

OAKS AT OAKLEAF PLANTATION ~ PHASE 2

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

PLAT BOOK 43 PAGE 57

PAGE 1 OF 10 PAGES

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 NORTHEAST CORNER OF SAID SECTION 8; THENCE, ON THE NORTH LINE THEREOF, ALSO BEING THE SOUTH LINE OF SAID SECTION 5, NORTH 89 DEGREES 45 MINUTES 07 SECONDS WEST, 1272.14 FEET; THENCE, SOUTH 00 DEGREES 14 MINUTES 53 SECONDS WEST, 323.69 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF OAKLEAF VILLAGE PARKWAY, A 125-FOOT RIGHT-OF-WAY AND THE POINT OF BEGINNING; ALSO BEING A POINT ON A CURVE HAVING A RADIAL BEARING OF SOUTH 58 DEGREES 28 MINUTES 47 SECONDS EAST; THENCE, ON SAID RIGHT-OF-WAY LINE, SOUTHWESTERLY AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1560.00 FEET AND A CENTRAL ANGLE OF 24 DEGREES 59 MINUTES 39 SECONDS, AN ARC DISTANCE OF 680.52 FEET (SOUTH 19 DEGREES 01 MINUTE 23 SECONDS WEST, 675.14 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 87 DEGREES 28 MINUTES 26 SECONDS, AN ARC DISTANCE OF 45.80 FEET (SOUTH 50 DEGREES 15 MINUTES 47 SECONDS WEST, 41.48 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 04 DEGREES 00 MINUTES 17 SECONDS WEST, 80.00 FEET TO A POINT ON A CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE AROUND AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 87 DEGREES 28 MINUTES 46 SECONDS, AN ARC DISTANCE OF 45.80 FEET (SOUTH 42 DEGREES 16 MINUTES 20 SECONDS EAST, 41.48 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE AND THE SOUTHEASTERLY PROLONGATION THEREOF, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1560.00 FEET AND A CENTRAL ANGLE OF 40 DEGREES 03 MINUTES 35 SECONDS, AN ARC DISTANCE OF 1090.70 FEET (SOUTH 18 DEGREES 33 MINUTES 01 SECONDS EAST, 1068.62 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, NORTH 88 DEGREES 34 MINUTES 52 SECONDS WEST, 164.70 FEET; THENCE, SOUTH 00 DEGREES 10 MINUTES 48 SECONDS EAST, 455.34 FEET; THENCE, SOUTH 89 DEGREES 46 MINUTES 24 SECONDS WEST, 352.79 FEET; THENCE, NORTH 28 DEGREES 16 MINUTES 51 SECONDS WEST, 107.38 FEET; THENCE, NORTH 45 DEGREES 54 MINUTES 39 SECONDS EAST, 162.33 FEET; THENCE, NORTH 05 DEGREES 03 MINUTES 25 SECONDS EAST, 93.57 FEET; THENCE, NORTH 51 DEGREES 18 MINUTES 13 SECONDS WEST, 115.89 FEET; THENCE, NORTH 48 DEGREES 19 MINUTES 52 SECONDS WEST, 122.65 FEET; THENCE, NORTH 73 DEGREES 49 MINUTES 48 SECONDS WEST, 126.12 FEET; THENCE, NORTH 32 DEGREES 45 MINUTES 44 SECONDS WEST, 118.31 FEET; THENCE, NORTH 50 DEGREES 45 MINUTES 35 SECONDS WEST, 81.15 FEET; THENCE, NORTH 39 DEGREES 14 MINUTES 25 SECONDS EAST, 90.16 FEET; THENCE, SOUTH 86 DEGREES 28 MINUTES 20 SECONDS WEST, 95.96 FEET; THENCE, NORTH 64 DEGREES 08 MINUTES 09 SECONDS WEST, 39.28 FEET; THENCE, NORTH 15 DEGREES 22 MINUTES 52 SECONDS WEST, 168.54 FEET; THENCE, NORTH 27 DEGREES 09 MINUTES 48 SECONDS WEST, 160.88 FEET; THENCE, NORTH 68 DEGREES 56 MINUTES 37 SECONDS WEST, 289.32 FEET; THENCE, NORTH 31 DEGREES 20 MINUTES 06 SECONDS WEST, 155.23 FEET; THENCE, NORTH 67 DEGREES 20 MINUTES 06 SECONDS EAST, 86.87 FEET TO A POINT ON A CURVE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT, 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 (NORTH 52 DEGREES 49 MINUTES 44 SECONDS EAST, 72.63 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, NORTH 31 DEGREES 32 MINUTES 08 SECONDS EAST, 94.99 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT 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 (NORTH 62 DEGREES 20 MINUTES 25 SECONDS EAST, 117.79 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, SOUTH 86 DEGREES 51 MINUTES 17 SECONDS EAST, 242.98 FEET TO A POINT ON A CURVE; THENCE, NORTHEASTERLY AROUND AND ALONG A CURVE TO THE RIGHT, 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 (NORTH 03 DEGREES 46 MINUTES 18 SECONDS EAST, 201.27 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, NORTH 83 DEGREES 22 MINUTES 19 SECONDS WEST, 120.30 FEET TO A POINT ON A CURVE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 35 DEGREES 05 MINUTES 27 SECONDS, AN ARC DISTANCE OF 36.75 FEET (NORTH 35 DEGREES 54 MINUTES 00 SECONDS WEST, 36.18 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT, 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 (NORTH 44 DEGREES 40 MINUTES 47 SECONDS WEST, 44.34 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, 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 (NORTH 62 DEGREES 58 MINUTES 29 SECONDS WEST, 106.15 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT 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 (SOUTH 86 DEGREES 05 MINUTES 53 SECONDS WEST, 62.87 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, SOUTH 47 DEGREES 08 MINUTES 30 SECONDS WEST, 248.96 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT 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 (SOUTH 86 DEGREES 10 MINUTES 49 SECONDS WEST, 314.92 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, NORTH 54 DEGREES 46 MINUTES 53 SECONDS WEST, 85.98 FEET; THENCE, NORTH 38 DEGREES 44 MINUTES 43 SECONDS EAST, 134.54 FEET; THENCE, NORTH 39 DEGREES 01 MINUTES 15 SECONDS EAST, 50.90 FEET; THENCE, NORTH 42 DEGREES 21 MINUTES 50 SECONDS EAST, 518.96 FEET; THENCE, NORTH 31 DEGREES 29 MINUTES 49 SECONDS EAST, 180.30 FEET; THENCE, NORTH 34 DEGREES 32 MINUTES 25 SECONDS EAST, 131.62 FEET; THENCE, NORTH 28 DEGREES 49 MINUTES 00 SECONDS EAST, 123.81 FEET; THENCE, NORTH 00 DEGREES 11 MINUTES 09 SECONDS EAST, 322.68 FEET; THENCE, NORTH 85 DEGREES 01 MINUTES 40 SECONDS EAST, 360.07 FEET; THENCE, SOUTH 09 DEGREES 01 MINUTES 07 SECONDS WEST, 308.64 FEET; THENCE, SOUTH 47 DEGREES 45 MINUTES 45 SECONDS EAST, 202.67 FEET; THENCE, SOUTH 67 DEGREES 26 MINUTES 40 SECONDS EAST, 71.43 FEET; THENCE, NORTH 80 DEGREES 08 MINUTES 19 SECONDS EAST, 197.42 FEET; THENCE, SOUTH 45 DEGREES 48 MINUTES 30 SECONDS EAST, 294.72 FEET; THENCE, SOUTH 58 DEGREES 28 MINUTES 47 SECONDS EAST, RADIAL TO A CURVE, 29.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 50.33 ACRES, MORE OR LESS.

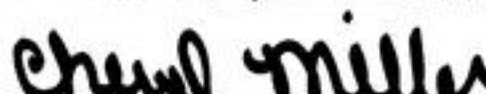
COUNTY DEPARTMENT OF PLANNING APPROVAL :

APPROVED THIS 18th DAY OF November, A.D. 2003


DIRECTOR, DEPARTMENT OF PLANNING

COUNTY DEPARTMENT OF ZONING APPROVAL :

APPROVED THIS 17 DAY OF November, A.D. 2003


DIRECTOR, DEPARTMENT OF ZONING

COUNTY COMMISSIONERS CERTIFICATE :

APPROVED THIS 18th DAY OF November, A.D. 2003, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

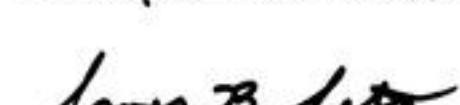

CHAIRMAN


CLERK OF THE BOARD

CLERK'S CERTIFICATE :

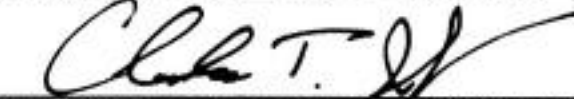
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177, FLORIDA STATUTES, AND IS FILED FOR RECORD IN PLAT BOOK 43, PAGES 57-60 OF THE PUBLIC RECORDS, OF CLAY COUNTY, FLORIDA.

THIS 24th DAY OF November, A.D. 2003


CLERK OF THE CIRCUIT COURT

COUNTY DEPARTMENT OF ENGINEERING APPROVAL :

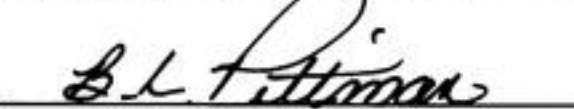
APPROVED THIS 17th DAY OF Nov., A.D. 2003


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 AS OF THE 08th DAY OF SEPTEMBER, A.D., 2003


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: 99

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

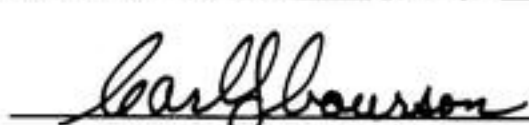
MINIMUM REAR SETBACK: 10-FEET

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 8th DAY OF OCTOBER, A.D., 2003


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 2

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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 2 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. Cardinal Oaks Circle, Sunset Oak Drive, Scenic Oaks Drive, Woodview Drive, Waterford Oaks Drive and Akron Oaks 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", Tract "D" and Tract "G", 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 or 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 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, 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 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 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 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 "B" (BUFFER), "C" (BUFFER), and "F" (PARK) are hereby reserved unto the Dedicator, its successors and assigns.

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

Bell South Easements are hereby irrevocably dedicated to Bell South

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

Deborah H. Dunbar
WITNESS
Deborah H. Dunbar
PRINT NAME

GENERAL NOTES :

- BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE
- PROPERTY LIES WITHIN FLOOD ZONE "X" AS SCALED FROM FEMA FLOOD INSURANCE RATE MAP PANEL 120064 0045 D, DATED 11/4/92
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- 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.
- 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.
- 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.
- 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 USE AREAS SO AS TO REASONABLY ACCOMMODATE CCUA'S FACILITIES.
- 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.
- 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.)
- 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:

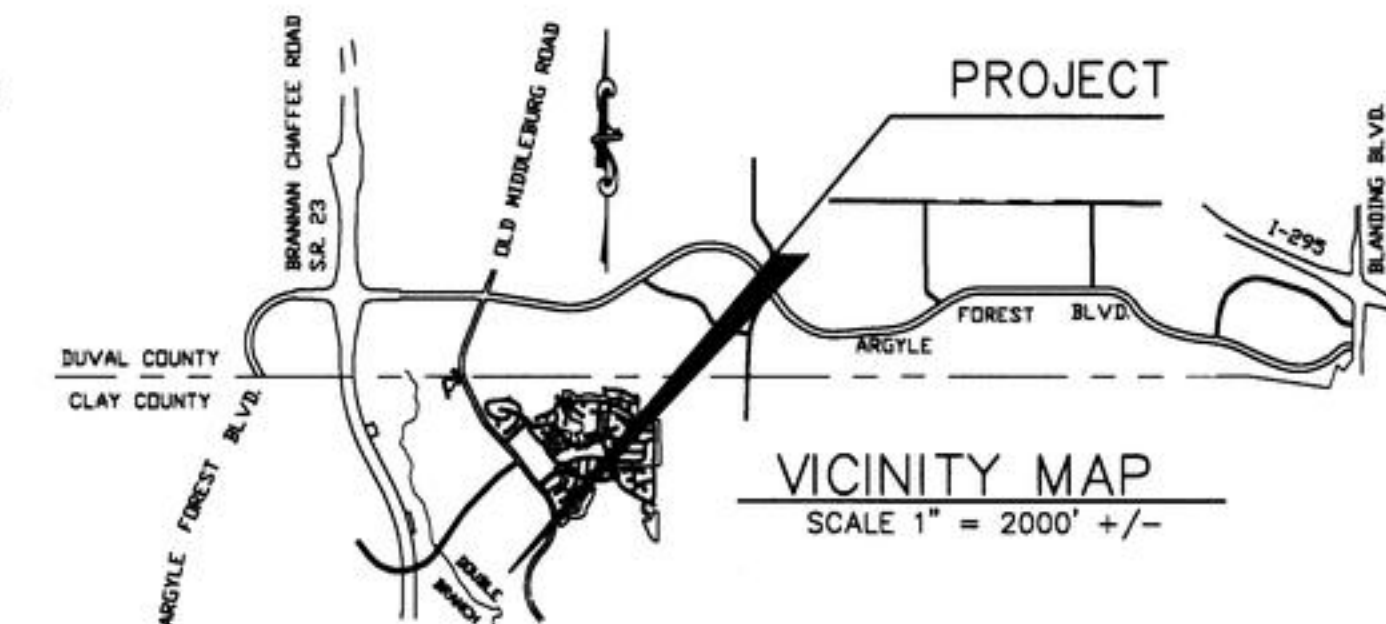
The foregoing instrument was acknowledged before me this 5th day of November, 2003, by Erik H. Wilson, Vice President, OakLeaf Plantation, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me and no oath was taken.

By: Deborah H. Dunbar
Deborah H. Dunbar
PRINT NAME

DEBORAH H. DUNBAR
Notary Public, State of Florida
My comm. exp. June 10, 2006
Comm. No. DD 022631

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 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.

PERRET AND ASSOCIATES, INC.

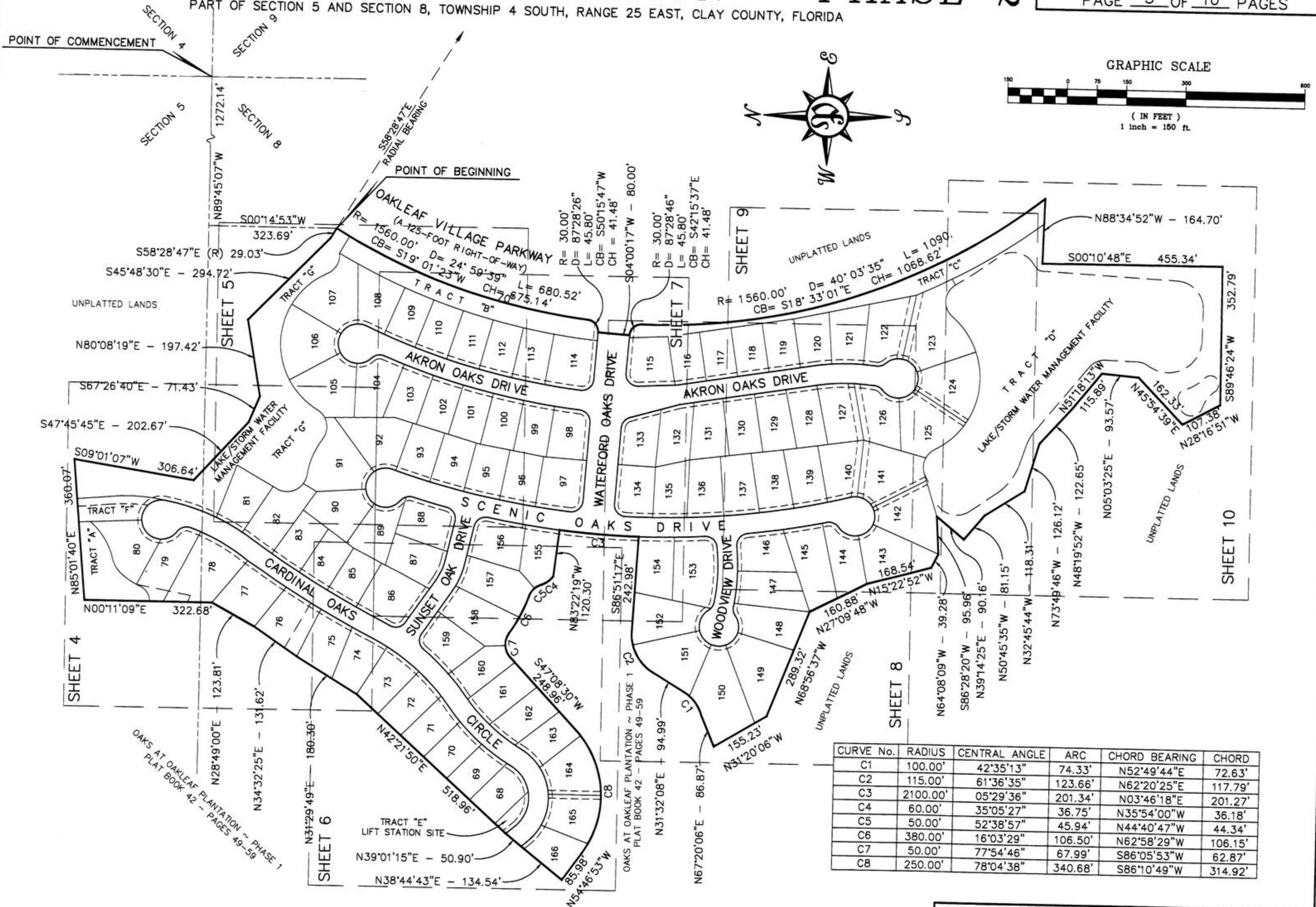
1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207
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OAKS AT OAKLEAF PLANTATION ~ PHASE 2

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



CURVE No.	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD
C1	100.00'	42°35'13"	74.33'	N52°49'44"E	72.63'
C2	115.00'	61°36'35"	123.66'	N62°20'25"E	117.79'
C3	2100.00'	05°29'36"	201.34'	N03°46'18"E	201.27'
C4	60.00'	35°05'27"	36.75'	N35°54'00"W	36.18'
C5	50.00'	52°38'57"	45.94'	N44°40'47"W	44.34'
C6	380.00'	16°03'29"	106.50'	N62°58'29"W	106.15'
C7	50.00'	77°54'46"	67.99'	S86°05'53"W	62.87'
C8	250.00'	78°04'38"	340.68'	S86°10'49"W	314.92'

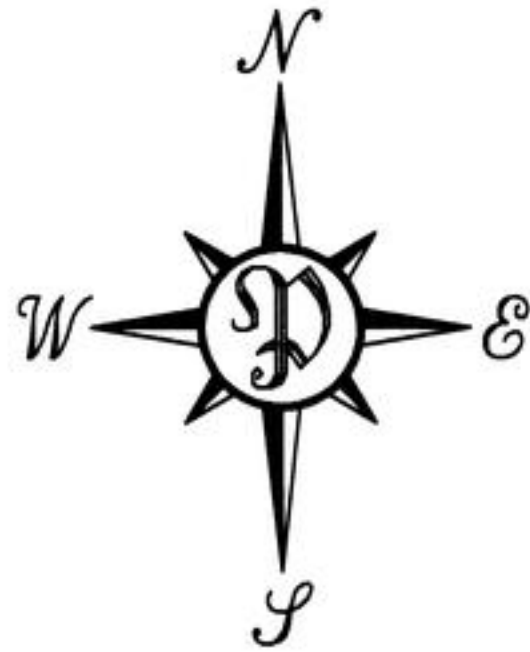
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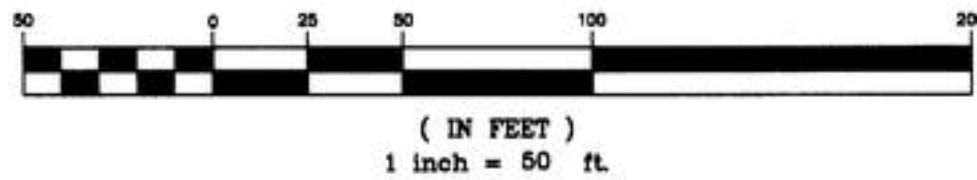
OAKS AT OAKLEAF PLANTATION ~ PHASE 2

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

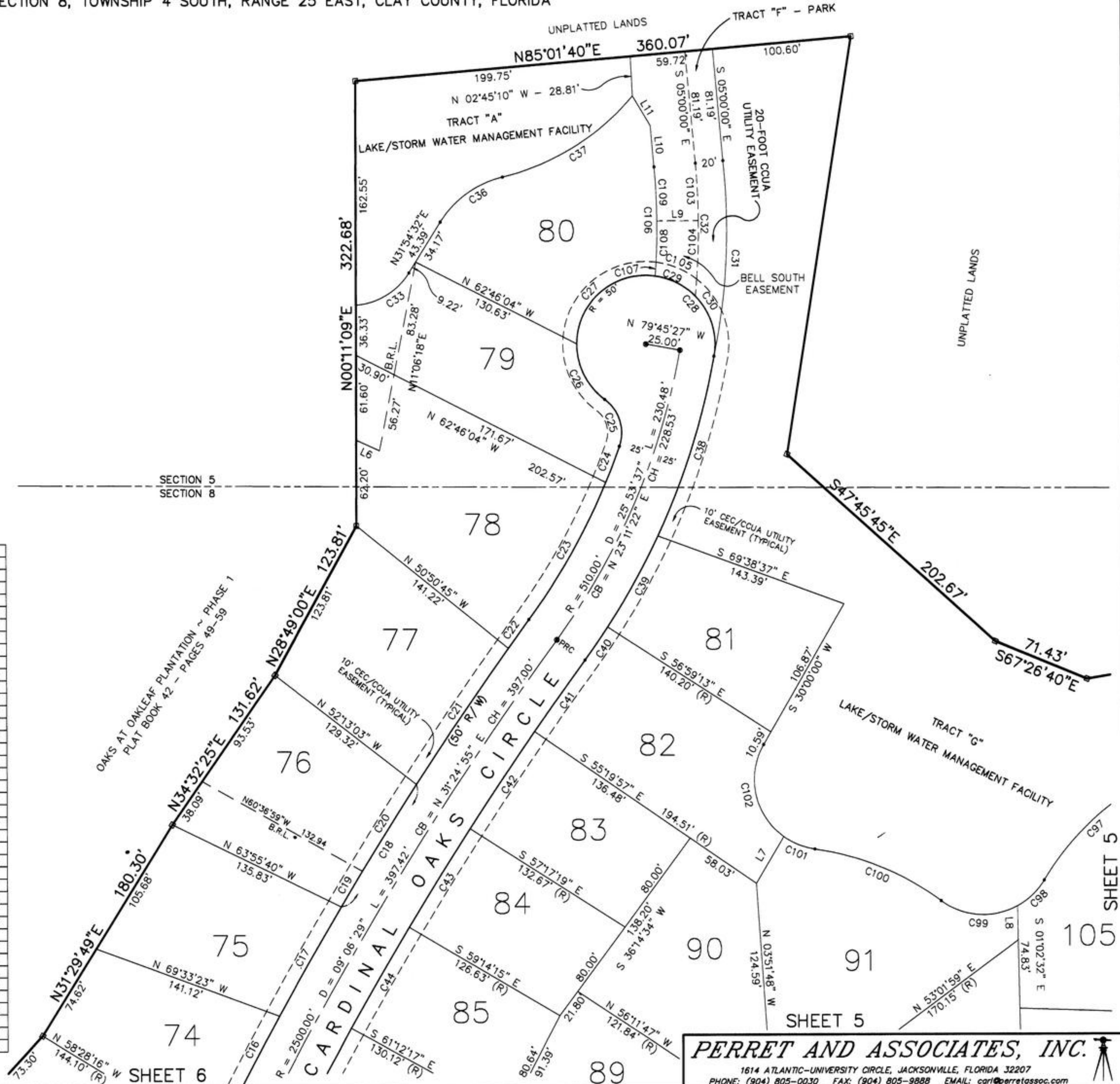


GRAPHIC SCALE



LINE	DIRECTION	DISTANCE
L6	S 65°16'13" E	18.54'
L7	N 30°24'23" E	39.35'
L8	N 01°02'32" W	24.86'
L9	N 89°37'07" E	30.00'
L10	N 05°00'00" W	29.90'
L11	N 30°44'00" W	25.00'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C16	2525.00'	60.69'	60.69'	S 27°43'00" W	01°22'38"
C17	2525.00'	91.53'	91.52'	S 29°26'37" W	02°04'37"
C18	2525.00'	104.44'	104.43'	S 31°40'01" W	02°22'12"
C19	2525.00'	30.10'	30.10'	S 30°49'24" W	00°40'59"
C20	2525.00'	74.34'	74.34'	S 32°00'30" W	01°41'13"
C21	2525.00'	119.16'	119.15'	S 34°12'14" W	02°42'14"
C22	2525.00'	25.58'	25.58'	S 35°50'45" W	00°34'50"
C23	485.00'	114.49'	114.23'	N 29°22'24" E	13°31'32"
C24	485.00'	28.05'	28.04'	N 20°57'14" E	03°18'48"
C25	30.00'	38.00'	35.51'	N 16°59'25" W	72°34'31"
C26	50.00'	46.77'	45.08'	S 26°28'59" E	53°35'24"
C27	50.00'	85.48'	75.45'	S 49°17'23" W	97°57'25"
C28	50.00'	80.26'	71.92'	N 35°44'39" W	91°58'25"
C29	50.00'	32.98'	32.38'	N 62°50'12" W	37°47'20"
C30	50.00'	47.29'	45.54'	N 16°50'59" W	54°11'05"
C31	455.35'	142.63'	142.05'	N 02°57'42" E	17°56'48"
C32	515.85'	96.67'	96.53'	N 00°21'58" E	10°44'13"
C33	50.00'	46.77'	45.08'	N 58°42'20" E	53°35'37"
C36	73.23'	57.03'	55.60'	S 54°13'15" W	44°37'28"
C37	176.98'	112.80'	110.90'	N 58°16'27" E	36°31'04"
C38	535.00'	137.06'	136.69'	N 17°34'55" E	14°40'44"
C39	535.00'	75.55'	75.49'	N 28°58'02" E	08°05'29"
C40	535.00'	29.16'	29.16'	N 34°34'28" E	03°07'24"
C41	2475.00'	63.44'	63.43'	S 35°24'07" W	01°28'07"
C42	2475.00'	84.51'	84.50'	S 33°41'22" W	01°57'23"
C43	2475.00'	84.19'	84.18'	S 31°44'13" W	01°56'56"
C44	2475.00'	84.98'	84.97'	S 29°46'44" W	01°58'02"
C97	196.00'	104.96'	103.71'	S 46°02'36" W	30°40'53"
C98	51.00'	27.07'	26.75'	N 45°54'27" E	30°24'33"
C99	51.00'	58.43'	55.29'	S 86°03'54" E	65°38'46"
C100	201.00'	99.82'	98.80'	N 67°28'08" W	28°27'14"
C101	51.00'	24.48'	24.24'	S 67°56'50" E	27°29'50"
C102	51.00'	74.95'	68.38'	S 12°05'58" E	84°11'55"
C103	515.85'	41.60'	41.59'	S 02°41'31" E	04°37'15"
C104	515.85'	42.56'	42.55'	S 01°58'55" W	04°43'37"
C105	60.00'	32.13'	31.75'	N 67°08'43" W	30°40'52"
C106	485.85'	79.21'	79.13'	N 00°19'53" W	09°20'30"
C107	485.85'	10.03'	10.03'	N 03°44'53" E	01°10'57"
C108	485.85'	30.00'	30.00'	N 01°23'16" E	03°32'18"
C109	485.85'	39.18'	39.17'	N 02°41'31" W	04°37'15"



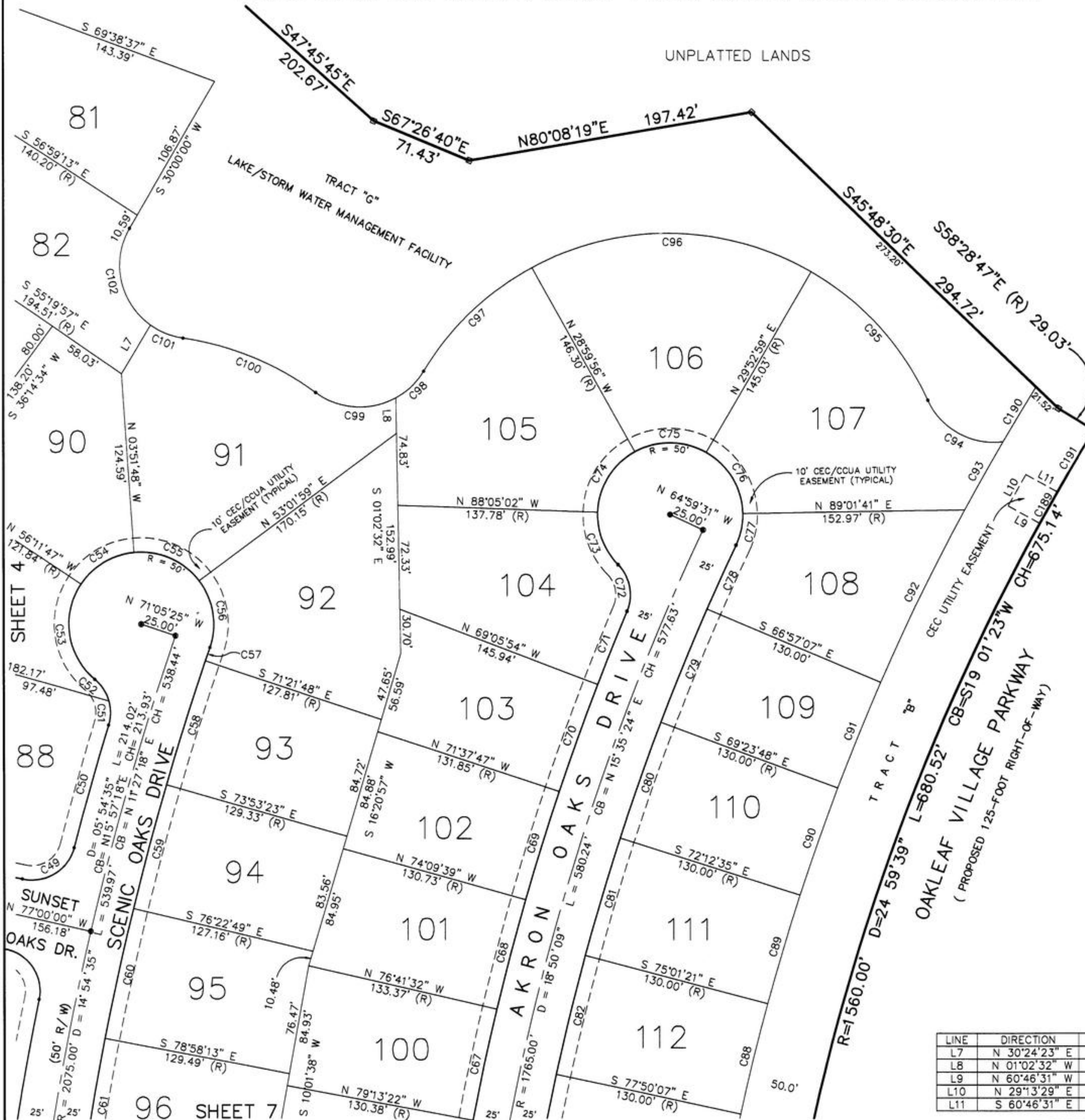
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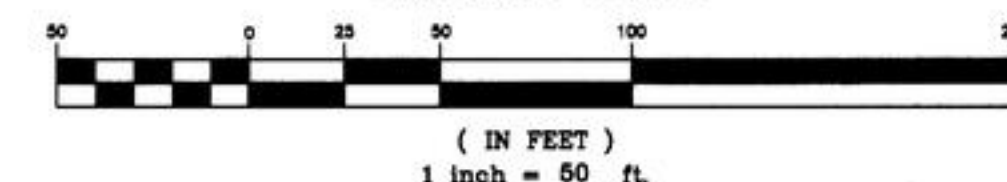
OAKS AT OAKLEAF PLANTATION ~ PHASE 2

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



GRAPHIC SCALE



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C49	30.00'	46.35'	41.88'	N 58°44'23" E	88°31'13"
C50	2100.00'	88.73'	88.72'	S 15°41'24" W	02°25'15"
C51	30.00'	17.01'	16.78'	N 00°39'36" E	32°28'51"
C52	30.00'	18.06'	17.79'	N 32°49'38" W	34°29'37"
C53	50.00'	73.20'	66.83'	S 08°08'07" E	83°52'39"
C54	50.00'	44.07'	42.66'	S 59°03'18" W	50°30'11"
C55	50.00'	51.25'	49.03'	N 66°19'48" W	58°43'35"
C56	50.00'	48.76'	46.85'	N 09°01'43" W	55°52'36"
C57	2050.00'	9.77'	9.77'	S 18°46'23" W	00°16'23"
C58	2050.00'	90.39'	90.38'	S 17°22'25" W	02°31'34"
C59	2050.00'	89.11'	89.11'	S 14°51'54" W	02°29'26"
C60	2050.00'	92.67'	92.67'	S 12°19'29" W	02°35'25"
C61	2050.00'	92.52'	92.51'	S 09°44'12" W	02°35'09"
C67	1790.00'	79.06'	79.05'	S 12°02'33" W	02°31'50"
C68	1790.00'	79.08'	79.08'	S 14°34'24" W	02°31'53"
C69	1790.00'	79.08'	79.07'	S 17°06'17" W	02°31'52"
C70	1790.00'	79.08'	79.08'	S 19°38'10" W	02°31'53"
C71	1790.00'	54.73'	54.73'	S 21°46'40" W	01°45'07"
C72	30.00'	34.98'	33.03'	N 10°44'53" W	66°48'12"
C73	50.00'	40.20'	39.13'	S 21°07'01" E	46°03'57"
C74	50.00'	51.56'	49.31'	S 31°27'31" W	59°05'06"
C75	50.00'	51.38'	49.15'	N 89°33'29" W	58°52'55"
C76	50.00'	51.61'	49.35'	N 30°32'40" W	59°08'42"
C77	50.00'	22.67'	22.48'	N 12°01'05" E	25°58'48"
C78	1740.00'	48.80'	48.80'	S 24°12'16" W	01°36'25"
C79	1740.00'	84.97'	84.96'	S 22°00'08" W	02°47'52"
C80	1740.00'	85.42'	85.41'	S 19°11'48" W	02°48'46"
C81	1740.00'	85.42'	85.41'	S 16°23'02" W	02°48'46"
C82	1740.00'	85.42'	85.41'	S 13°34'16" W	02°48'46"
C88	1610.00'	79.04'	79.03'	S 13°34'16" W	02°48'46"
C89	1610.00'	79.04'	79.03'	S 16°23'02" W	02°48'46"
C90	1610.00'	79.04'	79.03'	S 19°11'48" W	02°48'46"
C91	1610.00'	79.42'	79.41'	S 22°00'59" W	02°49'35"
C92	1610.00'	133.31'	133.27'	S 25°48'06" W	04°44'39"
C93	1610.00'	54.33'	54.33'	S 29°08'26" W	01°56'00"
C94	49.58'	63.59'	59.32'	S 60°52'30" E	73°29'10"
C95	196.00'	122.16'	120.19'	N 41°59'14" W	35°42'38"
C96	196.00'	201.05'	192.36'	N 89°13'45" W	58°46'24"
C97	196.00'	104.96'	103.71'	S 46°02'36" W	30°40'53"
C98	51.00'	27.07'	26.75'	N 45°54'27" E	30°24'33"
C99	51.00'	58.43'	55.29'	S 86°03'54" E	65°38'46"
C100	201.00'	99.82'	98.80'	N 67°28'08" W	28°27'14"
C101	51.00'	24.48'	24.24'	S 67°56'50" E	27°29'50"
C102	51.00'	74.95'	68.38'	S 12°05'58" E	84°11'55"
C189	1560.00'	25.00'	25.00'	S 29°13'29" W	00°55'06"
C190	1610.00'	44.36'	44.35'	S 30°53'47" W	01°34'43"
C191	1560.00'	50.00'	50.00'	S 30°36'07" W	01°50'11"

LINE	DIRECTION	DISTANCE
L7	N 30°24'23" E	39.35'
L8	N 01°02'32" W	24.86'
L9	N 60°46'31" W	25.00'
L10	N 29°13'29" E	25.00'
L11	S 60°46'31" E	25.00'

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OAKS AT OAKLEAF PLANTATION ~ PHASE 2

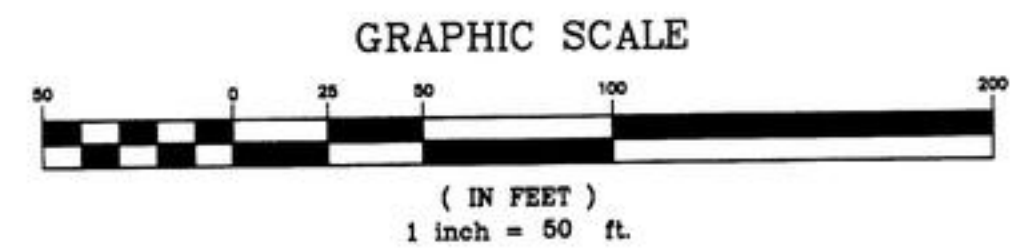
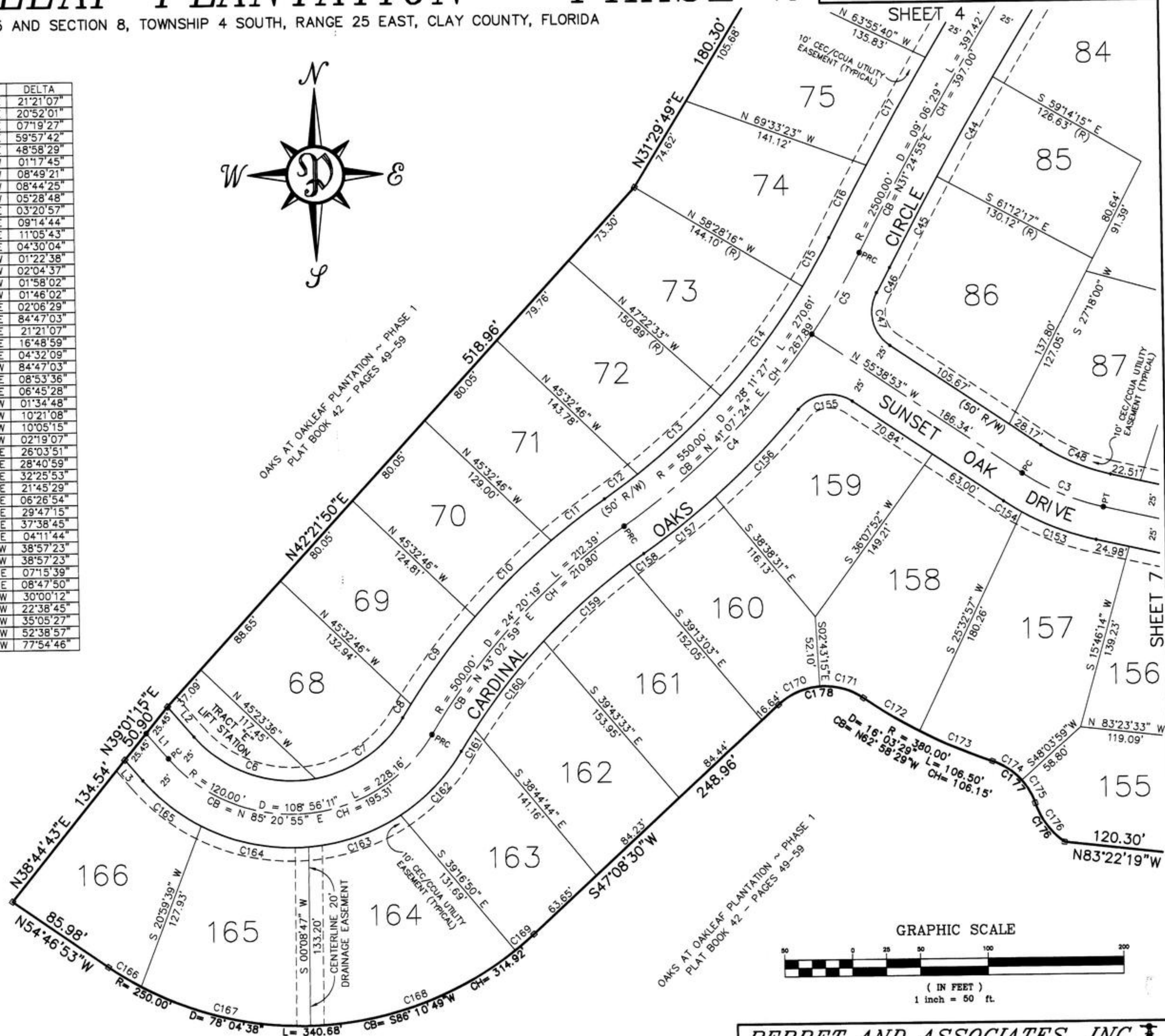
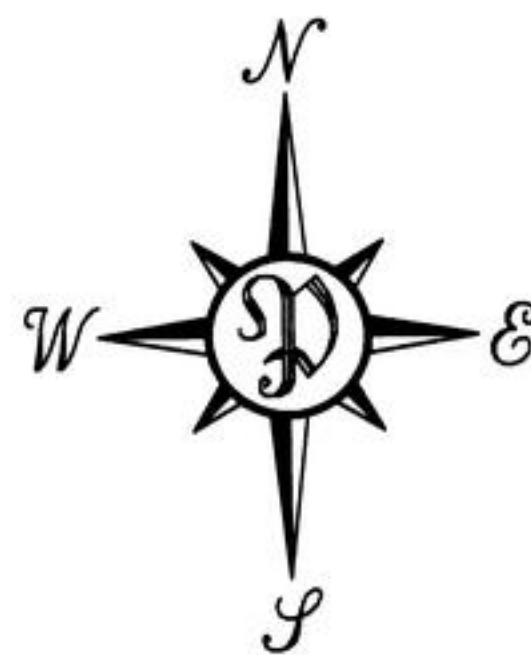
PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

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CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C3	175.00'	65.22'	64.84'	S 66°19'26" E	21°21'07"
C4	550.00'	200.31'	199.20'	N 44°47'08" E	20°52'01"
C5	550.00'	70.31'	70.26'	N 30°41'24" E	07°19'27"
C6	95.00'	99.42'	94.94'	S 70°09'50" E	59°57'42"
C7	95.00'	81.20'	78.75'	N 55°22'04" E	48°58'29"
C8	525.00'	11.87'	11.87'	S 31°31'42" W	01°17'45"
C9	525.00'	80.84'	80.76'	S 36°35'15" W	08°49'21"
C10	525.00'	80.09'	80.01'	S 45°22'08" W	08°44'25"
C11	525.00'	50.21'	50.19'	S 52°28'44" W	05°28'48"
C12	525.00'	30.69'	30.68'	N 53°32'40" E	03°20'57"
C13	525.00'	84.72'	84.62'	N 47°14'49" E	09°14'44"
C14	525.00'	101.67'	101.51'	N 37°04'36" E	11°05'43"
C15	525.00'	41.24'	41.23'	N 29°16'42" E	04°30'04"
C16	2525.00'	60.69'	60.69'	S 27°43'00" W	01°22'38"
C17	2525.00'	91.53'	91.52'	S 29°26'37" W	02°04'37"
C44	2475.00'	84.98'	84.97'	S 29°46'44" W	01°58'02"
C45	2475.00'	76.34'	76.34'	S 27°54'42" W	01°46'02"
C46	575.00'	21.16'	21.16'	N 28°04'55" E	02°06'29"
C47	30.00'	44.39'	40.45'	S 13°15'21" E	84°47'03"
C48	150.00'	55.90'	55.58'	S 66°19'26" E	21°21'07"
C153	200.00'	58.70'	58.49'	S 68°35'31" E	16°48'59"
C154	200.00'	15.83'	15.83'	S 57°54'57" E	04°32'09"
C155	30.00'	44.39'	40.45'	S 81°57'36" W	84°47'03"
C156	575.00'	89.25'	89.16'	N 44°00'52" E	08°53'36"
C157	575.00'	67.82'	67.78'	N 51°50'24" E	06°45'28"
C158	475.00'	13.10'	13.10'	S 54°25'44" W	01°34'48"
C159	475.00'	85.82'	85.71'	S 48°27'46" W	10°21'08"
C160	475.00'	83.63'	83.52'	S 38°14'34" W	10°05'15"
C161	475.00'	19.22'	19.22'	S 32°02'23" W	02°19'07"
C162	145.00'	65.96'	65.39'	N 43°54'44" E	26°03'51"
C163	145.00'	72.59'	71.83'	N 71°17'09" E	28°40'59"
C164	145.00'	82.07'	80.98'	S 78°09'25" E	32°25'53"
C165	145.00'	55.06'	54.73'	S 51°03'44" E	21°45'29"
C166	250.00'	28.14'	28.12'	S 58°00'20" E	06°26'54"
C167	250.00'	129.97'	128.51'	S 76°07'24" E	29°47'15"
C168	250.00'	164.26'	161.32'	N 70°09'36" E	37°38'45"
C169	250.00'	18.31'	18.30'	N 49°14'22" E	04°11'44"
C170	50.00'	34.00'	33.34'	S 66°37'11" W	38°57'23"
C171	50.00'	34.00'	33.34'	N 74°25'26" W	38°57'23"
C172	380.00'	48.16'	48.12'	S 58°34'34" E	07°15'39"
C173	380.00'	58.35'	58.29'	S 66°36'19" E	08°47'50"
C174	50.00'	26.18'	25.88'	N 56°00'09" W	30°00'12"
C175	50.00'	19.76'	19.63'	N 29°40'40" W	22°38'45"
C176	60.00'	36.75'	36.18'	N 35°54'00" W	35°05'27"
C177	50.00'	45.94'	44.34'	N 44°40'47" W	52°38'57"
C178	50.00'	67.99'	62.87'	S 86°05'53" W	77°54'46"

LINE	DIRECTION	DISTANCE
L1	N 40°11'00" W	25.15'
L2	N 40°11'00" W	29.92'
L3	N 40°11'00" W	20.38'



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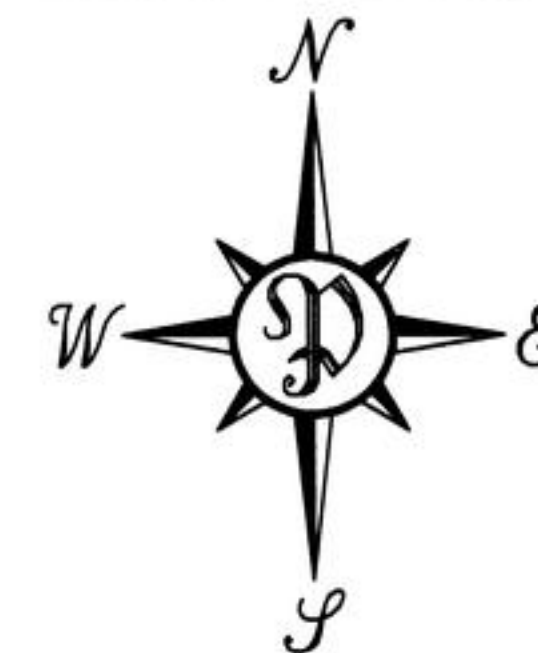
OAKS AT OAKLEAF PLANTATION ~ PHASE 2

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

SHEET 6

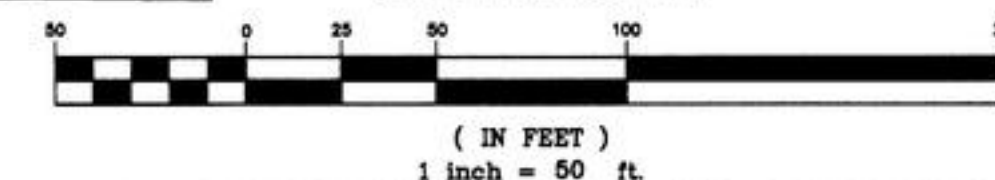
SHEET 5



LINE	BEARING	DISTANCE
L1	N 81°45'20" W	25.00'
L2	N 08°14'40" E	25.00'
L3	S 81°45'20" E	25.00'
L4	N 89°24'28" W	25.00'
L5	N 00°35'32" E	25.00'
L6	S 89°24'28" E	25.00'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C48	150.00'	55.90'	55.58'	S 66°19'26" E	21°21'07"
C49	30.00'	46.35'	41.88'	N 58°44'23" E	88°31'13"
C50	2100.00'	88.73'	88.72'	S 15°41'24" W	02°25'15"
C51	30.00'	17.01'	16.78'	N 00°39'36" E	32°28'51"
C52	30.00'	18.06'	17.79'	N 32°49'38" W	34°29'37"
C57	2050.00'	9.77'	9.77'	S 18°46'23" W	00°16'23"
C58	2050.00'	90.39'	90.38'	S 17°22'25" W	02°31'34"
C59	2050.00'	89.11'	89.11'	S 14°51'54" W	02°29'26"
C60	2050.00'	92.67'	92.67'	S 12°19'29" W	02°35'25"
C61	2050.00'	92.52'	92.51'	S 09°44'12" W	02°35'09"
C62	2050.00'	87.94'	87.94'	S 07°12'53" W	02°27'28"
C63	30.00'	48.16'	43.16'	S 40°00'25" E	91°59'09"
C64	30.00'	45.97'	41.60'	N 50°06'08" E	87°47'45"
C65	1790.00'	63.83'	63.82'	S 07°13'33" W	02°02'35"
C66	1790.00'	79.04'	79.03'	S 09°30'44" W	02°31'48"
C67	1790.00'	79.06'	79.05'	S 12°02'33" W	02°31'50"
C68	1790.00'	79.08'	79.08'	S 14°34'24" W	02°31'53"
C69	1790.00'	79.08'	79.07'	S 17°06'17" W	02°31'52"
C70	1790.00'	79.08'	79.08'	S 19°38'10" W	02°31'53"
C71	1790.00'	54.73'	54.73'	S 21°46'40" W	01°45'07"
C79	1740.00'	84.97'	84.96'	S 22°00'08" W	02°47'52"
C80	1740.00'	85.42'	85.41'	S 19°11'48" W	02°48'46"
C81	1740.00'	85.42'	85.41'	S 16°23'02" W	02°48'46"
C82	1740.00'	85.42'	85.41'	S 13°34'16" W	02°48'46"
C83	1740.00'	85.42'	85.41'	S 10°45'30" W	02°48'46"
C84	1740.00'	91.28'	91.27'	S 07°50'56" W	03°00'21"
C85	30.00'	48.35'	43.29'	S 39°49'37" E	92°20'46"
C86	1610.00'	110.38'	110.36'	S 07°23'16" W	03°55'41"
C87	1610.00'	79.04'	79.03'	S 10°45'30" W	02°48'46"
C88	1610.00'	79.04'	79.03'	S 13°34'16" W	02°48'46"
C89	1610.00'	79.04'	79.03'	S 16°23'02" W	02°48'46"
C90	1610.00'	79.04'	79.03'	S 19°11'48" W	02°48'46"
C91	1610.00'	79.42'	79.41'	S 22°00'59" W	02°49'35"
C103	30.00'	50.58'	44.80'	S 45°41'49" W	96°36'23"
C116	30.00'	36.79'	34.53'	N 50°51'48" W	70°16'24"
C117	30.00'	48.16'	43.16'	S 48°00'25" W	91°59'09"
C118	2050.00'	68.83'	68.83'	S 01°03'08" W	01°55'26"
C119	2050.00'	86.30'	86.29'	S 01°06'56" E	02°24'43"
C149	2100.00'	90.22'	90.21'	S 00°12'21" E	02°27'41"
C150	2100.00'	86.63'	86.62'	S 07°42'00" W	02°21'48"
C151	2100.00'	96.71'	96.70'	S 10°12'04" W	02°38'19"
C152	30.00'	46.35'	41.88'	N 32°44'23" W	88°31'13"
C153	200.00'	58.70'	58.49'	S 68°35'31" E	16°48'59"
C154	200.00'	15.83'	15.83'	S 57°54'57" E	04°32'09"
C155	30.00'	45.80'	41.48'	S 50°15'47" W	87°28'26"
C156	30.00'	45.80'	41.48'	S 42°16'20" E	87°28'46"
C157	1560.00'	1090.70'	1068.62'	S 18°33'01" E	40°03'35"
C173	380.00'	58.35'	58.29'	S 66°36'19" E	08°47'50"
C174	50.00'	26.18'	25.88'	N 56°00'09" W	30°00'12"
C175	50.00'	19.76'	19.63'	N 29°40'40" W	22°38'45"
C176	60.00'	36.75'	36.18'	N 35°54'00" W	35°05'27"
C177	50.00'	45.94'	44.34'	N 44°40'47" W	52°38'57"
C178	380.00'	106.50'	106.15'	N 62°58'28" W	16°03'28"
C179	1560.00'	34.29'	34.28'	S 07°09'20" W	01°15'33"
C180	1560.00'	25.00'	25.00'	S 08°14'40" W	00°55'06"
C181	1560.00'	11.66'	11.66'	S 01°19'34" W	00°25'41"
C182	1560.00'	25.00'	25.00'	S 00°35'32" W	00°55'06"

GRAPHIC SCALE



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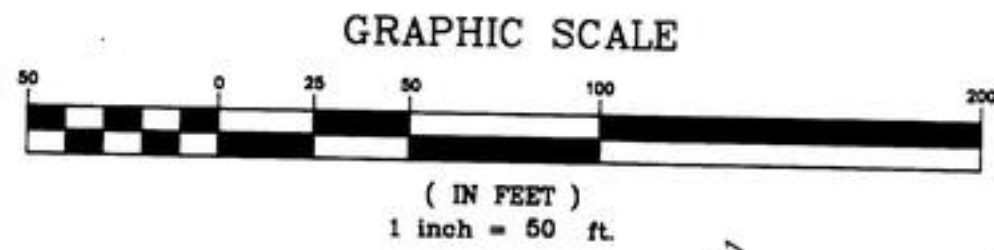
1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207
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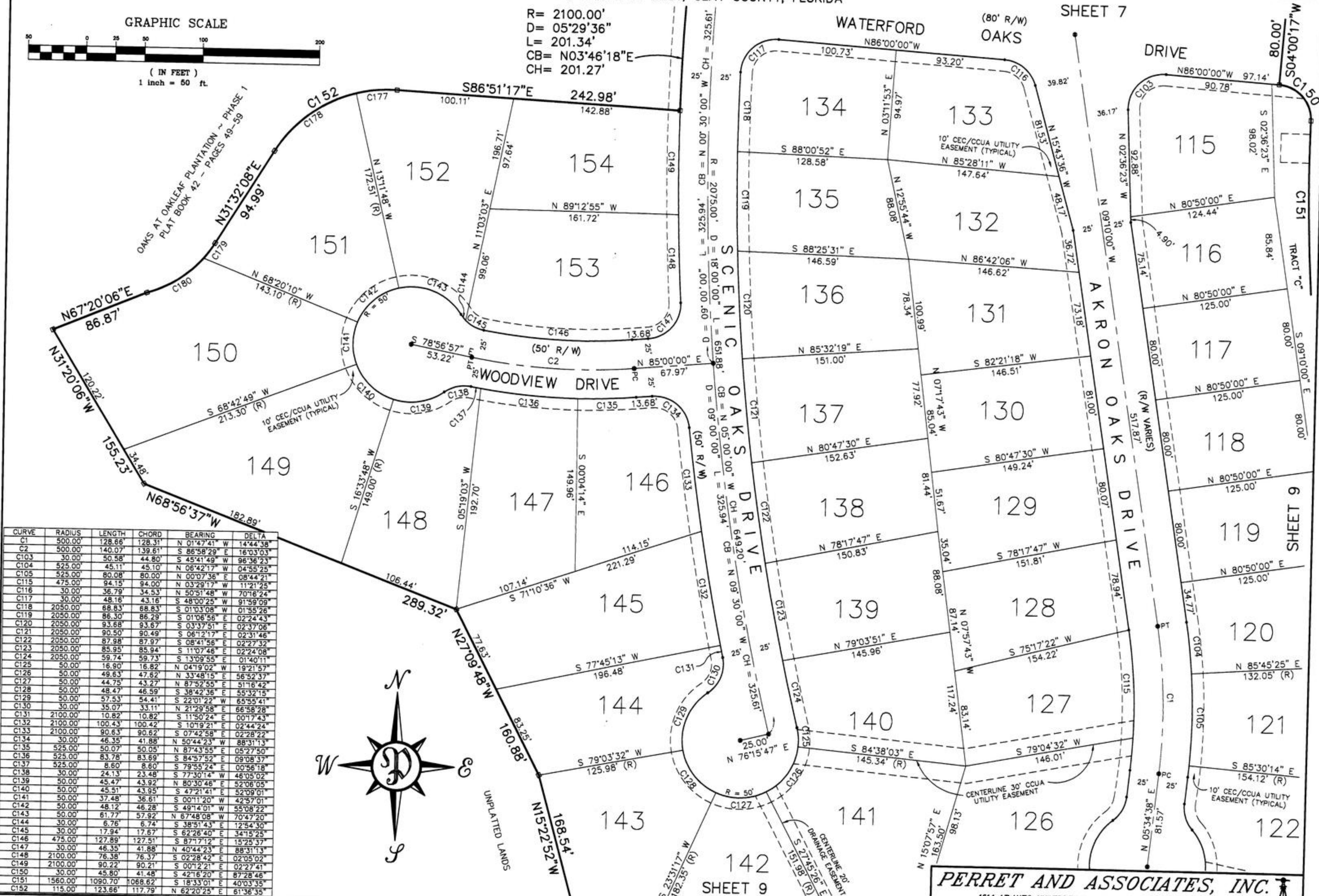
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PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

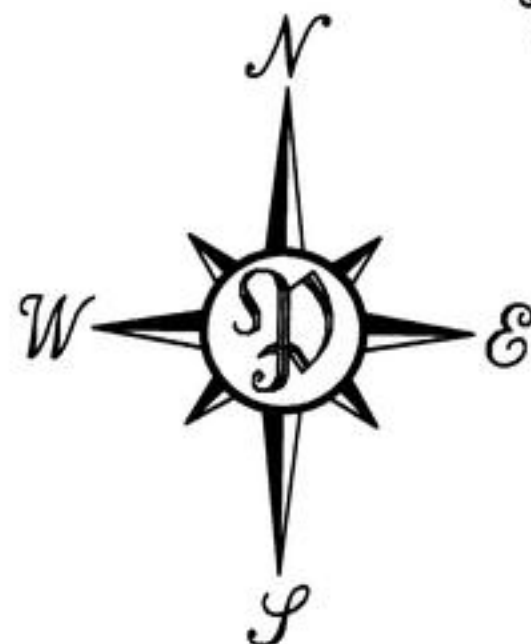


R= 2100.00'
D= 05°29'36"
L= 201.34'
CB= N03°46'18"E
CH= 201.27'

SHEET 7



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	500.00'	128.66'	128.31'	N 01°47'41" W	14°44'38"
C2	500.00'	140.07'	139.61'	S 86°58'29" E	16°03'03"
C103	30.00'	50.58'	44.80'	S 45°41'49" W	96°36'23"
C104	525.00'	45.11'	45.10'	N 06°42'17" W	04°55'25"
C105	525.00'	80.08'	80.00'	N 00°07'36" E	08°44'21"
C115	475.00'	94.15'	94.00'	N 03°29'17" W	11°21'25"
C116	30.00'	36.79'	34.53'	N 50°51'48" W	70°16'24"
C117	30.00'	48.16'	43.16'	S 48°00'25" W	91°59'09"
C118	2050.00'	68.83'	68.83'	S 01°03'08" W	01°55'26"
C119	2050.00'	86.30'	86.29'	S 01°06'56" E	02°24'43"
C120	2050.00'	93.68'	93.67'	S 03°37'51" E	02°37'06"
C121	2050.00'	90.50'	90.49'	S 06°12'17" E	02°31'46"
C122	2050.00'	87.98'	87.97'	S 08°41'56" E	02°27'32"
C123	2050.00'	85.95'	85.94'	S 11°07'46" E	02°24'08"
C124	2050.00'	59.74'	59.73'	S 13°09'55" E	01°40'11"
C125	50.00'	16.90'	16.82'	N 04°19'02" W	19°21'57"
C126	50.00'	49.63'	47.62'	N 33°48'15" E	56°52'37"
C127	50.00'	44.75'	43.27'	N 87°52'55" E	51°16'42"
C128	50.00'	48.47'	46.59'	S 38°42'36" E	55°32'15"
C129	50.00'	57.53'	54.41'	S 22°01'22" W	65°55'41"
C130	30.00'	35.07'	33.11'	N 21°29'58" E	66°58'28"
C131	2100.00'	10.82'	10.82'	S 11°50'24" E	00°17'43"
C132	2100.00'	100.43'	100.42'	S 10°19'21" E	02°44'24"
C133	2100.00'	90.63'	90.62'	S 07°42'58" E	02°28'22"
C134	30.00'	46.35'	41.88'	N 50°44'23" W	88°31'13"
C135	525.00'	50.07'	50.05'	N 87°43'55" E	05°27'50"
C136	525.00'	83.78'	83.69'	S 84°57'52" E	09°08'37"
C137	525.00'	8.60'	8.60'	S 79°55'24" E	00°56'18"
C138	30.00'	24.13'	23.48'	S 77°30'14" W	46°05'02"
C139	50.00'	45.47'	43.92'	N 80°30'46" E	52°08'05"
C140	50.00'	45.51'	43.95'	S 47°21'41" E	52°09'01"
C141	50.00'	37.48'	36.61'	S 00°11'20" W	42°57'01"
C142	50.00'	48.12'	46.28'	S 49°14'01" W	55°08'22"
C143	50.00'	61.77'	57.92'	N 67°48'08" W	70°47'20"
C144	30.00'	6.76'	6.74'	S 38°51'43" E	12°54'30"
C145	30.00'	17.94'	17.67'	S 62°26'40" E	34°15'25"
C146	475.00'	127.89'	127.51'	S 87°17'12" E	15°25'37"
C147	30.00'	46.35'	41.88'	N 40°44'23" E	88°31'13"
C148	2100.00'	76.38'	76.37'	S 02°28'42" E	02°05'02"
C149	2100.00'	90.22'	90.21'	S 00°12'21" E	02°27'41"
C150	30.00'	45.80'	41.48'	S 42°16'20" E	87°28'46"
C151	1560.00'	1090.70'	1068.62'	S 18°33'01" E	40°03'35"
C152	115.00'	123.86'	117.79'	N 62°20'25" E	61°36'35"



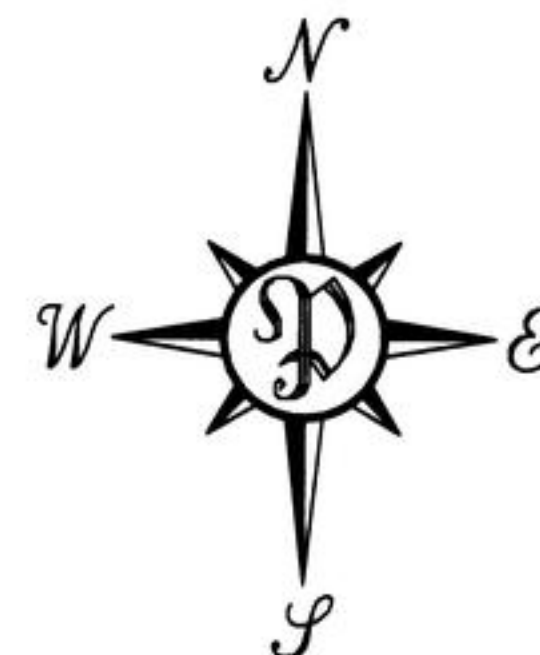
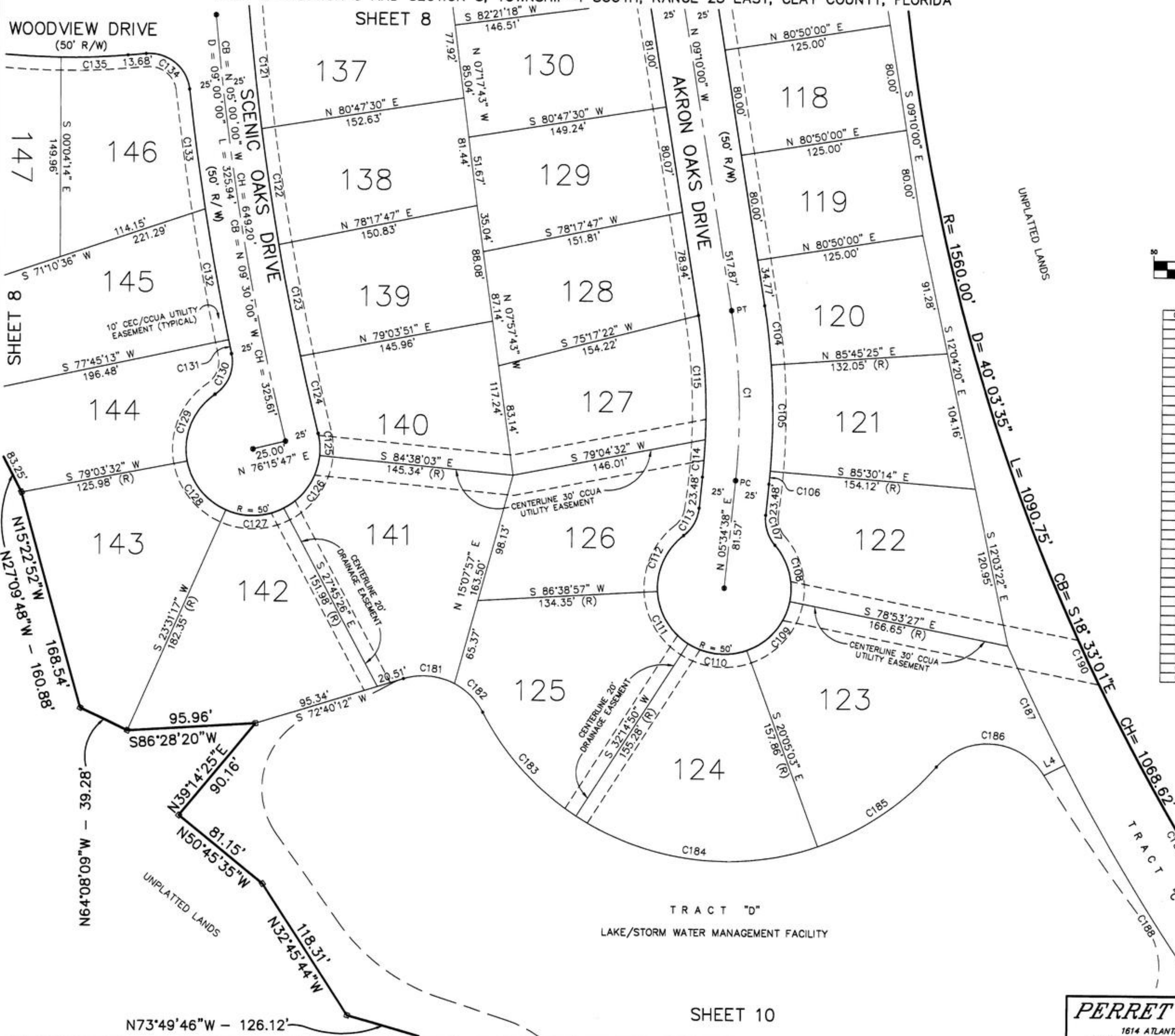
PERRET AND ASSOCIATES, INC.
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OAKS AT OAKLEAF PLANTATION ~ PHASE 2

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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
C1	500.00'	128.66'	128.31'	N 01°47'41" W	14°44'38"
C104	525.00'	45.11'	45.10'	N 06°42'17" W	04°55'25"
C105	525.00'	80.08'	80.00'	N 00°07'36" E	08°44'21"
C106	525.00'	9.91'	9.91'	N 05°02'12" E	01°04'52"
C107	30.00'	24.38'	23.72'	S 17°42'23" E	46°34'03"
C108	50.00'	45.47'	43.91'	N 14°56'26" W	52°05'58"
C109	50.00'	51.32'	49.10'	N 40°30'45" E	58°48'24"
C110	50.00'	45.67'	44.10'	S 83°55'07" E	52°19'53"
C111	50.00'	47.47'	45.71'	S 30°33'06" E	54°24'07"
C112	50.00'	48.43'	46.56'	S 24°23'49" W	55°29'44"
C113	30.00'	24.38'	23.72'	N 28°51'40" E	46°34'03"
C114	475.00'	28.08'	28.08'	N 03°53'02" E	03°23'13"
C115	475.00'	94.15'	94.00'	N 03°29'17" W	11°21'25"
C121	2050.00'	90.50'	90.49'	S 06°12'17" E	02°31'46"
C122	2050.00'	87.98'	87.97'	S 08°41'56" E	02°27'32"
C123	2050.00'	85.95'	85.94'	S 11°07'46" E	02°24'08"
C124	2050.00'	59.74'	59.73'	S 13°09'55" E	01°40'11"
C125	50.00'	16.90'	16.82'	N 04°19'02" W	19°21'57"
C126	50.00'	49.63'	47.62'	N 33°48'15" E	56°52'37"
C127	50.00'	44.75'	43.27'	N 87°52'55" E	51°16'42"
C128	50.00'	48.47'	46.59'	S 38°42'36" E	55°32'15"
C129	50.00'	57.53'	54.41'	S 22°01'22" W	65°55'41"
C130	30.00'	35.07'	33.11'	N 21°29'58" E	66°58'28"
C131	2100.00'	10.82'	10.82'	S 11°50'24" E	00°17'43"
C132	2100.00'	100.43'	100.42'	S 10°19'21" E	02°44'24"
C133	2100.00'	90.63'	90.62'	S 07°42'58" E	02°28'22"
C134	30.00'	46.35'	41.88'	N 50°44'23" W	88°31'13"
C135	525.00'	50.07'	50.05'	N 87°43'55" E	05°27'50"
C181	50.00'	39.31'	38.31'	N 84°48'16" W	45°03'06"
C182	50.00'	30.72'	30.24'	N 44°40'37" W	35°12'12"
C183	205.00'	106.37'	105.19'	S 41°56'27" E	29°43'51"
C184	205.00'	188.80'	182.20'	S 83°11'26" E	52°46'07"
C185	205.00'	108.76'	107.49'	N 55°13'32" E	30°23'56"
C186	50.00'	94.26'	80.91'	N 85°57'55" W	108°01'01"
C187	1610.00'	99.73'	99.71'	S 25°39'24" E	03°32'57"
C188	1610.00'	271.77'	271.45'	S 32°16'01" E	09°40'18"
C189	1560.00'	346.21'	345.50'	S 32°13'20" E	12°42'56"
C190	1560.00'	37.22'	37.00'	S 25°10'51" E	01°22'01"

LINE	DIRECTION	DISTANCE
L4	N 62°34'08" E	17.33'

SHEET 10

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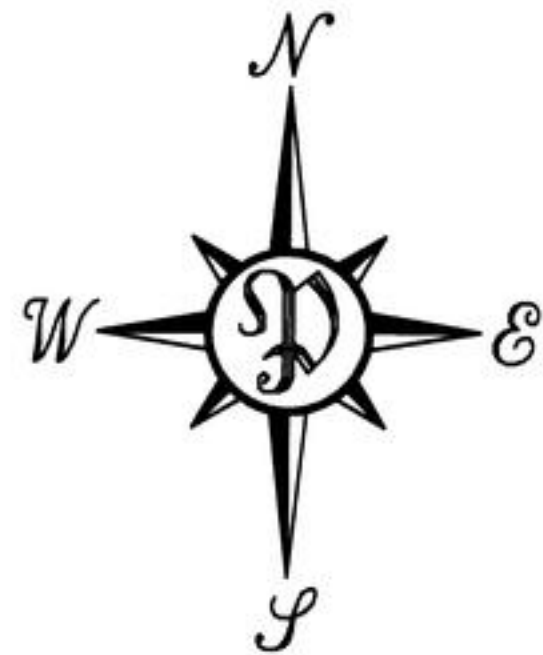
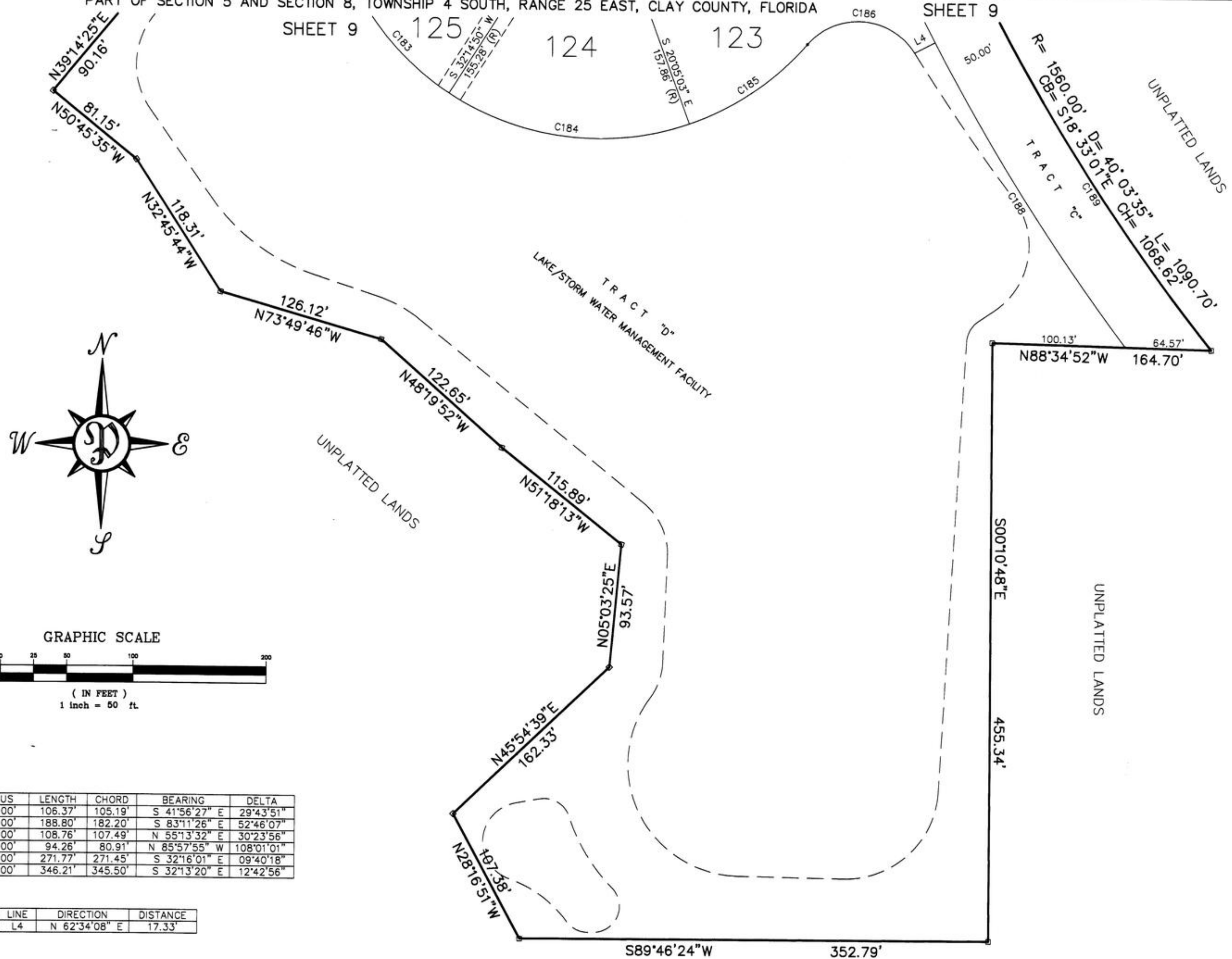
OAKS AT OAKLEAF PLANTATION ~ PHASE 2

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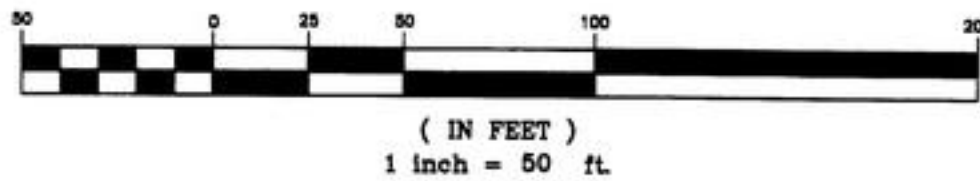
PART OF SECTION 5 AND SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

SHEET 9

SHEET 9



GRAPHIC SCALE



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C183	205.00'	106.37'	105.19'	S 41°56'27\"	29°43'51\"
C184	205.00'	188.80'	182.20'	S 83°11'26\"	52°46'07\"
C185	205.00'	108.76'	107.49'	N 55°13'32\"	30°23'56\"
C186	50.00'	94.26'	80.91'	N 85°57'55\"	108°01'01\"
C188	1610.00'	271.77'	271.45'	S 32°16'01\"	09°40'18\"
C189	1560.00'	346.21'	345.50'	S 32°13'20\"	12°42'56\"

LINE	DIRECTION	DISTANCE
L4	N 62°34'08\"	17.33'

UNPLATTED LANDS

PERRET AND ASSOCIATES, INC.

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