

**RUSSELL RETREAT**  
A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK \_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 7 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

**CAPTION:**

A portion of Section 10, Township 5 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 14, said Township 5 South, Range 25 East; thence N89°17'09"E, along the southerly line of said Section 14, 429.04 feet to the easterly corner of the southerly terminus of State Road No. 23, Parcel 114, Part "A" (a variable width limited access right-of-way as it is now established as described and recorded in Official Records Book 4085, page 409, of the Public Records of said County); thence departing said southerly line of Section 14 and along the easterly limited access right-of-way line of said State Road No. 23, run the following three (3) courses: (1) N02°30'54"E, 2336.66 feet to the point of curvature of a curve concave to the Southwest and having a radius of 2836.00 feet; (2) northwesterly along the arc of said curve, subtended by a chord bearing and distance of N33°03'19"W, 3299.40 feet, an arc distance of 3521.28 feet to a point on a non-tangent curve concave to the South and having a radius of 2836.00 feet; (3) northwesterly along the arc of said curve, subtended by a chord bearing and distance of N73°53'41"W, 521.57 feet, an arc distance of 522.31 feet to the southerly most corner of Parcel 114, Part "E", as described and recorded in said Official Records Book 4085, page 409; thence northeasterly departing said northerly limited access right-of-way line and along the boundary line of said Parcel 114, Part "E", N63°47'13"E, 216.64 feet to the POINT OF BEGINNING of the parcel described herein.

Thence continuing along said boundary line of Parcel 114, Part "E", run the following two (2) courses: (1) N11°51'12"E, 397.72 feet; (2) N80°22'46"W, 398.81 feet to the northwesterly corner thereof, said corner lying on the easterly line of those lands described and recorded in Official Records Book 1040, page 611, of said Public Records; thence N00°40'08"W, along said easterly line and along the easterly line of those lands described and recorded in Official Records Book 2878, page 318, of said Public Records, 1050.52 feet to the northeasterly corner thereof, said corner lying on the southerly right-of-way line of Russell Road (a.k.a. County Road No. C-209, formerly State Road No. S-209, a variable width right-of-way as now established); thence along said southerly right-of-way line the following two (2) courses: (1) N02°59'04"E, 10.29 feet; (2) S85°42'51"E, 619.12 feet to the northwesterly corner of those lands described and recorded in Official Records Book 4041, page 1751, of said Public Records; thence departing said southerly right-of-way line of Russell Road, S00°25'28"E, and along the westerly lines of those lands described and recorded in said Official Records Book 4041, page 1751, Official Records Book 2373, page 1113, Official Records Book 2341, page 142, Official Records Book 1951, page 1230, Official Records Book 1931, page 283, Official Records Book 1956, page 1166 and Official Records Book 4303, page 1368, all of said Public Records, 1516.03 feet to a concrete monument at the southwesterly corner of said Official Records 4303, page 1368, said corner lying on the southerly line of Silver Creek Addition, an unrecorded subdivision; thence departing said westerly line, N81°30'03"W, 308.78 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 17.80 acres, more or less.

Said lands situated, lying and being in Clay County, Florida.

**SUBDIVISION IMPROVEMENT GUARANTEE**

As a condition precedent to the recordation of this plat in the Public Records of Clay County, Florida, the undersigned Dedicator of this subdivision does hereby guarantee to each and every person, firm, co-partnership or corporation, their heirs, successors and assigns, who shall purchase a lot or lots in said subdivision from said Dedicator, that said Dedicator shall, within 12 months of the date of acceptance of the streets and drainage improvements by the Russell Retreat Community Association, Inc., 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 the filing of this final plat insofar as the same affects a lot or lots sold. Time of such performance being of the essence, said guarantee shall be a part of each deed of conveyance or contract of sale covering the lots in said subdivision, executed by said Dedicator, to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale.

In witness whereof, the Dedicator 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.

DEDICATOR: LENNAR HOMES, LLC  
a Florida limited liability company

BY: Christine Braun Witness Witness  
Vice President  
Print Name Print Name

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization this \_\_\_ day of \_\_\_\_\_, 2024 by Christine Braun, Vice President of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of LENNAR HOMES, LLC. She is personally known to me and did not take an oath or produce identification.

Notary Public, State of Florida

Print Name

My commission expires:

**ADOPTION AND DEDICATION**

This is to certify that LENNAR HOMES, LLC, a Florida limited liability company ("Dedicator"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as RUSSELL RETREAT, and the Dedicator 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.

The road rights-of-way designated as RIVER PARK TRACE and MORGANZA WAY are hereby irrevocably dedicated to the Russell Retreat Community Association, Inc., a Florida not-for-profit corporation ("Association"), its successors and assigns, in perpetuity for maintenance of the right-of-way, access and drainage improvements which are now or hereafter constructed thereon.

The roads, streets, drainage, or other common facilities of this subdivision are/is not intended for public use and the Board of County Commissioners expressly rejects any road, street, or other common facility for maintenance by Clay County.

The Dedicator, its successors and assigns, hereby grants to the present and future owners of the lots and tracts shown on this plat and its successors and assigns, guests, invitees, domestic help, delivery, pick-up and fire protection service providers, police and other authorities of the law, United States postal carriers, representatives of the utilities, telecommunication and cable service companies authorized by said owners in writing to serve the land shown hereon, holders of mortgage liens on such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across the private roadways shown on this plat. The Dedicator, its successors and assigns, reserve and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon, unless such property has been dedicated or conveyed to a unit of government, in which case it shall be governed in accordance with applicable local, state or federal law.

Tract A (Lift Station) is hereby conveyed in fee simple title to Clay County Utility Authority. Tracts B and C (29' Landscape Buffer), Tracts D, E, F and N (Open Spaces), Tract G (Utilities / Landscape Buffer), Tracts H, I and P (Parks), Tracts J, K and L (Vegetative Natural Buffers), Tract M (SWMF / UDE), Tract O (Conservation) are hereby dedicated to the Association, its successors and assigns.

Upon failure of the Community Development District, Homeowners' Association, or any other such entity that has assumed the obligation of maintenance pertaining to any stormwater management facilities, drainage easements, roads, streets, rights-of-way, tracts, or any other portion of a parcel as shown hereon the plat, the obligation would then equally fall on the lot owners as shown hereon the plat.

Dedicator hereby reserves the right of ingress and egress over all property and easements dedicated to the Association for the purpose of constructing and maintaining thereon, drainage facilities, stormwater management facilities and utilities and further reserves the right to grant others the non-exclusive right of ingress and egress over said property and easements.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the sole and exclusive property of the undersigned Dedicator, its successors and grantees, if any, of said easements. The undersigned Dedicator retains the obligation for maintenance of all easements shown on this plat for drainage or landscape purposes; provided however, the undersigned Dedicator reserves the right to assign the obligation for maintenance of said easements to the Association, or other such entity and will assume all obligation of maintenance and operation thereof under the plat.

Any utility easements shown hereon shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(28) of the Florida Statutes; provided however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of any electric, telephone, gas or other public utility. However, only cable television service providers specifically authorized by the undersigned Dedicator, its successors and assigns to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

Those easements designated as "Easements to CEC" are hereby irrevocably dedicated to Clay Electric Cooperative, Inc., its successors and assigns, to its non-exclusive use in conjunction with its underground electrical system. Additional utility easements may be granted to Clay Electric Cooperative, Inc. over additional portions of the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical service.

Dedicator hereby irrevocably and without reservation dedicate to CEC, its 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 "Easements to CCUA" are hereby irrevocably dedicated to Clay County Utility Authority, its successors and assigns, to its non-exclusive use in conjunction with its underground utility system. Additional utility easements may be granted to Clay County Utility Authority over additional portions of the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of utility services.

Those easements denoted as UDE are hereby irrevocably and without reservation, dedicated to the Association, its successors and assigns. Those easements denoted as UDAE are hereby irrevocably and without reservation, dedicated to the Association, its successors and assigns.

The drainage easement through and over the lake and filtration system shown on this plat are subject to the following covenant, which shall run with the land:

Tract M (SWMF / UDE) is established for the placement and maintenance of stormwater retention/detention lake and filtration system. The Association shall remain responsible for the maintenance and/or repair of said stormwater retention/detention lake and filtration system, in accordance with all applicable permits and laws. Clay County, its successors and assigns shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the Dedicator or any other person within the area of the lands hereby platted, or of the lakes and filtration systems shown on this plat, but shall have the right to modify the existence of the lakes and filtration systems and that which retains it to effect adequate drainage including, but not limited to, the right to remove any water level control structures or any part thereof. The Dedicator, as owner of the lands described and captioned hereon, shall indemnify Clay County and save it harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the lakes and filtration systems described above, or any part thereof, occasioned wholly or in part by any act of omission of the Dedicator, its agents, contractors, employees, servants, licensees or concessionaires with Russell Retreat. This indemnification shall run with the land and the assigns of the Dedicator and shall be subject to it.

The drainage easements hereby dedicated shall permit Clay County, its successors and assigns, to discharge into said lakes and filtration systems which these easements traverse, all water which may fall or come upon all trails, courts, lanes and streets hereby dedicated, together with all soil, nutrients chemicals and all other substances which may flow or pass from said trails, courts, lanes 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 or use of these drainage easements by Clay County, its successors and assigns.

Dedicator hereby reserves and shall have the sole and absolute right, at any time, with the consent of the governing body of any municipality or other government body politic then having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands or easements remaining privately owned by it.

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 roads, streets, drainage or other benefits. Nor shall any of the foregoing prohibit the acceptance for maintenance of roads or common facilities by the County Commission if after any filing of any plat, the facilities to be accepted by the Board for maintenance, are upgraded to county acceptance standards by contribution of the local developer, homeowners or by establishment of a municipal service benefit district.

(CONTINUED UPPER RIGHT)

**ADOPTION AND DEDICATION (CONTINUED)**

In witness whereof, the Dedicator 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.

DEDICATOR: LENNAR HOMES, LLC, a Florida limited liability company

BY: Christine Braun Witness Witness  
Vice President  
Print Name Print Name

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization this \_\_\_ day of \_\_\_\_\_, 2024 by Christine Braun, Vice President of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of LENNAR HOMES, LLC. She is personally known to me and did not take an oath or produce identification.

Notary Public, State of Florida

Print Name

My commission expires:

**DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES**

Examined and approved on this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2024.

T. Chereese Stewart, Director

**COUNTY ENGINEER'S APPROVAL**

Examined and approved on this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2024.

Richard Smith, P.E., County Engineer

**COUNTY COMMISSIONERS' APPROVAL**

Examined and approved on this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2024, by the Board of County Commissioners, Clay County, Florida.

Jim Renninger, Chairman

Tara S. Green, Clay County Clerk of Court and Comptroller Ex Officio Clerk to the Board

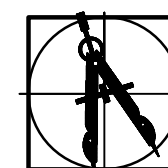
**CERTIFICATE OF CLERK**

I certify that this plat is 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 the Court

(FOR SURVEYOR'S CERTIFICATES SEE SHEET 2)



PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
CERTIFICATE OF AUTHORIZATION LB #6991  
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
1501 COUNTY ROAD 315 SUITE 106  
GREEN COVE SPRINGS, FL 32043  
(904) 284-2224 FAX (904) 284-2258

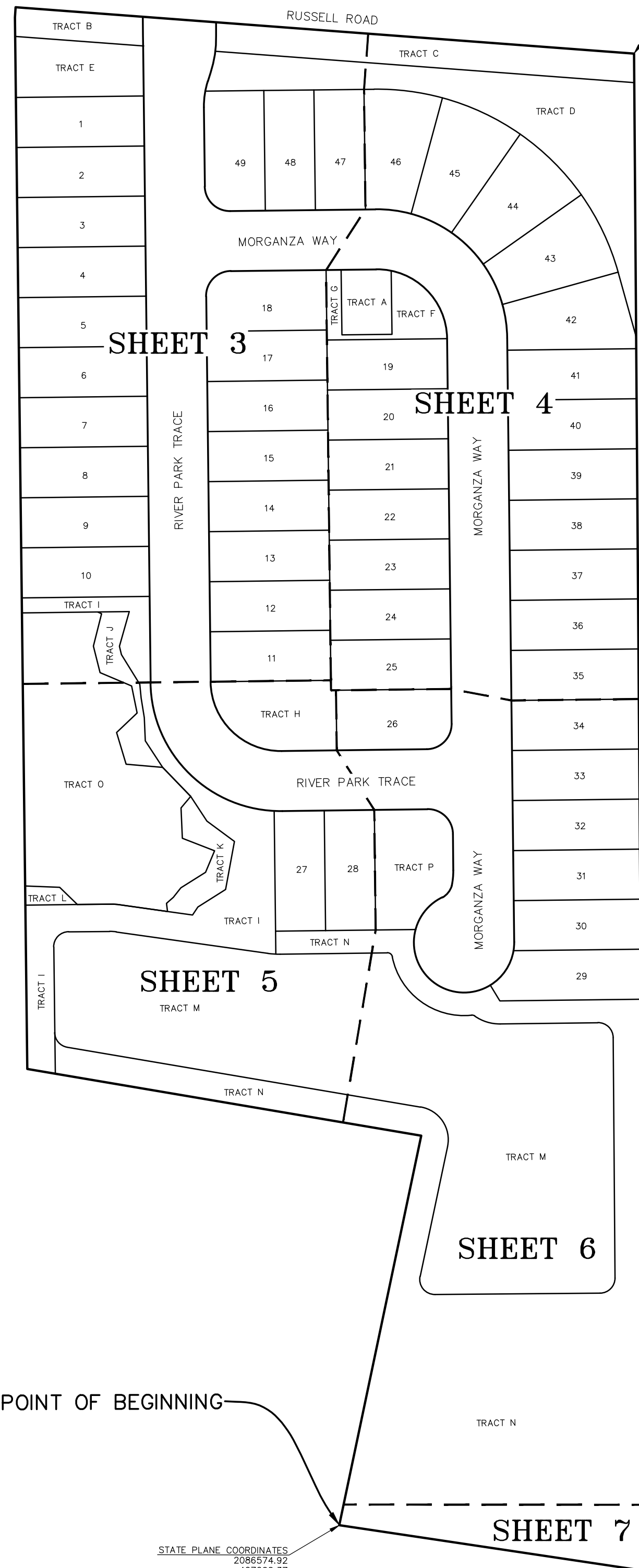


# RUSSELL RETREAT

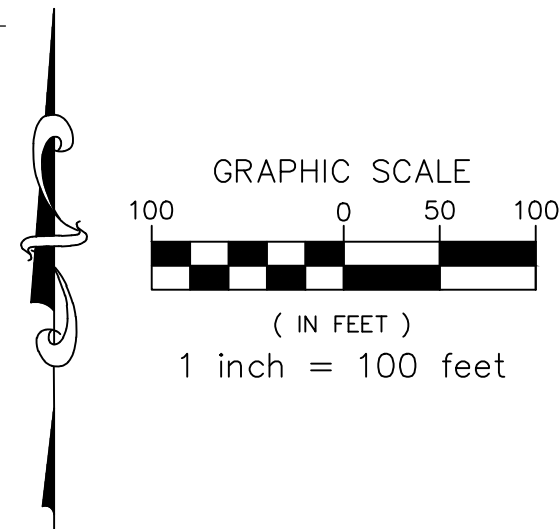
A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK \_\_\_ PAGE \_\_\_

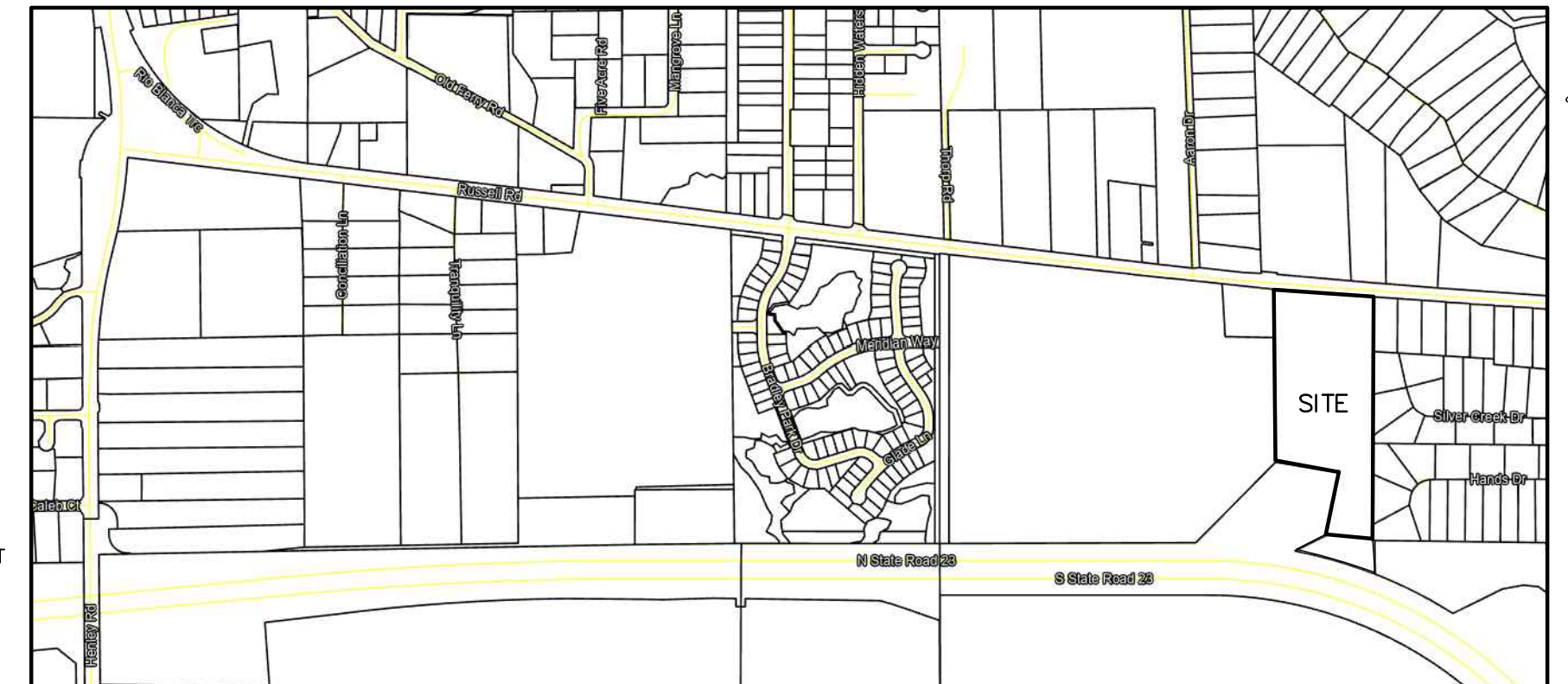
SHEET 2 OF 7 SHEETS



STATE PLANE COORDINATES  
2089045.27  
407956.53



- LEGEND**
- O.R. - DENOTES OFFICIAL RECORDS BOOK
  - P.B. - DENOTES PLAT BOOK
  - PG(S). - DENOTES PAGE(S)
  - UDE - DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
  - UDAE - DENOTES UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
  - SWMF - DENOTES STORMWATER MANAGEMENT FACILITY
  - PUDE - DENOTES PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
  - V.N.B. - DENOTES VEGETATIVE NATURAL BUFFER
  - CCUA - DENOTES CLAY COUNTY UTILITY AUTHORITY
  - CEC - DENOTES CLAY ELECTRIC COOPERATIVE
  - (R) - DENOTES RADIAL
  - (NR) - DENOTES NON RADIAL
  - 4"x4" - DENOTES SET 4"x4" C.M. "BTS PRM LB6991"
  - 5/8" - DENOTES SET 5/8" IRON ROD & CAP "BTS PRM LB6991"
  - 4"x4" - DENOTES FOUND 4"x4" C.M. (NO IDENTIFICATION), UNLESS NOTED OTHERWISE
  - SET NAIL & DISC - DENOTES SET NAIL & DISC "BTS PCP LB6991"
  - C.M. - DENOTES CONCRETE MONUMENT
  - R/W - DENOTES RIGHT-OF-WAY
  - PI - DENOTES POINT OF INTERSECTION
  - PC - DENOTES POINT OF CURVATURE
  - PT - DENOTES POINT OF TANGENCY
  - RP - DENOTES RADIUS POINT
  - LBT - DENOTES LANDSCAPE BUFFER TRACT
  - UE - DENOTES UTILITY EASEMENT
  - ATOB - DENOTES APPROXIMATE TOP OF BANK
  - R - DENOTES RADIUS
  - P.O.L. - DENOTES POINT ON LINE
  - APF - DENOTES ADEQUATE PUBLIC FACILITIES
  - N.T. - DENOTES NON-TANGENT



VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES**

1. Bearings shown hereon are based upon the southerly right-of-way line of County Road 209 a.k.a. Russell Road (a variable width as it is now established), having a bearing of S85°42'51"E, as determined by Global Navigation Satellite System methods. Florida State Plane Coordinate System (East Zone, NAD 83).
2. All drainage easements are unobstructed unless otherwise noted.
3. The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements by Russell Retreat Community Association, Inc., a Florida not-for-profit corporation ("Association"), its successors and assigns. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal by the Association at the expense of each lot owner for the removal and/or replacement of such items.
4. All platted utility easements shall provide that such 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.
5. 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.
6. Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland line as shown on this plat without the approval of this county and/or any other federal, state or local governmental regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agents and the entity performing any activity within this area to acquire the necessary written approvals prior to the beginning of any work. The jurisdictional wetland line shown hereon may be superseded and recertified at any time, by the appropriate authorities.
7. State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 0901) in U.S. survey feet and are for GIS purposes only.
8. Vegetative Natural buffers adjacent to wetlands are to remain natural, vegetative and undisturbed.

TOTAL NUMBER OF LOTS = 49  
17.80 ACRES ±  
ZONING: LA RF  
FUTURE LAND USE: LA RF

**SETBACKS FOR LA RF:**  
FRONT: 10' FOR FRONT PORCHES  
15' FOR FRONT FACADE  
SIDE: 5'  
REAR: 10'; 14' WITH REAR ALLEYS

**UTILITIES SUPPLIERS:**  
WATER & SEWER: CLAY COUNTY UTILITY AUTHORITY  
3176 OLD JENNINGS RD  
MIDDLEBURG, FL 32068  
  
ELECTRICITY: CLAY ELECTRIC COOPERATIVE, INC.  
P.O. BOX 308  
KEYSTONE HEIGHTS, FL 32656

**OWNER:** LENNAR HOMES, LLC  
7411 FULLERTON ST., SUITE 220  
JACKSONVILLE, FL 32256

**ENGINEER:** DOMINION ENGINEERING GROUP, INC.  
4348 SOUTHPPOINT BLVD, SUITE 201  
JACKSONVILLE, FL 32216

**SURVEYOR:** BARTRAM TRAIL SURVEYING, INC.  
1501 CR 315, SUITE 106  
GREEN COVE SPRINGS, FL 32043

**SURVEYOR'S CERTIFICATE OF REVIEW**

This 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.

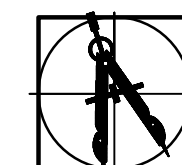
John S. Adams  
Professional Land Surveyor  
License Number LS 4469  
1501 CR 315, Suite 106  
Green Cove Springs, FL 32043

**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.

Thomas P. Hughes, P.L.S.  
Professional Land Surveyor  
License Number LS 3507



PREPARED BY:  
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(904) 284-2224 FAX (904) 284-2258





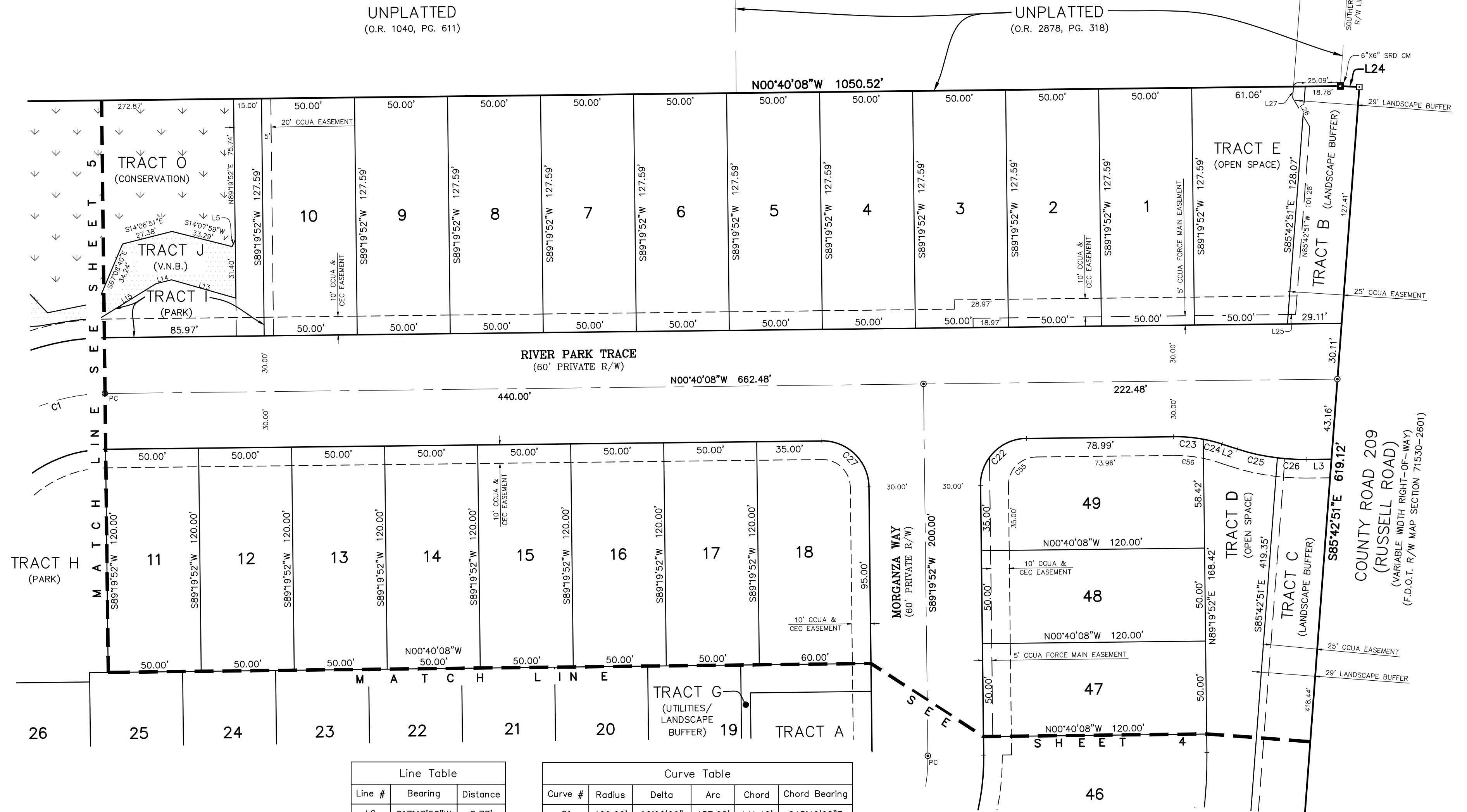
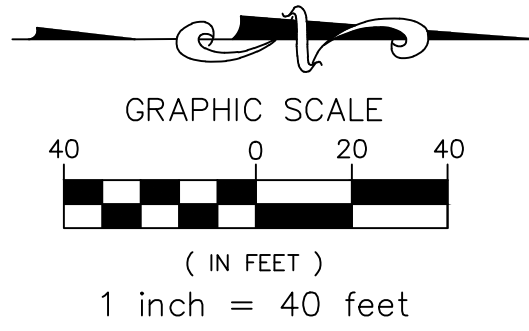
# RUSSELL RETREAT

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK \_\_\_ PAGE \_\_\_

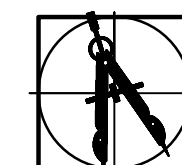
SHEET 3 OF 7 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line #	Bearing	Distance
L2	S17°47'52"W	8.77'
L3	S00°40'08"E	13.57'
L5	S65°05'02"E	4.07'
L13	S15°56'05"W	35.94'
L14	S14°05'03"E	8.62'
L15	S31°42'43"E	34.91'
L24	N02°59'04"E	10.29'
L25	S00°40'08"E	4.45'
L26	S59°32'16"W	18.04'
L27	N85°44'31"W	6.06'

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C1	100.00'	90°00'00"	157.08'	141.42'	S45°40'08"E
C22	25.00'	90°00'00"	39.27'	35.36'	S45°40'08"E
C23	82.00'	11°15'38"	16.12'	16.09'	S04°57'41"W
C24	82.00'	07°12'22"	10.31'	10.31'	S14°11'41"W
C25	116.50'	10°50'44"	22.05'	22.02'	S12°22'30"W
C26	116.50'	07°37'16"	15.50'	15.48'	S03°08'30"W
C27	25.00'	90°00'00"	39.27'	35.36'	S44°19'52"W
C55	15.00'	90°00'00"	23.56'	21.21'	S45°40'08"E
C56	76.36'	12°08'08"	16.17'	16.14'	S05°44'45"W



PREPARED BY:  
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 1501 COUNTY ROAD 315 SUITE 106  
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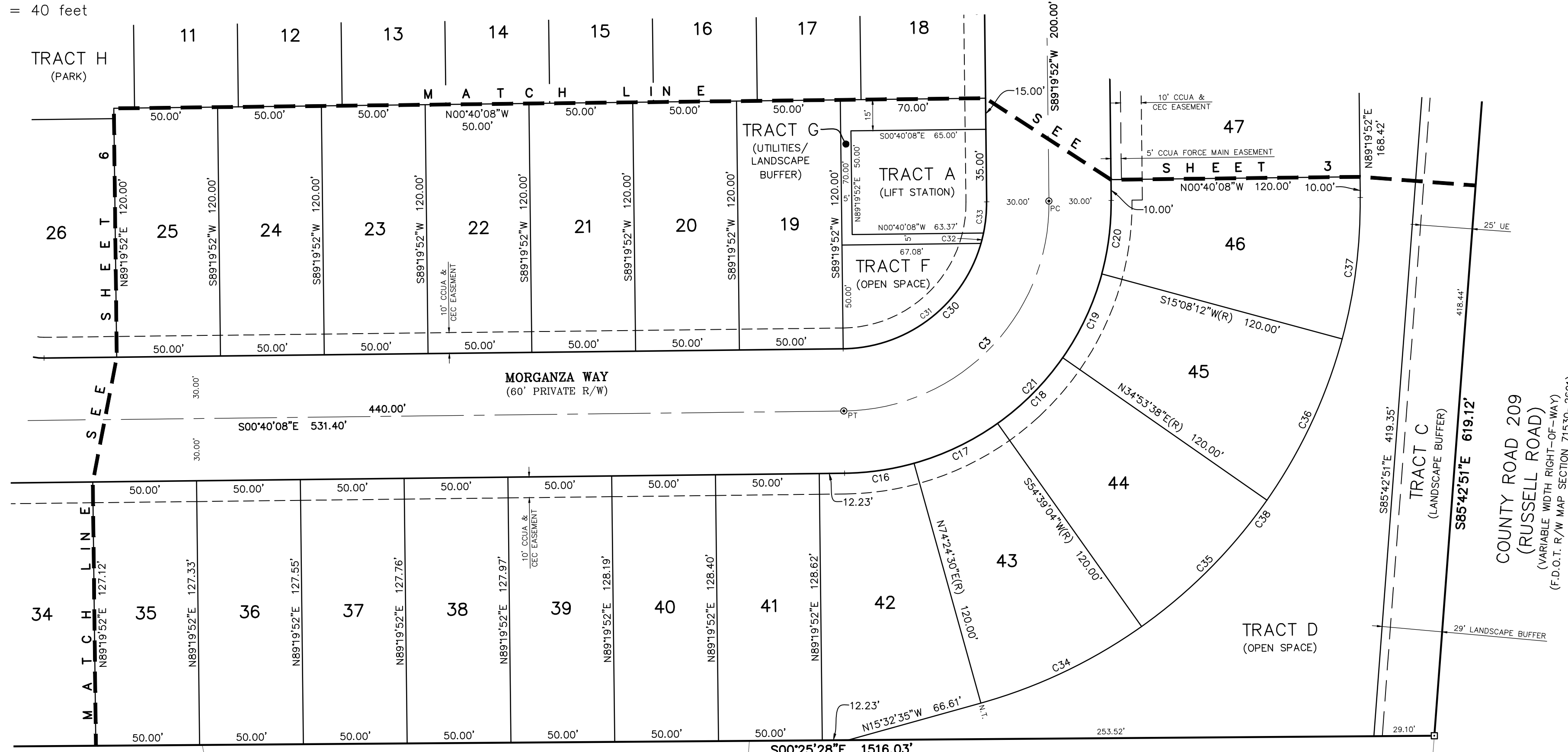
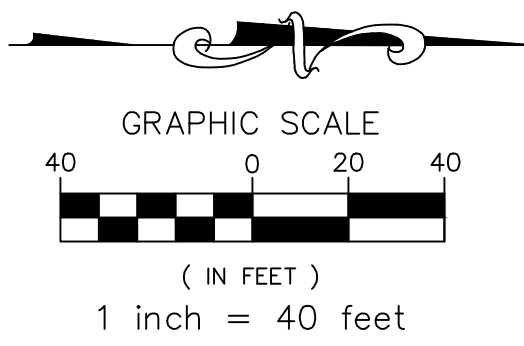
# RUSSELL RETREAT

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK \_\_\_ PAGE \_\_\_

SHEET 4 OF 7 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



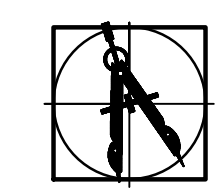
UNPLATTED  
(O.R. 2341, PG. 142)

UNPLATTED  
(O.R. 2373, PG. 111.3)

UNPLATTED  
(O.R. 4504, PG. 237)  
(O.R. 4041, PG. 1751)

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C3	100.00'	90°00'00"	157.08'	141.42'	N45°40'08"W
C16	130.00'	14°55'22"	33.86'	33.76'	S08°07'49"E
C17	130.00'	19°45'26"	44.83'	44.61'	S25°28'13"E
C18	130.00'	19°45'26"	44.83'	44.61'	S45°13'39"E
C19	130.00'	19°45'26"	44.83'	44.61'	S64°59'05"E
C20	130.00'	15°48'21"	35.86'	35.75'	S82°45'58"E

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C21	130.00'	90°00'00"	204.20'	183.85'	N45°40'08"W
C30	70.00'	90°00'00"	109.96'	98.99'	S45°40'08"E
C31	70.00'	73°23'51"	89.67'	83.67'	N37°22'04"W
C32	70.00'	04°13'41"	5.17'	5.16'	N76°10'50"W
C33	70.00'	12°22'29"	15.12'	15.09'	N84°28'54"W
C34	250.00'	19°45'26"	86.21'	85.78'	N25°28'13"W
C35	250.00'	19°45'26"	86.21'	85.78'	N45°13'39"W
C36	250.00'	19°45'26"	86.21'	85.78'	N64°28'05"W
C37	250.00'	15°48'21"	68.97'	68.75'	N82°45'58"W
C38	250.00'	75°04'38"	327.59'	304.65'	S53°07'49"E



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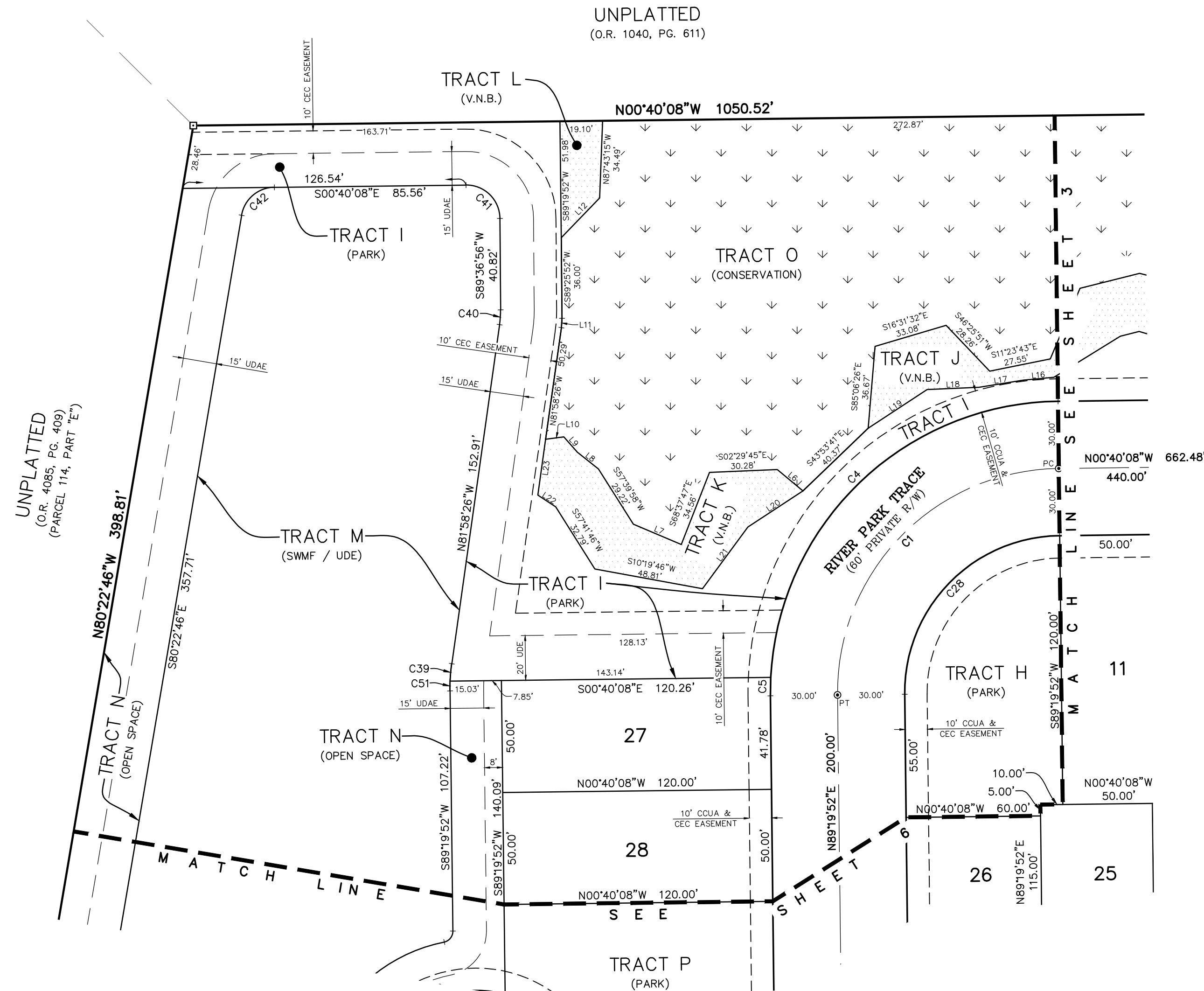
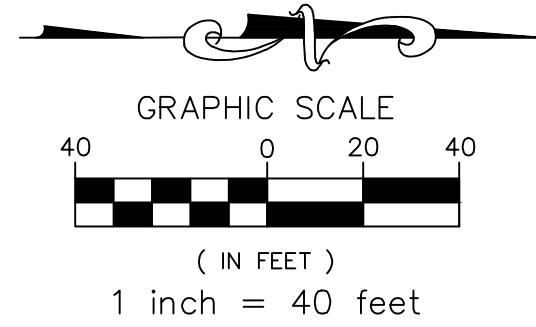
# RUSSELL RETREAT

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

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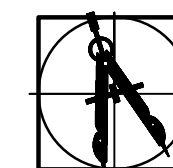
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L6	S39°44'15"W	14.95'
L7	S23°01'39"W	23.21'
L8	S38°28'46"W	11.99'
L9	S48°26'25"W	9.17'
L10	S07°35'22"E	8.18'
L11	N85°59'07"W	4.20'
L12	N46°00'23"W	24.65'
L16	S05°22'17"E	13.65'
L17	S09°04'18"E	20.03'
L18	S02°30'16"E	23.22'
L19	S33°13'33"E	31.53'
L20	S33°12'27"E	29.44'
L21	S53°38'45"E	34.16'
L22	S33°32'04"W	9.59'
L23	N81°58'26"W	25.19'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C1	100.00'	90°00'00"	157.08'	141.42'	S45°40'08"E
C4	130.00'	86°22'35"	195.98'	177.94'	N43°51'26"W
C5	130.00'	03°37'25"	8.22'	8.22'	N88°51'26"W
C28	70.00'	90°00'00"	109.96'	98.99'	S45°40'08"E

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C39	80.00'	05°34'59"	7.80'	7.79'	S84°45'55"E
C40	45.00'	08°24'38"	6.61'	6.60'	N86°10'45"W
C41	15.00'	90°17'04"	23.64'	21.27'	S44°28'24"W
C42	15.00'	79°41'40"	20.87'	19.23'	S40°31'32"E
C51	80.00'	03°06'43"	4.35'	4.34'	S89°06'47"E



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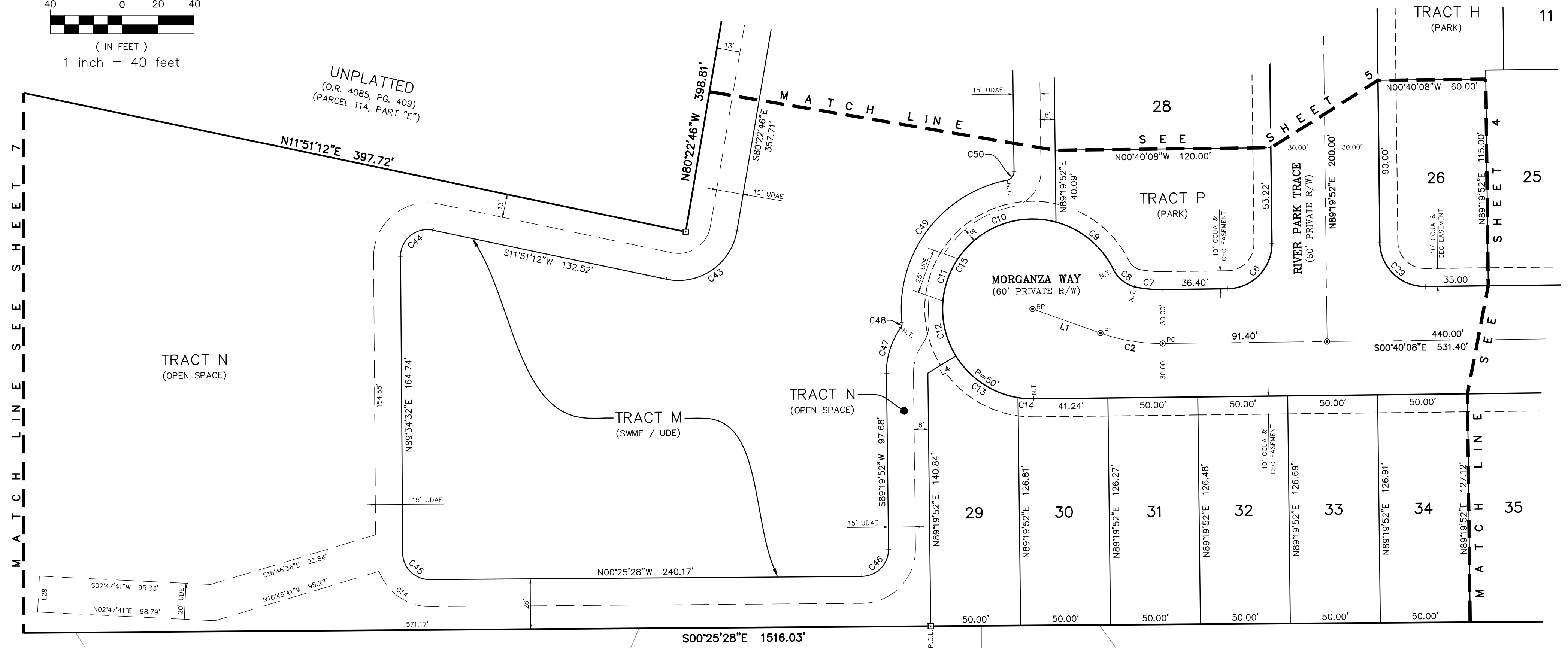
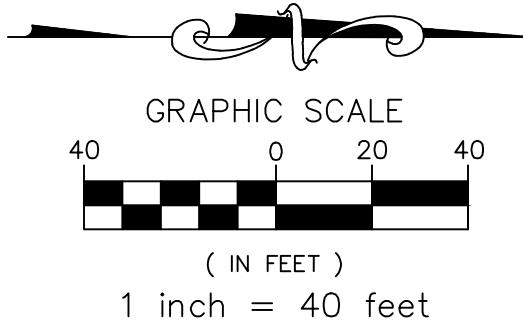
# RUSSELL RETREAT

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

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SHEET 6 OF 7 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



UNPLATTED  
(O.R. 4303, PG. 1368)

UNPLATTED  
(O.R. 1956, PG. 1166)

UNPLATTED  
(O.R. 1931, PG. 283)

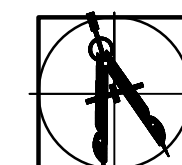
UNPLATTED  
(O.R. 1951, PG. 1230)

UNPLATTED  
(O.R. 2341, PG. 142)

Line Table		
Line #	Bearing	Distance
L1	S19°32'19"W	40.08'
L4	S31°28'56"E	18.33'
L28	S87°12'19"E	20.00'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C2	100.00'	20°12'28"	35.27'	35.09'	S09°26'06"W
C6	25.00'	90°00'00"	39.27'	35.36'	N45°40'08"W
C7	70.00'	12°41'58"	15.52'	15.48'	N05°40'51"E
C8	20.00'	43°11'31"	15.08'	14.72'	N38°34'20"E
C9	50.00'	49°24'23"	43.12'	41.79'	N39°45'39"E
C10	50.00'	71°02'29"	62.00'	58.10'	N20°27'47"W
C11	50.00'	28°57'18"	25.27'	25.00'	N70°27'41"W
C12	50.00'	36°32'36"	31.89'	31.35'	S76°47'22"W
C13	50.00'	49°11'13"	42.92'	41.62'	S33°55'27"W
C14	50.00'	10°05'12"	8.80'	8.79'	S04°17'14"W
C15	50.00'	245°13'12"	213.99'	84.24'	S58°08'46"E
C29	25.00'	90°00'00"	39.27'	35.36'	N44°19'52"E

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C43	33.00'	92°13'58"	53.12'	47.57'	S34°15'47"E
C44	15.00'	102°16'40"	26.78'	23.36'	S39°17'08"E
C45	15.00'	90°00'00"	23.56'	21.21'	N44°34'32"E
C46	15.00'	90°13'51"	23.63'	21.26'	N45°32'52"W
C47	43.03'	35°54'07"	26.96'	26.52'	N72°42'53"W
C48	5.01'	38°25'28"	3.36'	3.30'	N76°36'24"W
C49	73.01'	84°38'24"	107.85'	98.31'	N53°30'32"W
C50	5.00'	77°00'10"	6.72'	6.23'	N52°10'03"W
C54	30.00'	70°11'31"	36.75'	34.50'	N34°40'18"E



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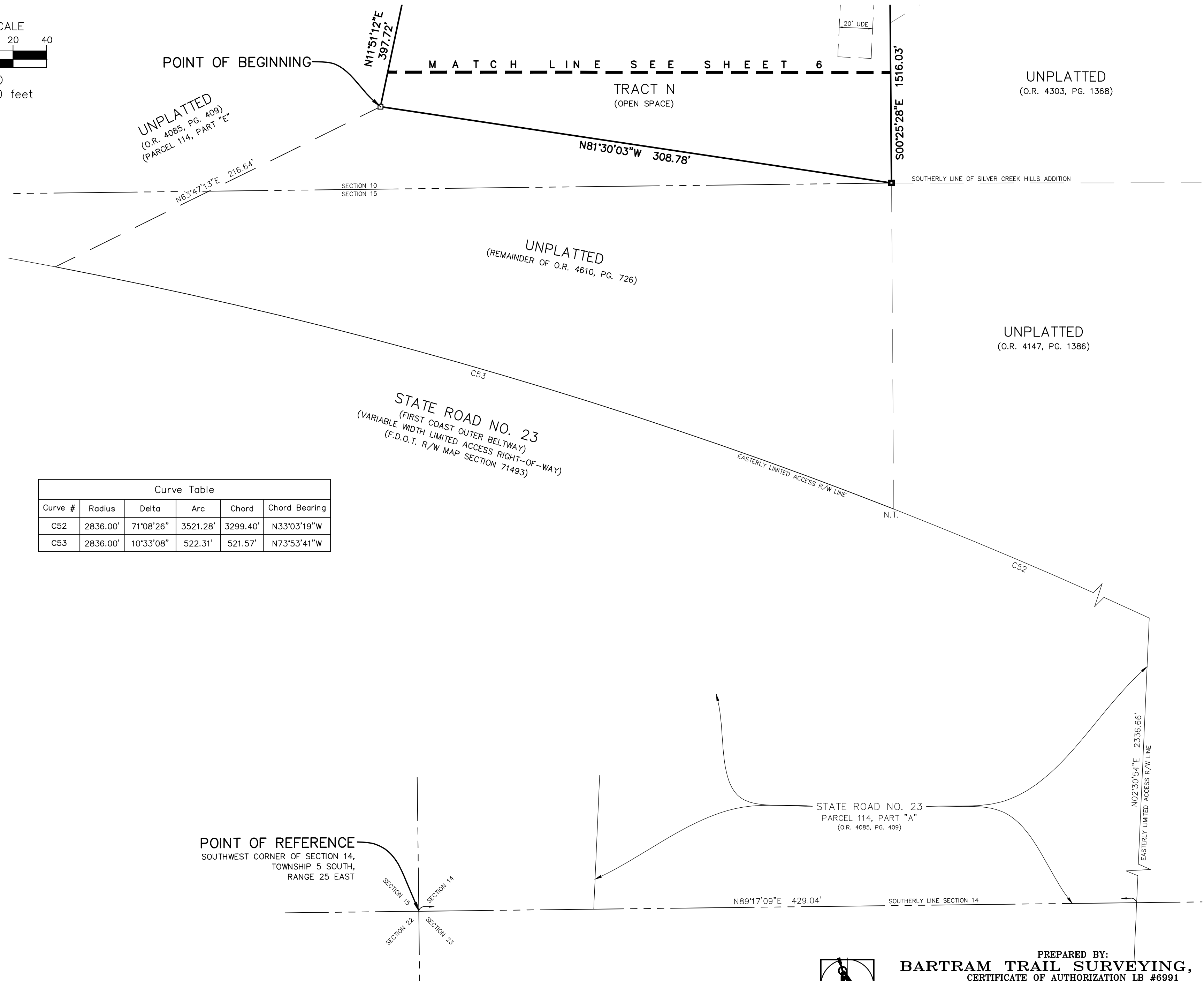
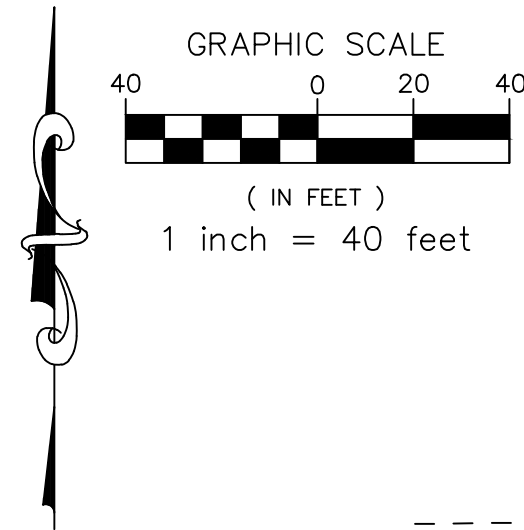
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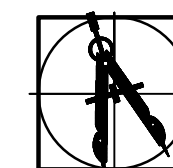
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Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C52	2836.00'	71°08'26"	3521.28'	3299.40'	N33°03'19"W
C53	2836.00'	10°33'08"	522.31'	521.57'	N73°53'41"W



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