

OAKS AT OAKLEAF PLANTATION ~ PHASE 1

PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 42 PAGE 49

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TYPE 1 SUBDIVISION ~ ZONED "PUD"

CAPTION :

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE, ON THE SOUTH LINE THEREOF, ALSO BEING THE NORTH LINE OF SAID SECTION 8; THENCE, NORTH 89 DEGREES 45 MINUTES 07 SECONDS WEST, 2231.73 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 00 DEGREES 11 MINUTES 09 SECONDS WEST, 28.45 FEET; THENCE, SOUTH 28 DEGREES 49 MINUTES 00 SECONDS WEST, 123.81 FEET; THENCE, SOUTH 34 DEGREES 32 MINUTES 25 SECONDS WEST, 131.62 FEET; THENCE, SOUTH 31 DEGREES 29 MINUTES 49 SECONDS WEST, 180.30 FEET; THENCE, SOUTH 42 DEGREES 21 MINUTES 50 SECONDS WEST, 518.96 FEET; THENCE, SOUTH 39 DEGREES 01 MINUTES 15 SECONDS WEST, 50.90 FEET; THENCE, SOUTH 38 DEGREES 44 MINUTES 43 SECONDS WEST, 134.54 FEET; THENCE, SOUTH 54 DEGREES 46 MINUTES 53 SECONDS EAST, 85.98 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 78 DEGREES 04 MINUTES 38 SECONDS, AN ARC DISTANCE OF 340.68 FEET (NORTH 86 DEGREES 10 MINUTES 48 SECONDS EAST, 314.92 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, NORTH 47 DEGREES 08 MINUTES 30 SECONDS EAST, 248.96 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 77 DEGREES 54 MINUTES 46 SECONDS, AN ARC DISTANCE OF 67.99 FEET (NORTH 86 DEGREES 05 MINUTES 53 SECONDS EAST, 62.87 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 16 DEGREES 03 MINUTES 29 SECONDS, AN ARC DISTANCE OF 106.50 FEET (SOUTH 62 DEGREES 58 MINUTES 29 SECONDS EAST, 106.15 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 52 DEGREES 38 MINUTES 57 SECONDS, AN ARC DISTANCE OF 45.94 FEET (SOUTH 44 DEGREES 40 MINUTES 47 SECONDS EAST, 44.34 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 35 DEGREES 05 MINUTES 27 SECONDS, AN ARC DISTANCE OF 36.75 FEET (SOUTH 35 DEGREES 54 MINUTES 00 SECONDS EAST, 36.18 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, SOUTH 83 DEGREES 22 MINUTES 19 SECONDS EAST, 120.30 FEET TO A POINT ON A CURVE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2100.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 29 MINUTES 36 SECONDS, AN ARC DISTANCE OF 201.34 FEET (SOUTH 03 DEGREES 46 MINUTES 18 SECONDS WEST, 201.27 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, NORTH 86 DEGREES 51 MINUTES 17 SECONDS WEST, 242.98 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET AND A CENTRAL ANGLE OF 61 DEGREES 36 MINUTES 35 SECONDS, AN ARC DISTANCE OF 123.66 FEET (SOUTH 62 DEGREES 20 MINUTES 25 SECONDS WEST, 117.79 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, SOUTH 31 DEGREES 32 MINUTES 08 SECONDS WEST, 94.99 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 42 DEGREES 35 MINUTES 13 SECONDS, AN ARC DISTANCE OF 74.33 FEET (SOUTH 52 DEGREES 49 MINUTES 44 SECONDS WEST, 72.63 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, SOUTH 67 DEGREES 20 MINUTES 06 SECONDS WEST, 86.87 FEET; THENCE, SOUTH 26 DEGREES 03 MINUTES 47 SECONDS WEST, 108.03 FEET; THENCE, NORTH 09 DEGREES 18 MINUTES 02 SECONDS WEST, 109.00 FEET; THENCE, NORTH 32 DEGREES 09 MINUTES 00 SECONDS WEST, 52.17 FEET; THENCE, NORTH 85 DEGREES 04 MINUTES 38 SECONDS WEST, 94.90 FEET; THENCE, NORTH 60 DEGREES 29 MINUTES 35 SECONDS WEST, 80.64 FEET; THENCE, NORTH 73 DEGREES 00 MINUTES 34 SECONDS WEST, 69.36 FEET; THENCE, NORTH 85 DEGREES 42 MINUTES 22 SECONDS WEST, 81.71 FEET; THENCE, NORTH 65 DEGREES 35 MINUTES 35 SECONDS WEST, 110.88 FEET; THENCE, NORTH 36 DEGREES 48 MINUTES 56 SECONDS WEST, 71.31 FEET; THENCE, NORTH 14 DEGREES 20 MINUTES 36 SECONDS WEST, 91.36 FEET; THENCE, NORTH 36 DEGREES 06 MINUTES 41 SECONDS WEST, 168.88 FEET; THENCE, NORTH 04 DEGREES 50 MINUTES 56 SECONDS EAST, 85.08 FEET; THENCE, SOUTH 85 DEGREES 09 MINUTES 04 SECONDS EAST, 45.67 FEET; THENCE, NORTH 18 DEGREES 05 MINUTES 52 SECONDS WEST, 183.34 FEET; THENCE, NORTH 48 DEGREES 18 MINUTES 21 SECONDS WEST, 100.80 FEET; THENCE, NORTH 07 DEGREES 15 MINUTES 21 SECONDS WEST, 85.02 FEET; THENCE, NORTH 14 DEGREES 01 MINUTES 44 SECONDS EAST, 91.57 FEET; THENCE, NORTH 39 DEGREES 42 MINUTES 54 SECONDS WEST, 62.90 FEET; THENCE, NORTH 65 DEGREES 01 MINUTES 30 SECONDS WEST, 118.48 FEET; THENCE, NORTH 35 DEGREES 17 MINUTES 16 SECONDS WEST, 248.45 FEET; THENCE, NORTH 85 DEGREES 44 MINUTES 41 SECONDS WEST, 164.08 FEET; THENCE, NORTH 49 DEGREES 23 MINUTES 31 SECONDS WEST, 106.67 FEET; THENCE, NORTH 21 DEGREES 39 MINUTES 26 SECONDS WEST, 109.04 FEET; THENCE, NORTH 26 DEGREES 16 MINUTES 26 SECONDS EAST, 166.27 FEET; THENCE, NORTH 50 DEGREES 16 MINUTES 21 SECONDS WEST, 110.68 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PLANTATION OAKS BOULEVARD, A 100-FOOT RIGHT-OF-WAY; THENCE, ON SAID RIGHT-OF-WAY LINE, NORTH 33 DEGREES 54 MINUTES 00 SECONDS EAST, 708.62 FEET; THENCE, SOUTH 56 DEGREES 39 MINUTES 46 SECONDS EAST, 207.40 FEET; THENCE, SOUTH 54 DEGREES 18 MINUTES 41 SECONDS EAST, 63.26 FEET; THENCE, SOUTH 45 DEGREES 12 MINUTES 56 SECONDS EAST, 100.35 FEET; THENCE, SOUTH 57 DEGREES 38 MINUTES 09 SECONDS EAST, 220.44 FEET; THENCE, SOUTH 65 DEGREES 41 MINUTES 31 SECONDS EAST, 121.43 FEET; THENCE, SOUTH 69 DEGREES 13 MINUTES 16 SECONDS EAST, 21.55 FEET; THENCE, SOUTH 70 DEGREES 41 MINUTES 20 SECONDS EAST, 144.28 FEET; THENCE, SOUTH 82 DEGREES 39 MINUTES 59 SECONDS EAST, 238.05 FEET; THENCE, SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST, 173.42 FEET; THENCE, NORTH 85 DEGREES 01 MINUTES 40 SECONDS EAST, 166.61 FEET; THENCE, SOUTH 00 DEGREES 11 MINUTES 09 SECONDS WEST, 294.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.11 ACRES, MORE OR LESS.

COUNTY DEPARTMENT OF PLANNING APPROVAL :

APPROVED THIS 20th DAY OF August, A.D. 2003

[Signature]
DIRECTOR, DEPARTMENT OF PLANNING

COUNTY DEPARTMENT OF ZONING APPROVAL :

APPROVED THIS 19th DAY OF August, A.D. 2003

[Signature]
DIRECTOR, DEPARTMENT OF ZONING

COUNTY COMMISSIONERS CERTIFICATE :

APPROVED THIS 26th DAY OF August, A.D. 2003, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

[Signature]
CHAIRMAN

[Signature]
CLERK OF THE BOARD

CLERK'S CERTIFICATE :

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177, FLORIDA STATUTES, AND IS FILED FOR RECORD IN PLAT BOOK 42, PAGES 49 ~~THRU~~ 59 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

THIS 27th DAY OF August, A.D. 2003

[Signature]
CLERK OF THE CIRCUIT COURT

COUNTY DEPARTMENT OF ENGINEERING APPROVAL :

APPROVED THIS 26th DAY OF August, A.D. 2003

[Signature]
DIRECTOR, DEPARTMENT OF ENGINEERING

SURVEYOR'S CERTIFICATE OF REVIEW :

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT HE/SHE 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 A.S. OF THE 07th DAY OF July, A.D., 2003

[Signature]
SIGNATURE

B. L. PITTMAN
FLORIDA CERT. No. LS-4827
90 RIVER ROAD
ORANGE PARK, FL 32073

OWNER

OAKLEAF PLANTATION, LLC
3020 HARTLEY ROAD
SUITE 100
JACKSONVILLE, FL 32257

ENGINEER

ENGLAND-THIMS & MILLER
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258

SURVEYOR

PERRET AND ASSOCIATES, INC.
1614 ATLANTIC-UNIVERSITY CIRCLE
JACKSONVILLE, FL 32207

UTILITY NOTES:

PUBLIC UTILITIES SERVING THIS SUBDIVISION PROVIDED BY THE FOLLOWING:

WATER AND SANITARY SEWER - CLAY COUNTY UTILITY AUTHORITY (CCUA)

ELECTRIC - CLAY ELECTRIC CO-OPERATIVE, INC.

TELEPHONE - BELL SOUTH

ZONING NOTE:

PROPERTY DEPICTED ON THIS PLAT IS A PLANNED UNIT DEVELOPMENT (P.U.D.)

TOTAL NUMBER OF LOTS: 85

MINIMUM LOT AREA: 4,000 SQUARE FEET

MINIMUM LOT WIDTH: 80-FEET

MINIMUM FRONT SETBACK: 20-FEET

MINIMUM SIDE SETBACK: 5-FEET

MINIMUM SIDE STREET SETBACK: 20-FEET

MINIMUM REAR SETBACK: 10-FEET

MAXIMUM HEIGHT: 35-FEET

SURVEYOR'S CERTIFICATE :

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177; AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH 177.091, FLORIDA STATUTES AND ALL LOT CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 61G17-6.0031(2)1, FLORIDA ADMINISTRATIVE CODE.

CERTIFIED THIS 30th DAY OF JUNE, A.D., 2003

[Signature]
CARL S. COURSON, P.L.S.
FLORIDA CERTIFICATE No. LS-3129
PERRET AND ASSOCIATES, INC.
FLORIDA CERTIFICATE No. LB-6715

PERRET AND ASSOCIATES, INC.

1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207
PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com

OAKS AT OAKLEAF PLANTATION ~ PHASE 1

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PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

ADOPTION AND DEDICATION :

This is to certify that OakLeaf Plantation, LLC, a Florida limited liability company, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon, known as OAKS AT OAKLEAF PLANTATION ~ PHASE 1 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. Thousand Oaks Drive, Woodworth Drive, Holly Oak Drive, Cardinal Oaks Circle and Oakchime Drive shown hereon, 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 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 "A" and 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 through 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 or 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, underdrains, 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 the Easement; or to maintain water purity, quality, level or depth within the Easement. The foregoing notwithstanding, Clay County, its successors and assigns, shall 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, obligation, 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, underdrains, 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, underdrains, 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 not notwithstanding, the Dedicator may assign the burden of its personal covenant hereinabove 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 a 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 thereafter 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 successors and assigns of the Dedicator and 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 "G", "H", "J", "K", "L", and Private Drainage Easements are hereby reserved unto the Dedicator, its successors and assigns.

Easements designated as "CCUA Utility Easements" are hereby irrevocably dedicated to Clay County Utility Authority (CCUA), its successors and assigns.

The Easements described in General Notes 6 through 10 herein, shall be irrevocably dedicated as stated therein.

IN WITNESS WHEREOF, OakLeaf Plantation, LLC, a Florida limited liability company, has caused these presents to be signed by its Vice President on the date shown below.

OAKLEAF PLANTATION, LLC, a Florida limited liability company

BY: Erik H. Wilson
ERIK H. WILSON, VICE PRESIDENT

Elinore C. Cox
WITNESS
ELINORE C. COX
PRINT NAME

Cami Gomez
WITNESS
Cami Gomez
PRINT NAME

GENERAL NOTES :

- (1) BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE
- (2) PROPERTY LIES WITHIN FLOOD ZONE "X" AS SCALED FROM FEMA FLOOD INSURANCE RATE MAP PANEL 120064 0045 D, DATED 11/4/92
- (3) 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.
- (4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- (5) EASEMENTS SHOWN HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICE, PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY 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.
- (6) WHETHER DEPICTED ON THE PLAT OR NOT, OAKLEAF PLANTATION, LLC, 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.
- (7) 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.
- (8) WHERE A CCUA EASEMENT CROSSES AND 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 REASONABLE ACCOMMODATE CCUA'S FACILITIES.
- (9) 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.
- (10) 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.)
- (11) 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 OVER 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 q) Florida Statutes

ACKNOWLEDGMENT :

STATE OF FLORIDA:
COUNTY OF CLAY:

The foregoing instrument was acknowledged before me this 1st day of August, 2003, by Erik H. Wilson, Vice President, OakLeaf Plantation, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me and no oath was taken.

BY: Elinore C. Cox
ELINORE C. COX
PRINT NAME

ELINORE C. COX
Notary Public, State of Florida
My comm. exp. Nov. 15, 2005
Comm. No. DD 068028

LEGEND :

- DENOTES PERMANENT CONTROL POINT (PCP) - No. 6715
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET - No. 6715
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND - I.D. AS NOTED
- L1 DENOTES TABULATED LINE NUMBER
- C1 DENOTES TABULATED CURVE NUMBER
- (R) DENOTES LINE RADIAL TO CURVE
- PC DENOTES POINT OF CURVATURE
- PT DENOTES POINT OF TANGENCY
- PRC DENOTES POINT OF REVERSE CURVE
- PCC DENOTES POINT OF COMPOUND CURVE
- R DENOTES RADIUS
- D DENOTES CENTRAL ANGLE
- L DENOTES ARC LENGTH
- CB DENOTES CHORD BEARING
- CH DENOTES CHORD LENGTH
- R/W DENOTES RIGHT-OF-WAY
- B.R.L. DENOTES BUILDING RESTRICTION LINE

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 the essence, said guarantee shall be part of each deed of conveyance 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.

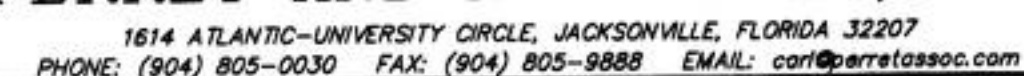
PERRET AND ASSOCIATES, INC.

1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207
PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com

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PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

SHEET 4



OAKS AT OAKLEAF PLANTATION ~ PHASE 1

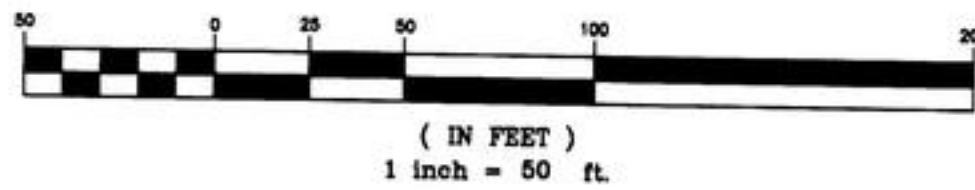
PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

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CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C41	125.00'	60.85'	60.26'	S 37°01'36" W	27°53'37"
C42	125.00'	19.30'	19.28'	S 55°23'45" W	08°50'41"
C43	30.00'	40.20'	37.26'	N 21°26'02" E	76°46'08"
C44	300.00'	115.60'	114.89'	S 05°54'41" E	22°04'42"
C48	350.00'	30.07'	30.06'	N 42°11'22" E	04°55'22"
C49	350.00'	81.19'	81.01'	N 51°17'47" E	13°17'29"
C50	350.00'	49.32'	49.28'	N 61°58'44" E	08°04'24"
C51	30.00'	22.00'	21.51'	S 45°00'35" W	42°00'42"
C52	50.00'	19.75'	19.62'	N 35°19'16" E	22°38'04"
C53	50.00'	46.31'	44.67'	N 73°10'21" E	53°04'07"
C54	50.00'	52.99'	50.54'	S 49°55'58" E	60°43'14"
C55	50.00'	48.54'	46.66'	S 08°14'22" W	55°37'25"
C56	50.00'	70.38'	64.71'	S 76°22'30" W	80°38'52"
C57	30.00'	27.47'	26.52'	S 89°31'44" E	52°27'20"
C58	300.00'	113.30'	112.63'	N 53°25'24" E	21°38'22"
C59	300.00'	15.06'	15.06'	N 41°09'57" E	02°52'32"
C117	250.00'	119.01'	117.89'	S 25°32'36" E	27°16'33"
C118	250.00'	74.32'	74.05'	S 03°23'20" E	17°01'59"

GRAPHIC SCALE



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	275.00'	212.67'	207.41'	S 17°01'36" E	44°18'32"
C2	275.00'	59.65'	59.54'	S 32°58'01" E	12°25'43"
C3	275.00'	153.01'	151.05'	S 10°48'45" E	31°52'49"
C9	100.00'	73.84'	72.17'	S 44°13'58" W	42°18'21"
C10	65.00'	34.96'	34.54'	N 38°29'24" E	30°49'12"
C11	325.00'	202.90'	199.62'	N 57°36'47" E	35°46'12"
C17	35.00'	65.31'	56.24'	N 82°21'34" E	106°55'07"
C18	35.00'	44.64'	41.68'	N 02°38'26" W	73°04'53"
C19	300.00'	15.24'	15.24'	S 37°43'33" E	02°54'39"
C20	30.00'	48.55'	43.42'	N 82°38'07" W	92°43'47"
C21	75.00'	36.55'	36.19'	S 37°02'24" W	27°55'12"
C22	261.50'	140.66'	138.97'	N 38°29'24" E	30°49'12"
C23	261.50'	43.57'	43.52'	N 27°51'12" E	09°32'49"
C24	261.50'	80.66'	80.35'	N 41°27'50" E	17°40'26"
C25	261.50'	16.43'	16.42'	N 52°06'01" E	03°35'56"
C26	51.50'	80.90'	72.83'	N 81°06'01" W	90°00'00"
C27	51.50'	21.50'	21.35'	N 65°51'44" E	23°55'29"
C28	51.50'	37.09'	36.29'	S 81°32'44" E	41°15'34"
C29	51.50'	22.31'	22.13'	S 48°30'29" E	24°48'57"
C30	51.50'	80.90'	72.83'	S 08°53'59" W	90°00'00"
C31	51.50'	5.46'	5.46'	S 33°03'39" E	06°04'44"
C32	51.50'	57.27'	54.36'	S 01°50'08" W	63°42'49"
C33	51.50'	18.16'	18.07'	S 43°47'46" W	20°12'27"
C34	57.50'	37.23'	36.58'	S 72°26'56" W	37°05'53"
C35	57.50'	12.78'	12.75'	S 60°15'55" W	12°43'51"
C36	57.50'	24.45'	24.27'	S 78°48'52" W	24°22'02"
C37	65.00'	77.05'	72.62'	N 57°02'20" E	67°55'05"
C38	65.00'	64.84'	62.19'	N 62°25'10" E	57°09'26"
C39	65.00'	12.21'	12.19'	N 28°27'37" E	10°45'39"
C40	125.00'	80.15'	78.78'	S 41°26'57" W	36°44'18"



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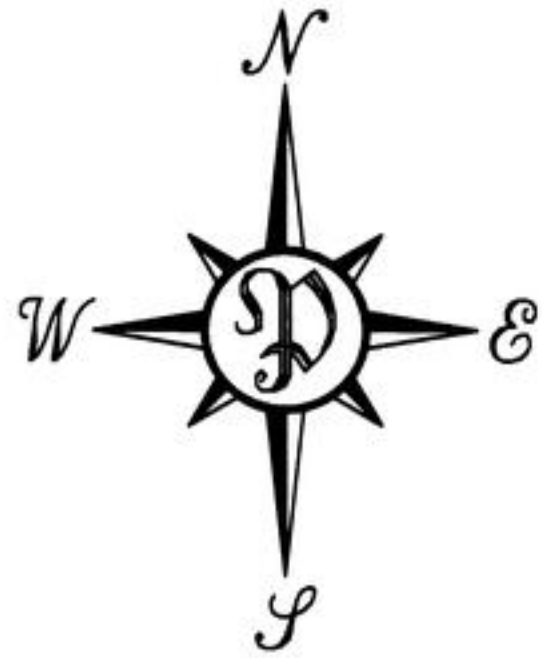
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OAKS AT OAKLEAF PLANTATION ~ PHASE 1

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PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



UNPLATTED LANDS

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C3	275.00'	153.01'	151.05'	S 10°48'45" E	31°52'49"
C4	150.00'	145.04'	139.45'	N 22°34'20" W	55°23'59"
C5	150.00'	55.68'	55.36'	N 05°30'22" W	21°16'03"
C6	150.00'	89.36'	88.04'	N 33°12'21" W	34°07'56"
C7	175.00'	85.72'	84.86'	S 36°14'23" E	28°03'53"
C8	125.00'	113.50'	109.64'	N 48°13'10" W	52°01'29"
C44	300.00'	115.60'	114.89'	S 05°54'41" E	22°04'42"
C45	125.00'	41.81'	41.62'	N 04°27'17" W	19°09'53"
C46	125.00'	79.05'	77.74'	N 32°09'17" W	36°14'05"
C47	30.00'	47.12'	42.43'	S 84°43'41" W	90°00'00"
C48	350.00'	30.07'	30.06'	N 42°11'22" E	04°55'22"
C49	350.00'	81.19'	81.01'	N 51°17'47" E	13°17'29"
C58	300.00'	113.30'	112.63'	N 53°25'24" E	21°38'22"
C59	300.00'	15.06'	15.06'	N 41°09'57" E	02°52'32"
C60	30.00'	47.54'	42.72'	N 05°40'08" W	90°47'37"
C61	200.00'	95.05'	94.16'	S 37°27'00" E	27°13'51"
C62	200.00'	5.68'	5.68'	S 23°01'15" E	01°37'39"
C63	100.00'	90.80'	87.71'	N 48°13'10" W	52°01'29"
C64	100.00'	57.83'	57.03'	N 38°46'26" W	33°08'01"
C65	100.00'	32.97'	32.82'	N 64°47'11" W	18°53'29"
C66	30.00'	44.71'	40.68'	S 63°04'39" W	85°22'53"
C118	250.00'	74.32'	74.05'	S 03°23'20" E	17°01'59"
C119	30.00'	35.47'	33.44'	S 39°00'00" W	67°44'40"
C120	50.00'	28.92'	28.52'	N 56°17'59" E	33°08'41"
C121	50.00'	38.56'	37.61'	N 17°38'12" E	44°10'54"
C122	50.00'	38.56'	37.61'	N 26°32'41" W	44°10'54"
C123	50.00'	51.04'	48.86'	N 77°52'54" W	58°29'32"
C124	30.00'	21.03'	20.60'	S 87°02'48" E	40°09'44"
C125	30.00'	14.48'	14.34'	S 53°08'24" E	27°39'04"
C126	175.00'	33.47'	33.42'	N 44°47'36" W	10°57'27"
C127	150.00'	65.37'	64.85'	S 37°47'15" E	24°58'09"
C128	150.00'	8.10'	8.10'	S 23°45'18" E	03°05'44"
C129	150.00'	56.23'	55.90'	N 32°56'46" W	21°28'39"
C130	150.00'	79.97'	79.03'	N 58°57'30" W	30°32'50"
C131	30.00'	48.36'	43.29'	S 28°02'56" E	92°21'59"



N 39°42'54" W - 62.90'

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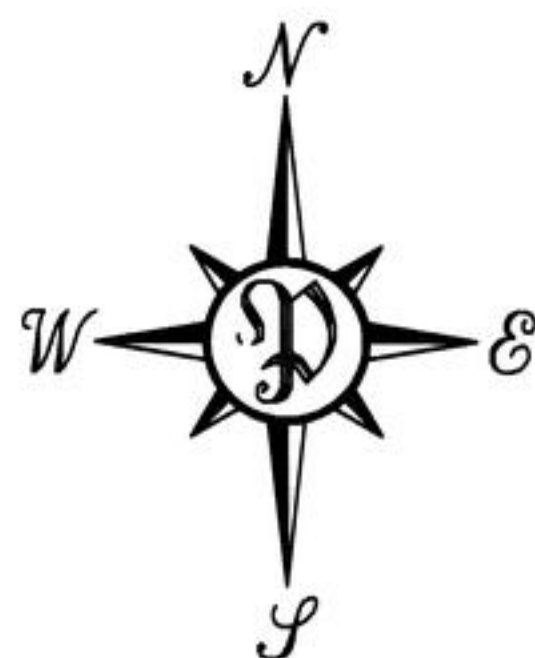
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OAKS AT OAKLEAF PLANTATION ~ PHASE 1

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PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C12	350.00'	169.08'	167.44'	N 34°13'33" E	27°40'41"
C13	150.00'	178.20'	167.90'	N 15°53'58" W	68°04'02"
C15	500.00'	101.56'	101.38'	S 34°10'52" W	11°38'16"
C16	369.47'	150.40'	149.36'	N 40°01'26" E	23°19'25"
C56	50.00'	70.38'	64.71'	S 76°22'30" W	80°38'52"
C57	30.00'	27.47'	26.52'	S 89°31'44" E	52°27'20"
C58	300.00'	113.30'	112.63'	N 53°25'24" E	21°38'22"
C59	300.00'	15.06'	15.06'	N 41°09'57" E	02°52'32"
C66	30.00'	44.71'	40.68'	S 63°04'39" W	85°22'53"
C67	375.00'	35.15'	35.13'	N 23°04'18" E	05°22'12"
C68	375.00'	72.76'	72.65'	N 31°18'55" E	11°07'01"
C69	375.00'	73.25'	73.13'	N 42°28'10" E	11°11'28"
C70	30.00'	24.38'	23.72'	S 24°46'52" W	46°34'03"
C71	50.00'	64.50'	60.12'	N 38°27'21" E	73°55'00"
C72	50.00'	39.25'	38.25'	S 82°05'44" E	44°58'51"
C73	50.00'	35.76'	35.00'	S 39°07'04" E	40°58'29"
C74	50.00'	35.76'	35.00'	S 01°51'24" W	40°58'29"
C75	50.00'	63.08'	58.98'	S 58°29'18" W	72°17'18"
C76	30.00'	10.36'	10.30'	N 84°44'36" E	19°46'41"
C77	30.00'	14.03'	13.90'	N 61°27'35" E	26°47'22"
C78	325.00'	62.53'	62.43'	N 42°33'12" E	11°01'24"
C79	325.00'	94.47'	94.14'	N 28°42'51" E	16°39'18"
C80	30.00'	49.54'	44.10'	N 26°55'21" W	94°37'07"
C81	60.00'	19.38'	19.30'	S 65°08'41" E	18°30'38"
C82	60.00'	48.33'	47.04'	S 32°46'46" E	46°09'11"
C83	60.00'	51.20'	49.66'	S 14°44'43" W	48°53'47"
C84	60.00'	52.28'	50.64'	S 64°09'19" W	49°55'25"
C85	60.00'	17.58'	17.52'	N 82°29'25" W	16°47'09"
C86	30.00'	45.88'	41.54'	N 61°57'04" E	87°38'01"
C87	125.00'	38.92'	38.76'	N 09°12'55" E	17°50'16"
C92	475.00'	80.40'	80.30'	S 35°02'05" W	09°41'52"
C93	475.00'	15.12'	15.12'	S 29°16'27" W	01°49'25"
C94	30.00'	22.26'	21.75'	S 22°01'04" W	42°30'26"
C95	50.00'	80.20'	71.88'	N 46°43'08" E	91°54'21"
C100	344.50'	37.16'	37.15'	N 38°49'01" E	06°10'51"
C101	344.50'	44.28'	44.25'	N 32°02'40" E	07°21'52"
C102	525.00'	73.91'	73.84'	S 32°23'42" W	08°03'56"
C131	30.00'	48.36'	43.29'	S 28°02'56" E	92°21'59"
C132	175.00'	44.32'	44.20'	N 10°52'24" E	14°30'38"
C142	394.50'	59.29'	59.23'	N 32°40'03" E	08°36'37"
C143	394.50'	43.37'	43.35'	N 40°07'19" E	06°17'56"



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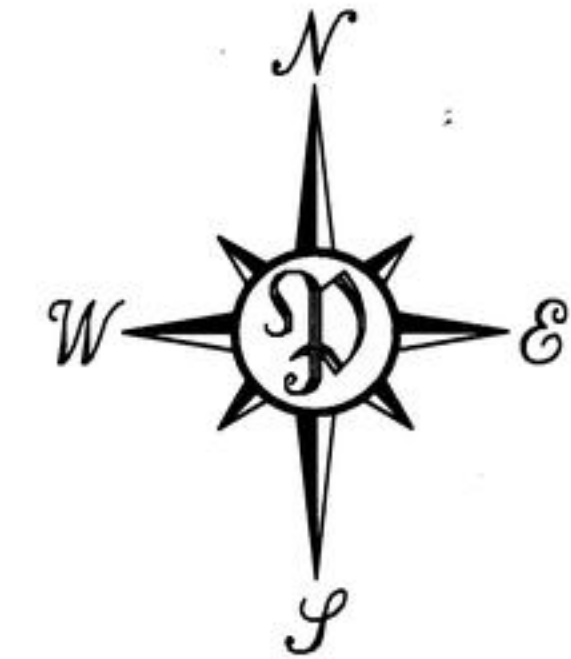
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OAKS AT OAKLEAF PLANTATION ~ PHASE 1

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PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C16	369.50'	150.41'	149.36'	N 40°01'22" E	23°19'17"
C70	30.00'	24.38'	23.72'	S 24°46'52" W	46°34'03"
C71	50.00'	64.50'	60.12'	N 38°27'21" E	73°55'00"
C72	50.00'	39.25'	38.25'	S 82°05'44" E	44°58'51"
C73	50.00'	35.76'	35.00'	S 39°07'04" E	40°58'29"
C74	50.00'	35.76'	35.00'	S 01°51'24" W	40°58'29"
C75	50.00'	63.08'	58.98'	S 58°29'18" W	72°17'18"
C76	30.00'	10.36'	10.30'	N 84°44'36" E	19°46'41"
C77	30.00'	14.03'	13.90'	N 61°27'35" E	26°47'22"
C94	30.00'	22.26'	21.75'	S 22°01'04" W	42°30'26"
C95	50.00'	80.20'	71.88'	N 46°43'08" E	91°54'21"
C96	50.00'	49.37'	47.39'	S 59°02'36" E	56°34'12"
C97	50.00'	67.58'	62.55'	S 07°57'41" W	77°26'21"
C98	50.00'	40.91'	39.78'	S 70°07'17" W	46°52'52"
C99	30.00'	27.05'	26.14'	N 67°44'01" E	51°39'09"
C100	344.50'	37.16'	37.15'	N 38°49'01" E	06°10'51"
C101	344.50'	44.28'	44.25'	N 32°02'40" E	07°21'52"
C107	50.00'	22.14'	21.95'	N 81°48'54" W	25°21'54"
C108	250.00'	119.62'	118.48'	S 82°50'22" E	27°24'50"
C109	250.00'	124.15'	122.88'	N 69°13'37" E	28°27'14"
C110	50.00'	53.55'	51.02'	S 85°40'47" W	61°21'35"
C111	50.00'	16.27'	16.20'	N 54°19'13" W	18°38'25"
C112	25.00'	25.14'	24.10'	N 16°11'15" W	57°37'31"
C113	25.00'	23.20'	22.37'	N 39°12'19" E	53°09'37"
C114	250.00'	118.53'	117.42'	S 52°12'12" W	27°09'52"
C115	250.00'	76.73'	76.43'	S 29°49'43" W	17°35'05"
C116	50.00'	43.79'	42.40'	N 46°07'28" E	50°10'35"
C142	394.50'	59.29'	59.23'	N 32°40'03" E	08°36'37"
C143	394.50'	43.37'	43.35'	N 40°07'19" E	06°17'56"

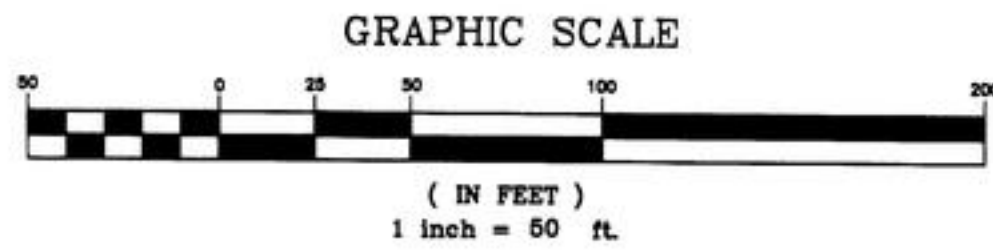
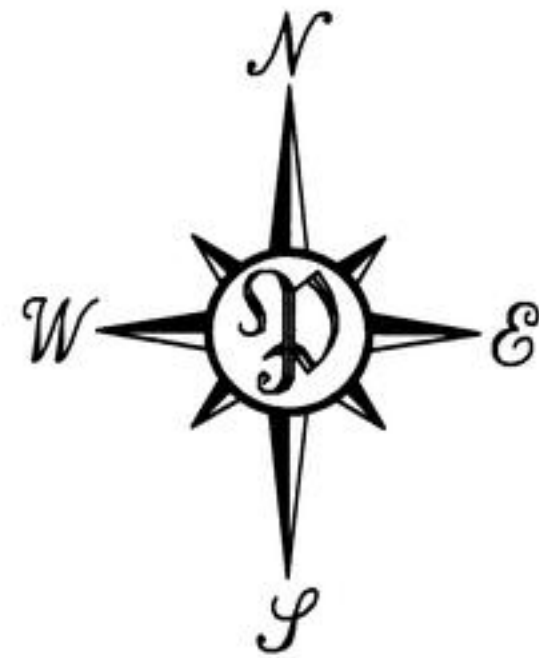
PERRET AND ASSOCIATES, INC.

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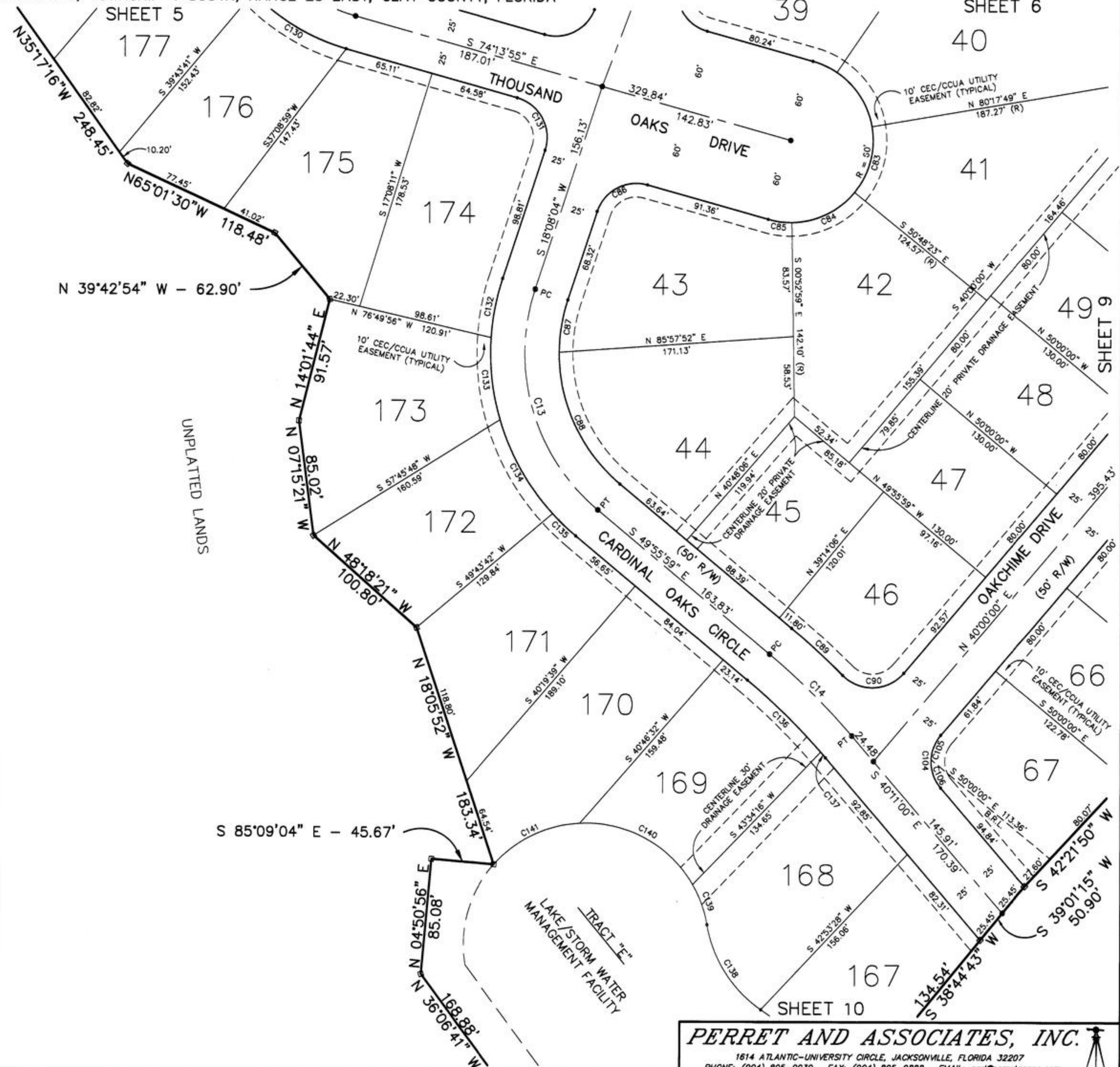
OAKS AT OAKLEAF PLANTATION ~ PHASE 1

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PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C13	150.00'	178.20'	167.90'	N 15°53'58" W	68°04'02"
C14	500.00'	85.08'	84.98'	S 45°03'29" E	09°44'59"
C83	60.00'	51.20'	49.66'	S 14°44'43" W	48°53'47"
C84	60.00'	52.28'	50.64'	S 64°09'19" W	49°55'25"
C85	60.00'	17.58'	17.52'	N 82°29'25" W	16°47'09"
C86	30.00'	45.88'	41.54'	N 61°57'04" E	87°38'01"
C87	125.00'	38.92'	38.76'	N 09°12'55" E	17°50'16"
C88	125.00'	109.58'	106.11'	N 24°49'06" W	50°13'46"
C89	525.00'	50.90'	50.88'	S 47°09'19" E	05°33'19"
C90	30.00'	50.07'	44.46'	S 87°48'40" W	95°37'20"
C104	30.00'	41.98'	38.64'	N 00°05'30" W	80°11'00"
C105	30.00'	19.50'	19.16'	N 21°22'37" E	37°14'47"
C106	30.00'	22.48'	21.96'	N 18°42'53" W	42°56'13"
C130	150.00'	79.97'	79.03'	N 58°57'30" W	30°32'50"
C131	30.00'	48.36'	43.29'	S 28°02'56" E	92°21'59"
C132	175.00'	44.32'	44.20'	N 10°52'24" E	14°30'38"
C133	175.00'	60.65'	60.34'	N 06°18'37" W	19°51'23"
C134	175.00'	79.50'	78.82'	N 29°15'11" W	26°01'45"
C135	175.00'	23.41'	23.40'	N 46°06'01" W	07°39'55"
C136	475.00'	75.43'	75.35'	S 45°23'01" E	09°05'56"
C137	475.00'	5.40'	5.40'	S 40°30'31" E	00°39'03"
C138	96.28'	75.81'	73.86'	N 32°13'31" W	45°06'43"
C139	89.33'	31.39'	31.23'	S 19°44'14" E	20°08'11"
C140	89.33'	98.82'	93.86'	S 61°29'58" E	63°23'16"
C141	89.33'	71.48'	69.59'	N 63°52'52" E	45°51'04"



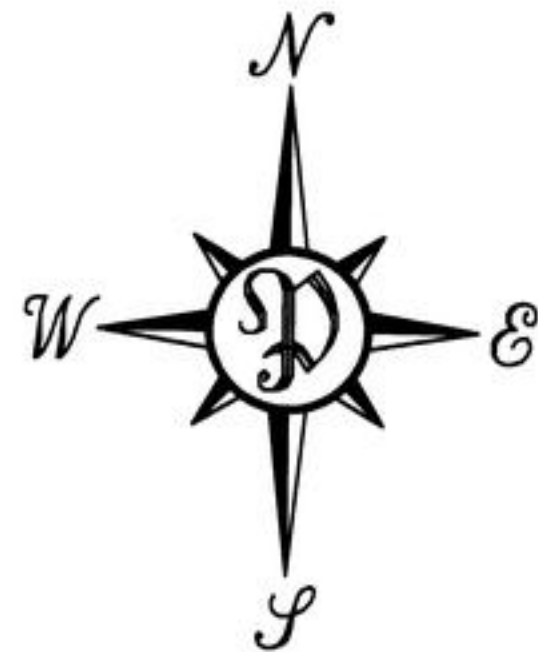
OAKS AT OAKLEAF PLANTATION ~ PHASE 1

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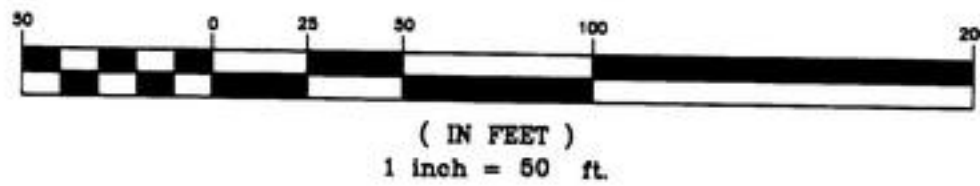
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PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

SHEET 7



GRAPHIC SCALE



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C15	500.00'	101.56'	101.38'	S 34°10'52" W	11°38'16"
C16	369.47'	150.40'	149.36'	N 40°01'26" E	23°19'25"
C82	60.00'	48.33'	47.04'	S 32°46'46" E	46°09'11"
C83	60.00'	51.20'	49.66'	S 14°44'43" W	48°53'47"
C90	30.00'	50.07'	44.46'	S 87°48'40" W	95°37'20"
C91	475.00'	0.96'	0.96'	S 39°56'31" W	00°06'59"
C92	475.00'	80.40'	80.30'	S 35°02'05" W	09°41'52"
C93	475.00'	15.12'	15.12'	S 29°16'27" W	01°49'25"
C98	50.00'	40.91'	39.78'	S 70°07'17" W	46°52'52"
C99	30.00'	27.05'	26.14'	N 67°44'01" E	51°39'09"
C100	344.50'	37.16'	37.15'	N 38°49'01" E	06°10'51"
C101	344.50'	44.28'	44.25'	N 32°02'40" E	07°21'52"
C102	525.00'	73.91'	73.84'	S 32°23'42" W	08°03'56"
C103	525.00'	32.73'	32.73'	S 38°12'50" W	03°34'20"
C104	30.00'	41.98'	38.64'	N 00°05'30" W	80°11'00"
C105	30.00'	19.50'	19.16'	N 21°22'37" E	37°14'47"
C106	30.00'	22.48'	21.96'	N 18°42'53" W	42°56'13"

PERRET AND ASSOCIATES, INC.

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OAKS AT OAKLEAF PLANTATION ~ PHASE 1

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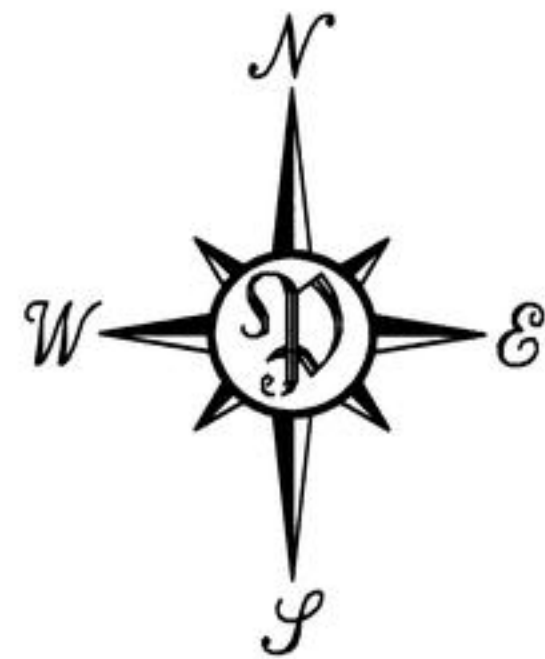
PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

SHEET 8

SHEET 9

R= 50.00'
D= 77°54'46"
L= 67.99'
CB= N 86°05'53" E
CH= 62.87

SHEET 11



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C137	475.00'	5.40'	5.40'	S 40°30'31" E	00°39'03"
C138	96.28'	75.81'	73.86'	N 32°13'31" W	45°06'43"
C139	89.33'	31.39'	31.23'	S 19°44'14" E	20°08'11"
C140	89.33'	98.82'	93.86'	S 61°29'58" E	63°23'16"
C141	89.33'	71.48'	69.59'	N 63°52'52" E	45°51'04"

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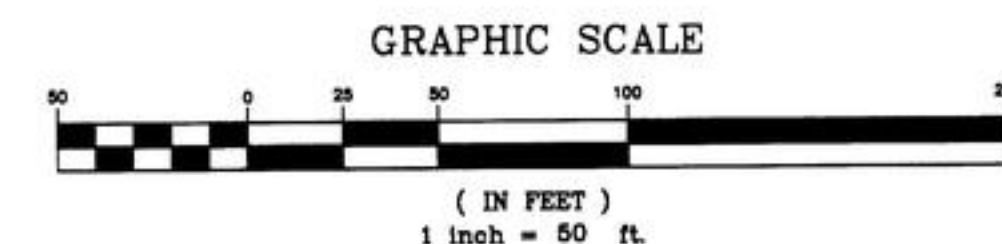
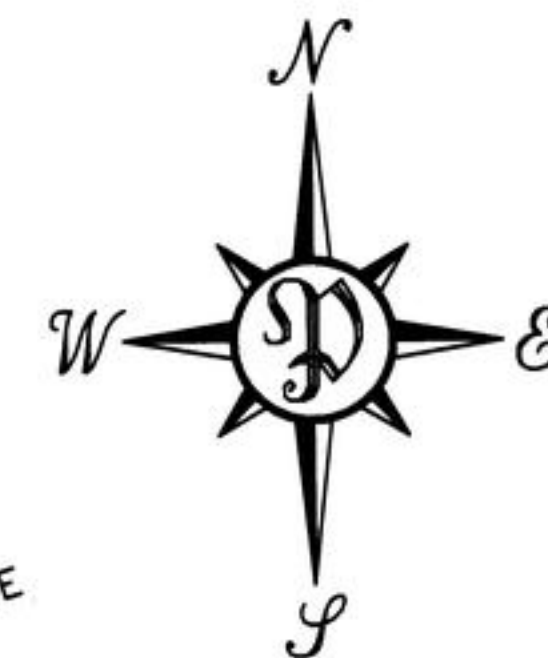
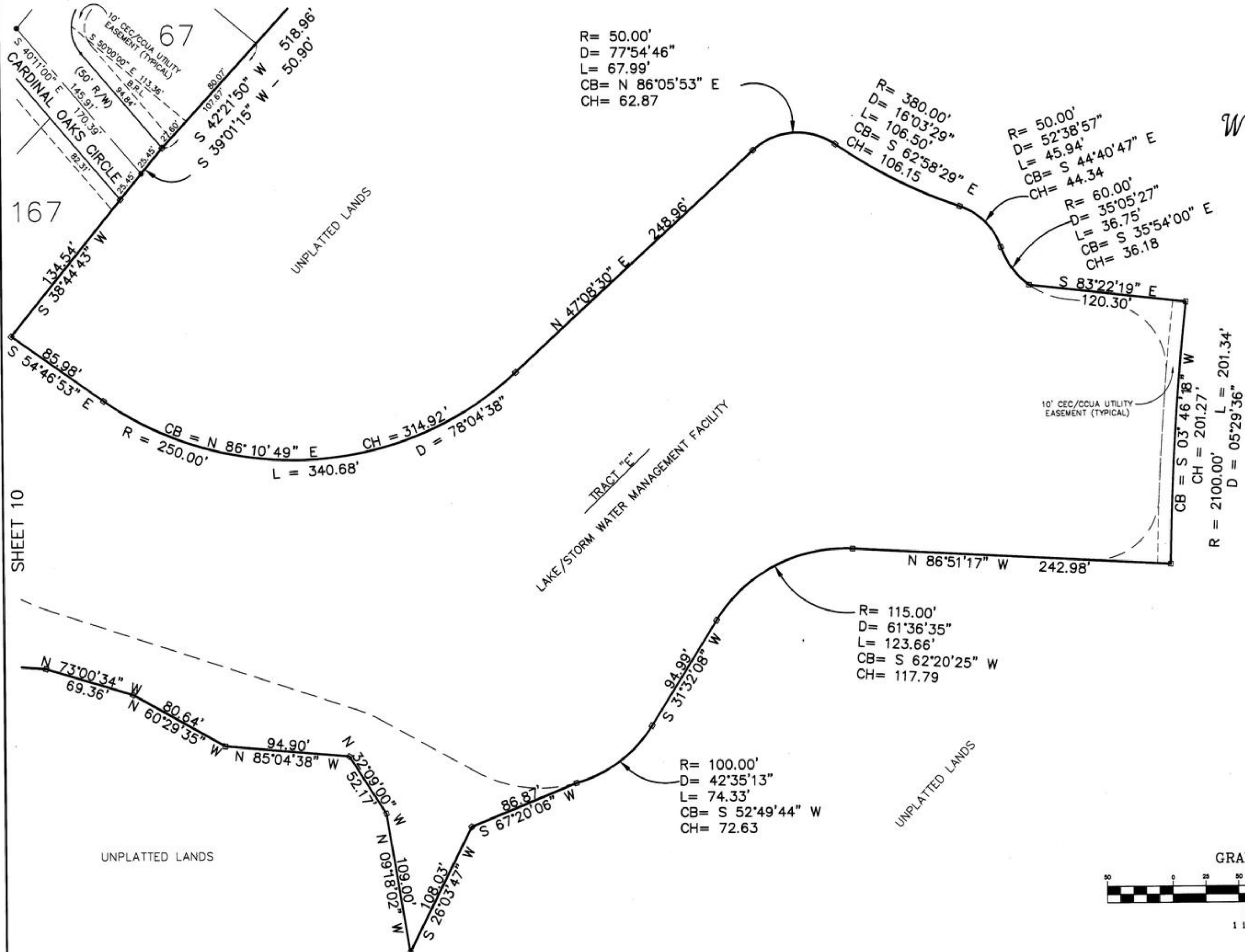
OAKS AT OAKLEAF PLANTATION ~ PHASE 1

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SHEET 9

PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



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