

# SOUTHBANK Phase II

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

PLAT BOOK 32 PAGES 35 AND 36

SOUTHBANK Phase I

LAND USE: RURAL FRINGE  
ZONING AREA: RUD  
NO. LOTS: 13.20 AC.  
MIN. LOT SIZE: 5606 SQ. FT.

TYPE I SUBDIVISION "RUD" ZONE

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

ENGINEER: Serles Group  
4250 Cypress Green  
Jacksonville, FL

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

### GENERAL NOTES

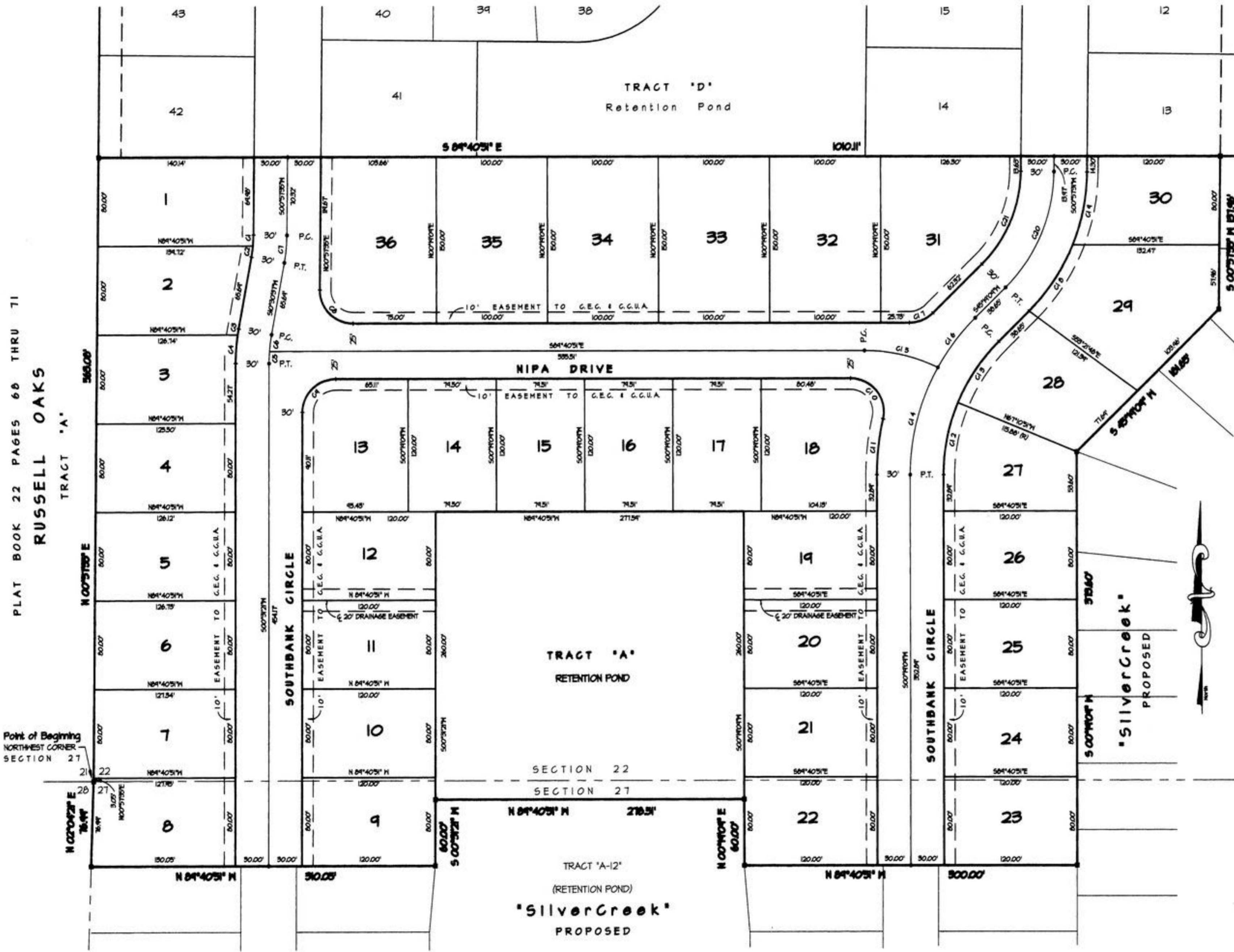
- 1) Permanent Control Point shown thus: \*
- 2) Permanent Reference Monument shown thus: #
- 3) Tabulated Curve Number shown thus: C1
- 4) Radial Lot Lines shown thus: (R)
- 5) Building Restriction Lines shall be as follows:  
minimum front setback = 20 feet  
minimum rear setback = 15 feet  
minimum side setback abutting lot = 5 feet  
minimum side setback abutting street = 20 feet
- 6) Bearings shown hereon are based on N 00°51'35" E for the next line of Section 22, T5S, R25E.
- 7) All return radii are 30 feet unless noted otherwise.
- 8) According to Federal Emergency Management Agency Flood Insurance Rate Map dated November 4, 1982, the property shown herein is 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 shown 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) P.T. Denotes Point of Tangency

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 the 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.



CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	10.04'	120.00'	5.02'	10.04'	N09°21'25"E	4°47'54"
C2	4.96'	120.00'	4.96'	4.96'	N08°07'55"E	4°49'25"
C3	3.59'	80.00'	2.76'	3.59'	S04°31'55"W	1°46'04"
C4	25.82'	80.00'	12.91'	25.82'	S04°31'55"W	8°59'12"
C5	10.89'	80.00'	5.45'	10.89'	S02°35'55"W	4°08'54"
C6	5.50'	80.00'	2.76'	5.50'	S01°35'16"W	3°30'42"
C7	25.00'	80.00'	12.50'	24.71'	N08°44'08"E	4°39'02"
C8	41.46'	30.00'	30.54'	42.66'	S44°21'55"E	90°38'26"
C9	41.02'	30.00'	24.84'	42.89'	S40°25'15"W	84°47'46"
C10	35.77'	30.00'	31.51'	46.85'	N88°20'11"W	102°41'20"
C11	50.84'	250.00'	25.57'	50.89'	S06°34'44"W	12°41'20"
C12	66.76'	170.00'	33.38'	66.59'	S11°54'04"W	22°30'00"
C13	66.76'	170.00'	33.38'	66.59'	S84°04'04"W	22°30'00"
C14	100.89'	200.00'	50.45'	91.62'	S14°47'03"W	28°35'44"
C15	66.68'	80.00'	34.89'	67.84'	N78°36'08"W	26°02'21"
C16	56.04'	200.00'	28.02'	56.11'	S57°17'03"W	16°04'11"
C17	25.58'	30.00'	12.49'	22.49'	N67°41'04"E	49°00'00"
C18	7.46'	80.00'	36.47'	7.46'	N89°52'01"E	22°54'11"
C19	67.41'	80.00'	54.10'	67.01'	N1°47'12"E	31°27'21"
C20	16.14'	80.00'	61.51'	15.26'	N29°08'20"E	44°21'58"
C21	42.91'	120.00'	48.92'	40.81'	N29°08'20"E	44°21'58"



PLAT BOOK 22 PAGES 6B THRU 7I  
RUSSELL OAKS  
TRACT 'A'

Point of Beginning  
NORTHWEST CORNER  
SECTION 27