

FIVE OAKS UNIT TWO

A REPLAT OF A PORTION OF LOT 6, THOMAS TRAVERS GRANT, ACCORDING TO PLAT RECORDED IN DEED BOOK "I", PAGES 624 AND 625 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 41 PAGE 60
SHEET 1 OF 3 SHEETS

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~ TYPE 1 SUBDIVISION ~

1.4943 ACRES ±
CURRENT ZONING: P.U.D.

CAPTION

A TRACT OF LAND BEING A PORTION OF LOT 6 OF THE "THOMAS TRAVERS GRANT", AS PER PLAT THEREOF RECORDED IN DEED BOOK "I", PAGES 624 AND 625 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF FIVE OAKS, ACCORDING TO PLAT BOOK _____ PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON THE EASTERLY BOUNDARY THEREOF RUN THE FOLLOWING 3 COURSES: 1) NORTH 40 DEGREES 47 MINUTES 34 SECONDS WEST 459.82 FEET; 2) NORTH 49 DEGREES 12 MINUTES 26 SECONDS EAST 95.04 FEET; 3) EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET, A CHORD DISTANCE OF 42.42 FEET TO THE SOUTHWESTERLY LINE OF COUNTY ROAD NO. C-209 (HIBERNIA ROAD), THE BEARING OF SAID CHORD BEING SOUTH 85 DEGREES 47 MINUTES 48 SECONDS EAST; THENCE ON LAST SAID LINE SOUTH 40 DEGREES 48 MINUTES 02 SECONDS EAST 554.16 FEET TO THE SOUTHERLY LINE OF SAID LOT 6, "THOMAS TRAVERS GRANT"; THENCE ON LAST SAID LINE NORTH 85 DEGREES 58 MINUTES 07 SECONDS WEST 176.39 FEET TO THE POINT OF BEGINNING, BEING 1.4943 ACRES, MORE OR LESS, IN AREA.

TOTAL NUMBER OF LOTS = 4

SETBACKS

FRONT: 25'
REAR: 20'
SIDE: 7.5'

OWNER: RKMS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY
10033 SAWGRASS DRIVE WEST, SUITE 210
PONTE VEDRA BEACH, FLORIDA 32082

ENGINEER: HADDEN ENGINEERING, INC.
1279 KINGSLEY AVENUE
SUITE 107
ORANGE PARK, FL. 32073

UTILITIES SUPPLIERS:
WATER, SEWER AND FIRE MAIN
CITY OF GREEN COVE SPRINGS

ELECTRICITY- (underground)
CITY OF GREEN COVE SPRINGS

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT RKMS, L.L.C., A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS FIVE OAKS UNIT TWO, 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. THE SIDEWALK EASEMENT SHOWN ON THIS PLAT IS HEREBY IRREVOCABLY DEDICATED TO CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS. ALL EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM LABELED "G.C.S." AND SHOWN ON PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF GREEN COVE SPRINGS. ALL EASEMENTS FOR THE WATER AND SEWER SYSTEMS LABELED "G.C.S." AND SHOWN ON PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF GREEN COVE SPRINGS, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, RKMS, L.L.C., HAS CAUSED THESE PRESENTS TO BE EXECUTED ON ITS OWN BEHALF BY ITS MANAGING MEMBER, SIGNED IN THE PRESENCE OF:

WITNESS John S. Adams
PRINT NAME
WITNESS Dianne Scard
PRINT NAME

KEARNEY REAL ESTATE SERVICES, L.L.C.,
A FLORIDA LIMITED LIABILITY COMPANY

BY: Robert D. Kearney
ROBERT D. KEARNEY, PRESIDENT

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF April, 2003, BY ROBERT D. KEARNEY, PRESIDENT, KEARNEY REAL ESTATE SERVICES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AS MANAGING MEMBER OF RKMS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY ON ITS BEHALF. HE IS PERSONALLY KNOWN TO ME.

Thomas C. Mullis (PRINT NAME)
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____

Thomas C. Mullis
Commission # DD 031074
Expires July 20, 2005
Bonded thru
Atlantic Bonding Co., Inc.



COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 5th DAY OF June, 2003 BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

Robert M. Wilson
ROBERT M. WILSON
CLERK OF THE BOARD

Larry R. Lancaster
LARRY R. LANCASTER
PRINT NAME

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS FILED FOR RECORD IN PLAT BOOK 41, PAGES 60 thru 62 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 10th DAY OF JUNE, 2003.

James B. Jett
JAMES B. JETT
CLERK OF CIRCUIT COURT

COUNTY DEPARTMENT OF PLANNING APPROVAL

EXAMINED AND APPROVED THIS 3rd DAY OF June, 2003

Thad Crowe
THAD CROWE
DIRECTOR, DEPARTMENT OF PLANNING

PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1246 PARK AVENUE
ORANGE PARK, FLORIDA

FIVE OAKS UNIT TWO

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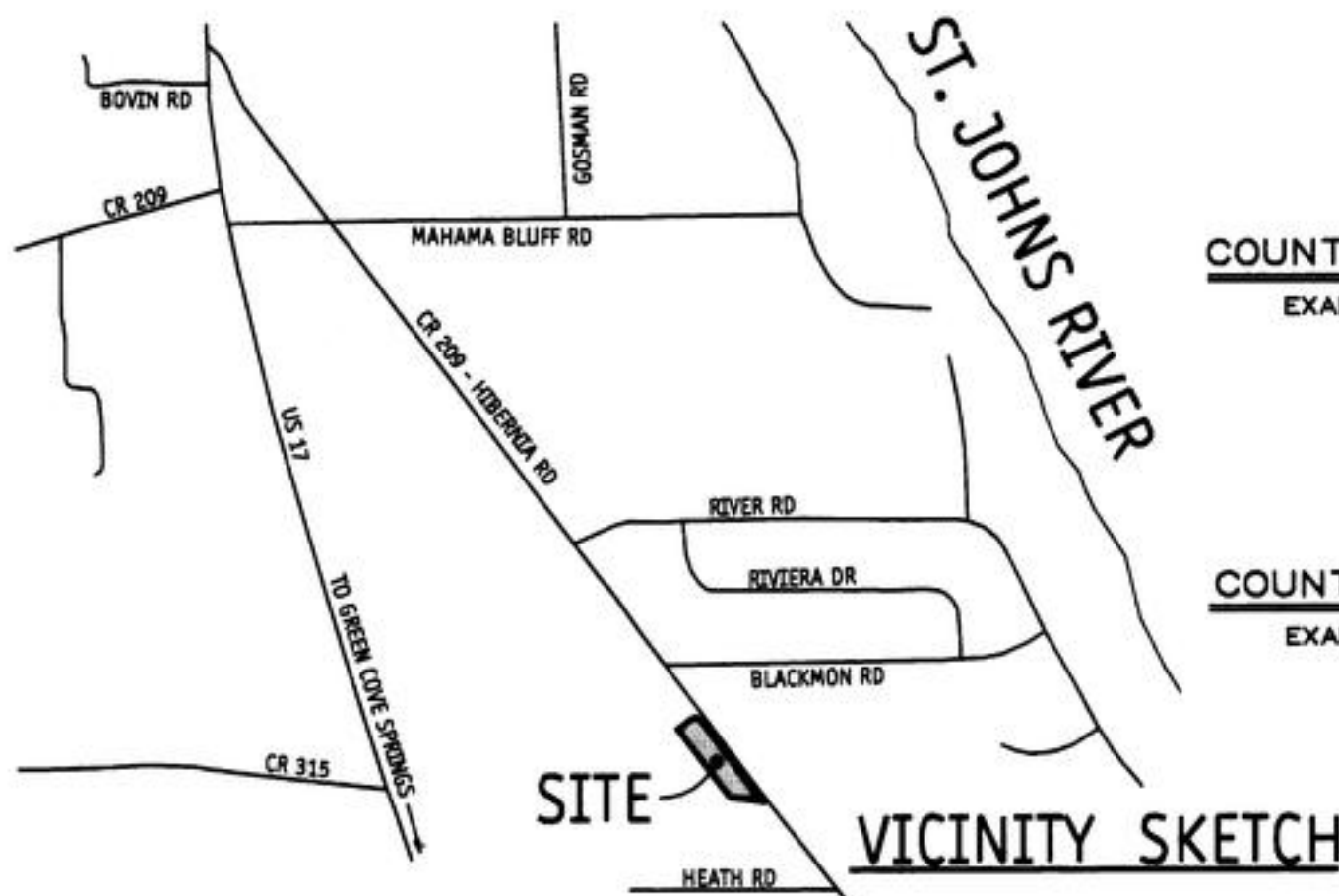
PLAT BOOK 41

PAGE 61

SHEET 2 OF 3 SHEETS

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COUNTY DEPARTMENT OF ZONING APPROVAL

EXAMINED AND APPROVED THIS 28th DAY OF May, 2002

Roy Ayres
DIRECTOR, DEPARTMENT OF ZONING

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

EXAMINED AND APPROVED THIS 28th DAY OF MAY, 2002

Chuck Iley, P.E.
DIRECTOR, DEPARTMENT OF ENGINEERING

SUBDIVISION IMPROVEMENT GUARANTEE

AS A CONDITION PRECEDENT TO THE RECORDATION OF THIS PLAT IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THE UNDERSIGNED OWNERS OF THIS SUBDIVISION DO 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 OWNERS, THAT SAID OWNERS SHALL WITHIN 12 MONTHS OF THE DATE OF ACCEPTANCE OF THE STREETS AND DRAINAGE IMPROVEMENTS BY THE BOARD OF COUNTY COMMISSIONERS THEREOF FULLY COMPLY WITH EACH AND EVERY REGULATION OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, COVERING SUBDIVISIONS IN EFFECT AT THE TIME OF THE FILING OF THIS FINAL PLAT INsofar AS THE SAME EFFECTS A LOT OR LOTS SOLD. TIME OF SUCH PERFORMANCE BEING OF THE ESSENCE, SAID GUARANTEE SHALL BE A PART OF EACH DEED OF CONVEYANCE OR CONTRACT OF SALE COVERING LOTS IN SAID SUBDIVISION, EXECUTED BY SAID OWNERS TO THE SAME EXTENT AND PURPOSE AS IF SAID GUARANTEE WERE INCORPORATED VERBATIM IN EACH SAID CONVEYANCE OR CONTRACT OF SALE.

IN WITNESS WHEREOF, RKMS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED ON ITS OWN BEHALF BY ITS MANAGING MEMBER, SIGNED IN THE PRESENCE OF:

Guadalupe Conley
WITNESS
Guadalupe Conley
PRINT NAME
Jodi Krause
WITNESS
Jodi Krause
PRINT NAME

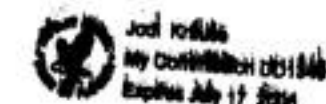
KEARNEY REAL ESTATE SERVICES, L.L.C.,
A FLORIDA LIMITED LIABILITY COMPANY

BY: Robert D. Kearney
ROBERT D. KEARNEY, PRESIDENT

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF April, 2003, BY ROBERT D. KEARNEY, PRESIDENT, KEARNEY REAL ESTATE SERVICES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AS MANAGING MEMBER OF RKMS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY ON ITS BEHALF. HE IS PERSONALLY KNOWN TO ME.

Jodi Krause
(PRINT NAME)
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. DD134919
MY COMMISSION EXPIRES: 07-17-06



SURVEYOR'S CERTIFICATE OF REVIEW

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT HE HAS REVIEWED 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE UNDERSIGNED DID NOT PREPARE THIS PLAT. THIS CERTIFICATE IS MADE AS OF THE 10 DAY OF April, 2002.

Mathew A. Griffis
MATHEW A. GRIFFIS
FLORIDA REGISTRATION NO. 3743
2554 BLANDING BOULEVARD, SUITE "N"
MIDDLEBURG, FLORIDA, 32068

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED HEREON, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN ON SAID PLAT ACCORDING TO CHAPTER 177, FLORIDA STATUTES, AND THAT PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SAID LAWS, THAT SAID SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF SAID CHAPTER. SIGNED THIS 10 DAY OF April, 2002.

Thomas C. Mullis
THOMAS C. MULLIS
FLORIDA CERTIFICATE NO. 3593
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
ORANGE PARK, FLORIDA

PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1246 HIGHWAY NO. 17
ORANGE PARK, FLORIDA

MORTGAGEE'S JOINDER

MONTICELLO BANK, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 2046, PAGE 1801, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, HEREBY CONSENTS TO THIS PLAT AND JOINS IN ITS DEDICATION.

IN WITNESS WHEREOF, MONTICELLO BANK HAS CAUSED THESE PRESENTS TO BE EXECUTED ON ITS OWN BEHALF BY ITS EXECUTIVE VICE PRESIDENT.

SIGNED IN THE PRESENCE OF:

Guadalupe Conley
WITNESS
Guadalupe Conley
PRINT NAME
Jodi Krause
WITNESS
Jodi Krause
PRINT NAME

BY MONTICELLO BANK

BY: Murray D. Beard Jr.
MURRAY D. BEARD JR., EXECUTIVE VICE PRESIDENT

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF April, 2003, BY MURRAY D. BEARD JR., EXECUTIVE VICE PRESIDENT OF MONTICELLO BANK, ON ITS BEHALF. HE IS PERSONALLY KNOWN TO ME.

Jodi Krause
(PRINT NAME)
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. DD134919
MY COMMISSION EXPIRES: 07-17-06



MORTGAGEE'S JOINDER

MONTAN INVESTMENT CORP., A CANADIAN CORPORATION, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 2046 PAGE 1812, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, HEREBY CONSENTS TO THIS PLAT AND JOINS IN ITS DEDICATION.

IN WITNESS WHEREOF, MONTAN INVESTMENT CORP., A CANADIAN CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED ON BEHALF OF THE CORPORATION BY ITS PRESIDENT.

SIGNED IN THE PRESENCE OF:

D. Salomon
WITNESS
Michael D. Salomon
PRINT NAME
SHAYNA S.D. SALOMON
WITNESS
SHAYNA S.D. SALOMON
PRINT NAME

BY MONTAN INVESTMENT CORP.
A CANADIAN CORPORATION

BY: Michael D. Salomon
MICHAEL D. SALOMON, PRESIDENT

PROVINCE OF ALBERTA, CITY OF CALGARY

AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH AND BY VIRTUE OF THE CANADA EVIDENCE ACT.

DECLARED BEFORE ME AT THE CITY OF CALGARY IN THE PROVINCE OF ALBERTA THIS 11th DAY OF APRIL 2003.

Michael D. Salomon
COMMISSIONER FOR OATHS IN AND FOR THE PROVINCE OF ALBERTA
MY COMMISSION EXPIRES ON:
2006
Province of Alberta

MICHAEL D. SALOMON



GRAPHIC SCALE



(IN FEET)
1 inch = 1000 feet



FIVE OAKS UNIT TWO

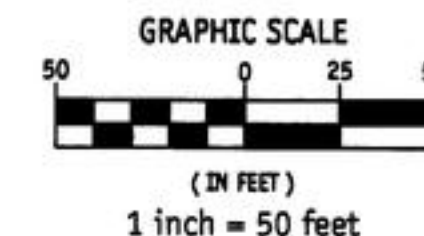
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PLAT BOOK 41

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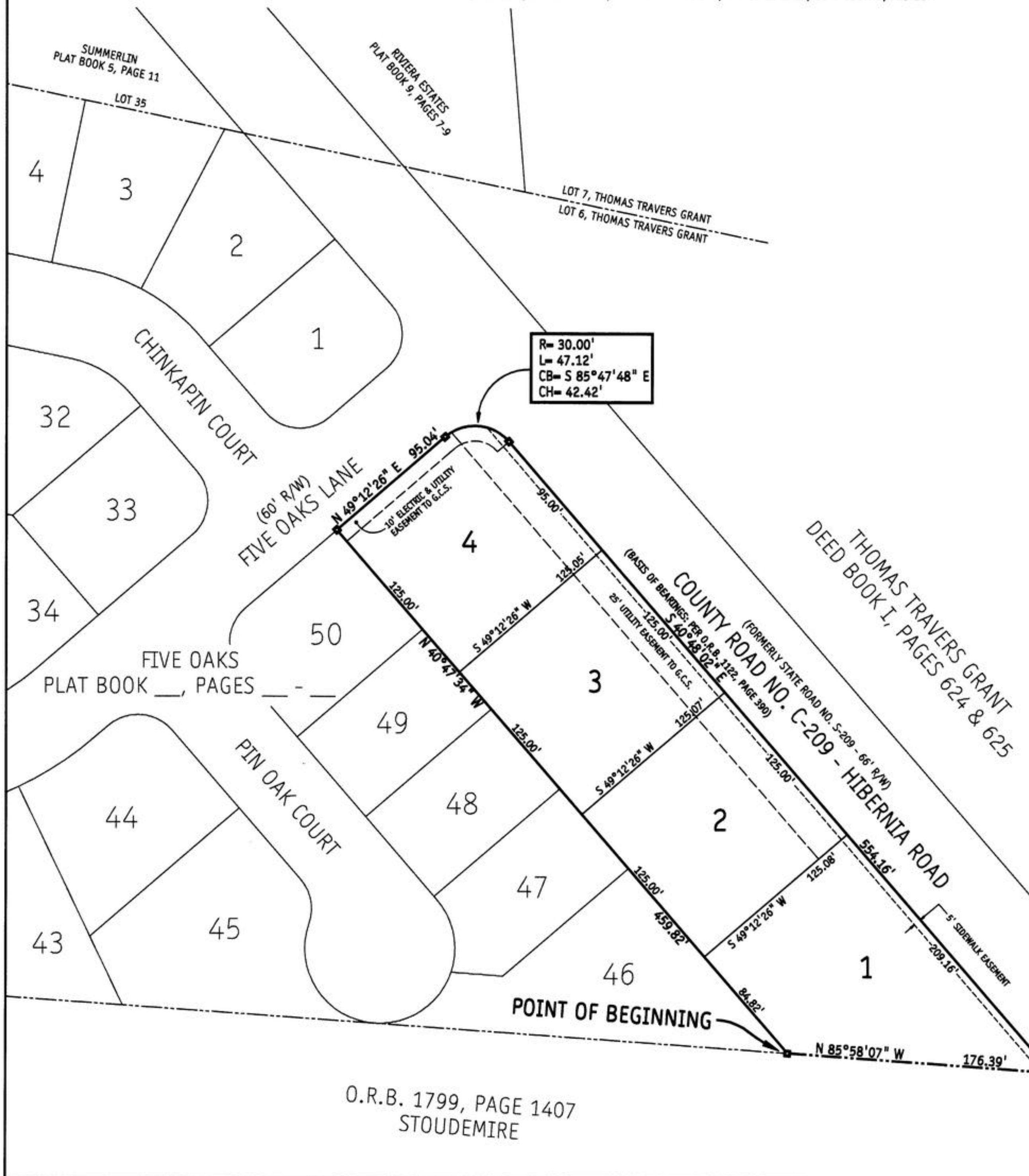
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LEGEND
 R= RADIUS
 CB= CHORD BEARING
 CH= CHORD DISTANCE
 L= ARC LENGTH
 R/W= RIGHT-OF-WAY
 G.C.S.= CITY OF GREEN COVE SPRINGS
 C/L= CENTERLINE
 P.B.= PLAT BOOK
 O.R.B.= OFFICIAL RECORDS BOOK

GENERAL NOTES:

- 1) ■ DENOTES PERMANENT REFERENCE MONUMENT FOUND. ("P. R. M. - P. L. S. 3593")
- 2) □ DENOTES PERMANENT REFERENCE MONUMENT SET. ("P. R. M. - P. L. S. 3593")
- 3) MINIMUM LOT SIZE: 15,437 SQUARE FEET ±
- 4) 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.
- 5) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- 6) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 7) ALL LOTS SHOWN HEREON LIE WITHIN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 120064 0165 D, DATED NOVEMBER 4, 1992.



PREPARED BY:
 MCKEE, EILAND AND MULLIS
 LAND SURVEYORS, INC.
 1246 PARK AVENUE
 ORANGE PARK, FLORIDA 32073