

MARGARET'S WALK AT FLEMING ISLAND REPLAT NO. 1

A PORTION OF THE GEORGE FLEMING GRANT, SECTION 38, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING A REPLAT OF LOTS 145, 146 AND 147, AS SHOWN ON PLAT OF MARGARET'S WALK AT FLEMING ISLAND AS RECORDED IN PLAT BOOK 34, PAGES 44 THROUGH 57 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA

PLAT BOOK 43 PAGE 1

SHEET 1 OF 3

CAPTION

ALL OF LOTS 145, 146 AND 147, AS SHOWN ON PLAT OF MARGARET'S WALK AT FLEMING ISLAND AS RECORDED IN PLAT BOOK 34, PAGES 44 THROUGH 57 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

THE ABOVE DESCRIBED LANDS CONTAIN 3.11 ACRES.

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 (1999), AND HAS DETERMINED THAT SAID PLAT CONFORMS WITH REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE UNDERSIGNED DID NOT PREPARE THIS PLAT. THIS CERTIFICATE IS MADE AS OF THE 09th DAY OF September, 2003.

SIGNED: B.L. Pittman FLORIDA REGISTRATION NO. 4827
PRINT NAME: B.L. Pittman PRINT ADDRESS: 90 River Road
Orange Park FL 32073

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177. SIGNED THIS 25th DAY OF AUGUST A.D., 2003.

RICHARD P. CLARSON & ASSOCIATES, INC. (LB 1704)
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396 2623

BY: Joe A. Hill, Jr.
JOSE A. HILL, JR.
REGISTERED LAND SURVEYOR
NO. 4487, STATE OF FLORIDA

TYPE II SUBDIVISION "PUD" ZONING LAND USE (PLANNED COMMUNITY)

ZONING: PUD
AREA: 3.11 ACRES
TOTAL LOTS: 2
MINIMUM LOT SIZE: 5,500 SQUARE FEET
ELECTRIC SERVICE PROVIDED BY CLAY ELECTRIC COOPERATIVE, INC.
WATER AND SEWER SERVICE PROVIDED BY CLAY COUNTY UTILITY AUTHORITY



COUNTY DEPARTMENT OF ZONING APPROVAL

APPROVED THIS 16 DAY OF October, 2003.

Cheryl Miller
DIRECTOR, DEPARTMENT OF ZONING

COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 27th DAY OF October, A.D., 2003 BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.

Larry R. Lancaster
CHAIRMAN

Robert M. Wilson
CLERK OF THE BOARD

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLIES IN FORM WITH CHAPTER 177, FLORIDA STATUTES, AND IS FILED FOR RECORD IN PLAT BOOK 43, PAGES 1 THROUGH 3, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 29th DAY OF October, 2003.

James B. Jeter
CLERK OF THE CIRCUIT COURT

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

APPROVED THIS 15th DAY OF OCTOBER, 2003.

Cheryl J.
DIRECTOR, DEPARTMENT OF ENGINEERING

COUNTY DEPARTMENT OF PLANNING APPROVAL

APPROVED THIS 22nd DAY OF October, 2003.

Paul C.
DIRECTOR, DEPARTMENT OF PLANNING

PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: 904-396-2623

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PLAT BOOK 43 PAGE 2

SHEET 2 OF 3

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT JAMES W. GRANGER, JR. AND SCOTT ANDREW ROBINSON ARE THE LAWFUL OWNERS OF THE ABOVE CAPTIONED LANDS, HENCEFORTH TO BE KNOWN AS MARGARET'S WALK AT FLEMING ISLAND REPLAT NO. 1 WHICH IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. NO PART OF SAID LANDS IS DEDICATED TO THE COUNTY OF CLAY, STATE OF FLORIDA OR TO THE PUBLIC.

C.E.C. EASEMENTS ARE DEDICATED TO THE CLAY ELECTRIC COOPERATIVE, INC., AND ITS SUCCESSORS IN TITLE, FOR USE IN ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF, THIS 6th DAY OF MAY A.D., 2003.

Elsa B. Murphy
WITNESS

ELSA B. MURPHY
PRINT NAME

James W. Granger, Jr.
BY: JAMES W. GRANGER, JR.

Jeni A. Granger

BY: SCOTT ANDREW ROBINSON

Ronald J. Leinwohl
WITNESS

RONALD J. LEINWOHL
PRINT NAME

Christina E. Parrish
WITNESS

Ronald J. Leinwohl
WITNESS

RONALD J. LEINWOHL
PRINT NAME

STATE OF FLORIDA COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF May A.D., 2003, BY JAMES W. GRANGER, JR. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION.

Elsa B. Murphy
(SIGN)

ELSA B. MURPHY
(PRINT NAME)

NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.

MY COMMISSION EXPIRES:

ELSA B. MURPHY
Notary Public, State of Florida
My comm. expires February 11, 2006
Comm No. 00 091396

STATE OF FLORIDA COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF May A.D., 2003, BY SCOTT ANDREW ROBINSON. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION.

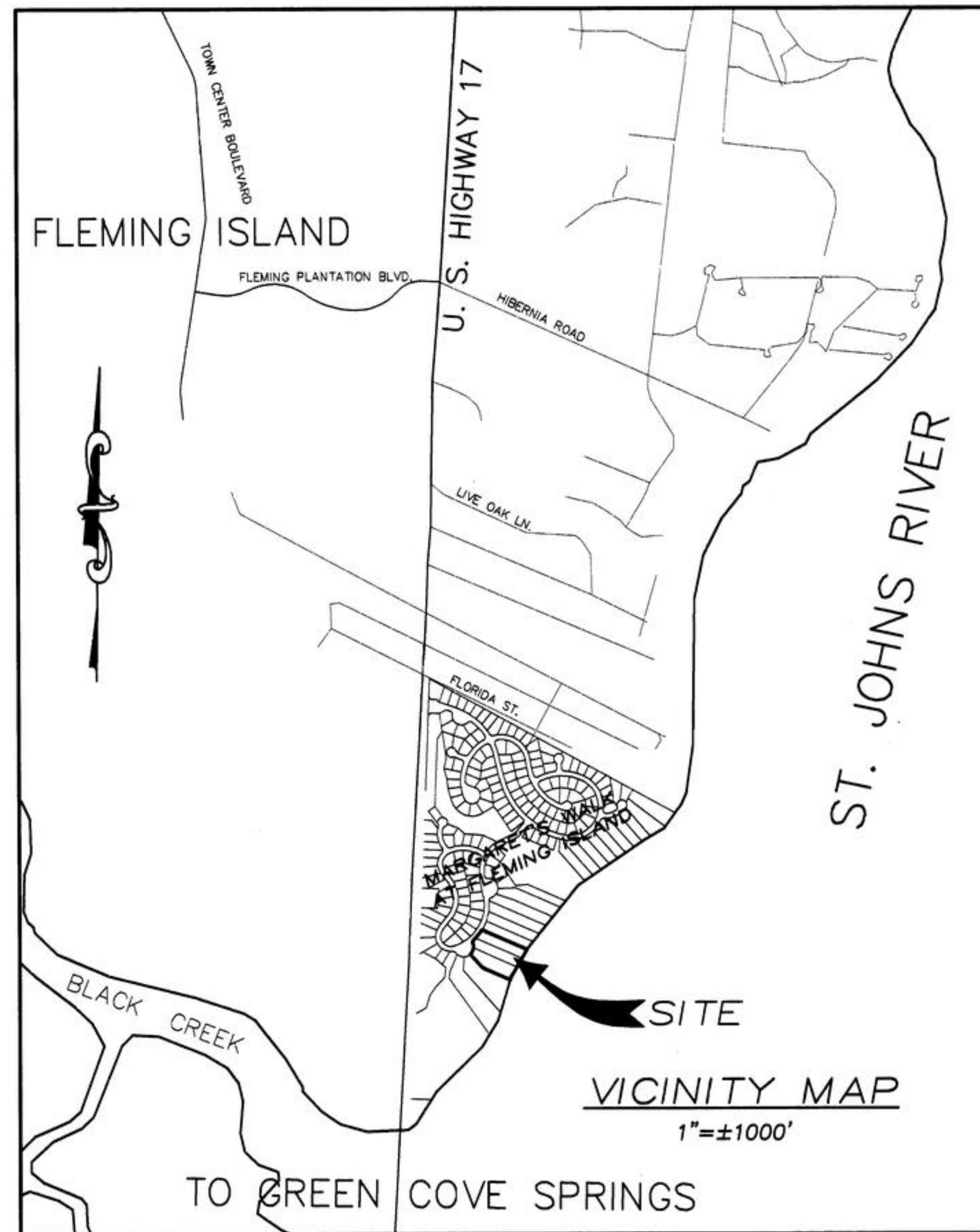
Elsa B. Murphy
(SIGN)

ELSA B. MURPHY
(PRINT NAME)

NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.

MY COMMISSION EXPIRES:

ELSA B. MURPHY
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PREPARED BY:
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PROFESSIONAL LAND SURVEYORS
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PLAT BOOK 43 PAGE 3

SHEET 3 OF 3

NOTES:

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- BEARING REFERENCE: S65°37'36"E FOR SOUTH LINE OF LOT 148, MARGARET'S WALK AT FLEMING ISLAND.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE WETLAND JURISDICTION LINE OR BUFFER EASEMENT AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF DUVAL COUNTY OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA OR BUFFER EASEMENT TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLANDS JURISDICTION LINE OR BUFFER EASEMENT MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- THE LANDS PLATTED HEREON ALL LIE WITHIN FLOOD ZONES "X" & "AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120064-0165D, DATED NOVEMBER 4, 1992.
- C.E.C. DENOTES CLAY ELECTRIC COOPERATIVE.
- C.C.U.A. DENOTES CLAY COUNTY UTILITY AUTHORITY.
- BUILDING RESTRICTION SETBACKS ARE: FRONT-20' (INCLUDING SIDE STREET ON CORNER LOT) SIDES-5' REAR-15'
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- WHETHER DEPICTED ON THE PLAT OR NOT, THE DEVELOPER/OWNER HEREBY GRANTS CLAY ELECTRIC COOPERATIVE, INC., A 10 FOOT WIDE PERPETUAL EASEMENT FOR UTILITY SERVICES OVER, UNDER, UPON AND ACROSS ALL LANDS LYING ADJACENT TO, PARALLEL WITH, AND OUTSIDE OF THE AREAS SHOWN ON THE PLAT AS ROADS, STREETS, OR OTHER RIGHTS OF WAY.
- WHERE A CLAY ELECTRIC EASEMENT CROSSES AN EASEMENT OR RIGHT OF WAY GRANTED TO THE 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.
- 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.
- ALL EASEMENTS, FOR THE 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.
- 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.), ITS SUCCESSORS AND ASSIGNS.

LEGEND:

- FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (LB 1704)
- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (LB 1704)
- SET PERMANENT CONTROL POINT (LB 1704)
- C7 CURVE NUMBER
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVE
- P.C.C. POINT OF COMPOUND CURVE
- (R) RADIAL LINE
- POINT OF STREET NAME CHANGE
- O.R.V. OFFICIAL RECORDS VOLUME
- R.P. RADIUS POINT
- R/W RIGHT OF WAY
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CH CHORD
- P.I. POINT OF INTERSECTION
- CCUA CLAY COUNTY UTILITY AUTHORITY
- CEC CLAY ELECTRIC COOPERATIVE

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C1	23.10'	30.00'	S26°09'23"W	22.53'	44°06'36"	12.15'
C2	13.13'	30.00'	S08°26'03"E	13.02'	25°04'15"	6.87'

TYPE II SUBDIVISION "PUD" ZONING

ENGINEER
J. LUCAS & ASSOCIATES
1305 CEDAR STREET
JACKSONVILLE, FLORIDA, 32207

LAND USE (PLANNED COMMUNITY)

ZONING: PUD
AREA: 3.11 ACRES
TOTAL LOTS: 2
MINIMUM LOT SIZE: 5,500 SQUARE FEET
ELECTRIC SERVICE PROVIDED BY CLAY ELECTRIC COOPERATIVE, INC.
WATER AND SEWER SERVICE PROVIDED BY CLAY COUNTY UTILITY AUTHORITY

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