIGNATION
- Δ DENOTES DELTA (CENTRAL ANGLE)
- R.P. RADIUS POINT

**NOTES:**

1. SEE SHEET 2 FOR ALL APPLICABLE GENERAL NOTES, AND ALSO FOR CCUA/CEC NOTES AND DETAILS.

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 60 ft.

PREPARED BY:  
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CERTIFICATE OF AUTHORIZATION NO. LB 3624

# CREEKVIEW AT OAKLEAF PLANTATION

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA.

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SHEET 10 OF 14 SHEETS

TYPE I SUBDIVISION



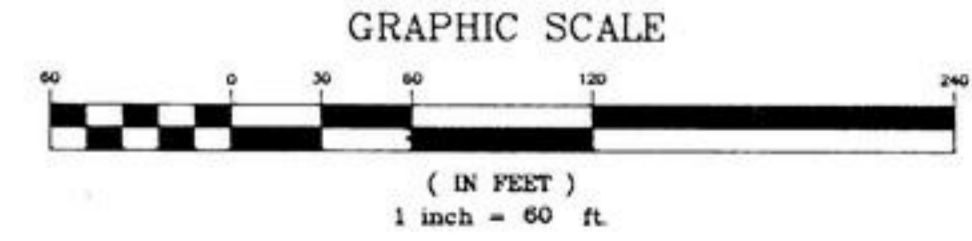
LINE	LENGTH	BEARING
L8	25.00'	S68°37'19"W
L18	10.91'	S74°08'05"E
L42	83.71'	N86°21'28"W
L43	52.05'	S47°48'55"W
L44	10.49'	S39°34'49"W
L45	20.27'	N55°11'47"W
L46	18.40'	N55°11'47"W
L47	21.94'	S39°34'49"W
L52	37.21'	S36°56'02"W
L53	14.99'	S55°11'47"E
L55	4.84'	S36°56'02"W



- ABBREVIATIONS/LEGEND**
- CH CHORD
  - C.M. CONCRETE MONUMENT
  - C.O.E. CORPS OF ENGINEERS
  - FD. FOUND
  - L. LENGTH OF ARC
  - LB. LICENSED BUSINESS
  - LS. LICENSED SURVEYOR
  - CCUA CLAY COUNTY UTILITY AUTHORITY
  - CEC CLAY ELECTRIC CO-OPERATIVE
  - O.R.V. OFFICIAL RECORDS VOLUME
  - M.C. POINT OF CURVATURE
  - PLS. PROFESSIONAL LAND SURVEYOR
  - P.O.C. POINT ON CURVE
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - P.T. POINT OF TANGENCY
  - R. RADIUS
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  - T. TANGENT
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  - Δ DENOTES DELTA (CENTRAL ANGLE)

**NOTES:**  
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CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C5	150.00'	64.85'	32.94'	64.35'	N81°00'27"E	24°46'16"
C8	150.00'	216.42'	131.94'	198.13'	N27°17'17"E	82°40'04"
C85	175.00'	54.04'	27.24'	53.83'	N04°25'04"W	17°41'35"
C86	175.00'	69.60'	35.26'	69.14'	N15°49'19"E	22°47'11"
C87	175.00'	72.62'	36.84'	72.10'	N39°06'12"E	23°46'36"
C88	175.00'	53.85'	27.14'	53.64'	N59°48'25"E	17°37'49"
C89	175.00'	18.67'	9.34'	18.66'	N71°40'41"E	6°06'43"
C183	125.00'	180.35'	109.95'	185.11'	N27°17'17"E	82°40'04"
C184	30.00'	47.12'	30.00'	42.43'	S66°22'41"E	90°00'00"
C185	30.00'	35.59'	20.23'	33.54'	S12°36'35"W	67°58'32"
C186	30.00'	48.97'	26.65'	47.04'	N18°32'22"E	56°06'58"
C187	50.00'	38.63'	20.45'	37.86'	N31°46'01"W	44°29'47"
C188	50.00'	46.78'	25.26'	45.10'	N80°49'15"W	53°36'40"
C189	50.00'	38.31'	20.15'	37.38'	S50°25'50"W	43°53'51"
C170	30.00'	40.22'	21.27'	39.14'	S05°25'55"W	46°05'18"
C171	30.00'	3.29'	1.64'	3.29'	S19°29'43"E	5°45'57"
C172	30.00'	47.12'	30.00'	42.43'	N25°57'19"E	90°00'00"
C173	125.00'	30.93'	15.54'	30.85'	N75°42'57"E	14°10'36"
C217	75.00'	73.88'	40.25'	70.93'	S45°54'52"E	56°26'25"



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# CREEKVIEW AT OAKLEAF PLANTATION

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA.

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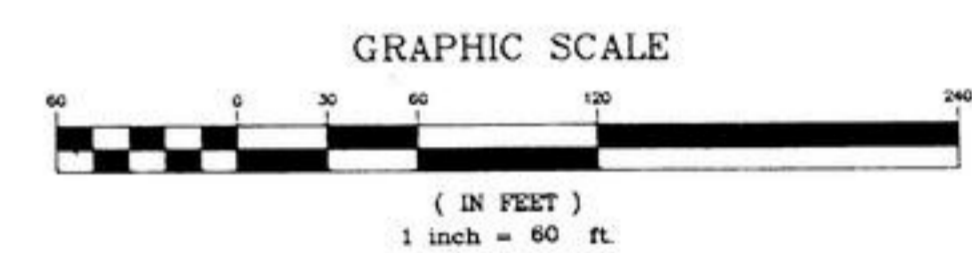
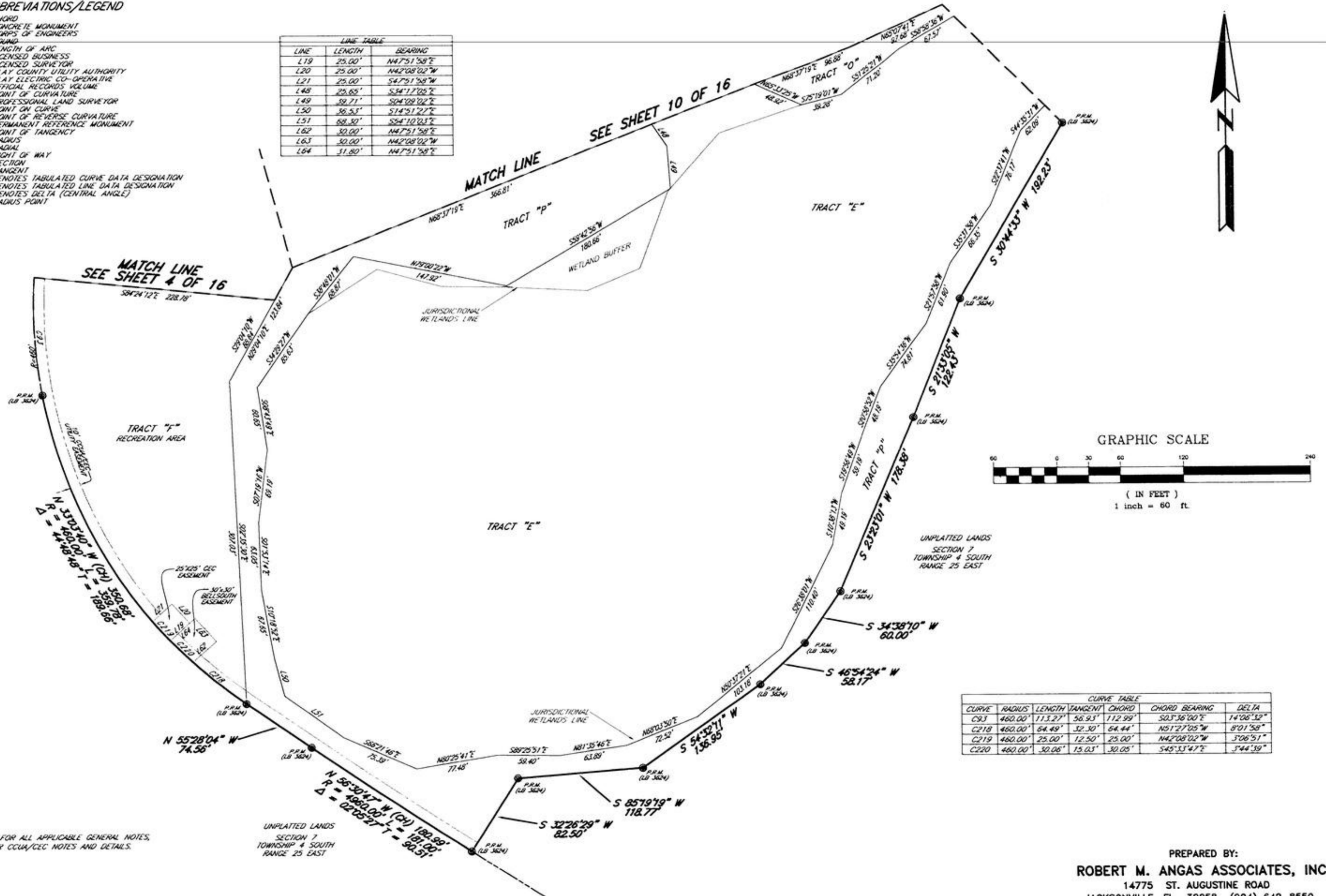
SHEET 11 OF 14 SHEETS

TYPE I SUBDIVISION

### ABBREVIATIONS/LEGEND

CH	CHORD
CM	CONCRETE MONUMENT
C.O.E.	CORPUS OF ENGINEERS
PA	PLANNING AREA
L	LENGTH OF ARC
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
CCUA	CLAY COUNTY UTILITY AUTHORITY
CEC	CLAY ELECTRIC CO-OPERATIVE
O.R.V.	OFFICIAL RECORDS VOLUME
P.C.	POINT OF CURVATURE
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.C.	POINT ON CURVE
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
R	RADIUS
(R)	RADIAL
R/W	RIGHT OF WAY
SEC.	SECTION
T	TANGENT
C12	DENOTES TABULATED CURVE DATA DESIGNATION
L12	DENOTES TABULATED LINE DATA DESIGNATION
Δ	DENOTES DELTA (CENTRAL ANGLE)
R.P.	RADIUS POINT

LINE	LENGTH	BEARING
L19	25.00'	N47°51'58"E
L20	25.00'	N42°08'02"W
L21	25.00'	S47°51'58"W
L48	25.65'	S34°12'05"E
L49	59.71'	S04°09'02"E
L50	36.53'	S14°51'27"E
L51	68.30'	S64°10'03"E
L62	30.00'	N47°51'58"E
L63	30.00'	N42°08'02"W
L64	31.80'	N47°51'58"E



CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C93	460.00'	113.27'	56.93'	112.99'	S03°36'00"E	14°06'52"
C218	460.00'	64.49'	32.30'	64.44'	N51°27'05"W	8°01'58"
C219	460.00'	25.00'	12.50'	25.00'	N42°08'02"W	3°06'51"
C220	460.00'	30.06'	15.03'	30.05'	S45°33'47"E	3°44'39"

**NOTES:**  
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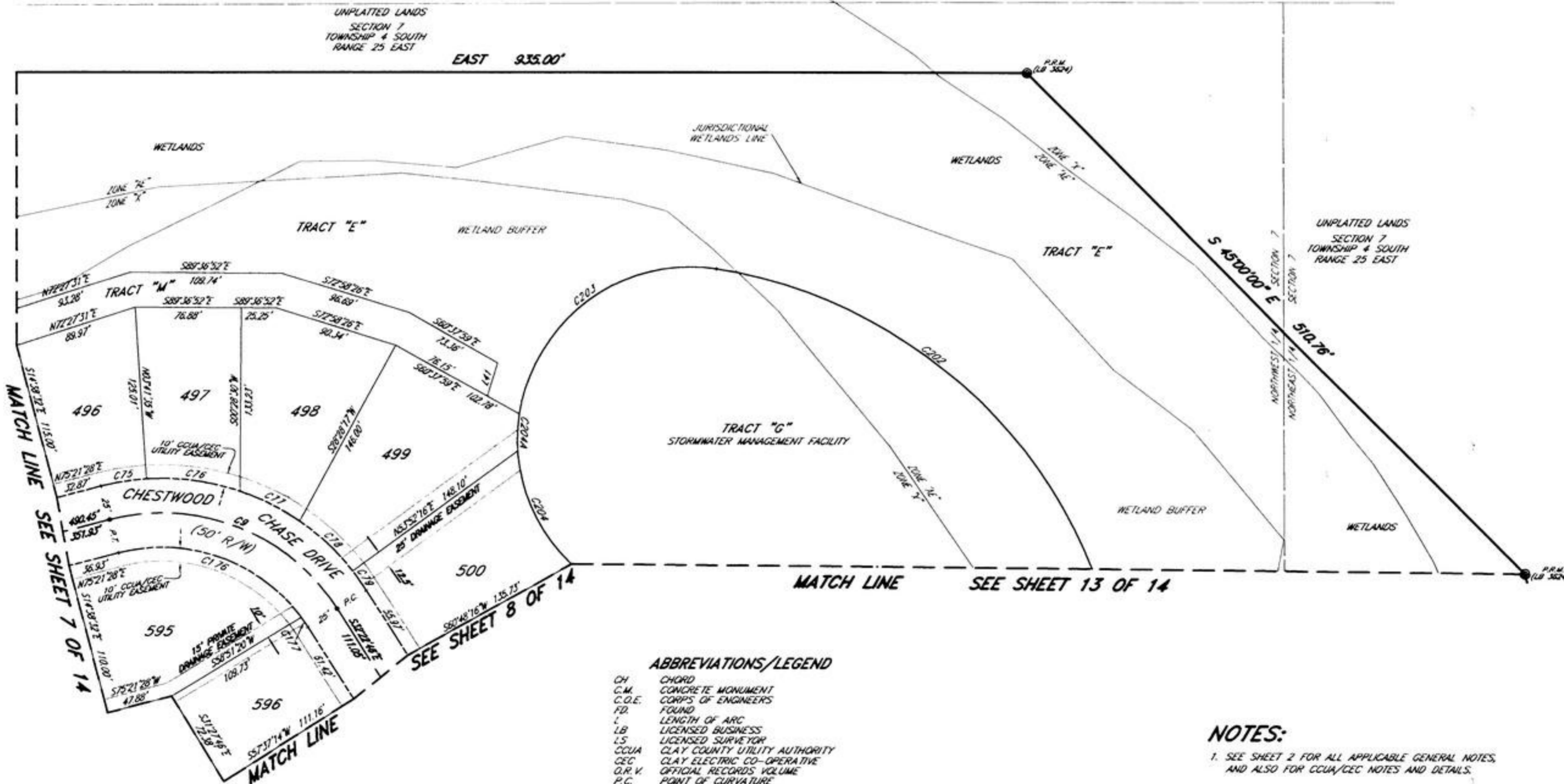
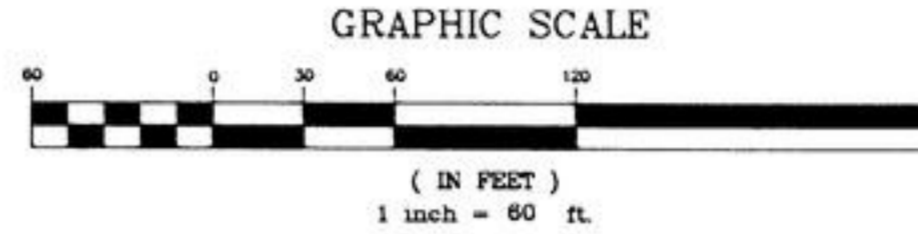
PLAT BOOK 46 PAGE 29

SHEET 12 OF 14 SHEETS

TYPE I SUBDIVISION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C9	150.00	189.18	109.51	176.89	N68°30'39"W	72°15'47"
C75	175.00	33.44	16.77	33.39	S80°49'56"W	10°56'57"
C76	175.00	68.76	34.83	68.32	N82°26'12"W	22°30'46"
C77	175.00	48.45	24.38	48.30	N63°14'55"W	15°51'48"
C78	175.00	53.11	26.76	52.90	N46°37'24"W	17°23'14"
C79	175.00	16.95	8.48	16.95	N35°09'16"W	5°33'02"
C176	125.00	149.06	84.83	140.38	N70°28'49"W	68°19'27"
C177	125.00	8.59	4.30	8.59	N54°20'55"W	5°56'19"
C202	350.00	615.26	422.49	539.05	N30°54'02"W	100°43'13"
C203	125.00	196.76	125.41	177.07	S53°58'45"W	90°11'14"
C204	125.00	92.97	48.75	90.84	S25°08'41"E	42°36'50"
C204A	125.00	27.03	13.57	26.98	S07°21'26"W	12°23'24"

LINE	LENGTH	BEARING
L41	25.60	S16°58'09"W



**ABBREVIATIONS/LEGEND**

- CH CHORD
- C.M. CONCRETE MONUMENT
- C.O.E. CORPS OF ENGINEERS
- FD. FOUND
- L LENGTH OF ARC
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- CCUA CLAY COUNTY UTILITY AUTHORITY
- CEC CLAY ELECTRIC CO-OPERATIVE
- O.R.V. OFFICIAL RECORDS VOLUME
- P.C. POINT OF CURVATURE
- PLS PROFESSIONAL LAND SURVEYOR
- P.O.C. POINT ON CURVE
- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.T. POINT OF TANGENCY
- R RADIUS
- (R) RADIAL LINE
- R/W RIGHT OF WAY
- SEC. SECTION
- T TANGENT
- C12 DENOTES TABULATED CURVE DATA DESIGNATION
- L12 DENOTES TABULATED LINE DATA DESIGNATION
- Δ DENOTES DELTA (CENTRAL ANGLE)
- R.P. RADIUS POINT

**NOTES:**

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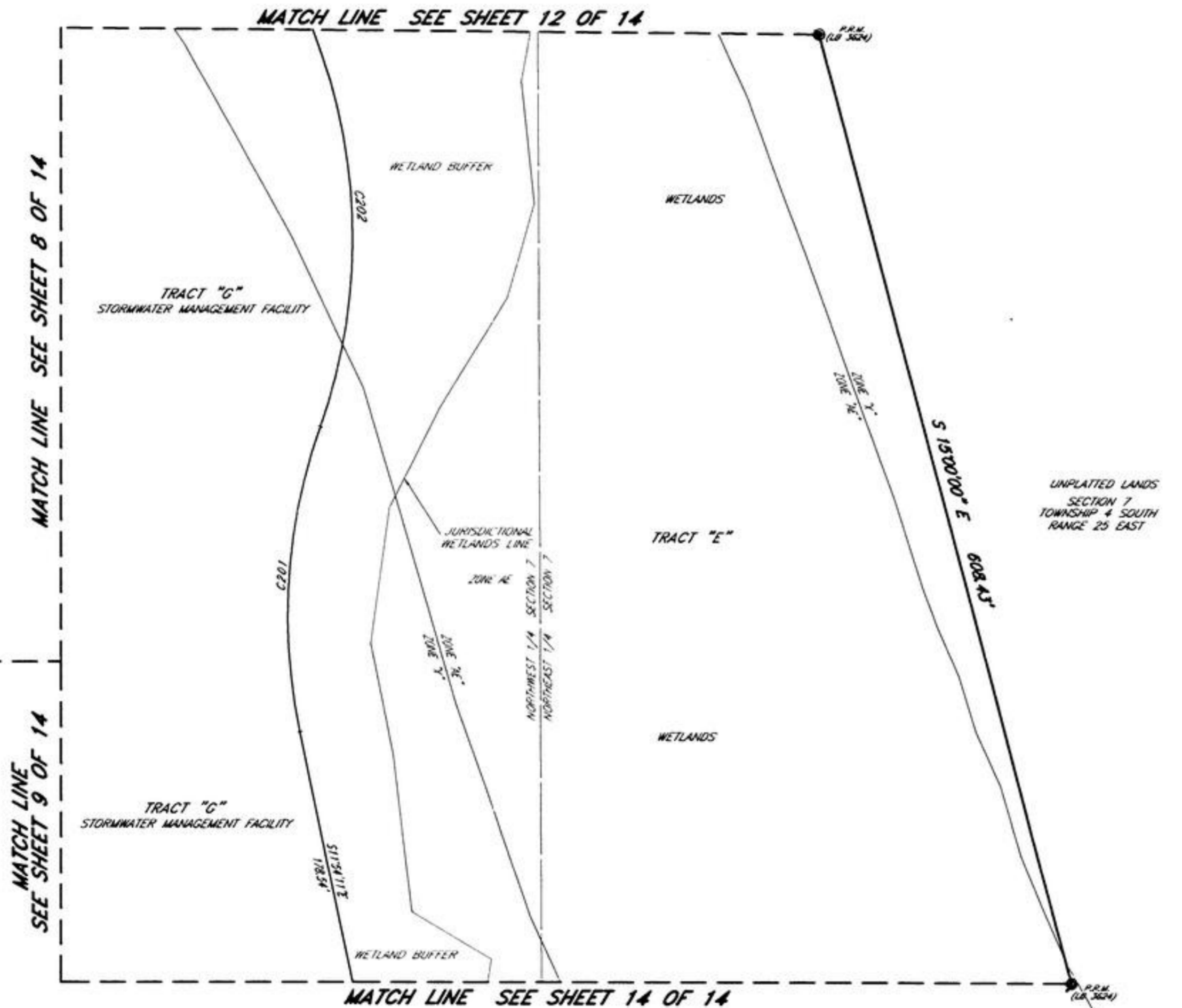
# CREEKVIEW AT OAKLEAF PLANTATION

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA.

PLAT BOOK 46 PAGE 30

SHEET 13 OF 14 SHEETS

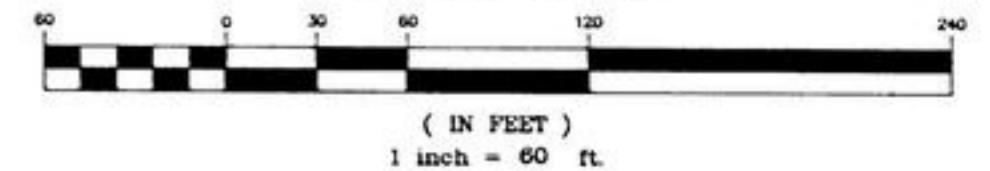
TYPE I SUBDIVISION



### ABBREVIATIONS/LEGEND

- CH CHORD
- C.M. CONCRETE MONUMENT
- C.O.E. CORPS OF ENGINEERS
- FD. FOUND
- L. LENGTH OF ARC
- LB. LICENSED BUSINESS
- LS. LICENSED SURVEYOR
- CCUA. CLAY COUNTY UTILITY AUTHORITY
- CEC. CLAY ELECTRIC CO-OPERATIVE
- O.R.V. OFFICIAL RECORDS VOLUME
- P.C. POINT OF CURVATURE
- PLS. PROFESSIONAL LAND SURVEYOR
- P.O.C. POINT ON CURVE
- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.T. POINT OF TANGENCY
- R. RADIUS
- (R) RADIAL LINE
- R/W. RIGHT OF WAY
- SEC. SECTION
- T. TANGENT
- C12 DENOTES TABULATED CURVE DATA DESIGNATION
- L12 DENOTES TABULATED LINE DATA DESIGNATION
- ? DENOTES DELTA (CENTRAL ANGLE)
- R.P. RADIUS POINT

### GRAPHIC SCALE



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C201	350.00'	191.58'	98.26'	189.20'	S03°46'42"W	31°21'46"
C202	350.00'	615.26'	422.48'	539.05'	N30°54'02"W	100°43'13"

### NOTES:

1. SEE SHEET 2 FOR ALL APPLICABLE GENERAL NOTES, AND ALSO FOR CCUA/CEC NOTES AND DETAILS.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 ST. AUGUSTINE ROAD  
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CERTIFICATE OF AUTHORIZATION NO. LB 3624

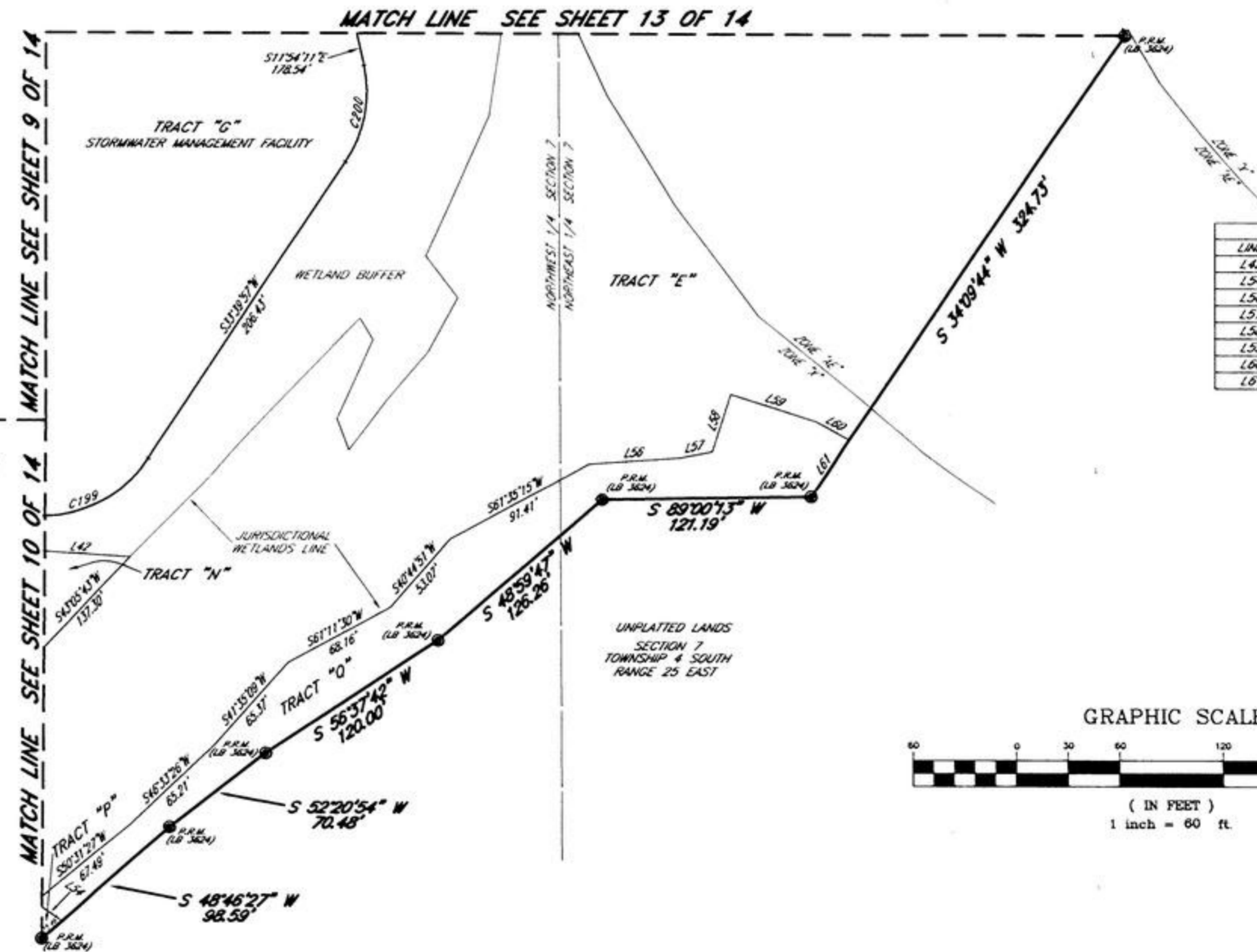
# CREEKVIEW AT OAKLEAF PLANTATION

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA.

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SHEET 14 OF 14 SHEETS

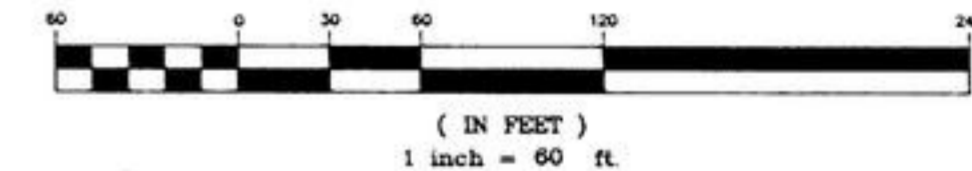
TYPE I SUBDIVISION



LINE	LENGTH	BEARING
L42	83.71'	N86°21'28\"W
L54	17.62'	S55°11'47\"E
L56	53.43'	S86°08'12\"W
L57	18.68'	S79°09'43\"W
L58	34.82'	S17°32'37\"W
L59	51.80'	N17°27'23\"W
L60	22.12'	N61°12'54\"W
L61	39.11'	S54°09'44\"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
CT99	75.00'	94.51'	54.69'	88.38'	N89°45'56\"E	72°11'58\"
C200	75.00'	59.65'	31.50'	58.09'	N10°52'53\"E	45°34'09\"

GRAPHIC SCALE



### ABBREVIATIONS/LEGEND

- CH CHORD
- C.M. CONCRETE MONUMENT
- C.O.E. CORPUS OF ENGINEERS
- FD. FOUND
- L. LENGTH OF ARC
- LB. LICENSED BUSINESS
- LS. LICENSED SURVEYOR
- CCUA. CLAY COUNTY UTILITY AUTHORITY
- CEC. CLAY ELECTRIC CO-OPERATIVE
- O.R.V. OFFICIAL RECORDS VOLUME
- P.C. POINT OF CURVATURE
- PLS. PROFESSIONAL LAND SURVEYOR
- P.O.C. POINT ON CURVE
- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.T. POINT OF TANGENCY
- R. RADIUS
- (R) RADIAL LINE
- R/W. RIGHT OF WAY
- SEC. SECTION
- T. TANGENT
- C12. DENOTES TABULATED CURVE DATA DESIGNATION
- L12. DENOTES TABULATED LINE DATA DESIGNATION
- Δ. DENOTES DELTA (CENTRAL ANGLE)
- R.P. RADIUS POINT

### NOTES:

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