

32402mb

# PRAIRIE DUNES AT OAKLEAF PLANTATION

PART OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK **56** PAGE **1**  
SHEET 1 OF 11 SHEETS

"TYPE 1 SUBDIVISION"

Total number of lots = 83  
Total number of tracts = 3

CURRENT ZONING: P.U.D.  
(NEIGHBORHOOD TYPE "B")

32.18 acres ±

P. U. D. MINIMUM SETBACKS:  
FRONT: 20'  
REAR: 10'  
SIDE: 5'  
SIDE STREET: 20'

OWNER: EAGLE LANDING LIMITED PARTNERSHIP  
1880 EAGLE HARBOR PARKWAY  
ORANGE PARK, FLORIDA 32003

ENGINEER: HADDEN & LAND ENGINEERING, INC.  
1279 KINGSLEY AVENUE  
SUITE 107  
ORANGE PARK, FL. 32073

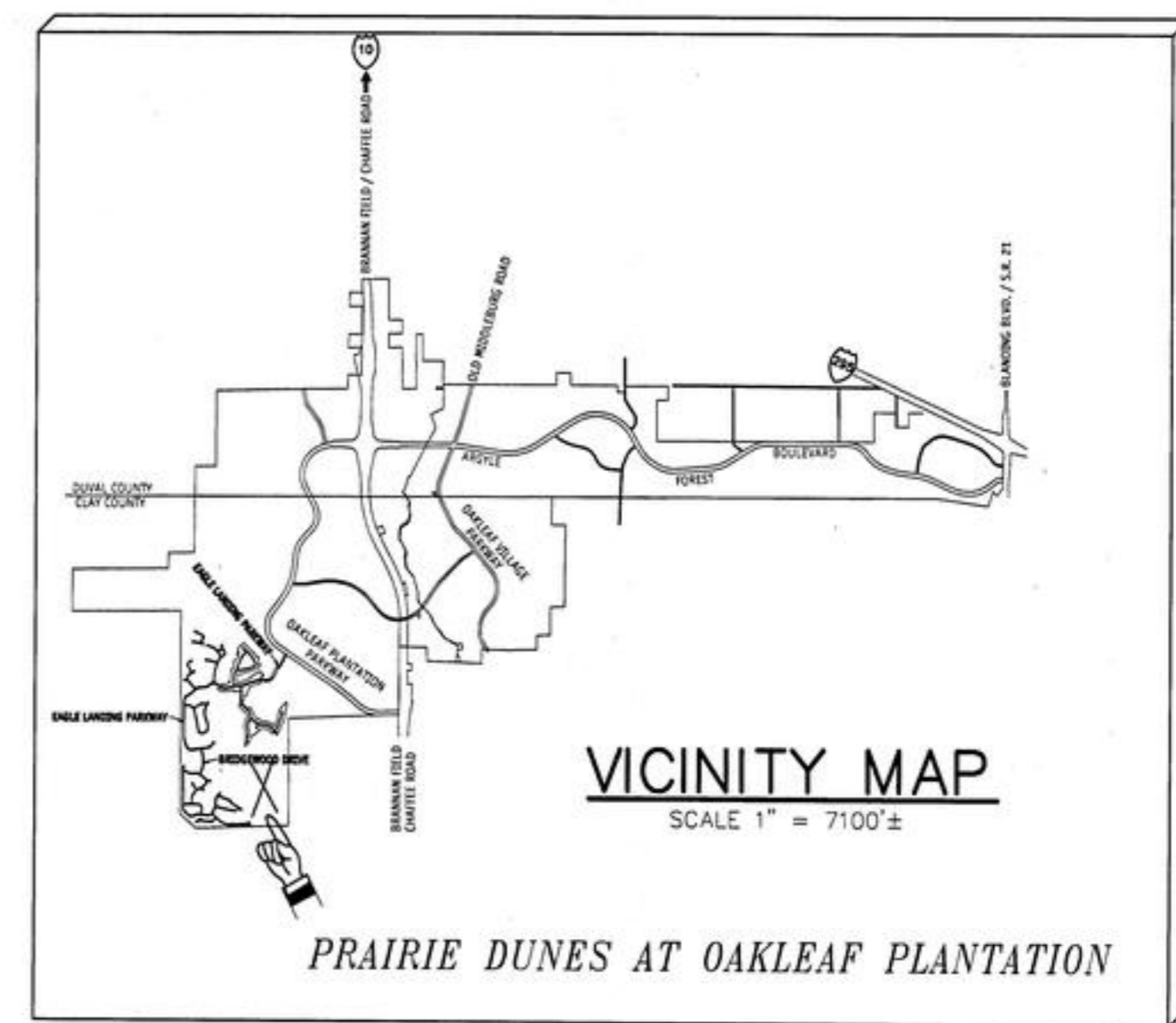
UTILITIES SUPPLIERS:  
WATER, SEWER AND FIRE MAIN  
CLAY COUNTY UTILITY AUTHORITY  
3176 OLD DENNING ROAD  
MIDDLEBURG, FLORIDA 32068-3907

ELECTRICITY- (underground)  
CLAY ELECTRIC CO-OP, INC.  
734 BLANDING BLVD.  
ORANGE PARK, FLORIDA 32073

### CAPTION

A PARCEL OF LAND SITUATED IN SECTION 13, TOWNSHIP 4 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF PARCEL "GG", EAGLE LANDING AT OAKLEAF PLANTATION PHASE ONE, ACCORDING TO PLAT BOOK 46, PAGES 71 THROUGH 93, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON THE SOUTHERLY BOUNDARY OF SAID PLATTED LANDS, RUN SOUTH 74 DEGREES 53 MINUTES 53 SECONDS EAST 124.87 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL "HH", SAID EAGLE LANDING AT OAKLEAF PLANTATION PHASE ONE; THENCE SOUTH 04 DEGREES 45 MINUTES 48 SECONDS EAST 23.99 FEET; THENCE SOUTH 29 DEGREES 30 MINUTES 37 SECONDS EAST 66.89 FEET; THENCE SOUTH 37 DEGREES 22 MINUTES 42 SECONDS EAST 120.26 FEET; THENCE SOUTH 27 DEGREES 29 MINUTES 31 SECONDS EAST 94.26 FEET; THENCE SOUTH 23 DEGREES 01 MINUTE 14 SECONDS EAST 119.58 FEET; THENCE SOUTH 40 DEGREES 33 MINUTES 37 SECONDS EAST 20.78 FEET; THENCE SOUTH 51 DEGREES 49 MINUTES 58 SECONDS WEST 26.37 FEET; THENCE NORTH 43 DEGREES 09 MINUTES 19 SECONDS WEST 76.72 FEET; THENCE SOUTH 42 DEGREES 44 MINUTES 45 SECONDS WEST 134.26 FEET; THENCE SOUTH 42 DEGREES 52 MINUTES 46 SECONDS WEST 60.03 FEET; THENCE SOUTH 52 DEGREES 44 MINUTES 39 SECONDS WEST 111.58 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34 DEGREES 45 MINUTES 47 SECONDS EAST 140.25 FEET; THENCE SOUTH 60 DEGREES 08 MINUTES 19 SECONDS EAST 65.10 FEET; THENCE SOUTH 38 DEGREES 42 MINUTES 21 SECONDS EAST 143.82 FEET; THENCE SOUTH 56 DEGREES 35 MINUTES 50 SECONDS WEST 9.48 FEET; THENCE ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 690.00 FEET, AN ARC DISTANCE OF 1.26 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33 DEGREES 27 MINUTES 18 SECONDS WEST 1.26 FEET; THENCE NORTH 37 DEGREES 54 MINUTES 37 SECONDS WEST 2.54 FEET; THENCE SOUTH 71 DEGREES 34 MINUTES 13 SECONDS WEST 21.30 FEET; THENCE SOUTH 48 DEGREES 04 MINUTES 08 SECONDS WEST 145.22 FEET; THENCE SOUTH 39 DEGREES 42 MINUTES 19 SECONDS WEST 63.57 FEET; THENCE SOUTH 27 DEGREES 40 MINUTES 36 SECONDS WEST 54.21 FEET; THENCE SOUTH 29 DEGREES 28 MINUTES 01 SECOND WEST 127.98 FEET; THENCE SOUTH 39 DEGREES 56 MINUTES 01 SECOND WEST 86.42 THENCE SOUTH 44 DEGREES 37 MINUTES 30 SECONDS WEST 127.37 FEET; THENCE SOUTH 24 DEGREES 32 MINUTES 48 SECONDS WEST 32.02 FEET; THENCE SOUTH 03 DEGREES 50 MINUTES 31 SECONDS EAST 31.86 FEET; THENCE SOUTH 46 DEGREES 11 MINUTES 13 SECONDS EAST 44.18 FEET; THENCE SOUTH 67 DEGREES 08 MINUTES 21 SECONDS EAST 47.61 FEET; THENCE SOUTH 71 DEGREES 10 MINUTES 45 SECONDS EAST 46.79 FEET; THENCE SOUTH 66 DEGREES 03 MINUTES 14 SECONDS EAST 70.96 FEET; THENCE SOUTH 54 DEGREES 29 MINUTES 08 SECONDS EAST 41.68 FEET; THENCE SOUTH 40 DEGREES 48 MINUTES 20 SECONDS EAST 94.58 FEET; THENCE SOUTH 18 DEGREES 46 MINUTES 18 SECONDS EAST 48.12 FEET; THENCE SOUTH 02 DEGREES 51 MINUTES 10 SECONDS WEST 116.68 FEET; THENCE SOUTH 20 DEGREES 07 MINUTES 31 SECONDS EAST 11.41 FEET; THENCE SOUTH 18 DEGREES 12 MINUTES 27 SECONDS WEST 94.76 FEET; THENCE SOUTH 13 DEGREES 53 MINUTES 07 SECONDS WEST 143.67 FEET; THENCE SOUTH 15 DEGREES 59 MINUTES 37 SECONDS WEST 87.15 FEET; THENCE SOUTH 11 DEGREES 04 MINUTES 42 SECONDS EAST 70.28 FEET; THENCE SOUTH 08 DEGREES 31 MINUTES 30 SECONDS EAST 113.99 FEET; THENCE SOUTH 08 DEGREES 57 MINUTES 34 SECONDS EAST 88.82 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 07 SECONDS WEST 90.67 FEET; THENCE SOUTH 04 DEGREES 14 MINUTES 37 SECONDS EAST 68.49 FEET; THENCE SOUTH 03 DEGREES 45 MINUTES 38 SECONDS WEST 75.62 FEET; THENCE SOUTH 51 DEGREES 43 MINUTES 46 SECONDS WEST 34.30 FEET; THENCE SOUTH 22 DEGREES 22 MINUTES 29 SECONDS WEST 45.58 FEET; THENCE SOUTH 40 DEGREES 26 MINUTES 39 SECONDS WEST 48.08 FEET; THENCE SOUTH 87 DEGREES 38 MINUTES 44.49 FEET; THENCE NORTH 61 DEGREES 16 DEGREES 06 SECONDS WEST 186.73 FEET; THENCE NORTH 57 DEGREES 47 MINUTES 08 SECONDS WEST 83.79 FEET; THENCE NORTH 82 DEGREES 37 MINUTES 41 SECONDS WEST 44.68 FEET; THENCE NORTH 72 DEGREES 50 MINUTES 55 SECONDS WEST 27.10 FEET; THENCE NORTH 53 DEGREES 19 MINUTES 27 SECONDS WEST 27.46 FEET; THENCE NORTH 40 DEGREES 40 MINUTES 48 SECONDS WEST 61.50 FEET; THENCE NORTH 46 DEGREES 01 MINUTE 26 SECONDS WEST 64.58 FEET; THENCE NORTH 50 DEGREES 46 MINUTES 23 SECONDS WEST 47.47 FEET; THENCE NORTH 56 DEGREES 38 MINUTES 06 SECONDS WEST 199.76 FEET; THENCE NORTH 68 DEGREES 25 MINUTES 22 SECONDS WEST 73.57 FEET; THENCE NORTH 80 DEGREES 31 MINUTES 12 SECONDS WEST 54.56 FEET; THENCE NORTH 85 DEGREES 44 MINUTES 22 SECONDS WEST 46.26 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 14 SECONDS WEST 48.54 FEET; THENCE NORTH 87 DEGREES 47 MINUTES 28 SECONDS WEST 80.85 FEET; THENCE NORTH 82 DEGREES 41 MINUTES 53 SECONDS WEST 46.85 FEET; THENCE SOUTH 54 DEGREES 00 MINUTES 52 SECONDS WEST 91.51 FEET; THENCE SOUTH 77 DEGREES 02 MINUTES 03 SECONDS EAST 32.53 FEET; THENCE SOUTH 42 DEGREES 45 MINUTES 41 SECONDS WEST 95.29 FEET TO THE NORTHEASTERLY LINE OF EAGLE LANDING AT OAKLEAF PLANTATION PHASE THREE, ACCORDING TO PLAT BOOK 50, PAGES 15 THROUGH 36, OF SAID PUBLIC RECORDS; THENCE ON LAST SAID LINE NORTH 47 DEGREES 14 MINUTES 19 SECONDS WEST 120.00 FEET; THENCE NORTH 42 DEGREES 45 MINUTES 41 SECONDS EAST 98.54 FEET; THENCE SOUTH 79 DEGREES 28 MINUTES 53 SECONDS EAST 4.09 FEET; THENCE NORTH 42 DEGREES 45 MINUTES 41 SECONDS EAST 25.04 FEET; THENCE NORTH 47 DEGREES 14 MINUTES 19 SECONDS WEST 98.53 FEET; THENCE NORTH 30 DEGREES 41 MINUTES 19 SECONDS WEST 7.02 FEET; THENCE NORTH 41 DEGREES 42 MINUTES 50 SECONDS EAST 175.98 FEET; THENCE NORTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET, RUN A CHORD DISTANCE OF 59.73 FEET, THE BEARING OF SAID CHORD BEING NORTH 24 DEGREES 20 MINUTES 19 SECONDS EAST; THENCE NORTH 06 DEGREES 57 MINUTES 48 SECONDS EAST 203.02 FEET; THENCE NORTH 58 DEGREES 59 MINUTES 51 SECONDS EAST 404.97 FEET; THENCE NORTHEASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 335.00 FEET, RUN A CHORD DISTANCE OF 162.63 FEET, THE BEARING OF SAID CHORD BEING NORTH 44 DEGREES 56 MINUTES 59 SECONDS EAST; THENCE NORTH 30 DEGREES 40 MINUTES 06 SECONDS EAST 754.04 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 38 SECONDS EAST 31.37 FEET; THENCE NORTH 52 DEGREES 44 MINUTES 39 SECONDS EAST 255.97 FEET TO THE POINT OF BEGINNING, BEING 32.18 ACRES, MORE OR LESS, IN AREA.



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.

32402mb

# PRAIRIE DUNES AT OAKLEAF PLANTATION

PART OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 56 PAGE 2  
SHEET 2 OF 11 SHEETS

"TYPE 1 SUBDIVISION"

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.

### ADOPTION AND DEDICATION (STREETS AND EASEMENTS)

THIS IS TO CERTIFY THAT EAGLE LANDING LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, IS THE LAWFUL OWNER AND DEVELOPER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS PRAIRIE DUNES AT OAKLEAF PLANTATION, 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. THE DRIVES, COURT, LANES AND ROADS, EASEMENTS FOR DRAINAGE (UNLESS NOTED "TO C.D.D."), AND THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKES AND FILTRATION SYSTEM SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS. THE C.E.C. EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. AND ITS SUCCESSORS AND ASSIGNS FOR USE IN ITS ELECTRIC DISTRIBUTION SYSTEM. ALL C.D.D. DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO THE SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND ASSIGNS FOR UNDERGROUND STORM DRAINAGE, SWALES AND BANKS. THE EASEMENTS FOR ACCESS FOR LAKE MAINTENANCE SHOWN ON SAID PLAT ARE DEDICATED TO THE SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND ASSIGNS, AND CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR ACCESS FOR LAKE MAINTENANCE. THE C.C.U.A. UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO CLAY COUNTY UTILITY AUTHORITY AND ITS SUCCESSORS AND ASSIGNS FOR USE IN AND MAINTENANCE OF ITS UNDERGROUND UTILITIES SYSTEM. THE AREAS SHOWN HEREON AS CONSERVATION EASEMENTS ARE SUBJECT TO THE PROVISIONS OF A DEED OF CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 2390, PAGE 200, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 2473, PAGE 94. THE NATURAL VEGETATIVE BUFFER EASEMENTS SHOWN HEREON ARE DEDICATED TO THE SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND ASSIGNS AND ARE AREAS THAT ARE TO REMAIN UNDISTURBED BY LOT OWNERS. THE EASEMENTS FOR BICYCLE AND PEDESTRIAN TRAFFIC SHOWN HEREON ARE DEDICATED TO THE SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND ASSIGNS FOR BICYCLE AND PEDESTRIAN TRAFFIC. THE SIGNAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND ASSIGNS FOR SIGNAGE PURPOSES.

### (TRACTS)

TRACT F, (LAKE AND FILTRATION SYSTEM), TRACT G, (LANDSCAPE BUFFER), AND TRACT H, (LANDSCAPE BUFFER AND SIGNAGE), ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND ASSIGNS.

THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKES AND FILTRATION SYSTEM SHOWN ON THIS PLAT ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

(1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES AND FILTRATION SYSTEM WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON THE LAND HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM THE DRIVES, COURT, LANES AND ROADS, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEM, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THE DRAINAGE EASEMENTS BY CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS;

(2) TRACT F SHOWN ON THIS PLAT, DEDICATED TO SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT (C.D.D.), ARE ESTABLISHED FOR THE PLACEMENT AND MAINTENANCE OF STORMWATER RETENTION/DETENTION LAKES AND FILTRATION SYSTEM. THE C.D.D. SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF SAID STORMWATER RETENTION/DETENTION LAKES AND FILTRATION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND LAWS, UNLESS THE TRACTS ARE CONVEYED TO A HOMEOWNERS ASSOCIATION WHICH HAS THE DUTY AND AUTHORITY AND HAS ACCEPTED RESPONSIBILITY THEREFOR. CLAY COUNTY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS OR ANY OTHER SUBSTANCE OR THING THAT MAY EVER BE OR COME WITHIN SAID STORMWATER RETENTION/DETENTION LAKES AND FILTRATION SYSTEM WHICH THESE EASEMENTS TRAVERSE, OR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE C.D.D. OR HOMEOWNERS ASSOCIATION (IF CONVEYED);

(3) CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER/DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORMWATER RETENTION/DETENTION LAKES AND FILTRATION SYSTEM SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE STORMWATER RETENTION/DETENTION LAKES AND FILTRATION SYSTEM AND THAT WHICH RETAINS IT TO EFFECT ADEQUATE DRAINAGE INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. EAGLE LANDING LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, DEVELOPER AND OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, SHALL INDEMNIFY CLAY COUNTY, FLORIDA AND HOLD IT HARMLESS FROM SUITS, ACTIONS, DAMAGES AND LIABILITY AND EXPENSE 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 AND FILTRATION SYSTEM DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF DEVELOPER AND OWNER, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES AT PRAIRIE DUNES AT OAKLEAF PLANTATION. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF EAGLE LANDING LIMITED PARTNERSHIP, GOVERNED BY CHAPTER 620, FLORIDA STATUTES, SHALL BE BOUND BY AND SUBJECT TO IT.

IN WITNESS WHEREOF, EAGLE LANDING LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP (OWNER/DEVELOPER) HAS CAUSED THESE PRESENTS TO BE EXECUTED ON ITS OWN BEHALF.

SIGNED IN THE PRESENCE OF:  
WITNESS Dev Dubis  
WITNESS Dev Dubis  
PRINT NAME Kelly Jordan  
WITNESS Kelly Jordan  
PRINT NAME Kelly Jordan

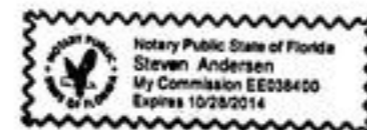
EAGLE LANDING LIMITED PARTNERSHIP,  
A VIRGINIA LIMITED PARTNERSHIP,  
BY EAGLE LANDING MANAGEMENT CORPORATION,  
A VIRGINIA CORPORATION, ITS GENERAL PARTNER  
RS  
BY: ROGER S. ARROWSMITH, PRESIDENT

\* TO SO MAINTAIN AND REPAIR AND TO RAISE REVENUE TO FULLY FUND THE SAME THROUGH MANDATORY ASSESSMENTS ON BENEFITED PROPERTY OWNERS.

### STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>th</sup> DAY OF JUNE 2011, BY ROGER S. ARROWSMITH, THE PRESIDENT OF EAGLE LANDING MANAGEMENT CORPORATION, A VIRGINIA CORPORATION, AS GENERAL PARTNER OF EAGLE LANDING LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, ON BEHALF OF SAID CORPORATION, WHICH IS ACTING ON BEHALF OF SAID LIMITED PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME.

RS  
PLACE NOTARY STAMP BELOW



### 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 STREETS 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 THE FILING OF THIS FINAL PLAT INsofar AS THE SAME AFFECT A LOT OR LOTS SOLD. TIME OF SUCH PERFORMANCE BEING OF THE ESSENCE, SAID GUARANTEE SHALL BE A PART OF EACH DEED OF CONVEYANCE OR CONTRACT 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.

IN WITNESS WHEREOF, EAGLE LANDING LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE EXECUTED ON ITS OWN BEHALF.

SIGNED IN THE PRESENCE OF:  
WITNESS Dev Dubis  
WITNESS Dev Dubis  
PRINT NAME Kelly Jordan  
WITNESS Kelly Jordan  
PRINT NAME Kelly Jordan

EAGLE LANDING LIMITED PARTNERSHIP,  
A VIRGINIA LIMITED PARTNERSHIP,  
BY EAGLE LANDING MANAGEMENT CORPORATION,  
A VIRGINIA CORPORATION, ITS GENERAL PARTNER  
RS  
BY: ROGER S. ARROWSMITH, PRESIDENT

### STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF JUNE 2011, BY ROGER S. ARROWSMITH, THE PRESIDENT OF EAGLE LANDING MANAGEMENT CORPORATION, A VIRGINIA CORPORATION, AS GENERAL PARTNER OF EAGLE LANDING LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, ON BEHALF OF SAID CORPORATION, WHICH IS ACTING ON BEHALF OF SAID LIMITED PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME.

RS  
PLACE NOTARY STAMP BELOW



### CONSENT AND JOINDER OF MORTGAGEE :

KNOW ALL MEN BY THESE PRESENTS THAT WACHOVIA BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE AND ASSIGNMENT OF RENTS RECORDED IN OFFICIAL RECORDS BOOK 2309, PAGE 264, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, AS MODIFIED BY MODIFICATION OF MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 2483, PAGE 1539; NOTICE OF FUTURE ADVANCE AND MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 2897, PAGE 1025; NOTICE OF FUTURE ADVANCE AND MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 2897, PAGE 1029; MODIFICATION OF MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 3039, PAGE 88; AND FINANCIAL STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 2309, PAGE 278 OF SAID PUBLIC RECORDS, DOES AS MORTGAGEE HEREBY JOIN IN AND CONSENT TO THE FOREGOING PLAT AND ADOPTION AND DEDICATION.

WACHOVIA BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION

BY: John A. Kearney  
Director

Sharon L. Hall  
WITNESS

Lawrence R. Wells  
PRINT NAME

Charles E. Einnick  
WITNESS

Charles Einnick  
PRINT NAME

### ACKNOWLEDGMENT :

STATE OF VIRGINIA  
CITY OF RICHMOND

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF APRIL 2011, BY John A. Kearney, DIRECTOR OF WACHOVIA BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF SAID NATIONAL BANKING ASSOCIATION. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Sharon Lane Hall  
PLACE NOTARY STAMP BELOW



# PRAIRIE DUNES AT OAKLEAF PLANTATION

PART OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

"TYPE 1 SUBDIVISION"

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.

NOTES REGARDING UTILITY EASEMENTS:


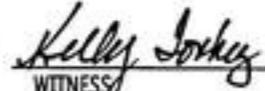

- 1) WHETHER DEPICTED ON THE PLAT OR NOT, THE DEVELOPER/OWNER HEREBY GRANTS CLAY ELECTRIC COOPERATIVE, INC. A 10 FOOT WIDE PERPETUAL EASEMENT FOR UTILITY SERVICES OVER, UNDER, UPON, AND ACROSS ALL LANDS LYING ADJACENT TO, PARALLEL WITH, AND WITHIN 10 FEET OF THE AREAS SHOWN ON THE PLAT AS ROADS, STREETS, OR OTHER RIGHTS-OF-WAY.
- 2) WHERE A CLAY ELECTRIC COOPERATIVE, INC. EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY COUNTY UTILITY AUTHORITY, 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.
- 3) WHERE A CLAY COUNTY UTILITY AUTHORITY EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY ELECTRIC COOPERATIVE, INC., 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 USE AREAS SO AS TO REASONABLY ACCOMMODATE CLAY COUNTY UTILITY AUTHORITY'S FACILITIES.
- 4) ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED C.C.U.A. AND SHOWN ON THE PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY (C.C.U.A.), ITS SUCCESSORS AND ASSIGNS.
- 5) ALL EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED C.E.C. AND SHOWN ON THE PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. (C.E.C.).

FORM OF ACCEPTANCE OF DEDICATION

SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS THE DEDICATION OF THOSE EASEMENTS GRANTED HEREIN AND TRACT K (LAKE AND FILTRATION SYSTEM), AS SET FORTH WITHIN THIS PLAT.

SIGNED THIS 14<sup>th</sup> DAY OF June, 2011.

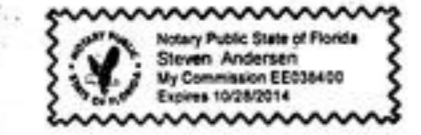
SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT



 BY:   
 WITNESS WITNESS  
 Bev Dubis Kelly Jorkey  
 PRINT NAME PRINT NAME  
 ROGER S. ARROWSMITH, CHAIRMAN

STATE OF FLORIDA, COUNTY OF CLAY

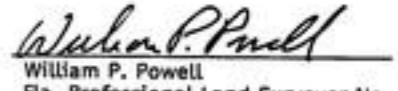
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>th</sup> DAY OF June 2011, BY ROGER S. ARROWSMITH, WELL KNOWN TO ME TO BE THE INDIVIDUAL AND CHAIRMAN OF SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT, DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS OWN FREE ACT AND DEED AS SUCH INDIVIDUAL AND AS SUCH CHAIRMAN OF SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT, THEREUNTO DULY AUTHORIZED. FURTHER, SAID ACKNOWLEDGMENT WAS TAKEN WITHOUT OATH.

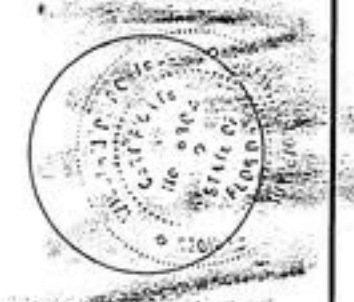
  
PLACE NOTARY STAMP BELOW



SURVEYOR'S CERTIFICATE OF REVIEW

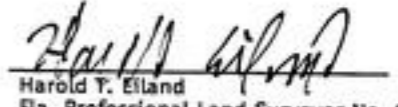
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT HE HAS BEEN RETAINED BY CLAY COUNTY TO REVIEW THIS PLAT ON BEHALF OF CLAY COUNTY, FLORIDA, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 177.081(1) FLORIDA STATUTES (1998), AND HAS DETERMINED THAT SAID PLAT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE UNDERSIGNED DID NOT PREPARE THIS PLAT. THIS CERTIFICATE IS MADE AS OF THE 23<sup>rd</sup> DAY OF June, 2011.

  
 William P. Powell  
 Fla. Professional Land Surveyor No. 6302  
 4325 Hall and Boree Road  
 Middleburg, Florida 32068



SURVEYOR'S 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 177, FLORIDA STATUTES, THAT PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SAID LAWS AND THAT SAID PLAT WAS MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF SAID CHAPTER. SIGNED THIS 23<sup>rd</sup> DAY OF June, 2011.

  
 Harold T. Eiland  
 Fla. Professional Land Surveyor No. 2518  
 Mckee, Eiland and Mullis  
 Land Surveyors, Inc.  
 615 Blanding Boulevard  
 Orange Park, Florida 32073-5058



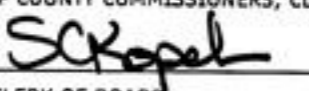

DEPARTMENT OF DEVELOPMENT SERVICES APPROVAL

APPROVED THIS 11<sup>th</sup> DAY OF AUGUST, 2011.

  
 HOLLY SAMUEL  
 DEVELOPMENT SERVICES MANAGER

BOARD OF COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS 9<sup>th</sup> DAY OF August, 2011, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.


  
 CLERK OF BOARD CHAIRMAN OF BOARD

CLERK'S CERTIFICATE

I CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON THIS 23<sup>rd</sup> DAY OF August 2011, IN PLAT BOOK 56 PAGES 1 THROUGH 11 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

  
 JAMES FELDT  
 CLERK OF CIRCUIT COURT



32402mb

# PRAIRIE DUNES AT OAKLEAF PLANTATION

PART OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 56 PAGE 4

SHEET 4 OF 11 SHEETS

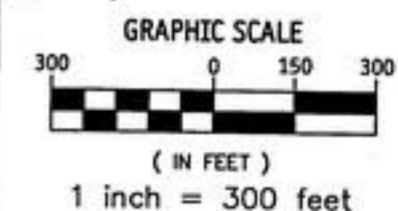
"TYPE 1 SUBDIVISION"

**TRACT AREAS**

TRACT "F" - Acres ±  
 TRACT "G" - Acres ±  
 TRACT "H" - Acres ±

**GENERAL NOTES:**

- 1) □ DENOTES PERMANENT REFERENCE MONUMENT SET. ("P.R.M. - LB 2933")
- 2) ■ DENOTES PERMANENT REFERENCE MONUMENT FOUND. ("P.R.M. - LB 2933")
- 3) ● DENOTES PERMANENT CONTROL POINT. ("PCP LB 2933")
- 4) 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.
- 5) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- 6) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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.
- 7) FLOOD ZONE LINES SHOWN HEREON WERE SCALED FROM FLOOD INSURANCE RATE MAP, PANEL NO. 120064 0045 D, DATED NOVEMBER 4, 1992, AND ARE APPROXIMATE ONLY.
- 8) MINIMUM LOT SIZE: 8,050 SQUARE FEET ±
- 9) NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR PLANTS SHALL TAKE PLACE WITHIN THE CONSERVATION EASEMENTS SHOWN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND OTHER REGULATORY AGENCIES WITH THE JURISDICTION OVER SAID EASEMENTS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE EASEMENT AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.
- 10) IN ALL CASES WHERE A TRACT IS LABELED AS A DRAINAGE EASEMENT, THE DRAINAGE EASEMENT SHALL COVER THE ENTIRE TRACT.



- LEGEND**
- R - RADIUS
  - (R) - RADIAL LINE
  - R.P. - RADIUS POINT
  - R/W - RIGHT-OF-WAY
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - ANGLE POINT IN LINE
  - ESMT. - EASEMENT
  - C.E.C. - CLAY ELECTRIC COOPERATIVE, INC.
  - C.D.D. - THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT
  - C/L - CENTERLINE
  - P.B. - PLAT BOOK
  - T-4-S - TOWNSHIP 4 SOUTH
  - R-26-E - RANGE 26 EAST
  - O.R.B. - OFFICIAL RECORDS BOOK
  - GOV. - GOVERNMENT
  - Conservation Easement - CONSERVATION EASEMENT PER O.R.B. 2390, PAGE 200 AND O.R.B. 2473, PAGE 94

LANDS OF THE STATE OF FLORIDA PER O.R.B. 1449, PAGE 475

SECTION 18, T-4-S, R-25-E  
 LANDS OF ORANGE PARK CONSTRUCTION CO., INC.  
 PER O.R.B. 1519, PAGE 469  
 (UNPLATTED LANDS)

14 13  
 23 24

SECTION 13, T-4-S, R-24-E  
 SECTION 24, T-4-S, R-24-E

13 18  
 24 19

(UNPLATTED LANDS)  
 LANDS OF TWO CREEKS INVESTMENTS, L.L.C. PER O.R.B. 2432, PAGE 1785

PREPARED BY:  
**BLAND AND ASSOCIATES, INC.**  
 PROFESSIONAL SURVEYORS and MAPPERS  
 LB 1383  
 615 Blending Boulevard  
 Orange Park, Florida 32073-5058

# PRAIRIE DUNES AT OAKLEAF PLANTATION

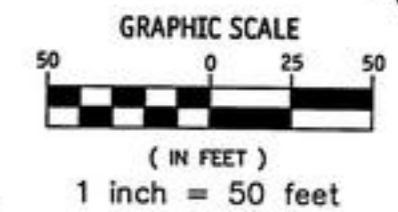
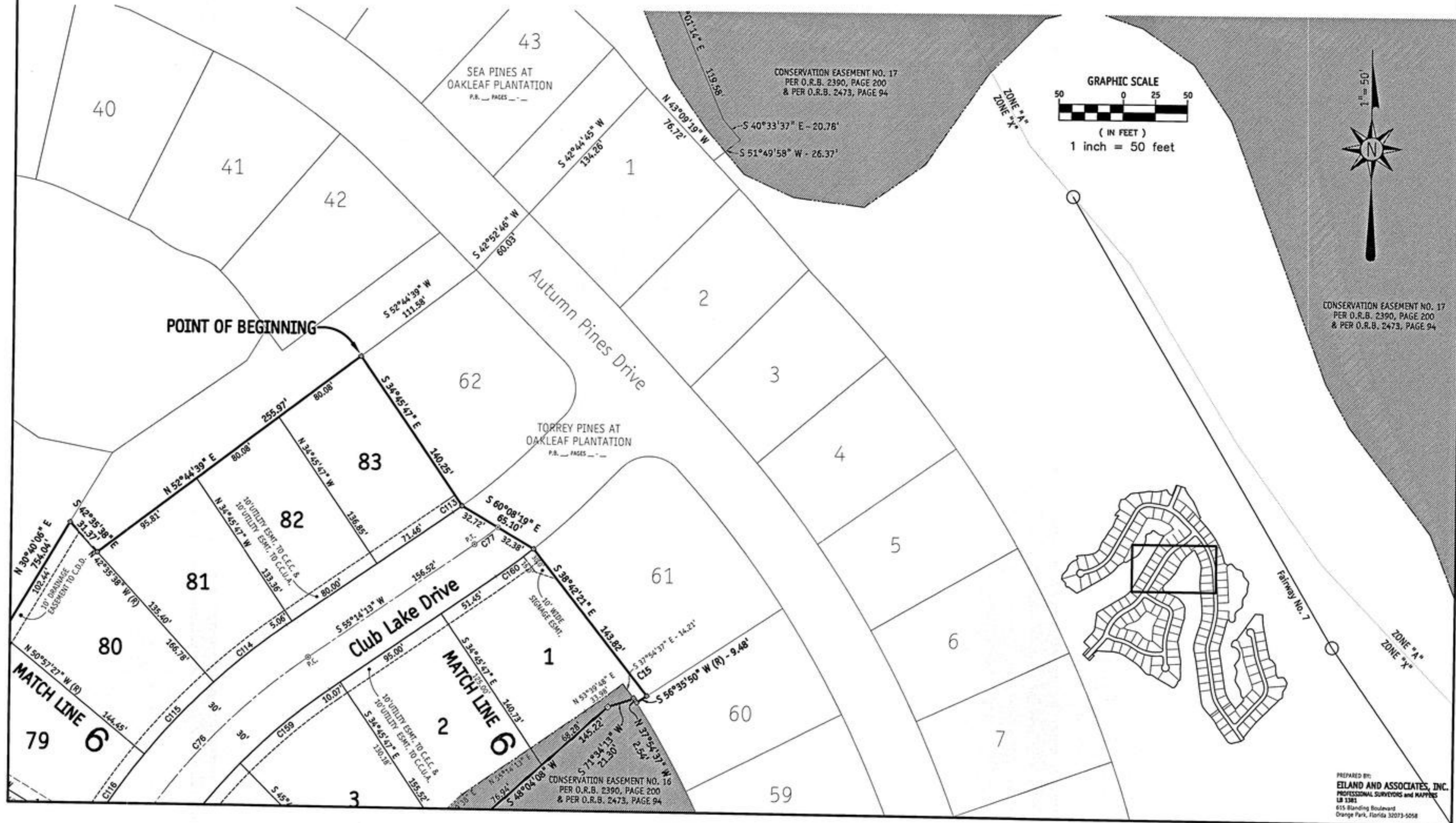
PART OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

"TYPE 1 SUBDIVISION"

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.

| CURVE | BEARING         | CHORD   | RADIUS  | LENGTH  | TANGENT | DELTA       |
|-------|-----------------|---------|---------|---------|---------|-------------|
| C10   | S 39° 17' 03" E | 189.08' | 825.00' | 189.37' | 84.99'  | 11° 45' 47" |
| C15   | N 33° 27' 18" W | 1.26'   | 690.00' | 1.26'   | 0.63'   | 0° 06' 16"  |
| C50   | N 88° 58' 27" W | 43.30'  | 30.00'  | 48.37'  | 31.27'  | 92° 23' 00" |
| C56   | N 00° 09' 57" W | 42.43'  | 30.00'  | 47.12'  | 30.00'  | 90° 00' 00" |
| C76   | S 43° 04' 10" W | 210.77' | 500.00' | 212.37' | 107.81' | 24° 20' 08" |
| C77   | N 53° 56' 37" E | 22.57'  | 500.00' | 22.58'  | 11.29'  | 2° 35' 13"  |
| C112  | N 49° 30' 53" E | 76.70'  | 470.00' | 76.79'  | 38.48'  | 09° 21' 40" |
| C113  | N 54° 42' 58" E | 8.54'   | 470.00' | 8.54'   | 4.27'   | 01° 02' 30" |
| C114  | S 51° 19' 18" W | 72.38'  | 530.00' | 72.44'  | 36.28'  | 07° 49' 51" |

| CURVE | BEARING         | CHORD   | RADIUS  | LENGTH  | TANGENT | DELTA       |
|-------|-----------------|---------|---------|---------|---------|-------------|
| C115  | S 43° 13' 27" W | 77.30'  | 530.00' | 77.37'  | 38.75'  | 08° 21' 49" |
| C116  | S 34° 58' 19" W | 75.24'  | 530.00' | 75.31'  | 37.72'  | 08° 08' 27" |
| C159  | S 49° 42' 51" W | 90.47'  | 470.00' | 90.61'  | 45.45'  | 11° 02' 46" |
| C160  | N 53° 15' 56" E | 36.47'  | 530.00' | 36.47'  | 18.24'  | 03° 56' 35" |
| C161  | N 48° 03' 51" E | 59.72'  | 530.00' | 59.76'  | 29.91'  | 06° 27' 35" |
| C163  | N 38° 05' 34" W | 134.91' | 825.00' | 135.06' | 67.68'  | 09° 22' 47" |



CONSERVATION EASEMENT NO. 17  
 PER O.R.B. 2390, PAGE 200  
 & PER O.R.B. 2473, PAGE 94

32402mb

# PRAIRIE DUNES AT OAKLEAF PLANTATION

PART OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK 56 PAGE 6

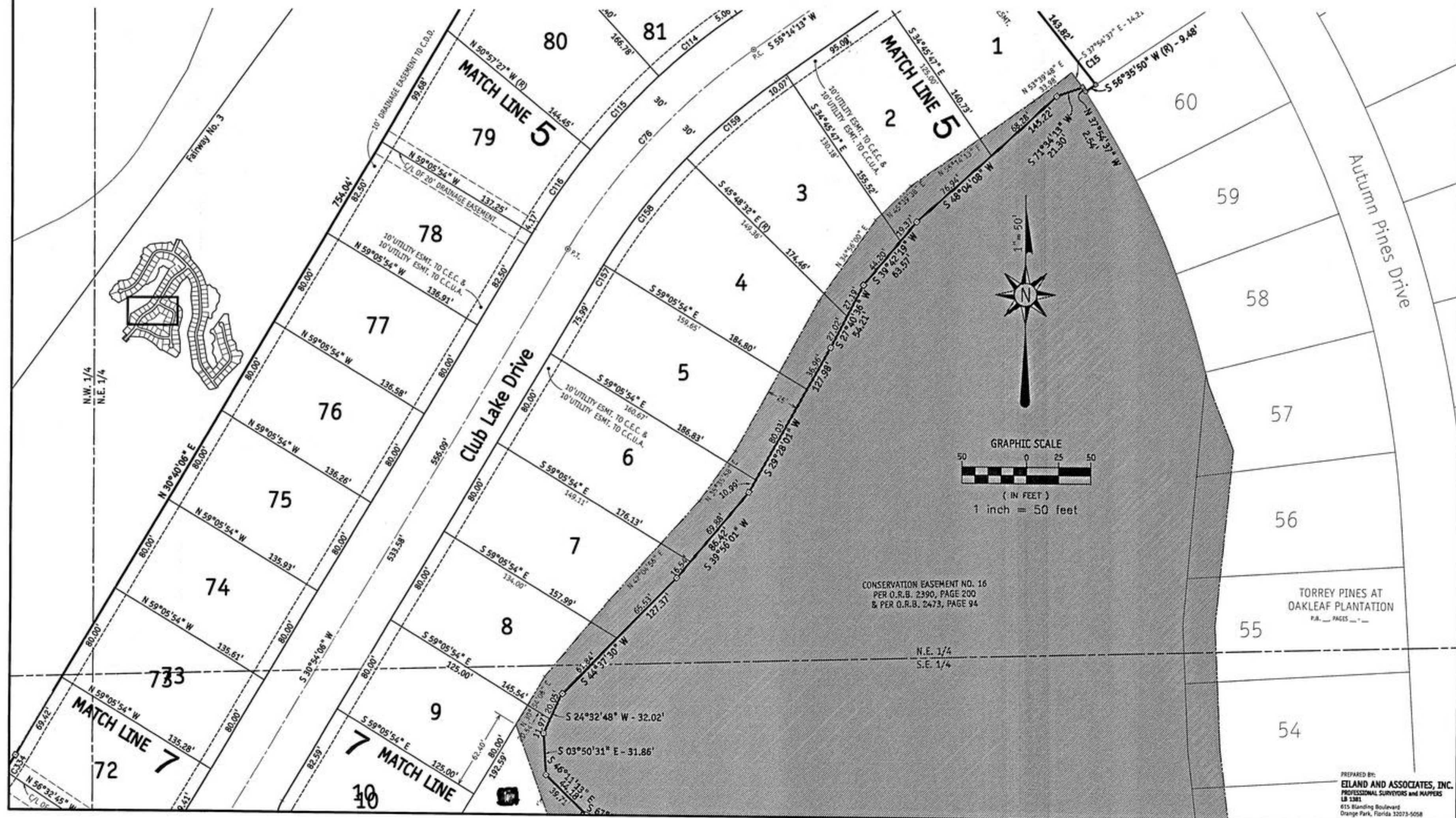
SHEET 6 OF 11 SHEETS

"TYPE 1 SUBDIVISION"

NOTICE:  
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| CURVE | BEARING         | CHORD   | RADIUS  | LENGTH  | TANGENT | DELTA       |
|-------|-----------------|---------|---------|---------|---------|-------------|
| C15   | N 23° 37' 50" W | 236.70' | 690.00' | 237.88' | 120.13' | 19° 45' 10" |
| C76   | S 43° 04' 10" W | 210.77' | 500.00' | 212.37' | 107.81' | 24° 20' 08" |
| C114  | S 51° 19' 18" W | 72.38'  | 530.00' | 72.44'  | 36.28'  | 07° 49' 51" |
| C115  | S 43° 13' 27" W | 77.30'  | 530.00' | 77.37'  | 38.75'  | 08° 21' 49" |
| C116  | S 34° 58' 19" W | 75.24'  | 530.00' | 75.31'  | 37.72'  | 08° 08' 27" |

| CURVE | BEARING         | CHORD   | RADIUS  | LENGTH  | TANGENT | DELTA       |
|-------|-----------------|---------|---------|---------|---------|-------------|
| C157  | S 31° 08' 45" W | 4.01'   | 470.00' | 4.01'   | 2.00'   | 00° 29' 18" |
| C158  | S 37° 47' 26" W | 104.79' | 470.00' | 105.01' | 52.72'  | 12° 48' 04" |
| C159  | S 49° 42' 51" W | 90.47'  | 470.00' | 90.61'  | 45.45'  | 11° 02' 46" |



PREPARED BY:  
**EILAND AND ASSOCIATES, INC.**  
PROFESSIONAL SURVEYORS AND MAPPERS  
L.S. 1381  
615 Standing Boulevard  
Orange Park, Florida 32073-5058

32402mb

# PRAIRIE DUNES AT OAKLEAF PLANTATION

## PART OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

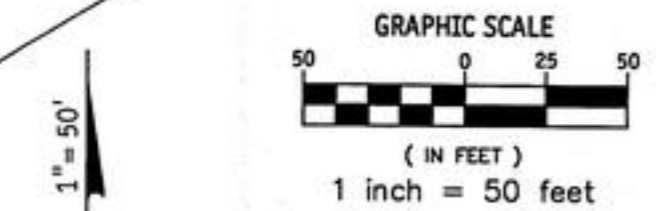
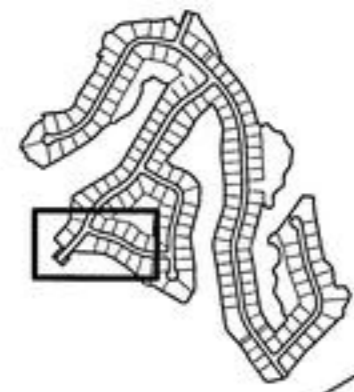
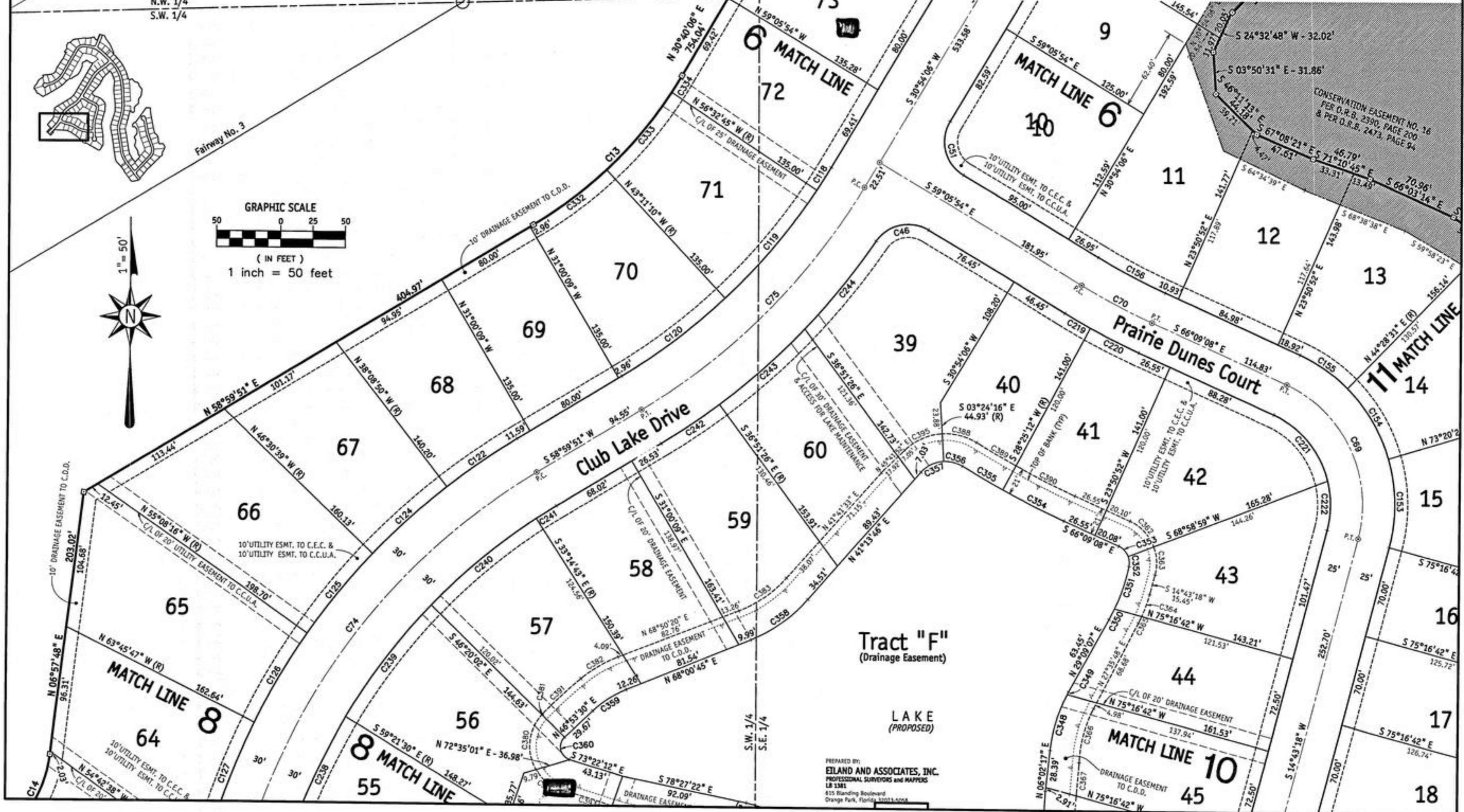
"TYPE 1 SUBDIVISION"

**NOTICE:**  
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| CURVE | BEARING         | CHORD   | RADIUS  | LENGTH  | TANGENT | DELTA       |
|-------|-----------------|---------|---------|---------|---------|-------------|
| C13   | N 44° 56' 59" E | 162.63' | 335.00' | 164.27' | 83.82'  | 28° 05' 46" |
| C14   | N 24° 20' 19" E | 59.73'  | 100.00' | 60.65'  | 31.29'  | 34° 45' 03" |
| C46   | S 77° 33' 53" W | 41.18'  | 30.00'  | 45.38'  | 28.21'  | 86° 40' 26" |
| C51   | S 14° 05' 54" E | 42.43'  | 30.00'  | 47.12'  | 30.00'  | 90° 00' 00" |
| C69   | N 25° 42' 55" W | 129.72' | 100.00' | 141.15' | 85.22'  | 80° 52' 26" |
| C70   | S 62° 37' 31" E | 61.52'  | 500.00' | 61.56'  | 30.82'  | 07° 03' 14" |
| C74   | S 37° 53' 00" E | 360.23' | 500.00' | 368.51' | 193.08' | 42° 13' 42" |
| C75   | N 44° 56' 59" E | 242.73' | 500.00' | 245.18' | 125.11' | 28° 05' 46" |
| C118  | N 32° 10' 40" E | 20.94'  | 470.00' | 20.94'  | 10.47'  | 02° 33' 10" |
| C119  | N 40° 08' 03" E | 109.34' | 470.00' | 109.59' | 55.04'  | 13° 21' 35" |
| C120  | N 52° 54' 21" E | 99.76'  | 470.00' | 99.94'  | 50.16'  | 12° 11' 02" |
| C122  | S 55° 25' 31" W | 66.05'  | 530.00' | 66.09'  | 33.09'  | 07° 08' 41" |
| C124  | S 47° 40' 16" W | 77.30'  | 530.00' | 77.37'  | 38.75'  | 08° 21' 49" |
| C125  | S 39° 10' 33" W | 79.73'  | 530.00' | 79.80'  | 39.98'  | 08° 37' 37" |
| C126  | S 30° 32' 58" W | 79.71'  | 530.00' | 79.79'  | 39.97'  | 08° 37' 32" |
| C127  | S 21° 30' 11" W | 87.48'  | 530.00' | 87.58'  | 43.89'  | 09° 28' 03" |
| C153  | N 00° 58' 07" W | 67.61'  | 125.00' | 68.46'  | 35.11'  | 31° 22' 50" |
| C154  | N 31° 05' 30" W | 62.31'  | 125.00' | 62.98'  | 32.17'  | 28° 51' 57" |
| C155  | N 55° 50' 18" W | 44.76'  | 125.00' | 45.00'  | 22.75'  | 20° 37' 39" |
| C156  | S 62° 37' 31" E | 58.44'  | 475.00' | 58.46'  | 29.28'  | 07° 03' 14" |
| C219  | S 60° 20' 21" E | 22.74'  | 525.00' | 22.74'  | 11.37'  | 02° 28' 53" |
| C220  | S 63° 51' 58" E | 41.89'  | 525.00' | 41.90'  | 20.96'  | 04° 34' 21" |

| CURVE | BEARING         | CHORD   | RADIUS  | LENGTH  | TANGENT | DELTA       |
|-------|-----------------|---------|---------|---------|---------|-------------|
| C221  | N 40° 17' 20" W | 65.43'  | 75.00'  | 67.71'  | 36.36'  | 51° 43' 37" |
| C222  | N 00° 08' 53" E | 37.74'  | 75.00'  | 38.15'  | 19.50'  | 29° 08' 49" |
| C238  | S 24° 55' 23" W | 93.66'  | 470.00' | 93.82'  | 47.07'  | 11° 26' 14" |
| C239  | S 37° 15' 23" W | 108.28' | 470.00' | 108.52' | 54.50'  | 13° 13' 46" |
| C240  | S 50° 18' 46" W | 105.46' | 470.00' | 105.69' | 53.07'  | 12° 53' 01" |
| C241  | S 57° 52' 34" W | 18.40'  | 470.00' | 18.40'  | 9.20'   | 02° 14' 35" |
| C242  | N 56° 04' 13" E | 54.14'  | 530.00' | 54.16'  | 27.10'  | 05° 51' 18" |
| C243  | N 48° 23' 29" E | 87.80'  | 530.00' | 87.90'  | 44.05'  | 09° 30' 10" |
| C244  | N 38° 56' 02" E | 86.97'  | 530.00' | 87.07'  | 43.63'  | 09° 24' 44" |
| C332  | N 52° 54' 21" E | 71.10'  | 335.00' | 71.24'  | 35.75'  | 12° 11' 02" |
| C333  | N 40° 08' 03" E | 77.93'  | 335.00' | 78.11'  | 39.23'  | 13° 21' 35" |
| C334  | N 32° 10' 40" E | 14.92'  | 335.00' | 14.92'  | 7.46'   | 02° 33' 10" |
| C348  | S 17° 05' 20" W | 44.47'  | 116.00' | 44.75'  | 22.65'  | 22° 06' 05" |
| C349  | S 28° 38' 45" W | 2.05'   | 116.00' | 2.05'   | 1.02'   | 01° 00' 44" |
| C350  | N 27° 15' 17" E | 9.28'   | 140.22' | 9.29'   | 4.64'   | 03° 47' 30" |
| C351  | N 18° 21' 16" E | 34.19'  | 140.22' | 34.28'  | 17.23'  | 14° 00' 24" |
| C352  | N 04° 48' 03" W | 7.79'   | 14.00'  | 7.89'   | 4.05'   | 32° 18' 13" |
| C353  | N 43° 33' 09" W | 10.76'  | 14.00'  | 11.04'  | 5.83'   | 45° 11' 59" |
| C354  | S 63° 51' 58" E | 53.13'  | 666.00' | 53.15'  | 26.59'  | 04° 34' 21" |
| C355  | S 60° 02' 51" E | 35.62'  | 666.00' | 35.62'  | 17.82'  | 03° 03' 53" |
| C356  | N 75° 57' 35" W | 14.99'  | 25.00'  | 15.22'  | 7.86'   | 34° 53' 21" |
| C357  | S 63° 54' 45" W | 19.28'  | 25.00'  | 19.79'  | 10.45'  | 45° 21' 58" |

| CURVE | BEARING         | CHORD  | RADIUS   | LENGTH | TANGENT | DELTA        |
|-------|-----------------|--------|----------|--------|---------|--------------|
| C358  | N 54° 37' 15" E | 53.73' | 116.00'  | 54.22' | 27.62'  | 26° 46' 59"  |
| C359  | S 57° 27' 07" W | 30.79' | 84.00'   | 30.96' | 15.66'  | 21° 07' 15"  |
| C360  | S 13° 14' 21" E | 17.34' | 10.00'   | 20.99' | 17.41'  | 120° 15' 42" |
| C362  | N 43° 35' 05" W | 26.86' | 35.00'   | 27.57' | 14.55'  | 45° 08' 07"  |
| C363  | N 03° 08' 52" W | 21.48' | 35.00'   | 21.83' | 11.28'  | 35° 44' 19"  |
| C364  | N 19° 36' 58" E | 17.92' | 105.00'  | 17.94' | 8.99'   | 09° 47' 21"  |
| C365  | N 26° 03' 13" E | 5.65'  | 105.00'  | 5.66'  | 2.83'   | 03° 05' 09"  |
| C366  | S 14° 37' 38" W | 42.64' | 95.00'   | 43.01' | 21.88'  | 25° 56' 21"  |
| C367  | S 04° 28' 37" W | 25.31' | 3789.20' | 25.31' | 12.66'  | 00° 22' 58"  |
| C380  | S 05° 39' 08" W | 42.22' | 35.00'   | 45.33' | 26.47'  | 74° 11' 55"  |
| C381  | S 43° 24' 45" W | 0.81'  | 35.00'   | 0.81'  | 0.40'   | 01° 10' 18"  |
| C382  | S 59° 45' 12" W | 33.16' | 105.00'  | 33.30' | 16.79'  | 18° 10' 16"  |
| C383  | N 55° 15' 57" E | 44.59' | 95.00'   | 45.01' | 22.94'  | 27° 08' 47"  |
| C388  | N 76° 05' 52" W | 27.24' | 45.00'   | 27.67' | 14.29'  | 35° 13' 54"  |
| C389  | S 60° 01' 51" E | 34.87' | 645.00'  | 34.88' | 17.44'  | 03° 05' 53"  |
| C390  | S 63° 51' 58" E | 51.46' | 645.00'  | 51.47' | 25.75'  | 04° 34' 21"  |
| C391  | S 47° 22' 14" W | 40.26' | 350.00'  | 40.28' | 20.16'  | 06° 35' 40"  |
| C395  | S 65° 50' 32" W | 31.22' | 45.00'   | 31.88' | 16.64'  | 40° 35' 19"  |



PREPARED BY:  
**EILAND AND ASSOCIATES, INC.**  
PROFESSIONAL SURVEYORS AND MAPPERS  
L.S. 1281  
855 Standing Boulevard  
Orange Park, Florida 32067-0008

32402mb

# PRAIRIE DUNES AT OAKLEAF PLANTATION

## PART OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

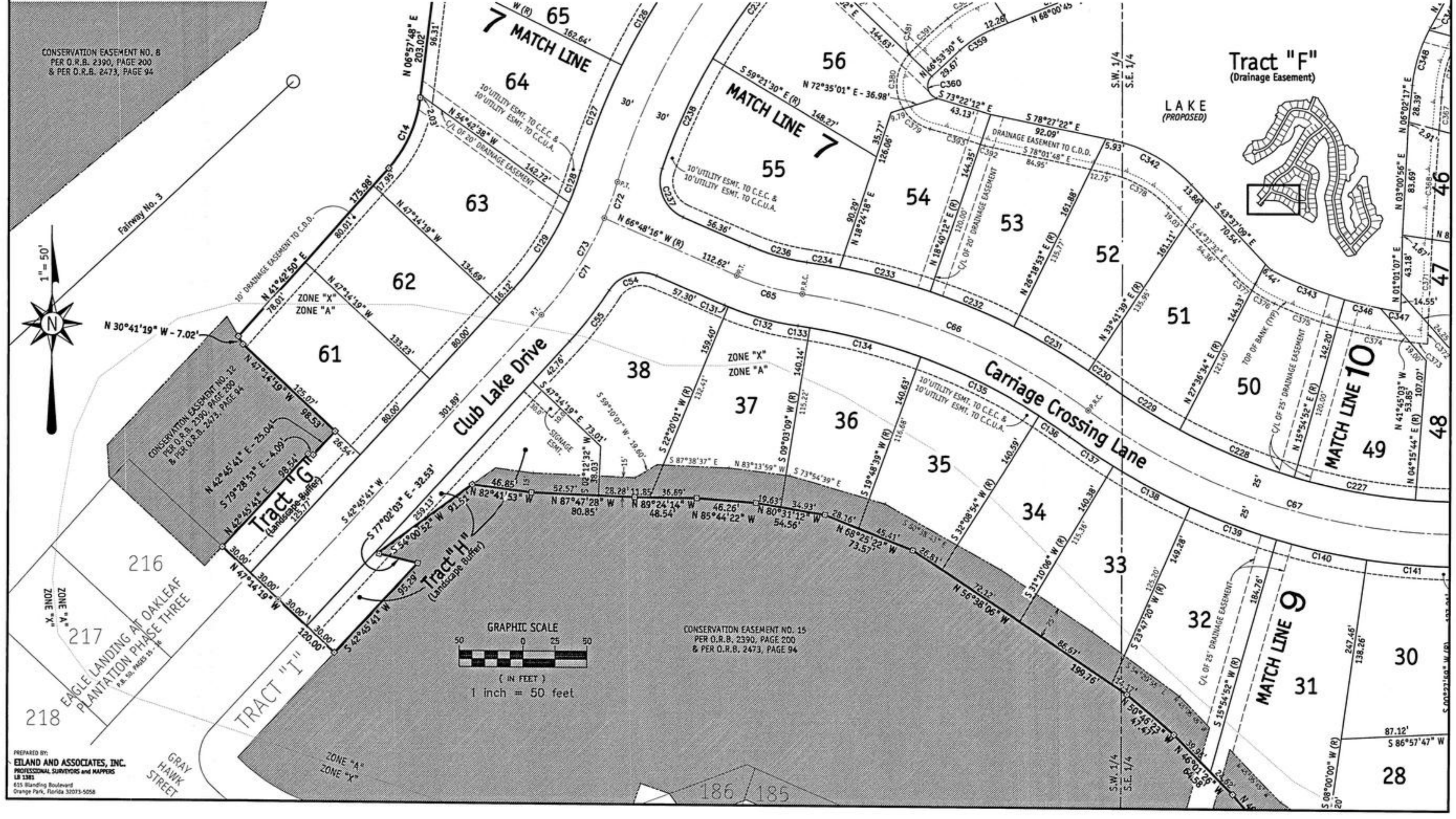
"TYPE 1 SUBDIVISION"

**NOTICE:**  
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| CURVE | BEARING         | CHORD   | RADIUS  | LENGTH  | TANGENT | DELTA       |
|-------|-----------------|---------|---------|---------|---------|-------------|
| C14   | N 24° 20' 19" E | 59.73'  | 100.00' | 60.65'  | 31.29'  | 34° 45' 03" |
| C54   | S 73° 04' 02" W | 38.47'  | 30.00'  | 42.02'  | 25.29'  | 80° 15' 25" |
| C55   | N 37° 51' 00" E | 50.51'  | 295.00' | 50.57'  | 25.35'  | 09° 49' 22" |
| C65   | S 74° 26' 14" E | 53.13'  | 200.00' | 53.29'  | 26.80'  | 15° 15' 57" |
| C66   | N 68° 13' 13" W | 239.38' | 500.00' | 241.73' | 123.27' | 27° 41' 59" |
| C67   | S 74° 48' 57" E | 349.31' | 500.00' | 356.84' | 186.40' | 40° 53' 25" |
| C71   | N 32° 58' 43" E | 90.06'  | 265.00' | 90.49'  | 45.69'  | 19° 33' 57" |
| C72   | N 19° 58' 57" E | 29.71'  | 265.00' | 29.72'  | 14.88'  | 06° 25' 35" |
| C73   | N 29° 45' 55" E | 119.19' | 265.00' | 120.22' | 61.16'  | 25° 59' 32" |
| C74   | S 37° 53' 00" W | 360.23' | 500.00' | 368.51' | 193.08' | 42° 13' 42" |
| C126  | S 30° 32' 58" W | 79.71'  | 530.00' | 79.79'  | 39.97'  | 08° 37' 32" |
| C127  | S 21° 30' 11" W | 87.48'  | 530.00' | 87.58'  | 43.89'  | 09° 28' 03" |
| C128  | N 19° 58' 57" E | 26.34'  | 235.00' | 26.36'  | 13.19'  | 06° 25' 35" |
| C129  | N 32° 58' 43" E | 79.86'  | 235.00' | 80.25'  | 40.52'  | 19° 33' 57" |
| C131  | S 67° 14' 07" E | 3.39'   | 225.00' | 3.39'   | 1.69'   | 00° 51' 43" |
| C132  | S 74° 52' 06" E | 56.42'  | 225.00' | 56.56'  | 28.43'  | 14° 24' 14" |
| C133  | N 81° 30' 32" W | 9.31'   | 475.00' | 9.31'   | 4.65'   | 01° 07' 22" |
| C134  | N 75° 34' 06" W | 89.06'  | 475.00' | 89.19'  | 44.73'  | 10° 45' 30" |
| C135  | N 64° 01' 13" W | 102.08' | 475.00' | 102.28' | 51.34'  | 12° 20' 15" |
| C136  | N 56° 06' 40" W | 28.85'  | 475.00' | 28.86'  | 14.43'  | 03° 28' 52" |
| C137  | S 56° 36' 04" E | 40.87'  | 525.00' | 40.88'  | 20.45'  | 04° 27' 40" |

| CURVE | BEARING         | CHORD  | RADIUS  | LENGTH | TANGENT | DELTA       |
|-------|-----------------|--------|---------|--------|---------|-------------|
| C138  | S 62° 31' 17" E | 67.57' | 525.00' | 67.62' | 33.86'  | 07° 22' 46" |
| C139  | S 70° 08' 54" E | 72.10' | 525.00' | 72.15' | 36.13'  | 07° 52' 28" |
| C140  | S 78° 02' 34" E | 72.46' | 525.00' | 72.52' | 36.32'  | 07° 54' 52" |
| C141  | S 85° 46' 00" E | 68.98' | 525.00' | 69.03' | 34.57'  | 07° 32' 01" |
| C227  | S 79° 54' 42" E | 96.43' | 475.00' | 96.60' | 48.47'  | 11° 39' 08" |
| C228  | S 68° 14' 17" E | 96.79' | 475.00' | 96.96' | 48.65'  | 11° 41' 42" |
| C229  | S 58° 22' 50" E | 66.43' | 475.00' | 66.49' | 33.30'  | 08° 01' 12" |
| C230  | N 55° 20' 17" W | 17.73' | 525.00' | 17.73' | 8.87'   | 01° 56' 07" |
| C231  | N 59° 59' 44" W | 67.57' | 525.00' | 67.62' | 33.86'  | 07° 22' 46" |
| C232  | N 67° 30' 27" W | 70.00' | 525.00' | 70.05' | 35.08'  | 07° 38' 40" |
| C233  | N 75° 17' 37" W | 72.58' | 525.00' | 72.64' | 36.38'  | 07° 55' 38" |
| C234  | N 80° 39' 49" W | 25.77' | 525.00' | 25.78' | 12.89'  | 02° 48' 47" |
| C236  | S 74° 26' 14" E | 46.49' | 175.00' | 46.63' | 23.45'  | 15° 15' 57" |
| C237  | S 23° 48' 00" E | 40.92' | 30.00'  | 45.03' | 27.98'  | 86° 00' 32" |
| C238  | S 24° 55' 23" W | 93.66' | 470.00' | 93.82' | 47.07'  | 11° 26' 14" |
| C342  | N 61° 02' 15" W | 69.45' | 116.00' | 70.53' | 36.39'  | 34° 50' 14" |
| C343  | S 68° 45' 46" E | 61.75' | 332.80' | 61.84' | 31.01'  | 10° 38' 45" |
| C346  | S 76° 34' 09" E | 28.84' | 332.80' | 28.85' | 14.43'  | 04° 58' 01" |
| C347  | S 80° 26' 45" E | 16.18' | 332.80' | 16.18' | 8.09'   | 02° 47' 11" |
| C348  | S 17° 05' 20" W | 44.47' | 116.00' | 44.75' | 22.65'  | 22° 06' 05" |
| C349  | S 28° 38' 45" W | 2.05'  | 116.00' | 2.05'  | 1.02'   | 01° 00' 44" |

| CURVE | BEARING         | CHORD  | RADIUS   | LENGTH | TANGENT | DELTA        |
|-------|-----------------|--------|----------|--------|---------|--------------|
| C359  | S 57° 27' 07" W | 30.79' | 84.00'   | 30.96' | 15.66'  | 21° 07' 15"  |
| C360  | S 13° 14' 21" E | 17.34' | 10.00'   | 20.99' | 17.41'  | 120° 15' 42" |
| C367  | S 04° 28' 37" W | 25.31' | 3789.20' | 25.31' | 12.66'  | 00° 22' 58"  |
| C368  | S 03° 39' 11" W | 83.65' | 3789.20' | 83.65' | 41.83'  | 01° 15' 50"  |
| C371  | S 02° 31' 36" W | 65.33' | 3789.20' | 65.33' | 32.67'  | 00° 59' 16"  |
| C372  | S 01° 54' 57" W | 15.47' | 3789.20' | 15.47' | 7.73'   | 00° 14' 02"  |
| C373  | S 84° 38' 10" E | 13.70' | 355.00'  | 13.70' | 6.85'   | 02° 12' 39"  |
| C374  | S 78° 48' 29" E | 58.45' | 355.00'  | 58.52' | 29.33'  | 09° 26' 42"  |
| C375  | S 69° 25' 53" E | 46.46' | 355.00'  | 46.49' | 23.28'  | 07° 30' 14"  |
| C376  | S 60° 06' 34" E | 29.38' | 105.00'  | 29.42' | 10.24'  | 11° 08' 25"  |
| C377  | S 49° 34' 57" E | 18.15' | 105.00'  | 18.17' | 9.11'   | 09° 54' 50"  |
| C378  | N 61° 19' 40" W | 54.61' | 95.00'   | 55.39' | 28.51'  | 33° 24' 16"  |
| C379  | S 53° 11' 09" E | 25.93' | 35.00'   | 26.56' | 13.96'  | 43° 28' 39"  |
| C380  | S 05° 18' 04" W | 41.88' | 35.00'   | 44.90' | 26.13'  | 73° 29' 48"  |
| C381  | S 43° 03' 41" W | 1.24'  | 35.00'   | 1.24'  | 0.62'   | 02° 01' 26"  |
| C391  | S 47° 22' 14" W | 40.26' | 350.00'  | 40.28' | 20.16'  | 06° 35' 40"  |
| C392  | N 71° 10' 22" W | 3.54'  | 645.00'  | 3.54'  | 1.77'   | 00° 18' 51"  |
| C393  | N 73° 07' 38" W | 40.46' | 645.00'  | 40.47' | 20.24'  | 03° 35' 41"  |



PREPARED BY:  
**ELAND AND ASSOCIATES, INC.**  
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Orange Park, Florida 32073-5058

**GRAY HAWK STREET**

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# PRAIRIE DUNES AT OAKLEAF PLANTATION

PART OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

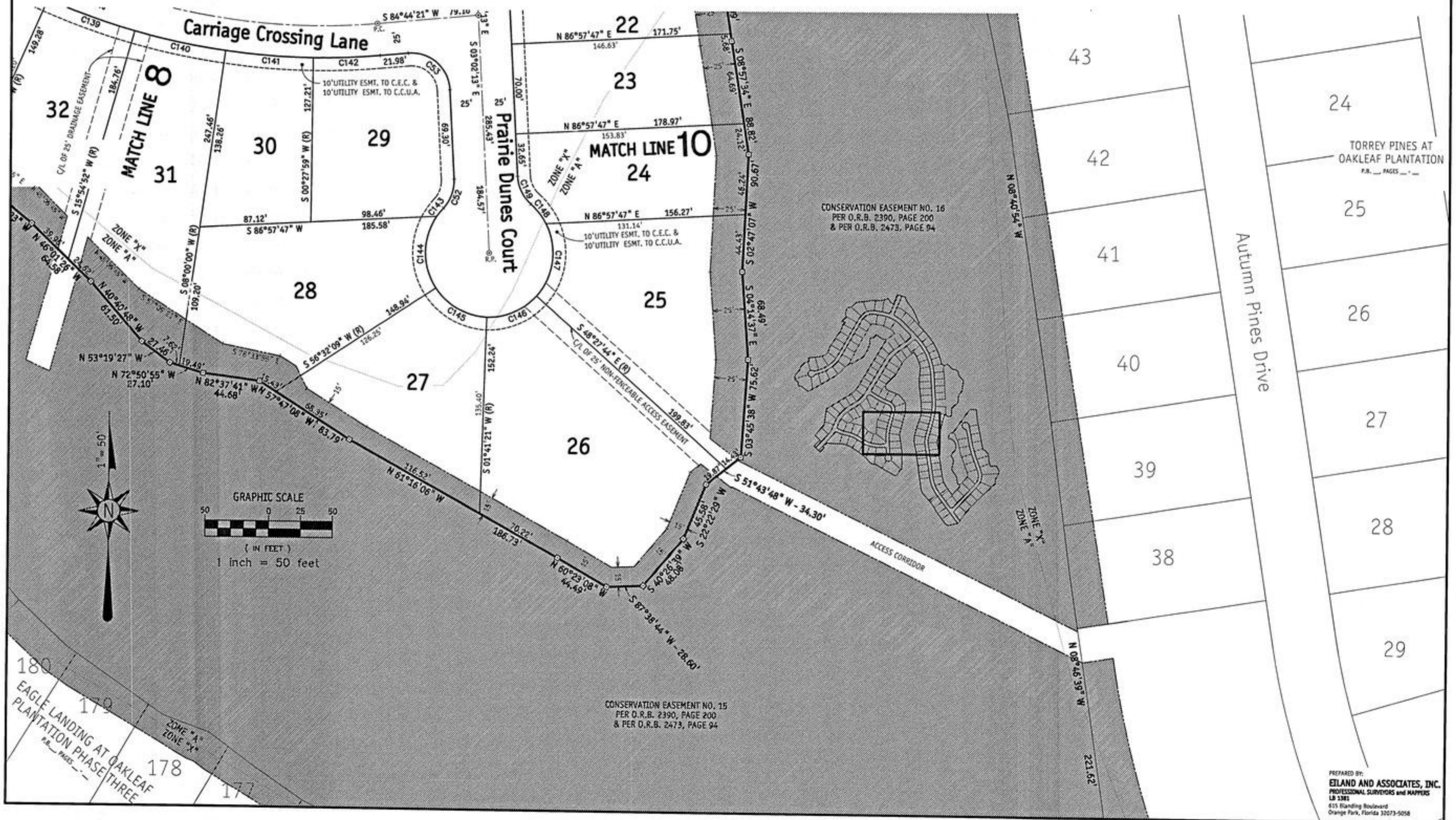
"TYPE 1 SUBDIVISION"

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SUSPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

| CURVE | BEARING         | CHORD   | RADIUS  | LENGTH  | TANGENT | DELTA       |
|-------|-----------------|---------|---------|---------|---------|-------------|
| C52   | N 20° 14' 48" E | 23.72'  | 30.00'  | 24.38'  | 12.91'  | 46° 34' 03" |
| C53   | N 49° 08' 56" W | 43.24'  | 30.00'  | 48.29'  | 31.19'  | 92° 13' 26" |
| C61   | S 22° 58' 14" E | 240.48' | 500.00' | 242.86' | 123.88' | 27° 49' 47" |
| C67   | S 74° 48' 57" E | 349.31' | 500.00' | 356.84' | 186.40' | 40° 53' 25" |
| C139  | S 70° 08' 54" E | 72.10'  | 525.00' | 72.15'  | 36.13'  | 07° 52' 28" |
| C140  | S 78° 02' 34" E | 72.46'  | 525.00' | 72.52'  | 36.32'  | 07° 54' 52" |

| CURVE | BEARING         | CHORD  | RADIUS  | LENGTH | TANGENT | DELTA       |
|-------|-----------------|--------|---------|--------|---------|-------------|
| C141  | S 85° 46' 00" E | 68.98' | 525.00' | 69.03' | 34.57'  | 07° 32' 01" |
| C142  | N 87° 36' 10" E | 52.46' | 525.00' | 52.48' | 26.26'  | 05° 43' 38" |
| C143  | S 38° 46' 36" W | 8.29'  | 50.00'  | 8.30'  | 4.16'   | 09° 30' 27" |
| C144  | S 00° 16' 46" W | 55.55' | 50.00'  | 58.89' | 33.40'  | 67° 29' 14" |
| C145  | S 60° 53' 15" E | 46.06' | 50.00'  | 47.86' | 25.94'  | 54° 50' 47" |
| C146  | N 66° 36' 49" E | 42.38' | 50.00'  | 43.77' | 23.40'  | 50° 09' 05" |

| CURVE | BEARING         | CHORD   | RADIUS  | LENGTH  | TANGENT | DELTA       |
|-------|-----------------|---------|---------|---------|---------|-------------|
| C147  | N 06° 59' 34" E | 56.71'  | 50.00'  | 60.29'  | 34.42'  | 69° 05' 25" |
| C148  | N 38° 34' 42" W | 19.13'  | 50.00'  | 19.24'  | 9.74'   | 22° 03' 08" |
| C149  | S 26° 14' 15" E | 23.72'  | 30.00'  | 24.38'  | 12.91'  | 46° 34' 03" |
| C177  | S 22° 58' 14" E | 252.51' | 525.00' | 255.00' | 130.07' | 27° 49' 47" |
| C196  | S 22° 27' 11" E | 101.92' | 475.00' | 102.12' | 51.26'  | 12° 19' 04" |
| C197  | S 12° 40' 30" E | 59.97'  | 475.00' | 60.01'  | 30.05'  | 07° 14' 19" |



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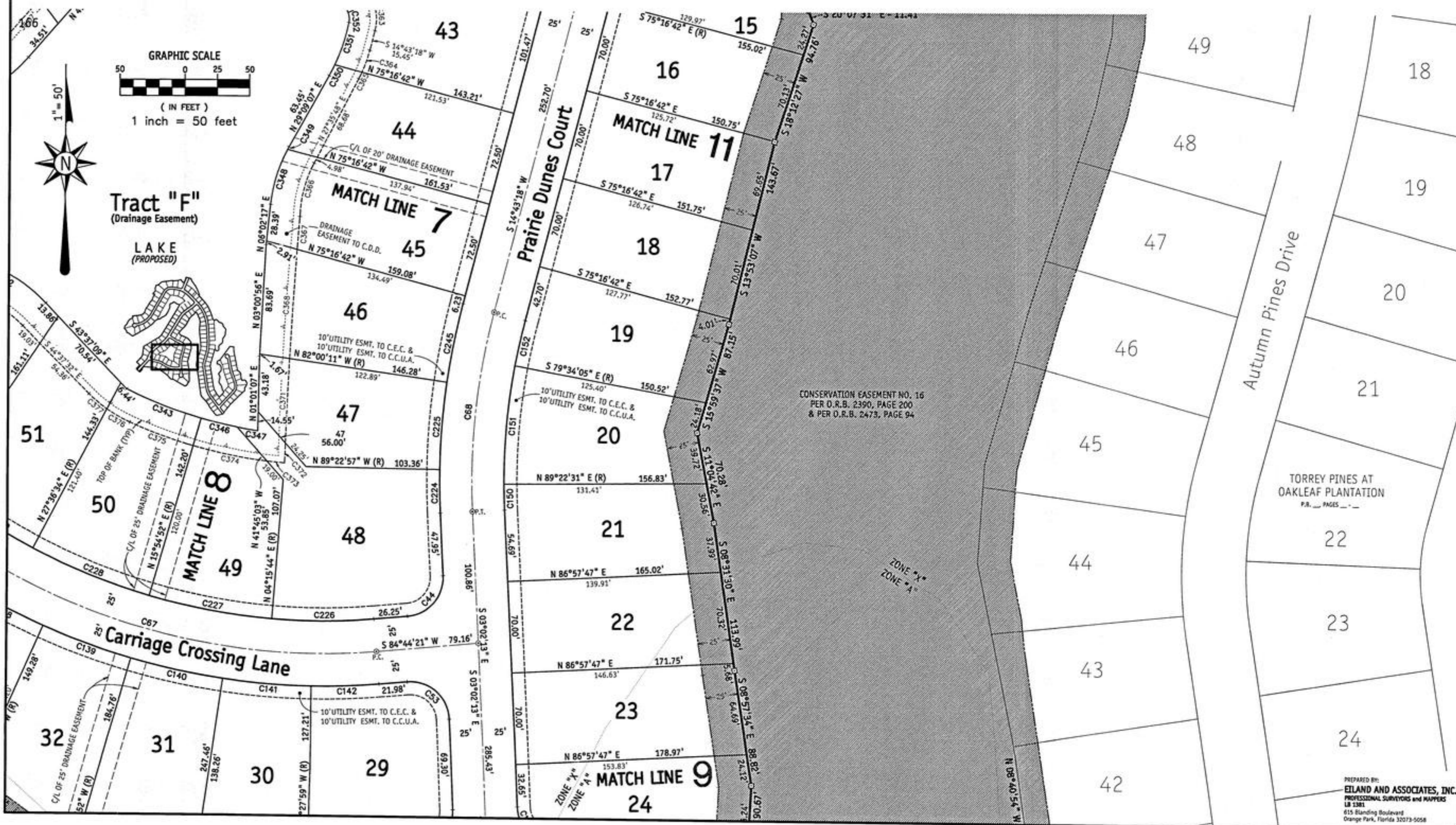
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| CURVE | BEARING         | CHORD   | RADIUS  | LENGTH  | TANGENT | DELTA       |
|-------|-----------------|---------|---------|---------|---------|-------------|
| C44   | N 40° 51' 04" E | 41.60'  | 30.00'  | 45.96'  | 28.86'  | 87° 46' 34" |
| C53   | N 49° 08' 56" W | 43.24'  | 30.00'  | 48.29'  | 31.19'  | 92° 13' 26" |
| C67   | S 74° 48' 57" E | 349.31' | 500.00' | 356.84' | 186.40' | 40° 53' 25" |
| C68   | S 05° 50' 32" W | 154.35' | 500.00' | 154.97' | 78.11'  | 17° 45' 31" |
| C139  | S 70° 08' 54" E | 72.10'  | 525.00' | 72.15'  | 36.13'  | 07° 52' 28" |
| C140  | S 78° 02' 34" E | 72.46'  | 525.00' | 72.52'  | 36.32'  | 07° 54' 52" |
| C141  | S 85° 46' 00" E | 68.98'  | 525.00' | 69.03'  | 34.57'  | 07° 32' 01" |
| C142  | N 87° 36' 10" E | 52.46'  | 525.00' | 52.48'  | 26.26'  | 05° 43' 38" |
| C149  | S 23° 44' 23" E | 21.21'  | 30.00'  | 21.68'  | 11.34'  | 41° 24' 20" |
| C150  | S 01° 49' 51" E | 20.00'  | 475.00' | 20.00'  | 10.00'  | 02° 24' 44" |
| C151  | S 04° 54' 13" W | 91.52'  | 475.00' | 91.66'  | 45.97'  | 11° 03' 24" |
| C152  | S 12° 34' 36" W | 35.56'  | 475.00' | 35.56'  | 17.79'  | 04° 17' 23" |
| C224  | S 01° 12' 35" E | 33.48'  | 525.00' | 33.49'  | 16.75'  | 03° 39' 16" |

| CURVE | BEARING         | CHORD  | RADIUS  | LENGTH | TANGENT | DELTA       |
|-------|-----------------|--------|---------|--------|---------|-------------|
| C225  | S 04° 18' 26" W | 67.57' | 525.00' | 67.62' | 33.86'  | 07° 22' 46" |
| C226  | N 89° 30' 02" E | 78.86' | 475.00' | 78.95' | 39.57'  | 09° 31' 23" |
| C227  | S 79° 54' 42" E | 96.43' | 475.00' | 96.60' | 48.47'  | 11° 39' 08" |
| C228  | S 68° 14' 17" E | 96.79' | 475.00' | 96.96' | 48.65'  | 11° 41' 42" |
| C245  | S 11° 21' 34" W | 61.58' | 525.00' | 61.62' | 30.84'  | 06° 43' 29" |
| C343  | S 68° 45' 46" E | 61.75' | 332.80' | 61.84' | 31.01'  | 10° 38' 45" |
| C346  | S 76° 34' 09" E | 28.84' | 332.80' | 28.85' | 14.43'  | 04° 58' 01" |
| C347  | S 80° 26' 45" E | 16.18' | 332.80' | 16.18' | 8.09'   | 02° 47' 11" |
| C348  | S 17° 05' 20" W | 44.47' | 116.00' | 44.75' | 22.65'  | 22° 06' 05" |
| C349  | S 28° 38' 45" W | 2.05'  | 116.00' | 2.05'  | 1.02'   | 01° 00' 44" |
| C350  | N 27° 15' 17" E | 9.28'  | 140.22' | 9.29'  | 4.64'   | 03° 47' 39" |
| C351  | N 18° 21' 16" E | 34.19' | 140.22' | 34.28' | 17.23'  | 14° 00' 24" |
| C352  | N 04° 48' 03" W | 7.79'  | 14.00'  | 7.89'  | 4.05'   | 32° 18' 13" |

| CURVE | BEARING         | CHORD  | RADIUS   | LENGTH | TANGENT | DELTA       |
|-------|-----------------|--------|----------|--------|---------|-------------|
| C363  | N 03° 08' 52" W | 21.48' | 35.00'   | 21.83' | 11.28'  | 35° 44' 19" |
| C364  | N 19° 36' 58" E | 17.92' | 105.00'  | 17.94' | 8.99'   | 09° 47' 21" |
| C365  | N 26° 03' 13" E | 5.65'  | 105.00'  | 5.66'  | 2.83'   | 03° 05' 09" |
| C366  | S 14° 37' 38" W | 42.64' | 95.00'   | 43.01' | 21.88'  | 25° 56' 21" |
| C367  | S 04° 28' 37" W | 25.31' | 3789.20' | 25.31' | 12.66'  | 00° 22' 58" |
| C368  | S 03° 39' 11" W | 83.65' | 3789.20' | 83.65' | 41.83'  | 01° 15' 53" |
| C371  | S 02° 31' 36" W | 65.33' | 3789.20' | 65.33' | 32.67'  | 00° 59' 16" |
| C372  | S 01° 54' 57" W | 15.47' | 3789.20' | 15.47' | 7.73'   | 00° 14' 02" |
| C373  | S 84° 38' 10" E | 13.70' | 355.00'  | 13.70' | 6.85'   | 02° 12' 39" |
| C374  | S 78° 48' 29" E | 58.45' | 355.00'  | 58.52' | 29.33'  | 09° 26' 42" |
| C375  | S 69° 25' 53" E | 46.46' | 355.00'  | 46.49' | 23.28'  | 07° 30' 14" |
| C376  | S 60° 06' 34" E | 20.38' | 105.00'  | 20.42' | 10.24'  | 11° 08' 25" |
| C377  | S 49° 34' 57" E | 18.15' | 105.00'  | 18.17' | 9.11'   | 09° 54' 50" |



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# PRAIRIE DUNES AT OAKLEAF PLANTATION

## PART OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

**"TYPE 1 SUBDIVISION"**

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| CURVE | BEARING         | CHORD   | RADIUS  | LENGTH  | TANGENT | DELTA       |
|-------|-----------------|---------|---------|---------|---------|-------------|
| C46   | S 77° 33' 53" W | 41.18'  | 30.00'  | 45.38'  | 28.31'  | 86° 40' 26" |
| C51   | S 14° 05' 54" E | 42.43'  | 30.00'  | 47.12'  | 30.00'  | 90° 00' 00" |
| C69   | N 25° 42' 55" W | 129.72' | 100.00' | 141.15' | 85.22'  | 80° 52' 26" |
| C70   | S 62° 37' 31" E | 61.52'  | 500.00' | 61.56'  | 30.82'  | 07° 03' 14" |
| C75   | N 44° 56' 59" E | 242.73' | 500.00' | 245.18' | 125.11' | 28° 05' 46" |
| C118  | N 32° 10' 40" E | 20.94'  | 470.00' | 20.94'  | 10.47'  | 02° 33' 10" |
| C119  | N 40° 08' 03" E | 109.34' | 470.00' | 109.59' | 55.04'  | 13° 21' 35" |
| C120  | N 52° 54' 21" E | 99.78'  | 470.00' | 99.94'  | 50.16'  | 12° 11' 02" |
| C153  | N 00° 58' 07" W | 67.61'  | 125.00' | 68.46'  | 35.11'  | 31° 22' 50" |
| C154  | N 31° 05' 30" W | 62.31'  | 125.00' | 62.98'  | 32.17'  | 28° 51' 57" |
| C155  | N 55° 50' 18" W | 44.76'  | 125.00' | 45.00'  | 22.75'  | 20° 37' 39" |
| C156  | S 62° 37' 31" E | 58.44'  | 475.00' | 58.48'  | 29.28'  | 07° 03' 14" |
| C219  | S 80° 20' 21" E | 22.74'  | 525.00' | 22.74'  | 11.37'  | 02° 28' 53" |
| C220  | S 63° 51' 58" E | 41.89'  | 525.00' | 41.90'  | 20.96'  | 04° 34' 21" |

| CURVE | BEARING         | CHORD  | RADIUS  | LENGTH | TANGENT | DELTA       |
|-------|-----------------|--------|---------|--------|---------|-------------|
| C221  | N 40° 17' 20" W | 65.43' | 75.00'  | 67.71' | 36.36'  | 51° 43' 37" |
| C222  | N 00° 08' 53" E | 37.74' | 75.00'  | 38.15' | 19.50'  | 29° 08' 49" |
| C242  | N 56° 04' 13" E | 54.14' | 530.00' | 54.16' | 27.10'  | 05° 51' 18" |
| C243  | N 48° 23' 29" E | 87.80' | 530.00' | 87.90' | 44.05'  | 09° 30' 10" |
| C244  | N 38° 56' 02" E | 86.97' | 530.00' | 87.07' | 43.63'  | 09° 24' 44" |
| C333  | N 40° 08' 03" E | 77.93' | 335.00' | 78.11' | 39.23'  | 13° 21' 35" |
| C334  | N 32° 10' 40" E | 14.92' | 335.00' | 14.92' | 7.46'   | 02° 33' 10" |
| C349  | S 28° 38' 45" W | 2.05'  | 116.00' | 2.05'  | 1.02'   | 01° 00' 44" |
| C350  | N 27° 15' 17" E | 9.28'  | 140.22' | 9.29'  | 4.64'   | 03° 47' 39" |
| C351  | N 18° 21' 16" E | 34.19' | 140.22' | 34.28' | 17.23'  | 14° 00' 24" |
| C352  | N 04° 48' 03" W | 7.79'  | 14.00'  | 7.89'  | 4.05'   | 32° 18' 13" |
| C353  | N 43° 33' 09" W | 10.76' | 14.00'  | 11.04' | 5.83'   | 45° 11' 59" |
| C354  | S 63° 51' 58" E | 53.13' | 666.00' | 53.15' | 26.59'  | 04° 34' 21" |
| C355  | S 60° 02' 51" E | 35.62' | 666.00' | 35.62' | 17.82'  | 03° 03' 53" |

| CURVE | BEARING         | CHORD  | RADIUS  | LENGTH | TANGENT | DELTA       |
|-------|-----------------|--------|---------|--------|---------|-------------|
| C356  | N 75° 57' 35" W | 14.99' | 25.00'  | 15.22' | 7.86'   | 34° 53' 21" |
| C357  | S 63° 54' 45" W | 19.28' | 25.00'  | 19.79' | 10.45'  | 45° 21' 58" |
| C358  | N 54° 37' 15" E | 53.73' | 116.00' | 54.22' | 27.62'  | 26° 46' 59" |
| C362  | N 43° 35' 05" W | 26.86' | 35.00'  | 27.57' | 14.55'  | 45° 08' 07" |
| C363  | N 03° 08' 52" W | 21.48' | 35.00'  | 21.83' | 11.28'  | 35° 44' 19" |
| C364  | N 19° 36' 58" E | 17.92' | 105.00' | 17.94' | 8.99'   | 09° 47' 21" |
| C365  | N 26° 03' 13" E | 5.65'  | 105.00' | 5.66'  | 2.83'   | 03° 05' 09" |
| C383  | N 55° 15' 57" E | 44.59' | 95.00'  | 45.01' | 22.94'  | 27° 08' 47" |
| C388  | N 76° 05' 52" W | 27.24' | 45.00'  | 27.67' | 14.29'  | 35° 13' 54" |
| C389  | S 60° 01' 51" E | 34.87' | 645.00' | 34.88' | 17.44'  | 03° 05' 53" |
| C390  | S 63° 51' 58" E | 51.46' | 645.00' | 51.47' | 25.75'  | 04° 34' 21" |
| C395  | S 65° 59' 32" W | 31.22' | 45.00'  | 31.88' | 16.64'  | 40° 35' 19" |

