

3334imb

Retreat Unit Two-A

Section 24, Township 5 South, Range 24 East, Clay County, Florida.
Replat, of Lot 93 and Lot 94, Retreat Unit Two,
Plat Book 49, pages 17 thru 23, public records
Clay County, Florida
0.48 ACRES ±

ZONING: RURAL RESIDENTIAL
LAND USE: 0.48 AC.
AREA: 2
NO LOTS: 2
MIN. LOT SIZE: 4176 SF

PLAT BOOK 53 PAGE 49
SHEET 1 OF 1 SHEET

TYPE I SUBDIVISION "RUR" ZONE

OWNER: N & N Builders, Inc.
752 Blanding Blvd. Suite 110
Orange Park, FL 32065

SURVEYOR: Eiland & Associates
615 Blanding Blvd.
Orange Park, FL

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 this plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority

CAPTION

LOTS 93 AND LOT 94, RETREAT UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 17 THROUGH 23, INCLUSIVE, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

ADOPTION AND DEDICATION

This is to certify that N & N Builders, Inc., a Florida corporation, is the lawful owner of the lands described in the caption hereon, known as Retreat Unit Two-A, 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.

In witness whereof, N & N Builders, Inc., has caused these presents to be signed on the date shown below.

N & N Builders, Inc.
a Florida corporation

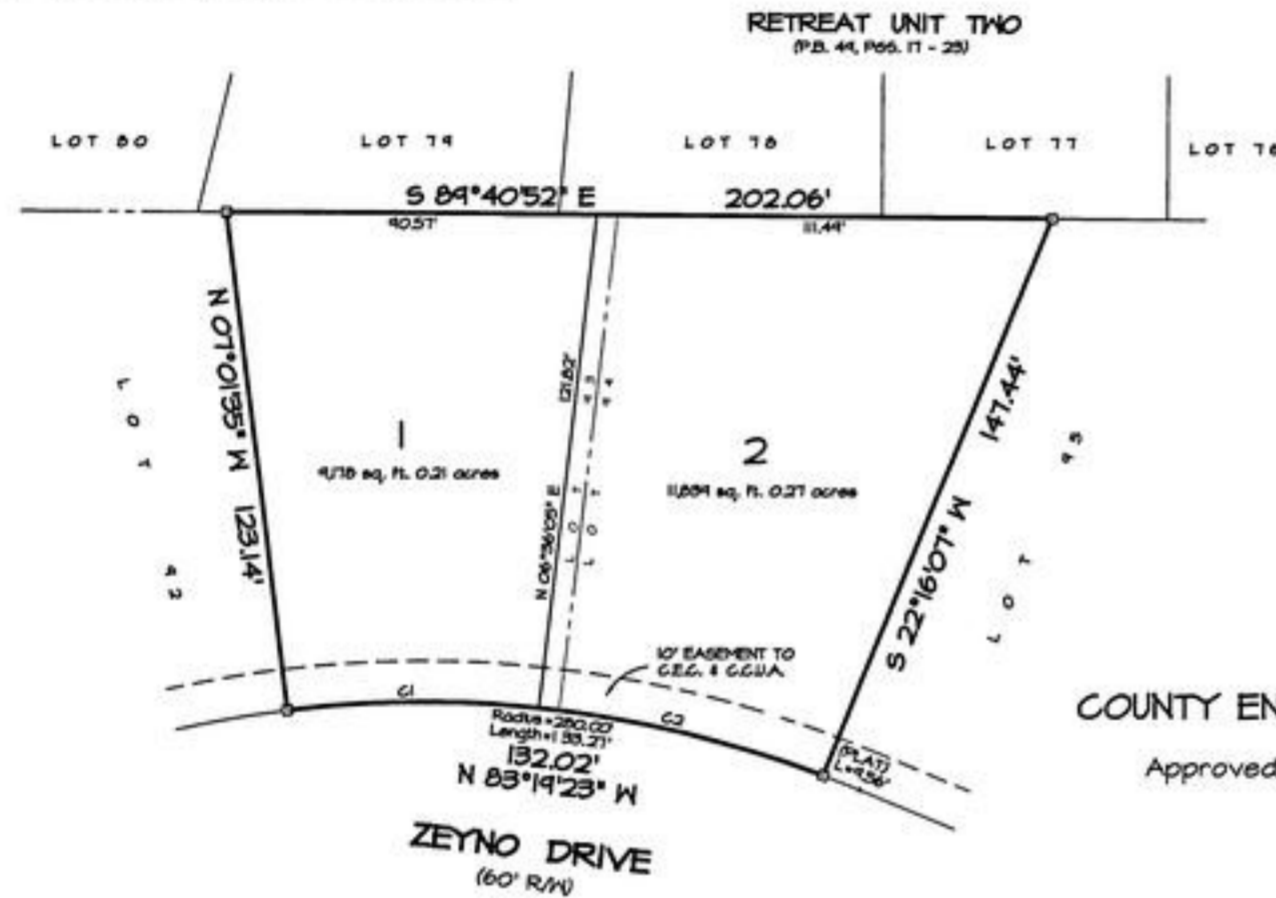
by: Lawrence D. Nichols, President

Michael J. Blade
MICHAEL J. BLADE witness

Crystal L. Bernia
Crystal L. Bernia witness

CURVE	LENGTH	RADIUS	TANGENT CHORD	DIRECTION	DELTA	
C1	61.65'	250.00'	30.84'	61.50'	S61°20'44"W	12°36'34"
C2	11.64'	250.00'	28.02'	31.43'	N71°01'04"W	14°59'36"

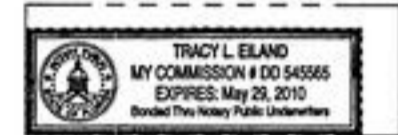
LEGEND:
1) C.E.C. = Clay Electric Co-op
2) C.C.U.A. = Clay County Utility Authority



STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 7th day of February, 2008, by Lawrence D. Nichols, as president of N & N Builders, Inc., a Florida corporation, on behalf of the corporation.

Tracy L. Eiland
Tracy L. Eiland
Notary Public, State of Florida



GENERAL NOTES

- 1) Permanent Reference Monument shown thus: □
- 2) Building Restriction Lines shall be as follows:
minimum front setback = 15 feet
minimum rear setback = 10 feet
minimum side setback = 5 feet
- 3) Bearings shown hereon are based on the record bearing of S 89°40'52" E for the northerly line of Lot 94, as per P.B. 49 pgs. 17 & 23, public records, Clay County, Florida.
- 4) According to FEMA Flood Insurance Rate Map, dated November 4, 1992, the property shown hereon is situated in ZONE X.

COUNTY ENGINEER APPROVAL

Approved this 13th day of FEBRUARY, 2008.

Cal T. W.
County Engineer

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 177.08(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 6th day of FEBRUARY, 2008.

John M. McLaren
John M. McLaren
Florida Registration No 5479
6431 Connie Jean Road
Jacksonville, Florida, 32222

COUNTY DIVISION OF PLANNING & ZONING APPROVAL

Approved this 14th day of February, 2008.

Michael Nhill
Director, Division of Planning & Zoning

COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 12th day of Feb., 2008, by the Board of County Commissioners, Clay County, Florida.

John B. ... Clerk of the Board
James B. ... Chairman of the Board

SURVEYOR'S CERTIFICATE

This is to certify that this 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 in accordance with Chapter 177, Florida Statutes, as amended, and that Permanent Control Points will be set as shown 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 the requirements of said chapter. Signed this 6th day of FEBRUARY, 2008.

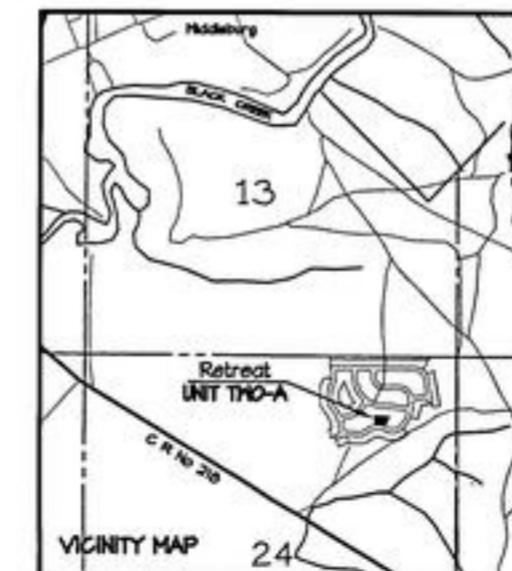
Harold T. Eiland
Harold T. Eiland
Florida Cert. No. 2518
Eiland and Associates, Inc., LB 1381
615 Blanding Boulevard
Orange Park, Florida

- Note: the following are listed as encumbering said property in "Plat Title Letter" dated January 7, 2008:
- 4a) Covenants, conditions, restrictions, reservations and easements contained in the Declaration of Covenants and Restrictions, recorded in Official Records Book 2564, page 224, being supplemented in Official Records Book 2450, page 105 and Official Records Book 2450, page 114 of the public records of Clay County, Florida.
 - 4b) Covenants, conditions, restrictions, reservations and easements as contained on the plat of Retreat Unit One, recorded in Plat Book 45, pages 42 through 51 of the public records of Clay County, Florida.
 - 4c) Covenants, conditions, restrictions, reservations and easements as contained on the plat of Retreat Unit Two, recorded in Plat Book 44, pages 17 through 23 of the public records of Clay County, Florida.
 - 5a) Reciprocal Easement recorded in Official Records Book 1376 page 1611 of the public records of Clay County, Florida.
 - 5b) Southern Bell Telephone and Telegraph Company Right-of-way Easement recorded in Official Records Book 217 page 10 of the public records of Clay County, Florida.
 - 5c) Clay Electric Cooperative Right-of-way Easement recorded in Official Records Book 13 page 275 together with an Agreement with Florida Power & Light recorded in Official Records Book 505 page 627 of the public records of Clay County, Florida.
 - 5d) Drainage Easement recorded in Official Records Book 10 page 591 of the public records of Clay County, Florida.
 - 5e) Clay Electric Cooperative Right-of-way Easement recorded in Official Records Book 2414 page 48 and rerecorded in Official Records Book 2444 page 607 of the public records of Clay County, Florida.
 - 5f) Grant of Easement to Clay County Utility Authority recorded in Official Records Book 1800 page 1921 of the public records of Clay County, Florida.
 - 5g) Clay Electric Easement recorded in Official Records Book 2334 page 1124 of the public records of Clay County, Florida.
 - 5h) Easement recorded in Official Records Book 2124 page 1041 of the public records of Clay County, Florida.
 - 5i) Conservation Easement recorded in Official Records Book 2540 page 1841 of the public records of Clay County, Florida.
 - 5j) Conservation Easement recorded in Official Records Book 2407 page 160 of the public records of Clay County, Florida.
 - 5k) Easement recorded in Official Records Book 2705 page 2186 of the public records of Clay County, Florida.

CLERK'S CERTIFICATE

I hereby certify that this plat has been examined and that it complies in form with Chapter 177, Florida Statutes, as amended, and is filed for record in Plat Book 53 page 49 of the public records of Clay County, Florida this 20th day of February, 2008.

James B. Jett
Clerk of the Court



NOTE:

All platted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, or 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.

Eiland & Associates, Inc., LB 1381
PROFESSIONAL SURVEYORS and MAPPERS
615 Blanding Blvd. Orange Park, FL
TELEPHONE (904) 272-1000