

# Creekview Trail – Area 2

A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 1 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

## CAPTION

A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE NORTHEAST CORNER OF TRACT 7 OF THE PLAT OF CREEKVIEW TRAIL – AREA 1, AS RECORDED IN PLAT BOOK \_\_\_\_ PAGES \_\_\_\_ THROUGH \_\_\_\_, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE NORTH 88°59'40" EAST, ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2374, PAGE 885, OF SAID PUBLIC RECORDS, 1146.99 FEET; THENCE SOUTH 00°11'43" EAST, 122.86 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 12.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°29'54" WEST, 12.11 FEET; THENCE SOUTH 86°05'15" EAST, 72.74 FEET; THENCE NORTH 03°43'34" EAST, 59.72 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1500.00 FEET, AN ARC DISTANCE OF 102.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°45'55" EAST, 102.64 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°11'43" WEST, 10.31 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°26'27" EAST, 35.13 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1160.00 FEET, AN ARC DISTANCE OF 295.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°38'00" EAST, 294.38 FEET; THENCE SOUTH 26°11'53" WEST, 326.06 FEET; THENCE SOUTH 14°52'38" WEST, 374.78 FEET; THENCE SOUTH 89°45'55" WEST, 25.30 FEET; THENCE SOUTH 00°14'05" EAST, 370.80 FEET; THENCE SOUTH 89°25'48" WEST, 657.75 FEET; THENCE NORTH 48°43'26" WEST, 86.25 FEET; THENCE NORTH 90°00'00" WEST, 575.24 FEET; THENCE SOUTH 00°00'00" EAST, 130.81 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 50.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°22'09" EAST, 50.31 FEET, TO THE POINT OF TANGENCY OF SAID CURVATURE; THENCE SOUTH 06°45'34" EAST, 173.78 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1082.00 FEET, AN ARC DISTANCE OF 27.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°02'03" EAST, 27.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 05°18'33" EAST, 255.20 FEET; THENCE SOUTH 89°25'48" WEST, 162.07 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL "A", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4173, PAGE 490, OF SAID PUBLIC RECORDS; THENCE NORTH 00°12'59" WEST, ALONG LAST SAID LINE, 448.60 FEET, TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 88°56'50" WEST, ALONG LAST SAID LINE, 358.63 FEET, TO THE EASTERLY LINE OF LOT 54 OF SAID PLAT OF CREEKVIEW TRAIL – AREA 1; THENCE NORTHERLY, EASTERLY, NORTHEASTERLY, NORTHWESTERLY, AND SOUTHEASTERLY ALONG SAID LINE, RUN THE FOLLOWING THIRTY (30) COURSES AND DISTANCES: COURSE NO. 1: NORTH 12°25'04" WEST, 160.50 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; COURSE NO. 2: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 630.00 FEET, AN ARC DISTANCE OF 27.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°19'25" EAST, 27.68 FEET; COURSE NO. 3: NORTH 14°56'06" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 4: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 570.00 FEET, AN ARC DISTANCE OF 162.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°52'43" EAST, 162.33 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 58°41'32" EAST, 30.40 FEET; COURSE NO. 6: NORTH 31°18'28" WEST, 15.00 FEET; COURSE NO. 7: NORTH 58°41'32" EAST, 25.99 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 8: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 57.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°41'29" EAST, 52.49 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 9: NORTH 23°18'34" WEST, 111.94 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 10: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 38.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°12'11" WEST, 37.80 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 11: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 9.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°33'17" WEST, 9.69 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 12: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 110.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°26'52" WEST, 108.64 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 13: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 36.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°14'04" WEST, 35.51 FEET; COURSE NO. 14: NORTH 30°24'49" EAST, 49.83 FEET; COURSE NO. 15: NORTH 12°14'29" EAST, 58.62 FEET; COURSE NO. 16: NORTH 12°43'55" EAST, 151.57 FEET; COURSE NO. 17: NORTH 56°41'25" EAST, 14.39 FEET; COURSE NO. 18: SOUTH 33°18'35" EAST, 0.87 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 19: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 80.08 FEET, AN ARC DISTANCE OF 45.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°12'03" EAST, 44.44 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 20: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 76.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°35'44" EAST, 67.41 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 21: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 137.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°58'03" EAST, 136.31 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 22: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 46.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°19'44" EAST, 44.78 FEET; COURSE NO. 23: SOUTH 41°30'22" EAST, 32.40 FEET; COURSE NO. 24: NORTH 33°05'28" EAST, 76.65 FEET; COURSE NO. 25: NORTH 21°17'31" EAST, 78.11 FEET; COURSE NO. 26: NORTH 26°20'31" WEST, 23.95 FEET; COURSE NO. 27: NORTH 01°36'15" WEST, 47.51 FEET; COURSE NO. 28: NORTH 06°40'45" EAST, 43.06 FEET; COURSE NO. 29: NORTH 36°30'19" EAST, 33.89 FEET; COURSE NO. 30: NORTH 01°03'17" WEST, 57.53 FEET, TO THE POINT OF BEGINNING.

CONTAINING 39.45 ACRES, MORE OR LESS.

## COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024,  
BY THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA.

\_\_\_\_\_  
JIM RENNINGER, CHAIRMAN

\_\_\_\_\_  
TARA S. GREEN, CLERK OF COURT AND COMPTROLLER, EX OFFICIO CLERK TO THE BOARD

## CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_ OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

\_\_\_\_\_  
TARA S. GREEN, CLERK OF COURT AND COMPTROLLER, EX OFFICIO CLERK TO THE BOARD

## COUNTY ENGINEER APPROVAL

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

\_\_\_\_\_  
DIRECTOR OF ENGINEERING

## DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

\_\_\_\_\_  
DIRECTOR OF ECONOMIC AND DEVELOPMENT SERVICES

## CERTIFICATE OF REVIEW BY SURVEYOR/MAPPER

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THEY HAVE REVIEWED THIS PLAT ON BEHALF OF CLAY COUNTY, FLORIDA, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177.081(1), FLORIDA STATUTES, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
RICK LEE MECKLENBURG  
FLORIDA REGISTRATION LAND SURVEYOR NO. 5920  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257

## SURVEYOR'S CERTIFICATE

KNOW ALL YE MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED, AND WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF PART 1, CHAPTER 177 FLORIDA STATUTES. SIGNED AND SEALED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 A.D.

\_\_\_\_\_  
MICHAEL J. COLLIGAN  
FLORIDA REGISTERED LAND SURVEYOR NO. 6788  
CLARY AND ASSOCIATES  
L.B. NO. 3731  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257



# Creekview Trail – Area 2

A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 2 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT CREEKVIEW GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER "DEDICATOR", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS CREEKVIEW TRAIL – AREA 2, 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.

ALL DRAINAGE EASEMENTS, UNOBSTRUCTED ACCESS EASEMENTS, AND UNOBSTRUCTED MAINTENANCE AND ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT (THE "CDD"), ITS SUCCESSORS AND ASSIGNS, ON A NON-EXCLUSIVE BASIS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND.

THE DRAINAGE EASEMENTS HEREBY SHALL PERMIT THE CDD, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENT TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL BOULEVARDS, ROADS, DRIVES, LANES, COURTS, PLACES, WAYS, LOOPS, TRAILS, AND STREETS HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, AND CHEMICALS, AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID BOULEVARDS, ROADS, DRIVES, LANES, COURTS, PLACES, WAYS, LOOPS, TRAILS, AND STREETS, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEMS WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES, OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OF USE OF THESE DRAINAGE EASEMENTS BY THE CDD, ITS SUCCESSORS AND ASSIGNS.

TRACT 1 (STORMWATER MANAGEMENT FACILITY), TRACT 2 (COMPENSATORY STORAGE FACILITY), TRACT 3 (PARK), TRACTS 4, 5 AND 6 (CONSERVATION), TRACTS 7 AND 8 (OPEN SPACE), TRACT 9 (UTILITY), AND AMERICANA DRIVE, CHARMER COURT, AND CLIPPERS COURT AS SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CDD, ITS SUCCESSORS AND ASSIGNS.

THE UNDERSIGNED DEDICATOR, ITS SUCCESSORS AND ASSIGNS HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, AND REPRESENTATIVES OF THE UTILITIES TO SERVE THE LAND, HOLDERS OF MORTGAGE LIENS AND SUCH OTHERS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS AMERICANA DRIVE, CHARMER COURT, AND CLIPPERS COURT.

THE BOARD OF COUNTY COMMISSIONERS EXPRESSLY REJECTS ANY ROAD, STREET, DRAINAGE, OR OTHER COMMON FACILITY FOR MAINTENANCE BY CLAY COUNTY.

IN THE EVENT OF A TERMINATION OR DISSOLUTION OF THE CDD, IN ACCORDANCE WITH SECTION 190.046, FLORIDA STATUTES, OR ITS FAILURE TO MAINTAIN THE ROADWAYS AND DRAINAGE FACILITIES, NONE OF THE FOREGOING SHALL PROHIBIT CLAY COUNTY FROM ESTABLISHING A MUNICIPAL SERVICE TAXING UNIT, MUNICIPAL SERVICE BENEFIT UNIT, STORMWATER UTILITY, TRANSPORTATION UTILITY, OR ANY OTHER SPECIAL ASSESSMENT/FEE SYSTEM WITHIN ANY SUBDIVISION FOR THE FURNISHING OF THE ROADS, STREETS, DRAINAGE, OR OTHER BENEFITS, NOR SHALL ANY OF THE FOREGOING PROHIBIT THE ACCEPTANCE FOR MAINTENANCE OF ROADS OR COMMON FACILITIES BY THE CLAY COUNTY COMMISSION IF AFTER THE FILING OF ANY PLAT, THE FACILITIES TO BE ACCEPTED BY THE BOARD OF MAINTENANCE ARE UPGRADED TO COUNTY ACCEPTANCE STANDARDS BY CONTRIBUTION OF THE LOCAL DEVELOPER OR HOMEOWNERS OR BY ESTABLISHMENT OF A MUNICIPAL SERVICE BENEFIT UNIT.

ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED CCUA AND SHOWN ON THIS PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY (CCUA), ITS SUCCESSORS AND ASSIGNS.

A NON-EXCLUSIVE EASEMENT OVER, UPON AND UNDER THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT, AS AMERICANA DRIVE, CHARMER COURT, AND CLIPPERS COURT, IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY (CCUA), ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF CCUA UTILITIES, TOGETHER WITH THE RIGHT OF CCUA ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS-OF-WAY.

ALL EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED CEC AND SHOWN ON PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. ("CEC"), ITS SUCCESSORS AND ASSIGNS.

DEDICATOR HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO CEC, IT'S SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT OVER, UPON AND UNDER THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AND ALL FUTURE RIGHT OF WAY TRACTS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF CEC UTILITIES TOGETHER WITH THE RIGHT OF CEC ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT.

THOSE EASEMENTS DESIGNATED AS "AT&T EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, D/B/A AS AT&T FLORIDA ITS, SUCCESSORS AND ASSIGNS FOR THEIR EXCLUSIVE USE.

THOSE EASEMENTS DESIGNATED AS "AT&T ACCESS EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, D/B/A AS AT&T FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR THEIR NON-EXCLUSIVE USE.

IN WITNESS WHEREOF, CREEKVIEW GP, LLC, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

### CREEKVIEW GP, LLC

CREEKVIEW GP, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

By: \_\_\_\_\_ Witness: \_\_\_\_\_  
Print Name: CHRISTOPHER J. RUSNAK Print Name: \_\_\_\_\_  
Title: VICE PRESIDENT Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_

### NOTARY FOR CREEKVIEW GP, LLC

STATE: \_\_\_\_\_  
COUNTY: \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D., BY CHRISTOPHER J. RUSNAK, AS VICE PRESIDENT OF CREEKVIEW GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, [ ] WHO IS PERSONALLY KNOWN TO ME OR [ ] WHO HAS PRODUCED A \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA  
TYPE OR PRINT NAME: \_\_\_\_\_  
COMMISSION # \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

### MORTGAGEE'S CONSENT: PULTE HOME COMPANY, LLC

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 4619, PAGE 1347 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, ENCUMBERING A PORTION OF THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN AND AGREES THAT THE MORTGAGE DOCUMENTS SHALL BE SUBORDINATED TO SAID DEDICATIONS.

PULTE HOME COMPANY, LLC,  
A MICHIGAN LIMITED LIABILITY COMPANY  
BY: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
PRINT: \_\_\_\_\_ PRINT: \_\_\_\_\_  
NAME: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
TITLE: \_\_\_\_\_ PRINT: \_\_\_\_\_

### NOTARY FOR PULTE HOME COMPANY, LLC

STATE: \_\_\_\_\_  
COUNTY: \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D., BY \_\_\_\_\_, AS \_\_\_\_\_ OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, [ ] WHO IS PERSONALLY KNOWN TO ME OR [ ] WHO HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA  
TYPE OR PRINT NAME: \_\_\_\_\_  
COMMISSION # \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

### SUBDIVISION IMPROVEMENT GUARANTEE:

AS A CONDITION PRECEDENT TO THE RECORDATION OF THIS PLAT IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT (THE "CDD") 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 24 MONTHS OF THE DATE OF ACCEPTANCE OF THE STREET AND DRAINAGE IMPROVEMENTS BY THE CDD 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 DEEMED PART OF EACH DEED OF CONVEYANCE OR SALE COVERING LOTS SOLD 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.

### CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES

By: \_\_\_\_\_ Witness: \_\_\_\_\_  
Print Name: GREGG KERN Print Name: \_\_\_\_\_  
Title: VICE CHAIRMAN OF THE BOARD OF SUPERVISORS Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_

### NOTARY FOR CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

STATE: \_\_\_\_\_  
COUNTY: \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D., BY GREGG KERN, AS VICE CHAIRMAN OF THE BOARD OF SUPERVISORS OF CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ON BEHALF OF THE DISTRICT, [ ] WHO IS PERSONALLY KNOWN TO ME OR [ ] WHO HAS PRODUCED A \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA  
PRINT NAME: \_\_\_\_\_  
COMMISSION # \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

### MORTGAGEE'S CONSENT: DREAM FINDERS HOMES, LLC

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 4630, PAGE 868 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, ENCUMBERING A PORTION OF THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN AND AGREES THAT THE MORTGAGE DOCUMENTS SHALL BE SUBORDINATED TO SAID DEDICATIONS.

DREAM FINDERS HOMES, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
PRINT: \_\_\_\_\_ PRINT: \_\_\_\_\_  
NAME: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
TITLE: \_\_\_\_\_ PRINT: \_\_\_\_\_

### NOTARY FOR DREAM FINDERS HOMES, LLC

STATE: \_\_\_\_\_  
COUNTY: \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D., BY \_\_\_\_\_, AS \_\_\_\_\_ OF DREAM FINDERS HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, [ ] WHO IS PERSONALLY KNOWN TO ME OR [ ] WHO HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA  
TYPE OR PRINT NAME: \_\_\_\_\_  
COMMISSION # \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

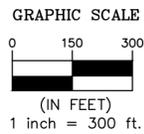
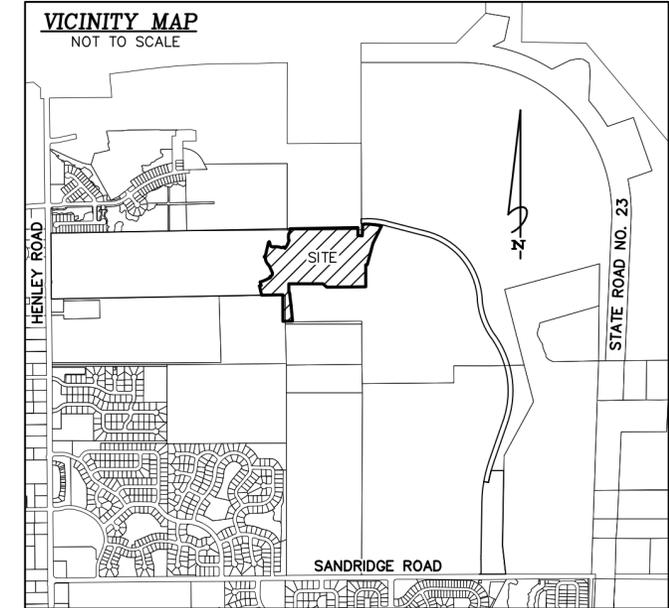
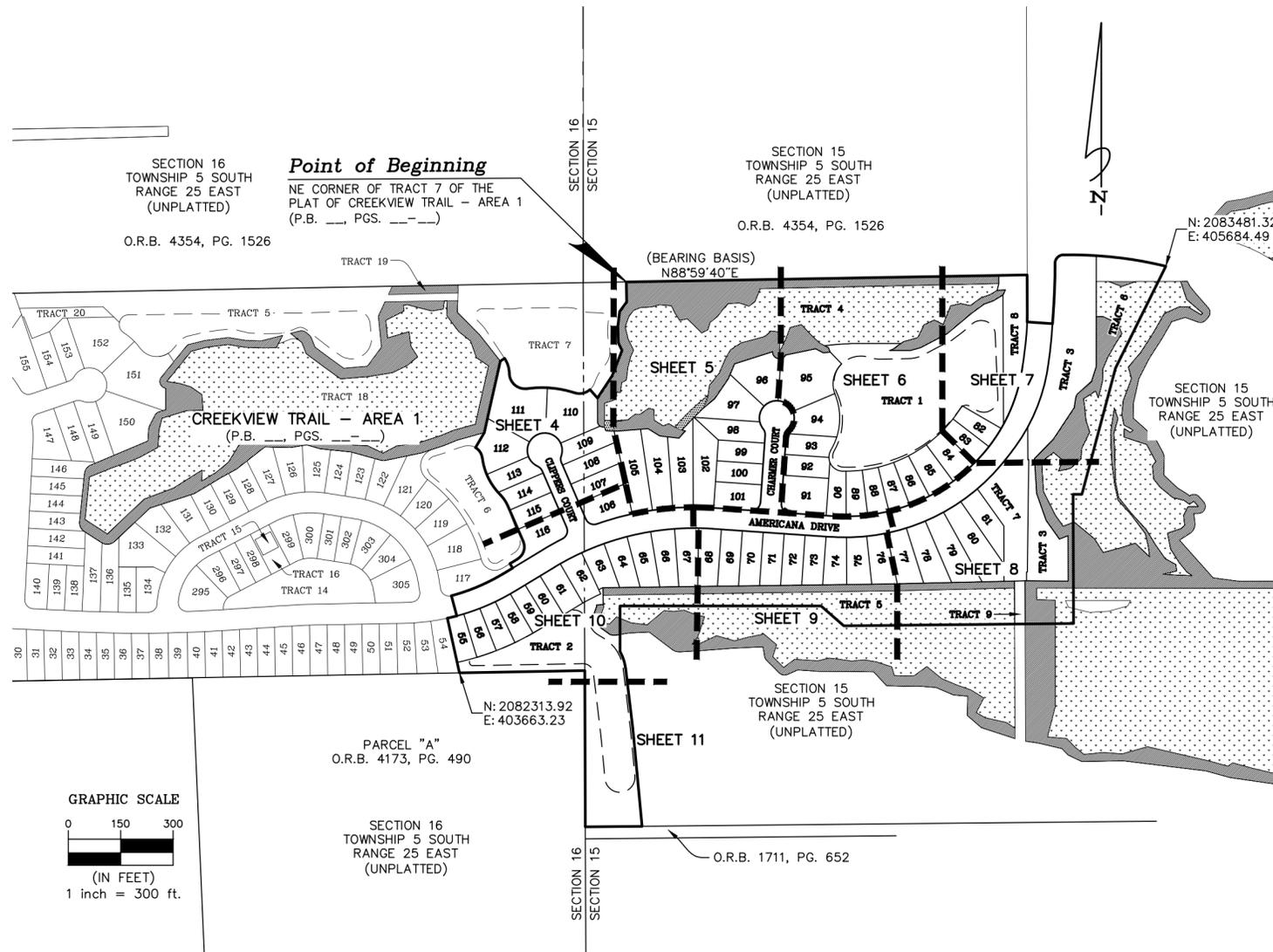


# Creekview Trail – Area 2

A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 3 OF 11 SHEETS  
62 LOTS AND 9 TRACTS THIS PHASE



## General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE THE SW'LY LINE OF THOSE LANDS RECORDED (O.R.B. 2374, PAGE 885) AS N88°59'40"E PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983(2011).
- N 2080588.350 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST E 417472.651 ZONE NAD 1983(2011) NGS ADJUSTMENT. (US FEET)
- 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 12019C0170E, COMMUNITY NO. 120064, PANEL NO. 0170E, DATED MARCH 17, 2014. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- BUILDING RESTRICTION LINES ARE AS FOLLOWS:  
MINIMUM FRONT SETBACK – 10' FOR FRONT PORCHES; 15' FOR FRONT FACADE;  
MINIMUM SIDE SETBACK – 5'  
MINIMUM REAR SETBACK – 10'; 14' WITH REAR ALLEYS
- ALL PLATTED UTILITY EASEMENTS SHALL 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.
- WHERE A CLAY COUNTY UTILITY AUTHORITY EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY ELECTRIC COOPERATIVE, INC., CLAY COUNTY UTILITY AUTHORITY 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 USE AREAS SO AS TO REASONABLY ACCOMMODATE CLAY COUNTY UTILITY AUTHORITY'S FACILITIES.
- WHERE A CLAY ELECTRIC COOPERATIVE, INC. EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY COUNTY UTILITY AUTHORITY, 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. CLAY COUNTY UTILITY AUTHORITY SHALL USE, OCCUPY, AND LOCATE FACILITIES IN THESE JOINT USE AREAS SO AS TO REASONABLY ACCOMMODATE CLAY ELECTRIC COOPERATIVE, INC.'S FACILITIES.
- WHETHER DEPICTED ON THE PLAT OR NOT, THE DEDICATOR/OWNER HEREBY GRANTS CLAY ELECTRIC COOPERATIVE, INC., AND CLAY COUNTY UTILITY AUTHORITY, A TEN FOOT (10') 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.
- ALL WETLAND-UPLAND BUFFER AREAS SHOWN HERON ARE WHOLLY CONTAINED WITHIN THE TRACTS AS SHOWN ON SAID PLAT, AND THE CONTROL AND OWNERSHIP ARE RETAINED BY THE OWNER AS SHOWN HEREON.
- THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:  
30' CCUA EASEMENT O.R.B. 4220, PG. 884 (SHOWN)  
GRANT OF EASEMENT O.R.B. 4553, PG. 150 (SHOWN)

## LEGEND

- |           |  |
|-----------|--|
| O.R.B.    | = OFFICIAL RECORDS BOOK                          |
| P.B.      | = PLAT BOOK                                      |
| PG(S).    | = PAGES  |
| NO.       | = NUMBER   |
| P.C.      | = POINT OF CURVATURE                             |
| P.T.      | = POINT OF TANGENCY                              |
| P.C.C.    | = POINT OF COMPOUND CURVATURE                    |
| P.R.C.    | = POINT OF REVERSE CURVATURE                     |
| R         | = RADIUS   |
| R.P.      | = RADIUS POINT                                   |
| R/W       | = RIGHT OF WAY                                   |
| (R)       | = LOT LINE RADIAL TO R/W                         |
| C         | = CENTERLINE                                     |
| CEC       | = CLAY ELECTRIC COOPERATIVE                      |
| CCUA      | = CLAY COUNTY UTILITY AUTHORITY                  |
| D.E.      | = DRAINAGE EASEMENTS                             |
| U.A.E.    | = UNOBSTRUCTED ACCESS EASEMENT                   |
| U.M.&A.E. | = UNOBSTRUCTED MAINTENANCE & ACCESS EASEMENT     |
| ATB       | = APPROXIMATE TOP OF BANK                        |
| P.R.M.    | = PERMANENT REFERENCE MONUMENTS                  |
| P.C.P.    | = PERMANENT CONTROL POINTS                       |
| ----      | = BUILDING SET BACK LINE                         |
| ⊙         | = PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731 |
| ⊙         | = 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731 |
| ⊙         | = 5/8" REBAR WITH CAP "P.R.M. LB 3731"           |
|           | DENOTES UPLAND BUFFER                            |
|           | DENOTES WETLANDS                                 |
|           | DENOTES UPLAND PRESERVATION AREA                 |

FUTURE LAND USE: LA RF  
ZONING: LA RF  
AREA: 39.45 ACRES  
NUMBER OF LOTS: 62  
NUMBER OF TRACTS: 9

OWNER & DEVELOPER:  
CREEKVIEW GP, LLC  
ATTN: GRAYDON E. MIARS  
7807 BAYMEADOWS ROAD EAST  
SUITE 205  
JACKSONVILLE, FLORIDA 32256

CIVIL ENGINEER:  
ENGLAND-THIMS & MILLER, INC.  
ATTN: CLINT BALLOCK  
14775 OLD ST. AUGUSTINE ROAD  
SUITE 102  
JACKSONVILLE, FLORIDA 32258

SURVEYOR:  
CLARY & ASSOCIATES, INC.  
ATTN: JEFF STEINLE  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257

WATER AND SEWER PROVIDER:  
CLAY COUNTY UTILITY AUTHORITY

ELECTRIC PROVIDER:  
CLAY ELECTRIC COOPERATIVE, INC.



# Creekview Trail – Area 2

A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

SHEET 4 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

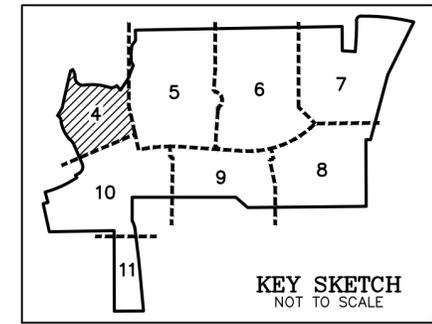
SECTION 16  
TOWNSHIP 5 SOUTH  
RANGE 25 EAST  
(UNPLATTED)

O.R.B. 4354, PG. 1526

## Point of Beginning

NE CORNER OF TRACT 7 OF THE  
PLAT OF CREEKVIEW TRAIL – AREA 1  
(P.B. \_\_\_\_, PGS. \_\_\_\_)

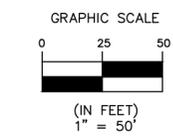
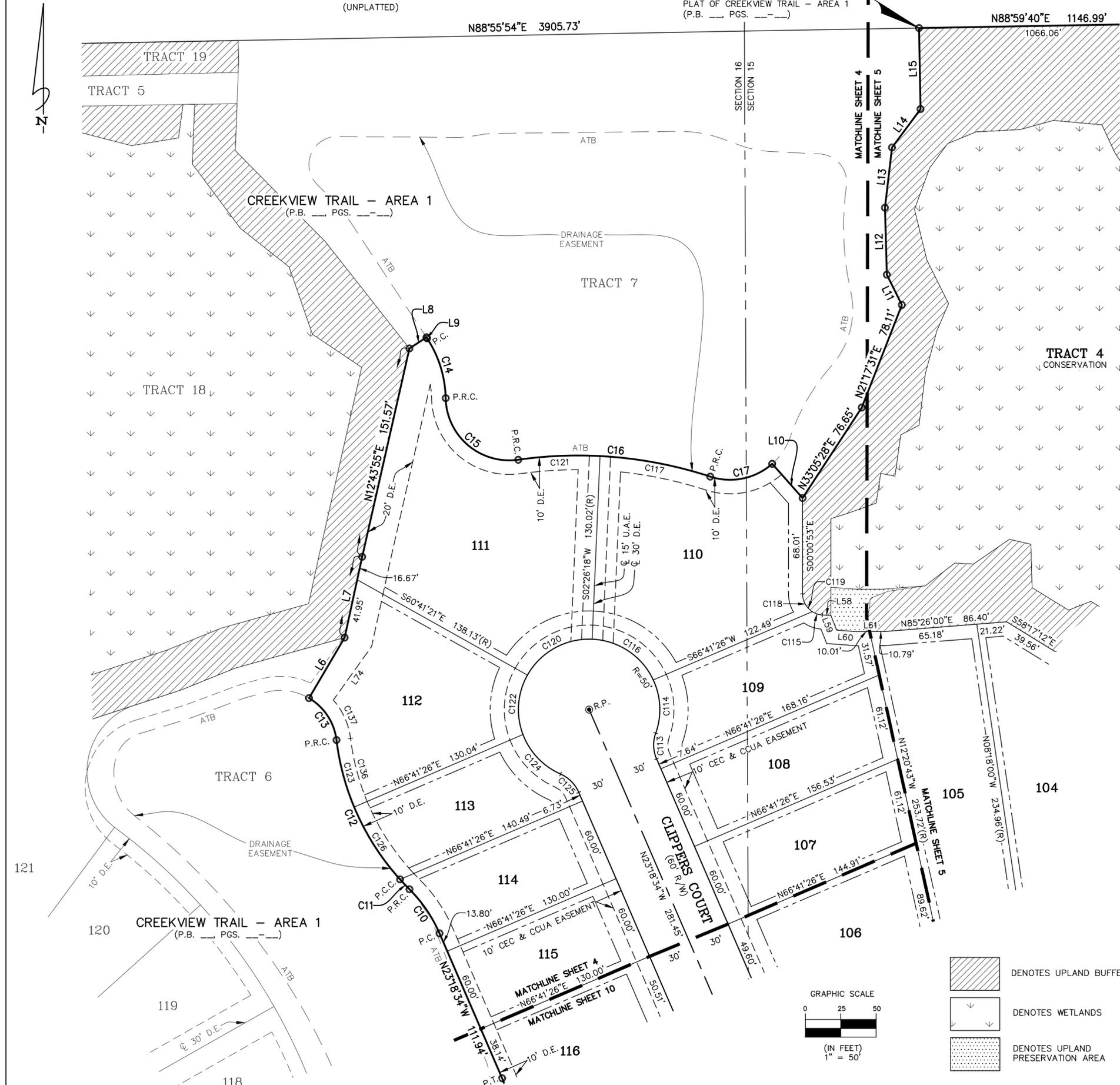
O.R.B. 4354, PG. 1526



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C10	100.00'	38.03'	21°47'12"	N34°12'11"W	37.80'
C11	180.00'	9.69'	3°05'01"	N43°33'17"W	9.69'
C12	180.00'	110.37'	35°07'49"	N24°26'52"W	108.64'
C13	40.00'	36.79'	52°42'14"	N33°14'04"W	35.51'
C14	80.08'	45.03'	32°13'03"	S17°12'03"E	44.44'
C15	45.00'	76.19'	97°00'25"	S49°35'44"E	67.41'
C16	300.00'	137.51'	26°15'47"	S84°58'03"E	136.31'
C17	45.00'	46.86'	59°40'12"	N78°19'44"E	44.78'
C113	25.00'	18.69'	42°50'00"	N01°53'34"W	18.26'
C114	50.00'	38.75'	44°24'29"	N02°40'49"W	37.79'
C115	15.00'	7.52'	28°43'34"	S71°26'40"E	7.44'
C116	50.00'	54.70'	62°40'39"	N56°13'23"W	52.01'
C117	300.00'	79.58'	15°11'55"	S79°26'07"E	79.35'
C118	15.00'	14.94'	57°03'59"	S28°32'53"E	14.33'
C119	15.00'	22.46'	85°47'34"	S42°54'40"E	20.42'
C120	50.00'	55.09'	63°07'39"	S60°52'28"W	52.34'
C121	300.00'	57.93'	11°03'52"	N87°25'59"E	57.84'
C122	50.00'	43.64'	50°00'25"	S04°18'27"W	42.27'
C123	180.00'	49.33'	15°42'05"	N14°43'59"W	49.17'
C124	50.00'	39.66'	45°26'49"	S43°25'10"E	38.63'
C125	25.00'	18.69'	42°50'00"	S44°43'35"E	18.26'
C126	180.00'	61.04'	19°25'44"	N32°17'54"W	60.75'
C136	170.00'	46.46'	15°39'31"	N14°42'43"W	46.32'
C137	50.00'	30.21'	34°36'50"	N24°11'22"W	29.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N30°24'49"E	49.83'
L7	N12°14'29"E	58.62'
L8	N56°41'25"E	14.39'
L9	S33°18'35"E	0.87'
L10	S41°30'22"E	32.40'
L11	N26°20'31"W	23.95'
L12	N01°36'15"W	47.51'
L13	N06°40'45"E	43.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	N36°30'19"E	33.89'
L15	N01°03'17"W	57.53'
L58	S86°57'17"E	6.06'
L59	S21°19'17"E	11.22'
L60	S85°48'27"E	13.42'
L61	N89°52'42"E	20.80'
L74	N35°29'46"E	46.71'



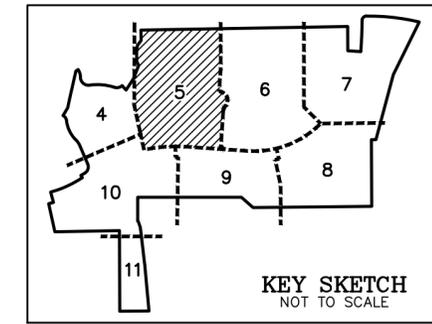
- DENOTES UPLAND BUFFER
- DENOTES WETLANDS
- DENOTES UPLAND PRESERVATION AREA

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
LB NO. 3731  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703  
WWW.CLARYASSOC.COM

# Creekview Trail – Area 2

A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

SHEET 5 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

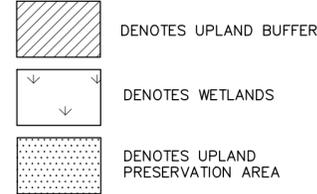
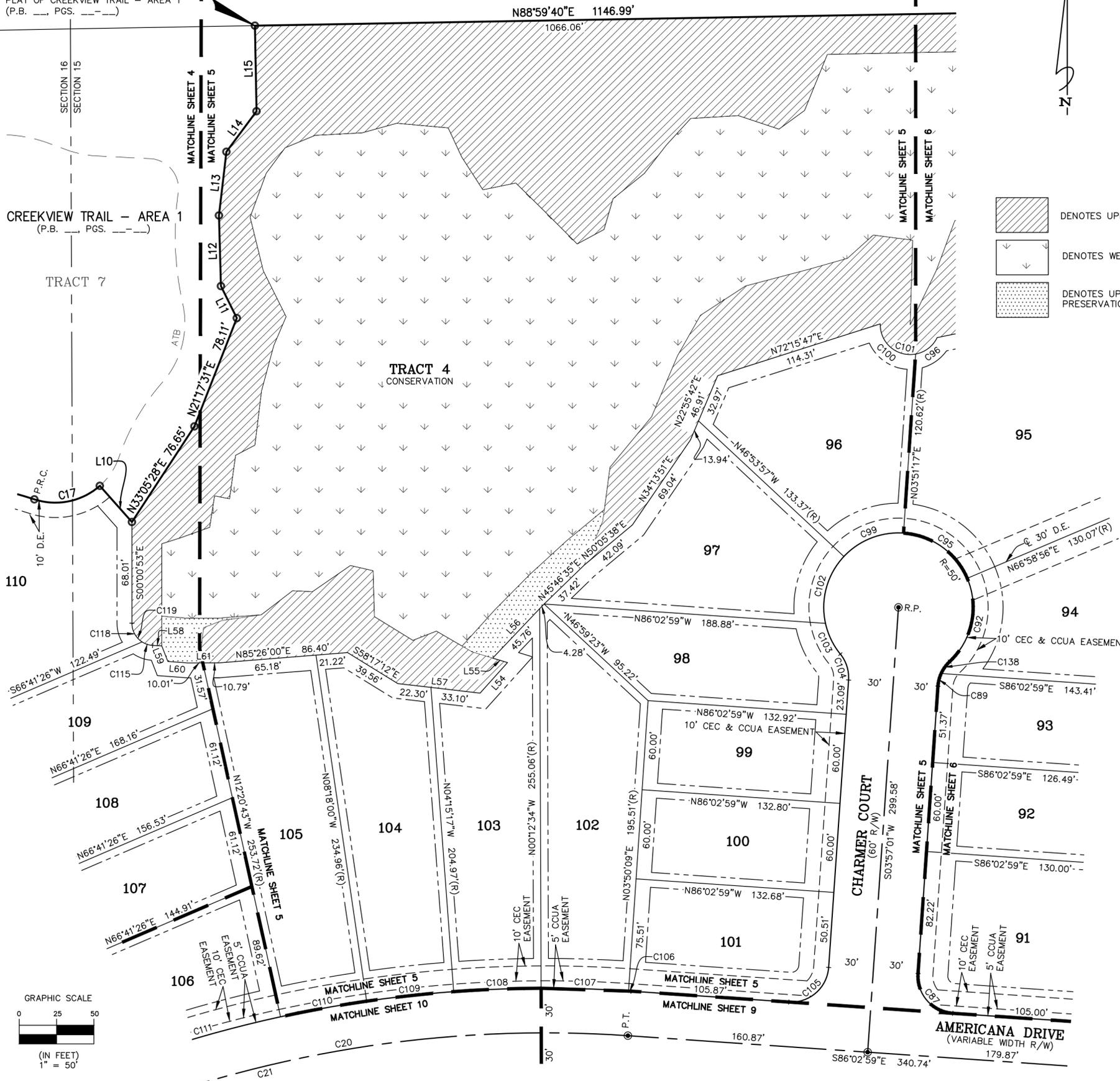


Point of Beginning

NE CORNER OF TRACT 7 OF THE PLAT OF CREEKVIEW TRAIL – AREA 1 (P.B. ---, PGS. ---)

O.R.B. 4354, PG. 1526

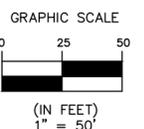
SECTION 15  
TOWNSHIP 5 SOUTH  
RANGE 25 EAST  
(UNPLATTED)



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C17	45.00'	46.86'	59°40'12"	N78°19'44"E	44.78'
C20	800.00'	380.62'	27°15'35"	S80°19'13"W	377.04'
C21	800.00'	492.29'	35°15'29"	S76°19'16"W	484.56'
C87	25.00'	39.27'	90°00'00"	N41°02'59"W	35.36'
C89	25.00'	8.81'	20°11'23"	N14°02'42"E	8.76'
C92	50.00'	60.91'	69°48'05"	N11°52'59"E	57.22'
C95	50.00'	55.09'	63°07'39"	N54°34'53"W	52.34'
C96	20.00'	18.82'	53°55'05"	N52°32'20"E	18.13'
C99	50.00'	44.29'	50°45'14"	S68°28'40"W	42.86'
C100	20.00'	35.67'	102°11'36"	S49°24'19"E	31.13'
C101	20.00'	54.49'	156°06'41"	S76°21'52"E	39.13'
C102	50.00'	48.44'	55°30'20"	S15°20'53"W	46.57'
C103	50.00'	23.11'	26°28'43"	S25°38'38"E	22.90'
C104	25.00'	18.69'	42°50'00"	S17°27'59"E	18.26'
C105	25.00'	39.27'	90°00'00"	S48°57'01"W	35.36'
C106	830.00'	1.66'	0°06'52"	N86°06'25"W	1.66'
C107	830.00'	58.60'	4°02'43"	N88°11'13"W	58.59'
C108	830.00'	58.60'	4°02'43"	S87°46'04"W	58.59'
C109	830.00'	58.60'	4°02'43"	S83°43'21"W	58.59'
C110	830.00'	58.60'	4°02'43"	S79°40'38"W	58.59'
C111	830.00'	105.40'	7°16'34"	S74°01'00"W	105.33'
C115	15.00'	7.52'	28°43'34"	S71°26'40"E	7.44'
C118	15.00'	14.94'	57°03'59"	S28°32'53"E	14.33'
C119	15.00'	22.46'	85°47'34"	S42°54'40"E	20.42'
C138	25.00'	9.88'	22°38'37"	N35°27'43"E	9.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S41°30'22"E	32.40'
L11	N26°20'31"W	23.95'
L12	N01°36'15"W	47.51'
L13	N06°40'45"E	43.06'
L14	N36°30'19"E	33.89'
L15	N01°03'17"W	57.53'
L54	N41°50'49"E	27.54'

LINE TABLE		
LINE	BEARING	DISTANCE
L55	N73°04'14"W	10.33'
L56	N43°24'54"E	50.05'
L57	S83°20'44"E	55.37'
L58	S86°57'17"E	6.06'
L59	S21°19'17"E	11.22'
L60	S85°48'27"E	13.42'
L61	N89°52'42"E	20.80'



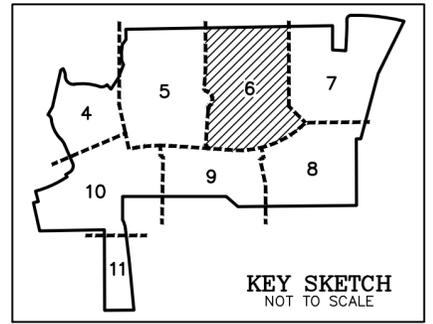
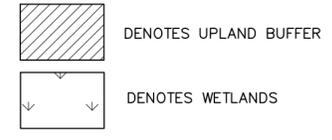
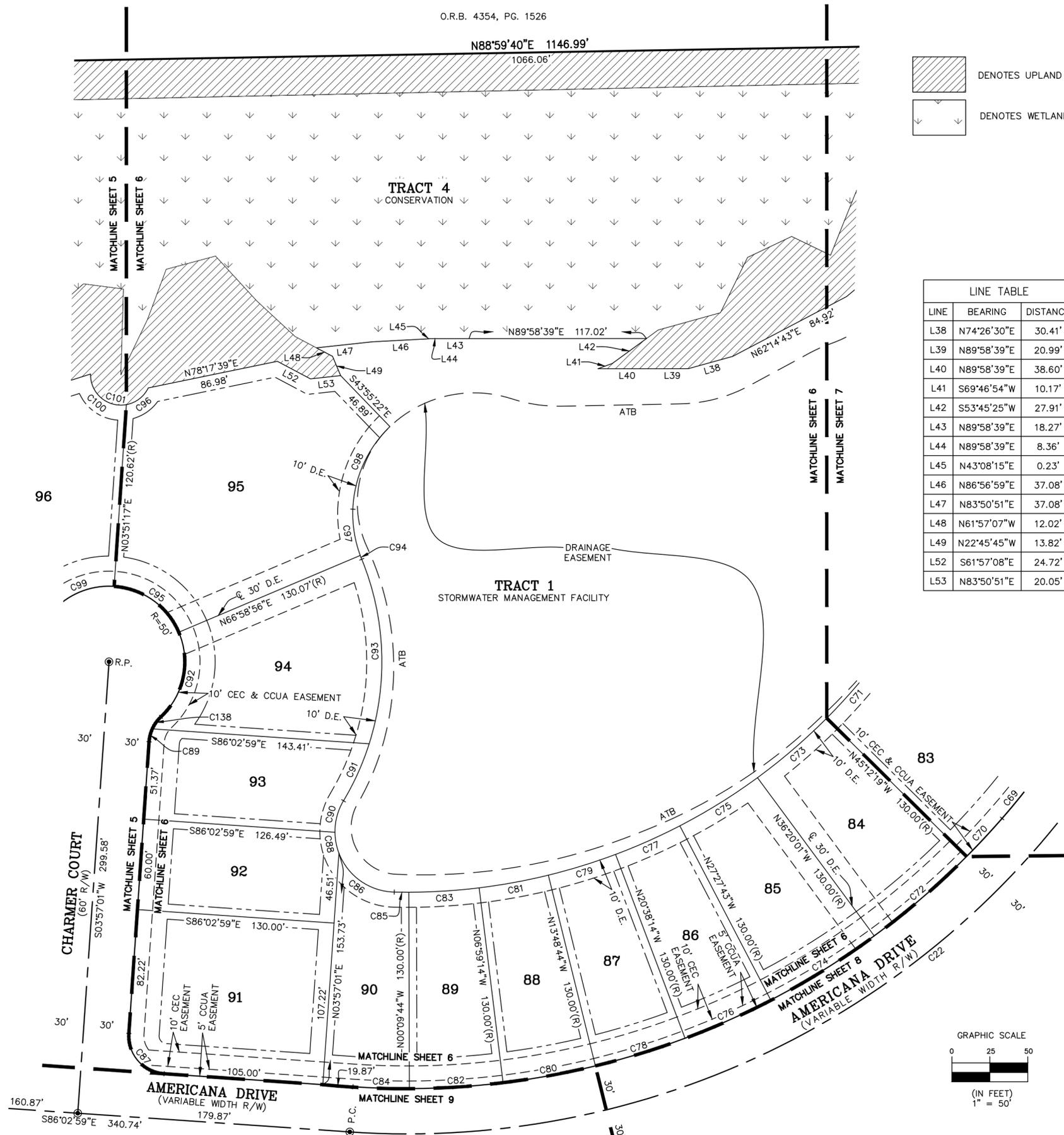
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# Creekview Trail – Area 2

A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

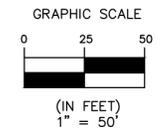
SECTION 15  
TOWNSHIP 5 SOUTH  
RANGE 25 EAST  
(UNPLATTED)  
O.R.B. 4354, PG. 1526

SHEET 6 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE	BEARING	DISTANCE
L38	N74°26'30"E	30.41'
L39	N89°58'39"E	20.99'
L40	N89°58'39"E	38.60'
L41	S69°46'54"W	10.17'
L42	S53°45'25"W	27.91'
L43	N89°58'39"E	18.27'
L44	N89°58'39"E	8.36'
L45	N43°08'15"E	0.23'
L46	N86°56'59"E	37.08'
L47	N83°50'51"E	37.08'
L48	N61°57'07"W	12.02'
L49	N22°45'45"W	13.82'
L52	S61°57'08"E	24.72'
L53	N83°50'51"E	20.05'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C22	550.00'	824.33'	85°52'27"	N51°00'47"E	749.32'
C69	482.00'	28.05'	3°20'03"	S39°20'05"W	28.04'
C70	520.00'	34.42'	3°47'34"	S42°53'53"W	34.42'
C71	390.00'	46.30'	6°48'08"	N41°23'36"E	46.27'
C72	520.00'	80.52'	8°52'18"	S49°13'50"W	80.44'
C73	390.00'	60.39'	8°52'18"	N49°13'50"E	60.33'
C74	520.00'	80.52'	8°52'18"	S58°06'08"W	80.44'
C75	390.00'	60.39'	8°52'18"	N58°06'08"E	60.33'
C76	520.00'	61.94'	6°49'30"	S65°57'01"W	61.90'
C77	390.00'	46.46'	6°49'30"	N65°57'01"E	46.43'
C78	520.00'	61.94'	6°49'30"	S72°46'31"W	61.90'
C79	390.00'	46.46'	6°49'30"	N72°46'31"E	46.43'
C80	520.00'	61.94'	6°49'30"	S79°36'01"W	61.90'
C81	390.00'	46.46'	6°49'30"	N79°36'01"E	46.43'
C82	520.00'	61.94'	6°49'30"	S86°25'31"W	61.90'
C83	390.00'	46.46'	6°49'30"	N86°25'31"E	46.43'
C84	520.00'	37.32'	4°06'45"	N88°06'22"W	37.32'
C85	390.00'	9.60'	1°24'38"	S89°27'25"E	9.60'
C86	40.00'	47.54'	68°05'47"	S54°42'13"E	44.79'
C87	25.00'	39.27'	90°00'00"	N41°02'59"W	35.36'
C88	40.00'	14.01'	20°03'54"	S10°37'23"E	13.94'
C89	25.00'	8.81'	20°11'23"	N14°02'42"E	8.76'
C90	40.00'	21.88'	31°20'29"	S15°04'49"W	21.61'
C91	180.00'	41.43'	13°11'19"	S24°09'23"W	41.34'
C92	50.00'	60.91'	69°48'05"	N11°52'59"E	57.22'
C93	180.00'	124.77'	39°42'53"	S02°17'43"E	122.28'
C94	80.00'	2.72'	1°56'51"	S21°10'44"E	2.72'
C95	50.00'	55.09'	63°07'39"	N54°34'53"W	52.34'
C96	20.00'	18.82'	53°55'05"	N52°32'20"E	18.13'
C97	80.00'	31.19'	22°20'16"	S09°02'10"E	30.99'
C98	80.00'	61.36'	43°56'41"	S24°06'18"W	59.87'
C99	50.00'	44.29'	50°45'14"	S68°28'40"W	42.86'
C100	20.00'	35.67'	102°11'36"	S49°24'19"E	31.13'
C101	20.00'	54.49'	156°06'41"	S76°21'52"E	39.13'
C138	25.00'	9.88'	22°38'37"	N35°27'43"E	9.82'

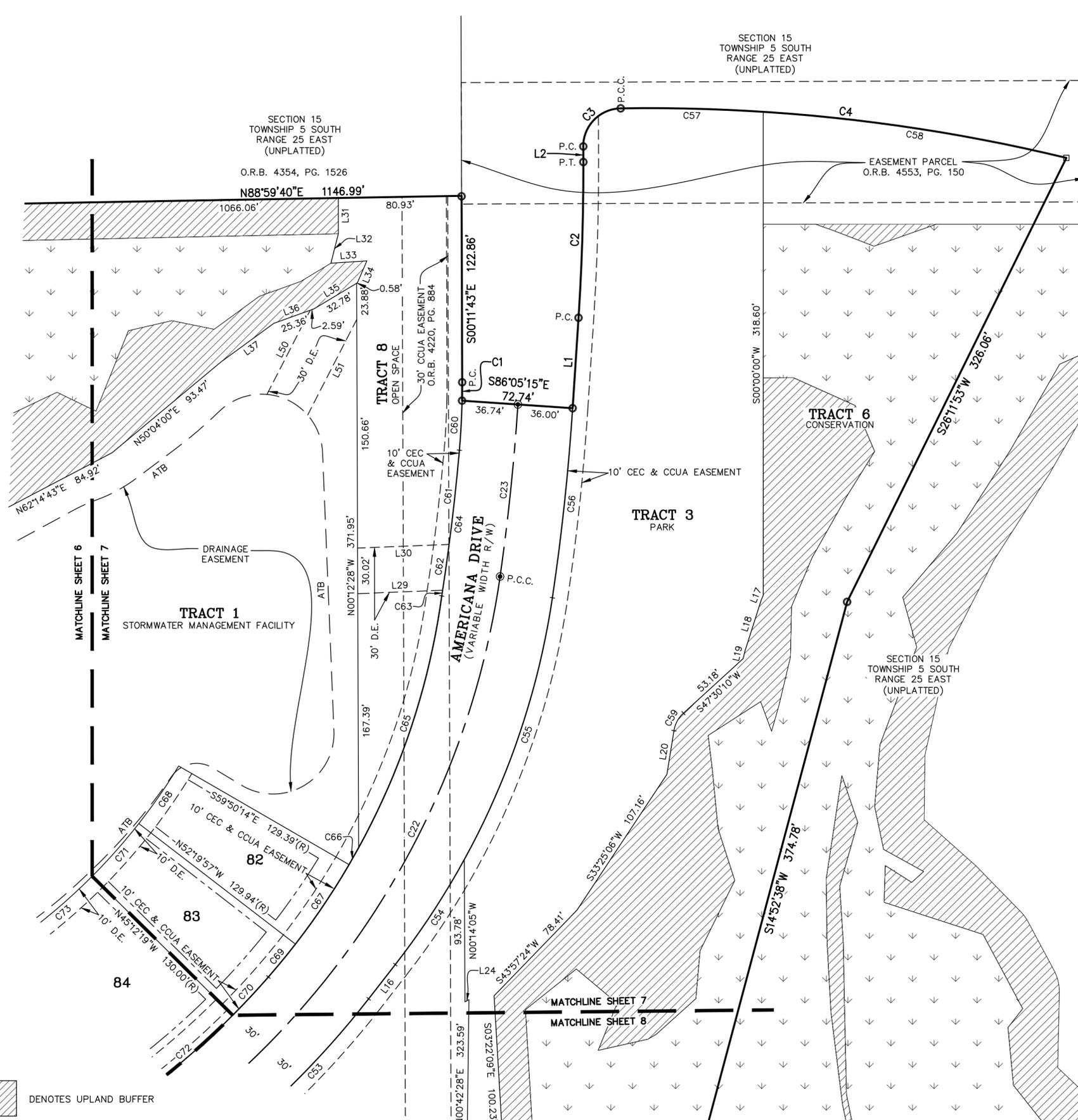
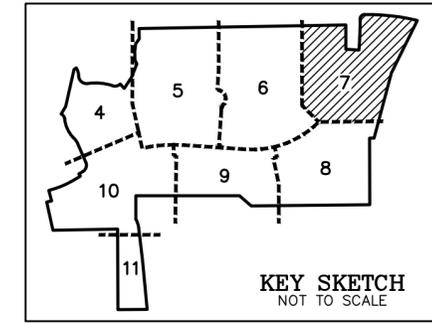


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# Creekview Trail – Area 2

A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

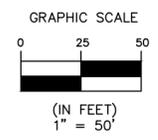
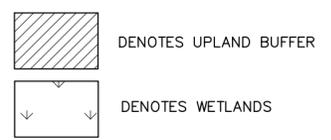
SHEET 7 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	500.00'	12.11'	1°23'15"	S00°29'54"W	12.11'
C2	1500.00'	102.66'	3°55'17"	N01°45'55"E	102.64'
C3	25.00'	38.95'	89°16'20"	N44°26'27"E	35.13'
C4	1160.00'	295.17'	14°34'46"	S83°38'00"E	294.38'
C22	550.00'	824.33'	85°52'27"	N51°00'47"E	749.32'
C23	1500.00'	114.00'	4°21'16"	N05°53'56"E	113.97'
C53	580.00'	118.03'	11°39'35"	N43°38'02"E	117.83'
C54	518.00'	82.84'	9°09'47"	N33°13'21"E	82.75'
C55	518.00'	182.88'	20°13'43"	N18°31'36"E	181.94'
C56	1536.00'	125.63'	4°41'11"	N06°04'09"E	125.60'
C57	1160.00'	93.58'	4°37'19"	S88°36'44"E	93.55'
C58	1160.00'	201.60'	9°57'27"	N81°19'20"W	201.35'
C59	20.00'	13.39'	38°21'03"	S28°19'39"W	13.14'
C60	500.36'	32.69'	3°44'34"	S03°03'52"W	32.68'
C61	1464.00'	62.44'	2°26'38"	N06°13'04"E	62.44'
C62	1464.00'	30.50'	1°11'37"	N08°02'11"E	30.50'
C63	1464.00'	3.78'	0°08'53"	N08°42'26"E	3.78'
C64	1464.00'	96.72'	3°47'08"	S06°53'19"W	96.71'
C65	482.00'	175.63'	20°52'39"	S18°12'07"W	174.66'
C66	482.00'	12.80'	1°31'20"	N29°24'06"E	12.80'
C67	482.00'	63.13'	7°30'17"	S33°54'55"W	63.09'
C68	390.00'	46.15'	6°46'47"	N34°36'09"E	56.13'
C69	482.00'	28.05'	3°20'03"	S39°20'05"W	28.04'
C70	520.00'	34.42'	3°47'34"	S42°53'53"W	34.42'
C71	390.00'	46.30'	6°48'08"	N41°23'36"E	46.27'
C72	520.00'	80.52'	8°52'18"	S49°13'50"W	80.44'
C73	390.00'	60.39'	8°52'18"	N49°13'50"E	60.33'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°43'34"E	59.72'
L2	N00°11'43"W	10.31'
L16	N37°48'15"E	28.52'
L17	S22°44'37"W	3.47'
L18	S17°33'56"W	35.39'
L19	S13°23'05"W	4.92'
L20	S09°09'07"W	29.17'
L24	S60°15'52"W	3.02'
L29	N87°39'57"E	55.78'
L30	N87°39'57"E	60.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	N00°00'31"E	23.62'
L32	N14°11'32"E	19.98'
L33	S86°14'56"W	23.68'
L34	N23°26'56"E	15.72'
L35	N58°53'57"E	32.78'
L36	N70°07'00"E	27.95'
L37	N53°46'28"E	42.76'
L50	N27°05'35"E	62.27'
L51	N27°05'38"E	70.73'



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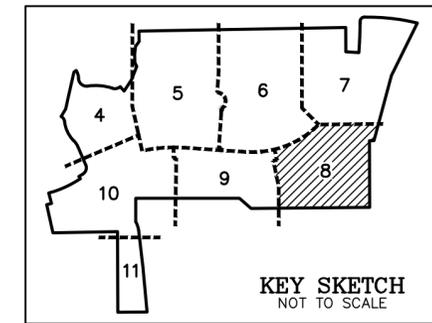
# Creekview Trail – Area 2

A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

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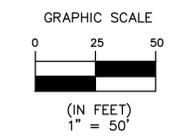
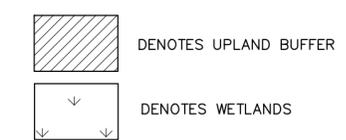
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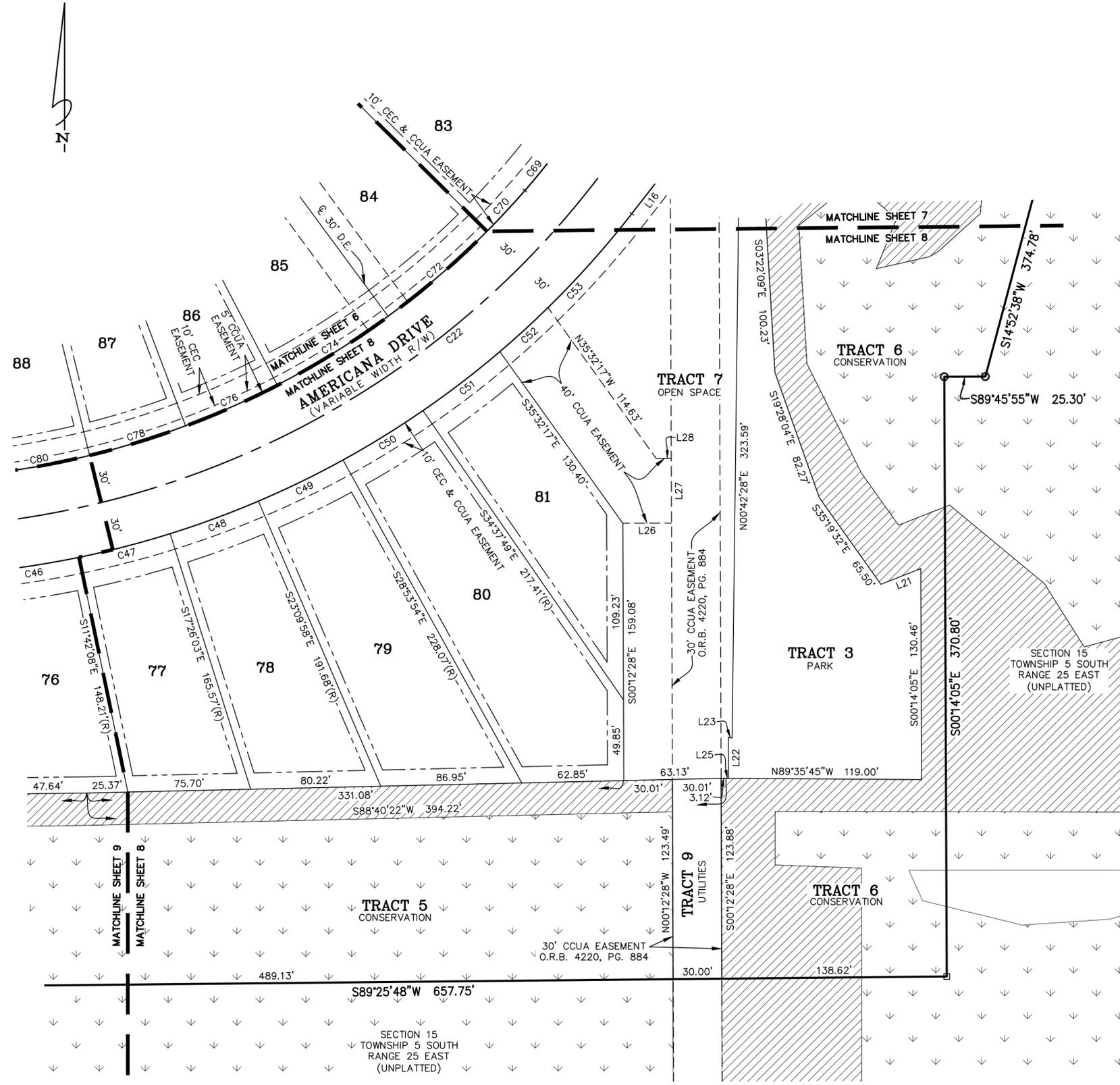


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C22	550.00'	824.33'	85°52'27"	N51°00'47"E	749.32'
C46	580.00'	58.02'	5°43'55"	N81°09'49"E	58.00'
C47	580.00'	58.02'	5°43'55"	N75°25'54"E	58.00'
C48	580.00'	58.02'	5°43'55"	N69°41'59"E	58.00'
C49	580.00'	58.02'	5°43'55"	N63°58'04"E	58.00'
C50	580.00'	58.02'	5°43'55"	N58°14'09"E	58.00'
C51	580.00'	59.79'	5°54'22"	N52°25'00"E	59.76'
C52	580.00'	40.31'	3°58'55"	N47°28'22"E	40.30'
C53	580.00'	118.03'	11°39'35"	N43°38'02"E	117.83'
C69	482.00'	28.05'	3°20'03"	S39°20'05"W	28.04'
C70	520.00'	34.42'	3°47'34"	S42°53'53"W	34.42'
C72	520.00'	80.52'	8°52'18"	S49°13'50"W	80.44'
C74	520.00'	80.52'	8°52'18"	S58°06'08"W	80.44'
C76	520.00'	61.94'	6°49'30"	S65°57'01"W	61.90'
C78	520.00'	61.94'	6°49'30"	S72°46'31"W	61.90'
C80	520.00'	61.94'	6°49'30"	S79°36'01"W	61.90'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	N37°48'15"E	28.52'
L21	N68°27'21"E	26.41'
L22	N00°14'05"W	25.36'
L23	S79°26'35"E	2.34'
L25	N89°34'04"W	1.44'
L26	N89°47'01"E	30.00'
L27	N00°12'28"W	40.00'
L28	N89°47'01"E	9.33'



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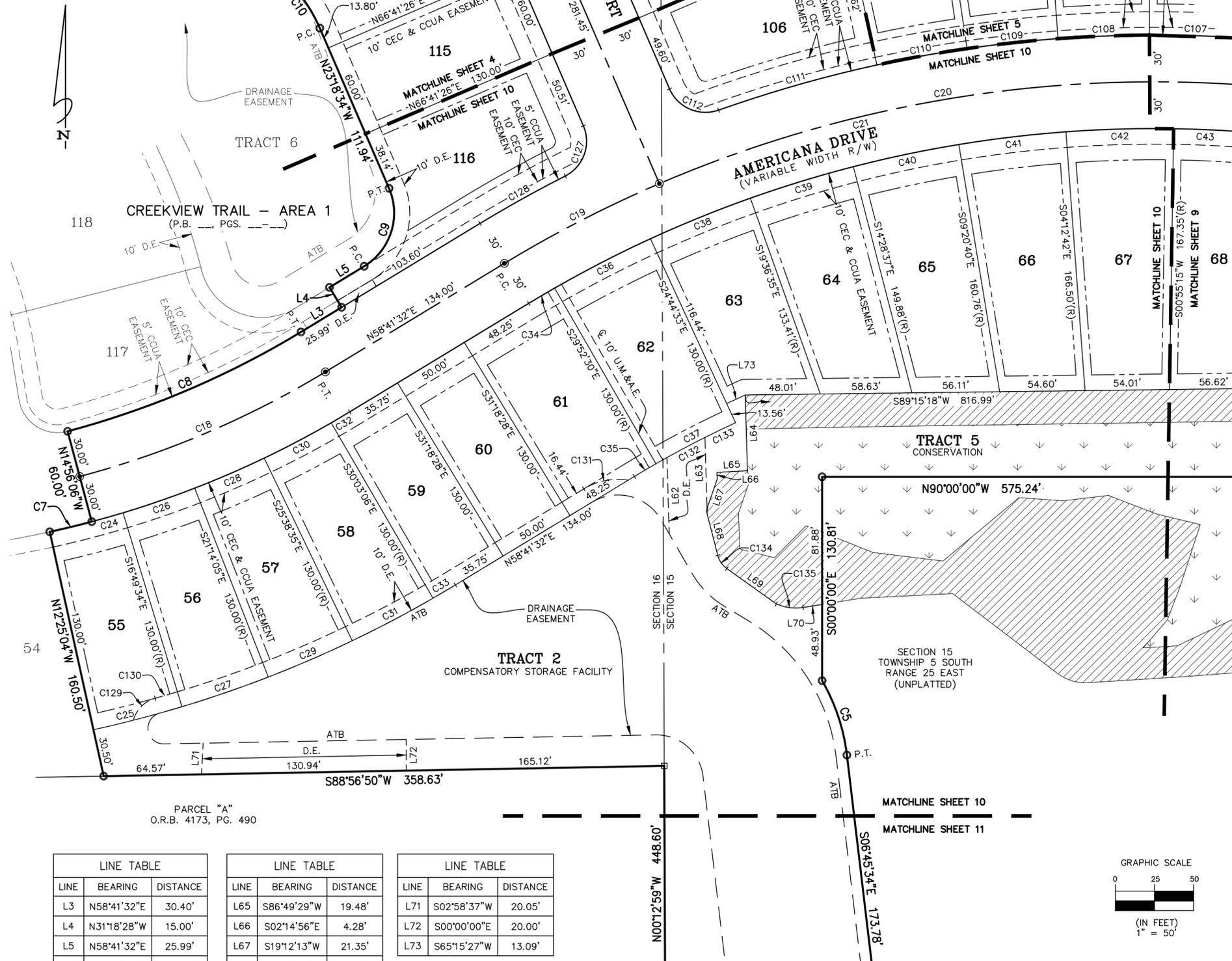
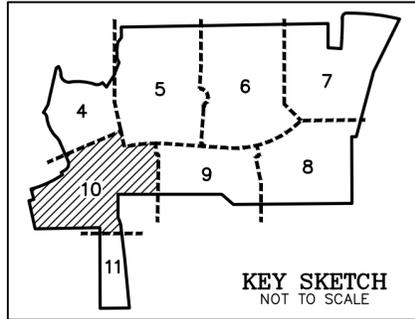
# Creekview Trail – Area 2

A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

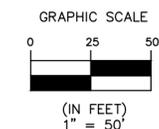
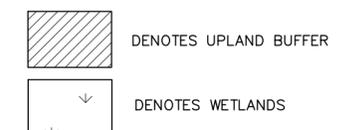
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SHEET 10 OF 11 SHEETS  
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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	125.00'	50.66'	23°13'10"	S18°22'09"E	50.31'
C7	630.00'	27.68'	2°31'02"	N76°19'25"E	27.68'
C8	570.00'	162.88'	16°22'22"	N66°52'43"E	162.33'
C9	40.00'	57.25'	82°00'06"	N17°41'29"E	52.49'
C10	100.00'	38.03'	21°47'12"	N34°12'11"W	37.80'
C18	600.00'	171.46'	16°22'22"	N66°52'43"E	170.87'
C19	800.00'	111.68'	7°59'54"	S62°41'29"W	111.59'
C20	800.00'	380.62'	27°15'35"	S80°19'13"W	377.04'
C21	800.00'	492.29'	35°15'29"	S76°19'16"W	484.56'
C24	630.00'	20.80'	1°53'29"	N74°07'10"E	20.79'
C25	760.00'	58.48'	4°24'30"	S75°22'41"W	58.46'
C26	630.00'	48.47'	4°24'30"	N70°58'10"E	48.46'
C27	760.00'	58.48'	4°24'30"	S70°58'10"W	58.46'
C28	630.00'	48.47'	4°24'30"	N66°33'40"E	48.46'
C29	760.00'	58.48'	4°24'30"	S66°33'40"W	58.46'
C30	630.00'	48.47'	4°24'30"	N62°09'10"E	48.46'
C31	760.00'	58.48'	4°24'30"	S62°09'10"W	58.46'
C32	630.00'	13.81'	1°15'22"	N59°19'13"E	13.81'
C33	760.00'	16.66'	1°15'22"	S59°19'13"W	16.66'
C34	770.00'	19.25'	1°25'58"	N59°24'31"E	19.25'
C35	640.00'	16.00'	1°25'58"	S59°24'31"W	16.00'
C36	770.00'	68.98'	5°07'58"	N62°41'28"E	68.96'
C37	640.00'	57.33'	5°07'58"	S62°41'28"W	57.31'
C38	770.00'	68.98'	5°07'58"	N67°49'26"E	68.96'
C39	770.00'	68.98'	5°07'58"	N72°57'24"E	68.96'
C40	770.00'	68.98'	5°07'58"	N78°05'21"E	68.96'
C41	770.00'	68.98'	5°07'58"	N83°13'19"E	68.96'
C42	770.00'	68.98'	5°07'58"	N88°21'17"E	68.96'
C43	770.00'	40.71'	3°01'45"	S87°33'52"E	40.71'
C107	830.00'	58.60'	4°02'43"	N88°11'13"W	58.59'
C108	830.00'	58.60'	4°02'43"	S87°46'04"W	58.59'
C109	830.00'	58.60'	4°02'43"	S83°43'21"W	58.59'
C110	830.00'	58.60'	4°02'43"	S79°40'38"W	58.59'
C111	830.00'	105.40'	7°16'34"	S74°01'00"W	105.33'
C112	25.00'	37.66'	86°18'42"	N66°27'56"W	34.20'
C127	25.00'	37.66'	86°18'42"	S19°50'47"W	34.20'
C128	830.00'	62.44'	4°18'36"	S60°50'50"W	62.42'
C129	20.00'	20.72'	59°21'12"	N44°37'49"E	19.80'
C130	750.00'	14.83'	1°08'00"	N73°44'25"E	14.83'
C131	42.00'	29.59'	40°22'03"	N78°52'34"E	28.98'
C132	640.00'	27.51'	2°27'45"	S62°04'59"W	27.50'
C133	640.00'	21.71'	1°56'36"	S64°17'09"W	21.70'
C134	15.00'	10.48'	40°01'46"	S34°22'52"E	10.27'
C135	30.00'	17.57'	33°33'27"	S82°23'16"E	17.32'



LINE TABLE		
LINE	BEARING	DISTANCE
L3	N58°41'32"E	30.40'
L4	N31°18'28"W	15.00'
L5	N58°41'32"E	25.99'
L62	S01°40'50"E	48.94'
L63	S01°40'50"E	45.47'
L64	S01°36'57"E	48.59'

LINE TABLE		
LINE	BEARING	DISTANCE
L65	S86°49'29"W	19.48'
L66	S02°14'56"E	4.28'
L67	S19°12'13"W	21.35'
L68	S14°21'59"E	29.71'
L69	S54°23'45"E	38.92'
L70	N80°50'00"E	12.30'

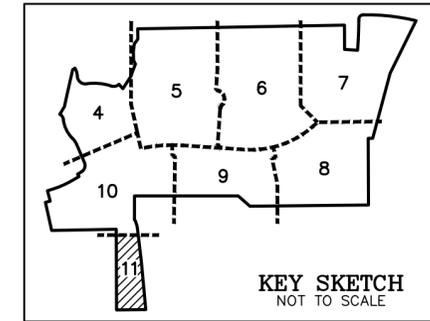
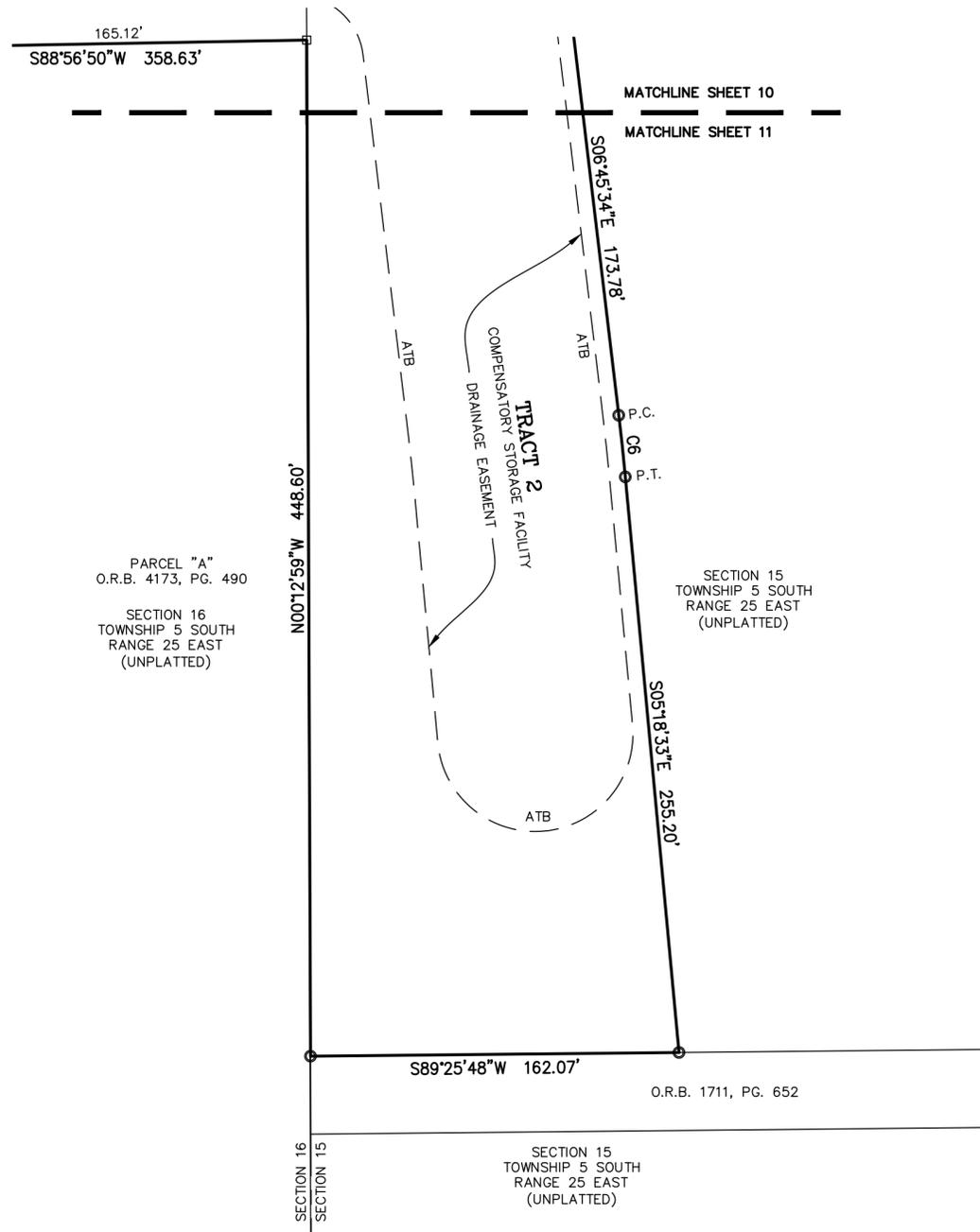
LINE TABLE		
LINE	BEARING	DISTANCE
L71	S02°58'37"W	20.05'
L72	S00°00'00"E	20.00'
L73	S65°15'27"W	13.09'

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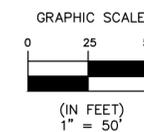
# Creekview Trail – Area 2

A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

SHEET 11 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	1082.00'	27.38'	1°27'00"	S06°02'03"E	27.38'



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