

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 ±

LAND USE
ZONING
AREA
No. LOTS
REL. LOT SIZE

RURAL FRIDGE
LA-RF
22.64 AC. ±
50
6000 Sq. Ft.

PLAT BOOK 62 PAGE 5
SHEET 1 OF 5 SHEETS

TYPE I SUBDIVISION 'LA-RF' ZONE

OWNER
Lamac Development
P.O. Box 1381
Orange Park, FL 32067

ENGINEER
Means Engineering
1414 Kingsley Avenue
Orange Park, FL 32073

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

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 89 degrees 40 minutes 51 seconds West, 110.00 feet to the easterly line of said Tract 'F-1';

thence on the boundaries thereof, run the following 8 courses:

- 1) North 00 degrees 19 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 13 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 34.55 feet, said arc being subtended by a chord bearing and distance of North 10 degrees 42 minutes 19 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 96.79 feet, said arc being subtended by a chord bearing and distance of South 63 degrees 52 minutes 38 seconds West, 95.63 feet;
- 6) southeasterly, along the arc of a curve concave southwesterly and having a radius of 30.00 feet, an arc distance of 38.68 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 13 degrees 15 minutes 31 seconds East, 56.35 feet;
- 8) South 00 degrees 19 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 89 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 southwesterly and having a radius of 1482.44 feet, an arc distance of 144.26 feet, said arc being subtended by a chord bearing and distance of South 27 degrees 29 minutes 44 seconds East, 144.20 feet;
thence South 89 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 19 minutes 04 seconds East, 84.78 feet;
2) North 22 degrees 28 minutes 30 seconds West, 268.18 feet;
3) North 89 degrees 40 minutes 51 seconds West, 5.00 feet;
4) North 00 degrees 19 minutes 04 seconds East, 335.00 feet to the point of beginning.

ADOPTION AND DEDICATION

This to certify that Lamac 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. Vanev Place, Vallant Court and Madellina Court, and all unobstructed 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, lands and streets hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from said 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, injuries 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 retains 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 expense 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, stormwater utility, transportation utility, or any other special assessment/fee 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-obstructed Easements shown hereon are dedicated to the Royal Pointe Homeowners Association. The Easements described in General Notes 13 through 17 herein, shall be irrevocably dedicated as stated therein.

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

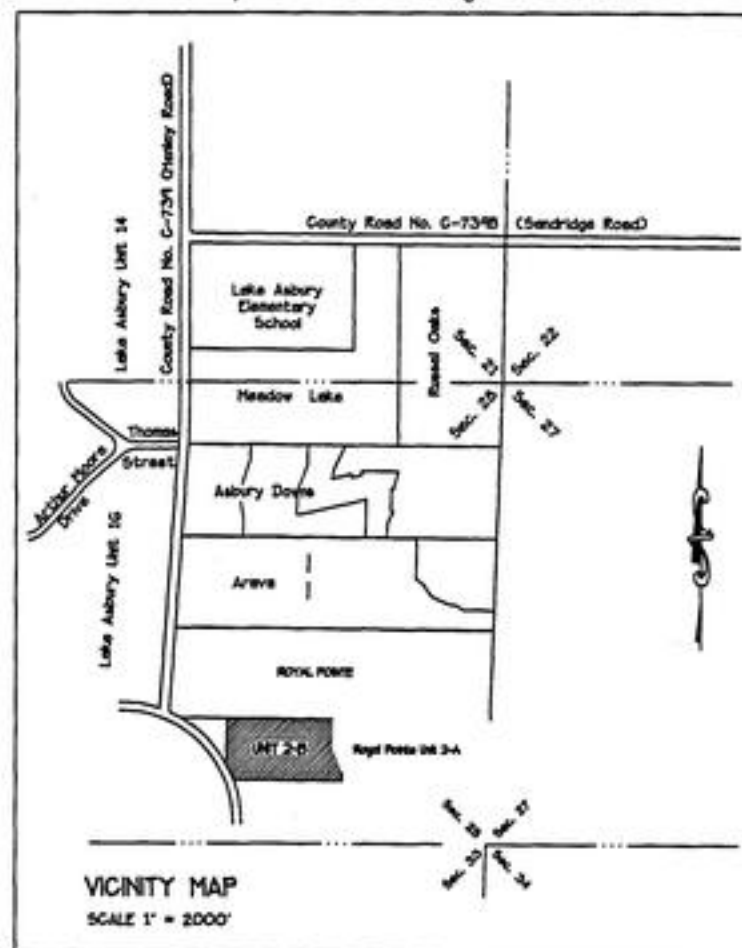
Lamac Development, LLC
a Florida limited liability company

Harold T. Eiland
Harold T. Eiland, witness

Eric V. Eiland
Eric V. Eiland, witness

By: *A.E. McWilliams*
A. E. McWilliams, Manager

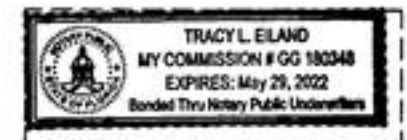
Township 5 South, Range 25 East



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

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 Lamac 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
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 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.

Harold T. Eiland
Harold T. Eiland
Florida Cert. No. 2518
Eiland and Associates, Inc., LB 1381
615 Blanding Boulevard
Orange Park, Florida 32073-1000



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.

LAND USE
ZONING
AREA
No. LOTS
Min. Lot Size

RURAL FRONCE
LA-RF
22.64 AC. ±
47
6000 Sq. Ft.

PLAT BOOK **62** PAGE **6**

SHEET 2 OF 5 SHEETS

TYPE I SUBDIVISION 'LA-RF' ZONE

OWNER
Larmac Development
P.O. Box 1381
Orange Park, FL 32067

ENGINEER
Hess Engineering
1414 Kingsley Avenue
Orange Park, FL 32073

SURVEYOR
Eland & Associates
615 Blending 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, 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, LLC
a Florida limited liability company

Harold Eiland, Witness

Eric V. Eiland, Witness

By: A.E. McWilliams
A. E. McWilliams, manager

CLERK'S CERTIFICATE

I hereby certify that this plat has been 62 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

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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 = 15 feet
minimum rear setback = 10 feet
minimum side setback = 5 feet
- 6) Bearings shown hereon are based on S 89°40'51" E for the south line of Royal Pointe Subdivision.
- 7) All return radii are 30 feet unless noted otherwise.
- 8) According to Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2014, 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 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.
- 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) 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

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 July, 2019.

John M. McLaren
Florida Registration No 5979
6431 Connie Jean Rd., Jacksonville, FL



Royal Pointe Unit 2-B

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LAND USE
ZONING
AREA
No LOTS
MIN. LOT SIZE

RURAL FENCE
LA-RF
22.64 AC. ±
47
6000 Sq. Ft.

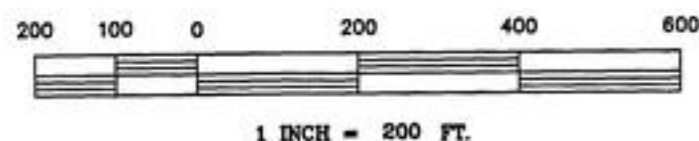
PLAT BOOK 62 PAGE 7
SHEET 3 OF 5 SHEETS

TYPE I SUBDIVISION 'LA-RF' ZONE

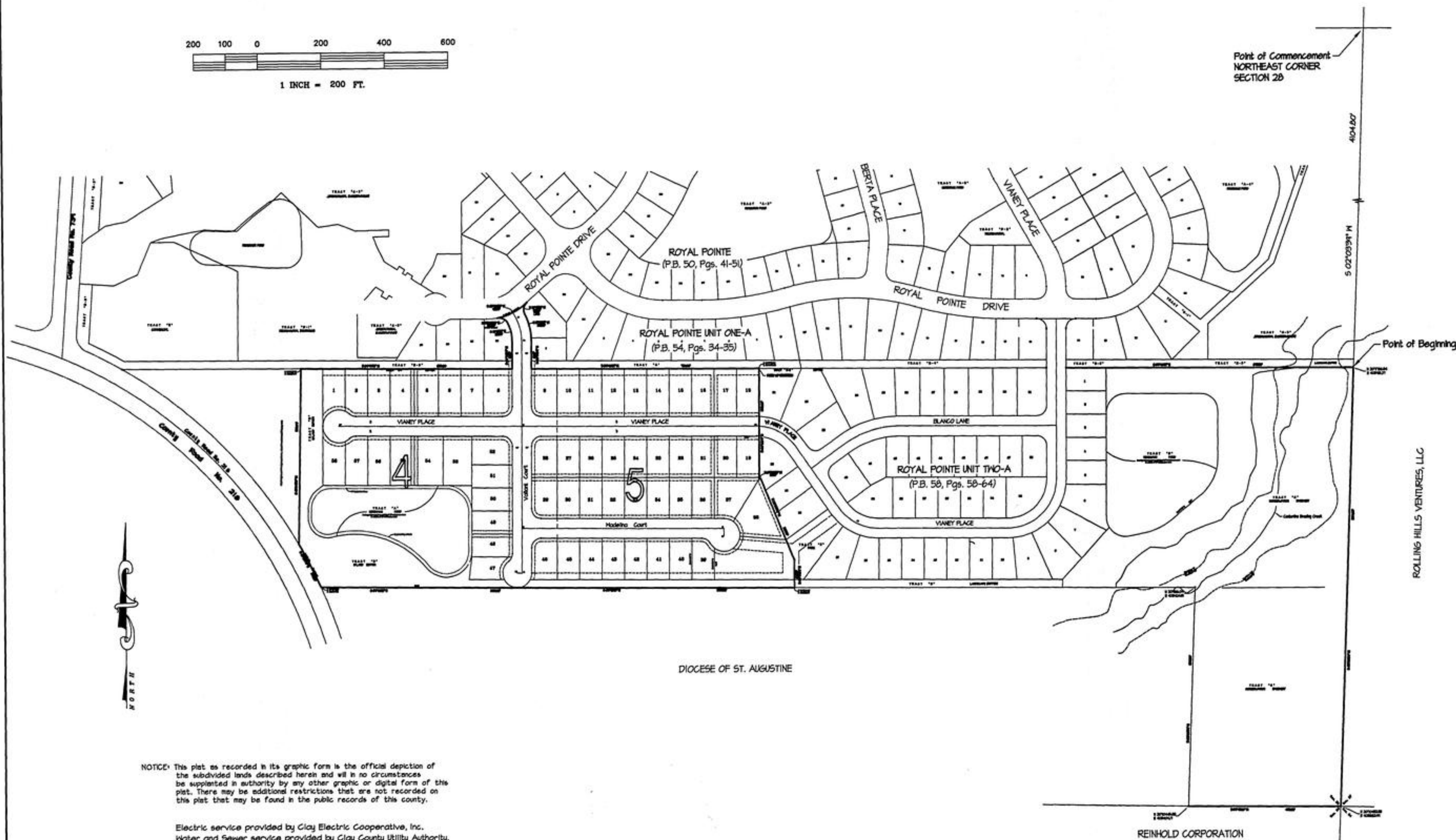
OWNER
Lamarc Development
P.O. Box 1381
Orange Park, FL 32067

ENGINEER
Peters Engineering
1414 Kingsley Avenue
Orange Park, FL 32073

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



Point of Commencement
NORTHEAST CORNER
SECTION 28



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

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

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PLAT BOOK 62 PAGE 8

SHEET 4 OF 5 SHEETS

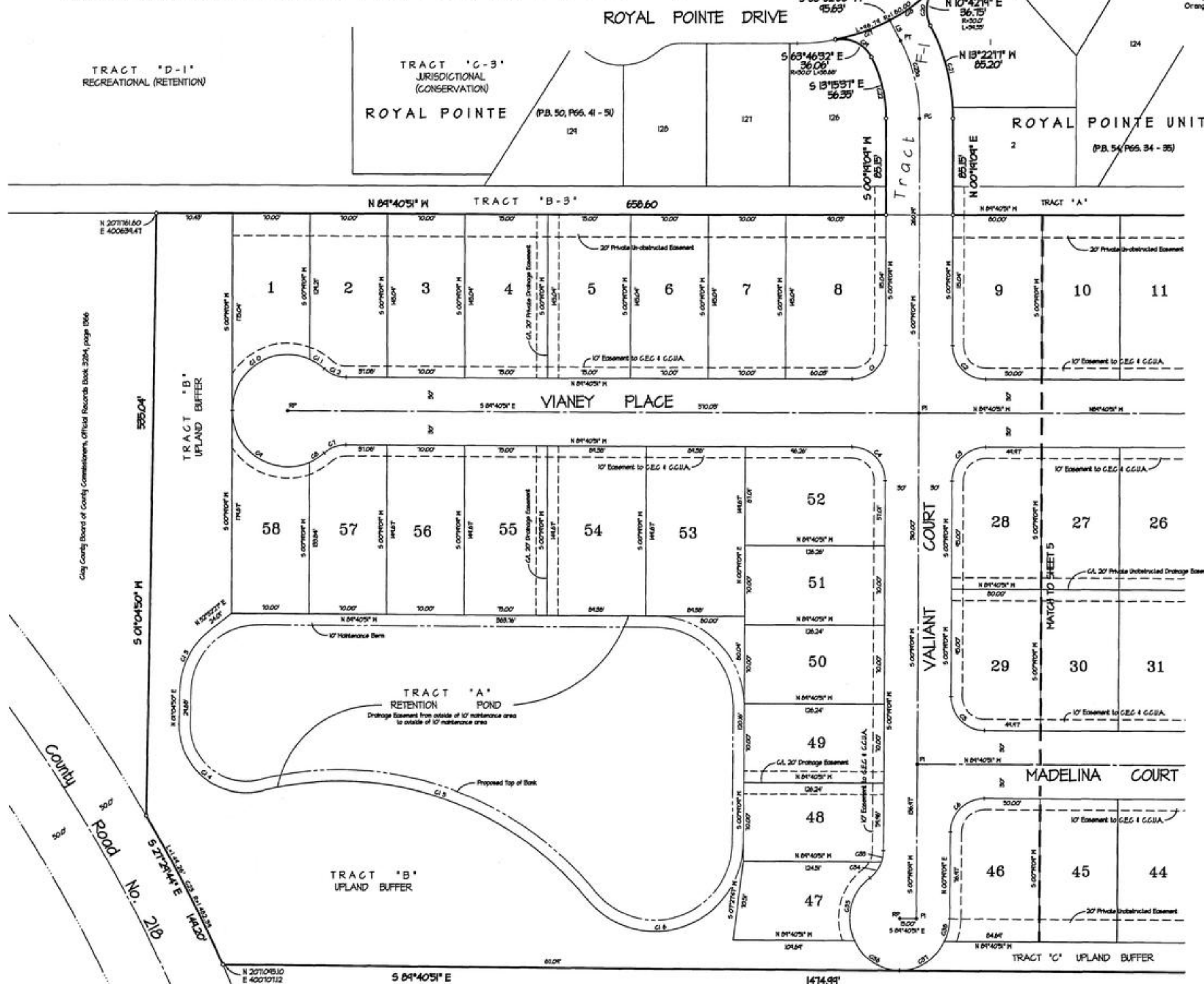
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60 30 0 60 120 240

1 INCH = 60 FT.

LINE TABLE		
LINE	BEARING	LENGTH
L3	S 27°19'04" E	20.49

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	47.12	30.00	N 45°19'04" E	42.43	90°00'00"
C2	47.12	30.00	S 44°40'51" E	42.43	90°00'00"
C3	47.12	30.00	S 45°19'04" W	42.43	90°00'00"
C4	47.12	30.00	N 44°40'51" W	42.43	90°00'00"
C5	47.12	30.00	S 44°40'51" E	42.43	90°00'00"
C6	47.12	30.00	S 45°19'04" W	42.43	90°00'00"
C7	21.68	30.00	S 69°36'52" W	21.21	41°24'35"
C8	15.56	50.00	N 57°49'31" E	15.50	17°49'53"
C9	99.12	50.00	S 56°28'12" E	83.67	113°34'41"
C10	99.12	50.00	S 57°06'30" W	83.67	113°34'41"
C11	15.56	50.00	N 57°11'13" W	15.50	17°49'53"
C12	21.68	30.00	S 68°58'34" E	21.21	41°24'35"
C13	62.87	70.00	S 26°48'39" W	60.78	51°27'38"
C14	110.16	60.00	S 51°31'01" E	95.33	105°11'41"
C15	325.61	240.00	N 71°56'54" W	308.78	64°19'55"
C16	149.34	80.00	N 70°16'06" E	150.30	134°53'55"
C17	52.16	180.00	N 70°58'54" E	51.97	10°36'06"
C18	44.64	180.00	N 59°34'35" E	44.52	14°12'31"
C19	38.68	30.00	N 63°46'32" W	36.06	73°52'18"
C20	39.55	30.00	S 10°42'19" W	36.75	75°32'02"
C21	86.02	180.00	N 13°22'17" W	85.20	27°22'51"
C22	56.88	120.00	N 13°15'37" W	56.35	27°09'32"
C23	149.26	1482.39	N 27°29'44" W	149.20	5°46'08"
C23a	72.36	150.00	S 13°30'00" E	71.66	27°38'13"
C33	10.24	30.00	N 10°05'35" E	10.19	19°32'52"
C34	17.58	30.00	N 36°39'29" E	17.33	33°34'57"
C35	62.45	45.00	S 13°41'25" W	57.56	78°31'04"
C36	49.96	45.00	S 57°52'29" E	47.43	63°36'44"
C37	49.96	45.00	N 58°30'47" E	47.43	63°36'44"
C38	20.72	45.00	N 13°30'47" E	20.54	26°23'16"

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Royal Pointe Unit 2-B

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LAND USE
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NO LOTS
MIN LOT SIZE

RURAL PRNGE
LA-RF
22.64 AC. ±
47
6000 Sq. Ft.

PLAT BOOK 62 PAGE 9

SHEET 5 OF 5 SHEETS

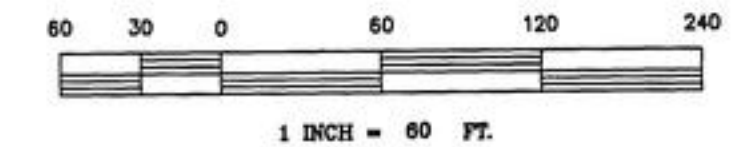
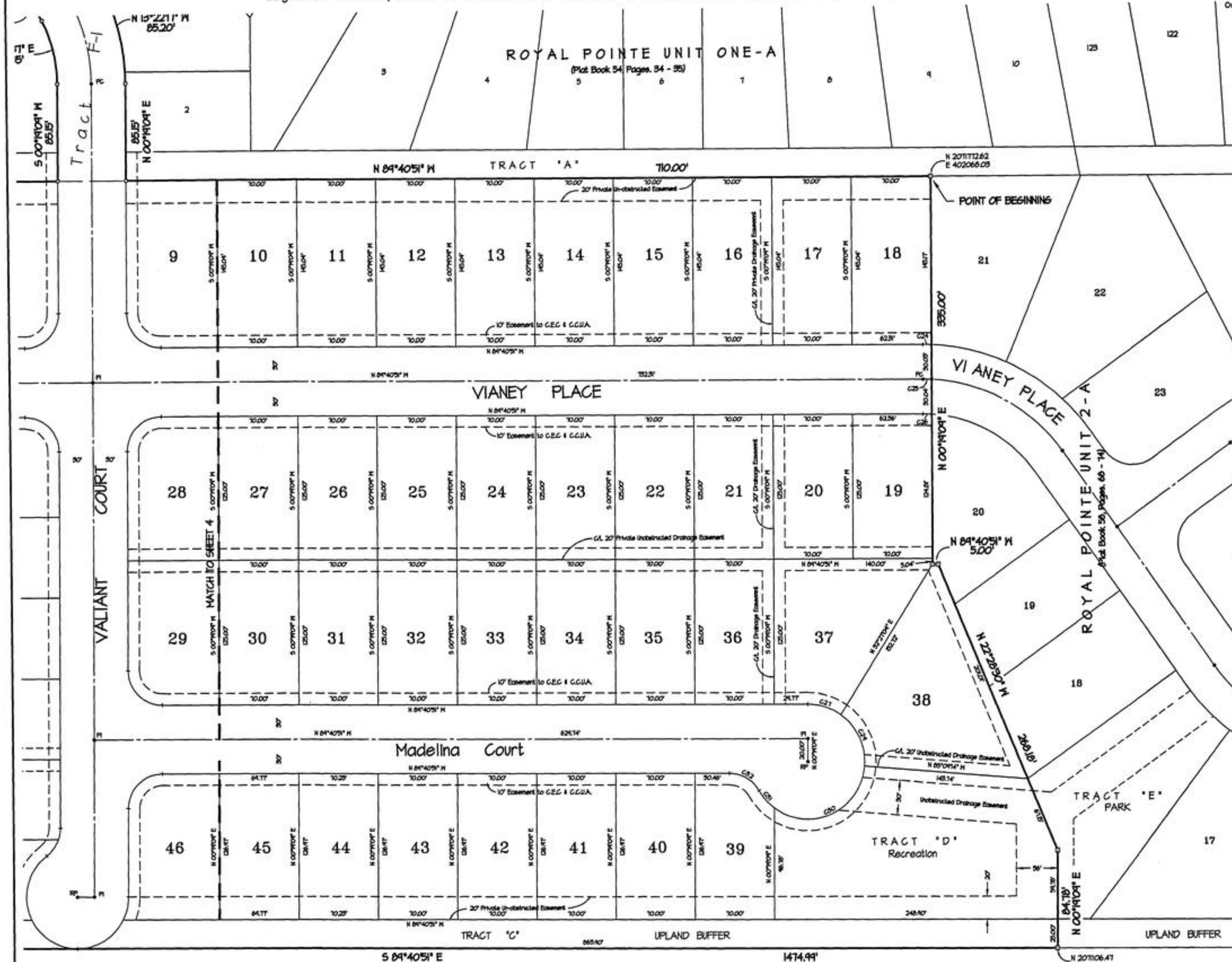
TYPE I SUBDIVISION 'LA-RF' ZONE

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CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C24	7.69	179.96	N 88°43'53" W	7.69	2°27'00"
C25	7.55	149.96	N 88°30'30" W	7.55	2°53'06"
C26	7.41	119.96	N 88°11'14" W	7.41	3°32'18"
C27	30.97	50.00	N 71°56'10" W	30.48	35°29'23"
C29	51.52	50.00	N 24°40'21" W	49.27	59°02'14"
C30	106.45	50.00	N 69°50'07" E	87.45	121°58'43"
C31	20.50	50.00	S 41°25'41" E	20.36	23°29'40"
C32	31.42	30.00	N 59°40'31" W	30.00	60°00'00"

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DIOCESE OF ST. AUGUSTINE

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