

SILVER LEAF AT OAKLEAF PLANTATION-PHASE 2

A PORTION OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK 46 PAGE 12

SHEET 1 OF 6 SHEETS
TYPE 1 SUBDIVISION - ZONED "PUD"

CAPTION

PARCEL A

A PORTION OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 371 AS SHOWN ON THE PLAT OF SILVER LEAF AT OAKLEAF PLANTATION-PHASE 1, AS RECORDED IN PLAT BOOK 41, PAGES 52 THROUGH 58, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 44°46'44" WEST, 36.45 FEET; THENCE NORTH 31°21'31" WEST, 112.42 FEET; THENCE NORTH 87°36'43" WEST, 101.59 FEET; THENCE NORTH 69°34'30" WEST, 46.56 FEET; THENCE SOUTH 68°50'30" WEST, 107.06 FEET; THENCE NORTH 73°02'07" WEST, 121.94 FEET; THENCE SOUTH 85°00'19" WEST, 75.78 FEET; THENCE NORTH 75°45'05" WEST, 65.12 FEET; THENCE SOUTH 68°47'25" WEST, 70.26 FEET; THENCE SOUTH 11°02'16" WEST, 72.05 FEET; THENCE SOUTH 22°25'02" WEST, 57.25 FEET; THENCE SOUTH 19°30'48" EAST, 89.53 FEET; THENCE SOUTH 14°14'32" WEST, 110.27 FEET TO THE NORTHERLY BOUNDARY OF AFORESAID SILVER LEAF AT OAKLEAF PLANTATION-PHASE 1; THENCE SOUTHEASTERLY AND NORTHEASTERLY, ALONG SAID NORTHERLY BOUNDARY, RUN THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 80°57'53" EAST, 55.62 FEET; COURSE NO. 2: NORTH 50°25'52" EAST, 65.00 FEET; COURSE NO. 3: SOUTH 39°34'08" EAST, 60.00 FEET; COURSE NO. 4: NORTH 50°25'52" EAST, 116.22 FEET; COURSE NO. 5: NORTH 15°26'21" EAST, 61.03 FEET; COURSE NO. 6: NORTH 50°25'52" EAST, 135.00 FEET; COURSE NO. 7: SOUTH 39°34'08" EAST, 110.00 FEET; COURSE NO. 8: SOUTH 36°58'02" EAST, 50.05 FEET; COURSE NO. 9: SOUTH 39°34'08" EAST, 134.67 FEET; COURSE NO. 10: NORTH 59°08'59" EAST, 174.47 FEET; COURSE NO. 11: NORTH 00°17'09" EAST, 126.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.92 ACRES, MORE OR LESS.

PARCEL B

A PORTION OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF LOT 83, AS SHOWN ON THE PLAT OF SILVER LEAF AT OAKLEAF PLANTATION-PHASE 1, AS RECORDED IN PLAT BOOK 41, PAGES 52 THROUGH 58, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 40°25'00" EAST, 686.02 FEET; THENCE NORTH 50°30'39" EAST, 950.25 FEET; THENCE NORTH 49°40'31" EAST, 175.92 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OAKLEAF VILLAGE PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY PER PLAT BOOK 35, PAGES 20 THROUGH 24, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE NORTH 44°22'43" WEST, ALONG SAID LINE, 198.35 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE CONTINUE NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1280.32 FEET, AN ARC DISTANCE OF 328.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°25'06" WEST, 326.24 FEET TO THE SOUTHERLY BOUNDARY OF AFORESAID SILVER LEAF AT OAKLEAF PLANTATION-PHASE 1; THENCE SOUTHWESTERLY AND NORTHWESTERLY, ALONG SAID SOUTHERLY BOUNDARY, RUN THE FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 57°39'38" WEST, 139.66 FEET; COURSE NO. 2: SOUTH 52°05'31" WEST, 50.23 FEET; COURSE NO. 3: SOUTH 62°05'12" WEST, 324.33 FEET; COURSE NO. 4: SOUTH 79°13'09" WEST, 33.95 FEET; COURSE NO. 5: SOUTH 62°05'12" WEST, 111.14 FEET; COURSE NO. 6: SOUTH 46°09'52" WEST, 50.45 FEET; COURSE NO. 7: SOUTH 49°35'00" WEST, 265.05 FEET; COURSE NO. 8: NORTH 86°32'21" WEST, 67.15 FEET; COURSE NO. 9: SOUTH 49°35'00" WEST, 115.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.73 ACRES, MORE OR LESS.

OWNER
COPPENBARGER HOMES,
A FLORIDA GENERAL PARTNERSHIP
7700 SQUARE LAKE BOULEVARD
JACKSONVILLE, FLORIDA 32256

ENGINEER
ENGLAND-THOMAS & MILLER
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32256

SURVEYOR
CLARY & ASSOCIATES, INC.
3630 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257

UTILITY NOTES:

PUBLIC UTILITIES SERVING THIS SUBDIVISION PROVIDED BY THE FOLLOWING:

WATER AND SANITARY SEWER - JACKSONVILLE ELECTRIC AUTHORITY (JEA)
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: 84
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

COUNTY DEPARTMENT OF PLANNING APPROVAL

APPROVED THIS 23RD DAY OF September, 2004

DIRECTOR, DEPARTMENT OF PLANNING

COUNTY DEPARTMENT OF ZONING APPROVAL

APPROVED THIS 24TH DAY OF Sept., 2004

DIRECTOR, DEPARTMENT OF ZONING

COUNTY COMMISSIONERS CERTIFICATE

APPROVED THIS 28TH DAY OF OCT., 2004, 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 46, PAGES 12 AND 17 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

THIS 2ND DAY OF November, 2004.

CLERK OF THE CLERK COURT

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

APPROVED THIS 27TH DAY OF October, 2004

DIRECTOR, DEPARTMENT OF ENGINEERING

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 61G17-6.003(1)(2), FLORIDA ADMINISTRATIVE CODE.

CERTIFIED THIS 20TH DAY OF September, A.D., 2004.

GREGORY B. CLARY
REGISTERED LAND SURVEYOR NO. 3377

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 DO NOT PREPARE THIS PLAT.

THIS CERTIFICATE IS MADE AS OF THE _____ DAY OF _____, A.D., 2004.

SIGNATURE

PRINT NAME

ADDRESS

CITY-STATE _____ ZIP _____



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
F.S. 3731
3630 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257

CLARY 0904 260 2703

SILVER LEAF AT OAKLEAF PLANTATION-PHASE 2

A PORTION OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

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SHEET 2 OF 6 SHEETS

ADOPTION AND DEDICATION

This is to certify that Coppenbarger Homes, a Florida general partnership, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon, known as SILVER LEAF AT OAKLEAF PLANTATION - PHASE 2 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. Laura Leaf Drive, Thoroughbred Drive, Station Way, Saddle Court and Steepie Chase Lane, shown hereon, hereinafter the "STREETS" and hereby irrevocably dedicated to Clay County, its successors and assigns. All unobstructed drainage easements shown on this plat are hereby irrevocably dedicated to Clay County, its successors and assigns.

Tract "A", landscape buffer, and Tract "B", 30 foot landscape buffer, are hereby irrevocably dedicated 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, Florida Statutes, hereinafter the "CD", 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 Tracts.

The Easements described in general notes 6 through 10 hereon, shall be irrevocably dedicated as stated therein.

All Easements designated as C.E.C. are hereby irrevocably dedicated to Clay Electric, its successors and assigns.

IN WITNESS WHEREOF, Coppenbarger Homes, a Florida general partnership, has caused these presents to be signed by its Managing Partner on the date shown below and has caused its official seal to be affixed hereon.

Signed this _____ day of _____, 2004.

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY BOUNDARY OF SILVER LEAF AT OAKLEAF PLANTATION-PHASE 1, AS N62°05'12"E PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- N 2126535.350; E 355325.455 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST 1983/1990 NOS ADJUSTMENT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 120064, PANEL NO. 00450, DATED NOVEMBER 4, 1992. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- 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.
- WHETHER DEPICTED ON THE PLAT OR NOT, COPPENBARGER HOMES, A FLORIDA GENERAL PARTNERSHIP, 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.
- 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. JEA SHALL USE, OCCUPY, AND LOCATE FACILITIES IN THESE JOINT USE AREAS SO AS TO REASONABLY ACCOMMODATE CLAY ELECTRIC COOPERATIVE, INC.'S FACILITIES.
- WHERE A JEA EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY ELECTRIC COOPERATIVE, INC., JEA 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 REASONABLY ACCOMMODATE JEA'S FACILITIES.
- 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.
- 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.
- 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 (C) FLORIDA STATUTES.

COPPENBARGER HOMES, a Florida general partnership

BY: Ronnie D. Coppenbarger
RONNIE D. COPPENBARGER, MANAGING PARTNER

WITNESS
IDA-LOU STEPHENS
PRINT NAME

WITNESS
AME M. Pilkinton
PRINT NAME

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 16 day of AUGUST, 2004, A.D., by Ronnie D. Coppenbarger, Managing Partner, Coppenbarger Homes, a Florida general partnership, on behalf of said company. He is personally known to me and did not take an oath.

BY: IDA-LOU STEPHENS
PRINT NAME

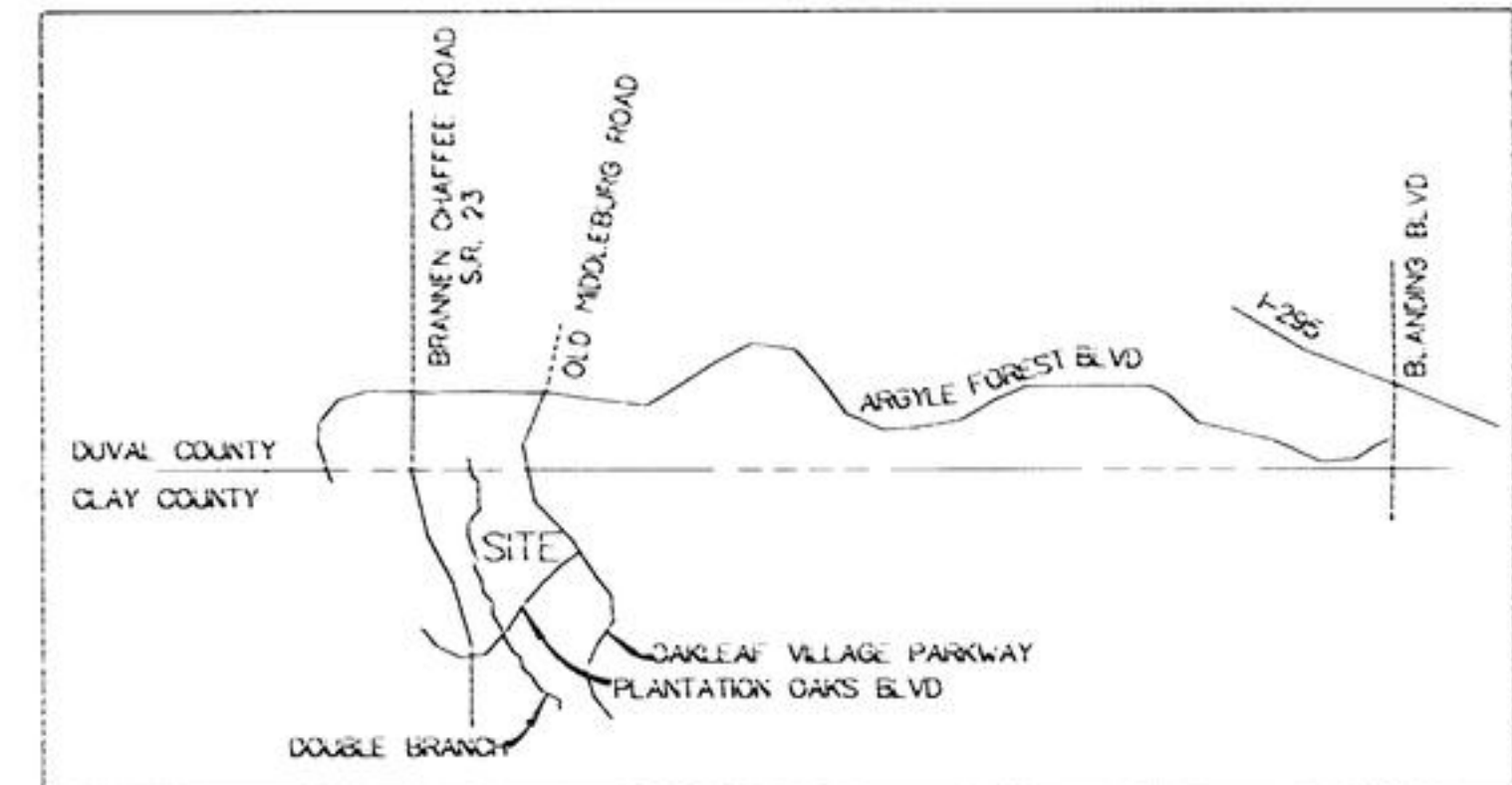


LEGEND

- R/W = RIGHT-OF-WAY
- = PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVE
- ORV = OFFICIAL RECORDS VOLUME
- DB = DEED BOOK
- OR = OFFICIAL RECORDS
- PB = PLAT BOOK
- PGSD = PAGE(S)
- A = ARC LENGTH
- R = RADIUS
- CH = CHORD
- Δ = DELTA
- RP = RADIUS POINT
- C4 = TABULATED CURVE DATA
- L4 = TABULATED LINE DATA
- C = CENTERLINE
- 4" 4" PERMANENT REFERENCE MONUMENT STAMPED "P.R.M. LB 3731" (UNLESS OTHERWISE NOTED)
- U-JEA-U.A.E. = UNOBTSTRUCTED JEA UTILITY & ACCESS EASEMENT
- C.E.C. = CLAY ELECTRIC COOPERATIVE EASEMENT

VICINITY MAP

1"=2000'



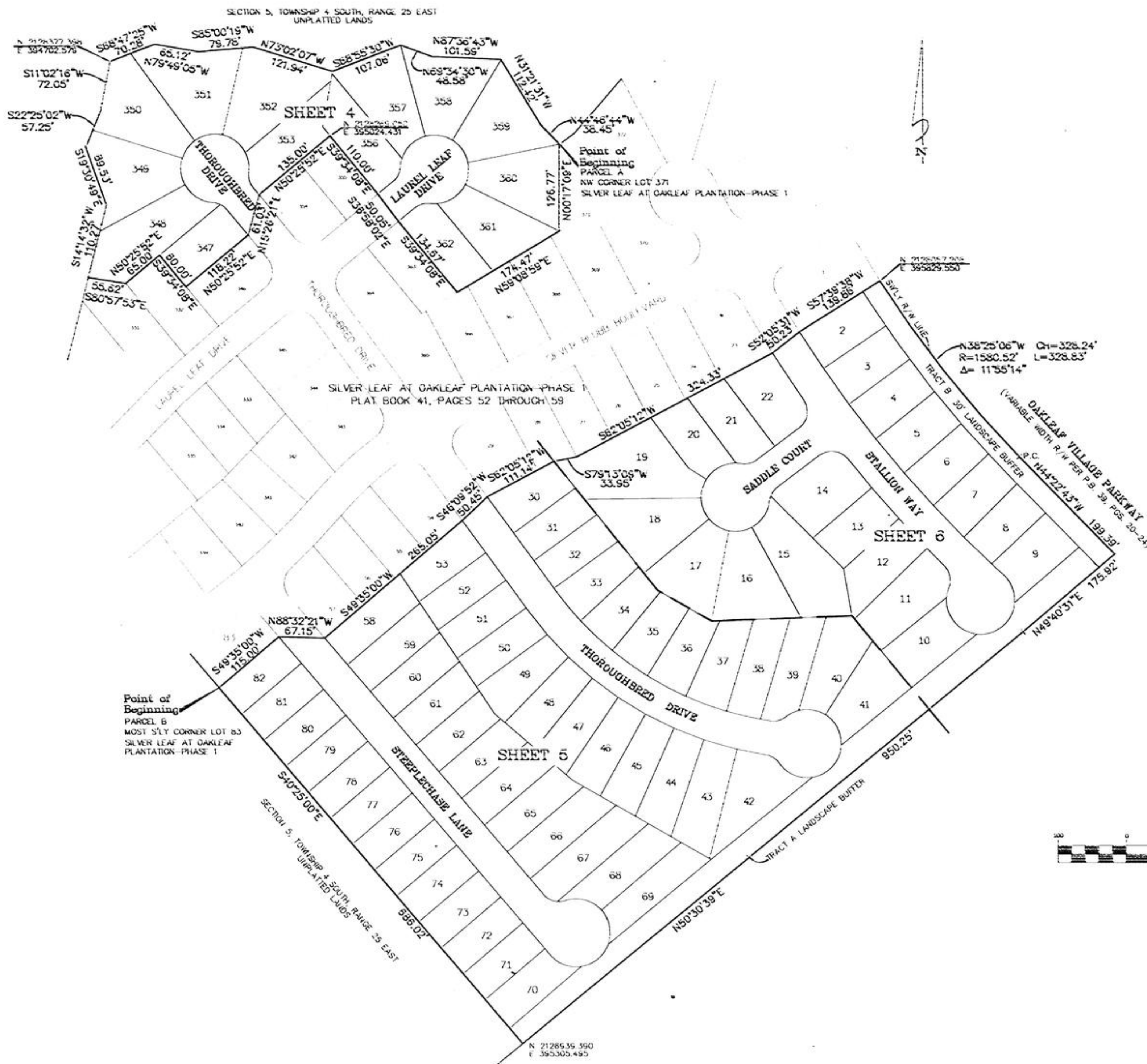
PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3030 CHINA MOUNT ROAD
JACKSONVILLE, FLORIDA 32217
904/200-2703

SILVER LEAF AT OAKLEAF PLANTATION—PHASE 2

A PORTION OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

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SHEET 3 OF 6 SHEETS



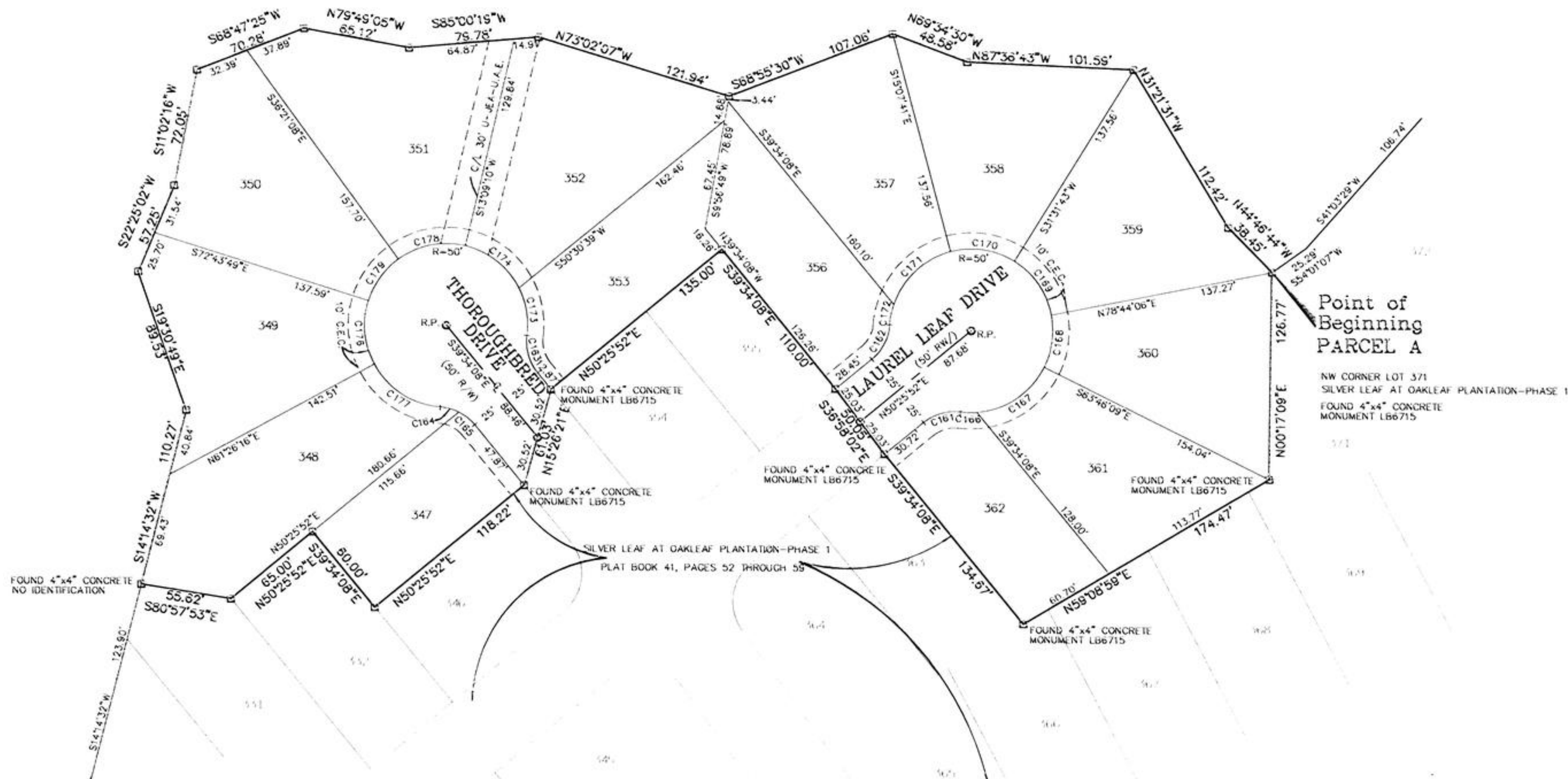
SILVER LEAF AT OAKLEAF PLANTATION PHASE 2

A PORTION OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

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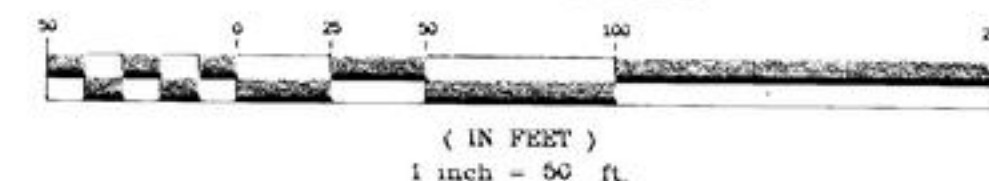
SHEET 4 OF 6 SHEETS

SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST
UNPLATTED LANDS



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C161	46°34'02"	24.38'	30.00'	S73°42'54"W	23.72'
C162	46°34'02"	24.38'	30.00'	N27°08'51"E	23.72'
C163	46°34'02"	24.38'	30.00'	S16°17'06"E	23.72'
C164	22°42'53"	11.89'	30.00'	N74°46'44"W	11.82'
C165	23°51'06"	12.49'	30.00'	N51°29'42"W	12.40'
C166	11°22'34"	9.93'	50.00'	S88°41'22"E	9.91'
C167	59°23'29"	51.83'	50.00'	N55°55'36"E	49.54'
C168	37°29'45"	32.72'	50.00'	N72°58'58"E	32.14'
C169	47°12'22"	41.20'	50.00'	N34°52'06"W	40.04'
C170	46°39'23"	40.72'	50.00'	N81°47'59"W	39.60'
C171	56°30'17"	49.31'	50.00'	S46°37'11"W	47.34'
C172	14°30'12"	12.66'	50.00'	S11°06'56"W	12.62'
C173	34°13'27"	29.87'	50.00'	N10°06'49"W	29.42'
C174	49°37'14"	43.30'	50.00'	N52°02'10"W	41.96'
C176	45°49'54"	40.00'	50.00'	S5°38'46"E	38.94'
C177	57°34'26"	50.24'	50.00'	S57°20'57"E	48.16'
C178	49°30'20"	43.20'	50.00'	S78°24'02"W	41.87'
C179	36°22'41"	31.75'	50.00'	S35°27'32"W	31.22'

GRAPHIC SCALE



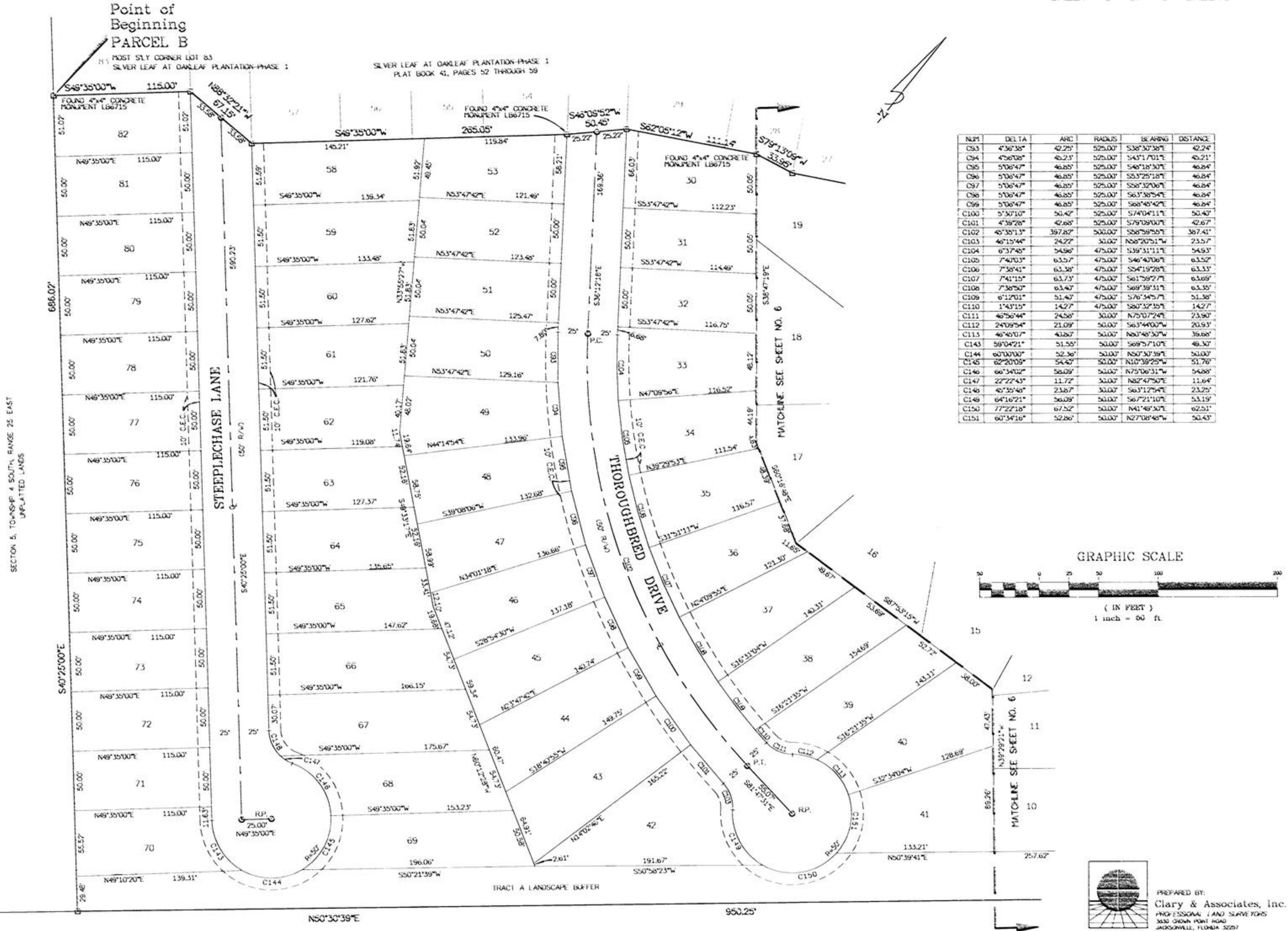
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904/ 260-2703

SILVER LEAF AT OAKLEAF PLANTATION PHASE 2

A PORTION OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

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SHEET 6 OF 6 SHEETS



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