

# SOUTHBANK Phase II

Sections 22 and 27, Township 5 South, Range 25 East, Clay County, Florida.

13.20 Acres ±

LAND USE  
ZONING AREA  
No LOTS  
MIN. LOT SIZE

RURAL PRINCE  
PUD  
13.20 AC.  
36  
5606 Sq. Ft.

PLAT BOOK 43 PAGE 17  
SHEET 2 OF 3 SHEETS

TYPE I SUBDIVISION "PUD" ZONE

OWNER  
Silver Creek Communities  
411 1st Street South  
Jacksonville Beach, FL

ENGINEER  
Genie Group  
9250 Cypress Green  
Jacksonville, FL

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

### COUNTY DEPARTMENT OF ZONING APPROVAL

Approved this 16 day of October, 2003.

Cheryl Miller  
Director, Department of Zoning

### COUNTY DEPARTMENT OF PLANNING APPROVAL

Approved this 20<sup>th</sup> day of Oct., 2003.

[Signature]  
Director, Department of Planning

### COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Approved this 15<sup>th</sup> day of OCT., 2003.

[Signature]  
Director, Department of Engineering

### COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 27 day of October, 2003,  
by the Board of County Commissioners, Clay County, Florida.

Robert Miller County Manager  
Lang B. Lancaster Chairman of the Board of County Commissioners

### 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.

Silver Creek Communities, Inc.  
a Florida corporation

Eric Eiland  
Eric Eiland, Witness

John McLaren  
John McLaren, Witness

By: William L. Edgington  
William L. Edgington, President

### 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 27th day of August, 2003.

Mathew A. Griffis  
Mathew A. Griffis  
Florida Registration No. 3743  
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 27th day of August, 2003.

Harold T. Eiland  
Harold T. Eiland  
Florida Cert. No. 2518  
Eiland and Associates, Inc., LB 1361  
615 Blanding Boulevard  
Orange Park, Florida 32067-1000



### 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 43, Pages 16 thru 18 and 1 of the public records of Clay County, Florida this 27th day of October, 2003.

James B. Gitt  
Clerk of the Circuit Court

