

# HIGHLAND MILL AT OAKLEAF PLANTATION

PART OF SECTION 4 AND SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 39 PAGE 61

PAGE 1 OF 8 PAGES

TYPE 1 SUBDIVISION ~ ZONED "PUD"

### CAPTION :

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 4 AND SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE, ON THE NORTH LINE THEREOF, SOUTH 89 DEGREES 49 MINUTES 27 SECONDS WEST, 1619.76 FEET; THENCE, SOUTH 00 DEGREES 10 MINUTES 33 SECONDS EAST, 1635.29 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PARKVIEW DRIVE, A RIGHT-OF-WAY OF VARIOUS WIDTH, AND THE POINT OF BEGINNING; THENCE, ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTH 46 DEGREES 48 MINUTES 58 SECONDS EAST, 109.03 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 59 DEGREES 03 MINUTES 01 SECONDS, AN ARC DISTANCE OF 51.53 FEET (NORTH 76 DEGREES 20 MINUTES 28 SECONDS EAST, 48.28 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 44 DEGREES 15 MINUTES 26 SECONDS, AN ARC DISTANCE OF 96.55 FEET (NORTH 83 DEGREES 44 MINUTES 15 SECONDS EAST, 94.17 FEET, CHORD BEARING AND DISTANCE) TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LAURELWOOD DRIVE, A RIGHT-OF-WAY OF VARIOUS WIDTH AND A POINT OF REVERSE CURVE; THENCE, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 52 DEGREES 27 MINUTES 51 SECONDS, AN ARC DISTANCE OF 45.78 FEET (NORTH 87 DEGREES 50 MINUTES 28 SECONDS EAST, 44.20 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 42 DEGREES 53 MINUTES 20 SECONDS, AN ARC DISTANCE OF 404.22 FEET (SOUTH 87 DEGREES 22 MINUTES 17 SECONDS EAST, 394.85 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 35 DEGREES 50 MINUTES 07 SECONDS, AN ARC DISTANCE OF 287.70 FEET (NORTH 89 DEGREES 06 MINUTES 06 SECONDS EAST, 283.04 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF COMPOUND CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 97 DEGREES 20 MINUTES 55 SECONDS, AN ARC DISTANCE OF 50.97 FEET (SOUTH 24 DEGREES 18 MINUTES 22 SECONDS EAST, 45.06 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, SOUTH 65 DEGREES 37 MINUTES 55 SECONDS EAST, 50.00 FEET TO A POINT ON A CURVE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 97 DEGREES 20 MINUTES 55 SECONDS, AN ARC DISTANCE OF 50.97 FEET (NORTH 73 DEGREES 02 MINUTES 33 SECONDS EAST, 45.06 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF COMPOUND CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 35 DEGREES 46 MINUTES 57 SECONDS, AN ARC DISTANCE OF 287.28 FEET (SOUTH 40 DEGREES 23 MINUTES 31 SECONDS EAST, 282.63 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 22 DEGREES 30 MINUTES 02 SECONDS EAST, 40.47 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 58 DEGREES 03 MINUTES 56 SECONDS, AN ARC DISTANCE OF 547.25 FEET (SOUTH 51 DEGREES 32 MINUTES 00 SECONDS EAST, 524.13 FEET, CHORD BEARING AND DISTANCE); THENCE, SOUTH 09 DEGREES 26 MINUTES 02 SECONDS WEST, 111.22 FEET; THENCE, SOUTH 66 DEGREES 04 MINUTES 23 SECONDS WEST, 196.70 FEET; THENCE, SOUTH 81 DEGREES 41 MINUTES 23 SECONDS WEST, 100.00 FEET; THENCE, SOUTH 66 DEGREES 37 MINUTES 09 SECONDS WEST, 38.62 FEET; THENCE, SOUTH 50 DEGREES 44 MINUTES 22 SECONDS WEST, 82.92 FEET; THENCE, SOUTH 31 DEGREES 46 MINUTES 50 SECONDS EAST, 56.23 FEET; THENCE, SOUTH 80 DEGREES 24 MINUTES 56 SECONDS EAST, 30.29 FEET; THENCE, SOUTH 09 DEGREES 35 MINUTES 04 SECONDS WEST, 14.70 FEET; THENCE, NORTH 83 DEGREES 38 MINUTES 10 SECONDS WEST, 60.40 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 112 DEGREES 36 MINUTES 28 SECONDS, AN ARC DISTANCE OF 49.13 FEET (SOUTH 40 DEGREES 03 MINUTES 36 SECONDS WEST, 41.60 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 106 DEGREES 38 MINUTES 54 SECONDS, AN ARC DISTANCE OF 344.35 FEET (SOUTH 37 DEGREES 04 MINUTES 49 SECONDS WEST, 296.75 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 51 DEGREES 12 MINUTES 07 SECONDS, AN ARC DISTANCE OF 44.68 FEET (SOUTH 64 DEGREES 48 MINUTES 13 SECONDS WEST, 43.21 FEET, CHORD BEARING AND DISTANCE); TO A POINT ON SAID CURVE; THENCE, SOUTH 50 DEGREES 44 MINUTES 22 SECONDS WEST, 50.00 FEET; THENCE, NORTH 39 DEGREES 15 MINUTES 38 SECONDS WEST, 1541.75 FEET TO THE BEGINNING. SAID PARCEL CONTAINING 24.58 ACRES, MORE OR LESS.

### COUNTY DEPARTMENT OF ENGINEERING APPROVAL :

APPROVED THIS 28<sup>th</sup> DAY OF October, A.D. 2002

Charles J. [Signature]  
DIRECTOR, DEPARTMENT OF ENGINEERING

### COUNTY DEPARTMENT OF PLANNING APPROVAL :

APPROVED THIS 28<sup>th</sup> DAY OF October, A.D. 2002

[Signature]  
DIRECTOR, DEPARTMENT OF PLANNING

### COUNTY DEPARTMENT OF ZONING APPROVAL :

APPROVED THIS 24<sup>th</sup> DAY OF October, A.D. 2002

[Signature]  
DIRECTOR, DEPARTMENT OF ZONING

### COUNTY COMMISSIONERS CERTIFICATE :

APPROVED THIS 31<sup>st</sup> DAY OF OCTOBER, A.D. 2002, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

[Signature]  
CHAIRMAN

[Signature]  
CLERK OF THE BOARD

### 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 39, PAGES 61 through 68 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

THIS 6<sup>th</sup> DAY OF November, A.D. 2002.

[Signature]  
CLERK OF THE CIRCUIT COURT

### SURVEYOR'S CERTIFICATE OF REVIEW :

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT HE/SHE HAS BEEN RETAINED BY CLAY COUNTY TO REVIEW THIS PLAT ON BEHALF OF CLAY COUNTY, FLORIDA, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 177.081(1), FLORIDA STATUTES (1998), AND HAS DETERMINED THAT SAID PLAT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE UNDERSIGNED DID NOT PREPARE THIS PLAT.

THIS CERTIFICATE IS MADE AS OF THE 25<sup>th</sup> DAY OF SEPTEMBER, A.D., 2002

[Signature]  
SIGNATURE

B. L. PITTMAN  
PRINT NAME

LS-4827  
FLORIDA REGISTRATION NUMBER

90 RIVER ROAD  
ORANGE PARK, FL 32073

### OWNER

OAKLEAF PLANTATION, LLC  
3020 HARTLEY ROAD  
SUITE 100  
JACKSONVILLE, FL 32257

### ENGINEER

ENGLAND-THIMS & MILLER  
14775 ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258

### SURVEYOR

PERRET AND ASSOCIATES, INC.  
1614 ATLANTIC-UNIVERSITY CIRCLE  
JACKSONVILLE, FL 32207

### UTILITY NOTES:

PUBLIC UTILITIES SERVING THIS SUBDIVISION PROVIDED BY THE FOLLOWING:

- WATER AND SANITARY SEWER - JEA
- ELECTRIC - CLAY ELECTRIC CO-OPERATIVE, INC.
- TELEPHONE - BELL SOUTH

### ZONING NOTE:

PROPERTY DEPICTED ON THIS PLAT IS A PLANNED UNIT DEVELOPMENT (P.U.D.)

- TOTAL NUMBER OF LOTS: 90
- MINIMUM LOT AREA: 4,000 SQUARE FEET
- MINIMUM LOT WIDTH: 50- FEET
- MINIMUM FRONT SETBACK: 20- FEET
- MINIMUM SIDE SETBACK: 5- FEET
- MINIMUM SIDE STREET SETBACK: 20- FEET
- MINIMUM REAR SETBACK: 10- FEET
- MAXIMUM HEIGHT: 35- FEET

### SURVEYOR'S CERTIFICATE :

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177; AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH 177.091, FLORIDA STATUTES AND ALL LOT CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 61G17-6.0031(2)1, FLORIDA ADMINISTRATIVE CODE.

CERTIFIED THIS 25<sup>th</sup> DAY OF SEPTEMBER, A.D., 2002

[Signature]  
CARL S. COURSON, P.L.S.  
FLORIDA CERTIFICATE No. LS-3129  
PERRET and ASSOCIATES, INC.  
FLORIDA CERTIFICATE No. LB-6715

**PERRET AND ASSOCIATES, INC.**

1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207  
PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com

# HIGHLAND MILL AT OAKLEAF PLANTATION

PLAT BOOK 39 PAGE 62  
PAGE 2 OF 8 PAGES

PART OF SECTION 4 AND SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

## ADOPTION AND DEDICATION :

This is to certify that OakLeaf Plantation, LLC, a Florida limited liability company, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon, known as HIGHLAND MILL AT OAKLEAF PLANTATION, 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. Millstone Drive, Millpond Court, Highland Mill Lane, Lanfmill Lane, shown hereon, hereinafter the "Streets", are hereby irrevocably dedicated to Clay County, its successors and assigns, and all unobstructed drainage easements 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 Tract "A" 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 acceptance of this plat or 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 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 or 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 may 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 the 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 hereinabove 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 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 hereinabove covenanted by the Dedicator, then the Dedicator shall be deemed to have been completely released from all responsibilities, obligations and liabilities 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 successor 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 damage or any other damage arising from or out of any occurrence in, upon, at or from the lakes 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 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 "B", "C", "D" and Private Drainage Easements are hereby reserved unto the Dedicator, its successors and assigns.

The Easements described in General Notes 6 through 10 herein, shall be irrevocably dedicated as stated therein.

IN WITNESS WHEREOF, OakLeaf Plantation, LLC, a Florida limited liability company, has caused these presents to signed by its Vice President on the date shown below and has caused its official to be affixed hereto.

OAKLEAF PLANTATION, LLC, a Florida limited liability company

BY: Erik H. Wilson  
ERIK H. WILSON, VICE PRESIDENT

Elinore C. Cox  
WITNESS

ELINORE C. COX  
PRINT NAME

Cami Gomez  
WITNESS

Cami Gomez  
PRINT NAME

## GENERAL NOTES :

- BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE
- PROPERTY LIES WITHIN FLOOD ZONE "X" AND "A" AS SCALED FROM FEMA FLOOD INSURANCE RATE MAP PANEL 120064 0045 D, DATED 11/4/92
- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- EASEMENTS SHOWN HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICE, PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY 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.
- WHETHER DEPICTED ON THE PLAT OR NOT, OAKLEAF PLANTATION, LLC, HEREBY GRANTS CLAY ELECTRIC COOPERATIVE, INC. 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.
- WHERE A CLAY ELECTRIC COOPERATIVE, INC. EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO JEA, 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. JEA SHALL USE, OCCUPY, AND LOCATE FACILITIES IN THESE JOINT USE AREAS SO AS TO REASONABLY ACCOMMODATE CLAY ELECTRIC COOPERATIVE, INC.'S FACILITIES.
- WHERE A JEA EASEMENT CROSSES AND EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY ELECTRIC COOPERATIVE, INC., JEA 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 AREAS SO AS TO REASONABLE ACCOMMODATE JEA'S FACILITIES.
- ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED JEA AND SHOWN ON PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.
- 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.)
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, NOR CUTTING OF TREES OR PLANTS SHALL TAKE PLACE WITHIN CONSERVATION/PRESERVATION AREAS OR JURISDICTIONAL WETLANDS SHOWN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE REGULATORY AGENCIES HAVING JURISDICTION OVER SUCH CONSERVATION/PRESERVATION AREA OR WETLANDS. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE CONSERVATION/PRESERVATION OR WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO COMMENCING ANY ACTIVITY WITHIN THE CONSERVATION/PRESERVATION OR WETLAND AREAS. THE JURISDICTIONAL WETLAND LINE MAY BE REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES. Ch. 704.061(1)(a through q) Florida Statutes

## ACKNOWLEDGMENT :

STATE OF FLORIDA:  
COUNTY OF CLAY:

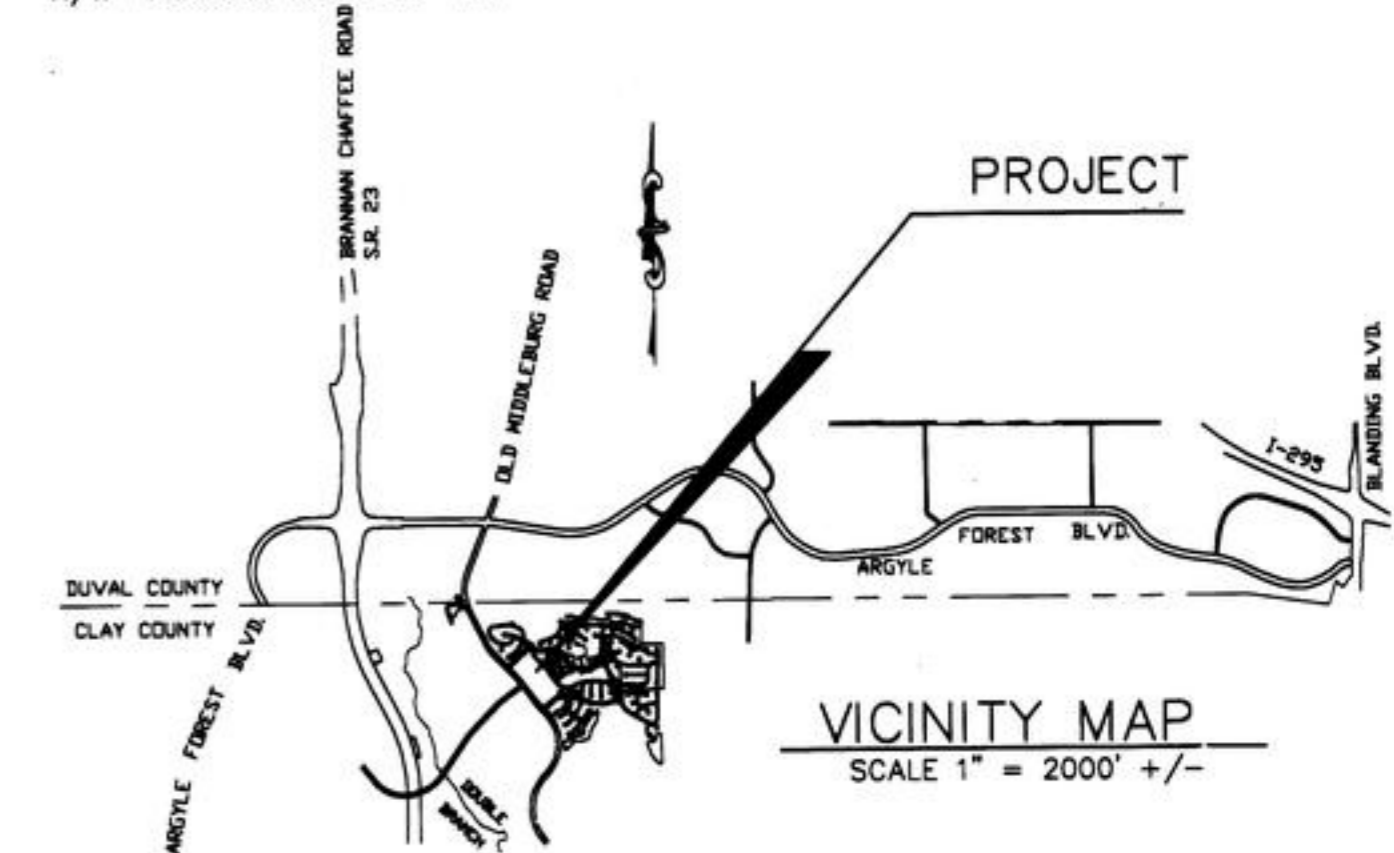
The foregoing instrument was acknowledged before me this 6 day of November 2002, by Erik H. Wilson, Vice President, OakLeaf Plantation, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me and no oath was taken.

By: Elinore C. Cox  
ELINORE C. COX  
PRINT NAME

ELINORE C. COX  
Notary Public, State of Florida  
My comm. exp. Nov. 15, 2005  
Comm. No. 00068028

## LEGEND :

- ⊙ DENOTES PERMANENT CONTROL POINT (PCP) - No. 6715
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET - No. 6715
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND - I.D. AS NOTED
- L1 DENOTES TABULATED LINE NUMBER
- C1 DENOTES TABULATED CURVE NUMBER
- (R) DENOTES LINE RADIAL TO CURVE
- PC DENOTES POINT OF CURVATURE
- PT DENOTES POINT OF TANGENCY
- PRC DENOTES POINT OF REVERSE CURVE
- PCC DENOTES POINT OF COMPOUND CURVE
- R DENOTES RADIUS
- D DENOTES CENTRAL ANGLE
- L DENOTES ARC LENGTH
- CB DENOTES CHORD BEARING
- CH DENOTES CHORD LENGTH
- R/W DENOTES RIGHT-OF-WAY



## DEDICATION OF MORTGAGEE :

Know all men by these presents that WACHOVIA BANK, NATIONAL ASSOCIATION, a corporation, owner and holder of a certain mortgage and security agreement recorded in Official Records Book 2049, page 1362, of the public records of Clay County, Florida, and owner and holder of a certain second mortgage and security agreement recorded in Official Records Book 2068, page 1576, of said public records, does as mortgagee, hereby consent to this plat and join in the foregoing dedication.

WACHOVIA BANK, NATIONAL ASSOCIATION  
Susan Beaugrand  
SUSAN BEAUGRAND, VICE PRESIDENT

Susan G. Moore  
WITNESS

Susan G. Moore  
PRINT NAME

Christa B. Wood  
WITNESS

Christa B. Wood  
PRINT NAME

## ACKNOWLEDGMENT :

STATE OF FLORIDA  
COUNTY OF ~~CLAY~~ DUVAL

The foregoing instrument was acknowledged before me this 7th day of November 2002, by Susan Beaugrand, Vice President, Wachovia Bank, National Association, on behalf of said corporation. She is personally known to me and no oath was taken.

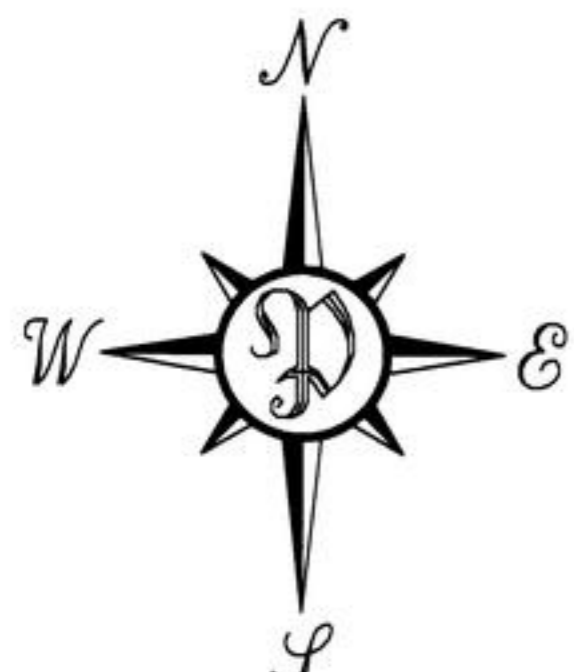
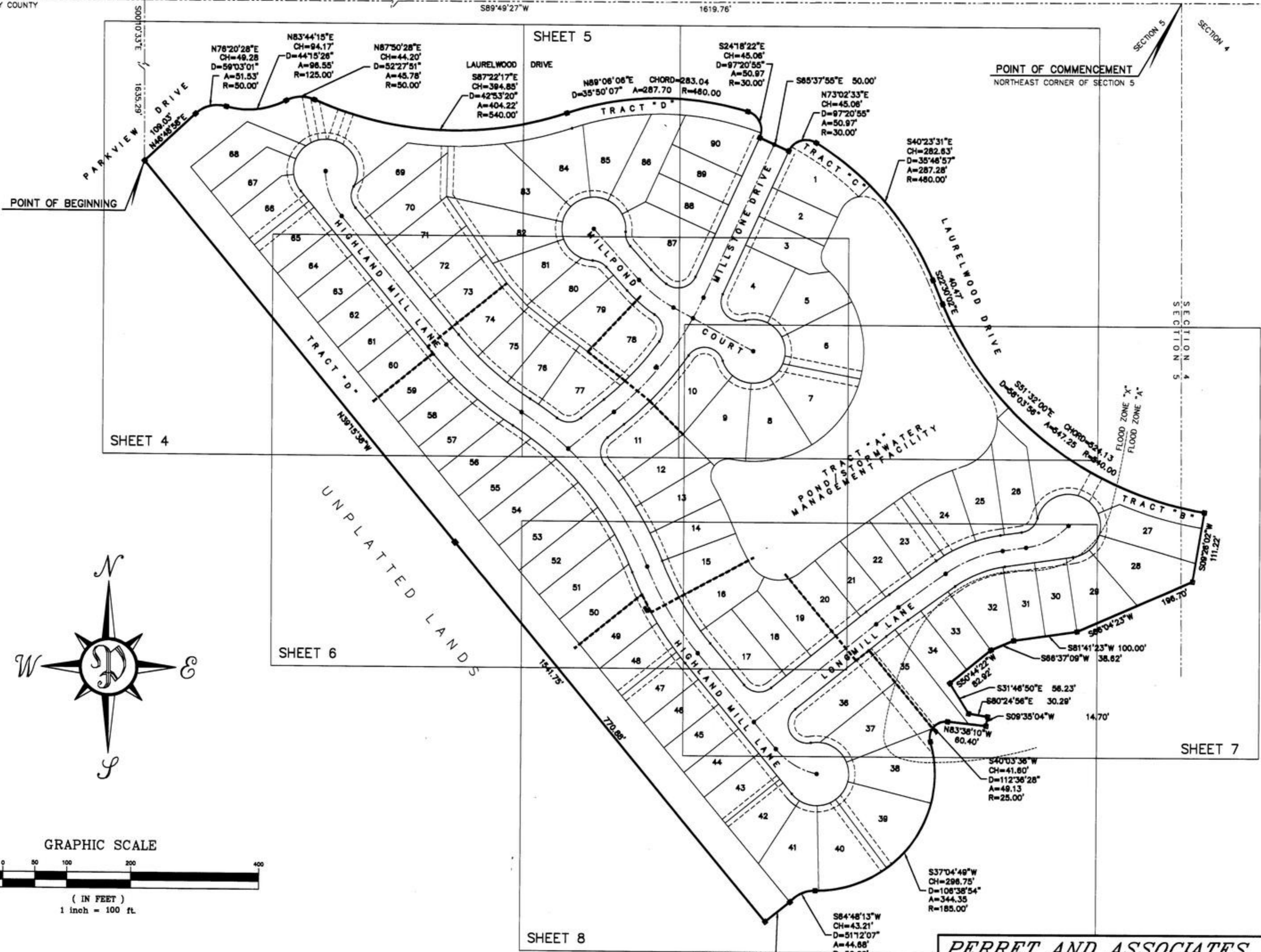
BY: Christa B. Wood  
Christa B. Wood  
PRINT NAME

**PERRET AND ASSOCIATES, INC.**  
1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207  
PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com

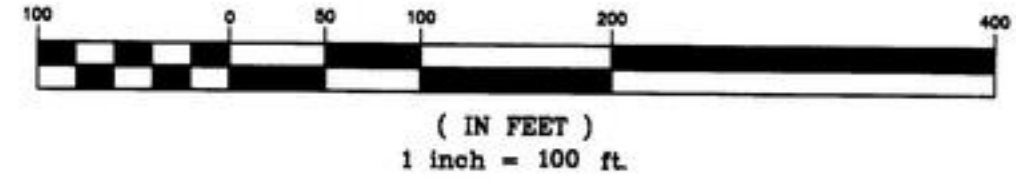
# HIGHLAND MILL AT OAKLEAF PLANTATION

PART OF SECTION 4 AND SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

DUVAL COUNTY  
CLAY COUNTY



GRAPHIC SCALE





# HIGHLAND MILL AT OAKLEAF PLANTATION

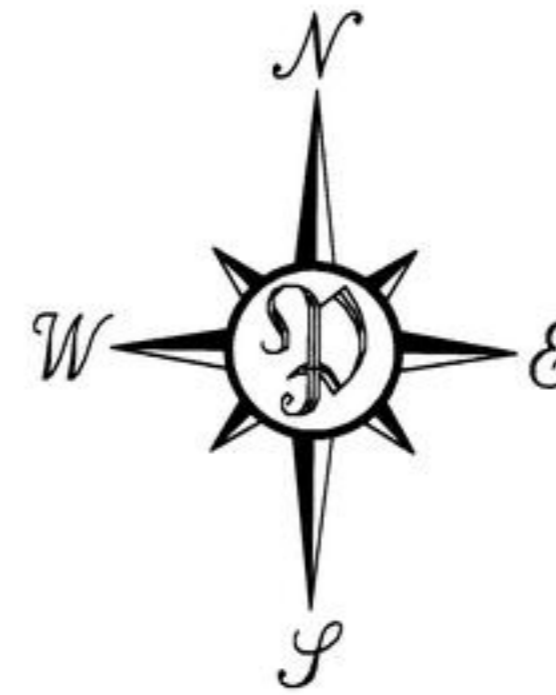
PART OF SECTION 4 AND SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

LAURELWOOD DRIVE  
(R/W VARIES)

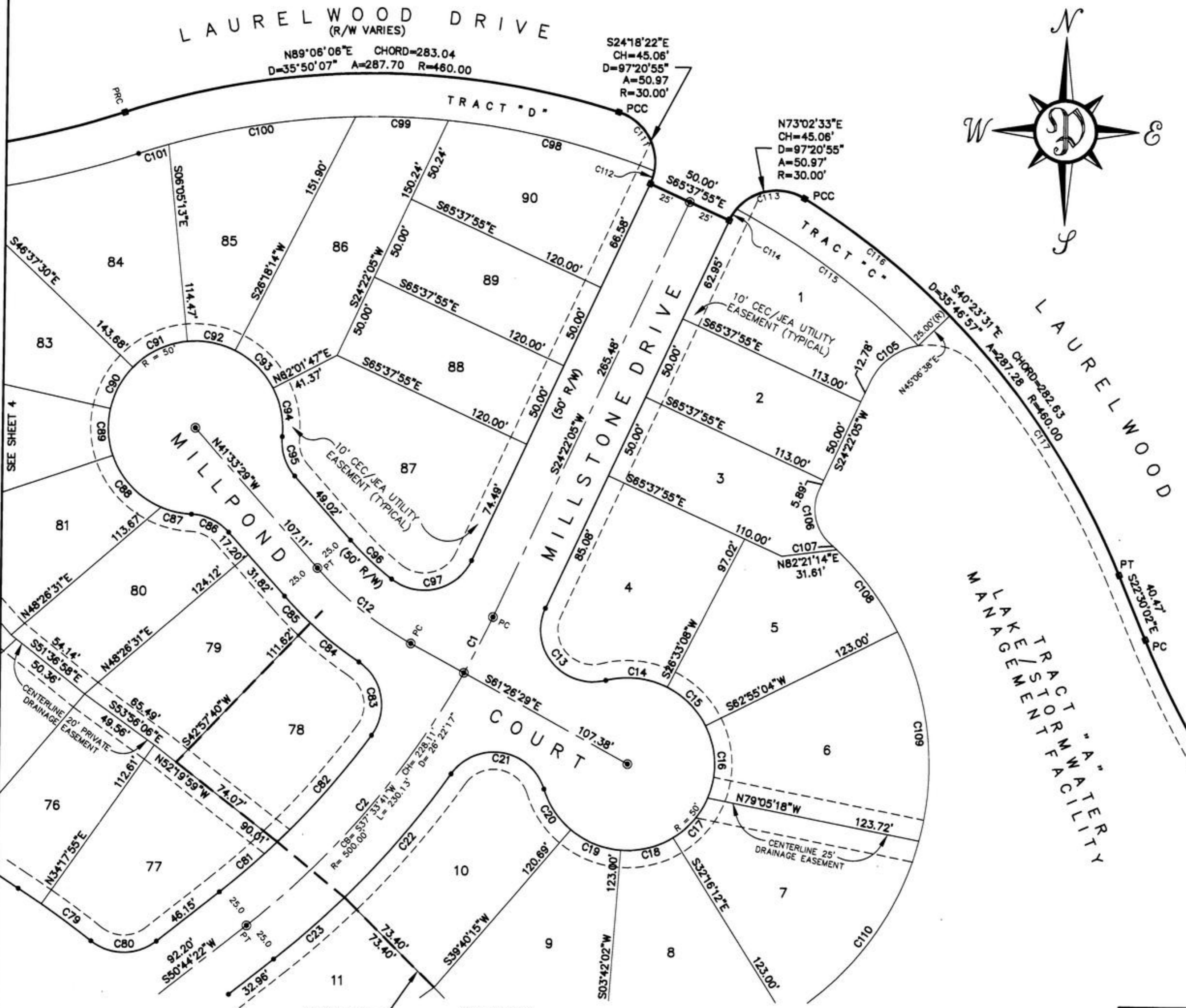
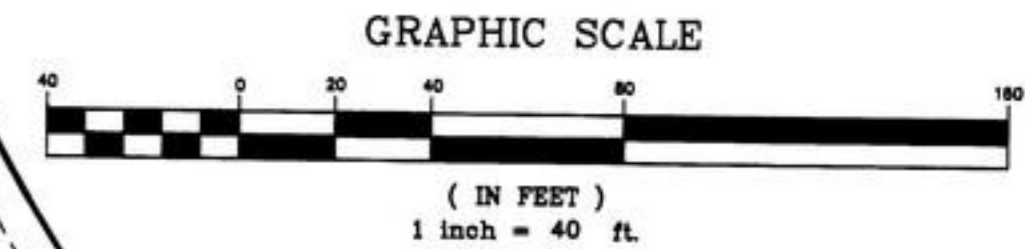
N89°06'06"E CHORD=283.04  
D=35°50'07" A=287.70 R=460.00

S24°18'22"E  
CH=45.06'  
D=97°20'55"  
A=50.97  
R=30.00'

N73°02'33"E  
CH=45.06'  
D=97°20'55"  
A=50.97  
R=30.00'



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C1	500.00'	36.57'	N26°27'48"E	36.56'	04°11'26"
C2	500.00'	193.56'	N39°38'57"E	192.36'	22°10'51"
C12	200.00'	69.41'	S51°29'59"E	69.08'	19°52'59"
C13	30.00'	67.74'	S40°19'21"E	54.24'	129°22'52"
C14	50.00'	36.27'	N84°13'50"W	35.48'	41°33'55"
C15	50.00'	31.73'	N45°15'54"W	31.20'	36°21'56"
C16	50.00'	43.22'	N02°18'00"W	41.89'	49°31'51"
C17	50.00'	30.79'	N40°05'22"E	30.30'	35°16'53"
C18	50.00'	31.39'	N75°42'55"E	30.88'	35°58'13"
C19	50.00'	31.39'	S68°18'52"E	30.88'	35°58'13"
C20	50.00'	28.54'	S33°58'31"E	28.16'	32°42'28"
C21	30.00'	66.94'	N81°32'47"W	53.89'	127°51'01"
C22	525.00'	94.23'	N39°40'13"E	94.10'	101°7'02"
C23	525.00'	54.31'	N47°48'33"E	54.29'	05°55'38"
C79	525.00'	35.52'	N53°45'48"W	35.51'	03°52'35"
C80	30.00'	40.55'	N89°27'28"E	37.53'	77°26'07"
C81	475.00'	44.11'	N48°04'46"E	44.09'	05°19'13"
C82	475.00'	82.08'	N40°28'07"E	81.98'	09°54'04"
C83	30.00'	48.00'	N10°18'22"W	43.04'	91°40'54"
C84	225.00'	35.83'	S51°36'05"E	35.79'	09°07'28"
C85	225.00'	21.52'	S44°17'55"E	21.51'	05°28'51"
C86	30.00'	24.38'	N64°50'31"W	23.72'	46°34'03"
C87	50.00'	17.88'	S77°52'53"E	17.78'	20°29'19"
C88	50.00'	42.03'	S43°33'27"E	40.80'	48°09'33"
C89	50.00'	27.52'	S03°42'34"E	27.17'	31°32'11"
C90	50.00'	27.33'	S27°43'00"W	26.99'	31°18'59"
C91	50.00'	35.38'	S63°38'38"W	34.64'	40°32'17"
C92	50.00'	28.27'	N79°53'29"W	27.89'	32°23'28"
C93	50.00'	31.18'	N45°49'59"W	30.67'	35°43'33"
C94	50.00'	28.78'	N11°28'50"W	28.36'	32°58'46"
C95	30.00'	24.38'	S18°16'28"E	23.72'	46°34'03"
C96	175.00'	32.67'	S46°54'22"E	32.62'	10°41'46"
C97	30.00'	54.13'	N76°03'25"E	47.08'	103°22'39"
C98	435.00'	121.79'	N77°04'55"W	121.40'	18°02'31"
C99	435.00'	53.26'	N88°36'39"W	53.23'	07°00'57"
C100	435.00'	108.61'	S80°43'43"W	108.33'	14°18'19"
C101	435.00'	18.16'	S72°22'48"W	18.16'	02°23'31"
C105	37.00'	35.86'	S52°08'13"W	34.48'	55°32'15"
C106	27.00'	34.29'	S12°01'01"E	32.03'	72°46'12"
C107	173.00'	5.05'	N47°33'58"W	5.05'	01°40'21"
C108	173.00'	59.32'	N36°54'21"W	59.03'	19°38'50"
C109	173.00'	124.73'	N06°25'42"W	122.04'	41°18'28"
C110	173.00'	115.85'	N33°24'33"E	113.69'	38°22'02"
C111	30.00'	43.13'	S31°47'41"E	39.51'	82°22'17"
C112	30.00'	7.84'	S16°52'46"W	7.82'	14°58'38"
C113	30.00'	7.84'	N31°57'24"E	7.82'	14°58'38"
C114	30.00'	43.13'	N80°31'52"E	39.51'	82°22'17"
C115	435.00'	131.45'	S53°32'46"E	130.95'	17°18'48"
C116	480.00'	107.53'	S51°35'11"E	107.29'	13°23'38"
C117	480.00'	178.75'	S33°41'42"E	178.61'	22°23'20"
C118	540.00'	193.89'	S32°47'12"E	192.85'	20°34'19"



SEE SHEET 4

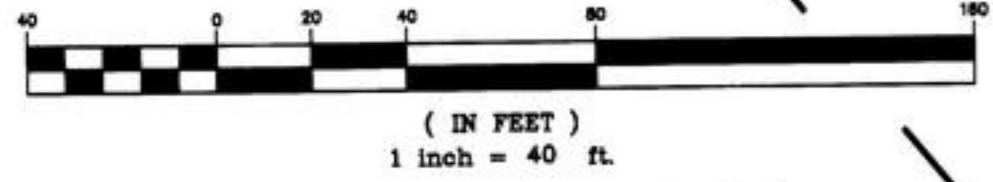
SEE SHEET 7

# HIGHLAND MILL AT OAKLEAF PLANTATION

PART OF SECTION 4 AND SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



GRAPHIC SCALE



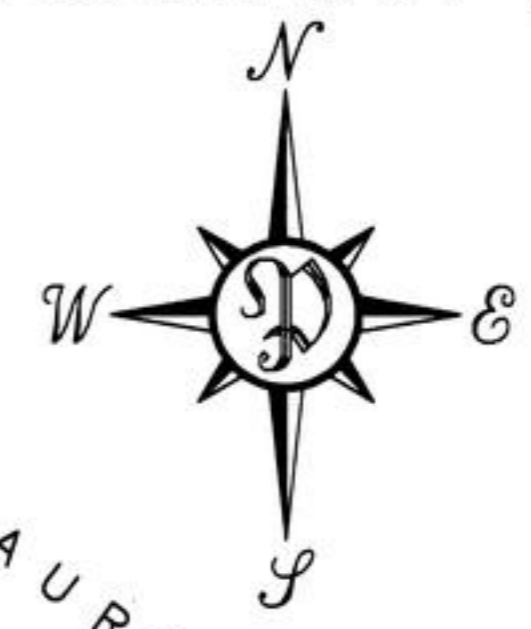
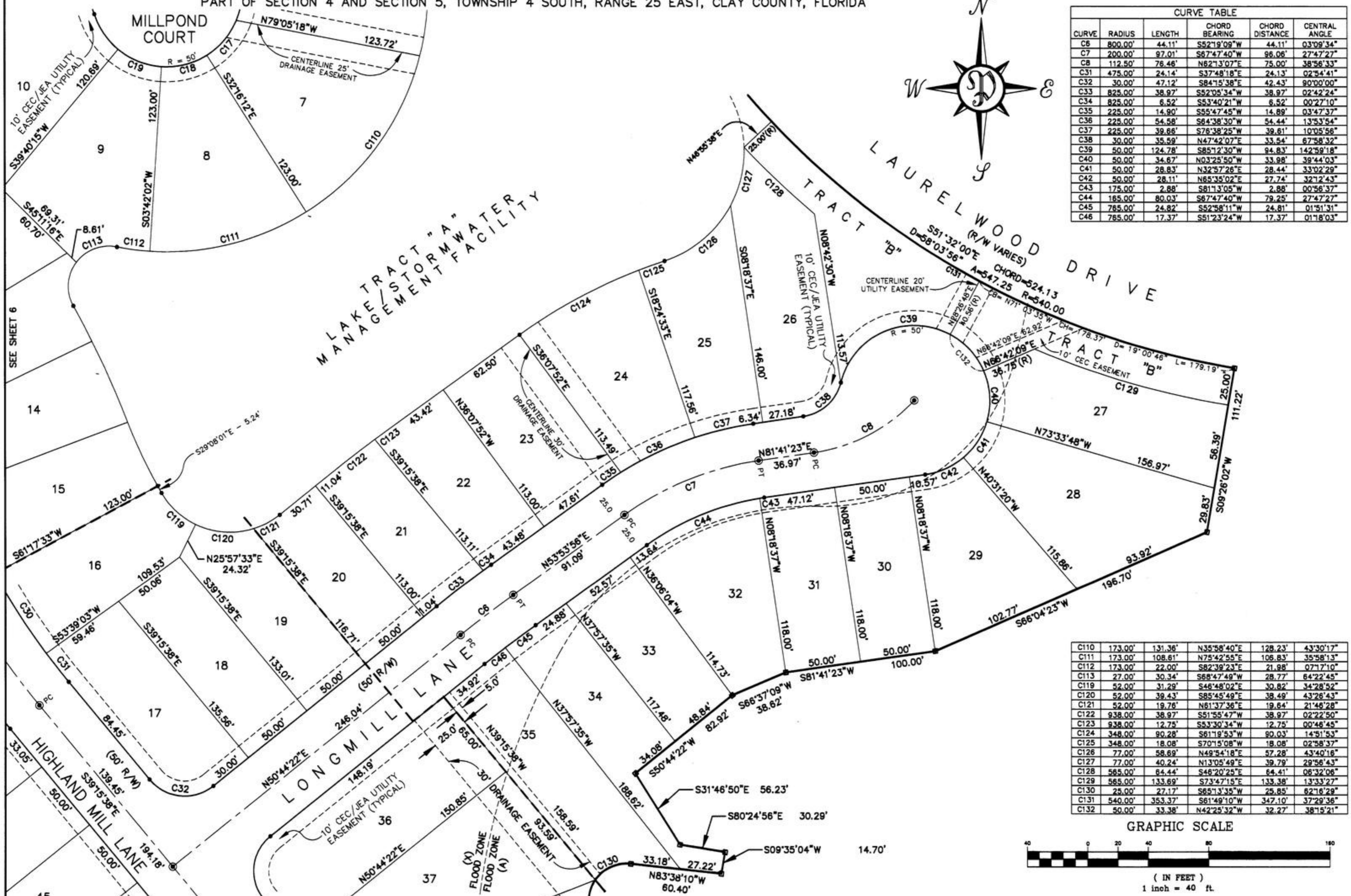
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C1	500.00'	36.57'	N26°27'48"E	36.56'	04°11'28"
C2	500.00'	193.56'	N39°38'57"E	192.36'	22°10'51"
C3	500.00'	224.71'	N33°56'25"W	222.82'	25°44'58"
C4	500.00'	92.85'	N52°08'07"W	92.72'	10°38'25"
C5	500.00'	158.78'	S30°09'47"E	158.11'	18°11'42"
C10	500.00'	158.78'	S48°21'29"E	158.11'	19°32'58"
C12	200.00'	89.41'	S51°29'59"E	89.08'	19°32'58"
C13	30.00'	87.74'	S40°19'21"E	54.24'	129°22'52"
C14	50.00'	36.27'	N84°13'50"W	35.48'	41°33'55"
C15	50.00'	31.73'	N45°15'54"W	31.20'	36°21'58"
C16	50.00'	43.22'	N02°19'00"W	41.89'	49°31'51"
C17	50.00'	30.79'	N40°05'22"E	30.30'	35°16'53"
C18	50.00'	31.39'	N75°42'55"E	30.88'	35°58'13"
C19	50.00'	31.39'	S68°18'52"E	30.88'	35°58'13"
C20	50.00'	28.54'	S33°58'31"E	28.18'	32°42'28"
C21	30.00'	86.94'	N81°32'47"W	53.89'	127°51'01"
C22	525.00'	94.23'	N39°40'13"E	94.10'	10°17'02"
C23	525.00'	54.31'	N47°46'33"E	54.29'	05°55'38"
C24	30.00'	47.70'	S05°11'07"W	42.83'	91°08'30"
C25	525.00'	33.95'	N38°30'58"W	33.95'	03°42'20"
C26	525.00'	47.67'	N34°03'43"W	47.68'	05°12'10"
C27	525.00'	47.62'	N28°51'43"W	47.61'	05°11'51"
C28	525.00'	47.62'	N23°39'52"W	47.61'	05°11'51"
C29	475.00'	63.35'	S24°53'12"E	63.31'	07°38'30"
C30	475.00'	63.35'	S32°31'42"E	63.31'	07°38'30"
C31	475.00'	24.14'	S37°48'18"E	24.13'	02°54'41"
C58	525.00'	38.50'	S23°09'59"E	38.49'	04°12'08"
C59	475.00'	13.64'	N21°53'18"W	13.64'	01°38'43"
C60	475.00'	51.43'	N25°48'47"W	51.41'	08°12'15"
C61	475.00'	50.43'	N31°57'25"W	50.41'	08°05'00"
C62	475.00'	50.03'	N38°00'58"W	50.01'	08°02'07"
C63	475.00'	50.20'	N44°03'41"W	50.18'	08°03'19"
C64	475.00'	50.94'	N50°09'41"W	50.92'	08°08'42"
C65	475.00'	35.00'	N55°20'41"W	34.99'	04°13'17"
C66	525.00'	17.15'	S56°31'10"E	17.15'	01°52'19"
C67	525.00'	51.44'	S52°46'34"E	51.42'	05°38'52"
C68	525.00'	50.50'	S47°12'47"E	50.48'	05°30'43"
C69	525.00'	47.82'	S41°51'32"E	47.80'	05°11'48"
C75	475.00'	45.45'	S42°00'07"E	45.44'	05°28'58"
C76	475.00'	61.52'	S48°27'14"E	61.48'	07°25'15"
C77	475.00'	43.86'	S54°48'38"E	43.85'	05°17'28"
C78	525.00'	16.07'	N58°34'42"W	16.07'	01°45'14"
C79	525.00'	35.52'	N53°45'48"W	35.51'	03°52'35"
C80	30.00'	40.55'	N89°27'28"E	37.53'	77°28'07"
C81	475.00'	44.11'	N48°04'46"E	44.09'	05°19'13"

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C82	475.00'	82.08'	N40°28'07"E	81.98'	09°54'04"
C83	30.00'	48.00'	N10°19'22"W	43.04'	91°40'54"
C84	225.00'	35.83'	S51°36'09"E	35.79'	09°07'29"
C85	225.00'	21.52'	S44°17'55"E	21.51'	05°28'51"
C110	173.00'	81.67'	N44°12'20"E	80.92'	27°02'56"
C111	173.00'	108.81'	N75°42'55"E	108.83'	35°58'13"
C112	173.00'	22.00'	S82°39'23"E	21.98'	07°17'10"
C113	27.00'	30.34'	S68°47'49"W	28.77'	64°22'45"
C114	27.00'	30.74'	S03°59'31"W	28.11'	65°13'52"
C115	648.00'	28.70'	N27°28'36"W	28.69'	02°21'38"
C116	648.00'	58.78'	N23°39'52"W	58.76'	05°11'51"
C117	352.00'	46.95'	S24°53'12"E	46.91'	07°38'30"
C119	52.00'	31.29'	S46°48'02"E	30.82'	34°28'52"

**PERRET AND ASSOCIATES, INC.**  
1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207  
PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com

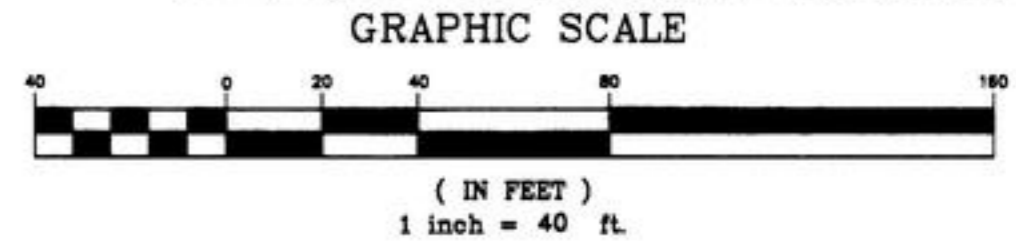
# HIGHLAND MILL AT OAKLEAF PLANTATION

PART OF SECTION 4 AND SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C6	800.00'	44.11'	S52°19'09"W	44.11'	03°09'34"
C7	200.00'	97.01'	S67°47'40"W	96.06'	27°47'27"
C8	112.50'	76.46'	N62°13'07"E	75.00'	38°56'33"
C31	475.00'	24.14'	S37°48'18"E	24.13'	02°34'41"
C32	30.00'	47.12'	S84°15'38"E	42.43'	90°00'00"
C33	825.00'	38.97'	S52°05'34"W	38.97'	02°42'24"
C34	825.00'	6.52'	S53°40'21"W	6.52'	00°27'10"
C35	225.00'	14.90'	S55°47'45"W	14.89'	03°47'37"
C36	225.00'	54.58'	S64°38'30"W	54.44'	13°53'54"
C37	225.00'	39.86'	S76°38'25"W	39.61'	10°05'56"
C38	30.00'	35.59'	N47°42'07"E	33.54'	67°58'32"
C39	50.00'	124.78'	S85°12'30"W	94.83'	142°59'18"
C40	50.00'	34.67'	N03°25'50"W	33.98'	39°44'03"
C41	50.00'	28.83'	N32°57'26"E	28.44'	33°02'29"
C42	50.00'	28.11'	N65°35'02"E	27.74'	32°12'43"
C43	175.00'	2.88'	S81°13'05"W	2.88'	00°56'37"
C44	165.00'	80.03'	S67°47'40"W	79.25'	27°47'27"
C45	765.00'	24.82'	S52°58'11"W	24.81'	01°51'31"
C46	765.00'	17.37'	S51°23'24"W	17.37'	01°18'03"

C110	173.00'	131.36'	N35°58'40"E	128.23'	43°30'17"
C111	173.00'	108.61'	N75°42'55"E	106.83'	35°58'13"
C112	173.00'	22.00'	S82°39'23"E	21.98'	07°17'10"
C113	27.00'	30.34'	S68°47'49"W	28.77'	64°22'45"
C119	52.00'	31.29'	S48°48'02"E	30.82'	34°28'52"
C120	52.00'	39.43'	S85°45'49"E	38.49'	43°26'43"
C121	52.00'	19.76'	N61°37'36"E	19.64'	21°46'28"
C122	938.00'	38.97'	S51°55'47"W	38.97'	02°22'50"
C123	938.00'	12.75'	S53°30'34"W	12.75'	00°46'45"
C124	348.00'	90.28'	S61°19'53"W	90.03'	14°31'53"
C125	348.00'	18.08'	S70°15'08"W	18.08'	02°58'37"
C126	77.00'	58.69'	N49°54'18"E	57.28'	43°40'16"
C127	77.00'	40.24'	N13°05'49"E	39.79'	28°56'43"
C128	565.00'	64.44'	S46°20'25"E	64.41'	06°32'06"
C129	565.00'	133.69'	S73°47'15"E	133.38'	13°33'27"
C130	25.00'	27.17'	S65°13'35"W	25.85'	62°16'29"
C131	540.00'	353.37'	S61°49'10"W	342.10'	37°29'36"
C132	50.00'	33.38'	N42°25'32"W	32.27'	38°15'21"

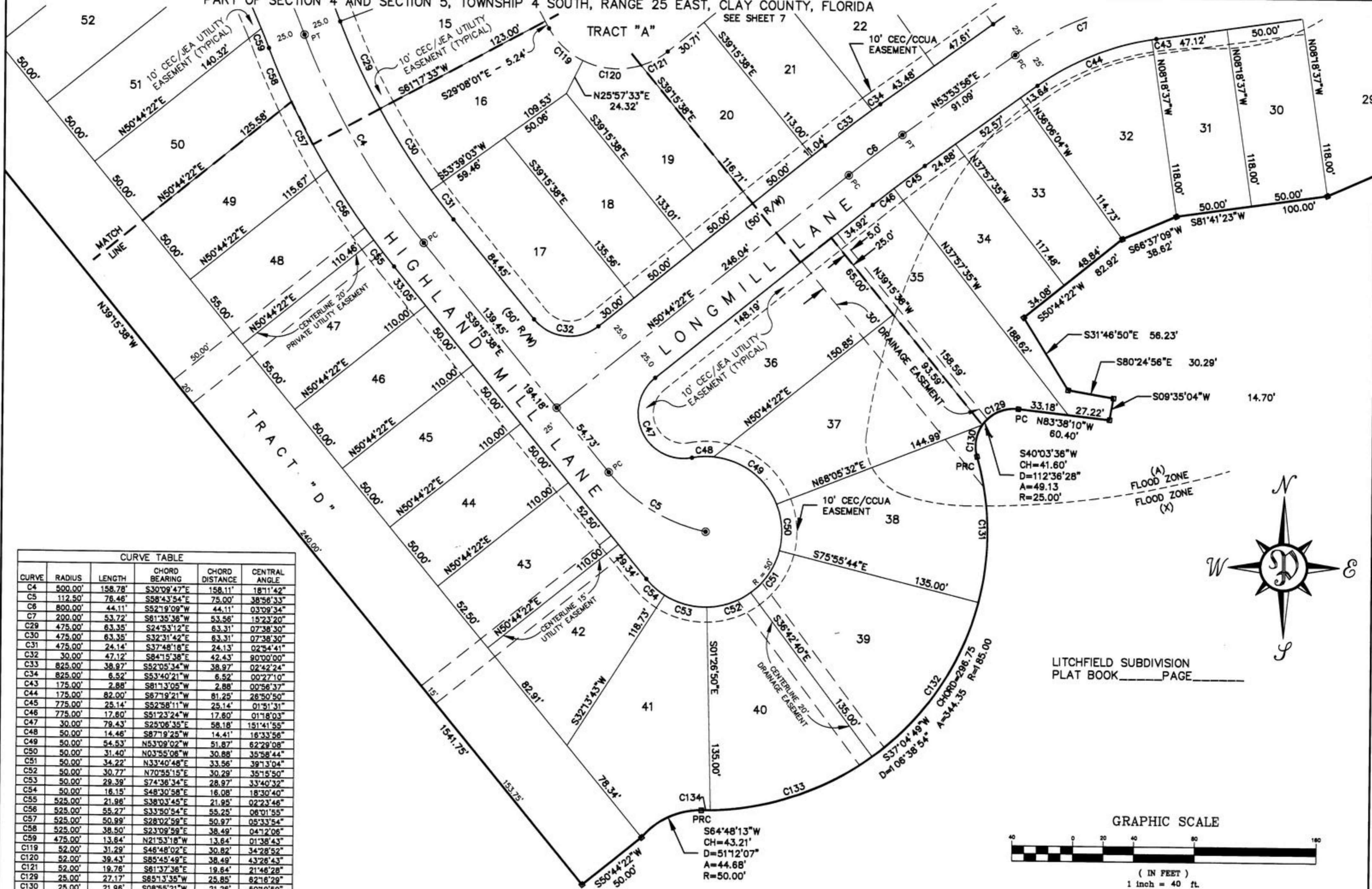


# HIGHLAND MILL AT OAKLEAF PLANTATION

PLAT BOOK 39 PAGE 48

PAGE 8 OF 8 PAGES

PART OF SECTION 4 AND SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C4	500.00'	158.78'	S30°09'47"E	158.11'	18°11'42"
C5	112.50'	78.46'	S58°43'54"E	75.00'	38°58'33"
C6	800.00'	44.11'	S52°19'09"W	44.11'	03°09'34"
C7	200.00'	53.72'	S61°35'36"W	53.56'	15°23'20"
C29	475.00'	63.35'	S24°53'12"E	63.31'	07°38'30"
C30	475.00'	63.35'	S32°31'42"E	63.31'	07°38'30"
C31	475.00'	24.14'	S37°48'18"E	24.13'	02°54'41"
C32	30.00'	47.12'	S84°15'38"E	42.43'	90°00'00"
C33	825.00'	38.97'	S52°05'34"W	38.97'	02°42'24"
C34	825.00'	6.52'	S53°40'21"W	6.52'	00°27'10"
C43	175.00'	2.88'	S81°13'05"W	2.88'	00°58'37"
C44	175.00'	82.00'	S87°19'21"W	81.25'	28°50'50"
C45	775.00'	25.14'	S52°58'11"W	25.14'	01°51'31"
C46	775.00'	17.80'	S51°23'24"W	17.80'	01°18'03"
C47	30.00'	79.43'	S25°06'35"E	58.18'	151°41'55"
C48	50.00'	14.46'	S87°19'25"W	14.41'	16°33'56"
C49	50.00'	54.53'	N53°09'02"W	51.87'	62°29'08"
C50	50.00'	31.40'	N03°55'08"W	30.88'	35°58'44"
C51	50.00'	34.22'	N33°40'48"E	33.56'	39°13'04"
C52	50.00'	30.77'	N70°55'15"E	30.29'	35°15'50"
C53	50.00'	29.39'	S74°36'34"E	28.97'	33°40'32"
C54	50.00'	16.15'	S48°30'58"E	16.08'	18°30'40"
C55	525.00'	21.96'	S38°03'45"E	21.95'	02°23'46"
C56	525.00'	55.27'	S33°50'54"E	55.25'	08°01'55"
C57	525.00'	50.99'	S28°02'59"E	50.97'	05°33'54"
C58	525.00'	38.50'	S23°09'59"E	38.49'	04°12'06"
C59	475.00'	13.64'	N21°53'18"W	13.64'	01°38'43"
C119	52.00'	31.29'	S48°48'02"E	30.82'	34°28'52"
C120	52.00'	39.43'	S65°45'49"E	38.49'	43°28'43"
C121	52.00'	19.76'	S61°37'38"E	19.64'	21°46'28"
C129	25.00'	27.17'	S85°13'35"W	25.85'	82°16'29"
C130	25.00'	21.86'	S08°55'21"W	21.26'	50°19'59"
C131	185.00'	97.88'	N01°05'11"W	96.75'	30°18'55"
C132	185.00'	126.63'	N33°40'48"E	124.17'	39°13'04"
C133	185.00'	113.86'	N70°55'15"E	112.07'	35°15'50"
C134	185.00'	5.88'	N89°28'43"E	5.98'	01°51'06"



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PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

