

Linda Lakes Unit 3

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

LAND USE
ZONING
AREA
No LOTS
PER LOT SIZE

RURAL SUBURBS
BFD
28.75 AC.
34
6000 Sq. Ft.

PLAT BOOK **602** PAGE **53**
SHEET 1 OF 7 SHEETS
TYPE I SUBDIVISION "BFPUD" ZONE

OWNER:
Old Jennings Estates Investment, Inc., North Florida Engineering Services, Inc.
2120 Corporate Square Blvd., 263 River Hills Drive
Suite 3 Jacksonville, FL 32216
ENGINEER:
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:
Begin at the northeast corner of Linda Lakes Unit One, according to plat thereof recorded in Plat Book 58, pages 59 through 67 of the public records of said county, said corner situated in the south right-of-way line of County Road No. 220-A (Old Jennings Road); thence on said south right-of-way line, North 89 degrees 31 minutes 00 seconds East, 580.35 feet to the east line of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 36; thence on said east line, South 00 degrees 40 minutes 35 seconds East, 1464.66 feet to the north line of the South 3/4 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 36; thence on said north line, North 89 degrees 35 minutes 28 seconds East, 651.48 feet to the east line of said Northwest 1/4 of Section 36; thence on said east line, South 00 degrees 48 minutes 07 seconds East, 1170.96 feet to the south line of said Northwest 1/4; thence on said south line, South 84 degrees 38 minutes 57 seconds West, 50.00 feet to an east line of Linda Lakes Unit Two, according to plat thereof recorded in Plat Book 60, pages 28 through 35 of said public records; thence on the boundaries thereof, run the following 23 courses: 1) North 00 degrees 48 minutes 07 seconds West, 259.19 feet; 2) South 89 degrees 11 minutes 53 seconds West, 55.00 feet; 3) southwesterly, 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 South 73 degrees 04 minutes 28 seconds West, 24.81 feet; 4) northwesterly, 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 North 48 degrees 21 minutes 21 seconds West, 308.25 feet; 5) northerly, 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 North 12 degrees 42 minutes 30 seconds East, 13.16 feet; 6) North 00 degrees 33 minutes 16 seconds West, 138.16 feet; 7) northwesterly, along the arc of a curve concave southwesterly and having a radius of 60.00 feet, an arc distance of 54.21 feet, said arc being subtended by a chord bearing and distance of North 26 degrees 27 minutes 53 seconds West, 52.44 feet; 8) North 52 degrees 22 minutes 29 seconds West, 173.98 feet; 9) westerly, 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 North 88 degrees 06 minutes 20 seconds West, 35.02 feet; 10) North 63 degrees 14 minutes 57 seconds West, 113.87 feet; 11) North 26 degrees 45 minutes 03 seconds East, 46.73 feet; 12) northerly, 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 North 16 degrees 48 minutes 45 seconds East, 62.13 feet; 13) North 73 degrees 16 minutes 25 seconds West, 62.22 feet; 14) South 78 degrees 33 minutes 23 seconds West, 220.71 feet; 15) North 22 degrees 38 minutes 38 seconds West, 34.33 feet; 16) North 13 degrees 56 minutes 30 seconds West, 58.94 feet; 17) South 34 degrees 49 minutes 26 seconds West, 3.93 feet; 18) South 64 degrees 04 minutes 51 seconds West, 29.96 feet; 19) North 54 degrees 23 minutes 13 seconds West, 105.64 feet; 20) North 57 degrees 54 minutes 08 seconds West, 56.74 feet; 21) North 29 degrees 24 minutes 30 seconds West, 46.33 feet; 22) North 27 degrees 02 minutes 11 seconds West, 48.87 feet; 23) North 75 degrees 04 minutes 56 seconds West, 17.74 feet to an east line of Linda Lakes Unit One, according to plat thereof recorded in Plat Book 58, pages 59 through 67 of said public records; thence on the boundaries thereof, run the following 11 courses: 1) northerly, 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 North 03 degrees 52 minutes 20 seconds East, 30.55 feet; 2) Northerly, 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 North 04 degrees 23 minutes 10 seconds West, 144.47 feet; 3) northerly, 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 North 04 degrees 16 minutes 24 seconds East, 14.20 feet; 4) North 09 degrees 24 minutes 44 seconds West, 109.21 feet; 5) North 52 degrees 57 minutes 18 seconds East, 42.16 feet; 6) North 35 degrees 14 minutes 09 seconds West, 43.65 feet; 7) North 42 degrees 19 minutes 58 seconds West, 88.38 feet; 8) North 34 degrees 54 minutes 42 seconds East, 381.79 feet; 9) North 00 degrees 29 minutes 00 seconds West, 388.72 feet; 10) South 89 degrees 31 minutes 00 seconds West, 200.00 feet; 11) North 00 degrees 29 minutes 00 seconds West, 279.58 feet to the point of beginning; being 28.75 acres, more or less, in area.

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 3, 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. Lewis Lake Lane, Dillon 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 Lakes Unit 3. 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 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 Lewis Lake Lane and Dillon Lake Way, as well as Tracts "G" and "K".

Tracts A, B, C, D, E, F, G, H, I, J and K are dedicated to Linda Lakes Homeowners Association, Inc.
Tracts D and F and those 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.

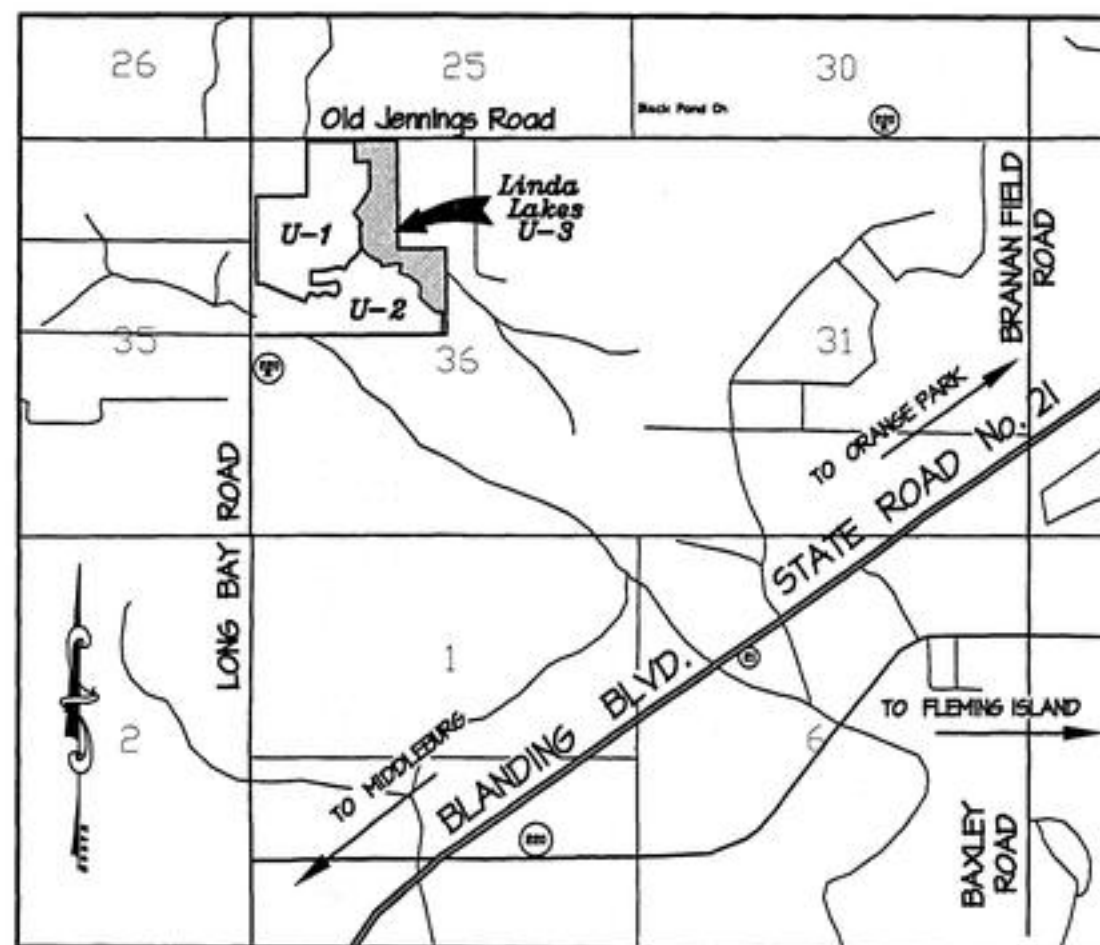
IN WITNESS WHEREOF, Old Jennings Estates Investment, Inc., a Florida corporation, has caused these presents to be executed on its behalf as of the date shown below.

Witness: Curtis L. Hart Witness: Darby Carson By: John A. Semanik
Curtis L. Hart Darby Carson John A. Semanik, President
Old Jennings Estates Investment, Inc.,
a Florida corporation

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was personally acknowledged before me this 24th day of December, 2019, by John A. Semanik, President of Old Jennings Estates Investment, Inc., a Florida corporation, on behalf of the corporation.

Shannon Greene
Shannon Greene
Notary Public, State of Florida



VICINITY MAP

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

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

Linda Lakes Unit 3

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

LAND USE
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AREA
NO. LOTS
MIN. LOT SIZE

RURAL SUBURBS
BYLID
28.75 AC.
34
6000 SQ. FT.

PLAT BOOK 62 PAGE 54
SHEET 2 OF 7 SHEETS

TYPE I SUBDIVISION "BFPUD" ZONE

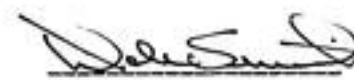
OWNER: Old Jennings Estates Investment, Inc.
2120 Corporate Square Blvd.
Suite 3
Jacksonville, FL 32216

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

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

COUNTY ENGINEER APPROVAL

Approved this 21st day of January, 2020.


County Engineer

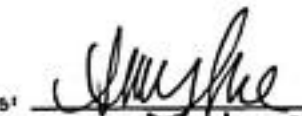
MORTGAGEE'S JOINDER

Ameris Bank, Successor by Merger to Fidelity Bank, owner and holder of that certain Mortgage dated December 31, 2014, and recorded in Official Records Book 3709, page 1392 of the public records of Clay County, Florida, as modified in Official Records Book 3822, page 1019 of said public records hereby consents to this plat and joins in its dedication.

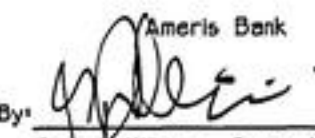
Witness:


Curtis L. Hart

Witness:

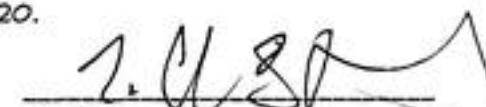

Anne Howe

By:


Ross McWilliams, Senior Vice President

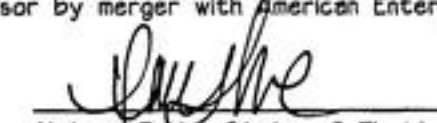
DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL

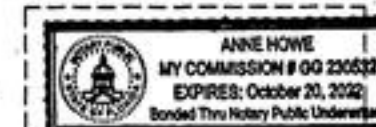
Approved this 17th day of January, 2020.


Director

STATE OF FLORIDA, COUNTY OF CLAY

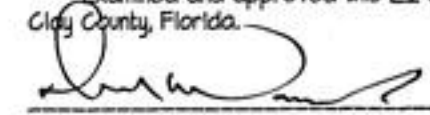
The foregoing instrument was acknowledged before me this 23rd day of December, 2019, by Ross McWilliams as Senior Vice President of Fidelity Bank successor by merger with American Enterprise Bank of Florida, on behalf of the bank. He is known to me or has presented his known as identification.

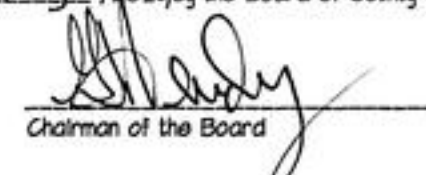

Notary Public, State of Florida



BOARD OF COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 14 day of January, 2020, by the Board of County Commissioners, Clay County, Florida.


Clerk of the Board


Chairman of the Board

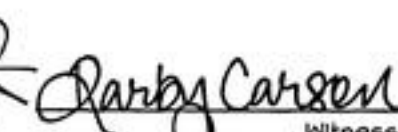
SUBDIVISION IMPROVEMENT GUARANTEE

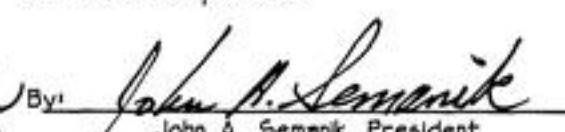
As a condition precedent to the recordation of this plat in the public records of Clay County, Florida, the undersigned owner of this subdivision does hereby guarantee to each and every person, firm, copartnership or corporation, their heirs, successors and assigns, who shall purchase a lot or lots in 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

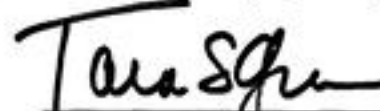

Witness


Witness

By: 
John A. Semanik, President

CLERK'S CERTIFICATE

I certify that this plat was filed for recording on this 30th day of Jan., 2020, in Plat Book 62 Pages 53 through 59 of the public records of Clay County, Florida.


Clerk of the Circuit Court



SURVEYOR'S CERTIFICATE OF REVIEW

The undersigned surveyor hereby certifies that he has been retained by Clay County to review this plat on behalf of Clay County, Florida, in accordance with the requirements of Section 177.081(1), Florida Statutes (1998), and has determined that said plat conforms with the requirements of Chapter 177, Florida Statutes.

The undersigned did not prepare this plat.

This certificate is made as of the 2nd day of January, 2020.


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 20th day of December, 2019.


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

Linda Lakes Unit 3

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

LAND USE
ZONING
AREA
No LOTS
MIN. LOT SIZE

RURAL SUBURBS
BFPUD
28.75 AC.
34
6000 Sq. Ft.

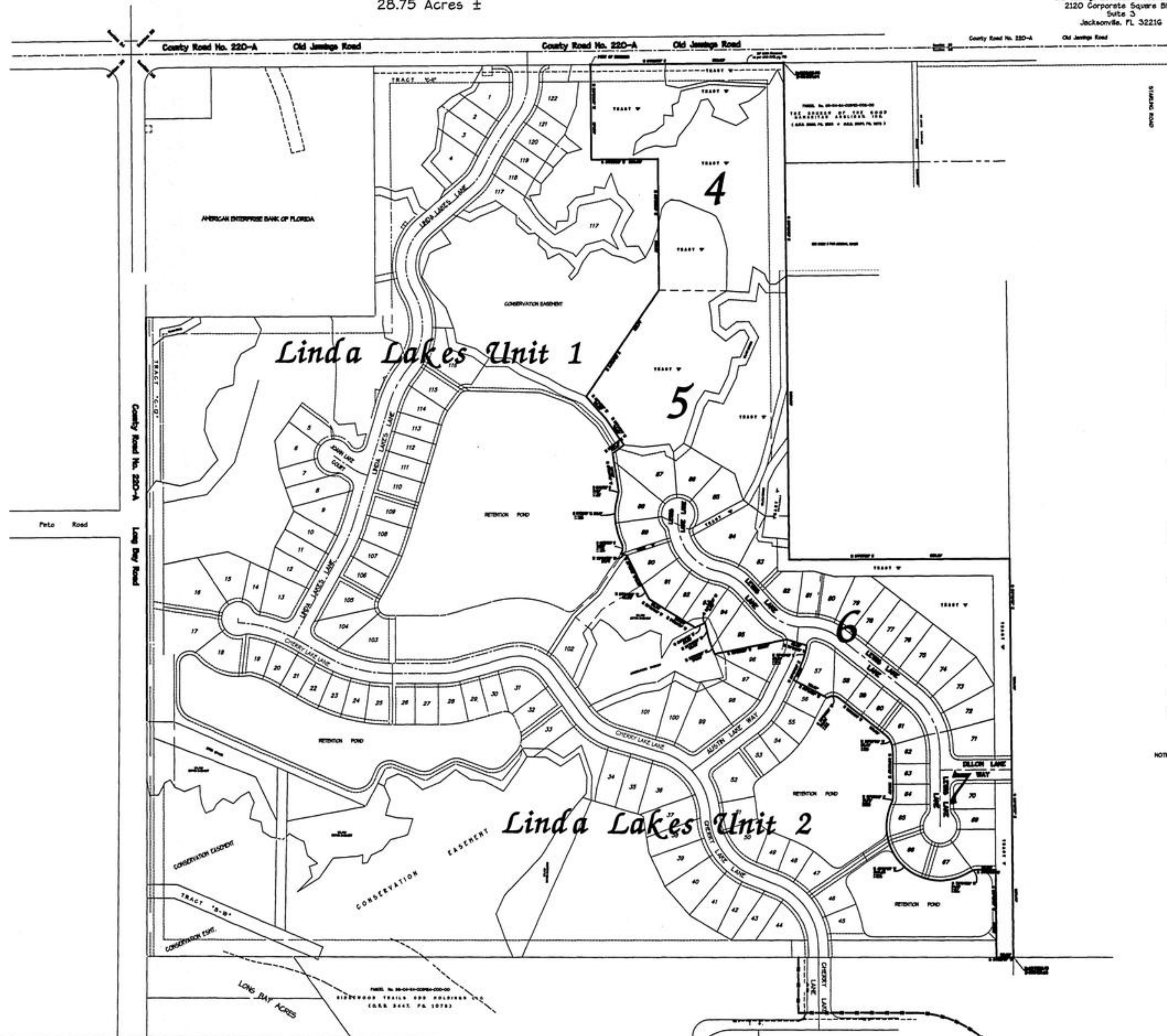
PLAT BOOK **62** PAGE **55**
SHEET 3 OF 7 SHEETS

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.
2615 River Hills Drive
Jacksonville, FL 32216

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



GENERAL NOTES:

- 1) Permanent Control Point shown as $\bullet$
- 2) Section Reference Monument shown as $\square$
- 3) Surveyed Curve Marker shown as $\odot$
- 4) Radial Lot Lines shown as $\odot$
- 5) Existing Easement Lines shall be as follows:
a. front setback = 30 feet
b. rear setback = 30 feet
c. side setback abutting lot = 5 feet
d. side setback abutting street = 20 feet
- 6) Bearings shown herein are based on N 67°10'00" E for the north S.W. 1/4 of Old Jennings 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 Maps dated March 17, 2004, Community Panel No. 05000-000-0, all lots shown herein are situated within the limits of Zone "X".
- 9) All pertinent 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 approval prior to the beginning of any work. The "wetlands" may be expanded and redefined from time to time by the appropriate agencies.
- 11) C.G.S.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 cross street 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 solar and solar systems marked C.G.S.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 Radial Point

NOTED: The plat as recorded in its graphic form is the official depiction of the subdivided lands described herein and will in no circumstances be superseded 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 the county.

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

Linda Lakes Unit 3

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

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AREA
No. LOTS
MIN. LOT SIZE

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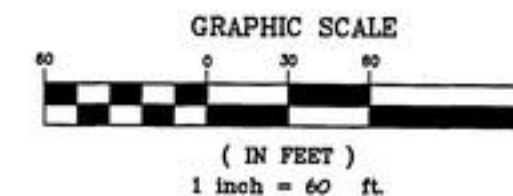
PLAT BOOK **12** PAGE **56**
SHEET 4 OF 7 SHEETS

TYPE I SUBDIVISION "BFPUD" ZONE

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

ENGINEER:
North Florida Engineering Services, Inc.
200 River Hills Drive
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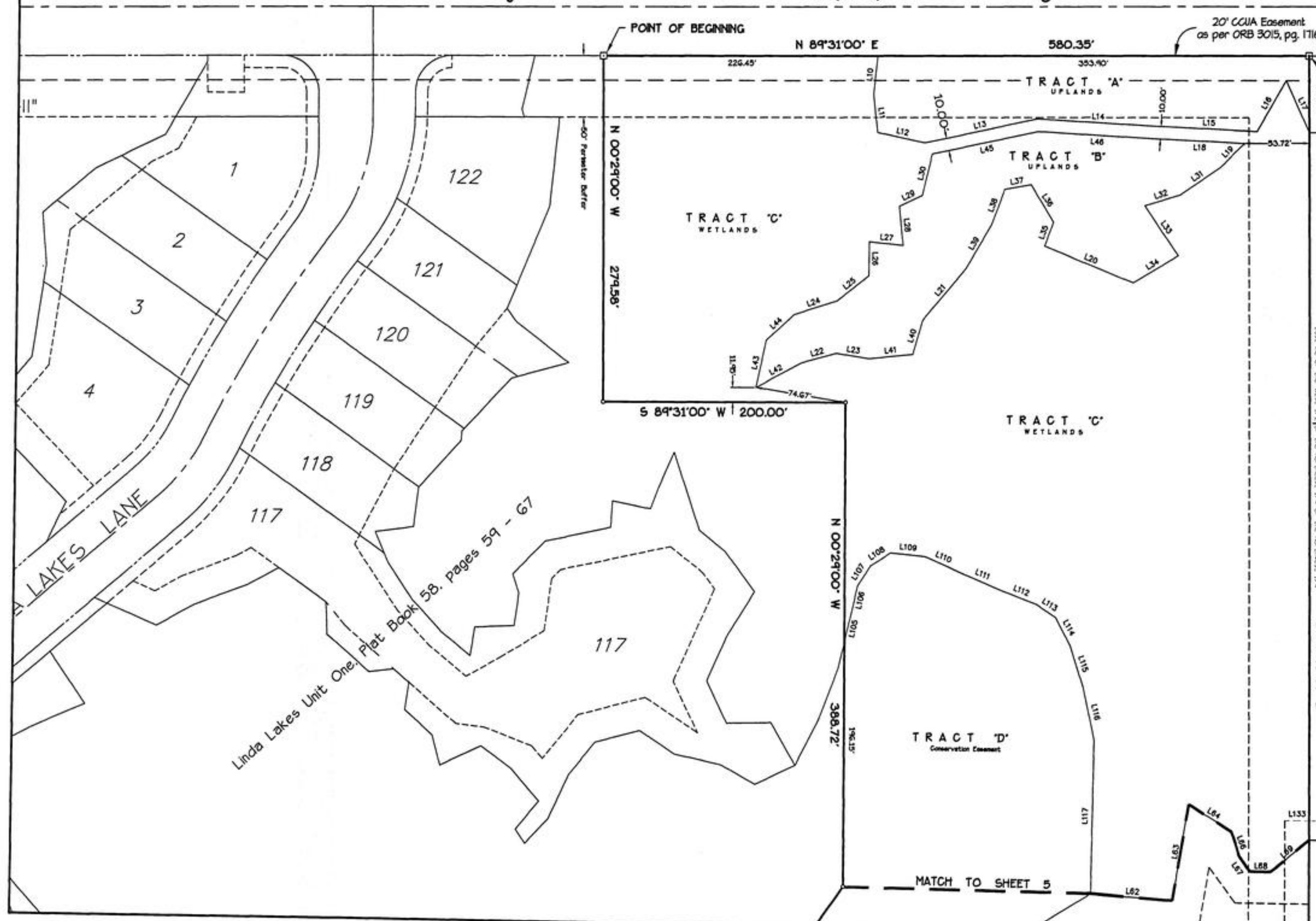


SEE SHEET 3 FOR GENERAL NOTES

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

County Road No. 220-A 60' Right-of-Way Old Jennings Road



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	BEARING	LENGTH
L10	S25°47'37"V	31.35
L11	S06°29'13"E	30.85
L12	S78°18'48"E	40.08
L13	N77°39'53"E	93.91
L14	S87°02'57"E	100.16
L15	S87°37'14"E	80.17
L16	S89°54'41"V	47.52
L17	S25°08'33"E	45.81
L18	S87°37'14"E	78.13
L19	S45°30'15"V	28.12
L20	N68°21'59"V	78.24
L21	S39°53'23"V	55.23
L22	S74°09'14"V	29.76
L23	N81°11'48"V	27.16
L24	S71°47'37"V	37.10
L25	S51°50'27"V	33.43
L26	S00°03'23"E	27.50
L27	N84°17'23"V	27.95
L28	S06°10'54"E	31.53
L29	S64°28'36"V	20.96
L30	S13°25'49"V	33.90
L31	N55°35'23"E	38.66
L32	N72°46'44"E	35.43
L33	N34°39'36"V	48.48
L34	N50°37'31"E	42.57
L35	S20°34'07"V	25.41
L36	S31°41'47"E	25.23
L37	N79°23'51"E	22.11
L38	N20°38'22"E	30.16
L39	N30°12'47"E	40.95
L40	N19°32'36"E	28.51

LINE TABLE		
LINE	BEARING	LENGTH
L41	N83°42'51"E	36.44
L42	N61°19'01"E	42.47
L43	S11°51'05"V	39.20
L44	S47°17'03"V	30.80
L45	N77°39'53"E	88.69
L46	S87°02'57"E	98.82
L47	S86°09'30"E	66.89
L48	N09°11'44"E	77.06
L49	N58°22'20"V	41.19
L50	N00°18'00"V	19.12
L51	S25°03'05"E	19.77
L52	S37°51'58"E	15.00
L53	N50°00'00"E	17.00
L54	N51°28'06"E	40.38
L55	N13°08'10"E	25.17
L56	N12°34'12"E	21.48
L57	N32°47'15"E	19.39
L58	N57°19'02"E	19.40
L59	S85°12'31"E	28.08
L60	S66°29'12"E	29.23
L61	S67°52'30"E	40.26
L62	S69°25'39"E	29.88
L63	S57°15'15"E	19.40
L64	S28°26'54"E	24.94
L65	S18°25'02"E	35.47
L66	S12°43'25"E	43.90
L67	N00°30'39"E	122.20
L68	S89°33'00"V	20.00

MATCH TO SHEET 5

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

Linda Lakes Unit 3

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

LAND USE
ZONING
AREA
No. LOTS
REL. LOT SIZE

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PLAT BOOK 62 PAGE 57
SHEET 5 OF 7 SHEETS

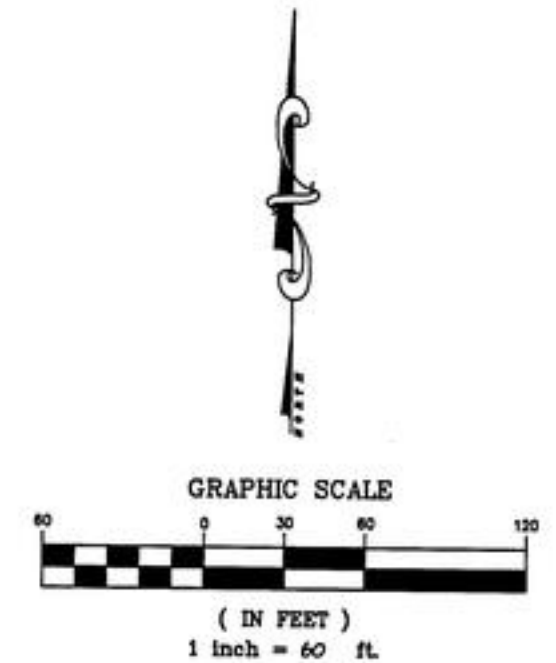
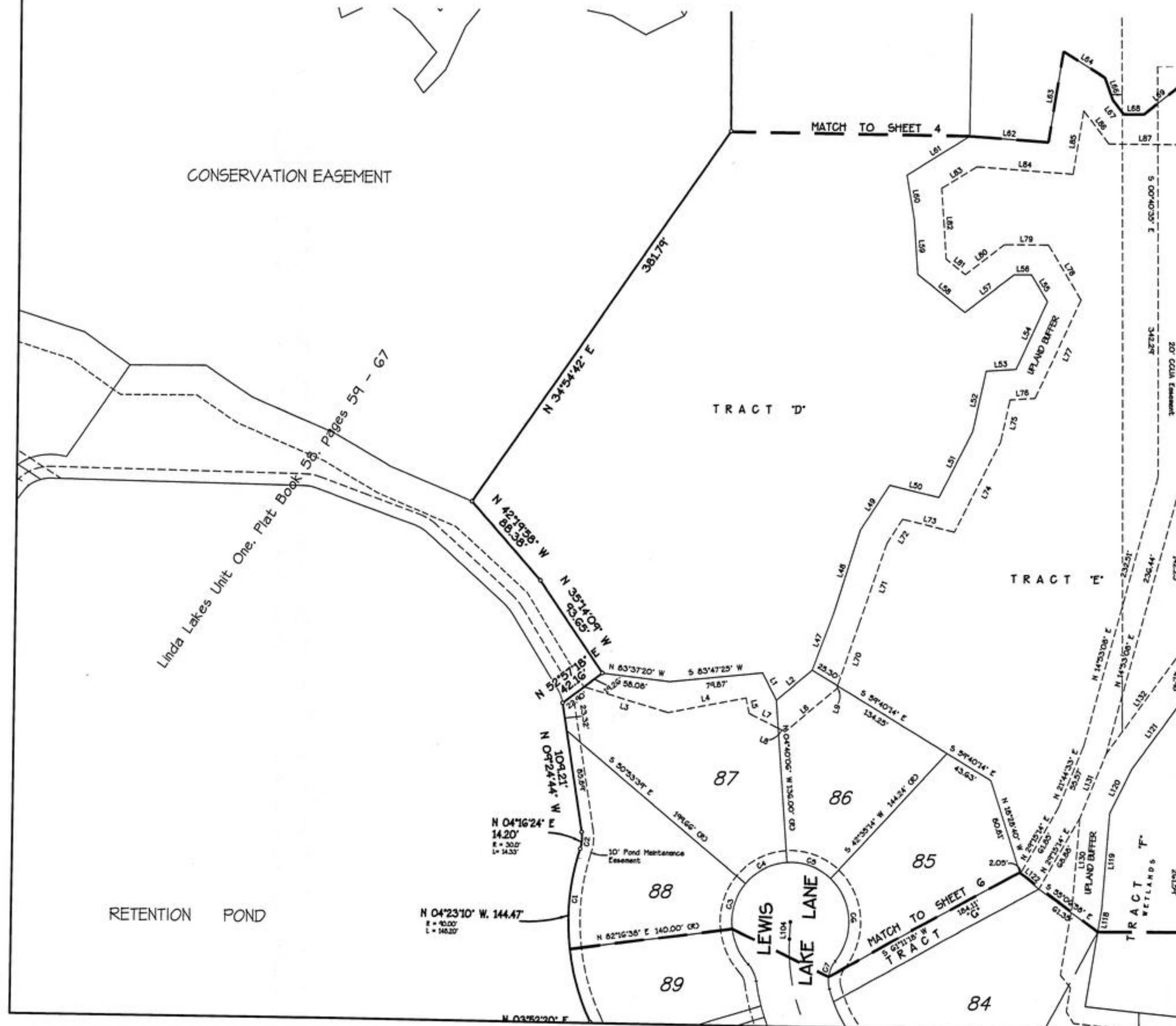
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Orange Park, FL

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LINE	BEARING	LENGTH
L1	N28°01'50"W	25.66
L2	S50°00'54"W	39.51
L3	S74°05'02"E	74.92
L4	N78°44'14"E	67.94
L5	S11°58'47"E	13.21
L6	N50°00'34"E	56.83
L7	S64°39'25"E	27.73
L8	S64°39'25"E	6.58
L9	N18°43'36"E	2.25
L10	S20°25'37"W	49.95
L11	S17°28'43"W	73.16
L12	S32°56'23"W	45.64
L13	N76°54'07"W	43.26
L14	S26°45'56"W	62.14
L15	S12°05'49"W	51.95
L16	S86°04'47"W	25.33
L17	S24°53'39"W	62.09
L18	S31°40'06"E	26.07
L19	N90°00'00"E	14.95
L20	N52°29'49"E	52.30
L21	S52°10'29"E	51.25
L22	S04°13'50"E	45.97
L23	S10°05'37"E	38.01
L24	S58°08'28"W	62.71
L25	S06°09'30"E	66.89
L26	N09°11'44"E	77.06
L27	N58°22'20"W	41.19
L28	N00°18'00"W	19.12
L29	S28°03'05"E	19.77
L30	S37°51'58"E	15.00
L31	S09°01'05"W	20.06
L32	N03°49'18"E	79.78
L33	N26°10'19"E	41.87
L34	S35°58'55"W	69.67
L35	S50°03'26"E	21.46
L36	S03°59'18"W	72.71
L37	S21°44'33"W	58.08
L38	S35°52'55"W	106.49

CURVE	LENGTH	RADIUS	Bearing	Chord	Delta
C3	40.87	50.00	S15°41'29"W	39.74	46°49'43"
C4	40.78	50.00	S62°28'06"W	39.66	46°43'32"
C5	40.80	50.00	N70°47'27"W	39.68	46°45'22"
C6	75.46	50.00	N04°10'37"W	68.50	86°28'18"
C7	14.18	25.00	S22°48'30"W	13.99	32°29'24"

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

Eiland & Associates, Inc., LB 1301
PROFESSIONAL SURVEYORS AND MAPPERS
615 Blanding Blvd. Orange Park, FL
TELEPHONE (904) 212-1000

Linda Lakes Unit 3

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

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

LAND USE
ZONING
AREA
No. LOTS
PER LOT SIZE

RURAL SUBURBS
SFRD
28.75 AC.
31
6000 Sq. Ft.

PLAT BOOK **62** PAGE **59**

SHEET 7 OF 7 SHEETS

TYPE I SUBDIVISION "BFPUD" ZONE

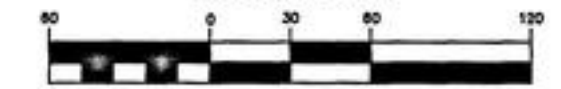
OWNER:
Old Jennings Estates Investment, Inc.
2120 Corporate Square Blvd.
Suite 3
Jacksonville, FL 32216

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

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

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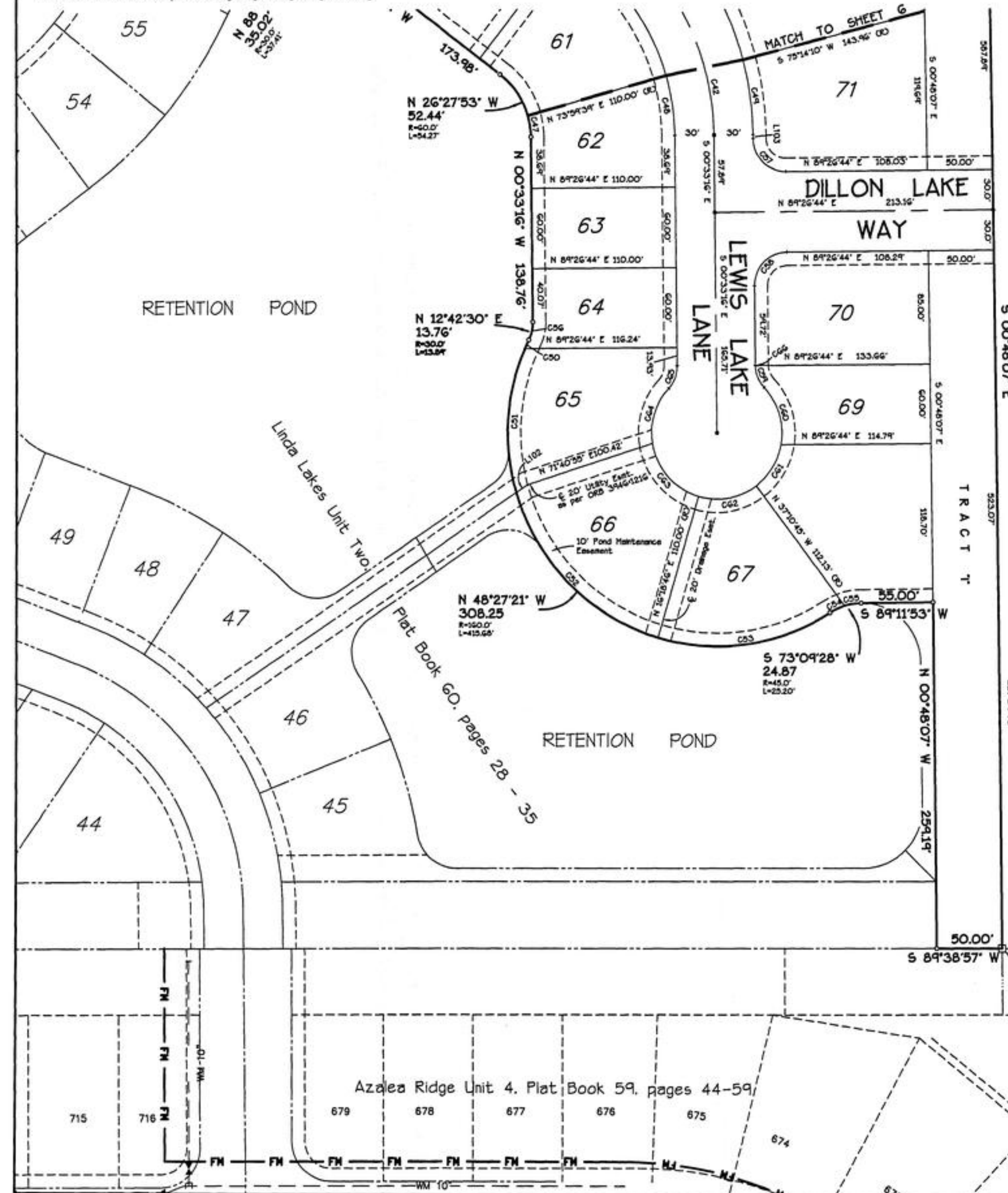
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L102	N55°33'36"E	10.55
L103	S00°33'16"E	2.89

CURVE TABLE					
CURVE	LENGTH	RADIUS	Bearing	Chord	Delta
C42	180.89	200.00	N26°27'53"W	174.78	51°49'13"
C47	16.18	60.00	N08°16'49"W	16.13	15°27'05"
C48	45.85	170.00	N08°16'49"W	45.71	15°27'05"
C49	57.84	230.00	N07°39'33"W	56.89	14°12'34"
C50	7.22	160.00	S24°40'41"W	7.22	2°35'09"
C51	111.45	160.00	S03°25'47"W	109.21	39°54'39"
C52	159.63	160.00	S45°06'24"E	153.69	57°09'42"
C53	137.38	160.00	N01°42'54"E	133.20	49°11'44"
C54	12.30	45.00	S64°56'47"W	12.26	15°39'31"
C55	12.90	45.00	S80°59'13"W	12.85	16°28'20"
C56	13.89	30.00	N02°42'30"E	13.76	26°31'31"
C57	39.27	25.00	S45°33'16"E	35.36	90°00'00"
C58	39.27	25.00	S44°26'44"W	35.36	90°00'00"
C59	18.41	25.00	S22°17'12"E	18.00	42°12'09"
C60	46.72	50.00	N06°37'12"W	45.04	53°32'08"
C61	37.24	50.00	N31°29'03"E	36.38	42°40'24"
C62	46.68	50.00	N79°34'00"E	45.00	53°29'31"
C63	56.29	50.00	S41°26'18"E	53.36	64°29'53"
C64	44.91	50.00	S16°32'41"W	43.42	51°28'06"
C65	18.69	25.00	N20°51'44"E	18.26	42°50'00"



N=2099781.95
E=385410.23

1.87 Ac.

Elland & Associates, Inc., LB 1381
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