

# WILLOWBROOK AT OAKLEAF PLANTATION

A PORTION OF SECTIONS 6, 7 AND 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA

PLAT BOOK 56 PAGE 27

SHEET 1 OF 7 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

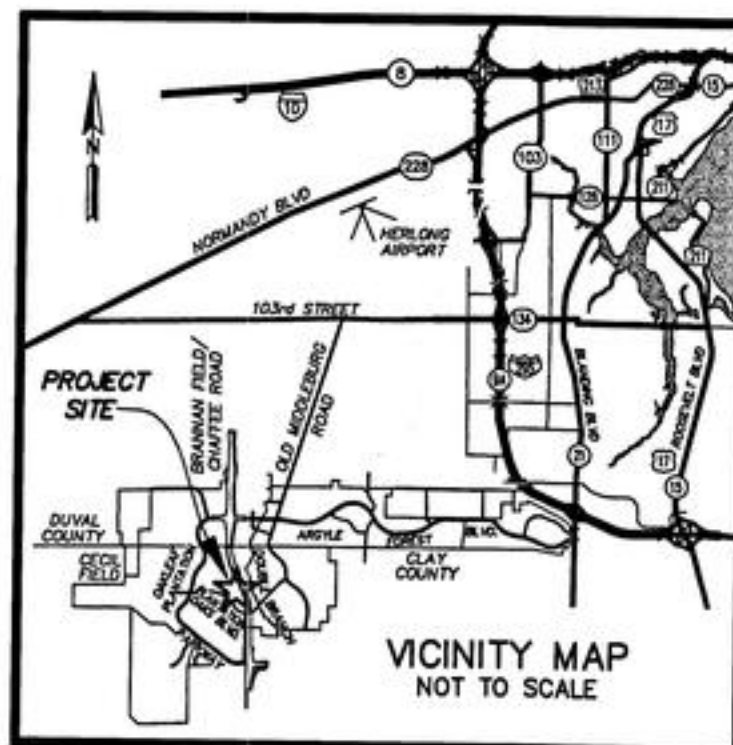
## CAPTION

A portion of Sections 6, 7 and 8, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 8; thence South 88°09'26" East, along the Southerly line of said Section 8, a distance of 221.15 feet to a point on the centerline of Branon Field/Chaffee Road, a 400 foot limited access right of way per Florida Department of Transportation Right of Way Map Section 71293-2501, dated August 30, 1999; thence North 00°05'47" East, departing said Southerly line and along said centerline, a distance of 7.69 feet to an angle point in said centerline; thence North 00°10'01" West, continuing along said centerline, a distance of 4579.99 feet to a point; thence South 89°49'59" West, departing said centerline, 200.00 feet to a point lying on the Westerly limited access right of way line of said Branon Field/Chaffee Road, said point also being the point of curvature of a curve concave Westerly, having a radius of 5529.58 feet; thence Northerly, along said Westerly Limited Access right of way line and along the arc of said curve, through a central angle of 01°32'42", an arc length of 149.11 feet to the Point of Beginning, said point being the intersection of said Westerly Limited Access right of way line with the Northerly limited access right of way line of Plantation Oaks Boulevard, a variable width limited access right of way as shown on said Florida Department of Transportation Right of Way Map Section 71293-2501, said arc being subtended by a chord bearing and distance of North 00°56'22" West, 149.11 feet.

From said Point of Beginning, thence departing said Westerly limited access right of way line and along said Northerly limited access right of way line the following 4 courses: Course 1, thence Westerly, along the arc of a curve concave Northerly, having a radius of 1120.00 feet, through a central angle of 09°56'09", an arc length of 194.22 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 89°30'31" West, 193.98 feet; Course 2, thence Westerly, along the arc of a curve concave Southerly, having a radius of 2000.00 feet, through a central angle of 04°00'19", an arc length of 139.81 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 86°32'36" West, 139.78 feet; Course 3, thence Northwesterly, along the arc of a curve concave Northeasterly, having a radius of 500.00 feet, through a central angle of 19°35'20", an arc length of 170.94 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 78°45'05" West, 170.11 feet; Course 4, thence Northwesterly, along the arc of a curve concave Northeasterly, having a radius of 1150.00 feet, through a central angle of 18°51'18", an arc length of 378.44 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 59°31'47" West, 376.74 feet; thence departing said Northerly limited access right of way line and along the Northerly right of way line of said Plantation Oaks Boulevard, a variable width right of way as shown on said Florida Department of Transportation Right of Way Map the following 2 courses: Course 1, thence Northwesterly, along the arc of a curve concave Northeasterly, having a radius of 1150.00 feet, through a central angle of 11°54'53", an arc length of 239.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 44°08'41" West, 238.71 feet; Course 2, thence North 38°11'15" West, 508.40 feet to the Southwesterly corner of the plot of Whitfield at Oakleaf Plantation, as recorded in Plat Book 46, pages 58 through 67 of the Public Records of said county; thence North 78°31'28" East, departing said Northerly right of way line and along the southerly line of said plot, 1198.85 feet to the Southeast corner thereof, said corner lying on said Westerly limited access right of way line of Branon Field/Chaffee Road, said Westerly limited access right of way line being a curve concave Westerly having a radius of 5529.58 feet; thence Southerly along the arc of said curved Westerly limited access right of way line, through a central angle of 10°41'54", an arc length of 1032.50 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 07°03'40" East, 1031.00 feet.

Containing 20.00 acres, more or less.



## SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a land surveyor, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Chapter 177, Part 1, Platting, of the Florida Statutes.

Signed and sealed this 27<sup>th</sup> day of August, 2012.

*Damon J. Kelly*  
Damon J. Kelly  
Professional Surveyor and Mapper  
State of Florida LS No. 6284



## TYPE I SUBDIVISION "PUD" ZONING

Area: 20.00 Acres±  
Total Number of Lots: 187

## UTILITIES

Electric Service Provided By: Clay Electric Cooperative, Inc.  
Water and Sanitary Sewer Service Provided By: JEA  
Telephone Service Provided By: AT & T

## Engineer

England-Thims & Miller, Inc.  
14775 Old St. Augustine Road  
Jacksonville, Florida 32258

## Surveyor

Robert M. Angas Associates, Inc.  
14775 Old St. Augustine Road  
Jacksonville, Florida 32258

## Owner

Mattamy (Jacksonville) Partnership

## COUNTY COMMISSIONER'S APPROVAL

Examined and approved this 28<sup>th</sup> day of August, 2012 by the Board of County Commissioners, Clay County, Florida.

Chairman *Engelhardt*

*S. K. Kousar*  
Clerk of the Board

## CLERK'S CERTIFICATE

I hereby certify that this plat has been examined and it complies in form with Part II of Chapter 177, Florida Statutes, and is filed for record in Plat Book 56, Pages 27 through 33, of the Public Records of Clay County, Florida, this 30<sup>th</sup> day of August, 2012.



*James B. Jeter*  
Clerk of the Circuit Court

## DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL

Approved this 29<sup>th</sup> day of August, 2012.

*James B. Jeter*  
Director

## ADOPTION AND DEDICATION

This is to certify that Mattamy (Jacksonville) Partnership ("Owner"), a Florida general partnership, is the lawful owner of the lands described in the caption herein and that they have caused the same to be surveyed and subdivided, and that this plat known as Willowbrook at Oakleaf Plantation made in accordance with said survey is hereby adopted as the true and correct plat of said lands. All of the property that is designated on this plat as street, right of way, sidewalk easements and drainage easements are hereby irrevocably and without reservation dedicated to Clay County, Florida, its successors and assigns.

Tract "A" (Picnic/Gazebo Area), Tract "B" (Open Space), Tract "C" (Common Area) and those easements designated herein as "Private" shall remain privately owned and the sole and exclusive property of the "Owner", its successors and assigns.

CEC easements are dedicated to the Clay Electric Cooperative, Inc., and its successors in title, for use in its underground electrical distribution system.

All easements for the water and sewer systems marked JEA and shown on the plat, are hereby irrevocably and without reservation dedicated to JEA, its successors and assigns.

The "Owner", hereby reserves and shall have the sole and absolute right at any time, with the consent of the governing body of any municipality or other government body politic then having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands on this plat designated as tracts, parcels and easements, except for CEC easements and JEA easements.

None of the foregoing shall prohibit Clay County, from establishing a municipal service taxing unit, municipal service benefit unit, stormwater utility, transportation utility, or any other special assessment/fee system within any subdivision for the furnishing of roads, streets, drainage, or other benefits. Nor shall any of the foregoing prohibit the acceptance for maintenance of roads or common facilities by the County Commission if after any filing of any plat the facilities to be accepted by the Board for maintenance are upgraded to County acceptance standards by contribution of the local developer or homeowners or by establishment of a municipal service benefit district.

In witness whereof, Steven A. Parker, the president of Calben (Florida) Corporation, which is the general partner of Mattamy (Jacksonville) Partnership, has caused these presents to be signed on behalf of the corporation which is signing on behalf of the partnership.

Mattamy (Jacksonville) Partnership  
a Florida general partnership

By: CALBEN (FLORIDA) CORPORATION  
a Florida corporation, general partner  
By: *Steven A. Parker*  
Steven A. Parker, It's President

*Glen P. Kirwan*  
Witness  
GLEN P. KIRWAN  
Print Name  
*Richard Stevens*  
Witness  
Richard Stevens  
Print Name

By: MBC (FLORIDA) CORPORATION  
a Florida corporation, general partner  
By: *Steven A. Parker*  
Steven A. Parker, It's President

*Glen P. Kirwan*  
Witness  
GLEN P. KIRWAN  
Print Name  
*Richard Stevens*  
Witness  
Richard Stevens  
Print Name

## ACKNOWLEDGMENT

State of Florida, County of Orange

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of August, 2012, by Steven A. Parker, in his capacity as President of Calben (Florida) Corporation, and in his capacity as President of MBC (Florida) Corporation, which is the general partner of Mattamy (Jacksonville) Partnership, on behalf of the corporation which is signing on behalf of the partnership. He is personally known to me and no oath was taken.

By: *Kimberly M. Charles*  
Print Name: Kimberly M. Charles  
Notary Public, State of Florida

## SUBDIVISION IMPROVEMENT GUARANTEE

As a condition precedent to the recordation of this plat in the public records of Clay County, Florida; Mattamy (Jacksonville) Partnership, a Florida general partnership, 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 filing of this plat insofar as the same affects a lot or lots sold. Time of performance being of the essence, said guarantee shall be part of each deed of conveyance or 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.

Mattamy (Jacksonville) Partnership  
a Florida general partnership

By: CALBEN (FLORIDA) CORPORATION  
a Florida corporation, general partner  
By: *Steven A. Parker*  
Steven A. Parker, It's President

*Glen P. Kirwan*  
Witness  
GLEN P. KIRWAN  
Print Name  
*Richard Stevens*  
Witness  
Richard Stevens  
Print Name

By: MBC (FLORIDA) CORPORATION  
a Florida corporation, general partner  
By: *Steven A. Parker*  
Steven A. Parker, It's President

*Glen P. Kirwan*  
Witness  
GLEN P. KIRWAN  
Print Name  
*Richard Stevens*  
Witness  
Richard Stevens  
Print Name

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State of Florida, County of Orange

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of August, 2012, by Steven A. Parker, in his capacity as President of Calben (Florida) Corporation, and in his capacity as President of MBC (Florida) Corporation, which is the general partner of Mattamy (Jacksonville) Partnership, on behalf of the corporation which is signing on behalf of the partnership. He is personally known to me and no oath was taken.

By: *Kimberly M. Charles*  
Print Name: Kimberly M. Charles  
Notary Public, State of Florida

PREPARED BY:  
ROBERT M. ANGAS ASSOCIATES, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

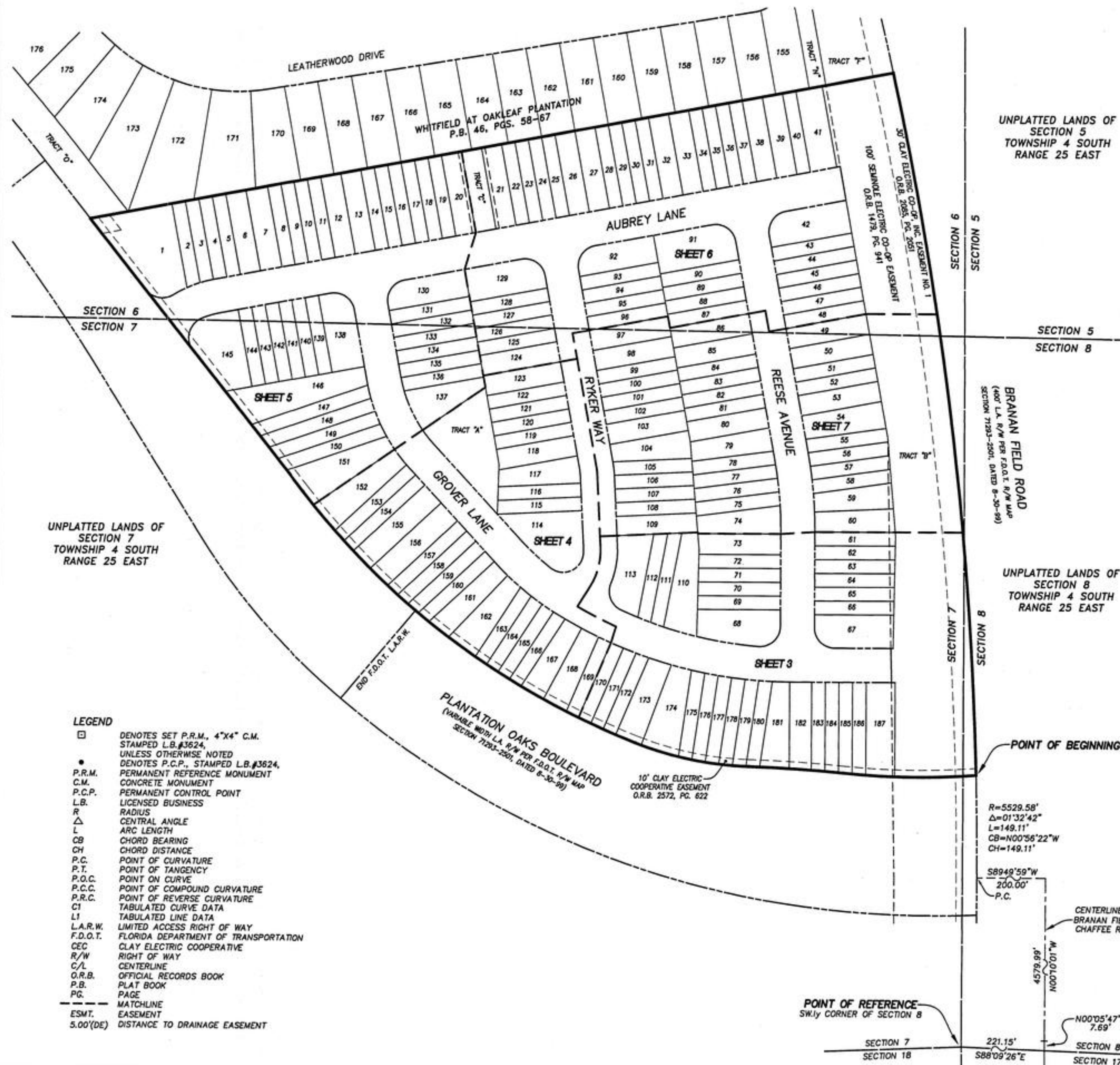
# WILLOWBROOK AT OAKLEAF PLANTATION

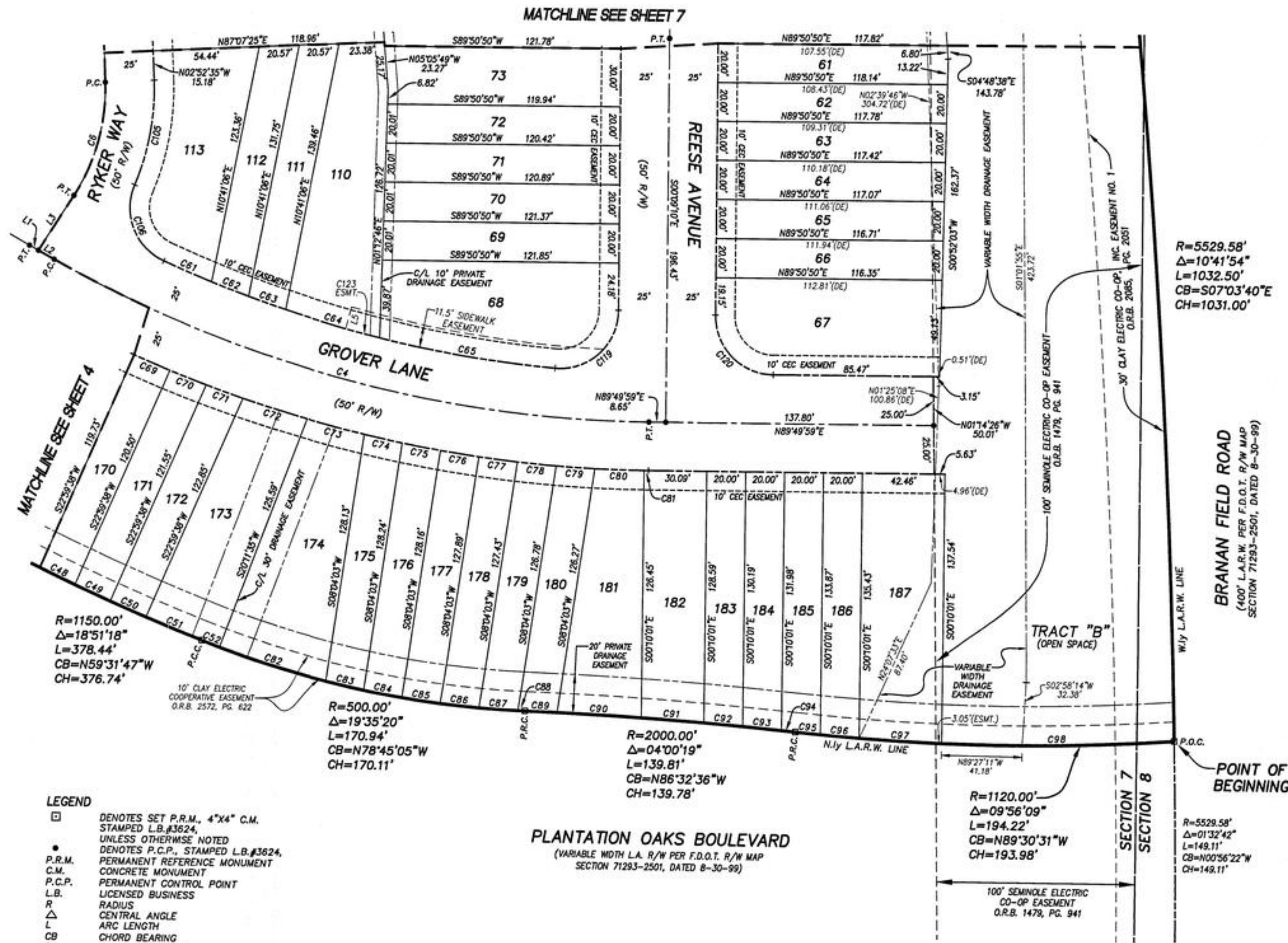
A PORTION OF SECTIONS 6, 7 AND 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA

PLAT BOOK 56 PAGE 28

SHEET 2 OF 7 SHEETS

TYPE I SUBDIVISION





| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | S61°D'49"E  | 5.19'  |
| L2         | S61°D'49"E  | 9.35'  |
| L3         | S32°20'44"W | 33.51' |
| L5         | N14°08'07"E | 11.50' |

| CURVE TABLE |          |               |         |               |         |
|-------------|----------|---------------|---------|---------------|---------|
| CURVE       | RADIUS   | CENTRAL ANGLE | LENGTH  | CHORD BEARING | CHORD   |
| C4          | 630.00'  | 29°08'12"     | 320.38' | S75°35'55"E   | 316.93' |
| C6          | 100.00'  | 35°3'19"      | 61.47'  | S14°44'04"W   | 60.51'  |
| C48         | 1150.00' | 0°59'50"      | 20.01'  | S64°55'28"E   | 20.01'  |
| C49         | 1150.00' | 0°59'48"      | 20.00'  | S65°55'17"E   | 20.00'  |
| C50         | 1150.00' | 0°59'47"      | 20.00'  | S66°55'05"E   | 20.00'  |
| C51         | 1150.00' | 1°32'22"      | 30.93'  | S68°11'12"E   | 30.93'  |
| C52         | 500.00'  | 1°06'41"      | 9.70'   | S69°30'46"E   | 9.70'   |
| C61         | 605.00'  | 2°32'22"      | 26.83'  | S66°58'09"E   | 26.83'  |
| C62         | 605.00'  | 1°55'27"      | 20.32'  | S69°12'05"E   | 20.32'  |
| C63         | 605.00'  | 1°54'49"      | 20.21'  | S71°07'13"E   | 20.21'  |
| C64         | 605.00'  | 4°47'37"      | 50.62'  | S74°28'28"E   | 50.60'  |
| C65         | 605.00'  | 8°40'25"      | 91.59'  | S81°12'28"E   | 91.50'  |
| C69         | 655.00'  | 1°44'58"      | 20.00'  | S67°09'05"E   | 20.00'  |
| C70         | 655.00'  | 1°45'02"      | 20.01'  | S68°54'05"E   | 20.01'  |
| C71         | 655.00'  | 1°45'11"      | 20.04'  | S70°39'11"E   | 20.04'  |
| C72         | 655.00'  | 3°01'57"      | 34.67'  | S73°02'46"E   | 34.66'  |
| C73         | 655.00'  | 2°40'22"      | 30.55'  | S75°33'55"E   | 30.55'  |
| C74         | 655.00'  | 1°45'12"      | 20.05'  | S78°06'42"E   | 20.04'  |
| C75         | 655.00'  | 1°45'03"      | 20.01'  | S79°51'50"E   | 20.01'  |
| C76         | 655.00'  | 1°44'59"      | 20.00'  | S81°36'50"E   | 20.00'  |
| C77         | 655.00'  | 1°45'00"      | 20.01'  | S83°21'50"E   | 20.01'  |
| C78         | 655.00'  | 1°45'08"      | 20.03'  | S85°06'54"E   | 20.03'  |
| C79         | 655.00'  | 1°45'22"      | 20.08'  | S86°52'09"E   | 20.07'  |
| C80         | 655.00'  | 2°13'41"      | 25.47'  | S88°51'40"E   | 25.47'  |
| C81         | 655.00'  | 0°11'30"      | 2.19'   | N89°55'44"E   | 2.19'   |
| C82         | 500.00'  | 6°34'54"      | 57.44'  | S73°21'33"E   | 57.40'  |
| C83         | 500.00'  | 2°17'53"      | 20.05'  | S77°47'56"E   | 20.05'  |
| C84         | 500.00'  | 2°17'35"      | 20.01'  | S80°05'40"E   | 20.01'  |
| C85         | 500.00'  | 2°17'31"      | 20.00'  | S82°23'14"E   | 20.00'  |
| C86         | 500.00'  | 2°17'41"      | 20.02'  | S84°40'50"E   | 20.02'  |
| C87         | 500.00'  | 2°18'03"      | 20.08'  | S86°58'42"E   | 20.08'  |
| C88         | 500.00'  | 0°25'02"      | 3.64'   | S88°20'14"E   | 3.64'   |
| C89         | 2000.00' | 0°28'20"      | 16.48'  | N88°18'35"W   | 16.48'  |
| C90         | 2000.00' | 1°14'56"      | 43.60'  | N87°26'57"W   | 43.59'  |
| C91         | 2000.00' | 0°55'36"      | 32.35'  | N86°21'41"W   | 32.35'  |
| C92         | 2000.00' | 0°34'29"      | 20.06'  | N85°36'38"W   | 20.06'  |
| C93         | 2000.00' | 0°34'31"      | 20.08'  | N85°02'08"W   | 20.08'  |
| C94         | 2000.00' | 0°12'26"      | 7.24'   | N84°38'40"W   | 7.24'   |
| C95         | 1120.00' | 0°39'27"      | 12.85'  | S84°52'10"E   | 12.85'  |
| C96         | 1120.00' | 1°01'35"      | 20.06'  | S85°42'41"E   | 20.06'  |
| C97         | 1120.00' | 2°10'30"      | 42.52'  | S87°18'43"E   | 42.52'  |
| C98         | 1120.00' | 6°04'37"      | 118.79' | N88°33'43"E   | 118.74' |
| C105        | 125.00'  | 25°20'23"     | 55.28'  | N09°47'36"E   | 54.83'  |
| C106        | 30.00'   | 88°09'43"     | 46.16'  | S21°37'04"E   | 41.74'  |
| C119        | 30.00'   | 94°36'30"     | 49.54'  | N47°09'05"E   | 44.10'  |
| C120        | 30.00'   | 90°00'51"     | 47.13'  | S45°09'36"E   | 42.43'  |
| C123        | 605.00'  | 1°42'59"      | 18.12'  | S76°10'46"E   | 18.12'  |

# WILLOWBROOK AT OAKLEAF PLANTATION

A PORTION OF SECTIONS 6, 7 AND 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA

PLAT BOOK 56 PAGE 30

SHEET 4 OF 7 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

TYPE I SUBDIVISION

**LEGEND**

□ DENOTES SET P.R.M., 4"x4" C.M.  
STAMPED L.B. #3624,  
UNLESS OTHERWISE NOTED  
DENOTES P.C.P., STAMPED L.B. #3624,  
PERMANENT REFERENCE MONUMENT  
CONCRETE MONUMENT  
P.C.P. PERMANENT CONTROL POINT  
L.B. LICENSED BUSINESS  
R. RADIUS  
Δ CENTRAL ANGLE  
L. ARC LENGTH  
CB. CHORD BEARING  
CH. CHORD DISTANCE  
P.C. POINT OF CURVATURE  
P.T. POINT OF TANGENCY  
P.O.C. POINT ON CURVE  
P.C.C. POINT OF COMPOUND CURVATURE  
P.R.C. POINT OF REVERSE CURVATURE  
C1. TABULATED CURVE DATA  
L1. TABULATED LINE DATA  
L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION  
C.E.C. CLAY ELECTRIC COOPERATIVE  
R/W. RIGHT OF WAY  
C/L. CENTERLINE  
O.R.B. OFFICIAL RECORDS BOOK  
P.B. PLAT BOOK  
P.G. PAGE  
--- MATCHLINE  
5.00'(DE) DISTANCE TO DRAINAGE EASEMENT

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | S81°01'49"E | 5.19'  |
| L2         | S81°01'49"E | 9.35'  |
| L3         | S32°20'44"W | 33.51' |

| CURVE TABLE |          |               |         |               |
|-------------|----------|---------------|---------|---------------|
| CURVE       | RADIUS   | CENTRAL ANGLE | LENGTH  | CHORD BEARING |
| C2          | 225.00'  | 32°30'38"     | 127.67' | S26°40'21"E   |
| C3          | 400.00'  | 18°06'09"     | 126.38' | S51°58'44"E   |
| C4          | 630.00'  | 29°08'12"     | 320.38' | S75°35'55"E   |
| C5          | 100.00'  | 7°35'52"      | 13.26'  | S06°40'31"E   |
| C6          | 100.00'  | 35°13'19"     | 61.42'  | S14°44'04"W   |
| C23         | 250.00'  | 6°30'23"      | 28.39'  | S37°59'18"E   |
| C24         | 250.00'  | 1°41'10"      | 7.36'   | S42°05'05"E   |
| C28         | 200.00'  | 8°16'18"      | 28.87'  | S38°47'31"E   |
| C30         | 1150.00' | 2°26'08"      | 48.88'  | S40°36'42"E   |
| C31         | 1150.00' | 0°59'47"      | 20.00'  | S42°19'40"E   |
| C32         | 1150.00' | 0°59'47"      | 20.00'  | S43°19'28"E   |
| C33         | 1150.00' | 1°46'11"      | 35.52'  | S44°42'27"E   |
| C34         | 1150.00' | 1°46'20"      | 35.57'  | S46°28'42"E   |
| C35         | 1150.00' | 1°00'01"      | 20.07'  | S47°51'52"E   |
| C36         | 1150.00' | 1°00'07"      | 20.11'  | S48°51'56"E   |
| C37         | 1150.00' | 1°00'14"      | 20.15'  | S49°52'06"E   |
| C38         | 1150.00' | 1°00'22"      | 20.19'  | S50°52'24"E   |
| C39         | 1150.00' | 1°49'10"      | 36.52'  | S52°17'10"E   |
| C40         | 1150.00' | 2°26'11"      | 48.90'  | S54°24'51"E   |
| C41         | 1150.00' | 0°59'48"      | 20.00'  | S56°07'50"E   |
| C42         | 1150.00' | 0°59'47"      | 20.00'  | S57°07'38"E   |
| C43         | 1150.00' | 0°59'48"      | 20.00'  | S58°07'25"E   |
| C44         | 1150.00' | 0°59'49"      | 20.01'  | S59°07'14"E   |
| C45         | 1150.00' | 1°54'12"      | 38.20'  | S60°34'14"E   |
| C46         | 1150.00' | 1°54'21"      | 38.25'  | S62°28'31"E   |
| C47         | 1150.00' | 0°59'52"      | 20.03'  | S63°55'32"E   |
| C53         | 425.00'  | 3°34'44"      | 26.55'  | S44°43'02"E   |
| C54         | 425.00'  | 3°30'41"      | 26.05'  | S48°15'44"E   |
| C55         | 425.00'  | 2°42'37"      | 20.10'  | S51°22'23"E   |
| C56         | 425.00'  | 2°42'01"      | 20.03'  | S54°04'42"E   |
| C57         | 425.00'  | 2°41'48"      | 20.00'  | S56°46'37"E   |
| C58         | 425.00'  | 2°41'56"      | 20.02'  | S59°28'28"E   |
| C59         | 425.00'  | 0°12'23"      | 1.53'   | S60°55'37"E   |
| C60         | 375.00'  | 9°24'20"      | 61.56'  | S47°37'50"E   |
| C66         | 655.00'  | 1°02'45"      | 11.95'  | S61°33'11"E   |
| C67         | 655.00'  | 2°27'01"      | 28.01'  | S63°18'04"E   |
| C68         | 655.00'  | 1°45'01"      | 20.01'  | S65°24'05"E   |
| C101        | 75.00'   | 7°35'52"      | 9.95'   | N06°40'31"W   |
| C103        | 75.00'   | 5°59'35"      | 7.84'   | N00°07'12"E   |
| C104        | 30.00'   | 124°33'01"    | 65.21'  | N65°23'30"E   |

PLANTATION OAKS BOULEVARD  
(VARIABLE WITH L.A. R/W PER F.D.O.T. R/W MAP  
SECTION 71283-2301, DATED 8-30-99)

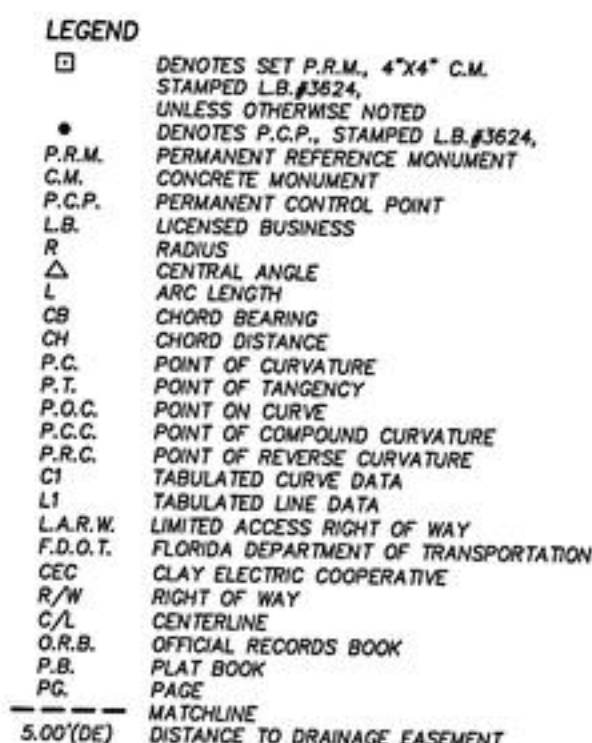
R=1150.00'  
Δ=11°54'53"  
L=239.14'  
CB=N44°08'41"W  
CH=238.71'

10' CLAY ELECTRIC  
COOPERATIVE EASEMENT  
O.R.B. 2572, PG. 622

R=1150.00'  
Δ=18°51'18"  
L=378.44'  
CB=N59°31'47"W  
CH=376.74'

0 20 40 80  
GRAPHIC SCALE IN FEET  
1"=40'

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624





# WILLOWBROOK AT OAKLEAF PLANTATION

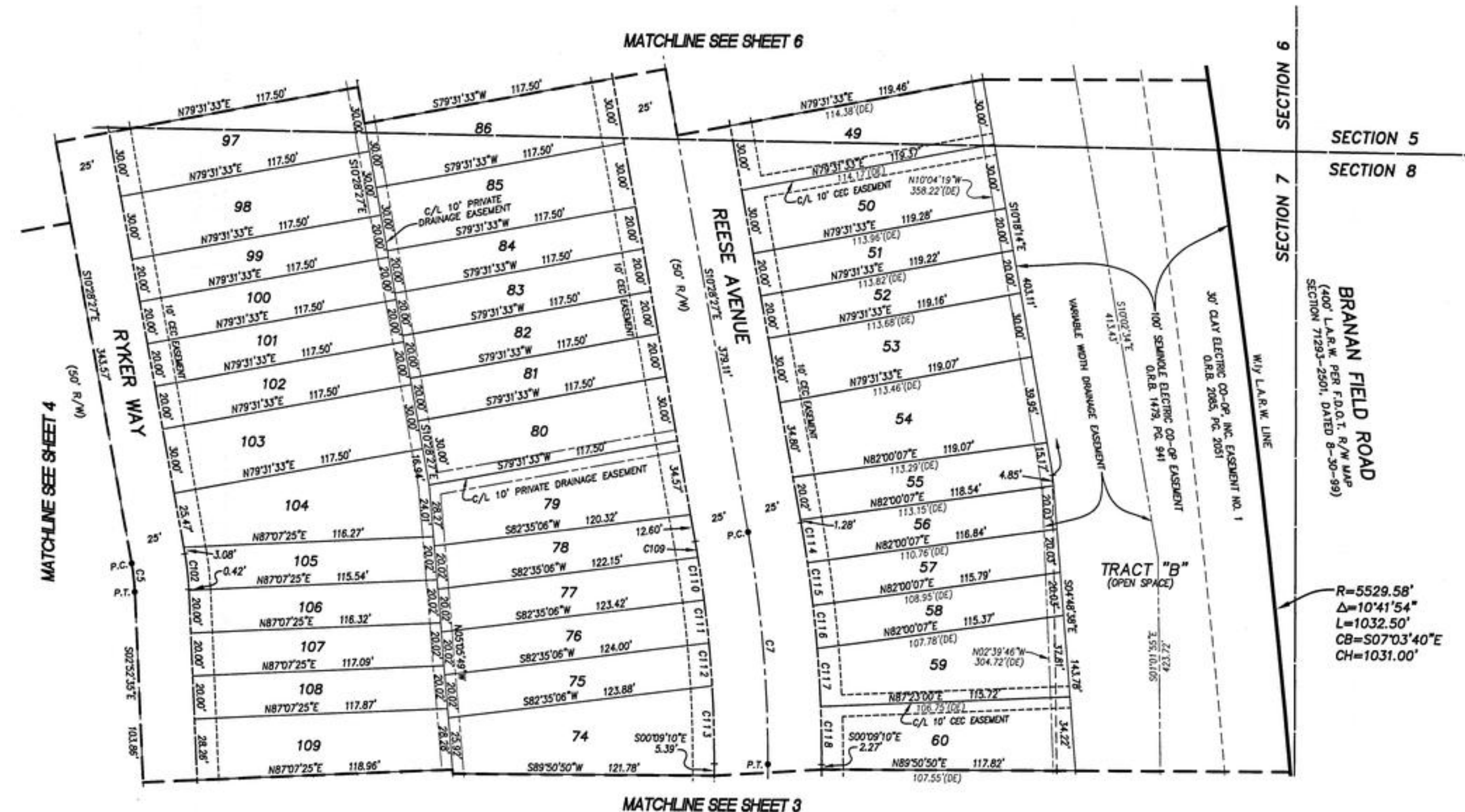
A PORTION OF SECTIONS 6, 7 AND 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA

PLAT BOOK 56 PAGE 33

SHEET 7 OF 7 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

TYPE I SUBDIVISION



| CURVE TABLE |         |               |         |               |         |
|-------------|---------|---------------|---------|---------------|---------|
| CURVE       | RADIUS  | CENTRAL ANGLE | LENGTH  | CHORD BEARING | CHORD   |
| C5          | 100.00' | 7°35'52"      | 13.26'  | S06°40'31"E   | 13.25'  |
| C7          | 600.00' | 10°19'17"     | 108.09' | S05°18'49"E   | 107.94' |
| CT02        | 125.00' | 7°35'52"      | 16.58'  | N06°40'31"W   | 16.56'  |
| CT09        | 575.00' | 0°44'26"      | 7.43'   | N10°06'14"W   | 7.43'   |
| CT10        | 575.00' | 1°59'12"      | 20.01'  | N08°44'13"W   | 20.01'  |
| CT11        | 575.00' | 1°59'35"      | 20.00'  | N08°44'37"W   | 20.00'  |
| CT12        | 575.00' | 1°59'43"      | 20.02'  | N04°44'58"W   | 20.02'  |
| CT13        | 575.00' | 3°35'57"      | 36.12'  | N01°57'08"W   | 36.11'  |
| CT14        | 625.00' | 1°43'00"      | 18.73'  | N09°36'57"W   | 18.73'  |
| CT15        | 625.00' | 1°50'01"      | 20.00'  | N07°50'27"W   | 20.00'  |
| CT16        | 625.00' | 1°50'05"      | 20.01'  | N06°00'24"W   | 20.01'  |
| CT17        | 625.00' | 2°28'22"      | 26.97'  | N03°51'11"W   | 26.97'  |
| CT18        | 625.00' | 2°27'50"      | 26.88'  | N01°23'05"W   | 26.87'  |

## LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- CT TABULATED CURVE DATA
- LI TABULATED LINE DATA
- L.A.R.W. LIMITED ACCESS RIGHT OF WAY
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- CEC CLAY ELECTRIC COOPERATIVE
- R/W RIGHT OF WAY
- C/L CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- MATCHLINE
- 5.00'(DE) DISTANCE TO DRAINAGE EASEMENT

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