

RP2NDSUPPskd

RETURN TO/Prepared by:
David A. King, Attorney
1416 Kingsley Avenue
Orange Park, FL 32073

**SECOND SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS, AND EASEMENTS
FOR
ROYAL POINTE
Unit 2-B**

This Second Supplemental Declaration of Covenants, Conditions, Restrictions, and Easements for Royal Pointe (the "Second Supplemental Declaration") is made this 14th day of May, 2020, by Larmac Development, LLC, a Florida limited liability company (the "Developer") having an address of 752 Blanding Boulevard, Suite 110, Orange Park, Florida 32065.

RECITALS

WHEREAS, the Developer was initially formed as a Florida corporation on March 2, 1995. Subsequently, this corporate entity was converted into a Florida limited liability company, pursuant to Section 607.1112 and Section 608.439, Florida Statutes, by virtue of that certain "Certificate of Conversion" filed with the Florida Secretary of State, with an effective date of January 1, 2010. Thereafter, said Certificate of Conversion was filed in the current public records of Clay County, Florida at Official Records Book 3171, page 1280; see attached abbreviated Exhibit "A"; and

WHEREAS, pursuant to the provisions of Section 607.1114(2) and Section 608.439(6), Florida Statutes, the title to any and all real property owned by a Florida corporation, at the time of conversion into a Florida limited liability company, remains/ becomes vested in the Florida limited liability company, without reversion or impairment; and

WHEREAS, the Developer, and/or its predecessor and assigns, has executed and recorded the Declaration of Covenants,

Conditions, Restrictions, and Easements for Royal Pointe, which is recorded in Officials Records Book 2806, Page 356, of the public records of Clay County, Florida (the "Declaration"), thereby encumbering and submitting all of the real property described in the Declaration to the terms thereof; and

WHEREAS, the Developer previously recorded that certain "First Supplemental Declaration of Covenants, Conditions, Restrictions and Easements" to encumber the additional lands described in Plat Book 58, page 68 - 74, in the current public records of Clay County, Florida; and

WHEREAS, the Developer is also the owner of more and different real property described in Exhibit "B", attached hereto and made a part hereof, and further described in the current public records of Clay County, Florida in Plat Book 62, Page 5 - 9 (the "Further Additional Property"); and

WHEREAS, Article 10, Section 10.8(d), of the Declaration, provides for additional property to be made subject to the Declaration and brought within the scheme of the Declaration by the execution and recordation of a Supplemental Declaration executed by the Developer so long as such land is contiguous to Royal Pointe, and the addition of such property will not alter the common scheme for development and such property shall be subject to all Assessments as further described in the Declaration; and

WHEREAS, the Further Additional Property sought to be added to the scheme of the Declaration by this Second Supplemental Declaration is contiguous to Royal Pointe, shall not alter the common scheme for development of Royal Pointe and shall be subject to all Assessments as further described in the Declaration; and

WHEREAS, the Developer hereby intends to encumber and bring within the scheme of the Declaration the Further Additional Property.

NOW THEREFORE, the Developer hereby declares as follows:

1. Defined Terms. All defined terms contained in this Second Supplemental Declaration shall have the same meanings as such terms are defined by the Declaration, unless otherwise noted herein. The term Plat shall hereinafter include that certain Plat described in the public records of Clay County, Florida in Plat Book 62, Page 5 - 9 in addition to any other

lands described and identified in the Declaration and the previously mentioned First Supplemental Declaration.

2. Further Additional Property. The Developer hereby declares that the Further Additional Property shall be held, transferred, sold, conveyed and occupied subject to all covenants, conditions, restrictions, easements, charges and liens, and all other matters set forth in the Declaration as the same may be amended from time to time, all of which is hereby incorporated by reference herein. To the extent of any inconsistency or ambiguity between the Declaration and this Second Supplemental Declaration, this Second Supplemental Declaration shall be controlling.

3. Fences. In addition to the restrictions regarding fences described in Section 5.11 of the Declaration, fences made of beige vinyl material (intended to give the appearance of natural wood or similar thereto) shall be permitted upon approval and upon the other terms and conditions as described in the Declaration.

4. Effective Date. This Second Supplemental Declaration shall become effective upon its recordation in the current public records of Clay County, Florida.

IN WITNESS WHEREOF, the Developer has caused this Second Supplemental Declaration of Covenants, Conditions, Restrictions, and Easements for Royal Pointe to be duly executed as of the date written above.

Larmac Development, LLC,
a Florida limited liability company

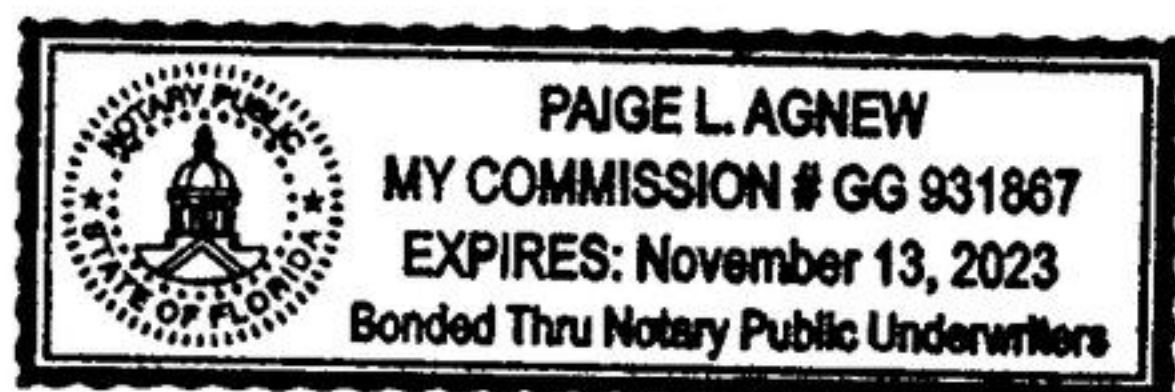
David A. King
Witness
Print DAVID A. KING

Sherilyn K. Davis
Witness
Print Sherilyn K. Davis

BY: Lawrence D. Nichols
Name: Lawrence D. Nichols
Title: Manager
Address: 752 Blanding Boulevard
Suite 110
Orange Park, FL 32065

STATE of FLORIDA
COUNTY of CLAY

Before me, a notary public authorized to take acknowledgements in the state and county set forth above, appeared Lawrence D. Nichols, as Manager of Larmac Development, LLC, by means of **physical presence**, who is personally known to me to be the person who executed the foregoing instrument and who acknowledged before me that he executed same, on this 14th day of May, 2020.



Paige L Agnew
Print Name Paige L Agnew
Notary Public

14
INSTR # 2009065157
OR BK 3171 Pages 1280 - 1293
RECORDED 12/30/09 11:45:39
JAMES B. JETT CLERK CIRCUIT COURT
CLAY COUNTY
DEPUTY CLERK LEINOD CE#1

5 MIN. RETURN

CERTCONV
LARCOVERild

RETURN TO/Prepared by:
David A. King
Attorney at Law
1416 Kingsley Avenue
Orange Park, FL 32073

EXHIBIT "A"

**CERTIFICATE
OF
CONVERSION
OF
LARMAC DEVELOPMENT CORP.,
A FLORIDA CORPORATION
INTO
LARMAC DEVELOPMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY**

WHEREAS, Pursuant to the provisions of Chapter 607, as amended, and Chapter 608, as amended, Florida Statutes, the undersigned Florida corporation was converted into the undersigned Florida limited liability company, effective January 1, 2010; and

WHEREAS, LARMAC Development Corp., a Florida corporation, shall herein be referred to as the "Florida Corporation"; and

WHEREAS, LARMAC Development, LLC, shall herein be referred to as the "Florida Limited Liability Company"; and

WHEREAS, pursuant to the provisions of Section 607.1114(2) and Section 608.439(6), Florida Statutes, the title to any and all real property owned by the Florida Corporation, at the time of conversion into the Florida Limited Liability Company, remains vested in the Florida Limited Liability Company, without reversion or impairment; and

WHEREAS, this Certificate is being recorded as evidence of, and to give notice of, the conversion and the resulting and simultaneous vesting of title; and

NOW THEREFORE, the following Certificate of Conversion is presented for recording in the current public records of Clay County, Florida.

LARMAC DEVELOPMENT CORP.,
a Florida corporation
 752 Blanding Boulevard
 Suite 110
 Orange Park, FL 32065

David A. King
 Witness as to both

DAVID A. KING
 Print

Lindsey L. Dallas
 Witness as to both

Lindsey L. Dallas
 Print

BY: Lawrence D. Nichols
 Lawrence D. Nichols, President

ATTEST: A.E. "Mac" McWilliams
 A.E. "Mac" McWilliams,
 Secretary

LARMAC DEVELOPMENT, LLC,
a Florida limited liability company
752 Blanding Boulevard
Suite 110
Orange Park, FL 32065

David A. King
Witness as to both
DAVID A. KING
Print

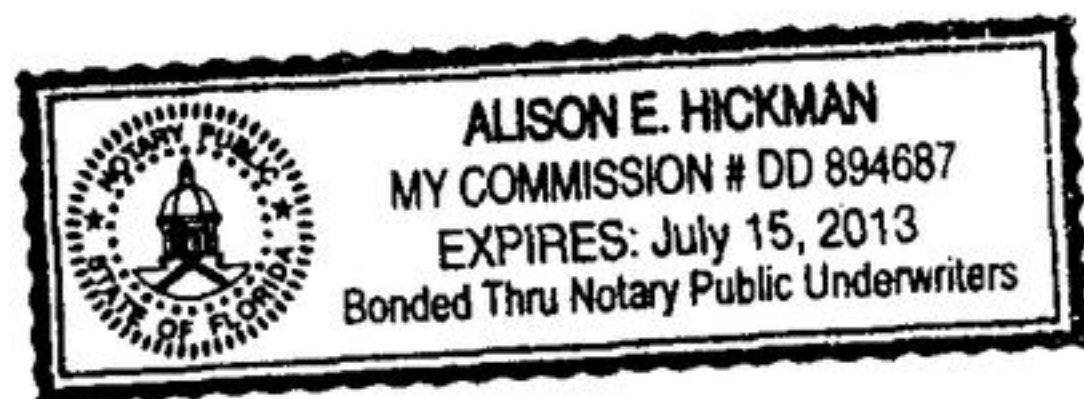
BY: Lawrence D. Nichols
Lawrence D. Nichols,
LLC Manager

Lindsey L. Dallas
Witness as to both
Lindsey L. Dallas
Print

BY: A.E. McWilliams
A.E. "Mac" McWilliams,
LLC Manager

STATE of FLORIDA
COUNTY of CLAY

Before me, a notary public authorized to take acknowledgements in the state and county set forth above, personally appeared Lawrence D. Nichols, as President of LARMAC Development Corp., and A.E. "Mac" McWilliams, as Secretary of LARMAC Development Corp., personally known to me to be the persons who executed the foregoing instrument and who acknowledged before me that they executed same, on this 4th day of January, 2010.



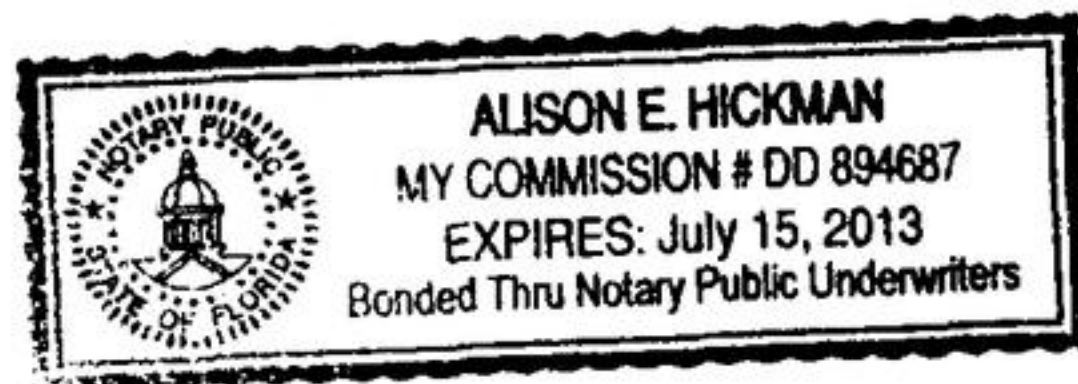
Alison E. Hickman
Print Name Alison E. Hickman
Notary Public

STATE of FLORIDA
COUNTY of CLAY

Before me, a notary public authorized to take acknowledgements in the state and county set forth above, personally appeared Lawrence D. Nichols, as LLC Manager of LARMAC Development, LLC, and A.E. "Mac" McWilliams, as LLC Manager of LARMAC Development, LLC, personally known to me to be the persons who executed the foregoing instrument and who acknowledged before me that they executed same, on this 4th day of January, 2010.

Alison E. Hickman

Print Name Alison E. Hickman
Notary Public



Royal Pointe Unit 2-B

A replat of Tract F-1, Royal Pointe, according to Plat Book 50, pages 41 through 51, together with a portion of Section 28, Township 5 South, Range 25 East, Clay County, Florida, 22.64 Acres ±

PLAT BOOK 62 PAGE 5
SHEET 1 OF 5 SHEETS

TYPE I SUBDIVISION "LA-RF" ZONE

LAND USE
ZONING
RECORDS
PER LOT SIZE

OWNER
Lamar Development, LLC
P.O. Box 23067
Orange Park, FL 32067

ENGINEER
James Engineering
P.O. Box 23067
Orange Park, FL 32067

SURVEYOR
Eiland & Associates, Inc.
P.O. Box 23067
Orange Park, FL 32067

CAPTION

A Replat of Tract "F-1", Royal Pointe, according to Plat Book 50, pages 41 through 51 of the public records of Clay County, Florida, together with a portion of Section 28, Township 5 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

Begin at the northwest corner of Lot 21, Royal Pointe Unit 2-A, according to plat thereof recorded in Plat Book 50, pages 60 through 74 of the public records of said county;

thence on the southerly line of Tract "A", Royal Pointe Unit One-A, according to plat thereof recorded in Plat Book 54, pages 34 and 35 of said public records, run North 84 degrees 40 minutes 51 seconds West, 710.00 feet to the easterly line of said Tract "F-1";

thence on the boundaries thereof, run the following 6 courses:

- 1) North 00 degrees 14 minutes 04 seconds East, 85.15 feet;
- 2) northerly, along the arc of a curve concave westerly and having a radius of 180.00 feet, an arc distance of 86.02 feet, said arc being subtended by a chord bearing and distance of North 19 degrees 22 minutes 17 seconds West, 85.20 feet;
- 3) northerly, along the arc of a curve concave easterly and having a radius of 30.00 feet, an arc distance of 34.25 feet, said arc being subtended by a chord bearing and distance of North 10 degrees 42 minutes 14 seconds East, 36.75 feet;
- 4) South 48 degrees 28 minutes 20 seconds West, 8.72 feet;
- 5) southwesterly, along the arc of a curve concave northwesterly and having a radius of 180.00 feet, an arc distance of 46.74 feet, said arc being subtended by a chord bearing and distance of South 63 degrees 52 minutes 36 seconds West, 45.63 feet;
- 6) southeasterly, along the arc of a curve concave southeasterly and having a radius of 30.00 feet, an arc distance of 36.68 feet, said arc being subtended by a chord bearing and distance of South 63 degrees 46 minutes 32 seconds East, 36.06 feet;
- 7) southerly, along the arc of a curve concave westerly and having a radius of 120.00 feet, an arc distance of 56.88 feet, said arc being subtended by a chord bearing and distance of South 19 degrees 15 minutes 31 seconds East, 56.35 feet;
- 8) South 00 degrees 14 minutes 04 seconds West, 85.15 feet to the south line of Tract "B-3", Royal Pointe, according to plat thereof recorded in Plat Book 50, pages 41 through 51 of said public records;
- thence on said south line, North 84 degrees 40 minutes 51 seconds West, 658.60 feet to the east line of those lands described in Official Records Book 3284, page 1366 of said public records;
- thence on said east line, South 01 degree 04 minutes 50 seconds West, 535.04 feet to the northeasterly line of County Road No. 218;
- thence southeasterly, along said northeasterly line, and along the arc of a curve concave southeasterly and having a radius of 1482.44 feet, an arc distance of 141.26 feet, said arc being subtended by a chord bearing and distance of South 27 degrees 24 minutes 44 seconds East, 141.20 feet;
- thence South 84 degrees 40 minutes 51 seconds East, 1474.99 feet to the west line of said Royal Pointe Unit 2-A;
- thence on said west line, run the following 4 courses:
- 1) North 00 degrees 14 minutes 04 seconds East, 84.78 feet;
- 2) North 22 degrees 28 minutes 30 seconds West, 268.18 feet;
- 3) North 84 degrees 40 minutes 51 seconds West, 5.00 feet;
- 4) North 00 degrees 14 minutes 04 seconds East, 335.00 feet to the point of beginning.

ADOPTION AND DEDICATION

This is to certify that Lamar Development, LLC, a Florida limited liability company, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon known as Royal Pointe Unit 2-B, 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. Various Place, Valiant Court and Haveling Court, and all unimproved easements for drainage, as shown hereon are hereby irrevocably and without reservation dedicated to Clay County, its successors and assigns. The drainage easements and 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.

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, 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, injury or losses to persons or property resulting from the acceptance or use of these drainage easements by Clay County, its successors and assigns.

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 this plat, but shall have the right to modify the existence of the lakes and filtration systems and that which relates to 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 expenses in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of an 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 or omission of the Dedicator, its agents, contractors, employees, servants, licensees or concessionaires with Royal Pointe Unit 2-B. This indemnification shall run with the land and the assigns of the Dedicator and shall be subject to it.

None of the foregoing shall prohibit Clay County, from establishing a municipal service taxing unit, municipal service benefit unit, municipal utility, transportation utility, or any other special assessment/district system within any subdivision for the furnishing of roads, streets, drainage, or other benefits. Nor shall any of the foregoing prohibit the acceptance for maintenance of roads or common facilities by the Clay County Commission if after any filing of any plat, the facilities to be accepted by the Board for maintenance are upgraded to County acceptance standards by contribution of the local developer or homeowners or by establishment of a municipal service benefit district.

Tracts "A", "B", "C" and "D" are reserved unto the Dedicator, its successors and/or assigns.

Private Drainage Easements and Private Un-abstracted Easements shown hereon are dedicated to the Royal Pointe Homeowners Association.

The Easements described in General Notes B3 through B7 herein, shall be irrevocably dedicated as stated therein.

IN WITNESS WHEREOF, Lamar Development, LLC, a Florida limited liability corporation, has caused these presents to be executed on its behalf as of the date shown below.

Lamar Development, LLC
a Florida limited liability company

Eric V. Eiland
Eric V. Eiland, Witness
By: *A. E. McWilliams*
A. E. McWilliams, Manager

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was personally acknowledged before me this 13th day of JUNE, 2019, by A. E. McWilliams, as manager of Lamar Development, LLC, a Florida limited liability company, on behalf of the company who is personally known to me or has presented his as identification and did (did not) take an oath.

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

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.

NOTICE: This plat as recorded in its graphic form is the official depiction of the subdivided lands described herein and will be no circumstances be superseded in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

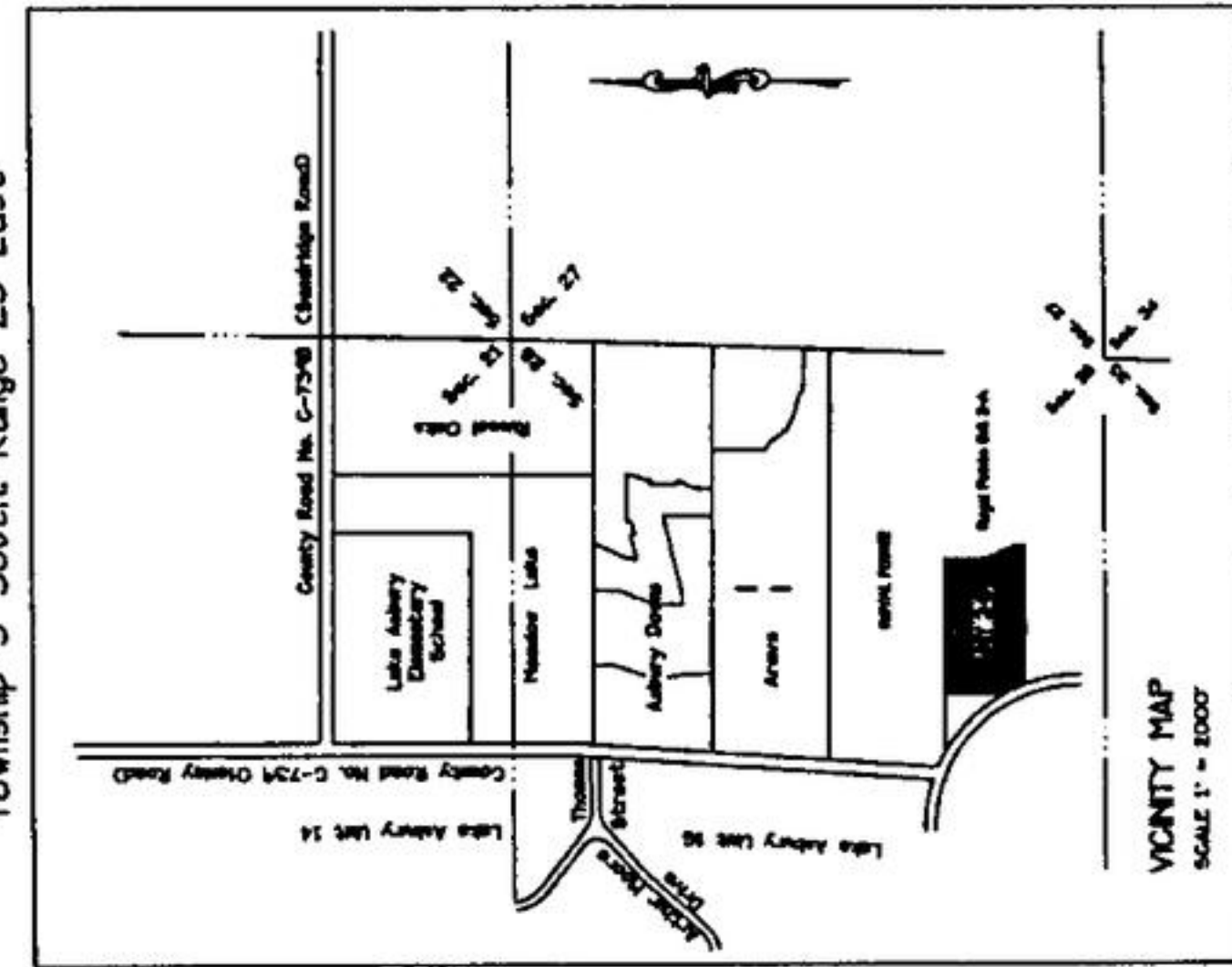
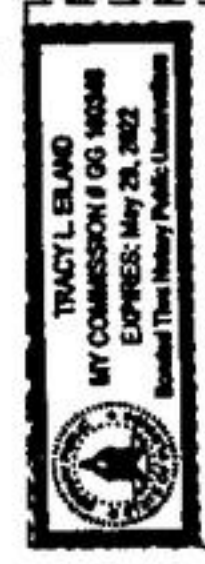


EXHIBIT "B"



Royal Pointe Unit 2-B

A replat of Tract F-1, Royal Pointe, according to Plat Book 50, pages 41 through 51, together with a portion of Section 28, Township 5 South, Range 25 East, Clay County, Florida.

LAND USE
ZONING
AREA
100,000 SQ. FT.
MIN. LOT SIZE

RURAL TRACT
LA-RF
25.4 AC. ±
6000 SQ. FT.

PLAT BOOK 62 PAGE 6
SHEET 2 OF 5 SHEETS

TYPE I SUBDIVISION 'LA-RF' ZONE

OWNER
Lamar Development
P.O. Box 1301
Orange Park, FL 32067

ENGINEER
Name Engineering
1414 Highway Avenue
Orange Park, FL 32073

SURVEYOR
David J. Associates
615 Shady Blvd.
Orange Park, FL 32073

DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL

Approved this 25th day of July, 2019.

Director

COUNTY ENGINEER APPROVAL

Approved this 25th day of July, 2019.

County Engineer

BOARD OF COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 23rd day of July, 2019, by the Board of County Commissioners, Clay County, Florida.

Clerk of the Board

Chairman of the Board

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, partnership 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 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 subdivisions 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 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 guarantees were incorporated verbatim in each said conveyance or contract of sale.

Lamar Development, LLC
a Florida limited liability company

By: A. E. McWilliams, Manager
Witness: Eric K. Elend

CLERK'S CERTIFICATE

I hereby certify that this plat has been filed for record in Plat Book 62, Pages 5-9, of the public records of Clay County, Florida, this 26th day of July, 2019.

Clerk of the Circuit Court

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 26th day of July, 2019.

GENERAL NOTES

- 1) Permanent Control Point shown this: *
- 2) Tabulated Curve Number shown this: G1
- 3) Radial Lot Lines shown this: (R)
- 4) Building Restriction Lines shall be as follows:
minimum front setback = 15 feet
minimum rear setback = 10 feet
minimum side setback = 5 feet
- 5) Bearings shown hereon are based on S 89°40'31" E for the south line of Royal Pointe Subdivision.
- 6) All return radii are 30 feet unless noted otherwise.
- 7) According to Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2014, all lots shown hereon are situated in ZONE X.
- 8) 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.
- 9) Current law provides that no construction, filling, removal of earth, cutting of trees or plants shall take place within Tract "C" and Conservation Easement "area" as depicted on this plat without the written approval of Clay County and other regulatory agencies with the jurisdiction over such "area". It is the responsibility of the lot owner, his agent and the entity performing any activity within "area" to acquire the necessary written approvals prior to the beginning of any work. "Area" may be superseded and redefined from time to time by the appropriate agencies.
- 10) C.C.U.A. Denotes Clay County Utility Authority
- 11) C.E.C. Denotes Clay Electric Cooperative
- 12) Whether depicted on the plat or not, the Dedicator/Owner hereby grants Clay Electric Cooperative, Inc., and Clay County Utility Authority, a ten foot (10') wide perpetual easement for utility services over, under, upon and across all lands lying adjacent to, parallel with, and outside of the areas shown on the plat as roads, streets, or other rights of way.
- 13) 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.
- 14) 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.
- 15) All easements for water and sewer systems marked C.C.U.A. and shown on plat are hereby irrevocably and without reservation dedicated to Clay County Utility Authority (C.C.U.A.), its successors and assigns.
- 16) All easements for the underground electrical distribution system marked C.E.C. and shown on plat are hereby irrevocably and without reservation dedicated to Clay Electric Cooperative, Inc. (C.E.C.)
- 17) P.C. Denotes Point of Curvature
P.I. Denotes Point of Intersection
P.T. Denotes Point of Tangency
P.R.C. Denotes Point of Reverse Curvature
R.P. Denotes Radius Point
C.E.C. Denotes Clay Electric Cooperative
C.C.U.A. Denotes Clay County Utility Authority



John H. McLaren
John H. McLaren
Florida Registration No. 5979
6431 Conis Jean Rd., Jacksonville, FL

Royal Pointe Unit 2-B

A replat of Tract F-1, Royal Pointe, according to Plat Book 50, pages 41 through 51 together with a portion of Section 28, Township 5 South, Range 25 East, Clay County, Florida.

PLAT BOOK 62 PAGE 7
SHEET 3 OF 5 SHEETS

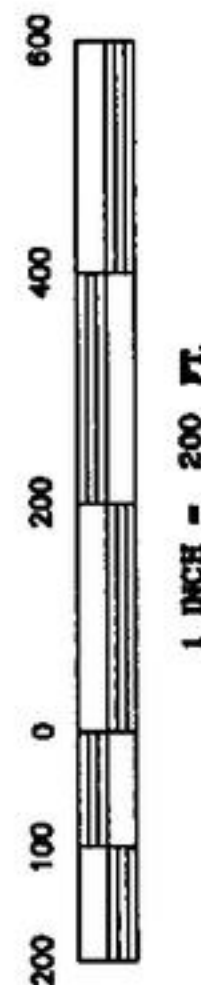
TYPE I SUBDIVISION 'LA-RF' ZONE

LAND USE
ZONING
AREA
P.L. 1011 822

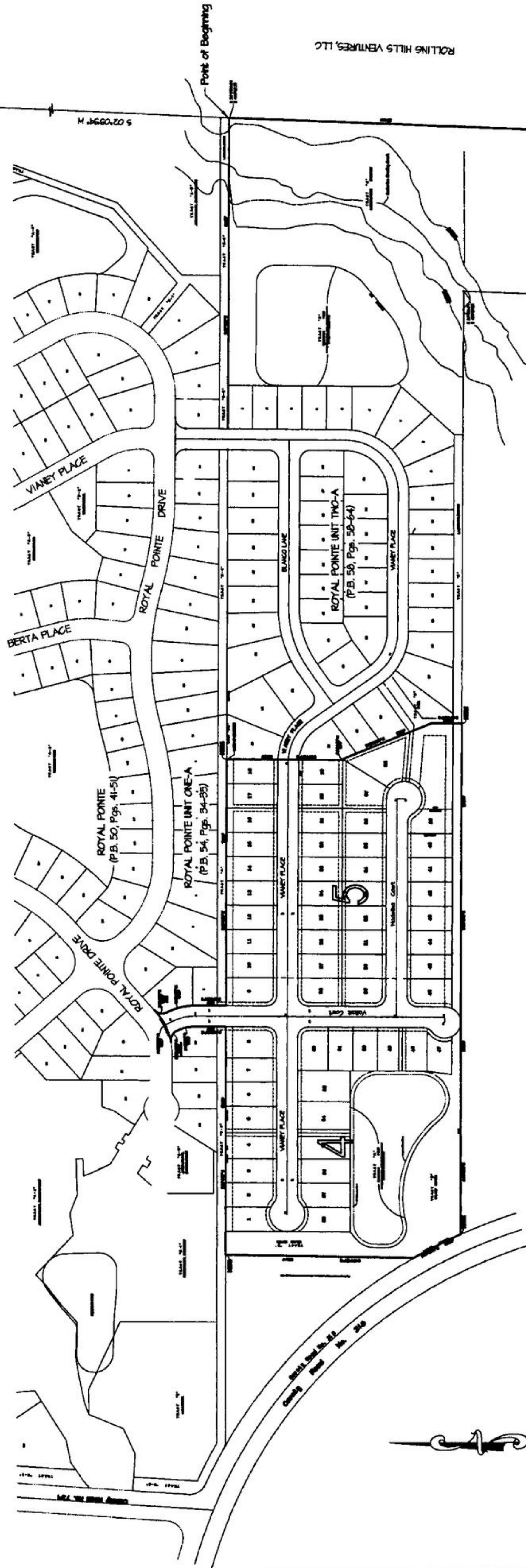
OWNER
Lamar Development
P.O. Box 1361
Orange Park, FL 32067

ENGINEER
Name Engineering
1414 Kipling Avenue
Orange Park, FL 32073

SURVEYOR
Eland & Associates
615 Blanding Blvd.
Orange Park, FL 32073



Point of Commencement
NORTHEAST CORNER
SECTION 28



DIOCESE OF ST. AUGUSTINE

NOTE: The plat as recorded in its graphic form is the official depiction of the subdivided lands described herein and will in no circumstances be superseded 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 the county.

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

Eland & Associates, Inc., LB 1361
PROFESSIONAL SURVEYORS and MAPPERS
615 Blanding Blvd. Orange Park, FL
TELEPHONE (904) 272-1000

Royal Pointe Unit 2-B

A replat of Tract F-1, Royal Pointe, according to Plat Book 50, pages 41 through 51 together with a portion of Section 28, Township 5 South, Range 25 East, Clay County, Florida.

PLAT BOOK 62 PAGE 8
SHEET 4 OF 5 SHEETS

TYPE I SUBDIVISION 'LA-RF' ZONE

OWNER
Lamar Development
P.O. Box 100
Orange Park, FL 32067

ENGINEER
Peters Engineering
1414 Highway 17 North
Orange Park, FL 32073

SURVEYOR
Elliott & Associates, Inc.
615 Blanding Blvd.
Orange Park, FL 32073

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

ROYAL POINTE DRIVE

TRACT 'D-1'
RECREATIONAL (RETENTION)

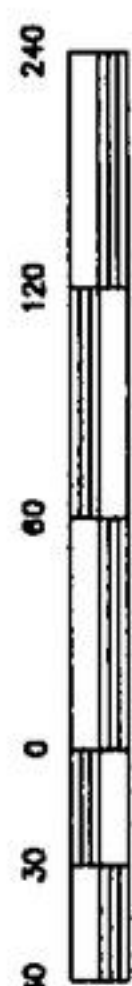
TRACT 'C-3'
JURISDICTIONAL
(CONSERVATION)

ROYAL POINTE

(P.B. 50, PAGES 41-51)

ROYAL POINTE UNIT ONE-A

(P.B. 54, PAGES 54-55)



1 INCH = 60 FT.

LINE	BEARING	LENGTH
13	S 87°40'51" W	527.10 FT.

CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	47.12	30.00	N 45°19'09" E	42.43
C2	47.12	30.00	S 44°40'51" E	42.43
C3	47.12	30.00	S 45°19'09" W	42.43
C4	47.12	30.00	N 44°40'51" W	42.43
C5	47.12	30.00	S 45°19'09" E	42.43
C6	47.12	30.00	S 44°40'51" W	42.43
C7	47.12	30.00	S 45°19'09" W	42.43
C8	47.12	30.00	N 44°40'51" E	42.43
C9	47.12	30.00	N 45°19'09" E	42.43
C10	47.12	30.00	S 44°40'51" W	42.43
C11	47.12	30.00	S 45°19'09" E	42.43
C12	47.12	30.00	S 44°40'51" W	42.43
C13	47.12	30.00	S 45°19'09" W	42.43
C14	47.12	30.00	N 44°40'51" E	42.43
C15	47.12	30.00	N 45°19'09" E	42.43
C16	47.12	30.00	S 44°40'51" W	42.43
C17	47.12	30.00	S 45°19'09" E	42.43
C18	47.12	30.00	S 44°40'51" W	42.43
C19	47.12	30.00	S 45°19'09" W	42.43
C20	47.12	30.00	N 44°40'51" E	42.43
C21	47.12	30.00	N 45°19'09" E	42.43
C22	47.12	30.00	S 44°40'51" W	42.43
C23	47.12	30.00	S 45°19'09" E	42.43
C24	47.12	30.00	S 44°40'51" W	42.43
C25	47.12	30.00	S 45°19'09" W	42.43
C26	47.12	30.00	N 44°40'51" E	42.43
C27	47.12	30.00	N 45°19'09" E	42.43
C28	47.12	30.00	S 44°40'51" W	42.43
C29	47.12	30.00	S 45°19'09" E	42.43
C30	47.12	30.00	S 44°40'51" W	42.43
C31	47.12	30.00	S 45°19'09" W	42.43
C32	47.12	30.00	N 44°40'51" E	42.43
C33	47.12	30.00	N 45°19'09" E	42.43
C34	47.12	30.00	S 44°40'51" W	42.43
C35	47.12	30.00	S 45°19'09" E	42.43
C36	47.12	30.00	S 44°40'51" W	42.43
C37	47.12	30.00	S 45°19'09" W	42.43
C38	47.12	30.00	N 44°40'51" E	42.43
C39	47.12	30.00	N 45°19'09" E	42.43
C40	47.12	30.00	S 44°40'51" W	42.43
C41	47.12	30.00	S 45°19'09" E	42.43
C42	47.12	30.00	S 44°40'51" W	42.43
C43	47.12	30.00	S 45°19'09" W	42.43
C44	47.12	30.00	N 44°40'51" E	42.43
C45	47.12	30.00	N 45°19'09" E	42.43
C46	47.12	30.00	S 44°40'51" W	42.43
C47	47.12	30.00	S 45°19'09" E	42.43
C48	47.12	30.00	S 44°40'51" W	42.43
C49	47.12	30.00	S 45°19'09" W	42.43
C50	47.12	30.00	N 44°40'51" E	42.43
C51	47.12	30.00	N 45°19'09" E	42.43
C52	47.12	30.00	S 44°40'51" W	42.43
C53	47.12	30.00	S 45°19'09" E	42.43
C54	47.12	30.00	S 44°40'51" W	42.43
C55	47.12	30.00	S 45°19'09" W	42.43
C56	47.12	30.00	N 44°40'51" E	42.43
C57	47.12	30.00	N 45°19'09" E	42.43
C58	47.12	30.00	S 44°40'51" W	42.43
C59	47.12	30.00	S 45°19'09" E	42.43
C60	47.12	30.00	S 44°40'51" W	42.43

NOTICE: The plat as recorded in its graphic form is the official depiction of the subdivided lands described herein and will in no circumstances be supplemented in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of the county.

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TELEPHONE (904) 272-1000

DIocese OF ST. AUGUSTINE

TRACT 'B'
UPLAND BUFFER

TRACT 'A'
RETENTION POND

TRACT 'C'
UPLAND BUFFER

TRACT 'D'
UPLAND BUFFER

TRACT 'E'
UPLAND BUFFER

TRACT 'F'
UPLAND BUFFER

TRACT 'G'
UPLAND BUFFER

TRACT 'H'
UPLAND BUFFER

TRACT 'I'
UPLAND BUFFER

TRACT 'J'
UPLAND BUFFER

TRACT 'K'
UPLAND BUFFER

TRACT 'L'
UPLAND BUFFER

TRACT 'M'
UPLAND BUFFER

TRACT 'N'
UPLAND BUFFER

TRACT 'O'
UPLAND BUFFER

TRACT 'P'
UPLAND BUFFER

TRACT 'Q'
UPLAND BUFFER

TRACT 'R'
UPLAND BUFFER

TRACT 'S'
UPLAND BUFFER

TRACT 'T'
UPLAND BUFFER

TRACT 'U'
UPLAND BUFFER

TRACT 'V'
UPLAND BUFFER

TRACT 'W'
UPLAND BUFFER

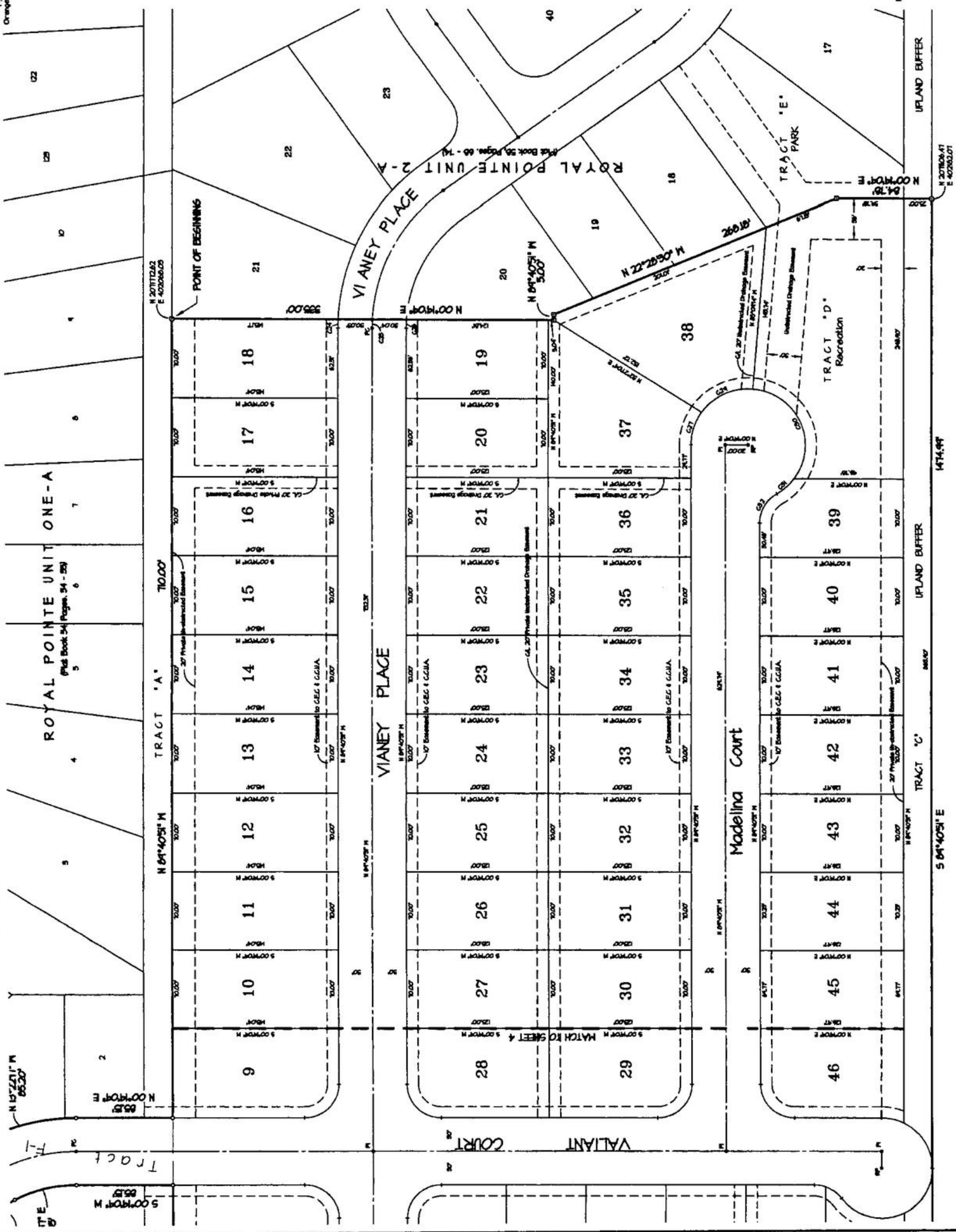
TRACT 'X'
UPLAND BUFFER

TRACT 'Y'
UPLAND BUFFER

TRACT 'Z'
UPLAND BUFFER

Royal Pointe Unit 2-B

A replat of Tract F-1, Royal Pointe, according to Plat Book 50, pages 41 through 51 together with a portion of Section 28, Township 5 South, Range 25 East, Clay County, Florida.



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