

FALL CREEK AT OAKLEAF PLANTATION

PLAT BOOK 44 PAGE 73

PAGE 1 OF 8 PAGES

PART OF SECTION 8 AND SECTION 9, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

TYPE 1 SUBDIVISION ~ ZONED "PUD"

CAPTION :

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 8 AND SECTION 9, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 8, ALSO BEING THE WEST LINE OF SAID SECTION 9, WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE, ON SAID SOUTH LINE, NORTH 88 DEGREES 34 MINUTES 52 SECONDS WEST, 1002.23 FEET TO A POINT ON A CURVE, SAID POINT HAVING A RADIAL BEARING OF NORTH 47 DEGREES 05 MINUTES 13 SECONDS EAST; THENCE, NORTHWESTERLY AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1435.00 FEET AND A CENTRAL ANGLE OF 44 DEGREES 03 MINUTES 26 SECONDS, AN ARC DISTANCE OF 1103.43 FEET (NORTH 20 DEGREES 53 MINUTES 04 SECONDS WEST, 1076.45 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF COMPOUND CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF OAKLEAF VILLAGE PARKWAY, A 125-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE, ON SAID RIGHT-OF-WAY LINE AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 92 DEGREES 51 MINUTES 10 SECONDS, AN ARC DISTANCE OF 48.62 FEET (NORTH 47 DEGREES 34 MINUTES 25 SECONDS EAST, 43.47 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, ON SAID RIGHT-OF-WAY LINE, NORTH 03 DEGREES 59 MINUTES 49 SECONDS EAST, 80.00 FEET TO A POINT ON A CURVE; THENCE, ON SAID RIGHT-OF-WAY LINE AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 92 DEGREES 51 MINUTES 32 SECONDS, AN ARC DISTANCE OF 48.62 FEET (NORTH 39 DEGREES 34 MINUTES 14 SECONDS WEST, 43.47 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF COMPOUND CURVE; THENCE, ON SAID RIGHT-OF-WAY LINE AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1435.00 FEET AND A CENTRAL ANGLE OF 15 DEGREES 44 MINUTES 34 SECONDS, AN ARC DISTANCE OF 394.29 FEET (NORTH 14 DEGREES 43 MINUTES 49 SECONDS EAST, 393.05 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, RADIAL TO SAID CURVE, SOUTH 67 DEGREES 24 MINUTES 05 SECONDS EAST, 58.24 FEET; THENCE, SOUTH 03 DEGREES 05 MINUTES 04 SECONDS EAST, 44.53 FEET; THENCE, SOUTH 21 DEGREES 20 MINUTES 40 SECONDS EAST, 66.90 FEET; THENCE, SOUTH 39 DEGREES 14 MINUTES 02 SECONDS WEST, 47.32 FEET; THENCE, SOUTH 11 DEGREES 38 MINUTES 12 SECONDS EAST, 142.73 FEET; THENCE, SOUTH 62 DEGREES 37 MINUTES 44 SECONDS EAST, 39.87 FEET; THENCE, SOUTH 31 DEGREES 11 MINUTES 25 SECONDS EAST, 37.16 FEET; THENCE, SOUTH 50 DEGREES 57 MINUTES 48 SECONDS WEST, 34.29 FEET; THENCE, SOUTH 22 DEGREES 45 MINUTES 08 SECONDS WEST, 49.59 FEET; THENCE, NORTH 84 DEGREES 06 MINUTES 06 SECONDS EAST, 60.72 FEET; THENCE, SOUTH 24 DEGREES 54 MINUTES 05 SECONDS EAST, 101.12 FEET; THENCE, NORTH 43 DEGREES 05 MINUTES 40 SECONDS EAST, 56.26 FEET; THENCE, SOUTH 77 DEGREES 04 MINUTES 58 SECONDS EAST, 108.98 FEET; THENCE, SOUTH 14 DEGREES 38 MINUTES 10 SECONDS EAST, 174.80 FEET; THENCE, SOUTH 85 DEGREES 17 MINUTES 36 SECONDS EAST, 235.38 FEET; THENCE, SOUTH 74 DEGREES 27 MINUTES 12 SECONDS EAST, 180.10 FEET; THENCE, SOUTH 63 DEGREES 16 MINUTES 21 SECONDS EAST, 236.98 FEET; THENCE, SOUTH 30 DEGREES 28 MINUTES 00 SECONDS EAST, 113.36 FEET; THENCE, SOUTH 15 DEGREES 37 MINUTES 43 SECONDS EAST, 110.12 FEET; THENCE, SOUTH 30 DEGREES 36 MINUTES 10 SECONDS EAST, 169.82 FEET; THENCE, NORTH 44 DEGREES 19 MINUTES 43 SECONDS EAST, 28.39 FEET; THENCE, NORTH 38 DEGREES 48 MINUTES 18 SECONDS EAST, 48.38 FEET; THENCE, NORTH 12 DEGREES 34 MINUTES 55 SECONDS WEST, 34.42 FEET; THENCE, SOUTH 53 DEGREES 14 MINUTES 59 SECONDS EAST, 78.12 FEET; THENCE, SOUTH 13 DEGREES 42 MINUTES 15 SECONDS EAST, 36.64 FEET; THENCE, SOUTH 68 DEGREES 35 MINUTES 27 SECONDS EAST, 107.75 FEET; THENCE, SOUTH 57 DEGREES 06 MINUTES 01 SECONDS EAST, 150.65 FEET; THENCE, SOUTH 51 DEGREES 55 MINUTES 06 SECONDS EAST, 89.22 FEET; THENCE, SOUTH 08 DEGREES 45 MINUTES 15 SECONDS WEST, 73.17 FEET; THENCE, SOUTH 35 DEGREES 27 MINUTES 18 SECONDS EAST, 106.80 FEET; THENCE, SOUTH 79 DEGREES 46 MINUTES 26 SECONDS WEST, 60.15 FEET; THENCE, NORTH 28 DEGREES 22 MINUTES 10 SECONDS WEST, 10.56 FEET; THENCE, NORTH 83 DEGREES 43 MINUTES 27 SECONDS WEST, 53.68 FEET; THENCE, NORTH 82 DEGREES 12 MINUTES 51 SECONDS WEST, 69.46 FEET; THENCE, SOUTH 03 DEGREES 11 MINUTES 10 SECONDS WEST, 11.69 FEET; THENCE, SOUTH 83 DEGREES 06 MINUTES 26 SECONDS EAST, 83.50 FEET; THENCE, SOUTH 75 DEGREES 59 MINUTES 49 SECONDS EAST, 67.10 FEET; THENCE, SOUTH 89 DEGREES 17 MINUTES 25 SECONDS EAST, 72.73 FEET; THENCE, SOUTH 59 DEGREES 15 MINUTES 41 SECONDS EAST, 14.24 FEET; THENCE, SOUTH 88 DEGREES 36 MINUTES 38 SECONDS WEST, 405.45 FEET TO THE POINT OF BEGINNING. CONTAINING 29.63 ACRES, MORE OR LESS.

COUNTY DEPARTMENT OF PLANNING APPROVAL :

APPROVED THIS 25th DAY OF February, A.D. 2004

[Signature]
DIRECTOR, DEPARTMENT OF PLANNING

OWNER

OAKLEAF PLANTATION, LLC
3020 HARTLEY ROAD
SUITE 100
JACKSONVILLE, FL 32257

ENGINEER

ENGLAND-THIMS & MILLER
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258

SURVEYOR

PERRET AND ASSOCIATES, INC.
1614 ATLANTIC-UNIVERSITY CIRCLE
JACKSONVILLE, FL 32257

COUNTY DEPARTMENT OF ZONING APPROVAL :

APPROVED THIS 31 DAY OF March, A.D. 2004

[Signature]
DIRECTOR, DEPARTMENT OF ZONING

UTILITY NOTES:

PUBLIC UTILITIES SERVING THIS SUBDIVISION PROVIDED BY THE FOLLOWING:

- WATER AND SANITARY SEWER - CLAY COUNTY UTILITY AUTHORITY (CCUA)
- ELECTRIC - CLAY ELECTRIC CO-OPERATIVE, INC.
- TELEPHONE - BELL SOUTH

ZONING NOTE:

PROPERTY DEPICTED ON THIS PLAT IS A PLANNED UNIT DEVELOPMENT (P.U.D.)

- TOTAL NUMBER OF LOTS: 90
- MINIMUM LOT AREA: 4,000 SQUARE FEET
- MINIMUM LOT WIDTH: 50- FEET
- MINIMUM FRONT SETBACK: 20- FEET
- MINIMUM SIDE SETBACK: 5- FEET
- MINIMUM SIDE STREET SETBACK: 20- FEET
- MINIMUM REAR SETBACK: 10- FEET
- MAXIMUM HEIGHT: 35- FEET

COUNTY COMMISSIONERS CERTIFICATE :

APPROVED THIS 31st DAY OF MARCH, A.D. 2004, BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA

[Signature]
CHAIRMAN

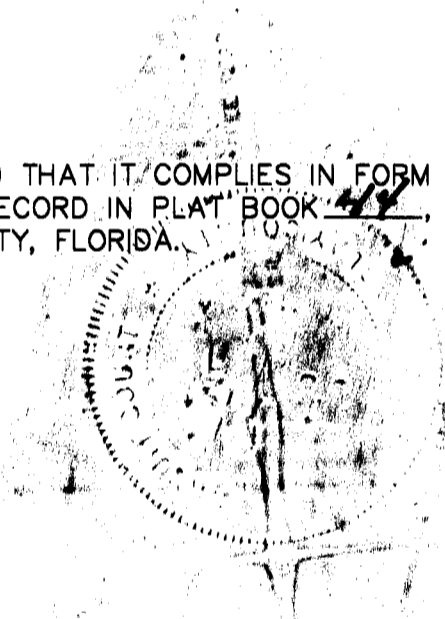
[Signature]
CLERK OF THE BOARD

CLERK'S CERTIFICATE :

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177, FLORIDA STATUTES, AND IS FILED FOR RECORD IN PLAT BOOK 44, PAGES 1378-1380 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

THIS 5th DAY OF April, A.D., 2004

[Signature]
CLERK OF THE CIRCUIT COURT



COUNTY DEPARTMENT OF ENGINEERING APPROVAL :

APPROVED THIS 29th DAY OF MARCH, A.D. 2004

[Signature]
DIRECTOR, DEPARTMENT OF ENGINEERING

SURVEYOR'S CERTIFICATE OF REVIEW :

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT HE/SHE 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE UNDERSIGNED DID NOT PREPARE THIS PLAT.

THIS CERTIFICATE IS MADE AS OF THE 17th DAY OF FEBRUARY, A.D., 2004

[Signature]
SIGNATURE

B. L. PITTMAN
FLORIDA CERT. No. LS-4827
90 RIVER ROAD
ORANGE PARK, FL 32073

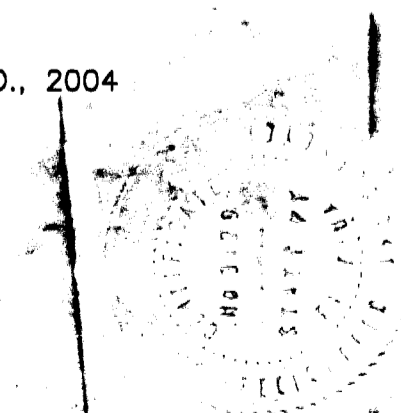
SEAL

SURVEYOR'S CERTIFICATE :

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177; AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH 177.091, FLORIDA STATUTES AND ALL LOT CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 61G17-6.0031(2)1, FLORIDA ADMINISTRATIVE CODE.

CERTIFIED THIS 17th DAY OF FEBRUARY, A.D., 2004

[Signature]
CARL S. BURSON, P.L.S.
FLORIDA CERTIFICATE No. LS-3129
PERRET and ASSOCIATES, INC.
FLORIDA CERTIFICATE No. LB-6715



PERRET AND ASSOCIATES, INC.

1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207
PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com

FALL CREEK AT OAKLEAF PLANTATION

PART OF SECTION 8 AND SECTION 9, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

ADOPTION AND DEDICATION :

This is to certify that OakLeaf Plantation, LLC, a Florida limited liability company, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon, known as FALL CREEK AT OAKLEAF PLANTATION having caused the same to be surveyed and subdivided. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. Waterford Oaks Drive, Crane Hill Court, and Stable Gate Lane, shown hereon, hereinafter the "Streets", are hereby irrevocably dedicated to Clay County, its successors and assigns, and all drainage easements shown on this plat are hereby irrevocably dedicated to Clay County, its successors and assigns, and are subject to the following covenants which run with the lands:

The "Dedicator", its successors and assigns, owns the underlying fee simple title to the areas depicted on this plat as Tract "A" hereinafter the "Tract". The Dedicator, on behalf of itself, its successors and assigns, hereby covenants and agrees in favor of Clay County, Florida, that the Tract cannot be used for any purposes other than those hereinafter described for the storm water management easements. An easement, hereinafter the "Easement", situated within the entire physical limits of the Tract, is hereby dedicated to Clay County, its successors and assigns, for the purpose of permitting Clay County, its successors and assigns, to discharge therein all water which may fall or come upon the Streets, and all water which may flow or pass from the Streets, from adjacent lands, or from any other source of public waters into or through the Easement, without any liability whatsoever on the part of Clay County, its successors and assigns, for any damage, injury or losses to persons or property resulting from the acceptance or use of the Easement by Clay County, its successors and assigns.

Clay County, by acceptance of this plat or recording shall not be deemed, on behalf of itself, its successors or assigns, to have accepted any duty, obligation, liability or responsibility whatsoever to maintain any storm water retention or detention ponds presently or hereafter located or constructed within the Easement; to maintain any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment installed within the Easement and/or associated therewith; to remove or treat any aquatic plants, animals, soil, chemicals, or any other substance or thing that might be found or come within the Easement; or to maintain water purity, quality, level or depth within the Easement. The foregoing notwithstanding, Clay County, its successors and assigns, shall have the right to undertake and perform any and all of the aforesaid activities at any time or times it may choose in its sole discretion without being deemed to have accepted any duty, obligation, liability or responsibility whatsoever to undertake, repeat or perform the same or similar activities thereafter; and to effect modification of or to any storm water retention or detention ponds or other facilities located within the Easement, including, but not limited to, the installation, modification and/or removal of any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment associated therewith, without being deemed to have accepted any duty, obligation, liability or responsibility whatsoever to undertake maintenance thereafter.

The Dedicator does hereby covenant in favor of Clay County, its successors and assigns, that it will be and remain affirmatively responsible, obligated and liable for construction, installation and subsequent maintenance of all storm water management facilities within the Tracts required by Clay County as of the date of its acceptance of this plat, as well as those required under any permit issued by any and all governmental agencies with jurisdiction, including but not limited to, any storm water retention or detention ponds presently or hereafter located or constructed therein and any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment installed therein and/or associated therewith; and for removing or treating aquatic plants, animals, soil, chemicals, or any other substance or thing that may be found or come therein; and for maintaining or preserving water purity, quality, level or depth therein. The foregoing covenant is a personal covenant of the Dedicator to Clay County unless assigned to a homeowner's association or community development district as hereinafter provided, and shall also run with all of the lands depicted within the confines of this plat and shall be assumed by each of the successors and assigns of the Dedicator. The foregoing notwithstanding, the Dedicator may assign the burden of its personal covenant hereinabove described to a homeowner's association, hereinafter the "Association", created as a corporate entity under the laws of the State of Florida, or a community development district under Chapter 190, Florida Statutes, hereinafter the "CDD", each existing in perpetuity and invested with the power, duty and authority to levy mandatory assessments against each lot depicted on this plat to provide sufficient and adequate funding for maintenance of the above described storm water management facilities. In the event of assignment by the Dedicator to the Association or CDD, as evidenced by the recording of an appropriate instrument in the public records of Clay County, Florida, executed on behalf of both the Dedicator and the Association or CDD, wherein the Association or CDD affirmatively accepts the assignment of the personal covenant and the responsibility for all matters herein covenanted or indemnified by the Dedicator, then the Dedicator shall be deemed to have been completely released from all responsibilities, obligations and liabilities arising thereunder, the Association or CDD, being deemed to have succeeded to the same. If and only if Clay County, its successors and assigns, shall affirmatively accept responsibility for maintenance under the Easement, as evidenced by the adoption of a formal resolution by the governing body of Clay County, its successors and assigns, spread upon the minutes thereof, and, if required by the County, the recording of an appropriately executed instrument conveying to Clay County the fee simple title to the Tract wherein such storm water management facilities have been constructed, then the Dedicator and the Association or CDD shall both be deemed to have been completely released from all responsibilities, obligations and liabilities thereafter arising under the personal covenant. Further, said personal covenant shall be deemed to have terminated upon the adoption of said resolution with respect to the Tract. Until Clay County, its successors and assigns, in its sole discretion, elects to undertake the responsibility for maintenance of the storm water management facilities within the Tract, the Dedicator does hereby covenant and agree to indemnify Clay County and save it harmless from suits, damages, liability and expenses in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the lakes filtration systems and other storm water management facilities. This indemnification shall run with the land and successors and assigns of the Dedicator and shall be subject to and bound by it.

The Dedicator, on behalf of itself, its successors and assigns, does hereby covenant in favor of Clay County, its successors and assigns, that it shall not enter upon or use any portion of the Tract for any purpose inconsistent with the storm water management facilities hereinabove described. In this regard, except as the same may be related directly to the activities and uses authorized in connection therewith, the Dedicator, its successors and assigns, shall not undertake any dredge or fill activities within the Tract, nor place or plant, or cause or suffer to be placed or planted, any temporary or permanent structures or vegetation of any kind encroaching within, on, over or across the Tract, including but not limited to fences, hedges, fountains or bulkheads.

Tracts "B" and "D" and Private Drainage Easements are hereby reserved unto the Dedicator, its successors and assigns.

Tract "C" and easements designated as "CCUA Utility Easements" are hereby irrevocably dedicated to Clay County Utility Authority (CCUA), its successors and assigns.

Easements described in General Notes 6 through 10 herein, shall be irrevocably dedicated as stated therein.

IN WITNESS WHEREOF, OakLeaf Plantation, LLC, a Florida limited liability company, has caused these presents to be signed by its Vice President on the date shown below.

OAKLEAF PLANTATION, LLC, a Florida limited liability company

BY: Erik H. Wilson
ERIK H. WILSON, VICE PRESIDENT

Deborah H. Dunbar
WITNESS
Deborah H. Dunbar
PRINT NAME

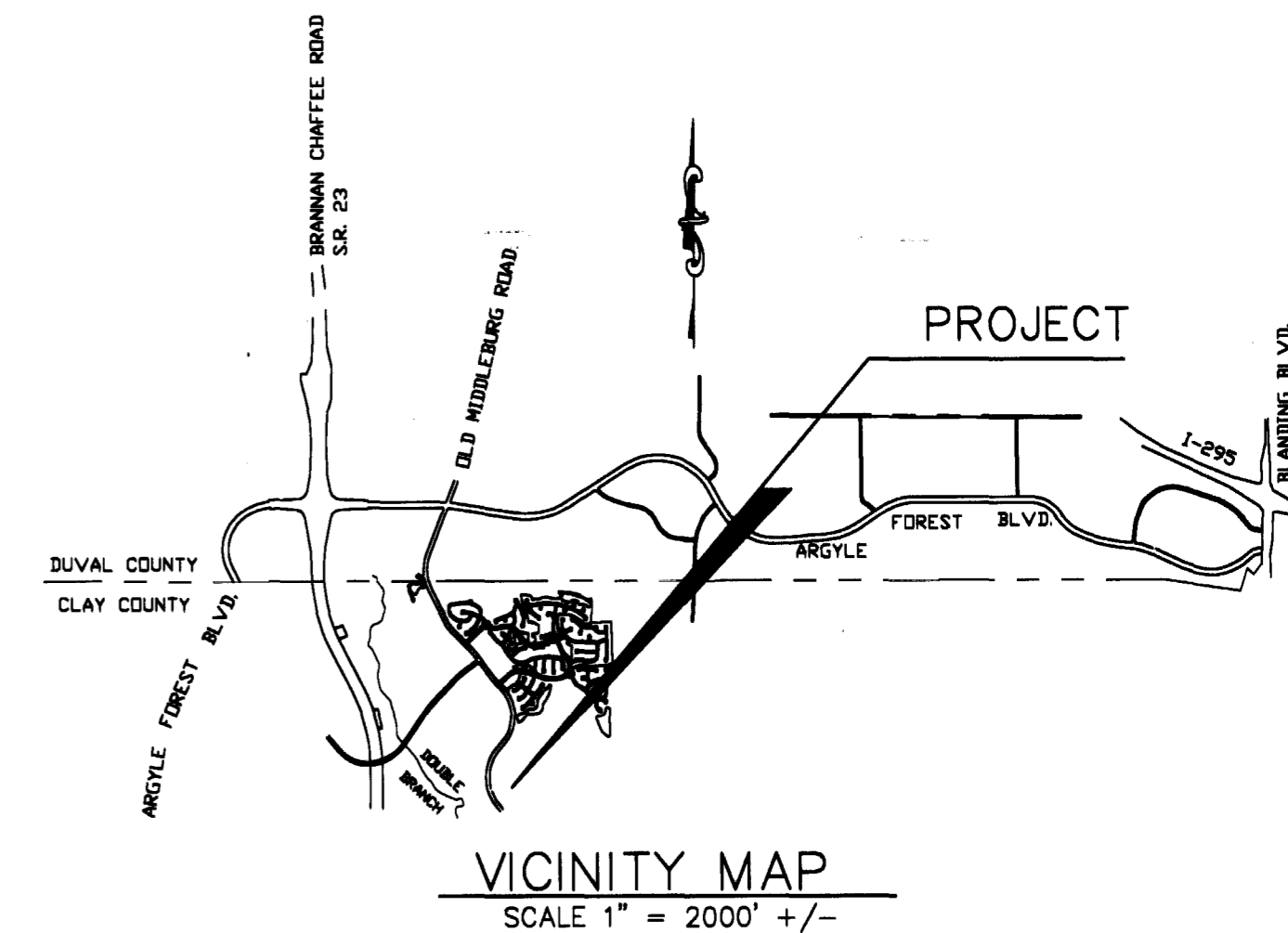
ELINORE C. COY
WITNESS
Elinore C. Coy
PRINT NAME

GENERAL NOTES :

- BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE
- PROPERTY LIES WITHIN FLOOD ZONE "X" AS SCALED FROM FEMA FLOOD INSURANCE RATE MAP PANEL 120064 0045 D, DATED 11/4/92
- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- 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 THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- WHETHER DEPICTED ON THE PLAT OR NOT, OAKLEAF PLANTATION, LLC, HEREBY GRANTS CLAY ELECTRIC COOPERATIVE, INC. A 10 FOOT WIDE 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.
- WHERE A CLAY ELECTRIC COOPERATIVE, INC. EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CCUA, 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. CCUA SHALL USE, OCCUPY, AND LOCATE FACILITIES IN THESE JOINT USE AREAS SO AS TO REASONABLY ACCOMMODATE CLAY ELECTRIC COOPERATIVE, INC.'S FACILITIES.
- WHERE A CCUA EASEMENT CROSSES AND EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY ELECTRIC COOPERATIVE, INC., CCUA SHALL HAVE THE RIGHT TO LOCATE ITS FACILITIES IN SAID JOINT USE EASEMENT AREA, BUT SUCH USE SHALL BE NON-EXCLUSIVE. CLAY ELECTRIC COOPERATIVE, INC. SHALL USE, OCCUPY, AND LOCATE FACILITIES IN THESE JOINT AREAS SO AS TO REASONABLE ACCOMMODATE CCUA'S FACILITIES.
- ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED CCUA AND SHOWN ON PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS.
- ALL EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED C.E.C. AND SHOWN ON PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. (C.E.C.)
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, NOR CUTTING OF TREES OR PLANTS SHALL TAKE PLACE WITHIN CONSERVATION/PRESERVATION AREAS OR JURISDICTIONAL WETLANDS SHOWN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE REGULATORY AGENCIES HAVING JURISDICTION OVER SUCH CONSERVATION/PRESERVATION AREA OR WETLANDS. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE CONSERVATION/PRESERVATION OR WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO COMMENCING ANY ACTIVITY WITHIN THE CONSERVATION/PRESERVATION OR WETLAND AREAS. THE JURISDICTIONAL WETLAND LINE MAY BE REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES. Ch. 704.061(1)(a through q) Florida Statutes

LEGEND :

- DENOTES PERMANENT CONTROL POINT (PCP) - No. 6715
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET - No. 6715
- DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND - I.D. AS NOTED
- L1 DENOTES TABULATED LINE NUMBER
- C1 DENOTES TABULATED CURVE NUMBER
- (R) DENOTES LINE RADIAL TO CURVE
- PC DENOTES POINT OF CURVATURE
- PT DENOTES POINT OF TANGENCY
- PRC DENOTES POINT OF REVERSE CURVE
- PCC DENOTES POINT OF COMPOUND CURVE
- R DENOTES RADIUS
- D DENOTES CENTRAL ANGLE
- L DENOTES ARC LENGTH
- CB DENOTES CHORD BEARING
- CH DENOTES CHORD LENGTH
- R/W DENOTES RIGHT-OF-WAY
- B.R.L. DENOTES BUILDING RESTRICTION LINE



SUBDIVISION IMPROVEMENT GUARANTEE :

As a condition precedent to the recordation of this plat in the public records of Clay County, Florida, the undersigned owner of this subdivision 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 effects a lot or lots sold. Time of performance being the essence, said guarantee shall be part of each deed of conveyance of 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.

ACKNOWLEDGMENT :

STATE OF FLORIDA:
COUNTY OF CLAY:

The foregoing instrument was acknowledged before me this 18 day of January, 2004, by Erik H. Wilson, Vice President, OakLeaf Plantation, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me and no oath was taken,

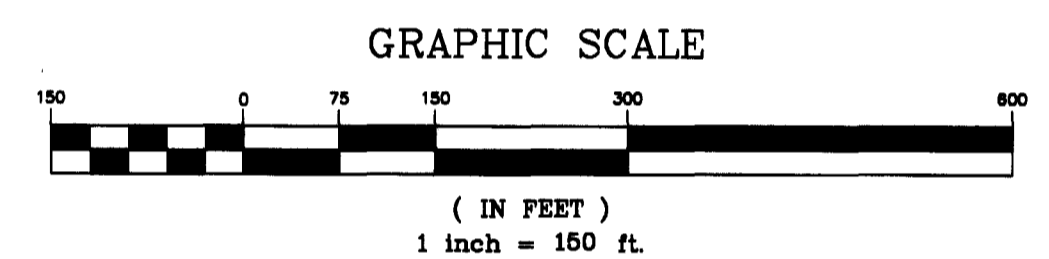
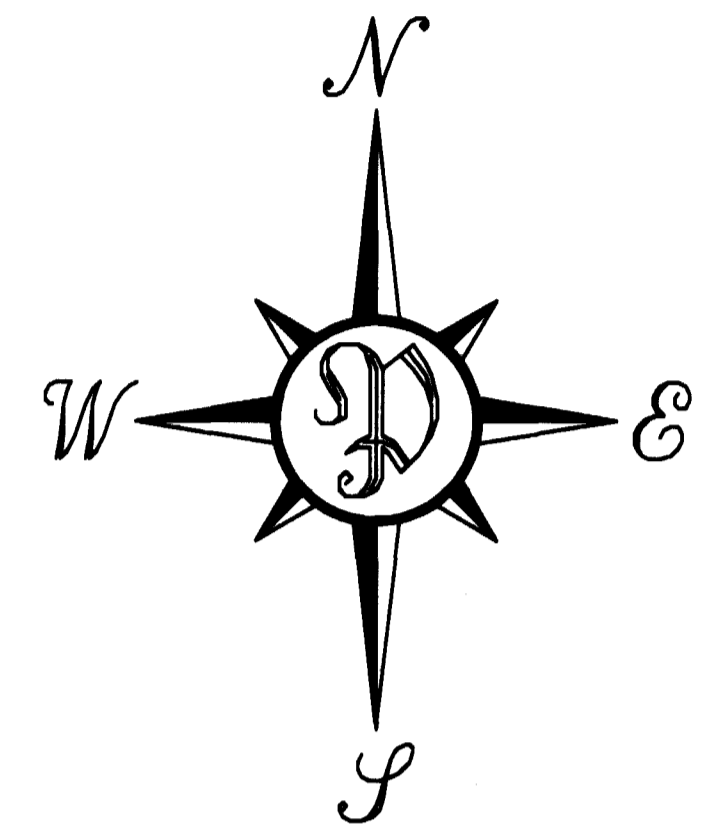
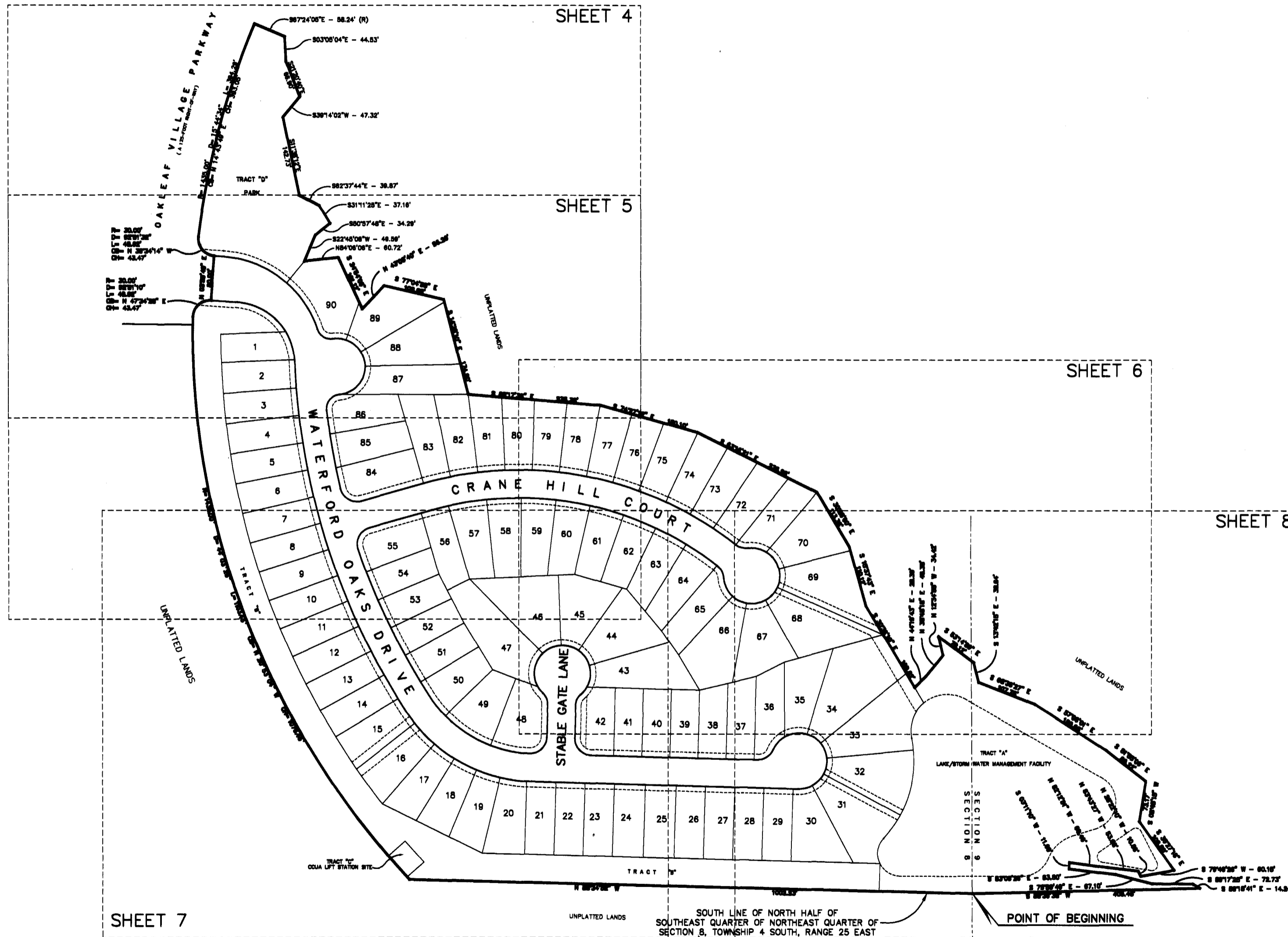
By: Deborah H. Dunbar
Deborah H. Dunbar
PRINT NAME

DEBORAH H. DUNBAR
Notary Public, State of Florida
My comm. exp. June 10, 2005
Comm. No. DD 022831

PERRET AND ASSOCIATES, INC.
1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207
PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com

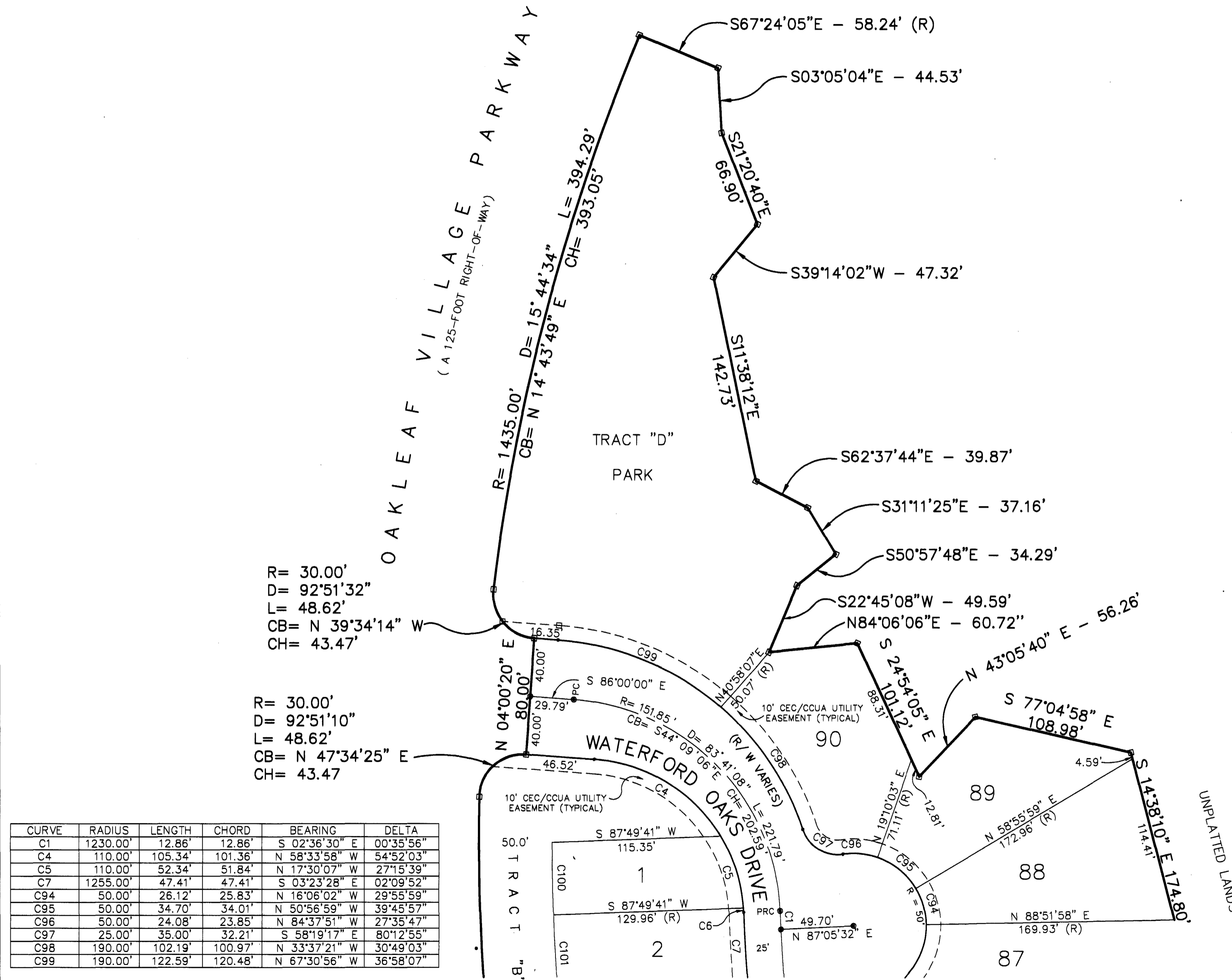
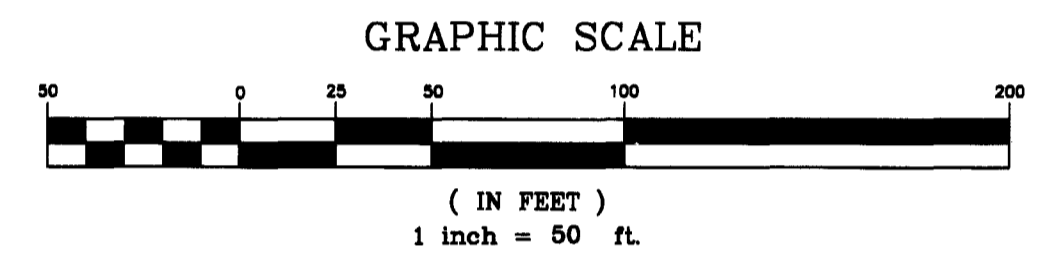
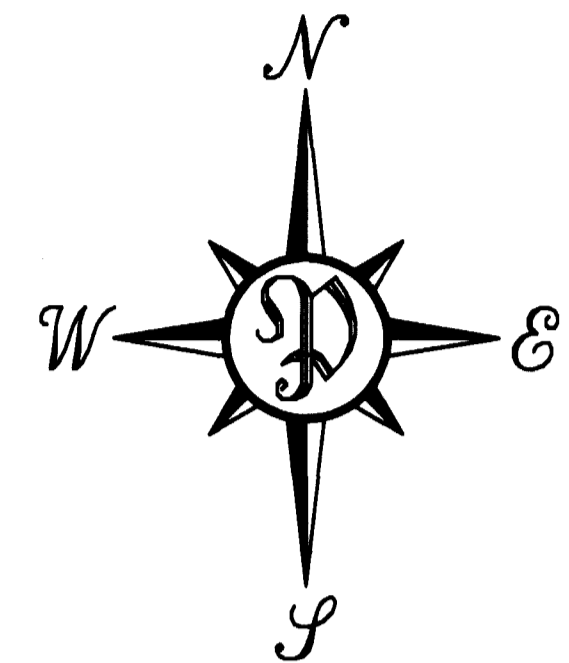
FALL CREEK AT OAKLEAF PLANTATION

PART OF SECTION 8 AND SECTION 9, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



FALL CREEK AT OAKLEAF PLANTATION

PART OF SECTION 8 AND SECTION 9, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1230.00'	12.86'	12.86'	S 02°36'30" E	00°35'56"
C4	110.00'	105.34'	101.36'	N 58°33'58" W	54°52'03"
C5	110.00'	52.34'	51.84'	N 17°30'07" W	27°15'39"
C7	1255.00'	47.41'	47.41'	S 03°23'28" E	02°09'52"
C94	50.00'	26.12'	25.83'	N 16°06'02" W	29°55'59"
C95	50.00'	34.70'	34.01'	N 50°56'59" W	39°45'57"
C96	50.00'	24.08'	23.85'	N 84°37'51" W	27°35'47"
C97	25.00'	35.00'	32.21'	S 58°19'17" E	80°12'55"
C98	190.00'	102.19'	100.97'	N 33°37'21" W	30°49'03"
C99	190.00'	122.59'	120.48'	N 67°30'56" W	36°58'07"

SHEET 5

PERRET AND ASSOCIATES, INC.

1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207
 PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com



FALL CREEK AT OAKLEAF PLANTATION

PART OF SECTION 8 AND SECTION 9, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

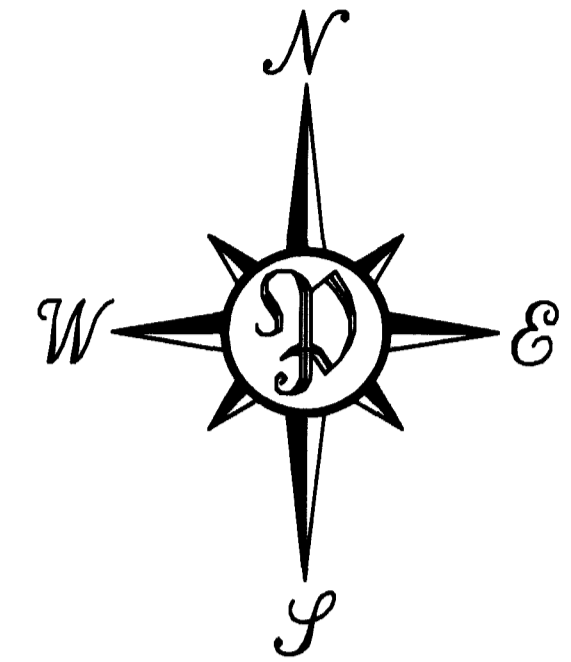
R= 1435.00'
D= 15°44'34"
L= 394.29'
CB= N 14°43'49" E
CH= 393.05'

R= 30.00'
D= 92°51'32"
L= 48.62'
CB= N 39°34'14" W
CH= 43.47'

R= 30.00'
D= 92°51'10"
L= 48.62'
CB= N 47°34'25" E
CH= 43.47'

SHEET 4

TRACT "D"
PARK

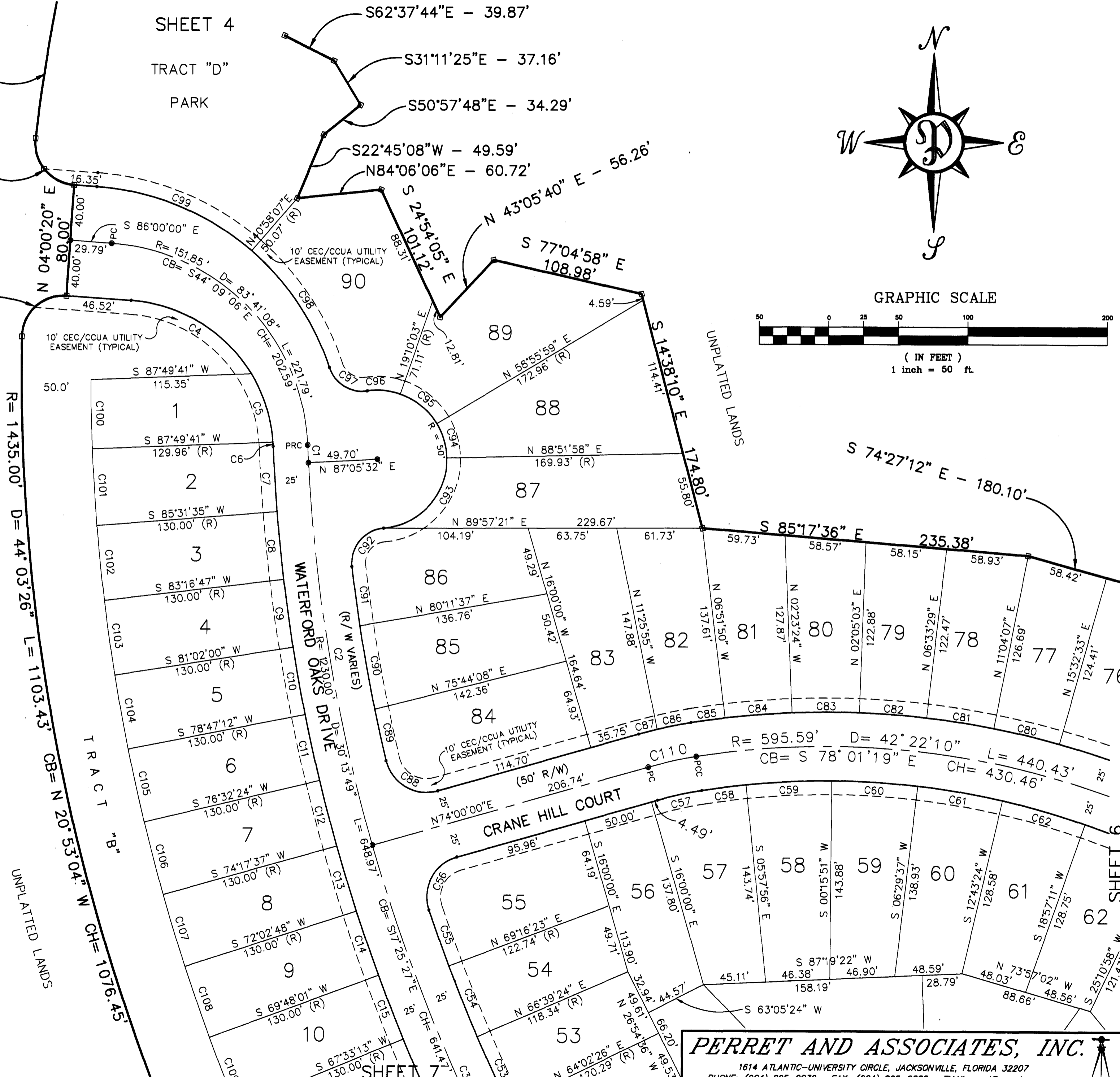


GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

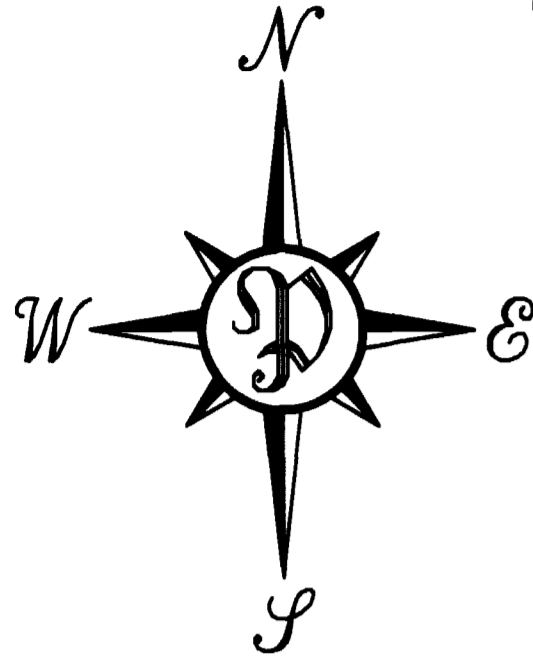
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1230.00'	12.86'	12.86'	S 02°36'30" E	00°35'56"
C2	1230.00'	281.06'	280.44'	S 09°27'14" E	13°05'32"
C3	1230.00'	355.06'	353.83'	S 24°16'11" E	16°32'22"
C4	110.00'	105.34'	101.36'	N 58°33'58" W	54°52'03"
C5	110.00'	52.34'	51.84'	N 17°30'07" W	27°15'39"
C6	110.00'	3.00'	3.00'	N 03°05'25" W	01°33'46"
C7	1255.00'	47.41'	47.41'	S 03°23'28" E	02°09'52"
C8	1255.00'	49.21'	49.21'	S 05°35'49" E	02°14'48"
C9	1255.00'	49.21'	49.21'	S 07°50'36" E	02°14'48"
C10	1255.00'	49.21'	49.21'	S 10°05'24" E	02°14'48"
C11	1255.00'	49.21'	49.21'	S 12°20'12" E	02°14'48"
C12	1255.00'	49.21'	49.21'	S 14°35'00" E	02°14'48"
C13	1255.00'	49.21'	49.21'	S 16°49'47" E	02°14'48"
C14	1255.00'	49.21'	49.21'	S 19°04'35" E	02°14'48"
C15	1255.00'	49.21'	49.20'	S 21°19'23" E	02°14'48"
C53	1205.00'	55.02'	55.02'	S 24°39'05" E	02°36'59"
C54	1205.00'	55.03'	55.02'	S 22°02'06" E	02°36'59"
C55	1205.00'	42.99'	42.98'	S 19°42'18" E	02°02'38"
C56	30.00'	48.53'	43.41'	S 27°39'31" W	92°40'58"
C57	275.00'	32.61'	32.59'	S 77°23'48" W	06°47'36"
C58	570.59'	32.27'	32.27'	S 82°24'50" W	03°14'27"
C59	570.59'	62.04'	62.01'	S 87°08'57" W	06°13'47"
C60	570.59'	62.04'	62.01'	N 86°37'16" W	06°13'47"
C61	570.59'	62.04'	62.01'	N 80°23'29" W	06°13'47"
C62	570.59'	62.04'	62.01'	N 74°09'43" W	06°13'47"
C80	620.59'	48.59'	48.58'	N 76°41'27" W	04°29'10"
C81	620.59'	48.99'	48.97'	N 81°11'43" W	04°31'22"
C82	620.59'	48.59'	48.58'	N 85°41'59" W	04°29'10"
C83	620.59'	48.59'	48.58'	S 89°48'52" W	04°29'10"
C84	620.59'	48.58'	48.57'	S 85°19'43" W	04°29'08"
C85	620.59'	24.83'	24.83'	S 81°56'23" W	02°17'23"
C86	325.00'	24.77'	24.77'	S 78°36'35" W	04°22'02"
C87	325.00'	13.76'	13.76'	S 75°12'04" W	02°25'34"
C88	30.00'	48.53'	43.41'	S 59°39'31" E	92°40'58"
C89	1205.00'	37.92'	37.92'	S 12°24'56" E	01°48'10"
C90	1205.00'	61.20'	61.19'	S 10°03'33" E	02°54'35"
C91	1205.00'	43.21'	43.21'	S 07°34'37" E	02°03'17"
C92	25.00'	39.97'	35.84'	S 39°14'53" W	91°35'44"
C93	50.00'	75.21'	68.31'	N 41°57'21" E	86°10'47"
C94	50.00'	26.12'	25.83'	N 16°06'02" W	29°55'59"
C95	50.00'	34.70'	34.01'	N 50°56'59" W	39°45'57"
C96	50.00'	24.08'	23.85'	N 84°37'51" W	27°35'47"
C97	25.00'	35.00'	32.21'	S 58°19'17" E	80°12'55"
C98	190.00'	102.19'	100.97'	N 33°37'21" W	30°49'03"
C99	190.00'	122.59'	120.48'	N 67°30'56" W	36°58'07"
C100	1385.00'	50.01'	50.01'	S 01°08'15" E	02°04'08"
C101	1385.00'	55.63'	55.63'	S 03°19'22" E	02°18'05"
C102	1385.00'	54.31'	54.30'	S 05°35'49" E	02°14'48"
C103	1385.00'	54.31'	54.30'	S 07°50'36" E	02°14'48"
C104	1385.00'	54.31'	54.30'	S 10°05'24" E	02°14'48"
C105	1385.00'	54.31'	54.30'	S 12°20'12" E	02°14'48"
C106	1385.00'	54.31'	54.30'	S 14°35'00" E	02°14'48"
C107	1385.00'	54.31'	54.31'	S 16°49'47" E	02°14'48"
C108	1385.00'	54.31'	54.30'	S 19°04'35" E	02°14'48"
C109	1385.00'	54.31'	54.30'	S 21°19'23" E	02°14'48"
C110	595.59'	440.43'	430.46'	S 78°01'19" E	42°22'10"



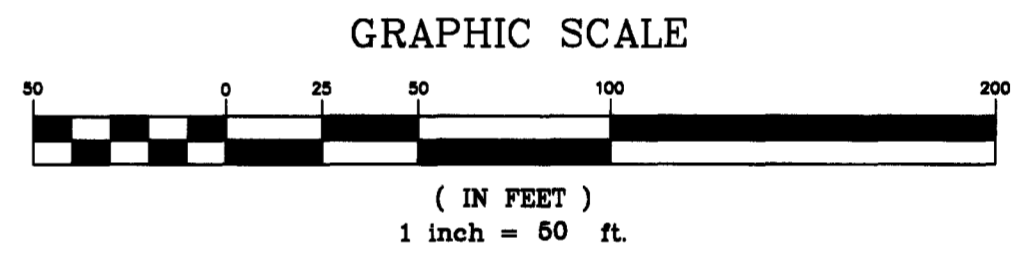
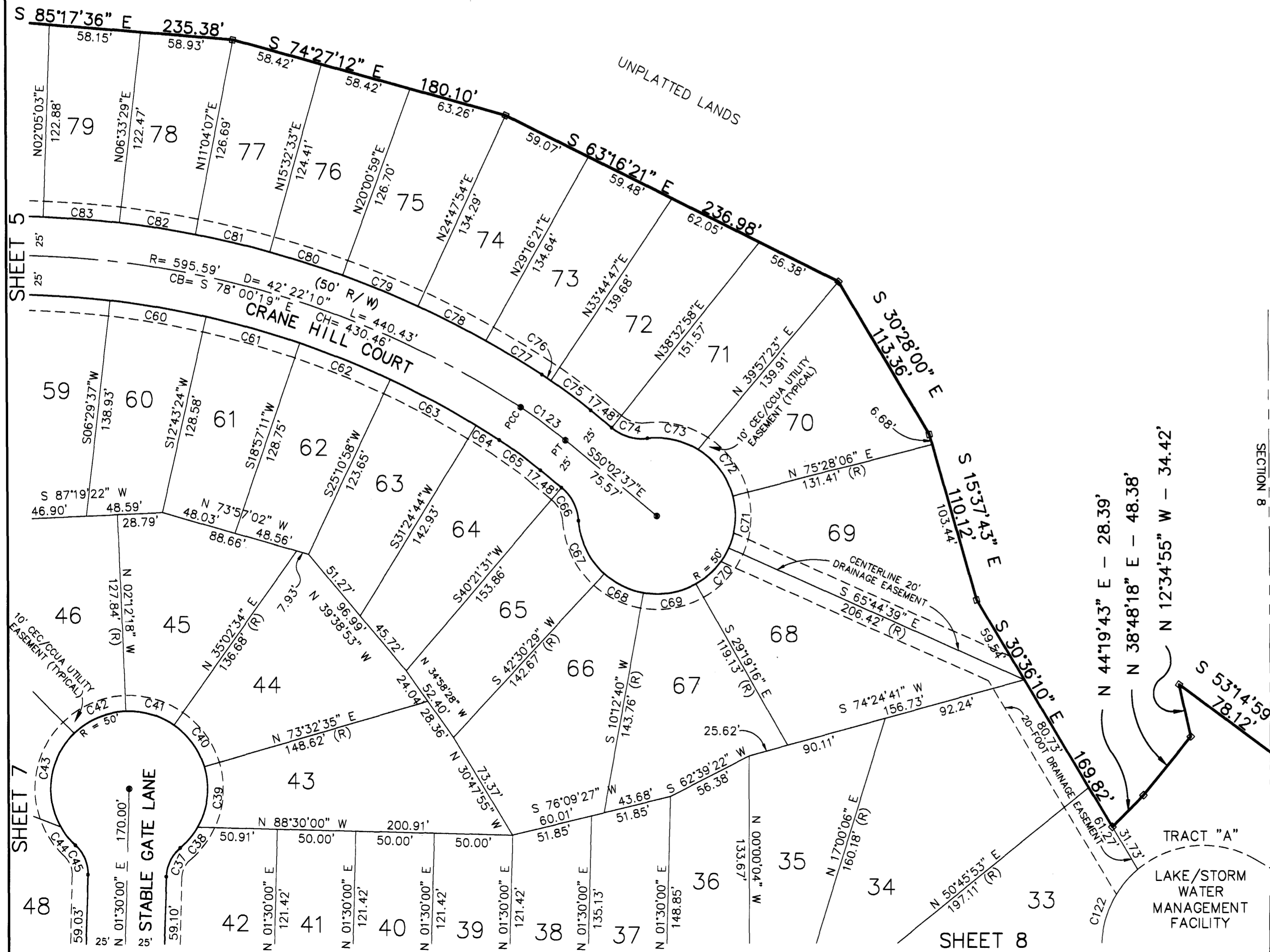
PERRET AND ASSOCIATES, INC.
1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207
PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com

FALL CREEK AT OAKLEAF PLANTATION

PART OF SECTION 8 AND SECTION 9, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C37	25.00'	21.03'	20.41'	S 25°35'41" W	48°11'23"
C38	50.00'	17.49'	17.41'	N 39°39'58" E	20°02'49"
C39	50.00'	40.23'	39.15'	N 06°35'35" E	46°05'58"
C40	50.00'	33.60'	32.97'	N 35°42'25" W	38°30'01"
C41	50.00'	32.51'	31.94'	N 73°34'52" W	37°14'53"
C42	50.00'	36.77'	35.95'	S 66°43'35" W	42°08'12"
C43	50.00'	65.37'	60.81'	S 08°12'13" W	74°54'31"
C44	50.00'	15.22'	15.16'	S 37°58'13" E	17°26'21"
C45	25.00'	21.03'	20.41'	N 22°35'41" W	48°11'23"
C60	570.59'	62.04'	62.01'	N 86°23'29" W	06°13'46"
C61	570.59'	62.04'	62.01'	N 74°09'43" W	06°13'47"
C62	570.59'	62.04'	62.01'	N 67°55'56" W	06°13'47"
C63	570.59'	62.04'	62.01'	N 61°42'09" W	06°13'47"
C64	570.59'	17.43'	17.43'	N 57°42'45" W	01°45'02"
C65	275.00'	32.61'	32.59'	N 53°26'25" W	06°47'36"
C66	30.00'	24.38'	23.72'	N 26°45'36" W	46°34'03"
C67	50.00'	38.41'	37.47'	S 25°29'03" E	44°00'56"
C68	50.00'	28.18'	27.81'	S 63°38'25" E	32°17'49"
C69	50.00'	34.50'	33.82'	N 80°26'42" E	39°31'56"
C70	50.00'	31.79'	31.25'	N 42°28'03" E	36°25'23"
C71	50.00'	33.85'	33.21'	N 04°51'43" E	38°47'15"
C72	50.00'	37.95'	37.04'	N 36°16'27" W	43°29'05"
C73	50.00'	33.68'	33.05'	N 77°18'50" W	38°35'41"
C74	30.00'	24.38'	23.72'	N 73°19'39" W	46°34'03"
C75	325.00'	31.59'	31.58'	N 52°49'42" W	05°34'09"
C76	325.00'	6.94'	6.94'	N 56°13'30" W	01°13'27"
C77	620.59'	41.64'	41.63'	N 58°45'33" W	03°50'39"
C78	620.59'	48.59'	48.57'	N 62°55'27" W	04°29'08"
C79	620.59'	51.93'	51.92'	N 67°33'52" W	04°47'41"
C80	620.59'	48.59'	48.58'	N 72°12'17" W	04°29'10"
C81	620.59'	48.59'	48.58'	N 76°41'27" W	04°29'10"
C82	620.59'	48.99'	48.97'	N 81°11'43" W	04°31'22"
C83	620.59'	48.59'	48.58'	N 85°41'59" W	04°29'10"
C122	65.00'	69.55'	66.28'	S 19°08'00" W	61°18'27"
C123	300.00'	35.57'	35.55'	S 53°26'25" E	06°47'36"

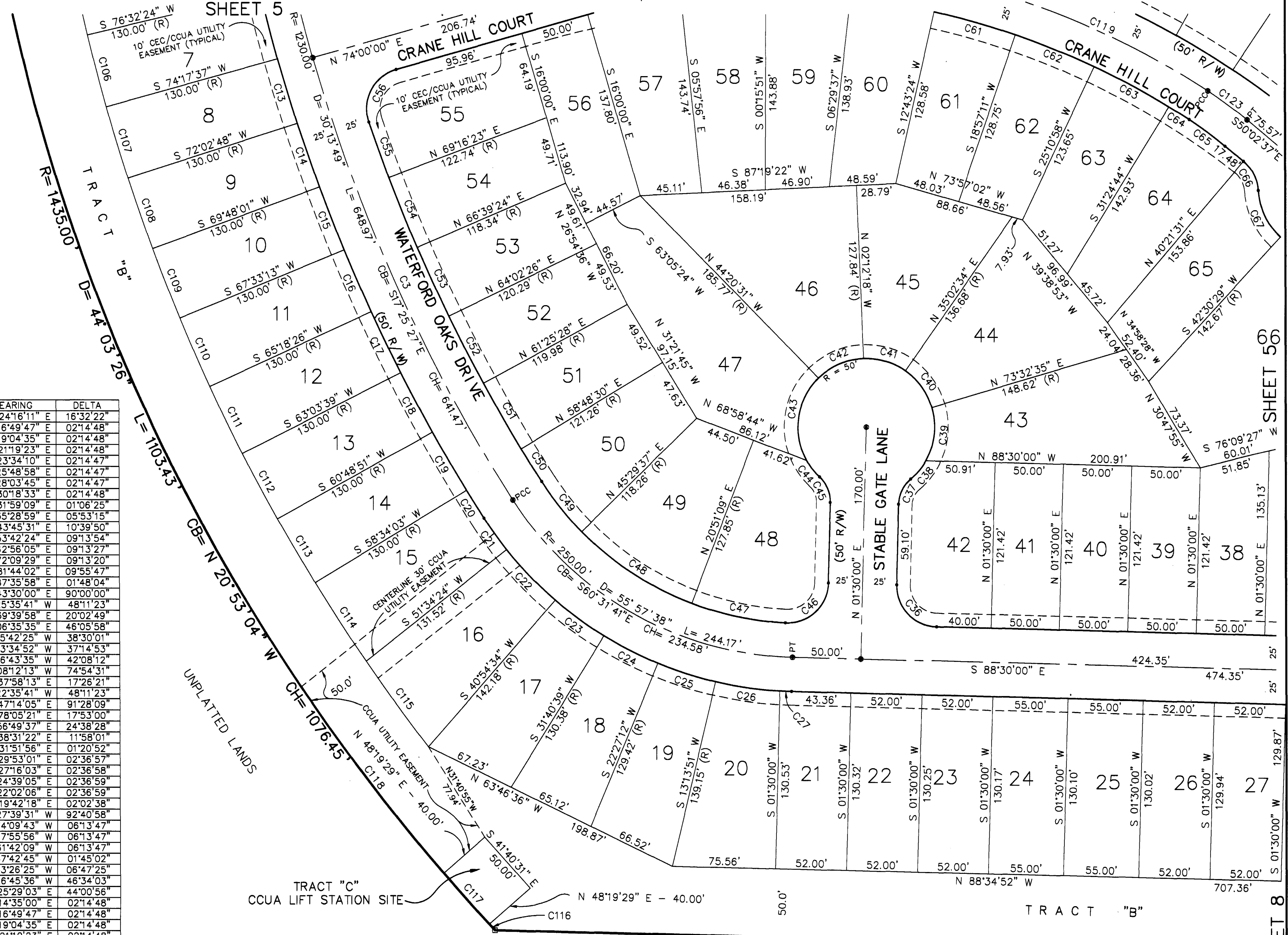
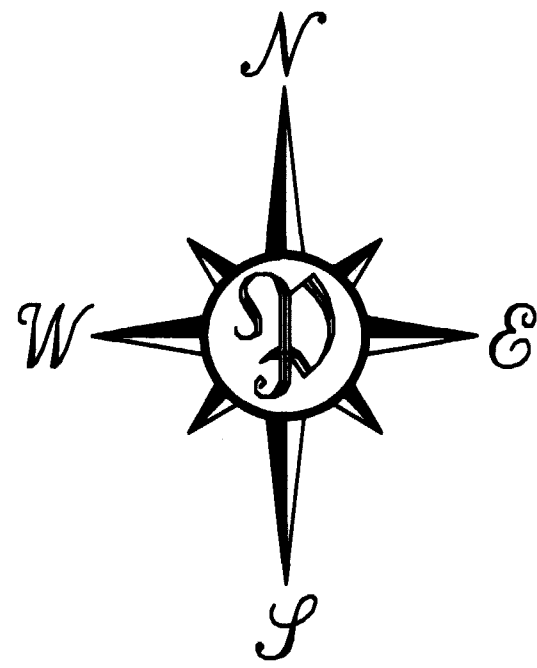


SECTION 8
SECTION 9

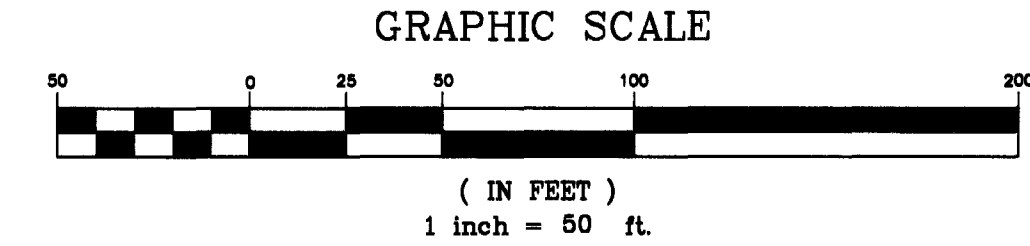
PERRET AND ASSOCIATES, INC.
1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207
PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com

FALL CREEK AT OAKLEAF PLANTATION

PART OF SECTION 8 AND SECTION 9, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C3	1230.00'	355.06'	353.83'	S 24°16'11" E	16°32'22"
C13	1255.00'	49.21'	49.21'	S 16°49'47" E	02°14'48"
C14	1255.00'	49.21'	49.21'	S 19°04'35" E	02°14'48"
C15	1255.00'	49.21'	49.20'	S 21°19'23" E	02°14'48"
C16	1255.00'	49.21'	49.20'	S 23°34'10" E	02°14'47"
C17	1255.00'	49.21'	49.20'	S 25°48'58" E	02°14'47"
C18	1255.00'	49.21'	49.20'	S 28°03'45" E	02°14'47"
C19	1255.00'	49.21'	49.21'	S 30°18'33" E	02°14'48"
C20	1255.00'	24.25'	24.24'	S 31°59'09" E	01°06'25"
C21	275.00'	28.26'	28.25'	S 35°28'59" E	05°53'15"
C22	275.00'	51.18'	51.11'	S 43°45'31" E	10°39'50"
C23	275.00'	44.31'	44.26'	S 53°42'24" E	09°13'54"
C24	275.00'	44.27'	44.23'	S 62°56'05" E	09°13'27"
C25	275.00'	44.26'	44.22'	S 72°09'29" E	09°13'20"
C26	275.00'	47.66'	47.60'	S 81°44'02" E	09°55'47"
C27	275.00'	8.64'	8.64'	S 87°35'58" E	01°48'04"
C36	30.00'	47.12'	42.43'	S 43°30'00" E	90°00'00"
C37	25.00'	21.03'	20.41'	S 25°35'41" W	48°11'23"
C38	50.00'	17.49'	17.41'	N 39°39'58" E	20°02'49"
C39	50.00'	40.23'	39.15'	N 06°35'35" E	46°05'58"
C40	50.00'	33.60'	32.97'	N 35°42'25" W	38°30'01"
C41	50.00'	32.51'	31.94'	N 73°34'52" W	37°14'53"
C42	50.00'	36.77'	35.95'	S 66°43'35" W	42°08'12"
C43	50.00'	65.37'	60.81'	S 08°12'13" W	74°54'31"
C44	50.00'	15.22'	15.16'	S 37°58'13" E	17°26'21"
C45	25.00'	21.03'	20.41'	N 22°35'41" W	48°11'23"
C46	30.00'	47.89'	42.97'	N 47°14'05" E	91°28'09"
C47	225.00'	70.23'	69.94'	S 78°05'21" E	17°53'00"
C48	225.00'	96.77'	96.02'	S 56°49'37" E	24°38'28"
C49	225.00'	46.99'	46.91'	S 38°31'22" E	11°58'01"
C50	1205.00'	28.34'	28.34'	S 31°51'56" E	01°20'52"
C51	1205.00'	55.02'	55.01'	S 29°53'01" E	02°36'57"
C52	1205.00'	55.02'	55.02'	S 27°16'03" E	02°36'58"
C53	1205.00'	55.02'	55.02'	S 24°39'05" E	02°36'59"
C54	1205.00'	55.03'	55.02'	S 22°02'06" E	02°36'59"
C55	1205.00'	42.99'	42.98'	S 19°42'18" E	02°02'38"
C56	30.00'	48.53'	43.41'	S 27°39'31" W	92°40'58"
C61	570.59'	62.04'	62.01'	N 74°09'43" W	06°13'47"
C62	570.59'	62.04'	62.01'	N 67°55'56" W	06°13'47"
C63	570.59'	62.04'	62.01'	N 61°42'09" W	06°13'47"
C64	570.59'	17.43'	17.43'	N 57°42'45" W	01°45'02"
C65	275.00'	32.61'	32.59'	N 53°26'25" W	06°47'25"
C66	30.00'	24.38'	23.72'	N 26°45'36" W	46°34'03"
C67	50.00'	37.41'	37.47'	S 25°29'03" E	44°00'56"
C106	1385.00'	54.31'	54.30'	S 14°35'00" E	02°14'48"
C107	1385.00'	54.31'	54.31'	S 16°49'47" E	02°14'48"
C108	1385.00'	54.31'	54.30'	S 19°04'35" E	02°14'48"
C109	1385.00'	54.31'	54.30'	S 21°19'23" E	02°14'48"
C110	1385.00'	54.30'	54.30'	S 23°34'10" E	02°14'47"
C111	1385.00'	54.30'	54.30'	S 25°48'58" E	02°14'47"
C112	1385.00'	54.30'	54.30'	S 28°03'45" E	02°14'47"
C113	1385.00'	54.31'	54.30'	S 30°18'33" E	02°14'48"
C114	1385.00'	68.46'	68.45'	S 32°50'55" E	02°49'56"
C115	1385.00'	77.29'	77.28'	S 35°51'47" E	03°11'50"
C116	1435.00'	6.00'	6.00'	S 42°47'36" E	00°14'22"
C117	1435.00'	50.00'	50.00'	S 41°40'31" E	01°59'47"
C118	1435.00'	172.01'	171.90'	S 37°14'35" E	06°52'04"
C119	595.59'	440.43'	430.46'	S 78°00'19" E	42°22'10"
C123	300.00'	35.57'	35.55'	S 53°26'25" E	06°47'36"



N 88°34'52" W
SOUTH LINE OF NORTH HALF OF
SOUTHEAST QUARTER OF NORTHEAST QUARTER OF
SECTION 8, TOWNSHIP 4 SOUTH, RANGE 25 EAST

PERRET AND ASSOCIATES, INC.
1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207
PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com

SHEET 50

SHEET 8

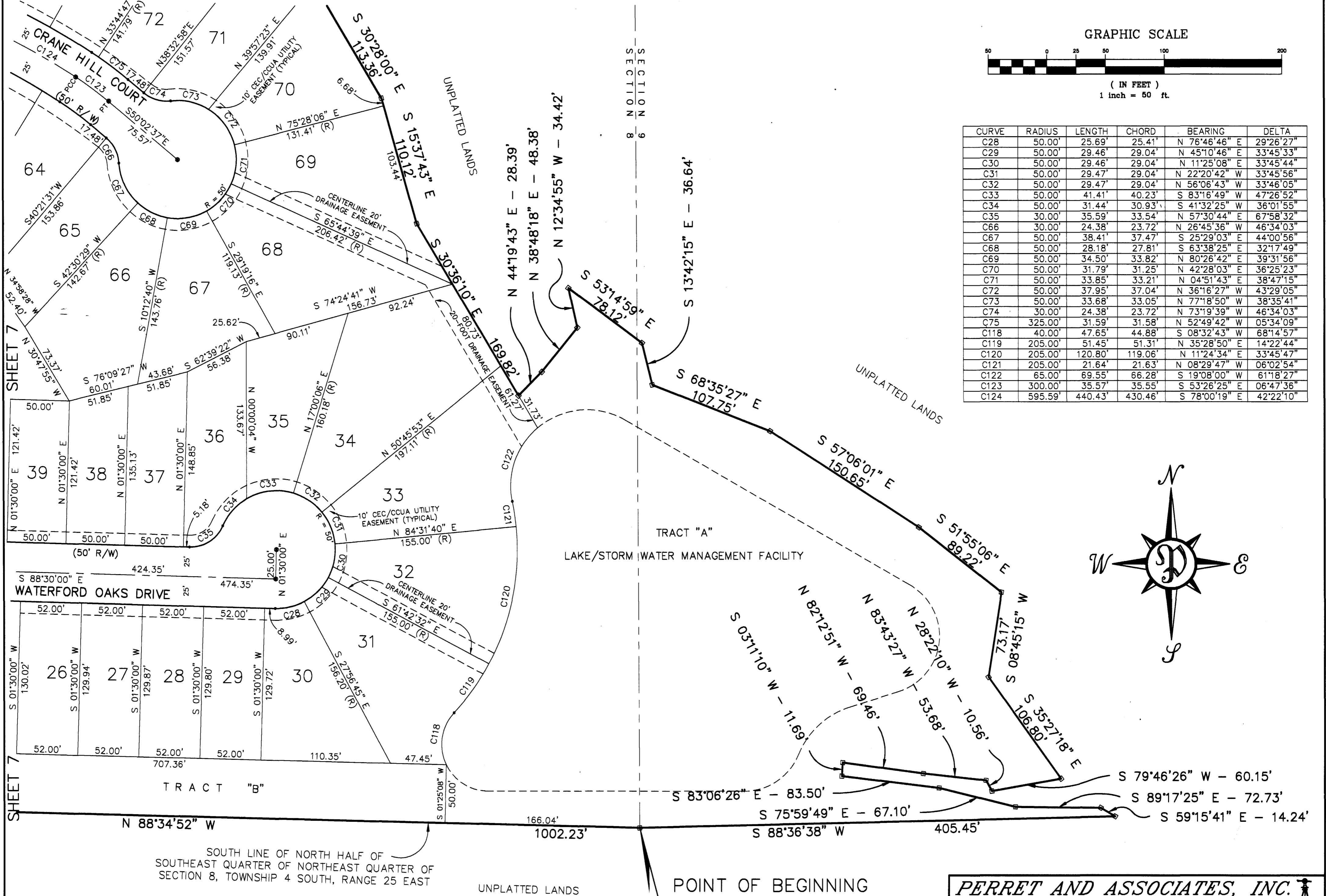
FALL CREEK AT OAKLEAF PLANTATION

PLAT BOOK 44 PAGE 80

PAGE 8 OF 8 PAGES

SHEET 6

PART OF SECTION 8 AND SECTION 9, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



GRAPHIC SCALE



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C28	50.00'	25.69'	25.41'	N 76°46'46" E	29°26'27"
C29	50.00'	29.46'	29.04'	N 45°10'46" E	33°45'33"
C30	50.00'	29.46'	29.04'	N 11°25'08" E	33°45'44"
C31	50.00'	29.47'	29.04'	N 22°20'42" W	33°45'56"
C32	50.00'	29.47'	29.04'	N 56°06'43" W	33°46'05"
C33	50.00'	41.41'	40.23'	S 83°16'49" W	47°26'52"
C34	50.00'	31.44'	30.93'	S 41°32'25" W	36°01'55"
C35	30.00'	35.59'	33.54'	N 57°30'44" E	67°58'32"
C66	30.00'	24.38'	23.72'	N 26°45'36" W	46°34'03"
C67	50.00'	38.41'	37.47'	S 25°29'03" E	44°00'56"
C68	50.00'	28.18'	27.81'	S 63°38'25" E	32°17'49"
C69	50.00'	34.50'	33.82'	N 80°26'42" E	39°31'56"
C70	50.00'	31.79'	31.25'	N 42°28'03" E	36°25'23"
C71	50.00'	33.85'	33.21'	N 04°51'43" E	38°47'15"
C72	50.00'	37.95'	37.04'	N 36°16'27" W	43°29'05"
C73	50.00'	33.68'	33.05'	N 77°18'50" W	38°35'41"
C74	30.00'	24.38'	23.72'	N 73°19'39" W	46°34'03"
C75	325.00'	31.59'	31.58'	N 52°49'42" W	05°34'09"
C118	40.00'	47.65'	44.88'	S 08°32'43" W	68°14'57"
C119	205.00'	51.45'	51.31'	N 35°28'50" E	14°22'44"
C120	205.00'	120.80'	119.06'	N 11°24'34" E	33°45'47"
C121	205.00'	21.64'	21.63'	N 08°29'47" W	06°02'54"
C122	65.00'	69.55'	66.28'	S 19°08'00" W	61°18'27"
C123	300.00'	35.57'	35.55'	S 53°26'25" E	06°47'36"
C124	595.59'	440.43'	430.46'	S 78°00'19" E	42°22'10"

PERRET AND ASSOCIATES, INC.
 1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207
 PHONE: (904) 805-0030 FAX: (904) 805-9888 EMAIL: carl@perretassoc.com