

OWNER:
R.L. JOHNSON CONSTRUCTION CO.
AND DEVELOPERS THREE, INC.
P.O. BOX 813
ORANGE PARK, FLORIDA 32067
TOTAL NUMBER OF LOTS: 74
27.29 ACRES

RIVERBEND

A PART OF GOVERNMENT LOT 5, SECTION 6, TOWNSHIP 5 SOUTH, RANGE 26 EAST
CLAY COUNTY, FLORIDA

DATE: JANUARY 17, 1991

PLAT BOOK **24** PAGE **36**
SHEET 1 OF 5 SHEETS

" TYPE 1 SUBDIVISION "

CURRENT ZONING: "RB"
SETBACKS:
FRONT 25'
SIDE 10'
REAR 25'

For COU & REST
See OR 1446-2001
ES/DC 3-16-73
For Amendment See
OR 1466-2116
8-30-73 ES/DC

AM. TO DEC. OF COV/COND/RESTR.
OR 1635 PG 1498

#46pg. 36
1577pg. 553
1580pg. 1344

CAPTION

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 5, SECTION 6, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE ON THE EAST LINE OF THEREOF RUN NORTH 04 DEGREES 18 MINUTES 47 SECONDS EAST 612.16 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 944, PAGE 20, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON LAST SAID LINE NORTH 85 DEGREES 43 MINUTES 13 SECONDS WEST 167.77 FEET TO THE WEST LINE OF LAST SAID LANDS; THENCE ON LAST SAID LINE AND THEN ON A NORTHERLY PROLONGATION THEREOF, NORTH 04 DEGREES 18 MINUTES 47 SECONDS EAST 566.03 FEET; THENCE NORTH 56 DEGREES 18 MINUTES 50 SECONDS WEST 294.74 FEET TO THE SOUTH LINE OF COUNTY ROAD NO. 220 (FORMERLY STATE ROAD NO. 220); THENCE ON LAST SAID LINE RUN THE FOLLOWING TWO COURSES: 1) SOUTH 84 DEGREES 44 MINUTES 12 SECONDS WEST 282.52 FEET; 2) ON THE ARC OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 3769.72 FEET, A CHORD DISTANCE OF 311.42 FEET, THE BEARING OF SAID CHORD BEING SOUTH 82 DEGREES 22 MINUTES 10 SECONDS WEST; THENCE SOUTH 54 DEGREES 21 MINUTES 57 SECONDS WEST 61.09 FEET TO THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 536, PAGE 203, OF SAID PUBLIC RECORDS; THENCE ON LAST SAID LINE SOUTH 35 DEGREES 38 MINUTES 03 SECONDS EAST 122.00 FEET TO THE SOUTHEASTERLY LINE OF LAST SAID LANDS; THENCE ON LAST SAID LINE SOUTH 54 DEGREES 21 MINUTES 57 SECONDS WEST 436.51 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 5; THENCE ON LAST SAID LINE SOUTH 04 DEGREES 18 MINUTES 47 SECONDS WEST 59.40 FEET TO THE SOUTHWESTERLY LINE OF SAID GOVERNMENT LOT 5; THENCE ON LAST SAID LINE SOUTH 40 DEGREES 30 MINUTES 36 SECONDS EAST 1103.64 FEET TO SOUTH LINE OF SAID GOVERNMENT LOT 5; THENCE ON LAST SAID LINE NORTH 89 DEGREES 35 MINUTES 52 SECONDS EAST 535.51 FEET TO THE POINT OF BEGINNING, BEING 27.29 ACRES, MORE OR LESS, IN AREA.

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 71-339, LAWS OF FLORIDA, AND IS FILED FOR RECORD IN PLAT BOOK **24**, PAGES **35, 37, 38, 39** AND **40**, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS **18** DAY OF **MARCH**, 1991.

John Keene
CLERK OF CIRCUIT COURT

COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS **12TH** DAY OF **MARCH**, 1991, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.

John Keene
CLERK OF CIRCUIT COURT

Jim McFarlane
CHAIRMAN

COUNTY DEPARTMENT OF DEVELOPMENT APPROVAL (ENGINEERING, PLANNING, ZONING AND BUILDING)

EXAMINED AND APPROVED THIS **12TH** DAY OF **MARCH**, 1991.

John H. Hall
DIRECTOR OF DEVELOPMENT

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 LAWS OF FLORIDA, AND THAT PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SAID LAWS, THAT SAID SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF SAID CHAPTER. SIGNED THIS **12TH** DAY OF **December**, 1990

Thomas C. Mullis
THOMAS C. MULLIS
FLORIDA CERTIFICATE NO. 3593
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
ORANGE PARK, FLORIDA

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT R.L. JOHNSON CONSTRUCTION CO. AND DEVELOPERS THREE, INC., TWO CORPORATIONS UNDER THE LAWS OF THE STATE OF FLORIDA, TOGETHER A FLORIDA GENERAL PARTNERSHIP, ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS RIVERBEND, 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 DRIVES, COURTS, EASEMENTS FOR DRAINAGE AND UTILITIES, AND EASEMENTS FOR ROAD PURPOSES SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY, FLORIDA, 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, FLORIDA, 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, FLORIDA, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES AND FILTRATION SYSTEMS WHICH THESE ELEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL DRIVES AND COURTS HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM DRIVES AND COURTS; 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, FLORIDA, 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, FLORIDA, ITS SUCCESSORS AND ASSIGNS;

2) THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE DEDICATORS HEREOF. CLAY COUNTY, FLORIDA, 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 EVEN 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 ADJUTING OWNERS;

3) CLAY COUNTY, FLORIDA, 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 DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND FILTRATION SYSTEMS AND THAT WHICH RETAINS IT TO AFFECT ADEQUATE DRAINAGE INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF.
R.L. JOHNSON CONSTRUCTION CO. AND DEVELOPERS THREE, INC., DEVELOPERS AND OWNERS OF THE LANDS DESCRIBED AND 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 SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF R.L. JOHNSON CONSTRUCTION CO. AND DEVELOPERS THREE, INC., ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITH RIVERBEND. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF R.L. JOHNSON CONSTRUCTION CO. AND DEVELOPERS THREE, INC. AND SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF, SAID DEVELOPERS THREE, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS ASSISTANT SECRETARY BY, AND WITH, THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND CAUSED ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS **18TH** DAY OF **December**, 1990.

James M. Benish
WITNESS
Paul D. Shry
WITNESS

BY: DEVELOPERS THREE, INC.
A GENERAL PARTNER
Gerald R. Agresti
GERALD R. AGRESTI, PRESIDENT
AND ASSISTANT SECRETARY

IN WITNESS WHEREOF SAID R.L. JOHNSON CONSTRUCTION CO., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND CAUSED ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS **18TH** DAY OF **December**, 1990.

James M. Benish
WITNESS
Paul D. Shry
WITNESS

BY: R.L. JOHNSON CONSTRUCTION CO.
GENERAL PARTNER
R.L. Johnson
R.L. JOHNSON, PRESIDENT

STATE OF FLORIDA, COUNTY OF CLAY

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED R.L. JOHNSON, THE PRESIDENT OF R.L. JOHNSON CONSTRUCTION CO., A GENERAL PARTNER AND GERALD R. AGRESTI, THE PRESIDENT OF DEVELOPERS THREE, INC., A GENERAL PARTNER, BOTH PERSONALLY KNOWN TO ME AND KNOWN BY ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FOR THE USES AND PURPOSES IN SAID INSTRUMENT SET FORTH ON BEHALF OF THE CORPORATION AND ON BEHALF OF THE PARTNERSHIP.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS **18TH** DAY OF **December**, 1990, IN THE STATE AND COUNTY AFORESAID.

James M. Benish
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES

Notary Public, State of Florida
My Commission Expires **Mar. 24, 1991**

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AND DEVELOPERS THREE, INC.
P.O. BOX 813
ORANGE PARK, FLORIDA 32067
TOTAL NUMBER OF LOTS: 74
27.29 ACRES

RIVERBEND

A PART OF GOVERNMENT LOT 5, SECTION 6, TOWNSHIP 5 SOUTH, RANGE 26 EAST
CLAY COUNTY, FLORIDA

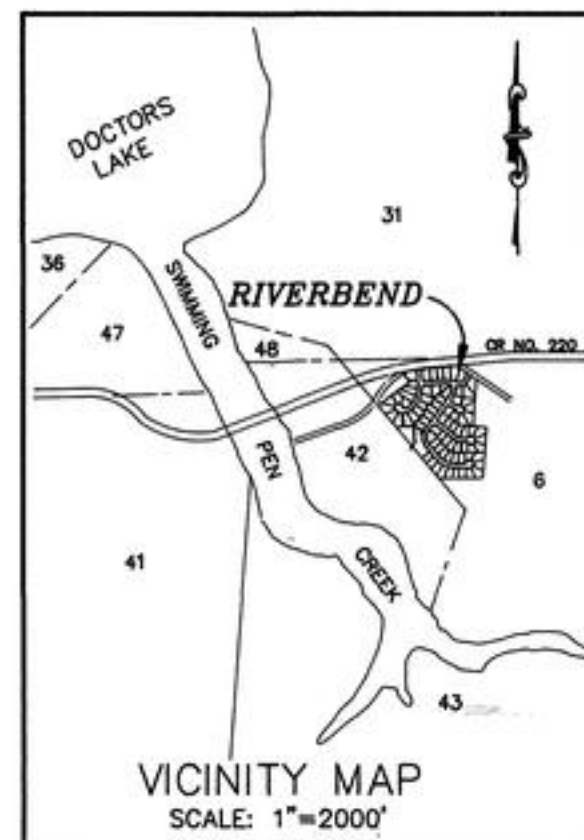
PLAT BOOK 24 PAGE 37
SHEET 2 OF 5 SHEETS

" TYPE 1 SUBDIVISION "

FOR COV RES SEE FOR AMEND
OR 1446 2001 SEC OR 1466
28/DC 3-16-93 PS. 2116
Y. 30-73
66/00

CURRENT ZONING: "RB"
SETBACKS:
FRONT 25'
SIDE 10'
REAR 25'

LINE	DIRECTION	DISTANCE
L1	N 54°21'57" E	61.09'
L2	N 35°38'03" W	122.00'
L3	N 04°16'47" E	59.40'
L4	N 37°29'51" E	25.00'
L5	N 00°24'08" W	20.00'
L6	S 40°03'04" E	31.80'
L7	S 40°58'02" E	56.04'
L8	S 50°48'24" E	58.12'
L9	S 88°03'00" W	12.82'
L10	S 65°05'42" W	9.17'
L11	N 45°51'49" E	15.18'
L12	S 52°50'49" E	28.90'
L13	S 36°28'22" E	68.65'
L14	S 17°43'02" E	39.12'
L15	S 33°30'30" W	10.00'
L16	N 84°31'20" E	15.03'
L17	S 65°05'42" W	11.60'
L18	S 36°16'47" W	10.37'
L19	S 50°48'24" E	7.00'
L20	S 74°10'59" W	11.42'
L21	S 25°35'33" W	15.20'
L22	S 60°29'44" E	26.25'
L23	S 52°50'49" E	38.44'
L24	S 49°02'52" E	68.70'
L25	S 05°22'16" E	53.29'
L26	S 61°02'07" E	41.21'
L27	S 48°38'51" W	41.87'
L28	S 65°05'06" W	70.44'
L29	N 13°27'51" E	29.81'
L30	S 87°39'01" E	10.00'
L31	N 55°45'14" E	62.47'
L32	N 40°05'23" E	57.32'
L33	N 14°14'07" E	20.00'
L34	N 56°27'39" E	22.36'
L35	N 06°10'10" E	40.46'
L36	N 00°42'18" E	44.90'
L37	N 57°55'28" E	61.29'
L38	S 21°25'44" W	41.84'
L39	S 01°09'22" W	8.49'
L40	S 76°07'11" E	22.47'
L41	N 35°14'00" E	58.05'
L42	N 35°51'05" E	61.49'
L43	N 85°07'21" E	39.47'
L44	N 52°26'27" E	31.25'
L45	S 05°15'48" E	79.19'
L46	N 53°55'17" W	96.82'
L47	N 51°39'46" E	31.40'
L48	N 40°53'15" E	59.80'
L49	N 35°07'45" E	57.50'
L50	N 60°14'39" E	53.01'
L51	N 14°05'30" E	41.79'
L52	N 41°51'55" E	63.94'
L53	N 03°01'17" E	60.21'
L54	N 82°56'42" E	30.00'
L55	S 16°43'38" W	32.82'
L56	S 40°42'34" W	60.00'
L57	S 08°50'30" E	32.15'
L58	N 63°45'17" W	50.97'
L59	N 64°38'47" E	32.91'
L60	N 36°52'00" E	28.90'
L61	N 49°51'23" E	53.42'
L62	N 04°49'21" E	44.53'
L63	N 42°38'45" W	41.49'
L64	N 08°53'49" W	31.51'
L65	S 12°52'15" W	50.14'
L66	S 07°15'44" W	49.21'
L67	S 29°15'07" W	34.18'
L68	S 02°56'19" W	51.18'
L69	S 41°27'52" E	42.79'
L70	N 84°37'44" E	79.85'
L71	S 16°00'47" E	81.23'
L72	S 57°36'14" E	36.24'
L73	S 31°42'59" E	28.64'
L74	S 12°59'56" E	13.77'
L75	N 25°35'33" E	24.81'
L76	N 22°59'52" W	10.00'
L77	N 34°17'28" E	44.16'
L78	S 55°42'32" E	20.00'
L79	N 34°17'28" E	47.57'



PREPARED BY:
McKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1246 HIGHWAY NO. 17
ORANGE PARK, FLORIDA

MORTGAGEE'S JOINDER

CLYDE S. HICKS, BETTY JEANNE RICHETSON, SAM D. SAUNDERS, RUBY NEWSOM & MAE KNIGHT, OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE DATED DEC. 13, 1988 AND RECORDED IN OFFICIAL RECORDS BOOK 1202, PAGES 747 THRU 751, MODIFIED AS PER OFFICIAL RECORDS BOOK 1812, PAGES 585 THRU 591, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, HEREBY CONSENT TO THIS PLAT AND JOIN IN ITS DEDICATION.

James H. Smith *Christine M. Davis* *Clyde S. Hicks*
WITNESS WITNESS WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF December, 1990, BY CLYDE S. HICKS, TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER OWN FREE ACT AND DEED.

Christine M. Davis
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES NOV. 13, 1994

James H. Smith *Christine M. Davis* *Clyde S. Hicks*
WITNESS WITNESS WITNESS

BETTY JEANNE RICHETSON
BY: CLYDE S. HICKS, PURSUANT TO AUTHORITY
GIVEN IN D.R.B. 1215, PGS. 585-591 (PARAGRAPH 4), OF
THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF DEC., 1990, BY CLYDE S. HICKS, TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER OWN FREE ACT AND DEED.

Christine M. Davis
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES NOV. 13, 1994

James H. Smith *Christine M. Davis* *Sam D. Saunders*
WITNESS WITNESS WITNESS

SAM D. SAUNDERS

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF DEC., 1990, BY SAM D. SAUNDERS, TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS OWN FREE ACT AND DEED.

Christine M. Davis
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES NOV. 13, 1994

James H. Smith *Christine M. Davis* *Ruby Newsom*
WITNESS WITNESS WITNESS

RUBY NEWSOM

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF DEC., 1990, BY RUBY NEWSOM, TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER OWN FREE ACT AND DEED.

Christine M. Davis
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES NOV. 13, 1994

James H. Smith *Christine M. Davis* *Mae Knight*
WITNESS WITNESS WITNESS

MAE KNIGHT

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF DEC., 1990, BY MAE KNIGHT, TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER OWN FREE ACT AND DEED.

Christine M. Davis
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES NOV. 13, 1994

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CURRENT ZONING: "RB"
SETBACKS:
FRONT 25'
SIDE 10'
REAR 25'

PLAT BOOK **24** PAGE **38**
SHEET 3 OF 5 SHEETS

" TYPE 1 SUBDIVISION "

FOR COT + RES
SEE OR 1466-2001
28/DC 3-16-93
FOR AMEND SEE OR
1466 P2 2116
8-20-93. EC/OC

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3769.72'	311.51'	155.84'	311.42'	S 82°22'09" W	04°44'05"
C2	3769.72'	41.87'	20.93'	41.87'	S 84°25'06" W	00°38'11"
C3	3769.72'	68.90'	34.45'	68.90'	S 83°34'36" W	01°02'50"
C4	3769.72'	64.17'	32.08'	64.16'	S 82°33'56" W	00°58'31"
C5	3769.72'	56.93'	28.46'	56.93'	S 81°38'43" W	00°51'55"
C6	3769.72'	79.65'	39.83'	79.65'	S 80°36'26" W	01°12'38"
C7	30.00'	46.24'	29.13'	41.80'	S 38°53'41" W	88°18'59"
C8	30.00'	48.97'	31.90'	43.71'	N 52°01'31" W	93°31'26"
C9	30.00'	47.12'	30.00'	42.43'	S 50°15'48" E	90°00'00"
C10	375.00'	368.18'	200.46'	353.57'	N 22°51'50" E	56°15'15"
C11	350.00'	67.10'	33.65'	67.00'	N 00°13'45" E	10°59'05"
C12	350.00'	98.32'	49.49'	98.00'	N 13°46'10" E	16°05'45"
C13	350.00'	92.27'	46.40'	92.00'	N 29°22'10" E	15°06'15"
C14	350.00'	85.94'	43.19'	85.73'	N 43°57'22" E	14°04'09"
C15	39.02'	73.61'	53.80'	63.17'	S 74°57'00" E	108°05'36"
C16	50.00'	40.46'	21.41'	39.37'	N 44°04'09" W	46°22'05"
C17	50.00'	44.45'	23.81'	43.00'	S 87°16'45" W	50°56'06"
C18	50.00'	39.75'	21.00'	38.72'	S 39°02'03" W	45°33'19"
C19	50.00'	35.76'	18.68'	35.00'	S 04°13'51" E	40°58'29"
C20	50.00'	24.25'	12.37'	24.01'	S 38°36'37" E	27°47'03"
C21	137.00'	28.47'	14.28'	28.41'	S 58°27'18" E	11°54'18"
C22	137.00'	42.46'	21.40'	42.29'	S 73°17'11" E	17°45'30"
C23	137.00'	15.24'	7.63'	15.23'	S 85°21'09" E	06°22'25"
C24	137.00'	54.36'	27.54'	54.00'	N 80°05'40" E	22°43'57"
C25	137.00'	42.41'	21.38'	42.24'	N 59°51'34" E	17°44'14"
C26	400.00'	23.23'	11.62'	23.23'	N 49°19'37" E	03°19'39"
C27	400.00'	78.12'	39.19'	78.00'	N 42°04'05" E	11°11'26"
C28	112.00'	149.55'	88.30'	138.69'	N 89°14'39" E	76°30'24"
C29	400.00'	78.12'	39.19'	78.00'	N 30°52'39" E	11°11'26"
C30	400.00'	75.11'	37.67'	75.00'	N 19°54'11" E	10°45'32"
C31	400.00'	64.07'	32.10'	64.00'	N 09°56'06" E	09°10'38"
C32	30.00'	41.57'	24.90'	38.32'	S 45°02'29" W	79°23'24"
C33	265.00'	94.76'	47.89'	94.25'	N 85°01'09" W	20°29'15"
C34	290.00'	87.55'	44.11'	87.22'	N 85°35'09" W	17°17'49"
C35	240.00'	71.29'	35.91'	71.03'	N 86°45'13" W	17°01'10"
C36	290.00'	10.94'	5.47'	10.94'	N 75°51'23" W	02°09'44"
C37	30.00'	47.73'	30.61'	42.85'	N 32°40'07" W	91°09'03"
C38	75.00'	113.28'	70.60'	102.81'	N 61°57'20" E	86°32'21"
C39	30.00'	39.27'	23.02'	36.53'	N 18°48'50" W	75°00'00"
C40	30.00'	54.98'	39.10'	47.60'	S 71°11'09" W	105°00'00"
C41	125.00'	68.10'	34.92'	67.26'	N 34°17'36" E	31°12'52"
C42	125.00'	43.21'	21.83'	43.00'	N 59°48'16" E	19°48'30"
C43	125.00'	56.85'	28.93'	56.36'	N 82°44'16" E	26°03'29"
C44	30.00'	43.39'	26.48'	39.70'	S 54°20'12" W	82°51'36"
C45	275.00'	40.04'	20.05'	40.00'	N 17°04'41" E	08°20'29"
C46	225.00'	90.99'	46.12'	90.37'	N 24°29'33" E	23°10'12"
C47	275.00'	56.28'	28.24'	56.18'	N 27°06'42" E	11°43'34"
C48	250.00'	101.10'	51.25'	100.41'	N 24°29'34" E	23°10'13"
C49	30.00'	48.97'	31.90'	43.71'	S 13°47'08" E	93°31'21"
C50	30.00'	24.38'	12.91'	23.72'	S 83°49'49" E	46°34'03"
C51	50.00'	27.36'	14.03'	27.02'	S 88°33'52" W	31°21'25"
C52	50.00'	39.90'	21.08'	38.85'	N 52°53'46" W	45°43'20"
C53	50.00'	40.09'	21.19'	39.02'	N 07°03'56" W	45°56'19"
C54	50.00'	36.27'	18.98'	35.48'	N 36°41'16" E	41°34'05"
C55	50.00'	38.87'	20.47'	37.90'	N 79°44'27" E	44°32'17"
C56	50.00'	55.86'	31.25'	53.00'	S 45°59'05" E	64°00'39"
C57	30.00'	24.38'	12.91'	23.72'	N 37°15'47" W	46°34'03"
C58	30.00'	43.65'	26.72'	39.90'	S 77°45'58" W	83°22'29"
C59	30.00'	47.12'	30.00'	42.43'	S 08°55'17" E	90°00'01"
C60	30.00'	47.12'	30.00'	42.43'	S 81°04'43" W	90°00'00"
C61	375.00'	62.27'	31.21'	62.20'	N 49°09'51" W	09°30'52"
C62	375.00'	18.24'	9.12'	18.24'	N 43°00'49" W	02°47'13"
C63	140.00'	84.27'	43.45'	83.00'	S 58°51'48" E	34°29'11"
C64	350.00'	75.14'	37.72'	75.00'	N 47°46'14" W	12°18'05"
C65	165.00'	140.48'	74.82'	136.28'	S 66°00'40" E	48°46'56"
C66	325.00'	15.50'	7.75'	15.50'	N 52°33'18" W	02°43'58"
C67	325.00'	54.28'	27.20'	54.21'	N 46°24'16" W	09°34'07"
C68	190.00'	27.02'	13.53'	27.00'	S 45°41'40" E	08°08'56"
C69	190.00'	59.24'	29.86'	59.00'	S 58°42'03" E	17°51'51"
C70	190.00'	52.09'	26.21'	51.93'	S 75°29'12" E	15°42'27"
C71	190.00'	23.42'	11.72'	23.40'	S 86°52'17" E	07°03'42"
C72	30.00'	15.40'	7.88'	15.24'	N 75°41'31" W	29°25'13"
C73	30.00'	8.98'	4.52'	8.94'	N 52°24'30" W	17°08'49"
C74	50.00'	66.15'	38.93'	61.43'	S 81°44'18" E	75°48'25"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C75	50.00'	37.16'	19.49'	36.31'	N 39°04'01" E	42°34'58"
C76	50.00'	36.64'	19.19'	35.83'	N 03°13'13" W	41°59'29"
C77	50.00'	35.76'	18.68'	35.00'	N 44°42'12" W	40°58'29"
C78	50.00'	57.68'	32.53'	54.54'	S 81°45'36" W	66°05'56"
C79	50.00'	4.96'	2.48'	4.95'	S 45°52'14" W	05°40'49"
C80	30.00'	24.38'	12.91'	23.72'	N 66°18'51" E	46°34'03"
C81	140.00'	34.93'	17.56'	34.84'	S 83°15'16" E	14°17'45"
C82	30.00'	10.66'	5.39'	10.61'	N 80°13'12" W	20°21'51"
C83	50.00'	37.72'	19.81'	36.83'	N 88°20'54" E	43°13'38"
C84	50.00'	35.76'	18.68'	35.00'	N 46°14'50" E	40°58'29"
C85	50.00'	39.11'	20.62'	38.12'	N 03°21'05" E	44°49'04"
C86	50.00'	39.73'	20.98'	38.69'	N 41°49'11" W	45°31'27"
C87	50.00'	78.43'	49.89'	70.63'	S 70°28'49" W	89°52'33"
C88	30.00'	15.16'	7.74'	15.00'	N 40°00'56" E	28°56'47"
C89	30.00'	18.38'	9.49'	18.10'	N 72°02'36" E	35°06'34"
C90	260.00'	50.66'	25.41'	50.58'	S 84°49'10" E	11°09'52"
C91	260.00'	105.73'	53.60'	105.00'	S 67°35'16" E	23°17'56"
C92	260.00'	70.01'	35.22'	69.80'	S 48°13'28" E	15°25'42"
C93	310.00'	22.14'	11.07'	22.13'	S 88°21'22" E	04°05'30"
C94	310.00'	70.15'	35.23'	70.00'	S 79°49'39" E	12°57'55"
C95	310.00'	69.14'	34.72'	69.00'	S 66°57'18" E	12°46'46"
C96	310.00'	69.14'	34.72'	69.00'	S 54°10'33" E	12°46'46"
C97	310.00'	39.37'	19.71'	39.34'	S 44°08'53" E	07°16'33"
C99	175.00'	163.54'	88.29'	157.65'	S 13°44'21" E	53°32'32"
C100	175.00'	40.36'	20.27'	40.27'	S 19°38'18" W	13°12'47"
C101	175.00'	30.04'	15.06'	30.00'	S 31°09'43" W	09°50'03"
C102	150.00'	200.51'	118.44'	185.91'	S 02°12'56" E	76°35'23"
C103	125.00'	1.19'	0.60'	1.19'	S 40°14'12" E	00°32'52"
C104	125.00'	165.90'	97.74'	153.99'	S 01°56'30" E	76°02'32"
C105	375.00'	24.19'	12.10'	24.18'	N 03°24'56" W	03°41'44"
C106	375.00'	343.99'	185.17'	332.06'	N 24°42'42" E	52°33'31"
C107	285.00'	248.17'	132.57'	240.40'	S 65°27'22" E	49°53'30"
C108	50.00'	20.84'	10.57'	20.69'	S 40°33'52" E	23°52'34"
C109	137.00'	21.03'	10.53'	21.01'	S 56°53'59" E	08°47'39"
C110	175.00'	50.90'	25.63'	50.72'	S 04°41'57" W	16°39'56"
C111	290.00'	5.21'	2.60'	5.21'	S 85°15'05" W	01°01'43"
C112	240.00'	14.91'	7.46'	14.91'	N 80°01'27" W	03°33'37"
C113	30.00'	6.69'	3.36'	6.68'	N 71°51'22" W	12°46'33"
C114	100.00'	151.04'	94.14'	137.09'	N 61°57'20" E	86°32'21"

GENERAL NOTES:

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

2) Bearings shown hereon are based on the East line of Government Lot 5, Section 6, Township 5 South, Range 26 East, being North 04 degrees 16 minutes 47 seconds East (assumed datum).

3) 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 any electric, telephone, gas or other public utility.

4) Flood zone lines shown hereon are according to the Federal Emergency Management Agency Flood Insurance Rate Maps, dated July 2, 1981, Community Panel No. 120064 0180B.

5) Current Law provides that no construction, filling, removal of earth, cutting of trees or plants shall take place waterward of the jurisdictional wetland line as depicted on this plat without the written approval of Clay County and other regulatory agencies with the 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. This wetland jurisdiction line may be superseded and redefined from time to time by the appropriate governmental agencies.

6) ○ Denotes Permanent Reference Monument.

7) ● Denotes Permanent Control Point.

8) ■ Denotes S.R.D. Monument.

9) L1 Denotes tabled line data.

10) C1 Denotes tabled curve data.

11) Minimum lot size = 8500 square feet.

12) Corner lot setback = 25 feet.

13) All easements shown hereon are for drainage and utilities unless otherwise noted.

PREPARED BY:
MCKEE, EILAND AND MULLIS
LAND SURVEYORS, INC.
1246 HIGHWAY NO. 17
ORANGE PARK, FLORIDA

OWNER:
R.L. JOHNSON CONSTRUCTION CO.
AND DEVELOPERS THREE, INC.
P.O. BOX 813
ORANGE PARK, FLORIDA 32067
TOTAL NUMBER OF LOTS: 74
27.29 ACRES

RIVERBEND

A PART OF GOVERNMENT LOT 5, SECTION 6, TOWNSHIP 5 SOUTH, RANGE 26 EAST
CLAY COUNTY, FLORIDA

PLAT BOOK 24 PAGE 39
SHEET 4 OF 5 SHEETS

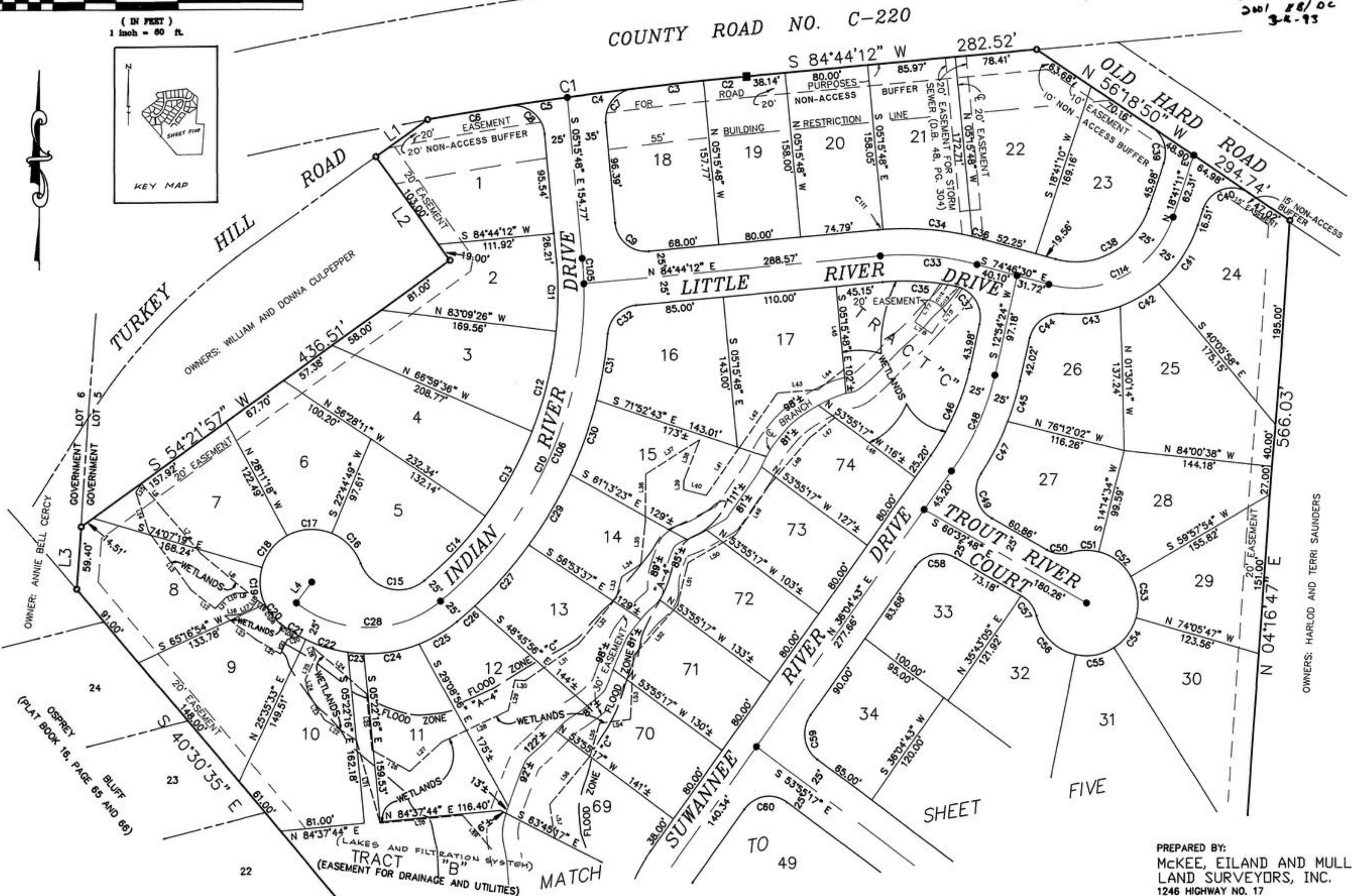
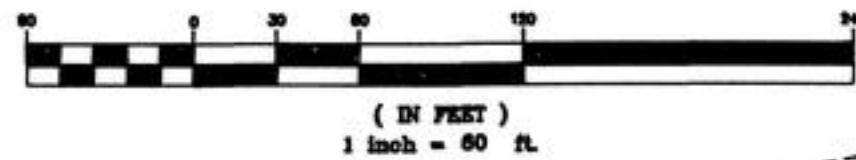
" TYPE 1 SUBDIVISION "

CURRENT ZONING: "RB"
SETBACKS:
FRONT 25'
SIDE 10'
REAR 25'

FOR AMEND SEE OR
1466-2116
8-31-93 28/00

FOR COR & REAR
SEE OR 1446 P3
2001 28/00
3-8-93

GRAPHIC SCALE



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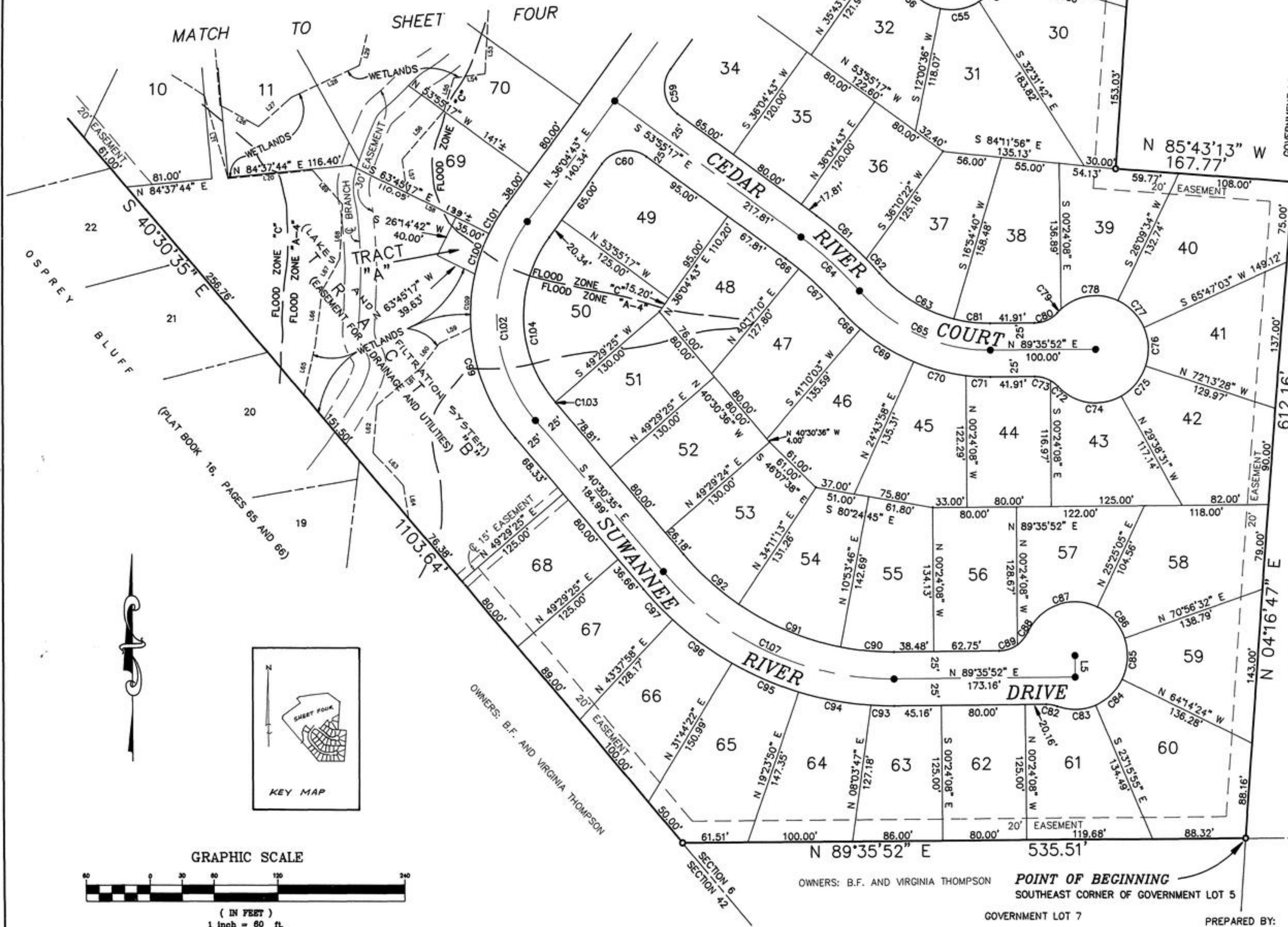
A PART OF GOVERNMENT LOT 5, SECTION 6, TOWNSHIP 5 SOUTH, RANGE 26 EAST
CLAY COUNTY, FLORIDA

PLAT BOOK 24 PAGE 40
SHEET 5 OF 5 SHEETS

CURRENT ZONING: "RB"
SETBACKS:
FRONT 25'
SIDE 10'
REAR 25'

FOR COL 1 REST
SEE OR 1446
16 2001
FB/OC
3-11-93

FOR AMEND
SEE OR 1466-2116
8-31-93 EBL



OWNERS: B.F. AND VIRGINIA THOMPSON

OWNERS: B.F. AND VIRGINIA THOMPSON

POINT OF BEGINNING
SOUTHEAST CORNER OF GOVERNMENT LOT 5

GOVERNMENT LOT 2

GOVERNMENT LOT 7

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