

# OAKPOINT AT OAKLEAF PLANTATION

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA.

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SHEET 1 OF 7 SHEETS

## CAPTION

A portion of Section 7, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 7, thence North 00° 10' 01" East, along the Easterly line of said Section 7, a distance of 200.14 feet; thence along the Northerly right of way line of Oakleaf Plantation Parkway, a 200 foot right of way as recorded in Plat Book 44, pages 23 through 32 of the Public Records of said county, the following 5 (five) courses: 1) South 87° 38' 56" West, departing said Easterly line, 896.93 feet to a point of curvature of a curve concave Northeasterly, having a radius of 1400.00 feet; 2) Northeasterly, along the arc of said curve, through a central angle of 43° 11' 50", an arc length of 1027.90 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 70° 42' 07" West, 1032.96 feet; 3) North 49° 03' 12" West, 774.63 feet to the point of curvature of a curve concave Southwesterly, having a radius of 7100.00 feet; 4) Northwesterly, along the arc of said curve, through a central angle of 06° 24' 52", an arc length of 794.85 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 52° 15' 38" West, 794.46 feet; 5) North 55° 28' 04" West, 230.00 feet to the point of curvature of a curve concave Northeasterly, having a radius of 30.00 feet; thence Northerly, departing said Northerly right of way line, and along the arc of said curve, through a central angle of 90° 00' 00", an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 10° 28' 04" West, 42.43 feet; thence North 34° 51' 56" East, 5.68 feet to the point of curvature of a curve concave Northeasterly, having a radius of 290.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of 23° 57' 04", an arc length of 121.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 22° 33' 24" East, 120.35 feet; thence North 10° 34' 51" East, 27.44 feet to the point of curvature of a curve concave Southeasterly, having a radius of 185.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of 31° 06' 19", an arc length of 100.43 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 26° 08' 01" East, 99.21 feet; thence North 41° 41' 10" East, 10.00 feet to the point of curvature of a curve concave Northeasterly, having a radius of 290.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of 31° 02' 15", an arc length of 157.10 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 26° 10' 03" East, 155.18 feet; thence Northerly, along the arc of a curve concave Westerly, having a radius of 840.00 feet, through a central angle of 17° 44' 00", an arc length of 259.98 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North 01° 46' 55" East, 258.95 feet.

From said Point of Beginning, thence Northwesterly, continuing along the arc of last said curve concave Southwesterly, having a radius of 840.00 feet, through a central angle of 52° 12' 54", an arc length of 765.51 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 33° 11' 32" West, 739.30 feet; thence North 59° 17' 59" West, 11.60 feet to the point of curvature of a curve concave Southwesterly, having a radius of 4960.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 01° 44' 28", an arc length of 150.73 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 58° 25' 45" West, 150.72 feet; thence North 52° 26' 29" East, 82.50 feet; thence North 85° 19' 19" East, 118.77 feet; thence North 54° 32' 11" East, 136.95 feet; thence North 46° 54' 38" East, 58.17 feet; thence North 34° 38' 10" East, 60.00 feet; thence North 23° 23' 01" East, 178.38 feet; thence North 21° 33' 05" East, 122.43 feet; thence North 30° 44' 33" East, 192.23 feet; thence North 31° 48' 37" East, 62.19 feet; thence North 34° 52' 05" East, 75.94 feet; thence North 48° 46' 27" East, 98.59 feet; thence North 52° 20' 54" East, 70.48 feet; thence North 56° 37' 42" East, 120.00 feet; thence North 48° 59' 47" East, 126.26 feet; thence North 89° 00' 13" East, 121.19 feet; thence North 34° 09' 44" East, 324.73 feet; thence South 55° 00' 00" East, 1449.89 feet; thence South, 645.82 feet; thence South 70° 47' 24" West, 1056.55 feet; thence North 86° 27' 09" West, 131.56 feet to a point on a curve concave Northeasterly, having a radius of 50.00 feet; thence Westerly, along the arc of said curve, through a central angle of 32° 14' 36", an arc length of 28.14 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 76° 23' 39" West, 27.77 feet; thence South 02° 15' 29" West, 9.71 feet; thence North 87° 13' 49" West, 116.03 feet; thence North 09° 58' 06" West, 90.35 feet; thence North 12° 03' 46" West, 18.68 feet; thence North 81° 19' 46" West, 210.33 feet; thence South 39° 46' 20" West, 207.36 feet; thence South 52° 38' 28" West, 64.65 feet; thence South 57° 00' 16" West, 274.90 feet to the Point of Beginning.

Containing 65.02 acres, more or less.

## TYPE I SUBDIVISION "PUD" ZONING

### Land Use

Zoning: PUD (Planned Unit Development) Minimum Side Setback: 5 Feet  
Area: 65.02 Acres Minimum Side Street Setback: 20 Feet  
Total Number of Lots: 182 Minimum Rear Setback: 10 Feet  
Minimum Lot Area: 6,600 Square Feet Maximum Height: 35 Feet  
Minimum Lot Width: 60 Feet  
Minimum Front Setback: 20 Feet

### Utilities

Electric Service Provided By: Clay Electric Cooperative, Inc.  
Water And Sanitary Sewer Service Provided By: Clay County Utility Authority  
Telephone Service Provided By: BellSouth

## COUNTY DEPARTMENT OF ZONING APPROVAL

Approved this 29 day of June, 2004.

Cheryl Miller  
Director, Department of Zoning

## COUNTY COMMISSIONER'S CERTIFICATE

Examined and approved this 1st day of July, 2004 by the Board of County Commissioners, Clay County, Florida.

Paul Fitzgerald  
Chairman

Robert M. Wilson  
Clark of the Board

## CLERK'S CERTIFICATE

I hereby certify that this plat has been examined and it complies in form with Part II of Chapter 177, Florida Statutes, and is filed for record in Plat Book 45, Pages 59 through 65, of the public records of Clay County, Florida, this 9th day of July, 2004.

James B. Lee  
Clerk of the Circuit Court

## COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Approved this 30th day of June, 2004.

Chloe T. W.  
Director, Department of Engineering

## COUNTY DEPARTMENT OF PLANNING APPROVAL

Approved this 1st day of July, 2004.

Paul Lowe  
Director, Department of Planning

## 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 21st day of June, A.D., 2004.

Robert M. Angas Associates, Inc.  
14775 St. Augustine Road  
Jacksonville, Florida 32258  
Phone: (904) 642-8550

By: Robert M. Angas  
Joseph Leslie Reynolds III  
Professional Surveyor and Mapper  
State of Florida LS No. 5517

## ADOPTION AND DEDICATION

This is to certify that Intracoastal Associates, LLC, a Florida limited liability company, hereinafter "Dedicator", is the lawful owner of the lands described in the caption herein, known as Oakpoint at Oakleaf Plantation, having caused the same to be surveyed and subdivided. This plat, being made in accordance with said survey is hereby adopted as the true and correct plat of said lands. Live Oak Hollow Drive, Acorn Chase Drive, Tower Oaks Drive, Classic Oak Court, Horseshoe Trail Drive, and Inwood Court as shown herein, hereinafter the "Streets", are hereby irrevocably dedicated to Clay County, its successors and assigns, and all drainage easements shown on this plat are hereby irrevocably dedicated to Clay County, its successors and assigns, and are subject to the following covenants which shall run with the lands.

The "Dedicator", its successors and assigns, owns the underlying fee simple title to the areas depicted on this plat as Tract "E" hereinafter the "Tracts". The Dedicator, on behalf of itself, its successors and assigns, hereby covenants and agrees in favor of Clay County, Florida, that the Tracts cannot be used for any purposes other than those hereinafter described for the storm water management easements. An easement, hereinafter the "Easement", situated within the entire physical limits of the Tracts, is hereby dedicated to Clay County, its successors and assigns, for the purpose of permitting Clay County, its successors and assigns, to discharge therein all water which may fall or come upon the streets, and all water which may flow or pass from the streets, from adjacent lands, or from any other source of public waters into or throughout the Easement, without any liability whatsoever on the part of Clay County, its successors and assigns, for any damage, injury or losses to persons or property resulting from the acceptance or use of the Easement by Clay County, its successors and assigns.

Clay County, by acceptance of this plat for recording shall not be deemed, on behalf of itself, its successors or assigns, to have accepted any duty, obligation, liability or responsibility whatsoever to maintain any storm water retention or detention ponds presently or hereafter located or constructed within the Easement; to maintain any filtration systems, control structures, under drains, pipes or other facilities, fixtures or equipment installed within the Easement and/or associated therewith; to remove or treat any aquatic plants, animals, soil, chemicals, or any other substance or thing that might be found or come within that Easement; or to maintain water purity, quality, level or depth within the Easement. The foregoing notwithstanding, Clay County, its successors and assigns, all have the right to undertake and perform any and all of the aforesaid activities at any time or times it may choose in its sole discretion without being deemed to have accepted any duty, obligations, liability or responsibility whatsoever to undertake, repeat or perform the same or similar activities thereafter; and to effect modification of or to any storm water retention or detention ponds or other facilities located within the Easement, including, but not limited to, the installation, modification and/or removal of any filtration systems, control structures, under drains, pipes or other facilities, fixtures or equipment associated therewith, without being deemed to have accepted any duty, obligation, liability or responsibility whatsoever to undertake maintenance thereafter.

The Dedicator does hereby covenant in favor of Clay County, its successors and assigns, that it will be and remain affirmatively responsible, obligated and liable for construction, installation and subsequent maintenance of all storm water management facilities within the Tracts required by Clay County as of the date of its acceptance of this plat, as well as those required under any permit issued by any and all governmental agencies with jurisdiction, including but not limited to, any storm water retention or detention ponds presently or hereafter located or constructed therein and any filtration systems, control structures, under drains, pipes or other facilities, fixtures or equipment installed therein and/or associated therewith; and for removing or treating aquatic plants, animals, soil, chemicals, or any other substance or thing that may be found or come therein; and for maintaining or preserving water purity, quality, level or depth therein. The foregoing covenant is a personal covenant of the Dedicator to Clay County, unless assigned to a Homeowner's Association or Community Development District as hereinafter provided, and shall also run with all of the lands depicted within the confines of this plat and shall be assumed by each of the successors and assigns of the Dedicator. The foregoing notwithstanding, the Dedicator may assign the burden of its personal covenant herein above described to a Homeowner's Association, hereinafter the "Association", created as a corporate entity under the laws of the State of Florida, or a Community Development District under Chapter 190, Florida Statutes, hereinafter the "CDD", each existing in perpetuity and invested with the power, duty and authority to levy mandatory assessments against each lot depicted on this plat to provide sufficient and adequate funding for maintenance of the above described storm water management facilities. In the event of assignment by the Dedicator to the Association or CDD, as evidenced by the recording of an appropriate instrument in the public records of Clay County, Florida, executed on behalf of both the Dedicator and the Association or CDD, wherein the Association or CDD affirmatively accepts the assignment of the personal covenant and the responsibility for all matters herein covenanted or indemnified by the Dedicator, then the Dedicator shall be deemed to have been completely released from all responsibilities, obligations and liabilities arising thereunder, the Association or CDD, being deemed to have succeeded to the same. If and only if Clay County, its successors and assigns, shall affirmatively accept responsibility for maintenance under the Easement, as evidenced by the adoption of a formal resolution by the governing body of Clay County, its successors and assigns, spread upon the minutes thereof, and, if required by the county, the recording of an appropriately executed instrument conveying to Clay County the fee simple title to the Tract wherein such storm water management facilities have been constructed, then the Dedicator and the Association or CDD shall both be deemed to have been completely released from all responsibilities, obligations, and liabilities therein arising under the personal covenant. Further, said personal covenant shall be deemed to have terminated upon the adoption of said resolution with respect to the Tract. Until Clay County, its successors and assigns, in its sole discretion, elects to undertake the responsibility for maintenance of the storm water management facilities within the Tracts, the Dedicator does hereby covenant and agree to indemnify Clay County and save it harmless from suits, damages, liability and expenses 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, filtration systems and other storm water management facilities. This indemnification shall run with the land, and the successors and assigns of the Dedicator shall be subject to and bound by it.

The Dedicator, on behalf of itself, its successors and assigns, does hereby covenant in favor of Clay County, its successors and assigns, that it shall not enter upon or use any portion of the Tracts for any purpose inconsistent with the storm water management facilities hereinabove described. In this regard, except as the same may be related directly to the activities and uses authorized in connection therewith, the Dedicator, its successors and assigns, shall not undertake any dredge or fill activities within the Tracts, nor place or plant, or cause or suffer to be placed or planted, any temporary or permanent structures or vegetation of any kind encroaching within, on, over or across the Tracts, including, but not limited to fences, hedges, fountains or bulkheads.

Tracts "A", "B", "C", "D", Pedestrian Access Easements, and Private Drainage Easements are hereby reserved unto the Dedicator, its successors and assigns.

Tract "F" and the Easements described in General Notes 9 through 13 herein, shall be irrevocably dedicated as stated therein.

In witness whereof, Intracoastal Associates, LLC has caused these presents to be signed by its Vice President on the date shown below and has caused its official seal to be affixed hereto.

Intracoastal Associates, LLC, a Florida  
limited liability company

By: Erik H. Wilson  
Erik H. Wilson  
Its Vice President

Shirone C. Cox  
Witness

ELINORE C. Cox  
Print Name

Deborah H. Dunbar  
Witness

Deborah H. Dunbar  
Print Name

## ACKNOWLEDGMENT

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me this 21 day of June, 2004, by Erik H. Wilson as Vice President of Intracoastal Associates, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me and no oath was taken.

By: Deborah H. Dunbar

Deborah H. Dunbar  
Print Name

DEBORAH H. DUNBAR  
Notary Public, State of Florida  
My comm. exp. June 10, 2005  
Comm. No. DD 022831

## 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 filing of this plat insofar as the same effects a lot or lots sold. Time of performance being of the essence, said guarantee shall be part of each deed of conveyance or 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.

Intracoastal Associates, LLC, a Florida  
limited liability company

By: Erik H. Wilson  
Erik H. Wilson  
Its Vice President

Shirone C. Cox  
Witness

ELINORE C. Cox  
Print Name

Deborah H. Dunbar  
Witness

Deborah H. Dunbar  
Print Name

Engineer  
England-Thoms & Miller, Inc.  
14775 St. Augustine Road  
Jacksonville, Florida 32258

Surveyor  
Robert M. Angas Associates, Inc.  
14775 St. Augustine Road  
Jacksonville, Florida 32258

Owner  
Intracoastal Associates, LLC  
3020 Harley Road  
Suite 100  
Jacksonville, Florida 32257

## 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 requirements of Chapter 177, Florida Statutes. The undersigned did not prepare this plat. This certificate is made as of the 21st day of June, A.D., 2004.

Signed: B.L. Pittman  
Print Name: B.L. Pittman  
Florida Registration No.: 4827

Print Address: 90 RIVER ROAD  
ORANGE PARK, FL  
32073

PREPARED BY:

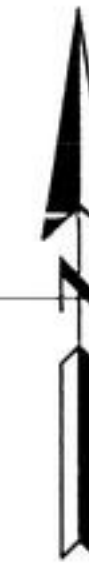
ROBERT M. ANGAS ASSOCIATES, INC.  
14775 ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

# OAK POINT AT OAKLEAF PLANTATION

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA.

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SHEET 2 OF 7 SHEETS

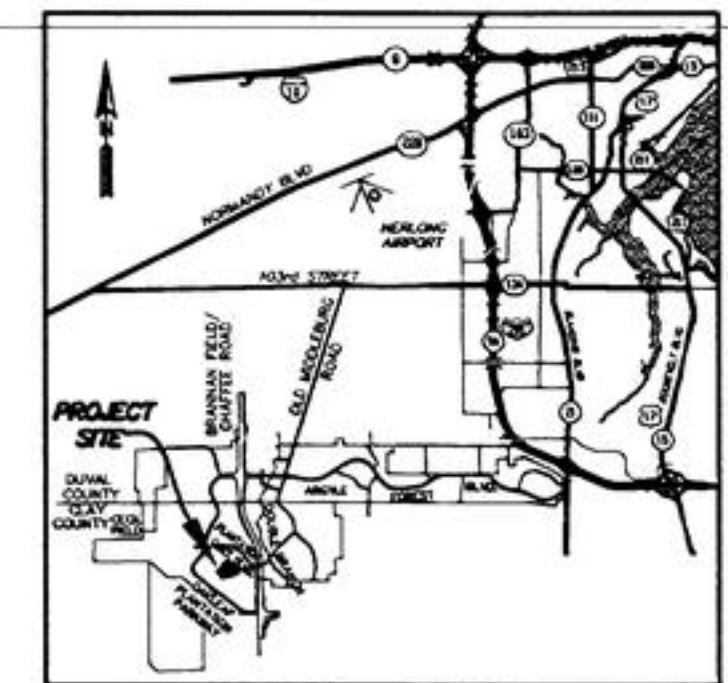
## KEY MAP



### GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.



VICINITY MAP  
NOT TO SCALE

### NOTES:

1. (C) DENOTES SET PERMANENT REFERENCE MONUMENT (4" x 4" C.M., UNLESS OTHERWISE INDICATED).
2. (P) DENOTES SET PERMANENT CONTROL POINT (L.B. 3624, UNLESS OTHERWISE INDICATED).
3. (R) DENOTES RADIAL LINE, WHEN SO INDICATED.
4. LOT NUMBERS ASSIGNED BY THIS PLAT, IF SHOWN NON-SEQUENTIALLY, CORRESPOND TO THOSE OF THE APPROVED CONSTRUCTION PLANS.
5. BEARINGS SHOWN HEREIN PROJECTED FROM BEARING CALL OF NORTH 00° 10' 01" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF BRANAN FIELD / CHATTEE ROAD.
6. 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.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
8. 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, WATER, 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.
9. WHETHER DEPICTED ON THE PLAT OR NOT, INTRACASTAL ASSOCIATES, LLC, HEREBY GRANTS CLAY ELECTRIC COOPERATIVE, INC. A 10 FOOT 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.
10. WHERE A CLAY ELECTRIC COOPERATIVE, INC. EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CCUA, 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. CCUA SHALL USE, OCCUPY, AND LOCATE FACILITIES IN THESE JOINT USE AREAS SO AS TO REASONABLY ACCOMMODATE CLAY ELECTRIC COOPERATIVE, INC.'S FACILITIES.
11. WHERE A CCUA EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY ELECTRIC COOPERATIVE, INC., CCUA 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 AREAS SO AS TO REASONABLY ACCOMMODATE CCUA FACILITIES.
12. ALL EASEMENTS FOR THE WATER AND SEWER SYSTEMS MARKED CCUA AND SHOWN ON PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS.
13. ALL EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED C.E.C. AND SHOWN ON THE PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. (C.E.C.)
14. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, NOR CUTTING OF TREES OR PLANTS SHALL TAKE PLACE WITHIN CONSERVATION / PRESERVATION AREAS OR JURISDICTIONAL WETLANDS SHOWN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE REGULATORY AGENCIES HAVING JURISDICTION ON SUCH CONSERVATION / PRESERVATION AREA OR WETLANDS. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE CONSERVATION / PRESERVATION OR WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO COMMENCING ANY ACTIVITY WITHIN THE CONSERVATION / PRESERVATION OR WETLAND AREAS. THE JURISDICTIONAL WETLAND LINE MAY BE REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES. Ch. 704.061(1)(a) through (j) Florida Statutes
15. UPON EXAMINATION OF FLOOD INSURANCE RATE MAP FOR CLAY COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120064 0045 D, DATED NOVEMBER 4, 1992, INDICATES THAT THE PROPERTY SHOWN AND DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AND "AE". NO ATTEMPT WAS MADE TO FIELD VERIFY.
16. SECTION LINES AND QUARTER SECTION LINES DEPICTED ON THIS PLAT ARE GRAPHIC REPRESENTATIONS ONLY, AND DO NOT REFLECT FIELD MEASUREMENTS.

### AREAS LEGEND

|           |                                |
|-----------|--------------------------------|
| TRACT "A" | LANDSCAPE BUFFER               |
| TRACT "B" | LANDSCAPE BUFFER               |
| TRACT "C" | CONSERVATION                   |
| TRACT "D" | CONSERVATION                   |
| TRACT "E" | STORMWATER MANAGEMENT FACILITY |
| TRACT "F" | PUMP STATION SITE              |

### ABBREVIATIONS/LEGEND

|               |                                          |
|---------------|------------------------------------------|
| CT            | COURT                                    |
| CH            | CHORD BEARING                            |
| CHORD         | CHORD                                    |
| CEC           | CLAY ELECTRIC COOPERATIVE                |
| CCUA          | CLAY COUNTY UTILITY AUTHORITY            |
| C.M.          | CONCRETE MONUMENT                        |
| C.O.E.        | CORPS OF ENGINEERS                       |
| FD            | FOUND                                    |
| F.D.O.T.      | FLORIDA DEPARTMENT OF TRANSPORTATION     |
| LENGTH OF ARC | LENGTH OF ARC                            |
| LA            | LIMITED ACCESS                           |
| LB            | LICENSED BUSINESS                        |
| LS            | LICENSED SURVEYOR                        |
| N-T-S         | NOT TO SCALE                             |
| O.R.V.        | OFFICIAL RECORDS VOLUME                  |
| P.C.          | POINT OF CURVATURE                       |
| P.O.C.        | POINT ON CURVE                           |
| P.R.C.        | POINT OF REVERSE CURVATURE               |
| P.R.M.        | PERMANENT REFERENCE MONUMENT             |
| P.T.          | POINT OF TANGENCY                        |
| R             | RADIUS                                   |
| (R)           | RADIAL LINE                              |
| R/W           | RIGHT OF WAY                             |
| SEC.          | SECTION                                  |
| T             | TANGENT LENGTH                           |
| C12           | DENOTES TABULATED CURVE DATA DESIGNATION |
| L12           | DENOTES TABULATED LINE DATA DESIGNATION  |
| D             | DENOTES DELTA (CENTRAL ANGLE)            |
| R.P.          | RADIUS POINT                             |

POINT OF  
REFERENCE  
SELY CORNER OF  
SECTION 7

BRANAN FIELD/CHATTEE ROAD  
(VARIABLE WIDTH R/W PER F.O.D.T.  
RIGHT OF WAY MAP, SECTION 71293-2501)

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

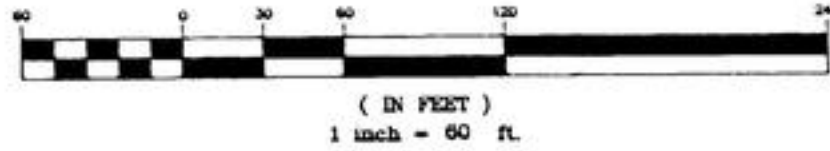
# OAKPOINT AT OAKLEAF PLANTATION

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA.

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SHEET 3 OF 7 SHEETS

GRAPHIC SCALE



| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L22        | N57°00'16"W | 16.64' |

## ABBREVIATIONS/LEGEND

|        |                                  |
|--------|----------------------------------|
| CB     | CHORD BEARING                    |
| CH     | CHORD                            |
| C.M.   | CONCRETE MONUMENT                |
| C.O.E. | COMPS OF ENGINEERS               |
| FD     | FOUND                            |
| L      | LENGTH OF ARC                    |
| LB     | LICENSED BUSINESS                |
| LS     | LICENSED SURVEYOR                |
| CCUA   | CLAY COUNTY UTILITY AUTHORITY    |
| CEC    | CLAY COUNTY CO-OPERATIVE         |
| O.R.V. | OFFICIAL RECORDS VOLUME          |
| P.C.   | POINT OF CURVATURE               |
| P.L.S. | PROFESSIONAL LAND SURVEYOR       |
| P.O.C. | POINT ON CURVE                   |
| P.R.C. | POINT OF REVERSE CURVATURE       |
| P.R.M. | PERMANENT REFERENCE MONUMENT     |
| P.T.   | POINT OF TANGENCY                |
| R      | RADIUS                           |
| R/L    | RADIAL LINE                      |
| R/W    | RIGHT OF WAY                     |
| SEC    | SECTION                          |
| T      | TANGENT LENGTH                   |
| T.D.   | TABULATED CURVE DATA DESIGNATION |
| T.L.   | TABULATED LINE DATA DESIGNATION  |
| Δ      | DELTA (CENTRAL ANGLE)            |
| R.P.   | RADIUS POINT                     |



| CURVE TABLE |         |           |         |               |
|-------------|---------|-----------|---------|---------------|
| CURVE       | RADIUS  | DELTA     | LENGTH  | CHORD BEARING |
| C1          | 500.00' | 11°31'27" | 100.57' | N64°26'48"W   |
| C4          | 845.00' | 30°29'45" | 448.75' | S21°32'58"W   |
| C9          | 845.00' | 20°30'51" | 368.91' | S68°48'31"W   |
| C6          | 845.00' | 5°28'55"  | 80.85'  | S54°03'23"W   |
| C19         | 895.00' | 1°30'41"  | 204.55' | N31°39'32"E   |
| C20         | 895.00' | 4°33'01"  | 100.57' | N27°23'37"E   |
| C21         | 895.00' | 6°31'50"  | 133.25' | N45°26'02"E   |
| C22         | 500.00' | 1°17'25"  | 150.89' | N46°30'39"E   |
| C23         | 500.00' | 2°48'08"  | 242.62' | S39°01'10"W   |
| C111        | 30.00'  | 85°19'38" | 49.91'  | N22°32'45"W   |
| C112        | 870.00' | 1°13'39"  | 18.64'  | N25°43'55"E   |
| C113        | 870.00' | 4°26'04"  | 67.33'  | N28°33'46"E   |
| C114        | 870.00' | 4°06'16"  | 62.33'  | N32°49'56"E   |
| C115        | 870.00' | 3°18'53"  | 50.33'  | N36°32'31"E   |
| C116        | 475.00' | 5°07'18"  | 42.46'  | N40°45'36"E   |
| C117        | 475.00' | 8°27'57"  | 70.18'  | N43°33'33"E   |
| C118        | 475.00' | 3°42'10"  | 30.70'  | N45°38'17"E   |
| C119        | 30.00'  | 67°58'32" | 35.50'  | N89°28'38"E   |
| C120        | 50.00'  | 2°30'34"  | 20.17'  | N68°05'23"W   |
| C121        | 50.00'  | 1°07'12"  | 104.91' | N67°44'39"W   |
| C122        | 50.00'  | 1°00'22"  | 87.80'  | S70°03'22"E   |
| C123        | 525.00' | 5°09'15"  | 47.23'  | N52°54'44"E   |
| C124        | 525.00' | 6°18'40"  | 57.83'  | N47°10'47"E   |
| C125        | 525.00' | 5°49'31"  | 53.38'  | N41°06'42"E   |
| C126        | 920.00' | 5°12'42"  | 83.68'  | N35°35'36"E   |
| C127        | 30.00'  | 86°40'52" | 45.39'  | S78°19'41"W   |
| C128        | 30.00'  | 46°34'03" | 24.38'  | N37°02'52"E   |
| C129        | 50.00'  | 7°27'12"  | 63.03'  | S49°52'31"E   |
| C130        | 50.00'  | 44°54'23" | 38.18'  | N71°33'37"E   |
| C131        | 50.00'  | 44°52'53" | 38.17'  | N26°39'58"E   |
| C132        | 50.00'  | 56°37'15" | 49.42'  | N24°35'16"W   |
| C133        | 50.00'  | 54°29'53" | 47.56'  | N78°38'39"W   |
| C134        | 30.00'  | 46°34'03" | 24.38'  | S81°36'55"E   |
| C135        | 30.00'  | 86°40'52" | 45.39'  | S16°59'27"E   |
| C136        | 30.00'  | 86°40'52" | 44.33'  | S67°27'17"W   |
| C137        | 475.00' | 8°46'08"  | 72.70'  | N55°48'27"E   |
| C138        | 475.00' | 2°35'18"  | 22.84'  | N60°03'43"W   |
| C139        | 30.00'  | 86°29'47" | 45.29'  | N15°26'10"W   |

| CURVE TABLE |         |            |         |               |
|-------------|---------|------------|---------|---------------|
| CURVE       | RADIUS  | DELTA      | LENGTH  | CHORD BEARING |
| C140        | 870.00' | 5°25'24"   | 82.55'  | S25°06'01"W   |
| C141        | 870.00' | 5°39'40"   | 58.59'  | S20°33'29"W   |
| C142        | 870.00' | 5°51'48"   | 58.66'  | S16°44'55"W   |
| C143        | 870.00' | 5°45'33"   | 57.08'  | S12°58'05"W   |
| C144        | 30.00'  | 62°34'28"  | 32.76'  | N45°24'43"E   |
| C145        | 50.00'  | 164°11'01" | 143.28' | S25°23'53"E   |
| C146        | 50.00'  | 51°58'15"  | 47.10'  | N33°17'15"E   |
| C147        | 50.00'  | 32°14'36"  | 28.14'  | N26°23'39"E   |
| C148        | 820.00' | 2°04'49"   | 29.77'  | S07°20'30"W   |
| C149        | 820.00' | 4°53'43"   | 70.07'  | S10°48'48"W   |
| C150        | 820.00' | 4°42'38"   | 67.42'  | S15°17'59"W   |
| C151        | 820.00' | 5°38'27"   | 80.73'  | S20°48'32"W   |
| C152        | 820.00' | 5°15'40"   | 75.30'  | S26°15'35"W   |
| C153        | 820.00' | 5°33'50"   | 78.63'  | S31°40'20"W   |
| C154        | 820.00' | 2°20'36"   | 33.53'  | S35°37'33"W   |
| C155        | 820.00' | 9°59'54"   | 149.20' | N24°51'39"W   |
| C200        | 855.00' | 12°17'43"  | 183.13' | N13°43'11"W   |
| C201        | 920.00' | 1°15'52"   | 19.77'  | N25°44'02"E   |
| C202        | 30.00'  | 86°29'47"  | 45.29'  | N78°04'03"E   |
| C203        | 870.00' | 1°58'42"   | 30.04'  | S35°48'30"W   |
| C219        | 475.00' | 10°46'57"  | 89.39'  | S36°28'36"W   |
| C220        | 30.00'  | 101°03'54" | 52.91'  | S19°25'20"E   |
| C221        | 525.00' | 5°07'25"   | 46.95'  | N67°23'25"W   |
| C222        | 525.00' | 6°08'38"   | 56.30'  | N61°45'23"W   |
| C223        | 30.00'  | 80°56'50"  | 42.38'  | N69°19'03"E   |
| C224        | 525.00' | 5°40'00"   | 51.92'  | S31°40'38"W   |
| C225        | 525.00' | 6°22'16"   | 58.38'  | S37°41'46"W   |
| C269        | 710.00' | 2°30'31"   | 31.09'  | S35°32'35"W   |
| C270        | 710.00' | 5°50'19"   | 72.35'  | S31°22'10"W   |
| C271        | 710.00' | 5°33'19"   | 68.84'  | S25°40'21"W   |
| C272        | 710.00' | 4°54'23"   | 60.80'  | S20°26'30"W   |
| C273        | 710.00' | 4°48'27"   | 59.57'  | S15°35'05"W   |
| C274        | 710.00' | 4°47'56"   | 59.47'  | S10°46'53"W   |
| C275        | 710.00' | 4°50'04"   | 59.91'  | S05°57'53"W   |
| C282        | 50.00'  | 47°55'46"  | 3.72'   | N57°37'21"E   |
| C283        | 840.00' | 6°55'50"   | 101.61' | N10°33'00"W   |
| C286        | 30.00'  | 3°01'11"   | 1.58'   | N12°36'53"E   |

## NOTES:

1. SEE SHEET 2 FOR ALL APPLICABLE GENERAL NOTES AND ALSO FOR CCUA/CEC NOTES AND DETAILS.

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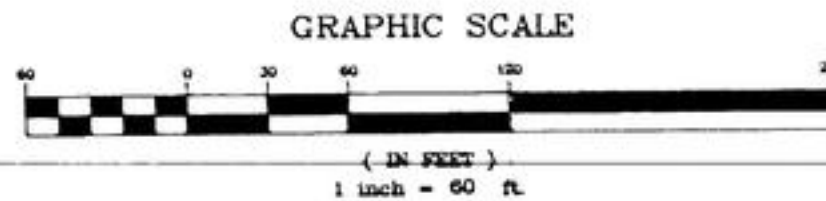
CERTIFICATE OF AUTHORIZATION NO. LB 3624

# OAKPOINT AT OAKLEAF PLANTATION

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA.

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SHEET 4 OF 7 SHEETS



UNPLATTED LANDS  
SECTION 7  
TOWNSHIP 4 SOUTH  
RANGE 25 EAST

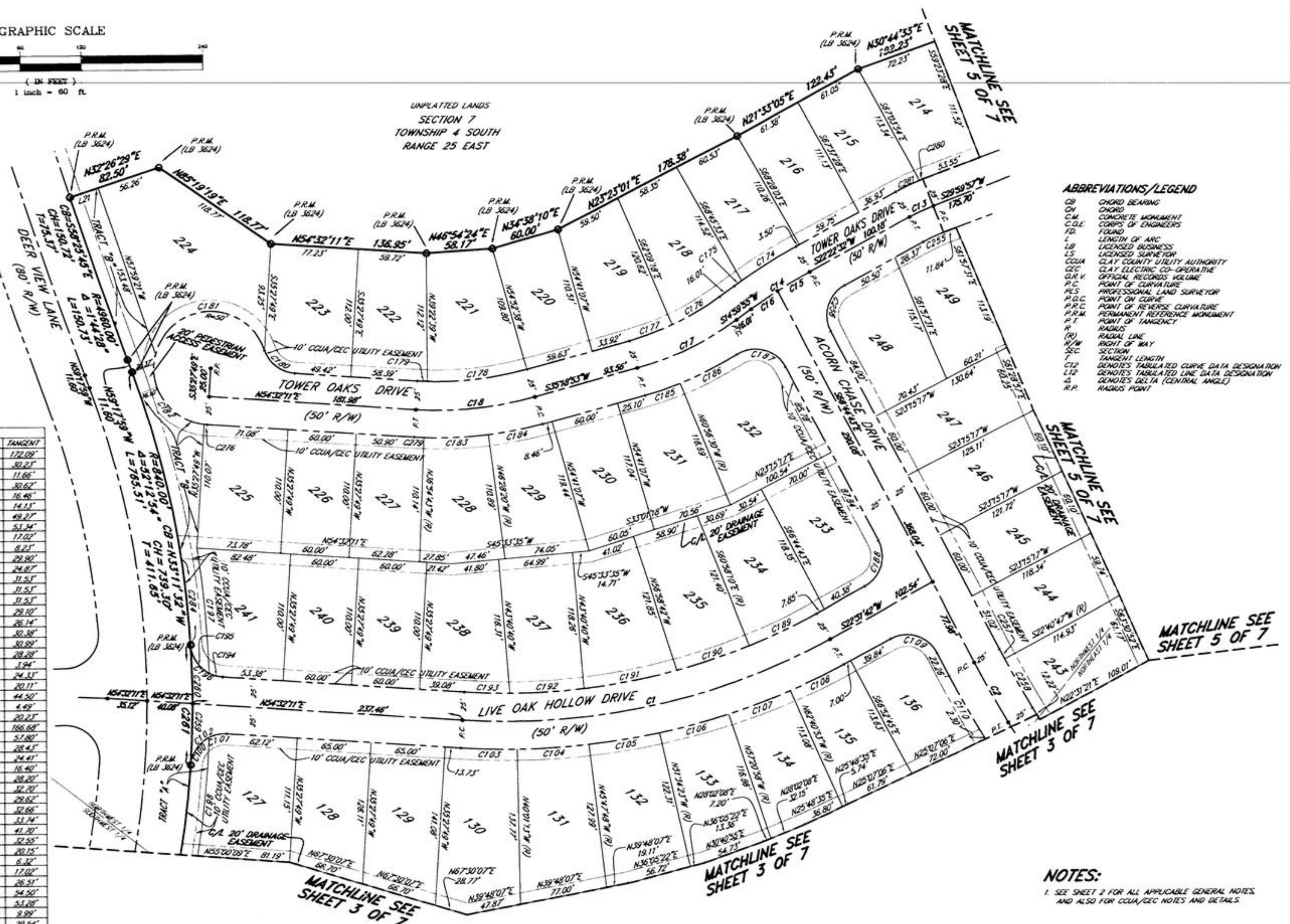
| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L21  | N52°26'29"E | 26.25' |

| CURVE | RADIUS   | DELTA      | LENGTH  | CHORD BEARING | CHORD   | TANGENT |
|-------|----------|------------|---------|---------------|---------|---------|
| C1    | 600.00'  | 32°00'29"  | 335.19' | N38°31'57"E   | 530.85' | 172.09' |
| C2    | 1000.00' | 32°14'48"  | 60.45'  | S68°28'37"E   | 60.44'  | 30.25'  |
| C13   | 175.00'  | 73°26'25"  | 23.28'  | S26°17'15"W   | 23.27'  | 11.66'  |
| C14   | 475.00'  | 72°2'17"   | 61.16'  | S18°41'14"W   | 61.12'  | 30.62'  |
| C15   | 475.00'  | 35°08'06"  | 32.90'  | S20°25'29"W   | 32.89'  | 16.46'  |
| C16   | 475.00'  | 32°4'31"   | 28.28'  | S16°42'10"W   | 28.25'  | 14.13'  |
| C17   | 275.00'  | 20°18'58"  | 97.51'  | N25°08'24"E   | 97.00'  | 49.21'  |
| C18   | 315.00'  | 19°17'18"  | 105.68' | N44°55'32"E   | 105.18' | 53.34'  |
| C19   | 30.00'   | 59°08'27"  | 30.97'  | S25°42'05"E   | 29.61'  | 17.02'  |
| C101  | 30.00'   | 30°40'03"  | 16.06'  | S39°12'10"W   | 15.87'  | 8.23'   |
| C102  | 30.00'   | 89°48'30"  | 47.02'  | S09°37'57"W   | 42.86'  | 28.90'  |
| C103  | 625.00'  | 4°35'24"   | 49.71'  | N52°15'29"E   | 49.69'  | 24.87'  |
| C104  | 625.00'  | 5°46'35"   | 63.01'  | N47°05'30"E   | 62.98'  | 31.53'  |
| C105  | 625.00'  | 5°46'35"   | 63.01'  | N41°18'55"E   | 62.98'  | 31.53'  |
| C106  | 625.00'  | 5°46'35"   | 63.01'  | N35°32'19"E   | 62.98'  | 31.53'  |
| C107  | 625.00'  | 5°19'54"   | 58.16'  | N29°59'05"E   | 58.14'  | 29.10'  |
| C108  | 625.00'  | 4°47'25"   | 52.29'  | N24°55'25"E   | 52.24'  | 26.14'  |
| C109  | 30.00'   | 90°45'35"  | 47.50'  | S67°51'29"W   | 42.69'  | 30.38'  |
| C110  | 1025.00' | 32°14'48"  | 61.96'  | S68°28'37"E   | 61.95'  | 30.89'  |
| C114  | 500.00'  | 6°28'27"   | 56.50'  | S19°08'19"W   | 56.47'  | 28.28'  |
| C115  | 500.00'  | 0°54'10"   | 7.88'   | S15°27'00"W   | 7.88'   | 3.94'   |
| C116  | 250.00'  | 11°07'02"  | 48.51'  | N20°33'28"E   | 48.43'  | 24.33'  |
| C117  | 250.00'  | 9°11'36"   | 40.14'  | N30°42'53"E   | 40.10'  | 20.11'  |
| C118  | 250.00'  | 1°28'50"   | 89.31'  | N44°02'16"E   | 82.97'  | 44.50'  |
| C119  | 250.00'  | 1°46'28"   | 8.98'   | N53°38'57"E   | 8.98'   | 4.49'   |
| C120  | 30.00'   | 67°58'32"  | 35.59'  | N88°31'28"E   | 35.54'  | 20.23'  |
| C181  | 50.00'   | 146°26'17" | 127.84' | S49°12'35"W   | 95.78'  | 166.68' |
| C182  | 50.00'   | 98°16'36"  | 85.76'  | S73°13'51"W   | 75.63'  | 57.80'  |
| C183  | 340.00'  | 9°35'31"   | 56.73'  | N48°18'28"E   | 56.67'  | 28.43'  |
| C184  | 340.00'  | 87°24'7"   | 48.74'  | N39°25'16"E   | 48.69'  | 24.41'  |
| C185  | 300.00'  | 67°52'3"   | 52.76'  | N52°11'32"E   | 52.74'  | 16.40'  |
| C186  | 300.00'  | 10°44'30"  | 56.24'  | N27°41'55"E   | 56.16'  | 28.20'  |
| C187  | 30.00'   | 94°26'17"  | 49.71'  | S65°47'08"W   | 44.21'  | 32.70'  |
| C188  | 30.00'   | 89°16'25"  | 46.74'  | N22°06'31"W   | 42.16'  | 29.62'  |
| C189  | 575.00'  | 6°50'08"   | 65.28'  | N52°45'46"E   | 65.22'  | 32.66'  |
| C190  | 575.00'  | 6°42'35"   | 67.39'  | N52°23'18"E   | 67.35'  | 33.74'  |
| C191  | 575.00'  | 87°14'48"  | 83.28'  | N39°53'40"E   | 83.19'  | 41.70'  |
| C192  | 575.00'  | 6°28'48"   | 62.03'  | N47°16'57"E   | 65.00'  | 32.55'  |
| C193  | 575.00'  | 4°00'50"   | 40.28'  | N52°31'46"E   | 40.27'  | 20.15'  |
| C194  | 30.00'   | 23°47'19"  | 12.46'  | N66°25'57"E   | 12.37'  | 6.32'   |
| C195  | 30.00'   | 59°08'27"  | 30.97'  | S72°06'16"E   | 29.61'  | 17.02'  |
| C196  | 30.00'   | 82°55'46"  | 43.42'  | S85°59'55"E   | 39.73'  | 26.51'  |
| C197  | 855.00'  | 71°14'2"   | 108.86' | N44°27'20"W   | 108.79' | 54.50'  |
| C198  | 855.00'  | 70°12'56"  | 106.43' | N35°25'54"W   | 106.36' | 53.28'  |
| C203  | 150.00'  | 7°17'25"   | 19.96'  | S26°11'15"W   | 19.94'  | 9.99'   |
| C206  | 30.00'   | 89°07'15"  | 46.66'  | S22°11'02"E   | 42.10'  | 28.54'  |
| C207  | 975.00'  | 0°34'30"   | 9.78'   | S67°01'58"E   | 9.78'   | 4.89'   |
| C208  | 975.00'  | 2°53'18"   | 49.15'  | S68°45'52"E   | 49.15'  | 24.58'  |
| C216  | 50.00'   | 53°05'39"  | 2.70'   | N53°48'44"E   | 8.60'   | 4.30'   |
| C217  | 340.00'  | 1°26'55"   | 8.60'   | N53°48'44"E   | 8.60'   | 4.30'   |
| C280  | 200.00'  | 1°01'01"   | 3.55'   | S29°29'27"W   | 3.55'   | 1.77'   |
| C281  | 200.00'  | 6°36'24"   | 23.06'  | S25°40'44"W   | 23.05'  | 11.54'  |
| C284  | 840.00'  | 5°06'30"   | 74.77'  | N43°05'02"W   | 74.74'  | 37.41'  |

| CURVE | RADIUS  | DELTA    | LENGTH  | CHORD BEARING | CHORD   | TANGENT |
|-------|---------|----------|---------|---------------|---------|---------|
| C259  | 840.00' | 5°44'49" | 54.93'  | N37°08'43"W   | 54.92'  | 27.49'  |
| C260  | 840.00' | 5°30'55" | 51.54'  | N40°46'35"W   | 51.53'  | 25.78'  |
| C261  | 840.00' | 7°15'44" | 106.47' | N38°54'10"W   | 106.40' | 53.31'  |

## ABBREVIATIONS/LEGEND

|        |                                          |
|--------|------------------------------------------|
| CB     | CHORD BEARING                            |
| CH     | CHORD                                    |
| CM     | CONCRETE MONUMENT                        |
| C.O.E. | CORPUS OF ENGINEERS                      |
| FD     | FOUND                                    |
| L      | LENGTH OF ARC                            |
| LB     | LICENSED BUSINESS                        |
| LS     | LICENSED SURVEYOR                        |
| CCUA   | CLAY COUNTY UTILITY AUTHORITY            |
| CEC    | CLAY COUNTY ELECTRIC CO-OPERATIVE        |
| OR.V.  | OFFICIAL RECORDS VOLUME                  |
| P.C.   | POINT OF CURVATURE                       |
| P.L.S. | PROFESSIONAL LAND SURVEYOR               |
| P.O.C. | POINT OF CURVATURE                       |
| P.O.R. | POINT OF REVERSE CURVATURE               |
| P.R.M. | PERMANENT REFERENCE MONUMENT             |
| P.T.   | POINT OF TANGENCY                        |
| R      | RADIUS                                   |
| (R)    | RADIAL LINE                              |
| R/W    | RIGHT OF WAY                             |
| SEC    | SECTION                                  |
| T      | TANGENT LENGTH                           |
| CD     | DENOTES TABULATED CURVE DATA DESIGNATION |
| L12    | DENOTES TABULATED LINE DATA DESIGNATION  |
| Δ      | DENOTES DELTA (CENTRAL ANGLE)            |
| R.P.   | RADIUS POINT                             |



## NOTES:

1. SEE SHEET 2 FOR ALL APPLICABLE GENERAL NOTES AND ALSO FOR CCUA/CEC NOTES AND DETAILS.

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CERTIFICATE OF AUTHORIZATION NO. LB 3824

# OAKPOINT AT OAKLEAF PLANTATION

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA.

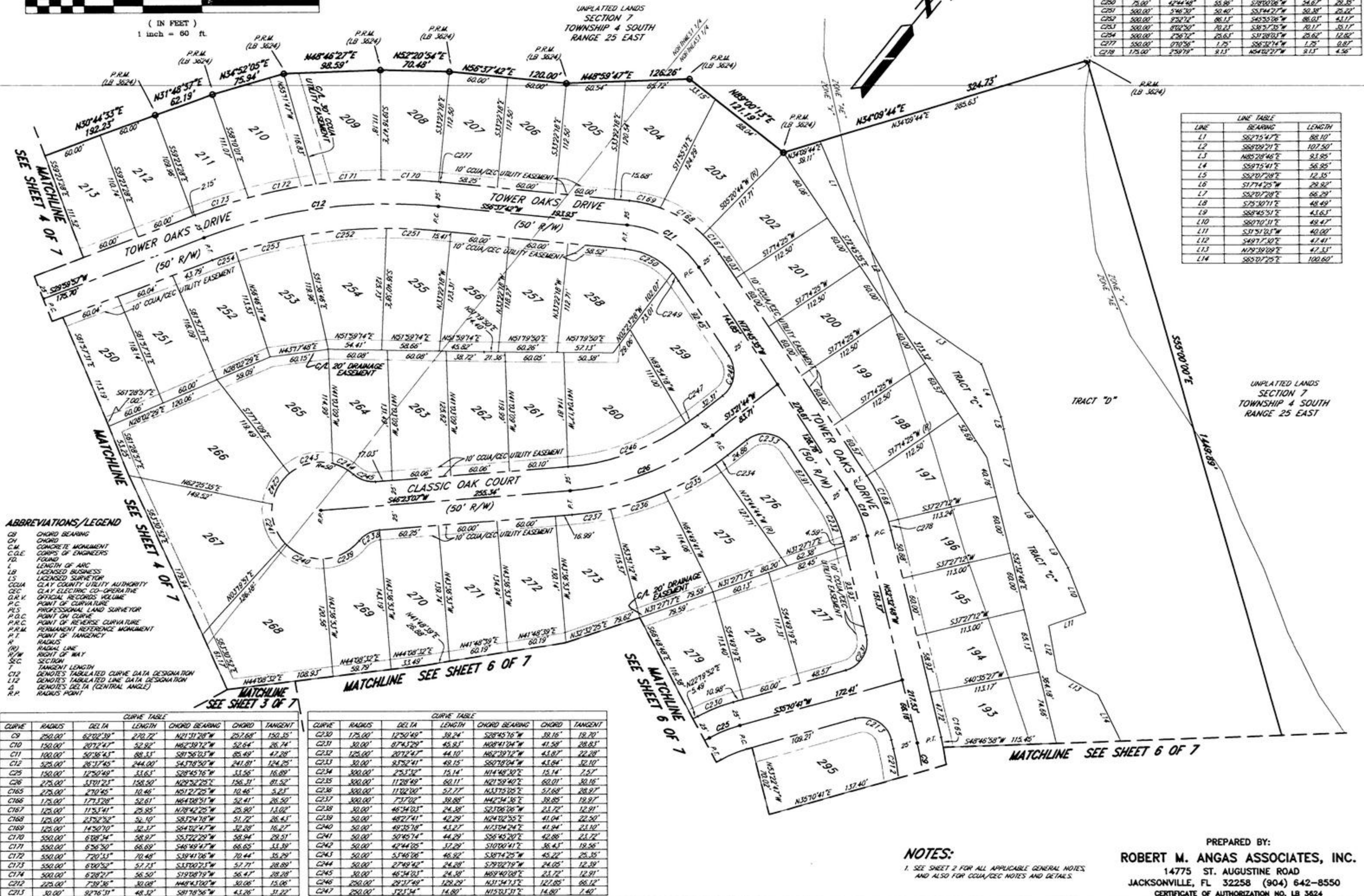
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SHEET 5 OF 7 SHEETS

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft



| CURVE TABLE |         |           |        |               |               |
|-------------|---------|-----------|--------|---------------|---------------|
| CURVE       | RADIUS  | DELTA     | LENGTH | CHORD BEARING | CHORD TANGENT |
| C248        | 30.00'  | 86°07'19" | 45.00' | N29°41'36"W   | 42.97'        |
| C249        | 75.00'  | 7°31'35"  | 10.30' | N76°41'32"W   | 10.29'        |
| C250        | 75.00'  | 4°44'46"  | 55.96' | S78°02'08"W   | 54.67'        |
| C251        | 500.00' | 5°46'30"  | 50.40' | S53°44'27"W   | 50.38'        |
| C252        | 500.00' | 8°52'12"  | 86.13' | S45°55'06"W   | 85.03'        |
| C253        | 500.00' | 8°02'50"  | 70.23' | S36°57'35"W   | 70.17'        |
| C254        | 500.00' | 7°56'12"  | 75.63' | S31°28'03"W   | 75.62'        |
| C277        | 500.00' | 0°10'56"  | 1.75'  | S86°32'14"W   | 1.75'         |
| C278        | 175.00' | 2°59'19"  | 9.13'  | N54°02'27"W   | 9.13'         |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | S62°15'47"E | 88.10'  |
| L2         | S68°09'21"E | 107.50' |
| L3         | N85°28'46"E | 93.95'  |
| L4         | S59°15'41"E | 56.95'  |
| L5         | S52°07'28"E | 12.35'  |
| L6         | S17°42'25"W | 29.92'  |
| L7         | S52°07'28"E | 66.29'  |
| L8         | S75°30'11"E | 48.49'  |
| L9         | S68°45'51"E | 43.63'  |
| L10        | S60°10'11"E | 49.47'  |
| L11        | S31°51'03"W | 40.00'  |
| L12        | S49°17'30"E | 47.41'  |
| L13        | N79°39'09"E | 47.33'  |
| L14        | S65°07'25"E | 100.60' |

## ABBREVIATIONS/LEGEND

|        |                                          |
|--------|------------------------------------------|
| CB     | CHORD BEARING                            |
| CH     | CHORD                                    |
| CM     | CONCRETE MONUMENT                        |
| C.E.   | CORPS OF ENGINEERS                       |
| FD     | FOUND                                    |
| L      | LENGTH OF ARC                            |
| LB     | LICENSED BUSINESS                        |
| LS     | LICENSED SURVEYOR                        |
| CCUA   | CLAY COUNTY UTILITY AUTHORITY            |
| CEC    | CLAY COUNTY CO-OPERATIVE                 |
| O.R.V. | OFFICIAL RECORDS VOLUME                  |
| P.C.   | POINT OF CURVATURE                       |
| P.S.   | PROFESSIONAL LAND SURVEYOR               |
| P.O.C. | POINT OF CURVATURE                       |
| P.R.C. | POINT OF REVERSE CURVATURE               |
| P.R.M. | PERMANENT REFERENCE MONUMENT             |
| P.T.   | POINT OF TANGENCY                        |
| R      | RADIUS                                   |
| (R)    | RADIAL LINE                              |
| N/W    | RIGHT OF WAY                             |
| SEC    | SECTION                                  |
| T      | TANGENT LENGTH                           |
| C12    | DEMOTES TABULATED CURVE DATA DESIGNATION |
| L12    | DEMOTES TABULATED LINE DATA DESIGNATION  |
| Δ      | DEMOTES DELTA (CENTRAL ANGLE)            |
| R.P.   | RADIUS POINT                             |

| CURVE TABLE |         |           |         |               |               |
|-------------|---------|-----------|---------|---------------|---------------|
| CURVE       | RADIUS  | DELTA     | LENGTH  | CHORD BEARING | CHORD TANGENT |
| C9          | 250.00' | 67°02'39" | 270.72' | N21°31'28"W   | 150.35'       |
| C10         | 150.00' | 20°12'47" | 52.92'  | N62°39'12"W   | 52.64'        |
| C11         | 100.00' | 50°36'43" | 88.33'  | S21°36'03"W   | 85.49'        |
| C12         | 525.00' | 26°37'45" | 244.00' | S43°18'50"W   | 241.81'       |
| C25         | 150.00' | 12°50'49" | 33.63'  | S28°45'16"W   | 33.56'        |
| C26         | 275.00' | 33°01'23" | 158.50' | N29°52'28"E   | 156.31'       |
| C165        | 275.00' | 27°04'45" | 10.46'  | N51°27'25"W   | 10.46'        |
| C166        | 175.00' | 17°13'28" | 52.61'  | N64°08'51"W   | 52.41'        |
| C167        | 125.00' | 11°53'41" | 25.95'  | N78°02'25"W   | 25.90'        |
| C168        | 125.00' | 23°52'52" | 52.10'  | S83°24'18"W   | 51.72'        |
| C169        | 125.00' | 14°50'10" | 32.32'  | S64°02'47"W   | 32.28'        |
| C170        | 550.00' | 6°08'34"  | 58.97'  | S53°22'29"W   | 58.94'        |
| C171        | 550.00' | 6°56'50"  | 66.69'  | S45°49'47"W   | 66.65'        |
| C172        | 550.00' | 7°20'33"  | 70.48'  | S38°41'06"W   | 70.44'        |
| C173        | 550.00' | 6°00'52"  | 57.73'  | S33°00'23"W   | 57.71'        |
| C174        | 500.00' | 6°28'27"  | 56.50'  | S19°08'19"W   | 56.47'        |
| C212        | 225.00' | 7°39'36"  | 30.08'  | N48°43'00"W   | 30.06'        |
| C213        | 30.00'  | 92°16'31" | 48.32'  | S81°18'56"W   | 43.26'        |

| CURVE TABLE |         |           |         |               |               |
|-------------|---------|-----------|---------|---------------|---------------|
| CURVE       | RADIUS  | DELTA     | LENGTH  | CHORD BEARING | CHORD TANGENT |
| C230        | 125.00' | 12°50'49" | 39.24'  | S28°45'16"W   | 39.16'        |
| C231        | 30.00'  | 87°43'29" | 45.93'  | N08°41'04"W   | 41.58'        |
| C232        | 125.00' | 20°12'47" | 44.10'  | N62°39'12"W   | 43.87'        |
| C233        | 30.00'  | 93°52'41" | 49.15'  | S80°18'04"W   | 43.84'        |
| C234        | 300.00' | 2°53'32"  | 15.14'  | N14°48'30"E   | 15.14'        |
| C235        | 300.00' | 11°28'49" | 60.11'  | N21°39'40"E   | 60.01'        |
| C236        | 300.00' | 11°02'00" | 57.77'  | N33°15'05"E   | 57.68'        |
| C237        | 300.00' | 7°37'02"  | 59.88'  | N42°34'36"E   | 59.85'        |
| C238        | 30.00'  | 46°34'03" | 24.38'  | S23°06'06"W   | 23.72'        |
| C239        | 50.00'  | 48°27'41" | 42.29'  | N24°02'55"E   | 41.04'        |
| C240        | 50.00'  | 49°35'18" | 43.87'  | N73°04'24"E   | 41.94'        |
| C241        | 50.00'  | 50°45'14" | 44.28'  | S56°45'20"E   | 42.86'        |
| C242        | 50.00'  | 42°44'05" | 37.29'  | S10°00'41"E   | 36.43'        |
| C243        | 50.00'  | 51°46'06" | 46.92'  | S38°14'25"W   | 45.22'        |
| C244        | 50.00'  | 27°49'42" | 24.08'  | S79°02'19"W   | 24.05'        |
| C245        | 30.00'  | 46°34'03" | 24.38'  | N69°40'08"E   | 23.72'        |
| C246        | 250.00' | 29°37'49" | 128.29' | N31°34'13"E   | 127.65'       |
| C247        | 250.00' | 32°53'34" | 14.80'  | N15°03'31"E   | 14.80'        |

## NOTES:

1. SEE SHEET 2 FOR ALL APPLICABLE GENERAL NOTES,  
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PREPARED BY:

ROBERT M. ANGAS ASSOCIATES, INC.

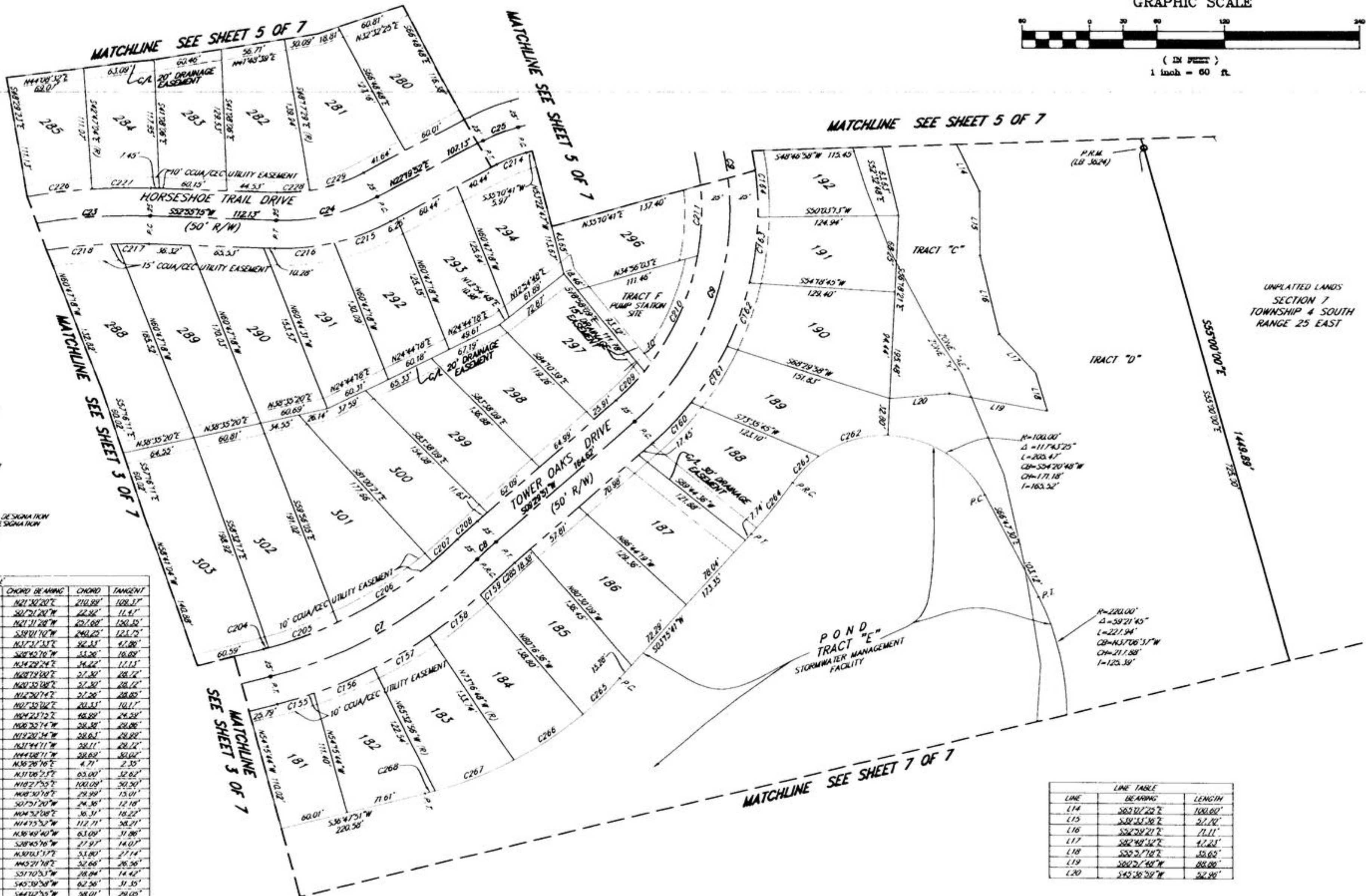
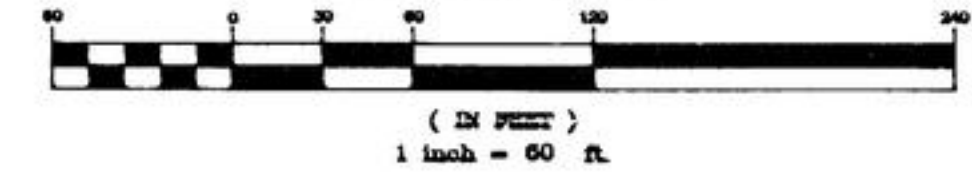
14775 ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

# OAKPOINT AT OAKLEAF PLANTATION

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA.

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SHEET 6 OF 7 SHEETS

GRAPHIC SCALE



## ABBREVIATIONS/LEGEND

|        |                                          |
|--------|------------------------------------------|
| CB     | CHORD BEARING                            |
| CH     | CHORD                                    |
| C.M.   | CONCRETE MONUMENT                        |
| C.E.   | CORPS OF ENGINEERS                       |
| FD     | FOUND                                    |
| L      | LENGTH OF ARC                            |
| LS     | LICENSED SURVEYOR                        |
| CCUA   | CLAY COUNTY UTILITY AUTHORITY            |
| CEC    | CLAY COUNTY ELECTRIC CO-OPERATIVE        |
| O.R.V. | OFFICIAL RECORDS VOLUME                  |
| P.C.   | POINT OF CURVATURE                       |
| P.L.S. | PROFESSIONAL LAND SURVEYOR               |
| P.O.C. | POINT ON CURVE                           |
| P.R.C. | POINT OF REVERSE CURVATURE               |
| P.R.M. | PERMANENT REFERENCE MONUMENT             |
| P.T.   | POINT OF TANGENCY                        |
| R      | RADIUS                                   |
| (R)    | RADIUS LINE                              |
| R/W    | RIGHT OF WAY                             |
| SEC    | SECTION                                  |
| T      | TANGENT LENGTH                           |
| C12    | DEMOTES TABULATED CURVE DATA DESIGNATION |
| L12    | DEMOTES TABULATED LINE DATA DESIGNATION  |
| Δ      | DEMOTES DELTA (CENTRAL ANGLE)            |
| R.P.   | RADIUS POINT                             |

## CURVE TABLE

| CURVE | RADIUS  | DELTA     | LENGTH  | CHORD BEARING | CHORD   | TANGENT |
|-------|---------|-----------|---------|---------------|---------|---------|
| C7    | 400.00' | 30°55'02" | 215.32' | N42°30'20"E   | 210.89' | 108.17' |
| C8    | 400.00' | 37°17'05" | 222.85' | S02°20'10"W   | 222.85' | 111.41' |
| C9    | 200.00' | 62°02'38" | 270.72' | N01°31'28"W   | 257.68' | 130.32' |
| C23   | 200.00' | 27°48'08" | 242.62' | S58°01'10"W   | 242.62' | 125.73' |
| C24   | 175.00' | 30°35'25" | 85.43'  | N37°31'35"E   | 82.55'  | 47.88'  |
| C25   | 120.00' | 12°20'18" | 35.63'  | S08°40'20"W   | 33.26'  | 18.88'  |
| C155  | 400.00' | 4°36'35"  | 34.25'  | N34°29'24"E   | 34.22'  | 17.15'  |
| C156  | 400.00' | 7°42'52"  | 57.32'  | N68°14'50"E   | 57.30'  | 28.72'  |
| C157  | 400.00' | 7°42'52"  | 57.32'  | N68°14'50"E   | 57.30'  | 28.72'  |
| C158  | 400.00' | 7°42'52"  | 57.32'  | N68°14'50"E   | 57.30'  | 28.72'  |
| C159  | 400.00' | 2°44'21"  | 20.33'  | N02°50'02"E   | 20.33'  | 10.17'  |
| C160  | 275.00' | 10°15'15" | 48.03'  | N04°21'22"E   | 48.89'  | 24.24'  |
| C161  | 275.00' | 12°25'43" | 58.20'  | N06°25'14"W   | 58.38'  | 28.06'  |
| C162  | 275.00' | 12°25'43" | 58.20'  | N18°20'34"W   | 58.65'  | 28.82'  |
| C163  | 275.00' | 12°20'18" | 58.24'  | N31°44'11"W   | 58.11'  | 28.72'  |
| C164  | 275.00' | 12°21'45" | 58.81'  | N44°08'11"W   | 58.69'  | 29.02'  |
| C204  | 375.00' | 0°45'00"  | 4.71'   | N36°26'16"E   | 4.71'   | 2.35'   |
| C205  | 375.00' | 9°26'38"  | 63.08'  | N37°06'25"E   | 63.00'  | 32.62'  |
| C206  | 375.00' | 15°20'17" | 100.39' | N10°21'55"E   | 100.09' | 50.50'  |
| C207  | 375.00' | 4°34'56"  | 29.99'  | N08°10'16"E   | 29.99'  | 15.01'  |
| C208  | 425.00' | 57°10'31" | 24.36'  | S07°51'20"W   | 24.36'  | 12.18'  |
| C209  | 225.00' | 9°57'27"  | 36.30'  | N04°52'08"E   | 36.31'  | 18.22'  |
| C210  | 225.00' | 29°00'53" | 113.92' | N14°55'52"W   | 112.71' | 58.21'  |
| C211  | 225.00' | 16°07'04" | 63.29'  | N36°49'40"W   | 63.09'  | 31.86'  |
| C214  | 125.00' | 12°50'49" | 28.03'  | S28°45'16"W   | 27.97'  | 14.07'  |
| C215  | 200.00' | 15°21'30" | 53.96'  | N30°03'17"E   | 53.80'  | 27.14'  |
| C216  | 200.00' | 15°01'53" | 52.82'  | N45°21'18"E   | 52.66'  | 26.56'  |
| C217  | 475.00' | 5°28'43"  | 28.84'  | S31°10'53"W   | 28.84'  | 14.42'  |
| C218  | 475.00' | 7°55'07"  | 62.61'  | S45°39'58"W   | 62.56'  | 31.35'  |
| C226  | 525.00' | 6°20'02"  | 58.04'  | S44°02'55"W   | 58.01'  | 29.05'  |
| C227  | 525.00' | 5°42'19"  | 52.28'  | S00°04'05"W   | 52.26'  | 26.16'  |
| C228  | 150.00' | 11°12'43" | 29.35'  | N47°18'53"E   | 29.31'  | 14.72'  |
| C229  | 150.00' | 19°22'40" | 50.13'  | N32°01'11"E   | 50.49'  | 25.61'  |
| C262  | 100.00' | 37°22'54" | 65.24'  | S33°34'20"W   | 64.09'  | 33.83'  |
| C263  | 100.00' | 19°23'48" | 53.80'  | S05°10'59"W   | 53.69'  | 17.09'  |
| C264  | 435.00' | 7°46'36"  | 29.04'  | N00°17'15"W   | 29.00'  | 29.57'  |
| C265  | 300.00' | 7°17'59"  | 45.61'  | N05°59'41"E   | 45.58'  | 22.84'  |
| C266  | 300.00' | 12°11'31" | 74.48'  | N16°49'26"E   | 74.34'  | 37.38'  |
| C267  | 300.00' | 12°12'09" | 75.26'  | N29°06'16"E   | 75.41'  | 37.93'  |
| C268  | 300.00' | 1°30'30"  | 9.21'   | N30°02'36"E   | 9.21'   | 4.61'   |
| C269  | 840.00' | 5°06'00"  | 74.77'  | N45°05'02"W   | 74.74'  | 37.41'  |

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| L14  | S85°37'25"E | 100.00' |
| L15  | S58°55'38"E | 27.70'  |
| L16  | S52°28'21"E | 17.11'  |
| L17  | S82°48'32"E | 47.23'  |
| L18  | S55°27'18"E | 53.62'  |
| L19  | S60°27'48"W | 88.06'  |
| L20  | S42°36'32"W | 52.46'  |

## NOTES:

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SHEET 7 OF 7 SHEETS

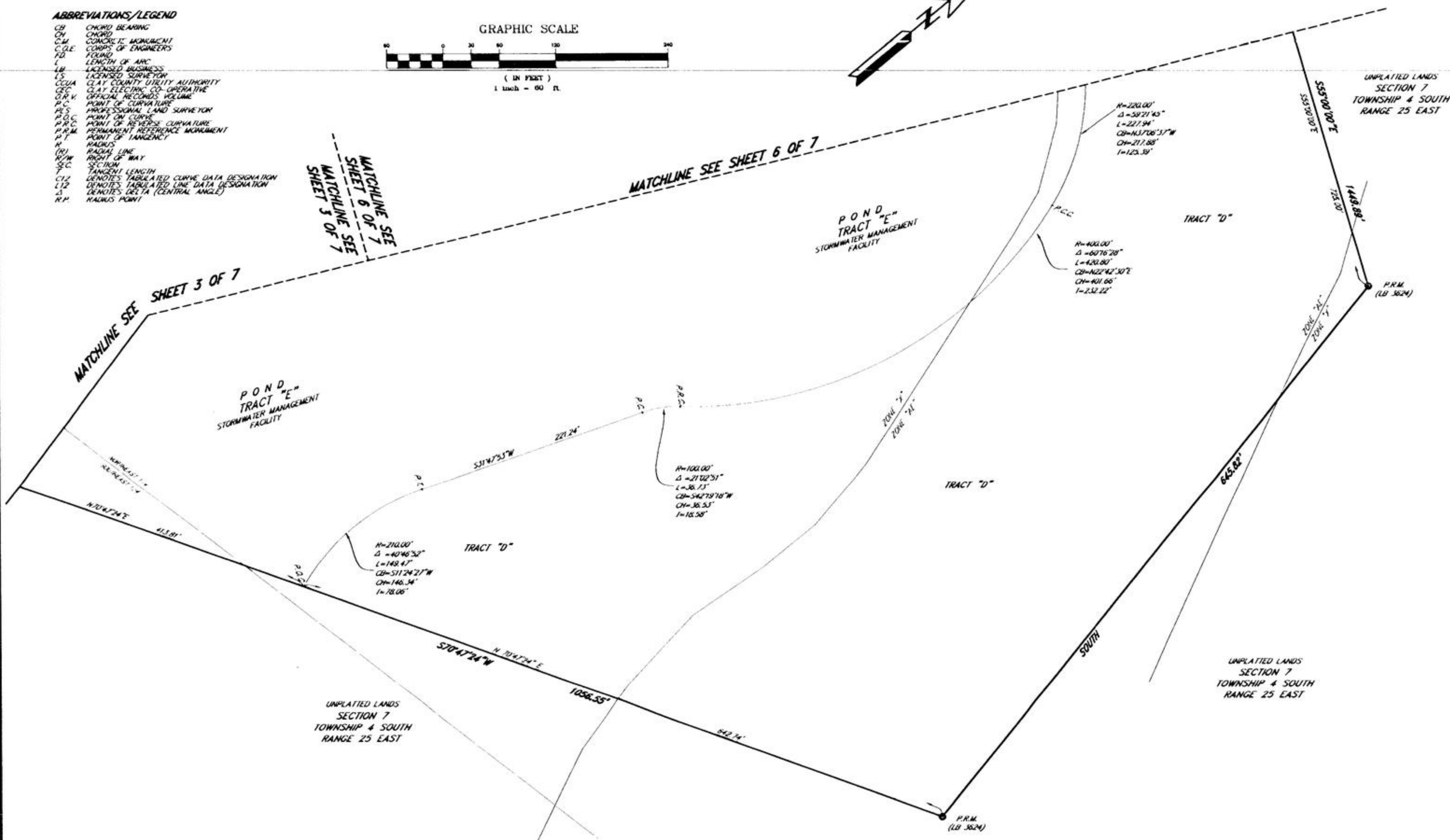
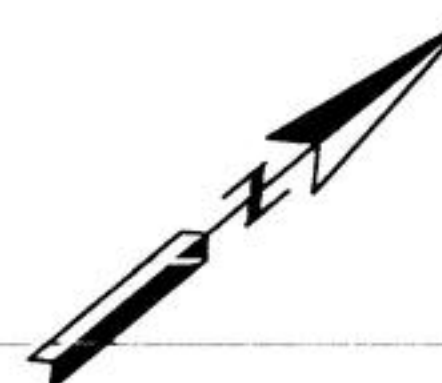
## ABBREVIATIONS/LEGEND

CB CHORD BEARING  
CM CHORD  
C.M. CONCRETE MONUMENT  
C.O.E. CORPS OF ENGINEERS  
F.D. FOUND  
L. LENGTH OF ARC  
L.B. LICENSED BUSINESS  
L.S. LICENSED SURVEYOR  
CCUA CLAY COUNTY UTILITY AUTHORITY  
CEC CLAY COUNTY CO-OPERATIVE  
O.R.V. OFFICIAL RECORDS VOLUME  
P.C. POINT OF CURVATURE  
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P.T. POINT OF TANGENCY  
R. RADIAL LINE  
(R) RADIAL LINE  
R/W RIGHT OF WAY  
SEC. SECTION  
T. TANGENT LENGTH  
C12 DENOTES TABULATED CURVE DATA DESIGNATION  
L12 DENOTES TABULATED LINE DATA DESIGNATION  
Δ DENOTES DELTA (CENTRAL ANGLE)  
R.M. RADIAL POINT

## GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.



## NOTES:

1. SEE SHEET 2 FOR ALL APPLICABLE GENERAL NOTES AND ALSO FOR CCUA/CEC NOTES AND DETAILS.

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