

Verbena Parkway Extension No. 1

LAND USE
ZONING
AREA

1/4PP
Rural Trage
0.28 AC +/-

PLAT BOOK PAGE
SHEET 1 OF 2 SHEETS

Part of Section 16, Township 5 South, Range 25 East, Clay County, Florida.

OWNER
AY Ventures, Inc.
3108 US Highway 17
Orange Park, FL 32063

ENGINEER
J. Lucas & Associates, Inc.
1305 Cedar Street
Jacksonville, FL 32207

SURVEYOR
Eland & Associates
615 Blanding Blvd.
Orange Park, FL

CAPTION

A parcel of land situated in Section 16, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the northeast corner of said Section 16 (also being the southeast corner of Section 9); thence on the west line of said Section 9, North 00 degrees 05 minutes 52 seconds East, 5.00 feet; thence South 89 degrees 41 minutes 41 seconds West, 3926.82 feet to the east right-of-way line of County Road 739 (Henley Road), a 44 foot right-of-way as now established; thence on said east line, South 00 degrees 21 minutes 57 seconds West, 28.20 feet; thence continue on said east line, South 00 degrees 10 minutes 57 seconds West, 1460.18 feet to the northwest corner of Verbena Parkway according to plat thereof recorded in Plat Book, pages and of the public records of said county; thence continue on said east right-of-way line, South 00 degrees 10 minutes 57 seconds West, 140.14 feet to the south line of said Verbena Parkway; thence northeasterly, on said south line, and along the arc of a curve concave southeasterly and having a radius of 30.0 feet, an arc distance of 45.88 feet, said arc being subtended by a chord bearing and distance of North 43 degrees 54 minutes 41 seconds East, 41.54 feet; thence northeasterly on said south line, and along the arc of a curve concave northwesterly and having a radius of 1050.00 feet, an arc distance of 140.66 feet to the point of beginning, said arc being subtended by a chord bearing and distance of North 83 degrees 58 minutes 07 seconds East, 140.58 feet; thence continue along said arc of curve, an arc distance of 36.12 feet, said arc being subtended by a chord bearing and distance of North 79 degrees 08 minutes 41 seconds East, 36.12 feet; thence North 78 degrees 09 minutes 53 seconds East, 117.12 feet; thence North 11 degrees 50 minutes 27 seconds West, 80.00 feet; thence South 78 degrees 09 minutes 53 seconds West, 117.12 feet; thence southwesterly along the arc of a curve concave northwesterly and having a radius of 970.00 feet, an arc distance of 33.37 feet to the northeasterly line of said Verbena Parkway, said arc being subtended by a chord bearing and distance of South 79 degrees 08 minutes 41 seconds West, 33.37 feet; thence on said easterly line, South 09 degrees 52 minutes 11 seconds East, 80.00 feet to the point of beginning; being 0.28 acre, more or less, in area.

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 that are not recorded on this plat that may be found in the public records of this county.

ADOPTION AND DEDICATION

This is to certify that AY Ventures, Inc., a corporation under the laws of The State of Florida, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon known as Verbena Parkway Extension No. 1, 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. Verbena Parkway Extension No. 1 as shown hereon is hereby irrevocably and without reservation dedicated to Clay County, its successors and assigns.

In witness whereof, AY Ventures, Inc., a Florida Corporation (Owner/Developer) has caused these presents to be executed on its behalf.

AY Ventures, Inc., a Florida Corporation

By: _____
_____, witness _____, witness _____, President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was personally acknowledged before me this _____ day of _____, 2018, by _____, as president of AY Ventures, Inc., on behalf of the corporation.

Notary Public, State of Florida

DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL

Approved this _____ day of _____, 2018.

Director

BOARD OF COUNTY COMMISSIONERS' APPROVAL

Examined and approved this _____ day of _____, 2018, by the Board of County Commissioners, Clay County, Florida.

Clerk of the Board

Chairman of the Board

COUNTY ENGINEER APPROVAL

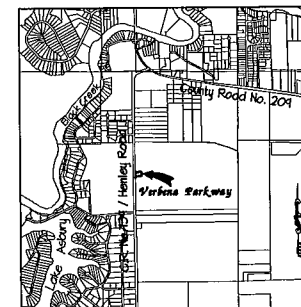
Approved this _____ day of _____, 2018.

County Engineer

CLERK'S CERTIFICATE

I certify that this plat was filed for recording on this _____ day of _____, 2018, in Plat Book _____, Pages _____ through _____ of the public records of Clay County, Florida.

Clerk of the Circuit Court



VICINITY MAP - NOT TO SCALE

Eland & Associates, Inc., LB 1891
PROFESSIONAL SURVEYORS AND MAPPERS
615 Blanding Blvd., Orange Park, FL
TELEPHONE (904) 272-1000

Verbena Parkway Extension No. 1

Part of Section 16, Township 5 South, Range 25 East, Clay County, Florida.

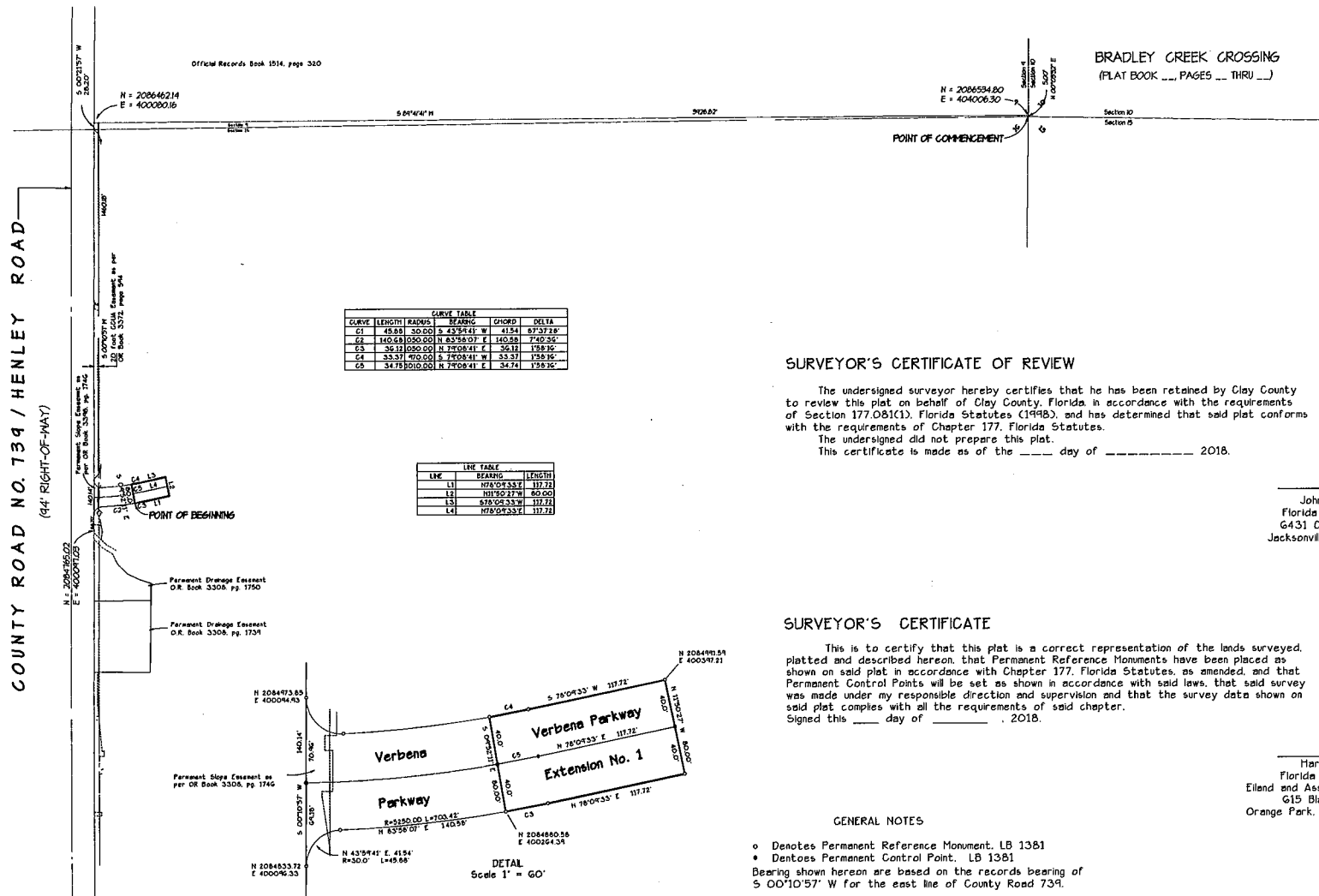
PLAT BOOK PAGE
SHEET 2 OF 2 SHEETS

OWNER
AY Ventures, Inc.
3108 US Highway 17
Orange Park, FL 32067

ENGINEER
J. Lucas & Associates, Inc.
1305 Cedar Street
Jacksonville, FL 32207

SURVEYOR
Eiland & Associates
615 Blanding Blvd.
Orange Park, FL

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 that are not recorded on this plat that may be found in the public records of this county.



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 177.08(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 ____ day of _____, 2018.

John H. McLaren
Florida Cert. No. 5979
6431 Connie Jean Road
Jacksonville, Florida 32222

SURVEYOR'S CERTIFICATE

This is to certify that this plat is a correct representation of the lands surveyed, platted and described hereon, that Permanent Reference Monuments have been placed as shown on said plat in accordance with Chapter 177, Florida Statutes, as amended, and that Permanent Control Points will be set as shown in accordance with said laws, that said survey was made under my responsible direction and supervision and that the survey data shown on said plat complies with all the requirements of said chapter.

Signed this ____ day of _____, 2018.

Harold T. Eiland
Florida Cert. No. 2518
Eiland and Associates, Inc., LB 1381
615 Blanding Boulevard
Orange Park, Florida 32710-1000

GENERAL NOTES

- o Denotes Permanent Reference Monument, LB 1381
 - Denotes Permanent Control Point, LB 1381
- Bearing shown hereon are based on the records bearing of S 00°10'57" W for the east line of County Road 739.

Eiland & Associates, Inc., LB 1381
PROFESSIONAL SURVEYORS and MAPPERS
615 Blanding Blvd. Orange Park, FL
TELEPHONE (904) 212-1000