

Linda Lakes Unit One

Section 36, Township 4 South, Range 24 East, Clay County, Florida
49.88 Acres ±

LAND USE
ZONING
AREA
No LOTS
MIN. LOT SIZE

RURAL SUBURBS
BFFUD
49.88 AC.
49
6000 Sq. Ft.

PLAT BOOK 58 PAGE 59

SHEET 1 OF 9 SHEETS

TYPE II SUBDIVISION "BFFUD" ZONE

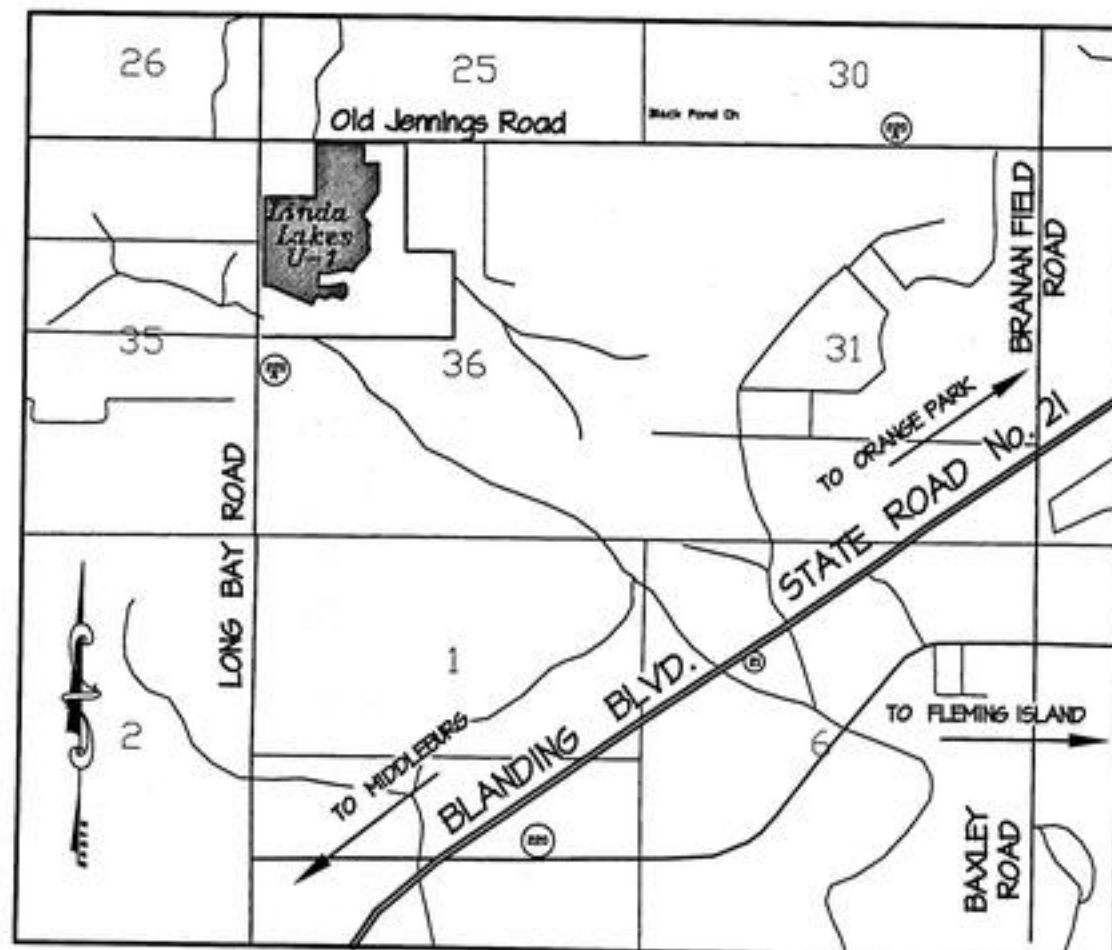
OWNER:
Old Jennings Estates Investment, Inc.
220 Corporate Square Blvd.
Suite 3
Jacksonville, FL 32216

ENGINEER:
North Florida Engineering Services, Inc.
265 River Hills Drive
Jacksonville, FL 32216

SURVEYOR:
Eiland & Associates
615 Blanding Blvd.
Orange Park, FL

CAPTION

A parcel of land situated in the Northwest 1/4 of Section 36, Township 4 South, Range 24 East, Clay County, Florida, said parcel being more particularly described as follows:
Commence at the northwest corner of said Section 36; thence on the north line thereof, North 84 degrees 31 minutes 00 seconds East, 89.71 feet; thence South 00 degrees 24 minutes 00 seconds East, 40.00 feet to the south line of County Road No. 220-A (Old Jennings Road); thence on said south line, North 84 degrees 31 minutes 00 seconds East, 640.16 feet to the Point of Beginning; thence continue on said south line, North 84 degrees 31 minutes 00 seconds East, 652.50 feet; thence South 00 degrees 24 minutes 00 seconds East, 279.58 feet; thence North 84 degrees 31 minutes 00 seconds East, 200.00 feet; thence South 00 degrees 24 minutes 00 seconds East, 388.72 feet; thence South 34 degrees 54 minutes 42 seconds West, 381.74 feet; thence South 42 degrees 14 minutes 58 seconds East, 88.38 feet; thence South 35 degrees 14 minutes 04 seconds East, 43.65 feet; thence South 52 degrees 57 minutes 18 seconds West, 42.16 feet; thence South 04 degrees 24 minutes 44 seconds East, 109.21 feet; thence southerly, along the arc of a curve concave westerly and having a radius of 30.00 feet, an arc distance of 14.33 feet, said arc being subtended by a chord bearing and distance of South 04 degrees 16 minutes 24 seconds West, 14.20 feet; thence southerly, along the arc of a curve concave easterly and having a radius of 90.00 feet, an arc distance of 148.20 feet, said arc being subtended by a chord bearing and distance of South 04 degrees 23 minutes 10 seconds East, 144.47 feet; thence southerly, along the arc of a curve concave westerly and having a radius of 30.00 feet, an arc distance of 32.05 feet, said arc being subtended by a chord bearing and distance of South 03 degrees 52 minutes 20 seconds West, 30.55 feet; thence South 34 degrees 28 minutes 32 seconds West, 131.88 feet; thence southwesterly, along the arc of a curve concave northwesterly and having a radius of 30.00 feet, an arc distance of 7.12 feet, said arc being subtended by a chord bearing and distance of South 41 degrees 16 minutes 22 seconds West, 7.10 feet; thence South 48 degrees 04 minutes 12 seconds West, 74.48 feet; thence westerly, along the arc of a curve concave northerly and having a radius of 30.00 feet, an arc distance of 36.73 feet, said arc being subtended by a chord bearing and distance of South 83 degrees 08 minutes 27 seconds West, 34.48 feet; thence westerly, along the arc of a curve concave southerly and having a radius of 295.00 feet, an arc distance of 225.56 feet, said arc being subtended by a chord bearing and distance of North 83 degrees 41 minutes 34 seconds West, 220.11 feet; thence South 74 degrees 24 minutes 04 seconds West, 142.44 feet; thence westerly, along the arc of a curve concave northerly and having a radius of 80.00 feet, an arc distance of 21.43 feet, said arc being subtended by a chord bearing and distance of South 82 degrees 04 minutes 33 seconds West, 21.35 feet; thence South 84 degrees 44 minutes 57 seconds West, 132.11 feet; thence South 00 degrees 15 minutes 03 seconds East, 140.00 feet; thence South 84 degrees 44 minutes 57 seconds West, 9.96 feet; thence South 00 degrees 15 minutes 03 seconds East, 180.00 feet; thence North 84 degrees 44 minutes 57 seconds East, 142.07 feet; thence northeasterly, along the arc of a curve concave northwesterly and having a radius of 400.00 feet, an arc distance of 107.14 feet, said arc being subtended by a chord bearing and distance of North 82 degrees 04 minutes 33 seconds East, 106.82 feet; thence North 74 degrees 24 minutes 04 seconds East, 88.34 feet; thence southeasterly, along the arc of a curve concave southwesterly and having a radius of 30.00 feet, an arc distance of 43.33 feet, said arc being subtended by a chord bearing and distance of South 64 degrees 12 minutes 54 seconds East, 39.66 feet; thence South 22 degrees 50 minutes 07 seconds East, 34.86 feet; thence southerly, along the arc of a curve concave westerly and having a radius of 60.00 feet, an arc distance of 42.90 feet, said arc being subtended by a chord bearing and distance of South 02 degrees 21 minutes 14 seconds East, 41.99 feet; thence South 28 degrees 21 minutes 47 seconds East, 12.76 feet; thence South 13 degrees 53 minutes 11 seconds West, 28.85 feet; thence South 38 degrees 18 minutes 14 seconds West, 86.81 feet; thence North 70 degrees 21 minutes 04 seconds West, 148.56 feet; thence South 60 degrees 50 minutes 44 seconds West, 102.82 feet; thence North 64 degrees 14 minutes 22 seconds West, 108.49 feet; thence South 74 degrees 20 minutes 08 seconds West, 20.54 feet; thence South 27 degrees 44 minutes 03 seconds West, 126.75 feet; thence North 66 degrees 59 minutes 03 seconds West, 627.34 feet; thence South 84 degrees 42 minutes 00 seconds West, 81.68 feet to the east line of County Road 220-A (Long Bay Road); thence on said east line, North 00 degrees 18 minutes 00 seconds West, 1194.88 feet; thence North 84 degrees 31 minutes 00 seconds East, 640.00 feet; thence North 00 degrees 18 minutes 00 seconds West, 740.00 feet to the point of beginning; being 49.88 acres, more or less, in area.



VICINITY MAP

Eiland & Associates, Inc., LB 1381
PROFESSIONAL SURVEYORS AND MAPPERS
615 Blanding Blvd. Orange Park, FL
TELEPHONE (904) 272-1000

ADOPTION AND DEDICATION

This to certify that Old Jennings Estates Investment, Inc., a Florida corporation, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon known as Linda Lakes Unit One, 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. Cherry Lake Lane, Linda Lakes Lane and Joann Lake Court and all tracts, easements for drainage, utilities and sewers, unobstructed easements and non-access easements as shown hereon shall remain private and are hereby irrevocably and without reservation dedicated to the Linda Lakes Homeowners Association, Inc., which shall assume all obligation for maintenance of said streets, access and drainage improvements which are now or hereafter constructed thereon.

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 or omission of the Dedicator, its agents, contractors, employees, servants, licensees or concessionaires with Linda Lakes Unit One. This indemnification shall run with the land and the assigns of the Dedicator and shall be subject to it.

The roads, streets, drainage, or other common facilities of this subdivision are/are 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.

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 Clay 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 or homeowners or by establishment of a municipal service benefit district.

The Dedicator/Owner, its successors and assigns, hereby grants Clay County Utility Authority a perpetual easement for ingress, egress and utility services over, under, upon and across Cherry Lake Lane, Linda Lakes Lane and Joann Lake Court as well as Tracts "B-18" and "B-14".

Tracts A-1 and A-2, B-1, B-6, B-10, B-11, B-13, B-14, B-16, B-17, B-21, B-22, C-4 through C-7, C-10 through C-13, D-1, D-2, F and G are dedicated to Linda Lakes Homeowners Association, Inc.
Tracts "B-7", "B-8", "B-18", "B-19" and "B-20" are reserved unto the dedicator, its successors and assigns.
Tracts C-4 through C-7, Tracts "F" and "G" and the areas labeled as "Upland Buffers" are subject to a Conservation Easement in favor of the St. Johns River Water Management District pursuant to Section 704.06, Florida Statutes.
The Easements described in General Notes 13 through 17 herein, shall be irrevocably dedicated as stated therein.

IN WITNESS WHEREOF, Old Jennings Estates Investment, Inc., a Florida corporation, has caused these presents to be executed on its behalf as of the date shown below.

Old Jennings Estates Investment, Inc.,
a Florida corporation

John A. Semanik
John A. Semanik, President

Barby Carson
Barby Carson, witness

John A. Semanik
John A. Semanik, President



STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was personally acknowledged before me this 6 day of MARCH, 2017, by John A. Semanik, President of Old Jennings Estates Investment, Inc., a Florida corporation, on behalf of the corporation.

Shirley Vary
Notary Public, State of Florida



Eiland and Associates, Inc., LB 1381
615 Blanding Boulevard
Orange Park, Florida 272-1000

Linda Lakes Unit One

Section 36, Township 4 South, Range 24 East, Clay County, Florida
49.88 Acres ±

LAND USE
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No LOTS
MIN. LOT SIZE

RURAL SUBURBS
BFPUD
49.88 AC.
45
6000 Sq. Ft.

PLAT BOOK **58** PAGE **60**

SHEET 2 OF 9 SHEETS

TYPE II SUBDIVISION "BFPUD" ZONE

OWNER:
Old Jennings Estates Investment, Inc.
2020 Corporate Square Blvd.
Suite 3
Jacksonville, FL 32206

ENGINEER:
North Florida Engineering Services, Inc.
209 River Hills Drive
Jacksonville, FL 32206

SURVEYOR:
Eiland & Associates
615 Blanding Blvd.
Orange Park, FL

COUNTY ENGINEER APPROVAL

Approved this 16 day of March, 2017.


County Engineer

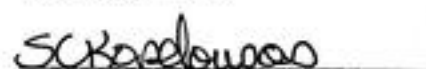
DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL

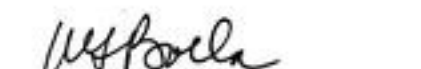
Approved this 17th day of March, 2017.


Director Holly Coyle

BOARD OF COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 14th day of March, 2017, by the Board of County Commissioners, Clay County, Florida.


Clerk of the Board

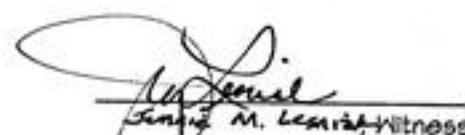

Chairman of the Board

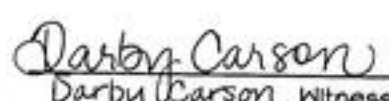
SUBDIVISION IMPROVEMENT GUARANTEE

As a condition precedent to the recordation of this plat in the public records of Clay County, Florida, the undersigned owner of this subdivision does hereby guarantee to each and every person, firm, copartnership or corporation, their heirs, successors and assigns, who shall purchase a lot or lots in said subdivision from said owner, that said owner shall within 12 months of the date of acceptance of the drainage improvements by the Board of County Commissioners thereof fully comply with each and every regulation of the Board of County Commissioners of Clay County, Florida, covering subdivisions in effect at the time of the filing of this final plat insofar as the same effects a lot or lots sold.

Time of such performance being of the essence, said guarantee shall be part of each deed of conveyance or contract of sale covering lots in said subdivision, executed by said owner to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale.

Old Jennings Estates Investment, Inc.,
a Florida corporation


Witness


Darby Carson, Witness

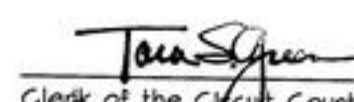
By: 
John A. Semanik, President

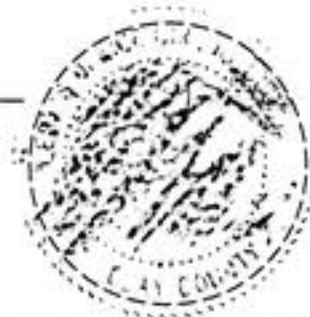
CLERK'S CERTIFICATE

I certify that this plat was filed for recording on this 20 day of March, 2017, in Plat Book 58 Pages 58 through 67 of the public records of Clay County, Florida.




Chief Deputy Clerk


Clerk of the Circuit Court

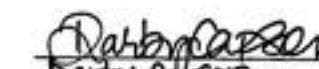


MORTGAGEE'S JOINDER

Fidelity Bank, successor by merger with American Enterprise Bank of Florida, owner and holder of that certain Mortgage dated December 31, 2014, and recorded January 7, 2015 in Official Records Book 3709, page 1342 of the public records of Clay County, Florida, hereby consents to this plat and joins in its dedication.


Fidelity Bank, successor by merger with American Enterprise Bank of Florida

Fidelity Bank, successor by merger with American Enterprise Bank of Florida


Barby Carson, Witness

By: 
Ross McWilliams, Senior Vice President

STATE OF FLORIDA, COUNTY OF CLAY

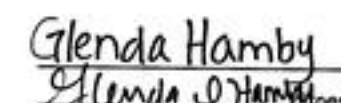
The foregoing instrument was acknowledged before me this 6 day of MARCH, 2017, by Ross McWilliams as Senior Vice President of Fidelity Bank successor by merger with American Enterprise Bank of Florida, on behalf of the bank. He is known to me or has presented his _____ as identification.

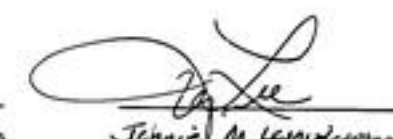

Notary Public, State of Florida

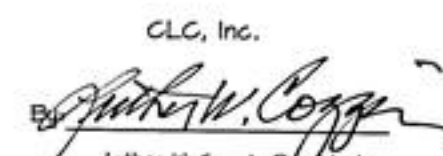


MORTGAGEE'S JOINDER

CLC, Inc., owner and holder of that certain Mortgage dated August 20, 2017, and recorded November 4, 2017 in Official Records Book 3413, page 712 of the public records of Clay County, Florida, hereby consents to this plat and joins in its dedication.

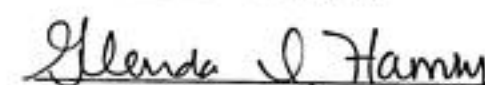

Glenda Hamby


Glenda Hamby, Witness

By: 
Luther M. Coggin, President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 6 day of MARCH, 2017, by Luther M. Coggin, as president of CLC, Inc., on behalf of the Corporation. He is known to me or has presented his _____ as identification.


Notary Public, State of Florida



SURVEYOR'S CERTIFICATE OF REVIEW

The undersigned surveyor hereby certifies that he has been retained by Clay County to review this plat on behalf of Clay County, Florida, in accordance with the requirements of Section 177.08(1), Florida Statutes (1998), and has determined that said plat conforms with the requirements of Chapter 171, Florida Statutes.

The undersigned did not prepare this plat.
This certificate is made as of the 20 day of March, 2017.


John M. McLaren
Florida Registration No. 5479
6431 Connie Jean Road
Jacksonville, Florida 32222



SURVEYOR'S CERTIFICATE

This is to certify that this plat is a correct representation of the lands surveyed, platted and described hereon, that Permanent Reference Monuments have been placed as shown on said plat in accordance with Chapter 171, Florida Statutes, as amended, and that Permanent Control Points will be set as shown in accordance with said laws, that said survey was made under my responsible direction and supervision and that the survey data shown on said plat complies with all the requirements of said chapter.
Signed this 20 day of March, 2017.


Harold T. Eiland
Florida Cert. No. 2518
Eiland and Associates, Inc., LB 1381
615 Blanding Boulevard
Orange Park, Florida 32067

Linda Lakes Unit One

Section 36, Township 4 South, Range 24 East, Clay County, Florida
49.88 Acres ±

LAND USE
ZONING
AREA
No LOTS
MIN. LOT SIZE

RURAL SUBURBS
BFFUD
49.88 AC.
45
6000 Sq. Ft.

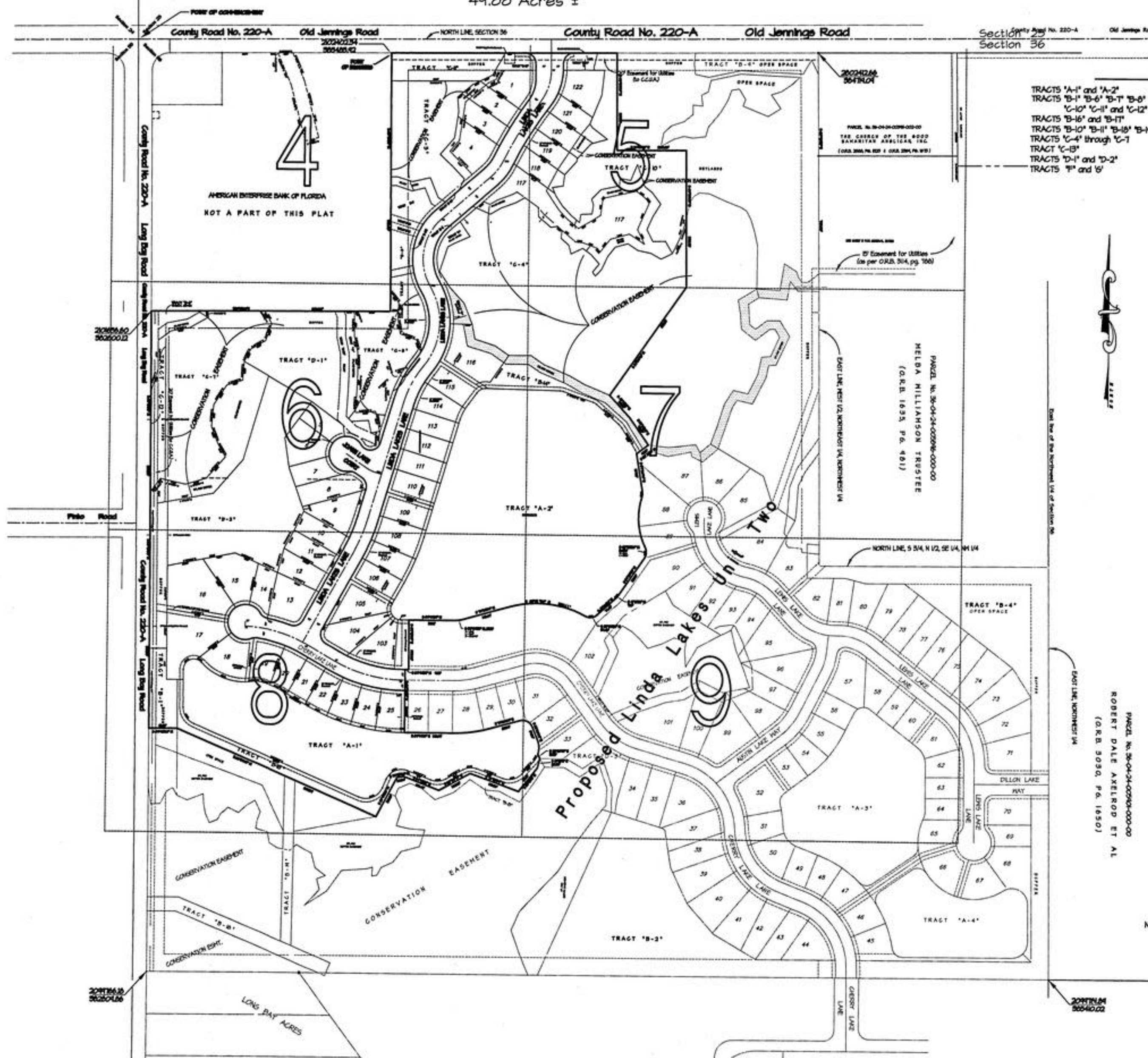
PLAT BOOK 58 PAGE 61
SHEET 3 OF 9 SHEETS

TYPE II SUBDIVISION "BFFUD" ZONE

OWNER:
Old Jennings Estates Investment, Inc.
2020 Corporate Square Blvd.
Suite 3
Jacksonville, FL 32226

ENGINEER:
North Florida Engineering Services, Inc.
263 River Hills Drive
Jacksonville, FL 32226

SURVEYOR:
Eiland & Associates
615 Blanding Blvd.
Orange Park, FL



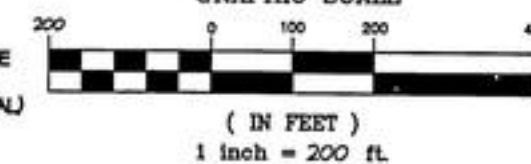
LEGEND:

TRACTS "A-1" and "A-2"
TRACTS "B-1" "B-6" "B-7" "B-8" "B-9" and "B-14"
TRACTS "C-1" "C-11" and "C-12"
TRACTS "B-16" and "B-17"
TRACTS "B-18" "B-19" "B-20" "B-21" and "B-22"
TRACTS "C-4" through "C-7"
TRACT "C-8"
TRACTS "D-1" and "D-2"
TRACTS "F" and "G"

NATURAL BUFFER

RETENTION (LAKES)
NATURAL BUFFER
LANDSCAPE AND SIGNAGE
UTILITY
WETLANDS (JURISDICTIONAL)
PARK ACCESS PARCEL
RECREATIONAL (PARK)
UPLAND BUFFER

GRAPHIC SCALE



GENERAL NOTES:

- 1) Permanent Control Point shown thus: *
- 2) Permanent Reference Monument, 4"x4" Conc. Mon. □
- 3) Tabulated Curve Number shown thus: C/
- 4) Radial Lot Lines shown thus: (R)
- 5) Building Restriction Lines shall be as follows:
minimum front setback = 20'
minimum rear setback = 10'
minimum side setback = 5'
minimum side setback abutting street = 10'
- 6) Bearings shown hereon are based on N 00°18'00" W for the right-of-way line of Long Bay Road (County Road 220-A)
- 7) All return radii are 30 feet unless noted otherwise.
- 8) According to the Federal Emergency Management Agency, Flood Insurance Rate Map, dated March 17, 2014, Community Panel No. 12014C-0155E, all 122 lots shown hereon are situated in ZONE "X".
- 9) All platted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
- 10) Current law provides that no construction, filling, removal of earth, cutting of trees or plants shall take place within the "wetlands" as depicted on this plat without the written approval of Clay County and other regulatory agencies with the jurisdiction over such "wetlands". It is the responsibility of the lot owner, his agent and the entity performing any activity within the "wetlands" to acquire the necessary written approvals prior to the beginning of any work. This "wetlands" may be superseded and redefined from time to time by the appropriate agencies.
- 11) C.C.U.A. Denotes Clay County Utility Authority
- 12) C.E.C. Denotes Clay Electric Cooperative
- 13) Whether depicted on the plat or not, the Dedicator/Owner hereby grants Clay Electric Cooperative, Inc., and Clay County Utility Authority, a ten foot (10') wide 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.
- 14) Where a Clay Electric Cooperative, Inc. easement crosses an easement or right-of-way granted to Clay County Utility Authority, Clay Electric Cooperative, Inc. shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay County Utility Authority shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay Electric Cooperative, Inc.'s facilities.
- 15) Where a Clay County Utility Authority easement crosses an easement or right-of-way granted to Clay Electric Cooperative, Inc., Clay County Utility Authority shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay Electric Cooperative, Inc. shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay County Utility Authority's facilities.
- 16) All easements for water and sewer systems marked C.C.U.A. and shown on plat are hereby irrevocably and without reservation dedicated to Clay County Utility Authority (C.C.U.A.), its successors and assigns.
- 17) 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.).
- 18) P.C. Denotes Point of Curvature
P.T. Denotes Point of Tangency
P.C.C. Denotes Point of Compound Curvature
P.R.C. Denotes Point of Reverse Curvature
R.P. Denotes Radius Point

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 this plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority.

Eiland & Associates, Inc., LB 1381
PROFESSIONAL SURVEYORS AND MAPPERS
615 Blanding Blvd. Orange Park, FL
TELEPHONE (904) 272-1000

Linda Lakes Unit One

Section 36, Township 4 South, Range 24 East, Clay County, Florida
49.88 Acres ±

PLAT BOOK 58 PAGE 62

SHEET 4 OF 9 SHEETS

TYPE II SUBDIVISION "BFPUD" ZONE

OWNER:
Old Jennings Estates Investment, Inc.
2020 Corporate Square Blvd.
Suite 3
Jacksonville, FL 32216

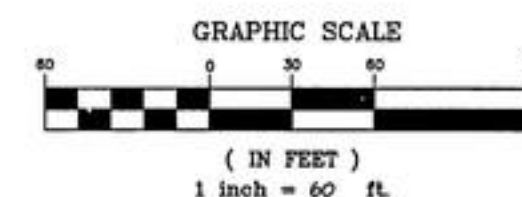
ENGINEER,
North Florida Engineering Services, Inc.
265 River Hills Drive
Jacksonville, FL 32216

SURVEYOR:
Eiland & Associates
615 Blanning Blvd.
Orange Park, FL

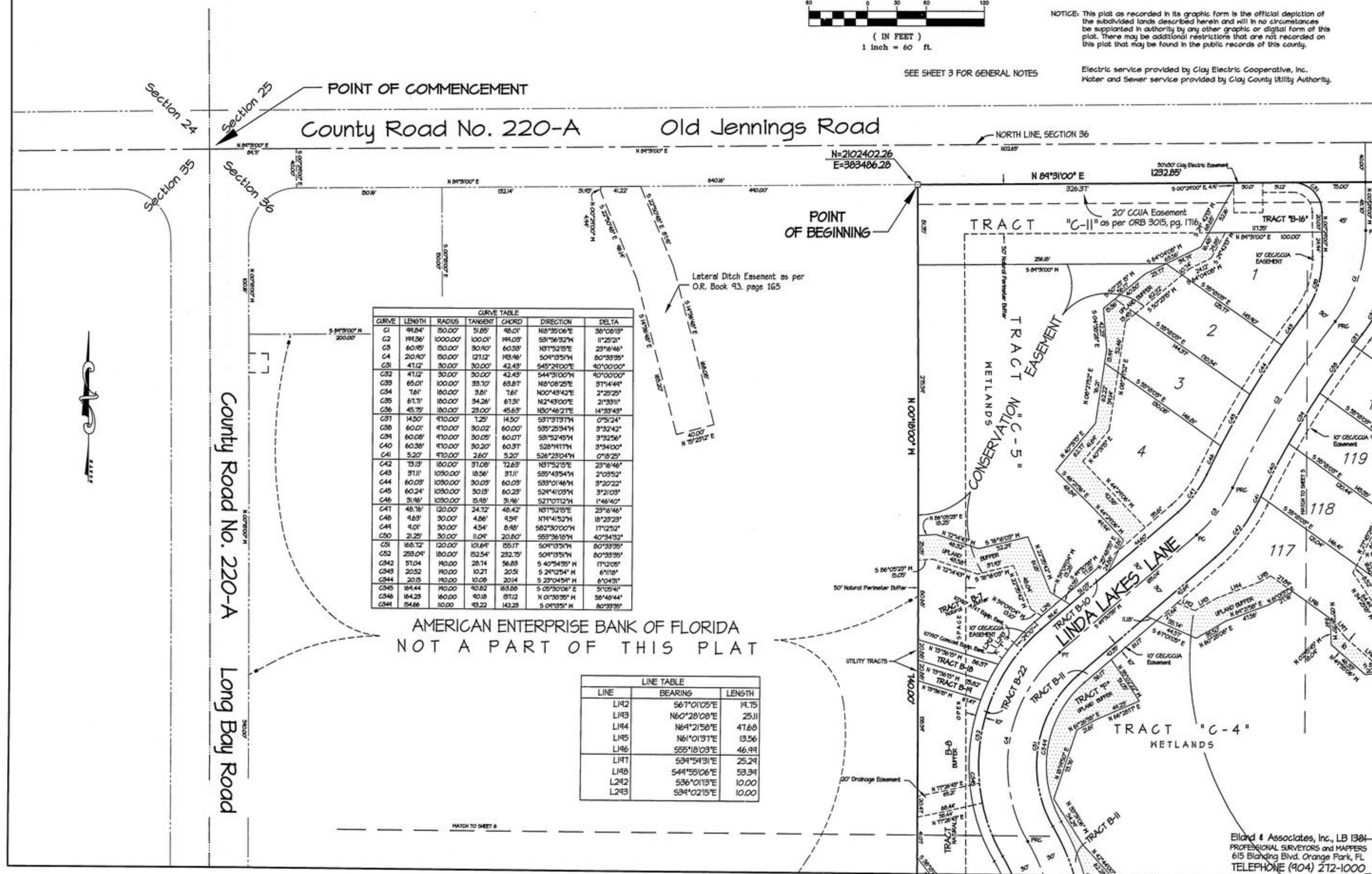
NOTICE: This plot as recorded in its graphic form is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of this plot. There may be additional restrictions that are not recorded on this plot that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

Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority

LAND USE	RURAL SUBURB
ZONING	DRFUD
AREA	41.88 AC.
No LOTS	43
MIN. LOT SIZE	6,000 Sq. Ft.



SEE SHEET 3 FOR GENERAL NOTES



Elland & Associates, Inc., LB 1384
PROFESSIONAL SURVEYORS and MAPPERS
615 Blanding Blvd. Orange Park, FL
TELEPHONE (904) 272-1000

Linda Lakes Unit One

Section 36, Township 4 South, Range 24 East, Clay County, Florida
49.88 Acres ±

LAND USE
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AREA
No. LOTS
MIN. LOT SIZE

RURAL SUBURBS
BFFUD
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PLAT BOOK 58 PAGE 63

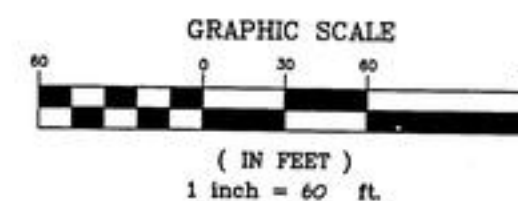
SHEET 5 OF 9 SHEETS

TYPE II SUBDIVISION "BFFUD" ZONE

OWNER:
Old Jennings Estates Investment, Inc.
2020 Corporate Square Blvd.
Suite 3
Jacksonville, FL 32216

ENGINEER:
North Florida Engineering Services, Inc.
269 River Hills Drive
Jacksonville, FL 32216

SURVEYOR:
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615 Blanding Blvd.
Orange Park, FL

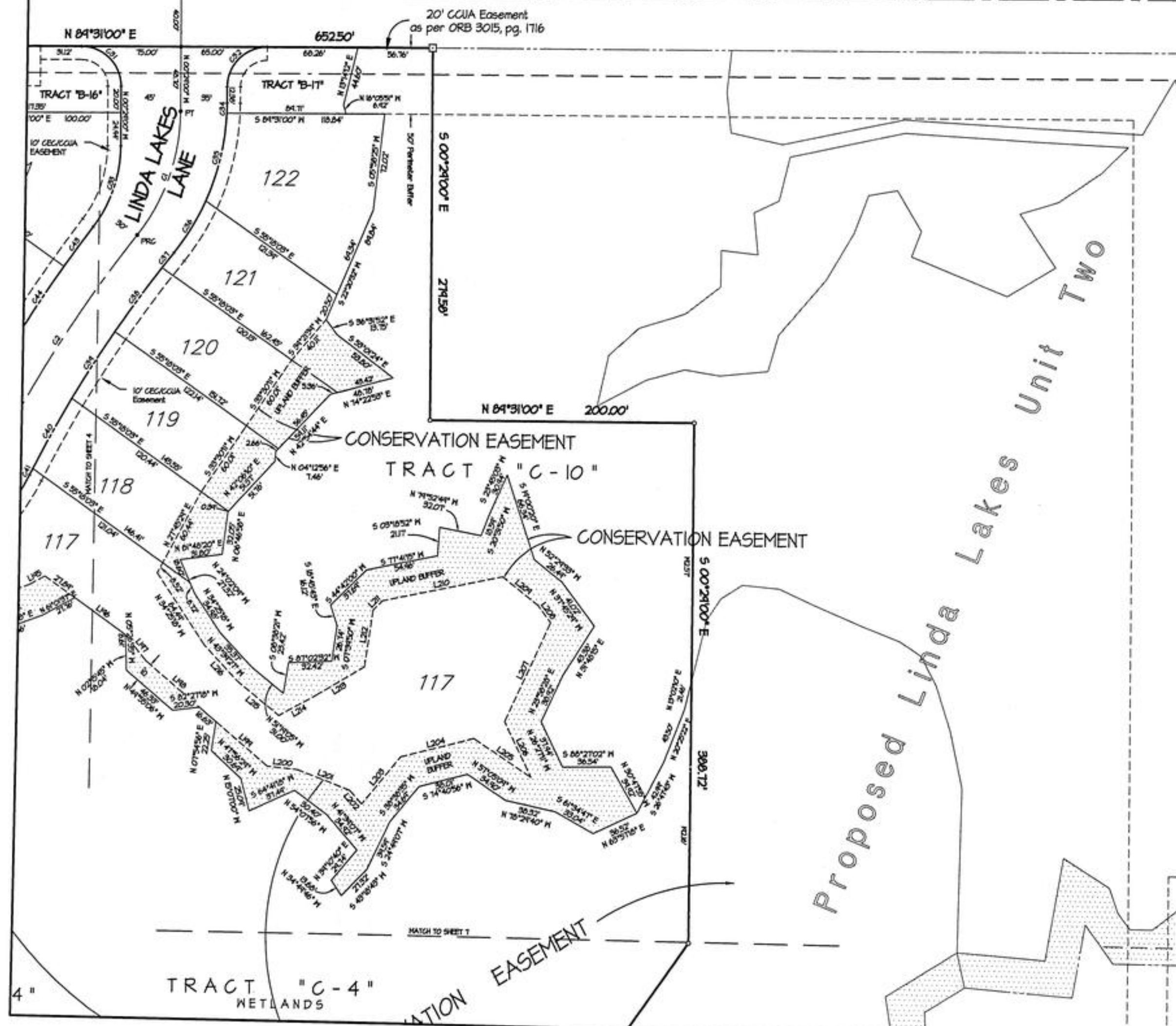


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County Road No. 220-A

Old Jennings Road

Section 25
Section 36



N=2102412.66
E=384719.09

PARCEL No. 36-04-24-005911-002-00

THE CHURCH OF THE GOOD
SAMARITAN ANGLICAN, INC.

(O.R.B. 2888, PG. 1523 & O.R.B. 2369, PG. 1673)

LINE TABLE		
LINE	BEARINGS	LENGTH
L195	N61°01'31"E	13.56
L196	S55°18'03"E	46.44
L197	S39°54'31"E	25.24
L198	N44°55'06"W	53.34
L199	N44°55'06"W	51.30
L200	S84°49'52"E	22.61
L201	S64°32'24"E	42.58
L202	S41°34'07"E	13.70
L203	S38°38'35"W	46.18
L204	S74°40'56"W	51.34
L205	N51°05'04"W	52.11
L206	N26°27'11"W	46.44
L207	N23°58'28"E	81.41
L208	N81°45'24"W	16.13
L209	N52°24'33"W	34.05
L210	S71°41'15"W	42.87
L211	S44°42'00"W	10.00
L212	S07°34'50"W	42.64
L213	S58°19'47"W	41.65
L214	S60°32'00"W	32.41
L215	N51°14'05"W	40.05
L216	N43°34'21"W	37.54

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	94.84'	150.00'	51.85'	98.01'	N18°35'06"E	38°08'13"
C2	149.36'	1000.00'	100.01'	149.03'	S31°56'32"W	11°25'21"
C31	47.12'	30.00'	30.00'	42.43'	S45°24'00"E	40°00'00"
C32	47.12'	30.00'	30.00'	42.43'	S44°31'00"W	40°00'00"
C33	65.01'	100.00'	33.70'	63.87'	N18°08'25"E	37°14'44"
C34	7.61'	180.00'	3.81'	7.61'	N00°43'42"E	2°25'25"
C35	67.71'	180.00'	34.26'	67.31'	N12°43'00"E	21°33'11"
C36	45.75'	180.00'	23.00'	45.63'	N30°46'21"E	14°33'43"
C37	14.50'	970.00'	1.25'	14.50'	S37°31'31"W	0°51'24"
C38	60.01'	970.00'	30.02'	60.00'	S35°25'34"W	3°32'42"
C39	60.08'	970.00'	30.05'	60.07'	S31°52'45"W	3°32'56"
C40	60.38'	970.00'	30.20'	60.37'	S28°14'11"W	3°34'00"
C41	5.20'	970.00'	2.60'	5.20'	S26°23'04"W	0°18'25"

Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority.

Elland & Associates, Inc., LB 1381
PROFESSIONAL SURVEYORS and MAPPERS
615 Blanding Blvd. Orange Park, FL
TELEPHONE (904) 272-1000

Linda Lakes Unit One

Section 36, Township 4 South, Range 24 East, Clay County, Florida
49.88 Acres ±

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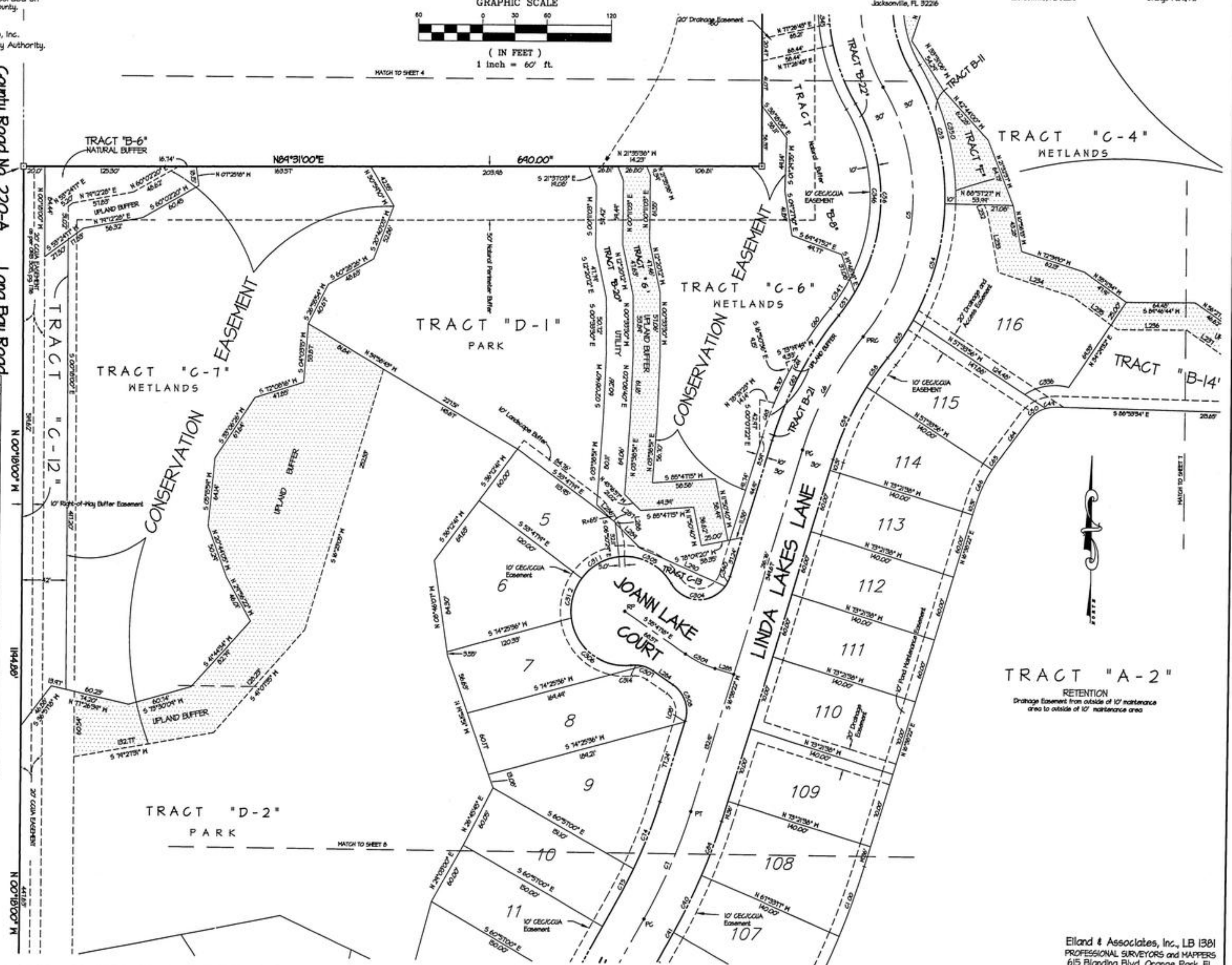
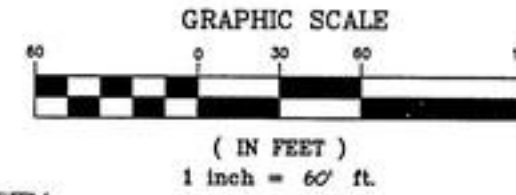
SEE SHEET 3 FOR GENERAL NOTES

County Road No. 220-A Long Bay Road

LINE	BEARING	LENGTH
L232	S21°32'37"E	8.08
L233	S40°56'13"E	55.40
L234	S72°34'10"E	73.22
L235	S55°11'34"E	51.46
L236	N84°46'44"E	64.18
L237	S56°21'31"E	41.36
L238	S55°47'18"E	22.48
L239	S73°21'38"E	18.20
L240	S45°16'51"E	14.85
L241	S53°47'14"E	3.83
L242	S06°50'24"E	0.91
L243	S45°16'51"E	32.66
L244	S66°53'34"E	86.14

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C5	246.18'	200.00'	141.41'	230.43'	N04°12'50"E	10°31'33"
C6	184.58'	300.00'	60.54'	18.74'	S28°09'24"E	22°50'14"
C7	108.30'	500.00'	54.36'	108.04'	N22°50'41"E	12°24'31"
C48	9.01'	30.00'	4.54'	8.98'	S82°30'00"E	17°12'52"
C50	21.25'	30.00'	11.04'	20.80'	S53°36'18"E	40°34'32"
C53	126.82'	250.00'	66.25'	121.51'	N5°00'12"E	32°05'30"
C54	12.31'	250.00'	51.30'	11.94'	N5°01'52"E	21°58'37"
C55	41.88'	250.00'	21.05'	41.82'	N84°14'58"E	10°27'25"
C56	188.43'	170.00'	101.74'	174.66'	N00°06'11"E	61°44'20"
C57	25.82'	170.00'	12.44'	25.80'	N89°07'30"E	8°42'33"
C58	33.14'	210.00'	16.61'	33.16'	S55°51'20"E	7°02'32"
C59	74.43'	210.00'	31.45'	74.20'	S24°32'33"E	5°47'42"
C60	56.84'	340.00'	28.51'	56.83'	S34°40'58"E	9°38'35"
C61	15.05'	340.00'	6.53'	15.05'	S28°41'23"E	2°11'56"
C62	191.53'	330.00'	66.85'	190.66'	S28°09'24"E	22°50'14"
C63	33.86'	340.00'	16.81'	33.87'	S41°24'31"E	5°42'34"
C64	34.78'	310.00'	14.91'	34.76'	N86°23'44"E	6°09'34"
C65	5.48'	130.00'	8.00'	5.47'	S55°57'20"E	7°02'32"
C66	35.84'	130.00'	18.03'	35.72'	S24°32'33"E	5°47'42"
C74	66.83'	410.00'	33.41'	66.78'	N20°42'41"E	6°08'50"
C75	34.47'	410.00'	17.05'	34.47'	N26°55'06"E	4°55'48"
C84	58.71'	330.00'	26.88'	58.68'	N4°32'32"E	5°48'21"
C89	51.83'	330.00'	24.00'	51.40'	N25°34'36"E	6°18'46"
C91	3.16'	330.00'	1.58'	3.16'	N28°52'45"E	0°20'31"
C100	612.81'	670.00'	33.48'	612.86'	N4°32'32"E	5°48'21"
C809	4.13'	30.00'	4.80'	4.10'	N 25°21'35" E	17°26'26"
C804	54.20'	30.00'	14.00'	50.05'	S 67°40'10" E	13°09'35"
C805	51.34'	30.00'	32.24'	34.25'	S 63°54'27" E	85°42'05"
C806	78.03'	30.00'	44.50'	70.35'	S 52°21'16" E	84°25'14"
C807	10.26'	30.00'	5.18'	10.21'	N65°34'56"E	14°35'16"
C808	37.12'	30.00'	21.48'	35.45'	N 19°34'28" E	72°25'40"
C809	30.67'	100.00'	15.46'	30.55'	S 64°34'28" E	17°34'20"
C81	40.71'	30.00'	21.71'	34.83'	N64°11'06"E	46°56'50"
C82	38.34'	30.00'	20.20'	31.43'	N4°13'01"E	43°54'20"
C84	11.43'	30.00'	5.75'	11.36'	N66°11'14"E	21°44'18"
C86	43.04'	30.00'	22.78'	41.77'	N60°31'38"E	44°22'24"
C840	10.03'	30.00'	5.05'	9.94'	N26°13'13"E	14°04'43"
C846	64.23'	160.00'	40.08'	67.12'	N01°38'35"E	58°48'44"
C847	32.71'	160.00'	33.71'	32.65'	N33°37'11"E	11°42'44"
C850	194.31'	240.00'	68.16'	192.56'	N 5°01'02" E	32°03'41"

Pinto Road



LAND USE
ZONING
AREA
No. LOTS
MIN. LOT SIZE

RURAL SUBURBS
BFFUD
49.88 AC.
45
6000 Sq. Ft.

PLAT BOOK 58 PAGE 64
SHEET 6 OF 9 SHEETS

TYPE II SUBDIVISION "BFFUD" ZONE

OWNER:
Old Jimmies Estates Investment, Inc.
2120 Corporate Square Blvd.
Suite 3
Jacksonville, FL 32216

ENGINEER:
North Florida Engineering Services, Inc.
283 River Hills Drive
Jacksonville, FL 32216

SURVEYOR:
Eiland & Associates
615 Blanding Blvd.
Orange Park, FL

TRACT "A-2"

RETENTION
Drainage Easement from outside of 10' maintenance area to outside of 10' maintenance area

Eiland & Associates, Inc., LB 1381
PROFESSIONAL SURVEYORS AND MAPPERS
615 Blanding Blvd. Orange Park, FL
TELEPHONE (904) 212-1000

Linda Lakes Unit One

LAND USE
ZONING
AREA
No LOTS
MIN. LOT SIZE

RURAL SUBURBS
BFPUD
41.88 AC.
15
6000 Sq. Ft.

PLAT BOOK 58 PAGE 65

SHEET 7 OF 9 SHEETS

TYPE II SUBDIVISION "BFPUD" ZONE

Section 36, Township 4 South, Range 24 East, Clay County, Florida
49.88 Acres ±

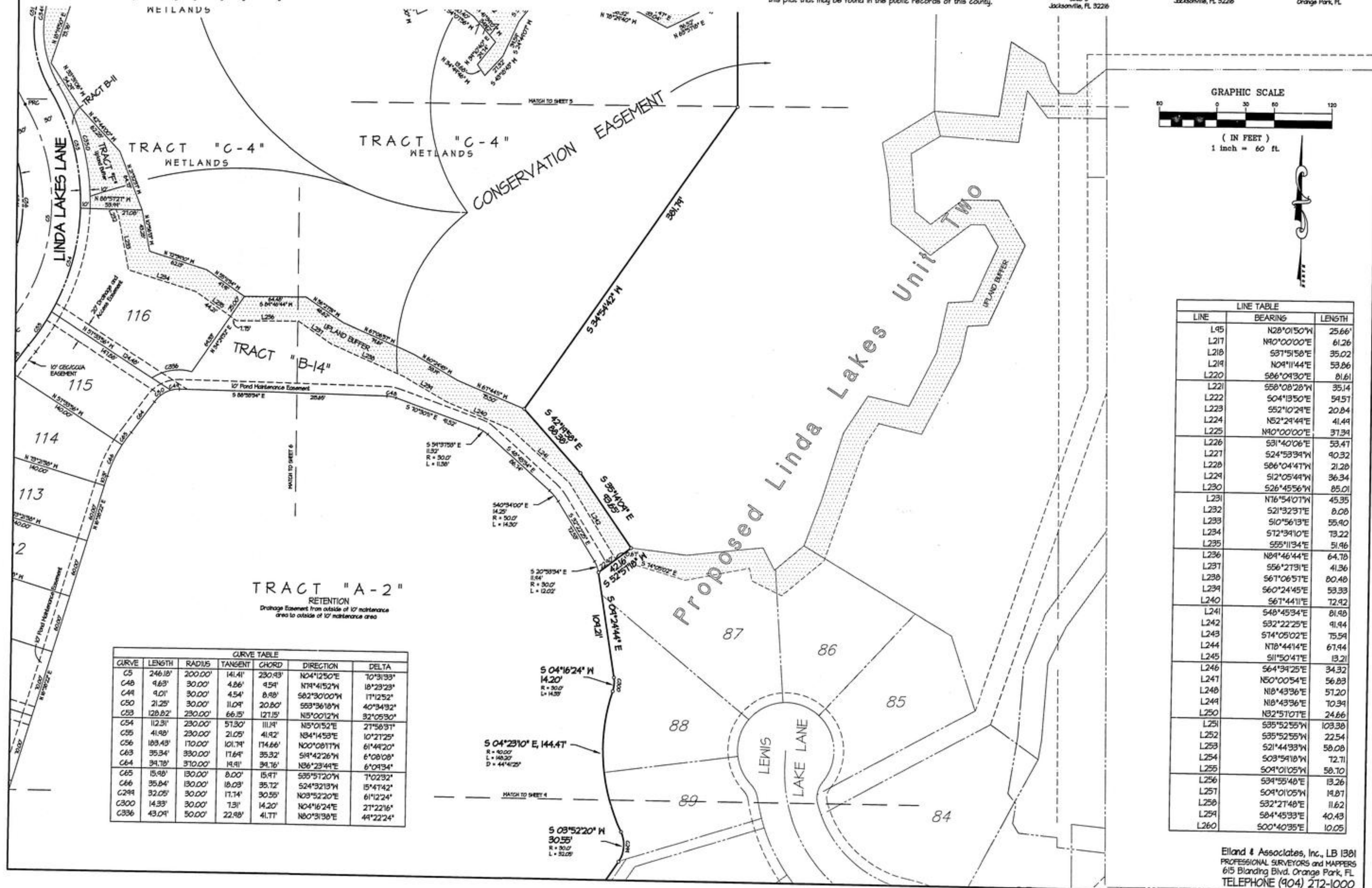
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OWNER:
Old Jennings Estates Investment, Inc.
2120 Corporate Square Blvd.
Suite 3
Jacksonville, FL 32216

ENGINEER:
North Florida Engineering Services, Inc.
263 River Hills Drive
Jacksonville, FL 32216

SURVEYOR:
Elland & Associates
615 Blanding Blvd.
Orange Park, FL

Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority.



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

Linda Lakes Unit One

Section 36, Township 4 South, Range 24 East, Clay County, Florida
49.88 Acres ±

LAND USE
ZONING
AREA
No. LOTS
MIN. LOT SIZE

RURAL SUBURBS
BFFUD
41.88 AC.
49
6000 Sq. Ft.

PLAT BOOK 58 PAGE 67

SHEET 9 OF 9 SHEETS

TYPE II SUBDIVISION "BFFUD" ZONE

OWNER:
Old Jennings Estates Investment, Inc.
2020 Corporate Square Blvd.
Suite 3
Jacksonville, FL 32216

ENGINEER:
North Florida Engineering Services, Inc.
263 River Hills Drive
Jacksonville, FL 32216

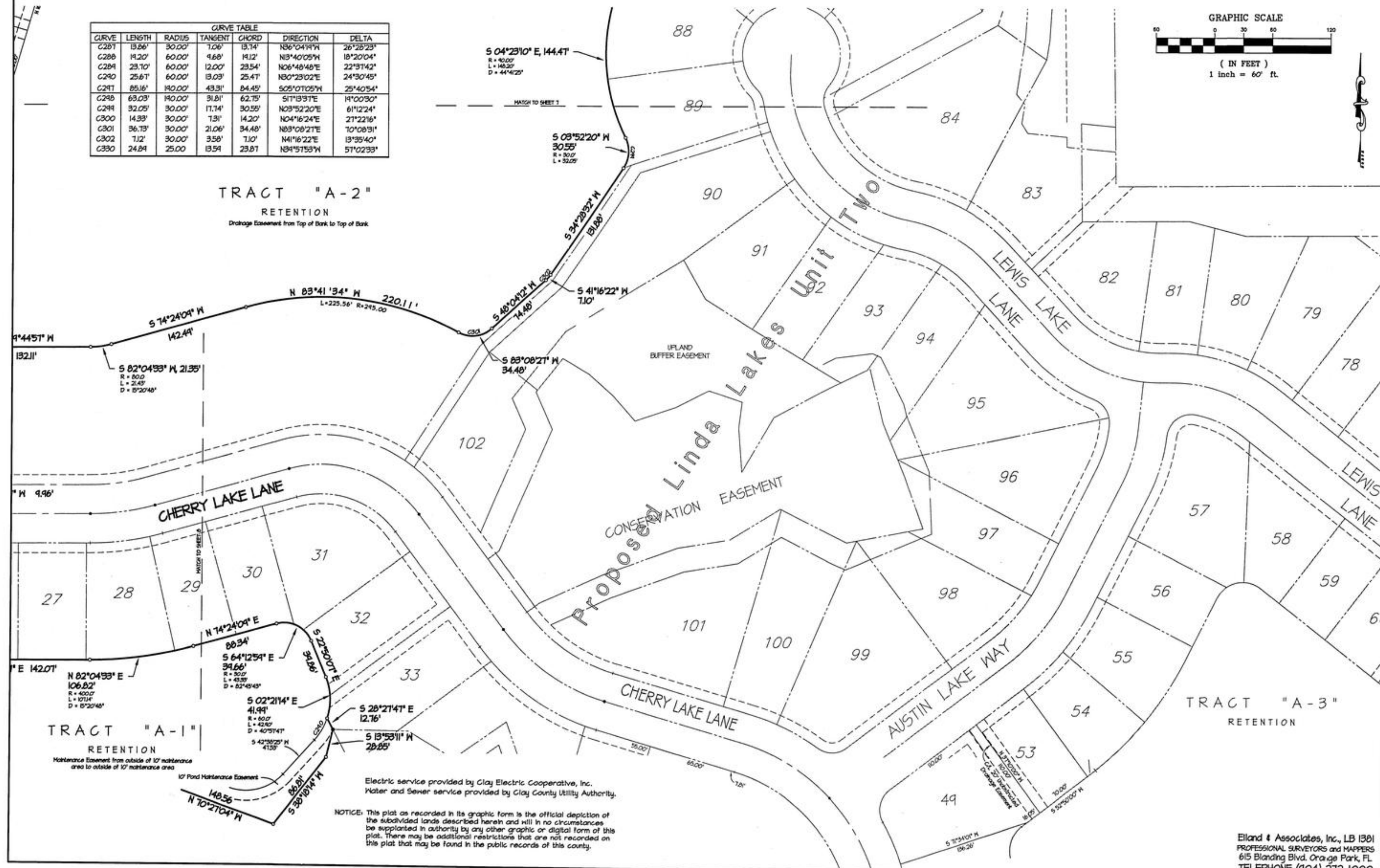
SURVEYOR:
Eiland & Associates
615 Blanding Blvd.
Orange Park, FL

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION
C287	13.86'	30.00'	1.06'	13.74'	N86°04'14"W
C288	14.20'	60.00'	4.68'	14.12'	N13°40'05"W
C289	23.10'	60.00'	12.00'	23.54'	N06°48'48"E
C290	25.61'	60.00'	13.03'	25.47'	N30°23'02"E
C291	85.16'	190.00'	43.31'	84.45'	S05°07'05"W
C292	63.03'	190.00'	31.81'	62.75'	S17°13'37"E
C293	32.05'	30.00'	17.74'	30.55'	N03°52'20"E
C300	14.33'	30.00'	7.31'	14.20'	N04°16'24"E
C301	36.73'	30.00'	21.06'	34.48'	N83°08'21"E
C302	112'	30.00'	3.58'	110'	N41°16'22"E
C330	24.84'	25.00'	13.54'	23.81'	N84°57'53"W

TRACT "A-2"

RETENTION

Drainage Easement from Top of Bank to Top of Bank



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Water and Sewer service provided by Clay County Utility Authority.

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