

PINE COURT CLAY COUNTY, FLORIDA

PLAT BOOK 23 PAGE 3

SHEET ONE OF TWO SHEETS

DATE PREPARED: JANUARY 5, 1988.
(TYPE 1 SUBDIVISION)

C+R
1198 pg. 516
1258 pg. 387

BEING A REPLAT OF A PORTION OF LOTS 20, 21 AND 22
BLOCK 3, ORANGE PARK ACRES, AS RECORDED IN PLAT BOOK
4, PAGE 70, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA;
AND ALL LYING WITHIN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 26 EAST

CAPTION

All of lot 20, and a portion of lots 21 and 22, Block 3, according to the plat of Orange Park Acres, according to plat thereof, as recorded in Plat Book 4, Page 70 of the Public Records of Clay County, Florida, EXCEPTING THEREFROM the easterly 5.0 feet of all the above-described lots, said 5.0 feet being conveyed to Clay County, by Quit-Claim Deed, as recorded in Official Records Volume 836, Page 436 of the said Public Records of Clay County, Florida, and being more particularly described as follows: COMMENCE at the Southwesterly corner of Lot 19 as shown on the plat of Pine Island, as recorded in Plat Book 21, pages 58, 59 and 60 of the Public Records of said County; thence South 00°49'02" West, along the Westerly lines of Lots 23 and 24 of said Orange Park Acres, a distance of 399.52 feet to the POINT OF BEGINNING; thence continue South 00°49'02" West, along the Westerly lines of said Lots 22, 21 and 20, a distance of 588.81 feet to the Southwesterly corner of said Lot 20; thence North 88°27'36" East, along the Southerly line of said Lot 20, a distance of 929.49 feet to a point situate in the Westerly right-of-way line of Pine Avenue (a 70 foot right-of-way as now established), said point also being situate in the West line of those lands conveyed to Clay County by Quit-Claim Deed, recorded in Official Records Volume 836, Page 474 of said Public Records; thence North 01°59'00" West, along said Westerly right-of-way line, 187.93 feet to a point situate on said Westerly right-of-way line; thence South 89°28'30" West, 140.00 feet; thence North 01°59'00" West, 214.52 feet; thence North 89°28'21" East, 140.00 feet to said Westerly right-of-way line of Pine Avenue; thence North 01°59'00" West, 170.05 feet to the Northerly line of said Lot 22; thence South 89°28'21" West, along said Northerly line of Lot 22, a distance of 900.98 feet to the POINT OF BEGINNING.

Containing 11.5096 acres, more or less.

COUNTY ENGINEERS APPROVAL

Approved this 9TH day of AUGUST A.D., 1988.
[Signature]
County Engineer

COUNTY PLANNING COMMISSION'S APPROVAL

Approved this 9TH day of AUGUST A.D., 1988.
[Signature]
Planning and Zoning Administrator

COUNTY COMMISSIONERS CERTIFICATE

Examined and approved this 9TH day of AUGUST A.D., 1988, by the Board of County Commissioners, Clay County, Florida.
[Signature]
Chairman
[Signature]
Clerk of the Circuit Court

CLERK'S CERTIFICATE

I hereby certify that this plat has been examined and that it complies in form with Chapter No. 71-339, Laws of Florida of 1971 and is filed for record in Plat Book 23, Pages 2-3 of the Public Records of Clay County, Florida, this 9TH day of AUGUST, 1988.
[Signature]
Clerk of the Circuit Court

SURVEYORS CERTIFICATE

This is to certify that the accompanying plat is a correct representation of the lands surveyed, platted and described hereon, that permanent reference monuments have been placed as shown on said plat according to Chapter No. 71-339, Laws of Florida of 1971 and that permanent control points will be set as shown on said plat in accordance with said laws, that said survey was made under my responsible direction and supervision and that the survey data shown on said plat complies with all requirements of said Chapter.
Signed this 19TH day of July A.D., 1988.
[Signature]
Richard A. Miller
Reg. Land Surveyor Cert. No. 3848

ADOPTION AND DEDICATION:

This is to certify that Pine Court of Fleming Island, Inc. is the lawful owner of the lands described in the caption hereon, known as Pine Court and has caused the same to be surveyed and subdivided, that American National Bank, N.A., a National Banking Association and Raymond E. Shannahan, Jr. and Dorothy W. Shannahan are the holders of mortgages on said lands, and that this plat made in accordance with said survey is hereby adopted as the true and correct plat of said lands and that all drives and easements for drainage, utilities and non-access easements are hereby irrevocably dedicated to Clay County and its successors. The J.E.A. easements as shown are dedicated to the Jacksonville Electric Authority, its successors and assigns, for use in its underground electrical distribution system.
In witness whereof, Pine Court of Fleming Island, Inc., the above named individual's and American National Bank, N.A., a National Banking Association, have caused these presents to be executed by its Board of Directors, with the Corporate Seal affixed this 19 day of JULY, 1988.

Whereas the undersigned is the holder of that certain mortgage recorded in Official Records Book 1088, Page 617 of the Public Records of Clay County, Florida.

Witness: *[Signature]* Raymond E. Shannahan, Jr.
Witness: *[Signature]* Dorothy W. Shannahan
FINE COURT OF FLEMING ISLAND, INC.
Witness: *[Signature]* Carl Stoudeaire, III, Vice President

Whereas the undersigned is the holder of that certain mortgage recorded in Official Records Book 1137, Page 26 of the Public Records of Clay County, Florida.

Witness: *[Signature]* Dorothy W. Shannahan
Witness: *[Signature]* Raymond E. Shannahan, Jr.
AMERICAN NATIONAL BANK, N.A.
Witness: *[Signature]* R.C. Martin, Sr. Vice President

STATE OF FLORIDA)
COUNTY OF CLAY) ss

The foregoing instrument was acknowledged before me this 22ND day of July A.D., 1988, by Raymond E. Shannahan, Jr. as individual, of Florida.
[Signature] Robbin K. Sans
Notary Public State of Florida at Large
7-22-92
My Commission Expires

STATE OF FLORIDA)
COUNTY OF DUVAL) ss

The foregoing instrument was acknowledged before me this 19TH day of July A.D., 1988, by Carl Stoudeaire, III, Vice President of Pine Court of Fleming Island, Inc. Corporation, on behalf of the Corporation.
[Signature] Karen Baer
Notary Public State of Florida at Large
June 26, 1992
My Commission Expires

STATE OF FLORIDA)
COUNTY OF CLAY) ss

The foregoing instrument was acknowledged before me this 22ND day of July A.D., 1988, by Dorothy W. Shannahan, an individual.
[Signature] Robbin K. Sans
Notary Public State of Florida at Large
7-22-92
My Commission Expires

STATE OF FLORIDA)
COUNTY OF DUVAL) ss

The foregoing instrument was acknowledged before me this 19 day of July A.D., 1988, by R.C. Martin, Sr. Vice President of American National Bank, a United States of America Corporation, on behalf of the Corporation.
[Signature] Diane L. Oliver
Notary Public State of Florida at Large
Aug. 16, 1990
My Commission Expires

OWNER:
C.E. STOUDEMIRE & CO.
3991 ST. JOHN'S AVENUE
JACKSONVILLE, FL. 32206
(904) 388-2829

ENGINEER:
MICHAEL ANTONPOULOS & ASSOC., INC.
2051 ART MUSEUM DRIVE
JACKSONVILLE, FL. 32207
(904) 396-5583

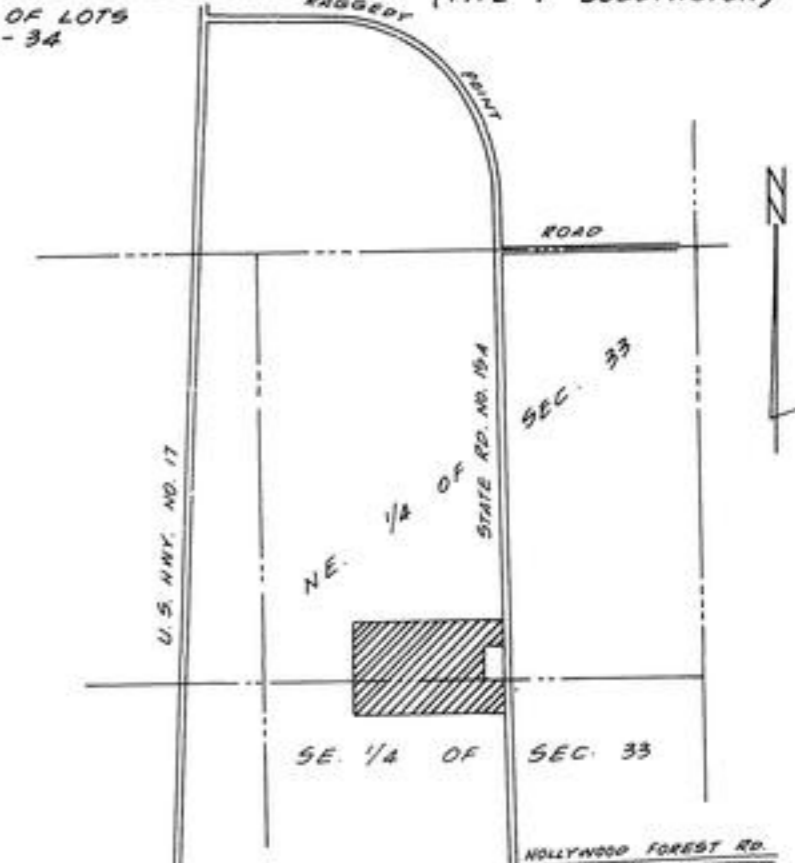
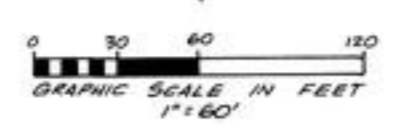
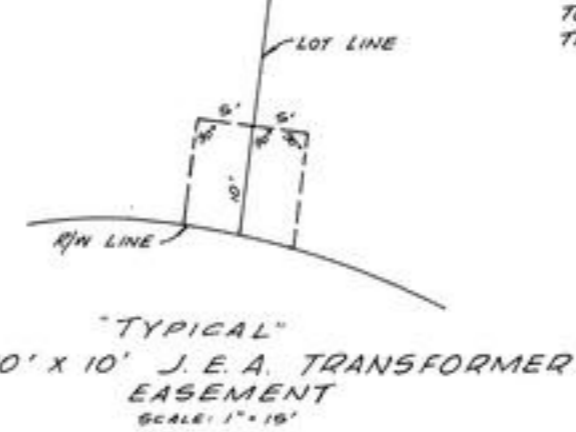
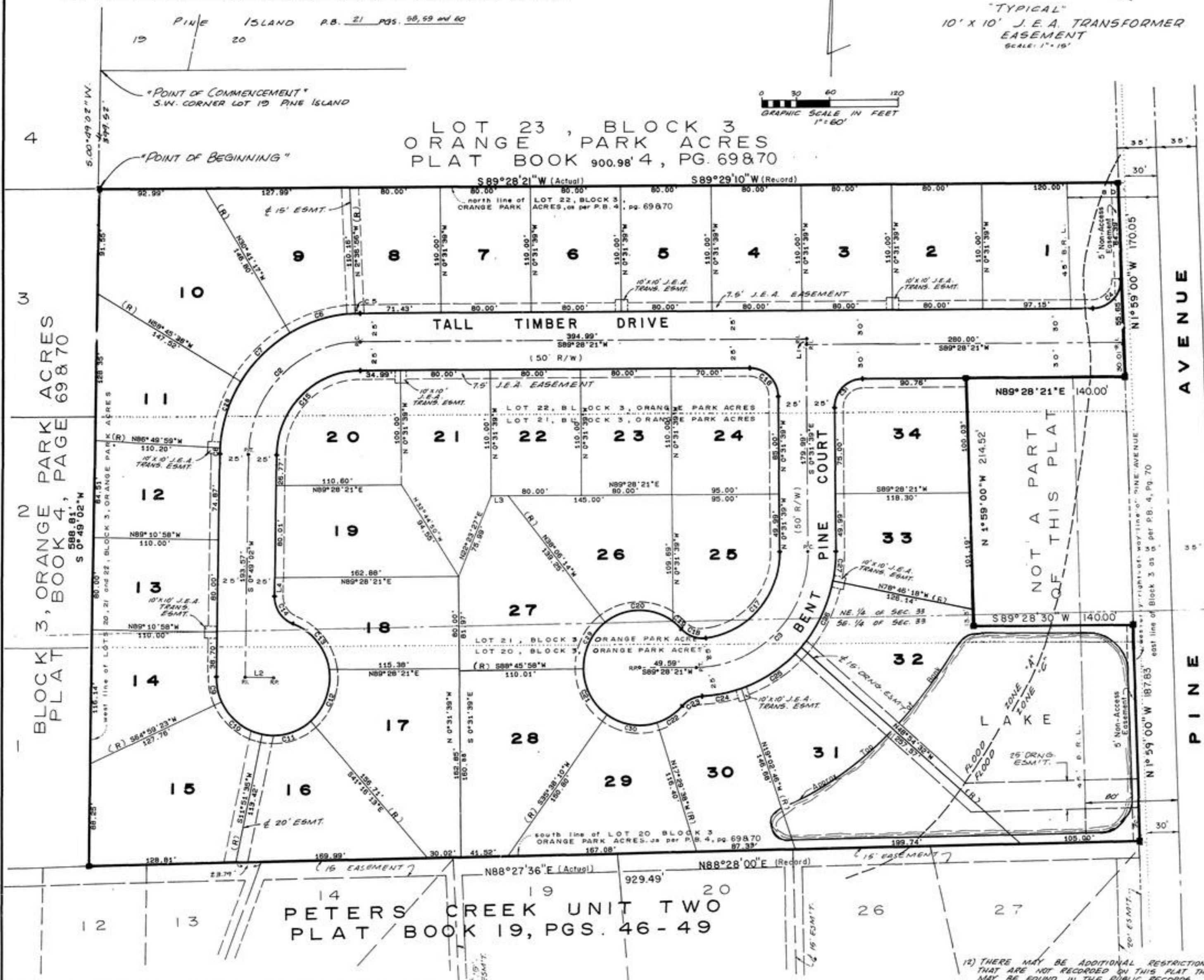
PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
11232-1 ST. JOHN'S INDUSTRIAL PARKWAY N
JACKSONVILLE, FL. 32216
(904) 642-8337

Minimum Lot - 8500 sq. feet Zoning - RB

PINE COURT CLAY COUNTY, FLORIDA

BEING A REPLAT OF A PORTION OF LOTS 20, 21 AND 22
BLOCK 3, ORANGE PARK ACRES, AS RECORDED IN PLAT BOOK
4, PAGE 70, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA;
AND ALL LYING WITHIN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 26 EAST

SHEET TWO OF TWO SHEETS RAGGEDY (TYPE I SUBDIVISION)
TOTAL NO. OF LOTS
THIS UNIT - 34



CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
2	88°39'19"	100.00	97.68	154.73	S45°08'42"W	139.75
3	90°00'00"	100.00	107.08	157.08	S44°28'21"W	141.42
4	91°27'21"	25.00	25.64	39.91	S43°44'41"W	35.80
5	2°05'17"	125.00	2.28	4.56	S88°25'42"W	4.56
6	28°04'21"	125.00	31.25	61.24	S73°20'53"W	60.83
7	28°04'21"	125.00	31.25	61.24	S45°18'32"W	60.83
8	2°20'58"	125.00	2.56	5.13	S 1°59'31"W	5.13
9	25°49'39"	50.00	11.46	22.54	S12°05'47"E	22.30
10	53°07'48"	50.00	25.00	46.36	S51°34'31"E	44.72
11	53°07'48"	50.00	25.00	46.36	N25°17'41"E	44.72
12	57°02'03"	50.00	27.17	49.77	N20°12'46"E	47.74
13	61°24'25"	50.00	29.69	53.59	N39°00'29"W	51.06
14	70°31'44"	25.00	17.68	30.77	N34°28'50"W	28.87
15	88°39'19"	75.00	73.26	116.05	N45°08'42"E	104.81
16	90°00'00"	25.00	39.27	54.51	S45°31'39"E	35.36
17	83°07'19"	75.00	66.50	108.81	S41°02'01"W	99.51
18	54°41'52"	25.00	12.93	23.87	N70°03'24"W	22.97
19	11°32'04"	50.00	5.05	10.07	N48°28'30"W	10.05
20	73°51'42"	50.00	37.58	64.46	S88°49'37"W	60.09
21	53°07'48"	50.00	25.00	46.36	S27°47'56"E	44.72
22	31°21'53"	50.00	14.04	27.37	N56°49'25"E	27.03
23	45°52'20"	25.00	10.58	20.32	N64°04'39"E	19.45
24	16°03'36"	125.00	17.63	35.04	N78°59'16"E	34.92
25	23°21'46"	125.00	33.33	65.15	N56°01'13"E	64.42
26	23°21'46"	125.00	33.33	65.15	N26°09'35"E	64.42
27	11°45'21"	125.00	12.87	25.65	N 5°21'01"E	25.60
28	28°04'21"	125.00	31.25	61.24	S17°12'11"W	60.83
29	53°07'48"	50.00	25.00	46.36	S 25°19'52"W	44.72
30	53°07'48"	50.00	25.00	46.36	S 20°55'44"E	44.72
31	90°00'00"	25.00	39.27	54.51	N 44°28'21"E	35.36

LINE	BEARING	DISTANCE
1	N 0°31'39"W	5.00
2	S89°10'58"W	25.00
3	N89°28'21"E	15.00
4	N 0°49'02"E	16.08

GENERAL NOTES

- Bearings shown herein are based on the plat of PINE ISLAND, as recorded in Plat Book 2, pages 68, 69, and 60 of the public records of Clay County, Florida.
- Easements shown herein are for Drainage, Utility, Sewers and Cable Television Installation, unless otherwise noted.
- The Flood Zone Lines shown herein are as per those shown on the Federal Insurance Administration Flood Hazard Boundary Map, Community Panel No. 170064 180 B, dated July 2, 1985.
- Elevations shown herein are based on U.S. Coastal and Geodetic Survey Datum, National Vertical Datum of 1929.
- The Minimum Building Finish Floor Elevation is 14.5' M.G.V.D. of 1929.
- The Minimum Building Restriction Lines for the Lots shown herein are as follows:
Front B.R.L. - 25 feet
Side B.R.L. - 10 feet
Rear B.R.L. - 25 feet
Corner B.R.L. - 25 feet
- NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of said Clay County, Florida.
- Denotes Permanent Reference Monument
- Denotes Permanent Control Point
- (R) Denotes radial line
- 10) CURRENT ZONING - RB
- 11) MINIMUM LOT SIZE - 8500 SQ. FT.

12) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.