

PEBBLE CREEK AT OAKLEAF PLANTATION ~ PHASE 1

PLAT BOOK 43 PAGE 4

PAGE 1 OF 7 PAGES

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

TYPE 1 SUBDIVISION ~ ZONED "PUD"

CAPTION :

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

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE, ON THE NORTH LINE THEREOF, ALSO BEING THE LINE DIVIDING DUVAL COUNTY AND CLAY COUNTY, SOUTH 89 DEGREES 49 MINUTES 27 SECONDS WEST, 3952.79 FEET; THENCE, SOUTH 00 DEGREES 10 MINUTES 33 SECONDS EAST, 2235.57 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 47 DEGREES 34 MINUTES 29 SECONDS EAST, 147.82 FEET; THENCE, SOUTH 30 DEGREES 02 MINUTES 22 SECONDS EAST, 73.33 FEET; THENCE, SOUTH 01 DEGREES 36 MINUTES 38 SECONDS WEST, 165.76 FEET; THENCE, SOUTH 71 DEGREES 02 MINUTES 01 SECONDS WEST, 210.42 FEET; THENCE, SOUTH 22 DEGREES 24 MINUTES 01 SECONDS EAST, 148.52 FEET; THENCE, SOUTH 23 DEGREES 55 MINUTES 53 SECONDS WEST, 72.41 FEET; THENCE, SOUTH 22 DEGREES 24 MINUTES 01 SECONDS EAST, 110.00 FEET; THENCE, NORTH 67 DEGREES 35 MINUTES 59 SECONDS EAST, 80.05 FEET; THENCE, NORTH 88 DEGREES 15 MINUTES 16 SECONDS EAST, 108.28 FEET; THENCE, SOUTH 10 DEGREES 56 MINUTES 13 SECONDS EAST, 42.23 FEET; THENCE, NORTH 80 DEGREES 06 MINUTES 16 SECONDS EAST, 147.70 FEET; THENCE, NORTH 45 DEGREES 45 MINUTES 30 SECONDS EAST, 152.18 FEET; THENCE, SOUTH 61 DEGREES 36 MINUTES 50 SECONDS EAST, 110.00 FEET; THENCE, NORTH 79 DEGREES 41 MINUTES 30 SECONDS EAST, 16.03 FEET; THENCE, NORTH 35 DEGREES 26 MINUTES 55 SECONDS EAST, 53.66 FEET; THENCE, SOUTH 56 DEGREES 00 MINUTES 55 SECONDS EAST, 58.36 FEET; THENCE, SOUTH 12 DEGREES 44 MINUTES 55 SECONDS EAST, 115.00 FEET; THENCE, SOUTH 04 DEGREES 57 MINUTES 41 SECONDS WEST, 58.39 FEET TO A POINT ON A CURVE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 17 DEGREES 42 MINUTES 37 SECONDS, AN ARC DISTANCE OF 69.55 FEET (SOUTH 86 DEGREES 06 MINUTES 23 SECONDS WEST, 69.27 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, SOUTH 77 DEGREES 15 MINUTES 05 SECONDS WEST, 9.51 FEET; THENCE, SOUTH 12 DEGREES 44 MINUTES 55 SECONDS EAST, 123.79 FEET; THENCE, SOUTH 44 DEGREES 00 MINUTES 00 SECONDS WEST, 122.60 FEET; THENCE, NORTH 45 DEGREES 57 MINUTES 47 SECONDS WEST, 157.67 FEET; THENCE, NORTH 81 DEGREES 31 MINUTES 17 SECONDS WEST, 50.00 FEET TO A POINT ON A CURVE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 35 DEGREES 17 MINUTES 22 SECONDS, AN ARC DISTANCE OF 76.99 FEET (SOUTH 26 DEGREES 23 MINUTES 33 SECONDS WEST, 75.78 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, SOUTH 44 DEGREES 02 MINUTES 13 SECONDS WEST, 31.68 FEET; THENCE, NORTH 45 DEGREES 57 MINUTES 47 SECONDS WEST, 141.01 FEET TO A POINT ON A CURVE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 03 DEGREES 11 MINUTES 57 SECONDS, AN ARC DISTANCE OF 16.75 FEET (SOUTH 83 DEGREES 10 MINUTES 39 SECONDS WEST, 16.75 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, SOUTH 39 DEGREES 57 MINUTES 44 SECONDS WEST, 387.99 FEET; THENCE, NORTH 45 DEGREES 57 MINUTES 47 SECONDS WEST, 9.79 FEET; THENCE, NORTH 57 DEGREES 13 MINUTES 11 SECONDS WEST, 19.68 FEET; THENCE, SOUTH 40 DEGREES 28 MINUTES 53 SECONDS WEST, 138.73 FEET; THENCE, SOUTH 65 DEGREES 33 MINUTES 23 SECONDS WEST, 56.39 FEET; THENCE, SOUTH 53 DEGREES 26 MINUTES 22 SECONDS WEST, 121.87 FEET; THENCE, NORTH 36 DEGREES 33 MINUTES 38 SECONDS WEST, 50.00 FEET; THENCE, NORTH 36 DEGREES 27 MINUTES 25 SECONDS WEST, 40.00 FEET; THENCE, NORTH 37 DEGREES 36 MINUTES 19 SECONDS WEST, 105.97 FEET; THENCE, NORTH 67 DEGREES 31 MINUTES 59 SECONDS EAST, 94.44 FEET; THENCE, NORTH 23 DEGREES 44 MINUTES 49 SECONDS WEST, 112.55 FEET; THENCE, NORTH 65 DEGREES 17 MINUTES 40 SECONDS WEST, 66.81 FEET; THENCE, NORTH 23 DEGREES 44 MINUTES 49 SECONDS WEST, 172.29 FEET; THENCE, NORTH 20 DEGREES 40 MINUTES 14 SECONDS WEST, 323.18 FEET; THENCE, NORTH 66 DEGREES 15 MINUTES 11 SECONDS EAST, 109.60 FEET; THENCE, SOUTH 82 DEGREES 30 MINUTES 47 SECONDS EAST AND RADIAL TO A CURVE, 30.14 FEET TO A POINT ON SAID CURVE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 18 DEGREES 28 MINUTES 44 SECONDS, AN ARC DISTANCE OF 56.44 FEET (NORTH 16 DEGREES 43 MINUTES 35 SECONDS EAST, 56.20 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, NORTH 64 DEGREES 02 MINUTES 03 SECONDS WEST AND RADIAL TO LAST SAID CURVE, 22.27 FEET; THENCE, NORTH 28 DEGREES 45 MINUTES 32 SECONDS WEST, 123.95 FEET; THENCE, NORTH 61 DEGREES 14 MINUTES 28 SECONDS EAST, 490.94 FEET; THENCE, NORTH 47 DEGREES 03 MINUTES 38 SECONDS EAST, 190.81 FEET TO THE POINT OF BEGINNING.

COUNTY DEPARTMENT OF PLANNING APPROVAL :

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

[Signature]
DIRECTOR, DEPARTMENT OF PLANNING

OWNER

O.L.P. FORTY DEVELOPMENT, LLC
7700 SQUARE LAKE BOULEVARD
JACKSONVILLE, FL. 32256

ENGINEER

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

SURVEYOR

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

COUNTY DEPARTMENT OF ZONING APPROVAL :

APPROVED THIS 26 DAY OF September, A.D. 2003

[Signature]
DIRECTOR, DEPARTMENT OF ZONING

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: 40- 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

COUNTY COMMISSIONERS CERTIFICATE :

APPROVED THIS 26th DAY OF September, 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 43, PAGES 4 thru 10 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

THIS 8th DAY OF October, A.D. 2003

[Signature]
CLERK OF THE CIRCUIT COURT

COUNTY DEPARTMENT OF ENGINEERING APPROVAL :

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

[Signature]
DIRECTOR, DEPARTMENT OF ENGINEERING

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), FLORIDA ADMINISTRATIVE CODE.

CERTIFIED THIS 7th DAY OF JULY, A.D., 2003

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

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 29th DAY OF September, A.D., 2003

[Signature]
SIGNATURE

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



PERRET AND ASSOCIATES, INC.

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

PEBBLE CREEK AT OAKLEAF PLANTATION ~ PHASE 1

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

ADOPTION AND DEDICATION :

This is to certify that O.L.P. Forty Development, LLC, a Florida limited liability company, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon, known as PEBBLE CREEK 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. Silver Leaf Boulevard, Pebble Brook Circle, Pebble Brook Way, Skipping Stone Way, Pebble Sand Lane and Pebble Stone Court shown hereon, hereinafter the "STREETS" and hereby irrevocably dedicated to Clay County, its successors and assigns, and all unobstructed 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.

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 said plat; 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 said plat; 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 said plat, 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 said plat 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 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 appropriate executed instrument conveying to Clay County the fee simple title to the Tract wherein said 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 said plat 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 said plat, 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 said plat, including but not limited to fences, hedges, fountains or bulkheads.

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

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

IN WITNESS WHEREOF, O.L.P. Forty Development, LLC, a Florida limited liability company, has caused these presents to be signed by its Managing Partner on the date shown below and has caused its official to be affixed hereto.

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 filling 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.

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
- 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.
- 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, O.L.P. FORTY DEVELOPMENT, 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 AREAS SO AS TO REASONABLE 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

O.L.P. FORTY DEVELOPMENT, LLC, a Florida limited liability company

BY: Ronnie D. Coppenbarger
RONNIE D. COPPENBARGER, MANAGING PARTNER

Russell Zimmerman
WITNESS
Russell Zimmerman
PRINT NAME

Ida Lou Stephens
WITNESS
IDA LOU STEPHENS
PRINT NAME

ACKNOWLEDGMENT :

STATE OF FLORIDA:
COUNTY OF CLAY:

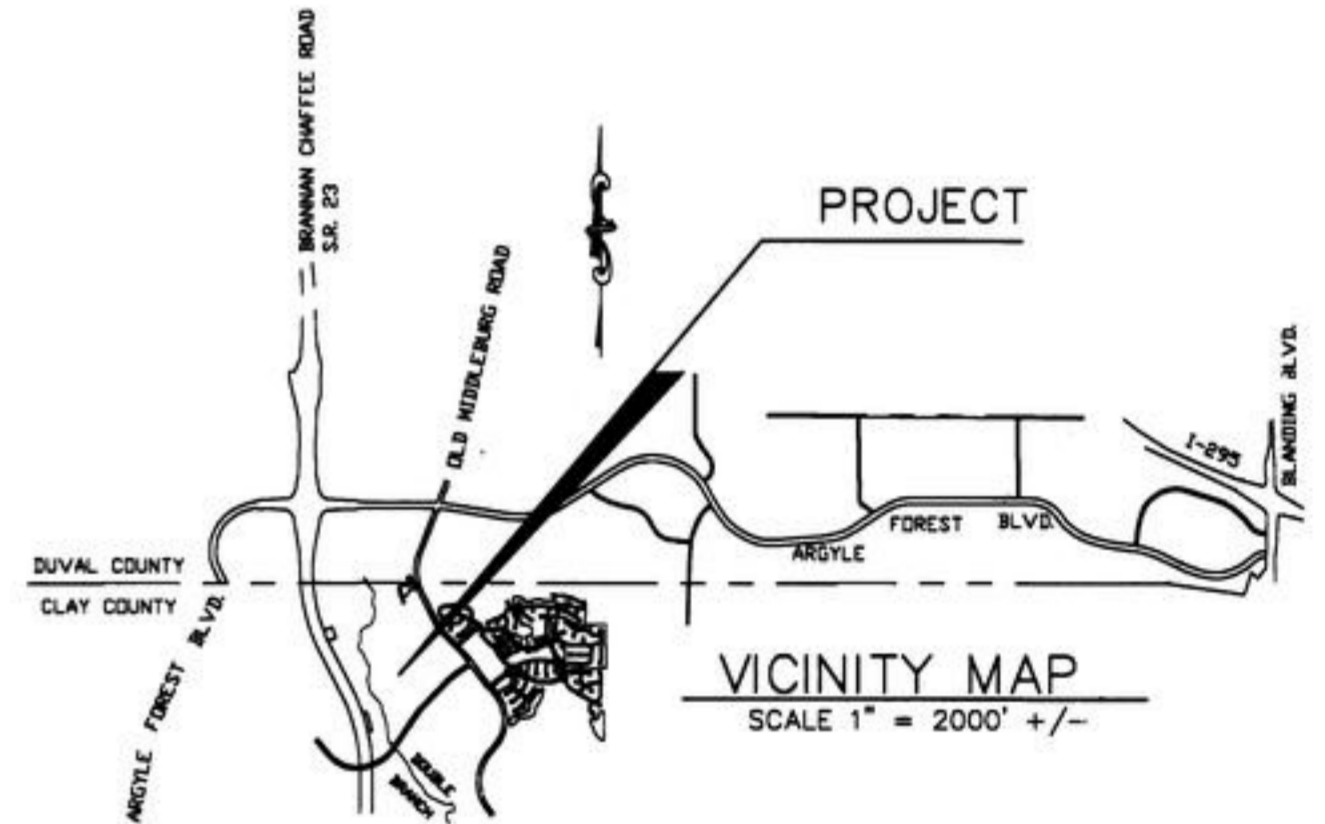
The foregoing instrument was acknowledged before me this 21 day of JULY 2003, by Ronnie D. Coppenbarger, Managing Partner, O.L.P. Forty Development, LLC, a Florida Limited Liability company, on behalf of said company. He is personally known to and no oath was taken.

By: Ida Lou Stephens
IDA LOU STEPHENS
PRINT NAME



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



DEDICATION OF MORTGAGEE :

Know all men by these presents that BANK OF AMERICA, N.A., a corporation, owner and holder of a certain mortgage and security agreement recorded in Official Records Book 2098, page 0337, of the public records of Clay County, Florida, does as mortgagee hereby consent to this plat and join in the foregoing dedication.

BANK OF AMERICA, N.A.
Eric Rostholder
ERIK ROSTHOLDER, VICE PRESIDENT

Karen L. Osborne
WITNESS
Karen L. Osborne
PRINT NAME
Betty J. Johnson
WITNESS
Betty J. Johnson
PRINT NAME

ACKNOWLEDGMENT :

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 21st day of July 2003, by Eric Rostholder, Vice President, Bank of America, N.A., National Association, on behalf of said corporation. She is personally known to me and no oath was taken.

BY: Betty J. Johnson
PRINT NAME



PEBBLE CREEK AT OAKLEAF PLANTATION ~ PHASE 1

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

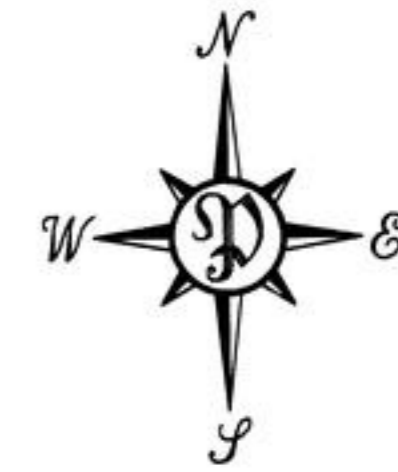
NORTH LINE OF SECTION 5

DUVAL COUNTY
CLAY COUNTY

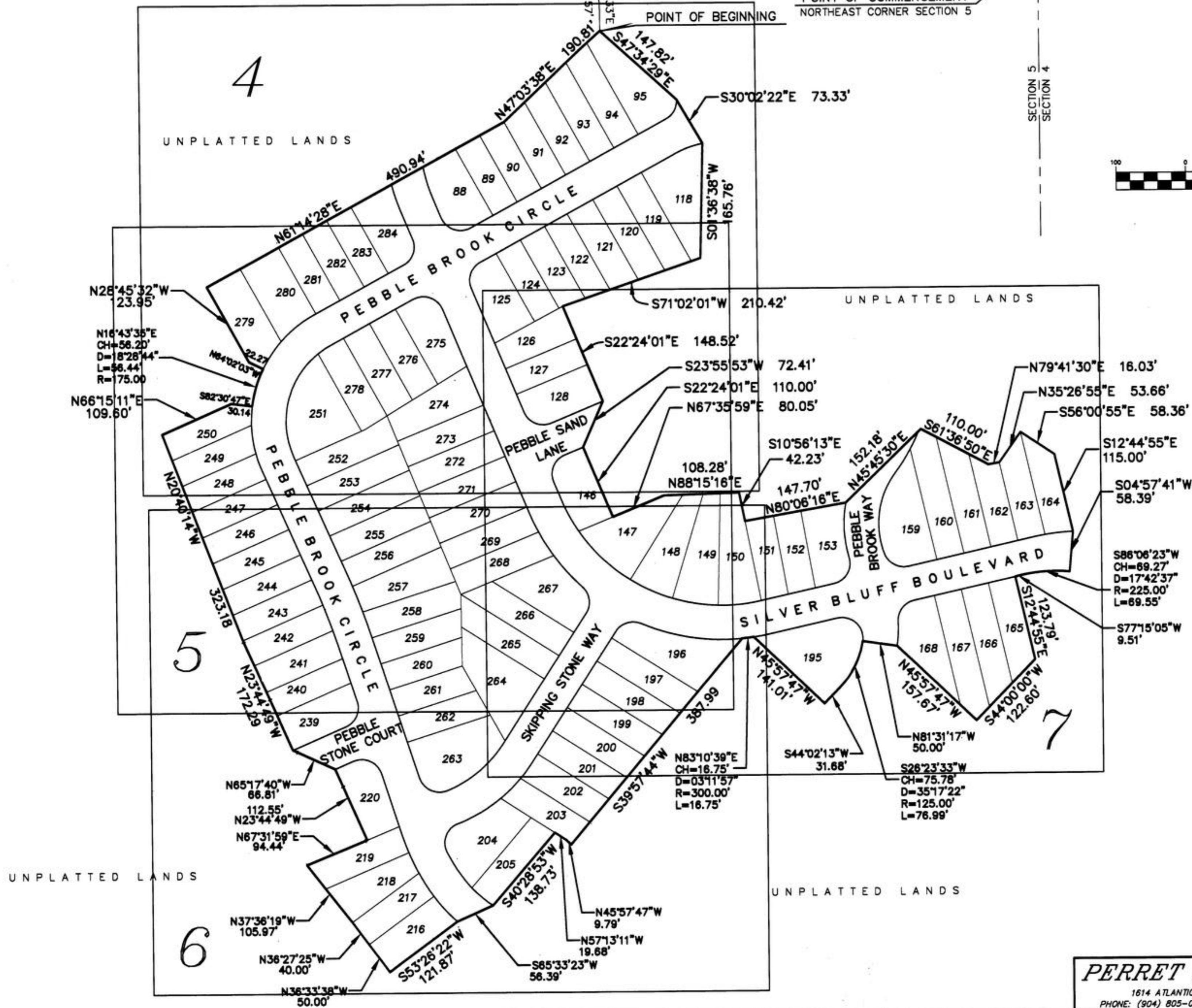
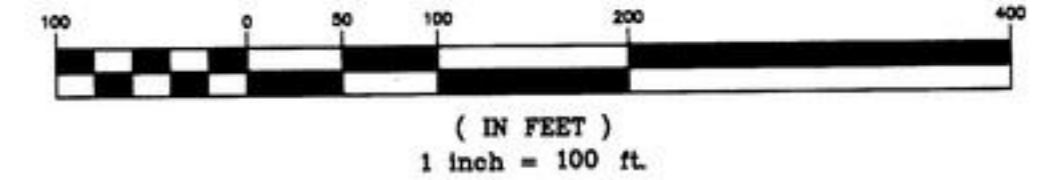
POINT OF COMMENCEMENT
NORTHEAST CORNER SECTION 5

POINT OF BEGINNING

SECTION 5
SECTION 4

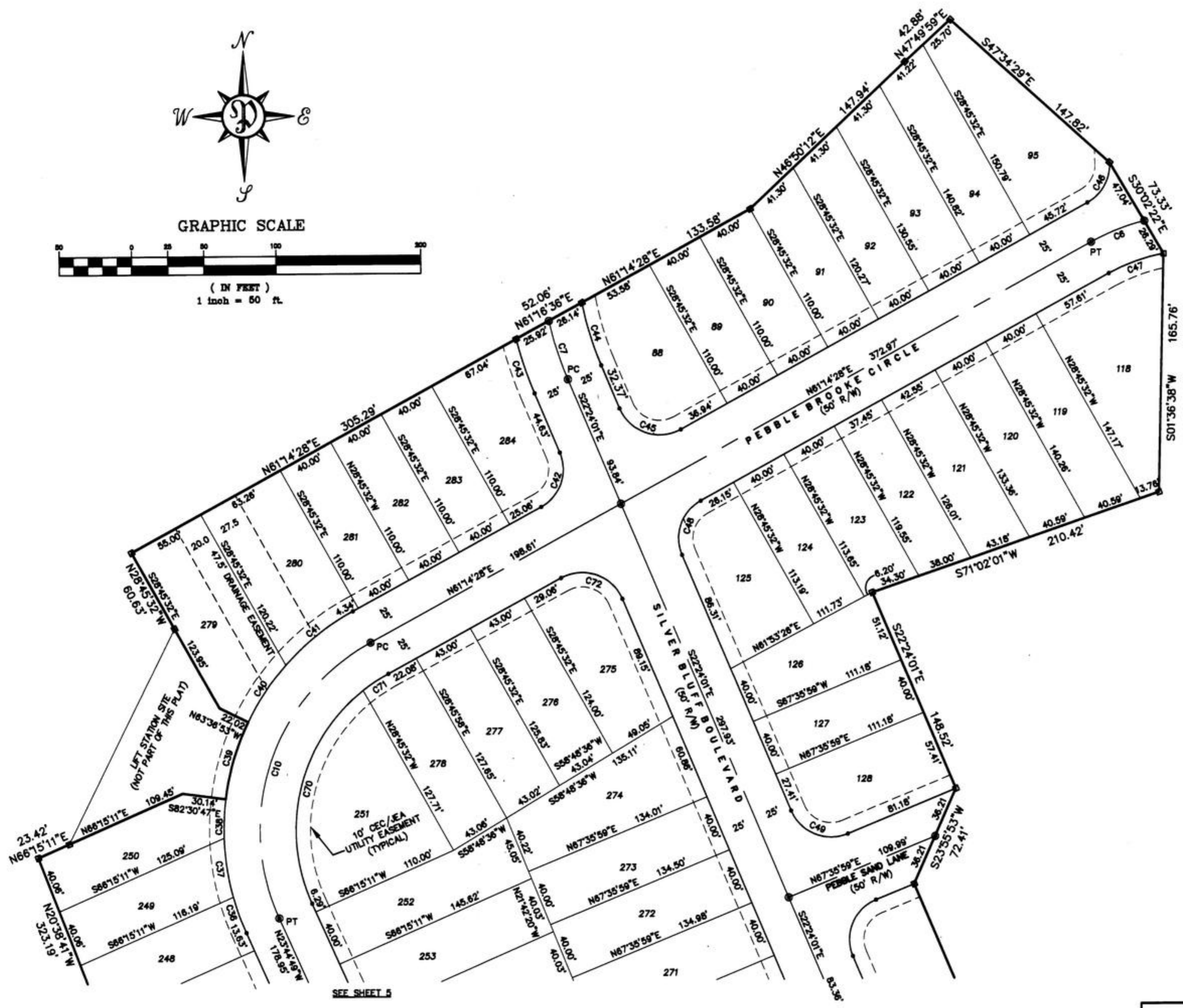
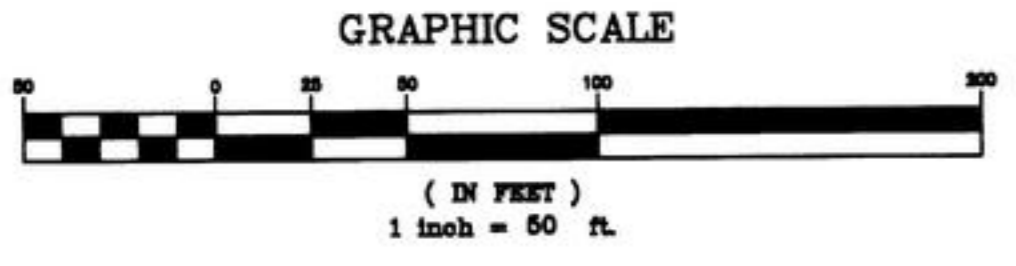


GRAPHIC SCALE



PEBBLE CREEK AT OAKLEAF PLANTATION ~ PHASE 1

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



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C6	39.63'	150.00'	S68°48'35"W	39.51'	15°08'12"
C7	42.82'	250.00'	S17°30'59"E	42.57'	09°46'04"
C10	222.50'	150.00'	S18°44'50"W	202.65'	84°59'17"
C36	26.47'	175.00'	S19°24'48"E	26.45'	08°40'01"
C37	41.60'	175.00'	S08°16'10"E	41.51'	13°37'16"
C38	27.32'	175.00'	S03°00'50"W	27.30'	08°58'45"
C39	56.10'	175.00'	S16°40'17"W	55.86'	18°22'08"
C40	47.98'	175.00'	S33°42'38"W	47.83'	15°42'33"
C41	60.10'	175.00'	S51°24'11"W	59.80'	19°40'34"
C42	43.79'	30.00'	N19°25'14"E	40.01'	83°38'29"
C43	39.66'	275.00'	S18°18'06"E	39.63'	08°15'49"
C44	45.80'	225.00'	S16°35'37"E	45.53'	11°36'47"
C45	50.45'	30.00'	S70°34'46"E	44.71'	98°21'31"
C46	33.48'	30.00'	N29°16'01"E	31.77'	63°56'56"
C47	40.46'	125.00'	S70°30'50"W	40.28'	18°32'42"
C48	43.79'	30.00'	S19°25'14"W	40.01'	83°38'29"
C49	47.12'	30.00'	S87°24'01"E	42.43'	90°00'00"
C50	47.12'	30.00'	S22°35'59"W	42.43'	90°00'00"
C70	164.39'	125.00'	S13°55'46"W	152.80'	75°21'08"
C71	21.02'	125.00'	S56°25'24"W	21.00'	09°38'09"
C72	50.45'	30.00'	N70°34'46"W	44.71'	98°21'31"

SEE SHEET 5

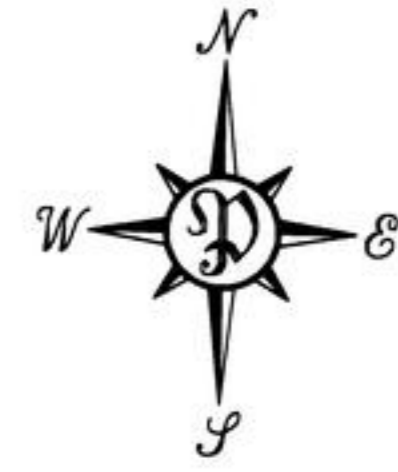
PERRET AND ASSOCIATES, INC.
 1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207
 PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com

PEBBLE CREEK AT OAKLEAF PLANTATION ~ PHASE 1

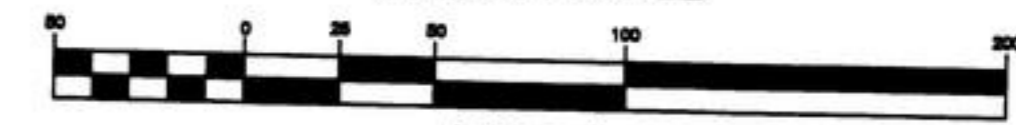
PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

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GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C4	218.52'	275.00'	S79°59'03"E	212.82'	45°31'45"
C5	187.12'	275.00'	S39°48'36"E	184.56'	34°49'10"
C9	101.21'	1000.00'	N20°50'51"W	101.17'	05°47'56"
C10	222.50'	150.00'	S18°44'50"W	202.65'	84°59'17"
C17	148.75'	300.00'	S81°01'06"E	147.23'	28°24'33"
C18	42.10'	30.00'	S72°59'00"W	38.73'	80°24'21"
C48	43.79'	30.00'	S19°25'14"W	40.01'	83°38'29"
C49	47.12'	30.00'	S67°24'01"E	42.43'	90°00'00"
C50	47.12'	30.00'	S22°35'59"W	42.43'	90°00'00"
C51	52.01'	250.00'	S28°21'38"E	51.92'	11°55'14"
C52	102.87'	250.00'	S46°05'10"E	101.95'	23°31'50"
C53	68.78'	250.00'	S65°30'12"E	68.58'	15°18'14"
C54	66.78'	250.00'	S80°48'26"E	66.58'	15°18'14"
C64	42.10'	30.00'	N07°25'21"W	38.73'	80°24'21"
C67	36.42'	1025.00'	N18°57'57"W	36.42'	02°02'09"
C68	39.98'	1025.00'	N21°06'05"W	39.98'	02°14'05"
C69	27.34'	1025.00'	N22°58'58"W	27.34'	01°31'41"
C70	184.39'	125.00'	S13°55'46"W	152.80'	75°21'08"
C71	21.02'	125.00'	S56°25'24"W	21.00'	09°38'09"
C72	50.45'	30.00'	N70°34'46"W	44.71'	98°21'31"
C73	30.24'	300.00'	S25°17'17"E	30.23'	05°46'32"
C74	40.61'	300.00'	S32°03'12"E	40.57'	07°45'18"
C75	61.23'	300.00'	S41°46'41"E	61.13'	11°41'41"

PEBBLE CREEK AT OAKLEAF PLANTATION ~ PHASE 1

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



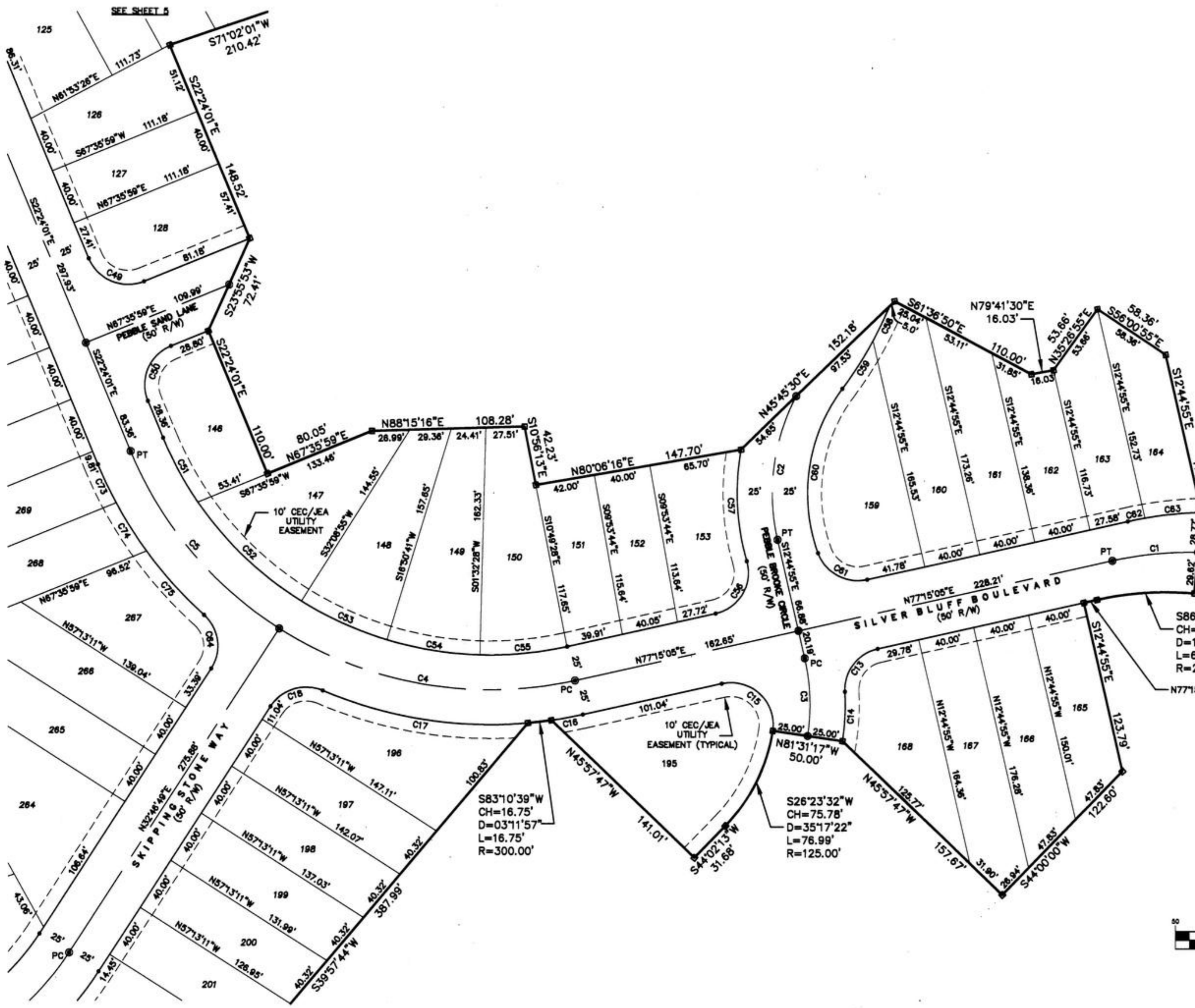
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C4	218.52'	275.00'	S79°59'03"E	212.82'	45°31'45"
C5	167.12'	275.00'	S39°48'36"E	164.56'	34°49'10"
C8	137.08'	200.00'	N52°24'58"E	134.42'	39°16'18"
C9	101.21'	1000.00'	N20°50'51"W	101.17'	05°47'56"
C11	90.47'	300.00'	S26°35'13"E	90.12'	17°16'40"
C12	57.49'	200.00'	S43°27'38"E	57.29'	16°28'09"
C13	42.00'	30.00'	S37°08'23"W	38.66'	80°13'23"
C17	148.75'	300.00'	S81°01'06"E	147.23'	28°24'33"
C18	42.10'	30.00'	S72°59'00"W	38.73'	80°24'21"
C19	28.62'	225.00'	N36°25'29"E	28.60'	07°17'20"
C20	41.03'	225.00'	N45°17'36"E	40.97'	10°28'54"
C21	71.89'	225.00'	N59°40'13"E	71.58'	18°18'20"
C22	50.17'	30.00'	S20°54'48"W	44.53'	95°49'10"
C23	39.50'	275.00'	S31°06'40"E	39.46'	08°13'46"
C24	23.36'	175.00'	S39°02'59"E	23.34'	07°38'51"
C25	40.09'	175.00'	S49°28'09"E	40.00'	13°07'30"
C26	50.34'	225.00'	S42°03'09"E	50.23'	12°49'04"
C27	1.64'	225.00'	S35°26'05"E	1.64'	00°25'04"
C28	38.51'	325.00'	S31°49'52"E	38.49'	06°47'23"
C29	33.24'	325.00'	S25°30'20"E	33.23'	05°51'39"
C30	26.25'	325.00'	S20°15'42"E	26.24'	04°37'38"
C31	50.16'	30.00'	N65°50'51"W	44.52'	95°47'56"
C32	44.09'	30.00'	N24°09'09"E	40.23'	84°12'04"
C33	23.93'	975.00'	N18°39'04"W	23.93'	01°24'23"
C34	40.07'	975.00'	N20°31'53"W	40.06'	02°21'18"
C35	34.68'	975.00'	N22°43'40"W	34.68'	02°02'17"
C52	102.67'	250.00'	S48°05'10"E	101.95'	23°31'50"
C53	66.78'	250.00'	S65°30'12"E	66.58'	15°18'14"
C54	66.78'	250.00'	S80°48'26"E	66.58'	15°18'14"
C55	62.35'	250.00'	N84°23'46"E	62.19'	14°17'23"
C64	42.10'	30.00'	N07°25'21"W	38.73'	80°24'21"
C65	108.28'	175.00'	N50°10'42"E	104.65'	34°47'48"
C66	49.47'	30.00'	S65°11'09"E	44.05'	94°28'32"
C67	38.42'	1025.00'	N18°57'57"W	36.42'	02°02'09"
C68	39.98'	1025.00'	N21°08'05"W	39.98'	02°14'05"
C69	27.34'	1025.00'	N22°58'58"W	27.34'	01°31'41"
C73	30.24'	300.00'	S25°17'17"E	30.23'	05°46'32"
C74	40.61'	300.00'	S32°03'12"E	40.57'	07°45'18"
C75	61.23'	300.00'	S41°46'41"E	61.13'	11°41'41"

PEBBLE CREEK AT OAKLEAF PLANTATION ~ PHASE 1

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



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C1	61.17'	250.00'	S84°15'38"W	61.02'	14°01'08"
C2	105.36'	150.00'	S07°22'23"W	103.20'	40°14'38"
C3	56.12'	150.00'	N02°01'53"W	55.79'	21°26'05"
C4	218.52'	275.00'	S79°58'03"E	212.82'	45°31'45"
C5	167.12'	275.00'	S39°48'36"E	164.56'	34°49'10"
C13	42.00'	30.00'	S37°08'23"W	38.66'	80°13'23"
C14	35.56'	175.00'	N02°50'58"E	35.50'	11°38'33"
C15	58.38'	30.00'	N47°00'02"W	49.59'	111°29'47"
C16	22.65'	300.00'	N79°24'53"E	22.65'	04°19'36"
C17	148.75'	300.00'	S81°01'06"E	147.23'	28°24'33"
C18	42.10'	30.00'	S72°59'00"W	38.73'	80°24'21"
C49	47.12'	30.00'	S87°24'01"E	42.43'	90°00'00"
C50	47.12'	30.00'	S22°35'59"W	42.43'	90°00'00"
C51	52.01'	250.00'	S28°21'38"E	51.92'	11°55'14"
C52	102.67'	250.00'	S48°05'10"E	101.95'	23°31'50"
C53	66.78'	250.00'	S65°30'12"E	66.58'	15°18'14"
C54	66.78'	250.00'	S80°48'28"E	66.58'	15°18'14"
C55	62.35'	250.00'	N84°23'46"E	62.19'	14°17'23"
C56	48.86'	30.00'	N30°35'27"E	43.64'	93°19'16"
C57	80.37'	175.00'	S02°54'48"E	79.66'	28°18'47"
C58	27.42'	275.00'	N25°16'26"E	27.41'	05°42'46"
C59	40.82'	275.00'	N32°22'57"E	40.78'	08°30'14"
C60	123.40'	125.00'	S08°21'07"W	118.45'	56°33'52"
C61	43.36'	30.00'	S61°20'22"E	39.69'	82°49'07"
C62	12.42'	275.00'	S78°32'42"W	12.42'	02°35'15"
C63	40.32'	275.00'	S84°02'20"W	40.28'	08°24'01"
C64	42.10'	30.00'	N07°25'21"W	38.73'	80°24'21"
C73	30.24'	300.00'	S25°17'17"E	30.23'	05°46'32"
C74	40.61'	300.00'	S32°03'12"E	40.57'	07°45'18"
C75	61.23'	300.00'	S41°46'41"E	61.13'	11°41'41"

