

THE MEADOWS

CLAY COUNTY, FLORIDA

CAPTION:

A PORTION OF LOTS 1, 2 AND 3, SECTION 17, RIDGEWOOD, ALSO BEING A PORTION OF LOTS 19 AND 20, SECTION 16, RIDGEWOOD, INCLUDING PORTIONS OF LINCOLN AVENUE, (CLOSED) AND GARFIELD STREET (CLOSED), ALL OF THE ABOVE LANDS BEING SHOWN ON THE MAP OF RIDGEWOOD, AS RECORDED IN PLAT BOOK 1, PAGE 23 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; TOGETHER WITH A PORTION OF LOTS 13, 14, 15 AND 16, SECTION 12, RIDGEWOOD, A PORTION OF LOTS 7, 8, 9 AND 10 AND ALL OF LOTS 11 THROUGH 16, INCLUSIVE, BLOCK 1, SECTION 13, RIDGEWOOD, INCLUDING PORTIONS OF GIFFORD AVENUE, (CLOSED) AND GARFIELD AVENUE, (CLOSED); ALL AS SHOWN ON THE MAP OF RIDGEWOOD AS RECORDED IN DEED BOOK "Q", PAGE 663 OF SAID PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, ALL OF THE ABOVE DESCRIBED LANDS, COMBINED, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE CENTERLINE OF SAID GARFIELD STREET (CLOSED) AS SHOWN ON THE MAP OF RIDGEWOOD, AS RECORDED IN PLAT BOOK 1, PAGE 23, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MOODY AVENUE (STATE ROAD NO. 5-209-A), AS NOW ESTABLISHED; THENCE SOUTH 44°50'21" WEST AND ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF MOODY AVENUE 889.09 FEET; THENCE NORTH 45°09'39" WEST, 10.00 FEET; THENCE SOUTH 44°50'21" WEST AND ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF MOODY AVENUE 100.00 FEET; THENCE NORTH 25°09'39" WEST, 330.00 FEET; THENCE NORTH 05°26'37" EAST, 173.49 FEET; THENCE NORTH 13°31'28" WEST, 200.00 FEET; THENCE SOUTH 44°54'45" WEST, 71.98 FEET; THENCE NORTH 45°05'15" WEST, 320.00 FEET; THENCE NORTH 44°54'45" EAST, 240.00 FEET; THENCE NORTH 45°05'15" WEST, 418.90 FEET; THENCE NORTH 16°11'23" EAST, 268.88 FEET; THENCE NORTH 10°35'19" WEST, 168.34 FEET; THENCE NORTH 15°35'19" WEST, 125.38 FEET; THENCE NORTH 56°11'41" EAST, 78.62 FEET TO THE CENTERLINE OF AFORESAID GARFIELD STREET (CLOSED); THENCE ALONG SAID CENTERLINE, NORTH 45°05'15" WEST, 305.91 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 21 (AS NOW ESTABLISHED); THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTH 56°11'41" EAST, 1070.73 FEET; THENCE SOUTH 45°04'43" EAST, 684.91 FEET; THENCE NORTH 44°52'48" EAST, 575.00 FEET; THENCE SOUTH 45°05'42" EAST, 425.27 FEET; THENCE SOUTH 44°51'53" WEST, 115.00 FEET; THENCE SOUTH 45°05'42" EAST, 50.00 FEET TO THE MOST SOUTHERLY CORNER OF AFORESAID LOT 7, BLOCK 1, SECTION 13, RIDGEWOOD; THENCE ALONG THE SOUTHEASTERLY LINE OF AFORESAID BLOCK 1, SECTION 13, RIDGEWOOD, ACCORDING TO THE PLAT RECORDED IN DEED BOOK "Q", PAGE 663 OF SAID PUBLIC RECORDS AND ALONG THE SOUTHWESTERLY PROLONGATION THEREOF, SOUTH 44°51'53" WEST, 1510.00 FEET TO THE CENTERLINE OF SAID GARFIELD STREET (CLOSED); THENCE ALONG SAID CENTERLINE SOUTH 45°05'15" EAST, 635.47 FEET TO THE POINT OF BEGINNING.

CLAY COUNTY COMMISSIONER'S CERTIFICATE:

EXAMINED AND APPROVED THIS 24th DAY OF April, A.D. 1979 BY THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA.

Phosphorus B. Crossley
CHAIRMAN

George L. Carls
CLERK

CLAY COUNTY ZONING BOARD APPROVAL:

APPROVED BY THE CLAY COUNTY ZONING BOARD THIS 5 DAY OF April, A.D. 1979.

John W. Bowles
CHAIRMAN

CLAY COUNTY ENGINEER'S APPROVAL:

APPROVED BY THE CLAY COUNTY ENGINEER THIS 23rd DAY OF April, A.D. 1979.

John W. Bowles
CLAY COUNTY ENGINEER

CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER NO. 71-339, LAWS OF FLORIDA OF 1971 AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK 15, PAGES 64, 65, 66 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA THIS 24th DAY OF April, A.D. 1979.

George L. Carls
CLERK OF THE CIRCUIT COURT

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ACCOMPANYING 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 ACCORDING TO CHAPTER NO. 71-339, LAWS OF FLORIDA OF 1971 AND THAT PERMANENT CONTROL POINTS WILL BE SET AS SHOWN ON SAID PLAT 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 REQUIREMENTS OF SAID CHAPTER.

SIGNED THIS 2nd DAY OF April, A.D. 1979.

McGHIN, ARD & ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
ORANGE PARK, FLORIDA

Julius M. Ard
Julius M. Ard, Reg. Surveyor, Fla. Cert. No. 2362

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT CLAIBORNE, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS AND ALL ROADS, STREETS, DRIVES, COURTS, EASEMENTS AND RIGHTS-OF-WAY FOR DRAINAGE AND UTILITIES AND TRACTS "D" AND "E" SHOWN ON SAID PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE COUNTY OF CLAY AND ITS SUCCESSORS.

IN WITNESS WHEREOF CLAIBORNE, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY:

David B. Frazier
WITNESS

Frank M. Scruby
FRANK M. SCRUBY
VICE - PRESIDENT

Judi Greenhut
WITNESS

STATE OF FLORIDA, COUNTY OF CLAY

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, FRANK M. SCRUBY, VICE-PRESIDENT OF CLAIBORNE, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AS SUCH OFFICER FOR THE USES AND PURPOSES THEREIN EXPRESSED AND THAT AFFIXED HERETO THE OFFICIAL SEAL OF SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT ORANGE PARK IN THE COUNTY OF CLAY AND STATE OF FLORIDA THIS 30th DAY OF March, A.D. 1979.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE Judi Greenhut
MY COMMISSION EXPIRES: January 26, 1981

MORTGAGE

KNOW ALL MEN BY THESE PRESENTS THAT FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE, OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE DATED THE 19th DAY OF MARCH A.D. 1979 AND RECORDED IN OFFICIAL RECORDS, VOLUME 517, PAGES 213-218 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE FOREGOING DEDICATION.

Maury D. Starks
Pamela H. Barron
WITNESS

D.J. Doney

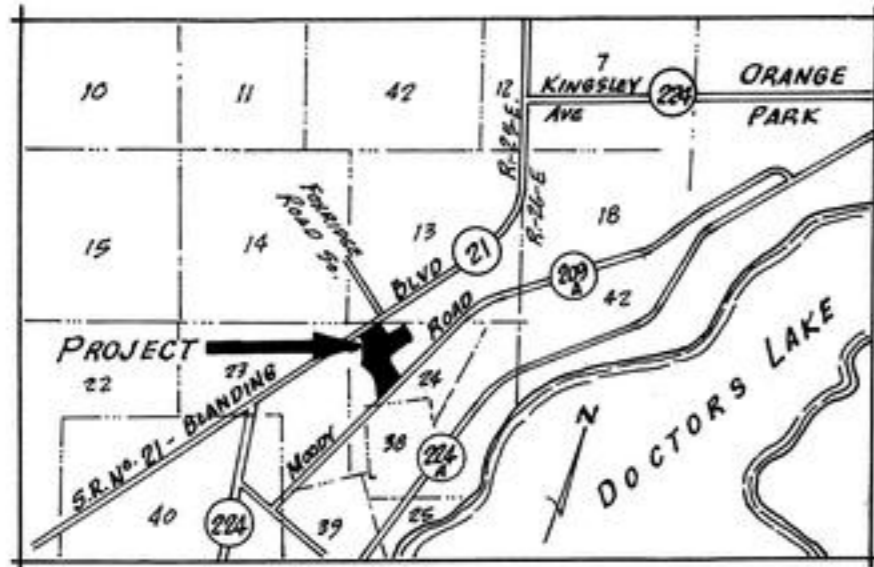
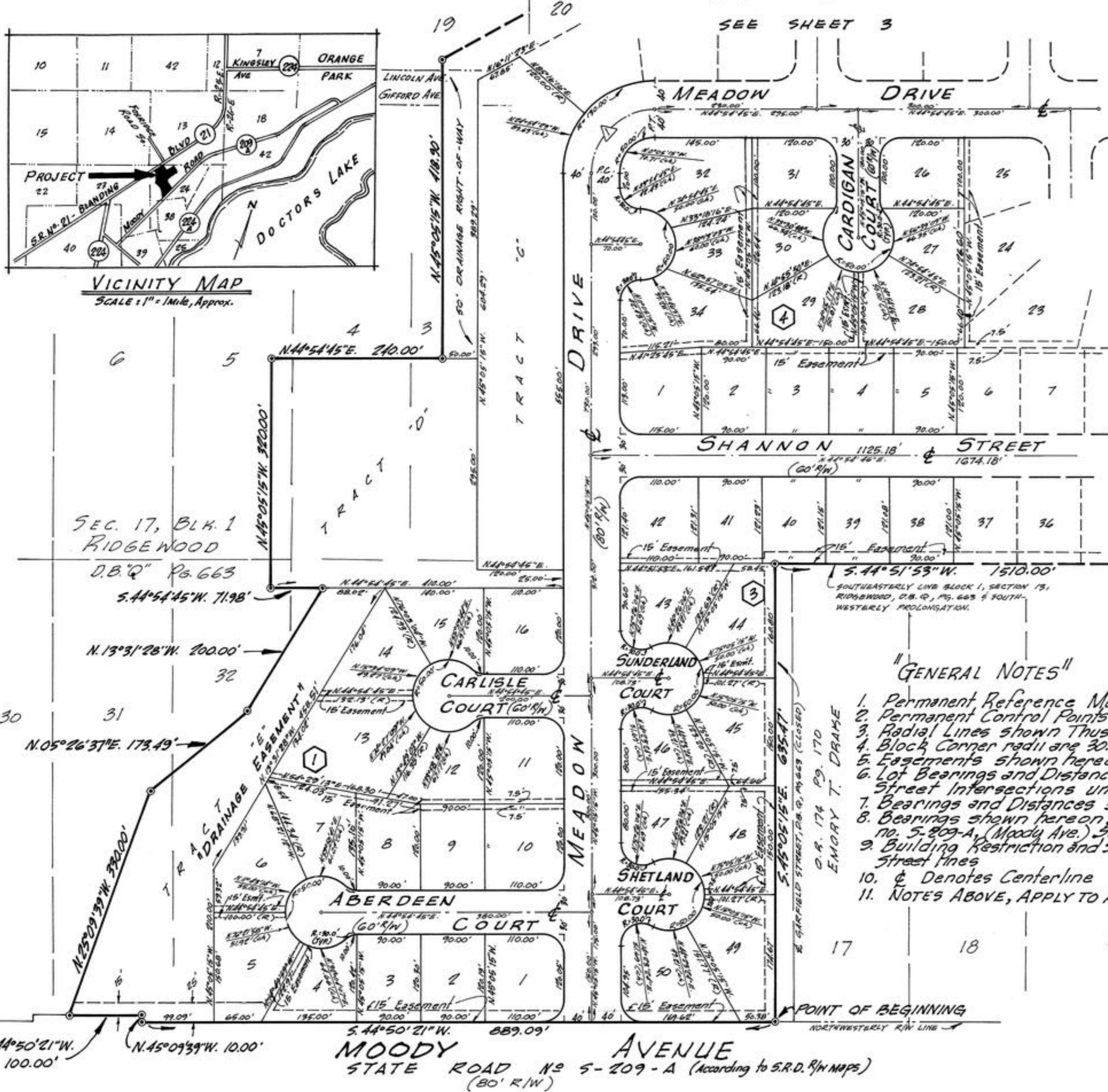
STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF March, A.D. 1979 BY D.J. Doney OF FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE, ON BEHALF OF IT.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE William M. Love
MY COMMISSION EXPIRES: October 25, 1979

THE MEADOWS

CLAY COUNTY, FLORIDA



VICINITY MAP
SCALE 1" = 1 Mile, Approx.



"GENERAL NOTES"

1. Permanent Reference Monuments shown Thus: ⊙
2. Permanent Control Points shown Thus: ○
3. Radial Lines shown Thus: (R)
4. Block Corner radii are 30.0' unless otherwise denoted.
5. Easements shown hereon are for Drainage & Utilities.
6. Lot Bearings and Distances on Block corners are to Street Intersections unless otherwise shown.
7. Bearings and Distances shown on curves refer to chord bearings & distances.
8. Bearings shown hereon, refer to S.R.D. (D.O.T.) R/W map of State Road no. 5-209-A (Moody Ave.) Sec. 71502-2601.
9. Building Restriction and Setback lines shall not be less than 25 Feet from Street Lines
10. & Denotes Centerline
11. NOTES ABOVE, APPLY TO ALL SHEETS.

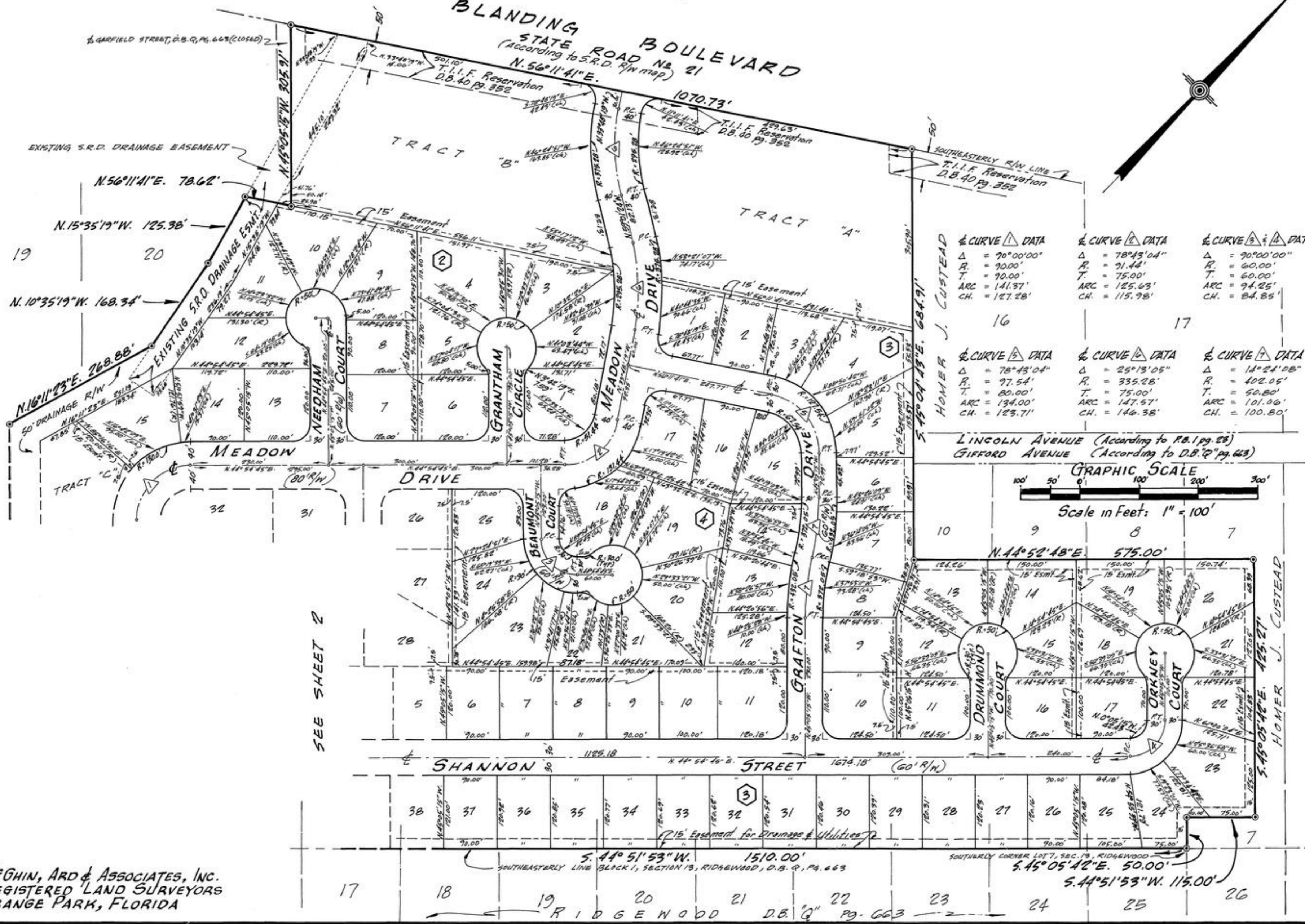


McGHIN, ARD & ASSOC., INC.
REGISTERED LAND SURVEYORS
ORANGE PARK, FLORIDA

THE MEADOWS

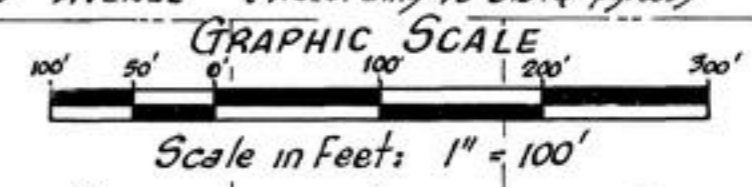
CLAY COUNTY, FLORIDA

BLANDING BOULEVARD
STATE ROAD No. 21
(According to S.R.D. R/W map)
N. 56°11'41"E.



CURVE DATA	CURVE DATA	CURVE DATA
$\Delta = 90^{\circ}00'00''$ $R = 90.00'$ $T = 90.00'$ $ARC = 141.37'$ $CH = 127.28'$	$\Delta = 78^{\circ}43'04''$ $R = 91.44'$ $T = 75.00'$ $ARC = 125.63'$ $CH = 115.98'$	$\Delta = 90^{\circ}00'00''$ $R = 60.00'$ $T = 60.00'$ $ARC = 94.25'$ $CH = 84.85'$
16	17	
$\Delta = 78^{\circ}43'04''$ $R = 97.54'$ $T = 80.00'$ $ARC = 134.00'$ $CH = 123.71'$	$\Delta = 25^{\circ}13'05''$ $R = 335.28'$ $T = 75.00'$ $ARC = 127.57'$ $CH = 146.35'$	$\Delta = 14^{\circ}24'08''$ $R = 402.05'$ $T = 50.80'$ $ARC = 101.06'$ $CH = 100.80'$

LINCOLN AVENUE (According to R.B. 1 pg. 28)
GIFFORD AVENUE (According to D.B. Q pg. 663)



SEE SHEET 2

McGhin, Ard & Associates, Inc.
REGISTERED LAND SURVEYORS
ORANGE PARK, FLORIDA

SHANNON STREET (60' R/W)
S. 44° 51' 53" W. 1510.00'
SOUTHEASTERLY LINE BLOCK 1, SECTION 13, RIDGEMOOD, D.B. Q, Pg. 663
SOUTHERLY CORNER LOT 7, SEC. 19, RIDGEMOOD
S. 45° 05' 42" E. 50.00'
S. 44° 51' 53" W. 115.00'