

THE MEADOWS UNIT TWO

CLAY COUNTY, FLORIDA

PLAT BOOK 16 PAGE 56

SHEET 1 OF 3 SHEETS

CAPTION

A PORTION OF SECTIONS 16 AND 17, RIDGEWOOD AS SHOWN ON MAP RECORDED IN PLAT BOOK 1, PAGE 23 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, ALSO BEING A PORTION OF BLOCK 2, SECTION 16 AND A PORTION OF BLOCK 1, SECTION 17 AS SHOWN ON MAP OF RIDGEWOOD AS RECORDED IN DEED BOOK "Q", PAGE 663 OF SAID PUBLIC RECORDS OF CLAY COUNTY, FLORIDA AND BEING A PORTION OF LINCOLN AVENUE (GIFFORD AVENUE, ACCORDING TO DEED BOOK "Q", PAGE 663), (CLOSED DEC. 14, 1953 ACCORDING TO COUNTY COMMISSIONERS MINUTE BOOK 9, PAGES 324 AND 325), ALSO BEING A PORTION OF GOVERNMENT LOT 5, SECTION 24, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF THE MEADOWS AS SHOWN ON MAP THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 64, 65 AND 66 OF SAID RECORDS OF CLAY COUNTY, FLORIDA, SAID CORNER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MOODY AVENUE, COUNTY ROAD NO. C-209-A (FORMERLY STATE ROAD NO. S-209-A); THENCE SOUTH 44° 50' 21" WEST AND ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID MOODY AVENUE, 50.0 FEET TO A CHANGE IN RIGHT-OF-WAY WIDTH; THENCE SOUTH 45° 09' 39" EAST, 10.0 FEET; THENCE SOUTH 44° 50' 21" WEST AND ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID MOODY AVENUE, 841.91 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45° 09' 35" WEST, 643.63 FEET; THENCE NORTH 87° 04' 04" WEST, 86.99 FEET; THENCE NORTH 02° 55' 56" EAST, 115.0 FEET; THENCE NORTH 02° 46' 10" EAST, 60.00 FEET; THENCE NORTH 02° 55' 56" EAST, 402.62 FEET; THENCE NORTH 23° 58' 02" WEST, 127.23 FEET; THENCE NORTH 01° 05' 40" EAST, 66.96 FEET; THENCE NORTH 33° 48' 19" WEST, 531.43 FEET; THENCE NORTH 37° 31' 29" WEST, 60.12 FEET; THENCE NORTH 33° 48' 19" WEST, 120.00 FEET; THENCE SOUTH 56° 11' 41" WEST, 100.00 FEET; THENCE NORTH 33° 48' 19" WEST, 270.00 FEET TO THE POINT OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTH-EASTERLY AND HAVING A RADIUS OF 30.0 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 47.12 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11° 11' 41" EAST, 42.43 FEET, SAID POINT OF TANGENCY BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 21 (BLANDING BOULEVARD) AS NOW ESTABLISHED; THENCE SOUTH 56° 11' 41" WEST AND ALONG SAID RIGHT-OF-WAY LINE, 140.00 FEET TO A POINT, SAID POINT BEING THE POINT OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 47.12 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78° 48' 19" EAST, 42.43 FEET; THENCE SOUTH 33° 48' 19" EAST, 270.00 FEET; THENCE SOUTH 56° 11' 41" WEST, 895.82 FEET TO THE SOUTHWESTERLY BOUNDARY OF LOT 14, OF SAID BLOCK 2, SECTION 16 OF RIDGEWOOD; THENCE SOUTH 45° 08' 55" EAST AND ON SAID SOUTHWESTERLY BOUNDARY AND THE SOUTH-EASTERLY PROLONGATION THEREOF 871.72 FEET TO THE CENTERLINE OF GIFFORD AVENUE (CLOSED); THENCE SOUTH 44° 52' 37" WEST AND ON SAID CENTERLINE, 192.25 FEET; THENCE SOUTH 39° 28' 05" EAST, 602.93 FEET; THENCE SOUTH 44° 52' 37" WEST, 165.00 FEET; THENCE SOUTH 44° 58' 50" EAST, 270.00 FEET; THENCE SOUTH 44° 52' 37" WEST, 120.00 FEET; THENCE SOUTH 44° 58' 50" EAST, 265.00 FEET; THENCE NORTH 78° 01' 10" EAST, 160.00 FEET; THENCE SOUTH 47° 54' 58" EAST, 75.49 FEET TO A POINT ON THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF MOODY AVENUE, COUNTY ROAD NO. C-209-A (FORMERLY STATE ROAD NO. S-209-A); THENCE NORTH 44° 50' 21" EAST AND ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE 853.85 FEET TO THE POINT OF BEGINNING.

CLERKS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLIES IN FORM WITH CHAPTER NO. 71-339, LAWS OF FLORIDA OF 1971 AND IS FILED FOR RECORD IN PLAT BOOK 16 PAGES 55, 56, 57, 58 AND 59, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 26 DAY OF MAY, A.D. 1981.

Sevgi L. Carlisle
CLERK OF THE CIRCUIT COURT

CLAY COUNTY ZONING COORDINATOR APPROVAL

APPROVED BY THE CLAY COUNTY ZONING COORDINATOR THIS 26 DAY OF MAY A.D. 1981.

Gene Suggs
ZONING COORDINATOR
SEE LETTER

SURVEYORS 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 WILL BE 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 5 DAY OF MAY A.D. 1981.

Julius M. Ard
JULIUS M. ARD REGISTERED SURVEYOR, FLA. CERT. NO. 2962
J. M. ARD & ASSOCIATES, INC.
REGISTERED LAND SURVEYOR - ORANGE PARK, FLORIDA

ADOPTION AND DEDICATION

THIS TO CERTIFY THAT ARMSTRONG CONSTRUCTION COMPANY, SCRUBY ENTERPRISES, INC. AND CLAIBORNE, INC., CORPORATIONS UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNERS OF "THE MEADOWS UNIT TWO" AS DESCRIBED IN THE CAPTION HEREON AND THAT THEY HAVE 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 THAT ALL STREETS AND ALL EASEMENTS FOR DRAINAGE AND UTILITIES SHOWN ON SAID PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY AND ITS SUCCESSORS. IN WITNESS WHEREOF ARMSTRONG CONSTRUCTION COMPANY, SCRUBY ENTERPRISES, INC. AND CLAIBORNE, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENTS, BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, IN THEIR NAMES AND THEIR CORPORATE SEALS AFFIXED THIS 11 DAY OF May A.D. 1981.

<u>Donna Sisson</u> WITNESS	<u>James R. Weeks</u> WITNESS	<u>Paul C. Armstrong</u> ARMSTRONG CONSTRUCTION COMPANY PAUL C. ARMSTRONG - PRESIDENT
<u>Donna Sisson</u> WITNESS	<u>James R. Weeks</u> WITNESS	<u>Frank M. Scruby</u> SCRUBY ENTERPRISES - INC. FRANK M. SCRUBY - PRESIDENT
<u>Donna Sisson</u> WITNESS	<u>James R. Weeks</u> WITNESS	<u>Paul C. Claiborne</u> CLAIBORNE, INC. PAUL C. ARMSTRONG - PRESIDENT

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, PAUL C. ARMSTRONG, PRESIDENT OF ARMSTRONG CONSTRUCTION COMPANY, FRANK M. SCRUBY, PRESIDENT OF SCRUBY ENTERPRISES, INC. AND PAUL C. ARMSTRONG, PRESIDENT OF CLAIBORNE, INC., CORPORATIONS UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AS SUCH OFFICERS FOR THE USES AND PURPOSES THEREIN EXPRESSED AND AFFIXED HERETO THE OFFICIAL SEALS OF SAID CORPORATIONS. WITNESS MY SIGNATURE AND OFFICIAL SEAL AT ORANGE PARK IN THE COUNTY OF CLAY AND STATE OF FLORIDA THIS 11 DAY OF May A.D. 1981.

Joan Stearns
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES August 22, 1982

MORTGAGE

KNOW ALL MEN BY THESE PRESENTS THAT INDEPENDENT LIFE & ACCIDENT INS. CO. OF FLORIDA, OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE DATED APRIL 30, 1981 AND RECORDED IN OFFICIAL RECORDS VOLUME 618 PAGE 641, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE FOREGOING DEDICATION.

John L. DuBose
WITNESS John L. DuBose
JOHN L. DUBOSE ASST. VICE PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 5 DAY OF MAY A.D. 1981 BY JOHN L. DUBOSE OF INDEPENDENT LIFE & ACCIDENT INS. CO. OF FLORIDA ON BEHALF OF IT.

Julius M. Ard
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 8, 1983

COUNTY ENGINEERS APPROVAL

APPROVED BY THE CLAY COUNTY PUBLIC WORKS DIRECTOR THIS 26 DAY OF MAY A.D. 1981

John W. Bowles
PUBLIC WORK DIRECTOR

COUNTY COMMISSIONERS CERTIFICATE

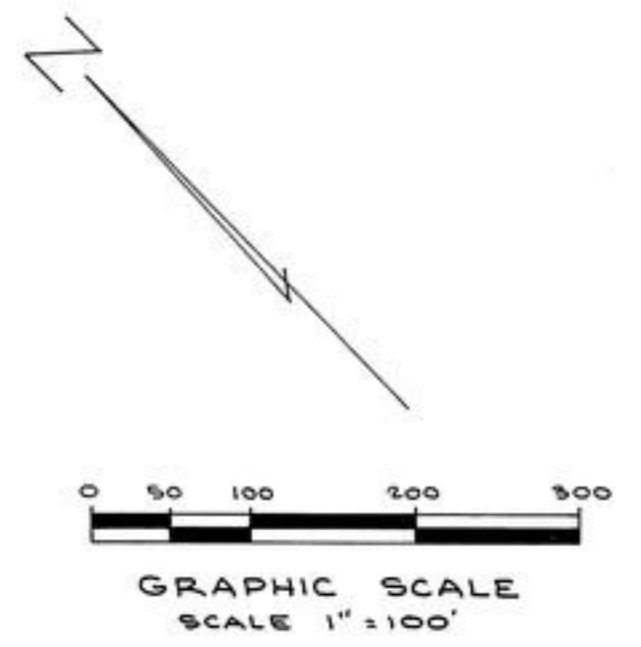
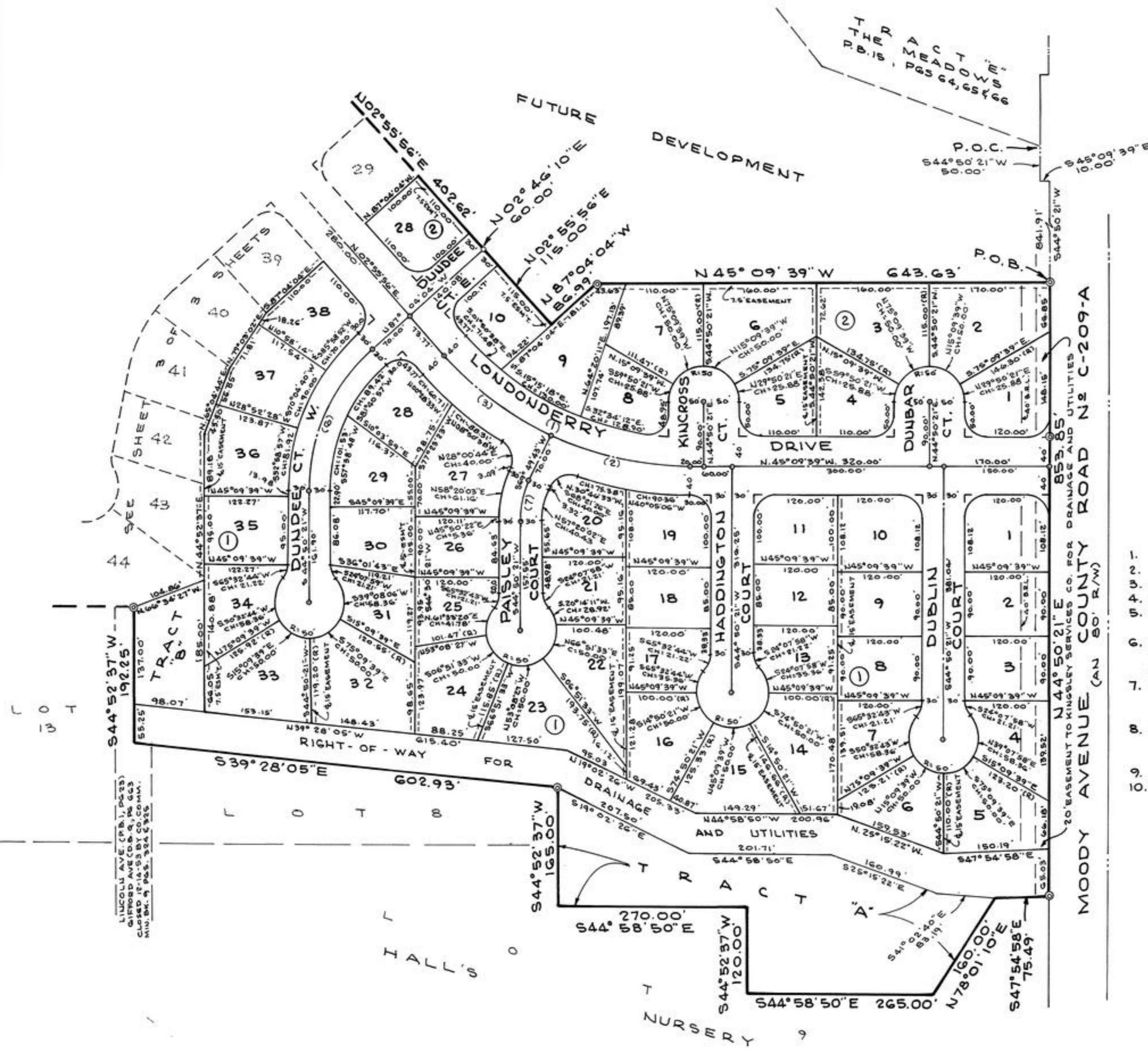
EXAMINED AND APPROVED THIS 26 DAY OF MAY A.D. 1981 BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.

Rob Dravos
CHAIRMAN

Sevgi L. Carlisle
CLERK OF THE CIRCUIT COURT

THE MEADOWS UNIT TWO

CLAY COUNTY, FLORIDA



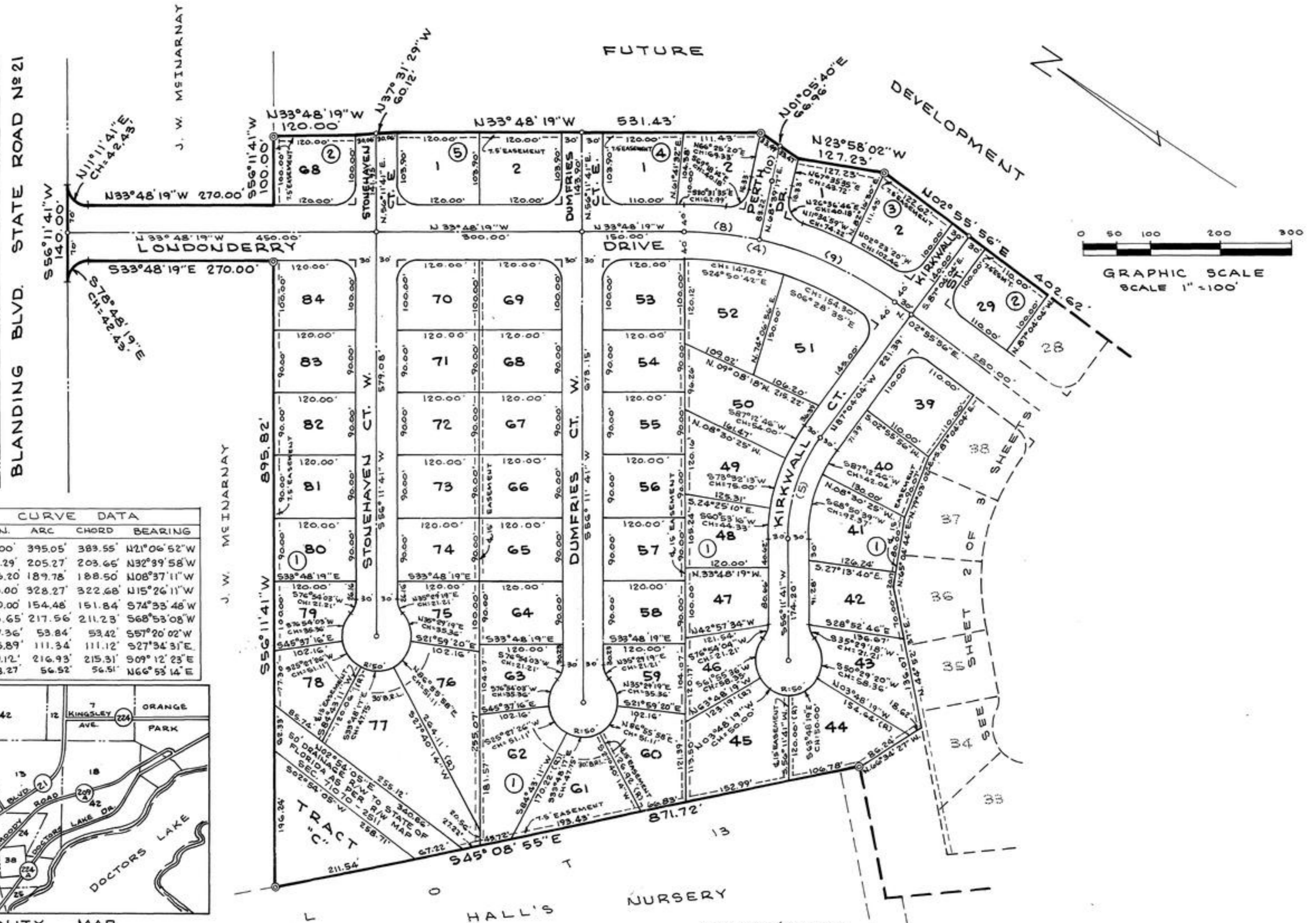
GENERAL NOTES

1. PERMANENT REFERENCE MONUMENTS SHOWN THUS ©
2. PERMANENT CONTROL POINTS SHOWN THUS ⊙
3. RADIAL LINES SHOWN THUS (R).
4. BLOCK CORNER RADII ARE 30' UNLESS OTHERWISE DENOTED.
5. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND UTILITIES.
6. LOT BEARINGS AND DISTANCES ON BLOCK CORNERS ARE TO STREET INTERSECTIONS UNLESS NOTED OTHERWISE.
7. BEARINGS SHOWN HEREON, REFER TO S.R.D. (D.O.T.) R/W MAP OF STATE ROAD N 2 S-209-A, (MOODY AVE.) SEC. 71502-2601.
8. BUILDING RESTRICTION AND SETBACK LINES SHALL BE 25 FEET FROM STREET LINES, UNLESS NOTED OTHERWISE.
9. Tabled CURVE DATA SHOWN THUS (1)
10. BLOCK NUMBERS SHOWN THUS (2)

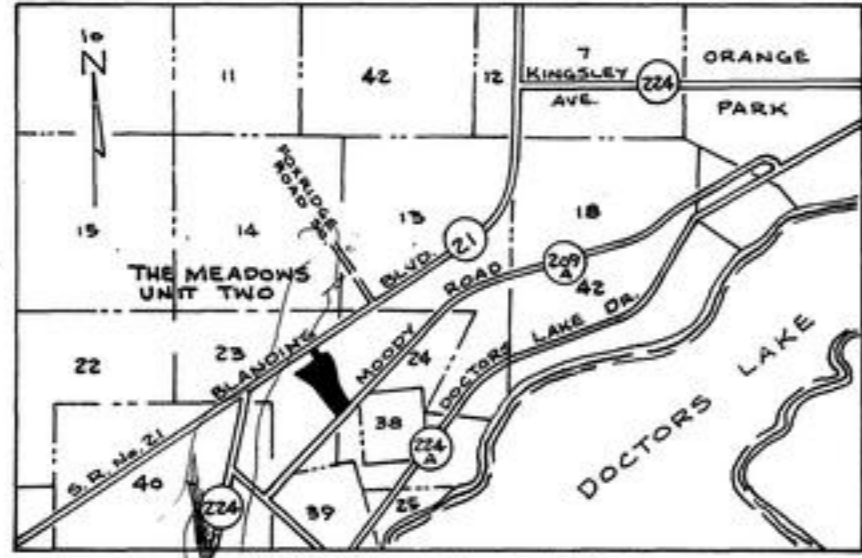
LINCOLN AVE (P.B. 1, P. 233)
GIBBARD AVE (P.B. 4, P. 603)
CLOSED 12-14-58 BY CO. COMM.
MIN. BK. 9 P. 65, 64, 65, 66

THE MEADOWS UNIT TWO

CLAY COUNTY, FLORIDA



CENTERLINE CURVE DATA						
Nº	DELTA	RADIUS	TAN.	ARC	CHORD	BEARING
1.	48°05'35"	470.64	210.00	395.05'	389.55'	N21°06'52"W
2.	24°59'22"	470.64	104.29	205.27'	203.66'	N32°39'58"W
3.	23°06'13"	470.64	96.20	189.78'	188.50'	N08°37'11"W
4.	36°44'15"	511.97	170.00	328.27'	322.68'	N15°26'11"W
5.	36°44'15"	240.92	80.00	154.48'	151.84'	S74°33'48"W
6.	48°05'34"	259.19	115.65	217.96'	211.23'	S68°53'08"W
7.	24°59'22"	123.45	27.36	53.84'	53.42'	S57°20'02"W
8.	12°27'36"	511.97	55.89	111.34'	111.12'	S27°34'31"E
9.	24°16'39"	511.97	110.12	216.93'	215.31'	S09°12'23"E
10.	03°32'06"	916.05	28.27	56.52'	56.51'	N66°53'14"E



LINCOLN AVE. (P.B. 1 PG. 23)
GIFFORD AVE. (D.B. Q. PG. 643)
CLOSED 12-14-53 BY CO. COMM.
MIN. BK. 9 PGS. 324 & 325

J. M. ARD & ASSOCIATES, INC.
REGISTERED LAND SURVEYOR
ORANGE PARK, FLORIDA