

RIVER PASSAGE

THE NORTHERLY 206.0 FEET OF LOT 2, TOGETHER WITH THE SOUTHERLY 422.40 FEET OF LOT 3 HARVEY GRANT SECTION 41, TOWNSHIP 5 SOUTH, RANGE 26 EAST, LYING EAST OF STATE ROAD C-15-A AS PER DEED BOOK 6, PAGE 89, CLAY COUNTY, FLORIDA

SEE AFFIDAVIT IN O.R. BOOK 1220 PAGE 647
CONCERNING REMOVAL OF EASEMENT.

PLAT BOOK 21 PAGE 46

FOR AMENDMENT TO COVENANTS
SEE OR BOOK 1450 PG 956
4-18-91 EB/AMC
CORRECTED IN
OR 1456 PG 1190 6-11-93
WITNESS: Melvin A. Bryan
CLAY COUNTY BANK
Sheet 1 of 3 Sheets
FOR COVENANTS & RESTRICTIONS
SEE OR 1059 PAGE 330
EB/DC

WITNESS: Andrew L. Mingle
G. Rodman Porter Jr., President

AMERICAN FEDERAL SAVINGS BANK

WITNESS: Donna M. Bedsole
Tim Hew, Vice President

WITNESS: Jube Gonzales

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1 day of May, A.D., 1987, by Melvin A. Bryan, and C. M. Harris III, as individuals

Notary Public, State of Florida, at Large
My Commission Expires: Jan 20, 1990

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1 day of May, A.D., 1987, by Pat Bergmann, an individual

Notary Public, State of Florida, at Large
My Commission Expires: Jan 20, 1990

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1 day of May, A.D., 1987, by G. Rodman Porter Jr., President, on behalf of Clay County Bank

Notary Public, State of Florida, at Large
My Commission Expires: Feb 19, 1990

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16 day of May, A.D., 1987, by Tim Hew, Vice President, on behalf of American Federal Savings Bank

Notary Public, State of Florida, at Large
My Commission Expires: Aug 21, 1987

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 7th day of May, A.D., 1987, by James J. Townsend, and Catherine B. Townsend as individuals

Notary Public, State of Florida, at Large
My Commission Expires: 7-22-1988

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1 day of May, A.D., 1987, by Ash Tisdelle, President, Tisdelle Corporation on behalf of the Corporation

Notary Public, State of Florida, at Large
My Commission Expires: Jan 20, 1990

ADOPTION AND DEDICATION

This is to certify that Melvin A. Bryan, C. M. Harris III, James J. Townsend and Catherine B. Townsend as individuals and the Tisdelle Corporation, a Florida Corporation are the lawful owners of the lands described in the Caption hereon known as RIVER PASSAGE, and that Pat Bergmann an individual, Clay County Bank, and American Federal Savings Bank are the holders of mortgages on said lands and have caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as a true and correct plat of said lands and that the streets, right-of-ways, and easements for drainage are hereby irrevocably and without reservation dedicated to Clay County and its successors.

In witness thereof the above named Individuals and Corporations have caused these presents to be executed this 7 day of May, A.D., 1987.

MELVYN A. BRYAN

Witness: Melissa A. Jones

Witness: Jacey Ingram

C. M. HARRIS III

Witness: Melissa A. Jones

Witness: Jacey Ingram

JAMES J. TOWNSEND & CATHERINE B. TOWNSEND

Witness: Walter M. Rountree

Witness: Gregory M. Moseley

Witness: Walter M. Rountree

Witness: Gregory M. Moseley

PAT BERGMANN

Witness: Melissa A. Jones

Witness: Jacey Ingram

TISDELLE CORPORATION

Witness: Melissa A. Jones

Witness: Jacey Ingram

Mortgage given by Melvin A. Bryan and C. M. Harris III to Ida C. Bergmann, dated December 28, 1986 and recorded in Official Records Book 1016, page 220 of the public records of Clay County, Florida.

Mortgage given by Melvin A. Bryan and C. M. Harris III to Clay County Bank, dated December 28, 1986 and recorded in Official Records Book 1016, page 210 of the public records of Clay County, Florida.

CAPTION

The Northerly 206.0 feet of Lot 2, together with the Southerly 422.40 feet of Lot 3 Harvey Grant Section 41, Township 5 South, Range 26 East, lying East of State Road C-15-A, as per DEED BOOK 6, PAGE 89, Clay County, Florida, being more particularly described as follows: COMMENCE at the Northwest Corner of said Section 41; Thence South 01° 15' 40" East along the Westerly line of said Section 41, 2618.30 feet; Thence North 88° 44' 20" East 50.00 feet to the POINT OF BEGINNING; thence South 01° 15' 40" East along the Easterly right-of-way line of State Road C-15-A (a 100 foot right-of-way as now established) 628.40 feet; Thence North 88° 26' 27" East, 1718 feet more or less to the waters of the St. Johns River; Thence Northerly along said waters 630 feet more or less to the intersection with a line bearing North 88° 26' 27" East from the POINT OF BEGINNING; Thence South 88° 26' 27" West along last said line 1759 feet more or less to the POINT OF BEGINNING.

COUNTY COMMISSIONER'S CERTIFICATE

Examined and approved this 26th day of MAY, A.D., 1987, by the Board of County Commissioners, Clay County, Florida.

James R. Lancaster
Chairman

George L. Carlisle
Clerk of Circuit Court

CLERK'S CERTIFICATE

I hereby certify that this plat has been examined and that it complies in form with Chapter 177 of the Laws of the State of Florida and is filed for the Record in Plat Book 21, Pages 46, 47, 48, of the Public Records of Clay County, Florida, this 26 day of May, A.D., 1987.

George L. Carlisle
Clerk of the Circuit Court

COUNTY PLANNING COMMISSION APPROVAL

Approved this 5 day of MAY, A.D., 1987.

Richard W. Post
Zoning Coordinator

COUNTY ENGINEER'S APPROVAL

Approved this 26th day of MAY, A.D., 1987.

George L. Carlisle
County Engineer

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 according to Chapter 177, of the Laws of the State of Florida, and that Permanent Control Points will be set in accordance with said Laws, that said survey was made under my responsible charge and direction and that the survey data shown complies with all the provisions of said Chapter.

Signed this 1st day of MAY, A.D., 1987.

James D. Harrison, Jr.
Florida Registered Land Surveyor, No. 2647
All American Surveyors, Inc.
Jacksonville, Florida

Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32217
(904) 268-4155

RIVER PASSAGE

SEE AFFIDAVIT IN O.R. BOOK 1220 PAGE 647
CONCERNING REMOVAL OF EASEMENT.

Sheet 2 of 3 Sheets

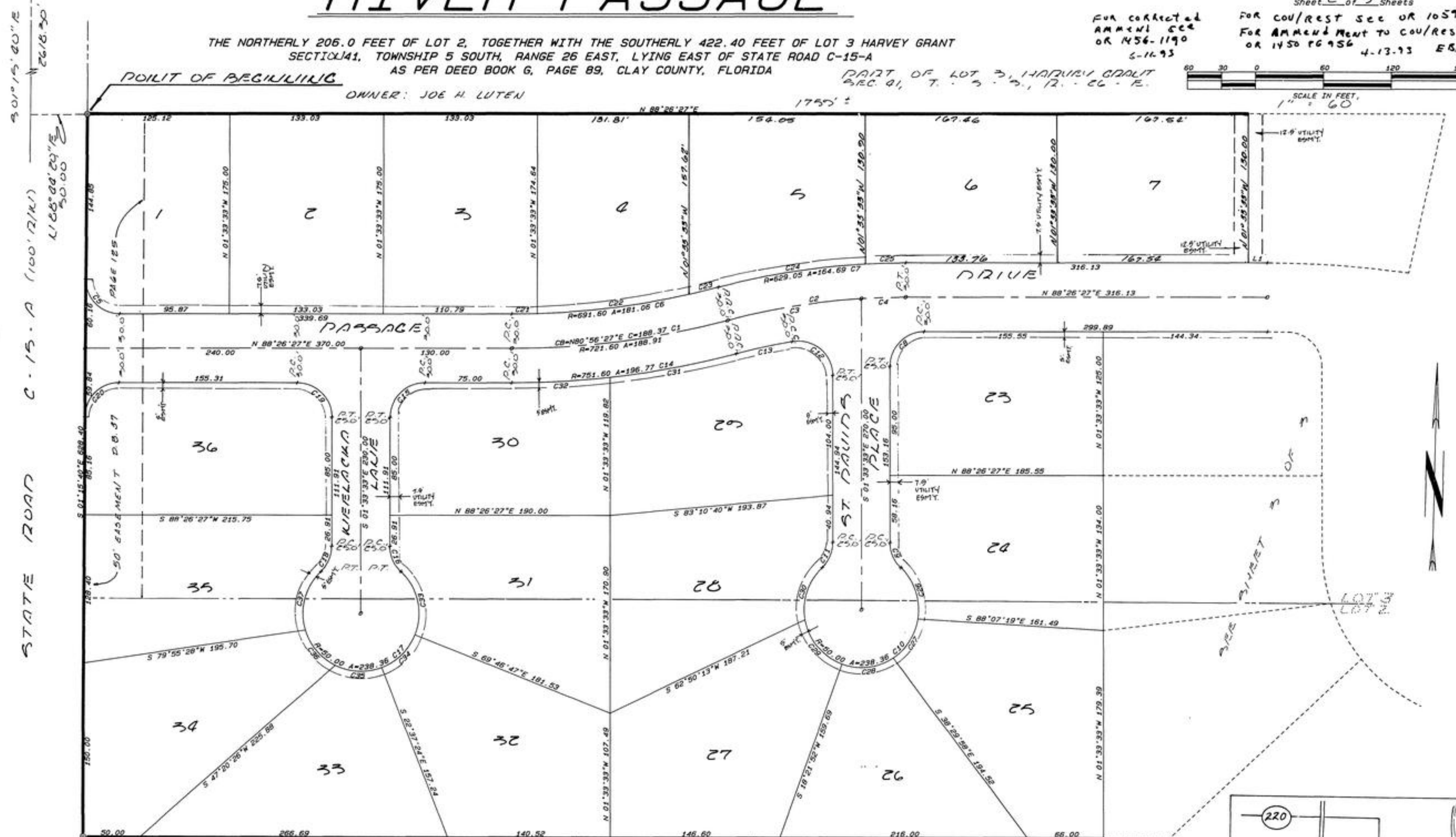
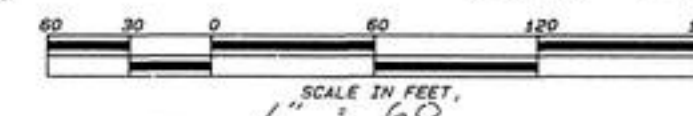
FOR CORRECTED
AMMEND SEC
OR 1456-1190
6-11-93

FOR COR/REST SEC OR 1057 PG 330
FOR AMMENDMENT TO COR/REST SEC
OR 1450 PG 956 4-13-93 E8/AMC

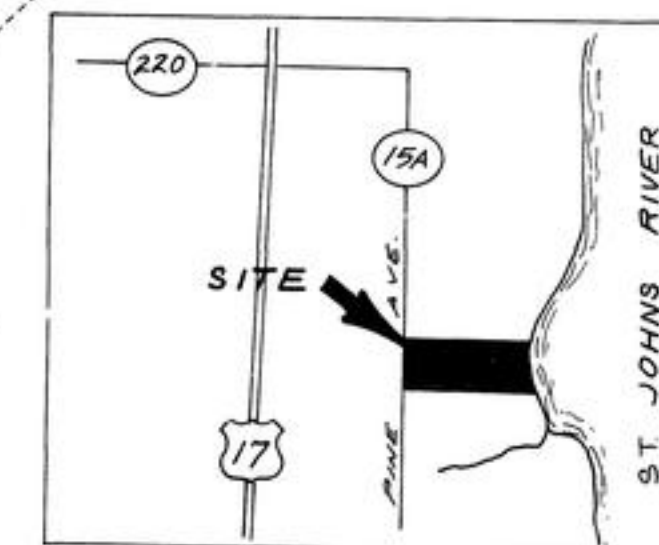
THE NORTHERLY 206.0 FEET OF LOT 2, TOGETHER WITH THE SOUTHERLY 422.40 FEET OF LOT 3 HARVEY GRANT
SECTION 41, TOWNSHIP 5 SOUTH, RANGE 26 EAST, LYING EAST OF STATE ROAD C-15-A
AS PER DEED BOOK 6, PAGE 89, CLAY COUNTY, FLORIDA

OWNER: JOE H. LUTEN

PART OF LOT 3, HARVEY GRANT
SEC. 41, T. 5 S., R. 26 E.



OWNER: ALLEN F. RUST															
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRS	CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRS	CURVE	DELTA
1	15°00'00"	721.60	188.91	95.00	188.37	N 80°56'27"E	17	273°08'08"	50.00	238.36	47.34	68.75	S 88°26'27"W	32	6°29'37"
2	15°00'00"	599.05	156.83	78.87	156.38	N 80°56'27"E	18	46°34'03"	50.00	24.38	12.91	29.72	N 21°43'29"E	33	68°20'49"
3	11°17'26"	599.05	118.05	59.22	117.86	N 79°05'10"E	19	30°00'00"	50.00	47.12	24.38	45.00	S 81°39'14"W	34	47°09'23"
4	3°42'34"	599.05	38.78	19.40	38.78	N 86°35'10"E	20	89°42'07"	50.00	46.97	29.84	42.43	N 46°33'33"W	35	47°09'23"
5	90°17'53"	30.00	47.28	30.16	42.54	S 46°24'36"E	21	1°50'34"	691.60	22.24	11.12	22.24	N 87°31'10"E	36	47°09'23"
6	15°00'00"	691.60	181.06	91.05	180.54	N 80°56'27"E	22	11°01'41"	691.60	153.11	66.76	132.91	N 81°05'05"E	37	63°19'08"
7	15°00'00"	629.05	164.69	82.82	164.22	N 80°56'27"E	23	8°07'46"	691.60	25.70	12.86	25.70	N 78°30'50"E		
8	90°00'00"	30.00	47.12	30.00	42.43	S 43°26'27"W	24	11°28'48"	629.05	150.04	65.72	150.75	N 77°26'18"E		
9	46°34'03"	30.00	24.38	12.91	23.72	S 24°50'34"E	25	3°04'18"	629.05	33.72	16.87	33.72	N 84°54'48"E		
10	273°08'08"	50.00	238.36	47.34	68.75	S 88°26'27"W	26	55°50'50"	50.00	48.74	26.50	46.83	S 20°12'11"E		
11	46°34'03"	30.00	24.38	12.91	23.72	N 21°43'29"E	27	47°09'23"	50.00	41.15	21.82	40.00	S 31°17'56"W		
12	100°00'59"	30.00	52.37	35.76	45.97	N 51°34'02"W	28	53°29'15"	50.00	46.68	25.20	45.00	S 81°39'14"W		
13	4°59'01"	599.05	49.50	24.76	49.48	S 75°55'58"W	29	60°00'00"	50.00	52.36	28.87	50.00	N 41°38'08"W		
14	15°00'00"	751.60	196.77	98.95	196.21	S 80°56'27"W	30	56°38'39"	50.00	49.43	26.95	47.44	N 16°41'11"E		
15	90°00'00"	30.00	47.12	30.00	42.43	S 43°26'27"W	31	8°30'23"	751.60	111.59	55.90	111.48	S 77°41'39"W		
16	46°34'03"	30.00	24.38	12.91	23.72	S 24°50'34"E	32	6°29'37"	751.60	85.18	42.64	85.14	S 85°11'39"W		
							33	68°20'49"	50.00	59.64	33.95	56.17	S 13°57'11"E		
							34	47°09'23"	50.00	41.15	21.82	40.00	S 43°47'55"W		
							35	47°09'23"	50.00	41.15	21.82	40.00	N 89°02'43"W		
							36	47°09'23"	50.00	41.15	21.82	40.00	N 41°53'20"W		
							37	63°19'08"	50.00	55.26	30.83	52.49	N 13°20'56"E		



VICINITY MAP 1"=2000'

Prepared By:
ALL AMERICAN SURVEYORS, INC.
8320 HODD ROAD
JACKSONVILLE, FLORIDA, 32217
(904) 268-4155

RIVER PASSAGE

SEE AFFIDAVIT IN O.R. BOOK 1220 PAGE 647
CONCERNING REMOVAL OF EASEMENT.

PLAT BOOK 21 PAGE 48

Sheet 3 of 3 Sheets

THE NORTHERLY 206.0 FEET OF LOT 2, TOGETHER WITH THE SOUTHERLY 422.40 FEET OF LOT 3 HARVEY GRANT
SECTION 41, TOWNSHIP 5 SOUTH, RANGE 26 EAST, LYING EAST OF STATE ROAD C-15-A
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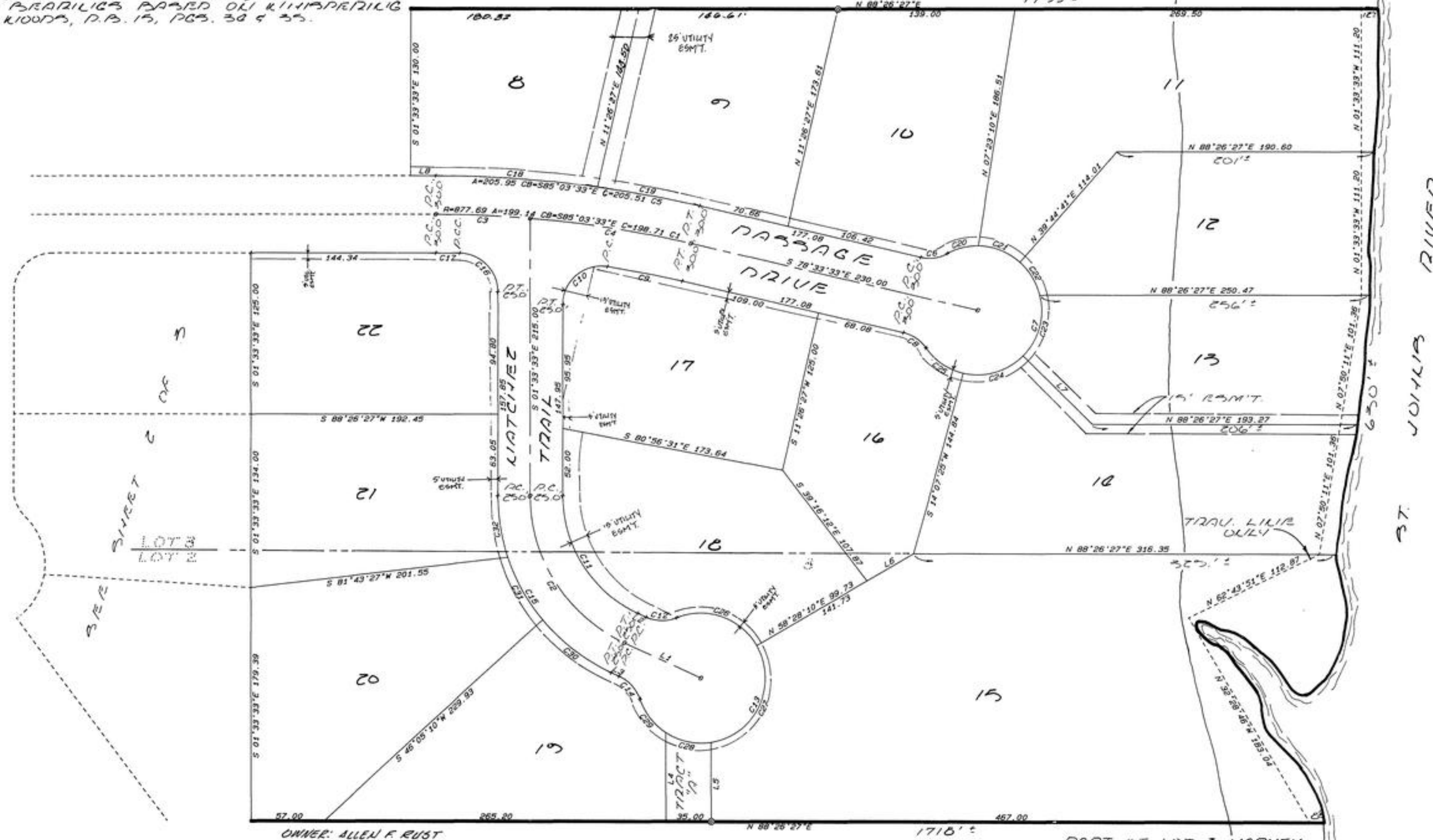
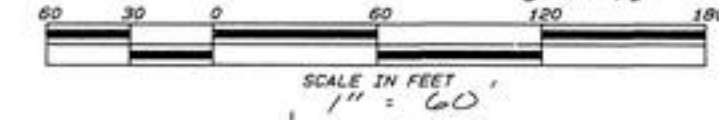
NOTES:

- 1) DELIVER PERMANENT REFERENCE MONUMENT.
- 2) DELIVER PERMANENT CONTROL POINT.
- 3) ALL EASEMENTS SHOWN ARE FOR DRAINAGE, UTILITIES, AND SERVICE LINES. OTHERS ARE INDICATED.
- 4) PERMANENT PAVED OIL KILN PAVING ROAD, P.B. 15, PGS. 38 & 39.

PART OF LOT 3, HARVEY GRANT,
SEC. 41, T. 5 S., R. 26 E.

OWNER: JOE H. LUTEN

FOR COU/REST SEE OR 1059 PG 330
FOR AMENDMENT TO COU/REST SEE
OR 1450 PG 756
4-13-13 E8/RML0
COLLECTED IN OR 1456-1190
6-11-95



OWNER: ALLEN F. RUST

PART OF LOT 2, HARVEY GRANT,
SEC. 41, T. 5 S., R. 26 E.

LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG	CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG
1	S 67°03'33"E	65.00	1	13°00'00"	877.69	199.14	100.00	199.71	S 85°03'33"E	17	1°16'09"	847.69	18.78	9.39	18.78	S 89°04'32"N
2	S 67°03'33"E	6.91	2	65°30'00"	124.37	142.18	80.00	134.57	S 34°18'33"E	18	6°26'15"	907.69	133.68	66.96	133.68	S 89°04'32"N
3	N 67°03'33"W	6.91	3	4°46'41"	877.69	73.19	36.62	73.17	S 89°10'12"E	19	4°23'42"	907.69	72.26	36.15	72.26	S 89°04'32"N
4	S 01°33'33"E	68.26	4	8°13'19"	877.69	125.95	63.08	125.84	S 82°40'12"E	20	29°02'09"	50.00	25.34	12.95	25.07	N 74°32'57"E
5	S 01°33'33"E	60.82	5	13°00'00"	907.69	205.95	103.42	205.51	S 85°03'33"E	21	40°58'29"	50.00	35.78	18.68	35.00	S 70°26'44"E
6	N 58°28'10"E	42.00	6	41°24'35"	30.00	21.68	11.34	21.21	N 80°44'10"E	22	34°42'31"	50.00	30.29	15.63	29.83	S 32°36'14"E
7	S 46°54'16"E	75.44	7	262°49'09"	50.00	229.35	56.69	75.00	S 11°26'27"N	23	58°20'43"	50.00	50.92	27.91	48.74	S 13°55'23"N
8	N 88°26'27"E	14.84	8	41°24'35"	30.00	21.68	11.34	21.21	N 57°51'15"N	24	58°20'43"	50.00	50.92	27.91	48.74	S 72°16'06"N
			9	3°59'10"	847.69	58.98	29.50	58.96	N 80°33'08"N	25	41°24'35"	50.00	36.14	18.90	35.36	N 57°51'15"N
			10	89°00'50"	30.00	51.84	35.13	45.63	S 47°56'52"N	26	82°05'46"	50.00	71.64	43.54	65.67	S 72°34'43"E
			11	65°30'00"	99.37	113.60	63.92	107.52	S 34°18'33"E	27	110°59'42"	50.00	96.86	72.74	82.41	S 23°59'01"N
			12	46°34'03"	30.00	24.38	12.91	23.72	N 89°39'26"E	28	41°55'51"	50.00	36.59	19.16	35.78	N 79°34'12"N
			13	273°08'06"	50.00	238.36	47.34	68.75	S 22°56'27"N	29	38°06'47"	50.00	33.26	17.27	32.65	N 39°32'53"N
			14	46°34'03"	30.00	24.38	12.91	23.72	N 43°46'31"N	30	25°47'27"	149.37	67.24	34.20	66.67	N 54°09'49"N
			15	65°30'00"	149.37	170.76	95.08	161.61	N 34°18'33"N	31	21°13'03"	149.37	55.32	27.98	55.00	N 30°39'34"N
			16	88°43'51"	30.00	46.46	29.34	41.95	N 45°55'28"N	32	18°29'30"	149.37	48.21	24.32	48.00	N 10°48'18"N

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