

GLEN LAUREL UNIT ONE

BEING A PORTION OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

Cov/Restr. O.R. 1731 pg. 1459
1762 pg. 693

PLAT BOOK 31 PAGE 52

SHEET ONE (1) OF FOUR (4) SHEETS
TYPE I SUBDIVISION

CAPTION

A PORTION OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PORTION OF SECTION 34 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, GREENWOOD ESTATES UNIT FOUR, AS RECORDED IN PLAT BOOK 17, PAGES 61 AND 62 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; RUN THENCE N 89°21'15" W, ALONG THE SOUTHERLY LINE OF BLOCK ONE, GREENWOOD ESTATES UNIT TWO, AS RECORDED IN PLAT BOOK 15, PAGES 32 AND 33 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA, AND THEN ALONG A WESTERLY PROLONGATION THEREOF, RUN N 89°21'15" W, A DISTANCE OF 672.01 FEET, TO A POINT; RUN THENCE S 00°30'25" W, A DISTANCE OF 930.41 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE S 00°30'25" W, A DISTANCE OF 677.98 FEET, TO A POINT; RUN THENCE N 89°31'22" W, A DISTANCE OF 41.94 FEET, TO A POINT; RUN THENCE S 00°28'38" W, A DISTANCE OF 420.00 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-220; RUN THENCE SOUTHEASTERLY, ALONG LAST SAID LINE, AND ALONG THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 115,091.6 FEET, THROUGH A CENTRAL ANGLE OF 00°32'33" TO THE RIGHT, AN ARC DISTANCE OF 108.99 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 65°08'09" E, 108.99 FEET; THENCE N 00°33'40" E, A DISTANCE OF 306.78 FEET TO A POINT; RUN THENCE S 89°34'40" E, A DISTANCE OF 646.77 FEET, TO A POINT; RUN THENCE N 00°25'20" E, A DISTANCE OF 354.82 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 01°55'21" TO THE LEFT, AN ARC DISTANCE OF 4.03 FEET, TO A POINT. LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 86°18'22" W, 4.03 FEET; THENCE N 00°25'20" E, A DISTANCE OF 60.03 FEET, TO A POINT ON THE ARC OF A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 01°57'25" TO THE RIGHT, AN ARC DISTANCE OF 6.15 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 87°03'33" W, 6.15 FEET; THENCE N 00°30'36" E, A DISTANCE OF 414.21 FEET, TO A POINT; THENCE N 89°29'04" W, A DISTANCE OF 508.6 FEET, TO A POINT; THENCE N 00°30'25" E, A DISTANCE OF 4.45 FEET, TO A POINT; THENCE N 89°34'40" W, A DISTANCE OF 365.22 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 53°06'00" TO THE RIGHT, AN ARC DISTANCE OF 27.79 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 63°02'10" W, 26.81 FEET; THENCE S 52°39'23" W, A DISTANCE OF 36.08 FEET, TO A POINT; THENCE N 89°29'35" W, A DISTANCE OF 77.50 FEET, TO A POINT; THENCE N 00°30'25" E, A DISTANCE OF 15.49 FEET, TO A POINT; THENCE N 89°29'35" W, A DISTANCE OF 160.00 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 14.38 ACRES, MORE OR LESS, IN AREA.

"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, CO-PARTNERSHIP 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 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 SUBDIVISION 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."

WITNESS: Sandra Leigh
PRINT NAME: Sandra Leigh
WITNESS: Patrick Wallace
PRINT NAME: PATRICK WALLACE
BY: James Ricky Wood
PRINT NAME: JAMES RICKY WOOD, ITS PRESIDENT

COUNTY DEPARTMENT OF ENGINEERING APPROVAL
APPROVED THIS 10th DAY OF MARCH AD. 1998.
Walter M. B.
DIRECTOR DEPARTMENT OF ENGINEERING

COUNTY DEPARTMENT OF PLANNING APPROVAL
APPROVED THIS 10th DAY OF MARCH AD. 1998.
John Jones
DIRECTOR DEPARTMENT OF PLANNING

COUNTY DEPARTMENT OF ZONING APPROVAL
APPROVED THIS 16th DAY OF MARCH AD. 1998.
Linda Jackson
DIRECTOR DEPARTMENT OF ZONING

COUNTY COMMISSIONERS CERTIFICATE
EXAMINED AND APPROVED THIS 10th DAY OF March AD. 1998
BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.
Clayton M. Moore CHAIRMAN
Salvador L. Bennett CLERK OF THE CIRCUIT COURT

SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE AND 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 NO. 177, OF THE LAWS OF THE STATE OF FLORIDA, AND THAT PERMANENT CONTROL POINTS WILL BE SET AS SHOWN ON SAID PLAT IN ACCORDANCE WITH SAID LAWS, THAT SAID SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN ON SAID PLAT COMPLIES WITH ALL REQUIREMENTS OF SAID CHAPTER.
SIGNED THIS 12th DAY OF FEBRUARY AD. 1998
Richard A. Miller
RICHARD A. MILLER
FLORIDA REGISTERED LAND SURVEYOR NO. 3848

CLERK'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER NO. 71-339, LAWS OF FLORIDA OF 1971 AND IS FILED FOR RECORD IN PLAT BOOK 31, PAGES 52 thru 55 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 26th DAY OF March, A.D., 1998.
Salvador L. Bennett
CLERK OF THE CIRCUIT COURT

OWNER:
GLEN LAUREL INC.
1730 KINGSLEY AVENUE, SUITE "E"
ORANGE PARK, FLORIDA 32073
(904) 264-6553
ENGINEER:
STONE, JOCA & MAHONEY INC.
7400 BAYMEADOWS WAY
SUITE 230
JACKSONVILLE, FLORIDA 32256
(904) 448-5300
1730 KINGSLEY AVENUE
SUITE "D"
ORANGE PARK, FLORIDA 32073
(904) 264-1377
SURVEYOR:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BOULEVARD
SUITE 200
JACKSONVILLE, FLORIDA 32216
(904) 721-1226

ADOPTION AND DEDICATION
THIS IS TO CERTIFY THAT GLEN LAUREL INC. A FLORIDA CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, HEREINAFTER "DEDICATOR", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS GLEN LAUREL UNIT ONE, 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, GLEN LAUREL DRIVE, WAVERING LANE AND BUTTONWOOD LANE, AND ALL EASEMENTS FOR DRAINAGE AND NON-ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY IRREVOCABLY DEDICATED TO CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH SAID LAND:
(1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKE AND DRAINAGE SYSTEM (STORMWATER DETENTION AREA) WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON THE LAND HEREBY DEDICATED, TOGETHER WITH ALL SOIL NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM THE COURTS AND DRIVES FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE AND DRAINAGE SYSTEM WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, INJURIES, OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS;
(2) TRACT "E-1" AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. IT IS ESTABLISHED FOR THE PLACEMENT AND MAINTENANCE OF STORMWATER RETENTION/DETENTION PONDS AND DRAINAGE SYSTEMS. GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF SAID PONDS AND SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND LAWS, CLAY COUNTY, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY FOR REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS OR ANY OTHER SUBSTANCE OR THINGS THAT MAY EVER BE OR COME WITHIN SAID LAKES AND DRAINAGE SYSTEMS WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH WHICH RESPONSIBILITY SHALL BE THOSE OF THE HOMEOWNERS ASSOCIATION;
(3) CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKE AND DRAINAGE SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKE AND DRAINAGE SYSTEMS AND THAT WHICH RETAINS IT TO AFFECT ADEQUATE DRAINAGE, INCLUDING BUT NOT LIMITED TO THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF, GLEN LAUREL INC., A FLORIDA CORPORATION AND/OR GLEN LAUREL HOMEOWNERS ASSOCIATION, INC., AN OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, SHALL INDEMNIFY CLAY COUNTY, FLORIDA AND HOLD IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, AND LIABILITIES 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 A POND, AT OR FROM THE LAKE OR DRAINAGE SYSTEM DESCRIBED ABOVE, OR ANY PART THEREOF OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF GLEN LAUREL INC., A FLORIDA CORPORATION, AND/OR GLEN LAUREL HOMEOWNERS ASSOCIATION, INC., ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN GLEN LAUREL UNIT ONE, THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND ASSIGNS OF GLEN LAUREL INC., A FLORIDA CORPORATION AND/OR GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. AND SHALL BE SUBJECT TO IT.
ALL EASEMENTS FOR UTILITIES, WATER AND SEWER AS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS.
THE CLAY ELECTRIC EASEMENTS AS SHOWN HEREON ARE DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC., ITS SUCCESSORS AND ASSIGNS FOR USE IN ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
TRACT "A-3" IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO GLEN LAUREL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SUBJECT TO AN INGRESS AND EGRESS EASEMENT IN FAVOR OF GLEN LAUREL INC., ITS SUCCESSORS AND ASSIGNS, TRACTS "A-1", "A-2" (LANDSCAPE AND SIGNAGE) "C", "D" AND "J" "E-1" (STORMWATER DETENTION AREA) ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE GLEN LAUREL HOMEOWNERS ASSOCIATION, INC., AND ITS SUCCESSORS AND ASSIGNS, TRACT "B" IS HEREBY DEDICATED TO GLEN LAUREL INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF GLEN LAUREL INC. A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 12 DAY OF February AD. 1998.

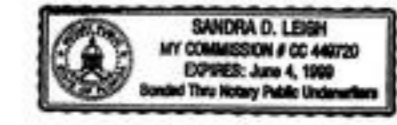
WITNESS: Sandra Leigh
PRINT NAME: Sandra Leigh
WITNESS: Patrick Wallace
PRINT NAME: PATRICK WALLACE
BY: James Ricky Wood
PRINT NAME: JAMES RICKY WOOD, ITS PRESIDENT

MORTGAGEE'S JOINDER
AMSouth BANK, A FLORIDA BANKING CORPORATION, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE, DATED JULY 10, 1997, AND RECORDED IN OFFICIAL RECORDS BOOK 1665, PAGE 2110, AND THAT CERTAIN UCC-1 FINANCING STATEMENT DATED JULY 10, 1997, AND RECORDED IN OFFICIAL RECORDS BOOK 1665, PAGE 2130, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, HEREBY CONSENTS TO THIS PLAT AND JOINS IN ITS DEDICATION.
WITNESS: Paula L. O'Neal
PRINT NAME: Paula L. O'Neal
WITNESS: M. Jean Mason
PRINT NAME: M. JEAN MASON
BY: Gary E. Hollifield
PRINT NAME: GARY E. HOLLIFIELD, ITS VICE PRESIDENT

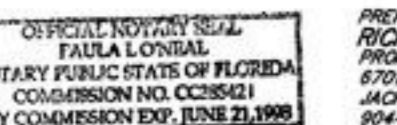
WITNESS: Paula L. O'Neal
PRINT NAME: Paula L. O'Neal
WITNESS: M. Jean Mason
PRINT NAME: M. JEAN MASON
BY: Gary E. Hollifield
PRINT NAME: GARY E. HOLLIFIELD, ITS VICE PRESIDENT

AMSouth BANK, A FLORIDA BANKING CORPORATION
WITNESS: Paula L. O'Neal
PRINT NAME: Paula L. O'Neal
WITNESS: M. Jean Mason
PRINT NAME: M. JEAN MASON
BY: Gary E. Hollifield
PRINT NAME: GARY E. HOLLIFIELD, ITS VICE PRESIDENT
Any reference herein to AmSouth Bank of Florida shall be deemed to refer to AmSouth Bank

STATE OF FLORIDA
COUNTY OF DUAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF February AD. 1998 BY JAMES RICKY WOOD, PRESIDENT OF GLEN LAUREL INC. A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, HE OR SHE IS PERSONALLY KNOWN TO ME, AND DID TAKE AN OATH.
Sandra Leigh
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: _____



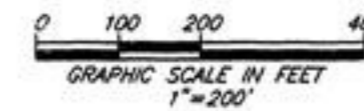
STATE OF FLORIDA
COUNTY OF DUAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF February AD. 1998 BY JAMES RICKY WOOD, PRESIDENT OF GLEN LAUREL INC. A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, HE OR SHE IS PERSONALLY KNOWN TO ME, AND DID TAKE AN OATH.
Paula L. O'Neal
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: _____



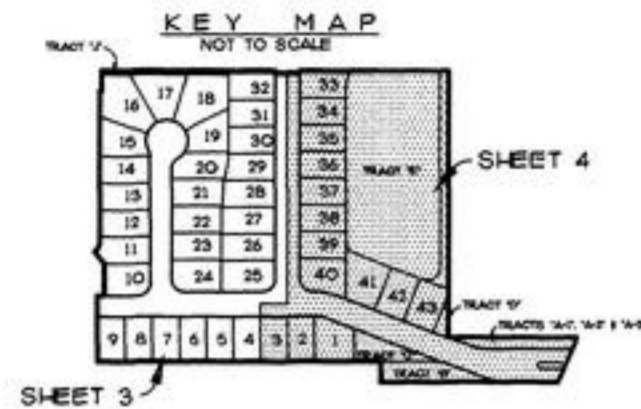
PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BOULEVARD SUITE 200
JACKSONVILLE, FLORIDA 32216
904-721-1226

GLEN LAUREL UNIT ONE

BEING A PORTION OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.



SHEET TWO (2) OF FOUR (4) SHEETS
43 LOTS THIS UNIT



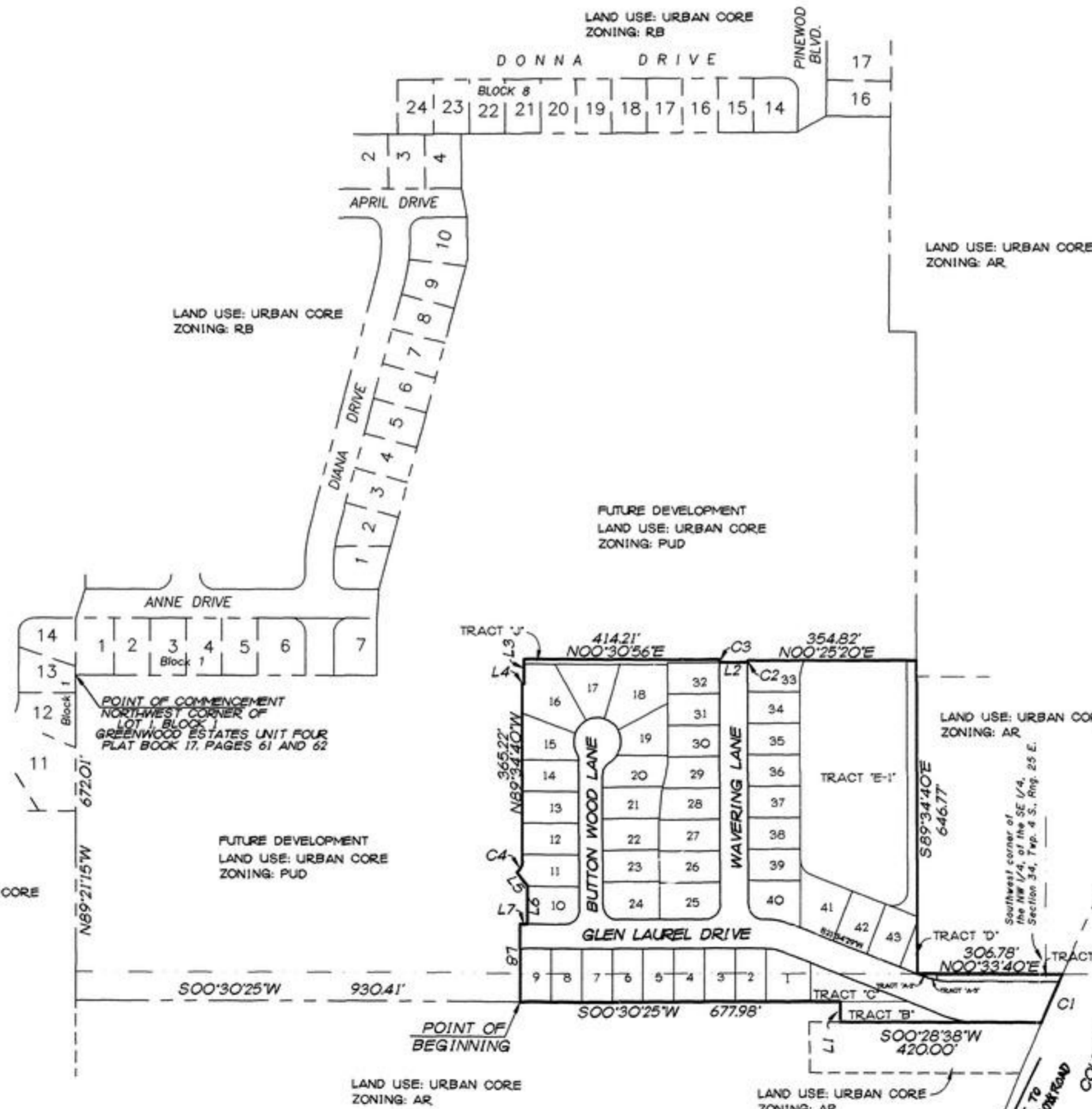
- ABBREVIATIONS USED IN THIS PLAT**
- | ABBREVIATION | DEFINITION |
|----------------|--|
| P.C. | POINT OF CURVATURE |
| P.T. | POINT OF TANGENCY |
| P.C.C. | POINT OF COMPOUND CURVATURE |
| P.R.C. | POINT OF REVERSE CURVATURE |
| RAD. PT. | RADIUS POINT |
| C.E.C. | CLAY ELECTRIC CO-OP |
| C.C.U.A. | CLAY COUNTY UTILITY AUTHORITY |
| R/W | RIGHT OF WAY |
| EASE. | EASEMENT |
| C2 | DENOTES TABULATED CURVE DATA |
| L2 | DENOTES TABULATED LINE DATA |
| □ | DENOTES SET 4" X 4" CONCRETE MONUMENT WITH STEEL PLATE STAMPED "P.L.S. 4600" |
| ⊙ | DENOTES SET 4" X 4" CONCRETE MONUMENT WITH STEEL PLATE STAMPED "P.L.S. 4600" |
| ⊙ | DENOTES SET PK. NAIL & BRASS DISK STAMPED "P.L.S. 4600" |
| ⊙ | PERMANENT CONTROL POINT (P.C.P.) |
| C. E. C. I. E. | CLAY ELECTRIC COOPERATIVE, INC. EASEMENT |

CURVE TABLE FOR BOUNDARY

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	11509.16'	108.99'	108.99'	N65°03'09"W	00°37'33"
C2	120.00'	4.03'	4.03'	N85°18'22"W	01°55'21"
C3	180.00'	6.15'	6.15'	N87°03'33"W	01°57'26"
C4	30.00'	27.79'	26.81'	S63°02'10"E	53°05'00"

LINE TABLE FOR BOUNDARY

LINE	DIRECTION	DISTANCE
L1	S89°31'22"E	41.94'
L2	S00°25'20"W	60.03'
L3	S89°29'04"E	50.86'
L4	N00°30'25"E	4.45'
L5	S52°39'23"W	36.08'
L6	N89°29'35"W	77.50'
L7	S00°30'25"W	15.49'
L8	S89°29'35"E	16.00'



- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF BLOCK 1, GREENWOOD ESTATES UNIT FOUR, AS S 00°30'25" W, AS SHOWN ON AFORESAID PLAT, RECORDED IN PLAT BOOK 17, PAGES 61 AND 62 OF THE PUBLIC RECORDS OF CLAY COUNTY.
 - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - 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 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 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.
 - AN EASEMENT IN FAVOR OF CLAY ELECTRIC CO-OP, BEING TEN (10) FEET IN WIDTH, AND IMMEDIATELY ADJACENT TO ALL RIGHT OF WAYS OF GLEN LAUREL UNIT ONE, IS RESERVED ACROSS ALL LOTS AND TRACTS SHOWN ON THIS PLAT.
 - THE STORMWATER DETENTION AREA SHOWN HEREON IS A GRAPHIC REPRESENTATION OF THE AFORESAID FACILITY, AS SHOWN ON ENGINEERING PLANS PROVIDED TO THIS FIRM, AND DOES NOT REPRESENT AN ACTUAL FIELD LOCATION OR AS BUILT LOCATION.
 - THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT WHETHER GRAPHIC OR DIGITAL.
 - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF CLAY COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

- UTILITY NOTES:**
PUBLIC UTILITIES ARE BEING PROVIDED TO THIS SUBDIVISION BY THE FOLLOWING:
WATER & SEWER: CLAY COUNTY UTILITY AUTHORITY
ELECTRIC: CLAY ELECTRIC CO-OP
TELEPHONE: BELL SOUTH

- ZONING NOTE:**
THE PROPERTY DEPICTED ON THIS PLAT IS A RESIDENTIAL SINGLE FAMILY PLANNED UNIT DEVELOPMENT (PUD).
THIS PLAT IS TO BE DEVELOPED AS FOLLOWS:
MINIMUM LOT WIDTH: 65 FEET
MINIMUM LOT AREA: 7,150 SQUARE FEET
MAXIMUM LOT COVERAGE: 40 PERCENT
MINIMUM FRONT YARD SETBACK: 20 FEET
MINIMUM SIDE YARD SETBACK: 5 FEET
MINIMUM REAR YARD SETBACK: 10 FEET
MAXIMUM HEIGHT OF STRUCTURE: 35 FEET

FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X", AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120064 0135 D EFFECTIVE DATE: NOVEMBER 4, 1992.

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BOULEVARD SUITE 200
JACKSONVILLE, FLORIDA 32216
904-721-1226

GLEN LAUREL UNIT ONE

BEING A PORTION OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

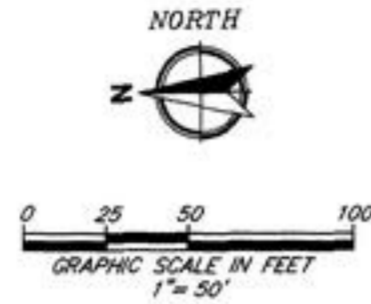
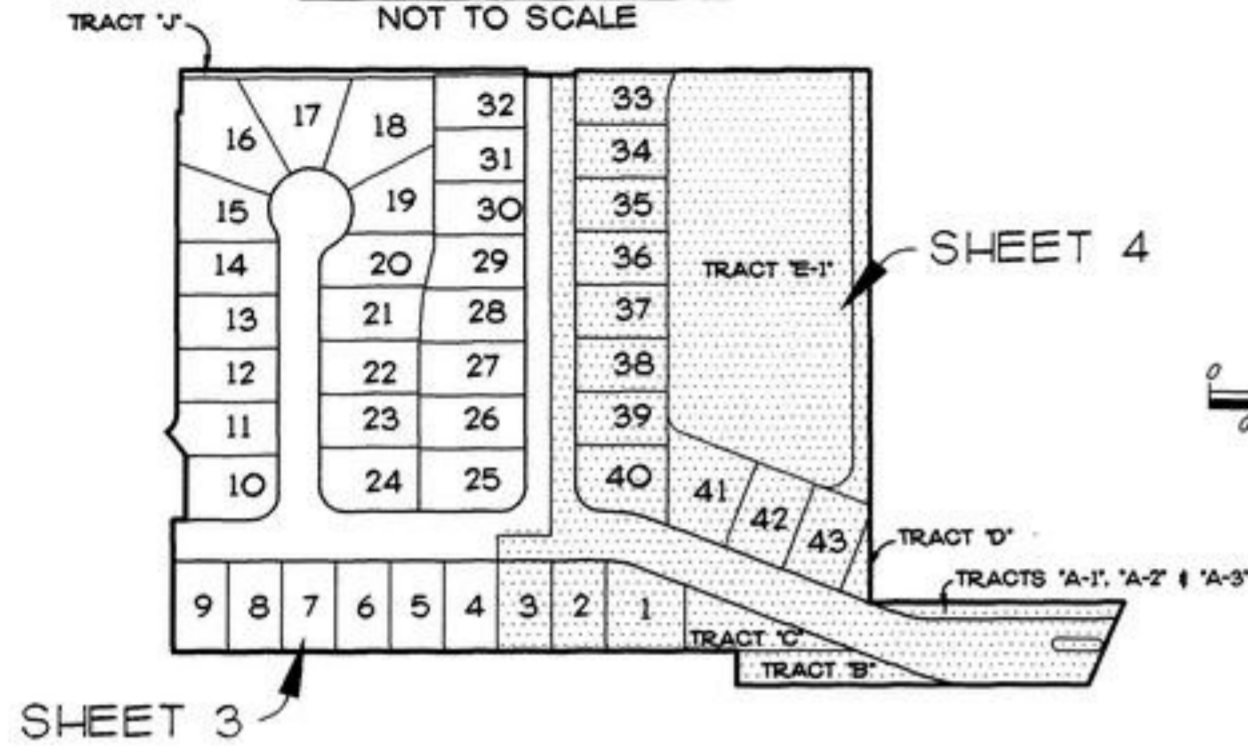
LAND USE: URBAN CORE
ZONING: PUD
OWNER: GLEN LAUREL, INC.

PLAT BOOK 31 PAGE 54

SHEET THREE (3) OF FOUR (4) SHEETS
SEE SHEET TWO (2) FOR GENERAL NOTES

KEY MAP

NOT TO SCALE

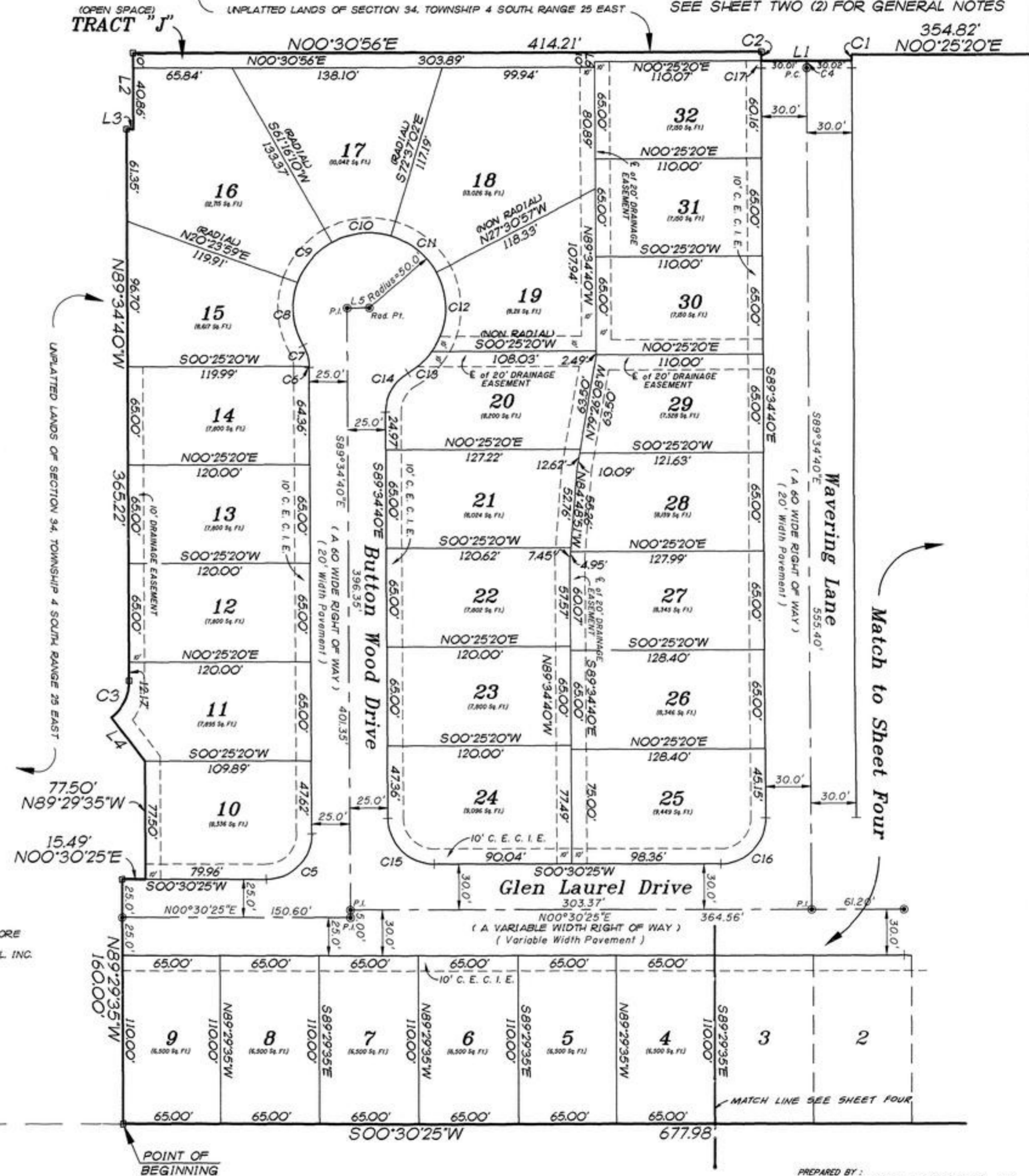


LAND USE: URBAN CORE
ZONING: PUD
OWNER: GLEN LAUREL, INC.

CURVE TABLE FOR THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	120.00'	4.03'	2.01'	4.03'	N86°18'22"W	01°55'21"
C2	180.00'	6.15'	3.07'	6.15'	N87°03'33"W	01°57'26"
C3	300.00'	27.79'	14.98'	26.81'	S63°02'10"E	53°05'00"
C4	150.00'	4.84'	2.42'	4.84'	N88°39'13"W	01°50'54"
C5	300.00'	47.17'	30.04'	42.46'	S44°32'07"E	90°05'05"
C6	300.00'	0.64'	0.32'	0.64'	N89°48'50"E	01°13'01"
C7	300.00'	14.76'	7.53'	14.61'	N75°06'32"E	28°11'34"
C8	500.00'	43.10'	22.99'	41.78'	S89°42'22"W	49°23'13"
C9	500.00'	35.67'	18.63'	34.91'	N49°09'55"W	40°52'12"
C10	500.00'	40.24'	21.28'	39.16'	N05°40'26"W	46°06'48"
C11	500.00'	39.36'	20.76'	38.35'	N39°56'01"E	45°06'05"
C12	500.00'	55.40'	30.93'	52.61'	S85°46'18"E	63°29'16"
C13	500.00'	21.11'	10.72'	20.96'	S41°55'51"E	24°11'38"
C14	300.00'	31.28'	17.23'	29.88'	N59°42'21"W	59°44'37"
C15	300.00'	47.08'	29.96'	42.40'	S45°27'52"W	89°54'56"
C16	300.00'	47.17'	30.04'	42.46'	S44°32'07"E	90°05'05"
C17	180.00'	4.84'	2.42'	4.84'	N88°48'28"W	01°32'24"

LINE TABLE FOR THIS SHEET		
LINE	DIRECTION	DISTANCE
L1	S00°25'20"W	600.3'
L2	S89°29'04"E	50.86'
L3	N00°30'25"E	4.45'
L4	S52°6'59"W	36.33'
L5	N00°25'20"E	14.62'
L6	S89°34'40"E	3.68'

LAND USE: URBAN CORE
ZONING: PUD
OWNER: GLEN LAUREL, INC.



LAND USE: URBAN CORE
ZONING: AR
OWNER: MURRAY/BRAY

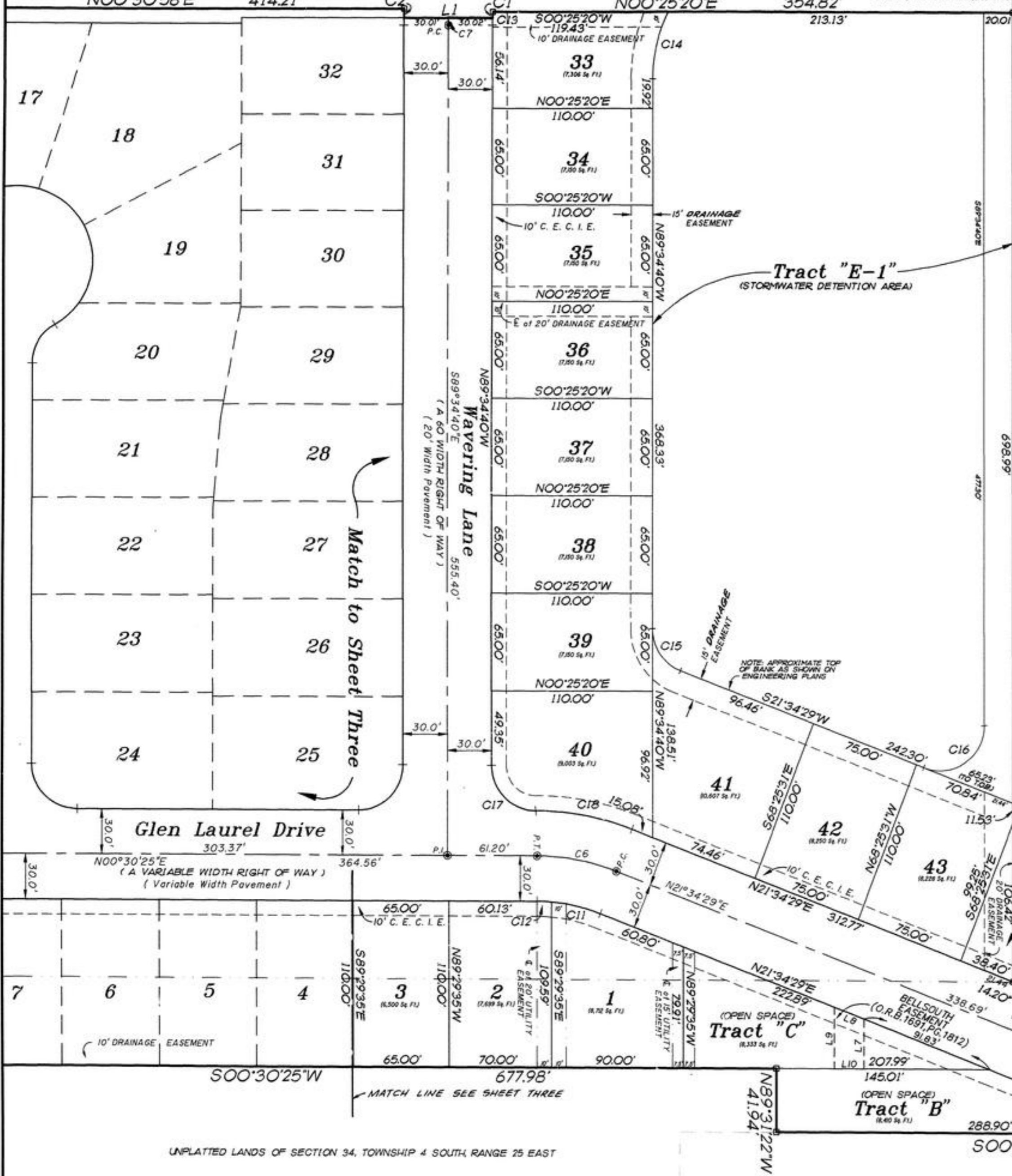
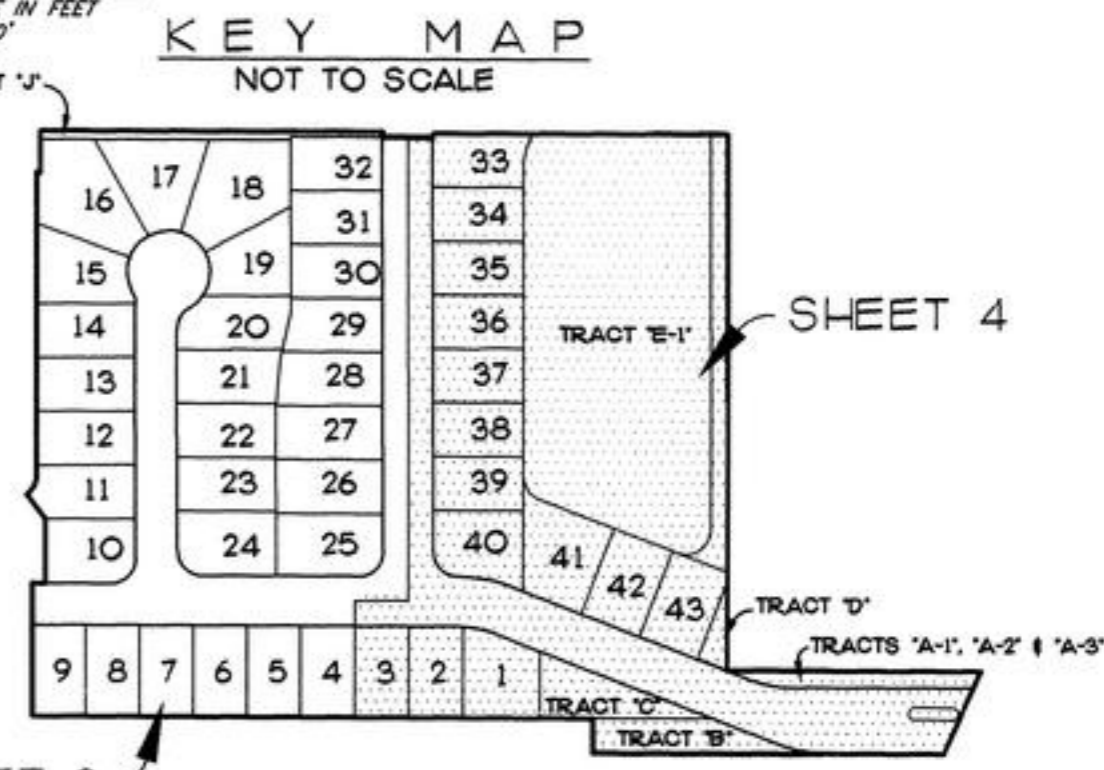
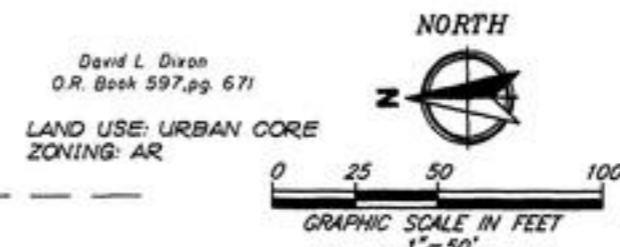
PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BOULEVARD SUITE 200
JACKSONVILLE, FLORIDA 32216
904-721-1226

GLEN LAUREL UNIT ONE

BEING A PORTION OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

LAND USE: URBAN CORE
ZONING: AR
OWNER: GLEN LAUREL, INC

SHEET FOUR (4) OF FOUR (4) SHEETS
SEE SHEET TWO (2) FOR GENERAL NOTES



CURVE TABLE FOR THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	120.00	4.03	2.01	4.03	N86°18'22"W	01°55'21"
C2	180.00	6.15	3.07	6.15	N87°03'33"W	01°57'26"
C3	11509.16	108.99	54.50	108.99	N65°23'09"W	00°32'33"
C4	150.00	55.23	27.93	54.92	S11°01'33"W	21°05'51"
C5	150.00	55.16	27.89	54.84	N11°02'27"E	21°04'04"
C6	150.00	4.84	2.42	4.84	N88°39'13"W	01°50'54"
C7	11509.16	43.78	21.89	43.78	S65°32'54"E	00°13'05"
C8	11509.16	48.83	24.42	48.83	S65°19'04"E	00°14'35"
C9	11509.16	16.38	8.19	16.38	S65°09'19"E	00°06'23"
C10	120.00	34.24	17.24	34.13	S13°24'00"W	16°20'56"
C11	120.00	9.88	4.94	9.88	S02°51'59"W	04°43'07"
C12	120.00	8.87	4.43	8.86	N87°27'40"W	04°13'59"
C13	120.00	46.77	23.82	46.34	N76°10'49"W	26°47'42"
C14	300.00	36.05	20.56	33.92	S55°59'54"W	68°50'51"
C15	300.00	58.20	43.77	49.49	S34°00'06"E	111°09'09"
C16	300.00	47.26	30.14	42.53	S45°17'19"W	90°16'03"
C17	180.00	67.29	34.04	66.90	N10°51'53"E	21°25'11"
C18	150.00	55.10	27.86	54.79	N11°03'04"E	21°02'49"
C19	190.00	69.96	35.38	69.57	N11°01'33"E	21°05'51"
C20	150.00	25.25	12.66	25.22	N05°21'02"E	09°38'43"
C21	150.00	22.69	11.37	22.67	N14°30'24"E	08°40'01"
C22	150.00	7.16	3.58	7.16	N20°12'26"E	02°44'05"
C23	150.00	55.10	27.86	54.79	N11°03'04"E	21°02'49"

LINE TABLE FOR THIS SHEET

LINE	DIRECTION	DISTANCE
L1	S00°25'20"W	60.03'
L7	S89°29'35"E	33.01'
L8	N21°34'29"E	21.43'
L9	N89°29'35"W	40.72'
L10	S00°30'25"W	20.00'
L11	S89°26'20"E	7.50'
L12	N89°26'20"W	12.96'

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