

THE MEADOWS UNIT THREE

CLAY COUNTY, FLORIDA

PLAT BOOK 17 PAGE 54

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 THE SAID PUBLIC RECORDS OF CLAY COUNTY, FLORIDA ALSO BEING A PORTION OF LINCOLN AVENUE (GIFFORD AVENUE) ACCORDING TO SAID DEED BOOK "Q", PAGE 663, (CLOSED DECEMBER 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF THE MEADOWS, AS RECORDED IN PLAT BOOK 15, PAGES 64, 65 AND 66 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; THENCE RUN THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES ON THE WESTERLY BOUNDARY OF THE MEADOWS, AFORESAID; (COURSE No. 1) THENCE NORTH 25° 09' 39" WEST, 330.00 FEET; (COURSE No. 2) THENCE NORTH 05° 26' 37" EAST, 173.49 FEET; (COURSE No. 3) THENCE NORTH 13° 31' 28" WEST, 200.00 FEET; (COURSE No. 4) THENCE SOUTH 44° 54' 45" WEST, 71.98 FEET; (COURSE No. 5) THENCE NORTH 45° 05' 15" WEST, 59.42 FEET TO THE POINT OF BEGINNING; (COURSE No. 6) THENCE CONTINUE NORTH 45° 05' 15" WEST, 260.58 FEET; (COURSE No. 7) THENCE NORTH 44° 54' 45" EAST, 240.00 FEET; (COURSE No. 8) THENCE NORTH 45° 05' 15" WEST, 418.90 FEET; (COURSE No. 9) THENCE NORTH 16° 11' 23" EAST, 268.88 FEET; (COURSE No. 10) THENCE NORTH 10° 35' 19" WEST, 168.34 FEET; (COURSE No. 11) THENCE NORTH 15° 35' 19" WEST, 125.38 FEET; THENCE SOUTH 56° 11' 41" WEST, 1,227.82 FEET TO THE MOST NORTHERLY CORNER OF LOT 68, BLOCK 2, AS SHOWN ON THE MEADOWS UNIT TWO, AS SHOWN ON MAP THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 56, 57 AND 58 OF SAID PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES ALONG THE NORTHEASTERLY BOUNDARY OF SAID "THE MEADOWS UNIT TWO"; (COURSE No. 1) THENCE SOUTH 33° 48' 19" EAST, 120.00 FEET; (COURSE No. 2) THENCE SOUTH 37° 31' 29" EAST, 60.12 FEET; (COURSE No. 3) THENCE SOUTH 33° 48' 19" EAST, 531.43 FEET; (COURSE No. 4) THENCE SOUTH 01° 05' 40" WEST, 66.96 FEET; (COURSE No. 5) THENCE SOUTH 23° 58' 02" EAST, 127.23 FEET; (COURSE No. 6) THENCE SOUTH 02° 55' 56" WEST, 402.62 FEET; (COURSE No. 7) THENCE SOUTH 02° 46' 10" WEST, 60.00 FEET; (COURSE No. 8) THENCE SOUTH 02° 55' 56" WEST, 115.00 FEET; (COURSE No. 9) THENCE SOUTH 87° 04' 04" EAST, 86.99 FEET; (COURSE No. 10) THENCE SOUTH 45° 09' 39" EAST, 643.63 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MOODY AVENUE, COUNTY ROAD NO. C-209-A, (FORMERLY STATE ROAD NO. S-209-A), AS NOW ESTABLISHED; THENCE NORTH 44° 50' 21" EAST AND ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 306.42 FEET; THENCE NORTH 45° 09' 39" WEST, 660.00 FEET; THENCE NORTH 44° 50' 21" EAST, 865.43 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS 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 THREE" AS DESCRIBED IN THE CAPTION HEREON AND THAT THE 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, EASEMENTS, TRACTS "A" AND "B" AND RIGHT-OF-WAYS 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 DAY OF A.D. 1983.

<u>Wanita Marshall</u> WITNESS	<u>Jm</u> WITNESS	<u>Paul C. 15</u> ARMSTRONG CONSTRUCTION COMPANY PAUL C. ARMSTRONG - PRESIDENT
<u>Wanita Marshall</u> WITNESS	<u>Jm</u> WITNESS	SCRUBY ENTERPRISES, INC. <u>Frank M. Scruby</u> FRANK M. SCRUBY - PRESIDENT
<u>Wanita Marshall</u> WITNESS	<u>Jm</u> WITNESS	CLAIBORNE, INC. <u>Paul C. 15</u> PAUL C. ARMSTRONG - PRESIDENT

CLAY COUNTY ZONING COORDINATOR APPROVAL

APPROVED BY THE CLAY COUNTY ZONING COORDINATOR THIS 17 DAY OF February A.D., 1983.

Gene Suggs
ZONING COORDINATOR

COUNTY COMMISSIONERS CERTIFICATE

EXAMINED AND APPROVED THIS 22nd DAY OF FEBRUARY A.D., 1983, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.

John L. Demelt CHAIRMAN George L. Carlisle CLERK OF THE CIRCUIT COURT

COUNTY ENGINEERS APPROVAL

APPROVED BY THE CLAY COUNTY PUBLIC WORKS DIRECTOR THIS 22nd DAY OF FEBRUARY A.D., 1983.

J. J. Carver
COUNTY ENGINEER

Dofac Pangborn
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES 9-7-84

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 22nd DAY OF FEBRUARY A.D., 1983.

Julius M. Ard
JULIUS M. ARD REGISTERED SURVEYOR, FLA. CERT. NO. 2362
J. M. ARD & ASSOCIATES, INC.
REGISTERED LAND SURVEYOR
ORANGE PARK, FLORIDA

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 17 PAGES 54, 55 AND 56, OF THE PUBLIC RECORDS OF CLAY COUNTY FLORIDA, THIS 22nd DAY OF FEBRUARY A.D. 1983.

George L. Carlisle
CLERK OF THE CIRCUIT COURT

THE MEADOWS UNIT THREE

CLAY COUNTY, FLORIDA

CONTAINING 34.81 ACRES MORE OR LESS

SHEET 3 OF 3 SHEETS
SEE SHEET 2 OF 3 FOR CENTERLINE CURVE DATA

BLANDING BOULEVARD STATE ROAD No 21



RIGHT-OF-WAY CURVE DATA						
CUR.	LOT	BK	DELTA	RAD.	ARC.	TAN.
A	56	2	27°49'50"	105.48	51.24	26.13
A	57	2	22°09'52"	105.48	40.80	20.66
A	101	2	29°59'42"	105.48	52.04	29.18
B	53	2	49°02'12"	50.00	42.19	22.81
B	54	2	61°50'58"	50.00	53.97	29.55
B	55	2	60°00'00"	50.00	52.36	28.87
B	56	2	59°00'50"	50.00	7.95	3.99
B	101	2	180°00'00"	50.00	157.08	—
C	52	2	32°00'00"	117.49	65.62	33.69
C	53	2	17°59'42"	117.49	36.90	18.60
D	50	2	90°00'00"	30.0	47.12	30.00
E	5	5	90°00'00"	30.0	47.12	30.00
F	8	5	90°00'00"	30.0	47.12	30.00
G	49	2	90°00'00"	30.0	47.12	30.00
H	46	2	29°35'33"	50.00	25.82	13.21
H	47	2	61°10'33"	50.00	53.39	29.56
H	48	2	60°00'00"	50.00	52.36	28.87
H	49	2	29°18'54"	50.00	25.51	13.04
H	101	2	180°00'00"	50.00	157.08	—
J	46	2	90°00'00"	30.00	47.12	30.00
K	5	4	90°00'00"	30.00	47.12	30.00
L	8	4	90°00'00"	30.00	47.12	30.00
M	11	3	90°00'00"	30.00	47.12	30.00
N	3	4	5°50'42"	886.05	20.30	45.23
N	4	4	2°07'52"	886.05	32.95	16.48
N	101	4	7°58'32"	886.05	123.24	61.77
P	16	3	4°41'00"	560.36	80.18	40.11
P	17	3	4°53'00"	560.36	81.85	40.26
P	101	3	5°40'00"	560.36	162.03	81.21
Q	42	2	4°30'40"	476.20	38.74	19.38
Q	43	2	6°37'16"	476.20	55.03	27.55
Q	101	2	11°16'56"	476.20	93.77	47.04
R	10	3	1°35'18"	536.20	15.48	7.74
R	11	3	9°37'42"	536.20	90.11	45.16
R	101	3	11°16'56"	536.20	105.58	52.26
S	39	2	16°02'37"	120.11	33.63	16.23
S	40	2	7°10'08"	120.11	15.03	7.52
S	41	2	29°00'00"	120.11	60.80	31.08
S	42	2	37°42'50"	120.11	79.06	41.02
S	101	2	80°55'36"	120.11	188.82	119.26
T	10	3	89°55'36"	60.11	94.34	60.03
U	4	3	10°22'18"	82.06	15.02	7.53
U	5	3	37°35'18"	82.06	53.86	27.24
U	101	3	48°05'36"	82.06	68.88	36.62
V	32	2	17°18'42"	142.06	42.68	21.50
V	33	2	25°56'36"	142.06	64.32	32.72
V	34	2	4°56'18"	142.06	12.24	6.12
V	101	2	48°05'36"	142.06	112.24	63.32
W	17	2	41°36'	212.80	10.00	5.00
W	18	2	24°25'00"	212.80	90.69	46.04
W	19	2	14°11'51"	212.80	54.96	27.63
W	101	2	41°36'	212.80	155.65	81.49
X	11	2	1°30'18"	192.80	20.01	10.02
X	12	2	34°28'09"	192.80	91.75	47.30
X	101	2	41°54'35"	192.80	111.76	58.51
Y	20	2	41°24'35"	30.00	21.68	11.34
Z	17	2	71°24'35"	50.00	62.32	35.04
Z	18	2	60°00'00"	50.00	52.36	28.87
Z	19	2	60°00'00"	50.00	52.36	28.87
Z	20	2	71°24'35"	50.00	62.32	35.04
Z	101	2	268°49'10"	50.00	229.35	—
AA	17	2	41°24'35"	30.00	21.68	11.34
C	101	2	49°59'42"	117.49	102.92	54.78



THE MEADOWS UNIT THREE

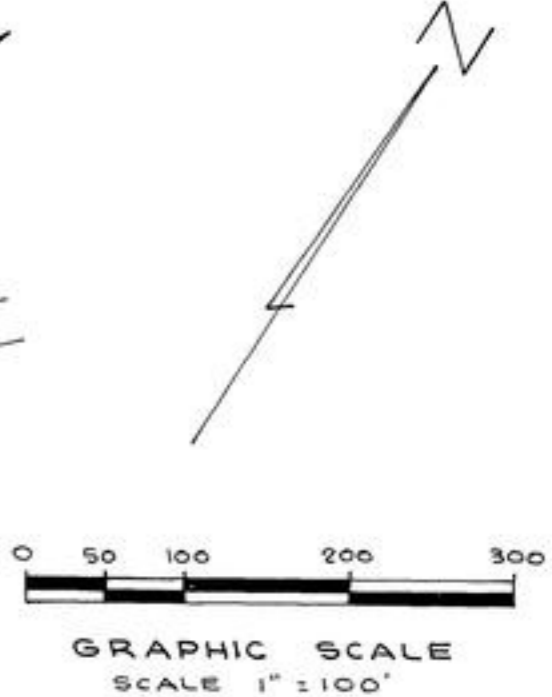
CLAY COUNTY, FLORIDA

CONTAINING 34.81 ACRES MORE OR LESS

PLAT BOOK 17 PAGE 56

SHEET 2 OF 3 SHEETS

NOTE: FOR RIGHT-OF-WAY CURVE DATA AND GENERAL NOTES SEE SHEET 3 OF 3 SHEETS.



LINE	DELTA	RAD.	TAN.	ARC	CHORD	BEARING
1.	41° 54' 25"	182.80'	70.00'	133.70'	130.74'	S 66° 06' 51" E
2.	48° 05' 35"	112.06'	50.00'	94.06'	91.32'	N 68° 53' 08" E
3.	89° 55' 36"	90.11'	90.00'	141.43'	127.36'	N 00° 07' 27" W
4.	11° 16' 56"	506.20'	50.00'	99.68'	99.52'	N 39° 26' 47" W
5.	08° 55' 30"	916.05'	71.49'	142.69'	142.55'	N 51° 43' 56" E
6.	49° 59' 42"	111.48'	51.98'	97.28'	94.22'	N 81° 11' 32" E

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