

WILLOWBROOK AT OAKLEAF PLANTATION REPLAT

BEING A REPLAT OF ALL OF LOTS 109, 110, 111, 112 AND 113 AS DEPICTED ON THE PLAT OF WILLOWBROOK AT OAKLEAF PLANTATION, AS RECORDED IN PLAT BOOK 56, PAGES 27 THROUGH 33 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, LYING WITHIN SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST OF SAID COUNTY.

CAPTION

All of Lots 109, 110, 111, 112 and 113, as depicted on the plat of Willowbrook at Oakleaf Plantation, as recorded in Plat Book 56, pages 27 through 33 of the Public Records of Clay County, Florida, being more particularly described as follows:

For a Point of Reference, begin at the Southwesterly corner of Lot 108 of said Willowbrook at Oakleaf Plantation; thence North 87°07'25" East, along the Southerly line of said Lot 108, a distance of 117.87 feet to the Southeasterly corner thereof; thence South 05°05'49" East, along the Easterly line of said Lots 109 and 110, a distance of 53.45 feet; thence South 01°12'46" West, along the Easterly line of said Lot 110, a distance of 126.72 feet to the Southeasterly corner thereof, said corner lying on the Northerly right of way line of Grover Lane, a 50 foot right of way as presently established, said Northerly right of way line being a curve concave Northerly having a radius of 605.00 feet; thence Westerly along the arc of said curve, through a central angle of 11°10'20", an arc length of 117.97 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 71°17'05" West, 117.78 feet; thence Northerly continuing along said Northerly right of way line and along the arc of a curve concave Easterly having a radius of 30.00 feet, through a central angle of 88°09'43", an arc length of 46.16 feet to a point of reverse curvature, said point lying on the Easterly right of way line of Ryker Way, a 50 foot right of way as presently established, said arc being subtended by a chord bearing and distance of North 21°37'04" West, 41.74 feet; thence Northerly along said Easterly right of way line and along the arc of a curve concave Westerly having a radius of 125.00 feet, through a central angle of 25°20'23", an arc length of 55.28 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 09°47'38" East, 54.83 feet; thence North 02°52'35" West, continuing along said Easterly right of way line, 43.44 feet to the Point of Beginning.

Containing 0.45 acres, more or less.

TYPE I SUBDIVISION "PUD" ZONING

Area: 0.45 Acres±
Total Number of Lots: 5

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 Florida LLC

COUNTY COMMISSIONER'S APPROVAL

Examined and approved this 12 day of April, 2016 by the Board of County Commissioners, Clay County, Florida.

Chairman Diane Hutchings

SKopelowski
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 58, Pages 8 through 9, of the Public Records of Clay County, Florida, this 19 day of April, 2016.

T. Burden
Clerk of the Circuit Court

DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL

Approved this 12th day of APRIL, 2016.

Julie Palmer
Director

COUNTY ENGINEER APPROVAL

Approved this 13th day of April, 2016.

Dale Smith
Director, Department of Engineering

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, F.S., of the Florida Statutes.

Signed and sealed this 29th day of MARCH, 2016.

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



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 177.081 (1), Florida Statutes (1998), and has determined that said plat conforms with requirements of Chapter 177, Florida Statutes. The undersigned did not prepare this plat. This certificate is made as of the 31st day of March, 2016.

Signed: B.L. Pittman
Print Name: B.L. Pittman
Florida Registration No.: 4827

Print Address: 90 River Road
Orange Park FL 32073



PLAT BOOK 58 PAGE 8

SHEET 1 OF 2 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

ADOPTION AND DEDICATION

This is to certify that Mattamy Florida LLC ("Owner"), a Delaware limited liability company, is the lawful owner of the lands described in the caption hereon and that they have caused the same to be surveyed and subdivided, and that this plat known as Willowbrook at Oakleaf Plantation Replat 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 sidewalk easements and drainage easements are hereby irrevocably and without reservation dedicated to Clay County, Florida, its successors and assigns.

All private drainage easements and sidewalk easements shown on this plat are and 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.

The Owner does hereby reserve to itself, its successors and assigns, an easement for ingress and egress over any easements shown on this plat. In addition, any utility easements shown on this plat shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(28) of the current Florida Statutes; however, only cable television service providers specifically authorized by the Owner, its successors and assigns, to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

In witness whereof, Laurel Nielsen, the vice president of Calben (Florida) Corporation, which is the manager of Mattamy Florida LLC, a Delaware limited liability company, has caused these presents to be signed on behalf of the corporation which is signing on behalf of the partnership.

Christopher A. Hill
Witness
Print Name

Jason Thomas
Witness
Print Name

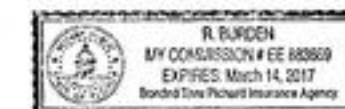
Mattamy Florida LLC
a Delaware limited liability company
By: CALBEN (FLORIDA) CORPORATION
a Florida corporation, its manager
By: Laurel Nielsen
Laurel Nielsen, it's Vice President

ACKNOWLEDGMENT

State of Florida, County of Duval

The foregoing instrument was acknowledged before me this 9 day of March, 2016, by Laurel Nielsen, in her capacity as Vice President of Calben (Florida) Corporation, which is the manager of Mattamy Florida LLC, a Delaware limited liability company, on behalf of the corporation which is signing on behalf of the partnership. She is personally known to me and no oath was taken.

By: R. Burden
Print Name: R. Burden
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 Florida LLC, a Delaware limited liability company, 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.

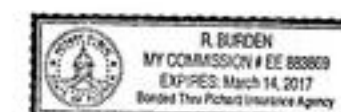
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a Delaware limited liability company
By: CALBEN (FLORIDA) CORPORATION
a Florida corporation, its manager
By: Laurel Nielsen
Laurel Nielsen, it's Vice President

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By: R. Burden
Print Name: R. Burden
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

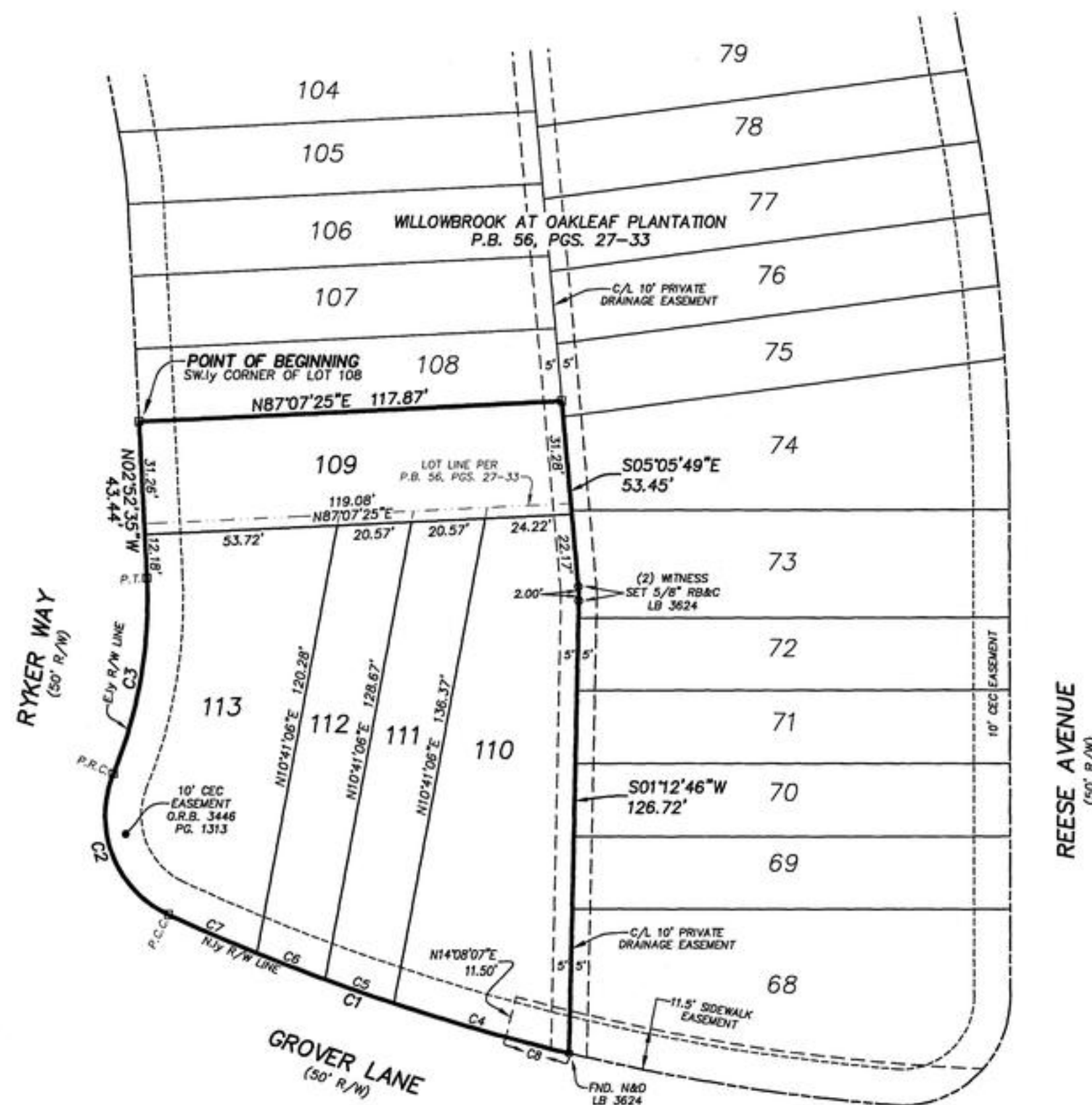
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PLAT BOOK 58 PAGE 9

SHEET 2 OF 2 SHEETS

TYPE 1 SUBDIVISION



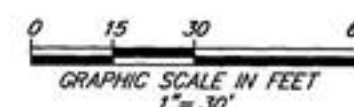
NOTES:

- 1) 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 this plat. There may be additional restrictions not recorded on this plat that may be found in the Public Records of this county.
- 2) Bearings based on the Southerly line of Lot 108 as being North 87°07'25" East.
- 3) Examination of Flood Insurance Rate Map for Clay County, Florida, community panel Number 120064 0065 E, dated March 17, 2014, indicates that the property shown and described hereon lies within Flood Zone "X". No attempt was made to field verify.
- 4) Except drainage easements specifically dedicated to Clay County, Florida, all easements shown hereon shall also be for the construction, installation, maintenance and operation of drainage structures, utilities, sanitary sewers and cable television service, provided however that said cable television service shall not interfere with facilities and service of any electric, telephone, gas or other public utility. In the event a cable television company damages the facility of a public utility, it shall be solely responsible for the damage.
- 5) Whether depicted on the plat or not, the "Owner", hereby grants Clay Electric Cooperative, Inc. and JEA a 10 foot 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.
- 6) Where a Clay Electric Cooperative, Inc. easement crosses an easement or right of way granted to JEA, 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. JEA shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay Electric Cooperative, Inc.'s facilities.
- 7) All easements for the underground electric distribution system, marked CEC and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay Electric Cooperative, Inc. (CEC).
- 8) The lands depicted hereon are subject to Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 1834, page 2194, Official Records Book 1841, page 806, Official Records Book 1849, page 1344 and Official Records Book 1900, page 1472 of the Public Records of Clay County, Florida.
- 9) The lands depicted hereon are subject to Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 2227, page 1543, and Official Records Book 2240, page 1886 of the Public Records of Clay County, Florida.
- 10) The lands depicted hereon are subject to Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 3465, page 2002 of the Public Records of Clay County, Florida.
- 11) The lands depicted hereon are subject to Right of way Easement recorded in Official Records Book 3446, page 1313 of the Public Records of Clay County, Florida.
- 12) The lands depicted hereon are subject to Easement granted to BellSouth Telecommunications, Inc. recorded in Official Records Book 3467, page 502 of the Public Records of Clay County, Florida. (Blanket in nature for services)

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B. #3624, UNLESS OTHERWISE NOTED
- P.R.M. PERMANENT REFERENCE MONUMENT
- RBAC 5/8" REBAR AND CAP
- C.M. CONCRETE MONUMENT
- N&D NAIL AND DISK
- L.B. LICENSED BUSINESS
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- CEC CLAY ELECTRIC COOPERATIVE
- R/W RIGHT OF WAY
- C/L CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- ESMT. EASEMENT

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	605.00'	117°0'20"	117.97'	N71°17'05"W	117.78'
C2	30.00'	88°09'43"	46.16'	N21°37'04"W	41.74'
C3	125.00'	25°20'23"	55.28'	N09°47'36"E	54.83'
C4	605.00'	4°47'37"	50.62'	S74°28'26"E	50.60'
C5	605.00'	1°54'49"	20.21'	S71°07'13"E	20.21'
C6	605.00'	1°55'27"	20.32'	S69°12'05"E	20.32'
C7	605.00'	2°32'27"	26.83'	S66°58'09"E	26.83'
C8	605.00'	1°42'59"	18.12'	N76°00'46"W	18.12'



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