

PEBBLE CREEK AT OAKLEAF PLANTATION-PHASE 2

A PORTION OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

SHEET 1 OF 7 SHEETS
TYPE 1 SUBDIVISION - ZONED "PUD"

CAPTION:

PARCEL A

A PORTION OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF LOT 220 AS SHOWN ON THE PLAT OF PEBBLE CREEK AT OAKLEAF PLANTATION-PHASE 1, AS RECORDED IN PLAT BOOK 43, PAGES 4 THROUGH 10, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY, ALONG THE WESTERLY BOUNDARY OF SAID PEBBLE CREEK AT OAKLEAF PLANTATION-PHASE 1, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: NORTH 23°44'48" WEST, 112.55 FEET; COURSE NO. 2: NORTH 65°17'40" WEST, 66.81 FEET; COURSE NO. 3: NORTH 23°44'48" WEST, 172.29 FEET; THENCE SOUTH 69°27'56" WEST, 286.00 FEET; THENCE SOUTH 24°40'33" WEST, 98.36 FEET; THENCE SOUTH 09°31'21" WEST, 106.60 FEET; THENCE SOUTH 32°51'43" EAST, 196.38 FEET; THENCE NORTH 66°15'11" EAST, 316.85 FEET TO THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY BOUNDARY OF LOT 219, SAID PEBBLE CREEK AT OAKLEAF PLANTATION-PHASE 1; THENCE NORTH 67°31'59" EAST, ALONG LAST SAID LINE, AND ALONG THE NORTHERLY BOUNDARY OF SAID LOT 219, A DISTANCE OF 113.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.16 ACRES, MORE OR LESS.

PARCEL B

A PORTION OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF LOT 216 AS SHOWN ON THE PLAT OF PEBBLE CREEK AT OAKLEAF PLANTATION-PHASE 1, AS RECORDED IN PLAT BOOK 43, PAGES 4 THROUGH 10, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 36°33'38" EAST, 130.00 FEET; THENCE SOUTH 36°14'18" EAST, 53.26 FEET; THENCE SOUTH 38°25'07" EAST, 103.44 FEET; THENCE SOUTH 88°56'05" EAST, 106.22 FEET; THENCE NORTH 44°00'00" EAST, 819.39 FEET TO THE SOUTHERLY BOUNDARY OF AFORESAID PEBBLE CREEK AT OAKLEAF PLANTATION-PHASE 1; THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG THE SOUTHERLY BOUNDARY OF SAID PEBBLE CREEK AT OAKLEAF PLANTATION-PHASE 1, RUN THE FOLLOWING TWELVE (12) COURSES AND DISTANCES; COURSE NO. 1: NORTH 45°57'47" WEST, 157.67 FEET; COURSE NO. 2: NORTH 81°31'17" WEST, 50.00 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 3: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 76.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°23'32" WEST, 75.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 44°02'13" WEST, 31.68 FEET; COURSE NO. 5: NORTH 45°57'47" WEST, 141.01 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 6: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 16.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°10'39" WEST, 16.75 FEET; COURSE NO. 7: SOUTH 39°57'44" WEST, 387.99 FEET; COURSE NO. 8: NORTH 45°57'47" WEST, 9.79 FEET; COURSE NO. 9: NORTH 57°13'11" WEST, 19.68 FEET; COURSE NO. 10: SOUTH 40°28'53" WEST, 138.73 FEET; COURSE NO. 11: SOUTH 65°33'23" WEST, 56.39 FEET; COURSE NO. 12: SOUTH 53°26'22" WEST, 121.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.02 ACRES, MORE OR LESS.

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 20 DAY OF SEPTEMBER A.D., 2004.

Gregory J. Clary
GREGORY J. CLARY
REGISTERED LAND SURVEYOR NO. 3377



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
L.S. 3373
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257

PARCEL C

A PORTION OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 165 AS SHOWN ON THE PLAT OF PEBBLE CREEK AT OAKLEAF PLANTATION-PHASE 1, AS RECORDED IN PLAT BOOK 43, PAGES 4 THROUGH 10, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 44°00'00" EAST, 233.46 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SILVER BLUFF BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 275.00 FEET, AN ARC DISTANCE OF 139.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°40'59" EAST, 137.98 FEET TO A POINT OF CURSP; THENCE NORTH 40°09'16" WEST, 561.42 FEET; THENCE NORTH 50°30'39" EAST, 92.65 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY BOUNDARY OF LOT 83 AS SHOWN ON THE PLAT OF SILVER LEAF AT OAKLEAF PLANTATION-PHASE 1 AS RECORDED IN PLAT BOOK 41, PAGES 52 THROUGH 59, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 40°25'00" WEST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHWESTERLY BOUNDARY OF LOT 83, A DISTANCE OF 751.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SILVER BLUFF ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AT THIS POINT, AS NOW ESTABLISHED), SAID POINT LYING ON THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY AND NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 33.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°50'24" WEST, 33.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 267.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 53°21'10" WEST, 215.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 45.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°58'02" WEST, 44.06 FEET TO THE NORTHEASTERLY CORNER OF LOT 84 AS SHOWN ON SAID PLAT OF SILVER LEAF AT OAKLEAF PLANTATION-PHASE 1; THENCE SOUTH 36°38'50" EAST, ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 84, A DISTANCE OF 127.98 FEET TO THE NORTHERLY BOUNDARY OF AFORESAID PEBBLE CREEK AT OAKLEAF PLANTATION-PHASE 1; THENCE NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY, ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID PEBBLE CREEK AT OAKLEAF PLANTATION-PHASE 1, RUN THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES; COURSE NO. 1: NORTH 47°03'38" EAST, 42.94 FEET; COURSE NO. 2: SOUTH 47°34'29" EAST, 147.82 FEET; COURSE NO. 3: SOUTH 50°02'22" EAST, 73.53 FEET; COURSE NO. 4: SOUTH 01°36'38" WEST, 165.76 FEET; COURSE NO. 5: SOUTH 71°02'01" WEST, 210.42 FEET; COURSE NO. 6: SOUTH 22°24'01" EAST, 148.52 FEET; COURSE NO. 7: SOUTH 23°55'53" WEST, 72.41 FEET; COURSE NO. 8: SOUTH 22°24'01" EAST, 110.00 FEET; COURSE NO. 9: NORTH 67°35'59" EAST, 80.05 FEET; COURSE NO. 10: NORTH 68°15'16" EAST, 108.28 FEET; COURSE NO. 11: SOUTH 10°56'13" EAST, 42.23 FEET; COURSE NO. 12: NORTH 80°06'16" EAST, 147.70 FEET; COURSE NO. 13: NORTH 45°45'30" EAST, 152.18 FEET; COURSE NO. 14: SOUTH 61°36'50" EAST, 110.00 FEET; COURSE NO. 15: NORTH 79°41'50" EAST, 16.03 FEET; COURSE NO. 16: NORTH 35°26'55" EAST, 53.66 FEET; COURSE NO. 17: SOUTH 56°00'55" EAST, 58.36 FEET; COURSE NO. 18: SOUTH 12°44'55" EAST, 115.00 FEET; COURSE NO. 19: SOUTH 04°57'41" WEST, 58.39 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 20: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 69.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°06'31" WEST, 69.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 21: SOUTH 77°15'05" WEST, 9.51 FEET; COURSE NO. 22: SOUTH 12°44'55" EAST, 123.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.78 ACRES, MORE OR LESS.

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 _____ DAY OF _____ A.D., 2004.

SIGNATURE _____

PRINT NAME _____

ADDRESS _____

CITY-STATE _____ ZIP _____

OWNER

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

ENGINEER

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

SURVEYOR

CLARY & ASSOCIATES, INC.
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257

UTILITY NOTES:

PUBLIC UTILITIES SERVING THIS SUBDIVISION PROVIDED BY THE FOLLOWING:

WATER AND SANITARY SEWER - JEA
ELECTRIC-CLAY ELECTRIC COOPERATIVE, INC
TELEPHONE - BELL SOUTH

ZONING NOTE:

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

TOTAL NUMBER OF LOTS: 98
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 DEPARTMENT OF PLANNING APPROVAL

APPROVED THIS 23rd DAY OF September, 2004.

Shel Crowe
DIRECTOR, DEPARTMENT OF PLANNING

COUNTY DEPARTMENT OF ZONING APPROVAL

APPROVED THIS 24 DAY OF Sept., 2004.

Cheryl Miller
DIRECTOR, DEPARTMENT OF ZONING

COUNTY COMMISSIONERS CERTIFICATE

APPROVED THIS 16th DAY OF Nov., 2004, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.

Steph Edwards *Robert Wilson*
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 45, PAGES 69-75 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA. THIS 19th DAY OF November, 2004.

James B. Jett
CLERK OF THE COUNTY COURT

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

APPROVED THIS 10th DAY OF Nov., 2004.

Cell 7. V
DIRECTOR, DEPARTMENT OF ENGINEERING

PEBBLE CREEK AT OAKLEAF PLANTATION—PHASE 2

A PORTION OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

LEGEND

ADOPTION AND DEDICATION

This is to certify that OLP 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 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. Pebble Stone Court, Pebble Brooke Circle South, Pebble Sand Lane and Pebble Brooke Circle North, shown hereon, hereinafter the "STREETS" are hereby irrevocably dedicated to Clay County, its successors and assigns. All unobstructed drainage easements shown on this plat are hereby irrevocably dedicated to Clay County, its successors and assigns.

Tracts "A", "B" and "C" landscape buffers are hereby irrevocably dedicated 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 "CD", each existing in perpetuity and invested with the power, duty and authority to levy mandatory assessments against each lot depicted on the plat to provide sufficient and adequate funding for maintenance of the above described Tracts.

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

All Easements designated as C.E.C. are hereby irrevocably dedicated to Clay Electric, its successors and assigns.

IN WITNESS WHEREOF, OLP 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.

Signed this _____ day of _____ 2004.

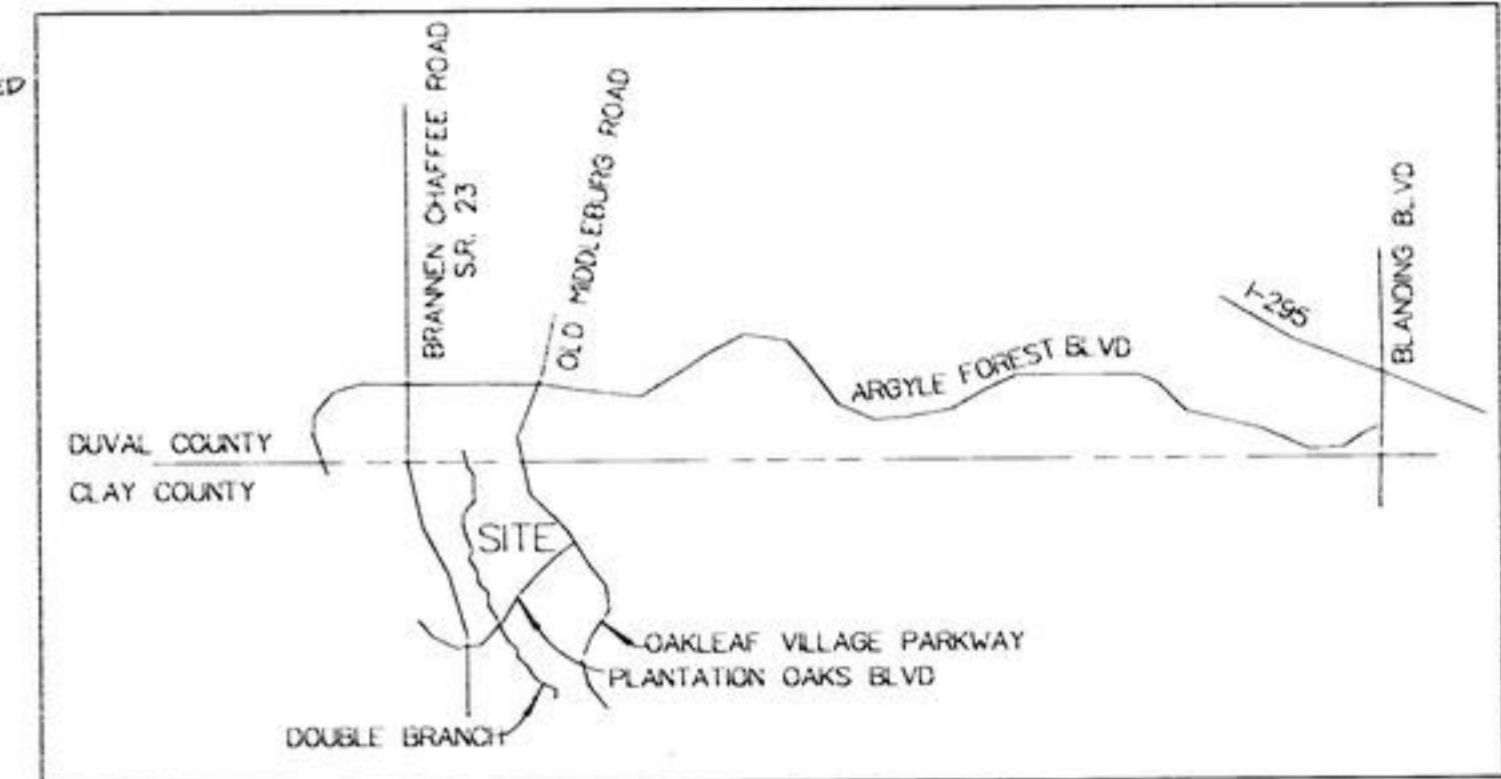
General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY BOUNDARY OF PEBBLE CREEK AT OAKLEAF PLANTATION-PHASE 1, AS S39°57'44"W PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- N 2126275.015 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST E 395236.098 ZONE NAD 1983/1990 NGS ADJUSTMENT.
- 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.051)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 12006A, PANEL No. 00450, DATED NOVEMBER 4, 1992. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- 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, OLP FORTY DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 JEA, 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. JEA SHALL USE, OCCUPY, AND LOCATE FACILITIES IN THESE JOINT USE AREAS SO AS TO REASONABLY ACCOMMODATE CLAY ELECTRIC COOPERATIVE, INC.'S FACILITIES.
- WHERE A JEA EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY ELECTRIC COOPERATIVE, INC., JEA 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 JEA'S FACILITIES.
- ALL EASEMENTS FOR THE WATER AND SEWER SYSTEMS, MARKED JEA AND SHOWN ON PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, 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.
- 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)(X) THROUGH (D) FLORIDA STATUTES.

R/W	=	RIGHT-OF-WAY
○	=	PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"
PC	=	POINT OF CURVATURE
PT	=	POINT OF TANGENCY
PRC	=	POINT OF REVERSE CURVE
ORV	=	OFFICIAL RECORDS VOLUME
D.B.	=	DEED BOOK
O.R.	=	OFFICIAL RECORDS
PB	=	PLAT BOOK
PG(S)	=	PAGE(S)
A	=	ARC LENGTH
R	=	RADIUS
Ch	=	CHORD
Δ	=	DELTA
RP	=	RADIUS POINT
C4	=	TABULATED CURVE DATA
L4	=	TABULATED LINE DATA
C	=	CENTERLINE
□	=	4"x 4" PERMANENT REFERENCE MONUMENT STAMPED "P.R.M. LB 3731" (UNLESS OTHERWISE NOTED)
U.D.E.	=	UNOBSTRUCTED DRAINAGE EASEMENT
U-JEA-U.E.	=	UNOBSTRUCTED JEA UTILITY EASEMENT
C.E.C.	=	CLAY ELECTRIC COOPERATIVE EASEMENT

VICINITY MAP

1"=2000'



OLP FORTY DEVELOPMENT, LLC, a Florida limited liability company

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

Ida-Lou Stephens
WITNESS

IDA-LOU STEPHENS
PRINT NAME

Ame M. Pilkinton
WITNESS

AME M. PILKINTON
PRINT NAME

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 16 day of AUGUST, 2004, A.D., by Ronnie D. Coppenbarger, Managing Partner, OLP Forty Development, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me and did not take an oath.

BY: Ida-Lou Stephens

IDA-LOU STEPHENS
PRINT NAME



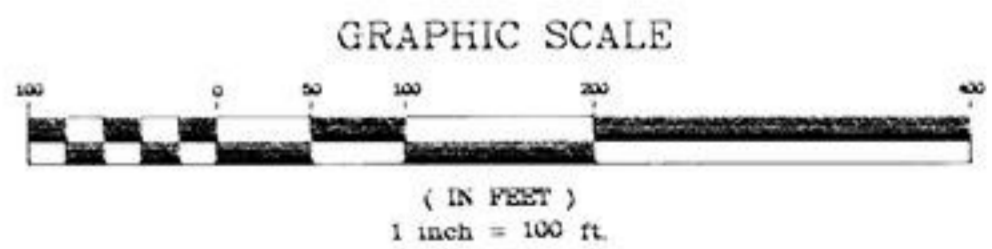
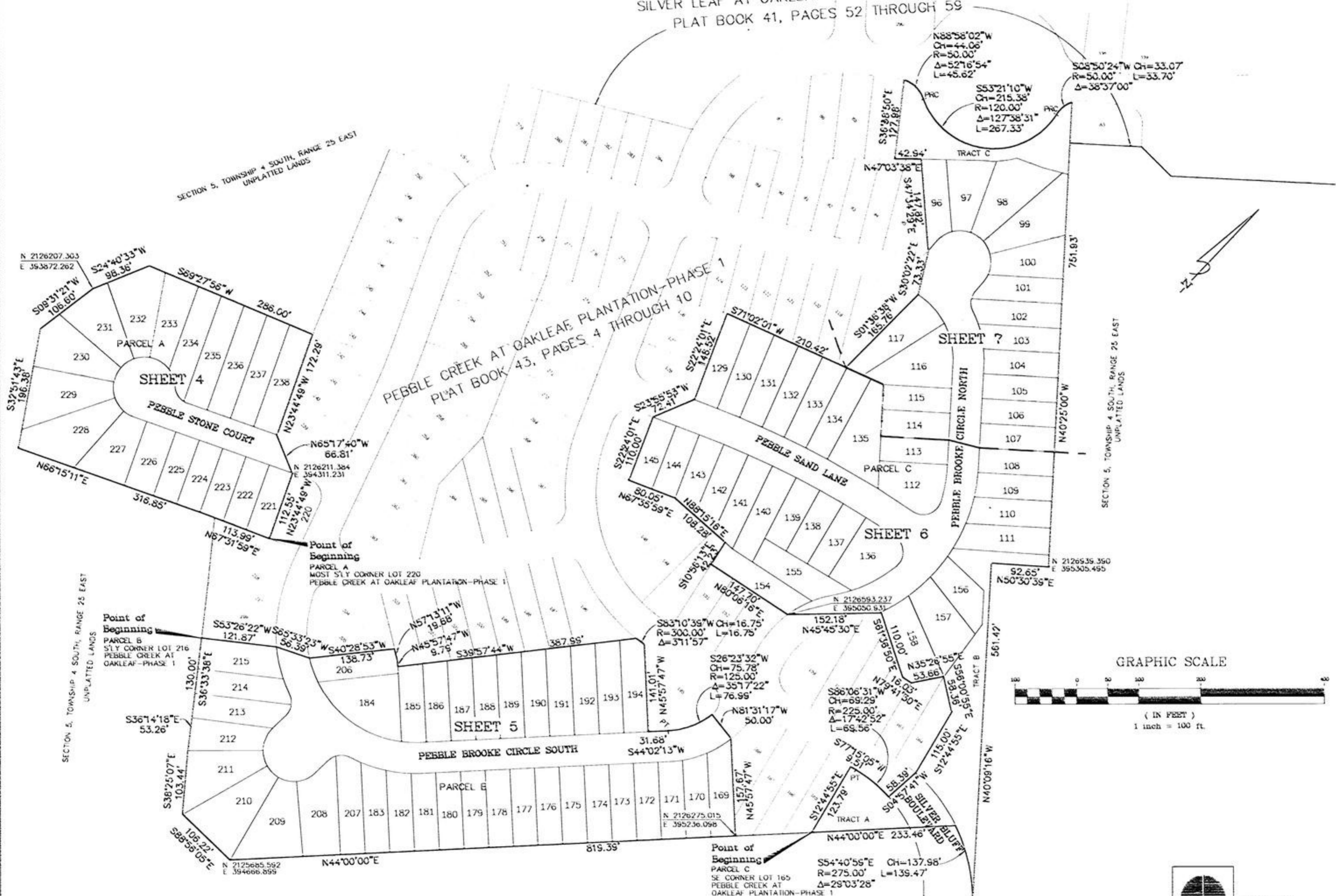
PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3850 GROWN POINT ROAD
JACKSONVILLE, FLORIDA 32217
904 260 2703

PEBBLE CREEK AT OAKLEAF PLANTATION—PHASE 2

A PORTION OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

SHEET 3 OF 7 SHEETS

SILVER LEAF AT OAKLEAF PLANTATION—PHASE 1
PLAT BOOK 41, PAGES 52 THROUGH 59

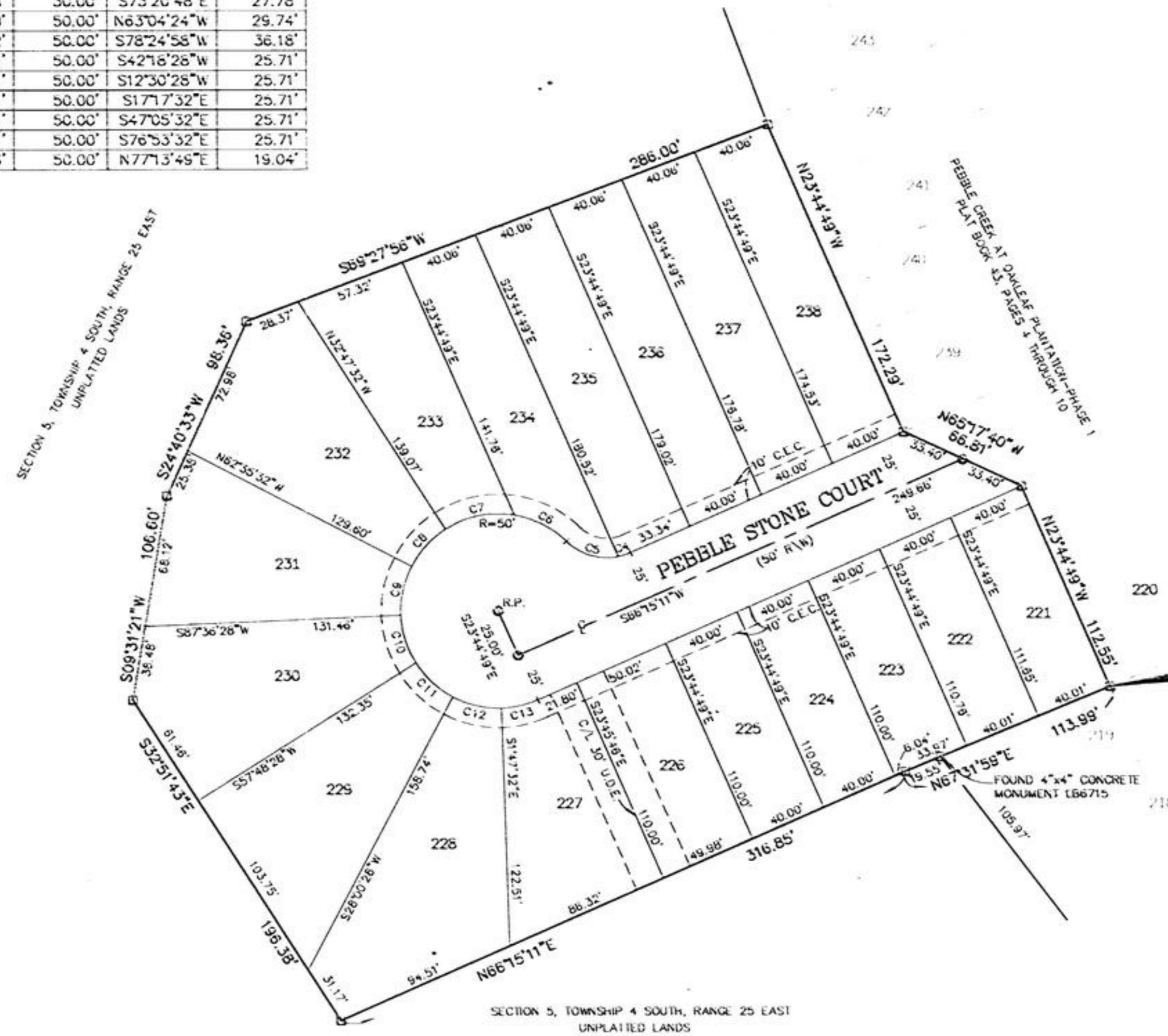


PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3630 OCEAN POINT ROAD
JACKSONVILLE, FLORIDA 32257
904 260-2702

PEBBLE CREEK AT OAKLEAF PLANTATION—PHASE 2

A PORTION OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C4	12°49'28"	6.71'	30.00'	N72°39'55"E	6.70'
C5	55°09'04"	28.88'	30.00'	S73°20'48"E	27.78'
C6	34°36'16"	30.20'	50.00'	N63°04'24"W	29.74'
C7	42°25'00"	37.02'	50.00'	S78°24'58"W	36.18'
C8	29°48'00"	26.01'	50.00'	S42°18'28"W	25.71'
C9	29°48'00"	26.01'	50.00'	S12°30'28"W	25.71'
C10	29°48'00"	26.01'	50.00'	S17°17'32"E	25.71'
C11	29°48'00"	26.01'	50.00'	S47°05'32"E	25.71'
C12	29°48'00"	26.01'	50.00'	S76°53'32"E	25.71'
C13	21°57'16"	15.16'	50.00'	N77°13'49"E	19.04'



Point of Beginning
PARCEL A
 MOST S'LY CORNER LOT 220
 PEBBLE CREEK AT OAKLEAF PLANTATION—PHASE 1

GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.



PREPARED BY:
Clary & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 3630 OAKA FORT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 262-2703

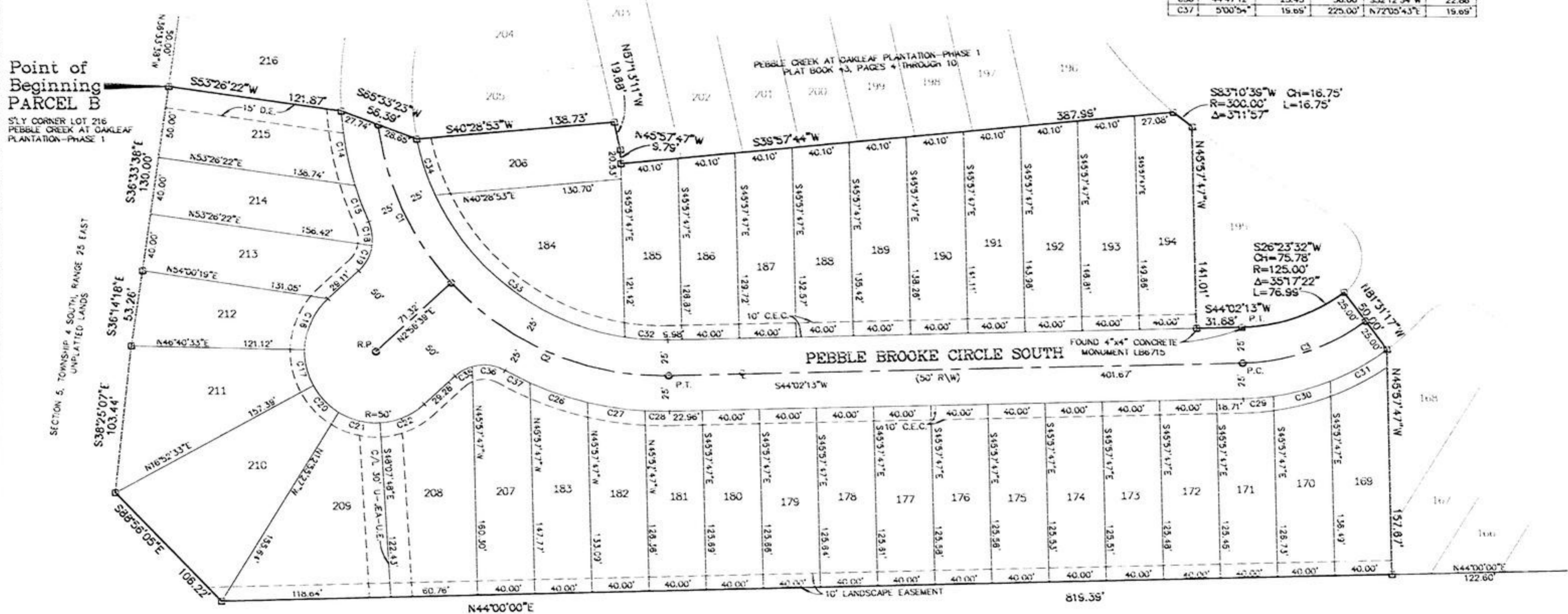
PEBBLE CREEK AT OAKLEAF PLANTATION—PHASE 2

A PORTION OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK 45 PAGE 73

SHEET 5 OF 7 SHEETS

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	35°25'00"	123.63'	200.00'	S69°25'01"E	121.67'
C2	48°50'15"	170.46'	200.00'	N68°27'21"E	165.36'
C3	35°20'03"	92.50'	150.00'	N26°22'12"E	91.05'
C14	13°28'04"	52.89'	225.00'	S55°11'43"E	52.77'
C15	6°54'01"	27.10'	225.00'	S65°22'45"E	27.08'
C16	46°16'05"	40.38'	50.00'	S20°11'24"E	36.28'
C17	29°48'00"	26.01'	50.00'	S28°13'27"E	25.71'
C18	32°45'28"	17.15'	30.00'	N32°27'02"W	16.92'
C19	39°01'28"	20.43'	30.00'	N16°33'33"W	20.04'
C20	29°48'00"	26.01'	50.00'	S60°01'27"E	25.71'
C21	35°12'20"	30.72'	50.00'	N59°26'23"E	30.24'
C22	38°55'33"	33.97'	50.00'	N22°24'25"E	33.32'
C26	10°51'50"	42.66'	225.00'	N64°08'20"E	42.60'
C27	10°20'31"	40.61'	225.00'	N53°33'09"E	40.56'
C28	4°20'39"	17.06'	225.00'	N46°12'33"E	17.06'
C29	6°56'16"	21.34'	175.00'	N40°32'35"E	21.33'
C30	13°30'48"	41.27'	175.00'	N30°17'33"E	41.18'
C31	14°51'53"	45.40'	175.00'	N16°06'11"E	45.28'
C32	9°52'37"	30.17'	175.00'	N46°38'32"E	30.13'
C33	56°36'14"	172.88'	175.00'	N62°12'57"E	165.94'
C34	13°29'01"	41.18'	175.00'	S62°44'24"E	41.09'
C35	26°52'19"	14.07'	30.00'	S16°22'48"W	13.94'
C36	44°47'12"	23.45'	30.00'	S52°12'34"W	22.86'
C37	5°00'54"	19.65'	225.00'	N72°05'43"E	19.69'



Point of Beginning
PARCEL B
S'LY CORNER LOT 216
PEBBLE CREEK AT OAKLEAF
PLANTATION—PHASE 1

SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST
UNPLATTED LANDS

SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST
UNPLATTED LANDS

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



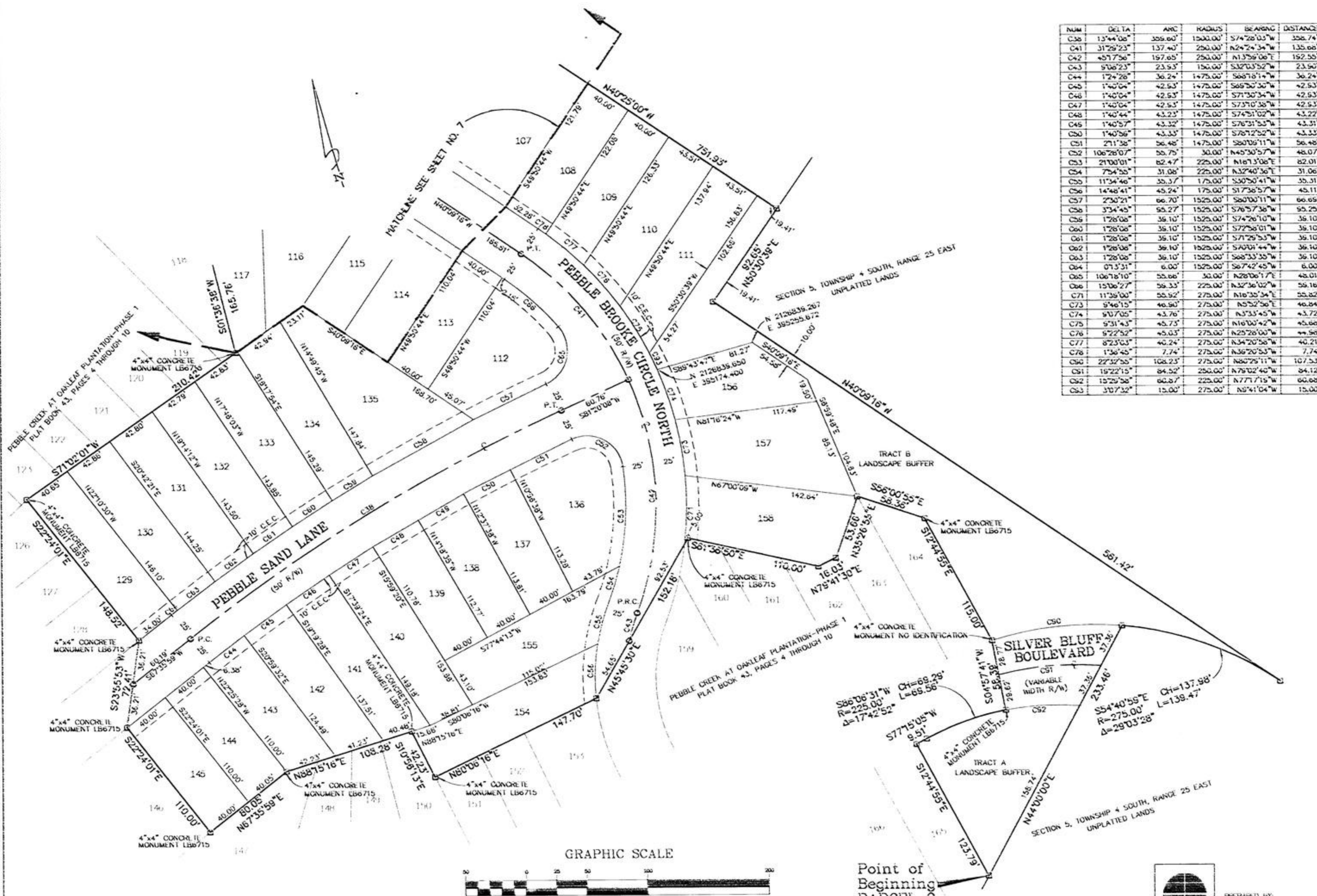
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3833 DROWN POINT ROAD
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PEBBLE CREEK AT OAKLEAF PLANTATION PHASE 2

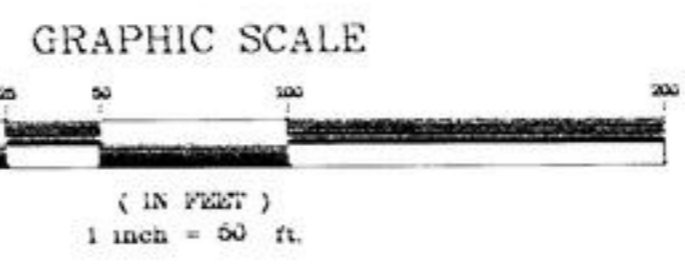
A PORTION OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK 45 PAGE 74

SHEET 6 OF 7 SHEETS



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C36	13°44'06"	309.60'	1500.00'	S74°26'03"W	358.74'
C41	31°29'23"	137.40'	250.00'	N24°24'34"W	135.66'
C42	45°17'56"	197.65'	250.00'	N13°59'06"E	152.55'
C43	5°08'23"	23.93'	150.00'	S32°03'52"W	23.90'
C44	1°24'28"	36.24'	1475.00'	S68°18'14"W	36.24'
C45	1°40'04"	42.53'	1475.00'	S68°50'30"W	42.53'
C46	1°40'04"	42.53'	1475.00'	S71°30'34"W	42.53'
C47	1°40'04"	42.53'	1475.00'	S73°10'38"W	42.53'
C48	1°40'44"	43.23'	1475.00'	S74°51'02"W	43.22'
C49	1°40'57"	43.32'	1475.00'	S76°31'53"W	43.31'
C50	1°40'56"	43.33'	1475.00'	S78°12'52"W	43.33'
C51	2°11'38"	56.46'	1475.00'	S80°09'11"W	56.46'
C52	106°28'07"	55.75'	30.00'	N45°30'57"W	48.07'
C53	21°00'01"	62.47'	225.00'	N16°13'08"E	62.01'
C54	7°54'55"	31.06'	225.00'	N32°40'36"E	31.06'
C55	11°34'46"	35.37'	175.00'	S30°50'41"W	35.31'
C56	14°46'41"	45.24'	175.00'	S17°36'57"W	45.11'
C57	2°30'21"	66.70'	1525.00'	S80°00'11"W	66.69'
C58	3°34'45"	95.27'	1525.00'	S76°57'38"W	95.29'
C59	1°28'08"	36.10'	1525.00'	S74°26'10"W	36.10'
C60	1°28'08"	36.10'	1525.00'	S72°58'01"W	36.10'
C61	1°28'08"	36.10'	1525.00'	S71°29'53"W	36.10'
C62	1°28'08"	36.10'	1525.00'	S70°01'44"W	36.10'
C63	1°28'08"	36.10'	1525.00'	S68°33'35"W	36.10'
C64	0°13'31"	6.00'	1525.00'	S67°42'45"W	6.00'
C65	106°18'10"	55.66'	30.00'	N28°06'17"E	48.01'
C66	15°06'27"	59.33'	225.00'	N32°36'02"W	59.16'
C71	11°39'00"	55.92'	275.00'	N16°35'34"E	55.82'
C73	5°46'15"	46.90'	275.00'	N5°02'56"E	46.84'
C74	5°10'05"	43.76'	275.00'	N5°33'45"W	43.72'
C75	5°31'43"	45.73'	275.00'	N16°00'42"W	45.66'
C76	5°22'52"	45.03'	275.00'	N25°26'00"W	44.96'
C77	8°23'03"	46.24'	275.00'	N34°20'58"W	46.21'
C78	1°36'45"	7.74'	275.00'	N36°20'53"W	7.74'
C80	22°32'55"	108.23'	275.00'	N80°25'11"W	107.53'
C81	15°22'15"	84.52'	250.00'	N79°02'40"W	84.12'
C82	15°29'38"	86.87'	225.00'	N77°17'19"W	86.68'
C83	3°07'32"	15.00'	275.00'	N9°41'04"W	15.00'



Point of Beginning
PARCEL C
SE CORNER LOT 105
PEBBLE CREEK AT OAKLEAF PLANTATION-PHASE 1



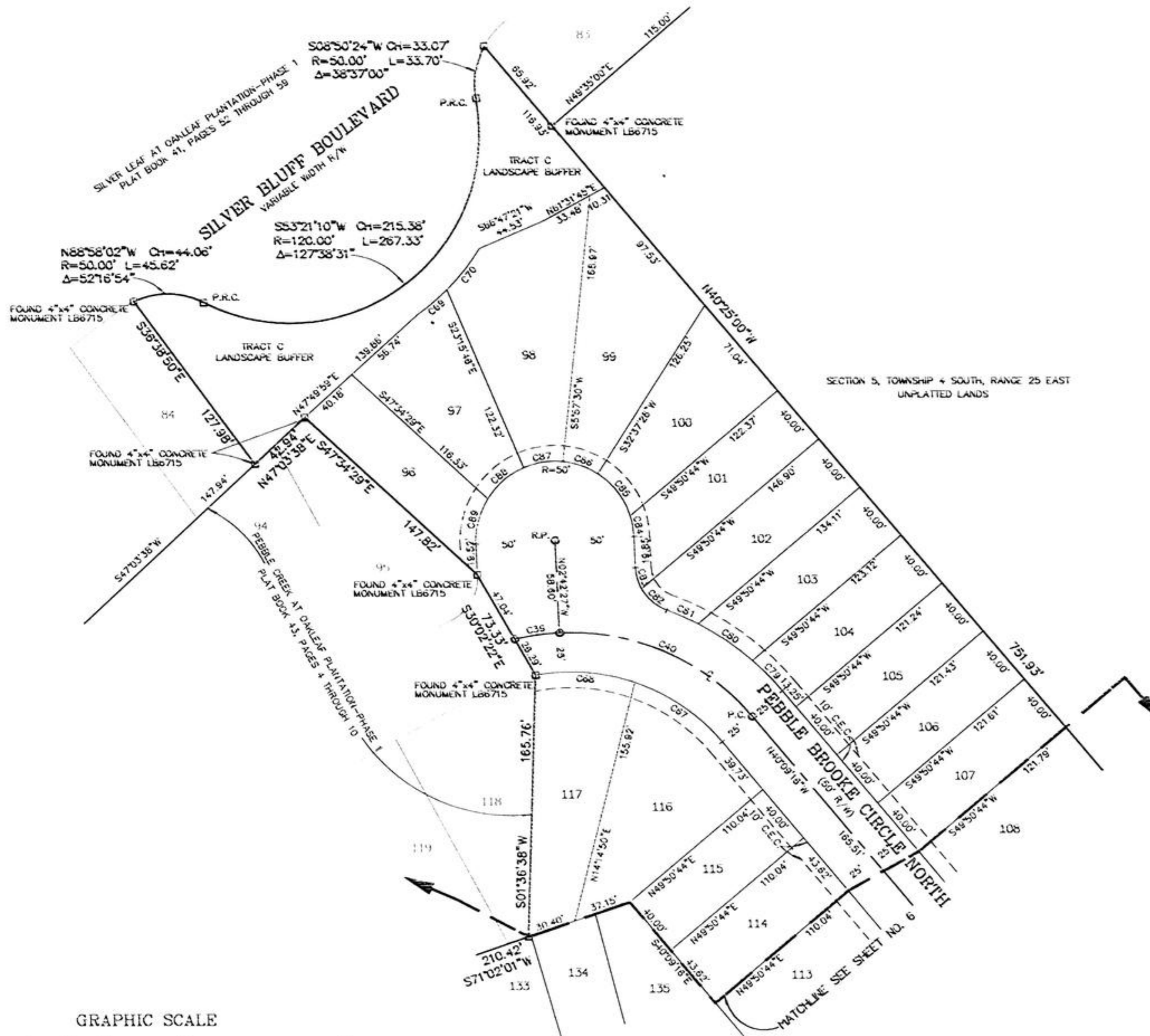
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PEBBLE CREEK AT OAKLEAF PLANTATION PHASE 2

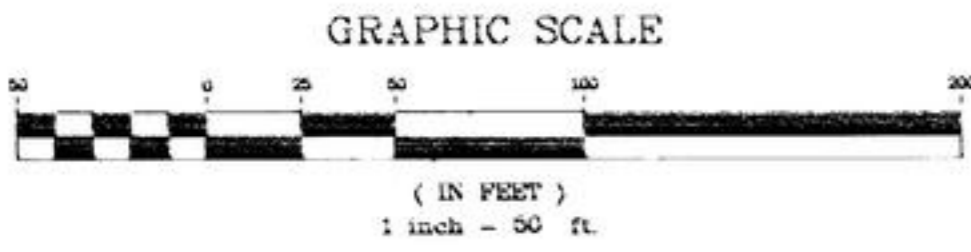
A PORTION OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

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SHEET 7 OF 7 SHEETS



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C36	10°54'52"	26.57'	150.00'	S61°50'07"W	26.53'
C40	52°33'11"	137.58'	150.00'	N66°25'51"W	132.81'
C67	31°02'25"	67.72'	125.00'	N55°40'28"W	66.89'
C68	29°01'08"	63.31'	125.00'	N65°2'15"W	62.64'
C75	8°47'34"	26.86'	175.00'	N44°33'03"W	26.83'
C80	13°37'46"	41.63'	175.00'	N55°45'44"W	41.53'
C81	7°09'36"	21.87'	175.00'	N66°05'27"W	21.86'
C82	4°07'40"	21.07'	30.00'	S49°37'15"E	20.64'
C83	26°47'46"	14.03'	30.00'	S16°06'20"E	13.90'
C84	15°17'16"	13.34'	50.00'	N10°21'08"W	13.30'
C85	39°22'48"	34.37'	50.00'	N37°41'08"W	33.69'
C86	26°36'57"	23.27'	50.00'	N70°42'31"W	23.06'
C87	29°13'16"	25.50'	50.00'	S61°20'52"W	25.22'
C88	34°55'33"	30.48'	50.00'	S49°16'27"W	30.01'
C89	34°31'07"	30.12'	50.00'	S14°33'07"W	29.67'



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