

Linda Lakes Unit 2

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

LAND USE
ZONING
AREA
No LOTS
MIN. LOT SIZE

RURAL SUBURBS
BFFUD
43.44 AC.
30
6000 Sq. Ft.

PLAT BOOK 60 PAGE 28

SHEET 1 OF 8 SHEETS

TYPE I SUBDIVISION "BFPUD" ZONE

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:
Bland & Associates
615 Blanding Blvd.
Orange Park, FL

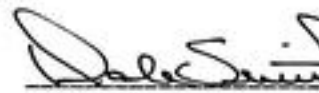
CAPTION

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 west line thereof, South 00 degrees 18 minutes 00 seconds East, 1974.76 feet; thence North 84 degrees 42 minutes 00 seconds East, 40.00 feet to the east line of County Road No. 220-A (Long Bay Road) and the point of beginning; thence along the boundaries of Linda Lakes Unit 1, according to plat thereof recorded in Plat Book 58 pages 54 through 61 of the public records of said county, run the following 25 courses: 1) continue North 84 degrees 42 minutes 00 seconds East, 81.68 feet; 2) South 66 degrees 54 minutes 03 seconds East, 627.39 feet; 3) North 27 degrees 44 minutes 03 seconds East, 126.75 feet; 4) North 79 degrees 20 minutes 08 seconds East, 20.54 feet; 5) South 69 degrees 14 minutes 22 seconds East, 108.49 feet; 6) North 60 degrees 50 minutes 44 seconds East, 102.82 feet; 7) South 70 degrees 27 minutes 04 seconds East, 148.56 feet; 8) North 38 degrees 18 minutes 14 seconds East, 86.81 feet; 9) North 13 degrees 53 minutes 11 seconds East, 28.85 feet; 10) North 28 degrees 27 minutes 47 seconds West, 12.76 feet; 11) northerly 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 North 02 degrees 21 minutes 14 seconds West, 41.99 feet; 12) North 22 degrees 50 minutes 07 seconds West, 39.86 feet; 13) northwesterly 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 North 64 degrees 12 minutes 59 seconds West, 39.66 feet; 14) South 74 degrees 24 minutes 09 seconds West, 88.34 feet; 15) westerly along the arc of a curve concave northerly 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 South 82 degrees 04 minutes 33 seconds West, 106.82 feet; 16) South 84 degrees 44 minutes 57 seconds West, 142.07 feet; 17) North 00 degrees 15 minutes 03 seconds West, 180.00 feet; 18) North 89 degrees 44 minutes 57 seconds East, 9.96 feet; 19) North 00 degrees 15 minutes 03 seconds West, 140.00 feet; 20) North 89 degrees 44 minutes 57 seconds East, 132.11 feet; thence easterly 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 North 82 degrees 04 minutes 33 seconds East, 21.35 feet; 21) North 74 degrees 24 minutes 09 seconds East, 142.49 feet; 22) easterly along the arc of a curve concave southerly and having a radius of 245.00 feet, an arc distance of 225.56 feet, said arc being subtended by a chord bearing and distance of South 83 degrees 41 minutes 34 seconds East, 220.11 feet; 23) easterly 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 North 83 degrees 08 minutes 27 seconds East, 34.48 feet; 24) North 48 degrees 04 minutes 12 seconds East, 74.48 feet; 25) North 41 degrees 16 minutes 22 seconds East, 7.10 feet; 26) North 34 degrees 28 minutes 32 seconds East, 131.88 feet; thence South 75 degrees 04 minutes 56 seconds East, 17.79 feet; thence South 27 degrees 02 minutes 11 seconds East, 98.87 feet; thence South 29 degrees 24 minutes 30 seconds East, 46.33 feet; thence South 57 degrees 54 minutes 08 seconds East, 56.74 feet; thence South 59 degrees 23 minutes 13 seconds East, 105.64 feet; thence North 64 degrees 04 minutes 51 seconds East, 29.96 feet; thence North 34 degrees 49 minutes 26 seconds East, 3.93 feet; thence South 13 degrees 56 minutes 30 seconds East, 58.94 feet; thence South 22 degrees 38 minutes 38 seconds East, 39.33 feet; thence North 78 degrees 33 minutes 23 seconds East, 220.77 feet; thence South 73 degrees 16 minutes 25 seconds East, 62.22 feet; thence southerly, along the arc of a curve concave westerly and having a radius of 180.00 feet, an arc distance of 62.44 feet, said arc being subtended by a chord bearing and distance of South 16 degrees 48 minutes 45 seconds West, 62.13 feet; thence South 26 degrees 45 minutes 03 seconds West, 46.73 feet; thence South 63 degrees 14 minutes 57 seconds East, 113.87 feet; thence easterly, along the arc of a curve concave southerly and having a radius of 30.00 feet, an arc distance of 37.41 feet, said arc being subtended by a chord bearing and distance of South 88 degrees 06 minutes 02 seconds East, 35.02 feet; thence South 52 degrees 22 minutes 29 seconds East, 173.98 feet; thence southeasterly, along the arc of a curve concave southwesterly and having a radius of 60.00 feet, an arc distance of 54.27 feet, said arc being subtended by a chord bearing and distance of South 26 degrees 27 minutes 53 seconds East, 52.44 feet; thence South 00 degrees 33 minutes 16 seconds East, 138.76 feet; thence southerly, along the arc of a curve concave westerly and having a radius of 30.00 feet, an arc distance of 13.89 feet, said arc being subtended by a chord bearing and distance of South 12 degrees 42 minutes 30 seconds West, 13.76 feet; thence southeasterly, along the arc of a curve concave northeasterly and having a radius of 160.00 feet, an arc distance of 415.68 feet, said arc being subtended by a chord bearing and distance of South 48 degrees 27 minutes 21 seconds East, 308.25 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 45.00 feet, an arc distance of 25.20 feet, said arc being subtended by a chord bearing and distance of North 73 degrees 09 minutes 28 seconds East, 24.87 feet; thence North 84 degrees 11 minutes 53 seconds East, 55.00 feet; thence South 00 degrees 48 minutes 07 seconds East, 259.19 feet to the south line of said Northwest 1/4 of Section 36; thence on said south line, South 84 degrees 38 minutes 57 seconds West, 2,550.20 feet; thence North 00 degrees 18 minutes 00 seconds West, 695.56 feet to the point of beginning; being 43.44 acres, more or less, in area.

COUNTY ENGINEER APPROVAL

Approved this 6th day of March, 2018.


County Engineer

DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL

Approved this 6th day of March, 2018.


Director

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.

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 Two, 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, Austin Lake Way 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 Lake 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/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.

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 to Clay County Utility Authority a perpetual easement for ingress, egress and utility services over, under, upon and across Cherry Lake Lane, Austin Lake Way, Tract "E" and Tract "F".

Tracts "A-3", "A-4", "B-1", "B-2", "B-3", "B-5", "B-12", "B-15", "B-18", "B-19", "B-20", "C-1", "C-2", "C-8", "C-9", "D-2", "D-3" and "E" are dedicated to Linda Lakes Homeowners Association, Inc.

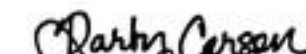
Tracts "B-1", "B-2", "B-5", "B-12", "C-1", "C-2", "C-8", "C-9", "D-3" and the areas labeled as "Upland Buffers" are subject to a Conservation Easement in favor of the St. Johns River Water Management District pursuant to Section 104.06, Florida Statutes.

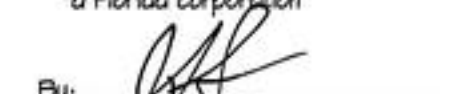
Tract "F" is dedicated to Clay County Utility Authority, its successors and/or assigns.

The Easements described in General Notes 13 through 17 herein, shall be irrevocably dedicated as stated therein.

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


Jenelle M. Lesinski, witness

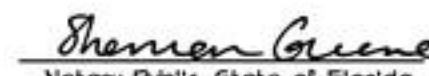

Darby Carson, witness

Old Jennings Estates Investment, Inc.,
a Florida corporation
By: 
John A. Semanik, President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was personally acknowledged before me this 9th day of February, 2018, by John A. Semanik, President of Old Jennings Estates Investment, Inc., a Florida corporation, on behalf of the corporation.




Sherman Greene
Notary Public, State of Florida

MORTGAGEE'S JOINDER

Fidelity Bank, successor by merger with American Enterprise Bank of Florida, owner and holder of that certain Mortgage recorded January 1, 2017 in Official Records Book 3441, page 812 in said 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

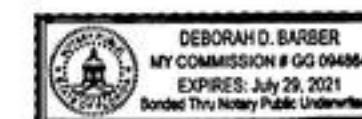

CURTIS L. HART, witness


DEBORAH D. BARBER, witness

By: 
Ross McWilliams, Senior Vice President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 12th day of February, 2018, by Ross McWilliams as Senior Vice President of Fidelity Bank successor by merger with American Enterprise Bank of Florida, on behalf of the bank.




Notary Public, State of Florida

Linda Lakes Unit 2

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

LAND USE
ZONING
AREA
No. LOTS
MIN. LOT SIZE

RURAL SUBURBS
BFPUD
43.44 AC.
30
6000 Sq. Ft.

PLAT BOOK 60 PAGE 29

SHEET 2 OF 8 SHEETS

TYPE I SUBDIVISION "BFPUD" ZONE

OWNER:
Old Jennings Estates Investment, Inc.
2020 Corporate Square Blvd.
Suite 9
Jacksonville, FL 32216

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

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

MORTGAGEE'S JOINDER

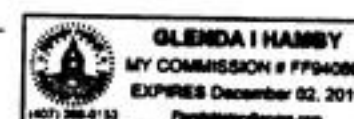
CLC, Inc., a Florida corporation, owner and holder of that certain Mortgage recorded November 4, 2015 in Official Records Book 3913, page 712 in the public records of Clay County, Florida, hereby consents to this plat and joins in its dedication.

CLC, Inc.
By Glenda I. Hamby Witness
Glenda I. Hamby
By Charles E. Rutland Witness
CHARLES E. RUTLAND
By Luther W. Coggin President
Luther W. Coggin

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 9TH day of FEBRUARY, 2018, by Luther W. Coggin, President of CLC, Inc., a Florida corporation, on behalf of the corporation.

Glenda I. Hamby
Notary Public, State of Florida



BOARD OF COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 27 day of FEBRUARY, 2018, by the Board of County Commissioners, Clay County, Florida.

S. Kornelbauer
Clerk of the Board

Sam Palles
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 street and drainage improvements by the Board of County Commissioners thereof fully comply with each and every regulation of the Board of County Commissioners of Clay County, Florida, covering subdivisions in effect at the time of the filing of this final plat insofar as the same affects 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 limited liability company

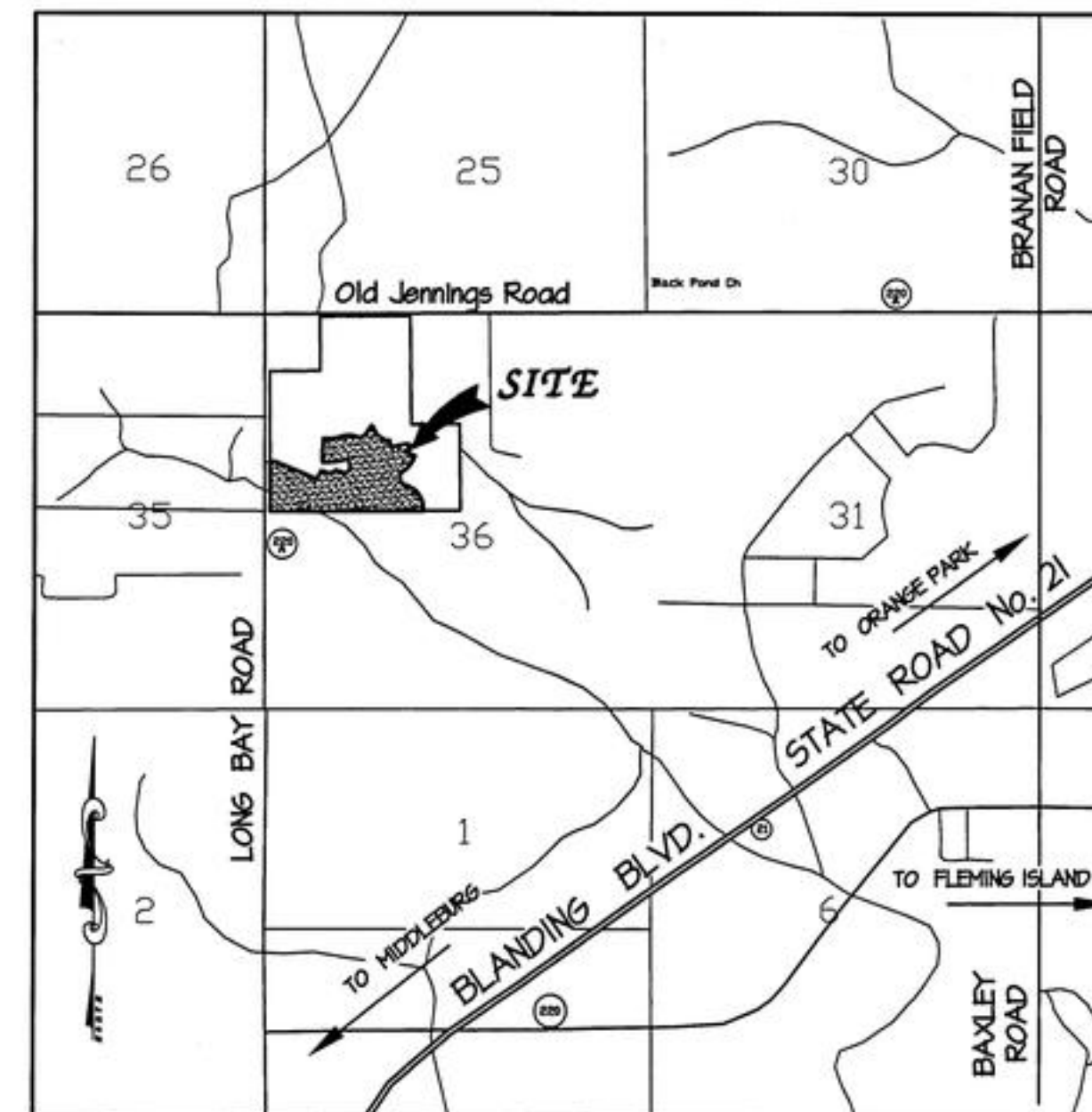
John A. Semanik President
Shannon Greene Witness
Shannon Greene Witness
John A. Semanik President

CLERK'S CERTIFICATE

I certify that this plat was filed for recording on this 7 day of Mar., 2018, in Plat Book 60, Pages 28 through 35 of the public records of Clay County, Florida.



Tina S. Green
Clerk of the Circuit Court



VICINITY MAP
SCALE 1" = 2000'

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 177, Florida Statutes.

The undersigned did not prepare this plat.
This certificate is made as of the 12th day of February, 2018.

John M. McLaren
John M. McLaren
Florida Registration No. 5979
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 177, Florida Statutes, as amended, and that Permanent Control Points will be set as shown in accordance with said laws, that said survey was made under my responsible direction and supervision and that the survey data shown on said plat complies with all the requirements of said chapter. Signed this 5th day of February, 2018.

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



Linda Lakes Unit 2

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

LAND USE
ZONING
AREA
No. LOTS
MIN. LOT SIZE

RURAL SUBURBS
BFPUD
43.44 AC.
30
6000 Sq. Ft.

PLAT BOOK 60 PAGE 31

SHEET 4 OF 8 SHEETS

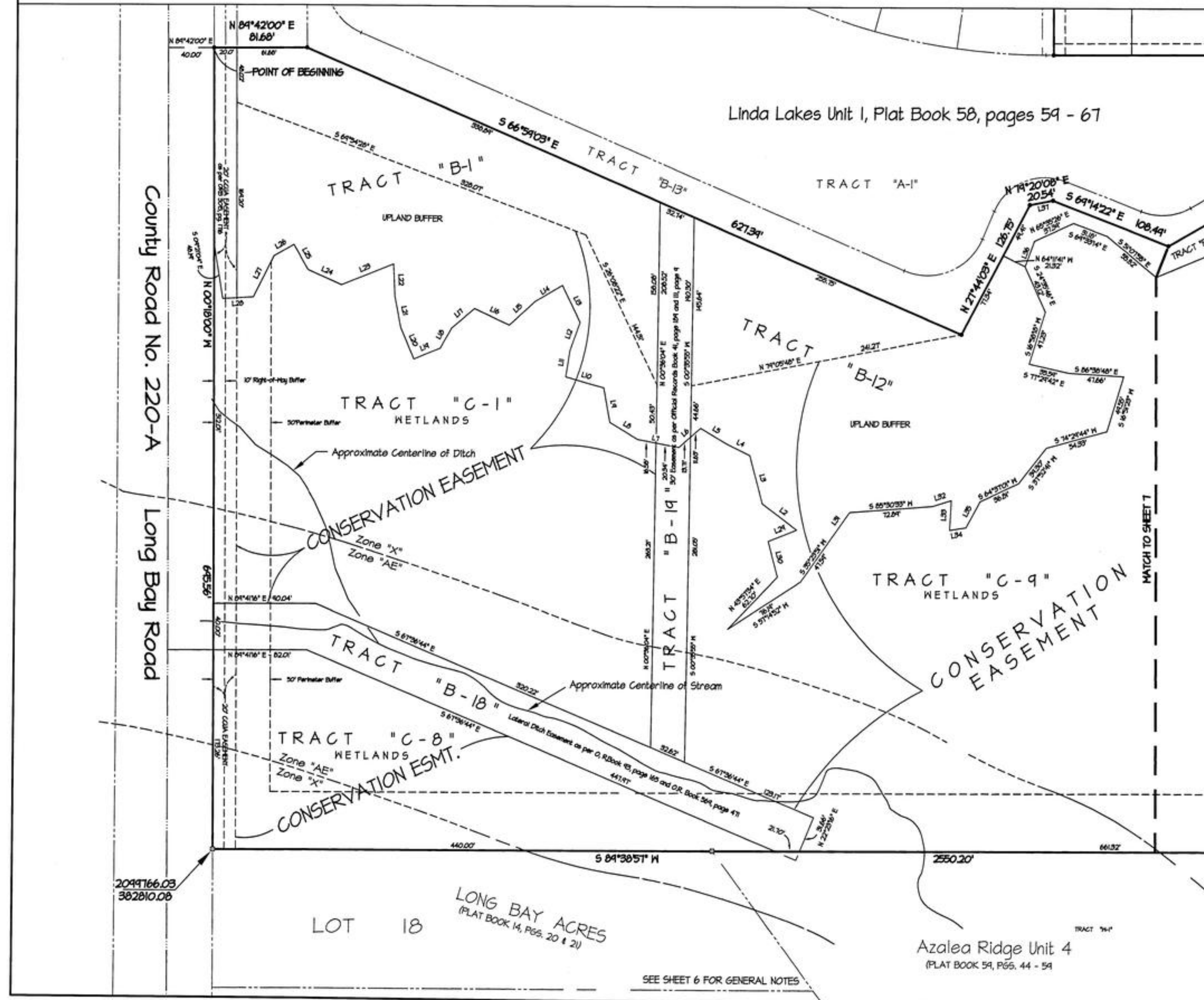
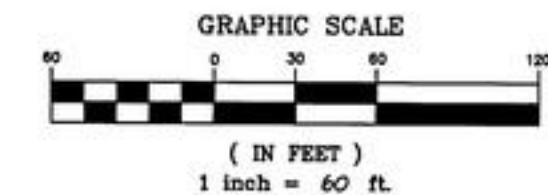
TYPE I SUBDIVISION "BFPUD" ZONE

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

ENGINEER
North Florida Engineering Services, Inc.
2603 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.



LINE	BEARING	LENGTH
L2	N03°24'42"W	31.56
L3	N51°15'17"W	42.41
L4	N63°44'07"W	24.06
L5	N04°42'17"W	25.52
L6	S48°41'46"W	25.54
L7	N74°46'17"W	36.42
L8	N04°18'36"W	28.64
L9	N07°38'25"W	30.44
L10	N14°25'16"W	34.66
L11	N08°56'02"E	23.22
L12	N17°32'21"E	26.00
L13	N08°20'50"W	35.75
L14	S04°32'21"W	21.42
L15	S47°38'24"W	30.64
L16	N69°24'42"W	33.84
L17	S44°24'31"W	26.01
L18	S24°36'51"W	20.08
L19	S61°21'06"W	25.11
L20	N03°11'10"W	21.71
L21	N17°14'07"W	21.38
L22	N02°34'16"W	26.22
L23	S66°09'50"W	44.46
L24	N66°11'10"W	32.51
L25	N24°47'10"W	24.81
L26	S60°08'51"W	20.22
L27	S08°31'40"W	34.71
L28	S66°33'51"W	26.81
L29	N68°22'01"E	26.84
L30	N51°08'50"W	31.86
L31	S55°28'27"W	26.06
L32	S12°46'51"W	17.25
L33	N03°04'41"E	25.91
L34	S60°46'19"W	14.50
L35	S28°41'26"W	25.91
L36	N01°02'36"E	23.31
L37	N11°20'08"E	20.54

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

Linda Lakes Unit 2

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

SEE SHEET 6 FOR GENERAL NOTES

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

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LAND USE
ZONING
AREA
No LOTS
MIN. LOT SIZE

RURAL SUBURBS
BFPUD
43.44 AC.
50
6000 Sq. Ft.

PLAT BOOK 60 PAGE 32

SHEET 5 OF 8 SHEETS

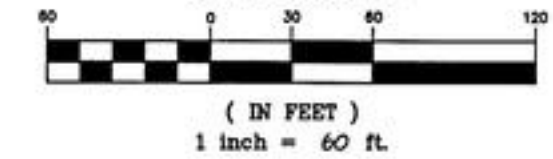
TYPE I SUBDIVISION "BFPUD" ZONE

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

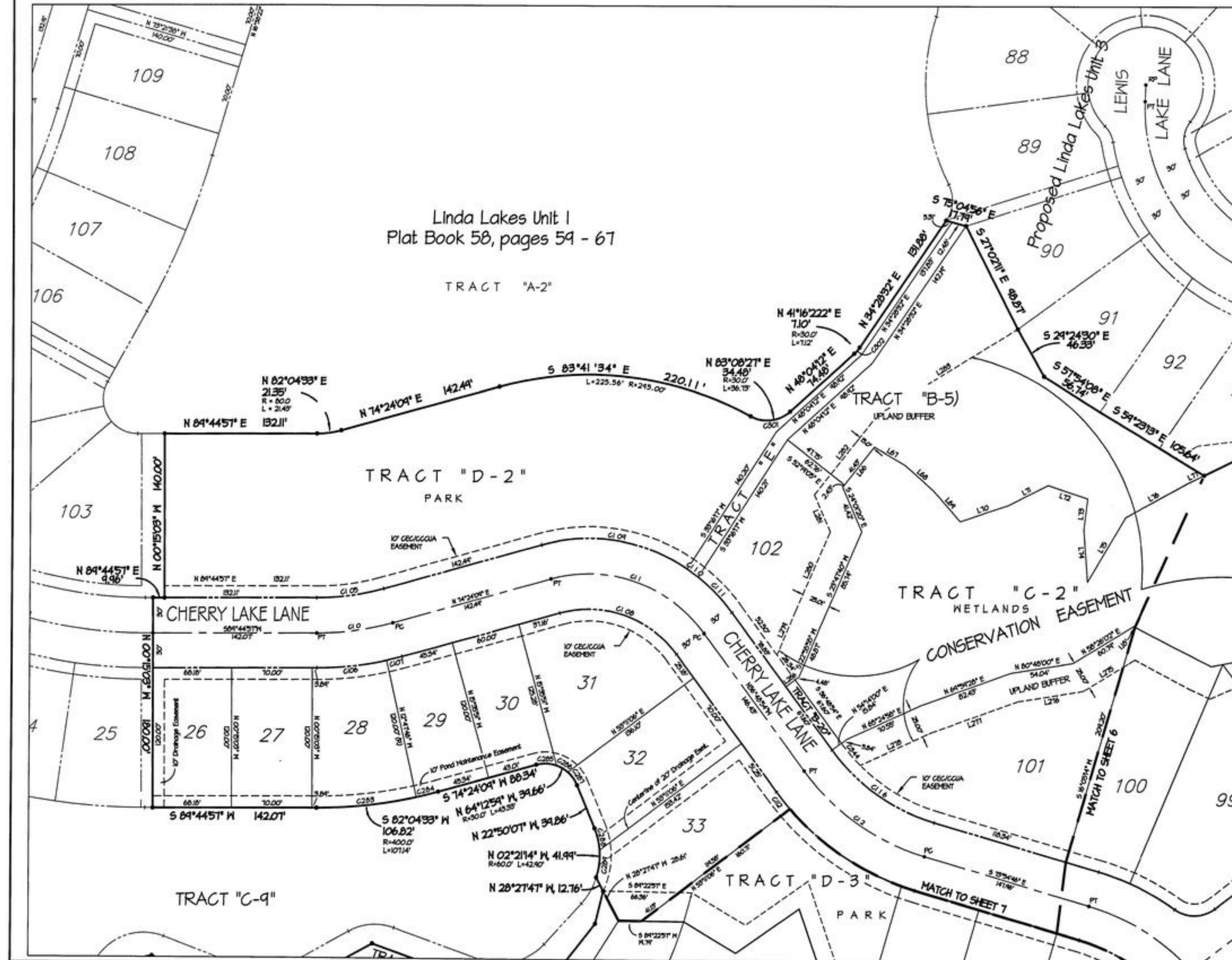
SURVEYOR,
Elland & Associates
615 Blanding Blvd.
Orange Park, FL

GRAPHIC SCALE



LINE	BEARING	LENGTH
L60	S88°36'50"E	41.43
L61	N88°42'11"E	51.99
L62	N48°58'28"E	32.20
L63	N41°47'08"E	34.81
L70	S11°32'26"E	43.45
L71	S68°17'21"E	38.14
L72	N71°44'44"E	35.85
L73	N07°09'50"E	26.75
L74	N04°24'36"E	44.01
L75	S20°39'15"E	65.64
L76	S61°48'31"E	59.40
L77	S64°04'51"E	11.64
L78	S62°36'24"E	54.91
L79	N58°28'02"E	51.85
L80	N60°48'00"E	56.62
L81	N64°54'25"E	71.01
L82	N65°24'55"E	66.06
L83	S22°58'59"E	39.65
L84	S23°47'40"E	34.85
L85	S24°01'20"E	54.25
L86	S28°36'10"E	81.33
L87	N58°34'05"E	14.61
L88	S28°11'06"E	14.48

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C10	66.16	250.00	N 82°04'33" E	66.16	15°20'48"
C11	50.06	125.00	N 71°02'22" E	14.21	65°46'56"
C12	124.50	200.00	S 55°21'50" E	121.25	31°09'52"
C13	58.83	220.00	N 82°04'33" E	58.75	5°20'48"
C14	61.38	280.00	N 88°28'36" E	61.05	12°32'43"
C15	13.69	280.00	N 75°48'12" E	13.69	2°48'05"
C16	14.05	45.00	N 71°02'22" E	10.52	65°46'56"
C17	132.20	185.00	N 81°04'41" E	128.29	48°52'07"
C18	8.71	185.00	N 54°38'19" E	11.76	4°21'00"
C19	42.10	185.00	N 44°39'44" E	41.81	15°33'44"
C20	18.71	230.00	S 34°01'13" E	18.71	4°40'56"
C21	100.01	170.00	S 55°21'50" E	106.16	31°09'52"
C22	81.56	400.00	N 83°28'36" E	81.41	12°32'43"
C23	11.56	400.00	N 75°48'12" E	11.56	2°48'05"
C24	18.01	30.00	N 68°20'34" E	17.80	34°30'23"
C25	8.41	30.00	N 60°11'51" E	11.34	21°46'56"
C26	13.26	30.00	N 36°04'11" E	13.14	26°28'23"
C27	14.20	60.00	N 15°40'09" E	14.12	18°20'04"
C28	23.10	60.00	N 06°48'48" E	23.54	22°37'42"
C29	24.15	160.00	S 41°20'59" E	24.13	8°56'05"
C30	36.75	30.00	N 83°06'21" E	34.45	10°08'51"
C31	1.12	30.00	N 41°16'22" E	1.10	15°36'40"



Linda Lakes Unit 2

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

LAND USE
ZONING
AREA
No LOTS
MIN. LOT SIZE

RURAL SUBURBS
BFPUD
43.44 AC.
30
6000 Sq. Ft.

PLAT BOOK 60 PAGE 33

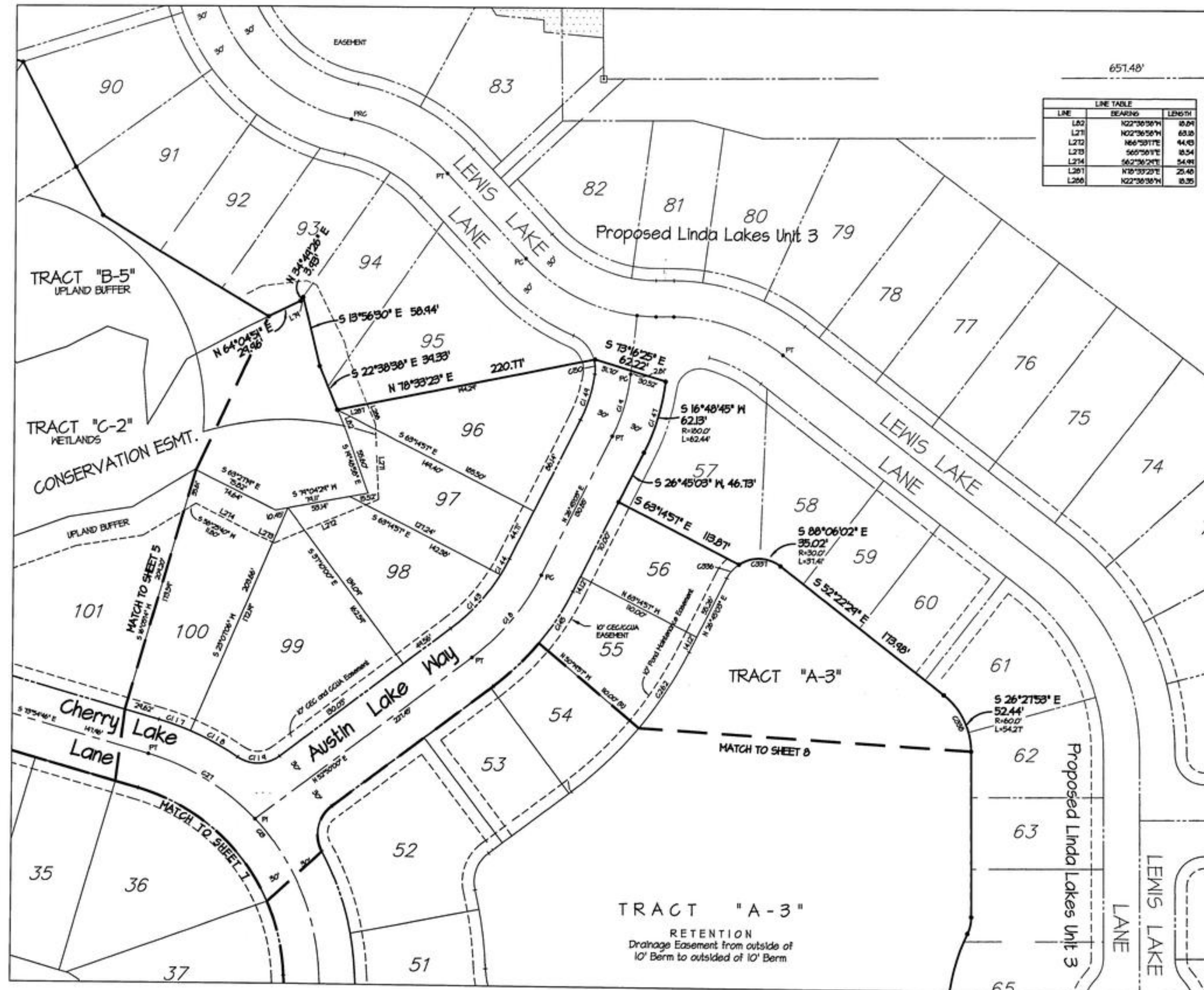
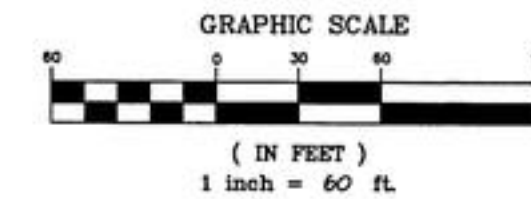
SHEET 6 OF 8 SHEETS

TYPE I SUBDIVISION "BFPUD" ZONE

OWNER:
Old Jennings Estates Investment, Inc.
2100 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



- 1) Permanent Control Points shown thus: ●
- 2) Permanent Reference Monument, 4"x4" Conc. Mon. □
- 3) Permanent Reference Monument, 1/2" I.P., LB301 ○
- 4) Tabulated Curve Number shown thus: C1
- 5) Radial Lot Lines shown thus: (RL)
- 6) 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'
- 7) Bearings shown hereon are based on N 00°00'00\"
- 8) All return radii are 30 feet unless noted otherwise.
- 9) According to the Federal Emergency Management Agency, Flood Insurance Rate Map, dated March 17, 2014, Community Panel No. 12012-C055E, all 36 lots shown hereon are situated in Zone "X".
- 10) All plotted 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.
- 11) 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 suspended and redefined from time to time by the appropriate agencies.
- 12) C.C.U.A. Denotes Clay County Utility Authority
- 13) C.E.C. Denotes Clay Electric Cooperative
- 14) 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.
- 15) 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.
- 16) 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.
- 17) 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.
- 18) 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.).
- 19) P.C. Denotes Point of Curvature
- 20) P.T. Denotes Point of Tangency
- 21) P.C.C. Denotes Point of Compound Curvature
- 22) P.R.C. Denotes Point of Reverse Curvature
- 23) R.P. Denotes Radial Point

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C13	244.03	200.00	S 54°14'21\"	233.25	7°30'54\"
C16	41.05	200.00	N 54°14'21\"	40.26	26°04'51\"
C18	54.45	50.00	N 16°21'04\"	54.05	20°41'56\"
C21	105.85	200.00	N 58°45'03\"	104.62	30°14'21\"
C27	26.25	250.00	N 10°23'50\"	26.21	7°01'52\"
C28	45.36	250.00	N 60°51'20\"	45.24	12°08'01\"
C29	31.56	250.00	N 64°00'07\"	31.51	12°20'05\"
C43	62.08	110.00	N 42°22'20\"	61.73	20°56'11\"
C44	53.31	110.00	N 24°14'52\"	53.31	5°04'38\"
C45	51.65	250.00	N 33°12'33\"	51.14	12°58'00\"
C47	62.44	80.00	N 16°48'45\"	62.33	14°52'36\"
C48	40.24	80.00	N 17°08'41\"	40.05	14°12'44\"
C50	12.02	30.00	N 03°56'06\"	11.94	22°56'53\"
C56	18.13	340.00	N 46°10'01\"	17.96	0°14'51\"
C57	16.60	340.00	N 39°12'33\"	16.49	12°58'00\"
C58	8.41	30.00	S 41°21'44\"	8.24	21°25'22\"
C59	31.41	30.00	N 88°08'02\"	31.05	1°21'08\"
C59	54.21	60.00	N 26°21'32\"	52.41	5°48'01\"

Linda Lakes Unit 2

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

LAND USE
ZONING
AREA
No. LOTS
MIN. LOT SIZE

RURAL SUBURBS
BFPUD
43.44 AC.
50
6000 Sq. Ft.

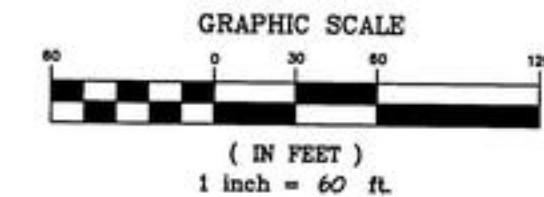
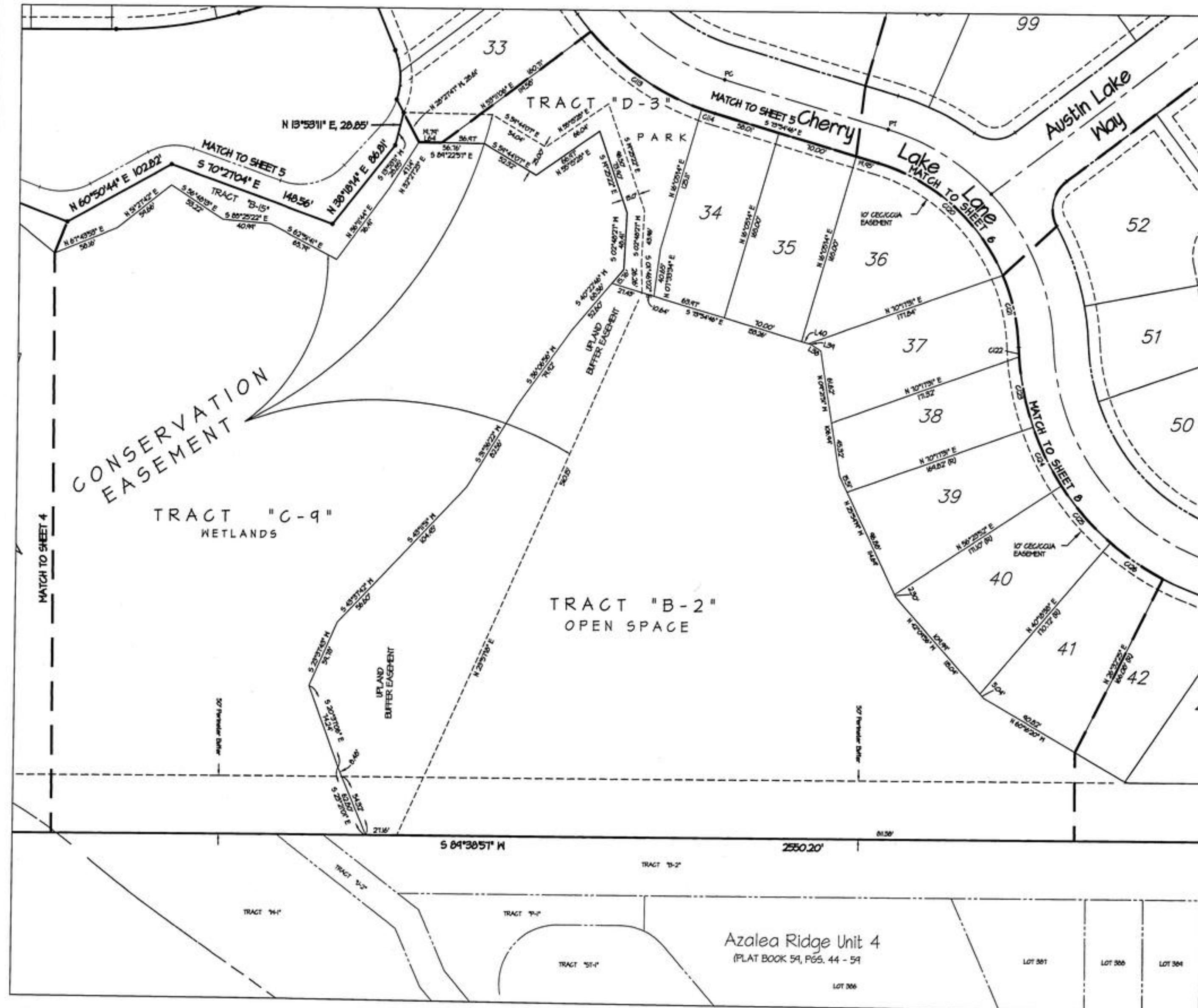
PLAT BOOK 60 PAGE 34
SHEET 7 OF 8 SHEETS

TYPE I SUBDIVISION "BFPUD" ZONE

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

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

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



LINE	BEARING	LENGTH
L36	S 51°44'05" E	10.04
L39	S 73°54'46" E	2.51
L40	S 73°54'46" E	6.14
L64	S 64°22'57" E	11.71

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
G13	18.05	230.00	S 56°12'21" E	16.85	21°22'56"
G14	12.00	230.00	S 12°28'07" E	12.00	2°51'20"
G20	148.61	170.00	N 48°51'23" N	143.91	50°06'47"
G21	62.41	170.00	N 13°11'06" N	62.68	21°19'47"
G22	8.01	230.00	S 08°34'42" E	8.04	2°00'58"
G23	60.10	230.00	S 12°08'50" E	60.33	13°07'16"
G24	38.71	230.00	S 26°34'11" E	38.64	13°58'34"
G25	64.56	230.00	S 41°38'45" E	64.31	16°05'14"
G26	35.28	230.00	S 56°34'28" E	35.14	13°46'13"

Linda Lakes Unit 2

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

LAND USE
ZONING
AREA
No LOTS
MIN. LOT SIZE

RURAL SUBURBS
BFFUD
43.44 AC.
30
6000 Sq. Ft.

PLAT BOOK 60 PAGE 35

SHEET 8 OF 8 SHEETS

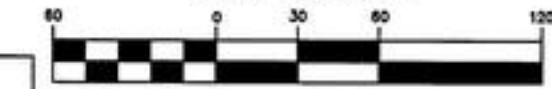
TYPE I SUBDIVISION "BFPUD" ZONE

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

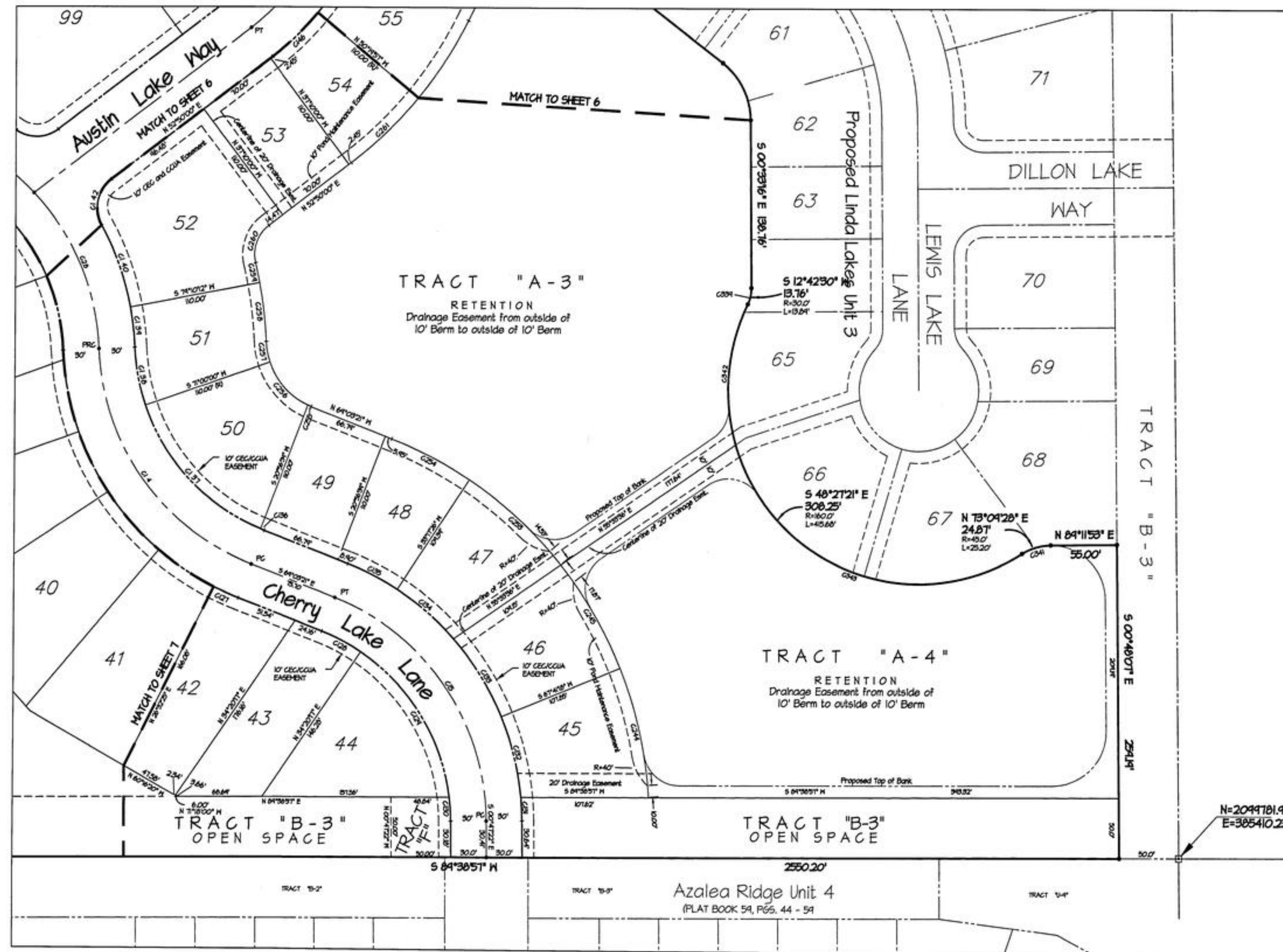
ENGINEER:
North Florida Engineering Services, Inc.
263 River Hills Drive
Jacksonville, FL 32216

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

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C14	232.08	200.00	S 59°48'41\" E	231.28	66°1'10\"
C5	238.21	200.00	N 34°58'21\" N	234.43	60°10'59\"
C26	143.18	200.00	N 29°04'46\" H	140.14	41°0'10\"
C17	22.46	230.00	S 66°15'28\" E	22.46	5°30'46\"
C28	36.86	170.00	N 62°50'51\" H	36.71	12°25'26\"
C21	145.61	170.00	N 52°10'51\" H	146.35	41°02'39\"
C30	118.66	170.00	N 04°08'20\" H	118.61	6°4'51\"
C31	113.91	230.00	N 09°12'18\" H	113.91	4°41'51\"
C32	64.03	230.00	N 14°13'06\" H	66.71	17°1'46\"
C33	76.40	230.00	N 52°11'56\" H	76.05	11°01'51\"
C34	62.54	230.00	N 44°36'21\" H	62.35	8°34'48\"
C35	46.61	230.00	N 69°14'33\" H	46.59	1°31'36\"
C36	3.21	170.00	S 66°30'55\" E	3.21	1°04'51\"
C37	145.31	170.00	S 49°24'15\" E	140.93	46°58'21\"
C38	48.75	170.00	S 10°47'06\" E	48.56	16°25'48\"
C39	39.16	230.00	N 06°42'00\" H	39.13	6°10'36\"
C40	76.21	230.00	N 20°14'21\" H	75.66	18°54'02\"
C42	36.06	230.00	S 1°30'33\" E	35.02	62°36'55\"
C46	52.85	230.00	N 46°15'01\" E	52.73	13°04'51\"
C44	10.26	340.00	N 31°10'11\" H	10.11	18°34'44\"
C245	91.23	340.00	N 50°40'20\" H	90.81	18°43'16\"
C250	104.81	340.00	N 47°52'16\" H	104.48	17°40'56\"
C254	73.26	340.00	N 62°52'21\" H	73.12	12°30'41\"
C255	53.20	60.00	S 67°53'33\" E	53.20	9°03'39\"
C256	44.21	60.00	S 42°24'53\" E	44.55	46°54'43\"
C257	11.13	60.00	S 10°47'06\" E	11.13	16°25'48\"
C258	44.02	340.00	N 06°42'00\" H	43.81	6°10'36\"
C259	16.14	340.00	N 12°14'26\" H	16.14	2°44'51\"
C260	34.61	30.00	S 11°39'28\" H	32.64	66°21'03\"
C261	73.13	340.00	N 46°15'01\" E	71.46	13°04'51\"
C391	15.91	30.00	N 12°42'50\" E	15.76	26°13'31\"
C341	25.20	45.00	S 73°01'28\" H	24.81	32°04'50\"
C342	18.61	160.00	S 04°43'21\" H	18.41	42°24'48\"
C343	211.00	160.00	S 64°42'15\" E	206.16	106°21'24\"