

CAD 32952mb

Royal Pointe Unit One-A

Replat of Tract 'F-3', Royal Pointe, according to Plat Book 50, pages 41 thru 51
of the public records of Clay County, Florida.
Section 28, Township 5 South, Range 25 East

2.99 Acres ±

LAND USE
ZONING
AREA
No LOTS
Min. LOT SIZE

RURAL FRINGE
PUD
2.99 AC. ±
30
2608 Sq. Ft.

PLAT BOOK 54 PAGE 34

SHEET 1 OF 2 SHEETS

TYPE I SUBDIVISION "PUD" ZONE

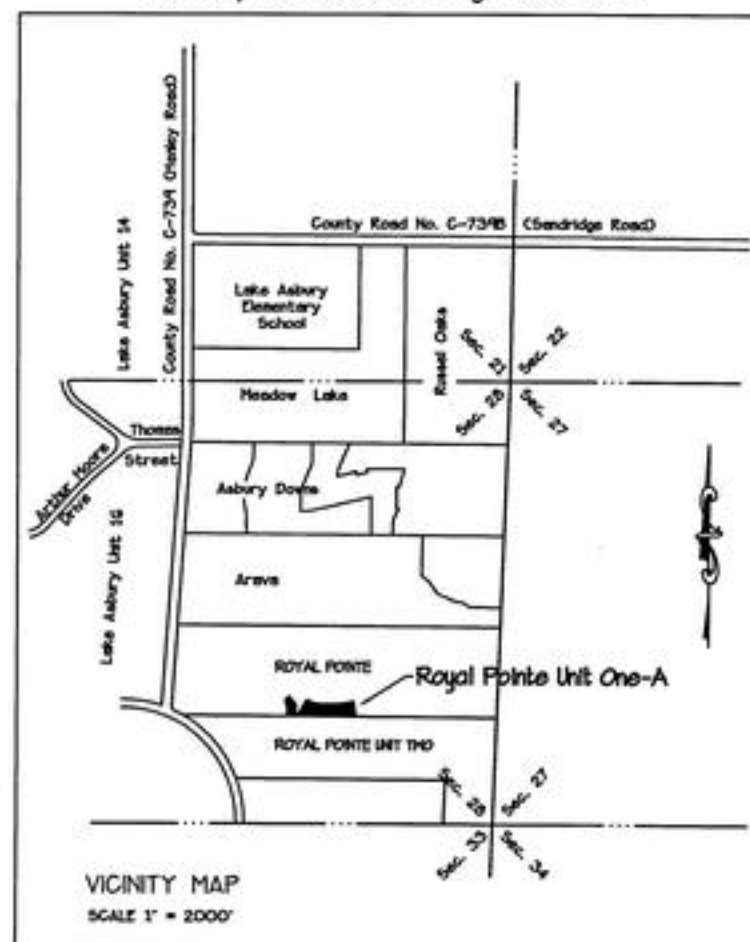
OWNER
Lamac Development
692 Camp Johnson Road
Orange Park, FL

ENGINEER
CGS Consulting Engineers
1543 Kingsley Avenue
Orange Park, FL

SURVEYOR
Elland & 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.

Township 5 South, Range 25 East



ADOPTION AND DEDICATION

This is to certify that Lamac Development Corp., a Florida corporation, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon, known as Royal Pointe Unit One-A, 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 drainage easements as may be shown on this plat are hereby irrevocably dedicated to Clay County, its successors and assigns.

Tract "A" is reserved into the Dedicator, its successors and/or assigns.
The Easements described in General Notes 12 through 16 herein, shall be irrevocably dedicated as stated therein.

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

Lamac Development Corp.
a Florida corporation

Tracy L. Elland
Tracy L. Elland, witness

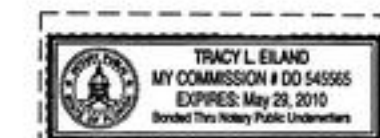
Michael Blaché
Michael Blaché, witness

By: L. D. Nichols
L. D. Nichols, Vice President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was personally acknowledged before me this 11th day of Sept., 2009, by L. D. Nichols, as Vice President of Lamac Development Corp., a Florida corporation, on behalf of the corporation.

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



CAPTION

Tract 'F-3', Royal Pointe, according to Plat Book 50, pages 41 thru 51 of the public records of Clay County, Florida, Section 28, Township 5 South, Range 25 East.

COUNTY DIVISION OF PLANNING + ZONING APPROVAL

Approved this 1st day of Nov., 2009.

Michael Wood
Director, Division of Planning + Zoning

COUNTY ENGINEER APPROVAL

Approved this 30th day of Oct., 2009.

Clay T. H.
County Engineer

COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 27th day of Oct., 2009,
by the Board of County Commissioners, Clay County, Florida.

John M. McLaren
Clerk of the Board

Harold B. Elland
Chairman of the Board

CLERK'S CERTIFICATE

I certify that this plat was filed on the 10th day of November 2009,
in Plat Book 54, Page 34, 35.

James B. Felt
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 177.081(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 20th day of SEPTEMBER, 2009.

John M. McLaren
John M. McLaren
Florida Registration No 5979
6431 Connie Jean Rd., Jacksonville, 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 15th day of October, 2009.

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

Royal Pointe Unit One-A

LAND USE
ZONING
AREA
No LOTS
Min. LOT SIZE

RURAL FRINGE
PUD
2.99 AC. ±
10
5608 Sq. Ft.

PLAT BOOK 54 PAGE 35

SHEET 2 OF 2 SHEETS

TYPE I SUBDIVISION "PUD" ZONE

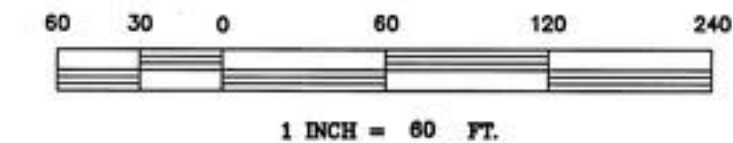
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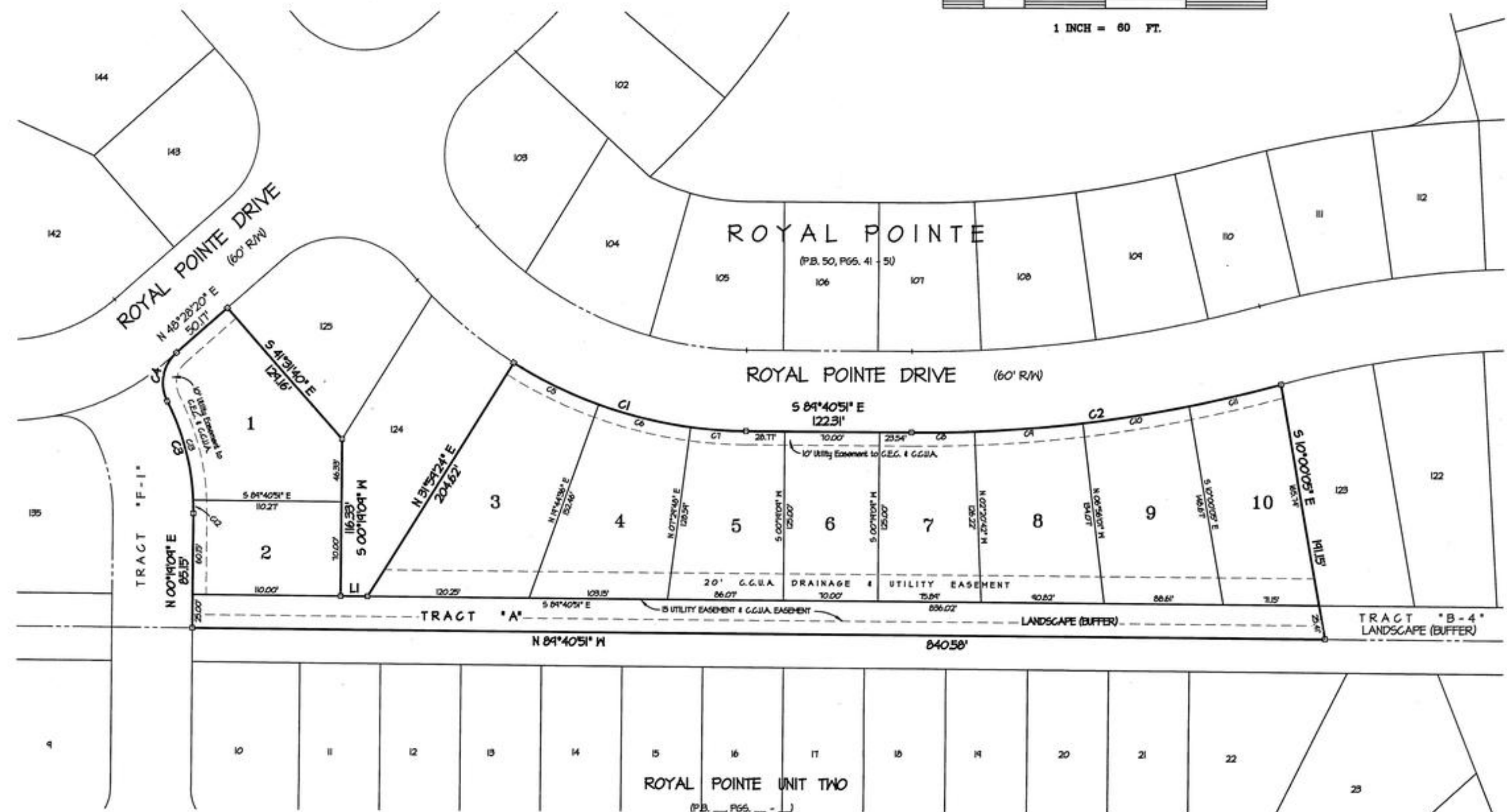
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2.99 Acres ±



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 = 7.5 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 7340)
- 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) 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) Property hereon subject to Developer Agreement as described in Official Records Book 2618, page 1426 of the public records of Clay County, Florida.
- 18) 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



LINE TABLE		
LINE	LENGTH	BEARING
LI	20.00'	N64°40'51" W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
G1	102.41'	330.00'	43.60'	100.10'	S13°30'43"E	8°40'15"
G2	216.16'	1000.00'	194.21'	275.60'	N02°23'26"E	15°5'26"
G3	66.02'	100.00'	43.85'	66.20'	N89°22'17"W	27°32'54"
G4	34.55'	30.00'	23.24'	36.75'	S10°42'11"W	75°32'02"
G5	10.54'	330.00'	35.40'	10.40'	S64°08'00"E	12°14'48"
G6	10.54'	330.00'	35.40'	10.40'	S16°22'48"E	12°14'48"
G7	41.54'	330.00'	20.10'	41.31'	S66°05'31"E	7°10'34"
G8	48.50'	1000.00'	23.25'	48.44'	N88°59'14"E	2°34'51"
G9	60.04'	1000.00'	40.06'	60.06'	N89°23'34"E	1°30'11"
G10	60.03'	1000.00'	40.04'	60.01'	N89°46'26"E	1°30'01"
G11	10.15'	1000.00'	35.04'	10.13'	N79°28'18"E	4°10'04"
G12	4.88'	100.00'	4.85'	4.85'	N01°14'51"W	3°08'13"
G13	16.16'	100.00'	30.66'	15.60'	N44°36'23"W	24°14'34"

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.

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

Elland & Associates, Inc., LB 1301
PROFESSIONAL SURVEYORS and MAPPERS
615 Blanding Blvd., Orange Park, FL
TELEPHONE (904) 272-1000