

# HICKORY KNOLLS ESTATES

Thomas Travers Grant, Section 39, Township 5 South, Range 26 East  
Clay County, Florida  
43 Acres ±

LAND USE: RURAL FRINGE  
ZONING AREA: PUD  
MIN. LOTS: 45 AC.  
MIN. LOT SIZE: 6050 Sq. Feet

PLAT BOOK 41 PAGE 11

SHEET 1 OF 5 SHEETS

TYPE I SUBDIVISION " PUD " ZONE

OWNER: Clay County Development, 3622 Florida Road, Orange Park, FL  
ENGINEER: Stan Judd & Mahoney, 1400 Baymeadows Way, Jacksonville, FL  
SURVEYOR: Eland & Associates, Inc., 615 Blanding Boulevard, Orange Park, FL

Electric service provided by Clay Electric Cooperative, Inc.  
Water and Sewer service provided by City of Green Cove Springs

COV/RES - OR 2208  
pg 0509

## CAPTION

A subdivision of a parcel of land consisting of a portion of Lots 8 and 12 of a subdivision of the Thomas Travers Grant, Section 39, Township 5 South, Range 26 East, Clay County, Florida, according to map recorded in Deed Book "1", pages 624 and 625 of the public records of said county, said parcel being more particularly described as follows:

Commence at the intersection of the west line of said Lot 8 with the northeasterly right-of-way line of State Road No. 15 (U.S. Highway No. 17), a 200 foot right-of-way as now established; thence on said northeasterly line South 27 degrees 29 minutes 00 seconds East, 600.00 feet to the Point of Beginning; thence continue on said northeasterly line South 27 degrees 29 minutes 00 seconds East, 1361 feet, more or less, to the waters of Summerlin Branch; thence easterly along said waters 1360 feet, more or less, to the westerly line of County Road No. C-209 (formerly State Road No. 209), a 66 foot right-of-way as now established; thence on said westerly line North 22 degrees 17 minutes 15 seconds West, 294 feet, more or less, to the point of curvature of a curve concave easterly and having a radius of 749.20 feet; thence continue on said westerly line and on the arc of said curve an arc distance of 194.60 feet, said arc being subtended by a chord bearing and distance of North 14 degrees 50 minutes 48 seconds West, 194.05 feet; thence South 69 degrees 46 minutes 31 seconds West, 84.39 feet; thence South 12 degrees 11 minutes 47 seconds East, 74.38 feet; thence South 70 degrees 10 minutes 20 seconds West, 88.22 feet; thence North 00 degrees 26 minutes 47 seconds West, 236.43 feet; thence South 89 degrees 33 minutes 13 seconds West, 155.97 feet; thence North 01 degrees 38 minutes 53 seconds East, 60.55 feet; thence South 88 degrees 24 minutes 59 seconds East, 275.70 feet; thence southerly, on the arc of a curve concave easterly and having a radius of 774.20 feet, an arc length of 63.34 feet, said arc being subtended by a chord bearing and distance of South 02 degrees 05 minutes 03 seconds West, 63.37 feet; thence North 89 degrees 33 minutes 13 seconds East, 25.00 feet to aforesaid westerly line of County Road No. C-209; thence northerly, on last said line, and on the arc of a curve concave easterly and having a radius of 749.20 feet, an arc length of 62.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 02 degrees 08 minutes 48 seconds East, 62.80 feet; thence continue on said westerly line North 04 degrees 32 minutes 55 seconds East, 24.72 feet to the southerly line of those lands described in Official Records Book 1620, page 1893 of said public records; thence on said southerly line and on the southerly line of those lands described in Official Records Book 102, page 624 of said public records, North 88 degrees 24 minutes 59 seconds West, 300.00 feet to the westerly line of last said lands; thence on said westerly line North 04 degrees 10 minutes 04 seconds East, 100.00 feet to the south line of Shady Oak Lane as per Official Records Book 71, page 422 of said public records; thence on said south line North 88 degrees 24 minutes 59 seconds West, 141.26 feet to the west line of said Shady Oak Lane; thence on said west line North 10 degrees 03 minutes 15 seconds West, 35.43 feet to the south line of those lands described in Official Records Book 167, page 17 of said public records; thence on said south line North 88 degrees 24 minutes 59 seconds West, 309.45 feet to the west line thereof; thence on said west line North 10 degrees 06 minutes 42 seconds West, 920 feet, to the southeasterly line of those lands described in Official Records Book 1830, page 1471 of said public records; thence on said southeasterly line run the following 5 courses: (1) South 27 degrees 05 minutes 50 seconds West, 428 feet, more or less, to an angle point in said southeasterly line; (2) South 17 degrees 54 minutes 10 seconds West, 56.68 feet; (3) South 27 degrees 05 minutes 50 seconds West, 158.00 feet; (4) South 12 degrees 12 minutes 50 seconds West, 56.57 feet; (5) South 27 degrees 05 minutes 50 seconds West, 330.00 feet to the Point of Beginning.

A N D

A parcel of land consisting of a portion of Lot 12 of a subdivision of the Thomas Travers Grant, Section 39, Township 5 South, Range 26 East, Clay County, Florida, according to map recorded in Deed Book "1", pages 624 and 625 of the public records of said county, said parcel being more particularly described as follows: Begin at the southwest corner of those lands described in Official Records Book 1618, page 328 of said public records, said point being in the east line of County Road No. C-209; thence on said east line South 22 degrees 17 minutes 15 seconds East, 207 feet, more or less, to the waters of Summerlin Branch; thence downstream and along said waters and then downstream and along the waters of St. Johns River, 230 feet, more or less, to a point that bears South 85 degrees 49 minutes 00 seconds East, 70 feet, more or less, from the point of beginning; thence North 85 degrees 49 minutes 00 seconds West, 70 feet, more or less, to the Point of Beginning.

## SUBDIVISION IMPROVEMENT GUARANTEE

As a condition precedent to the recordation of this plat in the public records of Clay County, Florida, the undersigned owner of this subdivision does 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 owner, that said owner 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 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 part of each deed of conveyance or contract of sale covering lots in said subdivision, executed by said owner to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale.

Clay County Development Company, Inc.  
a Florida corporation

*Eric Eiland*  
Eric Eiland, Witness

*John McLaren*  
John McLaren, Witness

By: *John Wright*  
John Wright, Inc., its President

## CLERK'S CERTIFICATE

I hereby certify that this plat has been examined and that it complies in form with Chapter 177, Florida Statutes, as amended, and is filed for record in Plat Book 41, Pages 11 thru 15 and of the public records of Clay County, Florida this 26th day of March, 2003.

*James B. Jett*  
Clerk of the Circuit Court

## ADOPTION AND DEDICATION

This is to certify that Clay County Development Company, Inc., a Florida corporation, hereinafter "Dedicator" is the lawful owner of the lands described in the caption hereon, known as HICKORY KNOLLS ESTATES, 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, Hickory Knolls Drive and Majestic Oaks Lane, shown herein, hereinafter the "Streets", are hereby irrevocably dedicated to Clay County, its successors and assigns, and all easements for drainage, unobstructed easements and non-access easements as may be shown on this plat are hereby irrevocably dedicated to Clay County, its successors and assigns, and are subject to the following covenants which shall run with the lands.

The Dedicator, its successors and assigns, owns the underlying fee simple title to the area depicted on this plat as Tracts "A" and "B", hereinafter the "Tract". The Dedicator, on behalf of itself, its successors and assigns, hereby covenants and agrees in favor of Clay County, Florida, that the Tract cannot be used for any purposes other than those hereinafter described for the storm water management easements. An easement, hereinafter the "Easement", situated within the entire physical limits of the Tract, is hereby dedicated to Clay County, its successors and assigns, for the purpose of permitting Clay County, its successors and assigns, to discharge therein all water which may fall or come upon the Streets, and all water which may flow or pass from the Streets, from adjacent lands, or from any other source of public waters into or through the Easement, without any liability whatsoever on the part of Clay County, its successors and assigns, for any damage, injury or losses to persons or property resulting from the acceptance or use of the Easement by Clay County, its successors and assigns.

Clay County, by the acceptance of this plat for recording, shall not be deemed, on behalf of itself, its successors or assigns, to have accepted any duty, obligation, liability or responsibility whatsoever to maintain any storm water retention or detention ponds presently or hereafter located or constructed within the Easement; to maintain any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment installed within the Easement and/or associated therewith; to remove or treat any aquatic plants, animals, soil, chemicals, or any other substance or thing that might be found or come within the Easement; or to maintain or preserve water purity, quality, level or depth within the Easement. The foregoing notwithstanding, Clay County, its successors and assigns, shall have the right to undertake and perform any and all of the aforesaid activities at any time or times it may choose in its sole discretion without being deemed to have accepted any duty, obligation, liability or responsibility whatsoever to undertake, repeat or perform the same or similar activities thereafter; and to effect modification of or to any storm water retention or detention ponds and other facilities located within the Easement, including, but not limited to, the installation, modification and/or removal of any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment associated therewith, without being deemed to have accepted any duty, obligation, liability or responsibility whatsoever to undertake maintenance thereafter.

The Dedicator does hereby covenant in favor of Clay County, its successors and assigns, that it will be and remain affirmatively responsible, obligated and liable for construction, installation and subsequent maintenance of all storm water management facilities within the Tract required by Clay County as of the date of its acceptance of this plat, as well as those required under any permit issued by any and all governmental agencies with jurisdiction, including but not limited to, any storm water retention or detention ponds presently or hereafter located or constructed therein, and any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment installed therein and/or associated therewith; and for removing or treating aquatic plants, animals, soil, chemicals, or any other substance or thing that might be found or come therein; and for maintaining or preserving water purity, quality, level or depth therein. The foregoing covenant is a personal covenant of the Dedicator to Clay County unless assigned to a homeowner's association as hereinafter provided, and shall also run with all of the lands depicted within the confines of this plat and shall be assumed by each of the successors and assigns of the Dedicator. The foregoing notwithstanding, the Dedicator may assign the burden of its personal covenant hereinafter described to a homeowner's association, hereinafter the "Association", created as a corporate entity under the laws of the State of Florida, existing in perpetuity, and invested with the power, duty and authority to levy mandatory assessments against each lot depicted on this plat to provide sufficient and adequate funding for the perpetual maintenance of the above-described storm water management facilities. In the event of such assignment by the Dedicator to the Association thereof, as evidenced by the recording of an appropriate instrument in the public records of Clay County, Florida, executed on behalf of both the Dedicator and the Association, wherein the Association affirmatively accepts the assignment of the personal covenant and the responsibility for all matters hereinafter covenanted by the Dedicator, then the Dedicator shall be deemed to have been completely released from all responsibilities, obligations and liabilities thereafter arising thereunder, the Association being deemed to have succeeded to the same. If and only if Clay County, its successors or assigns, shall affirmatively accept responsibility for maintenance under the Easement, as evidenced by the adoption of a formal resolution by the governing body of Clay County, its successors or assigns, spread upon the minutes thereof, and, if required by the County, the recording of an appropriately executed instrument conveying to Clay County the fee simple title to the Tract wherein such storm water management facilities have been constructed, then the Dedicator and the Association shall both be deemed to have been completely released from all responsibilities, obligations and liabilities thereafter arising under the personal covenant. Further, said personal covenant shall be deemed to have terminated upon the adoption of said resolution with respect to the Tract.

Until Clay County, its successors and assigns, in its sole discretion, elects to undertake the responsibility for maintenance of the storm water management facilities within the Tract, the Dedicator does hereby covenant and agree to indemnify Clay County and save it harmless from suits, damages, liability and expenses in connection with loss of life, bodily or personal injury or property or any other damage arising from or out of any occurrence in, upon, at or from the lakes and filtration systems and other storm water management facilities. This indemnification shall run with the land and successors and assigns of the Dedicator and shall be subject to and bound by it.

The Dedicator, on behalf of itself, its successors and assigns, does hereby covenant in favor of Clay County, its successors and assigns, that it shall not enter upon or use any portion of the Tract for any purpose inconsistent with the storm water

(continued on SHEET 2)

## SURVEYOR'S CERTIFICATE OF REVIEW

The undersigned surveyor hereby certifies that he 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 26th day of January, 2003.

*Matthew A. Griffis*  
Matthew A. Griffis  
Florida Registration No 3743  
2554 Blanding Blvd. Middleburg

## 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 26th day of January, 2003.

*Harold F. Eiland*  
Harold F. Eiland  
Florida Cert. No. 2518  
Eiland and Associates, Inc., LB 1381  
615 Blanding Boulevard  
Orange Park, Florida 32067-1000

# HICKORY KNOLLS ESTATES

Thomas Travers Grant, Section 39, Township 5 South, Range 26 East  
Clay County, Florida  
43 Acres ±

LAND USE: RURAL FRINGE  
ZONING AREA: RD  
No LOTS: 48 AC.  
MIN. LOT SIZE: 6080 Sq. Feet

TYPE I SUBDIVISION "PUD" ZONE

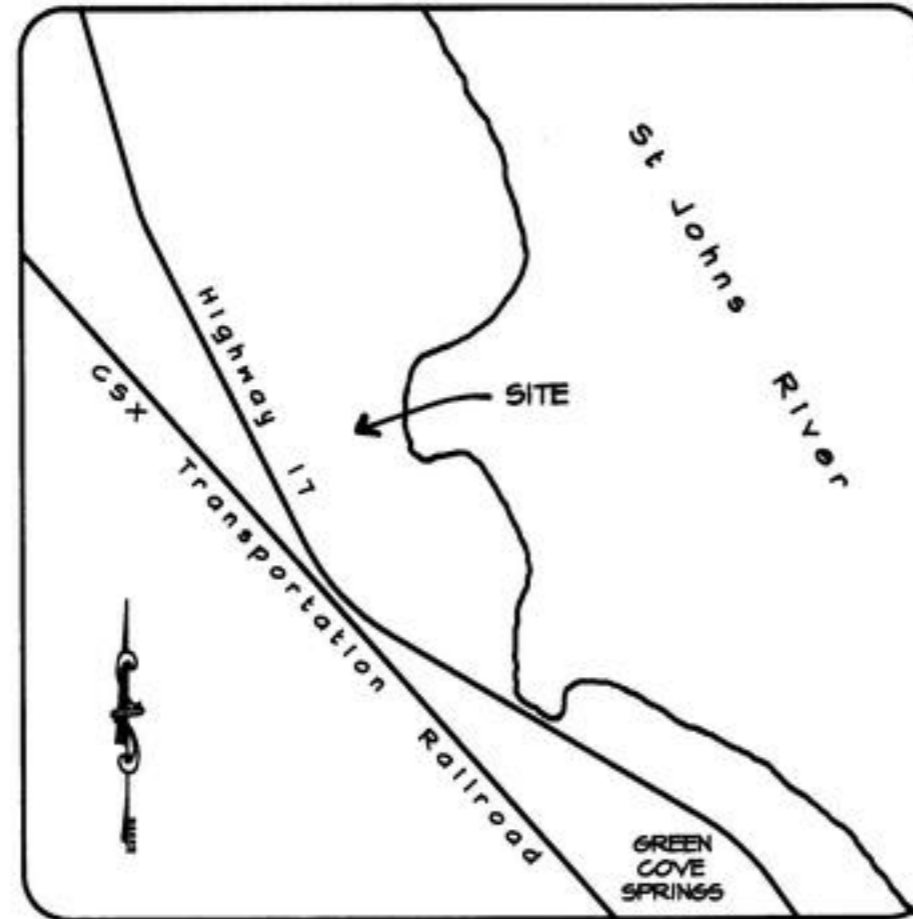
OWNER: Clay County Development Company, Inc.  
ENGINEER: Stone, Jones & Partners, Inc.  
SURVEYOR: Elford & Associates, Inc.

Electric service provided by Clay Electric Cooperative, Inc.  
Water and Sewer service provided by City of Green Cove Springs

### GENERAL NOTES

- 1) Permanent Control Points shown thus: \*
- 2) Permanent Reference Monument shown thus: #
- 3) Tabulated Line Number shown thus: LI
- 4) Tabulated Curve Number shown thus: CI
- 5) Radial Lot Lines shown thus: (R)
- 6) Building Restriction Lines shall be as follows:  
minimum front setback = 20 feet  
minimum rear setback = 15 feet  
minimum side setback abutting lot = 5 feet  
minimum side setback abutting street = 20 feet
- 7) Bearings shown hereon are based on S 27°24'00" E for the right-of-way line of State Road 17.
- 8) All return radii are 50 feet unless noted otherwise.
- 9) According to Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 12006-4 0165 D, Dated November 4, 1992, the property shown hereon is situated in ZONE AE 4 X.
- 10) All platted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, or 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 damage.
- 11) No construction, filling, removal of earth, cutting of trees or plants shall take place within the conservation "easement" as depicted on this plat without the written approval of Clay County and other regulatory agencies with the jurisdiction over such "easement". It is the responsibility of the lot owner, his agent and the entity performing any activity within the "easement" to acquire the necessary written approvals prior to the beginning of any work. This "easement" may be superseded and redefined from time to time by the appropriate agencies.
- 12) (CCS) Denotes City of Green Cove Springs
- 13) (CEC) Denotes Clay Electric Cooperative
- 14) Whether depicted on the plat or not, the Dedicator hereby grants Clay Electric Cooperative, Inc. and City of Green Cove Springs, a 10 foot wide 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 roads, streets, or other rights-of-way.
- 15) Where a Clay Electric Cooperative, Inc. easement crosses an easement or right-of-way granted to City of Green Cove Springs, 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. City of Green Cove Springs shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay Electric Cooperative, Inc.'s facilities.
- 16) Where a City of Green Cove Springs easement crosses an easement or right-of-way granted to Clay Electric Cooperative, Inc., City of Green Cove Springs 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 City of Green Cove Springs' facilities.
- 17) All easements for the water and sewer systems, marked (CCS) and shown on plat, are hereby irrevocably and without reservation dedicated to City of Green Cove Springs. (CCS)
- 18) All easements for the underground electrical distribution system, marked (CEC) and shown on plat, are hereby and without reservation dedicated to Clay Electric Cooperative, Inc. (CEC)

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



VICINITY MAP  
1" = 2000'

### ADOPTION AND DEDICATION (continued from SHEET 1)

management facilities hereinabove described. In this regard, except as the same may be related directly to the activities and uses authorized in connection therewith, the Dedicator, its successors and assigns, shall not undertake any dredge or fill activities within the Tract, nor place or plant, or cause or suffer to be placed or planted, any temporary or permanent structures or vegetation of any kind encroaching within, on, over or across the Tract, including but not limited to fences, hedges, fountains or bulkheads.

Tracts "A", "B", "C", "E", "F", "G", "H", "J" and "K", as shown herein, are reserved unto the Dedicator, its successors and assigns. Tract "D" and Utility Easements as shown herein are dedicated to City of Green Cove Springs.

IN WITNESS WHEREOF, Clay County Development Company, Inc., a Florida corporation existing under the laws of the State of Florida, has caused these presents to be signed by its president this 27th day of January, 2003.

Clay County Development Company, Inc.  
a Florida corporation

Eric Eiland  
Eric Eiland, witness

John McLaren  
John McLaren, witness

John Wright  
John Wright, Its President

### STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 27th day of January, 2003, by John Wright, as president of Clay County Development Company, Inc., a Florida corporation, on behalf of the corporation.

Tracy L. Eiland  
Tracy L. Eiland  
Notary Public, State of Florida



### MORTGAGEE'S JOINDER

Fidelity National Bank, a Florida banking corporation, owner and holder of that certain Mortgage dated July 31, 2002 and recorded August 9, 2002 in Official Records Book 2083, page 2179 of the public records of Clay County, Florida, and Financial Statement recorded August 9, 2002 in Official Records Book 2083, page 2195, hereby consents to this plat and joins in its dedication.

Fidelity National Bank  
a Florida banking corporation

Jammy Stuart  
Jammy Stuart, witness

Marie Tylich  
MARIE TYLICH, witness

By: Michael W. Levitt  
Michael W. Levitt, its Vice President



### STATE OF FLORIDA, COUNTY OF CLAY

The foregoing was executed before me this 28th day of January, 2003, by Michael W. Levitt as vice president of Fidelity National Bank, a Florida banking corporation, on behalf of the bank.

Deborah D. Barber  
Notary Public, State of Florida



### COUNTY DEPARTMENT OF ZONING APPROVAL

Approved this 4th day of March, 2003.

Roy J. Jones  
Director, Department of Zoning

### COUNTY DEPARTMENT OF PLANNING APPROVAL

Approved this 3rd day of MARCH, 2003.

Thad Lowe  
Director, Department of Planning

### COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Approved this 28th day of February, 2003.

Chas. J. W.  
Director, Department of Engineering

### COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 10th day of March, 2003,  
by the Board of County Commissioners, Clay County, Florida.

Robert Malison County Manager  
Larry R. Lancaster Chairman of the Board of County Commissioners

# HICKORY KNOLLS ESTATES

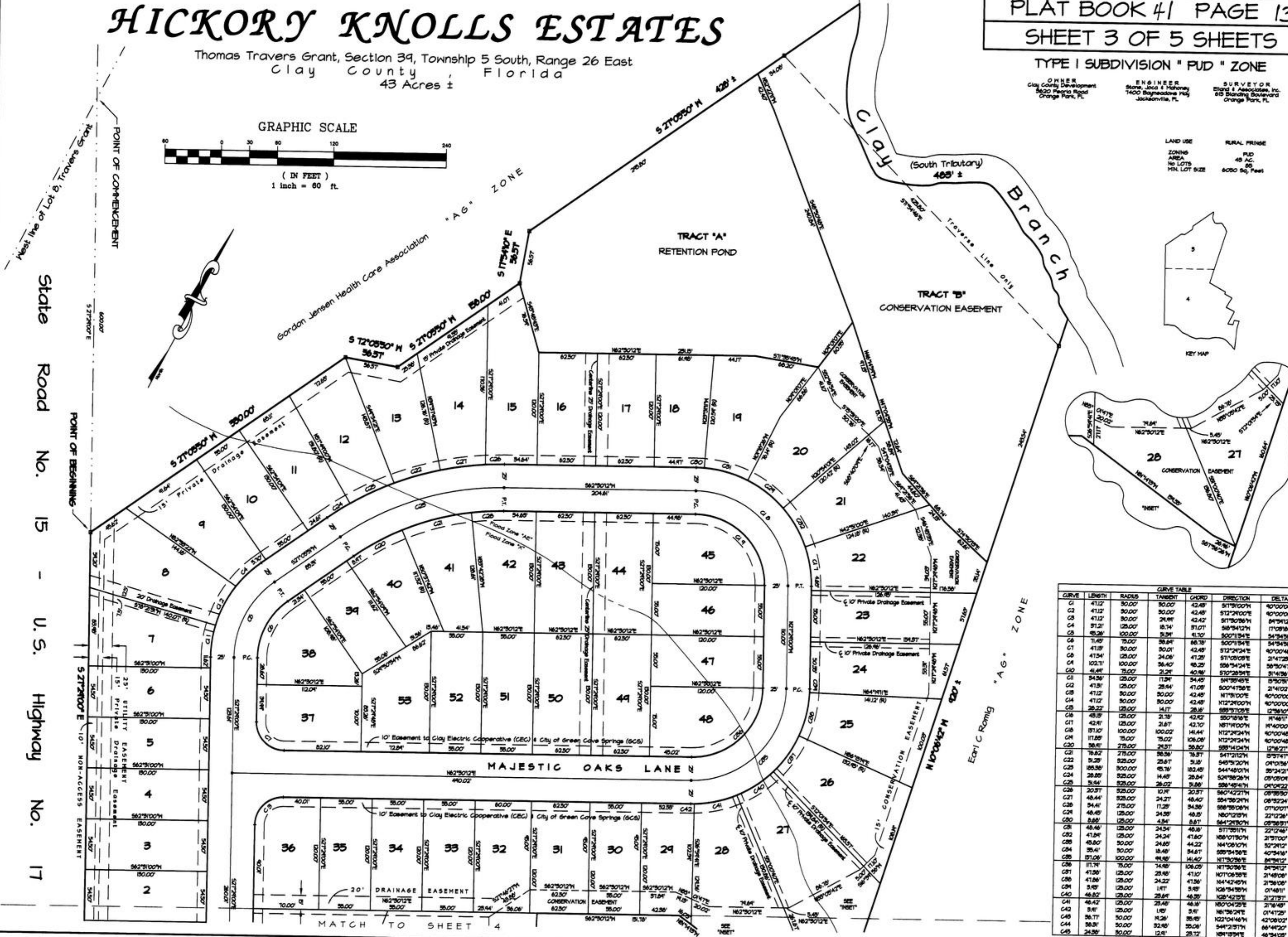
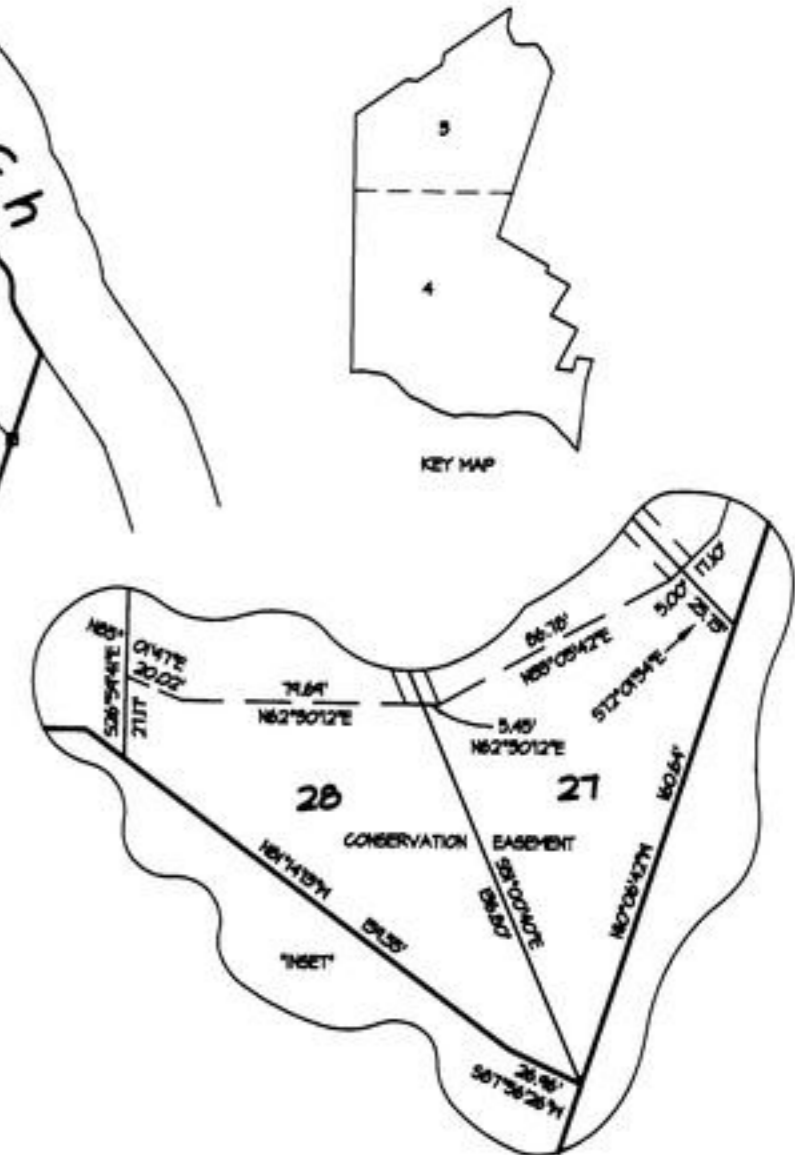
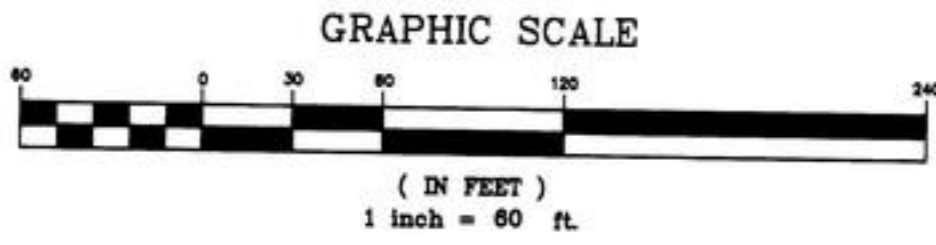
Thomas Travers Grant, Section 39, Township 5 South, Range 26 East  
Clay County Florida  
43 Acres ±

PLAT BOOK 41 PAGE 13  
SHEET 3 OF 5 SHEETS

TYPE I SUBDIVISION "PUD" ZONE

OWNER: Clay County Development, 5820 Florida Road, Orange Park, FL.  
ENGINEER: Stone, Joca & Mahoney, 1400 Baymeadows Rd, Jacksonville, FL.  
SURVEYOR: Island & Associates, Inc., 615 Blanding Boulevard, Orange Park, FL.

LAND USE: RURAL FRINGE  
ZONING AREA: PUD  
No LOTS: 48 AC.  
MIN. LOT SIZE: 6080 Sq. Feet



CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	47.12	30.00	30.00	42.49	S17°30'00\"	40°00'00\"
C2	47.12	30.00	30.00	42.49	S12°24'00\"	40°00'00\"
C3	47.12	30.00	24.98	42.42	S17°30'00\"	84°58'12\"
C4	51.21	125.00	15.74	37.07	S68°54'12\"	17°09'58\"
C5	45.26	100.00	15.21	41.20	S00°11'34\"	54°54'51\"
C6	71.49	75.00	36.67	68.78	S00°19'54\"	54°54'51\"
C7	47.18	30.00	30.01	42.48	S12°24'24\"	40°00'48\"
C8	47.54	125.00	24.08	47.28	S11°03'08\"	2°14'28\"
C9	102.71	100.00	36.40	48.28	S68°54'24\"	38°50'47\"
C10	41.41	75.00	21.21	40.98	S70°28'54\"	3°14'38\"
C11	54.56	125.00	17.91	34.48	S48°58'48\"	1°44'51\"
C12	47.18	125.00	28.44	47.08	S00°47'58\"	2°14'02\"
C13	47.12	30.00	30.00	42.48	S17°30'00\"	40°00'00\"
C14	47.12	30.00	30.00	42.48	N12°24'00\"	40°00'00\"
C15	28.22	125.00	14.17	28.18	S88°37'08\"	12°38'10\"
C16	48.19	125.00	21.78	42.42	S80°16'18\"	1°44'51\"
C17	42.41	125.00	21.67	42.10	N87°10'00\"	1°44'51\"
C18	57.10	100.00	100.02	14.44	N12°24'24\"	40°00'48\"
C19	111.88	75.00	75.02	108.08	N12°24'24\"	40°00'48\"
C20	36.81	275.00	29.57	36.82	S88°14'04\"	12°38'27\"
C21	76.82	275.00	36.56	76.87	S47°12'12\"	1°44'51\"
C22	51.28	525.00	25.67	51.8	S45°19'20\"	0°10'38\"
C23	165.58	300.00	45.78	182.48	S44°48'07\"	3°24'21\"
C24	28.88	525.00	14.48	28.84	S24°38'26\"	0°10'38\"
C25	51.44	525.00	26.02	51.86	S88°54'47\"	0°10'38\"
C26	20.57	525.00	10.28	20.57	S60°42'27\"	0°10'38\"
C27	48.44	525.00	24.27	48.42	S54°38'27\"	0°10'38\"
C28	54.41	275.00	17.28	54.56	S88°38'08\"	0°10'38\"
C29	46.49	125.00	24.58	46.8	N80°12'58\"	22°12'28\"
C30	8.88	125.00	4.34	8.87	S64°28'07\"	0°10'38\"
C31	48.46	125.00	24.54	48.8	S11°38'17\"	22°12'48\"
C32	47.84	125.00	24.24	47.80	N68°07'50\"	2°15'00\"
C33	48.80	50.00	24.88	44.22	N41°08'10\"	52°21'12\"
C34	38.41	50.00	18.48	34.67	S88°54'58\"	40°54'38\"
C35	51.08	100.00	49.8	14.42	N12°32'36\"	84°58'12\"
C36	17.14	75.00	14.48	106.08	N17°30'36\"	84°58'12\"
C37	47.58	125.00	25.48	47.10	N07°08'58\"	2°14'58\"
C38	47.88	125.00	24.22	47.58	N44°42'48\"	2°15'08\"
C39	3.88	125.00	1.87	3.88	N28°54'38\"	0°14'51\"
C40	46.82	125.00	28.84	46.58	N28°42'32\"	0°14'51\"
C41	46.42	125.00	28.48	46.18	N07°04'28\"	2°14'48\"
C42	5.81	125.00	1.8	5.81	N67°36'24\"	0°14'28\"
C43	36.77	50.00	18.28	36.8	N22°04'48\"	42°08'02\"
C44	38.31	50.00	32.48	38.08	S44°21'57\"	66°44'20\"
C45	24.58	30.00	12.81	25.12	N84°58'48\"	46°54'08\"

# HICKORY KNOLLS ESTATES

Thomas Travers Grant, Section 39, Township 5 South, Range 26 East  
Clay County Florida  
43 Acres ±

RURAL PRINSE  
PUD  
49 AC.  
89  
6050 Sq. Feet

PLAT BOOK 41 PAGE 14

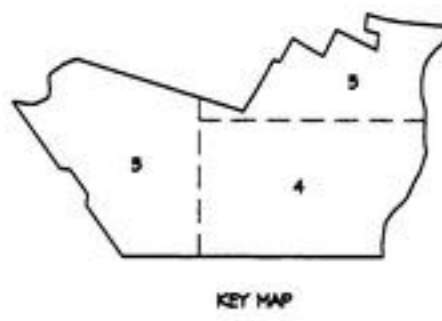
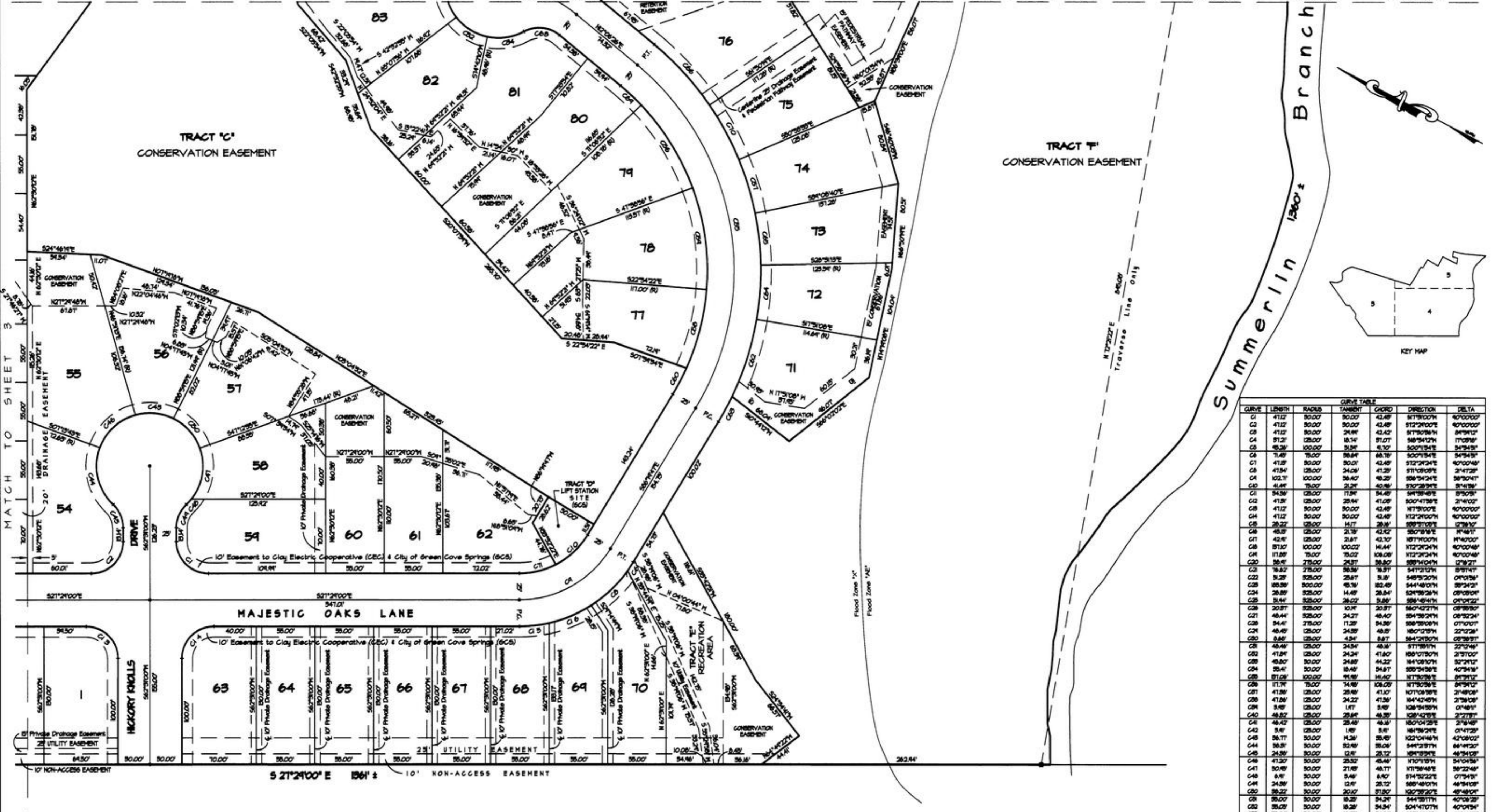
SHEET 4 OF 5 SHEETS

TYPE I SUBDIVISION " PUD " ZONE

OWNER  
Clay County Development  
5620 Pacific Road  
Orange Park, FL

ENGINEER  
Stone, Joca & Mahoney  
1400 Baymeadows Rd.  
Jacksonville, FL

SURVEYOR  
Eiland & Associates, Inc.  
615 Blanding Boulevard  
Orange Park, FL



CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	41.12	50.00	30.00	42.48	S17°51'00\"	40°00'00\"
C2	41.12	50.00	30.00	42.48	S12°21'00\"	40°00'00\"
C3	41.12	50.00	30.00	42.48	S17°51'00\"	40°00'00\"
C4	57.21	100.00	45.74	57.07	S68°54'21\"	17°08'58\"
C5	48.28	100.00	35.94	47.37	S00°13'54\"	34°34'58\"
C6	71.87	150.00	56.84	68.78	S00°13'54\"	34°34'58\"
C7	41.54	50.00	30.00	42.48	S17°51'00\"	40°00'00\"
C8	41.54	50.00	30.00	42.48	S17°51'00\"	40°00'00\"
C9	102.31	100.00	56.42	68.28	S68°54'21\"	38°50'41\"
C10	41.44	50.00	31.27	40.98	S12°21'00\"	34°18'58\"
C11	54.58	50.00	39.94	54.48	S47°58'48\"	8°50'51\"
C12	41.54	50.00	28.94	41.08	S00°47'58\"	2°41'02\"
C13	41.12	50.00	30.00	42.48	N17°51'00\"	40°00'00\"
C14	41.12	50.00	30.00	42.48	N12°21'00\"	40°00'00\"
C15	28.22	25.00	14.77	28.38	S68°51'08\"	17°38'10\"
C16	48.87	25.00	21.78	42.42	S68°51'08\"	17°38'10\"
C17	42.48	25.00	24.81	42.10	N87°11'00\"	11°40'00\"
C18	57.10	100.00	100.00	114.41	N12°21'00\"	40°00'00\"
C19	111.88	75.00	75.00	108.08	N12°21'00\"	40°00'00\"
C20	58.41	75.00	24.87	58.80	S68°10'41\"	17°38'10\"
C21	78.82	75.00	58.58	78.97	S47°12'11\"	8°51'41\"
C22	51.28	50.00	28.87	51.81	S48°51'20\"	0°10'58\"
C23	58.58	50.00	45.78	58.48	S44°48'01\"	8°24'21\"
C24	28.88	25.00	14.48	28.84	S24°58'28\"	0°00'00\"
C25	31.44	25.00	28.02	31.88	S68°49'41\"	0°10'22\"
C26	20.87	25.00	10.41	20.87	S60°42'21\"	0°00'00\"
C27	48.44	25.00	24.21	48.40	S64°58'01\"	0°00'00\"
C28	54.41	25.00	11.28	54.88	S68°58'28\"	0°10'21\"
C29	46.48	25.00	24.88	46.81	N60°12'58\"	22°12'28\"
C30	8.88	25.00	4.84	8.87	S64°28'01\"	0°00'00\"
C31	48.48	25.00	24.84	48.81	S11°58'11\"	22°12'48\"
C32	41.84	25.00	24.24	41.80	N60°10'50\"	2°10'00\"
C33	48.80	50.00	24.88	44.22	N41°08'01\"	52°21'12\"
C34	35.41	50.00	18.48	34.87	S68°54'38\"	4°34'18\"
C35	57.08	100.00	41.88	56.40	N17°50'58\"	8°51'12\"
C36	111.88	75.00	74.88	108.08	N17°50'58\"	8°51'12\"
C37	41.88	25.00	24.21	41.88	N64°42'58\"	2°18'08\"
C38	31.88	25.00	14.71	31.88	N28°54'58\"	0°18'11\"
C39	48.82	25.00	28.84	48.38	N28°54'58\"	2°18'11\"
C40	48.82	25.00	28.84	48.38	N28°54'58\"	2°18'11\"
C41	48.42	25.00	28.48	48.48	N60°10'28\"	2°18'48\"
C42	3.41	25.00	1.48	3.41	N61°58'28\"	0°14'28\"
C43	36.71	50.00	14.28	36.48	N22°10'48\"	42°08'02\"
C44	36.81	50.00	32.48	36.08	S44°21'11\"	88°44'20\"
C45	24.88	50.00	12.41	25.12	N68°58'18\"	48°54'08\"
C46	41.20	50.00	25.52	45.48	N10°18'18\"	54°04'58\"
C47	50.48	50.00	21.48	48.71	N11°58'48\"	58°22'48\"
C48	6.87	50.00	3.48	6.87	S14°52'22\"	0°18'54\"
C49	24.88	50.00	12.41	25.12	S68°58'01\"	48°54'08\"
C50	28.22	50.00	20.10	27.80	N22°58'20\"	48°48'08\"
C51	50.00	50.00	8.28	54.24	S44°58'11\"	40°08'28\"
C52	50.00	50.00	8.28	54.24	S04°47'01\"	40°08'54\"
C53	50.00	50.00	8.28	54.24	S68°10'41\"	40°08'28\"
C54	50.41	50.00	8.34	24.84	N87°58'58\"	34°52'41\"
C55	58.84	250.00	25.88	58.34	N62°58'18\"	8°58'41\"
C56	42.81	225.00	48.72	41.41	N60°51'18\"	2°12'58\"
C57	32.82	225.00	28.84	32.84	N61°48'48\"	10°18'48\"
C58	78.28	225.00	58.44	78.38	N78°50'58\"	10°21'48\"
C59	41.88	225.00	48.88	48.41	N24°48'28\"	24°44'54\"
C60	21.88	225.00	8.48	21.82	N64°52'28\"	0°18'58\"
C61	4.44	250.00	4.79	4.44	S64°10'18\"	04°21'08\"
C62	76.71	225.00	58.38	76.88	N60°10'18\"	8°52'14\"
C63	21.88	225.00	8.37	21.12	S64°10'20\"	08°51'01\"
C64	51.20	225.00	28.88	51.88	N68°48'48\"	10°40'08\"
C65	48.87	225.00	24.88	48.07	N68°21'48\"	10°14'12\"
C66	11.00	225.00	58.78	18.80	N20°08'08\"	8°18'54\"
C67	78.84	225.00	41.21	78.28	N28°51'18\"	8°18'54\"
C68	38.84	50.00	20.28	38.34	N21°52'50\"	47°58'52\"
C69	28.84	225.00	8.34	28.82	N68°21'18\"	08°47'02\"
C70	38.71	225.00	24.71	38.08	N64°18'18\"	12°07'08\"
C71	38.34	75.00	18.11	38.21	N41°08'58\"	21°08'11\"

State Road No. 15 - U. S. Highway No. 17

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

# HICKORY KNOLLS ESTATES

Thomas Travers Grant, Section 39, Township 5 South, Range 26 East  
Clay County, Florida  
43 Acres ±

LAND USE: RURAL PRDGE  
ZONING AREA: PUD  
No LOTS: 48 AC.  
MIN. LOT SIZE: 6000 Sq. Feet

PLAT BOOK 41 PAGE 15  
SHEET 5 OF 5 SHEETS

TYPE I SUBDIVISION " PUD " ZONE

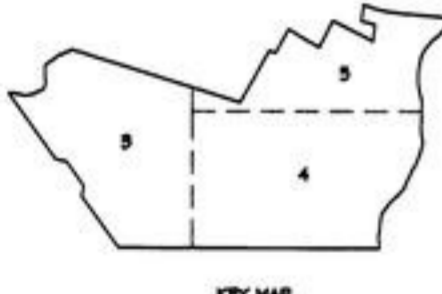
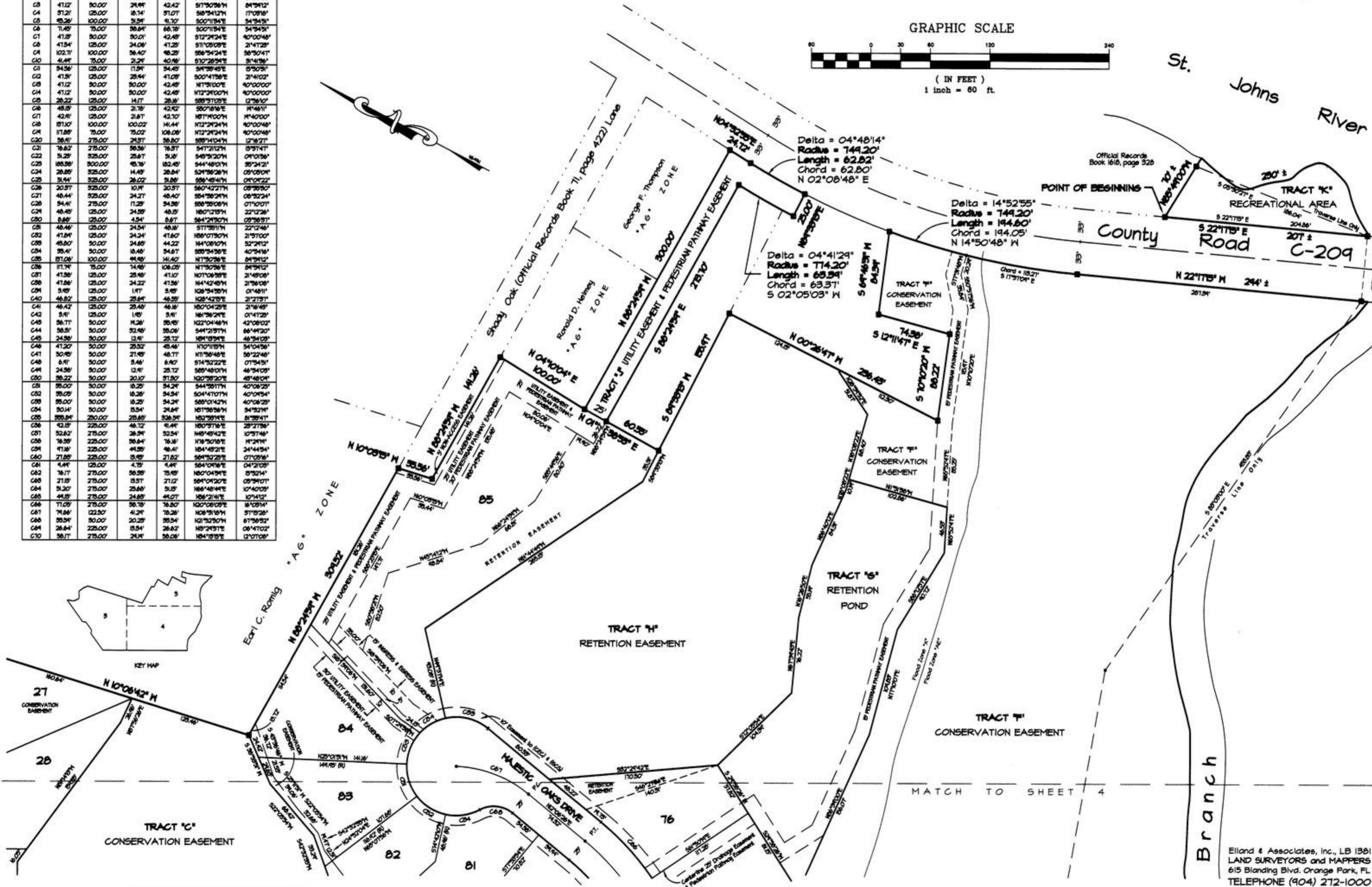
OWNER: Clay County Development, 5620 Florida Road, Orange Park, FL  
ENGINEER: Stone, Joca & Mahoney, 1400 Baymeadows Way, Jacksonville, FL  
SURVEYOR: Elford & Associates, 615 Blanding Blvd., Orange Park, FL

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	47.12'	30.00'	30.00'	42.48'	S17°51'00"W	90°00'00"
C2	47.12'	30.00'	30.00'	42.48'	S12°21'00"E	90°00'00"
C3	47.12'	30.00'	24.96'	42.42'	S17°50'56"W	84°58'12"
C4	51.21'	125.00'	15.14'	51.07'	S88°54'12"W	17°08'18"
C5	45.26'	100.00'	5.94'	45.10'	S00°11'54"E	54°54'54"
C6	71.49'	75.00'	36.64'	66.78'	S00°11'54"E	54°54'54"
C7	47.12'	30.00'	30.01'	42.48'	S12°21'24"E	90°00'48"
C8	47.12'	125.00'	24.06'	47.25'	S11°08'08"E	21°47'28"
C9	102.71'	100.00'	36.40'	98.25'	S88°54'24"E	56°50'41"
C10	4.44'	75.00'	2.22'	4.058'	S10°28'24"E	5°41'58"
C11	54.56'	125.00'	17.91'	54.40'	S44°38'48"E	8°50'51"
C12	47.12'	125.00'	25.94'	47.05'	S00°47'58"E	21°41'02"
C13	47.12'	30.00'	30.00'	42.48'	N17°51'00"E	90°00'00"
C14	47.12'	30.00'	30.00'	42.48'	N12°21'00"W	90°00'00"
C15	26.22'	125.00'	14.17'	26.18'	S88°51'02"E	12°56'10"
C16	48.87'	125.00'	21.78'	42.92'	S80°18'18"E	14°46'11"
C17	42.81'	125.00'	21.67'	42.70'	N87°11'00"W	14°40'00"
C18	87.10'	100.00'	100.02'	14.44'	N12°21'24"W	90°00'48"
C19	17.88'	75.00'	7.502'	16.88'	N12°21'24"W	90°00'48"
C20	36.41'	75.00'	21.57'	36.50'	S88°14'04"W	12°16'27"
C21	76.62'	75.00'	36.56'	76.57'	S41°21'27"W	19°57'41"
C22	51.25'	325.00'	25.67'	51.8'	S48°51'20"W	01°01'56"
C23	185.98'	300.00'	45.76'	182.48'	S44°48'01"W	38°24'21"
C24	26.88'	325.00'	14.48'	26.84'	S24°58'28"W	05°08'04"
C25	51.41'	325.00'	26.02'	51.68'	S88°48'41"W	05°02'22"
C26	30.97'	325.00'	10.91'	30.57'	S60°42'27"W	08°59'50"
C27	46.44'	325.00'	24.27'	46.40'	S84°58'21"W	08°52'24"
C28	34.41'	75.00'	17.25'	34.58'	S88°58'08"W	07°10'07"
C29	46.45'	125.00'	24.58'	46.57'	N80°12'18"W	22°12'26"
C30	8.68'	125.00'	4.34'	8.67'	S64°21'50"W	03°59'37"
C31	46.46'	125.00'	24.54'	46.38'	S77°59'11"W	22°12'46"
C32	47.84'	125.00'	24.24'	47.60'	N88°10'50"W	21°57'00"
C33	45.80'	30.00'	24.68'	44.22'	N41°01'07"W	32°21'02"
C34	35.41'	30.00'	15.48'	34.67'	S88°54'58"E	40°54'16"
C35	87.05'	100.00'	81.88'	14.40'	N17°50'58"E	81°59'12"
C36	37.74'	75.00'	14.48'	36.28'	N17°50'58"E	81°59'12"
C37	47.58'	125.00'	25.48'	47.07'	N07°10'58"E	21°48'08"
C38	47.84'	125.00'	24.22'	47.56'	N41°42'48"W	42°08'02"
C39	5.48'	125.00'	1.87'	5.48'	N28°54'58"W	01°48'11"
C40	46.82'	125.00'	23.64'	46.55'	N28°42'18"E	21°27'37"
C41	46.42'	125.00'	23.48'	46.38'	N80°04'28"E	21°48'48"
C42	5.41'	125.00'	1.85'	5.41'	N81°56'24"E	01°47'25"
C43	36.77'	30.00'	14.26'	35.95'	N22°04'48"W	42°08'02"
C44	38.51'	30.00'	32.68'	35.05'	S44°21'37"W	86°44'20"
C45	24.58'	30.00'	12.61'	23.72'	N84°18'54"E	46°54'03"
C46	47.20'	30.00'	25.32'	45.46'	N10°11'58"W	34°04'56"
C47	30.45'	30.00'	27.48'	48.77'	N17°58'48"E	58°22'46"
C48	6.41'	30.00'	3.46'	6.40'	S14°52'22"E	07°54'51"
C49	24.58'	30.00'	12.61'	23.72'	S88°48'01"W	46°54'03"
C50	36.22'	30.00'	20.10'	37.50'	N20°58'20"E	48°48'04"
C51	35.00'	30.00'	8.25'	34.24'	S44°58'17"W	40°08'25"
C52	35.00'	30.00'	18.25'	34.54'	S04°47'07"W	40°09'54"
C53	35.00'	30.00'	8.25'	34.24'	S88°01'42"W	40°08'25"
C54	30.41'	30.00'	5.54'	24.64'	N81°58'58"W	34°52'14"
C55	388.84'	250.00'	236.68'	326.54'	N52°58'14"E	81°38'47"
C56	42.87'	225.00'	46.72'	41.44'	N80°51'18"E	25°27'56"
C57	32.82'	75.00'	26.54'	32.54'	N48°48'42"E	10°57'46"
C58	76.58'	225.00'	36.64'	76.18'	N18°50'18"E	14°21'11"
C59	71.46'	225.00'	41.58'	70.41'	N54°49'21"E	24°44'54"
C60	71.85'	225.00'	35.45'	71.82'	S64°52'28"E	07°08'16"
C61	4.44'	125.00'	4.44'	4.44'	S64°04'18"E	04°21'03"
C62	76.17'	75.00'	38.58'	75.85'	N80°04'54"E	19°32'41"
C63	71.85'	75.00'	35.57'	71.2'	S84°10'20"E	09°59'07"
C64	51.20'	75.00'	25.65'	51.5'	N88°48'44"E	10°40'03"
C65	44.85'	75.00'	24.65'	44.07'	N86°21'41"E	10°41'12"
C66	77.05'	75.00'	38.78'	76.50'	N20°08'08"E	18°08'14"
C67	74.66'	122.50'	4.24'	75.28'	N88°51'18"W	57°18'28"
C68	35.34'	30.00'	20.25'	35.54'	N21°52'50"W	67°58'52"
C69	26.84'	225.00'	15.54'	26.82'	N8°21'57"E	06°47'02"
C70	38.17'	75.00'	24.91'	38.06'	N84°18'18"E	12°07'08"

GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.



MATCH TO SHEET 4

Elford & Associates, Inc., LB 1361  
LAND SURVEYORS and MAPPERS  
615 Blanding Blvd. Orange Park, FL  
TELEPHONE (904) 272-1000