

LAND USE
ZONING
AREA
NO. LOTS
MIN. LOT SIZE

URBAN CORE
RB
31.21 AC.
101
5608 Sq. Ft.

S U M M E R B R O O K

Section 29, Township 4 South, Range 25 East, Clay County, Florida.

31.21 Acres ±

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

PLAT BOOK 44 PAGE 14

SHEET 1 OF 4 SHEETS

TYPE I SUBDIVISION "RB" ZONE

OWNER
3310-103 Land Trust
10611 Saitzman Ter.
Jacksonville, FL

ENGINEER
Hadden & Land
1279 Kingsley Av.
Orange Park, FL

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

CAPTION

A subdivision of a parcel of land consisting of a portion of the West 3/4 of the Southeast 1/4 of the Southwest 1/4 and a portion of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 4 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows: Commence at the southwest corner of said Section 29; thence on the south line thereof run North 89 degrees 48 minutes 30 seconds East, 1199.40 feet; thence North 00 degrees 06 minutes 40 seconds West, 40.0 feet to the point of beginning situated in the north line of County Road C-220-A (also known as Old Jennings Road); thence continue North 00 degrees 06 minutes 40 seconds West, 623.09 feet to the north line of said Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4; thence on last said line, North 89 degrees 43 minutes 05 seconds East, 126.0 feet to the west line of said Southeast 1/4 of the Southwest 1/4; thence on last said line, North 00 degrees 06 minutes 40 seconds West, 663.33 feet to the north line of said Southeast 1/4 of the Southwest 1/4; thence on last said line, North 89 degrees 37 minutes 40 seconds East, 995.07 feet; thence South 00 degrees 04 minutes 00 seconds East, 1289.76 feet to the north line of said County Road No. C-220-A; thence on last said line, South 89 degrees 48 minutes 30 seconds West, 1120.05 feet to the point of beginning. Being 31.21 acres, more or less, in area.

ADOPTION AND DEDICATION

This is to certify that the 3310-103 Land Trust, pursuant to Section 689.071, Florida Statutes, hereinafter "Dedicator" is the lawful owner of the lands described in the caption hereon, known as SUMMERBROOK, 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. Summerbrook Drive, Summer Springs Drive and Blanding Brook Court, as shown herein, hereinafter the "Streets", are hereby irrevocably dedicated to Clay County, its successors and assigns, and Tract "G", Tract "H", all drainage easements and non-access easements as may be 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 lands.

The Dedicator, its successors and assigns, owns the underlying fee simple title to the area depicted on this plat as Tracts "A", "B", "C" and "D", hereinafter the "Tract". The Dedicator, on behalf of itself, its successors and assigns, hereby covenants and agrees in favor of Clay County, Florida, that the Tract cannot be used for any purposes other than those hereinafter described for the storm water management easements. An easement, hereinafter the "Easement", situated within the entire physical limits of the Tract, is hereby dedicated to Clay County, its successors and assigns, for the purpose of permitting Clay County, its successors and assigns, to discharge therein all water which may fall or come upon the Streets, and all water which may flow or pass from the Streets, from adjacent lands, or from any other source of public waters into or through the Easement, without any liability whatsoever on the part of Clay County, its successors and assigns, for any damage, injury or losses to persons or property resulting from the acceptance or use of the Easement by Clay County, its successors and assigns.

Clay County, by the acceptance of this plat for 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 therein, and 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 Easement; or to maintain or preserve 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 and other facilities located within the Easement, 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 Tract 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 might 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 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 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, 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 the perpetual maintenance of the above-described storm water management facilities. In the event of such assignment by the Dedicator to the Association thereof, as evidenced by the recording of an appropriate instrument in the public records of Clay County, Florida, executed on behalf of both the Dedicator and the Association, wherein the Association affirmatively accepts the assignment of the personal covenant and the responsibility for all matters hereinabove covenanted by the Dedicator, then the Dedicator shall be deemed to have been completely released from all responsibilities, obligations and liabilities thereafter arising thereunder, the Association being deemed to have succeeded to the same. If and only if Clay County, its successors or 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 or assigns, spread upon the minutes thereof, and, if required by the County, the recording of an appropriately executed instrument 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 shall both be deemed to have been completely released from all responsibilities, obligations and liabilities thereafter 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 Tract, 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 and 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 Tract 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 Tract, 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 Tract, including but not limited to fences, hedges, fountains or bulkheads.

Tracts "A", "B", "C", "D" and "E" are reserved unto the Dedicator, its successors and/or assigns.

Tract "F" and Utility Easements are dedicated to Clay County Utility Authority.

Tract "G" and Tract "H" are dedicated to Clay County, a political subdivision.

Private Drainage Easements are reserved unto the Dedicator, its successors and/or assigns.

The Easements described in General Notes 13 through 17 herein, shall be irrevocably dedicated as stated therein.

IN WITNESS WHEREOF, 3310-103 Land Trust, pursuant to Section 689.071, Florida Statutes, has caused these presents to be executed on its behalf as of the date shown below.

Eric V. Eiland, witness
John McLaren, witness
By: Sandra E. St. Germain, Trustee
3310-103 Land Trust

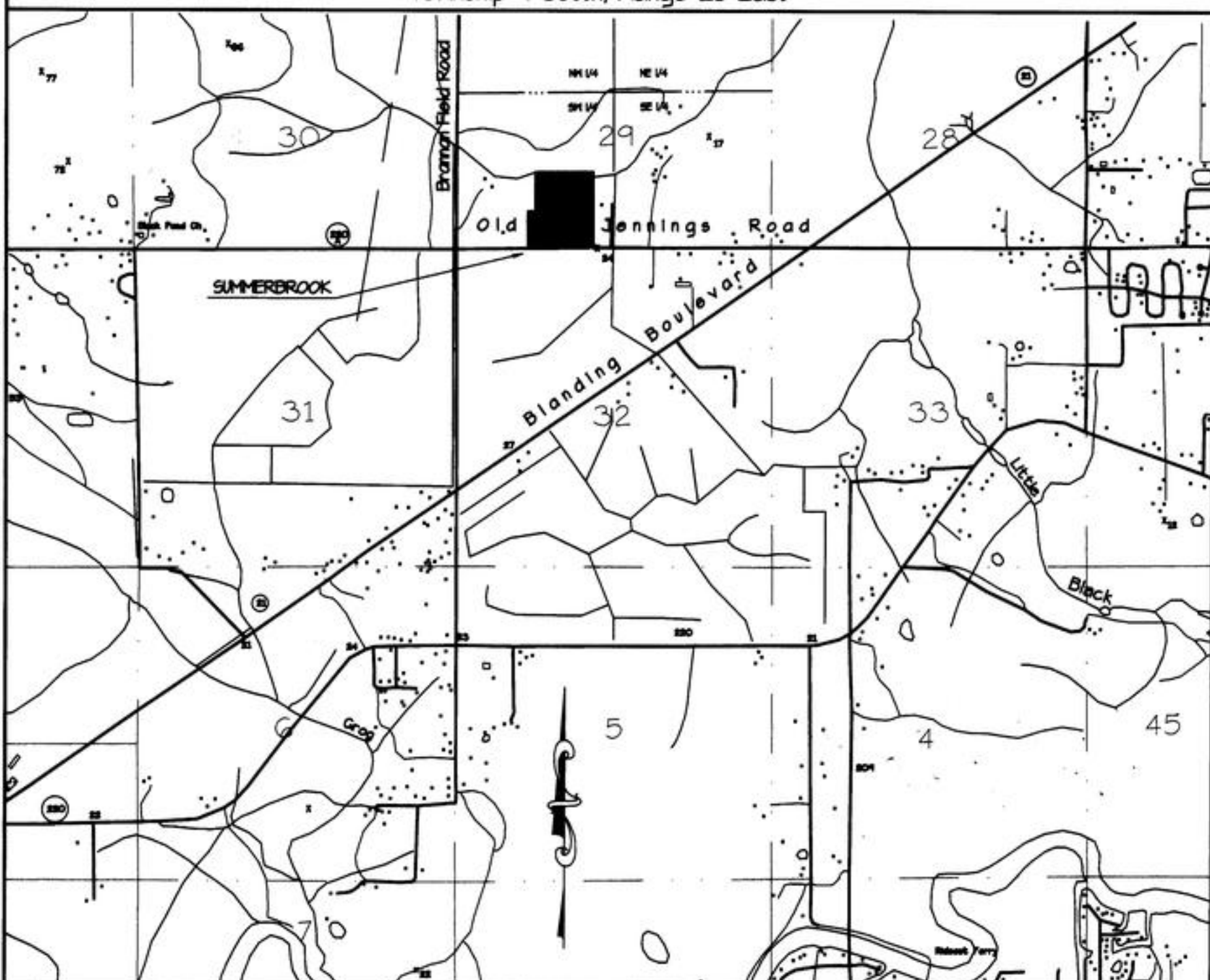
STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was personally acknowledged before me this 17th day of October, 2003, by Sandra E. St. Germain, as Trustee of the 3310-103 Land Trust, on behalf of the trust.

Tracy L. Eiland
Tracy L. Eiland
Notary Public, State of Florida



VICINITY MAP
SCALE 1" = 2000'



LAND USE
ZONING
AREA
NO LOTS
MIN. LOT SIZE

URBAN CORE
RD
31.21 AC.
101
5808 Sq. Ft.

S U M M E R B R O O K

Section 29, Township 4 South, Range 25 East, Clay County, Florida.

31.21 Acres ±

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

PLAT BOOK 44 PAGE 15

SHEET 2 OF 4 SHEETS

TYPE I SUBDIVISION "RB" ZONE

OWNER
3310-103 Land Trust
10611 Saltzman Ter.
Jacksonville, FL

ENGINEER
Hadden & Land
1279 Kingsley Av.
Orange Park, FL

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

COUNTY DEPARTMENT OF ZONING APPROVAL

Approved this 5 day of May, 2004.

Cheryl Miller
Director, Department of Zoning

COUNTY DEPARTMENT OF PLANNING APPROVAL

Approved this 3rd day of May, 2004.

J. L. Lane
Director, Department of Planning

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Approved this 3rd day of May, 2004.

Colt. B.
Director, Department of Engineering

COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 10th day of May, 2004,
by the Board of County Commissioners, Clay County, Florida.

Robert M. Wilbur Bob F. Funder
Clerk of the Board 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.

3310-103 Land Trust

Eric Eiland
Eric Eiland, Witness

John McLaren
John McLaren, Witness

By: Sandra E. St. Germain, Trustee

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 44, Pages 14 thru 17 of the public records of Clay County, Florida this 16 day of May, 2004.

James B. Jett
Clerk of the Circuit Court

MORTGAGEE'S JOINDER

Compass Bank, owner and holder of that certain Mortgage dated August 19, 2003 and recorded August 20, 2003 in Official Records Book 2250, page 1484 of the public records of Clay County, Florida, and Financing Statement recorded August 20, 2003 in Official Records Book 2250, page 1522, hereby consents to this plat and joins in its dedication.

Laurie Livingston Wendy
Laurie Livingston, Witness Wendy, Witness

Compass Bank
By: Donald W. Lenville
Donald W. Lenville, Vice President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 20 day of October, 2003 by Donald W. Lenville as vice president of Compass Bank, on behalf of the bank.

Amy B. Stirling
Amy B. Stirling
Notary Public, State of Florida



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 177.08(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 17th day of October, 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 21st day of October, 2003.

Harold T. Eiland
Harold T. Eiland
Florida Cert. No. 2518
Eiland and Associates, Inc., LB 1381
615 Blanding Boulevard
Orange Park, Florida 321-1000

SUMMERBROOK

Section 29, Township 4 South, Range 25 East, Clay County, Florida.

31.21 Acres ±

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

PLAT BOOK 44 PAGE 14
SHEET 3 OF 4 SHEETS

TYPE I SUBDIVISION "RB" ZONE

LAND USE URBAN CORE
ZONING AREA RB
NO. LOTS 31.21 AC.
MIN. LOT SIZE 5000 Sq. Ft.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

SEE SHEET 4
MATCH LINE

BFC Partnership, Ltd. "AR" ZONE

North Line, Southeast 1/4, Southwest 1/4, Southwest 1/4

N 04°43'03" E 126.00'

SEE SHEET 4 FOR GENERAL NOTES

Karl Svehla "AR" ZONE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C2	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C3	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C4	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C5	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C6	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C7	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C8	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C9	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C10	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C11	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C12	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C13	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C14	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C15	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C16	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C17	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C18	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C19	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C20	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C21	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C22	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C23	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C24	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C25	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C26	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C27	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C28	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C29	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C30	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C31	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C32	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C33	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C34	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C35	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C36	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C37	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C38	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C39	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C40	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C41	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C42	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C43	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C44	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C45	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C46	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C47	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C48	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C49	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C50	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C51	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C52	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C53	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C54	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C55	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C56	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C57	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C58	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"
C59	106.87	50.00'	54.89'	106.87	N 04°43'03" E	41°09'58"
C60	106.87	50.00'	54.89'	106.87	S 04°43'03" E	41°09'58"

Karl Svehla "AR" ZONE

Point of Beginning

Point of Commencement
South Line Section 29
N 04°43'03" E
119.40'

County Road C-220-A (80' R/W) Old Jennings Road

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C61	63.52	50.00'	31.82	63.52	N 04°43'03" E	29°48'49"
C62	51.87	50.00'	25.94	51.87	N 04°43'03" E	29°48'49"
C63	41.77	50.00'	20.75	41.77	N 04°43'03" E	29°48'49"
C64	28.07	50.00'	14.07	28.07	N 04°43'03" E	29°48'49"
C65	14.49	50.00'	7.24	14.49	N 04°43'03" E	29°48'49"
C66	63.52	50.00'	31.82	63.52	S 04°43'03" E	29°48'49"
C67	51.87	50.00'	25.94	51.87	S 04°43'03" E	29°48'49"
C68	41.77	50.00'	20.75	41.77	S 04°43'03" E	29°48'49"
C69	28.07	50.00'	14.07	28.07	S 04°43'03" E	29°48'49"
C70	14.49	50.00'	7.24	14.49	S 04°43'03" E	29°48'49"
C71	63.52	50.00'	31.82	63.52	N 04°43'03" E	29°48'49"
C72	51.87	50.00'	25.94	51.87	N 04°43'03" E	29°48'49"
C73	41.77	50.00'	20.75	41.77	N 04°43'03" E	29°48'49"
C74	28.07	50.00'	14.07	28.07	N 04°43'03" E	29°48'49"
C75	14.49	50.00'	7.24	14.49	N 04°43'03" E	29°48'49"
C76	63.52	50.00'	31.82	63.52	S 04°43'03" E	29°48'49"
C77	51.87	50.00'	25.94	51.87	S 04°43'03" E	29°48'49"
C78	41.77	50.00'	20.75	41.77	S 04°43'03" E	29°48'49"
C79	28.07	50.00'	14.07	28.07	S 04°43'03" E	29°48'49"
C80	14.49	50.00'	7.24	14.49	S 04°43'03" E	29°48'49"
C81	63.52	50.00'	31.82	63.52	N 04°43'03" E	29°48'49"
C82	51.87	50.00'	25.94	51.87	N 04°43'03" E	29°48'49"
C83	41.77	50.00'	20.75	41.77	N 04°43'03" E	29°48'49"
C84	28.07	50.00'	14.07	28.07	N 04°43'03" E	29°48'49"
C85	14.49	50.00'	7.24	14.49	N 04°43'03" E	29°48'49"
C86	63.52	50.00'	31.82	63.52	S 04°43'03" E	29°48'49"
C87	51.87	50.00'	25.94	51.87	S 04°43'03" E	29°48'49"
C88	41.77	50.00'	20.75	41.77	S 04°43'03" E	29°48'49"
C89	28.07	50.00'	14.07	28.07	S 04°43'03" E	29°48'49"
C90	14.49	50.00'	7.24	14.49	S 04°43'03" E	29°48'49"
C91	63.52	50.00'	31.82	63.52	N 04°43'03" E	29°48'49"
C92	51.87	50.00'	25.94	51.87	N 04°43'03" E	29°48'49"
C93	41.77	50.00'	20.75	41.77	N 04°43'03" E	29°48'49"
C94	28.07	50.00'	14.07	28.07	N 04°43'03" E	29°48'49"
C95	14.49	50.00'	7.24	14.49	N 04°43'03" E	29°48'49"
C96	63.52	50.00'	31.82	63.52	S 04°43'03" E	29°48'49"
C97	51.87	50.00'	25.94	51.87	S 04°43'03" E	29°48'49"
C98	41.77	50.00'	20.75	41.77	S 04°43'03" E	29°48'49"
C99	28.07	50.00'	14.07	28.07	S 04°43'03" E	29°48'49"
C100	14.49	50.00'	7.24	14.49	S 04°43'03" E	29°48'49"

Elland & Associates, Inc., LB 1301
PROFESSIONAL SURVEYORS and MAPPERS
615 Blanding Blvd. Orange Park, FL
TELEPHONE (904) 272-1000

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 = 7.5 feet
minimum side setback abutting street = 20 feet
- 6) Bearings shown hereon are based on S 84°48'30" W for the right-of-way line of Old Jennings Road.
- 7) All return radii are 30 feet unless noted otherwise.
- 8) According to Federal Emergency Management Agency Letter of Map Revision (LOMR) dated July 17, 2002 the property shown herein is situated in ZONE AE & 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) No construction, filling, removal of earth, cutting of trees or plants shall take place within the conservation "easement" as depicted on this plat without the written approval of Clay County and other regulatory agencies with the jurisdiction over such "easement". It is the responsibility of the Dedicator/Owner, its successors and assigns, and the entity performing any activity within the "easement" to acquire the necessary written approvals prior to the beginning of any work. This "easement" may be superceded 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.

GENERAL NOTES (continued)

- 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.T. denotes Point of Tangency
R.P. denotes Radius Point
- 19) No building structures, sheds, equipment, or other obstructions shall be placed within that particular 10 foot easement lying adjacent to Tracts "9" and "11". At such time in the future as Clay County Utility Authority (CCUA) needs to gain access to the easement area, CCUA shall be required to only remove and reinstall existing fencing and shall not be required to install new fencing. In addition, containment of pets during such construction, repair, or maintenance shall be owner's responsibility and expense. Any personal property of lot owner which is placed on the CCUA easement shall be the responsibility of the lot owner to move from the CCUA easement within 7 days after CCUA request such relocation, except in an emergency. Otherwise, CCUA shall be allowed to move the obstruction from the CCUA easement and shall not be responsible for any damage to lot owner's property as a result of such relocations.
- 20) Property hereon subject to Developer's Agreement as described in Official Records Book 2285, page 821 of the public records of Clay County, Florida.

SUMMERBROOK

Section 29, Township 4 South, Range 25 East, Clay County, Florida.

31.21 Acres ±

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SHEET 4 OF 4 SHEETS

TYPE I SUBDIVISION "RB" ZONE

OWNER
3310-103 Land Trust
10611 Saltzman Ter.
Jacksonville, FL

ENGINEER
Hadden & Land
1234 Kingsley Ave.
Orange Park, FL

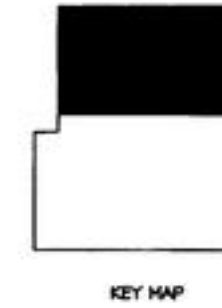
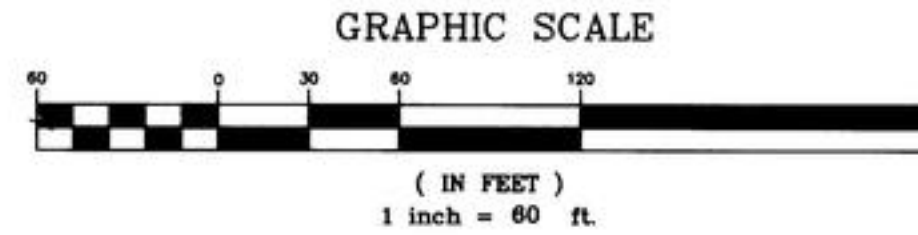
SURVEYOR
Eiland & Associates
615 Blanding Blvd.
Orange Park, FL

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

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.

LAND USE
ZONING
AREA
NO LOTS
MIN. LOT SIZE

URBAN CORE
RB
31.21 AC.
101
5608 Sq. Ft.



PLAT BOOK 40 PAGES 63 THRU 67

WHISPER CREEK UNIT FOUR



CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C2	135.96'	50.00'	54.84'	11.24'	N25°00'00"E	45°36'45"
C4	133.32'	50.00'	11.43'	126.48'	N41°12'07"W	50°55'32"
C45	26.74'	125.00'	13.44'	26.73'	N42°21'56"E	12°16'34"
C46	63.77'	75.00'	33.46'	61.67'	S24°14'44"W	46°42'56"
C61	62.32'	50.00'	31.62'	61.67'	N54°28'25"E	29°40'14"
C62	51.83'	175.00'	26.16'	51.74'	N72°30'31"W	17°00'04"
C63	47.17'	30.00'	30.05'	42.46'	S45°04'20"E	40°05'20"
C64	28.07'	175.00'	14.07'	28.04'	N65°36'10"W	04°11'25"
C65	64.65'	275.00'	34.41'	64.27'	N51°34'11"W	14°28'14"
C66	35.71'	50.00'	16.64'	35.01'	S54°44'44"W	40°54'16"
C67	41.41'	50.00'	21.46'	40.24'	S72°00'43"E	41°27'25"
C68	11.64'	30.00'	4.06'	11.38'	N65°07'31"W	39°41'01"
C69	55.10'	125.00'	26.32'	55.24'	S41°15'41"W	25°38'54"
C70	14.81'	75.00'	7.103'	14.747'	S45°34'11"W	41°34'41"
C71	6.66'	75.00'	4.34'	6.66'	N65°16'30"W	06°36'56"
C72	57.08'	100.00'	100.00'	14.42'	S44°58'20"W	40°00'00"
C73	24.45'	125.00'	12.26'	24.41'	S55°21'39"W	11°12'21"
C74	51.05'	125.00'	25.84'	50.10'	S22°41'47"W	29°24'00"
C75	51.40'	125.00'	26.07'	51.04'	S71°46'39"W	29°39'52"
C76	26.07'	30.00'	13.42'	25.26'	N64°03'57"E	44°47'44"
C77	12.04'	125.00'	6.05'	12.04'	S66°21'34"W	05°32'31"
C78	36.27'	50.00'	16.17'	35.46'	N21°56'35"E	41°39'25"
C79	36.22'	50.00'	16.45'	35.43'	N63°30'26"E	41°30'17"
C80	44.66'	50.00'	23.44'	43.14'	N24°22'22"W	51°02'21"
C81	43.37'	50.00'	23.16'	42.02'	N14°44'36"W	44°42'00"
C82	36.14'	50.00'	20.05'	31.22'	N72°14'25"W	43°42'28"
C83	36.14'	50.00'	20.05'	31.22'	S64°08'04"W	43°42'28"
C84	65.58'	50.00'	43.47'	64.34'	S46°28'11"W	32°40'36"
C85	6.27'	125.00'	3.13'	6.27'	S41°10'07"W	02°52'20"
C86	46.21'	50.00'	24.40'	44.56'	N66°41'35"E	52°56'56"
C87	24.36'	30.00'	12.41'	23.72'	S71°58'11"W	46°34'03"
C88	35.05'	50.00'	16.26'	34.39'	S22°07'06"W	40°04'42"
C89	24.36'	30.00'	12.41'	23.72'	N25°11'16"E	46°34'03"
C90	42.66'	50.00'	22.14'	41.91'	N71°46'11"E	46°54'11"
C91	36.14'	50.00'	20.05'	31.22'	N28°35'11"W	43°42'28"
C92	126.00'	50.00'	66.44'	122.35'	S56°52'22"W	48°07'44"
C93	26.36'	50.00'	13.31'	26.32'	N64°44'13"W	10°08'41"
C94	36.62'	50.00'	20.33'	37.67'	N72°16'54"E	44°15'12"
C95	21.30'	50.00'	10.61'	21.34'	S73°21'27"E	24°24'11"
C96	16.46'	100.00'	4.156'	16.47'	N22°24'40"E	44°57'20"
C97	11.65'	75.00'	14.84'	105.45'	N44°52'15"E	04°52'30"
C98	16.40'	100.00'	4.154'	16.41'	N67°20'55"E	44°55'10"
C99	15.20'	30.00'	7.177'	15.04'	N75°40'28"W	24°02'11"
C100	11.66'	30.00'	6.08'	11.74'	S71°44'48"E	22°34'26"
C101	49.41'	50.00'	25.18'	42.06'	N64°10'21"W	44°44'21"
C102	25.72'	50.00'	13.51'	25.44'	N69°27'04"E	24°28'28"
C103	3.30'	30.00'	1.65'	3.30'	S59°18'05"E	06°18'05"
C104	34.28'	50.00'	20.72'	36.28'	N67°15'11"W	49°00'44"
C105	35.53'	50.00'	24.65'	51.01'	S24°23'33"E	61°30'34"
C106	34.05'	50.00'	17.04'	33.46'	S56°23'55"E	12°54'54"
C107	34.41'	50.00'	17.32'	30.00'	N60°03'56"W	54°54'54"
C108	31.78'	50.00'	16.64'	36.24'	S67°02'57"W	44°57'40"
C109	25.23'	50.00'	12.61'	24.46'	S22°35'27"W	43°17'20"
C110	5.16'	30.00'	1.75'	5.00'	S44°24'46"W	26°51'32"
C111	34.65'	50.00'	20.14'	36.62'	N22°44'11"W	49°26'11"
C112	11.57'	50.00'	6.44'	14.54'	N67°19'51"W	44°54'34"
C113	11.48'	50.00'	6.223'	14.46'	S67°20'57"W	49°03'50"
C114	23.36'	125.00'	11.72'	23.34'	S60°36'10"W	10°42'36"
C115	56.12'	125.00'	28.54'	55.85'	S27°45'00"W	25°45'21"

MATCH LINE
SEE SHEET 3