

DOUBLE BRANCH

PLAT BOOK 68 PAGE 65

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

SHEET 1 OF 8 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES)

CAPTION

A PARCEL OF LAND LYING IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 00°14'00" WEST, ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 667.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°14'00" WEST, CONTINUING ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 2004.53 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 88°40'11" WEST, DEPARTING SAID EAST LINE AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 1339.46 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 00°16'14" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1436.84 FEET; THENCE SOUTH 89°43'46" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 120.00 FEET; THENCE NORTH 00°16'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 89°43'46" WEST, A DISTANCE OF 120.00 FEET TO A POINT ON SAID WEST LINE; THENCE NORTH 00°16'14" EAST, ALONG SAID WEST LINE, A DISTANCE OF 432.35 FEET; THENCE SOUTH 88°28'37" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 263.76 FEET; THENCE SOUTH 00°16'14" WEST, A DISTANCE OF 30.01 FEET; THENCE SOUTH 88°28'37" EAST, A DISTANCE OF 213.92 FEET; THENCE NORTH 00°16'14" EAST, A DISTANCE OF 30.01 FEET; THENCE SOUTH 88°28'37" EAST, A DISTANCE OF 763.68 FEET; THENCE SOUTH 00°14'00" WEST, A DISTANCE OF 10.18 FEET; THENCE SOUTH 88°28'37" EAST, A DISTANCE OF 96.88 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 61.39 ACRES, MORE OR LESS.

COUNTY COMMISSIONER'S APPROVAL

EXAMINED AND APPROVED ON THIS 11 DAY OF October, 2022,
BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.

Wayne Bolia
WAYNE BOLIA, CHAIRMAN OF THE BOARD

Tara S. Green
TARA S. GREEN
CLAY COUNTY CLERK OF COURT AND
COMPTROLLER EX OFFICIO CLERK OF THE BOARD

CERTIFICATE OF CLERK

I CERTIFY THAT THIS PLAT IS RECORDED IN PLAT BOOK 68 PAGES
65-72 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA ON THIS
11 DAY OF October, 2022.

Tara S. Green
TARA S. GREEN
CLAY COUNTY CLERK OF COURT AND COMPTROLLER EX OFFICIO CLERK TO THE BOARD

SURVEYOR'S CERTIFICATE OF REVIEW

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THEY HAVE REVIEWED THIS PLAT ON BEHALF OF CLAY COUNTY, FLORIDA, IN ACCORDANCE WITH THE REQUIREMENTS OF FLORIDA STATUTES SECTION 177.081(1) AND THAT SAID PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177 PART 1. THIS CERTIFICATION IS MADE ON THIS 27 DAY OF September, 2022.

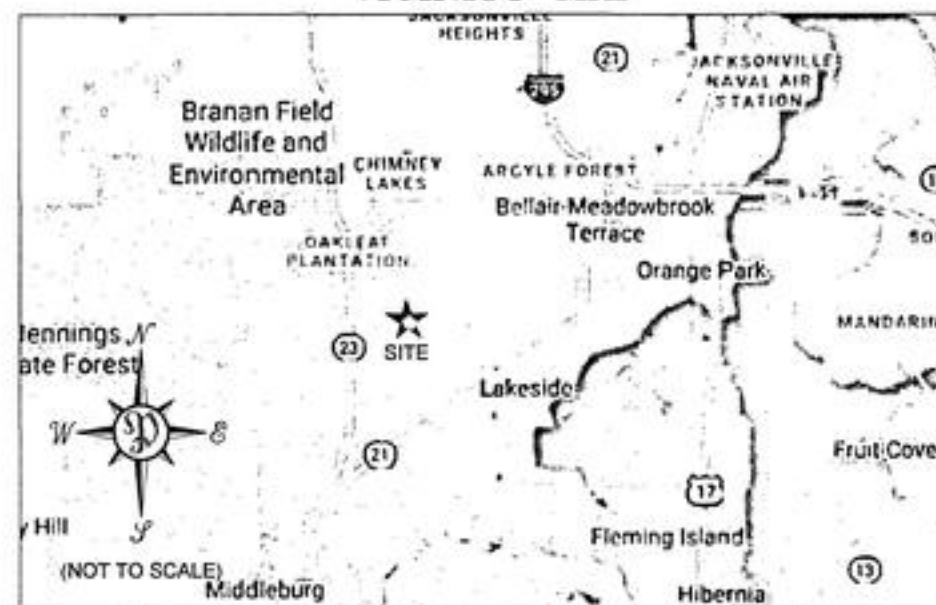
Harold Wiland
HAROLD WILAND
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER #2518
615 BLANDING BOULEVARD, ORANGE PARK, FLORIDA
904-272-1000

SURVEYOR'S CERTIFICATE

KNOW ALL YE MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED, AND WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF PART 1, CHAPTER 177 FLORIDA STATUTES. SIGNED AND SEALED THIS 30 DAY OF October, 2022 A.D.

Nathan P. Perret
NATHAN P. PERRET, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.

VICINITY MAP



DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES

EXAMINED AND APPROVED ON THIS 18 DAY OF October, 2022.

Cherie Stewart
T. CHERIE STEWART, DIRECTOR

COUNTY ENGINEER'S APPROVAL

EXAMINED AND APPROVED ON THIS 13 DAY OF October, 2022.

Richard Smith
RICHARD SMITH, P.E., COUNTY ENGINEER

SUBDIVISION IMPROVEMENT GUARANTEE:

AS A CONDITION PRECEDENT TO THE RECORDATION OF THIS PLAT IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THE UNDERSIGNED DEDICATOR 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 DEDICATOR, THAT SAID DEDICATOR SHALL, WITHIN 24 MONTHS OF THE DATE OF ACCEPTANCE OF THE STREET AND DRAINAGE IMPROVEMENTS BY CLAY COUNTY 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 AFFECTS 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 DEDICATOR TO THE SAME EXTENT AND PURPOSE AS IF SAID GRANTEE WERE INCORPORATED VERBATIM IN EACH SAID CONVEYANCE OR CONTRACT OF SALE.

THE UNDERSIGNED DEDICATOR HAS CAUSED THESE PRESENTS TO BE SIGNED AS FOLLOWS:

BY: Justin Dudley WITNESS: David Crosby
JUSTIN DUDLEY ITS VICE PRESIDENT OF LAND ACQUISITION WITNESS: Bryan Switzer

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 22 DAY OF September, 2022, BY JUSTIN DUDLEY AS VICE PRESIDENT OF LAND ACQUISITION, OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME OR WHO () PRODUCED AS IDENTIFICATION.

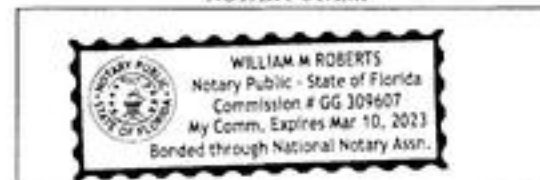
William M. Roberts
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: William M. Roberts

COMMISSION NO.: 66 309607

MY COMMISSION EXPIRES: 3/10/2023

NOTARY STAMP



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY ("DEDICATOR"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS DOUBLE BRANCH, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS, KINDLEWOOD DRIVE, ROOSTER HOLLOW WAY, BLIND OAK WAY, CEDAR PRESERVE LANE AND OLD CABIN LANE (THE "RIGHTS-OF-WAY"), TRACT "C" (FUTURE R/W), TRACT "D" (FUTURE R/W), EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS, AND UNOBSTRUCTED EASEMENTS, AS SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKES AND FILTRATION SYSTEMS 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 LAND.

THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL RIGHTS OF WAY HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID TRAILS, COURTS, LANES AND STREETS, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEMS, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS.

CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER CONTROL STRUCTURES OR ANY PART THEREOF. THE DEDICATOR, AS OWNER OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY CLAY COUNTY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE 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 DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF THE DEDICATOR, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN DOUBLE BRANCH. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE DEDICATOR AND THE SUCCESSORS OF DEDICATOR IN OWNERSHIP OF THE LAND SHALL BE SUBJECT TO IT FOR MATTERS ARISING DURING SUCH PARTY'S OWNERSHIP OF THE LAKES AND FILTRATION SYSTEMS DESCRIBED ABOVE.

NONE OF THE FOREGOING SHALL PROHIBIT CLAY COUNTY, FROM ESTABLISHING A MUNICIPAL SERVICE TAXING UNIT, MUNICIPAL SERVICE BENEFIT UNIT, STORMWATER UTILITY, TRANSPORTATION UTILITY, OR ANY OTHER SPECIAL ASSESSMENT/FEE SYSTEM WITHIN ANY SUBDIVISION FOR THE FURNISHING OF ROADS, STREETS, DRAINAGE, OR OTHER BENEFITS, NOR SHALL ANY OF THE FOREGOING PROHIBIT THE ACCEPTANCE FOR MAINTENANCE OF ROADS OR COMMON FACILITIES BY THE CLAY 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.

TRACT "A" (PARK), TRACT "B" (OPEN SPACE), TRACT "E" (PARK), TRACT "F" (FUTURE ENTRANCE), TRACT "G" (SWMF), TRACT "H" (CONSERVATION), TRACT "J" (OPEN SPACE), TRACT "K" (PARK), TRACT "L" (SWMF), TRACT "M" (CONSERVATION), TRACT "N" (SWMF), TRACT "O" (SWMF) AND TRACT "P" (FUTURE DEVELOPMENT) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF DEDICATOR, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, DEDICATOR RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY OR ENTITIES, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

TRACT "I" (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED TO CLAY COUNTY UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS. ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO CLAY COUNTY UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS.

THE EASEMENTS DESCRIBED IN GENERAL NOTES 6 THROUGH 11 HEREIN, SHALL BE IRREVOCABLY DEDICATED AS STATED THEREIN.

THE "30' INGRESS/EGRESS EASEMENT" OVER TRACT "J" IS DEDICATED FOR THE BENEFIT OF THE PARCELS IDENTIFIED BY CLAY COUNTY PROPERTY APPRAISER PARCEL ID # 16-04-25-007944-000-00 AS OF THE DATE OF RECORDING OF THIS PLAT.

THE "30' INGRESS/EGRESS AND ELECTRICAL UTILITY EASEMENT" OVER TRACT "B" IS DEDICATED FOR THE BENEFIT OF THE PARCELS IDENTIFIED BY CLAY COUNTY PROPERTY APPRAISER PARCEL ID #17-04-25-007946-003-00, 17-04-25-007946-003-03, 17-04-25-007946-003-02 AND 08-04-25-007873-003-00 AS OF THE DATE OF RECORDING OF THIS PLAT.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF DEDICATOR, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS. DEDICATOR RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE PURPOSES; PROVIDED HOWEVER, DEDICATOR RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

IN WITNESS WHEREOF, Justin Dudley OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 22 DAY OF September, 2022, ON BEHALF OF THE COMPANY.

David Crosby
WITNESS

PRINT NAME: David Crosby

Ryan Switzer
WITNESS

PRINT NAME: RYAN SWITZER

OWNER: PULTE HOME COMPANY, LLC,
A MICHIGAN LIMITED LIABILITY COMPANY

BY: Justin Dudley
JUSTIN DUDLEY
VICE PRESIDENT OF LAND ACQUISITION

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 22 DAY OF September, 2022, BY JUSTIN DUDLEY AS VICE PRESIDENT OF LAND ACQUISITION, OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME OR WHO () PRODUCED AS IDENTIFICATION.

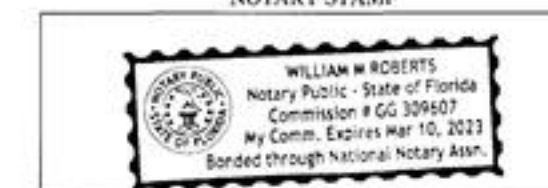
William M. Roberts
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: William M. Roberts

COMMISSION NO.: 66 309607

MY COMMISSION EXPIRES: 3/10/2023

NOTARY STAMP



PREPARED BY:

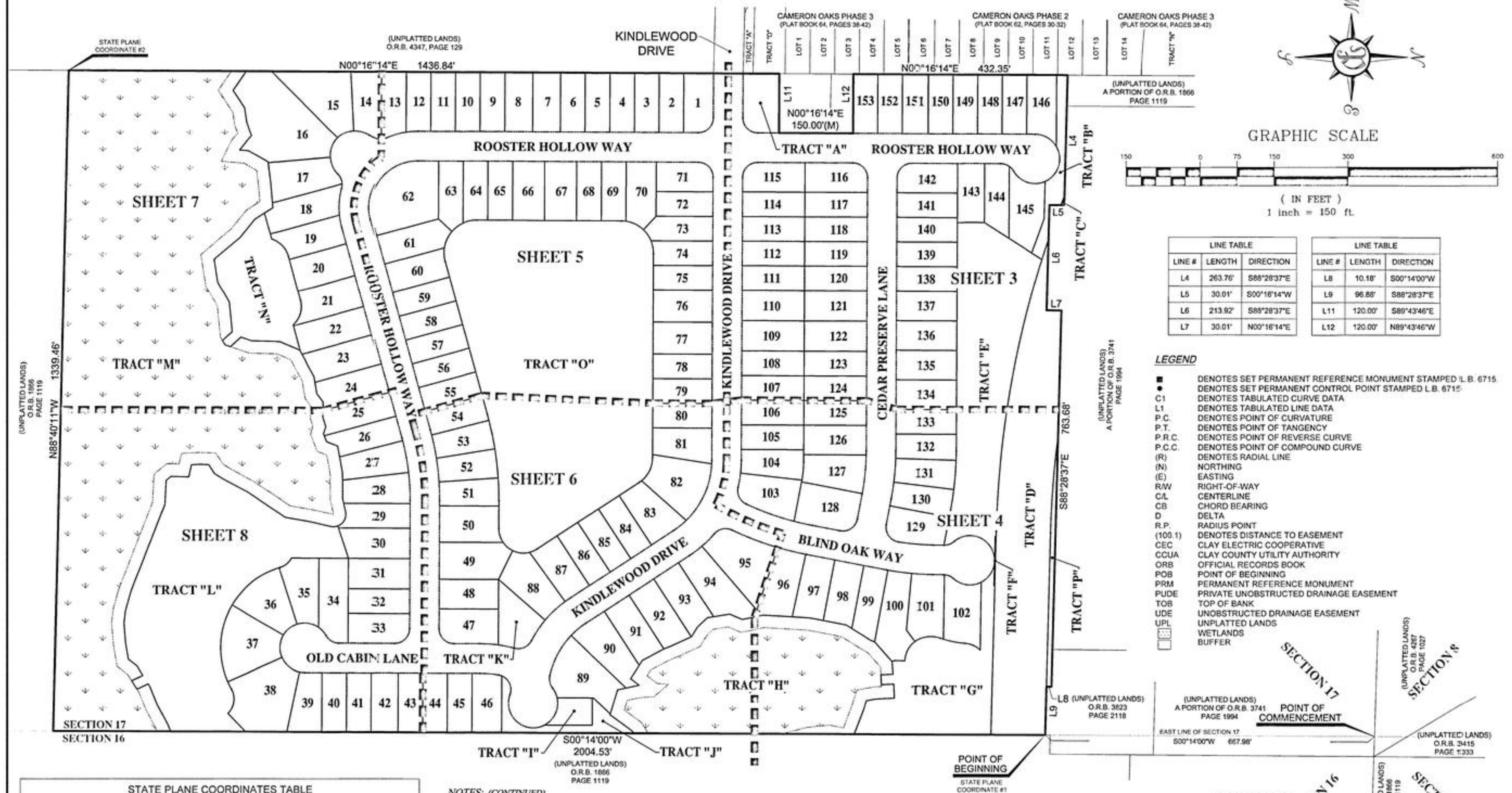
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD
JACKSONVILLE, FLORIDA 32207; PHONE (904) 865-0030
L.B. NO. 6715

DOUBLE BRANCH

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 68 PAGE 66

SHEET 2 OF 8 SHEETS



POINT	NORTHING	EASTING	DESCRIPTION
1	2117956.6983	398580.7614	POINT OF BEGINNING
2	2115993.2785	397333.5028	SOUTHWEST CORNER OF TRACT "M"

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 17 AS: S00°14'00"W.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NSRS 2011), FLORIDA EAST ZONE 0901.
- 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 THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BY GRAPHIC PLOTTING THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12064-0065E, DATED 3-17-14. THE FLOOD ZONE INFORMATION ON THIS PLAT IS VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS INFORMATION SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES, DEPARTMENT OF PLANNING AND ZONING, CLAY COUNTY, FLORIDA.
- 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, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR ANY 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.

NOTES: (CONTINUED)

- WHETHER DEPICTED ON THE PLAT OR NOT, DEDICATOR, ITS SUCCESSOR AND ASSIGNS, HEREBY GRANTS CLAY ELECTRIC COOPERATIVE, INC. AND CLAY COUNTY UTILITY AUTHORITY A 10 FOOT WIDE PERPETUAL NON-EXCLUSIVE 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 RIGHTS-OF-WAY.
- OWNERS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATE TO C.E.C., ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT OVER, UPON AND UNDER THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AND ALL FUTURE RIGHT OF WAY TRACTS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF C.E.C. UTILITIES TOGETHER WITH THE RIGHT OF C.E.C. ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT.
- WHETHER DEPICTED ON THE PLAT OR NOT, DEDICATOR, ITS SUCCESSOR AND ASSIGNS, HEREBY GRANTS CLAY COUNTY UTILITY AUTHORITY A PERPETUAL NON-EXCLUSIVE EASEMENT FOR UTILITY SERVICES OVER, UNDER, UPON, AND ACROSS TRACT "B" (OPEN SPACE), TRACT "F" (FUTURE ENTRANCE) AND TRACT "J" (OPEN SPACE).
- WHERE A CLAY ELECTRIC COOPERATIVE, INC. EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO 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.
- ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED C.C.U.A. AND SHOWN ON THE 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 THE PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. (C.E.C.).

NOTES: (CONTINUED):

- LANDS SHOWN HEREON BENEFIT FROM A DRAINAGE EASEMENT PER OFFICIAL RECORDS BOOK 4521, PAGE 1380 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- 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.
- SITE DATA**
LAND USE: BF-MPC
ZONING DESIGNATION: BF-PUD
AREA: 61.39± ACRES
NUMBER OF LOTS: 153
MINIMUM LOT SIZE: 50x120'
MAXIMUM LOT COVERAGE: 50%
SETBACKS
FRONT: 20' FOR BOTH ATTACHED AND DETACHED FRONT FACING GARAGES;
10' FOR FRONT PORCHES; 15' FOR FRONT FACADE
SIDE: 5'
REAR: 10'

NOTES: (CONTINUED):

- LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS GRANTED TO CLAY ELECTRIC COOPERATIVE, INC., A FLORIDA CORPORATION, ONCE THE NEW ELECTRIC UTILITIES HAVE BEEN INSTALLED AND DEDICATION THEREOF HAS BEEN ACCEPTED BY GRANTEE IN ACCORDANCE WITH GRANTEE'S STANDARD DEDICATION REQUIREMENTS. GRANTEE SHALL PROMPTLY TERMINATE AND RELEASE THE FOLLOWING EASEMENTS:
DISTRIBUTION RIGHT-OF-WAY EASEMENTS AS RECORDED IN ORB 685, PAGE 429; ORB 685, PAGE 431; ORB 1167, PAGE 601, AND RIGHT-OF-WAY EASEMENTS AS RECORDED IN ORB 1613, PAGE 2147; ORB 2257, PAGE 1688; ORB 2257, PAGE 1689; ORB 2257, PAGE 1690; ORB 3872, PAGE 340. ALL OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

PREPARED BY:

PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

DOUBLE BRANCH

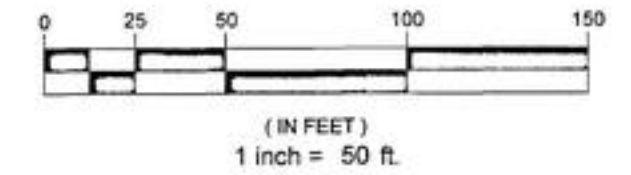
A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 68 PAGE 67

SHEET 3 OF 8 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES)



GRAPHIC SCALE

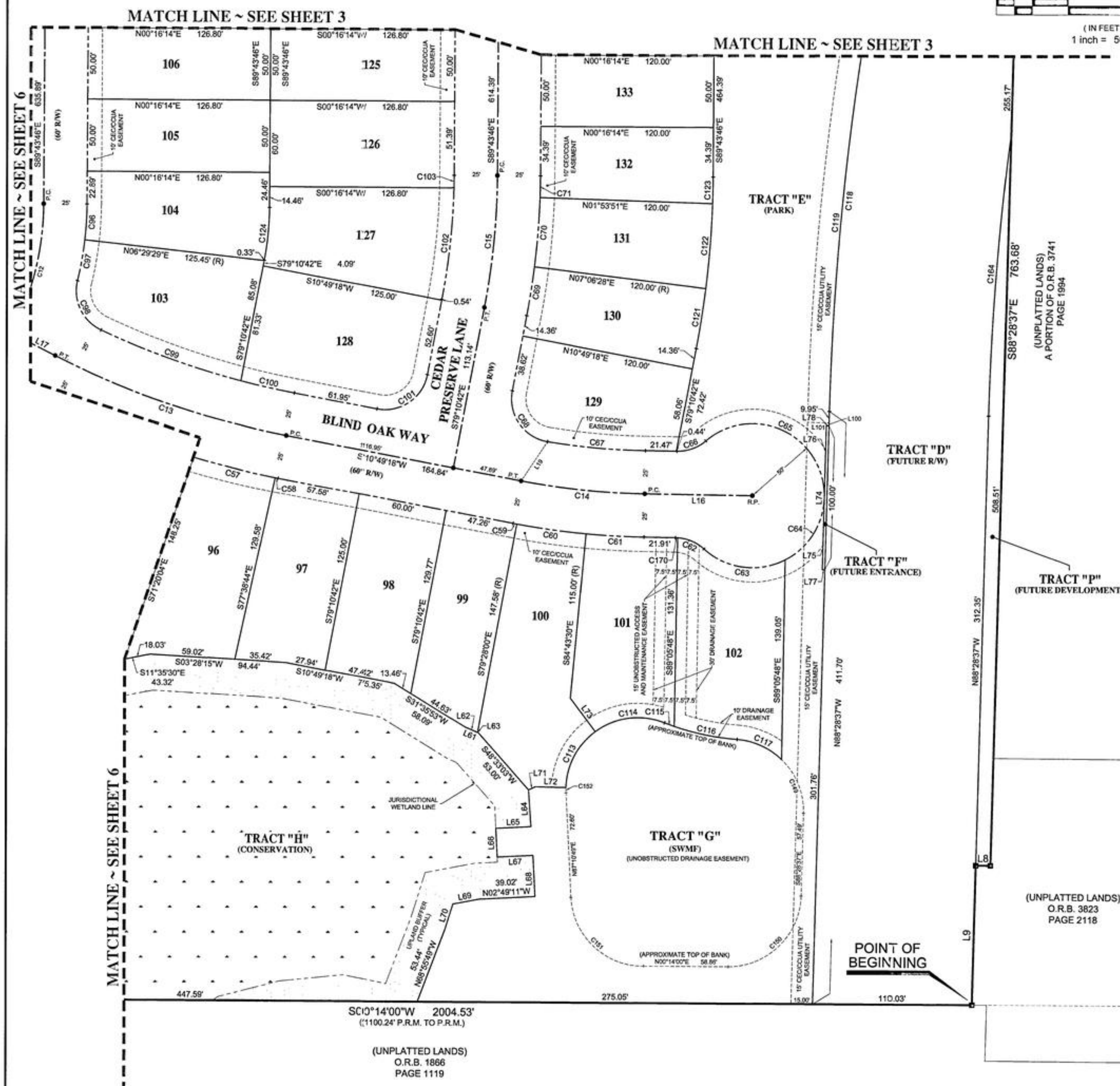
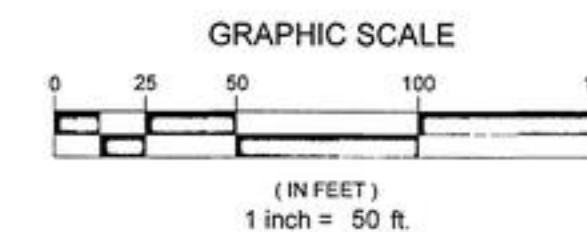


LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	263.76'	S88°28'37"E
L5	30.01'	S00°16'14"W
L6	213.92'	S88°28'37"E
L7	30.01'	N00°16'14"E
L11	120.00'	S89°43'46"E
L12	120.00'	N89°43'46"W
L16	30.21'	N82°53'46"W
L82	37.42'	S88°28'37"E
L91	13.97'	N01°31'23"E
L92	30.00'	N88°28'37"W
L93	13.97'	S01°31'23"W
L94	244.62'	S88°28'37"E
L95	19.14'	S88°28'37"E
L96	6.88'	S00°16'14"W
L97	23.13'	S00°16'14"W
L98	69.51'	S88°28'37"E
L99	144.42'	S88°28'37"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C16	66.91'	108.40'	35°21'48"	N17°57'08"E	65.85'
C72	47.12'	30.00'	90°00'00"	S44°43'46"E	42.43'
C73	18.48'	30.00'	35°17'19"	S17°54'54"W	18.19'
C74	12.94'	30.00'	24°42'41"	S47°54'54"W	12.84'
C75	73.68'	50.00'	84°25'46"	N18°03'21"E	67.19'
C76	83.90'	50.00'	96°08'29"	S72°13'47"E	74.40'
C77	51.91'	50.00'	59°28'50"	N29°57'33"E	49.61'
C78	47.12'	30.00'	90°00'00"	N45°16'14"E	42.43'
C95	47.12'	30.00'	90°00'00"	S44°43'46"E	42.43'
C104	47.12'	30.00'	90°00'00"	S45°16'14"W	42.43'
C118	604.39'	2010.18'	17°13'36"	S79°51'49"E	602.11'
C119	561.09'	2010.18'	15°59'30"	S80°28'52"E	559.24'
C120	43.33'	2010.18'	1°14'06"	S71°52'04"E	43.33'
C163	20.48'	2010.18'	0°35'01"	N68°51'24"W	20.48'
C167	12.54'	50.00'	14°21'57"	N66°52'57"E	12.50'
C168	30.47'	50.00'	34°54'55"	S88°28'37"E	30.00'
C169	26.85'	50.00'	30°45'52"	N39°32'28"W	26.53'

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C12	93.62'	200.00'	26°49'09"	N76°19'11"W	92.70'
C13	170.37'	600.00'	16°16'08"	S16°57'22"W	169.91'
C14	86.55'	500.00'	9°55'06"	S05°51'45"W	86.44'
C15	92.08'	500.00'	10°33'04"	S84°27'14"E	91.89'
C57	58.52'	630.00'	5°19'21"	S13°40'00"W	58.55'
C58	2.02'	630.00'	0°11'02"	S10°54'49"W	2.02'
C59	2.67'	530.00'	0°17'18"	S10°40'39"W	2.67'
C60	48.64'	530.00'	5°15'30"	S07°54'15"W	48.64'
C61	40.44'	530.00'	4°22'18"	S03°05'21"W	40.40'
C62	20.17'	30.00'	36°30'46"	S23°03'23"W	19.77'
C63	60.72'	50.00'	69°34'30"	S07°31'32"W	57.00'
C64	53.96'	50.00'	61°50'05"	S58°10'46"E	51.30'
C65	114.68'	50.00'	131°24'35"	N25°11'55"E	91.21'
C66	21.68'	30.00'	41°24'35"	N19°46'05"W	21.12'
C67	68.42'	470.00'	8°20'28"	N06°04'26"E	68.30'
C68	47.95'	30.00'	91°34'36"	N56°01'59"E	43.00'
C69	34.36'	530.00'	3°42'51"	S81°02'08"E	34.30'
C70	48.20'	530.00'	5°12'38"	S85°29'52"E	48.16'
C71	15.04'	530.00'	1°37'35"	S88°54'59"E	15.00'
C96	24.97'	230.00'	6°13'13"	S86°37'09"E	24.90'
C97	28.82'	230.00'	7°10'48"	S79°55'09"E	28.80'
C98	41.16'	30.00'	76°36'40"	N64°21'55"E	38.00'
C99	103.56'	570.00'	10°24'36"	N19°51'17"E	103.40'
C100	38.08'	570.00'	3°40'44"	N12°44'08"E	38.00'
C101	47.12'	30.00'	90°00'00"	N34°10'42"W	42.40'
C102	77.94'	470.00'	9°30'06"	N63°56'45"W	77.80'
C103	8.61'	470.00'	1°02'58"	N89°12'17"W	8.61'
C113	45.35'	50.00'	51°58'07"	S62°35'29"E	43.80'
C114	50.84'	50.00'	58°51'14"	S07°26'48"E	48.60'
C115	7.24'	170.00'	2°26'26"	N20°25'36"E	7.24'
C116	44.61'	170.00'	15°02'05"	N11°41'21"E	44.40'
C117	34.75'	50.00'	39°49'05"	S24°04'51"W	34.00'
C118	604.39'	2010.18'	17°13'36"	S79°51'49"E	602.00'
C119	561.06'	2010.18'	15°56'30"	S80°28'52"E	559.20'
C121	42.13'	650.00'	3°42'49"	N81°02'07"W	42.10'
C122	59.11'	650.00'	5°12'38"	N85°29'51"W	59.00'
C123	18.46'	650.00'	1°37'37"	N88°54'56"W	18.40'
C124	36.83'	200.00'	10°33'04"	N84°27'14"W	36.70'
C149	41.48'	50.00'	47°32'00"	S67°45'23"W	40.30'
C150	77.97'	50.36'	88°42'37"	N44°07'19"W	70.40'
C151	76.71'	50.01'	87°53'10"	N43°14'14"E	69.40'
C152	3.70'	50.00'	4°14'39"	N89°18'06"E	3.70'
C164	196.73'	1900.18'	5°55'57"	N85°30'39"W	196.60'
C170	1.52'	30.00'	2°53'47"	S02°21'05"W	1.52'

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L16	74.83'	S00°54'12"W	L70	18.63'	N72°36'22"E
L17	33.77'	S27°05'26"W	L71	5.20'	N25°29'41"E
L19	32.83'	S55°58'34"W	L72	21.41'	N01°25'28"E
L61	9.68'	S23°15'17"W	L73	28.94'	N53°23'35"E
L62	9.15'	N23°15'17"E	L74	100.00'	S88°28'37"W
L63	0.52'	N23°15'17"E	L75	50.54'	S88°28'49"W
L64	25.33'	S86°00'14"W	L76	49.45'	S89°29'25"W
L65	24.52'	N02°49'11"W	L77	1.82'	N01°31'23"E
L66	20.00'	S87°10'45"W	L78	1.62'	N01°31'23"E
L67	24.93'	S02°49'28"E	L8	10.18'	S00°14'00"W
L68	25.00'	S87°10'49"W	L9	96.88'	S88°28'37"W
L69	18.39'	N102°32'02"W			

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DOUBLE BRANCH

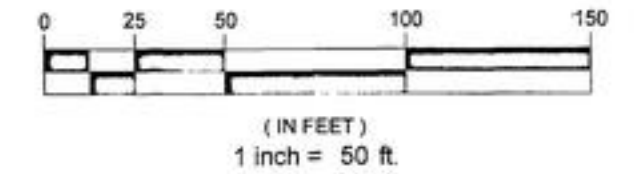
A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK **68** PAGE **69**

SHEET 5 OF 8 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES)



GRAPHIC SCALE



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	230.45'	125.00'	105°37'43"	S52°32'38"E
C2	108.88'	125.00'	49°54'26"	S24°40'59"E
C3	121.56'	125.00'	55°43'17"	S77°29'51"E
C17	47.12'	30.00'	90°00'00"	N44°43'46"W
C18	24.52'	155.00'	9°03'53"	N04°15'42"W
C19	41.36'	155.00'	15°17'25"	N16°26'21"W
C20	10.88'	30.00'	20°46'38"	N13°41'45"W
C79	175.14'	95.00'	105°37'43"	S52°32'38"E
C84	47.12'	30.00'	90°00'00"	S45°16'14"W
C125	9.64'	66.00'	8°22'09"	N04°27'19"E
C126	38.26'	66.00'	33°12'54"	N25°14'50"E
C127	29.05'	66.00'	25°12'57"	N54°27'46"E
C128	26.72'	66.00'	23°11'59"	N78°40'14"E
C139	27.74'	66.00'	24°04'55"	S86°40'59"W
C140	36.98'	66.00'	32°06'25"	N65°13'21"W
C141	28.29'	66.00'	24°33'31"	N36°53'23"W
C142	28.66'	66.00'	24°52'51"	N12°10'12"W
C160	90.49'	50.00'	103°41'21"	S51°34'26"E
C161	70.64'	45.55'	88°51'38"	S44°09'01"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	36.21'	N40°21'48"E

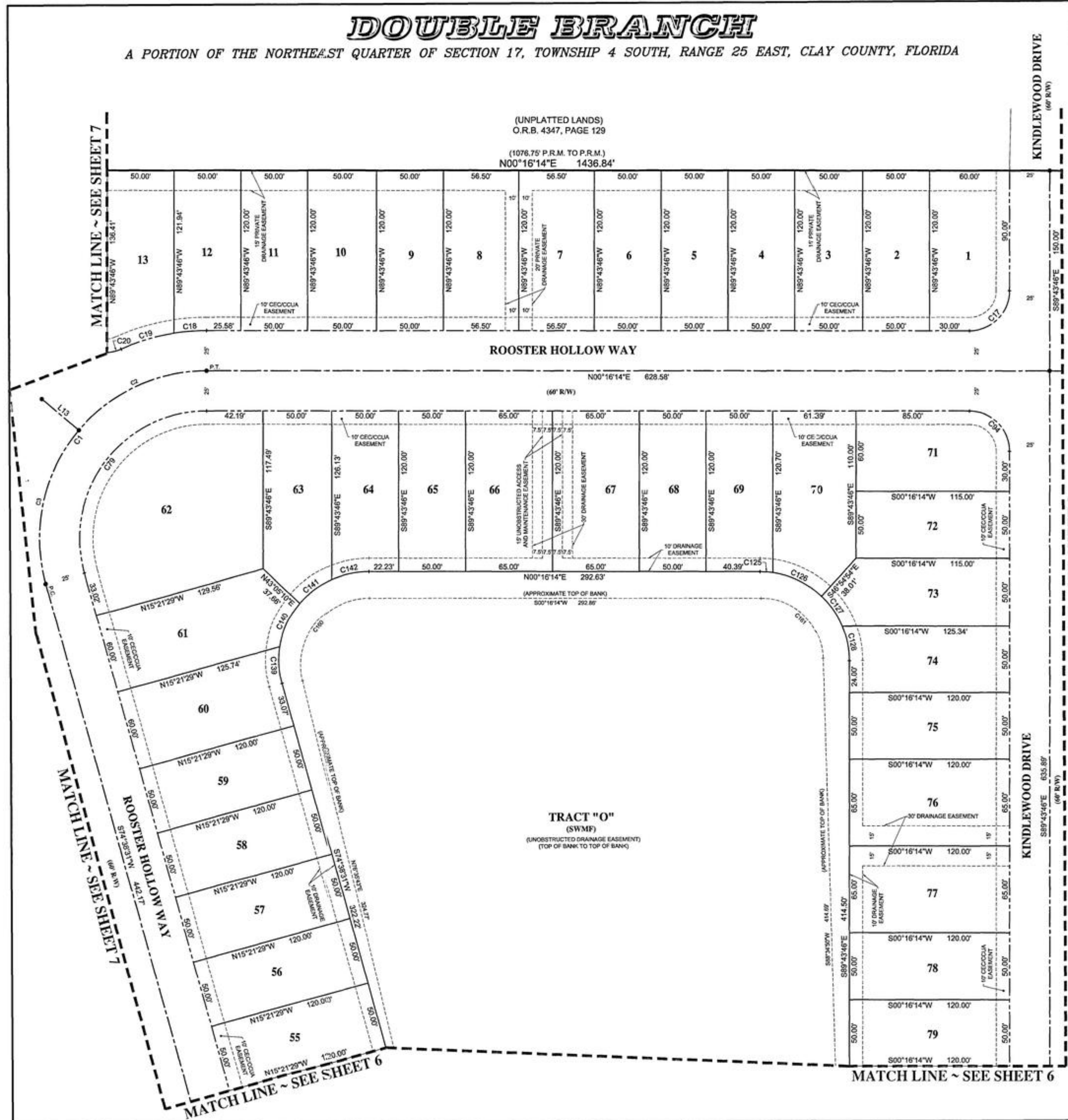
NOTES (CONTINUED):

15.) LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS. ONCE THE NEW ELECTRIC UTILITIES HAVE BEEN INSTALLED AND DEDICATION THEREOF HAS BEEN ACCEPTED BY GRANTEE IN ACCORDANCE WITH GRANTEE'S STANDARD DEDICATION REQUIREMENTS, GRANTEE SHALL PROMPTLY TERMINATE AND RELEASE THE FOLLOWING EASEMENTS:

DISTRIBUTION RIGHT-OF-WAY EASEMENTS AS RECORDED IN O.R.B. 685, PAGE 429, O.R.B. 685, PAGE 431, O.R.B. 1167, PAGE 601, AND RIGHT-OF-WAY EASEMENTS AS RECORDED IN O.R.B. 1613, PAGE 2147, O.R.B. 2257, PAGE 1688, O.R.B. 2257, PAGE 1689, O.R.B. 2257, PAGE 1690, O.R.B. 3872, PAGE 1690, ALL OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

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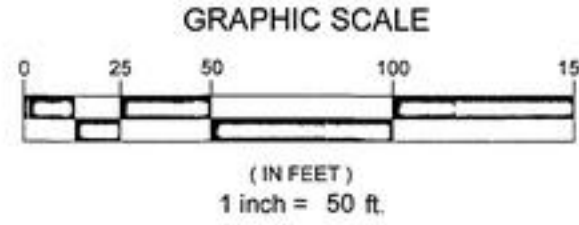
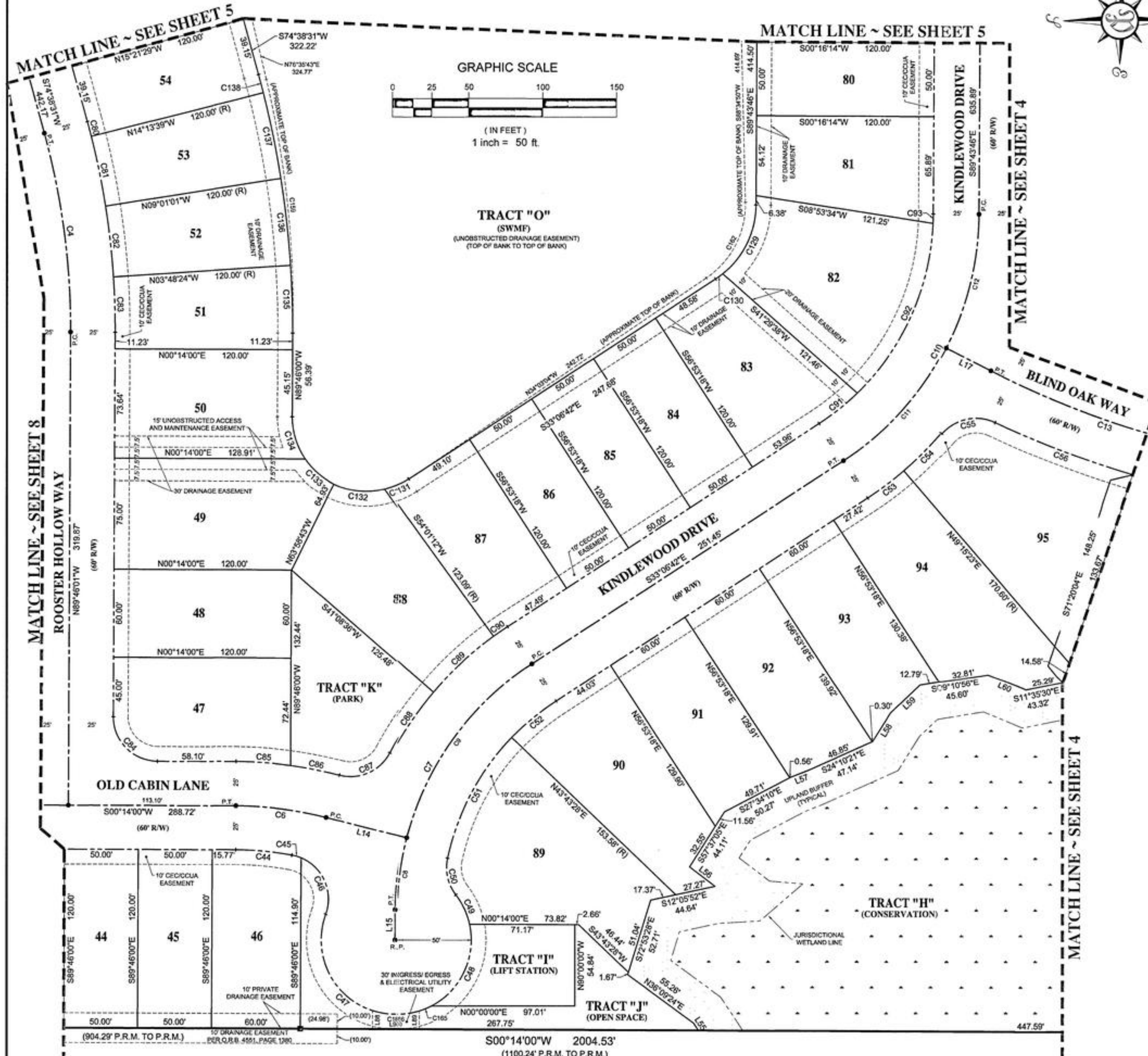
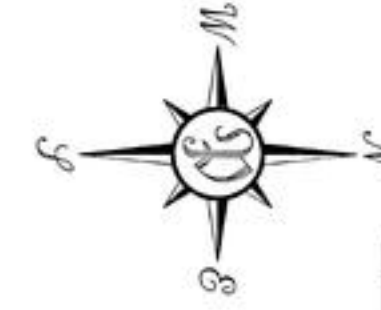


DOUBLE BRANCH

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK **68** PAGE **70**

SHEET 6 OF 8 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	136.06'	500.00'	15°35'28"	S82°26'15"W	135.64'
C6	61.67'	250.00'	14°07'59"	S07°17'59"W	61.51'
C7	197.76'	200.00'	56°39'18"	S61°26'21"E	189.80'
C8	49.34'	200.00'	14°08'03"	S82°41'59"E	49.21'
C9	148.43'	200.00'	42°31'15"	S54°22'20"E	145.04'
C10	197.63'	200.00'	56°37'04"	S61°25'14"E	189.69'
C11	104.02'	200.00'	29°47'55"	S48°00'39"E	102.85'
C12	93.62'	200.00'	26°49'09"	N76°19'11"W	92.78'
C13	170.37'	600.00'	16°16'08"	S18°57'22"W	169.80'
C44	38.25'	220.00'	9°57'38"	S05°12'49"W	38.20'
C45	6.44'	30.00'	12°16'17"	S16°20'47"W	6.43'
C46	45.85'	30.00'	87°33'54"	S66°16'52"W	41.52'
C47	119.94'	50.00'	137°26'25"	S41°20'37"W	93.16'
C48	65.47'	50.00'	75°01'06"	S84°53'09"E	60.89'
C49	22.14'	50.00'	25°22'07"	N84°55'13"E	21.96'
C50	26.16'	30.00'	49°57'56"	N77°13'07"E	25.34'
C51	93.53'	170.00'	31°31'22"	S82°02'14"E	92.36'
C52	39.06'	170.00'	13°09'51"	S39°41'37"E	38.97'
C53	30.64'	230.00'	7°37'57"	S36°55'40"E	30.62'
C54	35.68'	230.00'	8°53'14"	S45°11'16"E	35.64'
C55	39.29'	30.00'	75°02'52"	S12°06'27"E	36.55'
C56	99.93'	630.00'	9°05'17"	S20°52'20"W	99.82'
C60	10.46'	530.00'	1°07'49"	N75°12'26"E	10.46'
C81	48.20'	530.00'	5°12'38"	N78°22'39"E	48.16'
C82	48.20'	530.00'	5°12'38"	N83°35'17"E	48.16'
C83	37.37'	530.00'	4°02'23"	N89°12'47"E	37.36'
C84	47.12'	30.00'	89°58'59"	N45°13'59"E	42.43'
C85	37.01'	280.00'	7°34'24"	N04°01'12"E	36.98'
C86	33.69'	280.00'	6°53'38"	N11°15'13"E	33.67'
C87	40.31'	30.00'	76°59'31"	N23°47'44"W	37.35'
C88	49.97'	230.00'	12°26'55"	N56°04'02"W	49.87'
C89	55.65'	230.00'	13°51'47"	N42°54'41"W	55.51'
C90	11.51'	230.00'	2°52'06"	N34°32'45"W	11.51'
C91	32.97'	170.00'	11°06'47"	N38°40'06"W	32.92'
C92	128.61'	170.00'	43°20'42"	N65°53'51"W	125.56'
C93	6.41'	170.00'	2°09'34"	N88°38'59"W	6.41'
C129	53.37'	60.00'	50°58'01"	S64°14'46"E	51.63'
C130	5.92'	60.00'	9°39'03"	S35°56'14"E	5.92'
C131	16.35'	50.00'	16°43'58"	S23°44'43"E	16.27'
C132	35.26'	50.00'	40°24'00"	S05°49'16"W	34.53'
C133	25.73'	50.00'	29°28'56"	S40°45'45"W	25.45'
C134	30.31'	50.00'	34°43'47"	S72°52'05"W	29.85'
C135	45.83'	650.00'	4°02'23"	S88°12'48"W	45.82'
C136	59.11'	650.00'	5°12'38"	S83°35'17"W	59.09'
C137	59.11'	650.00'	5°12'38"	S78°22'40"W	59.09'
C138	12.82'	650.00'	1°07'49"	S75°12'26"W	12.82'
C159	172.85'	665.69'	14°52'47"	N84°02'07"E	172.39'
C162	60.06'	59.96'	57°23'15"	N62°44'41"W	57.58'
C165	8.86'	50.00'	10°09'08"	S22°18'01"E	8.85'
C166	30.47'	50.00'	34°54'55"	S00°14'00"W	30.00'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L14	54.79'	S14°21'59"W
L15	20.22'	S89°46'00"E
L17	33.77'	S27°05'28"W
L55	5.95'	N56°38'07"E
L56	21.65'	N37°09'42"E
L57	13.44'	S21°35'46"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L58	23.03'	S58°08'38"E
L59	27.62'	S43°36'04"E
L60	27.91'	S22°46'37"W
L88	12.30'	S89°46'00"E
L89	12.30'	N89°46'00"W
L90	30.00'	N00°14'00"E

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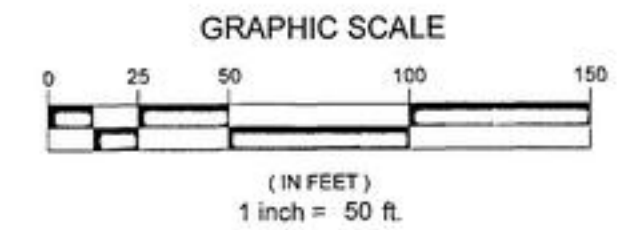
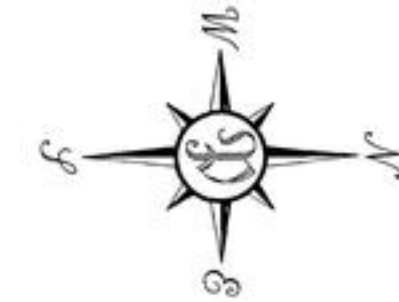
(UNPLATTED LANDS)
O.R.B. 1866
PAGE 1119

DOUBLE BRANCH

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

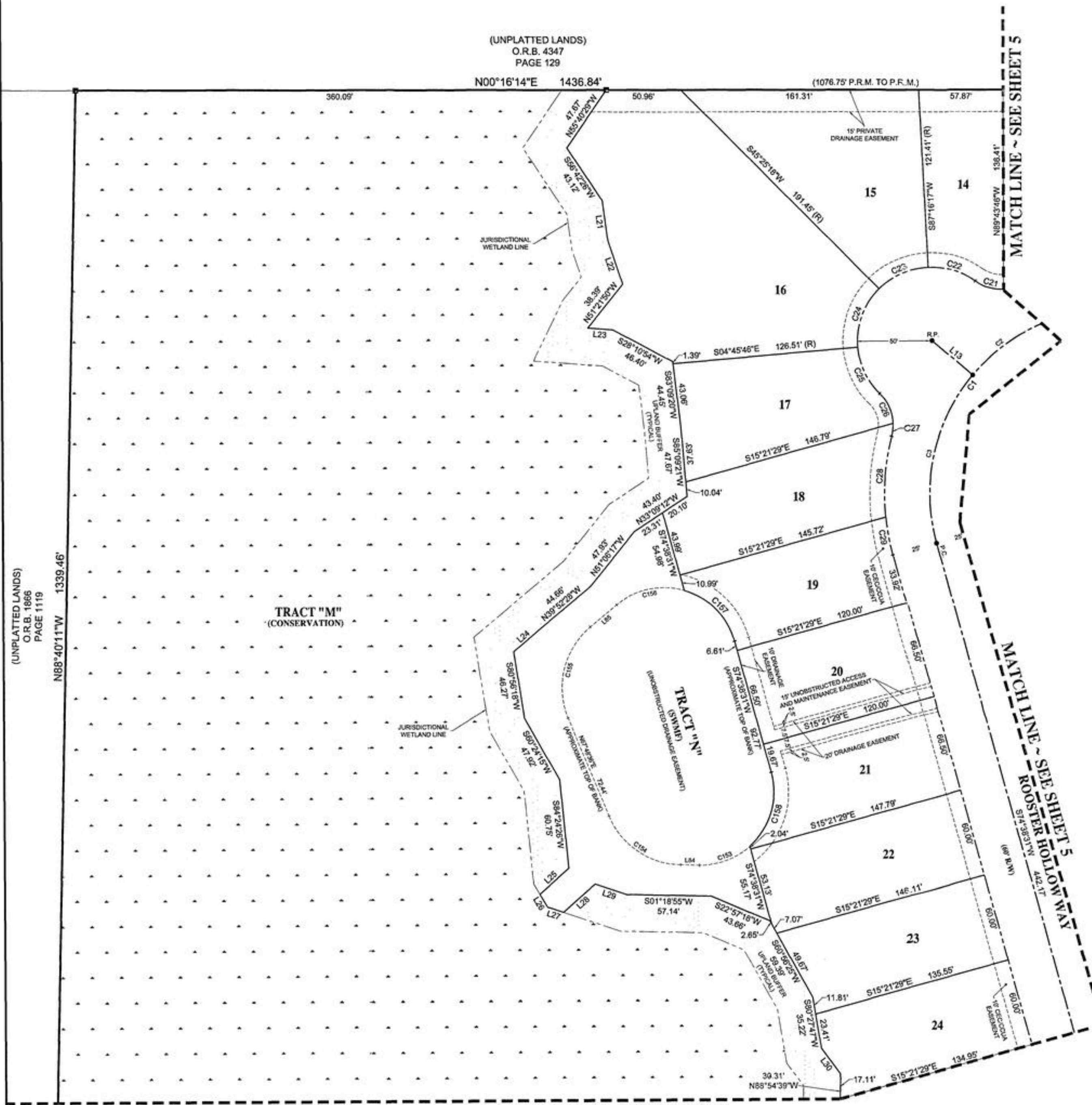
PLAT BOOK **68** PAGE **71**

SHEET 7 OF 8 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	230.45'	125.00'	105°37'43"	S62°32'38"E	109.17'
C2	108.88'	125.00'	49°54'26"	S24°40'59"E	105.47'
C3	121.56'	125.00'	55°43'17"	S77°29'51"E	116.83'
C21	20.73'	30.00'	39°35'15"	N16°29'11"E	20.32'
C22	34.04'	50.00'	39°00'32"	N16°46'33"E	33.39'
C23	36.52'	50.00'	41°50'59"	N23°39'13"W	35.71'
C24	43.79'	50.00'	50°11'04"	N69°40'14"W	42.41'
C25	35.60'	50.00'	40°47'28"	S64°50'30"W	34.85'
C26	22.77'	30.00'	43°28'42"	S66°11'08"W	22.22'
C27	8.84'	30.00'	16°53'10"	N83°37'56"W	8.81'
C28	55.41'	155.00'	20°28'06"	N85°25'49"W	55.12'
C29	26.20'	155.00'	9°41'12"	S79°29'07"W	26.17'
C153	37.57'	50.00'	43°02'51"	N20°12'31"W	36.89'
C154	82.67'	54.00'	66°29'42"	N34°33'46"E	59.21'
C155	68.16'	54.00'	72°18'55"	S76°01'56"E	63.72'
C156	49.32'	50.00'	56°30'46"	S11°37'05"E	47.34'
C157	50.62'	50.00'	58°00'14"	N45°38'24"E	48.48'
C158	55.52'	50.00'	63°37'32"	S73°32'43"E	52.71'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	36.21'	N40°21'48"E
L21	27.97'	S82°07'16"W
L22	30.81'	S71°17'48"W
L23	16.99'	S04°21'02"W
L24	23.92'	N40°11'44"W
L25	26.67'	N41°48'21"W
L26	10.18'	S58°52'39"W
L27	11.50'	S18°36'04"W
L28	28.75'	S41°48'21"E
L29	22.86'	S18°36'04"W
L30	21.76'	S53°35'28"W
L84	12.72'	N01°18'55"E
L85	23.43'	S39°52'28"E



MATCH LINE ~ SEE SHEET 8

MATCH LINE ~ SEE SHEET 5
ROOSTER HOLLOW WAY

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DOUBLE BRANCH

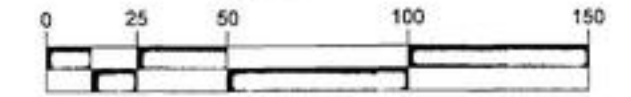
A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 68 PAGE 72

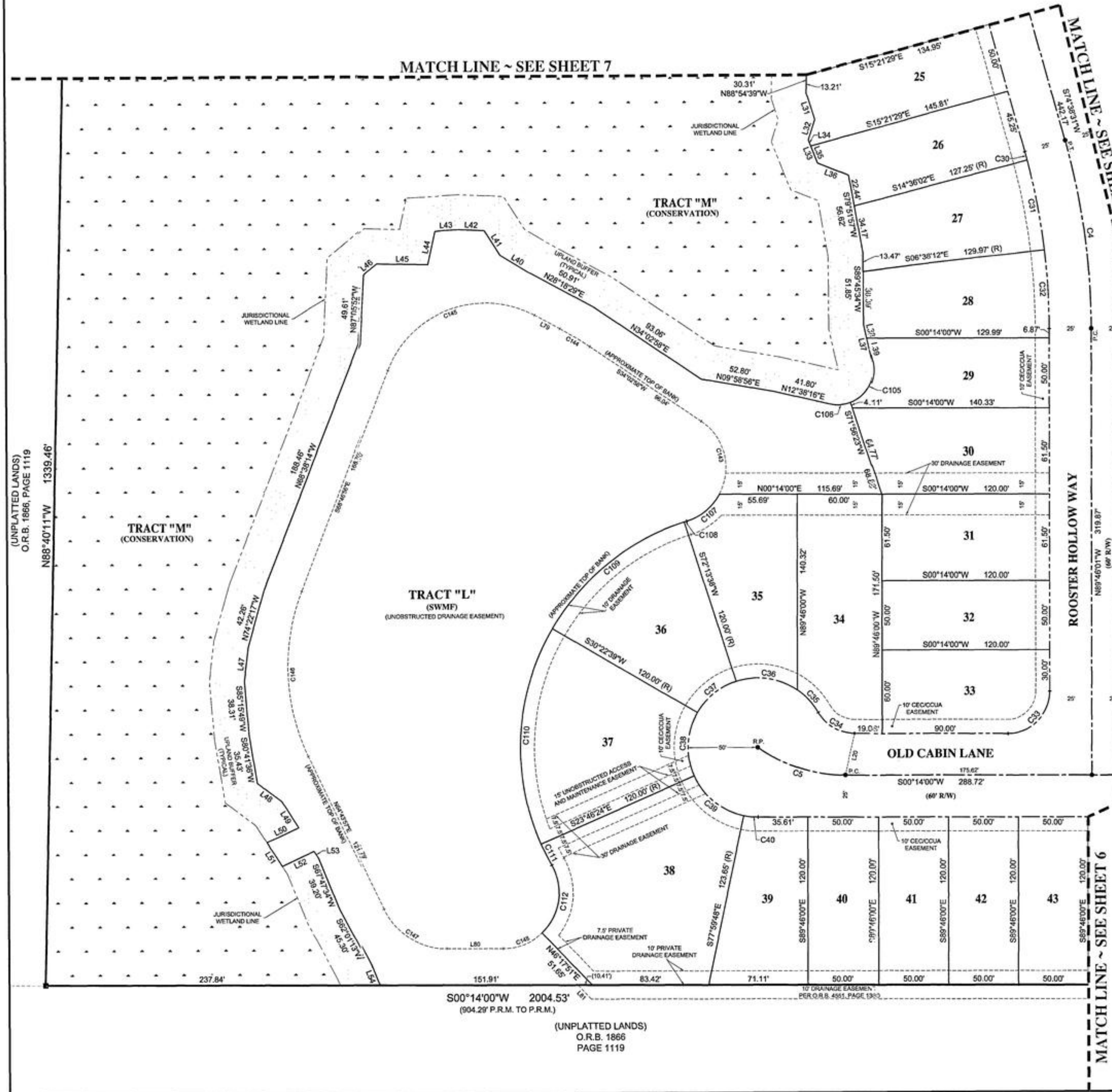
SHEET 8 OF 8 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES)



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	136.06'	500.00'	15°35'28"	S82°26'15"W	135.64'
C5	66.91'	108.40'	35°21'48"	S17°54'54"W	65.85'
C30	6.21'	470.00'	0°45'27"	S75°01'14"W	6.21'
C31	65.33'	470.00'	7°57'51"	S78°22'53"W	65.28'
C32	56.35'	470.00'	6°52'11"	S86°47'54"W	56.32'
C33	47.12'	30.00'	90°00'01"	N44°46'00"W	42.43'
C34	31.42'	30.00'	60°00'00"	N30°14'00"E	30.00'
C35	22.20'	50.00'	25°26'33"	N47°30'44"E	22.02'
C36	45.87'	50.00'	52°34'02"	N68°30'26"E	44.28'
C37	36.52'	50.00'	41°51'02"	N38°42'06"W	35.72'
C38	47.25'	50.00'	54°08'56"	N86°42'05"W	45.51'
C39	47.32'	50.00'	54°13'09"	S39°06'52"W	45.57'
C40	10.35'	50.00'	11°51'45"	S06°04'25"W	10.33'
C105	35.93'	25.00'	82°20'21"	N61°32'37"W	32.91'
C106	14.40'	25.00'	33°00'43"	N03°52'05"W	14.21'
C107	30.97'	40.00'	44°21'40"	S39°16'23"E	30.20'
C108	2.02'	170.00'	0°40'49"	S17°25'58"E	2.02'
C109	124.17'	170.00'	41°50'59"	S38°41'52"E	121.42'
C110	160.67'	170.00'	54°09'03"	S86°41'53"E	154.76'
C111	16.85'	170.00'	5°40'43"	N63°23'14"E	16.84'
C112	52.88'	40.00'	75°44'59"	S81°34'38"E	49.12'
C143	58.99'	40.00'	84°29'49"	S76°17'53"W	53.79'
C144	25.05'	250.00'	5°44'29"	S31°10'43"W	25.04'
C145	127.09'	75.00'	97°05'25"	S20°14'14"E	112.42'
C146	121.70'	150.00'	46°29'07"	N67°58'31"E	118.36'
C147	56.29'	50.00'	64°29'57"	N32°28'58"E	53.36'
C148	30.67'	40.00'	43°56'09"	N21°44'05"W	29.93'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	30.71'	S77°27'37"E
L31	19.78'	S72°11'03"W
L32	15.58'	N72°26'49"W
L33	17.69'	S68°24'04"W
L34	4.54'	N68°24'04"E
L35	13.14'	N68°24'04"E
L36	23.94'	S21°30'57"W
L37	26.94'	S77°17'12"W
L38	9.40'	N77°17'12"E
L39	17.54'	N77°17'12"E
L40	25.24'	N30°58'42"E
L41	21.10'	N57°19'07"E
L42	18.38'	N02°15'41"E
L43	16.77'	N03°17'31"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L44	24.37'	N77°50'02"W
L45	36.70'	N00°59'52"E
L46	12.28'	N39°44'58"W
L47	24.62'	N33°19'55"W
L48	21.75'	S36°48'58"W
L49	22.30'	S57°29'41"W
L50	25.18'	N25°37'12"W
L51	20.15'	S57°29'41"W
L52	25.18'	S25°37'12"E
L53	6.15'	S57°29'41"W
L54	16.09'	S67°58'46"W
L79	20.18'	S28°18'29"W
L80	40.42'	N00°14'00"E
L81	13.89'	S46°17'51"W

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