GLENHAVEN

C&R - O.R. 1854 pg. 2059

PART OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

(SETBACKS: AS PER P.U.D.) ~ TYPE 1 SUBDIVISION ~

TOTAL NUMBER OF LOTS = 67 **27.07 ACRES ±**

TOTAL NUMBER OF TRACTS = 2 CURRENT ZONING: P.U.D.

CAPTION

A PARCEL OF LAND SITUATED IN SECTION 21, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE ON THE EAST LINE THEREOF SOUTH 00 DEGREES 57 MINUTES 35 SECONDS WEST 1320.00 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 29 SECONDS WEST 1312.03 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 45 SECONDS WEST 649.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 57 MINUTES 35 SECONDS WEST 624.09 FEET; THENCE NORTH 89 DEGREES 02 MINUTES 25 SECONDS WEST 185.00 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 35 SECONDS EAST 50.83 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 45 SECONDS WEST 920.33 FEET; THENCE SOUTH 54 DEGREES 14 MINUTES 13 SECONDS WEST 73.29 FEET; THENCE SOUTH 33 DEGREES 37 MINUTES 21 SECONDS WEST 60.00 FEET; THENCE NORTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET, RUN A CHORD DISTANCE OF 27.22 FEET, THE BEARING OF SAID CHORD BEING NORTH 54 DEGREES 00 MINUTES 51 SECONDS WEST; THENCE SOUTH 38 DEGREES 20 MINUTES 57 SECONDS WEST 123.70 FEET; THENCE NORTH 79 DEGREES 34 MINUTES 46 SECONDS WEST 53.07 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 07 SECONDS WEST 277.67 FEET; THENCE SOUTH 16 DEGREES 11 MINUTES 38 SECONDS WEST 82.79 FEET; THENCE WESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 790.00 FEET, RUN A CHORD DISTANCE OF 254.97 FEET, THE BEARING OF SAID CHORD BEING NORTH 74 DEGREES 18 MINUTES 35 SECONDS WEST; THENCE NORTH 00 DEGREES 17 MINUTES 07 SECONDS EAST 792.90 FEET; THENCE NORTH 65 DEGREES 52 MINUTES 14 SECONDS WEST 29.17 FEET; THENCE WESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 270.00 FEET, RUN A CHORD DISTANCE OF 111.55 FEET, THE BEARING OF SAID CHORD BEING NORTH 77 DEGREES 47 MINUTES 35 SECONDS WEST; THENCE NORTH 89 DEGREES 42 MINUTES 53 SECONDS WEST 134.17 FEET; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 42.43 FEET TO THE EAST LINE OF COUNTY ROAD NO. C-739 (ALSO KNOWN AS HENLEY ROAD), THE BEARING OF SAID CHORD BEING SOUTH 45 DEGREES 17 MINUTES 07 SECONDS WEST; THENCE ON LAST SAID LINE NORTH 00 DEGREES 17 MINUTES 07 SECONDS EAST 120.00 FEET; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET, RUN A CHORD DISTANCE OF 42.43 FEET, THE BEARING OF SAID CHORD BEING SOUTH 44 DEGREES 42 MINUTES 53 SECONDS EAST; THENCE SOUTH 89 DEGREES 42 MINUTES 53 SECONDS EAST 134.17 FEET; THENCE EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 330.00 FEET, RUN A CHORD DISTANCE OF 136.34 FEET, THE BEARING OF SAID CHORD BEING SOUTH 77 DEGREES 47 MINUTES 34 SECONDS EAST; THENCE SOUTH 65 DEGREES 52 MINUTES 14 SECONDS EAST 35.44 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 07 SECONDS EAST 234.14 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 45 SECONDS EAST 1575.50 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 35 SECONDS WEST 46.86 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 45 SECONDS EAST 18.50 FEET TO THE POINT OF BEGINNING, BEING 27.069 ACRES, MORE OR LESS, IN AREA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT LARMAC DEVELOPMENT CORP., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS GLENHAVEN, 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 DRIVES, EASEMENT FOR DRAINAGE, AND THE EASEMENTS FOR DRAINAGE AND UTILITIES ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS. THE PRIVATE EASEMENTS FOR DRAINAGE ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO GLENHAVEN HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE C.E.C. EASEMENTS ON THIS PLAT ARE DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. AND ITS SUCCESSORS FOR USE IN ITS ELECTRIC DISTRIBUTION SYSTEM.

(TRACTS)

TRACT A (RECREATION AREA) AND TRACT B (LAKE AND FILTRATION SYSTEM), ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO GLENHAVEN HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

THE DRAINAGE EASEMENT THROUGH AND OVER THE LAKE AND FILTRATION SYSTEM (TRACT B) SHOWN ON THIS PLAT IS SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

(1) THE DRAINAGE EASEMENT HEREBY DEDICATED SHALL PERMIT CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKE AND FILTRATION SYSTEM WHICH THIS EASEMENT TRAVERSES, 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 DRIVES; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE AND FILTRATION SYSTEM, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THE DRAINAGE EASEMENT BY CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS;

(2) TRACT B SHOWN ON THIS PLAT, DEDICATED TO THE GLENHAVEN HOMEOWNERS ASSOCIATION, IS ESTABLISHED FOR THE PLACEMENT AND MAINTENANCE OF STORMWATER RETENTION/DETENTION POND AND/OR FILTRATION SYSTEM. THE ASSOCIATION SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF SAID POND AND SYSTEM IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND LAWS. CLAY COUNTY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS OR ANY OTHER SUBSTANCE OR THING THAT MAY EVER BE OR COME WITHIN SAID LAKE AND FILTRATION SYSTEM WHICH THIS EASEMENT TRAVERSES, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE DISTRICT OR 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 FILTRATION SYSTEM SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKE AND FILTRATION SYSTEM AND THAT WHICH RETAINS IT TO EFFECT ADEQUATE DRAINAGE INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. LARMAC DEVELOPMENT CORP., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, DEVELOPER AND OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, SHALL INDEMNIFY CLAY COUNTY, FLORIDA AND HOLD IT HARMLESS FROM SUITS, ACTIONS, DAMAGES AND LIABILITY 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, UPON, AT OR FROM THE LAKE AND FILTRATION SYSTEM DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF LARMAC DEVELOPMENT CORP., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITH GLENHAVEN. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF LARMAC DEVELOPMENT CORP., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, AND SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF LARMAC DEVELOPMENT CORP. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND VICE PRESIDENT WITH ITS CORPORATE SEAL AFFIXED THIS 2nd DAY OF February A.D., 2000.

LARMAC DEVELOPMENT CORP.

WITNESS: Nancy Quitevis — NANCY QUITEVIS, PRINT NAME
WITNESS: John S. Adams — JOHN S. ADAMS, PRINT NAME
BY: Lawrence D. Nichols — LAWRENCE D. NICHOLS, PRESIDENT

WITNESS: Nancy Hamilton — NANCY HAMILTON, PRINT NAME
WITNESS: John S. Adams — JOHN S. ADAMS, PRINT NAME
BY: A.E. McWilliams — A.E. McWILLIAMS, VICE PRESIDENT

COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 8th DAY OF February, 2000, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

~~JAMES B. JETT~~ Robert M. Wilson
CLERK ~~OF CIRCUIT COURT~~ of The Board

CHAIRMAN
George A. Bush
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 35, PAGES 16 thru 21, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 13th DAY OF March, 2000.

JAMES B. JETT
CLERK OF CIRCUIT COURT

COUNTY DEPARTMENT OF PLANNING APPROVAL

EXAMINED AND APPROVED THIS 9th DAY OF February, 2000

LYNN WEBER
DIRECTOR, DEPARTMENT OF PLANNING

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF February, 2000, BY LAWRENCE D. NICHOLS, PRESIDENT OF LARMAC DEVELOPMENT CORP., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

THOMAS C. MULLIS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC665223
MY COMMISSION EXPIRES: JULY 20, 2001

OFFICIAL NOTARY SEAL
THOMAS C MULLIS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC665223
MY COMMISSION EXP. JULY 20,2001

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF February, 2000, BY A.E. McWILLIAMS, VICE PRESIDENT OF LARMAC DEVELOPMENT CORP., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

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OFFICIAL NOTARY SEAL
THOMAS C MULLIS
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COMMISSION NO. CC665223
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LB# 2933

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

CADD FILE: 27763CAP

GLENHAVEN

C&R - O.R. 1854 pg. 2059

PART OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

(SETBACKS: AS PER P.U.D.) ~ TYPE 1 SUBDIVISION ~

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TOTAL NUMBER OF TRACTS = 2 CURRENT ZONING: P.U.D.

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(1) THE DRAINAGE EASEMENT HEREBY DEDICATED SHALL PERMIT CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKE AND FILTRATION SYSTEM WHICH THIS EASEMENT TRAVERSES, 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 DRIVES; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE AND FILTRATION SYSTEM, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THE DRAINAGE EASEMENT BY CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS;

(2) TRACT B SHOWN ON THIS PLAT, DEDICATED TO THE GLENHAVEN HOMEOWNERS ASSOCIATION, IS ESTABLISHED FOR THE PLACEMENT AND MAINTENANCE OF STORMWATER RETENTION/DETENTION POND AND/OR FILTRATION SYSTEM. THE ASSOCIATION SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF SAID POND AND SYSTEM IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND LAWS. CLAY COUNTY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS OR ANY OTHER SUBSTANCE OR THING THAT MAY EVER BE OR COME WITHIN SAID LAKE AND FILTRATION SYSTEM WHICH THIS EASEMENT TRAVERSES, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE DISTRICT OR 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 FILTRATION SYSTEM SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKE AND FILTRATION SYSTEM AND THAT WHICH RETAINS IT TO EFFECT ADEQUATE DRAINAGE INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. LARMAC DEVELOPMENT CORP., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, DEVELOPER AND OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, SHALL INDEMNIFY CLAY COUNTY, FLORIDA AND HOLD IT HARMLESS FROM SUITS, ACTIONS, DAMAGES AND LIABILITY 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, UPON, AT OR FROM THE LAKE AND FILTRATION SYSTEM DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF LARMAC DEVELOPMENT CORP., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITH GLENHAVEN. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF LARMAC DEVELOPMENT CORP., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, AND SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF LARMAC DEVELOPMENT CORP. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND VICE PRESIDENT WITH ITS CORPORATE SEAL AFFIXED THIS 2nd DAY OF February A.D., 2000.

LARMAC DEVELOPMENT CORP.

WITNESS: Nancy Quitevis — NANCY QUITEVIS, PRINT NAME
WITNESS: John S. Adams — JOHN S. ADAMS, PRINT NAME
BY: Lawrence D. Nichols — LAWRENCE D. NICHOLS, PRESIDENT

WITNESS: Nancy Hamilton — NANCY HAMILTON, PRINT NAME
WITNESS: John S. Adams — JOHN S. ADAMS, PRINT NAME
BY: A.E. McWilliams — A.E. McWILLIAMS, VICE PRESIDENT

COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 8th DAY OF February, 2000, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

~~JAMES B. JETT~~ Robert M. Wilson
CLERK ~~OF CIRCUIT COURT~~ of The Board

CHAIRMAN
George A. Bush
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 35, PAGES 16 thru 21, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 13th DAY OF March, 2000.

JAMES B. JETT
CLERK OF CIRCUIT COURT

COUNTY DEPARTMENT OF PLANNING APPROVAL

EXAMINED AND APPROVED THIS 9th DAY OF February, 2000

LYNN WEBER
DIRECTOR, DEPARTMENT OF PLANNING

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF February, 2000, BY LAWRENCE D. NICHOLS, PRESIDENT OF LARMAC DEVELOPMENT CORP., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

THOMAS C. MULLIS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC665223
MY COMMISSION EXPIRES: JULY 20, 2001

OFFICIAL NOTARY SEAL
THOMAS C MULLIS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC665223
MY COMMISSION EXP. JULY 20,2001

STATE OF FLORIDA, COUNTY OF CLAY

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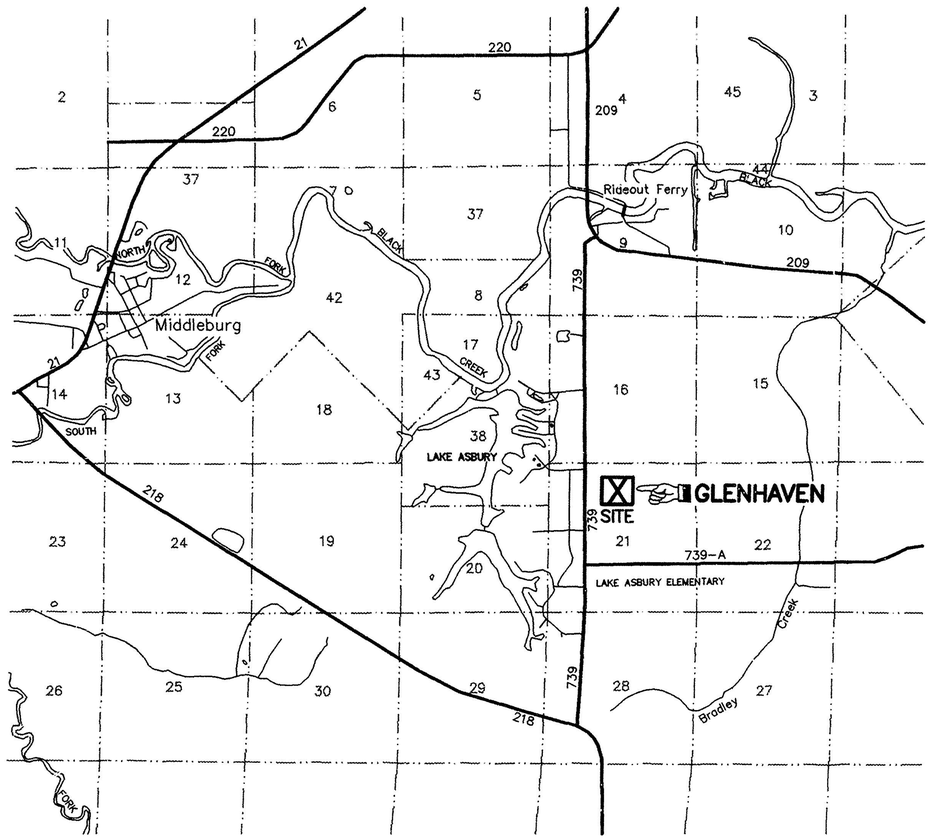
LB# 2933

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

CADD FILE: 27763CAP

GLENHAVEN

PART OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



VICINITY SKETCH

1" = ± 4000'

GRAPHIC SCALE

4000 0 2000 4000

(IN FEET)
1 inch = 4000 feet ±

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 LARMAC DEVELOPMENT CORP. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND VICE PRESIDENT WITH ITS CORPORATE SEAL AFFIXED THIS 27th DAY OF December A.D., 1999.

LARMAC DEVELOPMENT CORP.

Sherry D. Olmstead — WITNESS — SHERRY D. OLMSTEAD — PRINT NAME
Ronald L. Smith — WITNESS — RONALD L. SMITH — PRINT NAME
BY: Lawrence D. Nichols — LAWRENCE D. NICHOLS — PRESIDENT

Sherry D. Olmstead — WITNESS — SHERRY D. OLMSTEAD — PRINT NAME
Ronald L. Smith — WITNESS — RONALD L. SMITH — PRINT NAME
BY: A.E. McWilliams — A.E. McWILLIAMS — VICE PRESIDENT

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF December, 1999, BY LAWRENCE D. NICHOLS, PRESIDENT OF LARMAC DEVELOPMENT CORP., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

THOMAS C. MULLIS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC665223
MY COMMISSION EXPIRES: JULY 20, 2001

OFFICIAL NOTARY SEAL
THOMAS C MULLIS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC665223
MY COMMISSION EXP. JULY 20,2001

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF December, 1999, BY A.E. McWILLIAMS, VICE PRESIDENT OF LARMAC DEVELOPMENT CORP., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

THOMAS C. MULLIS
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC665223
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THOMAS C MULLIS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC665223
MY COMMISSION EXP. JULY 20,2001

COUNTY DEPARTMENT OF ZONING APPROVAL

EXAMINED AND APPROVED THIS 9th DAY OF FEBRUARY, 2000

Linda Jackson
LINDA JACKSON
DIRECTOR, DEPARTMENT OF ZONING

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

EXAMINED AND APPROVED THIS 9 DAY OF February, 2000

CHARLES A. KOHLER, P.E.
DIRECTOR, DEPARTMENT OF ENGINEERING

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 27th DAY OF December, 1999.

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

MORTGAGEE'S JOINDER

CNB NATIONAL BANK, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 1821, PAGE 2100, AND THAT CERTAIN FINANCING STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 1821, PAGE 2114, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, HEREBY CONSENTS TO THIS PLAT AND JOINS IN ITS DEDICATION.

IN WITNESS WHEREOF, CNB NATIONAL BANK HAS CAUSED THESE

SIGNED IN THE PRESENCE OF:
WITNESS
DAMON B. OLINTO
PRINT NAME
WITNESS
DIANE YUNKES
PRINT NAME

BY CNB NATIONAL BANK
BY
JOHN R. LAMB, VICE PRESIDENT

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 TH DAY OF DECEMBER, 1999, BY JOHN R. LAMB, VICE PRESIDENT OF CNB NATIONAL BANK, ON BEHALF OF CNB NATIONAL BANK. HE IS PERSONALLY KNOWN TO ME.

Aureau Diane Yunkes
AUREAU DIANE YUNKES (PRINT NAME)
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.
MY COMMISSION EXPIRES:

AUREAU DIANE YUNKES
MY COMMISSION # CC 789632
EXPIRES: November 9, 2002
Bonded Thru Notary Public Underwriters

LB# 2933

CADD: 27763VIC

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