SILVER LEAF AT OAKLEAF PLANTATION ~ PHASE 1

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PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

TYPE 1 SUBDIVISION ~ ZONED "PUD"

CAPTION :

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE, ON THE NORTH LINE THEREOF, ALSO BEING THE LINE DIVIDING CLAY COUNTY AND DUVAL COUNTY, SOUTH 89 DEGREES 49 MINUTES 27 SECONDS WEST, 3098.56 FEET; THENCE, SOUTH 00 DEGREES 10 MINUTES 33 SECONDS EAST, 917.30 FEET TO THE POINT OF BEGINNING; THENCE, IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OAKLEAF VILLAGE PARKWAY, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED, SOUTH 26 DEGREES 00 MINUTES 59 SECONDS EAST, 411.96 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 83 DEGREES 40 MINUTES 51 SECONDS, AN ARC DISTANCE OF 43.82 FEET (SOUTH 20 DEGREES 14 MINUTES 47 SECONDS WEST, 40.02 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 27 DEGREES 53 MINUTES 50 SECONDS EAST, 80.00 FEET TO A POINT ON A CURVE; THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 87 DEGREES 32 MINUTES 03 SECONDS, AN ARC DISTANCE OF 45.82 FEET (SOUTH 74 DEGREES 09 MINUTES 44 SECONDS EAST, 41.49 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1580.52 FEET AND A CENTRAL ANGLE OF 02 DEGREES 03 MINUTES 47 SECONDS, AN ARC DISTANCE OF 56.91 FEET (SOUTH 31 DEGREES 25 MINUTES 36 SECONDS EAST, 56.91 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, SOUTH 57 DEGREES 39 MINUTES 38 SECONDS WEST, 139.86 FEET; THENCE, SOUTH 52 DEGREES 05 MINUTES 31 SECONDS WEST, 50.23 FEET; THENCE, SOUTH 62 DEGREES 05 MINUTES 12 SECONDS WEST, 324.33 FEET; THENCE, SOUTH 79 DEGREES 13 MINUTES 09 SECONDS WEST, 33.95 FEET; THENCE, SOUTH 62 DEGREES 05 MINUTES 12 SECONDS WEST, 111.14 FEET; THENCE, SOUTH 46 DEGREES 09 MINUTES 52 SECONDS WEST, 50.45 FEET; THENCE, SOUTH 49 DEGREES 35 MINUTES 00 SECONDS WEST, 265.05 FEET; THENCE, NORTH 88 DEGREES 32 MINUTES 21 SECONDS WEST, 37.15 FEET; THENCE, SOUTH 49 DEGREES 35 MINUTES 00 SECONDS WEST, 115.00 FEET; THENCE, NORTH 40 DEGREES 25 MINUTES 00 SECONDS WEST, 65.92 FEET TO A POINT ON A CURVE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 38 DEGREES 37 MINUTES 00 SECONDS, AN ARC DISTANCE OF 33.70 FEET (SOUTH 08 DEGREES 50 MINUTES 24 SECONDS WEST, 33.07 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 127 DEGREES 38 MINUTES 31 SECONDS, AN ARC DISTANCE OF 267.33 FEET (SOUTH 53 DEGREES 21 MINUTES 10 SECONDS WEST, 215.38 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 52 DEGREES 16 MINUTES 54 SECONDS, AN ARC DISTANCE OF 45.62 FEET (NORTH 88 DEGREES 58 MINUTES 02 SECONDS WEST, 44.06 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, SOUTH 36 DEGREES 38 MINUTES 50 SECONDS EAST, 127.40 FEET; THENCE, SOUTH 46 DEGREES 50 MINUTES 12 SECONDS WEST, 147.94 FEET; THENCE, SOUTH 61 DEGREES 14 MINUTES 28 SECONDS WEST, 490.94 FEET; THENCE, NORTH 85 DEGREES 53 MINUTES 39 SECONDS WEST, 138.14 FEET; THENCE, SOUTH 83 DEGREES 08 MINUTES 21 SECONDS WEST, 60.40 FEET; THENCE, NORTH 36 DEGREES 59 MINUTES 01 SECONDS WEST, 197.98 FEET; THENCE, NORTH 42 DEGREES 19 MINUTES 53 SECONDS EAST, 95.85 FEET TO A POINT ON A CURVE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 60 DEGREES 59 MINUTES 44 SECONDS, AN ARC DISTANCE OF 63.87 FEET (NORTH 42 DEGREES 19 MINUTES 37 SECONDS EAST, 60.90 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, NORTH 11 DEGREES 49 MINUTES 45 SECONDS EAST, 75.88 FEET; THENCE, NORTH 03 DEGREES 58 MINUTES 31 SECONDS EAST, 168.34 FEET; THENCE, NORTH 05 DEGREES 21 MINUTES 38 SECONDS WEST, 149.93 FEET; THENCE, NORTH 04 DEGREES 27 MINUTES 34 SECONDS EAST, 180.15 FEET; THENCE, NORTH 06 DEGREES 58 MINUTES 59 SECONDS EAST, 53.44 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 62 DEGREES 05 MINUTES 13 SECONDS, AN ARC DISTANCE OF 86.69 FEET (NORTH 38 DEGREES 01 MINUTES 36 SECONDS EAST, 82.51 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, NORTH 69 DEGREES 04 MINUTES 12 SECONDS EAST, 155.63 FEET; THENCE, SOUTH 82 DEGREES 45 MINUTES 16 SECONDS EAST, 62.99 FEET; THENCE, SOUTH 19 DEGREES 34 MINUTES 22 SECONDS EAST, 63.02 FEET; THENCE, NORTH 74 DEGREES 48 MINUTES 44 SECONDS EAST, 66.65 FEET; THENCE, NORTH 85 DEGREES 40 MINUTES 36 SECONDS EAST, 304.71 FEET; THENCE, NORTH 44 DEGREES 13 MINUTES 12 SECONDS EAST, 50.30 FEET; THENCE, NORTH 14 DEGREES 14 MINUTES 32 SECONDS EAST, 123.90 FEET; THENCE, SOUTH 80 DEGREES 57 MINUTES 53 SECONDS EAST, 55.62 FEET; THENCE, NORTH 50 DEGREES 25 MINUTES 52 SECONDS EAST, 65.00 FEET; THENCE, SOUTH 39 DEGREES 34 MINUTES 08 SECONDS EAST, 60.00 FEET; THENCE, NORTH 50 DEGREES 25 MINUTES 52 SECONDS EAST, 118.22 FEET; THENCE, NORTH 15 DEGREES 26 MINUTES 21 SECONDS EAST, 61.03 FEET; THENCE, NORTH 50 DEGREES 25 MINUTES 52 SECONDS EAST, 135.00 FEET; THENCE, SOUTH 39 DEGREES 34 MINUTES 08 SECONDS EAST, 110.00 FEET; THENCE, SOUTH 36 DEGREES 58 MINUTES 02 SECONDS EAST, 50.05 FEET; THENCE, SOUTH 39 DEGREES 34 MINUTES 08 SECONDS EAST, 134.67 FEET; THENCE, NORTH 59 DEGREES 08 MINUTES 59 SECONDS EAST, 174.47 FEET; THENCE, NORTH 00 DEGREES 17 MINUTES 09 SECONDS EAST, 126.77 FEET; THENCE, NORTH 54 DEGREES 01 MINUTES 07 SECONDS EAST, 25.29 FEET; THENCE, NORTH 41 DEGREES 03 MINUTES 29 SECONDS EAST, 106.74 FEET; THENCE, SOUTH 89 DEGREES 02 MINUTES 11 SECONDS EAST, 138.09 FEET; THENCE, SOUTH 64 DEGREES 49 MINUTES 21 SECONDS EAST, 75.98 FEET; THENCE, NORTH 26 DEGREES 00 MINUTES 00 SECONDS WEST, 297.41 FEET; THENCE, NORTH 68 DEGREES 42 MINUTES 29 SECONDS EAST, 29.89 FEET TO THE POINT OF BEGINNING.
CONTAINING 28.0 ACRES, MORE OR LESS..

COUNTY DEPARTMENT OF PLANNING APPROVAL :

APPROVED THIS 12th DAY OF June, A.D. 2003

DIRECTOR, DEPARTMENT OF PLANNING

COUNTY DEPARTMENT OF ZONING APPROVAL :

APPROVED THIS 16 DAY OF June, A.D. 2003

Cheryl Miller
DIRECTOR, DEPARTMENT OF ZONING
Interim

COUNTY COMMISSIONERS CERTIFICATE :

APPROVED THIS 23rd DAY OF June, A.D. 2003, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

CHAIRMAN

CLERK OF THE BOARD

CLERK'S CERTIFICATE :

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177, FLORIDA STATUTES, AND IS FILED FOR RECORD IN PLAT BOOK 41, PAGES 52 thru 59 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

THIS 25th DAY OF JUNE, A.D. 2003

CLERK OF THE CIRCUIT COURT

COUNTY DEPARTMENT OF ENGINEERING APPROVAL :

APPROVED THIS 16th DAY OF JUNE, A.D. 2003

DIRECTOR, DEPARTMENT OF ENGINEERING

SURVEYOR'S CERTIFICATE OF REVIEW :

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT HE/SHE 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 03rd DAY OF April, A.D., 2003

B. L. Pittman
SIGNATURE

B. L. PITTMAN
FLORIDA CERT. No. LS-4827
90 RIVER ROAD
ORANGE PARK, FL 32073

OWNER

O.L.D. DEVELOPMENT, INC.
7700 SQUARE LAKE BOULEVARD
JACKSONVILLE, FL 32256

ENGINEER

ENGLAND-THIMS & MILLER
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258

SURVEYOR

PERRET AND ASSOCIATES, INC.
1614 ATLANTIC-UNIVERSITY CIRCLE
JACKSONVILLE, FL 32207

UTILITY NOTES:

PUBLIC UTILITIES SERVING THIS SUBDIVISION PROVIDED BY THE FOLLOWING:

WATER AND SANITARY SEWER - CLAY COUNTY UTILITY AUTHORITY (CCUA)

ELECTRIC - CLAY ELECTRIC CO-OPERATIVE, INC.

TELEPHONE - BELL SOUTH

ZONING NOTE:

PROPERTY DEPICTED ON THIS PLAT IS A PLANNED UNIT DEVELOPMENT (P.U.D.)

TOTAL NUMBER OF LOTS: 89

MINIMUM LOT AREA: 4,000 SQUARE FEET

MINIMUM LOT WIDTH: 50-FEET

MINIMUM FRONT SETBACK: 20-FEET

MINIMUM SIDE SETBACK: 5-FEET

MINIMUM SIDE STREET SETBACK: 20-FEET

MINIMUM REAR SETBACK: 10-FEET

MAXIMUM HEIGHT: 35-FEET

SURVEYOR'S CERTIFICATE :

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177; AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH 177.091, FLORIDA STATUTES AND ALL LOT CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 61G17-6.0031(2)1, FLORIDA ADMINISTRATIVE CODE.

CERTIFIED THIS 3rd DAY OF APRIL, A.D., 2003

CARL S. COURSON, P.L.S.
FLORIDA CERTIFICATE No. LS-3129
PERRET and ASSOCIATES, INC.
FLORIDA CERTIFICATE No. LB-6715

PERRET AND ASSOCIATES, INC.
1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207
PHONE: (904) 705-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com

SILVER LEAF AT OAKLEAF PLANTATION ~ PHASE 1

PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

ADOPTION AND DEDICATION :

This is to certify that O.L.P. Development, Inc. a Florida Corporation, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon, known as SILVER LEAF AT OAKLEAF PLANTATION ~ PHASE 1 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. Silver Leaf Boulevard, Laurel Leaf Drive, Laurel Mill Drive, Steeple Chase Lane, Thoroughbred Drive and Stallion Way, shown hereon, hereinafter the "Streets", are hereby irrevocably dedicated to Clay County, its successors and assigns, and all unobstructed drainage easements shown on this plat are hereby irrevocably dedicated to Clay County, its successors and assigns, and are subject to the following covenants which run with the lands.

Clay County, by acceptance of this plat or 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 said plat; 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 said plat; or to maintain 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 or other facilities located within the said plat, 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 said plat 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 may 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 or community development district 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 not 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, or a community development district under Chapter 190, Floaida Statutes, hereinafter the "CDD", each 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 maintenance of the above described storm water management facilities. In the event of assignment by the Dedicator to the Association or CDD, as evidenced by the recording of a appropriate instrument in the public records of Clay County, Florida, executed on behalf of both the Dedicator and the Association or CDD, wherein the Association or CDD affirmatively accepts the assignment of the personal covenant and the responsibility for all matters herein covenanted or indemnified by the Dedicator, then the Dedicator shall be deemed to have been completely released from all responsibilities, obligations and liabilities arising thereunder, the Association or CDD, being deemed to have succeeded to the same. If and only if Clay County, its successors and 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 and assigns, spread upon the minutes thereof, and, if required by the County, the recording of an appropriately executed imstrument 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 or CDD shall both be deemed to have been completely released from all responsibilities, obligations and liabilities thereinafter 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 Tracts, 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 filtration systems and other storm water management facilities. This indemnification shall run with the land and successors and assigns of the Dedicator and 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 said plat 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 said plat, 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 said plat, including but not limited to fences, hedges, fountains or bulkheads.

Tracts "A" and "B" and "C" and any Private Drainage Easements are hereby reserved unto the Dedicator, its successors and assigns.

The Easements described in General Notes 6 through 10 herein, shall be irrevocably dedicated as stated therein.

All Easements designated as "JEA Utility Easements" are hereby irrevocably dedicated to JEA, its successors and assigns.

IN WITNESS WHEREOF, O.L.P. Development, Inc., a Florida corporation, has caused these presents to be signed by its Vice President on the date shown below and has caused its official to be affixed hereto.

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 filling of this plat insofar as the same effects a lot or lots sold. Time of performance being the essence, said guarantee shall be part of each deed of conveyance 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.

GENERAL NOTES :

(1) BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE

(2) PROPERTY LIES WITHIN FLOOD ZONE "X" AS SCALED FROM FEMA FLOOD INSURANCE RATE MAP PANEL 120064 0045 D, DATED 11/4/92

(3) 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.

(4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

(5) EASEMENTS SHOWN HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICE, PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY 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.

(6) WHETHER DEPICTED ON THE PLAT OR NOT, O.L.P. DEVELOPMENT, INC., HEREBY GRANTS CLAY ELECTRIC COOPERATIVE, INC. A 10 FOOT 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.

(7) WHERE A CLAY ELECTRIC COOPERATIVE, INC. EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO JEA, 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. CCUA SHALL USE, OCCUPY, AND LOCATE FACILITIES IN THESE JOINT USE AREAS SO AS TO REASONABLY ACCOMMODATE CLAY ELECTRIC COOPERATIVE, INC.'S FACILITIES.

(8) WHERE A JEA EASEMENT CROSSES AND EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY ELECTRIC COOPERATIVE, INC., CCUA 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 AREAS SO AS TO REASONABLE ACCOMMODATE JEA'S FACILITIES.

(9) ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED JEA AND SHOWN ON PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

(10) 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.)

(11) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, NOR CUTTING OF TREES OR PLANTS SHALL TAKE PLACE WITHIN CONSERVATION/PRESERVATION AREAS OR JURISDICTIONAL WETLANDS SHOWN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE REGULATORY AGENCIES HAVING JURISDICTION OVER SUCH CONSERVATION/PRESERVATION AREA OR WETLANDS. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE CONSERVATION/PRESERVATION OR WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO COMMENCING ANY ACTIVITY WITHIN THE CONSERVATION/PRESERVATION OR WETLAND AREAS. THE JURISDICTIONAL WETLAND LINE MAY BE REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES. Ch. 704.061(1)(a through q) Florida Statutes

O.L.P. DEVELOPMENT, INC. a Florida Corporation

BY: Ronnie D Coppenbarger
RONNIE D. COPPENBARGER, PRESIDENT

Troy Jackson
WITNESS

WOLFE JACKSON
PRINT NAME

Russell Zimmerman
WITNESS

RUSSELL ZIMMERMAN
PRINT NAME

ACKNOWLEDGMENT :

STATE OF FLORIDA:
COUNTY OF CLAY:

The foregoing instrument was acknowledged before me this 29th day of May 2003, by Ronnie D. Coppenbarger, President, O.L.P.Development, Inc., a Florida Corporation, on behalf of said company. He is personally known to me and no oath was taken,

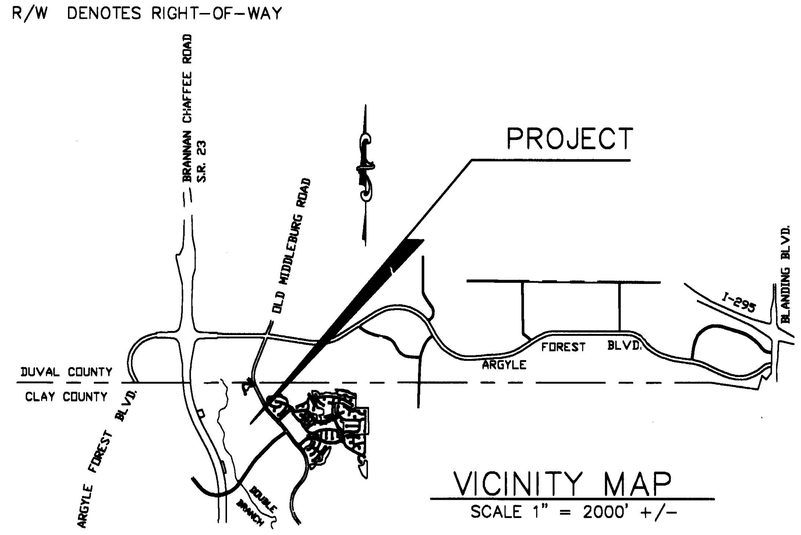
By: Ida-Lou Stephens

IDA-LOU STEPHENS
PRINT NAME

IDA-LOU STEPHENS
MY COMMISSION # CC 877971
EXPIRES: July 22, 2003

LEGEND :

◉	DENOTES PERMANENT CONTROL POINT (PCP) – No. 6715
⊡	DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET – No. 6715
■	DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND – I.D. AS NOTED
L1	DENOTES TABULATED LINE NUMBER
C1	DENOTES TABULATED CURVE NUMBER
(R)	DENOTES LINE RADIAL TO CURVE
PC	DENOTES POINT OF CURVATURE
PT	DENOTES POINT OF TANGENCY
PRC	DENOTES POINT OF REVERSE CURVE
PCC	DENOTES POINT OF COMPOUND CURVE
R	DENOTES RADIUS
D	DENOTES CENTRAL ANGLE
L	DENOTES ARC LENGTH
CB	DENOTES CHORD BEARING
CH	DENOTES CHORD LENGTH
R/W	DENOTES RIGHT-OF-WAY



VICINITY MAP
SCALE 1" = 2000' +/-

DEDICATION OF MORTGAGEE :

Know all men by these presents that BANK OF AMERICA, NATIONAL ASSOCIATION, a corporation, owner and holder of a certain mortgage and security agreement recorded in Official Records Book 2098, page 0337, of the public records of Clay County, Florida; does as mortgagee hereby consent to this plat and join in the foregoing dedication. consent to this plat and join in the foregoing dedication.

BANK OF AMERICA, NATIONAL ASSOCIATION

BY: [signature]
ERIK ROSTHOLDER, VISE PRESIDENT
Michael T. Fritsch Senior Vice President

Russell Zimmerman
WITNESS

RUSSELL ZIMMERMAN
PRINT NAME

Betty J. Johnson
WITNESS

Betty J. Johnson
PRINT NAME

ACKNOWLEDGMENT :

STATE OF FLOPIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 29th day of May, 2003, by Erik Rostholder, Vice President, Bank of America, National Association, on behalf of said corporation. He is personally known to me and no oath was taken.
Michael T. Fritsch, Sr. Vice President

BY: Betty J. Johnson

BETTY JOHNSON
MY COMMISSION # CC 877971
EXPIRES: December 20, 2003
Bonded Thru Notary Public Underwriters

SEAL

PERRET AND ASSOCIATES, INC.
1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207
PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com

SILVER LEAF AT OAKLEAF PLANTATION ~ PHASE 1

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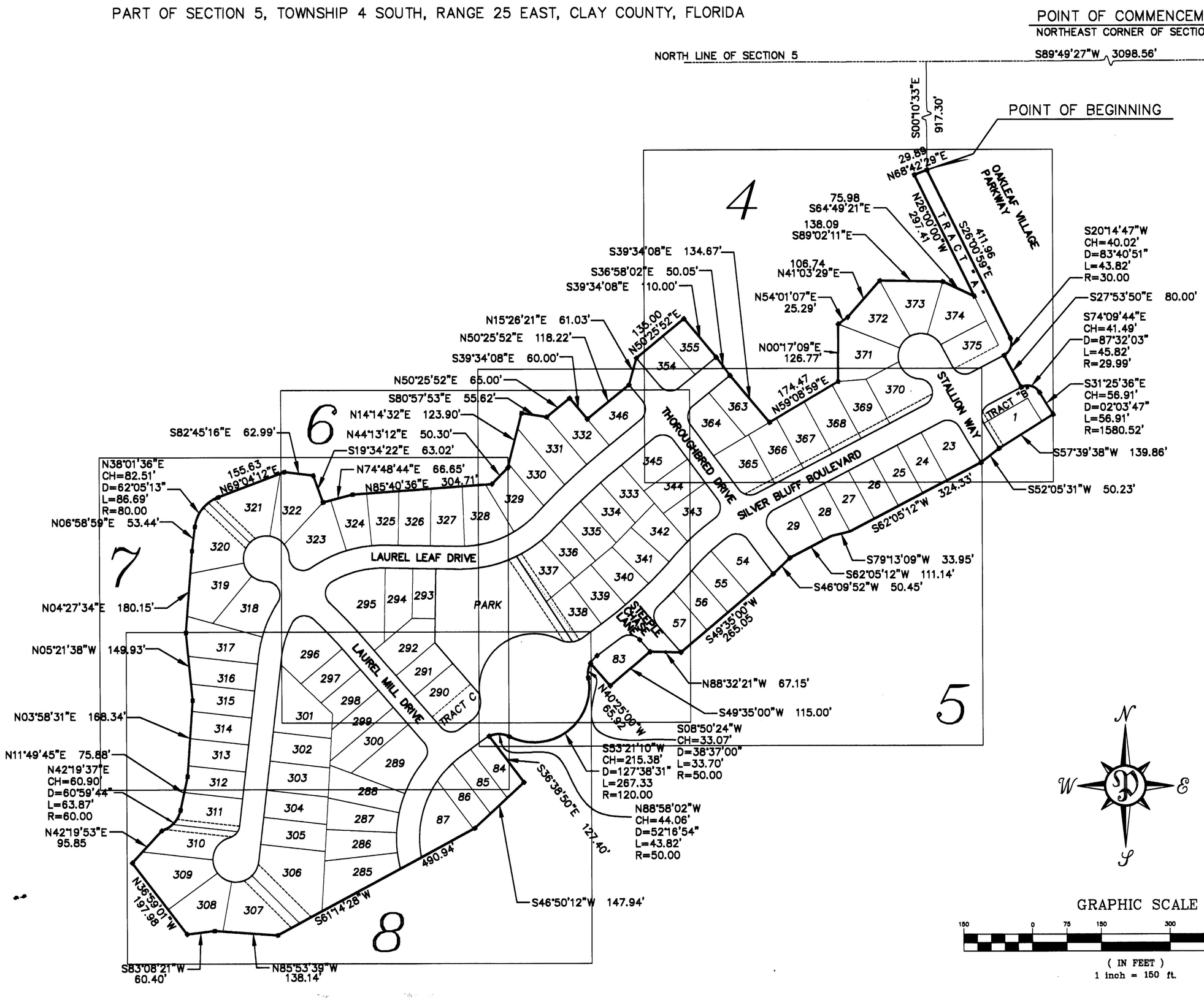
PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



GRAPHIC SCALE

150 0 75 150 300 600

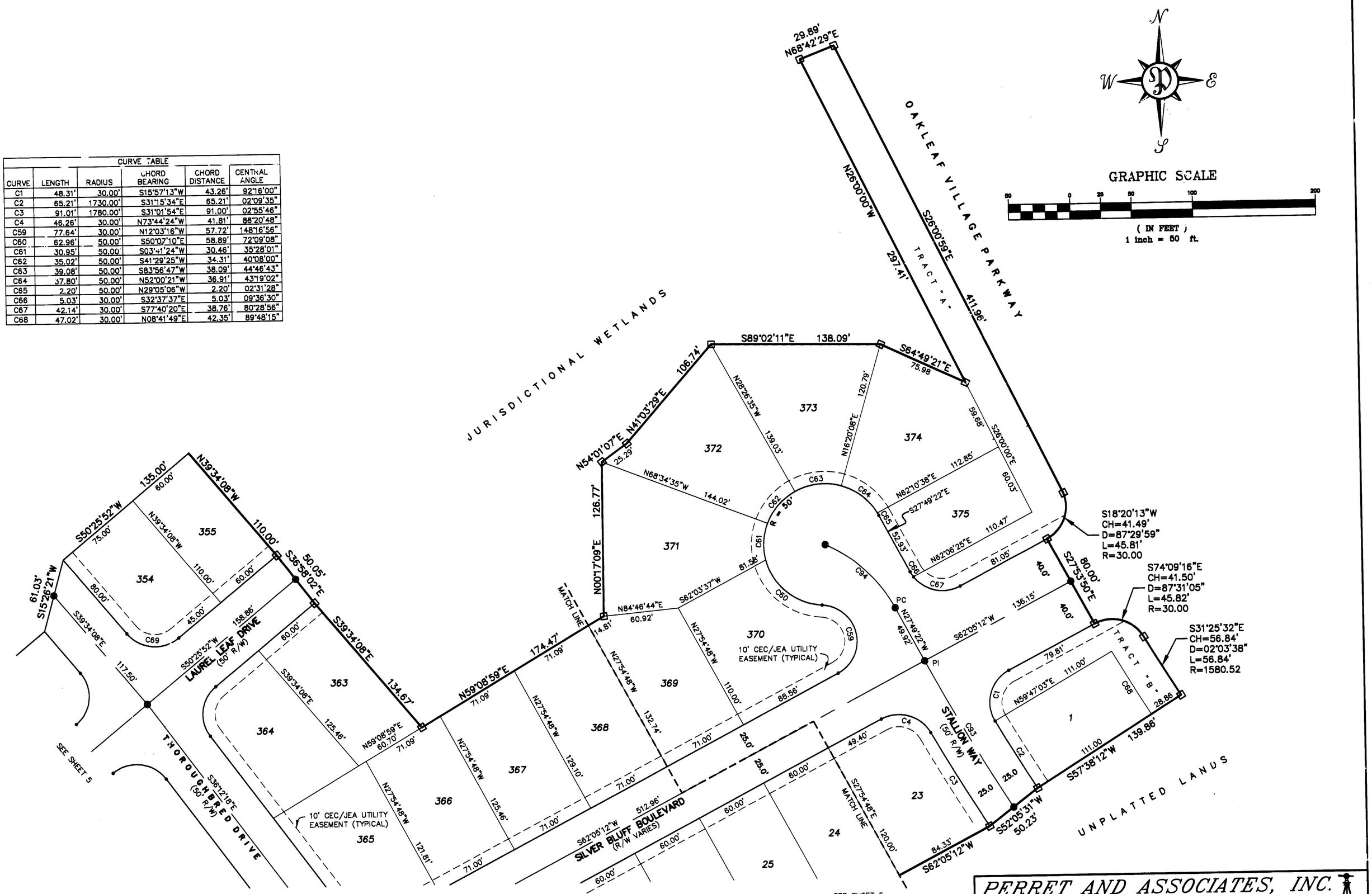
(IN FEET)
1 inch = 150 ft.

PERRET AND ASSOCIATES, INC.
1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207
PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com

SILVER LEAF AT OAKLEAF PLANTATION ~ PHASE 1

PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C1	48.31'	30.00'	S15°57'13"W	43.26'	92°16'00"
C2	65.21'	1730.00'	S31°15'34"E	65.21'	02°09'35"
C3	91.01'	1780.00'	S31°01'54"E	91.00'	02°55'46"
C4	46.26'	30.00'	N73°44'24"W	41.81'	88°20'48"
C59	77.64'	30.00'	N12°03'16"W	57.72'	148°16'56"
C60	62.96'	50.00'	S50°07'10"E	58.89'	72°09'08"
C61	30.95'	50.00'	S03°41'24"W	30.46'	35°28'01"
C62	35.02'	50.00'	S41°29'25"W	34.31'	40°08'00"
C63	39.08'	50.00'	S83°56'47"W	38.09'	44°46'43"
C64	37.80'	50.00'	N52°00'21"W	36.91'	43°19'02"
C65	2.20'	50.00'	N29°05'06"W	2.20'	02°31'28"
C66	5.03'	30.00'	S32°37'37"E	5.03'	09°36'30"
C67	42.14'	30.00'	S77°40'20"E	38.76'	80°28'56"
C68	47.02'	30.00'	N08°41'49"E	42.35'	89°48'15"



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SILVER LEAF AT OAKLEAF PLANTATION ~ PHASE 1

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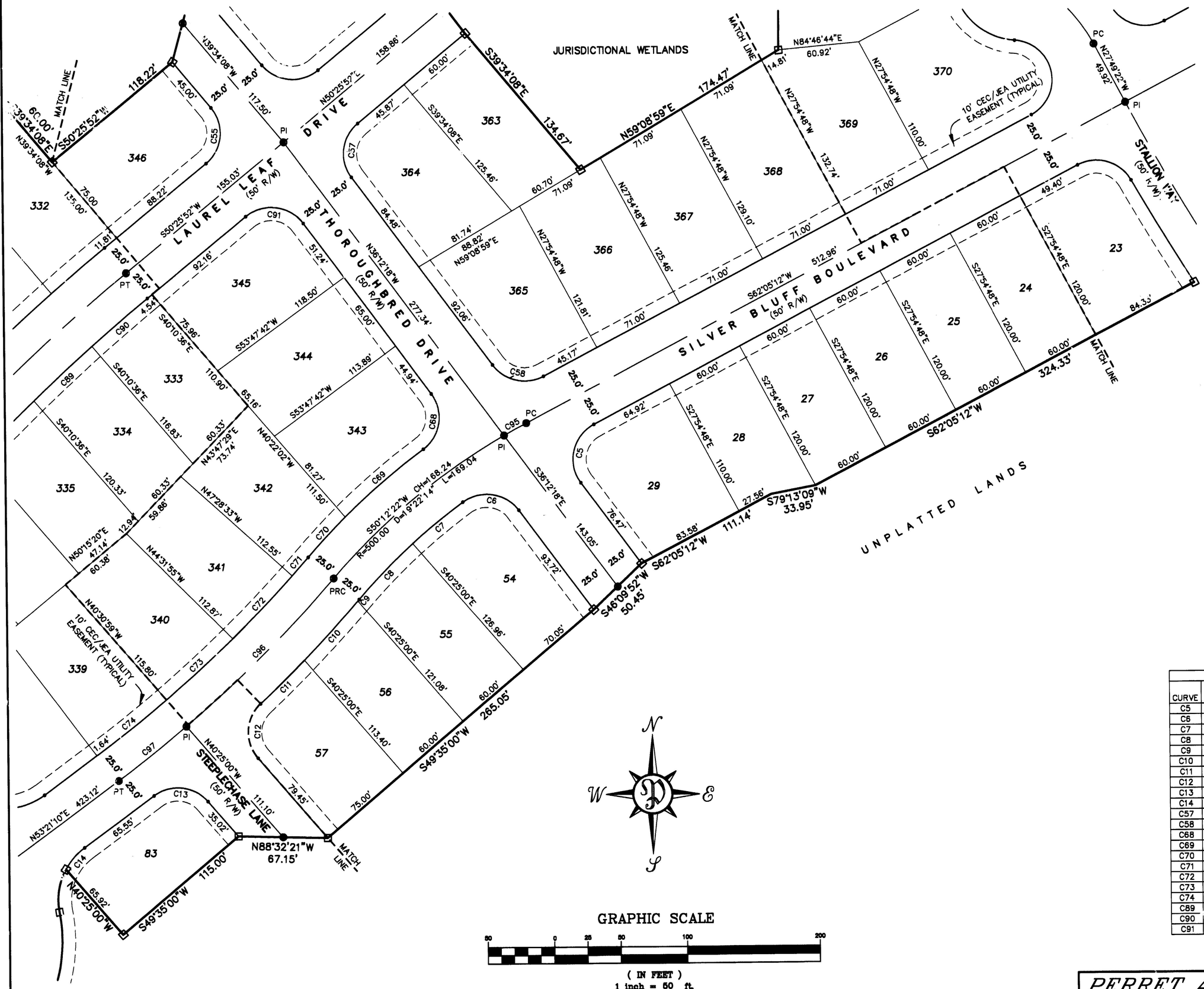
PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C5	51.47'	30.00'	S12°56'27"W	45.38'	98°17'30"
C6	47.25'	30.00'	N81°19'38"W	42.52'	90°14'40"
C7	49.16'	475.00'	S50°35'09"W	49.14'	05°55'47"
C8	58.86'	475.00'	S44°04'15"W	58.82'	07°06'00"
C9	1.47'	1025.00'	N40°33'43"E	1.47'	00°04'55"
C10	60.50'	1025.00'	N42°17'38"E	60.49'	03°22'54"
C11	46.70'	1025.00'	N45°17'24"E	46.70'	02°36'37"
C12	45.56'	30.00'	S03°05'21"W	41.31'	87°00'42"
C13	45.15'	30.00'	N83°31'55"W	41.01'	86°13'50"
C14	21.99'	50.00'	S40°45'02"W	21.82'	25°12'16"
C57	45.36'	30.00'	S07°06'47"W	41.16'	86°38'11"
C58	42.78'	30.00'	S77°03'33"E	39.25'	81°42'30"
C68	47.02'	30.00'	N08°41'49"E	42.35'	89°48'15"
C69	78.41'	525.00'	S49°19'14"W	78.33'	08°33'24"
C70	41.43'	525.00'	S42°46'54"W	41.42'	04°31'16"
C71	18.51'	975.00'	N41°03'54"E	18.51'	01°05'17"
C72	65.67'	975.00'	N43°32'18"E	65.66'	03°51'32"
C73	68.34'	975.00'	N47°28'33"E	68.32'	04°00'57"
C74	65.84'	975.00'	N51°25'06"E	65.83'	03°52'09"
C89	60.07'	1475.00'	S4[illegible]°06'35"W	60.07'	02°20'00"
C90	55.47'	1475.00'	S49°21'14"W	55.47'	02°09'17"
C91	48.89'	30.00'	N82°53'13"W	43.65'	93°21'49"

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SILVER LEAF AT OAKLEAF PLANTATION ~ PHASE 1

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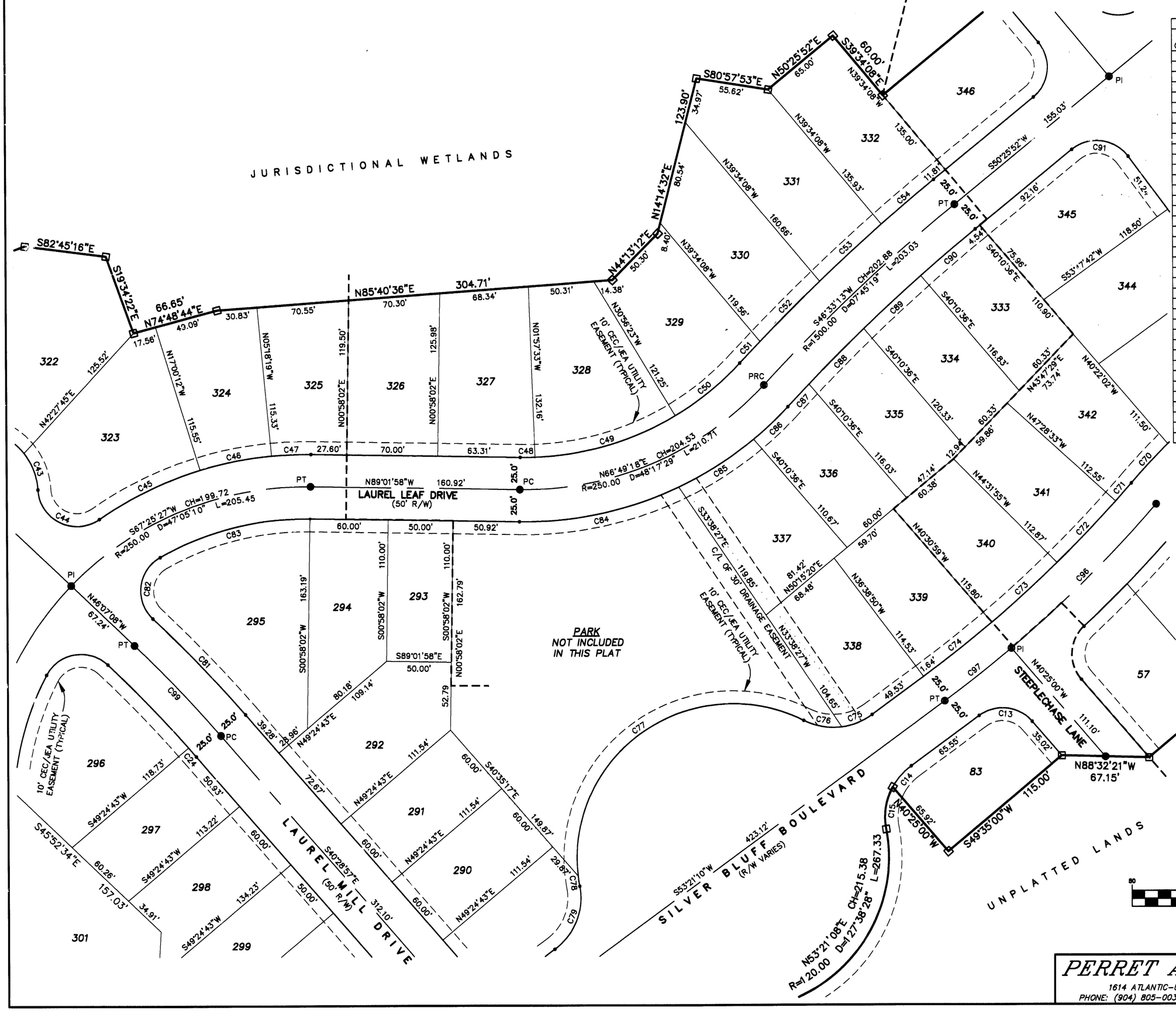
PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C13	45.15'	30.00'	N83°31'55"W	41.01'	86°13'50"
C14	21.99'	50.00'	S40°45'02"W	21.82'	25°12'16"
C15	33.70'	50.00'	S08°50'24"W	33.07'	38°37'00"
C24	9.07'	975.00'	N40°51'17"W	9.07'	00°32'00"
C43	30.62'	50.00'	N20°21'36"W	30.15'	35°05'23"
C44	64.04'	30.00	S63°57'53"E	52.55'	122°17'59"
C45	86.93'	275.00'	S63°56'27"W	86.57'	18°06'40"
C46	56.15'	275.00'	S78°50'44"W	56.05'	11°41'53"
C47	30.11'	275.00'	S87°49'52"W	30.09'	06°16'21"
C48	11.49'	225.00'	N89°30'15"E	11.49'	02°55'35"
C49	113.81'	225.00'	N73°33'02"E	112.60'	28°58'50"
C50	64.34'	225.00'	N50°52'05"E	64.12'	16°23'03"
C51	22.78'	1525.00'	S43°06'14"W	22.78'	00°51'21"
C52	65.32'	1525.00'	S44°45'32"W	65.32'	02°27'16"
C53	65.11'	1525.00'	S47°12'33"W	65.10'	02°26'46"
C54	53.20'	1525.00'	S49°25'54"W	53.20'	01°59'56"
C70	41.43'	525.00'	S42°46'54"W	41.42'	04°31'16"
C71	18.51'	975.00'	N41°03'54"E	18.51'	01°05'17"
C72	65.67'	975.00'	N43°32'18"E	65.66'	03°51'32"
C73	68.34'	975.00'	N47°28'33"E	68.32'	04°00'57"
C74	65.84'	975.00'	N51°25'06"E	65.83'	03°52'09"
C75	25.42'	50.00'	N67°54'59"E	25.15'	29°07'39"
C76	30.28'	50.00'	S80°10'23"E	29.82'	34°41'37"
C77	259.25'	120.00'	S55°16'53"W	211.70'	123°47'05"
C78	8.08'	120.00'	S08°32'23"E	8.08'	03°51'26"
C79	55.69'	50.00'	N21°26'32"E	52.86'	63°49'16"
C80	45.06'	30.00'	S83°37'04"E	40.94'	86°03'33"
C81	103.14'	1025.00'	N43°28'15"W	103.10'	05°45'55"
C82	55.82'	30.00'	S06°57'14"W	48.11'	106°36'53"
C83	120.58'	225.00'	S75°36'51"W	119.14'	30°42'22"
C84	126.84'	275.00'	N77°45'12"E	125.72'	26°25'40"
C85	68.55'	275.00'	N57°23'53"E	68.38'	14°16'59"
C86	36.29'	275.00'	N46°27'25"E	36.27'	07°33'43"
C87	23.87'	1475.00'	S43°08'23"W	23.87'	00°55'38"
C88	60.24'	1475.00'	S44°46'23"W	60.23'	02°20'24"
C89	60.07'	1475.00'	S47°06'35"W	60.07'	02°20'00"
C90	55.47'	1475.00'	S49°21'14"W	55.47'	02°09'17"
C91	48.89'	30.00'	N82°53'13"W	43.65'	93°21'49"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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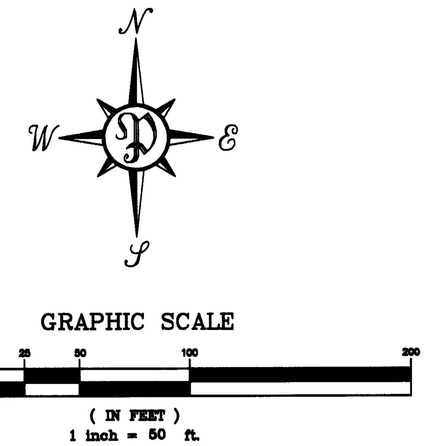
PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C22	76.92'	275.00'	S31°00'35"W	76.67'	16°01'35"
C23	41.68'	30.00'	N00°46'57"W	38.41'	79°36'40"
C24	9.07'	975.00'	N40°51'17"W	9.07'	00°32'00"
C25	89.49'	975.00'	N43°45'03"W	89.46'	05°15'33"
C26	55.57'	30.00'	S80°33'27"W	47.96'	106°07'27"
C27	82.32'	225.00'	S17°00'53"W	81.86'	20°57'42"
C35	43.20'	275.00'	S11°02'04"W	43.16'	09°00'05"
C36	83.24'	275.00'	S24°12'22"W	82.92'	17°20'31"
C37	64.04'	30.00'	N28°16'22"W	52.55'	122°17'59"
C38	34.05'	50.00'	S69°54'52"E	33.39'	39°00'58"
C39	34.25'	50.00'	S30°46'55"E	33.59'	39°14'57"
C40	48.42'	50.00'	S16°35'17"W	46.55'	55°29'27"
C41	47.99'	50.00'	S71°49'41"W	46.17'	54°59'21"
C42	37.33'	50.00'	N59°17'28"W	36.47'	42°46'21"
C43	30.62'	50.00'	N20°21'36"W	30.15'	35°05'23"
C44	64.04'	30.00'	S63°57'53"E	52.55'	122°17'59"
C45	86.93'	275.00'	S63°56'27"W	86.57'	18°06'40"
C46	56.15'	275.00'	S78°50'44"W	56.05'	11°41'53"
C47	30.11'	275.00'	S87°49'52"W	30.09'	06°16'21"
C48	11.49'	225.00'	N89°30'15"E	11.49'	02°55'35"
C78	8.08'	120.00'	S08°32'23"E	8.08'	03°51'26"
C79	55.69'	50.00'	N21°26'32"E	52.86'	63°49'16"
C80	45.06'	30.00'	S83°37'04"E	40.94'	86°03'33"
C81	103.14'	1025.00'	N43°28'15"W	103.10'	05°45'55"
C82	55.82'	30.00'	S06°57'14"W	48.11'	106°36'53"
C83	120.58'	225.00'	S75°36'51"W	119.14'	30°42'22"

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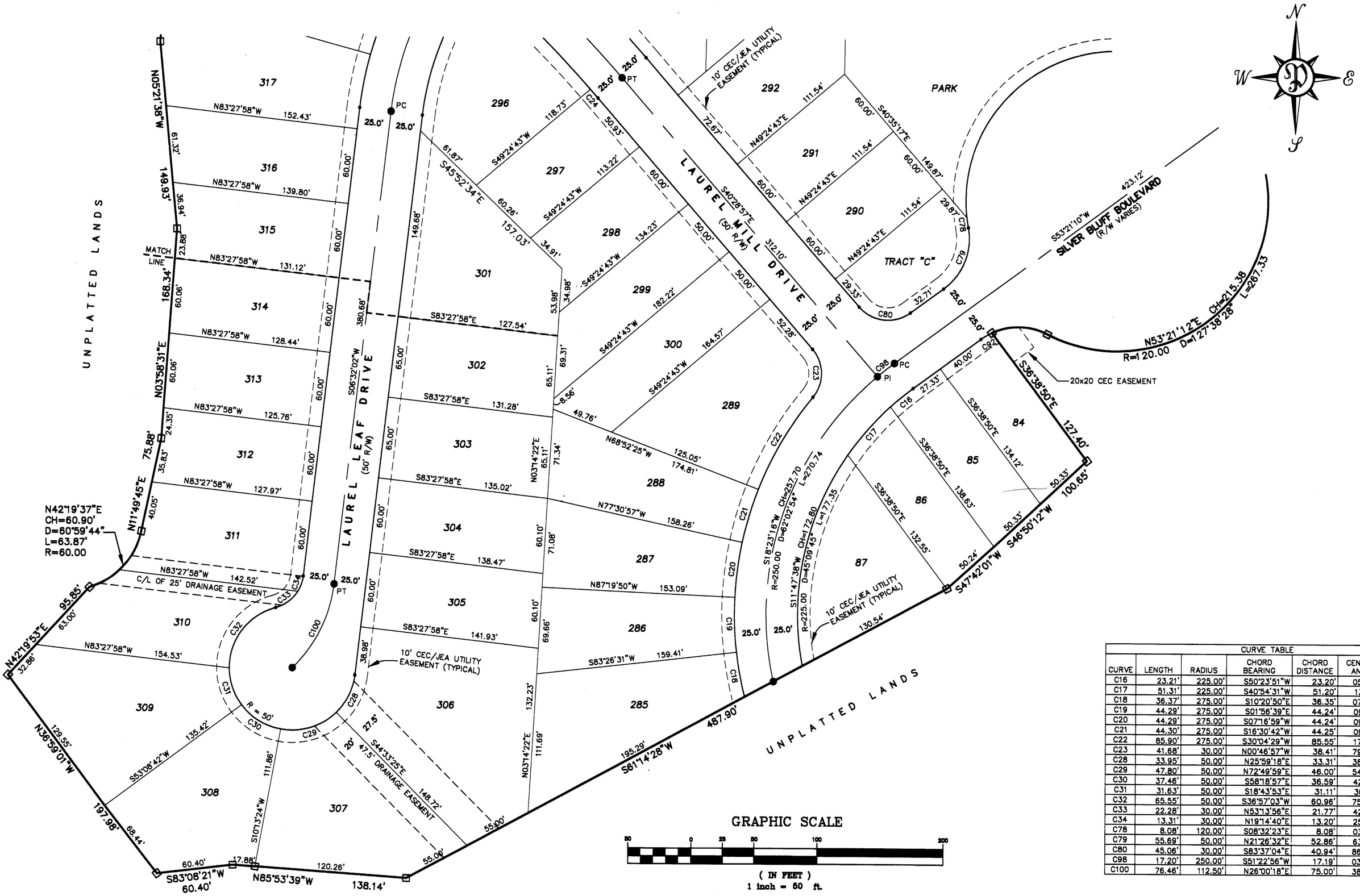

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C16	23.21'	225.00'	S50°23'51"W	23.20'	05°54'38"
C17	51.31'	225.00'	S40°54'31"W	51.20'	13°04'01"
C18	36.37'	275.00'	S10°20'50"E	36.35'	07°34'43"
C19	44.29'	275.00'	S01°56'39"E	44.24'	09°13'38"
C20	44.29'	275.00'	S07°16'59"W	44.24'	09°13'38"
C21	44.30'	275.00'	S16°30'42"W	44.25'	09°13'48"
C22	85.90'	275.00'	S30°04'29"W	85.55'	17°53'48"
C23	41.68'	30.00'	N00°46'57"W	38.41'	79°36'40"
C28	33.95'	50.00'	N25°59'18"E	33.31'	38°54'33"
C29	47.80'	50.00'	N72°49'59"E	46.00'	54°46'49"
C30	37.46'	50.00'	S58°18'57"E	36.59'	42°55'18"
C31	31.63'	50.00'	S18°43'53"E	31.11'	36°14'51"
C32	65.55'	50.00'	S36°57'03"W	60.96'	75°07'02"
C33	22.28'	30.00'	N53°13'56"E	21.77'	42°33'16"
C34	13.31'	30.00'	N19°14'40"E	13.20'	25°25'16"
C78	8.08'	120.00'	S08°32'23"E	8.08'	03°51'26"
C79	55.69'	50.00'	N21°26'32"E	52.86'	63°49'16"
C80	45.06'	30.00'	S83°37'04"E	40.94'	86°03'33"
C98	17.20'	250.00'	S51°22'56"W	17.19'	03°56'27"
C100	76.46'	112.50'	N26°00'18"E	75.00'	38°56'33"

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