RIVER BREEZE

BEING A PORTION OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK 27 PAGE 16

SHEET 1 OF 3 SHEETS
TYPE 1 SUBDIVISION

C&R 1537 pg. 374

CAPTION

A portion of Section 28, Township 4 South, Range 26 East, Clay County, Florida, being more particularly described as follows: COMMENCE at the Southeast corner of Lot 15 as shown on the plat of Raggedy Point Unit Two as recorded in Plat Book 15, Page 36 of the Public Records of said County; thence North 01°59'00" West along the Westerly right-of-way line of Raggedy Point Road and/or State Road S-15-B (an 80 foot right-of-way as now established), a distance of 252.47 feet; thence North 88°01'00" East, 80.00 feet to a point situate in the Easterly right-of-way line of said Raggedy Point Road for a POINT OF BEGINNING; thence Northerly along and around the arc of a curve concave Westerly and having a radius of 1040.00 feet and along said Easterly right-of-way line of Raggedy Point Road, an arc distance of 753.91 feet, said arc being subtended by a chord bearing and distance of North 22°45'02" West, 737.51 feet; thence North 46°27'26" East, 186.43 feet; thence South 89°38'21" East, 1241.68 feet to its intersection with the Northerly prolongation of the Westerly right-of-way line of that certain 60 foot County Road as recorded in Deed Book 78, Page 175 of said Public Records; thence South 00°42'43" East along last said line, 416.38 feet; thence North 89°38'21" West, 193.00 feet; thence South 23°18'17" West, 719.75 feet; thence South 00°19'19" West, 77.00 feet to a point situate in the Northerly right-of-way line of Raggedy Point Road (an 80 foot right-of-way as now established); thence North 89°40'41" West along last said line, 607.46 feet; thence North 01°59'00" West along the aforementioned Easterly right-of-way line of Raggedy Point Road, 349.63 feet to the POINT OF BEGINNING.

Containing 25.2063 acres, more or less.

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Approved this 20 TH day of JULY

By William M. Rt
Director, Department of Engineering

COUNTY DEPARTMENT OF PLANNING APPROVAL

Approved this 25th day of July, 1994.

By Linda Jackson
Director, Department of Planning

COUNTY COMMISSIONERS CERTIFICATE

Examined and approved this 12th day of July, A.D., 1994 by the Board of County Commissioners, Clay County, Florida.

By: Larry P. Lancaster
Chairman

By: John Keane
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 27, Pages 16, 17 + 18 of the Public Records of Clay County, Florida, this 29th day of July, 1994.

John Keane
Clerk of the Circuit Court

COUNTY DEPARTMENT OF ZONING APPROVAL

Approved this 22ND day of JULY A.D., 1994

By: Linda Jackson
Director, Department of Zoning

ADOPTION AND DEDICATION

This is to certify that Beazer Homes Florida, Inc., d/b/a Panitz Homes, a Delaware corporation, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon known as River Breeze, 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. All lanes, courts, trails, streets, easements for drainage, utilities and sewers, unobstructed easements, and non-access easements as shown hereon are hereby irrevocably and without reservation dedicated to Clay County, its successors and assigns. The drainage easements through and over the lakes and filtration systems shown on this plat are hereby irrevocably dedicated to Clay County, its successors and assigns, and are subject to the following covenants which shall run with the land:

(1) The drainage easements hereby dedicated shall permit Clay County its successors and assigns, to discharge into said lakes and filtration systems which these easements traverse, all water which may fall or come upon all trails, courts, lands and streets hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from said trails, courts, lanes and streets, from adjacent land or from any other source of Public Waters into or through said lakes and filtration systems, without any liability whatsoever on the part of Clay County, its successors and assigns for any damage, injuries or losses to persons or property resulting from the acceptance or use of these drainage easements by Clay County, its successors and assigns;

(2) Tracts 1, 2, and 3 shown on this plat are reserved to the Dedicator herein, and are established for the placement and maintenance of stormwater retention/detention ponds and/or filtration systems. The Dedicator shall remain responsible for the maintenance and/or repair of said ponds and systems 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, soils, chemicals or any other substance or thing that may ever be or come within said lakes and filtration systems which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth, which responsibilities shall be those of the Dedicator or homeowners association;

(3) Clay County, its successors and assigns shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the Dedicator or any other person within the area of the lands hereby platted, or of the lakes and filtration systems shown on the plat, but shall have the right to modify the existence of the lakes and filtration systems 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. The Dedicator, as owner of the lands described and captioned hereon, shall indemnify Clay County and save it harmless from suits, action, 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 systems described above, or any part thereof, occasioned wholly or in part by any act of omission of the Dedicator, its agents, contractors, employees, servants, licensees or concessionaires with River Breeze. This indemnification shall run with the land and the assigns of the Dedicator and shall be subject to it.

4) Signage, landscape and irrigation easements shown on this plat are reserved to Dedicator, its successors and assigns.

BEAZER HOMES FLORIDA, INC. d/b/a PANITZ HOMES, A DELAWARE CORPORATION

WITNESS: Christy Cerecy — By: Leon J. Panitz, Jr., its President
print name: Christy Cerecy
WITNESS: Wirt A. Beard, Jr.
print name: Wirt A. Beard, Jr.

STATE OF FLORIDA
CLAY COUNTY

The foregoing instrument was acknowledged before me this 16th day of June A.D., 1994 by Leon J. Panitz, Jr., President of Beazer Homes Florida, Inc., d/b/a Panitz Homes, a DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED None AS IDENTIFICATION AND WHO HAS NOT TAKEN AN OATH ON BEHALF OF THE CORPORATION.

Ellen F Sigler
Notary Public, State of Florida at Large
My Commission Expires: 9/22/96

ELLEN F SIGLER
Notary Public State of Florida
My Comm. Exp. 09/22/96
Comm#: CC230816

BEAZER HOMES FLORIDA, INC. A DELAWARE CORPORATION d/b/a PANITZ HOMES

"As a condition precedent to the recordation of this plat in the public records of Clay County, Florida, the undersigned Owners of this subdivision do 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 Owners, that said Owners shall within 12 months of the date of acceptance of the street and drainage improvements by the Board of County Commissioners thereof fully comply with each and every regulation of the Board of County Commissioners of Clay County, Florida, covering subdivision in effect at the time of the filing of this final plat insofar as the same effects 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 Owners to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale."

BEAZER HOMES FLORIDA, INC. d/b/a PANITZ HOMES, A DELAWARE CORPORATION

WITNESS: Christy Cerecy — By: Leon J. Panitz, Jr., its President
print name: Christy Cerecy
WITNESS: Wirt A. Beard, Jr.
print name: Wirt A. Beard, Jr.

STATE OF FLORIDA
CLAY COUNTY

The foregoing instrument was acknowledged before me this 11th day of July A.D. 1994 by Leon J. Panitz, Jr., President of Beazer Homes Florida, Inc., d/b/a Panitz Homes, a Delaware Corporation, on behalf of the corporation, who is personally known to me ~~or who has produced~~ as identification and who ~~did~~ has not taken an oath on behalf of the Corporation.

By: Ellen F Sigler
Notary Public, State of Florida
ELLEN F. SIGLER
Type or print name
My Commission Expires: 9/22/96

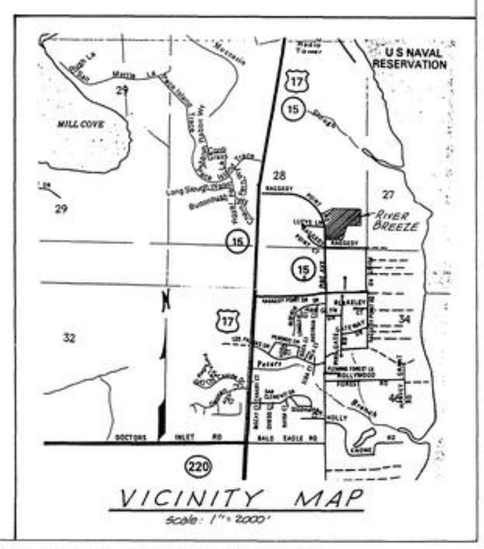
ELLEN F SIGLER
Notary Public State of Florida
My Comm. Exp. 09/22/96
Comm#: CC230816

SURVEYORS CERTIFICATE

This is to certify that the accompanying plat is a true and 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. 177, of the Laws of the State of Florida, 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 14th day of JUNE A.D., 1994.

By: Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor No. 3848



VICINITY MAP
scale: 1" = 2000'

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6101 BEACH BOULEVARD SUITE 200
JACKSONVILLE, FLORIDA 32216
(904) 721-1226

ENGINEER:
CGS HADDEN, INC.
1543 KINGSLEY AVENUE, SUITE 2A
ORANGE PARK, FLORIDA 32073
(904) 264-9902

OWNER:
BEAZER HOMES FLORIDA, INC. d/b/a PANITZ HOMES
8050 HARTLEY ROAD, SUITE 200
JACKSONVILLE, FLORIDA 32257
(904) 292-9440

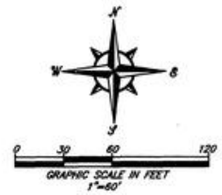
D.R.C. PRELIMINARY PLAT DATE: 8-26-93

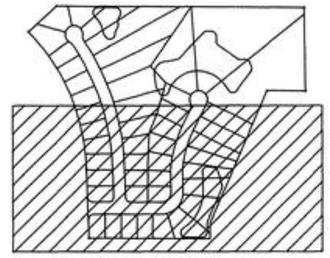
RIVER BREEZE

BEING A PORTION OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

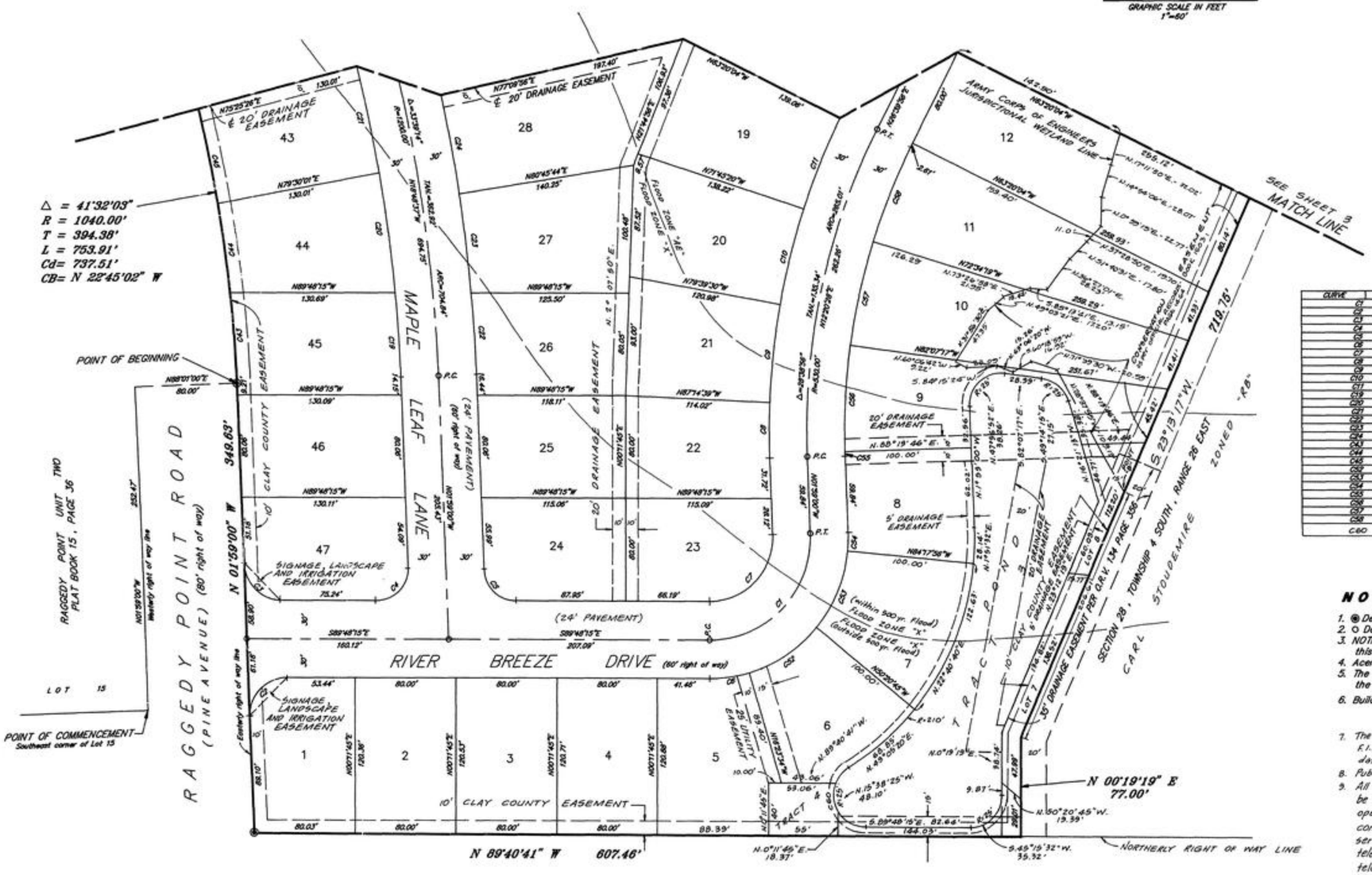
PLAT BOOK 27 PAGE 17

SHEET 2 OF 3 SHEETS.
TYPE 1 SUBDIVISION





"LOCATION MAP"
(Not to scale)



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	60.00'	138.71'	83.10'	110.83'	S44°08'33"W	132°30'45"
C2	30.00'	46.26'	29.18'	41.83'	S41°08'33"W	88°20'45"
C3	30.00'	43.59'	26.80'	41.61'	N45°53'00"W	83°12'13"
C4	25.00'	40.22'	25.79'	36.02'	S44°08'33"W	92°10'45"
C5	25.00'	38.82'	24.07'	34.69'	S45°51'27"E	89°00'00"
C6	110.00'	43.32'	21.93'	43.04'	S78°54'08"W	22°34'03"
C7	50.00'	80.44'	51.94'	72.04'	N44°08'33"E	92°10'45"
C8	560.00'	43.59'	21.82'	43.57'	S00°53'40"W	04°27'53"
C9	560.00'	72.54'	36.32'	72.49'	N08°23'25"E	07°24'10"
C10	560.00'	72.54'	36.32'	72.49'	N15°47'35"E	07°24'10"
C11	560.00'	72.08'	36.08'	72.03'	S23°11'14"W	07°22'06"
C12	1170.00'	66.01'	33.01'	66.00'	N71°13'24"W	03°13'54"
C20	1170.00'	94.62'	47.34'	94.60'	N07°21'58"W	04°38'09"
C21	1170.00'	80.68'	40.36'	80.66'	N11°58'20"W	03°57'21"
C22	1230.00'	63.71'	31.86'	63.70'	S00°38'02"E	02°58'24"
C23	1230.00'	78.02'	39.03'	78.01'	S03°28'58"E	03°38'03"
C24	1230.00'	78.13'	39.08'	78.12'	S07°23'43"E	03°38'10"
C43	1040.00'	71.00'	35.51'	70.99'	S03°56'21"E	03°54'41"
C44	1040.00'	70.31'	35.17'	70.30'	N07°48'54"W	03°52'25"
C45	1040.00'	70.41'	35.22'	70.39'	N11°42'14"W	03°52'48"
C52	110.00'	65.19'	33.58'	64.24'	S86°31'51"W	34°57'11"
C53	110.00'	65.19'	33.58'	64.24'	N52°40'40"E	34°57'11"
C54	110.00'	14.76'	7.39'	14.74'	S01°51'52"W	07°41'54"
C55	500.00'	2.73'	1.36'	2.73'	N01°49'12"W	00°18'48"
C56	500.00'	63.13'	41.76'	63.94'	S03°08'15"W	09°18'52"
C57	500.00'	63.13'	41.76'	63.94'	N12°27'07"E	09°18'52"
C58	500.00'	80.81'	40.39'	80.52'	N22°02'48"E	09°15'13"
C60	29.00'	22.41'	16.06'	21.72'	N08°55'45"W	51°29'31"

NOTES:

1. ◉ Denotes permanent reference monument.
2. ○ Denotes permanent control point.
3. NOTICE: There may be additional resrtictions that are not recorded on this plat that may be found in the Public Records of this County.
4. Acreage of overall site is 25.2063 acres, more or less.
5. The 47 lots shown hereon conform to the requirements set forth by the zoning of "RB". Minimum lot size: 8500 square feet.
6. Building Resrtiction Lines shall be as follows: Minimum Front: 20'
   Minimum Rear: 15'
   Minimum Side: 7.5'
7. The caption property lies within Flood Zones "AE" and "X" as shown on F.I.A. Flood Hazard Boundary Map 0195 D, Community No. 120064 dated November 4, 1992.
8. Public water and sewer services provided by: Clay County Water and Sewer Authority
9. 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 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.
10. Electrical service provided by: Jacksonville Electric Authority.
11. Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland line as shown on this plat without the written approval of Clay County or other regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agent and the entity performing any activity within the wetland area to acquire the necessary written approvals prior to the beginning of any work. The wetland lines shown hereon may be superceded and redefined from time to time by the appropriate agencies.
12. C1 Denotes tabulated curve data.

RIVER BREEZE

BEING A PORTION OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK 27 PAGE 18

SHEET 3 OF 3 SHEETS.
TYPE 1 SUBDIVISION

GRAPHIC SCALE IN FEET
1"=60'

PAUL C. ARMSTRONG ZONED "RA"
SECTION 28, TOWNSHIP 4 SOUTH, RANGE 26 EAST

CARL STOUDEMIRE ZONED "RB"

15' DRAINAGE EASEMENT

S 89°38'21" E 1241.68'

10' CLAY COUNTY EASEMENT

N 46°27'26" E 186.43'

TRACT 1 POND

LOT 38

LOT 15

LOT 16

ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLAND LINE

Approximate top of bank

CONSERVATION EASEMENT AS PER OFFICIAL RECORDS BOOK, 1503, PAGE 1464

20' UTILITY EASEMENT

20' DRAINAGE EASEMENT

5' DRAINAGE EASEMENT

RADIUS POINT

RAGGEDY POINT ROAD (PINE AVENUE) (80' right of way)

MAPLE LEAF DRIVE (64' PAVEMENT) (100' Right of way)

RIVER BREEZE DRIVE (60' EASEMENT) (80' Right of way)

TRACT 2 POND

20' Drainage Easement

5' DRAINAGE EASEMENT

Approximate top of bank

ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLAND LINE

CONSERVATION EASEMENT OFFICIAL RECORDS BOOK 1503, PAGE 1464

10' CLAY COUNTY EASEMENT

S 00°42'43" E 416.98'

N 89°38'21" W 193.00'

SECTION 28, TOWNSHIP 4 SOUTH RANGE 26 EAST

CARL STOUDEMIRE ZONED "RB"

S 23°13'17" W 719.75'

MATCH LINE SEE SHEET 2

"LOCATION MAP"
(Not to scale)

△ = 41°32'03"
R = 1040.00'
T = 394.38'
L = 753.91'
Cd= 737.51'
CB= N 22°45'02" W

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C13	560.00'	5.24'	2.62'	5.24'	S26°23'50"W	00°32'12"
C14	25.00'	39.31'	25.19'	35.39'	N31°18'07"W	90°04'09"
C15	50.00'	53.86'	29.88'	51.39'	N0°18'49"W	61°43'01"
C16	50.00'	49.93'	26.01'	48.16'	N58°06'04"E	57°13'32"
C17	90.00'	48.46'	24.93'	46.59'	N66°38'47"W	30°51'08"
C18	50.00'	46.80'	24.69'	44.82'	S27°13'13"E	53°38'58"
C19	50.00'	29.76'	15.35'	29.32'	S30°59'11"W	34°06'01"
C25	1170.00'	85.71'	42.88'	85.70'	S76°08'36"E	04°11'51"
C26	1830.00'	105.97'	53.00'	105.94'	S74°44'23"E	04°38'11"
C27	1170.00'	85.76'	42.90'	85.74'	N20°09'57"W	04°11'50"
C28	1830.00'	97.73'	48.89'	97.72'	S19°20'10"E	03°03'39"
C29	1170.00'	85.79'	42.91'	85.77'	S24°13'04"E	04°12'04"
C30	1830.00'	78.77'	39.40'	78.76'	N23°35'43"W	02°40'10"
C31	1170.00'	85.80'	42.92'	85.78'	N28°44'37"W	04°12'07"
C32	1830.00'	78.79'	39.39'	78.78'	S27°13'13"E	02°40'16"
C33	1170.00'	46.37'	23.19'	46.36'	S31°49'40"E	2°16'00"
C34	1830.00'	78.47'	39.25'	78.46'	N30°58'52"W	02°27'07"
C35	1830.00'	9.79'	4.89'	9.79'	S31°01'23"E	0°18'23"
C36	25.00'	19.34'	10.13'	18.77'	N59°11'09"W	44°19'40"
C37	50.00'	24.39'	12.45'	24.11'	N63°11'09"W	27°56'23"
C38	50.00'	60.24'	34.99'	56.66'	N16°48'58"W	69°01'58"
C39	50.00'	53.69'	29.16'	51.15'	N59°17'59"E	61°31'32"
C40	50.00'	90.47'	61.62'	68.15'	S25°51'05"E	51°45'23"
C41	50.00'	65.06'	37.37'	61.74'	S16°16'15"E	69°20'50"
C42	25.00'	18.18'	9.46'	17.78'	N12°29'48"W	41°39'23"
C46	1040.00'	76.47'	38.25'	76.45'	S76°09'04"E	04°12'46"
C47	1040.00'	76.51'	38.27'	76.49'	S80°21'52"E	04°12'56"
C48	1040.00'	76.54'	38.29'	76.52'	N24°30'51"W	04°13'00"
C49	1040.00'	76.53'	38.29'	76.54'	N28°43'52"W	04°13'01"
C50	1040.00'	76.56'	38.30'	76.54'	S32°56'56"E	04°13'04"
C51	1040.00'	153.58'	76.92'	153.42'	N39°17'15"W	08°27'05"
C99	25.00'	9.18'	4.64'	9.13'	S53°11'07"W	21°02'22"

NOTE:
THE ARMY CORPS OF ENGINEERS (A.C.O.E.) JURISDICTIONAL WETLAND LINE SHOWN HEREON AND LYING WITHIN LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16 AND 29 AND ALSO ALONG THE COMMON LINE BETWEEN TRACT 2 AND LOTS 29 AND 30 WAS TAKEN FROM PREVIOUS SURVEY BY OTHERS FROM POINT "A" AND POINT "B" AS NOTED HEREON.