

# GLEN LAUREL UNIT THREE

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

### CAPTION

A portion of Section 34, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

BEGIN 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 county; thence South 00°30'25" West, along the Westerly boundary line of said Greenwood Estates Unit Four, a distance of 630.36 feet to the Southwesterly corner of Lot 7, Block 1 of said plat; thence South 89°31'35" East, along the Southerly boundary line of said plat, 118.81 feet to the Southeasterly corner of said Lot 7, Block 1; thence South 02°46'39" West, departing said Southerly boundary line, 40.03 feet; thence South 57°14'23" West, 49.94 feet; thence South 48°31'05" West, 62.97 feet; thence South 29°19'17" West, 52.16 feet; thence South 00°30'25" West, 146.02 feet; thence South 89°29'04" East, 30.86 feet; thence South 00°30'56" West, 6.49 feet to the Northeasterly corner of Tract "J", Glen Laurel Unit One, as recorded in Plat Book 31, Pages 52 through 55, inclusive of said Public Records, thence along the Northerly boundary line of said last mentioned plat run the following eight (8) courses and distances: Course No. 1: North 89°29'04" West, 50.86 feet; Course No. 2: North 00°30'25" East, 4.45 feet; Course No.3: North 89°34'40" West, 365.22 feet to the Point of Curvature of a curve concave Northerly having a radius of 30.00 feet; Course No. 4: thence Westerly along the arc of said curve through a central angle of 53°05'00" an arc distance of 27.79 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 63°02'10" West, 26.81 feet; Course No. 5: South 52°57'59" West, 36.33 feet; Course No. 6: North 89°29'35" West, 77.50 feet; Course No. 7: North 00°30'25" East, 15.49 feet; Course No. 8: North 89°29'35" West, 160.00 feet to the Northwesterly corner of Lot 9 of said plat, said point also being the Northwesterly corner of said plat; thence North 00°30'25" East, departing said Northerly boundary line, 930.41 feet to its intersection with the Westerly prolongation of the Southerly boundary line of Greenwood Estates Unit Two, as recorded in Plat Book 15, Pages 32 and 33 of said Public Records; thence South 89°21'15" East, along last said line and along the Southerly boundary line of said Greenwood Estates Unit Two, a distance of 672.01 feet to the POINT OF BEGINNING.

Containing 14.67 acres, more or less.

"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: [Signature]  
Print Name: PATRICK WALLACE  
Witness: [Signature]  
Print Name: Sandra D. Leigh

By: [Signature]  
James Ricky Wood, its President

COUNTY DEPARTMENT OF ENGINEERING APPROVAL  
Approved this 12<sup>th</sup> day of FEBRUARY A.D., 1999.  
[Signature] P.E.  
Director Department of Engineering

COUNTY DEPARTMENT OF PLANNING APPROVAL  
Approved this 12<sup>th</sup> day of FEBRUARY A.D., 1999.  
[Signature]  
Director Department of Planning

COUNTY DEPARTMENT OF ZONING APPROVAL  
Approved this 12<sup>th</sup> day of FEBRUARY A.D., 1999.  
[Signature]  
Director Department of Zoning

COUNTY COMMISSIONERS CERTIFICATE  
Examined and approved this 12<sup>th</sup> day of FEBRUARY A.D., 1999  
by the board of County Commissioners, Clay County, Florida.  
[Signature] Chairman  
[Signature] Clerk of the Circuit Court

CLERK'S CERTIFICATE  
I hereby certify that this plat has been examined and that it complies in form with Chapter 177, Florida Statutes, and is filed for record in Plat Book 32, Pages 37 through 40 of the Public Records of Clay County, Florida, this 24<sup>th</sup> day of February A.D., 1999  
[Signature]  
Clerk of the Circuit Court

SURVEYOR'S CERTIFICATE OF REVIEW  
The undersigned surveyor hereby certifies that he or she has been retained by Clay County to review this plat on behalf of Clay County, Florida, in accordance with the requirements of Section 177.081(1), Florida Statutes (1998), and has determined that said plat conforms with the requirements of Chapter 177, Florida Statutes. The undersigned did not prepare this plat. This certificate is made as of the 25<sup>th</sup> day of February, 1999.

[Signature]  
Print name: Harold Eiland  
Florida Registration No. LS 2518  
Print address: 615 Blazing Blvd, Orange Park, Fla.

### "VICINITY MAP"

SCALE: 1"=2000'



C+R - 179/pg. 1705  
1731 pg. 1459  
1762 pg. 693

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 THREE, 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 and Hammock Cove Court, and all Easements for Drainage and Non-Access Easements as shown hereon are hereby irrevocably dedicated to Clay County, its successors and assigns. All dedications to Clay County herein are subject to the following covenants and restrictions which shall run with said land;

(1) The Drainage Easements hereby dedicated shall permit Clay County, Florida, its successors and assigns, to discharge into Tract "F" as shown on this plat, 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 Tract "F" 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 "F" (Stormwater Detention Area) as shown on this plat is hereby dedicated to Glen Laurel Homeowners Association, Inc., its successors and assigns. Subject to a Drainage Easement in favor of Clay County, Florida, its successors and assigns. The aforementioned Tract is 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 from the Drainage Easements dedicated to Clay County herein, 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 or 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 for any facilities or ponds for the detention or management of stormwater or other water constructed, located or maintained within Tract "F" as shown on this plat, but shall have the right to modify any such facility or pond 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, 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 the existence, design, construction or maintenance of any facilities or ponds for the detention or management of stormwater or other water within Tract "F" as shown on this plat occasioned wholly or in part by any act or omission of Glen Laurel Inc., a Florida corporation, and/or Glen Laurel Homeowners Association, 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 and shall be subject to it.

Tract "F-1" (Wetland Conservation Easement) as shown on this plat is hereby dedicated to Glen Laurel Homeowners Association, Inc., its successors and assigns. Subject to a Conservation Easement in favor of St. Johns River Water Management District.

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.

In witness whereof Glen Laurel Inc., a Florida corporation, has caused these presents to be executed this 4 day of FEBRUARY A.D., 1999.

### GLEN LAUREL, INC., A FLORIDA CORPORATION

Witness: [Signature]  
Print Name: PATRICK WALLACE  
Witness: [Signature]  
Print Name: Sandra Leigh

By: [Signature]  
James Ricky Wood, its President

### MORTGAGEE'S JOINDER

AmSouth Bank, 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.

### AMSOUTH BANK

Witness: [Signature]  
Print Name: Susan A. Daniel  
Witness: [Signature]  
Print Name: Rana Issa

By: [Signature]  
Gary E. Hollifield, its Vice President

### STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4 day of February A.D., 1999 by James Ricky Wood, President of Glen Laurel, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me and did take an oath.

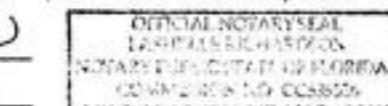
[Signature]  
Notary Public, State of Florida at Large  
My commission expires:



### STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1st day of February A.D., 1999 by Gary E. Hollifield, Vice President of AmSouth Bank, on behalf of the corporation. He is personally known to me and did take an oath.

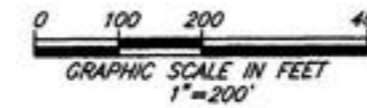
[Signature]  
Notary Public, State of Florida at Large  
My commission expires: 3-13-00



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

# GLEN LAUREL UNIT THREE

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



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
ESMT.	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 REFERENCE MONUMENT (P.R.M.)
•	PERMANENT CONTROL POINT (P.C.P.)



**GENERAL NOTES:**

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF BLOCK 1, GREENWOOD ESTATES UNIT FOUR, AS 500°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" 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. 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 OF AN ELECTRIC, TELEPHONE, GAS OR OTHER 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 THREE, 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) 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:**

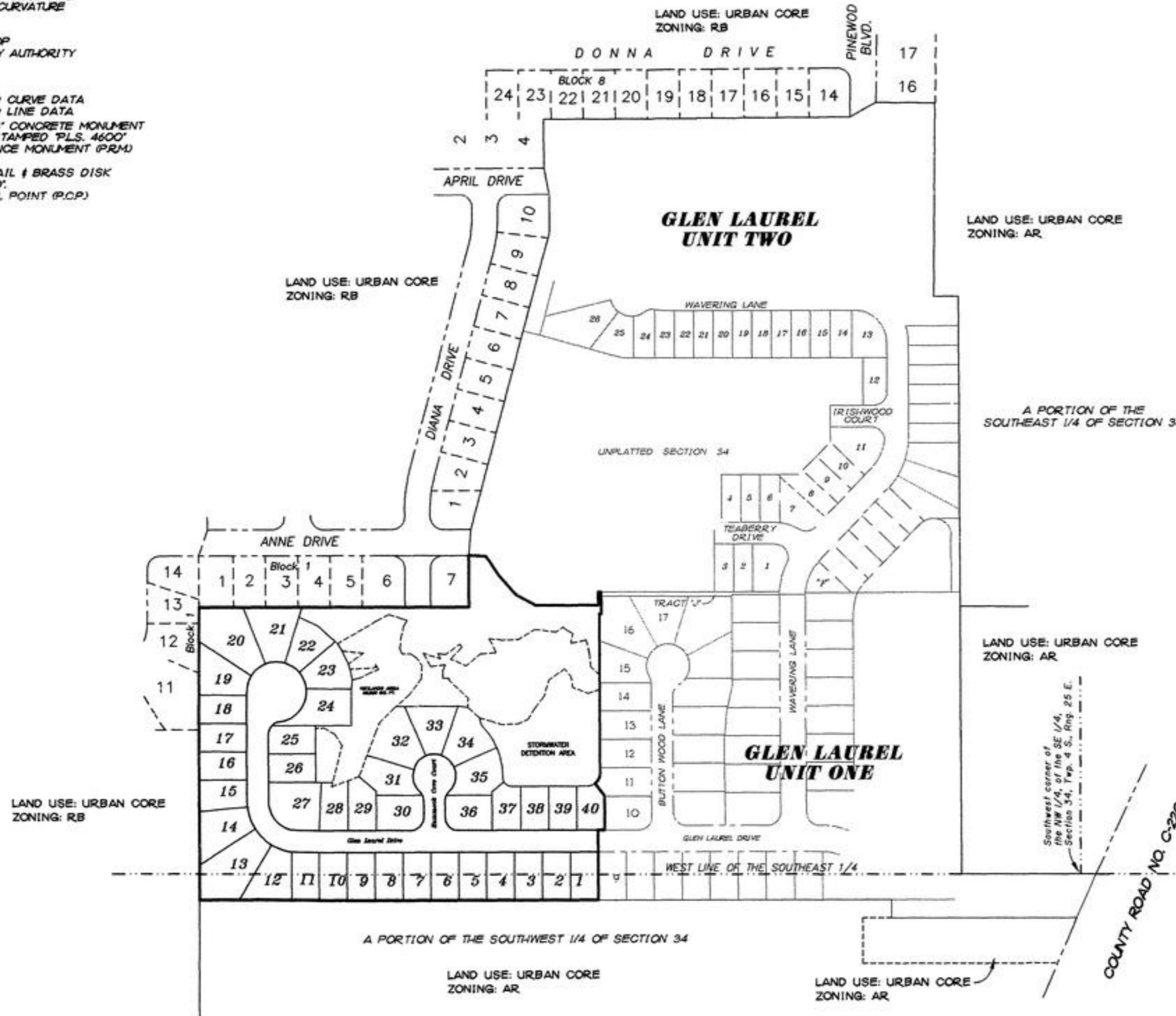
PUBLIC UTILITIES ARE BEING PROVIDED TO THIS SUBDIVISION BY THE FOLLOWING:  
 WATER & SEWER : CLAY COUNTY UTILITY AUTHORITY  
 ELECTRIC : CLAY ELECTRIC CO-OP.  
 TELEPHONE: BELL SOUTH

**ZONING NOTE:**

THE PROPERTY DEPICTED ON THIS PLAT IS A RESIDENTIAL SINGLE FAMILY PLANNED UNIT DEVELOPMENT (P.U.D.).  
 THIS PLAT IS TO BE DEVELOPED AS FOLLOWS:  
 TOTAL NUMBER OF LOTS : 40  
 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 (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NO. 120064 0135 D EFFECTIVE DATE: NOVEMBER 4, 1992.



**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 177, Florida Statutes, and that permanent control points will be set as shown on said plat in accordance therewith, 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.

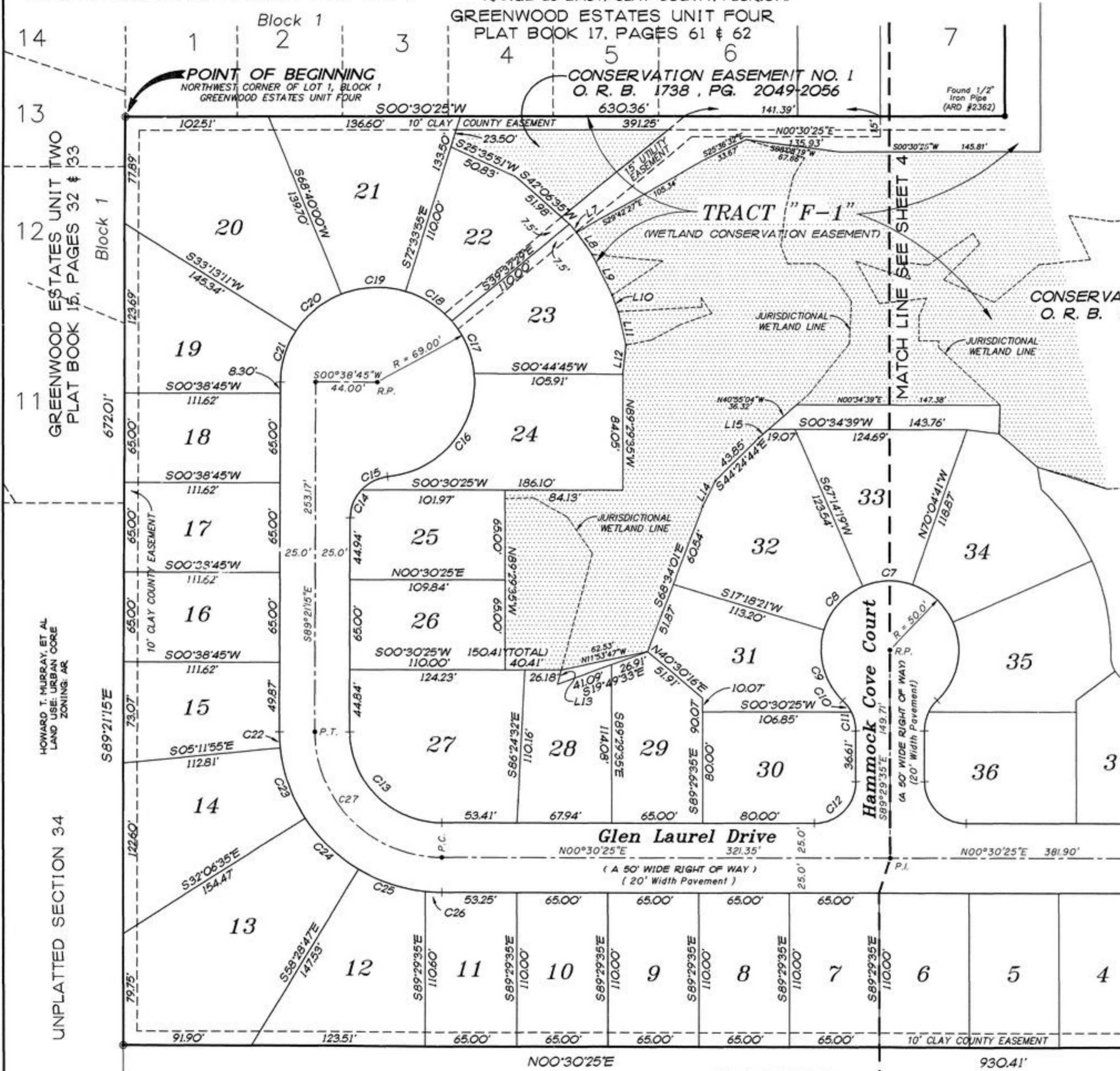
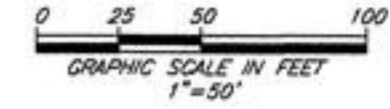
Signed this 1st day of February, A.D., 1999  
Richard A. Miller  
 Richard A. Miller  
 Florida Registered Land Surveyor No. 3848

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

**GLEN LAUREL UNIT THREE**

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

SHEET 3 OF 4 SHEETS TYPE I SUBDIVISION  
SEE SHEET 2 FOR NOTES

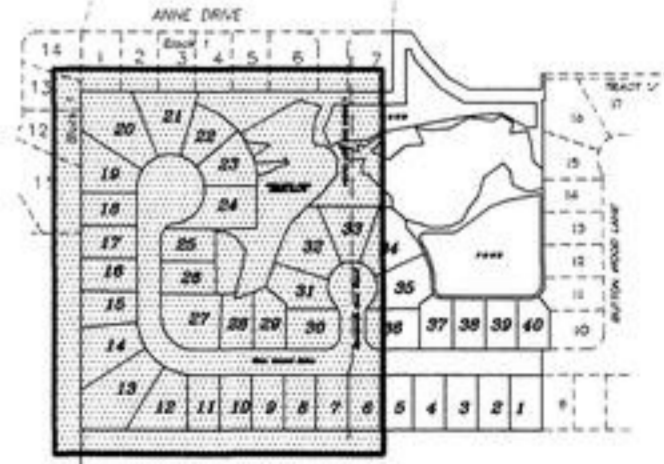


TABULATED LINE DATA

LINE	DIRECTION	DISTANCE
L7	S51°45'10"W	8.08'
L8	S56°09'57"W	19.50'
L9	S64°32'08"W	32.74'
L10	S71°49'02"W	12.71'
L11	S77°49'27"W	24.80'
L12	N83°18'35"W	21.46'
L13	N74°41'39"W	10.55'
L14	S63°44'02"E	20.71'
L15	S40°55'04"E	9.26'

TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	50.00'	37.25'	19.54'	36.39'	S01°25'11"E	42°41'00"
C8	50.00'	43.57'	23.28'	42.21'	S47°43'40"E	49°55'58"
C9	50.00'	55.30'	30.86'	52.52'	N75°37'22"E	63°21'59"
C10	30.00'	10.51'	5.31'	10.45'	S53°58'26"W	20°04'07"
C11	30.00'	13.87'	7.06'	13.75'	S77°15'27"W	26°29'55"
C12	30.00'	47.12'	30.00'	42.43'	N44°29'35"W	90°00'00"
C13	65.00'	102.26'	65.16'	92.04'	N45°34'35"E	90°08'20"
C14	30.00'	22.00'	11.52'	21.51'	S68°20'49"E	42°00'52"
C15	30.00'	21.78'	11.40'	21.31'	S26°32'12"E	41°36'22"
C16	69.00'	107.09'	67.72'	96.66'	S50°11'49"E	88°55'36"
C17	69.00'	42.01'	21.68'	41.36'	N67°53'57"E	34°52'52"
C18	69.00'	39.77'	20.45'	39.22'	S33°56'48"W	33°01'26"
C19	69.00'	46.69'	24.28'	45.80'	S01°56'58"E	38°46'05"
C20	69.00'	42.69'	22.05'	42.01'	S39°03'24"E	35°26'49"
C21	69.00'	39.23'	20.16'	38.70'	N73°04'02"W	32°34'26"
C22	115.00'	11.73'	5.87'	11.73'	S87°43'25"W	05°50'40"
C23	115.00'	54.01'	27.51'	53.52'	S71°20'45"W	26°54'40"
C24	115.00'	52.93'	26.94'	52.46'	S44°42'19"W	26°22'12"
C25	115.00'	50.47'	25.65'	50.07'	S18°56'48"W	25°08'50"
C26	115.00'	11.77'	5.89'	11.77'	S03°26'24"W	05°51'58"
C27	90.00'	141.59'	90.22'	127.43'	N45°34'35"E	90°08'20"



"KEY MAP"

PREPARED BY:  
RICHARD A. MILLER & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
FAX (904) 721-5758  
TELEPHONE (904) 721-1226

