CFN # 1000001387, PB BK: 64 PG: 64, Pages1/ 12, Recorded 3/18/2021 11:48 AM,
TARA S. GREEN Clerk of Court and Comptroller, Clay County, FL
Deputy Clerk THRASHERM

Greyhawk Unit 3

LAND USE	PLANNED COMMUNITY
ZONING	PUD
AREA	57.78 AC. ±
No LOTS	115
MIN. LOT SIZE	5000 Sq. Ft.

Being a replat of part of Lots 1 and 2, Armstrong Plat, according to plat thereof recorded in Plat Book 59, pages 34-38
Section 18, Township 4 South, Range 25 East, Clay County, Florida.

TYPE I SUBDIVISION ZONING: "PUD"

OWNER
Greyhawk Venture, LLC
7807 Baymeadows Road East, Suite 205
Jacksonville, Florida 32256

ENGINEER
England, Thims + Miller
14775 Old St. Augustine Road
Jacksonville, Florida 32258

SURVEYOR
Eiland and Associates, Inc.
615 Blanding Boulevard
Orange Park, Florida 32073

CAPTION

PARCEL "A"

A replat of a portion of Lot 1, Armstrong Plat, Clay County, Florida, according to plat thereof recorded in Plat Book 59 pages 34 through 38 of the public records of said county, said portion being more particularly described as follows:

Begin at the southwest corner of said Lot 1; thence on the west line thereof, North 00 degrees 12 minutes 04 seconds West, 1316.82 feet; thence South 72 degrees 33 minutes 02 seconds East, 14.88 feet; thence easterly, along the arc of a curve concave northerly and having a radius of 1030.00 feet, an arc distance of 712.87 feet, said arc being subtended by a chord bearing and distance of North 87 degrees 37 minutes 19 seconds East, 698.73 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 1470.00 feet, an arc distance of 111.03 feet to the westerly line of Tynes Boulevard, according to plat thereof recorded in Plat Book 59, pages 27 through 33 of said public records, said arc being subtended by a chord bearing and distance of North 69 degrees 57 minutes 30 seconds East, 111.01 feet, thence on said westerly line, run the following 10 courses: 1) North 79 degrees 02 minutes 46 seconds East, 26.26 feet; 2) southeasterly, along the arc of a curve concave southwesterly and having a radius of 50.00 feet, an arc distance of 49.35 feet, said arc being subtended by a chord bearing and distance of South 72 degrees 40 minutes 52 seconds East, 47.37 feet; 3) southeasterly, along the arc of a curve concave northeasterly and having a radius of 1116.00 feet, an arc distance of 44.60 feet, said arc being subtended by a chord bearing and distance of South 55 degrees 25 minutes 18 seconds East, 44.32 feet; 4) southeasterly, along the arc of a curve concave southwesterly and having a radius of 50.00 feet, an arc distance of 57.23 feet, said arc being subtended by a chord bearing and distance of South 33 degrees 38 minutes 51 seconds East, 54.15 feet; 5) southerly, along the arc of a curve concave westerly and having a radius of 460.00 feet, an arc distance of 91.83 feet, said arc being subtended by a chord bearing and distance of South 04 degrees 51 minutes 33 seconds West, 91.67 feet; 6) South 10 degrees 34 minutes 41 seconds West, 149.40 feet; 7) southerly, along the arc of a curve concave westerly and having a radius of 460.00 feet, an arc distance of 78.70 feet, said arc being subtended by a chord bearing and distance of South 15 degrees 28 minutes 45 seconds West, 78.60 feet; 8) South 20 degrees 22 minutes 49 seconds West, 140.88 feet; 9) southerly, along the arc of a curve concave easterly and having a radius of 440.00 feet, an arc distance of 269.50 feet, said arc being subtended by a chord bearing and distance of South 02 degrees 50 minutes 00 seconds West, 265.31 feet; 10) South 14 degrees 42 minutes 49 seconds East, 500.93 feet; 11) southerly, along the arc of a curve concave westerly and having a radius of 460.00 feet, an arc distance of 88.50 feet to the south line of said Lot 1, said arc being subtended by a chord bearing and distance of South 09 degrees 12 minutes 07 seconds East, 88.37 feet; thence on said south line, South 88 degrees 58 minutes 49 seconds West, 972.65 feet to the point of beginning.

PARCEL "B"

A replat of a portion of Lot 2, Armstrong Plat, Clay County, Florida, according to plat thereof recorded in Plat Book 59, pages 34 through 38 of the public records of said county, said portion being more particularly described as follows:

Begin at the northwest corner of Lot 79, Greyhawk Unit 1, according to plat thereof recorded in Plat Book 60, pages 50 through 61 of the public records of said county; thence on the boundaries of said Greyhawk Unit 1, run the following 36 courses: 1) South 07 degrees 26 minutes 25 seconds East, 381.81 feet; 2) North 74 degrees 18 minutes 55 seconds East, 86.30 feet; 3) South 64 degrees 54 minutes 30 seconds East, 11.95 feet; 4) South 15 degrees 41 minutes 05 seconds East, 13.51 feet; 5) South 28 degrees 08 minutes 32 seconds West, 10.95 feet; 6) South 67 degrees 27 minutes 53 seconds West, 13.37 feet; 7) South 16 degrees 42 minutes 03 seconds West, 2.70 feet; 8) southeasterly, along the arc of a curve concave northeasterly and having a radius of 710.00 feet, an arc distance of 129.66 feet, said arc being subtended by a chord bearing and distance of South 39 degrees 16 minutes 04 seconds East, 129.48 feet; 9) South 44 degrees 29 minutes 57 seconds East, 33.36 feet; 10) southeasterly, along the arc of a curve concave southwesterly and having a radius of 640.00 feet, an arc distance of 174.04 feet, said arc being subtended by a chord bearing and distance of South 36 degrees 42 minutes 31 seconds East, 173.51 feet; 11) South 49 degrees 01 minute 59 seconds East, 33.04 feet; 12) South 15 degrees 03 minutes 28 seconds East, 56.81 feet; 13) South 32 degrees 03 minutes 24 seconds East, 64.97 feet; 14) South 17 degrees 42 minutes 30 seconds East, 27.60 feet; 15) southeasterly, along the arc of a curve concave northeasterly and having a radius of 1055.00 feet, an arc distance of 150.14 feet, said arc being subtended by a chord bearing and distance of South 33 degrees 09 minutes 01 second East, 150.01 feet; 16) South 76 degrees 06 minutes 51 seconds East, 23.87 feet; 17) North 89 degrees 21 minutes 44 seconds East, 47.98 feet; 18) South 58 degrees 19 minutes 30 seconds East, 58.99 feet; 19) South 55 degrees 01 minute 32 seconds East, 38.19 feet; 20) South 76 degrees 30 minutes 46 seconds East, 42.61 feet; 21) South 76 degrees 55 minutes 47 seconds East, 60.65 feet; 22) South 45 degrees 35 minutes 34 seconds East, 109.11 feet; 23) southeasterly, along the arc of a curve concave southwesterly and having a radius of 175.00 feet, an arc distance of 40.67 feet, said arc being subtended by a chord bearing and distance of South 38 degrees 57 minutes 53 seconds East, 40.58 feet; 24) South 13 degrees 51 minutes 33 seconds East, 62.93 feet; 25) South 01 degree 01 minute 13 seconds East, 2.99 feet; 26) South 13 degrees 16 minutes 05 seconds West, 71.73 feet; 27) South 65 degrees 02 minutes 43 seconds West, 4.41 feet; 28) South 80 degrees 12 minutes 08 seconds West, 87.51 feet; 29) South 87 degrees 58 minutes 33 seconds West, 61.91 feet; 30) North 84 degrees 39 minutes 04 seconds West, 79.56 feet; 31) North 82 degrees 17 minutes 36 seconds West, 65.84 feet; 32) South 88 degrees 28 minutes 44 seconds West, 63.57 feet; 33) South 45 degrees 08 minutes 39 seconds West, 57.44 feet; 34) South 45 degrees 02 minutes 15 seconds West, 41.12 feet; 35) South 21 degrees 46 minutes 07 seconds West, 83.30 feet; 36) South 12 degrees 48 minutes 36 seconds East, 38.35 feet to the south line of said Lot 2, Armstrong Plat; thence on said south line, South 88 degrees 58 minutes 49 seconds West, 906.45 feet to the east line of Tynes Boulevard; thence on said east line, run the following 7 courses: 1) northerly, along the arc of a curve concave westerly and having a radius of 540.00 feet, an arc distance of 107.62 feet, said arc being subtended by a chord bearing and distance of North 09 degrees 00 minutes 16 seconds West, 107.44 feet; 2) North 14 degrees 42 minutes 49 seconds West, 500.93 feet; 3) northerly, along the arc of a curve concave easterly and having a radius of 360.00 feet, an arc distance of 220.50 feet, said arc being subtended by a chord bearing and distance of North 02 degrees 50 minutes 00 seconds East, 217.07 feet; 4) North 20 degrees 22 minutes 49 seconds East, 140.88 feet; 5) northerly, along the arc of a curve concave westerly and having a radius of 540.00 feet, an arc distance of 92.38 feet, said arc being subtended by a chord bearing and distance of North 15 degrees 28 minutes 45 seconds East, 92.27 feet; 6) North 10 degrees 34 minutes 41 seconds East, 149.40 feet; 7) northerly, along the arc of a curve concave westerly and having a radius of 540.00 feet, an arc distance of 132.94 feet, said arc being subtended by a chord bearing and distance of North 03 degrees 31 minutes 31 seconds East, 132.61 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 50.00 feet, an arc distance of 44.36 feet, said arc being subtended by a chord bearing and distance of North 21 degrees 53 minutes 20 seconds East, 42.92 feet; thence northeasterly, along the arc of a curve concave northwesterly and having a radius of 116.00 feet, an arc distance of 55.33 feet, said arc being subtended by a chord bearing and distance of North 33 degrees 38 minutes 22 seconds East, 54.81 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 50.00 feet, an arc distance of 52.02 feet to the southerly line of Royal Pines Drive, said arc being subtended by a chord bearing and distance of North 49 degrees 46 minutes 48 seconds East, 49.71 feet; thence on said southerly line of Royal Pines Drive, run the following 2 courses: 1) easterly, along the arc of a curve concave southerly and having a radius of 960.00 feet, an arc distance of 97.18 feet, said arc being subtended by a chord bearing and distance of North 82 degrees 29 minutes 11 seconds East, 97.14 feet; thence North 85 degrees 23 minutes 11 seconds East, 345.18 feet to the point of beginning; all of the above being 57.78 acres, more or less, in area.

ADOPTION AND DEDICATION

This is to certify that Greyhawk Venture, LLC., a Florida limited liability company, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon known as Greyhawk Unit 3, 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. All lanes, courts, trails, streets, easements for drainage, utilities and sewers, unobstructed easements and non-access easements as shown hereon are hereby irrevocably and without reservation dedicated to Clay County, its successors and assigns. The drainage easements through and over the lakes and filtration systems shown on this plat are hereby irrevocably dedicated to Clay County, its successors and assigns and are subject to the the following covenants which shall run with the land.

The drainage easements hereby dedicated shall permit Clay County, its successors and assigns, to discharge into said lakes and filtration systems, which these easements traverse, all water which may fall or come upon all trails, courts, lanes and streets hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from said trails, courts, lanes and streets, from adjacent land or from any other source of Public Waters into or through said lakes and filtration systems, without any liability whatsoever on the part of Clay County, its successors and assigns for any damage, injuries or losses to persons or property resulting from the acceptance or use of these drainage easements by Clay County, its successors and assigns.

Clay County, 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 Dedicator or any other person within the area of the lands hereby platted, or of the lakes and filtration systems shown on this plat, but shall have the right to modify the existence of the lakes and filtration systems 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. The Dedicator, as owner of the lands described and captioned hereon, shall indemnify Clay County and save it harmless from suits, action, 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 an occurrence in, upon, at or from the lakes and filtration systems described above, or any part thereof, occasioned wholly or in part by any act of omission of the Dedicator, its agents, contractors, employees, servants, licensees or concessionaires within Greyhawk Unit 3. This indemnification shall run with the land and the assigns of the Dedicator and shall be subject to it.

None of the foregoing shall prohibit Clay County, from establishing a municipal service taxing unit, municipal service benefit unit, stormwater utility, transportation utility, or any other special assessment/fee system within any subdivision for the furnishing of roads, streets, drainage, or other benefits. Nor shall any of the foregoing prohibit the acceptance for maintenance of roads or common facilities by the County Commission if after any filing of any plat, the facilities to be accepted by Clay County for maintenance are upgraded to Clay County acceptance standards by contribution of the local developer or homeowners or by establishment of a municipal service benefit district.

Dedicator hereby grants to Clay County Utility Authority, its successors and assigns, a non-exclusive utility easement over, upon and under Tract I for installation and maintenance (including rights of ingress and egress) of its underground utilities.

Title to Tracts "A" and, "B" (retention ponds), shown hereon are hereby retained by Dedicator; provided, however, that Dedicator reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, Armstrong Community Development District, hereinafter referred to as "CDD", a municipal services taxing unit or other such entity that will assume all obligation of maintenance thereof.

Title to Tract C (conservation easement), Tract D (preservation area), Tract H (park), Tracts E and I (open spaces) and Tracts G and J (upland buffer), shown hereon are hereby retained by Dedicator; provided, however, that Dedicator reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, the CDD, a municipal services taxing unit, or other such entity that will assume all obligation of maintenance thereof.

The Easements described in General Notes 11, 14 and 15 herein, shall be irrevocably dedicated as stated therein.

IN WITNESS WHEREOF, Greyhawk Venture, LLC, a Florida limited liability company, has caused these presents to be executed on the date shown below.

Greyhawk Venture, LLC, a Florida limited liability company

LIAM O'REILLY
Print

Gias Ngo
Print

By: Michael C. Taylor
Michael C. Taylor, Vice President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was personally acknowledged before me by means of ✓ physical presence or online notarization this 10 day of March, 2021, by Michael C. Taylor, Vice President of Greyhawk Venture, LLC, a Florida limited liability company on behalf of the company. He is personally known to me or has presented his _____ as identification.

Notary Public, State of Florida

CAROLINA J ARISTIMUNO
Notary Public - State of Florida
Commission # GG 964630
My Comm. Expires Jun 14, 2024
Bonded through National Notary Assn.

SURVEYOR'S CERTIFICATE

This is to certify that this 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 in accordance with Chapter 177, Florida Statutes, as amended, and that Permanent Control Points will be set as shown 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 the requirements of said chapter.

Signed this 10th day of March, 2021.

Harold W. Eiland
Florida Certificate No. 2518
Eiland + Associates, Inc., LB 13 81
615 Blanding Boulevard
Orange Park Florida 272.1000

CFN # 1000001387, PB BK: 64 PG: 64, Pages1/ 12, Recorded 3/18/2021 11:48 AM,
TARA S. GREEN Clerk of Court and Comptroller, Clay County, FL
Deputy Clerk THRASHERM

Greyhawk Unit 3

LAND USE	PLANNED COMMUNITY
ZONING	PUD
AREA	57.78 AC. ±
No LOTS	115
MIN. LOT SIZE	5000 Sq. Ft.

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Section 18, Township 4 South, Range 25 East, Clay County, Florida.

TYPE I SUBDIVISION ZONING: "PUD"

OWNER
Greyhawk Venture, LLC
7807 Baymeadows Road East, Suite 205
Jacksonville, Florida 32256

ENGINEER
England, Thims + Miller
14775 Old St. Augustine Road
Jacksonville, Florida 32258

SURVEYOR
Eiland and Associates, Inc.
615 Blanding Boulevard
Orange Park, Florida 32073

CAPTION

PARCEL "A"

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PARCEL "B"

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ADOPTION AND DEDICATION

This is to certify that Greyhawk Venture, LLC., a Florida limited liability company, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon known as Greyhawk Unit 3, 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. All lanes, courts, trails, streets, easements for drainage, utilities and sewers, unobstructed easements and non-access easements as shown hereon are hereby irrevocably and without reservation dedicated to Clay County, its successors and assigns. The drainage easements through and over the lakes and filtration systems shown on this plat are hereby irrevocably dedicated to Clay County, its successors and assigns and are subject to the the following covenants which shall run with the land.

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Clay County, 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 Dedicator or any other person within the area of the lands hereby platted, or of the lakes and filtration systems shown on this plat, but shall have the right to modify the existence of the lakes and filtration systems 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. The Dedicator, as owner of the lands described and captioned hereon, shall indemnify Clay County and save it harmless from suits, action, 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 an occurrence in, upon, at or from the lakes and filtration systems described above, or any part thereof, occasioned wholly or in part by any act of omission of the Dedicator, its agents, contractors, employees, servants, licensees or concessionaires within Greyhawk Unit 3. This indemnification shall run with the land and the assigns of the Dedicator and shall be subject to it.

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Dedicator hereby grants to Clay County Utility Authority, its successors and assigns, a non-exclusive utility easement over, upon and under Tract I for installation and maintenance (including rights of ingress and egress) of its underground utilities.

Title to Tracts "A" and, "B" (retention ponds), shown hereon are hereby retained by Dedicator; provided, however, that Dedicator reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, Armstrong Community Development District, hereinafter referred to as "CDD", a municipal services taxing unit or other such entity that will assume all obligation of maintenance thereof.

Title to Tract C (conservation easement), Tract D (preservation area), Tract H (park), Tracts E and I (open spaces) and Tracts G and J (upland buffer), shown hereon are hereby retained by Dedicator; provided, however, that Dedicator reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, the CDD, a municipal services taxing unit, or other such entity that will assume all obligation of maintenance thereof.

The Easements described in General Notes 11, 14 and 15 herein, shall be irrevocably dedicated as stated therein.

IN WITNESS WHEREOF, Greyhawk Venture, LLC, a Florida limited liability company, has caused these presents to be executed on the date shown below.

Greyhawk Venture, LLC, a Florida limited liability company

LIAM O'REILLY
Print

Gias Ngo
Print

By: Michael C. Taylor
Michael C. Taylor, Vice President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was personally acknowledged before me by means of ✓ physical presence or online notarization this 10 day of March, 2021, by Michael C. Taylor, Vice President of Greyhawk Venture, LLC, a Florida limited liability company on behalf of the company. He is personally known to me or has presented his _____ as identification.

Notary Public, State of Florida

CAROLINA J ARISTIMUNO
Notary Public - State of Florida
Commission # GG 964630
My Comm. Expires Jun 14, 2024
Bonded through National Notary Assn.

SURVEYOR'S CERTIFICATE

This is to certify that this 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 in accordance with Chapter 177, Florida Statutes, as amended, and that Permanent Control Points will be set as shown 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 the requirements of said chapter.

Signed this 10th day of March, 2021.

Harold W. Eiland
Florida Certificate No. 2518
Eiland + Associates, Inc., LB 13 81
615 Blanding Boulevard
Orange Park Florida 272.1000

Greyhawk Unit 3

Being a replat of part of Lots 1 and 2, Armstrong Plat, according to plat thereof recorded in Plat Book 59, pages 34-38
Section 18, Township 4 South, Range 25 East, Clay County, Florida.

LAND USE	PLANNED COMMUNITY
ZONING	PUD
AREA	57.76 AC. ±
No LOTS	115
MIN. LOT SIZE	5000 Sq. Ft.

TYPE I SUBDIVISION ZONING: "PUD"

OWNER
Greyhawk Venture, LLC
7807 Baymeadows Road East, Suite 205
Jacksonville, Florida 32256

ENGINEER
England, Thims + Miller
14775 Old St. Augustine Road
Jacksonville, Florida 32258

SURVEYOR
Eiland and Associates, Inc.
615 Blanding Boulevard
Orange Park, Florida 32073

Property described hereon lies within Flood Zones 'X', according to Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2014.

Notice:
This plat, as recorded in its graphic form is the official depiction of the subdivided lands described herein en in no circumstances be supplanted in authority by any other graphic or digital form of the plat.
There may be addition restrictions that are not recorded on this plat that may be found in the public records of this county.

BOARD OF COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 23 day of February, 2021, by the Board of County Commissioners, Clay County, Florida.

Tara S Green
Tara S. Green, Clay County Clerk of Court and Comptroller Ex Officio Clerk of the Board

Mike Cella
Chairman of the Board

DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL

Approved this 17th day of March, 2021.

Director

COUNTY ENGINEER APPROVAL

Approved this 17th day of MARCH, 2021.

Director, Department of Public Works and Engineering

SURVEYOR'S CERTIFICATE OF REVIEW

The undersigned surveyor hereby certifies that he has reviewed 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.

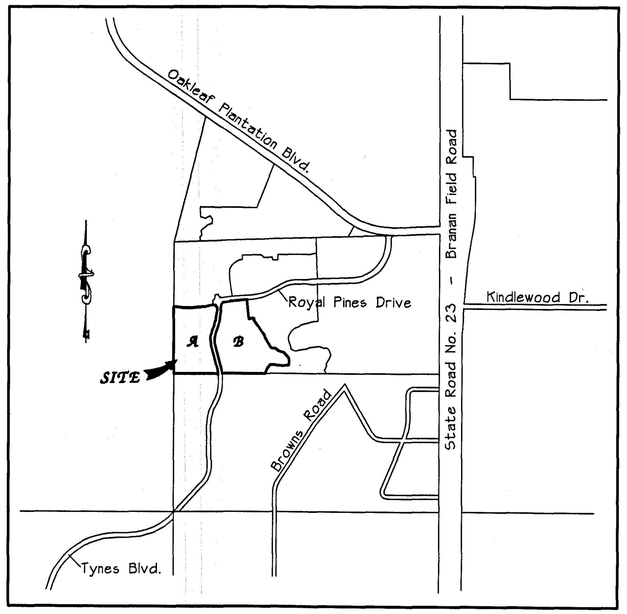
This certificate is made as of the 16th day of March 2021.

John M. McLaren
Florida Registration No 5979
6431 Connie Jean Road
Jacksonville, Florida

CLERK'S CERTIFICATE

I certify that this plat was filed for recording on this 18th day of March, 2021, in Plat Book 64, Pages 64 through 75 of the public records of Clay County, Florida.

Tara S Green
Clerk of the Circuit Court



VICINITY MAP
Not to Scale

LEGEND

○	Denotes PRM, 1/2" Iron Pipe, LB 1381
●	Denotes PCP, 1/2" Iron Pipe, LB 1381
□	Denotes 4"x4" Concrete Monument, no I.D. number
C1	Denotes Curve Number
PC	Denotes Point of Curvature
PT	Denotes Point of Tangency
POC	Denotes Point on Curve
PRC	Denotes Point of Reverse Curve
PCC	Denotes Point of Compound Curve

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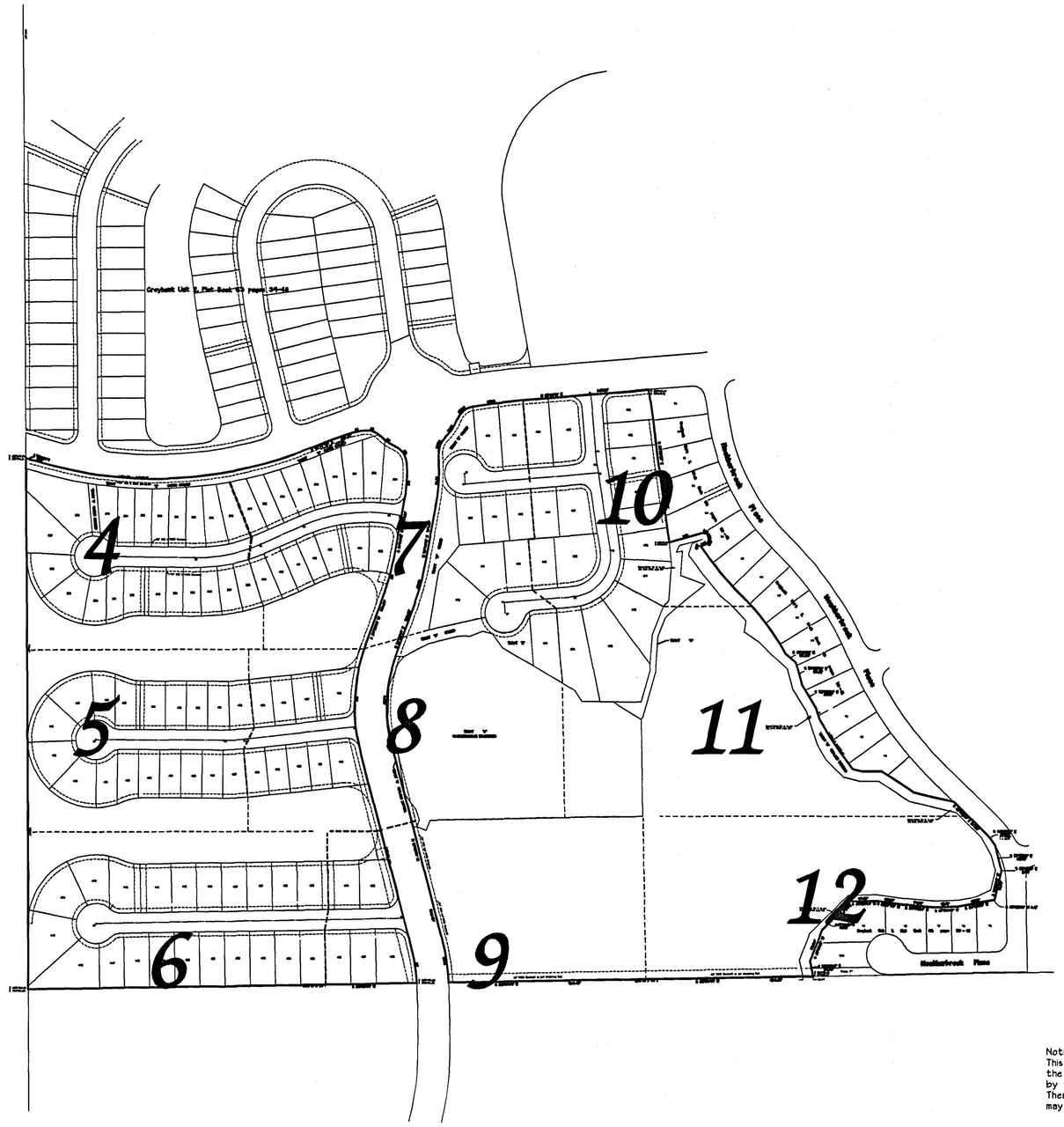
TRACTS

A	RETENTION POND
B	RETENTION POND
C	CONSERVATION
D	PRESERVATION
E	OPEN SPACE
G	UPLAND BUFFER
H	PARK
I	OPEN SPACE
J	UPLAND BUFFER



GENERAL NOTES

1) Permanent Control Points shown thus: ● (nail & disk, LB 1381)
2) Permanent Reference Monument, 4"x4" Conc. Mon. ⊡
   Permanent Reference Monument, 1/2" I.P., LB1381 ○
3) Tabulated Curve Number shown thus: (C)
4) Radial Lot Lines shown thus: (R)
5) Building Restriction Lines shall be as follows:
   minimum front setback = 20'
   minimum rear setback = 10'
   minimum side setback = 5'
   minimum side setback abutting street = 10'
6) Bearings shown hereon are based on N 87°38'38" E for the north line of Section 18.
7) All return radii are 30 feet unless noted otherwise. According to the Federal Emergency Management Agency, Flood Insurance Rate Map, dated March 17, 2014, Community Panel No. 12020C-0065E, the property shown hereon is situated Flood Zone "X".
8) Current law provides that no construction, filling, removal of earth, cutting of trees or plants shall take place within the "wetlands" as depicted on this plat without the written approval of Clay County and other regulatory agencies with the jurisdiction over such "wetlands". It is the responsibility of the lot owner, his agent and the entity performing any activity within the "wetlands" to acquire the necessary written approvals prior to the beginning of any work. The "wetlands" may be superseded and redefined from time to time by the appropriate agencies.
9) CCUA Denotes Clay County Utility Authority
10) CEC Denotes Clay Electric Cooperative
11) Whether depicted on the plat or not, the Dedicator/Owner hereby grants Clay Electric Cooperative, Inc., and Clay County Utility Authority, a ten foot (10') wide non-exclusive, perpetual easement for utility services over, under, upon and across all lands lying adjacent to, parallel with, and outside of the areas shown on the plat as drives, places, courts, lanes, or other rights of way.
12) Where a Clay Electric Cooperative, Inc. easement crosses an easement or right-of-way granted to Clay County Utility Authority, Clay Electric Cooperative, Inc. shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay County Utility Authority shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay Electric Cooperative, Inc.'s facilities.
13) Where a Clay County Utility Authority easement crosses an easement or right-of-way granted to Clay Electric Cooperative, Inc., Clay County Utility Authority shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay Electric Cooperative, Inc. shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay County Utility Authority's facilities.
14) All easements for water and sewer systems marked C.C.U.A. and shown on plat are hereby irrevocably and without reservation dedicated to Clay County Utility Authority (C.C.U.A.), its successors and designs.
15) All easements for the underground electrical distribution system marked C.E.C. and shown on plat are hereby irrevocably and without reservation dedicated to Clay Electric Cooperative, Inc. (C.E.C.).
16) The utility easements granted herein and the rights reserved for the grant of utility easements shall include easements for the construction, installation, maintenance and operation of cable television services; provided however, no such construction, installation, maintenance and operation of cable television 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 a public utility, it shall be solely responsible for the damages.
17) PC Denotes Point of Curvature
    PI Denotes Point of Intersection
    PT Denotes Point of Tangency
    PCC Denotes Point of Compound Curvature
    PRC Denotes Point of Reverse Curvature
    RP Denotes Radius Point

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Eiland + Associates, Inc.
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Orange Park, Florida 32073