

CAD 28153-1

Royal Pointe

Section 28, Township 5 South, Range 25 East, Clay County, Florida
100 Acres ±

LAND USE
ZONING
AREA
NO LOTS
MIN. LOT SIZE

RURAL PRIDE
PUD
100 AC.
160
3000 Sq. Ft.

PLAT BOOK 50 PAGE 41

SHEET 1 OF 11 SHEETS

TYPE I SUBDIVISION "PUD" ZONE

OWNER
Larmac Development
642 Camp Johnson Road
Orange Park, FL

ENGINEER
COS Consulting Engineers
1543 Kingsley Avenue
Orange Park, FL

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

CAPTION

A parcel of land situated in Section 28, Township 5 South, Range 25 East, Clay County, Florida, said subdivision being more particularly described as follows:
Commence at the northeast corner of said Section 28; thence on the east line thereof, run the following two courses: (1) South 02 degrees 03 minutes 39 seconds West, 3002.29 feet to the Point of Beginning; (2) continue South 02 degrees 03 minutes 39 seconds West, 1102.51 feet; thence North 84 degrees 40 minutes 51 seconds West, 3828.61 feet to the northeasterly line of State Road No 218; thence on last said line and on the arc of a curve concave southwesterly and having a radius of 1482.34 feet, run a chord distance of 125.13 feet, the bearing of said chord being North 62 degrees 44 minutes 28 seconds West; thence on the arc of a curve concave northeasterly and having a radius of 50.00 feet, run a chord distance of 56.13 feet to the east line of County Road C-1394 (formerly State Road 5-1394), the bearing of last said chord being North 30 degrees 36 minutes 40 seconds West; thence on last said line, North 03 degrees 56 minutes 55 seconds East, 998.38 feet; thence South 84 degrees 40 minutes 51 seconds East, 3940.16 feet to the Point of Beginning.
Containing 100 acres, more or less, in area.

ADOPTION AND DEDICATION

This is to certify that Larmac Development Corp., a Florida corporation, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon, known as Royal Pointe, 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. Royal Pointe Drive, Berta Place and Vlaney Place, as shown herein, hereinafter the "Streets", are hereby irrevocably dedicated to Clay County, its successors and assigns, and all drainage easements and non-access easements as may be 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 lands.

The Dedicator, its successors and assigns, owns the underlying fee simple title to the area depicted on this plat as Tracts "A-1" thru "A-4", hereinafter the "Tract". The Dedicator, on behalf of itself, its successors and assigns, hereby covenants and agrees in favor of Clay County, Florida, that the Tract cannot be used for any purposes other than those hereinafter described for the storm water management easements. An easement, hereinafter the "Easement", situated within the entire physical limits of the Tract, is hereby dedicated to Clay County, its successors and assigns, for the purpose of permitting Clay County, its successors and assigns, to discharge therein all water which may fall or come upon the Streets, and all water which may flow or pass from the Streets, from adjacent lands, or from any other source of public waters into or through the Easement, 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 the Easement by Clay County, its successors and assigns.

Clay County, by the acceptance of this plat for recording, shall not be deemed, on behalf of itself, its successors or assigns, to have accepted any duty, obligation, liability or responsibility whatsoever to maintain any storm water retention or detention ponds presently or hereafter located or constructed within the Easement; to maintain any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment installed within the Easement and/or associated therewith; to remove or treat any aquatic plants, animals, soil, chemicals, or any other substance or thing that might be found or come within the Easement; or to maintain or preserve water purity, quality, level or depth within the Easement. The foregoing notwithstanding, Clay County, its successors and assigns, shall have the right to undertake and perform any and all of the aforesaid activities at any time or times it may choose in its sole discretion without being deemed to have accepted any duty, obligation, liability or responsibility whatsoever to undertake, repeat or perform the same or similar activities thereafter; and to effect modification of or to any storm water retention or detention ponds and other facilities located within the Easement, including, but not limited to, the installation, modification and/or removal of any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment associated therewith, without being deemed to have accepted any duty, obligation, liability or responsibility whatsoever to undertake maintenance thereafter.

The Dedicator does hereby covenant in favor of Clay County, its successors and assigns, that it will be and remain affirmatively responsible, obligated and liable for construction, installation and subsequent maintenance of all storm water management facilities within the Tract required by Clay County as of the date of its acceptance of this plat, as well as those required under any permit issued by any and all governmental agencies with jurisdiction, including but not limited to, any storm water retention or detention ponds presently or hereafter located or constructed therein, and any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment installed therein and/or associated therewith; and for removing or treating aquatic plants, animals, soil, chemicals, or any other substance or thing that might be found or come therein; and for maintaining or preserving water purity, quality, level or depth therein. The foregoing covenant is a personal covenant of the Dedicator to Clay County unless assigned to a homeowner's association as hereinafter provided, and shall also run with all of the lands depicted within the confines of this plat and shall be assumed by each of the successors and assigns of the Dedicator. The foregoing notwithstanding, the Dedicator may assign the burden of its personal covenant hereinabove described to a homeowner's association, hereinafter the "Association", created as a corporate entity under the laws of the State of Florida, existing in perpetuity, and invested with the power, duty and authority to levy mandatory assessments against each lot depicted on this plat to provide sufficient and adequate funding for the perpetual maintenance of the above-described storm water management facilities. In the event of such assignment by the Dedicator to the Association thereof, as evidenced by the recording of an appropriate instrument in the public records of Clay County, Florida, executed on behalf of both the Dedicator and the Association, wherein the Association affirmatively accepts the assignment of the personal covenant and the responsibility for all matters hereinabove covenanted by the Dedicator, then the Dedicator shall be deemed to have been completely released from all responsibilities, obligations and liabilities thereafter arising thereunder; the Association being deemed to have succeeded to the same. If and only if Clay County, its successors or assigns, shall affirmatively accept responsibility for maintenance under the Easement, as evidenced by the adoption of a formal resolution by the governing body of Clay County, its successors or assigns, spread upon the minutes thereof, and, if required by the County, the recording of an appropriately executed instrument conveying to Clay County the fee simple title to the Tract wherein such storm water management facilities have been constructed, then the Dedicator and the Association shall both be deemed to have been completely released from all responsibilities, obligations and liabilities thereafter arising under the personal covenant. Further, said personal covenant shall be deemed to have terminated upon the adoption of said resolution with respect to the Tract.

Until Clay County, its successors and assigns, in its sole discretion, elects to undertake the responsibility for maintenance of the storm water management facilities within the Tract, the Dedicator does hereby covenant and agree to indemnify Clay County and save it harmless from suits, damages, 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 any occurrence in, upon, at or from the lakes and filtration systems and other storm water management facilities. This indemnification shall run with the land and successors and assigns of the Dedicator shall be subject to and bound by it.

The Dedicator, on behalf of itself, its successors and assigns, does hereby covenant in favor of Clay County, its successors and assigns, that it shall not enter upon or use any portion of the Tract for any purpose inconsistent with the storm water management facilities hereinabove described. In this regard, except as the same may be related directly to the activities and uses authorized in connection therewith, the Dedicator, its successors and assigns, shall not undertake any dredge or fill activities within the Tract, nor place or plant, or cause or suffer to be placed or planted, any temporary or permanent structures or vegetation of any kind encroaching within, on, over or across the Tract, including but not limited to fences, hedges, fountains or bulkheads.

Tracts "A-1" thru "A-4", "B-1" thru "B-5", "C-1" thru "C-5", "D-1" and "D-2", "E", "F-1", "F-2", "F-3", and "H-1" and "H-2" are reserved unto the Dedicator, its successors and/or assigns.
Tracts "G-1" and "G-2", and Utility Easements are dedicated to Clay County Utility Authority.
The Easements described in General Notes 13 through 17 herein, shall be irrevocably dedicated as stated therein.

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

Larmac Development Corp.
a Florida corporation

Eric V. Eiland
Eric Eiland, witness

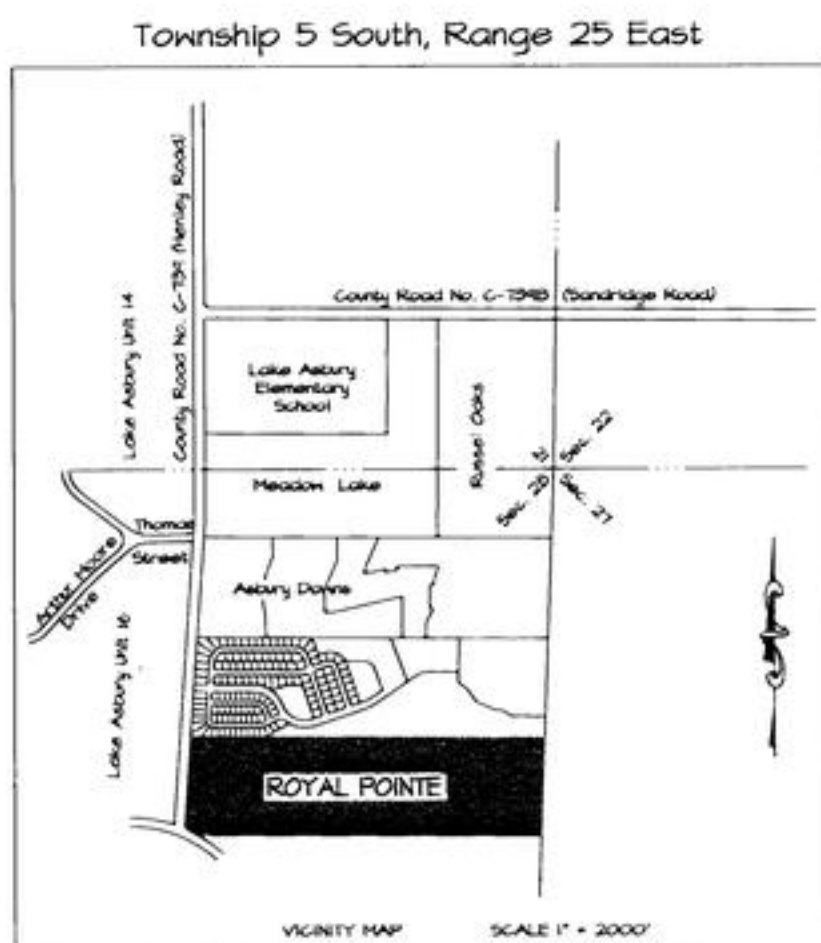
John McLaren, witness

By: Lawrence D. Nichols
Lawrence D. Nichols, President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was personally acknowledged before me this 27th day of April, 2006, by Lawrence D. Nichols, as President of Larmac Development Corp., a Florida corporation, on behalf of the corporation.

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



Royal Pointe

Section 28, Township 5 South, Range 25 East, Clay County, Florida
100 Acres ±

LAND USE
ZONING
AREA
NO LOTS
MIN LOT SIZE

RURAL PRNGE
RUD
100 AC.
180
5000 Sq. Ft.

PLAT BOOK **50** PAGE **42**

SHEET 2 OF 11 SHEETS

TYPE I SUBDIVISION "PUD" ZONE

OWNER
Larmac Development
642 Camp Johnson Road
Orange Park, FL

ENGINEER
COS Consulting Engineers
1543 Kingsley Avenue
Orange Park, FL

SURVEYOR
Elland & Associates
615 Blanding Blvd.
Orange Park, FL

COUNTY DEPARTMENT OF ZONING APPROVAL

Approved this 16th day of July, 2006.

[Signature]
Director, Department of Zoning

COUNTY DEPARTMENT OF PLANNING APPROVAL

Approved this 16th day of July, 2006.

[Signature]
Director, Department of Planning

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Approved this 12th day of July, 2006.

[Signature]
Director, Department of Engineering

COUNTY COMMISSIONERS' APPROVAL

Examined and approved this ___ day of ___, 2006,
by the Board of County Commissioners, Clay County, Florida.

[Signature]
Clerk of the Board

[Signature]
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, copartnership 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 guarantee were incorporated verbatim in each said conveyance or contract of sale.

Larmac Development Corp.
a Florida corporation

[Signature]
Eric Elland, Witness

[Signature]
John McLaren, Witness

By: *[Signature]*
Lawrence D. Nichols, President

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 50, Pages 41-42, and ___ of the public records of Clay County, Florida this 28 day of July, 2006.

[Signature]
Clerk of the Circuit Court

MORTGAGEE'S JOINDER

Branch Banking and Trust Company, owner and holder of that certain Mortgage dated July 15, 2004 and recorded July 22, 2004 in Official Records Book 2406, page 2053 of the public records of Clay County, Florida; and Modification Agreement dated November 29, 2005 and recorded December 6, 2005 in Official Records Book 2643, page 378 of said public records; and Financing Statement recorded July 22, 2004 in Official Records Book 2406, page 2071; amended in Official Records Book 2643, page 382 of said public records; hereby consents to this plat and joins in its dedication.

Branch Banking and Trust Company

[Signature]
D. Wayne Nichols, Witness

[Signature]
SHERRY D. OLMSTEAD, Witness

By: *[Signature]*
Vice President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 27th day of April, 2006, by JOHN R. LAMB as Vice President of Branch Banking and Trust Company, on behalf of the bank.

[Signature]
SHERRY D. OLMSTEAD
Notary Public, State of Florida



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 177.081(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 April, 2006.

[Signature]
Matthew A. Griffiths
Florida Registration No 3143
2554 Blanding Blvd. Middleburg, FL

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 26th day of April, 2006.

[Signature]
Harold T. Elland
Florida Cert. No. 2518
Elland and Associates, Inc., LB 1381
615 Blanding Boulevard
Orange Park, Florida 32067-1000

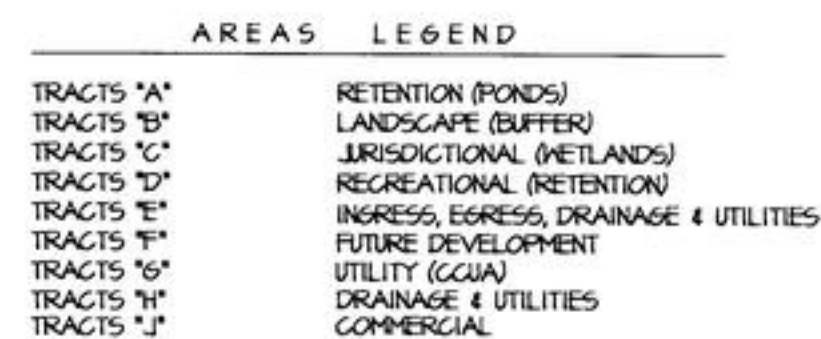
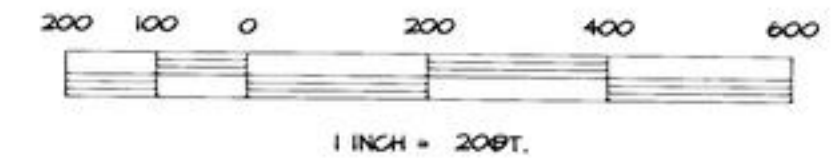
LAND USE	RURAL FRINGE
ZONING	RUD
AREA	100 AC.
NO LOTS	150
MIN. LOT SIZE	5000 Sq. Ft.

SHEET 3 OF 11 SHEETS

TYPE I SUBDIVISION "PUD" ZONE

Section 28, Township 5 South, Range 25 East, Clay County, Florida
100 Acres ±

SURVEYOR
Elland & Associates
615 Blanding Blvd.
Orange Park, FL



Royal Pointe

Section 28, Township 5 South, Range 25 East, Clay County, Florida
100 Acres ±

LAND USE
ZONING
AREA
No LOTS
MIN. LOT SIZE

RURAL PRNGE
HUB
100 AC.
100
5800 Sq. Ft.

PLAT BOOK 50 PAGE 44

SHEET 4 OF 11 SHEETS

TYPE I SUBDIVISION "PUD" ZONE

OWNER
Lomax Development
6412 Comp. Johnson Road
Orange Park, FL

ENGINEER
C&S Consulting Engineers
1543 Kingsley Avenue
Orange Park, FL

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

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

SEE SHEET II FOR GENERAL NOTES

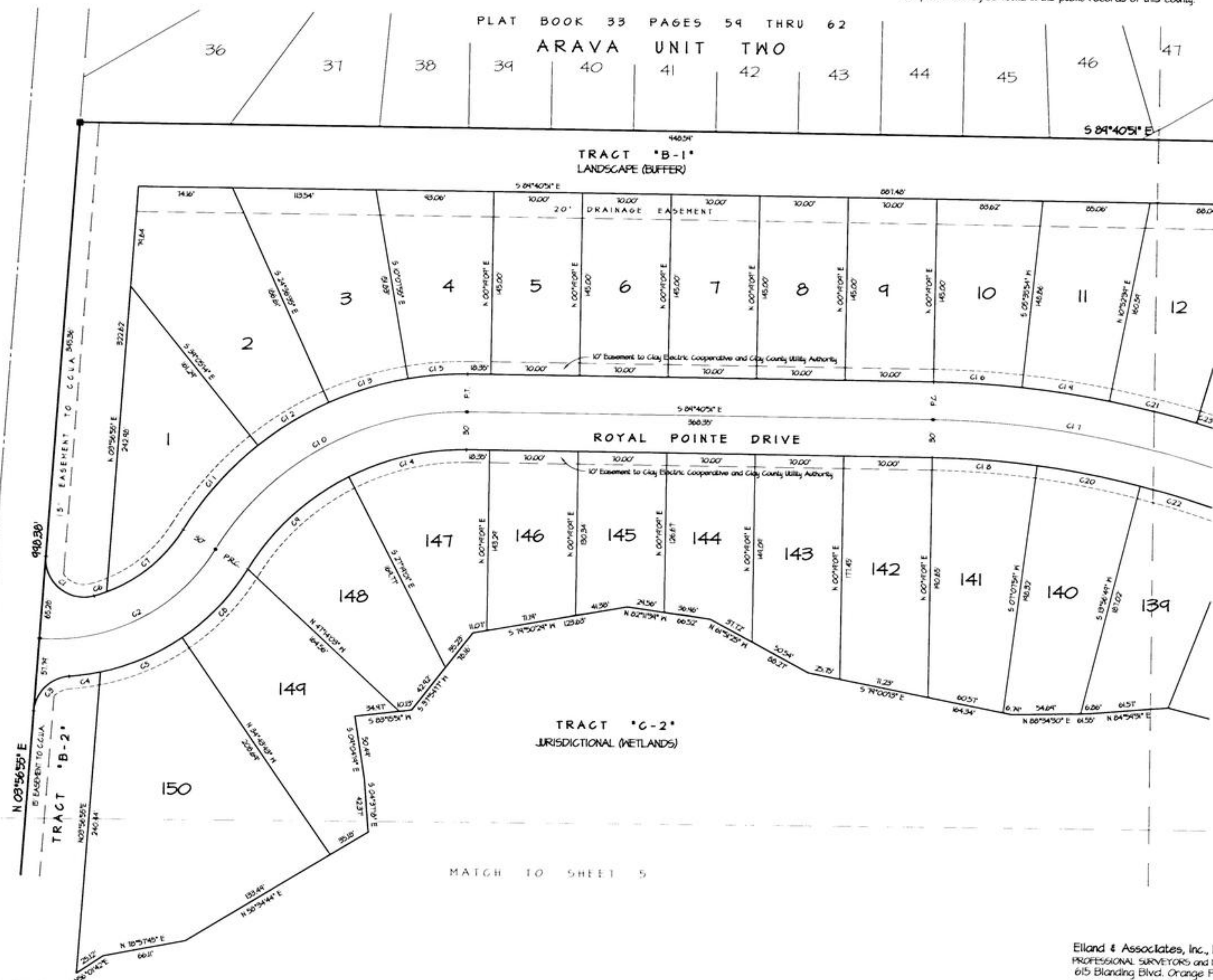
NOTICE: This plat as recorded in its graphic form is the official depiction of the subdivided lands described herein and will in no circumstances be supported in authority by any other graphic or digital form of this plat. There may be additional restrictions that are not recorded on this plat that may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

PLAT BOOK 33 PAGES 59 THRU 62

ARAVA UNIT TWO

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	51.45'	30.00'	42.83'	44.07'	S 07°45'32"E	108°43'54"
C2	163.96'	100.00'	41.25'	88.42'	N 62°27'27"E	62°27'27"
C3	42.77'	30.00'	28.93'	34.24'	S 44°47'24"E	81°40'58"
C4	24.93'	100.00'	12.40'	24.41'	N 01°39'44"E	175°00'00"
C5	30.45'	100.00'	39.68'	30.00'	N 66°27'01"E	22°25'28"
C6	10.67'	120.00'	5.34'	10.67'	N 11°40'27"E	57°02'41"
C7	24.48'	120.00'	4.26'	18.04'	N 01°01'06"E	37°56'36"
C8	75.64'	100.00'	36.42'	75.64'	N 43°13'27"E	241°05'54"
C9	104.98'	200.00'	56.42'	106.60'	S 46°55'48"E	37°50'23"
C10	251.41'	250.00'	130.50'	221.00'	S 60°44'55"E	54°08'53"
C11	84.56'	280.00'	45.23'	84.12'	S 41°02'42"E	81°44'04"
C12	65.70'	280.00'	35.02'	65.52'	S 60°01'06"E	14°28'34"
C13	65.70'	280.00'	35.02'	65.52'	S 12°51'45"E	14°28'34"
C14	46.47'	200.00'	44.48'	45.54'	S 16°30'04"E	27°58'10"
C15	47.65'	280.00'	23.35'	47.36'	S 85°05'53"E	10°27'04"
C16	10.02'	160.00'	35.04'	10.00'	N 01°02'24"E	57°46'45"
C17	64.55'	150.00'	32.64'	58.62'	N 65°36'16"E	40°04'11"
C18	83.25'	100.00'	41.67'	83.20'	N 66°36'28"E	6°48'50"
C19	10.02'	160.00'	35.04'	10.00'	N 01°45'44"E	57°46'45"
C20	83.25'	100.00'	41.67'	83.20'	N 71°27'36"E	6°48'50"
C21	10.02'	160.00'	35.04'	10.00'	N 16°22'54"E	57°46'45"
C22	84.47'	100.00'	42.28'	84.41'	N 12°38'47"E	6°54'44"
C23	140.34'	160.00'	45.64'	141.84'	N 66°40'01"E	14°21'11"
C24	83.25'	100.00'	41.67'	83.20'	N 65°43'57"E	6°48'50"
C25	140.18'	100.00'	30.65'	140.54'	N 66°33'52"E	11°37'28"
C26	238.21'	160.00'	120.12'	231.24'	N 07°30'33"E	17°51'46"
C27	113.32'	100.00'	56.78'	113.20'	N 46°04'56"E	4°16'58"
C28	113.86'	640.00'	51.06'	113.75'	N 46°05'14"E	4°27'17"
C29	246.40'	110.00'	121.10'	240.41'	N 07°30'33"E	17°51'46"
C30	102.30'	65.00'	65.00'	41.42'	N 03°28'20"E	40°00'00"
C31	102.30'	65.00'	65.00'	41.42'	N 86°54'40"E	40°00'00"
C32	61.66'	120.00'	45.64'	61.75'	N 64°24'00"E	41°54'14"
C33	40.55'	180.00'	46.24'	49.56'	N 64°52'35"E	28°48'42"
C34	34.55'	30.00'	23.24'	36.75'	N 07°42'44"E	75°32'02"
C35	86.02'	180.00'	45.65'	85.20'	N 3°22'17"E	21°22'54"
C36	4.85'	180.00'	4.93'	4.85'	N 04°15'17"E	37°08'13"
C37	56.88'	120.00'	28.44'	56.35'	N 05°05'17"E	27°04'32"
C38	36.68'	30.00'	22.56'	36.06'	N 63°46'42"E	13°52'51"
C39	34.10'	180.00'	11.40'	34.65'	N 64°48'18"E	11°02'43"
C40	104.58'	150.00'	51.36'	107.16'	N 64°24'00"E	41°54'14"

County Road No. 739 - Henley Road



Section 28, Township 5 South, Range 25 East, Clay County, Florida
100 Acres ±

PLAT BOOK 50 PAGE 45
SHEET 5 OF 11 SHEETS

TYPE I SUBDIVISION "PUD" ZONE

SURVEYOR
Elland & Associates
615 Blanding Blvd.
Orange Park, FL

1 INCH = 60 FT.

MATCH TO SHEET 4

SEE SHEET II FOR GENERAL NOTES

County Road No. 739 - Henley Road

County Road No. 218

TRACT "C-2"
JURISDICTIONAL (WETLANDS)

TRACT "C-2"
JURISDICTIONAL (WETLANDS)

TRACT "D-2"
RECREATIONAL (RETENTION)

TRACT "E"
INGRESS, EGRESS, DRAINAGE & UTILITIES

TRACT "D-1"
RECREATIONAL (RETENTION)

TRACT "C-3"
JURISDICTIONAL
(WETLANDS)

TRACT *J*
COMMERCIAL

TRACT "B-3" N 04°40'51" W LANDSCAPE (BUFFER)

Pacific Coast Investments
Phillips Trust

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

SEE SHEET II FOR GENERAL NOTES

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

Royal Pointe

Section 28, Township 5 South, Range 25 East, Clay County, Florida
100 Acres ± MATCH TO SHEET 1

PLAT BOOK 50 PAGE 46

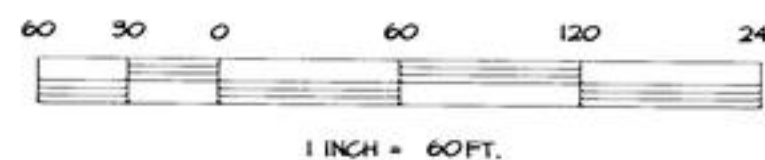
SHEET 6 OF 11 SHEETS

TYPE I SUBDIVISION "PUD" ZONE

OWNER
Lamar Development
6412 Camp Johnson Road
Orange Park, FL

ENGINEER
GCS Consulting Engineers
1543 Kingsley Avenue
Orange Park, FL

SURVEYOR
Elland & Associates
615 Blanding Blvd.
Orange Park, FL



SEE SHEET 11 FOR GENERAL NOTES



CURVE TABLE																																		
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA	CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA	CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA	CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA	CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C28	10.02	160.00	35.04	10.00	N 89°40'51" W	51°04'05"	C41	21.80	300.00	11.34	21.80	S 68°51'22" E	41°24'35"	C61	30.21	500.00	30.21	30.21	S 61°02'21" N	7°59'22"	C81	34.51	350.00	11.27	34.50	S 61°25'20" N	5°54'10"	C101	39.35	440.00	14.67	39.35	N 75°54'50" E	2°25'50"
C29	24.47	100.00	42.28	24.47	N 89°40'51" W	51°04'05"	C42	34.09	500.00	11.14	34.09	N 68°51'22" E	41°24'35"	C62	41.35	430.00	41.35	41.35	S 61°02'21" N	7°59'22"	C82	44.84	350.00	11.27	44.84	S 61°25'20" N	5°54'10"	C102	49.41	440.00	14.67	49.41	N 75°54'50" E	2°25'50"
C30	14.01	100.00	30.63	14.01	N 89°40'51" W	51°04'05"	C43	44.25	500.00	34.38	44.25	S 68°51'22" E	41°24'35"	C63	43.46	430.00	43.46	43.46	S 61°02'21" N	7°59'22"	C83	46.24	350.00	11.27	46.24	S 61°25'20" N	5°54'10"	C103	50.84	440.00	14.67	50.84	N 75°54'50" E	2°25'50"
C31	28.21	160.00	50.12	28.21	N 89°40'51" W	51°04'05"	C44	41.90	600.00	25.31	46.64	S 68°51'22" E	41°24'35"	C64	52.04	600.00	28.08	52.04	S 61°02'21" N	7°59'22"	C84	56.84	400.00	11.27	56.84	S 61°25'20" N	5°54'10"	C104	61.45	440.00	14.67	61.45	N 75°54'50" E	2°25'50"
C32	13.32	100.00	30.63	13.32	N 89°40'51" W	51°04'05"	C45	102.10	600.00	60.00	102.10	S 68°51'22" E	41°24'35"	C65	102.10	600.00	60.00	102.10	S 61°02'21" N	7°59'22"	C85	102.10	400.00	11.27	102.10	S 61°25'20" N	5°54'10"	C105	102.10	440.00	14.67	102.10	N 75°54'50" E	2°25'50"
C33	13.32	100.00	30.63	13.32	N 89°40'51" W	51°04'05"	C46	102.10	600.00	60.00	102.10	S 68°51'22" E	41°24'35"	C66	102.10	600.00	60.00	102.10	S 61°02'21" N	7°59'22"	C86	102.10	400.00	11.27	102.10	S 61°25'20" N	5°54'10"	C106	102.10	440.00	14.67	102.10	N 75°54'50" E	2°25'50"
C34	24.47	100.00	42.28	24.47	N 89°40'51" W	51°04'05"	C47	41.90	430.00	41.90	41.90	S 68°51'22" E	41°24'35"	C67	41.90	430.00	41.90	41.90	S 61°02'21" N	7°59'22"	C87	41.90	350.00	11.27	41.90	S 61°25'20" N	5°54'10"	C107	41.90	440.00	14.67	41.90	N 75°54'50" E	2°25'50"
C35	102.10	600.00	60.00	102.10	N 89°40'51" W	51°04'05"	C48	41.90	430.00	41.90	41.90	S 68°51'22" E	41°24'35"	C68	41.90	430.00	41.90	41.90	S 61°02'21" N	7°59'22"	C88	41.90	350.00	11.27	41.90	S 61°25'20" N	5°54'10"	C108	41.90	440.00	14.67	41.90	N 75°54'50" E	2°25'50"
C36	4.89	180.00	4.89	4.89	N 89°40'51" W	51°04'05"	C49	41.90	430.00	41.90	41.90	S 68°51'22" E	41°24'35"	C69	41.90	430.00	41.90	41.90	S 61°02'21" N	7°59'22"	C89	41.90	350.00	11.27	41.90	S 61°25'20" N	5°54'10"	C109	41.90	440.00	14.67	41.90	N 75°54'50" E	2°25'50"
C37	36.86	120.00	22.96	36.86	N 89°40'51" W	51°04'05"	C50	36.86	120.00	22.96	36.86	S 68°51'22" E	41°24'35"	C70	36.86	120.00	22.96	36.86	S 61°02'21" N	7°59'22"	C90	36.86	100.00	11.27	36.86	S 61°25'20" N	5°54'10"	C110	36.86	110.00	11.27	36.86	N 75°54'50" E	2°25'50"
C38	34.17	180.00	11.67	34.17	N 89°40'51" W	51°04'05"	C51	34.17	180.00	11.67	34.17	S 68°51'22" E	41°24'35"	C71	34.17	180.00	11.67	34.17	S 61°02'21" N	7°59'22"	C91	34.17	100.00	11.27	34.17	S 61°25'20" N	5°54'10"	C111	34.17	110.00	11.27	34.17	N 75°54'50" E	2°25'50"
C39	104.26	500.00	51.36	104.26	N 89°40'51" W	51°04'05"	C52	104.26	500.00	51.36	104.26	S 68°51'22" E	41°24'35"	C72	104.26	500.00	51.36	104.26	S 61°02'21" N	7°59'22"	C92	104.26	300.00	11.27	104.26	S 61°25'20" N	5°54'10"	C112	104.26	400.00	14.67	104.26	N 75°54'50" E	2°25'50"

Section 28, Township 5 South, Range 25 East, Clay County, Florida
100 Acres ±

TYPE I SUBDIVISION "PUD" ZONE

SURVEYOR
Eiland & Associates
615 Blanding Blvd.
Orlando, FL

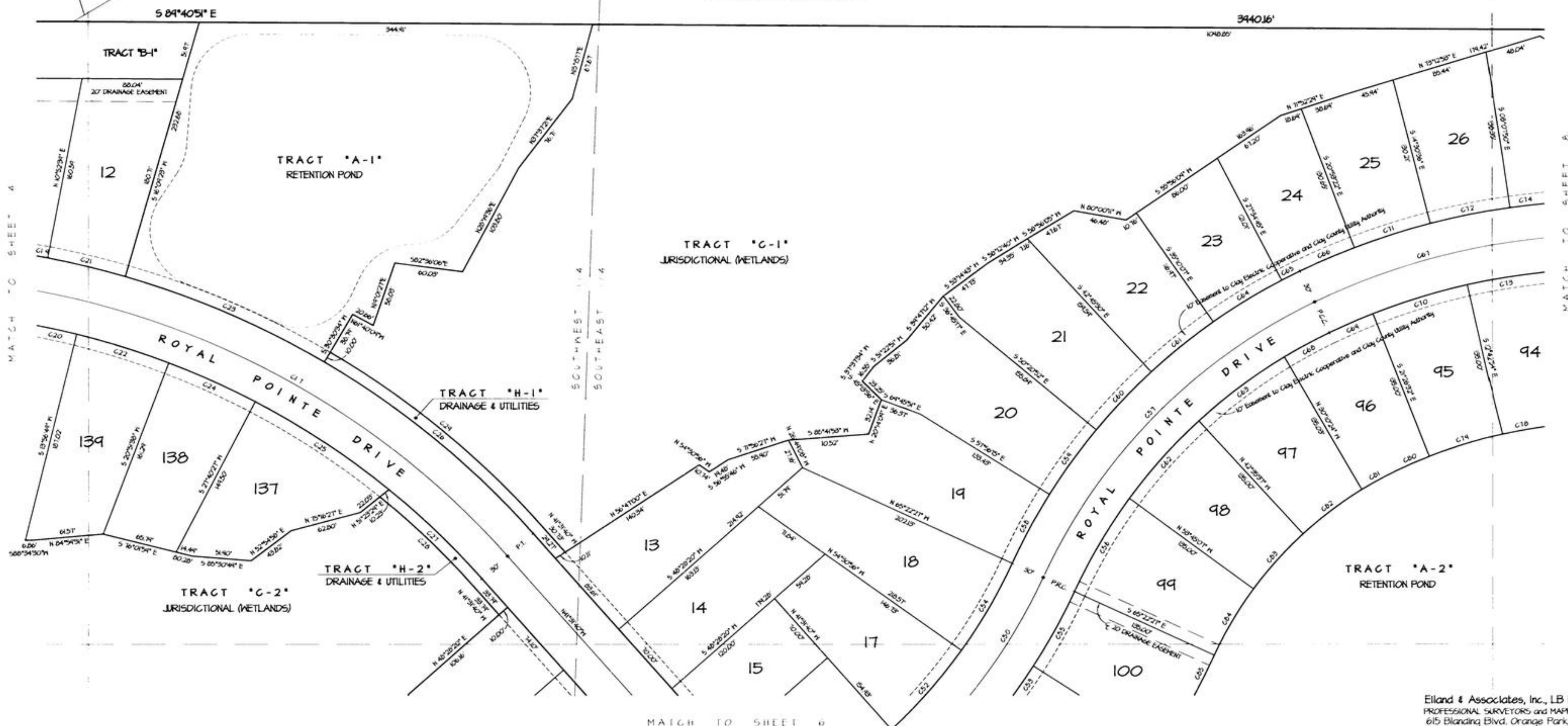
Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority

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.

Asbury Place, Inc. *PUD* ZONE
(CONSERVATION EASEMENT)

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA	CURVE TABLE								CHORD	DIRECTION	DELTA			
							LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA	LENGTH	RADIUS				TANGENT	CHORD	
C21	10.02	360.00	35.04	10.00	N16°28'57"E	5°16'45"	C4	2.88	30.00	1.34	2.21	S64°37'22"W	4°24'39"	C61	10.21	360.00	35.05	10.05	S61°02'17"W	1°35'22"
C22	84.41	100.00	42.28	84.41	N12°39'14"E	6°34'48"	C42	34.04	50.00	11.14	33.44	S68°27'02"E	3°10'04"	C62	43.58	410.00	43.14	41.34	S64°49'38"W	1°10'43"
C23	163.29	100.00	81.64	164.84	N66°40'07"E	14°21'11"	C43	84.51	50.00	26.38	14.80	S41°17'54"W	5°50'21"	C63	93.96	410.00	41.14	93.80	S65°04'58"W	1°17'11"
C24	88.29	100.00	44.17	88.30	N67°43'57"E	6°14'50"	C44	44.22	50.00	24.58	24.60	N62°16'01"E	6°10'04"	C64	10.21	360.00	35.05	10.05	S68°57'54"W	1°35'22"
C25	140.18	100.00	70.09	140.54	N66°33'55"E	11°38'21"	C45	26.38	50.00	11.34	22.1	S68°27'02"E	4°24'39"	C65	48.06	360.00	45.08	48.06	S68°23'50"W	1°35'22"
C26	238.27	100.00	120.12	231.24	N65°30'53"E	17°57'46"	C46	119.07	60.00	25.31	46.84	N59°33'44"E	4°34'43"	C66	52.09	600.00	26.08	52.07	S66°44'54"E	4°44'41"
C27	113.32	360.00	36.18	113.30	N46°10'36"E	4°16'38"	C47	41.23	60.00	6.60	9.42	S66°33'44"E	4°30'00'00"	C67	27.18	600.00	108.31	28.69	S61°13'21"W	2°58'11"
C28	13.06	60.00	57.08	13.13	N46°10'36"E	4°16'38"	C48	10.23	60.00	6.60	9.42	S65°28'20"E	4°30'00'00"	C68	43.23	710.00	22.83	43.21	S61°37'51"W	3°58'44"
C29	244.67	100.00	123.37	240.40	N45°30'53"E	17°57'46"	C49	8.38	10.00	4.98	0.38	N41°17'54"W	1°10'04"	C69	6.98	410.00	41.62	6.82	S60°27'58"W	4°10'23"
C30	122.97	60.00	65.07	123.07	N45°30'53"E	17°57'46"	C50	20.67	10.00	10.98	20.67	N36°17'54"W	2°30'04"	C70	86.82	510.00	43.50	86.14	S61°28'01"W	84°19'31"
C31	102.97	60.00	65.07	9.92	N45°30'53"E	17°57'46"	C51	75.41	310.00	31.87	54.41	N42°23'41"E	1°10'08"	C71	10.11	600.00	35.11	10.11	S172°08'00"	67°22'44"
C32	141.66	60.00	65.09	85.13	N41°24'00"E	4°15'49"	C52	48.86	410.00	44.28	41.88	N46°28'04"E	1°58'00"	C72	10.14	600.00	35.11	10.14	S68°40'47"W	67°22'44"
C33	40.54	400.00	46.24	84.56	N64°57'35"E	28°48'42"	C53	10.09	410.00	35.08	10.00	N36°33'17"E	1°54'22"	C73	86.82	510.00	43.50	86.14	S61°28'01"W	84°19'31"
C34	34.36	30.00	25.24	36.15	N64°42'29"E	5°52'02"	C54	86.07	410.00	44.61	88.84	N30°03'09"E	1°05'38"	C74	10.04	600.00	35.09	10.00	S68°05'59"E	67°22'44"
C35	86.02	400.00	43.89	85.30	N83°22'17"E	21°22'54"	C55	15.06	500.00	31.54	15.00	N28°14'00"E	0°58'55"	C75	43.11	510.00	21.56	43.04	S68°14'00"E	4°19'58"
C36	4.20	800.00	4.49	4.28	N45°17'14"E	5°08'13"	C56	45.34	410.00	41.89	45.11	S50°28'15"W	1°19'17"	C76	23.86	600.00	115.0	23.86	S69°17'52"W	2°06'02"
C37	36.60	120.00	28.94	36.39	N83°05'51"E	27°04'52"	C57	346.86	500.00	180.14	339.48	S44°28'18"E	3°14'45.52"	C77	50.34	480.00	21.1	50.30	S69°34'59"W	1°17'12"
C38	36.60	30.00	22.56	36.60	N65°46'14"E	15°52'11"	C58	66.78	500.00	34.44	64.1	S28°30'59"W	1°28'12"	C78	66.26	480.00	33.94	66.20	S61°28'56"W	84°19'31"
C39	34.12	800.00	11.40	34.65	N84°48'01"E	11°02'43"	C59	10.21	500.00	35.05	10.05	S69°34'17"E	1°19'22"	C79	66.26	480.00	33.94	66.20	S162°56'17"E	84°19'31"
C40	104.98	800.00	11.36	113.86	N46°18'01"E	4°59'16"	C60	101.32	500.00	35.05	10.05	S65°30'29"W	1°39'22"	C80	38.13	480.00	50.98	38.36	S162°27'49"E	74°19'31"

SEE SHEET II FOR GENERAL NOTES



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

Royal Pointe

Section 28, Township 5 South, Range 25 East, Clay County, Florida
100 Acres ±

LAND USE
ZONING
AREA
NO LOTS
MIN. LOT SIZE

RURAL PRNGE
PUD
100 AC.
500
5000 Sq. Ft.

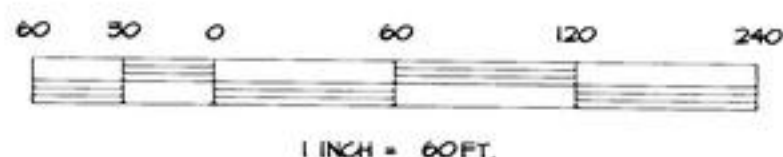
PLAT BOOK 50 PAGE 48
SHEET 8 OF 11 SHEETS

TYPE I SUBDIVISION "PUD" ZONE

OWNER
Larmac Development
642 Camp Johnson Road
Orange Park, FL

ENGINEER
C&S Consulting Engineers
1543 Kingsley Avenue
Orange Park, FL

SURVEYOR
Elland & Associates
615 Blanding Blvd.
Orange Park, FL



CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA	CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C61	10.21	500.00	30.25	10.25	S61°02'11"N	1°39'22"	C64	25.38	210.00	10.66	25.37	N03°21'40"E	4°58'14"
C62	48.58	410.00	45.41	48.34	S41°44'58"N	1°04'50"	C65	106.59	300.00	54.40	106.00	N04°56'42"E	20°44'20"
C63	43.46	410.00	41.14	43.07	S00°08'00"E	11°21'14"	C66	15.50	300.00	1.35	15.50	N04°24'44"E	2°44'21"
C64	10.21	500.00	30.25	10.25	S08°51'54"N	1°39'22"	C67	30.48	300.00	30.48	30.44	N03°50'02"E	1°50'03"
C65	10.06	500.00	4.03	10.06	S03°23'50"N	1°51'10"	C68	16.42	210.00	30.41	16.17	N06°52'02"E	3°11'17"
C66	52.04	600.00	26.06	52.07	S06°44'53"N	4°44'13"	C69	21.34	300.00	13.88	21.33	N07°36'23"N	4°44'14"
C67	27.18	600.00	13.57	26.68	S17°21'54"N	2°58'18"	C70	34.23	500.00	11.12	34.22	S03°01'50"E	3°42'01"
C68	45.23	410.00	22.63	45.21	S01°51'01"N	5°30'48"	C71	133.35	500.00	61.28	133.35	S07°19'05"E	0°19'36"
C69	41.63	510.00	20.62	41.62	S06°21'56"N	4°10'03"	C72	40.04	410.00	16.68	39.26	S07°08'22"E	3°42'01"
C70	66.62	510.00	43.50	66.14	S12°58'11"N	8°43'58"	C73	10.25	500.00	30.10	10.20	S01°24'01"E	1°59'41"
C71	10.14	600.00	30.11	10.11	S12°58'01"N	6°22'46"	C74	31.28	500.00	10.65	31.28	S01°40'19"E	4°01'58"
C72	10.14	600.00	30.11	10.11	S18°40'41"N	6°22'46"	C75	24.88	410.00	14.40	24.88	S01°28'54"E	3°30'39"
C73	66.62	510.00	43.50	66.14	S01°38'56"N	8°43'58"	C76	14.04	640.00	34.57	10.99	S07°06'43"E	7°04'34"
C74	10.04	600.00	30.05	10.00	S05°08'05"N	6°22'40"	C77	34.26	640.00	16.68	34.26	S03°32'26"E	3°30'39"
C75	43.11	510.00	21.56	43.04	S08°40'44"N	4°19'58"	C78	41.12	30.00	30.00	42.45	N44°31'17"N	40°00'00"
C76	23.16	600.00	11.56	23.16	S04°11'52"N	2°08'24"	C79	41.12	30.00	30.00	42.45	N44°31'17"N	40°00'00"
C77	10.14	600.00	30.11	10.11	S04°34'25"N	7°17'20"	C80	36.40	440.00	18.24	36.44	N07°36'28"N	4°44'14"
C78	66.26	435.00	33.34	66.20	S01°38'56"N	8°43'58"	C81	102.14	440.00	51.30	104.16	N03°30'02"E	1°50'03"
C79	66.26	435.00	33.34	66.20	S12°58'11"N	8°43'58"	C82	41.12	30.00	30.00	42.45	N44°31'17"N	40°00'00"
C80	31.17	435.00	15.84	31.16	S06°21'56"N	4°10'03"	C83	44.34	180.00	48.20	43.12	N44°31'17"N	2°45'34"

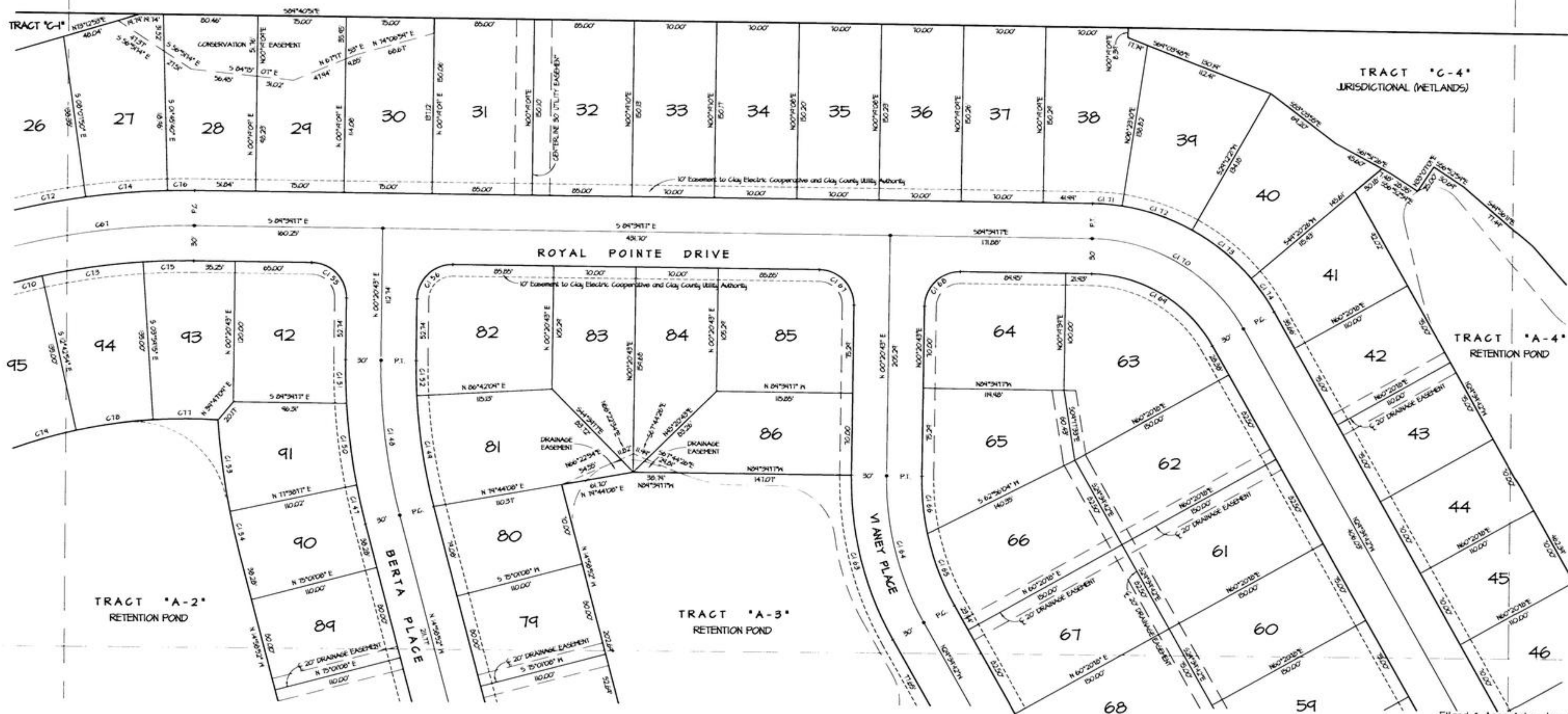
SEE SHEET 11 FOR GENERAL NOTES

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

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Asbury Place, Inc. "PUD" ZONE
(CONSERVATION EASEMENT)

Asbury Place, Inc. "PUD" ZONE
(CONSERVATION EASEMENT)



Royal Pointe

Section 28, Township 5 South, Range 25 East, Clay County, Florida
100 Acres ±

MATCH TO SHEET 8

LAND USE
ZONING
AREA
NO. LOTS
MIN. LOT SIZE

RURAL FRONTS
RUD
100 AC.
100
5000 SQ. FT.

PLAT BOOK 50 PAGE 49

SHEET 9 OF 11 SHEETS

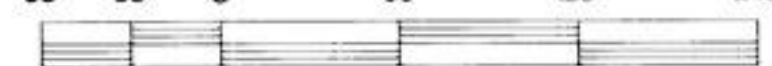
TYPE I SUBDIVISION "PUD" ZONE

OWNER
Lormac Development
642 Camp Johnson Road
Orange Park, FL

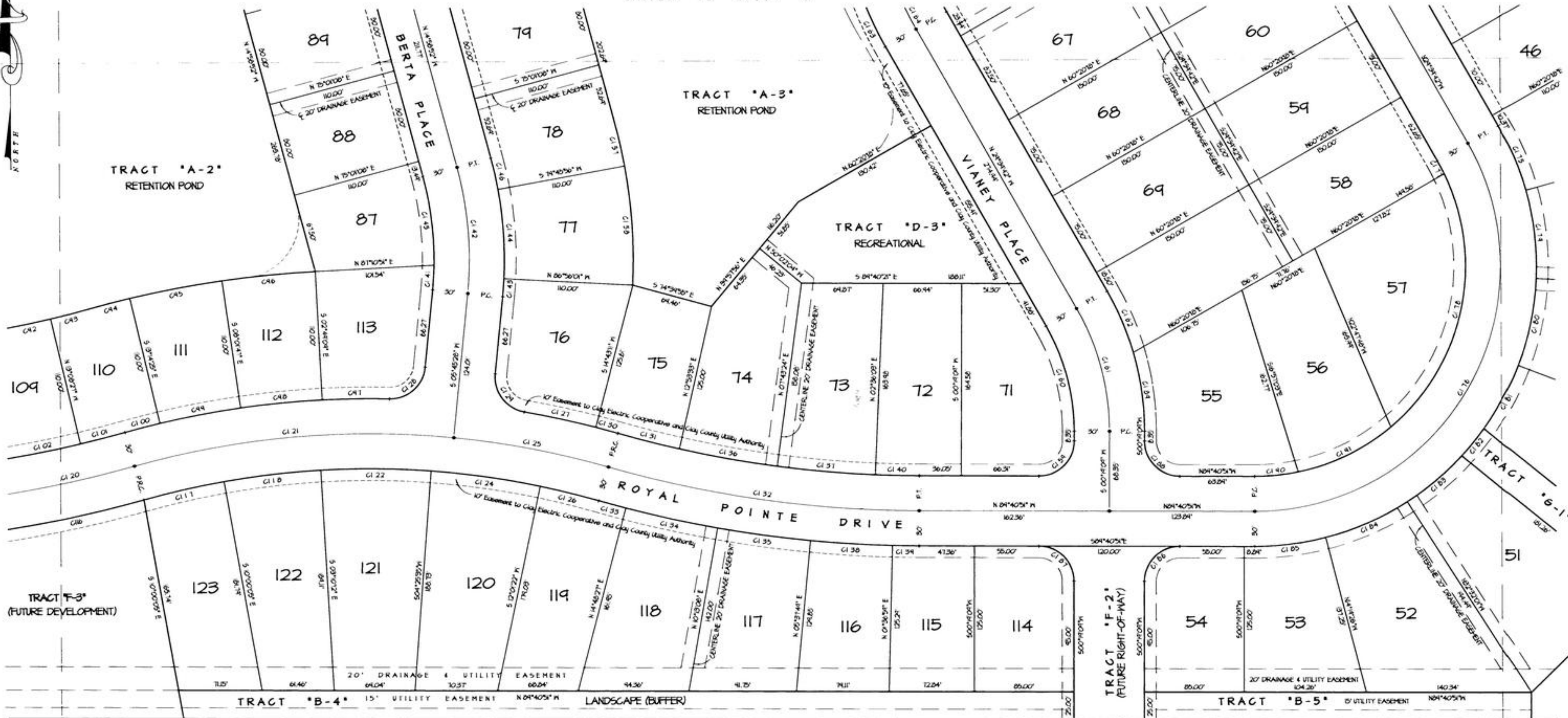
ENGINEER
C&S Consulting Engineers
1543 Kingsley Avenue
Orange Park, FL

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

60 30 0 60 120 240



1 INCH = 60 FT.



SEE SHEET 11 FOR GENERAL NOTES

CURVE TABLE										CURVE TABLE										
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA	CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA	CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C001	39.39'	440.00'	18.61'	39.39'	N75°39'50"E	27°29'50"	C021	275.04'	194.33'	275.04'	275.04'	S00°00'00"W	271°49'50"	C041	21.31'	210.00'	10.66'	21.30'	N09°29'40"E	4°59'40"
C002	84.91'	440.00'	42.51'	84.91'	N75°39'50"E	57°04'50"	C022	44.18'	100.00'	44.18'	44.07'	N04°22'19"W	1°59'47"	C042	108.54'	300.00'	54.27'	108.00'	N04°36'42"W	2°44'20"
C003	84.91'	440.00'	42.51'	84.91'	N75°39'40"E	57°04'45"	C023	20.00'	100.00'	10.00'	20.00'	N05°34'25"W	1°59'50"	C043	55.50'	300.00'	27.75'	55.00'	N04°24'44"E	2°41'24"
C004	50.84'	440.00'	25.43'	50.84'	N00°40'00"E	3°08'00"	C024	44.18'	100.00'	44.18'	44.07'	N04°40'51"W	1°59'47"	C044	36.61'	300.00'	18.31'	36.44'	N03°59'02"W	1°58'03"
C005	75.06'	210.00'	36.75'	75.06'	S05°36'40"E	10°53'00"	C025	134.36'	140.00'	67.18'	134.36'	N75°39'50"E	10°53'00"	C045	36.42'	210.00'	18.21'	36.17'	N06°52'22"W	1°53'00"
C006	104.44'	210.00'	52.22'	104.44'	S05°36'40"E	22°04'22"	C026	54.17'	100.00'	27.09'	54.16'	N75°39'50"E	4°01'12"	C046	21.34'	300.00'	10.67'	21.30'	N2°36'28"W	4°44'44"
C007	44.40'	210.00'	22.20'	44.40'	S05°36'40"E	11°02'11"	C027	62.88'	110.00'	31.44'	62.82'	N11°36'39"W	4°39'30"	C047	34.23'	300.00'	17.12'	34.22'	S01°01'52"E	3°42'01"
C008	16.01'	300.00'	8.01'	16.01'	S42°50'04"E	2°46'41"	C028	44.87'	30.00'	22.44'	44.80'	N40°56'26"E	8°04'56"	C048	33.75'	300.00'	16.88'	33.59'	S01°19'05"E	3°07'36"
C009	38.42'	300.00'	19.21'	38.42'	S01°04'51"E	1°54'20"	C029	44.87'	30.00'	22.44'	44.80'	S01°05'30"E	8°04'56"	C049	41.00'	40.00'	40.00'	41.00'	S01°08'22"E	11°41'01"
C010	182.46'	300.00'	91.23'	182.46'	S13°50'43"E	31°40'51"	C030	18.56'	110.00'	9.28'	18.56'	N14°59'01"W	1°27'24"	C050	10.25'	500.00'	5.13'	10.20'	S01°24'01"E	1°39'46"
C011	10.54'	300.00'	5.27'	10.54'	S16°22'40"E	1°24'40"	C031	50.87'	440.00'	25.44'	50.87'	S75°21'56"E	3°11'02"	C051	31.24'	500.00'	15.62'	31.20'	S01°40'15"E	4°01'50"
C012	41.34'	300.00'	20.67'	41.34'	S06°05'58"E	1°50'54"	C032	268.46'	410.00'	134.24'	268.46'	S01°45'08"E	5°54'26"	C052	24.88'	410.00'	12.44'	24.86'	S01°26'34"E	3°08'59"
C013	46.50'	1000.00'	23.25'	46.49'	N00°54'14"E	2°34'54"	C033	23.84'	1000.00'	11.93'	23.84'	S14°50'24"E	1°22'08"	C053	19.04'	640.00'	9.52'	18.94'	S01°56'45"E	3°04'54"
C014	80.09'	1000.00'	40.06'	80.06'	N00°54'14"E	4°39'54"	C034	80.09'	1000.00'	40.06'	80.06'	S11°24'19"E	4°39'54"	C054	34.23'	640.00'	17.13'	34.20'	S01°59'28"E	3°30'52"
C015	80.09'	1000.00'	40.04'	80.09'	N00°54'14"E	4°39'01"	C035	80.09'	1000.00'	40.06'	80.06'	S02°04'52"E	4°39'54"	C055	41.12'	30.00'	20.60'	41.12'	N44°59'11"W	4°00'00"
C016	216.36'	1000.00'	108.17'	216.36'	N02°25'26"E	6°54'26"	C036	84.81'	440.00'	42.43'	84.81'	S75°41'32"E	3°11'02"	C056	41.12'	30.00'	20.60'	41.12'	S45°20'43"W	4°00'00"
C017	10.11'	100.00'	5.06'	10.10'	S11°17'12"W	5°34'21"	C037	84.81'	440.00'	42.05'	84.80'	S04°50'11"E	5°07'21"	C057	36.49'	440.00'	18.24'	36.44'	N2°36'28"W	4°44'44"
C018	89.18'	100.00'	44.61'	89.11'	S03°20'24"E	6°42'56"	C038	10.06'	1000.00'	5.04'	10.04'	S06°22'36"E	4°00'50"	C058	102.14'	440.00'	51.07'	101.91'	N03°59'02"W	1°58'03"
C019	252.13'	300.00'	126.07'	252.11'	S05°36'40"E	40°01'11"	C039	22.84'	1000.00'	11.52'	22.84'	S04°01'56"E	1°17'50"	C059	41.12'	30.00'	20.60'	41.12'	N40°59'11"W	4°00'00"
C020	268.46'	410.00'	134.23'	268.46'	N02°25'26"E	6°54'26"	C040	31.43'	440.00'	15.70'	31.43'	S06°52'24"E	2°16'54"	C060	44.18'	180.00'	22.09'	44.12'	N44°40'16"W	2°59'51"

NOTICE: This plot as recorded in its graphic form, the subdivided lands described herein, is to be supplemented in authority by any other plat. There may be additional restrictions on this plat that may be found in the public records.

Electric service provided by City of...

Pacific Coast Investments
Phillips Trust

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

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

Royal Pointe

Section 28, Township 5 South, Range 25 East, Clay County, Florida
100 Acres ±

LAND USE
ZONING
AREA
NO LOTS
MIN. LOT SIZE

RURAL PRNGE
PUD
100 AC.
150
5000 SQ. FT.

PLAT BOOK **50** PAGE **50**

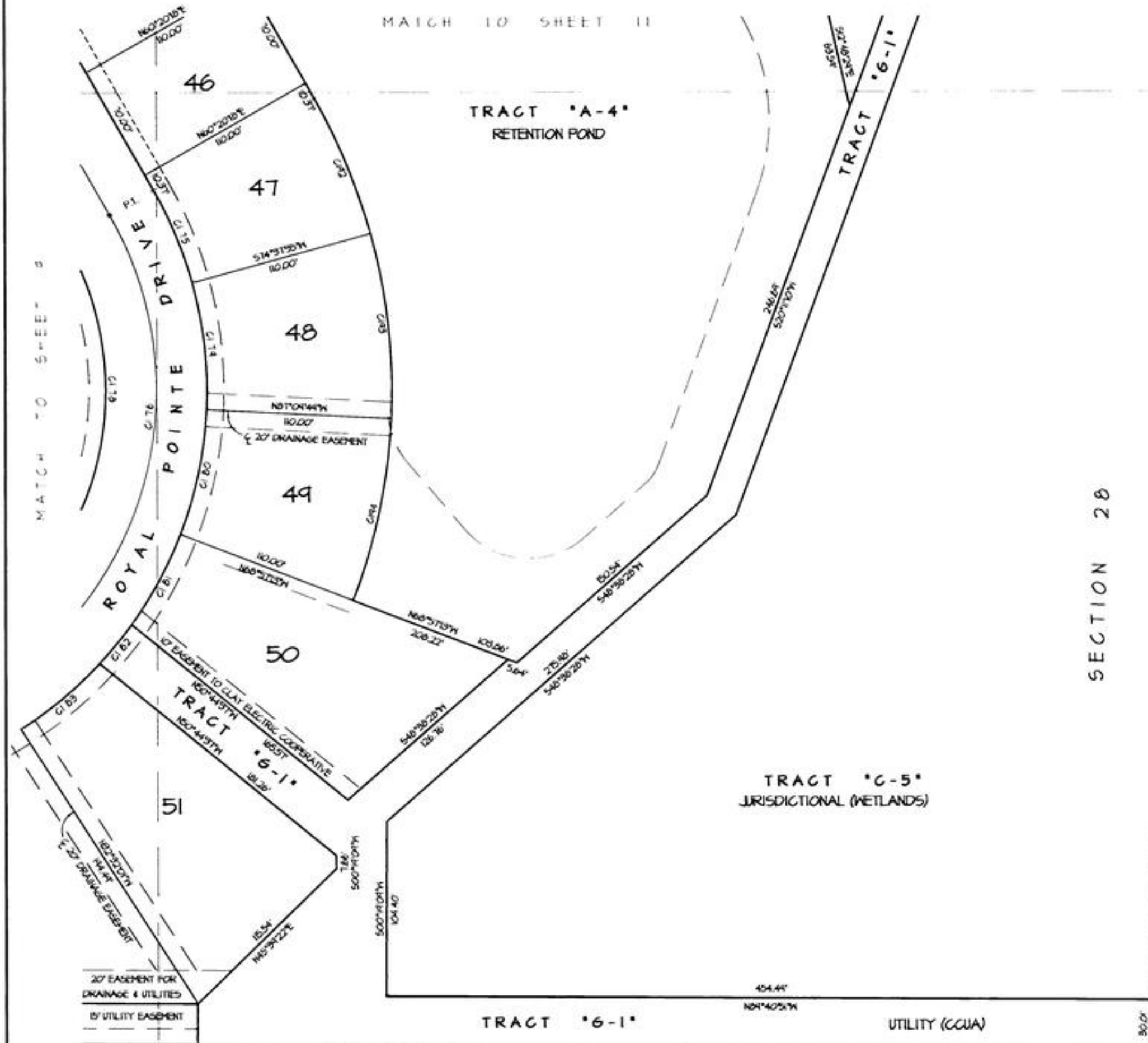
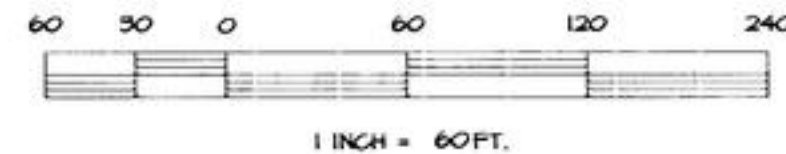
SHEET 10 OF 11 SHEETS

TYPE I SUBDIVISION "PUD" ZONE

OWNER
Lormak Development
642 Camp Johnson Road
Orange Park, FL

ENGINEER
C&S Consulting Engineers
1540 Kingsley Avenue
Orange Park, FL

SURVEYOR
Elland & Associates
615 Blanding Blvd.
Orange Park, FL



SECTION 28

SECTION 27

SEE SHEET 11 FOR GENERAL NOTES

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Water and Sewer service provided by Clay County Utility Authority.

CURVE TABLE																			
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA	CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA						
C1	51.45	30.00	42.63	49.07	S00°54'52"E	104°45'54"	C46	80.03	800.00	40.04	80.00	S04°34'52"E	51°25'0"						
C2	103.90	100.00	91.25	109.52	N02°21'27"E	62°31'54"	C47	151.46	1500.00	75.73	150.00	S04°34'52"E	51°25'0"						
C3	42.77	30.00	25.93	34.24	S44°47'24"E	81°40'58"	C48	30.02	300.00	30.04	30.00	S04°34'52"E	51°25'0"						
C4	24.93	100.00	12.46	24.93	N01°34'44"E	175°00'0"	C49	30.02	300.00	30.04	30.00	S04°34'52"E	51°25'0"						
C5	10.45	100.00	5.23	10.00	N00°24'01"E	22°25'28"	C50	30.02	300.00	30.04	30.00	S04°34'52"E	51°25'0"						
C6	10.45	120.00	5.34	10.67	N11°40'27"E	5°05'47"	C51	30.39	440.00	16.47	34.33	N07°59'56"E	27°25'0"						
C7	74.48	120.00	41.26	78.04	N00°04'06"E	31°36'56"	C52	84.47	440.00	42.51	84.44	N01°26'55"E	51°04'5"						
C8	75.49	180.00	38.42	75.49	N43°03'27"E	24°05'54"	C53	84.47	440.00	42.51	84.44	N04°57'40"E	51°04'5"						
C9	104.48	200.00	56.42	108.60	S46°20'48"E	31°30'23"	C54	50.84	440.00	25.49	50.80	N06°46'06"E	51°06'0"						
C10	231.41	230.00	130.50	221.01	S00°44'50"E	54°08'58"	C55	13.06	210.00	36.75	13.03	N05°36'46"E	51°05'0"						
C11	84.56	260.00	45.25	84.52	S41°02'42"E	14°44'04"	C56	104.41	210.00	52.26	103.36	S06°00'00"E	22°02'42"						
C12	65.30	260.00	33.02	65.52	S08°04'06"E	14°28'54"	C57	44.40	210.00	24.00	44.30	S04°46'24"E	51°07'50"						
C13	65.30	260.00	33.02	65.52	S12°31'45"E	14°28'54"	C58	44.40	380.00	5.00	44.00	S45°51'04"E	27°46'11"						
C14	46.47	200.00	23.24	46.54	S16°30'04"E	27°38'07"	C59	38.42	330.00	34.60	38.75	S01°04'19"E	27°42'04"						
C15	41.43	260.00	21.18	41.36	S00°05'53"E	10°21'04"	C60	82.46	330.00	43.60	80.07	S15°51'04"E	34°02'5"						
C16	10.02	160.00	5.04	10.00	N01°02'21"E	5°16'45"	C61	10.54	330.00	35.40	10.40	S05°06'36"E	12°14'45"						
C17	65.34	130.00	32.64	65.62	N05°36'16"E	40°04'11"	C62	41.34	330.00	20.30	41.34	S06°05'51"E	17°05'4"						
C18	88.25	100.00	46.17	88.20	N06°16'26"E	6°48'50"	C63	46.50	1000.00	23.25	46.44	N06°09'44"E	17°05'4"						
C19	10.02	160.00	5.04	10.00	N01°45'44"E	5°16'45"	C64	80.04	1000.00	40.04	80.00	N07°23'34"E	43°00'0"						
C20	88.25	100.00	46.17	88.20	N14°21'56"E	6°48'50"	C65	80.03	1000.00	40.04	80.00	N07°46'28"E	43°20'11"						
C21	10.02	160.00	5.04	10.00	N16°28'54"E	5°16'45"	C66	216.16	1000.00	108.08	216.00	N02°27'28"E	07°56'28"						
C22	84.47	100.00	42.28	84.41	N12°35'41"E	6°54'44"	C67	10.11	100.00	35.00	10.00	S11°12'17"E	34°24'11"						
C23	140.34	160.00	70.17	140.34	N06°40'03"E	14°21'11"	C68	88.36	100.00	44.18	88.36	S03°28'29"E	44°25'0"						
C24	88.25	100.00	46.17	88.20	N05°45'57"E	6°48'50"	C69	252.13	300.00	126.06	254.11	S07°36'16"E	46°04'15"						
C25	140.34	100.00	70.17	140.34	N06°35'52"E	14°21'11"	C70	268.46	410.00	134.23	268.00	N02°27'28"E	07°56'28"						
C26	236.27	160.00	118.14	231.24	N00°30'53"E	17°51'46"	C71	275.04	340.00	137.52	275.04	S05°06'36"E	21°14'45"						
C27	103.52	100.00	51.76	103.52	N46°04'56"E	4°16'51"	C72	44.13	100.00	22.06	44.13	N04°22'14"E	33°04'11"						
C28	103.52	100.00	51.76	103.52	N46°04'56"E	4°16'51"	C73	20.00	100.00	10.00	20.00	S04°50'24"E	13°46'50"						
C29	244.40	710.00	122.20	244.40	N00°30'53"E	17°51'46"	C74	44.13	100.00	22.06	44.13	N05°46'58"E	13°04'11"						
C30	102.30	65.00	51.15	102.30	N03°28'20"E	40°00'00"	C75	134.56	340.00	67.28	134.56	N14°59'14"E	17°22'4"						
C31	4.85	180.00	2.43	4.85	N07°45'15"E	5°08'53"	C76	50.87	140.00	25.44	50.87	S10°27'56"E	31°02'2"						
C32	36.60	120.00	18.30	36.60	N03°03'17"E	27°04'52"	C77	268.46	410.00	134.23	268.00	S04°40'06"E	05°56'28"						
C33	34.30	30.00	17.15	34.30	N03°46'16"E	13°52'57"	C78	28.81	1000.00	14.40	28.81	S14°50'28"E	12°20'08"						
C34	104.50	50.00	52.25	104.50	N04°48'38"E	11°02'43"	C79	80.04	1000.00	40.04	80.00	S17°21'03"E	43°00'0"						
C35	104.50	50.00	52.25	104.50	N04°48'38"E	11°02'43"	C80	80.04	1000.00	40.04	80.00	S02°04'51"E	43°00'0"						
C36	2.68	30.00	1.34	2.68	S41°51'22"E	41°24'59"	C81	84.47	140.00	42.28	84.47	S14°51'04"E	31°00'4"						
C37	34.30	30.00	17.15	34.30	N08°21'05"E	39°04'03"	C82	84.47	140.00	42.28	84.47	S04°50'10"E	31°02'3"						
C38	84.51	50.00	42.26	84.51	S41°51'24"E	46°50'21"	C83	10.06	1000.00	5.03	10.04	S06°22'56"E	14°00'00"						
C39	60.23	50.00	30.12	60.23	N02°46'18"E	64°01'04"	C84	22.64	1000.00	11.32	22.64	S04°36'16"E	17°50'4"						
C40	2.68	30.00	1.34	2.68	S08°58'03"E	41°24'59"	C85	31.43	140.00	15.72	31.43	S06°52'24"E	17°50'4"						
C41	41.87	60.00	20.94	41.87	S03°19'44"E	45°44'59"	C86	2.31	210.00	10.50	2.30	N07°24'06"E	43°00'0"						
C42	102.30	65.00	51.15	102.30	S08°58'03"E	41°24'59"	C87	108.58	300.00	54.29	108.00	N04°36'24"E	20°42'00"						
C43	102.30	65.00	51.15	102.30	S03°28'20"E	40°00'00"	C88	108.58	300.00	54.29	108.00	N04°24'44"E	21°42'0"						
C44	6.38	410.00	3.19	6.38	N41°51'42"E	1°01'16"	C89	16.41	330.00	36.40	16.44	N07°38'02"E	13°00'0"						
C45	208.10	500.00	104.05	208.60	N06°52'57"E	23°50'47"	C90	16.42	210.00	36.40	16.41	N06°52'22"E	16°30'0"						
C46	15.47	500.00	7.74	15.47	N44°23'54"E	6°04'58"	C91	21.34	330.00	19.68	21.39	N02°36'28"E	14°44'44"						
C47	10.16	410.00	44.26	10.16	N16°28'04"E	11°58'00"	C92	34.29	330.00	11.12	34.22	S01°00'34"E	34°20'11"						
C48	10.16	500.00	26.08	10.00	N00°30'53"E	17°54'22"	C93	50.00	500.00	61.28	53.35	S01°00'00"E	07°56'28"						
C49	10.16	410.00	44.26	10.16	N03°03'17"E	10°54'31"	C94	45.84	410.00	45.84	45.84	S01°00'02"E	14°04'11"						
C50	10.16	500.00	26.08	10.00	N06°31'40"E	11°58'00"	C95	10.20	330.00	35.80	10.20	S01°21'01"E	17°04'4"						
C51	65.34	410.00	41.88	65.11	S03°28'19"E	11°51'11"	C96	31.28	530.00	18.69	31.28	S01°40'36"E	14°03'4"						
C52	346.86	3000.00	80.14	334.49	S44°21'51"E	34°44'52"	C97	24.88	410.00	14.10	24.88	S01°28'54"E	33°08'5"						
C53	66.19	350.00	34.44	66.14	S45°20'29"E	17°48'12"	C98	35.04	410.00	19.57	34.99	S01°26'04"E	17°04'54"						
C54	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C99	38.28	640.00	36.60	38.25	S03°57'28"E	27°05'2"						
C55	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C100	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C56	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C101	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C57	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C102	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C58	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C103	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C59	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C104	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C60	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C105	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C61	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C106	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C62	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C107	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C63	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C108	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C64	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C109	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C65	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C110	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C66	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C111	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C67	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C112	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C68	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C113	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C69	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C114	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C70	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C115	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C71	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C116	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C72	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C117	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C73	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C118	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C74	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C119	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C75	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C120	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C76	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C121	41.12	30.00	10.00	42.43	S44°39'17"E	40°00'00"						
C77	10.21	330.00	35.00	10.21	S48°31'21"E	17°38'22"	C												

Royal Pointe

Section 28, Township 5 South, Range 25 East, Clay County, Florida
100 Acres ±

LAND USE
ZONING
AREA
NO. LOTS
MIN. LOT SIZE

RURAL FRINGE
PUD
100 AC.
100
5000 Sq. Ft.

PLAT BOOK **50** PAGE **51**

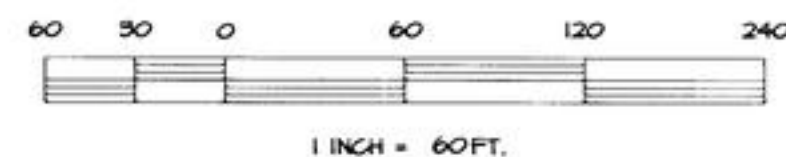
SHEET II OF II SHEETS

TYPE I SUBDIVISION "PUD" ZONE

OWNER
Lammac Development
642 Camp Johnson Road
Orange Park, FL

ENGINEER
C&S Consulting Engineers
1545 Kingsley Avenue
Orange Park, FL

SURVEYOR
Elland & Associates
615 Blanding Blvd.
Orange Park, FL



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

GENERAL NOTES

- 1) Permanent Control Point shown thus: ●
- 2) Permanent Reference Monument shown thus: ■
- 3) Tabulated Curve Number shown thus: C1
- 4) Radial Lot Lines shown thus: (R)
- 5) Building Restriction Lines shall be as follows:
minimum front setback = 20 feet
minimum rear setback = 15 feet
minimum side setback abutting lot = 15 feet
minimum side setback abutting street = 20 feet
- 6) Bearings shown hereon are based on N 03°56'55" E for the right-of-way line of Henley Road (County Road 739)
- 7) All return radii are 30 feet unless noted otherwise.
- 8) According to Federal Emergency Management Agency Flood Insurance Rate Map dated November 4, 1992, all lots shown herein are situated in ZONE X.
- 9) 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.
- 10) Current law provides that no construction, filling, removal of earth, cutting of trees or plants shall take place within Tracts "C-1" thru "C-5" 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.
- 11) C.C.U.A. Denotes Clay County Utility Authority
- 12) C.E.C. Denotes Clay Electric Cooperative
- 13) 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.
- 14) 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.
- 15) 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.
- 16) 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.
- 17) 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.)
- 18) Property hereon subject to Developer Agreement as described in Official Records Book 2618, page 1426 of the public records of Clay County, Florida.
- 19) P.C. Denotes Point of Curvature
P.T. Denotes Point of Tangency
P.R.C. Denotes Point of Reverse Curvature
R.P. Denotes Radius Point

