

# PARADISE MOORINGS REPLAT OF PART OF TRACT "F"

PLAT BOOK 57 PAGE 60

A REPLAT OF PART OF TRACT "F", PARADISE MOORINGS, AS RECORDED IN PLAT BOOK 41, PAGES 32 THROUGH 38, PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, LYING IN SECTION 47, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

SHEET 1 OF 2

### CAPTION:

A PORTION OF TRACT "F" AS SHOWN ON THE PLAT OF PARADISE MOORINGS, AS RECORDED IN PLAT BOOK 41, PAGES 32 THROUGH 38 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWESTERLY CORNER OF SAID TRACT "F" AND RUN IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN THE EASTERLY RIGHT OF WAY LINE OF MOORINGS CIRCLE (A 50 FOOT PRIVATE RIGHT OF WAY), SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 105.00 FEET, AN ARC DISTANCE OF 65.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22° 16' 48" EAST, 64.12 FEET; THENCE SOUTH 04° 30' 06" EAST, CONTINUING ALONG EASTERLY RIGHT OF WAY LINE OF MOORINGS CIRCLE, A DISTANCE OF 142.49 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 85° 29' 54" EAST, ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3612, PAGE 1813 OF SAID PUBLIC RECORDS, A DISTANCE OF 128.98 FEET TO THE SOUTHEASTERLY CORNER OF SAID OFFICIAL RECORDS BOOK 3612, PAGE 1813 ON THE EASTERLY LINE OF SAID TRACT "F"; THENCE SOUTH 04° 23' 30" EAST, ALONG SAID EASTERLY LINE OF TRACT "F"; A DISTANCE OF 374.52 FEET TO AN ANGLE POINT; THENCE SOUTH 01° 58' 12" WEST, CONTINUING ALONG SAID EASTERLY LINE OF TRACT "F"; A DISTANCE OF 99.44 FEET TO THE NORTHEASTERLY CORNER OF LOT 34 OF SAID PARADISE MOORINGS; THENCE NORTH 67° 52' 48" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 34, A DISTANCE OF 137.41 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 34 ON A CURVE IN SAID EASTERLY RIGHT OF WAY LINE OF MOORINGS CIRCLE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE IN THE EASTERLY RIGHT OF WAY LINE OF MOORINGS CIRCLE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 38.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE NORTH 04° 15' 19" EAST, 38.06 FEET; THENCE NORTH 04° 30' 06" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF MOORINGS CIRCLE, A DISTANCE OF 374.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.31 ACRES, MORE OR LESS.

### TYPE I SUBDIVISION "PUD" ZONING:

**OWNER**  
CATHERINE BROWN  
18360 78TH AVENUE NW  
PALM SPRINGS NORTH, FL 33015  
TEL (786) 543-1919

**SURVEYOR**  
CLARSON AND ASSOCIATES, INC.  
1643 NALDO AVENUE  
JACKSONVILLE, FL 32207  
TEL: (904) 396-2623  
FAX: (904) 396-2633

### LAND USE (PLANNED COMMUNITY):

ZONING: PUD  
AREA: 1.31 ACRES  
TOTAL LOTS: 5

ELECTRIC SERVICE PROVIDED BY CLAY ELECTRIC COOPERATIVE, INC.  
WATER AND SEWER SERVICE PROVIDED BY CLAY COUNTY UTILITY AUTHORITY

### ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT CATHERINE BROWN IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS PARADISE MOORINGS REPLAT OF PART OF TRACT "F", HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THIS PLAT. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF THOSE LANDS. NO PART OF THIS PLAT IS DEDICATED TO CLAY COUNTY, FLORIDA OR TO THE PUBLIC.

CCUA UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO CLAY COUNTY UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS. CEC EASEMENTS ARE DEDICATED TO THE CLAY ELECTRIC COOPERATIVE, INC., AND ITS SUCCESSORS IN TITLE, FOR USE IN ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF, CATHERINE BROWN HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 31<sup>ST</sup> DAY OF AUGUST 2015.

Catherine N. Brown  
CATHERINE BROWN  
WITNESS  
CATHERINE N. BROWN  
PRINT NAME

Wayne N. Haddock  
WITNESS  
WAYNE N. HADDOCK  
PRINT NAME

Vicki Turner  
WITNESS  
VICKI TURNER  
PRINT NAME

### STATE OF FLORIDA COUNTY OF DUVAL:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31<sup>ST</sup> DAY OF AUGUST 2015, BY CATHERINE BROWN, ON HER BEHALF.

Wayne N. Haddock  
(SIGN)

WAYNE N. HADDOCK  
(PRINT NAME)

NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. FF217715  
MY COMMISSION EXPIRES:  
APRIL 11, 2019



### SURVEYOR'S CERTIFICATE OF REVIEW:

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT HE HAS BEEN RETAINED BY CLAY COUNTY TO REVIEW THIS PLAT ON BEHALF OF CLAY COUNTY, FLORIDA, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 177.081 (1), FLORIDA STATUTES (1999), AND HAS DETERMINED THAT SAID PLAT CONFORMS WITH REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE UNDERSIGNED DID NOT PREPARE THIS PLAT. THIS CERTIFICATE IS MADE AS OF THE 27<sup>TH</sup> DAY OF AUGUST 2015.

SIGNED: B.L. Fittman  
PRINT NAME: B.L. Fittman

FLORIDA REGISTRATION NO. 4827  
PRINT ADDRESS: 90 River Road  
Orange Park, FL 32073



### COUNTY ENGINEER APPROVAL:

APPROVED THIS 2<sup>ND</sup> DAY OF NOVEMBER 2015.

Jeffrey W. Beck  
COUNTY ENGINEER

### DEPARTMENT OF ECONOMIC & DEVELOPMENT SERVICES APPROVAL:

APPROVED THIS 2nd DAY OF NOVEMBER 2015.

Holly Parrish  
HOLLY PARRISH  
DIRECTOR-DEPARTMENT OF ECONOMIC & DEVELOPMENT SERVICES

### BOARD OF COUNTY COMMISSIONERS' APPROVAL:

EXAMINED AND APPROVED THIS 10<sup>th</sup> DAY OF November 2015 BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.

Diane Hutchings  
CHAIRMAN OF THE BOARD

Stephanie  
CLERK OF THE BOARD

### CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS FILED FOR RECORD IN PLAT BOOK 57 PAGES 60 AND 61 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 16<sup>th</sup> DAY OF November 2015.

Tara Green  
CLERK OF THE CIRCUIT COURT



### 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 27<sup>th</sup> DAY OF AUGUST 2015.

CLARSON & ASSOCIATES, INC. (LB 1704)  
1643 NALDO AVENUE  
JACKSONVILLE, FLORIDA 32207  
PHONE: (904) 396-2623  
FAX: (904) 396-2333  
EMAIL: hll4487@bellsouth.net

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

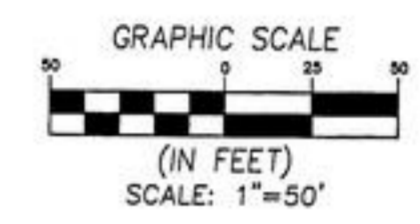
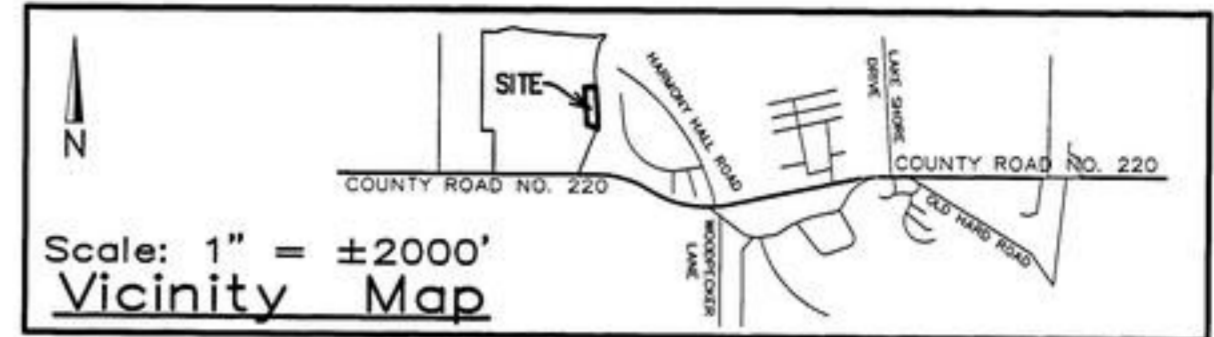
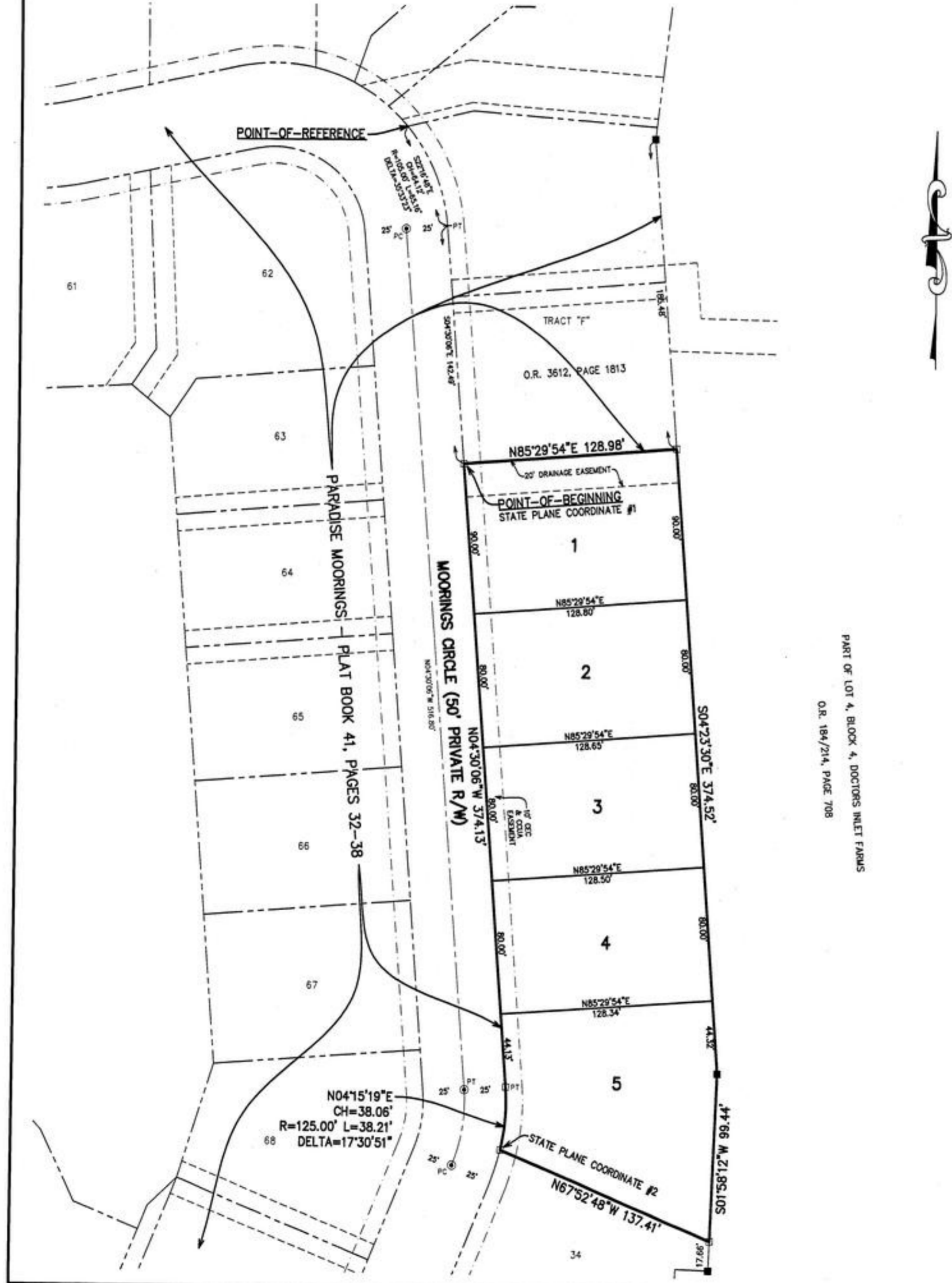


PREPARED BY:  
**CLARSON AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
1643 NALDO AVENUE  
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# PARADISE MOORINGS REPLAT OF PART OF TRACT "F"

A REPLAT OF PART OF TRACT "F", PARADISE MOORINGS, AS RECORDED IN PLAT BOOK 41, PAGES 32 THROUGH 38, PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, LYING IN SECTION 47, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

SHEET 2 OF 2



STATE PLANE COORDINATES			
NUMBER	NORTHING	EASTING	DESCRIPTION
1	2098350.03	418217.78	POINT-OF-BEGINNING, SET MONUMENT
2	2097939.50	418249.93	SW CORNER OF LOT 5, SET MONUMENT

LEGEND	
□	SET 4"x4" CONCRETE MONUMENT (LB 1704)
■	FOUND 4"x4" CONCRETE MONUMENT (LB 1704)
⊙	FOUND PERMANENT CONTROL POINT (LB 1704)
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
CEC	CLAY ELECTRIC COOPERATIVE
CCUA	CLAY COUNTY UTILITY AUTHORITY

### SURVEYOR'S NOTES:

- COORDINATES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES FOR FLORIDA EAST ZONE (NAD 83). BASE BEARING N04°30'06"W FOR EASTERLY R/W LINE OF MOORINGS CIRCLE PER PLAT OF PARADISE MOORINGS, PLAT BOOK 41, PAGES 32 THROUGH 38.
- THE FOLLOWING EASEMENTS ARE HEREBY DEDICATED ACCORDINGLY:
  - ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED CCUA AND SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY (CCUA), ITS SUCCESSORS AND ASSIGNS.
  - WHERE A CLAY ELECTRIC COOPERATIVE, INC. (CEC) EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY COUNTY UTILITY AUTHORITY (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. CLAY COUNTY UTILITY AUTHORITY SHALL USE, OCCUPY, AND LOCATE FACILITIES IN THESE JOINT USE AREAS SO AS TO REASONABLY ACCOMMODATE CLAY ELECTRIC COOPERATIVE, INC.'S FACILITIES.
  - WHERE A CLAY COUNTY UTILITY AUTHORITY (CCUA) EASEMENT CROSSES AN EASEMENTS OR RIGHT-OF-WAY GRANTED TO CLAY ELECTRIC COOPERATIVE, INC. (CEC), CLAY COUNTY UTILITY AUTHORITY SHALL HAVE THE RIGHT TO LOCATE ITS FACILITIES IN SAID JOINT USE EASEMENT AREA, BUT SUCH USE SHALL BE NON-EXCLUSIVE. CLAY ELECTRIC COOPERATIVE, INC. SHALL USE, OCCUPY, AND LOCATE FACILITIES IN THESE JOINT AREAS SO AS TO REASONABLY ACCOMMODATE CLAY COUNTY UTILITY AUTHORITY'S FACILITIES.
- ALL EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED CEC AND SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. (CEC).
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- SITE DATA:
  - TOTAL LOTS = 5
  - TOTAL ACREAGE = ±1.31 ACRES
  - SETBACKS:
    - MINIMUM FRONT SETBACK: 15'
    - MINIMUM SIDE SETBACK: 5'
    - MINIMUM REAR SETBACK: 15'

BUILDING SETBACKS MUST BE VERIFIED WITH THE CLAY COUNTY ZONING DEPARTMENT PRIOR TO CONSTRUCTION OF HOMES.

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 THIS COUNTY.

PREPARED BY:  
**CLARSON AND ASSOCIATES, INC.**  
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