

# JENNINGS FARM

A TRACT OF LAND LYING WITHIN THE GEORGE BRANNING DONATION, SECTION 37, TOWNSHIP 5 SOUTH, RANGE 24 EAST;  
TOGETHER WITH A TRACT OF LAND LYING WITHIN SECTION 7, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 74 PAGE 1

SHEET 1 OF 32 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

### CAPTION:

A tract of land lying within the George Branning Donation, Section 37, Township 5 South, Range 24 East; together with a tract of land lying within Section 7, Township 5 South, Range 25 East, Clay County, Florida and being more particularly described as follows:

BEGIN at the Northwest corner of said Section 7; thence S89°28'38"E, along the North line of the Northwest 1/4 of said Section 7, for 1315.19 feet to the point of intersection with the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 7, same also being the West line of Government Lot 3 of said Section 7; thence S00°20'00"E, along said lines, for 1321.81 feet to the point of intersection with the South line of said Government Lot 3; thence S89°28'52"E, along said South line, for 181.35 feet, more or less, to the point of intersection with the Mean High Water (MHW) line of Black Creek and the North Fork of Black Creek (elevation 0.47, North American Vertical Datum of 1988 (NAVD 88)), per Florida Department of Environmental Protection; thence meandering southerly and westerly along said Mean High Water line, for 4881 feet, more or less, (thence S49°00'22"W, for 3103.81 feet, more or less, for closure purposes) to the point of intersection with the East line of that certain property as described in Official Records Book 3347, page 1869 of the Public Records of Clay County, Florida; thence along said East line, the following two (2) courses: (1) thence N00°20'57"E, leaving said Mean High Water line, for 2682.90 feet, more or less; (2) thence N03°09'35"E, for 595.87 feet to the Southeast corner of that certain property as described in Official Records Book 1410, page 217 of the Public Records of Clay County, Florida; thence N00°04'04"W, along the East line of said certain property, for 1061.15 feet to the point of intersection with a curve concave to the South, said point also being the point of intersection with the South right-of-way line of County Road 220 (formerly State Road 220, a 100-foot right-of-way as it now established) according to State of Florida, State Road Department Right-of-Way Map, Section No. 7158-250, dated 08/18/56, as further located according to Florida Department of Transportation Right-of-Way Map for State Road 21 (Blending Boulevard), Section 71070, dated 01/27/15; thence along said South right-of-way line, the following two (2) courses: (1) thence northeasterly along the arc of said curve, having a radius of 22868.31 feet, a central angle of 01°57'46", an arc length of 783.42 feet and a chord bearing N89°54'48"E, for 783.38 feet to the point of tangency; (2) thence S89°06'19"E, for 1.62 feet to the point of intersection with the East line of aforesaid Section 37; thence S00°19'50"E, along said East line, for 968.69 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 188.85 acres, more or less.

Said lands situated, lying and being in Clay County, Florida.

### SUBDIVISION IMPROVEMENT GUARANTEE

As a condition precedent to the recordation of this plat in the Public Records of Clay County, Florida, the undersigned Dedicator of this subdivision does hereby guarantee to each and every person, firm, co-partnership or corporation, their heirs, successors and assigns, who shall purchase a lot or lots in said subdivision from said Dedicator, that said Dedicator shall, within 12 months of the date of acceptance of the streets and drainage improvements by the Jennings Farm Homeowners Association, Inc., 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 affects a lot or lots sold. Time of such performance being of the essence, said guarantee shall be a part of each deed of conveyance or contract of sale covering the lots in said subdivision, executed by said Dedicator, to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale.

DEDICATOR: LGI Homes - Florida, LLC  
a Florida limited liability company

BY: Brian Martin Officer  
Witness: John E. Kassik  
Witness: Samuel Civil

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 24 day of March, 2024 by Brian Martin, Officer of LGI Homes - Florida, LLC, a Florida limited liability company, on behalf of the company. He is  personally known to me or who  produced  as identification.

Samuel Civil  
Notary Public, State of Florida  
Print Name: Samuel Civil

My commission expires: 7/21/26



### ADOPTION AND DEDICATION

This is to certify that LGI Homes - Florida, LLC, a Florida limited liability company ("Dedicator"), is the lawful Dedicator of the lands described in the caption shown hereon which shall hereafter be known as JENNINGS FARM, and the Dedicator has caused the same to be surveyed and subdivided and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

The roads right-of-way designated as JENNINGS FARM DRIVE, BLACK GLASS PLACE, CHIMNEY FALL COURT, SCOTS MILL LANE, LOG FLUE LANE, FENROSE LOOP, FEATHEREDGE WAY, GAREYS FERRY WAY, BRANNINGS SAWMILL COURT, BRICK WALL COVE and PALISADE POINT are hereby irrevocably dedicated to Jennings Farm Homeowners Association, Inc., a Florida not-for-profit corporation ("Association"), its successors and assigns, in perpetuity for maintenance of the right-of-way, access and drainage improvements which are now or hereafter constructed thereon.

The roads, streets, drainage, or other common facilities of this subdivision are/is not intended for public use and the Board of County Commissioners expressly rejects any road, street, or other common facility for maintenance by Clay County.

The Dedicator, its successors and assigns, hereby grants to the present and future owners of the lots and tracts shown on this plat and its successors and assigns, guests, invitees, domestic help, delivery, pick-up and fire protection service providers, police and other authorities of the law, United States postal carriers, representatives of the utilities, telecommunication and cable service companies authorized by said owners in writing to serve the land shown hereon, holders of mortgage liens on such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across the private roadways shown on this plat. The Dedicator, its successors and assigns, reserve and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon, unless such property has been dedicated or conveyed to a unit of government, in which case it shall be governed in accordance with applicable local, state or federal law.

Tracts A and D (Landscape Buffer); Tracts B, E, G, J, L, M and N (Open Space); Tracts C, F, O and P (SWMF / UDE); Tracts H and Q (Conservation) and Tracts I and R (Park) are hereby dedicated to the Association, and its successors and assigns, and it shall be the perpetual maintenance obligation of the Association, and its successors and assigns. Tract K (Lift Station) is hereby conveyed in fee simple title to Clay County Utility Authority.

Upon failure of the Community Development District, Homeowners Association, or any other such entity that has assumed the obligation of maintenance pertaining to any stormwater management facilities, drainage easements, roads, streets, rights-of-way, tracts, or any other portion of a parcel as shown hereon the plat, the obligation would then equally fall on the lot owners as shown hereon the plat.

Dedicator hereby reserves the right of ingress and egress over all property and easements dedicated to the Association for the purpose of constructing and maintaining thereon, drainage facilities, stormwater management facilities and utilities and further reserves the right to grant others the non-exclusive right of ingress and egress over said property and easements.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the sole and exclusive property of the undersigned Dedicator, its successors and grantees, if any, of said easements. The undersigned Dedicator retains the obligation for maintenance of all easements shown on this plat for drainage or landscape purposes; provided however, the undersigned Dedicator reserves the right to assign the obligation for maintenance of said easements to the Association, or other such entity and will assume all obligation of maintenance and operation thereof under the plat.

Any utility easements shown hereon shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(28) of the Florida Statutes; provided however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of any electric, telephone, gas or other public utility. However, only cable television service providers specifically authorized by the undersigned Dedicator, its successors and assigns to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

Those easements designated as "Easements to CEC" are hereby irrevocably dedicated to Clay Electric Cooperative, Inc., its successors and assigns, to its non-exclusive use in conjunction with its underground electrical system. Additional utility easements may be granted to Clay Electric Cooperative, Inc. over additional portions of the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical service.

Dedicator hereby irrevocably and without reservation dedicates to CEC, its successors and assigns, a non-exclusive easement over, upon and under the road rights-of-way designated on this plat and all future right of way tracts, for its non-exclusive use in conjunction with the installation, maintenance, and use of CEC utilities together with the right of CEC its successors and assigns, of ingress and egress to and over said road rights-of-way designated on this plat.

Those easements designated as "Easements to CCUA" are hereby irrevocably dedicated to Clay County Utility Authority, its successors and assigns, to its non-exclusive use in conjunction with its underground utility system. Additional utility easements may be granted to Clay County Utility Authority over additional portions of the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of utility services.

Those easements denoted as UDE are hereby irrevocably and without reservation, dedicated to the Association, its successors and assigns. Those easements denoted as UDAE are hereby irrevocably and without reservation, dedicated to the Association, its successors and assigns.

The drainage easement through and over the lake and filtration system shown on this plat are subject to the following covenant, which shall run with the land:

Tracts C, F, O and P (SWMF / UDAE) are established for the placement and maintenance of stormwater retention/detention lake and filtration system. The Association shall remain responsible for the maintenance and/or repair of said stormwater retention/detention lake and filtration system, in accordance with all applicable permits and laws. 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 any 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 with Jennings Farm. This indemnification shall run with the land and the assigns of the Dedicator and shall be subject to it.

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.

Dedicator hereby reserves and shall have the sole and absolute right, at any time, with the consent of the governing body of any municipality or other government body politic then having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands or easements remaining privately owned by 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 the Board for maintenance, are upgraded to county acceptance standards by contribution of the local developer, homeowners or by establishment of a municipal service benefit district.

(CONTINUED UPPER RIGHT)

### ADOPTION AND DEDICATION (CONTINUED)

In witness whereof, the Dedicator has caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of the Board of Directors.

DEDICATOR: LGI Homes - Florida, LLC, a Florida limited liability company

BY: Brian Martin Officer  
Witness: John E. Kassik  
Witness: Samuel Civil

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 24 day of March, 2024 by Brian Martin, Officer of LGI Homes - Florida, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me and did not take an oath or produce identification.

Samuel Civil  
Notary Public, State of Florida

Print Name: Samuel Civil

My commission expires: 7/21/26



### DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES

Examined and approved on this 14<sup>th</sup> day of March, A.D., 2024.

T. Chereese Stewart  
T. Chereese Stewart, Director

### COUNTY ENGINEER'S APPROVAL

Examined and approved on this 18<sup>th</sup> day of March, A.D., 2024.

Richard Smith  
Richard Smith, P.E., County Engineer

### COUNTY COMMISSIONERS' APPROVAL

Examined and approved on this 12 day of MARCH, A.D., 2024, by the Board of County Commissioners, Clay County, Florida.

Jim Renninger  
Jim Renninger, Chairman

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

### CERTIFICATE OF CLERK

I certify that this plat is recorded in Plat Book 74, Pages 1-32 of the Public Records of Clay County, Florida on this 9 day of April, A.D., 2024.

Tara S. Green  
Tara S. Green  
Clerk of the Court

(FOR SURVEYOR'S CERTIFICATES SEE SHEET 2)

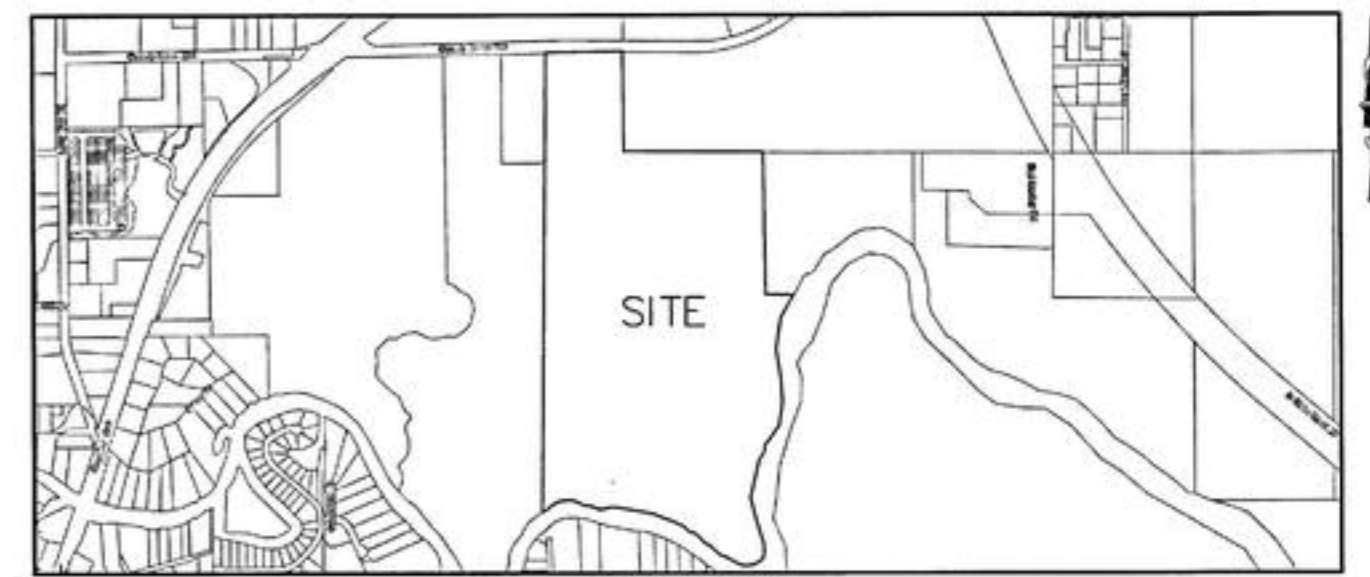
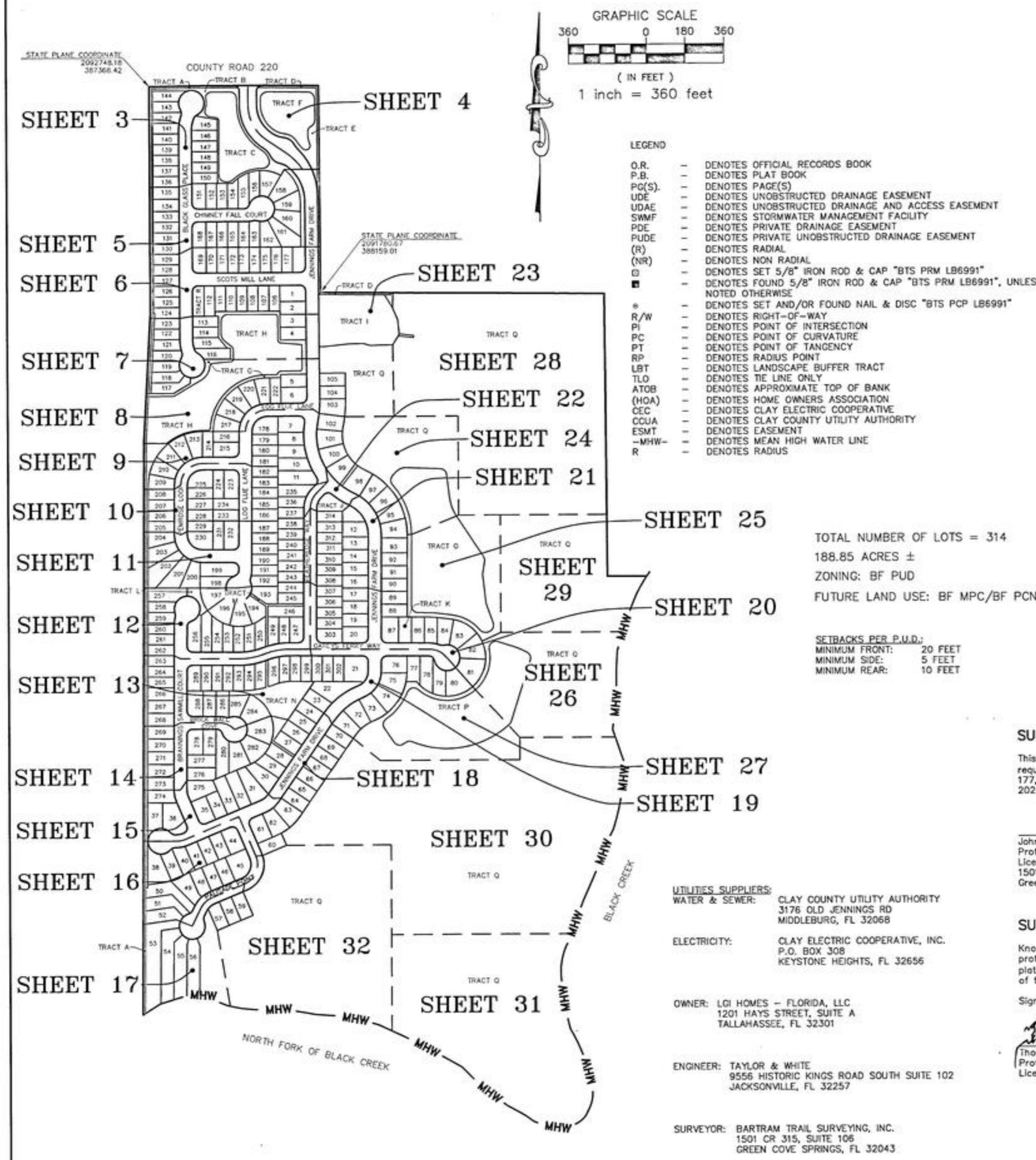


PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
CERTIFICATE OF AUTHORIZATION LB #6991  
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
1501 COUNTY ROAD 315 SUITE 106  
GREEN COVE SPRINGS, FL 32043  
(904) 284-2224 FAX (904) 284-2258



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### GENERAL NOTES

- Bearings shown hereon are based upon the North line of the Northwest 1/4 of Section 7, Township 5 South, Range 25 East, Clay County, Florida, having a bearing of S89°28'38"E.
- All drainage easements are unobstructed unless otherwise noted.
- The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements. The construction of driveways and the installation of fences, hedges and landscaping is permissible, but subject by the expense of each lot owner for the removal and/or replacement of such items.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such 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.
- 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.
- Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland line as shown on this plat without the approval of this county and/or any other federal, state or local governmental regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agents and the entity performing any activity within this area to acquire the necessary written approvals prior to the beginning of any work. The jurisdictional wetland line shown hereon may be superseded and recertified at any time, by the appropriate authorities.
- State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 0901) in U.S. survey feet and are for GIS purposes only.
- Upland buffers adjacent to wetlands are to remain natural, vegetative and undisturbed.

### SURVEYOR'S CERTIFICATE OF REVIEW

This undersigned surveyor hereby certifies that they have reviewed this plat on behalf of Clay County, Florida, in accordance with the requirements of Chapter 177.081(1), Florida Statutes, 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 4th day of MARCH 2024.

*John Adams*  
John Adams  
Professional Land Surveyor  
License Number LS 4469  
1501 CR 315, Suite 106  
Green Cove Springs, FL 32043

### SURVEYOR'S CERTIFICATE

Know all ye men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a professional surveyor and mapper, does hereby certify that the above plat is a true and correct representation of the lands surveyed, platted and described, and was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177 Florida Statutes.

Signed and sealed this 4th day of March 2024 A.D.

*Thomas P. Hughes*  
Thomas P. Hughes, P.L.S.  
Professional Land Surveyor  
License Number LS 6507



PREPARED BY:  
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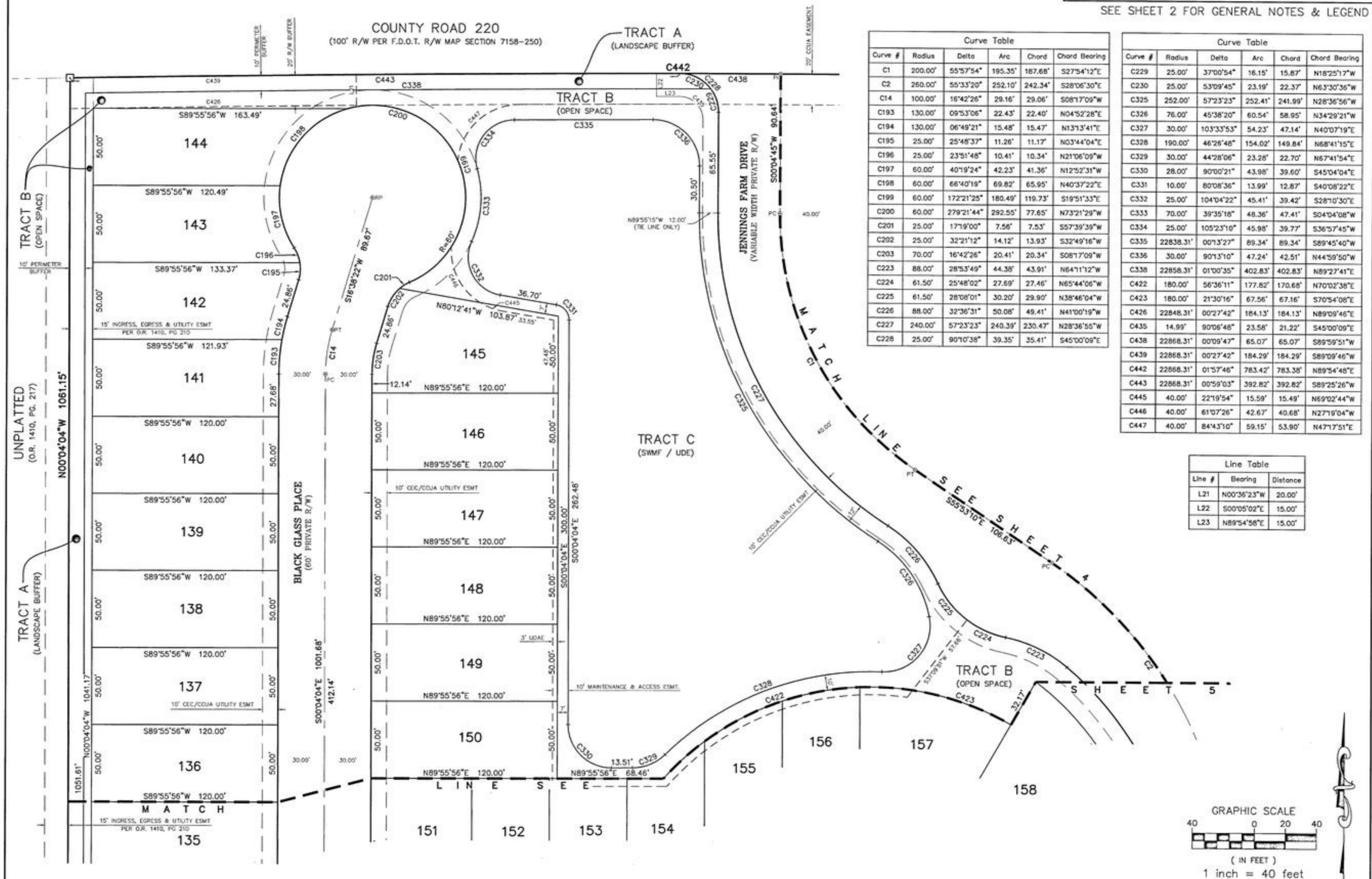
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SHEET 3 OF 32 SHEETS

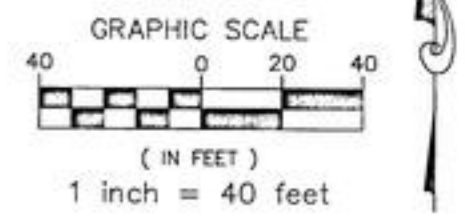
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Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C1	200.00'	55°57'54"	195.35'	187.68'	S27°54'12"E
C2	260.00'	55°33'20"	252.10'	242.34'	S28°06'30"E
C14	100.00'	16°42'26"	29.16'	29.06'	S08°17'09"W
C193	130.00'	09°53'06"	22.43'	22.40'	N04°52'28"E
C194	130.00'	06°49'21"	15.48'	15.47'	N13°32'41"E
C195	25.00'	25°48'37"	11.26'	11.17'	N03°44'04"E
C196	25.00'	23°51'48"	10.41'	10.34'	N21°06'09"W
C197	60.00'	40°19'24"	42.23'	41.36'	N12°52'31"W
C198	60.00'	66°40'19"	69.82'	65.95'	N40°37'22"E
C199	60.00'	172°21'25"	180.49'	119.73'	S19°51'33"E
C200	60.00'	279°21'44"	292.55'	77.65'	N73°21'29"W
C201	25.00'	17°19'00"	7.56'	7.53'	S57°39'39"W
C202	25.00'	32°21'12"	14.12'	13.93'	S32°49'16"W
C203	70.00'	16°42'26"	20.41'	20.34'	S08°17'09"W
C223	88.00'	28°53'49"	44.38'	43.91'	N64°11'12"W
C224	61.50'	25°48'02"	27.69'	27.46'	N65°46'06"W
C225	61.50'	28°08'01"	30.20'	29.90'	N38°46'04"W
C226	88.00'	32°36'31"	50.08'	49.41'	N41°00'19"W
C227	240.00'	57°23'23"	240.39'	230.47'	N28°36'55"W
C228	25.00'	90°10'38"	39.35'	35.41'	S45°00'09"E

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C229	25.00'	37°00'54"	16.15'	15.87'	N18°25'17"W
C230	25.00'	53°09'45"	23.19'	22.37'	N63°30'36"W
C325	252.00'	57°23'23"	252.41'	241.99'	N28°36'56"W
C326	76.00'	45°38'20"	60.54'	58.95'	N34°29'21"W
C327	30.00'	103°33'53"	54.23'	47.14'	N40°07'19"E
C328	190.00'	46°26'48"	154.02'	149.84'	N68°41'15"E
C329	30.00'	44°28'06"	23.26'	22.70'	N67°41'54"E
C330	28.00'	90°00'21"	43.98'	39.60'	S45°04'04"E
C331	10.00'	80°08'36"	13.99'	12.87'	S40°08'22"E
C332	25.00'	104°04'22"	45.41'	39.42'	S28°10'30"E
C333	70.00'	39°35'18"	48.36'	47.41'	S04°04'08"W
C334	25.00'	105°23'10"	45.98'	39.77'	S36°57'45"W
C335	22838.31'	00°13'27"	89.34'	89.34'	S89°45'40"W
C336	30.00'	90°13'10"	47.24'	42.51'	N44°59'50"W
C338	22858.31'	01°00'35"	402.83'	402.83'	N89°27'41"E
C422	180.00'	56°36'11"	177.82'	170.68'	N70°02'38"E
C423	180.00'	21°30'16"	67.56'	67.16'	S70°54'08"E
C426	22848.31'	00°27'42"	184.13'	184.13'	N89°09'46"E
C435	14.99'	90°06'48"	23.58'	21.22'	S45°00'09"E
C438	22868.31'	00°09'47"	65.07'	65.07'	S89°59'51"W
C439	22868.31'	00°27'42"	184.29'	184.29'	S89°09'46"W
C442	22868.31'	01°57'46"	783.42'	783.38'	N89°54'48"E
C443	22868.31'	00°59'03"	392.82'	392.82'	S89°25'26"W
C445	40.00'	22°19'54"	15.59'	15.49'	N69°02'44"W
C446	40.00'	61°07'26"	42.67'	40.68'	N27°19'04"W
C447	40.00'	84°43'10"	59.15'	53.90'	N47°17'51"E

Line #	Bearing	Distance
L21	N00°36'23"W	20.00'
L22	S00°05'02"E	15.00'
L23	N89°54'58"E	15.00'



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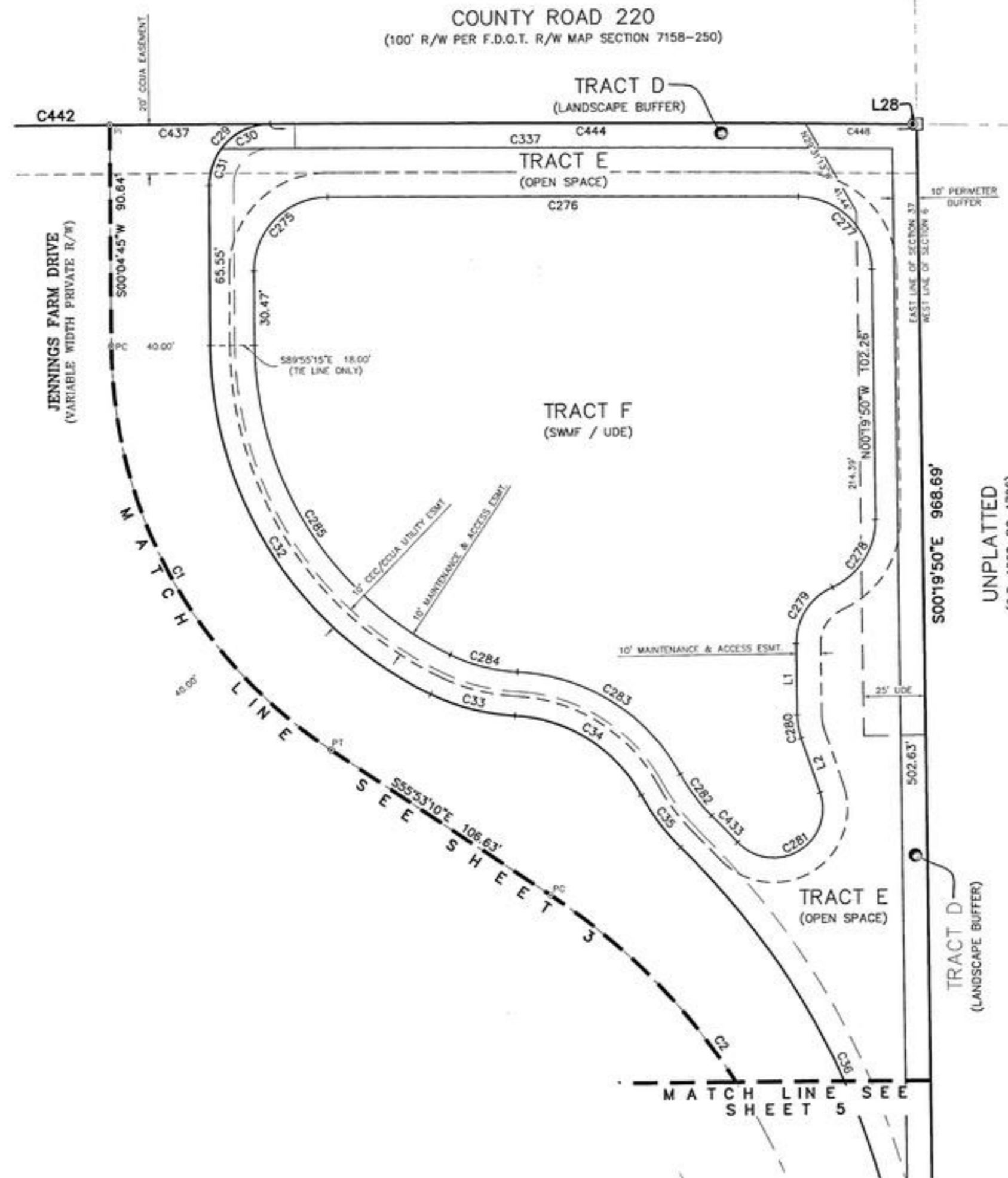
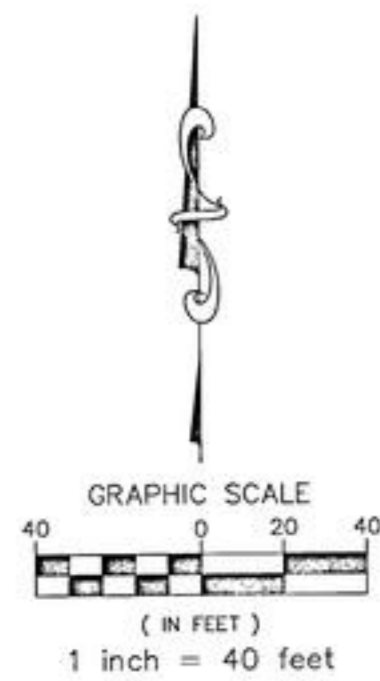
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SHEET 4 OF 32 SHEETS

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Line Table		
Line #	Bearing	Distance
L1	N00°19'50"W	29.19'
L2	S18°50'04"E	23.35'
L28	S89°06'19"E	1.62'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C1	200.00'	55°57'54"	195.35'	187.68'	S27°54'12"E
C2	260.00'	55°33'20"	252.10'	242.34'	S28°06'30"E
C29	25.00'	90°09'47"	39.34'	35.41'	N45°09'38"E
C30	25.00'	53°09'43"	23.20'	22.37'	S63°40'07"W
C31	25.00'	37°00'55"	16.15'	15.87'	S18°34'48"W
C32	160.00'	63°25'09"	177.10'	168.20'	S31°37'50"E
C33	88.00'	23°12'07"	35.64'	35.39'	S74°56'28"E
C34	61.50'	58°51'08"	63.17'	60.43'	S57°06'45"E
C35	88.00'	17°25'54"	26.77'	26.67'	S36°24'06"E
C36	310.00'	44°47'21"	242.33'	236.21'	S22°43'29"E
C275	30.00'	90°13'16"	47.24'	42.51'	S45°11'23"W
C276	22638.31'	00°28'43"	190.81'	190.81'	N89°27'38"W
C277	30.00'	88°52'51"	46.54'	42.01'	N44°46'33"W
C278	30.00'	66°24'51"	34.77'	32.86'	N32°52'50"E
C279	25.00'	66°25'57"	28.99'	27.39'	N32°52'50"E
C280	30.00'	18°30'38"	9.69'	9.65'	N09°34'57"W
C281	20.00'	156°20'04"	54.57'	39.15'	N59°20'30"E
C282	70.00'	17°26'10"	21.30'	21.22'	S36°24'06"E
C283	79.50'	58°51'17"	81.86'	78.12'	S57°06'45"E
C284	70.00'	23°11'57"	28.34'	28.15'	S74°56'23"E
C285	142.00'	63°25'02"	157.17'	149.27'	S31°37'47"E
C337	22858.31'	00°40'56"	272.18'	272.18'	S89°28'01"E
C433	328.00'	02°38'10"	15.09'	15.09'	S43°48'02"E
C437	22868.31'	00°09'47"	65.07'	65.07'	N89°50'22"W
C442	22868.31'	01°57'46"	783.42'	783.38'	N89°54'48"E
C444	22868.31'	00°39'09"	260.45'	260.45'	S89°25'54"E
C448	22868.31'	00°06'33"	43.61'	43.61'	N89°09'36"W



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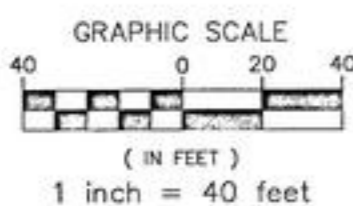
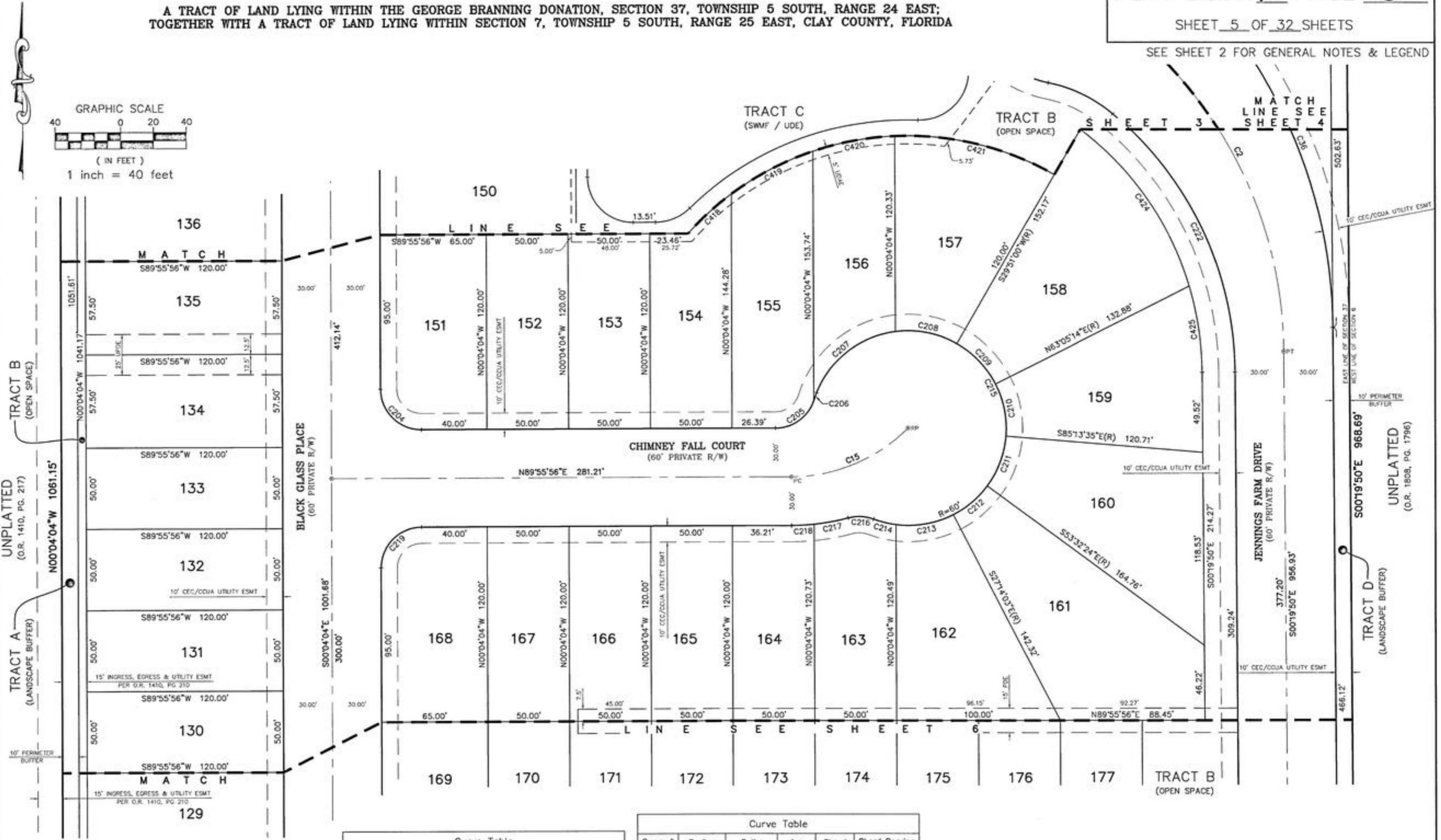
# JENNINGS FARM

A TRACT OF LAND LYING WITHIN THE GEORGE BRANNING DONATION, SECTION 37, TOWNSHIP 5 SOUTH, RANGE 24 EAST;  
TOGETHER WITH A TRACT OF LAND LYING WITHIN SECTION 7, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 74 PAGE 5

SHEET 5 OF 32 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C2	260.00'	55°33'20"	252.10'	242.34'	S28°06'30"E
C15	100.00'	45°34'24"	79.54'	77.46'	N67°08'39"E
C204	25.00'	90°00'00"	39.27'	35.36'	S45°04'04"E
C205	25.00'	70°49'43"	30.90'	28.97'	N54°31'05"E
C206	25.00'	02°04'00"	0.90'	0.90'	N18°04'13"E
C207	60.00'	65°35'40"	68.69'	65.00'	N49°50'03"E
C208	60.00'	37°12'44"	38.97'	38.29'	S78°45'45"E
C209	60.00'	33°14'20"	34.81'	34.32'	S43°32'13"E
C210	60.00'	31°41'22"	33.18'	32.76'	S11°04'22"E
C211	60.00'	31°41'24"	33.18'	32.76'	S20°37'01"W
C212	60.00'	26°18'30"	27.55'	27.31'	S49°36'09"W
C213	60.00'	34°27'54"	36.09'	35.55'	S80°00'11"W

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C214	60.00'	13°33'39"	14.20'	14.17'	N75°59'03"W
C215	60.00'	27°34'53"	286.66'	82.02'	N26°05'00"W
C216	25.00'	36°13'58"	15.81'	15.55'	N87°21'45"W
C217	130.00'	09°18'35"	21.12'	21.10'	S79°11'11"W
C218	130.00'	06°05'22"	13.82'	13.81'	S86°53'10"W
C219	25.00'	90°00'00"	39.27'	35.36'	S44°55'56"W
C222	210.00'	49°24'28"	181.09'	175.53'	N25°02'06"W
C418	180.00'	11°28'07"	36.03'	35.97'	S47°28'35"W
C419	180.00'	18°02'59"	56.70'	56.47'	S62°14'07"W
C420	180.00'	16°14'37"	51.03'	50.86'	S79°22'55"W
C421	180.00'	32°20'53"	101.62'	100.28'	N76°19'23"W
C424	190.00'	35°57'48"	119.26'	117.31'	N34°28'09"W
C425	190.00'	16°09'24"	53.58'	53.40'	N08°24'33"W



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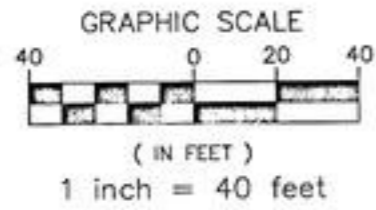
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PLAT BOOK **74** PAGE **6**

SHEET **6** OF **32** SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L20	N89°01'23"E	5.05'
L32	S03°09'35"W	23.95'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C180	25.00'	89°44'15"	39.16'	35.27'	N45°11'57"W
C181	25.00'	90°00'00"	39.27'	35.36'	S44°55'56"W
C220	25.00'	90°00'00"	39.27'	35.36'	S45°04'04"E
C221	25.00'	90°15'45"	39.38'	35.44'	N44°48'03"E



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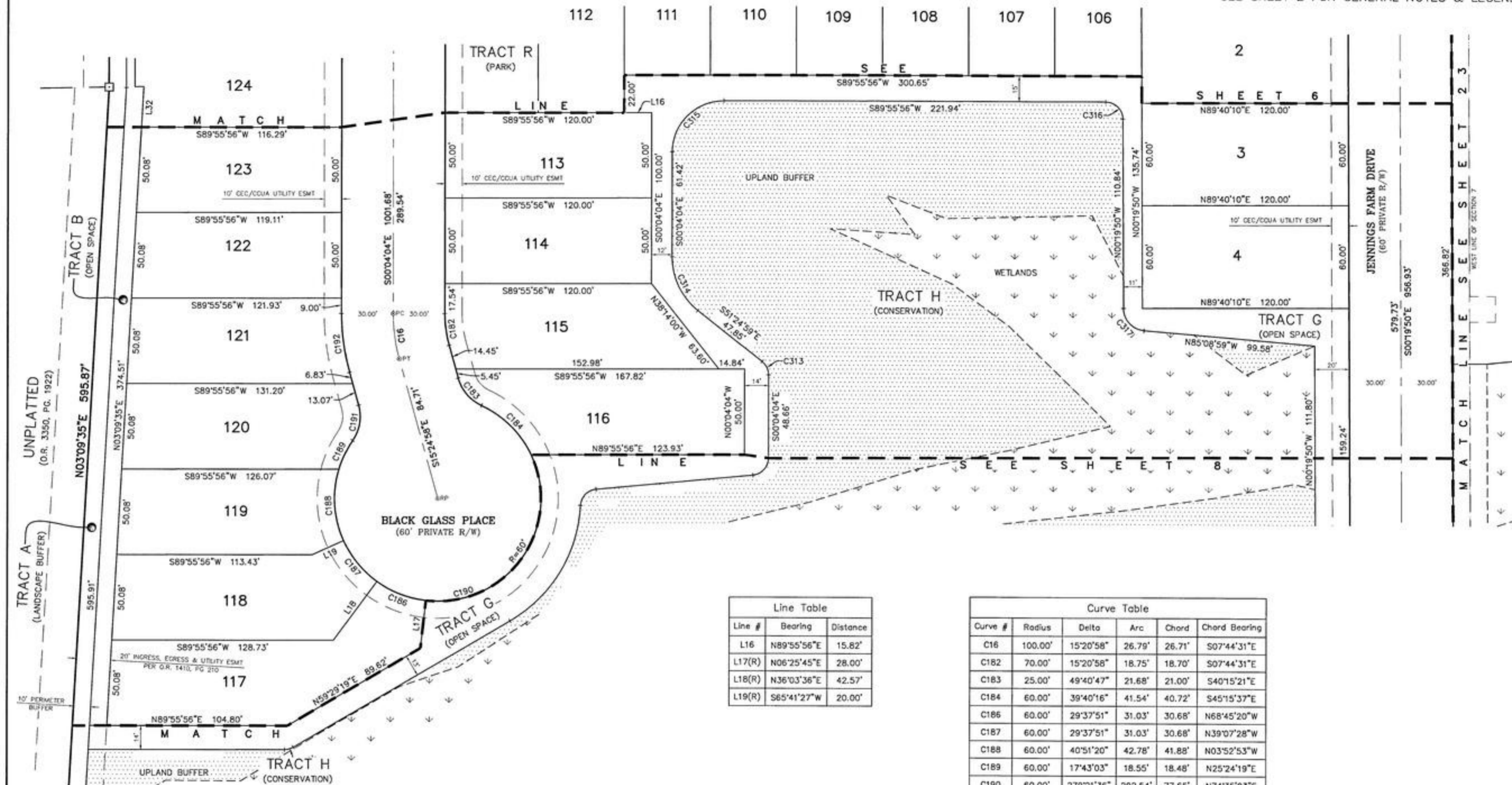
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SHEET 7 OF 32 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



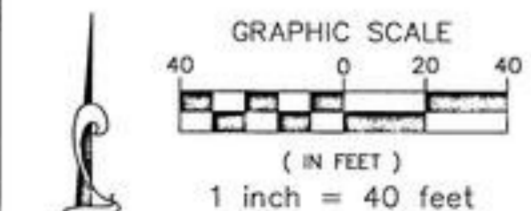
TRACT A  
(LANDSCAPE BUFFER)

TRACT B  
(OPEN SPACE)

TRACT G  
(OPEN SPACE)

TRACT H  
(CONSERVATION)

TRACT R  
(PARK)



Line #	Bearing	Distance
L16	N89°55'56"E	15.82'
L17(R)	N06°25'45"E	28.00'
L18(R)	N36°03'36"E	42.57'
L19(R)	S85°41'27"W	20.00'

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C16	100.00'	15°20'58"	26.79'	26.71'	S07°44'31"E
C182	70.00'	15°20'58"	18.75'	18.70'	S07°44'31"E
C183	25.00'	49°40'47"	21.68'	21.00'	S40°15'21"E
C184	60.00'	39°40'16"	41.54'	40.72'	S45°15'37"E
C186	60.00'	29°37'51"	31.03'	30.68'	N68°45'20"W
C187	60.00'	29°37'51"	31.03'	30.68'	N39°07'28"W
C188	60.00'	40°51'20"	42.78'	41.88'	N03°52'53"W
C189	60.00'	17°43'03"	18.55'	18.48'	N25°24'19"E
C190	60.00'	279°21'36"	292.54'	77.65'	N74°35'03"E
C191	25.00'	49°40'49"	21.68'	21.00'	N09°25'26"E
C192	130.00'	15°20'03"	34.83'	34.73'	N07°44'29"W
C313	10.00'	51°20'54"	8.96'	8.67'	S25°44'31"E
C314	40.00'	51°20'54"	35.85'	34.66'	S25°44'31"E
C315	30.00'	90°00'00"	47.12'	42.43'	S44°55'56"W
C316	10.00'	89°44'14"	15.66'	14.11'	N45°11'57"W
C317	13.00'	84°49'09"	19.24'	17.54'	N42°44'25"W



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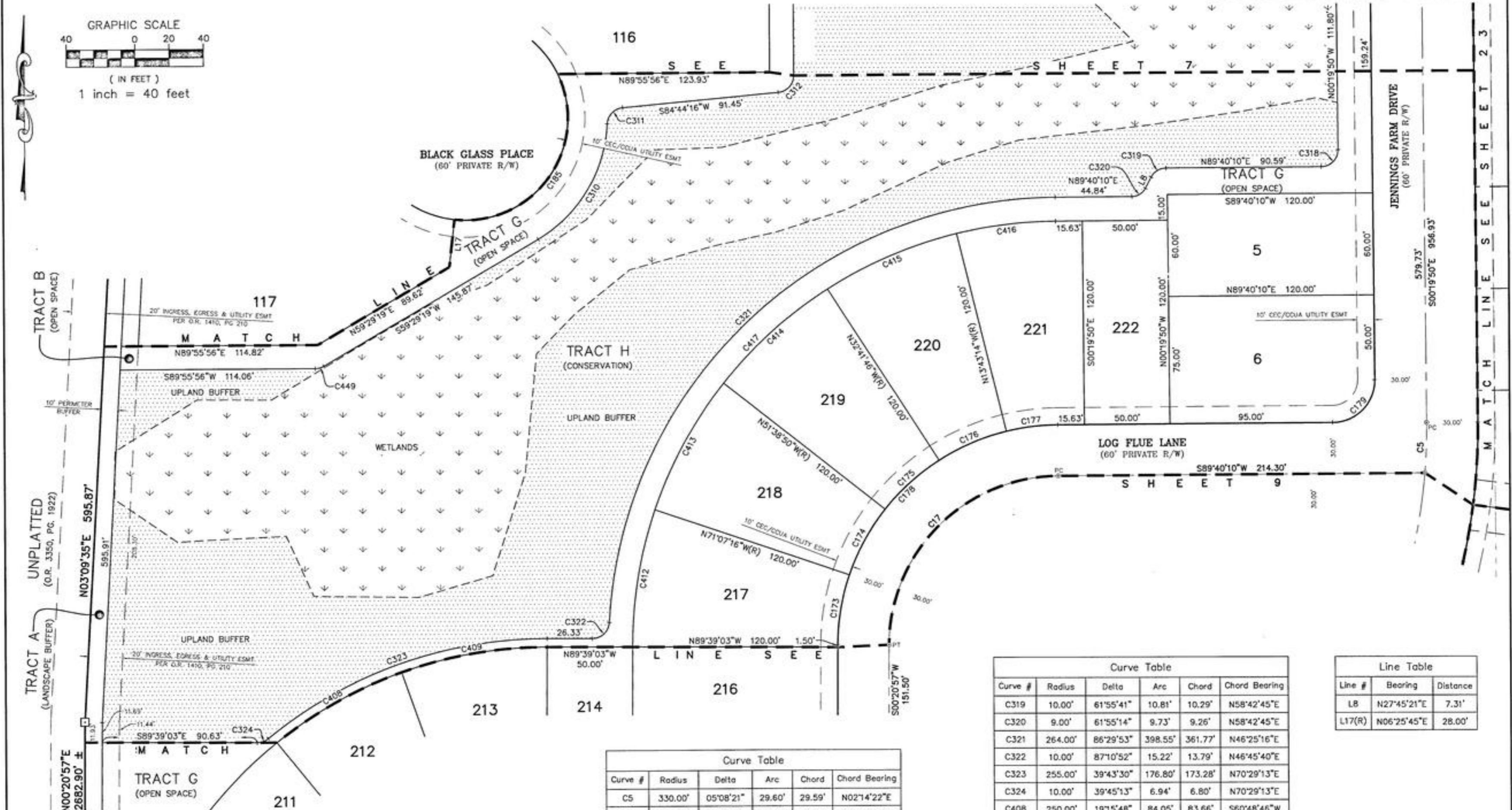
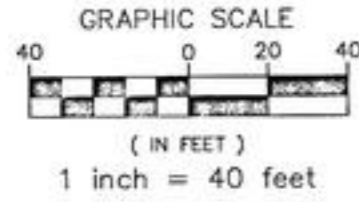
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SHEET 8 OF 32 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C5	330.00'	05°08'21"	29.60'	29.59'	N02°14'22"E
C17	100.00'	89°19'13"	155.89'	140.58'	S45°00'34"W
C173	130.00'	18°31'55"	42.05'	41.87'	N09°36'55"E
C174	130.00'	19°28'22"	44.18'	43.97'	N28°37'03"E
C175	130.00'	18°56'59"	43.00'	42.80'	N47°49'44"E
C176	130.00'	18°58'36"	43.06'	42.86'	N66°47'32"E
C177	130.00'	13°23'21"	30.38'	30.31'	N82°58'30"E
C178	130.00'	89°19'13"	202.66'	182.75'	S45°00'34"W
C179	25.00'	90°00'00"	39.27'	35.36'	N44°40'10"E
C185	60.00'	121°51'09"	127.60'	104.88'	S35°30'10"W
C310	83.00'	56°45'57"	82.23'	78.91'	S31°06'15"W
C311	10.00'	81°59'28"	14.31'	13.12'	S43°43'43"W
C312	10.00'	84°48'20"	14.80'	13.49'	S42°20'06"W
C318	10.00'	89°58'58"	15.71'	14.14'	S44°40'10"W

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C319	10.00'	61°55'41"	10.81'	10.29'	N58°42'45"E
C320	9.00'	61°55'14"	9.73'	9.26'	N58°42'45"E
C321	264.00'	86°29'53"	398.55'	361.77'	N46°25'16"E
C322	10.00'	87°10'52"	15.22'	13.79'	N46°45'40"E
C323	255.00'	39°43'30"	176.80'	173.28'	N70°29'13"E
C324	10.00'	39°45'13"	6.94'	6.80'	N70°29'13"E
C408	250.00'	19°15'48"	84.05'	83.66'	S60°48'46"W
C409	250.00'	19°54'23"	86.86'	86.42'	S80°23'52"W
C412	250.00'	18°52'33"	82.36'	81.99'	S09°26'33"W
C413	250.00'	19°28'25"	84.97'	84.56'	S28°37'02"W
C414	250.00'	18°57'02"	82.69'	82.31'	S47°49'45"W
C415	250.00'	18°58'34"	82.80'	82.42'	S66°47'33"W
C416	250.00'	13°23'22"	58.42'	58.29'	S82°58'31"W
C417	250.00'	89°39'56"	391.24'	352.52'	N44°50'14"E
C449	10.00'	30°26'37"	5.31'	5.25'	S74°42'37"W

Line #	Bearing	Distance
LB	N27°45'21"E	7.31'
L17(R)	N06°25'45"E	28.00'



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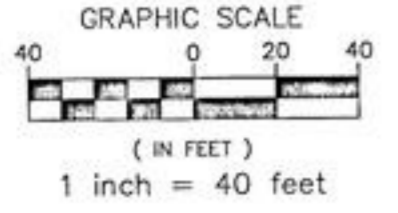
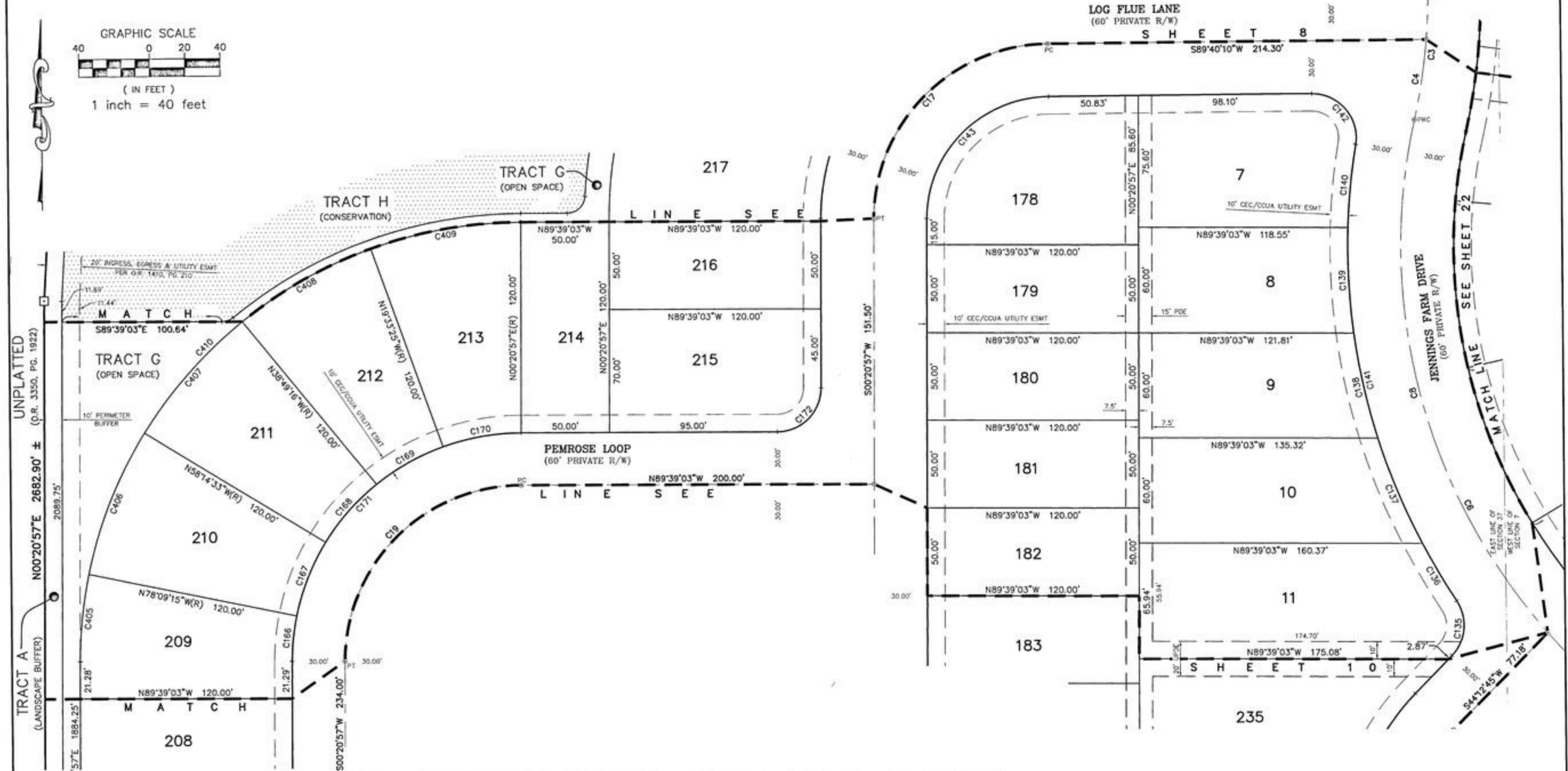
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PLAT BOOK **74** PAGE **9**

SHEET **9** OF **32** SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C3	330.00'	13°09'46"	75.81'	75.65'	S06°15'03"W
C4	330.00'	08°01'22"	46.21'	46.17'	N08°49'15"E
C6	333.97'	78°04'40"	455.11'	420.70'	S26°12'22"E
C8	333.97'	53°45'42"	313.37'	302.00'	N14°02'53"W
C17	100.00'	89°19'13"	155.89'	140.58'	S45°00'34"W
C19	100.00'	90°00'00"	157.08'	141.42'	S45°20'57"W
C135	25.00'	77°38'10"	33.88'	31.34'	N05°23'40"E
C136	363.97'	05°59'07"	38.02'	38.00'	N30°25'51"W
C137	363.97'	10°14'57"	65.11'	65.02'	N22°18'49"W
C138	363.97'	09°41'34"	61.57'	61.50'	N12°20'34"W
C139	363.97'	09°28'12"	60.16'	60.09'	N02°45'41"W
C140	363.97'	07°33'36"	48.03'	47.99'	N05°45'13"E
C141	363.97'	42°57'26"	272.88'	266.54'	S11°56'42"E
C142	25.00'	99°51'51"	43.57'	38.26'	N40°23'54"W

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C143	70.00'	89°19'13"	109.13'	98.41'	S45°00'34"W
C166	130.00'	11°30'01"	26.09'	26.05'	N06°05'58"E
C167	130.00'	19°54'40"	45.18'	44.95'	N21°48'19"E
C168	130.00'	19°25'09"	44.06'	43.85'	N41°28'13"E
C169	130.00'	19°15'45"	43.71'	43.50'	N60°48'40"E
C170	130.00'	19°54'24"	45.17'	44.94'	N80°23'45"E
C171	130.00'	90°00'00"	204.20'	183.85'	S45°20'57"W
C172	25.00'	90°00'00"	39.27'	35.36'	N45°20'57"E
C405	250.00'	11°30'02"	50.18'	50.10'	S06°05'56"W
C406	250.00'	19°54'42"	86.88'	86.44'	S21°48'18"W
C407	250.00'	19°25'13"	84.74'	84.33'	S41°28'16"W
C408	250.00'	19°15'51"	84.06'	83.66'	S60°48'39"W
C409	250.00'	19°54'27"	86.86'	86.43'	S80°23'48"W
C410	250.00'	90°00'08"	392.71'	353.56'	N45°20'59"E



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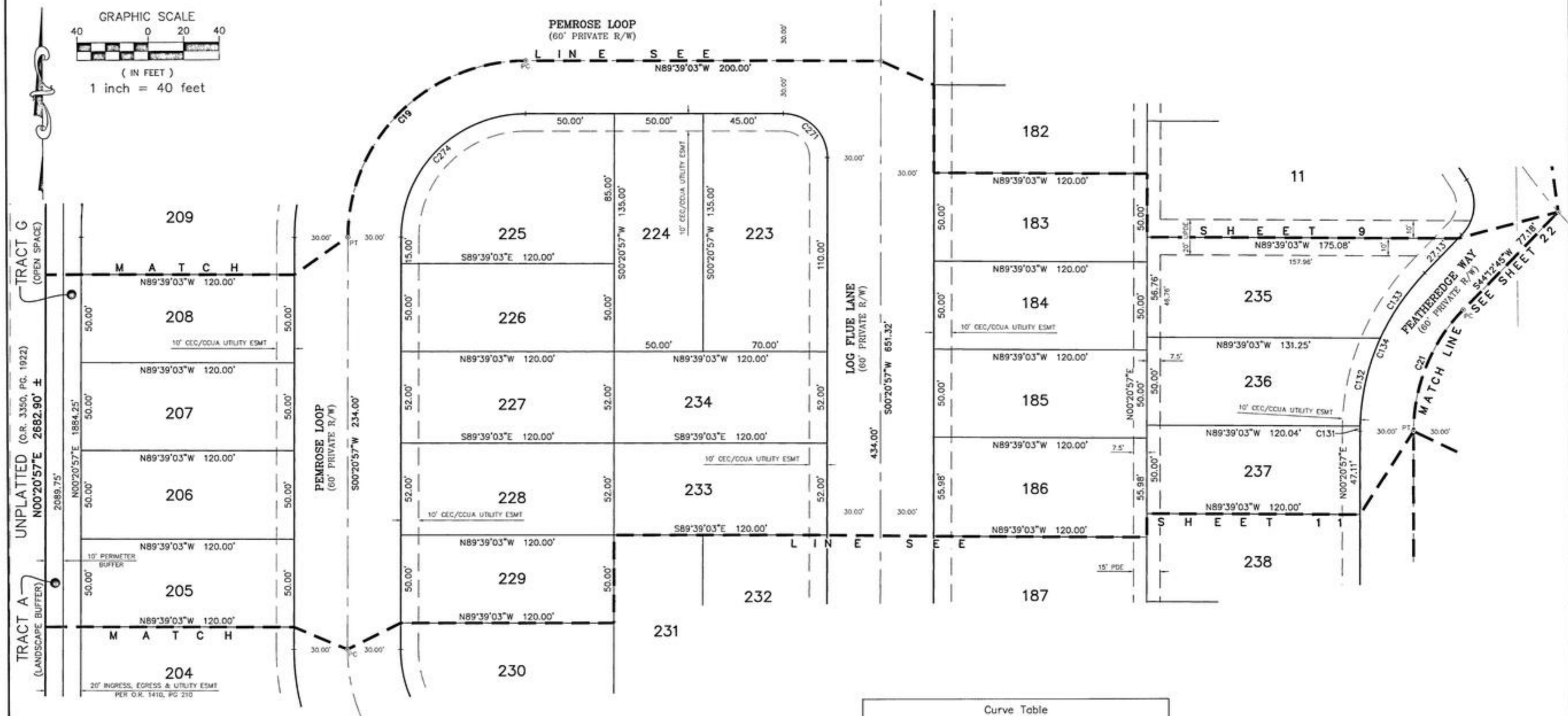
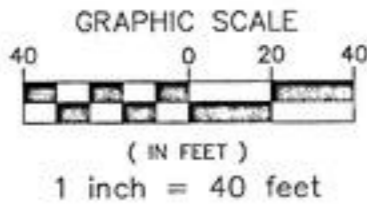
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SHEET 10 OF 32 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C19	100.00'	90°00'00"	157.08'	141.42'	S45°20'57"W
C21	100.00'	43°51'48"	76.56'	74.70'	S22°16'51"W
C131	130.00'	01°16'25"	2.89'	2.89'	N00°59'10"E
C132	130.00'	22°43'56"	51.58'	51.24'	N12°59'20"E
C133	130.00'	19°51'27"	45.06'	44.83'	N34°17'02"E
C134	130.00'	43°51'48"	99.52'	97.11'	S22°16'51"W
C271	25.00'	90°00'00"	39.27'	35.36'	N44°39'03"W
C274	70.00'	90°00'00"	109.96'	98.99'	S45°20'57"W



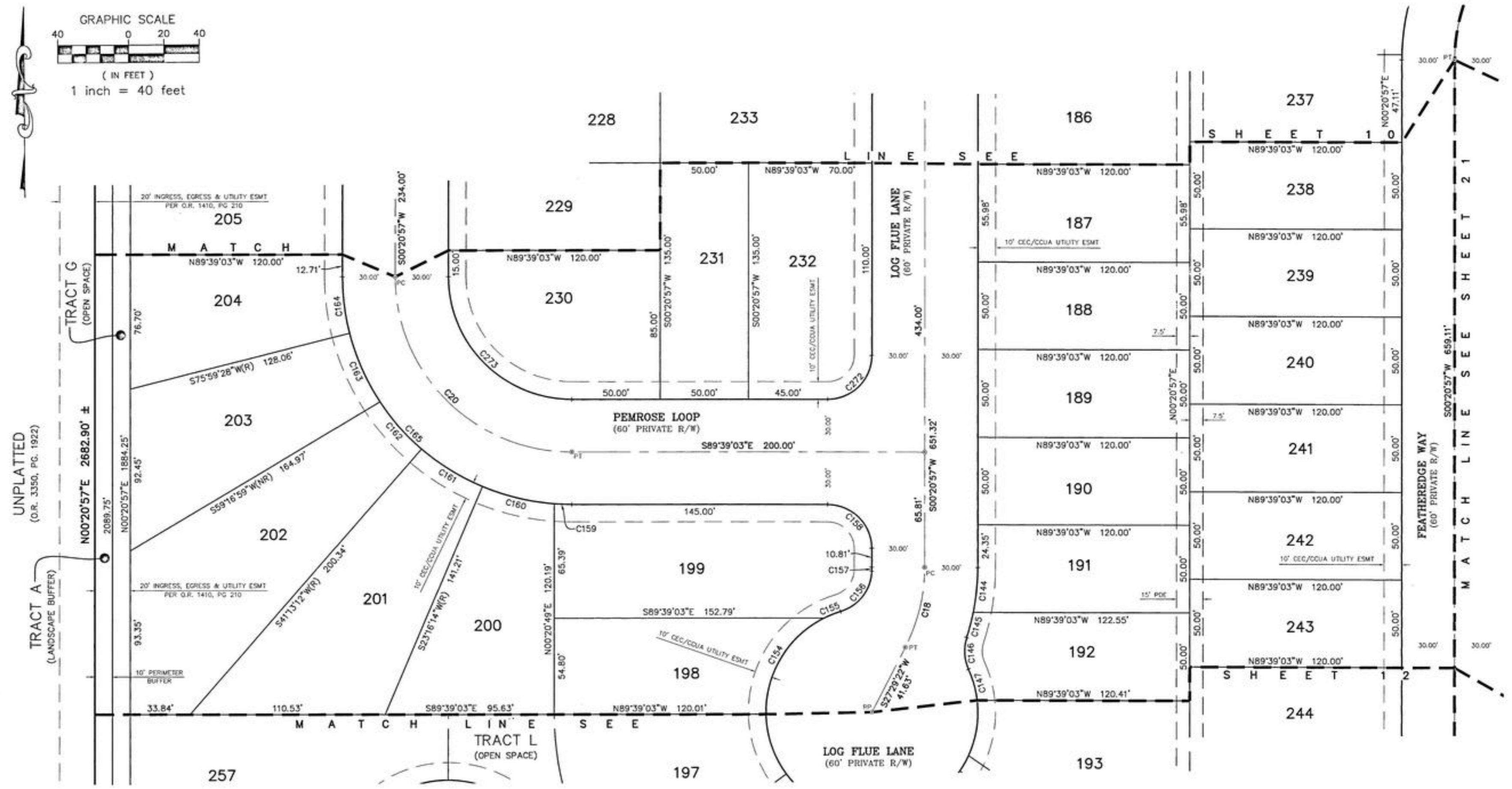
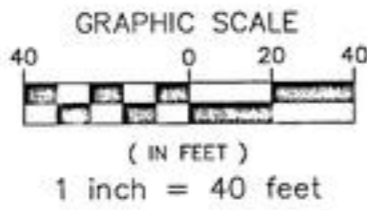
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SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C18	100.00'	27°08'31"	47.37'	46.93'	S13°55'10"W
C20	100.00'	90°00'00"	157.08'	141.42'	S44°39'03"E
C144	130.00'	11°22'35"	25.81'	25.77'	S06°02'12"W
C145	130.00'	06°32'58"	14.86'	14.85'	S14°59'59"W
C146	25.00'	42°12'40"	18.42'	18.00'	S02°49'52"E
C147	60.00'	17°34'22"	18.40'	18.33'	S15°09'01"E
C154	60.00'	64°17'34"	67.33'	63.85'	N31°14'07"E
C155	60.00'	09°50'52"	10.31'	10.30'	N68°18'20"E
C156	25.00'	71°04'12"	31.01'	29.06'	N37°41'53"E
C157	70.00'	01°49'02"	2.22'	2.22'	N01°15'30"W

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C158	25.00'	90°00'00"	39.27'	35.36'	N44°39'03"W
C159	130.00'	04°24'46"	10.01'	10.01'	N87°26'40"W
C160	130.00'	18°30'27"	41.99'	41.81'	N75°59'03"W
C161	130.00'	17°56'59"	40.73'	40.56'	N57°45'20"W
C162	130.00'	15°51'35"	35.98'	35.87'	N40°51'03"W
C163	130.00'	18°54'51"	42.91'	42.72'	N23°27'50"W
C164	130.00'	14°21'22"	32.57'	32.49'	N06°49'44"W
C165	130.00'	90°00'00"	204.20'	183.85'	S44°39'03"E
C272	25.00'	90°00'00"	39.27'	35.36'	N45°20'57"E
C273	70.00'	90°00'00"	109.96'	98.99'	S44°39'03"E



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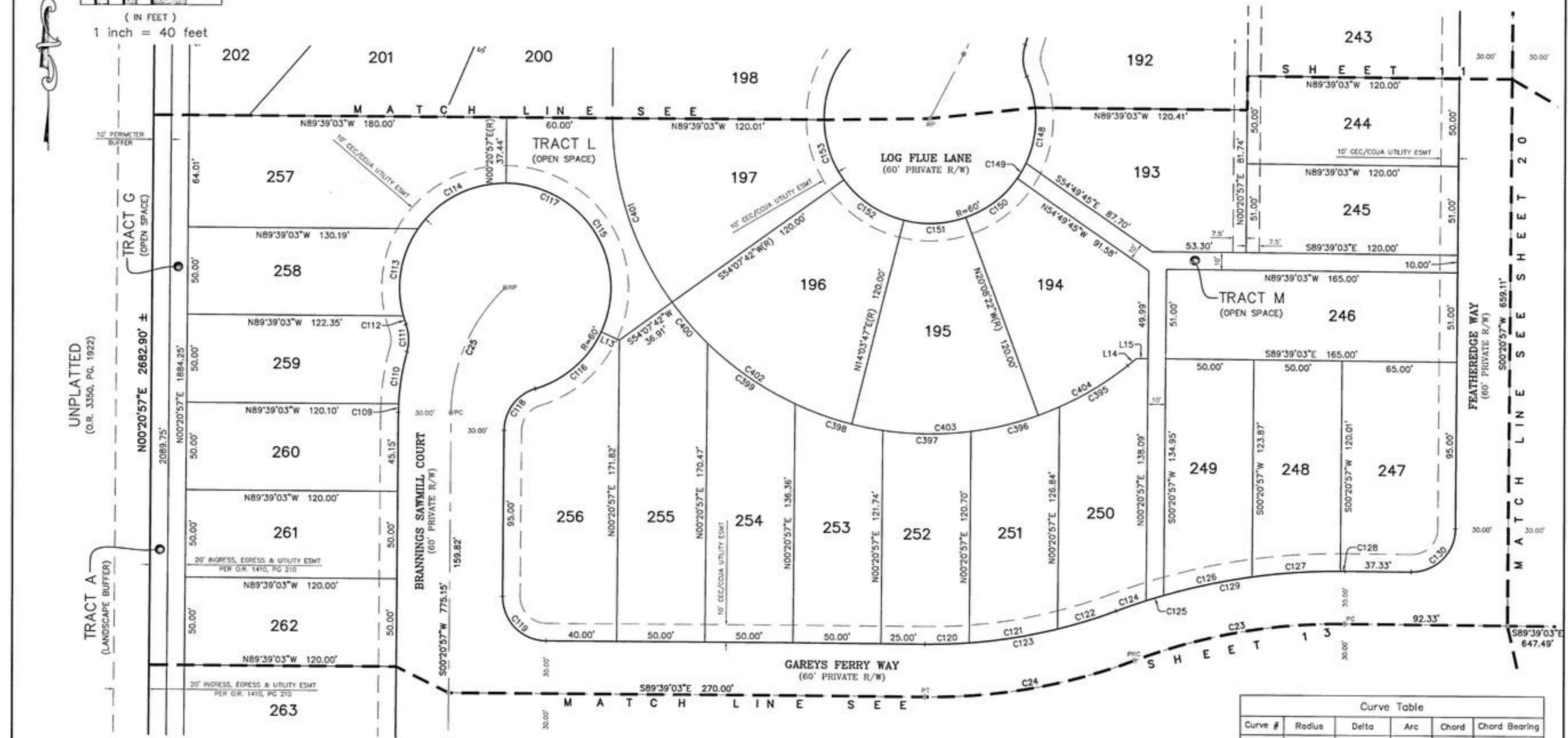
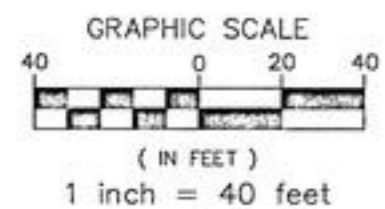
# JENNINGS FARM

A TRACT OF LAND LYING WITHIN THE GEORGE BRANNING DONATION, SECTION 37, TOWNSHIP 5 SOUTH, RANGE 24 EAST;  
TOGETHER WITH A TRACT OF LAND LYING WITHIN SECTION 7, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 74 PAGE 12

SHEET 12 OF 32 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C23	330.00'	21°06'24"	121.57'	120.88'	N79°47'46"E
C24	330.00'	21°06'24"	121.57'	120.88'	N79°47'46"E
C25	100.00'	45°34'33"	79.54'	77.46'	S23°08'14"W
C109	130.00'	02°08'15"	4.85'	4.85'	N01°25'09"E
C110	130.00'	13°15'48"	30.09'	30.03'	N09°07'11"E
C111	25.00'	36°14'58"	15.82'	15.55'	N02°22'24"W
C112	60.00'	04°48'51"	5.04'	5.04'	N18°05'27"W
C113	60.00'	49°53'25"	52.25'	50.61'	N09°15'41"E
C114	60.00'	56°08'40"	58.79'	56.47'	N62°16'43"E
C115	60.00'	114°20'29"	119.74'	100.84'	S32°28'42"E

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C116	60.00'	48°33'13"	50.85'	49.34'	S48°58'09"W
C117	60.00'	27°34'38"	286.66'	82.04'	N63°37'34"W
C118	25.00'	72°53'49"	31.81'	29.70'	S36°47'51"W
C119	25.00'	90°00'00"	39.27'	35.36'	S44°39'03"E
C120	300.00'	04°46'47"	25.03'	25.02'	N87°57'34"E
C121	300.00'	09°41'47"	50.77'	50.71'	N80°43'17"E
C122	300.00'	06°37'50"	34.72'	34.70'	N72°33'29"E
C123	300.00'	21°06'24"	110.51'	109.89'	S79°47'46"W
C124	360.00'	02°52'06"	18.02'	18.02'	N70°40'37"E
C125	360.00'	01°40'05"	10.48'	10.48'	N72°56'42"E

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C126	360.00'	08°09'26"	51.25'	51.21'	N77°51'27"E
C127	360.00'	07°59'17"	50.19'	50.15'	N85°55'49"E
C128	360.00'	00°25'31"	2.67'	2.67'	S89°51'47"E
C129	360.00'	21°06'24"	132.62'	131.87'	S79°47'46"W
C130	25.00'	90°00'00"	39.27'	35.36'	N45°20'57"E
C148	60.00'	09°57'50"	32.43'	32.03'	S09°07'05"W
C149	60.00'	09°36'33"	10.06'	10.05'	S29°24'17"W
C150	60.00'	35°39'05"	37.33'	36.73'	S52°02'05"W
C151	60.00'	34°12'09"	35.82'	35.29'	S86°57'43"W
C152	60.00'	40°03'55"	41.96'	41.11'	N55°54'16"W

Line #	Bearing	Distance
L13(R)	N65°17'57"W	11.35'
L14	S51°16'48"W	6.39'
L15	N89°39'03"W	6.59'

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C153	60.00'	34°57'38"	36.61'	36.04'	N18°23'29"W
C395	180.00'	14°26'54"	45.39'	45.27'	S58°30'01"W
C396	180.00'	16°38'22"	52.27'	52.09'	S74°02'39"W
C397	180.00'	15°58'00"	50.16'	50.00'	N89°39'10"W
C398	180.00'	16°38'26"	52.26'	52.09'	N73°20'57"W
C399	180.00'	19°21'29"	60.82'	60.53'	N55°21'00"W
C400	180.00'	09°47'58"	30.78'	30.74'	N40°46'17"W
C401	180.00'	35°48'03"	112.47'	110.65'	S17°58'17"E
C402	180.00'	40°03'55"	125.87'	123.32'	S55°54'16"E
C403	180.00'	34°12'09"	107.45'	105.86'	N86°57'43"E
C404	180.00'	18°35'03"	58.38'	58.13'	N60°34'06"E



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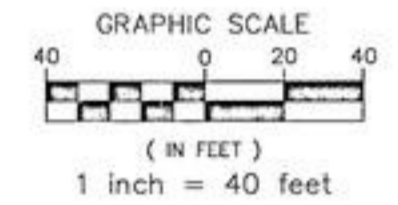
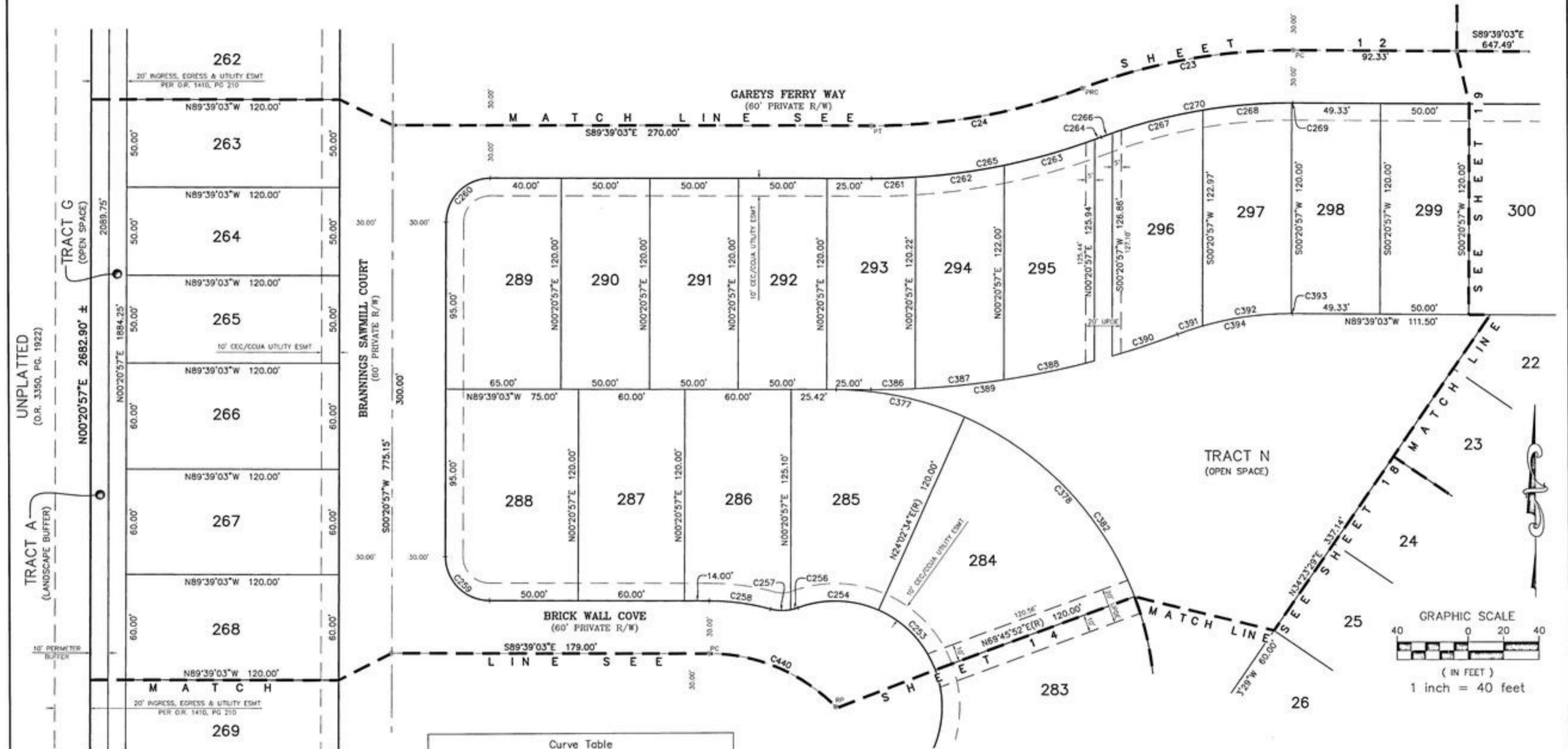
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SHEET **13** OF **32** SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C23	330.00'	21°06'24"	121.57'	120.88'	N79°47'46"E
C24	330.00'	21°06'24"	121.57'	120.88'	N79°47'46"E
C253	60.00'	45°43'18"	47.88'	46.62'	S43°05'47"E
C254	60.00'	44°32'37"	46.65'	45.48'	S88°13'44"E
C256	25.00'	09°42'19"	4.24'	4.23'	N74°21'07"E
C257	25.00'	26°32'49"	11.58'	11.48'	S87°31'19"E
C258	130.00'	15°24'00"	34.95'	34.84'	S81°56'55"E
C259	25.00'	90°00'00"	39.27'	35.36'	S44°39'03"E
C260	25.00'	90°00'00"	39.27'	35.36'	S45°20'57"W
C261	360.00'	03°58'58"	25.02'	25.02'	S88°21'29"W
C262	360.00'	08°02'32"	50.53'	50.49'	S82°20'44"W
C263	360.00'	08°27'43"	53.17'	53.12'	S74°05'36"W
C264	360.00'	00°37'10"	3.89'	3.89'	S89°33'09"W
C265	360.00'	21°06'24"	132.62'	131.87'	N79°47'46"E
C266	300.00'	01°17'49"	6.79'	6.79'	S69°53'28"W

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C267	300.00'	10°05'08"	52.81'	52.74'	S75°34'56"W
C268	300.00'	09°35'48"	50.24'	50.19'	S85°25'25"W
C269	300.00'	00°07'39"	0.67'	0.67'	N89°42'51"W
C270	300.00'	21°06'24"	110.51'	109.89'	N79°47'46"E
C377	180.00'	23°41'38"	74.43'	73.91'	N77°48'15"W
C378	180.00'	45°43'18"	143.64'	139.86'	N43°05'47"W
C382	180.00'	109°31'25"	344.08'	294.03'	S34°53'22"E
C386	480.00'	02°59'10"	25.01'	25.01'	N88°51'23"E
C387	480.00'	06°00'13"	50.30'	50.27'	N84°21'42"E
C388	480.00'	06°13'43"	52.18'	52.16'	N78°14'43"E
C389	480.00'	15°13'06"	127.49'	127.12'	S82°44'25"W
C390	480.00'	04°38'51"	38.93'	38.92'	N71°33'59"E
C391	180.00'	04°45'23"	14.94'	14.94'	N71°37'15"E
C392	180.00'	16°08'17"	50.69'	50.53'	N82°04'05"E
C393	180.00'	00°12'44"	0.67'	0.67'	S89°45'24"E
C394	180.00'	21°06'24"	66.31'	65.93'	S79°47'46"W
C440	100.03'	45°33'54"	79.55'	77.47'	S66°51'58"E



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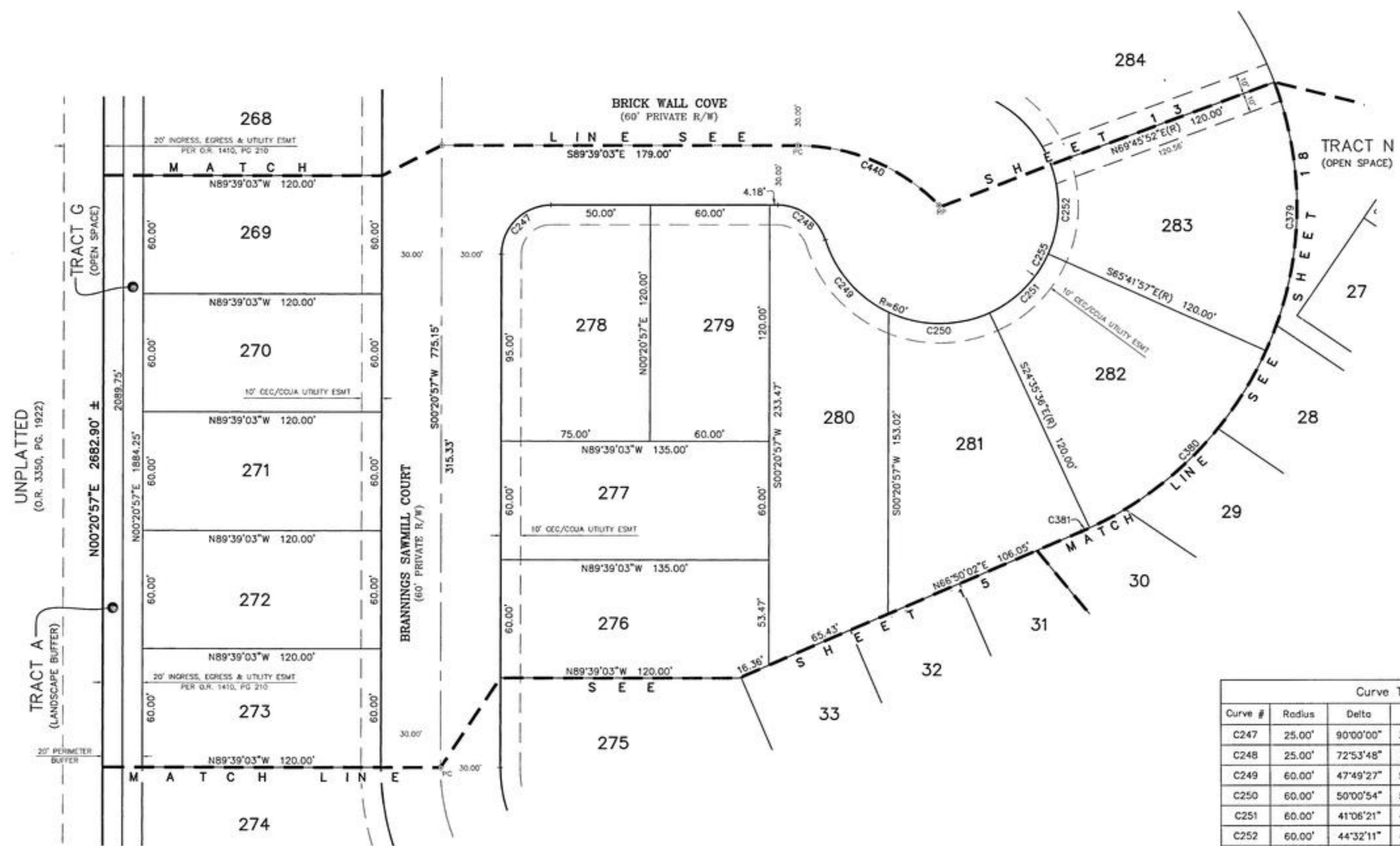
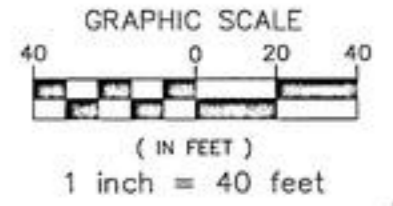
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SHEET **14** OF **32** SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C247	25.00'	90°00'00"	39.27'	35.36'	S45°20'57"W
C248	25.00'	72°53'48"	31.81'	29.70'	N53°12'09"W
C249	60.00'	47°49'27"	50.08'	48.64'	N40°39'58"W
C250	60.00'	50°00'54"	52.37'	50.73'	N89°35'09"W
C251	60.00'	41°06'21"	43.05'	42.13'	S44°51'14"W
C252	60.00'	44°32'11"	46.64'	45.47'	S02°01'58"W
C255	60.00'	273°44'47"	266.67'	82.03'	N26°22'17"E
C379	180.00'	44°32'11"	139.92'	136.42'	N02°01'58"E
C380	180.00'	41°06'21"	129.14'	126.39'	N44°51'14"E
C381	180.00'	01°25'40"	4.48'	4.48'	N66°07'14"E
C440	100.03'	45°33'54"	79.55'	77.47'	S66°51'58"E



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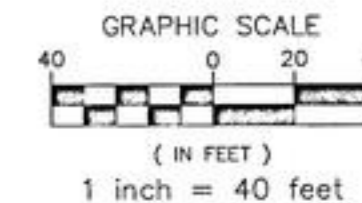
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SHEET 15 OF 32 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C12	100.00'	32°44'36"	57.15'	56.37'	S50°45'47"W
C13	100.00'	23°12'51"	40.52'	40.24'	S78°44'34"W
C26	100.00'	23°12'51"	40.52'	40.24'	S11°15'26"E
C74	130.00'	16°03'20"	36.43'	36.31'	S42°25'08"W
C75	130.00'	16°41'17"	37.87'	37.73'	S58°47'26"W
C76	25.00'	90°00'00"	39.27'	35.36'	S22°08'11"W
C77	130.00'	04°24'46"	10.01'	10.01'	S20°39'24"E
C102	60.00'	97°10'57"	101.77'	90.00'	N48°56'25"E
C103	60.00'	42°29'51"	44.50'	43.49'	S61°13'11"E
C104	60.00'	279°21'34"	292.54'	77.65'	S00°20'57"W
C105	25.00'	49°40'47"	21.68'	21.00'	S64°48'39"E
C106	70.00'	23°12'51"	28.36'	28.17'	N78°44'34"E
C107	25.00'	90°00'00"	39.27'	35.36'	N22°08'11"E
C108	130.00'	23°12'51"	52.67'	52.31'	N11°15'26"W
C244	70.00'	32°44'36"	40.01'	39.46'	N50°45'47"E
C245	25.00'	90°00'00"	39.27'	35.36'	S67°51'49"E
C246	70.00'	23°12'51"	28.36'	28.17'	S11°15'26"E
C373	250.00'	16°03'20"	70.06'	69.83'	N42°25'09"E
C374	250.00'	16°41'16"	72.82'	72.58'	N58°47'27"E
C375	250.00'	05°47'22"	25.26'	25.25'	S64°14'23"W

Line Table		
Line #	Bearing	Distance
L39	N34°23'29"E	22.29'

20' INGRESS, EGRESS & UTILITY ESMT PER O.R. 1410, PG 210

20' INGRESS, EGRESS & UTILITY ESMT PER O.R. 1410, PG 210

UNPLATTED (O.R. 3350, PG. 1922)

10' PERIMETER BUFFER

JENNINGS FARM DRIVE (60' PRIVATE R/W)

BRANNINGS SAMML COURT (60' PRIVATE R/W)

JENNINGS FARM DRIVE (60' PRIVATE R/W)

PALISADE POINT (60' PRIVATE R/W)

TRACT Q (CONSERVATION)



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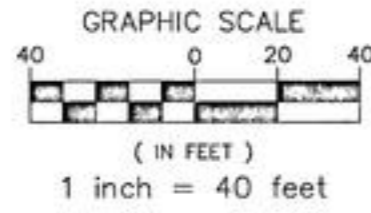
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SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L10(R)	S67°49'24"E	20.00'
L11(R)	N41°23'38"W	20.00'
L12	N89°39'03"W	10.00'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C13	100.00'	23°12'51"	40.52'	40.24'	S78°44'34"W
C27	100.00'	89°59'56"	157.08'	141.42'	S22°08'11"W
C28	100.00'	41°14'38"	71.98'	70.44'	S46°30'49"W
C87	60.00'	25°16'52"	26.47'	26.26'	N34°49'20"E
C88	60.00'	28°06'28"	29.44'	29.14'	N61°30'59"E
C90	25.00'	15°08'56"	6.61'	6.59'	N67°59'45"E
C91	25.00'	34°31'52"	15.07'	14.84'	N43°09'22"E
C92	130.00'	22°42'50"	51.54'	51.20'	N37°14'55"E
C93	130.00'	18°31'48"	42.04'	41.86'	N57°52'14"E
C94	70.00'	89°59'56"	109.95'	98.99'	N22°08'11"E
C95	25.00'	90°00'00"	39.27'	35.36'	N67°51'49"W
C96	130.00'	05°52'33"	13.33'	13.32'	S70°04'25"W
C97	130.00'	17°20'19"	39.34'	39.19'	S81°40'50"W
C98	25.00'	35°12'13"	15.36'	15.12'	S72°44'50"W
C99	25.00'	14°28'34"	6.31'	6.30'	S47°54'27"W
C100	60.00'	53°33'06"	56.07'	54.06'	S67°26'43"W
C101	60.00'	86°07'42"	90.20'	81.94'	N42°42'54"W
C104	60.00'	279°21'34"	292.54'	77.65'	S00°20'57"W



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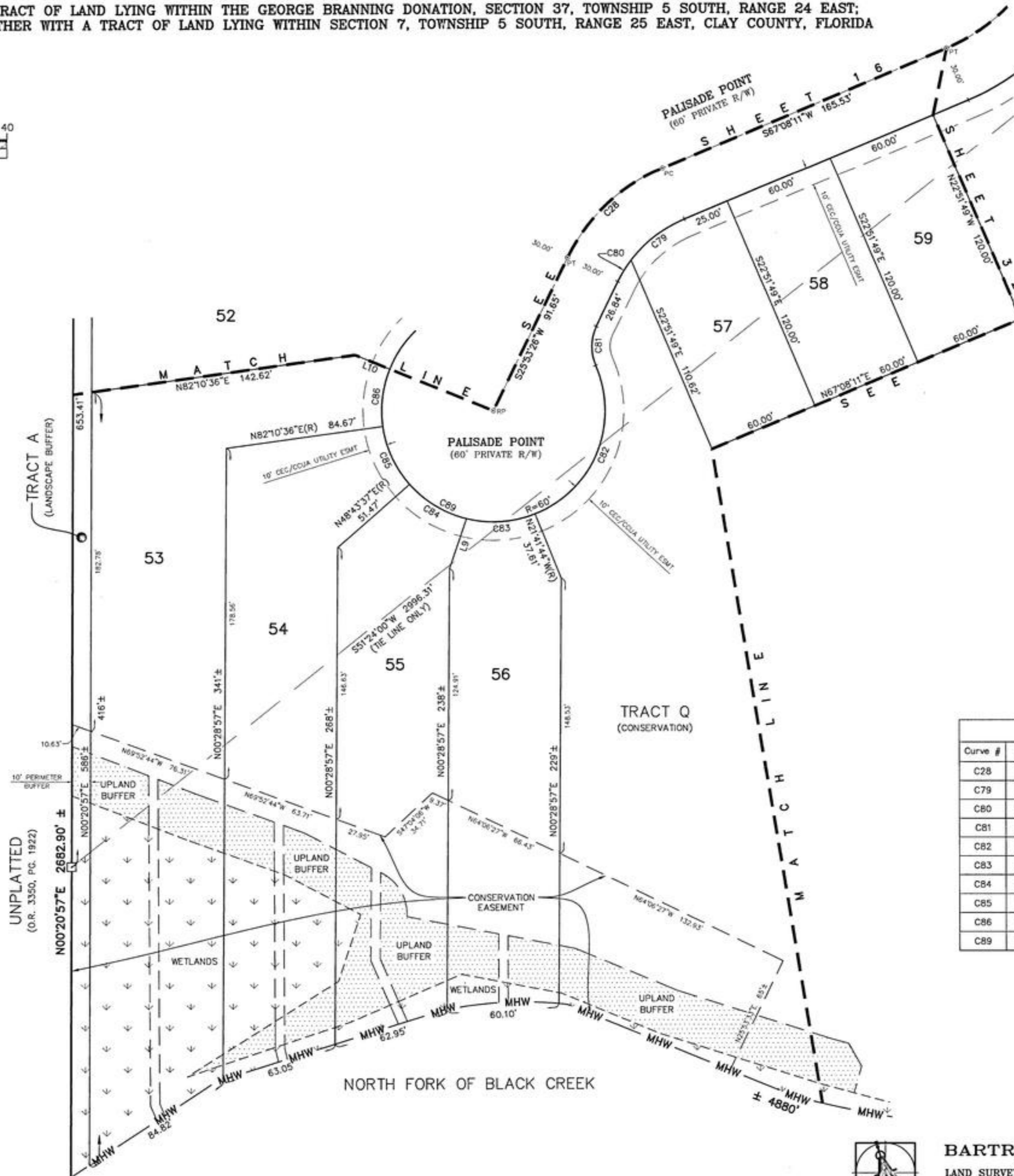
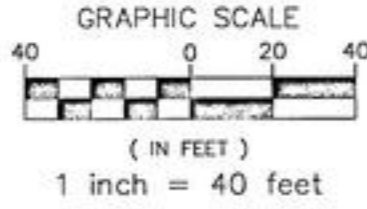
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PLAT BOOK 74 PAGE 17

SHEET 17 OF 32 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L9	S18°48'12"W	28.65'
L10(R)	S67°49'24"E	20.00'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C28	100.00'	41°14'38"	71.99'	70.44'	S46°30'49"W
C79	70.00'	29°59'45"	36.65'	36.23'	S52°08'15"W
C80	70.00'	11°14'53"	13.74'	13.72'	S31°30'56"W
C81	25.00'	49°40'47"	21.68'	21.00'	S01°03'02"W
C82	60.00'	92°05'43"	96.44'	86.39'	S22°15'30"W
C83	60.00'	35°49'02"	37.51'	36.90'	S86°12'53"W
C84	60.00'	34°36'18"	36.24'	35.69'	N58°34'27"W
C85	60.00'	33°26'54"	35.03'	34.53'	N24°32'51"W
C86	60.00'	30°00'18"	31.42'	31.06'	N07°10'45"E
C89	60.00'	279°21'34"	292.54'	77.65'	S64°06'34"E

NORTH FORK OF BLACK CREEK



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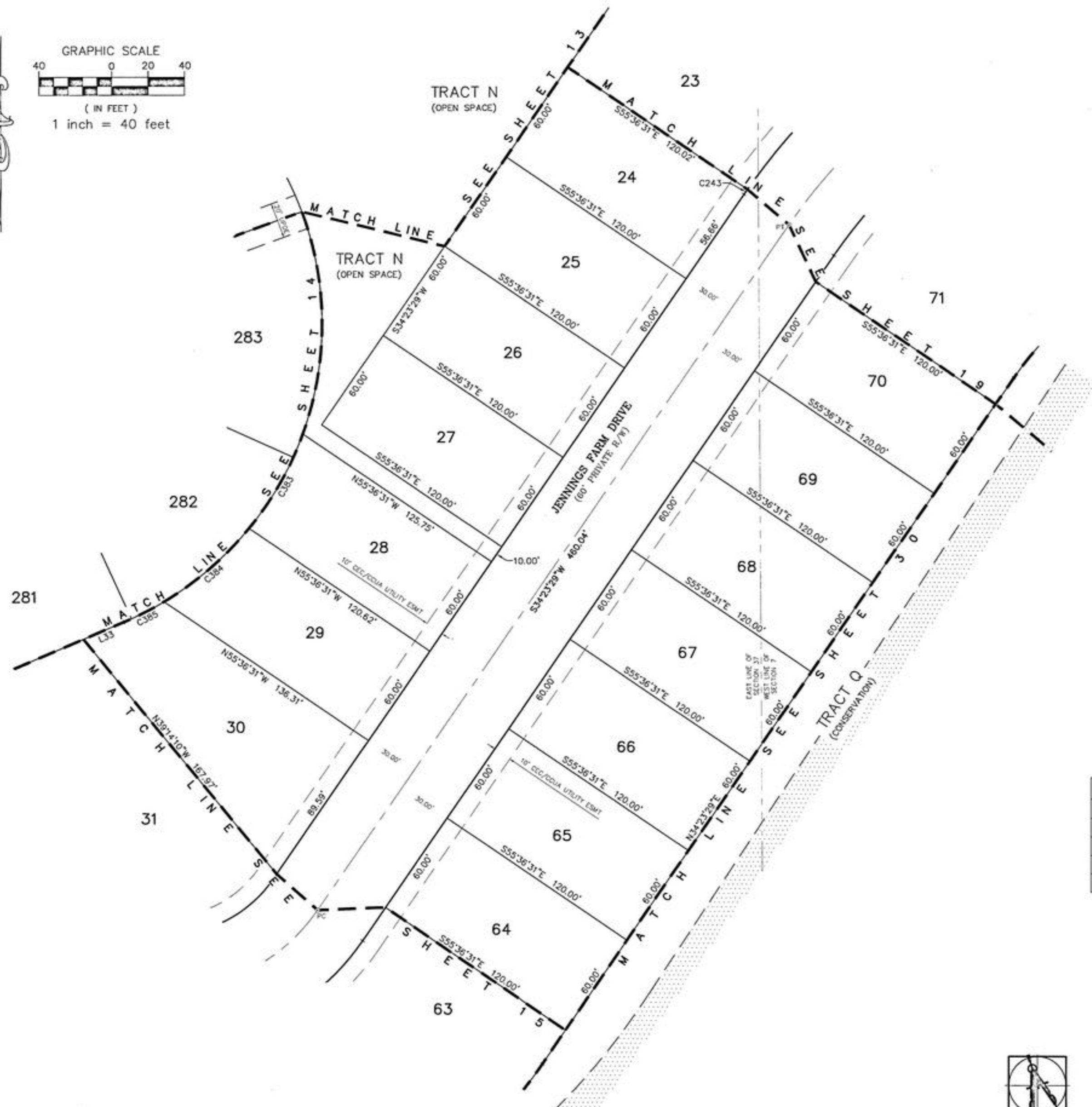
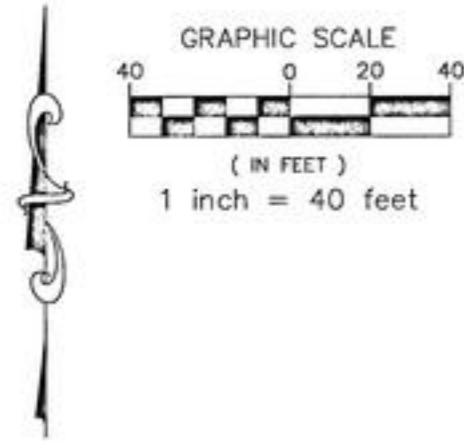
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PLAT BOOK **74** PAGE **18**

SHEET 18 OF 32 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L33	S66°50'02"W	24.36'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C243	360.00'	00°31'52"	3.34'	3.34'	N34°39'25"E
C383	180.00'	19°15'32"	60.50'	60.22'	S29°30'07"W
C384	180.00'	19°50'25"	62.33'	62.02'	S49°03'05"W
C385	180.00'	07°51'47"	24.70'	24.68'	S62°54'10"W



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# JENNINGS FARM

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TOGETHER WITH A TRACT OF LAND LYING WITHIN SECTION 7, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

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Line Table

Line #	Bearing	Distance
L27	S45°04'04"E	14.42'
L34(R)	S39°05'43"E	9.27'
L35	S34°23'29"W	17.75'
L36	N34°23'29"E	17.75'

Curve Table

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C10	100.00'	68°03'47"	118.79'	111.93'	S34°22'46"W
C11	330.00'	34°01'08"	195.93'	193.07'	S51°24'02"W
C22	100.00'	44°34'50"	77.81'	75.88'	S67°21'34"E
C59	60.00'	46°44'35"	48.95'	47.60'	S72°21'11"W
C60	60.00'	73°42'14"	77.18'	71.97'	N47°25'24"W
C62	25.00'	33°32'37"	14.64'	14.43'	N27°20'35"W
C63	25.00'	45°32'09"	19.87'	19.35'	N66°52'58"W
C64	25.00'	90°00'00"	39.27'	35.36'	S45°20'57"W
C65	130.00'	03°02'30"	6.90'	6.90'	S01°52'07"W
C66	130.00'	22°09'58"	50.29'	49.98'	S14°28'21"W
C67	130.00'	25°20'45"	57.51'	57.04'	S38°13'43"W
C68	130.00'	17°30'35"	39.73'	39.57'	S59°39'22"W
C69	130.00'	68°03'47"	154.43'	145.51'	N34°22'46"E
C70	300.00'	04°29'08"	23.49'	23.48'	S66°10'02"W
C71	300.00'	17°10'29"	89.93'	89.59'	S55°20'14"W
C72	300.00'	12°21'32"	64.71'	64.58'	S40°34'14"W
C73	300.00'	34°01'08"	178.12'	175.52'	N51°24'02"E

Curve Table

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C238	25.00'	90°00'00"	39.27'	35.36'	N44°39'03"E
C239	70.00'	50°33'32"	61.77'	59.78'	N25°37'38"E
C240	70.00'	17°30'16"	21.39'	21.30'	N59°39'32"E
C241	360.00'	23°53'06"	150.07'	148.99'	N56°28'03"E
C242	360.00'	09°36'07"	60.33'	60.26'	N39°43'27"E
C358	180.00'	43°09'25"	135.58'	132.40'	N70°33'37"E
C359	180.00'	19°35'25"	61.54'	61.25'	S78°03'58"E
C360	180.00'	22°52'40"	71.87'	71.40'	S56°49'54"E
C361	180.00'	07°37'41"	23.96'	23.94'	S41°34'42"E
C363	250.00'	01°34'54"	6.90'	6.90'	N01°08'19"E
C364	250.00'	23°37'38"	103.09'	102.36'	N13°44'36"E
C365	250.00'	25°20'46"	110.59'	109.69'	N38°13'48"E
C366	250.00'	17°30'27"	76.39'	76.09'	N59°39'24"E
C367	250.00'	10°48'46"	47.18'	47.11'	S05°45'15"W
C369	180.00'	03°26'15"	10.80'	10.80'	N66°41'29"E
C370	180.00'	18°13'21"	57.25'	57.01'	N55°51'41"E
C371	180.00'	12°21'32"	38.83'	38.75'	N40°34'14"E



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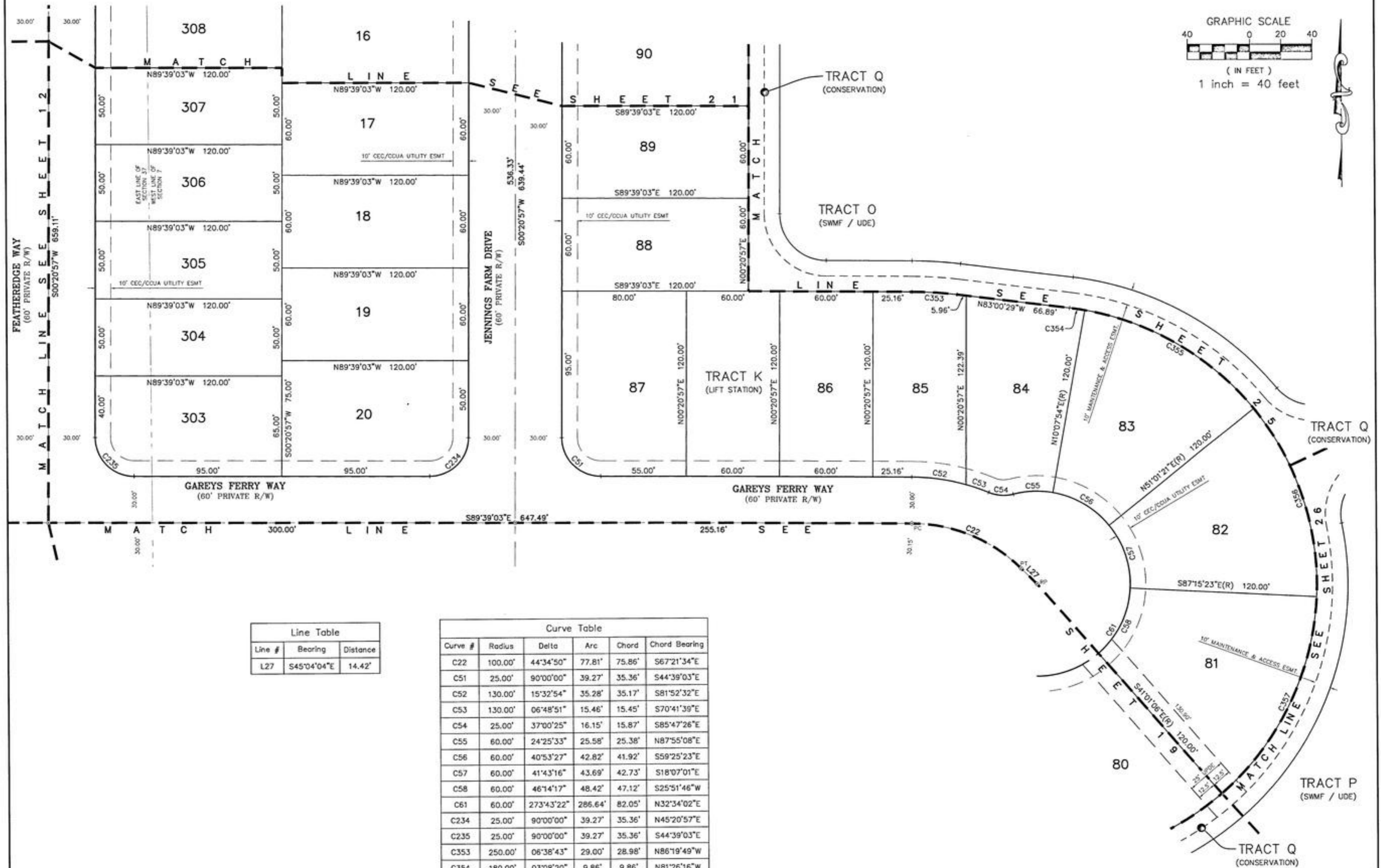
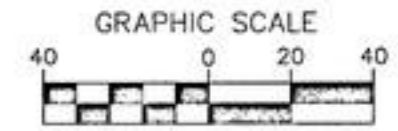
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Line Table		
Line #	Bearing	Distance
L27	S45°04'04"E	14.42'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C22	100.00'	44°34'50"	77.81'	75.86'	S67°21'34"E
C51	25.00'	90°00'00"	39.27'	35.36'	S44°39'03"E
C52	130.00'	15°32'54"	35.28'	35.17'	S81°52'32"E
C53	130.00'	06°48'51"	15.46'	15.45'	S70°41'39"E
C54	25.00'	37°00'25"	16.15'	15.87'	S85°47'26"E
C55	60.00'	24°25'33"	25.58'	25.38'	N87°55'08"E
C56	60.00'	40°53'27"	42.82'	41.92'	S59°25'23"E
C57	60.00'	41°43'16"	43.69'	42.73'	S18°07'01"E
C58	60.00'	46°14'17"	48.42'	47.12'	S25°51'46"W
C61	60.00'	273°43'22"	286.64'	82.05'	N32°34'02"E
C234	25.00'	90°00'00"	39.27'	35.36'	N45°20'57"E
C235	25.00'	90°00'00"	39.27'	35.36'	S44°39'03"E
C353	250.00'	06°38'43"	29.00'	28.98'	N86°19'49"W
C354	180.00'	03°08'20"	9.86'	9.86'	N81°26'16"W
C355	180.00'	40°53'27"	128.46'	125.75'	N59°25'23"W
C356	180.00'	41°43'16"	131.07'	128.19'	N18°07'01"W
C357	180.00'	46°14'17"	145.26'	141.35'	N25°51'46"E



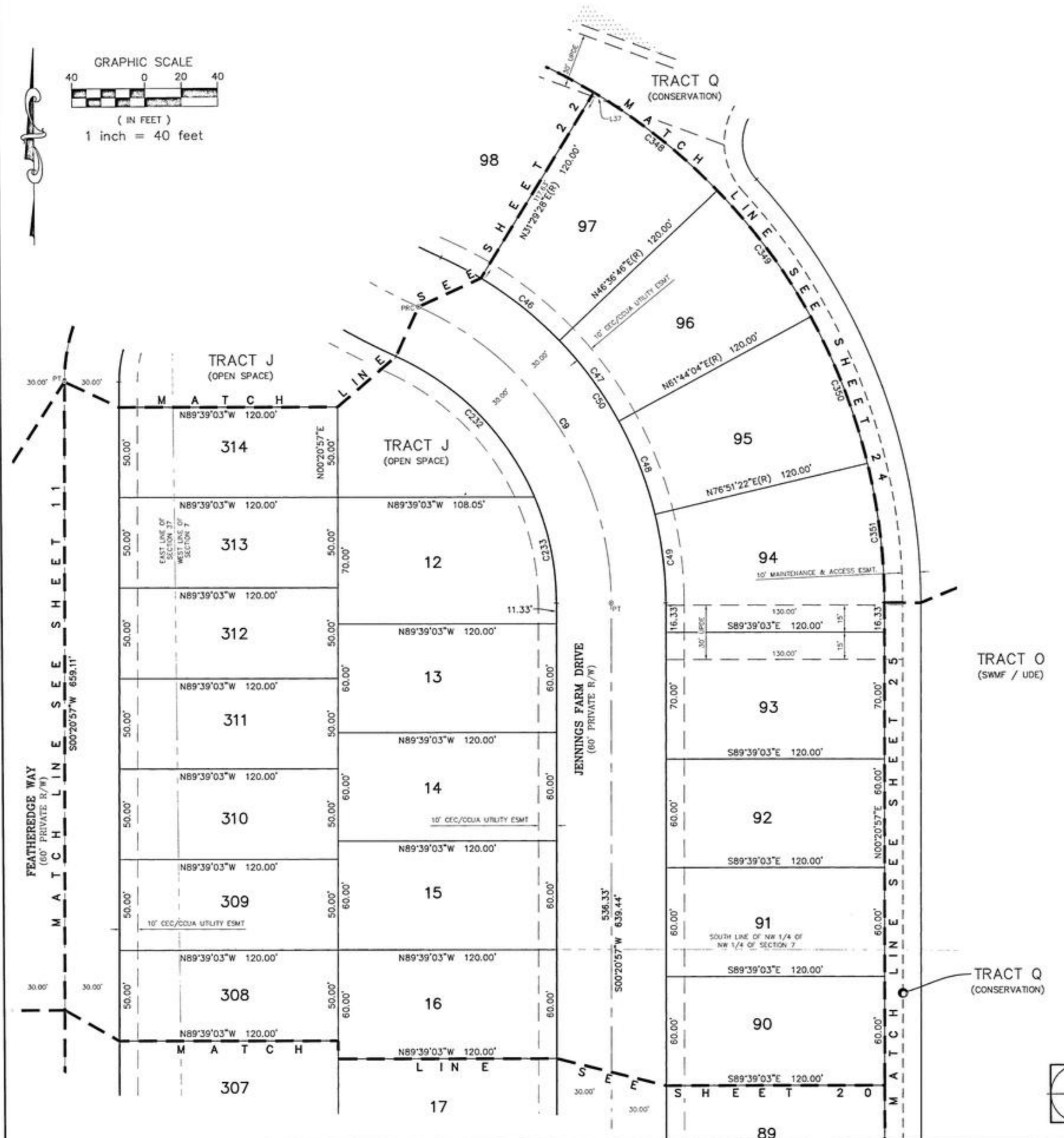
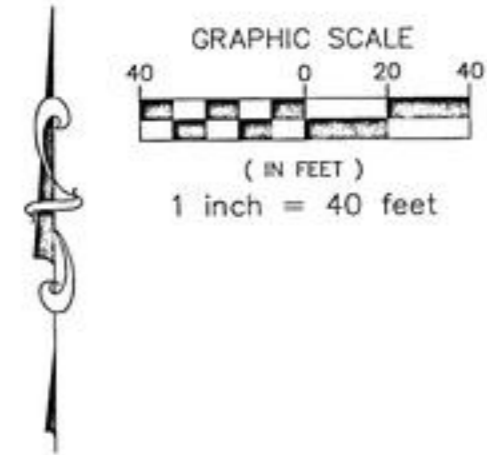
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SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C9	180.00'	65°35'40"	206.07'	195.00'	S32°26'52"E
C46	210.00'	15°07'15"	55.42'	55.26'	S50°56'44"E
C47	210.00'	15°07'15"	55.42'	55.26'	S35°49'29"E
C48	210.00'	15°07'15"	55.42'	55.26'	S20°42'14"E
C49	210.00'	13°29'35"	49.45'	49.34'	S06°23'49"E
C50	210.00'	65°35'40"	240.42'	227.50'	N32°26'52"W
C232	150.00'	42°34'16"	111.45'	108.90'	N43°57'34"W
C233	150.00'	23°01'24"	60.27'	59.87'	N11°09'44"W
C348	330.00'	15°07'16"	87.09'	86.84'	N50°56'47"W
C349	330.00'	15°07'16"	87.09'	86.84'	N35°49'31"W
C350	330.00'	15°07'16"	87.09'	86.84'	N20°42'15"W
C351	330.00'	13°29'35"	77.71'	77.54'	N06°23'50"W

Line Table		
Line #	Bearing	Distance
L37	N69°12'45"W	11.68'

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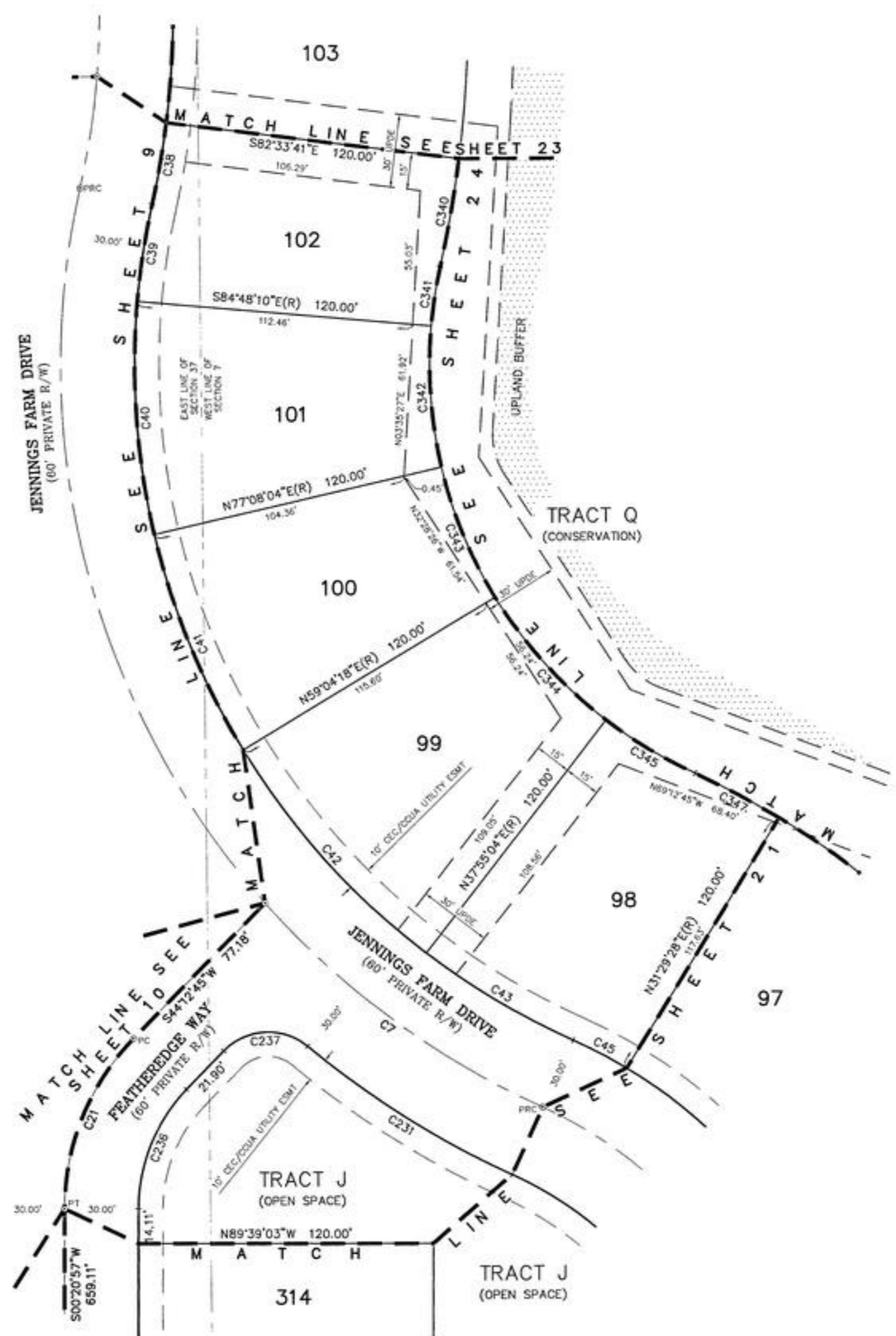
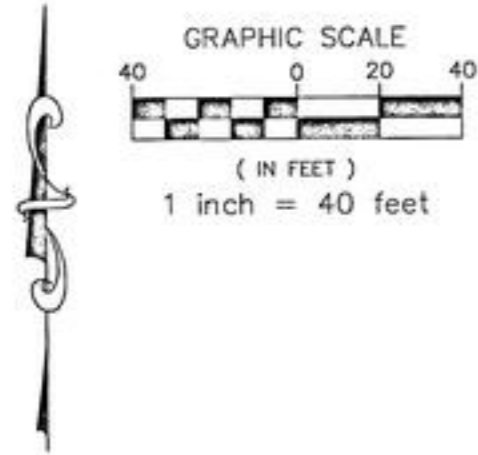
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Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C7	333.97'	24°18'58"	141.74'	140.68'	N53°05'13"W
C21	100.00'	43°51'48"	76.56'	74.70'	S22°16'51"W
C38	360.00'	05°23'39"	33.89'	33.88'	S10°08'06"W
C39	303.97'	07°38'10"	40.51'	40.48'	S09°00'53"W
C40	303.97'	18°03'45"	95.83'	95.43'	S03°50'04"E
C41	303.97'	18°03'45"	95.83'	95.43'	S21°53'49"E
C42	303.97'	21°09'13"	112.23'	111.59'	S41°30'18"E
C43	303.97'	13°09'47"	69.83'	69.68'	S58°39'48"E
C45	210.00'	06°44'20"	24.70'	24.69'	S61°52'32"E
C231	363.97'	15°31'10"	98.59'	98.29'	N57°29'07"W
C236	70.00'	43°51'48"	53.59'	52.29'	S22°16'51"W
C237	25.00'	86°03'43"	37.55'	34.12'	S87°14'36"W
C340	480.00'	05°23'38"	45.19'	45.17'	N10°08'07"E
C341	183.97'	07°38'11"	24.52'	24.50'	N09°00'52"E
C342	183.97'	18°03'44"	58.00'	57.76'	N03°50'05"W
C343	183.97'	18°03'44"	58.00'	57.76'	N21°53'49"W
C344	183.97'	21°09'13"	67.92'	67.54'	N41°30'18"W
C345	183.97'	13°09'48"	42.27'	42.17'	N58°39'48"W
C347	330.00'	06°44'16"	38.81'	38.79'	N61°52'34"W



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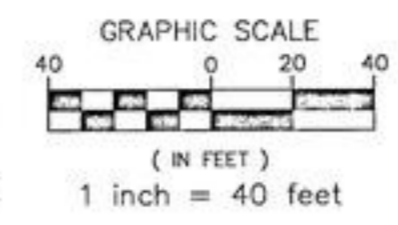
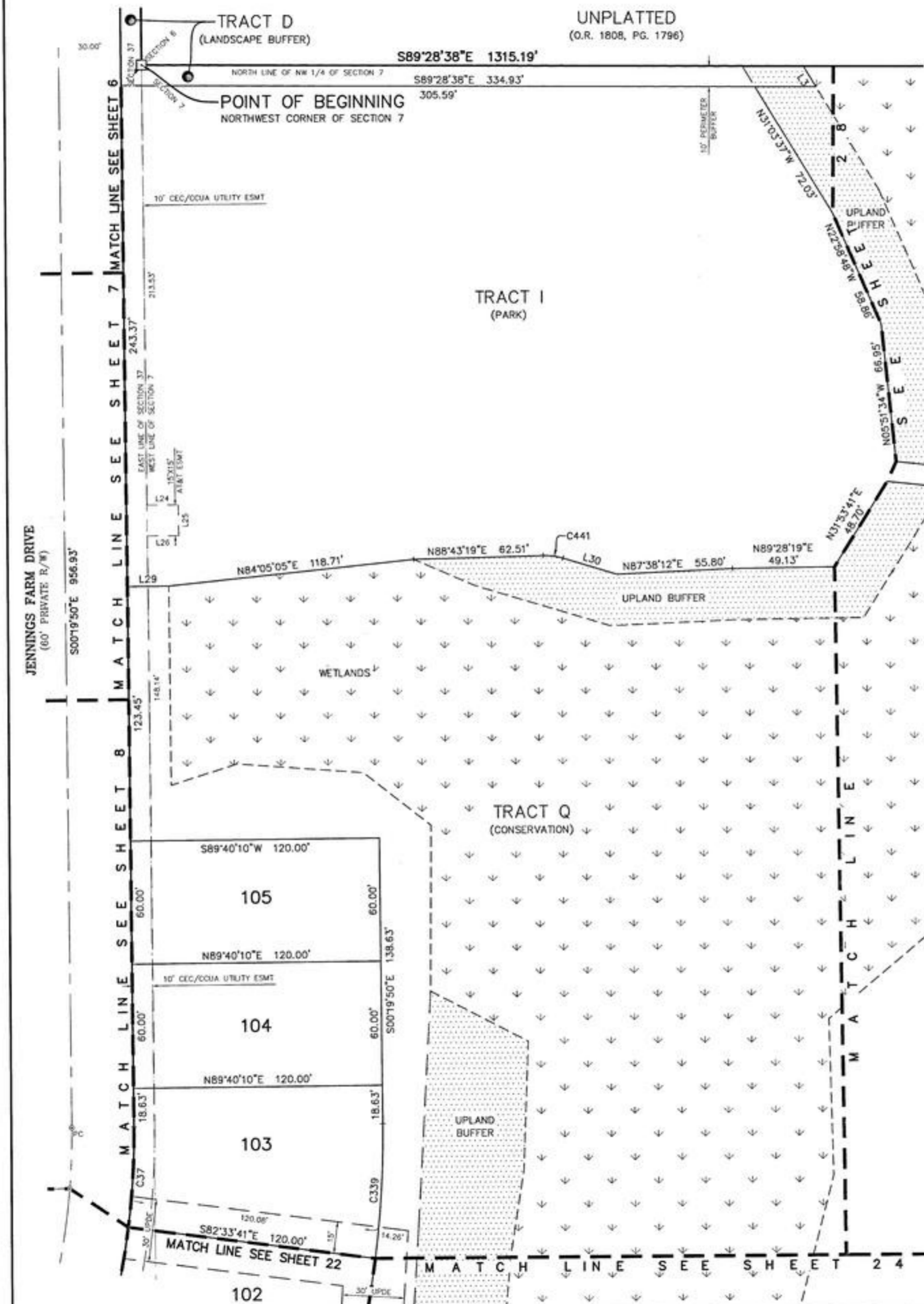
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SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L3	N31°03'37"W	11.74'
L24	N90°00'00"E	15.00'
L25	S00°19'50"E	15.00'
L26	N90°00'00"W	15.00'
L29	N89°40'10"E	20.00'
L30	S72°54'45"E	27.22'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C37	360.00'	07°46'04"	48.81'	48.77'	S03°33'14"W
C339	480.00'	07°46'05"	65.08'	65.03'	N03°33'15"E
C441	30.00'	18°22'30"	9.62'	9.58'	S82°05'43"E



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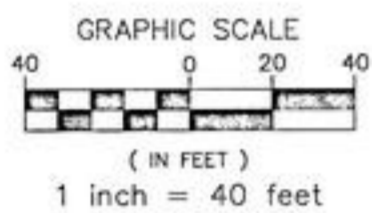
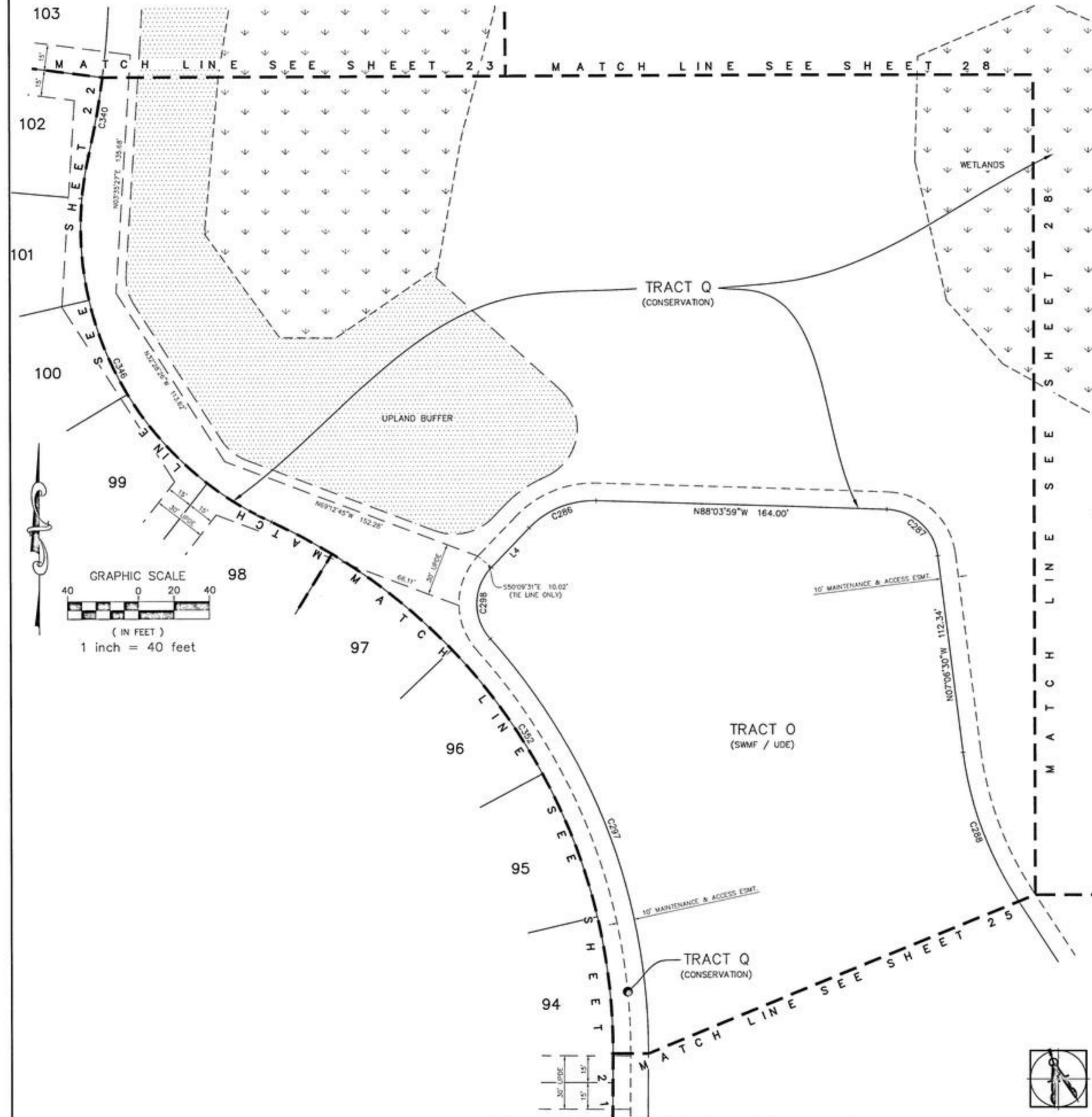
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SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L4	S43°48'12"W	30.83'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C286	50.00'	48°08'00"	42.00'	40.78'	S67°52'06"W
C287	30.00'	80°57'27"	42.39'	38.95'	N47°35'15"W
C288	200.00'	26°03'10"	90.94'	90.16'	N20°08'07"W
C297	350.00'	42°01'05"	256.67'	250.96'	S20°39'35"E
C298	30.00'	85°28'45"	44.76'	40.72'	S01°04'02"W
C346	183.97'	78°04'42"	250.70'	231.75'	S26°12'21"E
C352	330.00'	65°35'40"	377.80'	357.50'	S32°26'52"E



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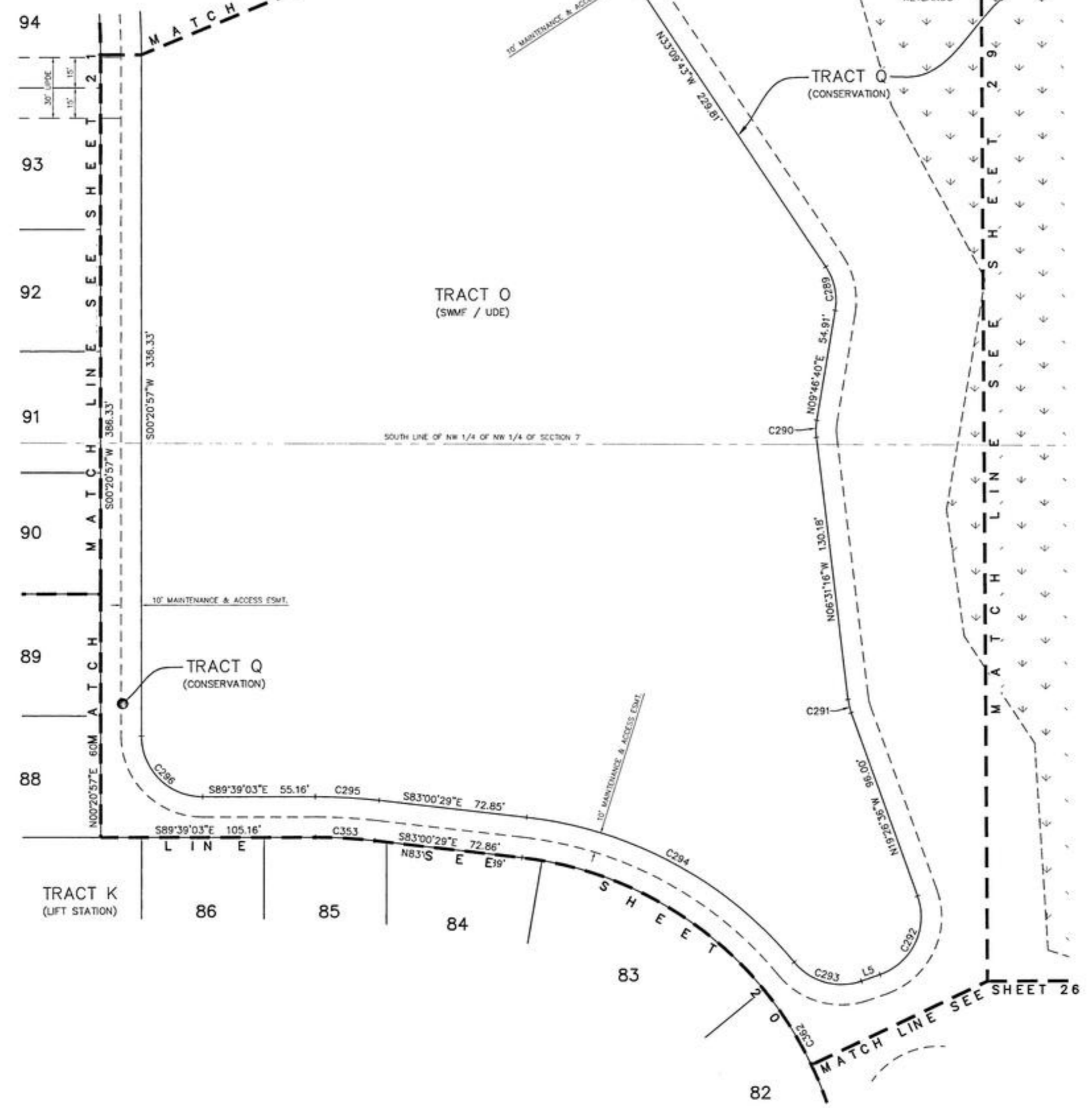
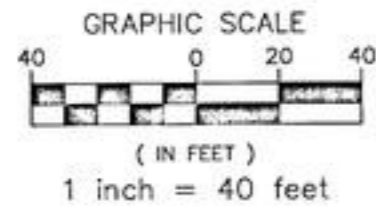
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SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line #	Bearing	Distance
L5	N71°08'59"E	9.67'

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C289	30.00'	42°56'18"	22.48'	21.96'	N11°41'32"W
C290	30.00'	16°18'28"	8.54'	8.51'	N01°37'42"W
C291	30.00'	12°45'50"	6.68'	6.67'	S08°58'25"E
C292	30.00'	90°36'20"	47.44'	42.65'	N25°51'12"E
C293	30.00'	69°38'24"	36.46'	34.26'	S74°01'39"E
C294	200.00'	43°48'17"	152.91'	149.21'	S61°06'18"E
C295	270.00'	06°38'43"	31.32'	31.30'	S86°19'49"E
C296	30.00'	90°00'00"	47.12'	42.43'	S44°39'03"E
C353	250.00'	06°38'43"	29.00'	28.98'	N86°19'49"W
C362	180.00'	225°14'34"	707.62'	332.30'	S29°36'51"W



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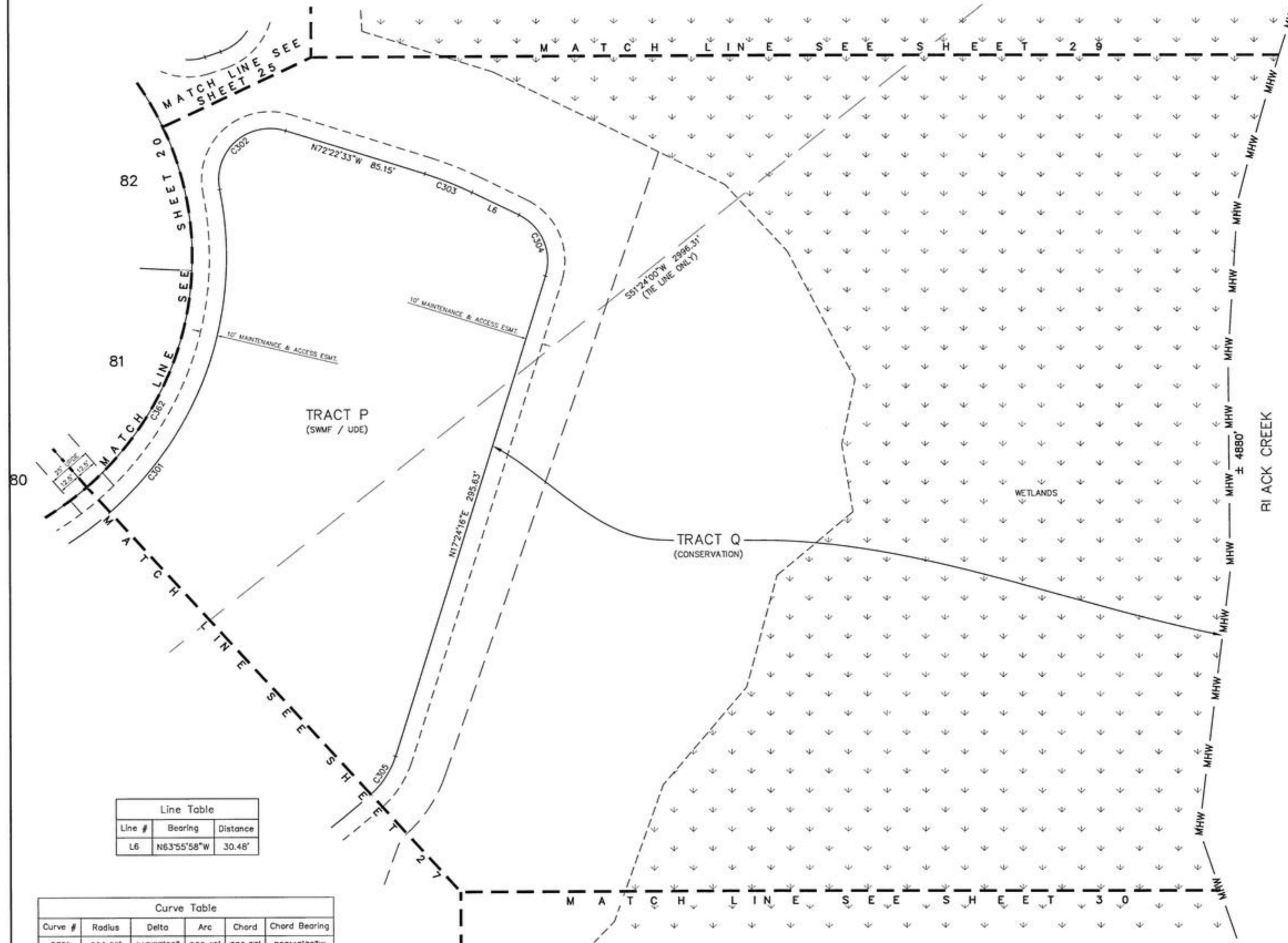
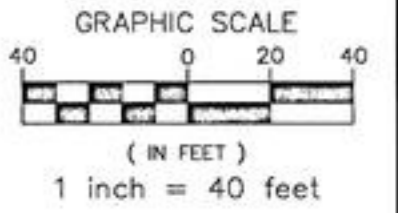
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SHEET **26** OF **32** SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L6	N63°55'58"W	30.48'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C301	200.00'	143°57'05"	502.49'	380.37'	S60°42'36"W
C302	30.00'	118°53'44"	62.25'	51.67'	S48°10'45"W
C303	200.00'	08°26'40"	29.48'	29.45'	N68°09'16"W
C304	30.00'	81°20'05"	42.59'	39.10'	N23°15'51"W
C305	50.00'	30°49'02"	26.89'	26.57'	N32°48'54"E
C362	180.00'	225°14'34"	707.62'	332.30'	S29°36'51"W



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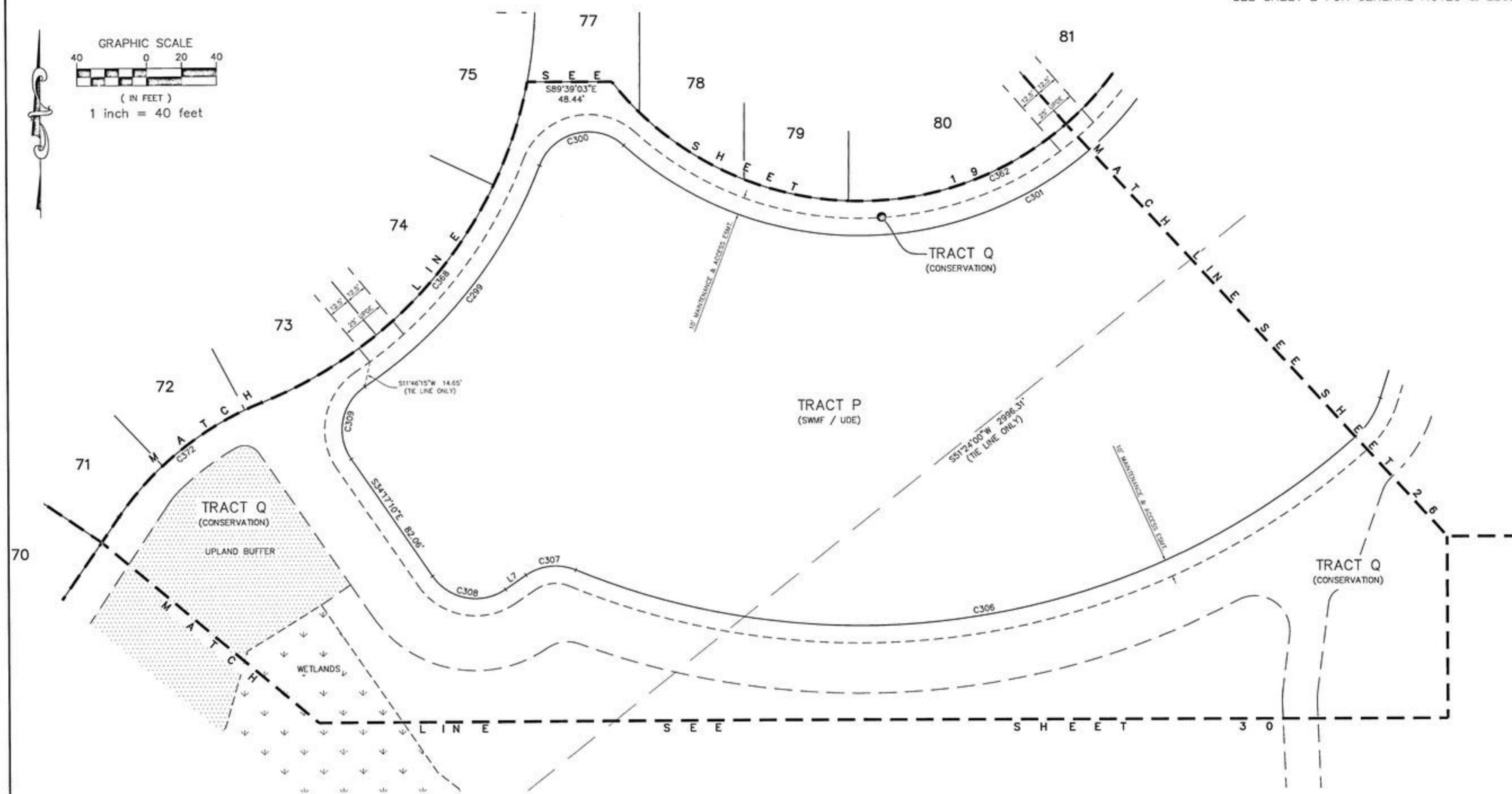
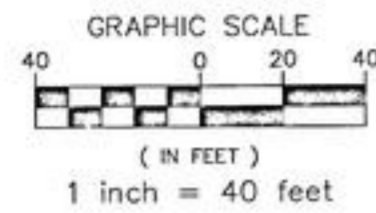
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SHEET **27** OF **32** SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line Table

Line #	Bearing	Distance
L7	N55°42'50\"/>	

Curve Table

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C299	270.00'	34°58'17\"/>			



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LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
1501 COUNTY ROAD 315 SUITE 106  
GREEN COVE SPRINGS, FL 32043  
(904) 284-2224 FAX (904) 284-2258



# JENNINGS FARM

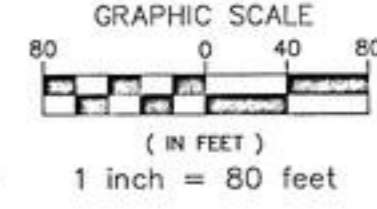
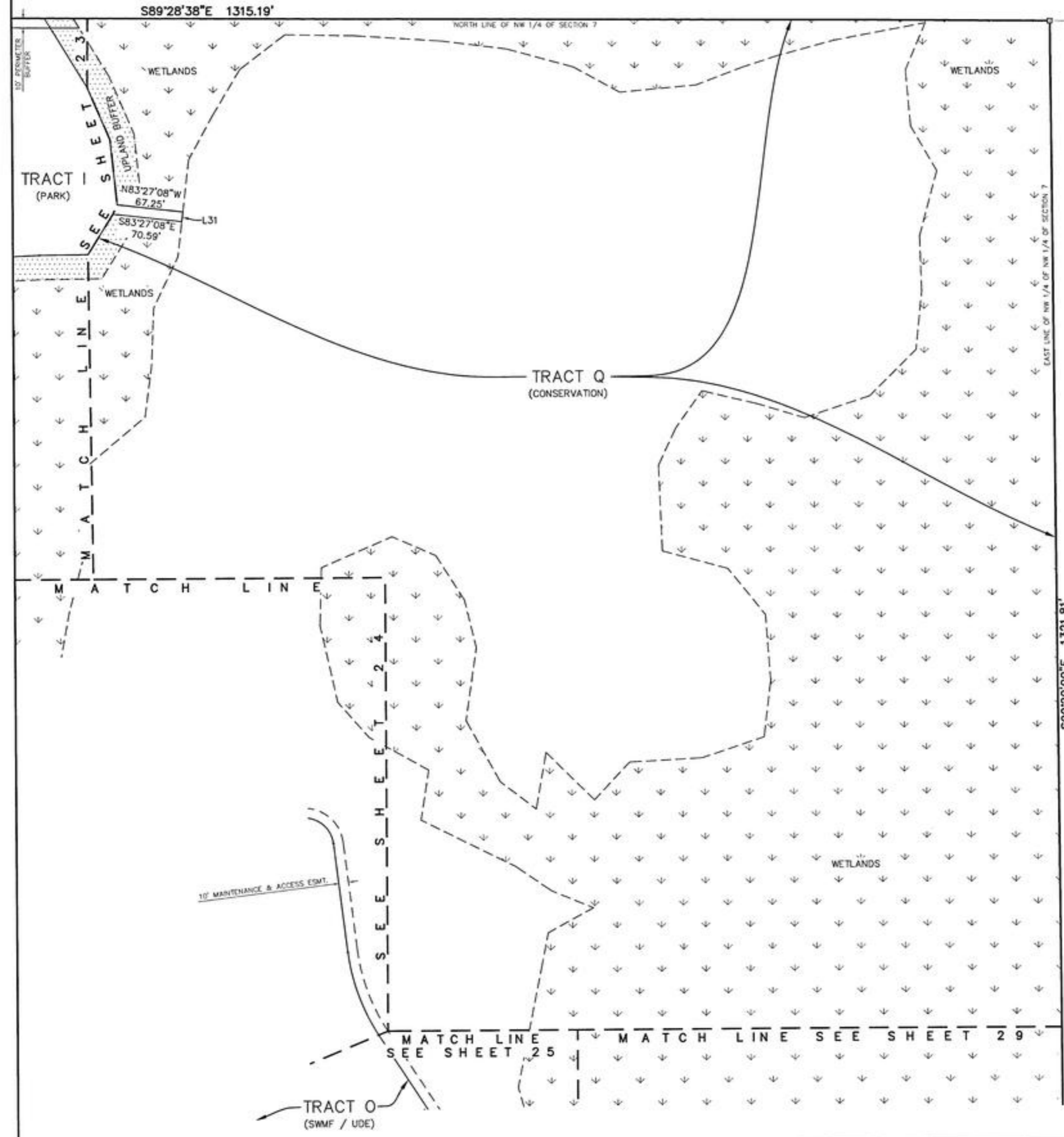
A TRACT OF LAND LYING WITHIN THE GEORGE BRANNING DONATION, SECTION 37, TOWNSHIP 5 SOUTH, RANGE 24 EAST;  
TOGETHER WITH A TRACT OF LAND LYING WITHIN SECTION 7, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

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SHEET **28** OF **32** SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

UNPLATTED  
(O.R. 1808, PG. 1796)

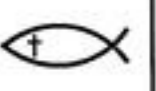


Line Table		
Line #	Bearing	Distance
L31	N06°32'52"E	10.00'

UNPLATTED  
(O.R. 1808, PG. 1796)



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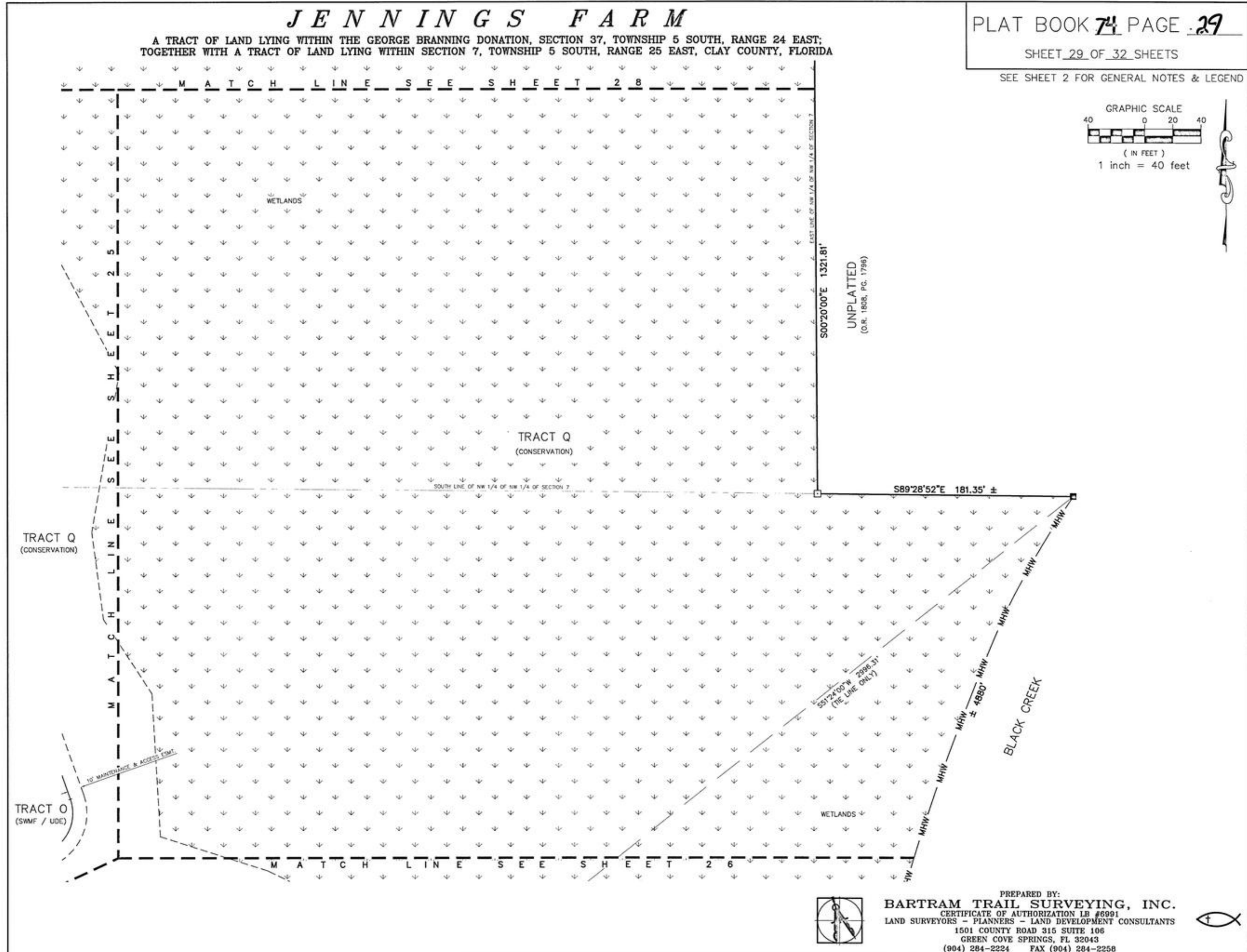
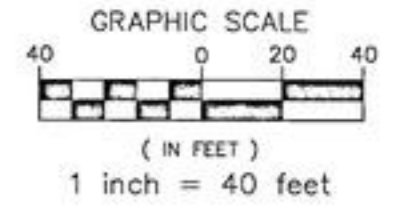
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TRACT Q  
(CONSERVATION)

TRACT Q  
(CONSERVATION)

TRACT O  
(SWMF / UDE)

UNPLATTED  
(O.R. 1808, PG. 1796)

BLACK CREEK



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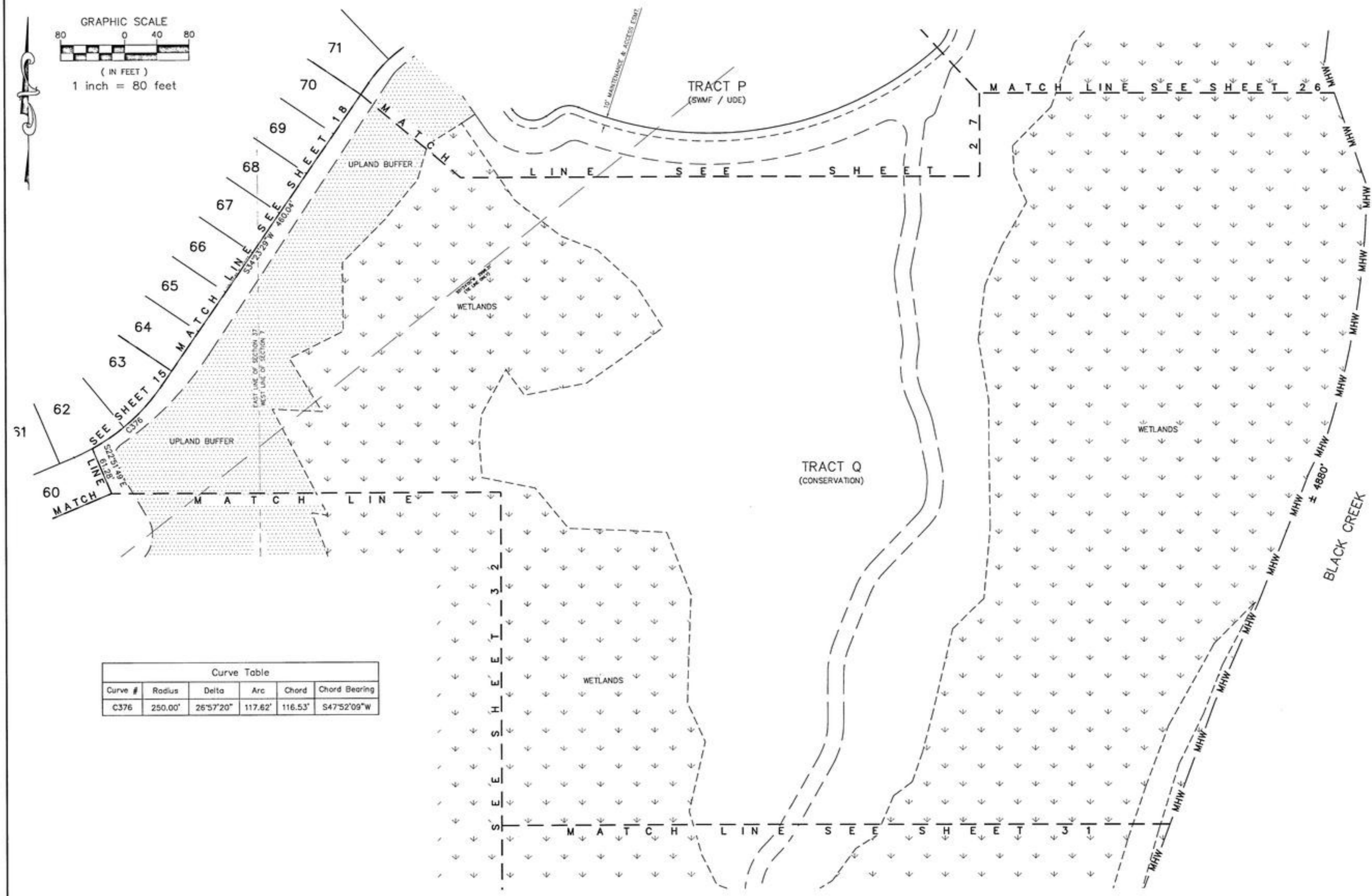
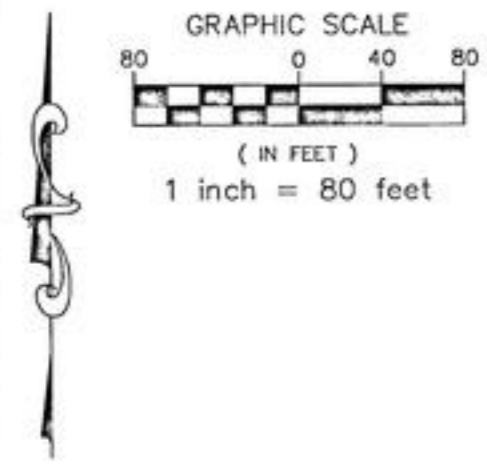
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Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C376	250.00'	26°57'20"	117.62'	116.53'	S47°52'09"W



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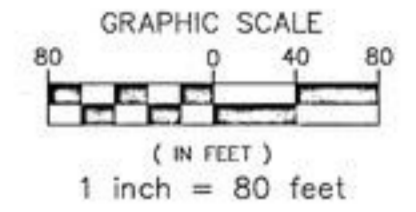
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SHEET 31 OF 32 SHEETS

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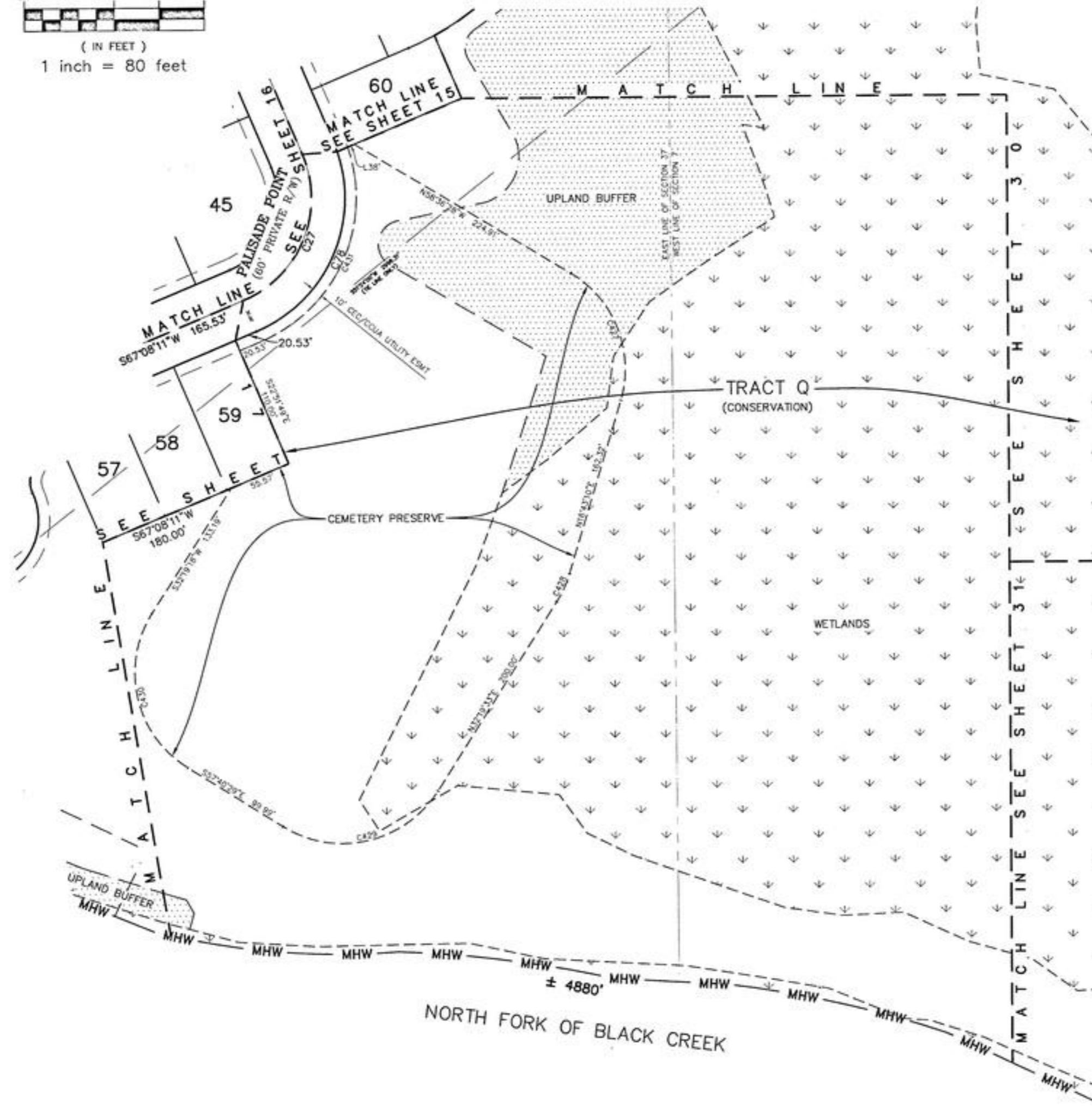
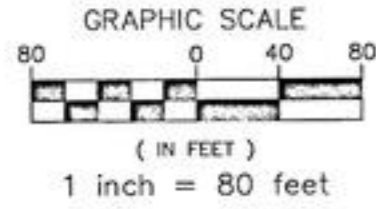
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SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L38	S67°08'11"W	6.49'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C27	100.00'	90°00'00"	157.08'	141.42'	S22°08'11"W
C78	130.00'	85°35'18"	194.19'	176.64'	S24°20'32"W
C427	100.00'	75°19'38"	131.47'	122.20'	N20°56'39"W
C428	100.00'	15°36'22"	27.24'	27.15'	N24°31'21"E
C429	100.00'	89°59'58"	157.08'	141.42'	N77°19'32"E
C430	100.00'	89°59'48"	157.07'	141.42'	S12°40'36"E
C431	140.00'	85°54'14"	209.90'	190.79'	S24°11'04"W



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