

**GLEN LAUREL UNIT TWO**

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

COV/Restr. D.R. 1731 pg. 1459  
1762 pg. 693

PLAT BOOK 31 PAGE 56

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

**CAPTION:**

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

BEGIN AT THE SOUTHWEST CORNER OF LOT 16, BLOCK 3, GREENWOOD ESTATES UNIT FIVE, AS RECORDED IN PLAT BOOK 19, PAGES 36 AND 37 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; RUN THENCE N 88 54'29" W, ALONG A WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID BLOCK 3, A DISTANCE OF 448.76 FEET, TO A POINT; RUN THENCE S 00 29'52" E, A DISTANCE OF 56.32 FEET, TO A POINT; RUN THENCE N 89 34'40" W, A DISTANCE OF 682.59 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 EASTERLY, THENCE EASTERLY, 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 RIGHT, AN ARC DISTANCE OF 4.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 86 18'22" E, 4.03 FEET; THENCE N 00 25'20" E, A DISTANCE OF 60.03 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 180.00 FEET, THROUGH A CENTRAL ANGLE OF 1 59'20" TO THE LEFT, AN ARC DISTANCE OF 6.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 87 02'36" W, 6.25 FEET; THENCE N 00 25'20" E, A DISTANCE OF 150.70 FEET, TO A POINT; THENCE S 89 29'04" E, A DISTANCE OF 160.00 FEET, TO A POINT; THENCE S 00 30'56" W, A DISTANCE OF 17.39 FEET, TO A POINT; THENCE S 89 29'04" E, A DISTANCE OF 180.24 FEET, TO A POINT; THENCE S 00 30'57" W, A DISTANCE OF 180.24 FEET, TO A POINT; THENCE S 45 43'53" E, A DISTANCE OF 102.93 FEET, TO A POINT; THENCE S 89 29'04" E, A DISTANCE OF 85.65 FEET, TO A POINT; THENCE S 00 31'06" W, A DISTANCE OF 76.00 FEET, TO A POINT; THENCE S 89 29'04" E, A DISTANCE OF 110.01 FEET, TO A POINT; THENCE N 00 30'45" E, A DISTANCE OF 556.71 FEET, TO A POINT; THENCE N 15 43'50" E, A DISTANCE OF 239.00 FEET, TO A POINT ON THE SOUTH BOUNDARY LINE OF GREENWOOD ESTATES UNIT FOUR, AS RECORDED IN PLAT BOOK 17, PAGES 61 AND 62 OF THE PUBLIC RECORDS OF SAID COUNTY; RUN THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID GREENWOOD ESTATES UNIT FOUR, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: S 74 21'15" E, A DISTANCE OF 237.38 FEET, TO A POINT; COURSE NO. 2: S 89 50'00" E, A DISTANCE OF 87.26 FEET, TO A POINT; COURSE NO. 3: N 79 04'05" E, A DISTANCE OF 61.14 FEET, TO A POINT; COURSE NO. 4: S 89 50'00" E, A DISTANCE OF 14.00 FEET, TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE GREENWOOD ESTATES UNIT FIVE, AS RECORDED IN PLAT BOOK 19, PAGES 36 AND 37 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; RUN THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID GREENWOOD ESTATES UNIT FIVE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: S 00 10'00" W, A DISTANCE OF 710.83 FEET, TO A POINT; COURSE NO. 2: S 28 43'47" E, A DISTANCE OF 69.16 FEET, TO A POINT; COURSE NO. 3: S 01 05'59" W, A DISTANCE OF 135.36 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 1698 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."

GLEN LAUREL, INC. A FLORIDA CORPORATION  
WITNESS: Sandra Leigh  
PRINT NAME: Sandra Leigh  
WITNESS: Patrick Wallace  
PRINT NAME: PATRICK WALLACE  
BY: James Ricky Wood  
JAMES RICKY WOOD, ITS PRESIDENT

COUNTY DEPARTMENT OF ENGINEERING APPROVAL  
APPROVED THIS 10<sup>th</sup> DAY OF MARCH AD. 1998.  
Walter M. [Signature]  
DIRECTOR DEPARTMENT OF ENGINEERING

COUNTY DEPARTMENT OF PLANNING APPROVAL  
APPROVED THIS 10<sup>th</sup> DAY OF MARCH AD. 1998.  
Don [Signature]  
DIRECTOR DEPARTMENT OF PLANNING

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

COUNTY COMMISSIONERS CERTIFICATE  
EXAMINED AND APPROVED THIS 10<sup>th</sup> DAY OF MARCH AD. 1998  
BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.  
Stuart [Signature] CHAIRMAN  
Salma [Signature] 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 12<sup>th</sup> 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 56 thru 59 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 18<sup>th</sup> DAY OF MARCH, A.D., 1998.  
Salma [Signature]  
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  
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 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, IRISHWOOD COURT, WAVERING LANE AND TEABERRY COURT, 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) TRACTS "E-2", "I-1" AND "I-2" AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. THE AFOREMENTIONED TRACTS ARE ESTABLISHED FOR THE PLACEMENT AND MAINTENANCE OF STORMWATER RETENTION/DETENTION PONDS AND DRAINAGE SYSTEMS. THE 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 RESPONSIBILITIES SHALL BE THOSE OF GLEN LAUREL HOMEOWNERS ASSOCIATION, INC.

(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 TWO. 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, AND TRACT "H" 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 "I-3" IS HEREBY DEDICATED TO GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. AND ITS SUCCESSORS AND ASSIGNS, SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. TRACTS "F", "E-2", "I-1" AND "I-2" (STORMWATER DETENTION AREAS) ARE HEREBY IRREVOCABLY, AND WITHOUT FURTHER RESERVATIONS, DEDICATED TO GLEN LAUREL HOMEOWNERS ASSOCIATION, INC. AND ITS SUCCESSORS AND ASSIGNS. TRACT "G-1" IS HEREBY IRREVOCABLY, AND WITHOUT RESERVATION, DEDICATED TO CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS.

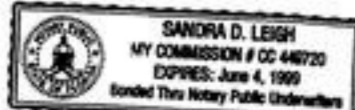
IN WITNESS WHEREOF GLEN LAUREL, INC. A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 12 DAY OF February AD. 1998.

GLEN LAUREL, INC. A FLORIDA CORPORATION  
WITNESS: Sandra Leigh  
PRINT NAME: Sandra Leigh  
WITNESS: Patrick Wallace  
PRINT NAME: PATRICK WALLACE  
BY: James Ricky Wood  
JAMES RICKY WOOD, ITS PRESIDENT

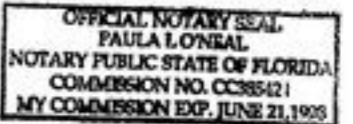
MORTGAGEE'S JOINDER  
ANSOUTH BANK, A FLORIDA BANKING CORPORATION, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE, DATED JULY 10, 1997, AND RECORDED IN OFFICIAL RECORDS BOOK 1665, PAGE 2110, AND THAT CERTAIN UCC-1 FINANCING STATEMENT DATED JULY 10, 1997, AND RECORDED IN OFFICIAL RECORDS BOOK 1665, PAGE 2150, 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  
GARY E. HOLLIFIELD, VICE PRESIDENT

ANSOUTH 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  
GARY E. HOLLIFIELD, VICE PRESIDENT  
"Any reference herein to AmSouth Bank of Florida shall be deemed to refer to AmSouth Bank"

STATE OF FLORIDA  
COUNTY OF DUVAL  
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.  
HE OF Sandra Leigh  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>th</sup> DAY OF February AD. 1998 BY GARY E. HOLLIFIELD, VICE PRESIDENT OF ANSOUTH BANK, A FLORIDA BANKING CORPORATION, ON BEHALF OF THE CORPORATION, HE OR SHE IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.  
HE OF Paula L. O'Neal  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: \_\_\_\_\_

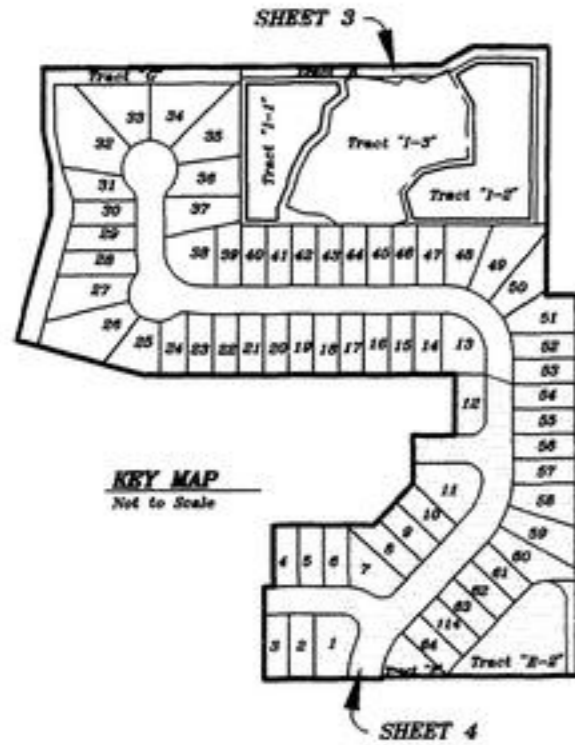
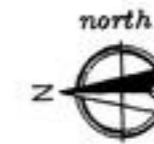
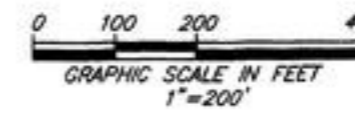


PREPARED BY:  
RICHARD A. MILLER & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BOULEVARD SUITE 200  
JACKSONVILLE, FLORIDA 32216  
904-721-1226

# GLEN LAUREL UNIT TWO

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

SHEET TWO (2) OF FOUR (4) SHEETS  
65 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
CEC.	CLAY ELECTRIC CO-OP
CCUA.	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" PERMANENT REFERENCE MONUMENT (PRM)
⊙	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

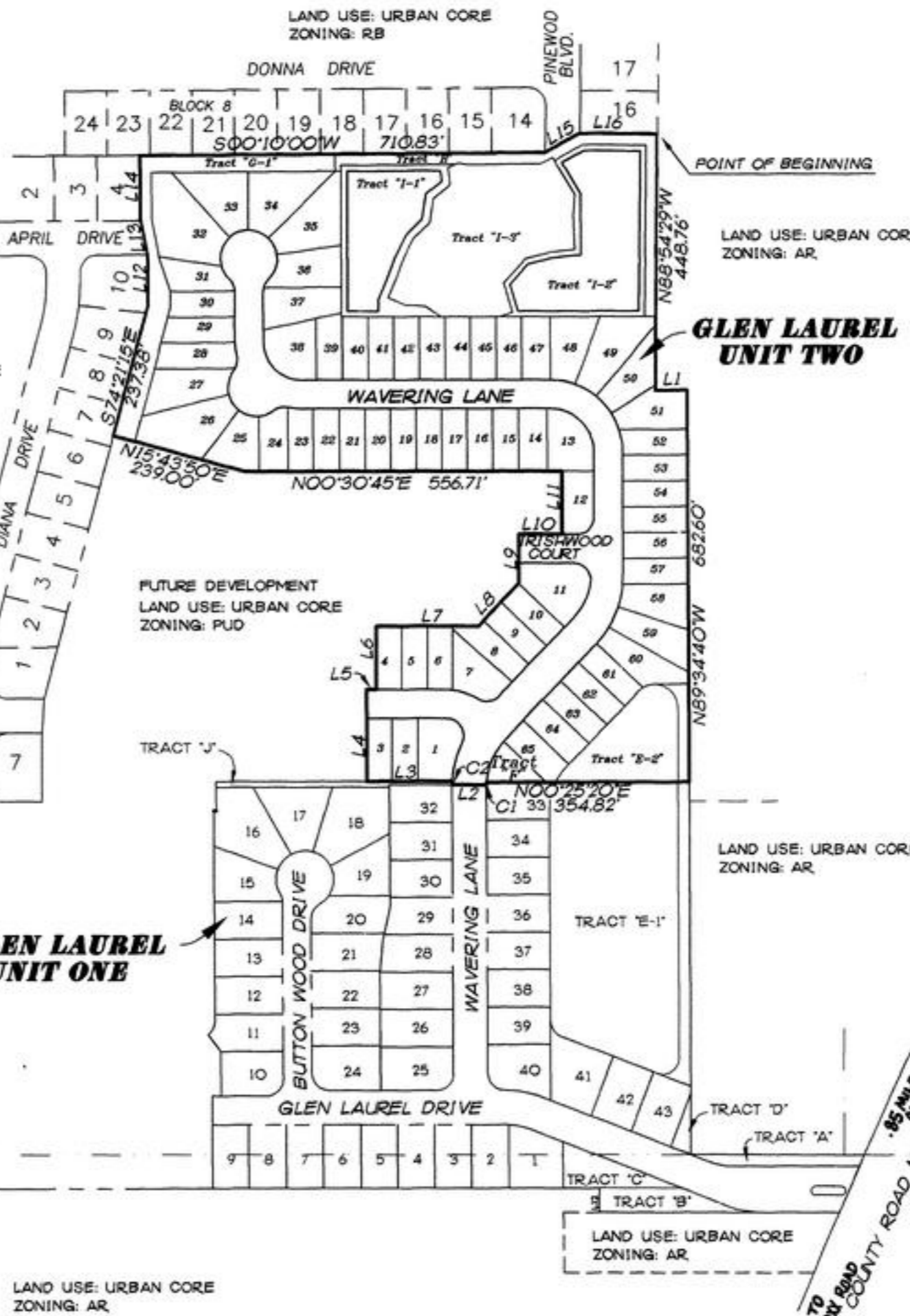
**CURVE TABLE FOR BOUNDARY**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	120.00'	4.03'	4.03'	N86°18'22"W	01°55'21"
C2	180.00'	6.25'	6.25'	N87°02'36"W	01°59'20"

**LINE TABLE FOR BOUNDARY**

LINE	DIRECTION	DISTANCE
L1	N00°23'52"E	56.32'
L2	S00°25'20"W	60.03'
L3	S00°25'20"W	150.70'
L4	S89°29'04"E	160.00'
L5	S00°30'56"W	17.39'
L6	S89°29'04"E	110.00'
L7	S00°30'57"W	180.24'
L8	S45°43'53"E	102.93'
L9	S89°29'04"E	85.65'
L10	S00°31'06"W	76.00'
L11	S89°29'04"E	110.01'
L12	N89°50'00"W	87.26'
L13	S79°04'05"W	61.14'
L14	N89°50'00"W	114.00'
L15	N28°43'47"W	69.16'
L16	N01°05'59"E	135.36'

LAND USE: URBAN CORE  
ZONING: RB



LAND USE: URBAN CORE  
ZONING: AR

- GENERAL NOTES:**
- 1) 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.
  - 2) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - 3) 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.
  - 4) 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 TWO, IS RESERVED ACROSS ALL LOTS AND TRACTS SHOWN ON THIS PLAT.
  - 5) 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.
  - 6) 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.
  - 7) 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: 45 FEET  
MINIMUM LOT AREA: 4,950 SQUARE FEET  
MAXIMUM LOT COVERAGE: 40 PERCENT  
MINIMUM FRONT YARD SETBACK: 15 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

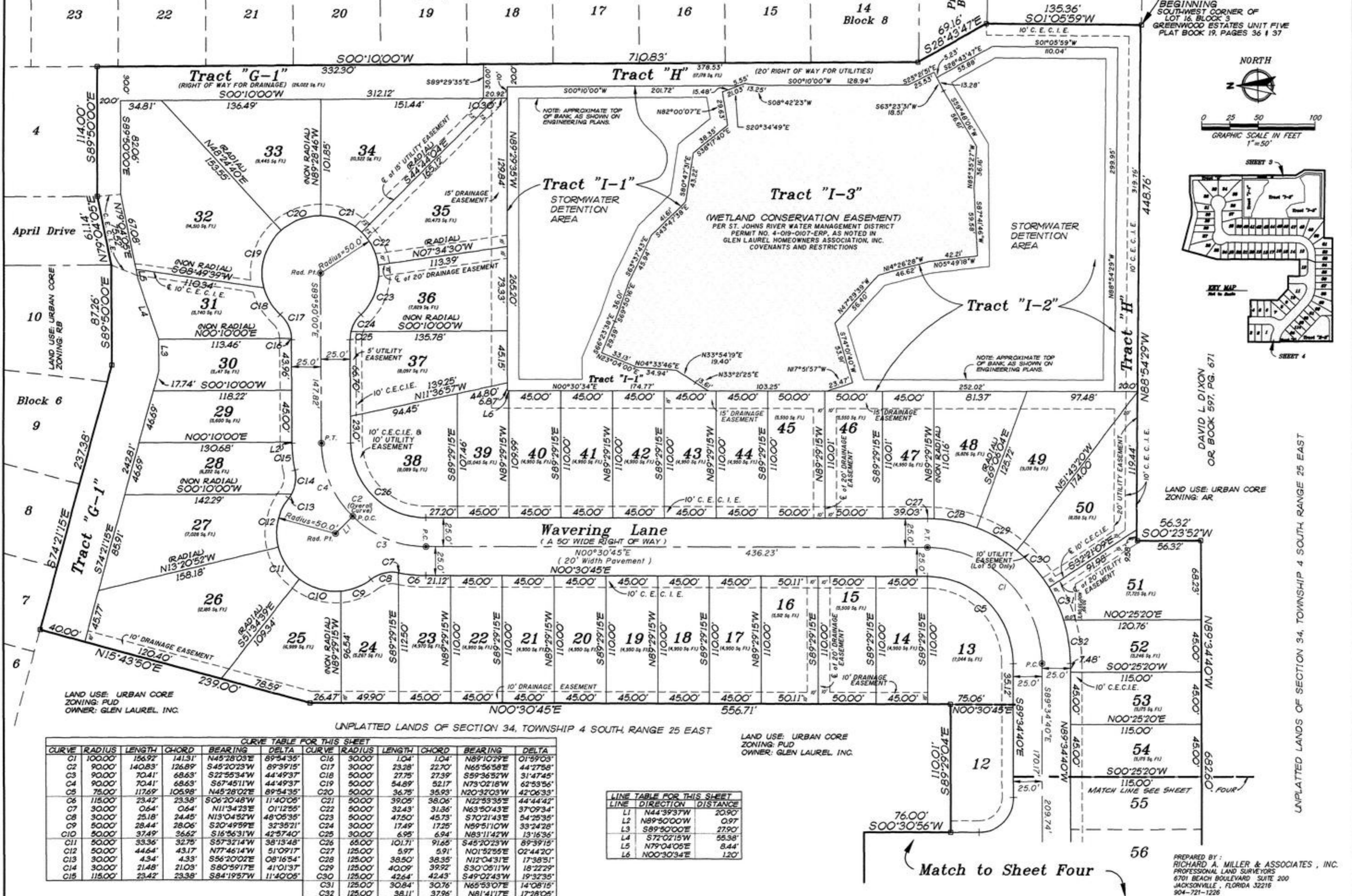
# GLEN LAUREL UNIT TWO

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

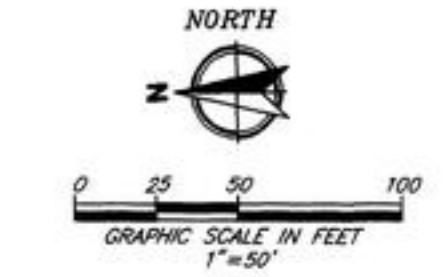
SHEET THREE (3) OF FOUR (4) SHEETS  
61 LOTS THIS UNIT

GREENWOOD ESTATES UNIT FIVE  
Plat Book 19, pages 36 and 37

LAND USE: URBAN CORE  
ZONING: RB



POINT OF BEGINNING  
SOUTHWEST CORNER OF  
LOT 16, BLOCK 3  
GREENWOOD ESTATES UNIT FIVE  
PLAT BOOK 19, PAGES 36 & 37



DAVID L. DIXON  
OR BOOK 597, PG. 671

UNPLATTED LANDS OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 25 EAST

UNPLATTED LANDS OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 25 EAST

CURVE TABLE FOR THIS SHEET

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	100.00'	156.92'	141.31'	N45°28'03"E	89°54'35"	C16	30.00'	1.04'	1.04'	N89°10'29"E	01°59'03"
C2	90.00'	140.83'	126.89'	S45°20'23"W	89°39'15"	C17	30.00'	2.28'	2.27'	N65°56'58"E	44°27'58"
C3	90.00'	70.41'	68.63'	S27°55'34"W	44°49'37"	C18	50.00'	27.75'	27.75'	S99°36'52"W	31°47'45"
C4	90.00'	70.41'	68.63'	S67°45'11"W	44°49'37"	C19	50.00'	54.69'	52.17'	N73°02'18"W	62°53'56"
C5	75.00'	117.69'	105.98'	N45°28'02"E	89°54'35"	C20	50.00'	36.79'	35.93'	N20°52'03"W	42°06'33"
C6	115.00'	23.42'	23.38'	S06°20'48"W	11°40'08"	C21	50.00'	39.05'	38.06'	N22°53'35"E	44°44'42"
C7	30.00'	0.64'	0.64'	N11°34'23"E	01°12'55"	C22	50.00'	32.43'	31.36'	N63°50'43"E	37°09'34"
C8	30.00'	25.18'	24.45'	N13°04'32"W	48°05'35"	C23	50.00'	47.50'	45.73'	S70°21'43"E	54°25'35"
C9	50.00'	28.44'	28.06'	S20°49'59"E	32°35'21"	C24	30.00'	17.49'	17.25'	N59°51'10"W	33°24'28"
C10	90.00'	37.49'	36.62'	S16°56'31"W	42°57'40"	C25	30.00'	6.95'	6.94'	N83°11'42"W	13°16'36"
C11	50.00'	33.36'	32.75'	S57°32'14"W	38°13'48"	C26	65.00'	101.71'	91.65'	S45°20'23"W	89°39'15"
C12	50.00'	44.64'	43.17'	N77°46'14"W	51°09'17"	C27	125.00'	5.97'	5.91'	N01°52'55"E	02°44'20"
C13	30.00'	4.34'	4.33'	S56°20'02"E	08°16'54"	C28	125.00'	38.50'	38.35'	N12°04'31"E	17°38'51"
C14	30.00'	21.48'	21.03'	S80°59'17"E	41°01'37"	C29	125.00'	40.09'	39.92'	S30°05'11"W	18°22'29"
C15	115.00'	23.42'	23.38'	S84°19'57"W	11°40'08"	C30	125.00'	42.64'	42.43'	S49°02'43"W	19°32'35"
						C31	125.00'	30.84'	30.76'	N65°53'07"E	14°08'15"
						C32	125.00'	38.11'	37.96'	N81°41'17"E	17°28'05"

LINE TABLE FOR THIS SHEET

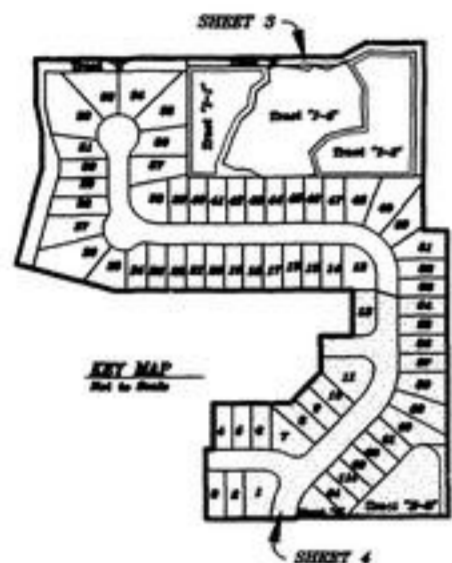
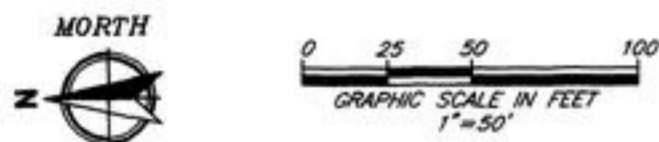
LINE	DIRECTION	DISTANCE
L1	N44°39'37"W	20.90'
L2	N89°50'00"W	0.97'
L3	S89°50'00"E	27.90'
L4	S72°02'15"W	55.38'
L5	N79°04'05"E	8.44'
L6	N00°30'34"E	1.20'

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

# GLEN LAUREL UNIT TWO

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

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



**CURVE TABLE FOR THIS SHEET**

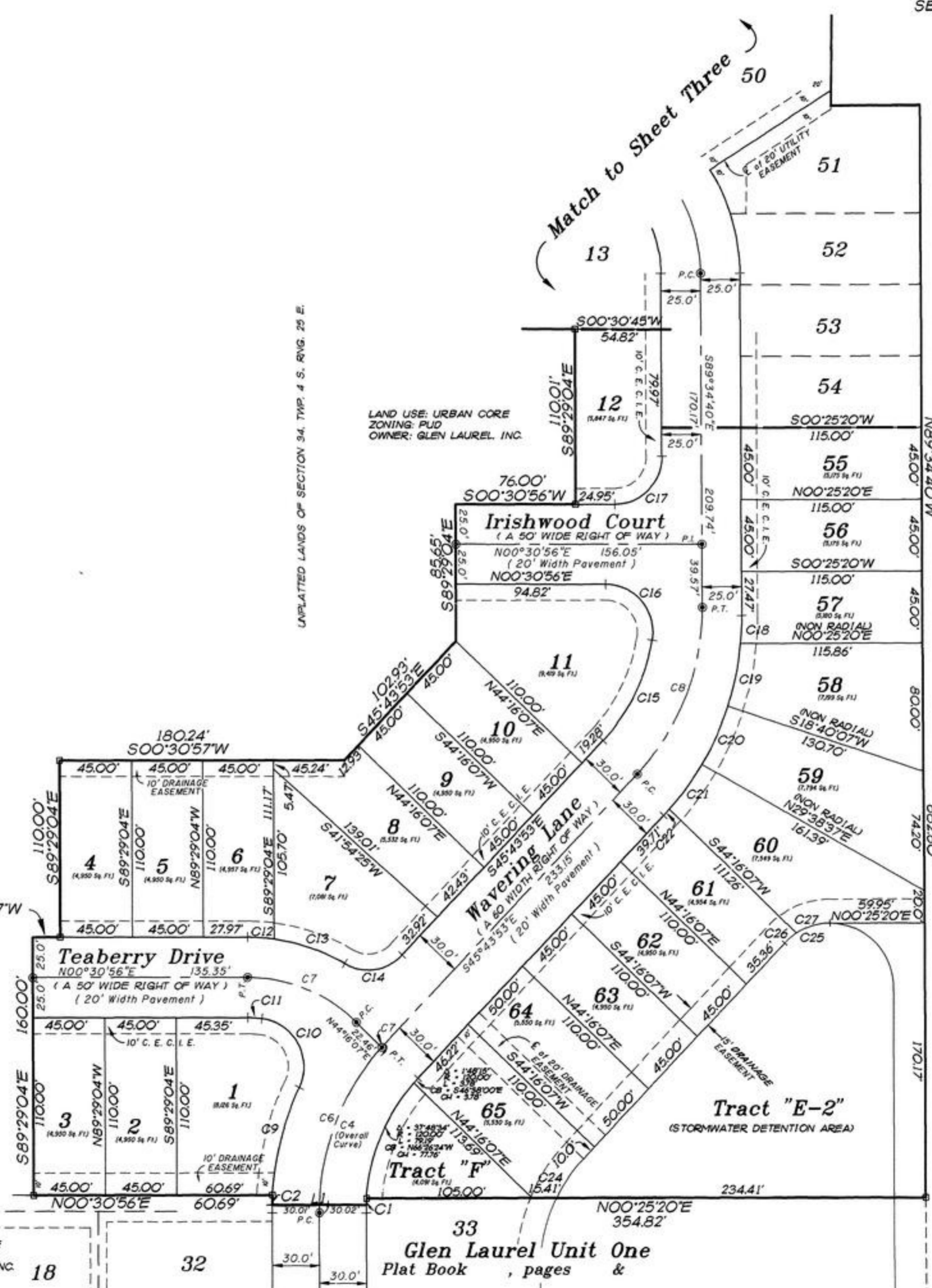
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	120.00'	4.03'	4.03'	N86°18'22"W	01°55'21"
C2	180.00'	6.15'	6.15'	N87°03'33"W	01°57'26"
C4	150.00'	109.95'	107.51'	N66°43'50"W	41°59'54"
C6	150.00'	108.09'	105.76'	N67°05'11"W	41°17'10"
C7	100.00'	76.36'	74.52'	N68°06'33"W	43°45'12"
C7	150.00'	1.86'	1.86'	N46°05'14"W	00°42'44"
C8	150.00'	114.79'	112.01'	S67°39'16"E	43°50'47"
C9	180.00'	69.37'	68.94'	N75°02'24"W	22°04'50"
C10	30.00'	56.82'	48.70'	N61°44'13"E	108°31'34"
C11	75.00'	9.11'	9.10'	N03°59'41"E	06°57'30"
C12	125.00'	17.09'	17.07'	N04°25'53"E	07°49'54"
C13	125.00'	47.79'	47.50'	N19°18'01"E	21°54'24"
C14	30.00'	39.79'	36.93'	S07°44'20"E	75°59'06"
C15	120.00'	71.29'	70.25'	S62°45'04"E	34°02'22"
C16	30.00'	52.21'	45.87'	N50°22'21"E	99°42'49"
C17	30.00'	47.17'	42.46'	S44°31'52"E	90°05'36"
C18	180.00'	17.56'	17.55'	S86°47'01"E	05°35'19"
C19	180.00'	40.03'	39.94'	S77°37'09"E	12°44'26"
C20	180.00'	40.08'	40.00'	S64°52'10"E	12°45'31"
C21	180.00'	34.79'	34.73'	S52°57'12"E	11°04'24"
C22	180.00'	5.29'	5.29'	S46°34'26"E	01°41'07"
C23	120.00'	82.97'	81.32'	N65°32'17"W	39°36'48"
C24	100.00'	29.76'	29.65'	N54°15'25"W	17°03'06"
C25	40.00'	32.28'	31.41'	N22°36'44"W	46°14'18"
C26	40.00'	9.73'	9.71'	N38°45'41"W	13°56'23"
C27	40.00'	22.55'	22.25'	N15°38'32"W	32°17'55"

**LINE TABLE FOR THIS SHEET**

LINE	DIRECTION	DISTANCE
L1	S00°25'20"W	60.03'
L2	S00°30'56"W	17.39'

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

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



UNPLATTED LANDS OF SECTION 34, TWP. 4 S., RING. 25 E.

UNPLATTED LANDS OF SECTION 34, TWP. 4 S., RING. 25 E.

LAND USE: URBAN CORE  
ZONING: AR  
OWNER: DAVID DIXON  
(OR.V. 597 PAGE 671)

33  
Glen Laurel Unit One  
Plat Book , pages &

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