

CLEAR LAKE ESTATES UNIT TWO

BEING A REPLAT OF A PORTION OF LOTS 6 AND 9, OF THE A. G. OGILVIE HOMESTEAD, RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF NASSAU COUNTY, AND BEING A PORTION OF THE WILLIAM GIBSON GRANT, SECTION 46, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA.

CAPTION

A PARCEL OF LAND, BEING A PORTION OF LOTS 6 AND 9, OF THE A.G. OGILVIE HOMESTEAD, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING A PORTION OF THE WILLIAM GIBSON GRANT, SECTION 46, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST EASTERLY CORNER OF "CLEAR LAKE ESTATES UNIT ONE", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 346 THROUGH 355 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, AND RUN THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 6, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 56°56'39" EAST, (AND ALSO BEING THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1903, PAGE 549 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA), A DISTANCE OF 925.85 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 56°28'32" EAST, (AND ALSO BEING THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1313, PAGE 786 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA) A DISTANCE OF 826.72 FEET, TO A POINT ON THE EASTERLY LINE OF AFORESAID LOT 6, OF THE A.G. OGILVIE HOMESTEAD; RUN THENCE, ALONG THE AFORESAID EASTERLY LINE OF SAID LOT 6, OF THE A.G. OGILVIE HOMESTEAD, AS SHOWN ON THE AFORESAID PLAT, (AND ALSO BEING THE WESTERLY LINE OF LOT 14, OF THE A.G. OGILVIE HOMESTEAD), THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 07°53'17" WEST, A DISTANCE OF 1,099.70 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 22°29'38" WEST, A DISTANCE OF 1,023.20 FEET, TO A POINT, ON THE NORTHERLY LINE OF "CRICKLEWOOD", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 113 AND 114, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID NORTHERLY LINE OF "CRICKLEWOOD", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 61°51'14" WEST, A DISTANCE OF 898.02 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 79°32'36" WEST, A DISTANCE OF 505.54 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF OGILVIE ROAD, (A 40 FOOT ROAD RIGHT OF WAY, AS PRESENTLY MONUMENTED); RUN THENCE, ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF OGILVIE ROAD, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 07°18'28" WEST, A DISTANCE OF 326.51 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 06°31'52" WEST, A DISTANCE OF 117.90 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 24°12'04" WEST, A DISTANCE OF 222.46 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, NORTH 45°34'17" WEST, A DISTANCE OF 123.82 FEET, TO A POINT;

COURSE No. 5: RUN THENCE, NORTH 73°07'41" WEST, A DISTANCE OF 354.59 FEET, TO A POINT;

COURSE No. 6: RUN THENCE, NORTH 83°34'29" WEST, A DISTANCE OF 52.81 FEET, TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1866, PAGE 1866 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; RUN THENCE, NORTH 06°25'35" EAST, ALONG AFORESAID EASTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1866, PAGE 1866 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, A DISTANCE OF 282.68 FEET, TO THE SOUTHEAST CORNER OF LOT 16, "CLEAR LAKE ESTATES UNIT ONE", AS SHOWN ON THE PLAT THEREOF; RUN THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 17, "CLEAR LAKE ESTATES UNIT ONE", THE FOLLOWING TWO COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 83°34'42" EAST, A DISTANCE OF 246.03 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 50°56'29" EAST, A DISTANCE OF 26.84 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 17, "CLEAR LAKES ESTATES UNIT ONE"; RUN THENCE, NORTH 22°02'29" WEST, ALONG THE EASTERLY BOUNDARY OF LOTS 17, AND THEN 18 THROUGH 22, " CLEAR LAKES ESTATES UNIT ONE", A DISTANCE OF 1,087.05 FEET, TO A POINT ON THE SOUTHERLY LINE OF LOT 24, "CLEAR LAKE ESTATES UNIT ONE"; RUN THENCE, NORTH 67°57'31" EAST, ALONG THE SOUTHERLY LINE OF LOT 24, AND THEN ALONG THE SOUTHERLY LINE OF LOTS 25, 26, AND THEN AN EASTERLY PROLONGATION OF SAID LINE, A DISTANCE OF 467.84 FEET, TO A POINT, ON THE EASTERLY RIGHT OF WAY LINE OF CARRINGTON DRIVE, AS SHOWN ON THE AFORESAID PLAT OF "CLEAR LAKE ESTATES UNIT ONE"; RUN THENCE, ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF CARRINGTON DRIVE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 15°49'48" WEST, A DISTANCE OF 9.83 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING SOUTHERLY; COURSE No. 2: RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 37°52'16" TO THE LEFT, AN ARC DISTANCE OF 112.37 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°06'21" EAST, 110.33 FEET;

COURSE No. 3: RUN THENCE, SOUTH 22°02'29" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 71.91 FEET, TO THE SOUTHWEST CORNER OF LOT 99, "CLEAR LAKE ESTATES UNIT ONE", AS SHOWN ON THE PLAT THEREOF; RUN THENCE, NORTH 67°57'31" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 99, AND THEN ALONG THE SOUTHEASTERLY LINE OF LOT 100, A DISTANCE OF 415.23 FEET, TO A POINT; RUN THENCE, NORTH 33°05'05" EAST, CONTINUING ALONG THE SOUTHEASTERLY LINE OF LOT 100, A DISTANCE OF 151.14 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 101; RUN THENCE, SOUTH 56°54'55" EAST, ALONG THE WESTERLY LINE OF LOT 101, A DISTANCE OF 66.98 FEET, TO THE MOST SOUTHEAST CORNER OF SAID LOT 101; RUN THENCE, NORTH 33°05'05" EAST, ALONG THE SOUTHEASTERLY LINE OF LOT 101, A DISTANCE OF 150.21 FEET, TO THE MOST EASTERLY CORNER OF "CLEAR LAKE ESTATES UNIT ONE", AS SHOWN ON THE PLAT THEREOF, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 4,692,075 SQUARE FEET, OR 107.71 ACRES, MORE OR LESS, IN AREA.

TITLE CERTIFICATION

WE, FIRST AMERICAN TITLE INSURANCE COMPANY , A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY VESTED IN KENNETH L. GREENE, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN SHOWN AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

BY:

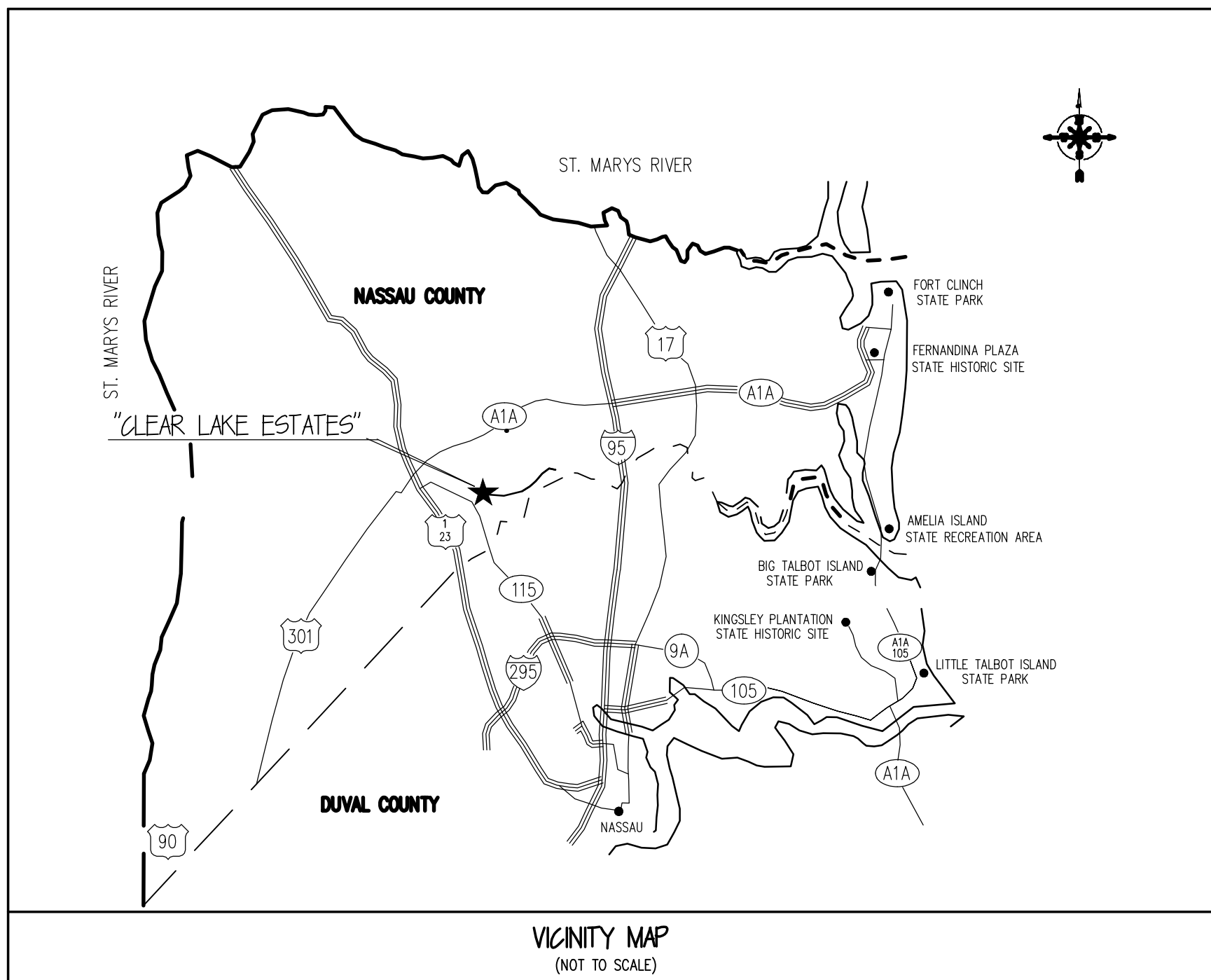
LAWRENCE J. BERNARD
BERNARD & SCHEMLER, P.A.
TITLE COMPANY REPRESENTATIVE

OWNER:

KENNETH L. GREENE
5427 EVERGREEN TRAIL
CALLAHAN, FLORIDA 32011

SURVEYOR:
A & J LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
(904) 346-1733

ENGINEER:
HILL, BOKING & ASSOC., INC.
7850 BLUFF PARKWAY
SUITE 700
JACKSONVILLE, FLORIDA 32256
(904) 281-1121



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, KENNETH L. GREENE, AN INDIVIDUAL ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, HEREAFTER BE KNOWN AS "CLEAR LAKE ESTATES UNIT TWO", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL ALLEYS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC AREAS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED AND REMAINS THE MAINTENANCE OBLIGATION OF THE OWNER OR RESPONSIBILITY PROPERTY OWNERS' ASSOCIATION. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

THOSE EASEMENTS DESIGNATED AS "10 F.P. & L. EASEMENT", ARE HEREBY IRREVOCABLY DEDICATED TO THE FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM, PROVIDED NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN THOSE EASEMENTS.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICED, PROVIDED, HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF 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 OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. FLORIDA STATUTES 177.091(28).

IN WITNESS WHEREOF, KENNETH L. GREENE, AN INDIVIDUAL, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED.

OWNER

KENNETH L. GREENE

(AN INDIVIDUAL)

WITNESS: _____

BY:

KENNETH L. GREENE, AND INDIVIDUAL

TYPE OR PRINT NAME

WITNESS: _____

TYPE OR PRINT NAME

NOTARY FOR OWNER

STATE OF FLORIDA, COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 2017 BY

KENNETH L. GREENE, WHO IS PERSONALLY KNOWN TO ME OR WHO PRESENTED A DRIVERS LICENSE AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME

MY COMMISSION EXPIRES: _____

PLAT BOOK _____ PAGE _____
SHEET 1 OF 8 SHEETS

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK _____, PAGES _____ AND _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 2017.

CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA THIS _____ DAY OF _____, A.D., 2017.

CHAIRMAN OF THE BOARD

CERTIFICATE OF APPROVAL COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA THIS _____ DAY OF _____, A.D., 2017.

COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BY DIRECTOR OF ENGINEERING SERVICES

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF PUBLIC WORKS OF NASSAU COUNTY, FLORIDA THIS _____ DAY OF _____, A.D., 2017.

DIRECTOR OF ENGINEERING SERVICES

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS _____ DAY OF _____, A.D., 2017, AND THESE LOTS ARE APPROVED TO BE REVIEWED ON AN INDIVIDUAL LOT BASIS ACCORDING TO F.A.C. 64E-6, 64E-8 AND 40C-3.

COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY COUNTY PLANNER

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY A COUNTY PLANNER OF NASSAU COUNTY, FLORIDA THIS _____ DAY OF _____, A.D., 2017.

COUNTY PLANNER

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/ CONTRACTED SURVEYOR/MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT OF THE COUNTY. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED IN THIS PLAT.

SURVEYOR/MAPPER

DATE

PRINT NAME: _____

FLORIDA REGISTRATION No. _____

CERTIFICATE OF APPROVAL BY NASSAU COUNTY FIRE RESCUE CHIEF

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY FIRE RESCUE CHIEF THIS _____ DAY OF _____, A.D., 2017.

NASSAU COUNTY FIRE RESCUE CHIEF

COUNTY TAX COLLECTOR CERTIFICATE

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON PARCEL IDENTIFICATION NUMBER: 46-2N-25-0000-0017-0050, THROUGH AND INCLUDING THE TAX YEAR OF 2017.

BY:

COUNTY TAX COLLECTOR

DATE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET ACCORDING TO CHAPTER 177.091(7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET ACCORDING TO CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

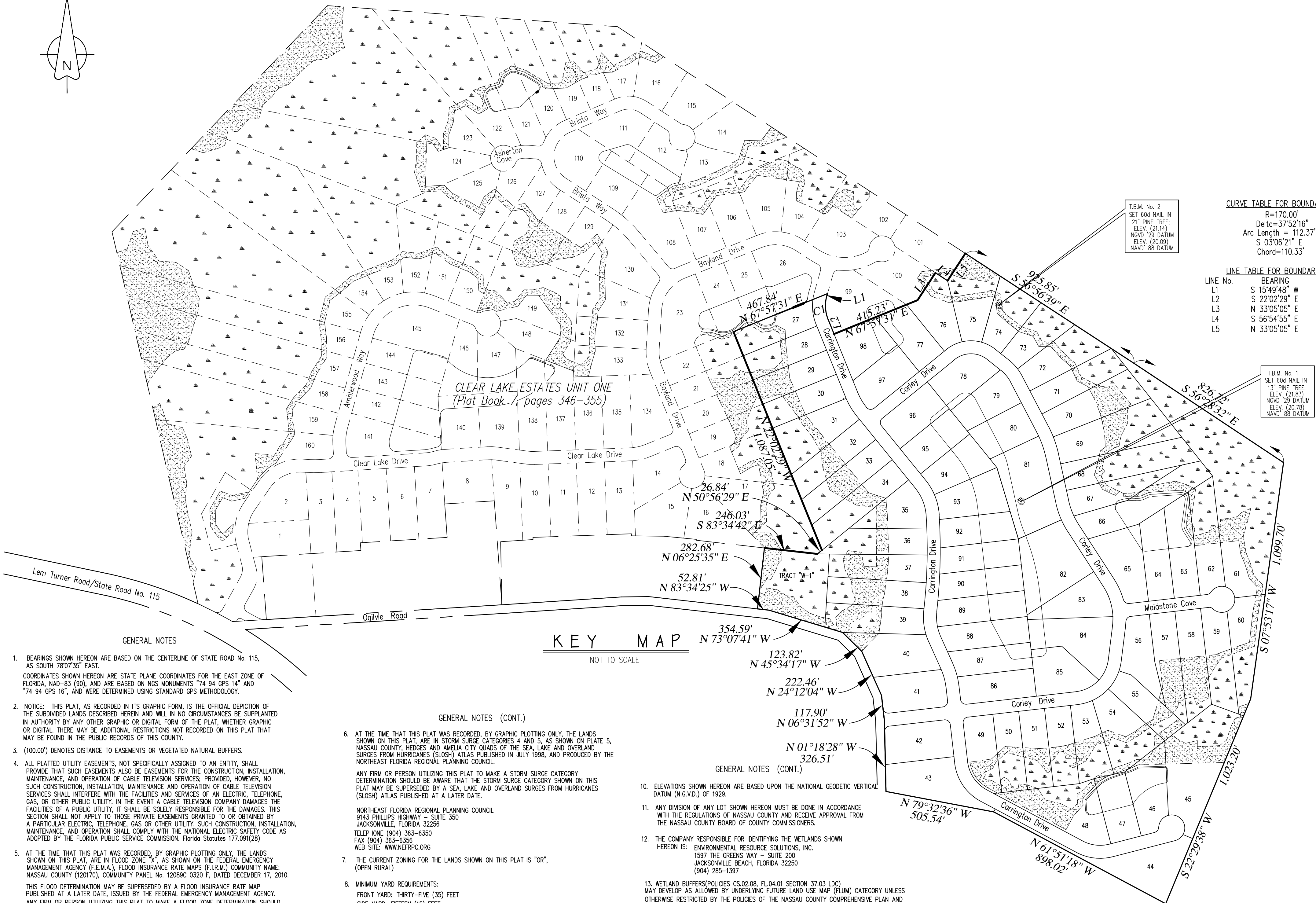
SIGNED THIS _____ DAY OF _____, A.D., 2017.

JONATHAN B. BOWAN
FLORIDA REGISTERED SURVEYOR AND MAPPER
REGISTRATION No. 4600

A & J LAND SURVEYORS, INC.
LICENSED BUSINESS No. 6661
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
TELEPHONE (904) 346-1733
FAX (904) 346-1736

PREPARED BY:
A & J LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
PHONE (904) 346-1733
FAX (904) 346-1736
L.P. NO. 444

BEING A REPLAT OF A PORTION OF LOTS 6 AND 9, OF THE A. G. OGILVIE HOMESTEAD, RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF NASSAU COUNTY, AND BEING A PORTION OF THE WILLIAM GIBSON GRANT, SECTION 46, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA.



1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF STATE ROAD No. 115, AS SOUTH 78°07'35" EAST.

COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE EAST ZONE OF FLORIDA, NAD-83 (90), AND ARE BASED ON NGS MONUMENTS "74 94 GPS 14" AND "74 94 GPS 16", AND WERE DETERMINED USING STANDARD GPS METHODOLOGY.

2. 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 THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3. (100.00') DENOTES DISTANCE TO EASEMENTS OR VEGETATED NATURAL BUFFERS

4. ALL PLATTED UTILITY EASEMENTS, NOT SPECIFICALLY ASSIGNED TO AN ENTITY, SHALL PROVIDE THAT SUCH EASEMENTS ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN 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. THIS SHALL NOT BE A WAIVER OF THE RIGHTS OF THE PUBLIC UTILITY TO ENFORCE RIGHTS GRANTED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. Florida Statutes 177.091(28)

5. AT THE TIME THAT THIS PLAN WAS RECORDED, BY GRAPHIC PLOTTING ONLY, THE LANDS SHOWN ON THIS PLAN ARE IN FLOOD ZONE "X", AS SHOWN ON THE FEDERAL AGENCY OF ENVIRONMENTAL PROTECTION'S (EPA) FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY NUMBER NASSAU COUNTY (20170), COMMUNITY PANEL NO. 12089C 0320 F, DATED FEBRUARY 17, 2010. THIS FLOOD DETERMINATION MAY BE SUPERSEDED BY A FLOOD INSURANCE RATE MAP PUBLISHED AT A LATER DATE, ISSUED BY THE FEDERAL AGENCY MANAGEMENT AGENCY. ANY PERSON PURCHASING THIS PLAN TO HAVE A FLOOD ZONE DETERMINATION SHOWN MUST BE AWARE THAT A LATER DATED FLOOD INSURANCE RATE MAP OR A LOMAR, LOMAR-OR CLOMAR-R MAY HAVE BEEN ISSUED BY THE FEDERAL AGENCY MANAGEMENT AGENCY.

FEDERAL AGENCY MANAGEMENT AGENCY
P.O. BOX 220
MERIDEN, CONNECTICUT 20116-2220
TELEPHONE: (877) 338-2827
(877) FEMA MAP

FLOOD PLAIN CONSTRUCTION (POLICY FLO2.01) DEVELOPMENT WITHIN THE 100 YEAR FLOOD PLAIN AND DEVELOP AS ALLOWED BY UNDERLYING FUTURE LAND USE MAP (FLUM) CATEGORY UNLESS OTHERWISE RESTRICTED BY THE POLICIES OF THE NASSAU COUNTY COMPREHENSIVE PLAN AND COUNTY POLICY FLO2.02. NASSAU COUNTY SHALL INCLUDE CONTROLS IN ITS LAND DEVELOPMENT REGULATIONS BASED UPON THE LATEST VERSION OF THE FLOOD INSURANCE RATE MAPS PROMULGATED BY FEMA TO ESTABLISH THE LOCATION OF THE 100-YEAR FLOODPLAIN AND FLOOD PRONE AREAS IN NASSAU COUNTY. THE LAND DEVELOPMENT CODE (LDC), SHALL REQUIRE NEW CONSTRUCTION IN THESE AREAS TO MEET FEMA REGULATIONS. COUNTY POLICY WILL BE TO CONTROL DEVELOPMENT IN FLOOD PRONE AREAS TO MATCH FEMA REQUIREMENTS TO QUALIFY FOR COMMUNITY RATING SYSTEM.

GENERAL NOTES (CONT.)

KEY MAP

NOT TO SCALE

GENERAL NOTES (CONT.)

10. ELEVATIONS SHOWN HEREON ARE BASED UPON THE NATIONAL GEODETIC VER DATUM (N.G.V.D.) OF 1929.
11. ANY DIVISION OF ANY LOT SHOWN HEREON MUST BE DONE IN ACCORDANCE WITH THE REGULATIONS OF NASSAU COUNTY AND RECEIVE APPROVAL FROM THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.
12. THE COMPANY RESPONSIBLE FOR IDENTIFYING THE WETLANDS SHOWN HEREON IS: ENVIRONMENTAL RESOURCE SOLUTIONS, INC.
1597 THE GREENS WAY - SUITE 200
JACKSONVILLE BEACH, FLORIDA 32250
(904) 285-1397

13. WETLAND BUFFER POLICIES CS.02.08, FL.04.01 SECTION 37.03 (LDC) MAY DEVELOP AS ALLOWED BY UNDERLYING FUTURE LAND USE MAP (LUM) CATEGORY UNLESS OTHERWISE RESTRICTED BY THE POLICIES OF THE NASSAU COUNTY COMPREHENSIVE PLAN AND COUNTY'S FLOOD PLAIN ORDINANCE. NASSAU COUNTY SHALL INCLUDE CONTROLS IN ITS LAND DEVELOPMENT REGULATIONS BASED UPON THE LATEST VERSION OF THE FLOOD INSURANCE RATE MAPS PROMULGATED BY FEMA TO ESTABLISH THE LOCATION OF THE 100-YEAR FLOODPLAIN AND FLOOD PRONE AREAS IN NASSAU COUNTY. THE LAND DEVELOPMENT CODE (LDC), SHALL REQUIRE NEW CONSTRUCTION IN THESE AREAS TO MEET FEMA REGULATIONS. COUNTY POLICY WILL BE TO CONTROL DEVELOPMENT IN FLOOD PRONE AREAS TO MATCH FEMA REQUIREMENTS TO QUALIFY FOR COMMUNITY RATING SYSTEM.

14. AS PER THE OPINION OF TITLE FOR CLEAR LAKE ESTATES UNIT TWO, PREPARED BY BERNARD & SCHEMER, P.A. DATED MAY 23, 2017, THE PROPERTY IS SUBJECT TO:

A. CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1510, PAGE 1616.
SURVEYOR'S COMMENT: THESE CONSERVATION EASEMENTS ARE GRAPHICALLY SHOWN AND NOTED

B. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 2080, PAGE 1442.
SURVEYOR'S COMMENT: THIS DOCUMENT APPEARS TO PERTAIN TO THE ENTIRE "CLEAR LAKE DEVELOPMENT"
C. NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 2063, PAGE 1881; OFFICIAL RECORDS BOOK 2103, PAGE 37; OFFICIAL RECORDS BOOK 2103, PAGE 39 AND OFFICIAL RECORDS BOOK 2103, PAGE

T.B.M. No. 2
SET 60d NAIL IN
21" PINE TREE;
ELEV. (21.14)
NGVD '29 DATUM
ELEV. (20.09)
NAVD '88 DATUM

CURVE TABLE FOR BOUNDARY

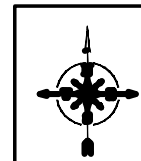
R=170.00'
Delta=37°52'16"
Arc Length = 112.37'
S 03°06'21" E
Chord=110.33'

LINE TABLE FOR BOUNDARY

LINE	No.	BEARING	DISTANCE
L1		S 15°49'48" W	9.83'
L2		S 22°02'29" E	71.91'
L3		N 33°05'05" E	151.14'
L4		S 56°54'55" E	66.98'
L5		N 33°05'05" E	150.21'

T.B.M. No. 1
SET 60d NAIL IN
13" PINE TREE;
ELEV. (21.83)
NGVD '29 DATUM
ELEV. (20.78)
NAVD' 88 DATUM

PLAT BOOK _____ PAGE _____
SHEET 2 OF 8 SHEETS



SHEET 8

SHEET 3

SHEET 4

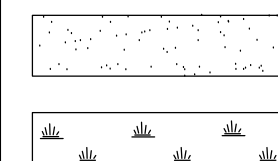
SHEET 6

SHEET 5

SHEET 7

SHEET LAYOUT
NOT TO SCALE

HATCH LEGEND



DENOTES VEGETATED NATURAL BUFFER

DENOTES WETLANDS

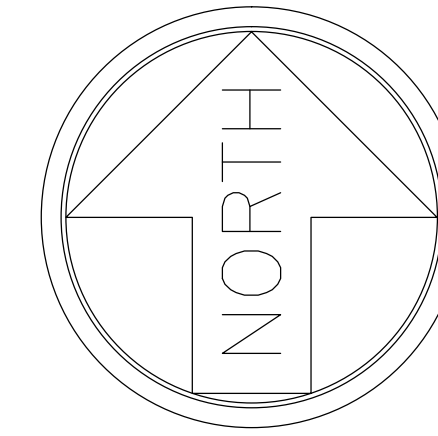
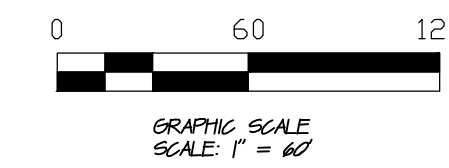
LEGEND

O.R.B.	OFFICIAL RECORDS BOOK
P.G.	PAGE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
R.P.	RADIUS POINT
P.I.	POINT OF INTERSECTION
P.C.C.	POINT OF COMPOUND CURVE
R.	RADIUS
L.	ARC LENGTH
C4	CHORD DISTANCE
C4	TABULATED CURVE DATA
(OA)	OVERALL
R/W	RIGHT OF WAY
ESM/T.	EASEMENT
C.M.	CONCRETE MONUMENT
SQ. FT.	SQUARE FOOTAGE
SW	STORMWATER MANAGEMENT FACILITY
V.N.B.	VEGETATED NATURAL BUFFER
F.P.L.	FLORIDA POWER & LIGHT
T.O.B	TOP OF BANK
(C.M.)	CONCRETE MONUMENT
F.F.E.	FINISHED FLOOR ELEVATION

 DENOTES PERMANENT REFERENCE MONUMENT SET L.B. NO. 6661
 DENOTES CONCRETE MONUMENT FOUND (AS NOTED)
 DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661

PREPARED BY:
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BEING A REPLAT OF A PORTION OF LOTS 6 AND 9, OF THE A. G. OGLIVE HOMESTEAD, RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF NASSAU COUNTY, AND BEING A PORTION OF THE WILLIAM GIBSON GRANT, SECTION 46, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA.



PLAT BOOK _____ PAGE _____
SHEET 3 OF 8 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CURVE	RADIUS	CURVE		BEARING	DELTA
		LENGTH	CHORD		
C25	200.00	191.07	183.85	S 84°23'11" E	54543.96
C26	250.00	335.27	310.75	S 84°33'28" E	76563.91
C27	250.00	74.25	71.07	S 85°55'45" E	17087.97
C28	200.00	260.45	248.83	S 75°59'03" E	59491.30
C29	200.00	132.20	128.90	S 03°06'21" E	37562.16
C30	300.00	88.10	88.78	S 30°33'00" E	17070.03
C31	150.00	202.00	192.84	N 89°59'59" E	77255.35
C32	200.00	84.04	83.42	S 39°36'10" E	24943.92
C33	250.00	132.17	115.86	S 07°07'12" E	29103.32
C34	230.00	40.00	39.00	S 07°07'12" E	8919.54
C79	230.00	56.53	56.39	N 44°35'59" E	14045.54
C120	180.00	71.19	70.75	N 02°58'16" W	22394.07
C121	180.00	90.96	90.96	N 88°46'45" E	28757.18
C122	180.00	81.06	80.63	S 63°50'32" E	23486.07
C123	25.00	38.00	38.00	S 80°02'39" E	8074.54
C124	270.00	80.08	78.76	S 30°32'08" W	16559.91
C125	170.00	112.37	110.33	N 03°06'21" E	37562.16
C126	25.00	34.74	32.01	N 55°38'08" E	7936.40
C127	280.00	67.84	66.84	N 03°06'21" E	13144.54
C128	280.00	108.07	107.41	N 70°40'27" E	22266.54
C129	25.00	18.88	18.44	N 83°15'36" E	4817.16
C130	60.00	51.66	50.79	N 44°25'46" E	11416.13
C131	60.00	41.28	40.34	S 01°03'22" W	9103.27
C132	60.00	41.28	40.34	N 76°35'37" E	91473.07
C133	60.00	76.63	75.52	S 40°57'37" E	73107.26
C134	25.00	25.59	24.49	S 33°41'42" W	58938.36
C135	220.00	32.23	218.87	N 89°59'59" E	58938.36
C136	170.00	71.43	67.43	N 39°36'10" E	24943.92
C158	120.00	160.14	150.08	S 89°39'01" E	77255.05
C235	35.00	24.14	23.66	S 48°02'00" E	39130.04
C236	35.00	28.98	27.36	S 34°45'15" E	36243.35
C237	35.00	49.83	45.73	S 01°03'22" W	8104.74
C238	50.00	33.38	32.06	N 77°44'57" E	38145.99
C247	50.00	65.92	62.75	N 87°16'46" E	68940.35
C248	55.00	31.90	31.07	S 43°58'25" E	32489.03
C249	35.00	58.83	54.83	S 20°59'28" E	96529.89
C296	45.00	64.84	64.79	N 70°16'23" E	108959.55
C297	35.00	55.77	50.05	S 68°09'43" E	91717.42
C298	35.00	9.99	9.96	N 14°20'14" E	24217.16
C299	35.00	15.28	14.97	N 01°03'22" W	24412.07
C300	25.00	26.12	24.95	S 11°23'50" E	59592.22
C301	25.00	56.36	50.34	S 04°48'29" E	92160.00
C302	35.00	33.69	32.40	S 78°30'59" E	59599.00
C303	35.00	31.91	31.07	S 43°58'25" E	32489.03
C304	326	547.63	148.84	S 30°49'56" E	101373.99

ADJOINING OWNER:
ST. JOHNS RIVER WATER
MANAGEMENT DISTRICT
PIN 46-2N-25-0000-0001-0000

LINE TABLE		
LINE	DIRECTION	DISTANCE
L42	N 22°02'29" W	15.96'
L43	S 22°30'52" E	13.56'
L44	N 50°56'29" E	4.43'
L18	S 83°07'34" W	16.33'
L19	N 58°37'28" W	24.95'

ADJOINING OWNER:
ST. JOHNS RIVER WATER
MANAGEMENT DISTRICT
PIN 46-2N-25-0000-0001-0000

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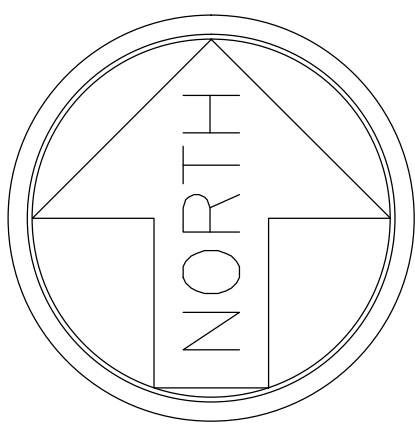
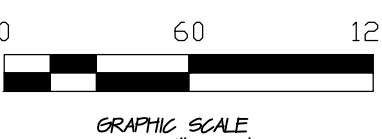
B. NO. 664

CLEAR LAKE ESTATES UNIT TWO

BEING A REPLAT OF A PORTION OF LOTS 6 AND 9, OF THE A. G. OGILVIE HOMESTEAD, RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF NASSAU COUNTY, AND BEING A PORTION OF THE WILLIAM GIBSON GRANT, SECTION 46, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK PAGE
SHEET 4 OF 8 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C37	488.00	129.49	129.11	S 19°57'47" E
C38	362.00	130.16	129.46	S 22°39'43" E
C114	332.00	44.23	44.20	N 29°08'45" W
C115	332.00	75.14	74.98	N 18°50'42" W
C116	518.00	83.76	83.67	N 16°59'37" W
C117	518.00	53.69	53.67	N 24°35'44" W
C153	392.00	61.42	61.36	N 28°28'22" W
C154	392.00	79.53	79.40	N 18°10'24" W
C155	458.00	102.52	102.31	N 18°46'26" W
C156	458.00	19.01	19.01	N 26°22'33" W
C249	283.00	11.75	11.75	S 26°22'33" E
C250	283.00	63.35	63.22	S 18°46'26" E
C251	567.00	100.63	100.50	S 17°28'44" E
C252	1005.00	14.41	14.41	S 22°07'09" E
C253	1005.00	185.39	185.13	S 16°25'26" E
C306	37.50	33.57	32.46	N 07°18'51" W
C307	37.50	3.22	3.22	N 24°14'30" E
C308	37.50	32.44	31.44	N 48°01'53" E
C309	187.93	58.78	58.54	N 81°46'29" E
C310	187.93	16.32	16.32	S 86°46'36" E
C311	68.11	43.16	42.46	N 77°49'19" E
C312	80.12	36.53	36.21	N 72°59'40" E
C313	35.00	28.01	27.27	S 70°39'19" E
C314	35.00	33.83	33.57	S 20°02'10" E
C326	547.63	14.84	14.84	S 20°45'56" E
C327	547.63	143.49	143.08	S 22°32'59" E
C328	547.63	136.43	136.08	S 07°54'24" E

CONSERVATION EASEMENT DATA
(O.R. BOOK 1510, PAGE 1616 ET SEQ)

LINE NO.	BEARING	DISTANCE
CE-3	N 45°20'32" W	66.44
CE-5	N 11°23'54" W	50.02
CE-7	N 22°38'28" W	7.78
CE-8	N 66°00'52" E	37.01
CE-9	N 22°38'28" W	15.00
CE-10	S 66°00'52" E	37.01
CE-11	N 22°38'28" W	81.86
CE-13	N 10°01'12" W	37.68
CE-15	S 75°44'54" E	39.88
CE-16	N 02°28'47" E	11.63
CE-17	N 70°44'52" W	37.04
CE-18	N 21°59'38" E	42.78
CE-20	N 12°21'40" W	23.73

CURVE NO.	RADIUS	CHORD	BEARING	DISTANCE
CE-1	1,005.00	0019.32	N 12°21'41" W	5.71
CE-2	30.00	32°58'04"	N 28°51'29" W	17.02
CE-4	25.00	33°56'30"	N 28°22'15" W	14.80
CE-6	25.00	11°14'34"	N 07°01'11" W	4.90
CE-12	25.00	12°37'16"	S 51°	5.50
CE-14	25.00	12°59'34"	N 03°13'25" W	5.66
CE-19	30.00	34°21'38"	N 04°45'09" E	17.72

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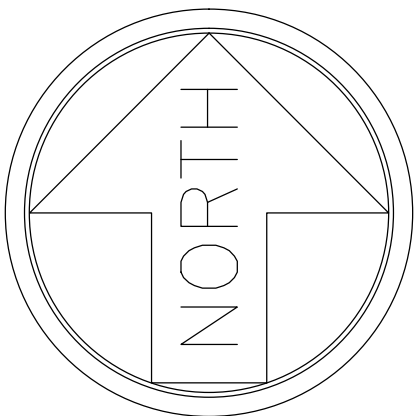
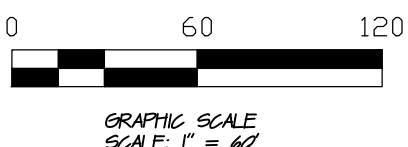
LD NO 444

CLEAR LAKE ESTATES UNIT TWO

BEING A REPLAT OF A PORTION OF LOTS 6 AND 9, OF THE A. G. OGILVIE HOMESTEAD, RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF NASSAU COUNTY, AND BEING A PORTION OF THE WILLIAM GIBSON GRANT, SECTION 46, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____
SHEET 5 OF 8 SHEETS

SEE SHEET 1 FOR GENERAL NOTES



LOT 14, A.E. OGILVIE HOMESTEAD
(Plat Book 1, page 32)

A PORTION OF THE WILLIAM GIBSON GRANT,
SECTION 46, TOWNSHIP 2 NORTH, RANGE 25 EAST

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C38	362.00'	130.16'	128.46'	S 22°39'43" E	20°36'06"
C39	300.00'	209.74'	205.49'	S 12°56'03" E	40°03'25"
C40	300.00'	138.18'	136.96'	S 19°46'03" E	26°23'26"
C41	300.00'	71.56'	71.39'	S 00°15'40" W	13°39'59"
C42	200.00'	266.58'	247.28'	S 45°16'45" W	76°22'11"
C103	230.00'	45.83'	45.76'	N 12°46'12" E	11°25'04"
C104	330.00'	27.38'	27.37'	N 04°43'03" E	04°45'13"
C105	25.00'	35.38'	32.50'	N 42°53'03" E	81°05'14"
C106	25.00'	21.68'	21.00'	S 71°53'56" E	49°40'47"
C107	60.00'	68.63'	65.79'	S 80°08'17" E	66°29'19"
C108	60.00'	76.65'	71.54'	N 30°01'24" E	73°11'28"
C109	60.00'	70.42'	66.45'	N 40°11'46" W	67°14'52"
C110	60.00'	75.85'	70.90'	S 69°57'51" W	72°25'55"
C111	25.00'	21.68'	21.00'	S 58°35'17" W	48°40'47"
C112	25.00'	35.38'	32.50'	N 56°01'43" W	81°05'14"
C113	330.00'	100.67'	100.28'	N 24°13'28" W	17°28'41"
C304	30.00'	16.60'	16.39'	S 80°43'09" E	31°42'22"
C305	30.00'	16.70'	16.49'	N 48°54'52" W	31°54'12"
C313	35.00'	28.01'	27.27'	S 70°39'19" E	45°51'09"
C314	35.00'	33.83'	32.53'	S 20°02'10" E	55°23'11"
C315	45.00'	37.79'	36.69'	S 08°53'59" E	48°06'42"
C316	26.65'	26.98'	25.84'	S 09°04'39" W	57°59'19"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L9	N 71°29'16" W	59.56'

ADJOINING OWNER:
ST. JOHN'S RIVER WATER
MANAGEMENT DISTRICT
PIN 46-2N-25-0000-0001-0000

THE EASTERLY LINE OF LOT 6, AND THE
WESTERLY LINE OF LOT 14, A. G. OGILVIE
HOMESTEAD, PLAT BOOK 1, PAGE 32

LOT 14, A.E. OGILVIE HOMESTEAD
(Plat Book 1, page 32)

A PORTION OF THE WILLIAM GIBSON GRANT,
SECTION 46, TOWNSHIP 2 NORTH, RANGE 25 EAST

LOT 14, A.E. OGILVIE HOMESTEAD
(Plat Book 1, page 32)

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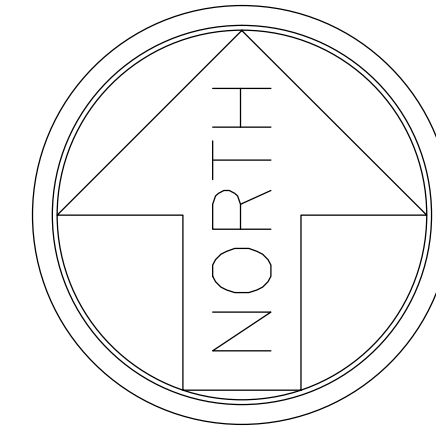
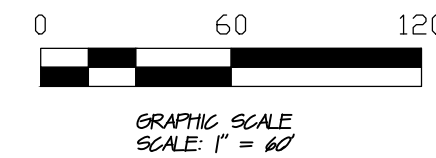
CLEAR LAKE ESTATES UNIT TWO

BEING A REPLAT OF A PORTION OF LOTS 6 AND 9, OF THE A. G. OGILVIE HOMESTEAD, RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF NASSAU COUNTY, AND BEING A PORTION OF THE WILLIAM GIBSON GRANT, SECTION 46, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 6 OF 8 SHEETS

SEE SHEET 1 FOR GENERAL NOTES



MATCH TO SHEET 4

MATCH TO SHEET 8

MATCH TO SHEET 5

MATCH TO SHEET 7

CONSERVATION EASEMENT 4 DATA
(O.R. BOOK 1510, PAGE 1616 ET SEQ)

LINE No.	BEARING	DISTANCE
CE-3	N 45°20'32" W	66.44'
CE-5	N 11°23'54" W	50.02'
CE-7	N 22°38'28" W	7.78'
CE-8	N 66°00'52" E	37.01'
CE-9	N 22°38'28" W	15.00'
CE-10	S 66°00'52" E	37.01'
CE-11	N 22°38'28" W	81.86'
CE-13	N 10°01'12" W	37.68'
CE-15	S 75°44'54" E	39.88'
CE-16	N 02°28'47" E	11.63'
CE-17	N 70°34'55" W	37.04'
CE-18	N 21°59'58" E	42.78'
CE-20	N 12°21'40" W	23.73'

CURVE No.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DISTANCE
CE-1	1,005.00'	5.71°	17.28'	N 12°12'41" W	5.71'
CE-2	30.00'	17.28°	14.81'	N 28°51'29" W	17.02'
CE-4	25.00'	14.81°	4.91'	N 28°22'13" W	14.60'
CE-6	25.00'	4.91°	5.51'	N 07°01'11" W	4.90'
CE-12	25.00'	5.51°	5.67'	N 16°19'50" W	5.50'
CE-14	25.00'	5.67°	5.67'	N 03°31'25" W	5.66'
CE-19	30.00'	17.99°	17.99'	N 04°49'09" E	17.72'

PARCEL No. 46-2N-25-0000-0016-0030
WARRANTY DEED
O.R. BOOK 1866, PAGE 1866
A PORTION OF THE WILLIAM GIBSON GRANT,
SECTION 46, TOWNSHIP 2 NORTH, RANGE 25 EAST

NORTHERLY R/W LINE
N 83°34'25" W
52.81'

A PORTION OF THE WILLIAM GIBSON GRANT,
SECTION 46, TOWNSHIP 2 NORTH, RANGE 25 EAST

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C32	2500.00'	441.88'	441.30'	S 0°25'59" W	107°07'58"
C33	250.00'	133.96'	132.37'	S 08°51'17" E	30°42'09"
C34	300.00'	92.52'	92.15'	S 15°22'15" E	17°40'12"
C39	300.00'	209.74'	205.49'	S 12°56'03" E	40°03'25"
C40	300.00'	138.18'	136.96'	S 19°46'03" E	26°23'26"
C41	300.00'	71.56'	71.39'	S 00°15'40" W	15°39'59"
C42	200.00'	266.58'	247.28'	S 45°16'45" W	76°22'11"
C81	2470.00'	127.77'	127.76'	S 02°03'39" W	02°57'50"
C82	2470.00'	120.05'	120.04'	S 04°56'06" W	02°47'05"
C83	2470.00'	7.29'	7.29'	S 08°24'43" W	00°10'09"
C84	280.00'	114.08'	113.29'	S 05°10'30" E	23°20'35"
C85	280.00'	35.96'	35.94'	S 20°31'34" E	07°21'34"
C86	270.00'	83.27'	82.94'	S 15°22'15" E	17°40'12"
C87	25.00'	39.27'	35.36'	S 38°27'51" W	90°00'00"
C88	25.00'	39.27'	35.36'	N 51°32'09" W	90°00'00"
C141	2530.00'	121.11'	121.10'	N 01°11'11" E	02°44'34"
C142	2530.00'	122.05'	122.03'	N 03°56'23" E	02°45'50"
C143	2530.00'	91.88'	91.88'	N 05°54'33" E	01°10'50"
C144	220.00'	69.79'	69.50'	S 02°35'31" E	18°10'37"
C145	220.00'	48.09'	48.00'	S 17°56'35" E	12°31'32"
C146	330.00'	61.91'	61.82'	S 18°49'53" E	10°44'56"
C147	330.00'	39.86'	39.84'	S 08°59'47" E	06°55'16"
C148	25.00'	39.27'	35.36'	S 51°32'09" E	90°00'00"
C149	170.00'	121.12'	118.57'	N 63°03'14" E	40°49'12"
C150	170.00'	105.48'	103.79'	N 24°52'09" E	35°32'59"
C151	270.00'	42.65'	42.60'	N 02°34'10" E	09°03'00"
C152	270.00'	146.12'	144.34'	N 17°27'33" W	31°00'26"
C253	1005.00'	185.39'	185.13'	S 16°25'26" E	10°34'10"
C254	1005.00'	80.74'	80.72'	S 08°50'15" E	04°36'12"
C255	30.00'	48.12'	43.13'	S 37°30'32" W	91°54'57"
C256	30.00'	35.76'	33.68'	N 62°23'04" W	68°18'10"

LINE	DIRECTION	DISTANCE
L22	S 15°59'28" W	20.48'
L23	S 08°33'08" W	35.12'
L24	S 08°33'08" W	29.43'
L25	S 06°54'18" E	15.30'

42

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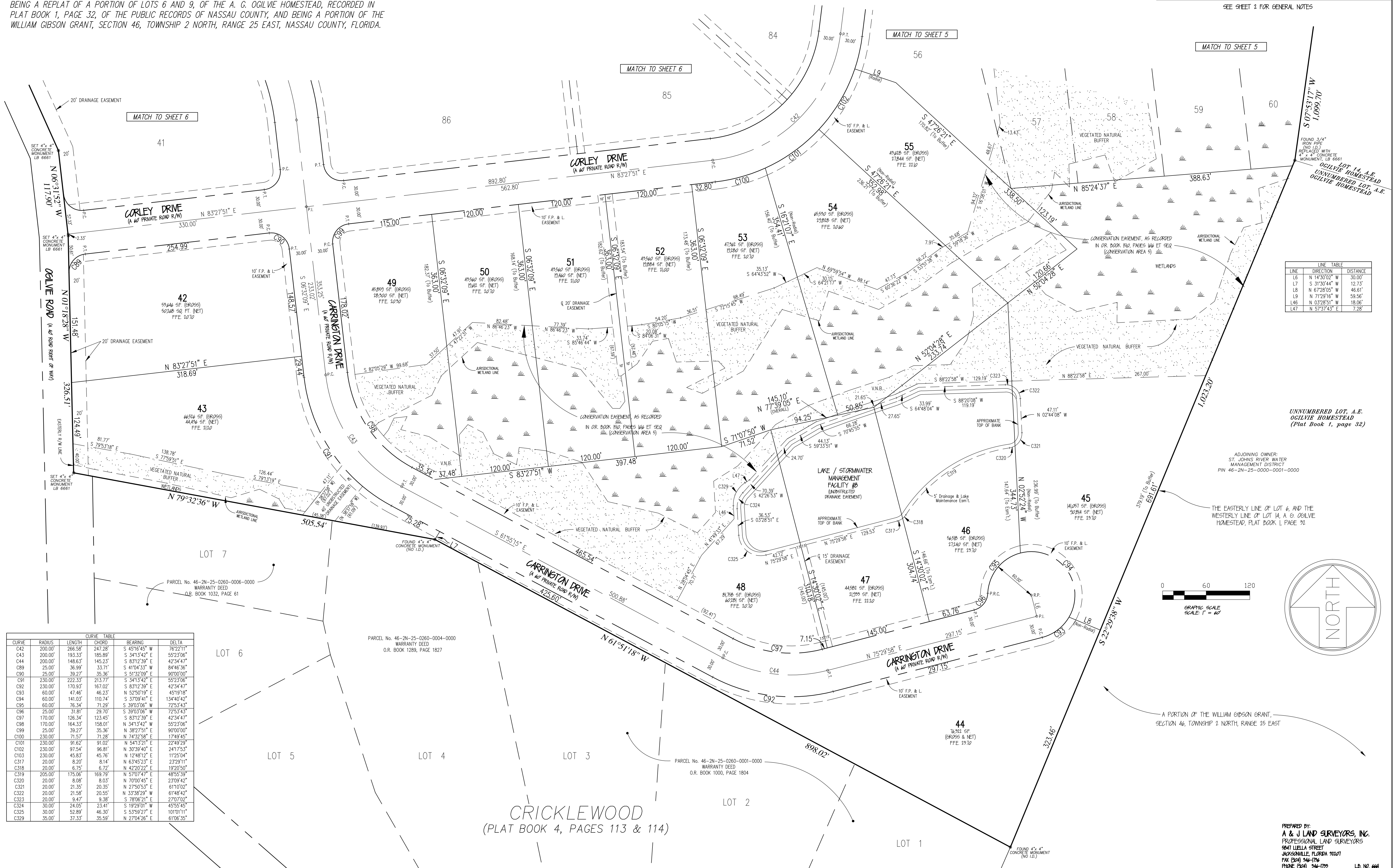
CLEAR LAKE ESTATES UNIT TWO

BEING A REPLAT OF A PORTION OF LOTS 6 AND 9, OF THE A. G. OGLIVE HOMESTEAD, RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF NASSAU COUNTY, AND BEING A PORTION OF THE WILLIAM GIBSON GRANT, SECTION 46, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

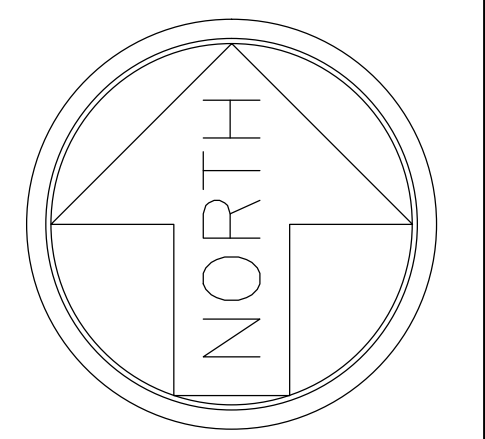
SHEET 7 OF 8 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C42	200.00'	266.58'	247.28'	S 45°16'45" W
C43	200.00'	183.33'	185.89'	S 34°13'42" E
C44	200.00'	148.83'	145.23'	S 83°12'39" E
C89	25.00'	36.99'	33.71'	S 41°04'33" W
C90	25.00'	39.27'	35.36'	S 51°32'09" E
C91	230.00'	222.33'	213.77'	S 34°13'42" E
C92	230.00'	170.93'	167.02'	S 83°12'39" E
C93	60.00'	47.46'	46.23'	N 52°50'19" E
C94	60.00'	141.03'	110.74'	S 37°09'41" E
C95	60.00'	76.34'	71.29'	S 39°03'06" W
C96	25.00'	31.81'	29.70'	S 39°03'06" W
C97	170.00'	126.34'	123.45'	S 83°12'39" E
C98	170.00'	164.33'	158.01'	N 34°13'42" W
C99	25.00'	39.27'	35.36'	N 38°27'51" E
C100	230.00'	71.57'	71.28'	N 74°52'58" E
C101	230.00'	91.62'	91.02'	N 54°13'21" E
C102	230.00'	97.54'	96.81'	N 30°39'40" E
C103	230.00'	45.83'	45.76'	N 12°48'12" E
C317	20.00'	8.80'	8.14'	N 63°45'23" E
C318	20.00'	6.75'	6.72'	N 42°20'22" E
C319	205.00'	175.06'	169.79'	N 57°07'47" E
C320	20.00'	8.08'	8.03'	N 70°00'45" E
C321	20.00'	21.35'	20.35'	N 27°50'53" E
C322	20.00'	21.58'	20.55'	N 33°38'29" W
C323	20.00'	9.47'	9.38'	S 78°06'21" E
C324	30.00'	24.05'	23.41'	S 19°29'01" W
C325	30.00'	52.89'	46.30'	S 53°59'27" E
C329	35.00'	37.33'	35.59'	N 27°04'28" E

LINE TABLE		
LINE	DIRECTION	DISTANCE
L6	N 14°30'02" W	30.00'
L7	S 31°30'44" W	12.73'
L8	N 67°28'05" W	46.61'
L9	N 71°29'16" W	59.56'
L46	N 03°28'51" E	18.06'
L47	N 57°37'43" E	7.28'



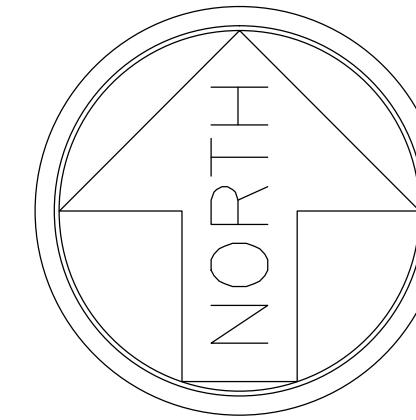
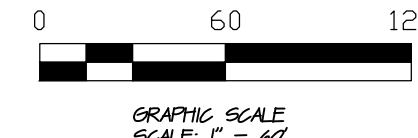
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CLEAR LAKE ESTATES UNIT TWO

BEING A REPLAT OF A PORTION OF LOTS 6 AND 9, OF THE A. G. OGILVIE HOMESTEAD, RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF NASSAU COUNTY, AND BEING A PORTION OF THE WILLIAM GIBSON GRANT, SECTION 46, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA.

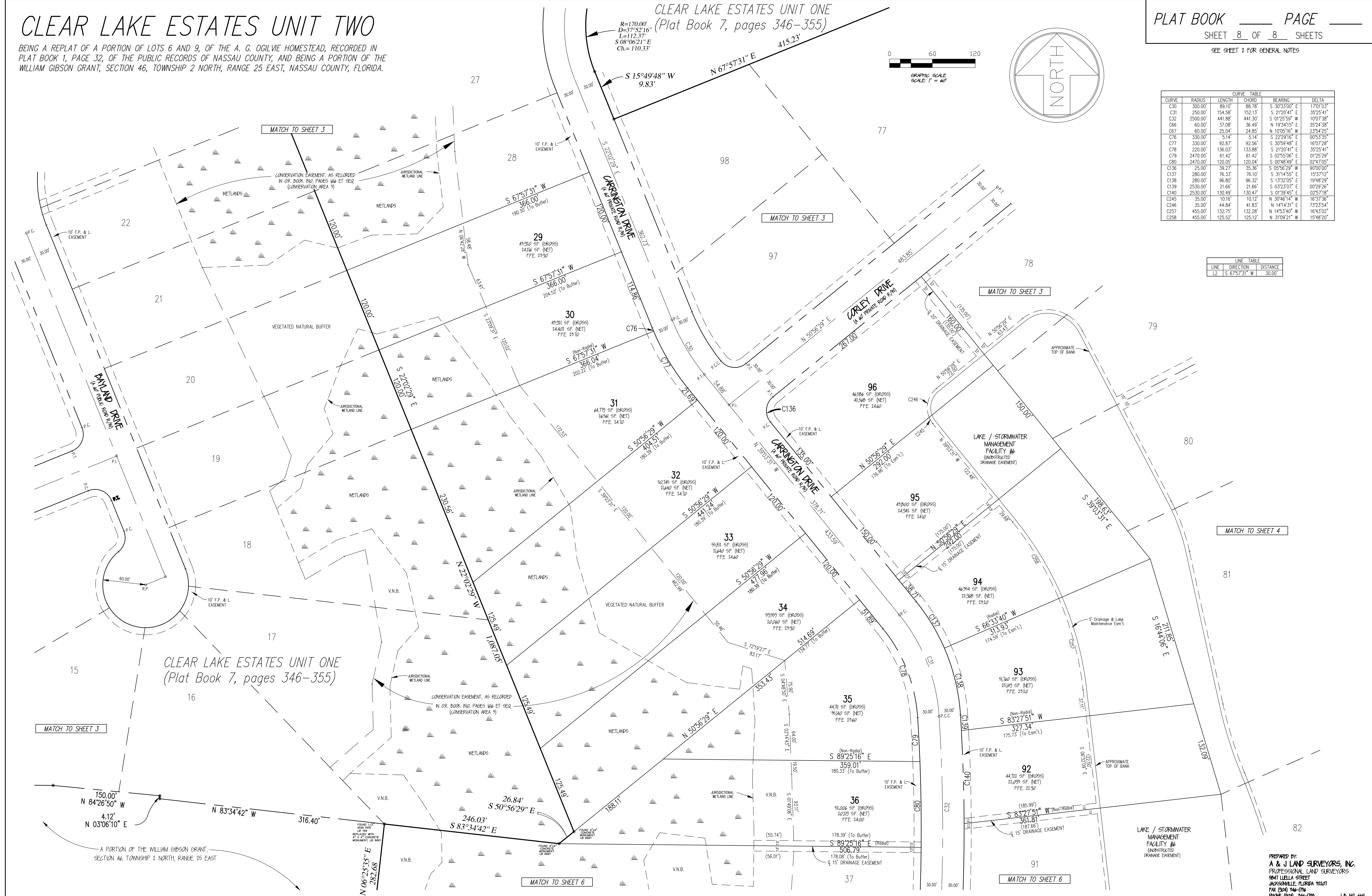
CLEAR LAKE ESTATES UNIT ONE
(Plat Book 7, pages 346-355)

PLAT BOOK 8 OF 8 SHEETS
PAGE 8
SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C30	300.00'	89.10'	88.78'	S 30°53'00" E
C31	250.00'	154.98'	152.13'	S 21°20'41" E
C32	2500.00'	441.88'	441.30'	S 01°25'59" W
C65	60.00'	37.08'	36.49'	N 19°34'15" E
C67	60.00'	75.04'	24.85'	N 10°05'16" W
C76	330.00'	5.14'	5.14'	S 22°29'16" E
C77	330.00'	92.87'	92.56'	S 30°59'48" E
C78	220.00'	136.83'	133.88'	S 21°20'41" E
C79	2470.00'	61.42'	61.42'	S 02°55'06" E
C80	2470.00'	120.05'	120.04'	S 00°48'49" E
C136	25.00'	39.27'	35.36'	S 05°56'29" W
C137	280.00'	76.33'	76.10'	S 31°14'55" E
C138	280.00'	96.80'	96.32'	S 13°32'05" E
C139	2530.00'	21.66'	21.66'	S 03°32'07" E
C140	2530.00'	130.49'	130.47'	S 01°39'45" E
C245	35.00'	10.16'	10.12'	N 30°46'14" W
C246	35.00'	44.84'	41.83'	N 14°14'31" E
C257	455.00'	132.75'	132.28'	N 14°53'40" W
C258	455.00'	125.52'	125.12'	N 31°09'21" W

LINE TABLE		
LINE	DIRECTION	DISTANCE
L2	S 67°57'31" W	30.00'



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