

GLEN LAUREL UNIT FOUR

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

PLAT BOOK 32 PAGE 41

SHEET 1 OF 3 SHEETS
50 LOTS THIS UNIT

TYPE I SUBDIVISION

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 3, Glen Laurel Unit Two, as recorded in Plat Book 31, Pages 56 through 59, inclusive, of the Public Records of said county, said point also lying on the Easterly line of Tract "J", Glen Laurel Unit One, as recorded in Plat Book 31, Pages 52 through 55, inclusive, of said Public Records; thence North 00°30'56" East, along last said line and its Northerly prolongation thereof, 270.00 feet; thence North 89°29'04" West, 30.86 feet; thence North 00°30'25" East, 146.02 feet; thence North 48°31'05" East, 62.97 feet; thence North 57°14'23" East, 49.94 feet; thence North 02°46'39" East, 40.03 feet to the Southeastern corner of Lot 7, Block 1, Greenwood Estates Unit Four, as recorded in Plat Book 17, Pages 61 and 62 of the Public Records of said county, said point also lying on the Southerly boundary line of said plat; thence South 84°55'06" East, along last said line, 60.20 feet; thence South 74°21'15" East, continuing along last said line, 474.78 feet to the Northwestern corner of Tract "G" of said Glen Laurel Unit Two; thence along the boundary line of said last mentioned plat run the following ten (10) courses and distances: Course No. 1: South 15°43'50" West, 239.00 feet; Course No. 2: South 00°30'45" West, 556.71 feet; Course No. 3: North 89°29'04" West, 110.01 feet; Course No. 4: North 00°30'56" East, 76.00 feet; Course No. 5: North 89°29'04" West, 85.65 feet; Course No. 6: North 45°43'53" West, 102.93 feet; Course No. 7: North 00°30'56" East, 180.24 feet; Course No. 8: North 89°29'04" West, 110.00 feet; Course No. 9: North 00°30'56" East, 17.39 feet; Course No. 10: North 89°29'04" West, 160.00 feet to the POINT OF BEGINNING.

Containing 8.56 acres, more or less.

"VICINITY MAP"

SCALE: 1"=2000'



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.

C + R - 1791 pg. 1705
1731 pg. 1459
1762 pg. 693

WITNESS: [Signature]
PRINT NAME: FRITZ WALLACE
WITNESS: [Signature]
PRINT NAME: Sandra D. Leigh

BY: [Signature]
JAMES RICKY WOOD, ITS PRESIDENT

COUNTY DEPARTMENT OF ENGINEERING APPROVAL
APPROVED THIS 12th DAY OF FEBRUARY A.D. 1999.

[Signature], P.E.
DIRECTOR DEPARTMENT OF ENGINEERING

COUNTY DEPARTMENT OF PLANNING APPROVAL
APPROVED THIS 12th DAY OF FEBRUARY A.D. 1999.

[Signature]
DIRECTOR DEPARTMENT OF PLANNING

COUNTY DEPARTMENT OF ZONING APPROVAL
APPROVED THIS 12th DAY OF FEBRUARY A.D. 1999.

[Signature]
DIRECTOR DEPARTMENT OF ZONING

COUNTY COMMISSIONERS CERTIFICATE
EXAMINED AND APPROVED THIS 12th 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 41 thru 43 of the Public Records of Clay County, Florida, this 24th 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 23rd day of February, 1999.

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

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 FOUR, 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, TEABERRY DRIVE AND IRISHWOOD 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 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.

TRACTS "G2" 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 4 DAY OF February, A.D. 1999.

GLEN LAUREL, INC., A FLORIDA CORPORATION

Witness: [Signature]
PRINT NAME: FRITZ WALLACE
Witness: [Signature]
PRINT NAME: Sandra D. Leigh

By: [Signature]
James Ricky Wood, its President

MORTGAGEE'S JOINDER

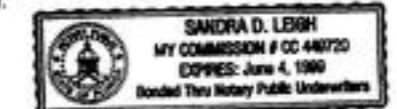
AmSouth Bank, owner and holder of that certain mortgage, dated July 10, 1997, and recorded in Official Records Book 1665, Page 2110, and that certain UCC-1 Financing Statement dated July 10, 1997, and recorded in Official Records Book 1665, Page 2130, of the Public Records of Clay County, Florida, hereby consents to this plat and joins in its dedication.

Witness: [Signature]
PRINT NAME: Susan N. Daniel
Witness: [Signature]
PRINT NAME: Rana Issa

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

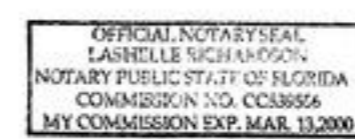
STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 4 day of February, A.D., 1999 by James Ricky Wood, President of Glen Laurel, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me and did take an oath.

[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. Hollfield, 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



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 1st day of January, A.D., 1999
[Signature]
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 FOUR

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

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: 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 FOUR, IS RESERVED ACROSS ALL LOTS AND TRACTS SHOWN ON THIS PLAT.
- 5) 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).

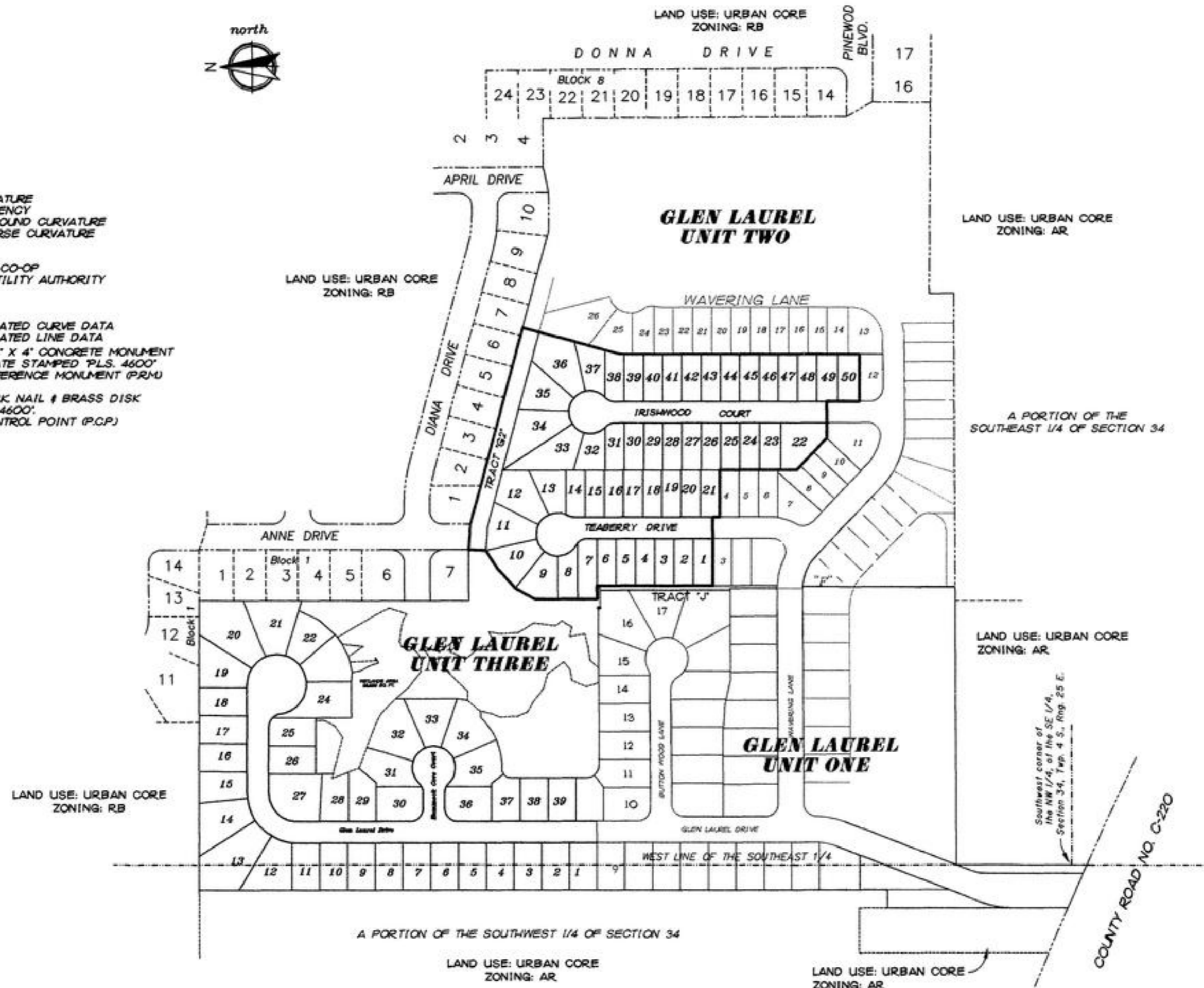
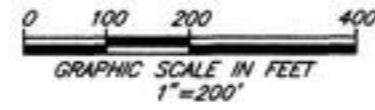
THIS PLAT IS TO BE DEVELOPED AS FOLLOWS:
TOTAL NUMBER OF LOTS: 50
MINIMUM LOT WIDTH: 45 FEET
MINIMUM LOT AREA: 4,950 SQUARE FEET
MAXIMUM LOT COVERAGE: 40 PERCENT
MINIMUM FRONT YARD SETBACK: 15 FEET
MINIMUM SIDE YARD SETBACK: 5 FEET
MINIMUM REAR YARD SETBACK: 10 FEET
MAXIMUM HEIGHT OF STRUCTURE: 35 FEET

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.

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"
●	DENOTES SET P.K. NAIL & BRASS DISK STAMPED "P.L.S. 4600"
○	DENOTES PERMANENT REFERENCE MONUMENT (PRM)
⊙	DENOTES SET P.K. NAIL & BRASS DISK STAMPED "P.L.S. 4600"
○	DENOTES PERMANENT CONTROL POINT (P.C.P.)



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

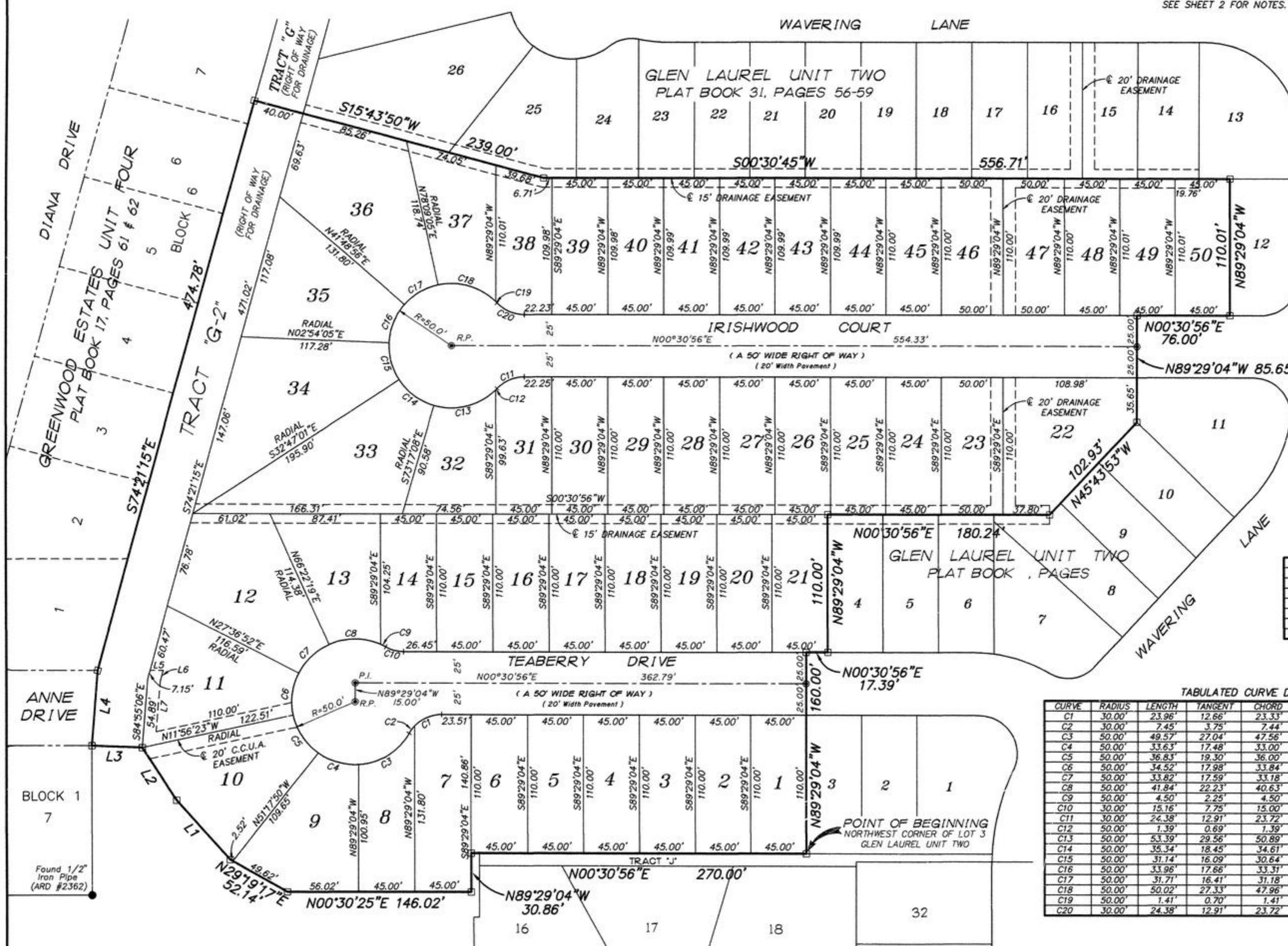
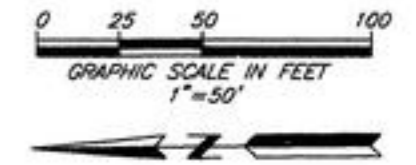
GLEN LAUREL UNIT FOUR

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

PLAT BOOK 32 PAGE 43

SHEET 3 OF 3 SHEETS
SEE SHEET 2 FOR NOTES.

TYPE I SUBDIVISION



TABULATED LINE DATA

LINE	DIRECTION	DISTANCE
L1	N48°31'05"E	62.97'
L2	N57°14'23"E	49.94'
L3	N02°46'39"E	40.03'
L4	S84°55'06"E	60.20'
L5	S00°28'25"W	10.36'
L6	N74°21'15"W	8.93'
L7	N84°55'06"W	40.45'

TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	23.96'	12.66'	23.33'	N22°21'57"W	45°45'46"
C2	30.00'	7.45'	3.75'	7.44'	N52°21'57"W	147°4'14"
C3	50.00'	49.57'	27.04'	47.56'	S31°04'58"E	56°48'12"
C4	50.00'	33.63'	17.48'	33.00'	N16°35'15"E	38°32'15"
C5	50.00'	36.83'	19.30'	36.00'	N56°57'30"E	42°12'14"
C6	50.00'	34.52'	17.98'	33.84'	S82°09'46"E	39°33'15"
C7	50.00'	33.82'	17.59'	33.18'	S43°00'25"E	38°45'27"
C8	50.00'	41.84'	22.23'	40.63'	S00°20'33"W	47°56'29"
C9	50.00'	4.50'	2.25'	4.50'	S26°53'31"W	05°09'27"
C10	30.00'	15.16'	7.75'	15.00'	S14°59'35"W	28°57'18"
C11	30.00'	24.38'	12.91'	23.72'	N22°46'06"W	46°34'03"
C12	50.00'	1.39'	0.69'	1.39'	N45°15'24"W	01°35'26"
C13	50.00'	53.39'	29.56'	50.89'	N13°52'24"W	61°10'33"
C14	50.00'	35.34'	18.45'	34.61'	N36°57'56"E	40°30'06"
C15	50.00'	31.14'	16.09'	30.64'	N75°03'32"E	35°41'06"
C16	50.00'	33.96'	17.66'	33.31'	S67°38'29"E	38°54'51"
C17	50.00'	31.71'	16.41'	31.18'	S30°01'00"E	36°20'09"
C18	50.00'	50.02'	27.33'	47.96'	S16°48'37"W	57°19'04"
C19	50.00'	1.41'	0.70'	1.41'	S46°16'34"W	01°36'50"
C20	30.00'	24.38'	12.91'	23.72'	S23°47'57"W	46°34'03"

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
8701 BEACH BOULEVARD SUITE 200
JACKSONVILLE, FLORIDA 32216
904-721-1226