

# BRANAN FIELD VILLAGE TOWNHOMES WEST

A PORTION OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

## CAPTION

A PORTION OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 32 WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD C-220-A, ALSO KNOWN AS OLD JENNINGS ROAD, BEING A VARIABLE WIDTH RIGHT-OF-WAY; THENCE SOUTH 00° 07' 01" EAST, ALONG LAST SAID EAST LINE, A DISTANCE OF 35.00 FEET TO THE SOUTHEAST CORNER OF PARCEL 803, AS DESCRIBED IN THE AMENDED ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 3348, PAGE 127 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 35' 55" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED OLD JENNINGS ROAD AND THE SOUTH LINE OF SAID PARCEL 803, A DISTANCE OF 389.79 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 803; THENCE ALONG THE EASTERLY, SOUTHERLY, AND WESTERLY LINES OF LANDS DESCRIBED AS PARCEL 102 IN OFFICIAL RECORDS BOOK 3348, PAGE 127 OF THE PUBLIC RECORDS, THE FOLLOWING SIX (6) COURSES; COURSE NO. 1: SOUTH 00° 24' 56" EAST, 85.62 FEET; COURSE NO. 2: SOUTH 89° 58' 21" WEST, 119.15 FEET; COURSE NO. 3: SOUTH 23° 01' 03" WEST, 180.02 FEET; COURSE NO. 4: SOUTH 89° 59' 20" WEST, 81.92 FEET; COURSE NO. 5: NORTH 41° 00' 46" WEST, 131.99 FEET; COURSE NO. 6: NORTH 00° 00' 30" WEST, 164.22 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 102 AND TO A POINT ON THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED OLD JENNINGS ROAD; THENCE SOUTH 89°39'19" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID OLD JENNINGS ROAD, A DISTANCE OF 305.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 00' 00" EAST DEPARTING AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 272.95 FEET; THENCE SOUTH 44° 53' 32" WEST, A DISTANCE OF 36.02 FEET; THENCE SOUTH 89° 40' 01" WEST, A DISTANCE OF 665.07 FEET; THENCE NORTH 00° 22' 25" WEST, A DISTANCE OF 298.18 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID OLD JENNINGS ROAD; THENCE NORTH 89° 39' 19" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 692.43 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 4.72 ACRES, MORE OR LESS.

## DEPARTMENT OF ECONOMIC & DEVELOPMENT SERVICES:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

## COUNTY COMMISSIONER'S APPROVAL:

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

\_\_\_\_\_  
DIRECTOR  
CHAIRMAN OF THE BOARD

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

## COUNTY ENGINEER APPROVAL:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
COUNTY ENGINEER

## 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, COPARTNERSHIP 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 24 MONTHS OF THE DATE OF ACCEPTANCE OF THE STREET AND DRAINAGE IMPROVEMENTS BY CLAY COUNTY 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 EFFECTS A LOT OR LOTS SOLD.

TIME OF SUCH PERFORMANCE BEING OF THE ESSENCE, SAID GUARANTEE SHALL BE PART OF EACH DEED OF CONVEYANCE OR CONTRACT OF SALE COVERING 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.

D.R. HORTON, INC. – JACKSONVILLE  
A DELAWARE CORPORATION

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
PRINT NAME

BY: JOHN E. ZAKOSKE  
ITS ( VICE PRESIDENT )

\_\_\_\_\_  
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 JOHN E. ZAKOSKE, AS VICE PRESIDENT OF D.R. HORTON, INC.–JACKSONVILLE, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

\_\_\_\_\_  
(PRINT NAME)

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

## CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLIES IN FORM WITH CHAPTER 177, FLORIDA STATUTES, AND IS FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

(SIGN)

\_\_\_\_\_  
TARA S. GREEN  
CLAY COUNTY CLERK OF COURT

## 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.

By: \_\_\_\_\_  
TIMOTHY W. SCHRAM, SR.  
REGISTERED LAND SURVEYOR  
NO. 6533, STATE OF FLORIDA

RICHARD P. CLARSON AND ASSOCIATES, INC.  
PROFESSIONAL SURVEYORS AND MAPPERS (LB 1704)  
1643 NALDO AVENUE  
JACKSONVILLE, FLORIDA 32207  
PHONE: (904) 396-2623  
WEBSITE: clarsonfl.com

## ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT D.R. HORTON, INC. – JACKSONVILLE, A DELAWARE CORPORATION, HEREINAFTER "DEDICATOR", IS THE LAWFUL DEDICATOR OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS BRANAN FIELD VILLAGE TOWNHOMES WEST, 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.

JEREMIAH STREET, AS SHOWN HEREON, IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE DEDICATOR, ITS SUCCESSORS OR ASSIGNS.

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, TELECOMMUNICATIONS 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 ST-1 IS ESTABLISHED FOR THE PLACEMENT AND MAINTENANCE OF STORMWATER RETENTION/DETENTION LAKE AND FILTRATION SYSTEM. DEDICATOR 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, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOILS, CHEMICALS OR ANY OTHER SUBSTANCE OR THINGS THAT MAY EVER BE OR COME WITHIN SAID STORMWATER RETENTION/DETENTION LAKE AND FILTRATION SYSTEM, WHICH THESE EASEMENTS TRAVERSE, OR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE DEDICATOR.

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, 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.

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 CLAY 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 OR HOMEOWNERS OR BY ESTABLISHMENT OF A MUNICIPAL SERVICE BENEFIT DISTRICT.

CCUA EASEMENTS ARE HEREBY DEDICATED TO THE CLAY COUNTY UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS.

TRACT "ST-1", (SMFUDE), TRACT "CO-1" (BUFFER/OPEN SPACE), TRACT "R-1" (RECREATION) ARE HEREBY RESERVED UNTO THE DEDICATOR, ITS SUCCESSORS AND ASSIGNS.

FIRE LANE EASEMENTS ARE HERBY DEDICATED TO CLAY COUNTY, FLORIDA.

DEDICATOR HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO C.E.C., 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 C.E.C. UTILITIES TOGETHER WITH THE RIGHT OF C.E.C. ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT.

THE UNDERSIGNED DEDICATOR HAS CAUSED THESE PRESENTS TO BE SIGNED AS FOLLOWS:

IN WITNESS THEREOF, DEDICATOR HAS EXECUTED THIS PLAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

D.R. HORTON, INC. – JACKSONVILLE  
A DELAWARE CORPORATION

\_\_\_\_\_  
WITNESS

By: \_\_\_\_\_  
PRINT NAME: JOHN E. ZAKOSKE  
AS ITS: VICE PRESIDENT

\_\_\_\_\_  
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 JOHN E. ZAKOSKE, AS VICE PRESIDENT OF D.R. HORTON, INC.–JACKSONVILLE, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. \_\_\_\_\_

\_\_\_\_\_  
PRINT NAME MY COMMISSION EXPIRES:

## SURVEYOR'S CERTIFICATE OF REVIEW:

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT HE HAS REVIEWED THIS PLAT ON BEHALF OF CLAY COUNTY, FLORIDA, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 177.081 (1), FLORIDA STATUTES, AND HAS DETERMINED THAT SAID PLAT CONFORMS WITH REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE UNDERSIGNED DID NOT PREPARE THIS PLAT. THIS CERTIFICATE IS MADE AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
FLORIDA REGISTRATION NO. \_\_\_\_\_  
SIGNER: \_\_\_\_\_ PRINT ADDRESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

## TYPE I SUBDIVISION – "BF PUD" ZONING

DEDICATOR D.R. HORTON INC. – JACKSONVILLE  
4220 RACETRACK ROAD  
ST. JOHNS, FLORIDA 32259  
TEL: (904) 268-2845

ENGINEER ADKINSON ENGINEERING  
6550 ST. AUGUSTINE ROAD, SUITE 203  
JACKSONVILLE, FLORIDA 32217  
TEL: (904) 881-4206

SURVEYOR RICHARD P. CLARSON AND ASSOCIATES, INC.  
1643 NALDO AVENUE  
JACKSONVILLE, FL 32207  
TEL: (904) 396-2623  
WEB: clarsonfl.com

## LAND USE BF AC

ZONING: BF PUD  
AREA: ±4.72 ACRES  
TOTAL LOTS: 46  
ELECTRIC SERVICE PROVIDED BY CLAY ELECTRIC COOPERATIVE, INC.  
WATER AND SEWER SERVICE PROVIDED BY CLAY COUNTY UTILITY AUTHORITY

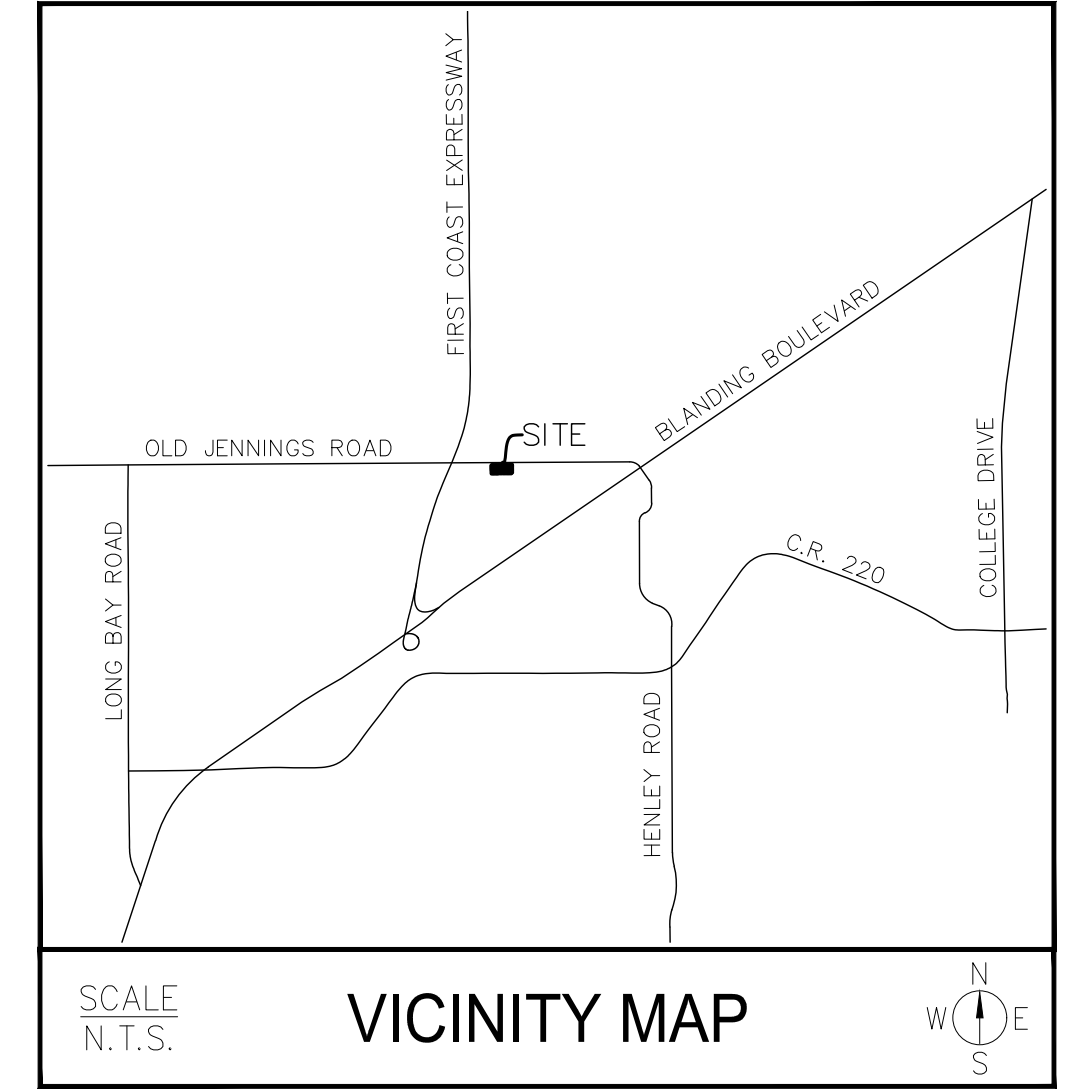
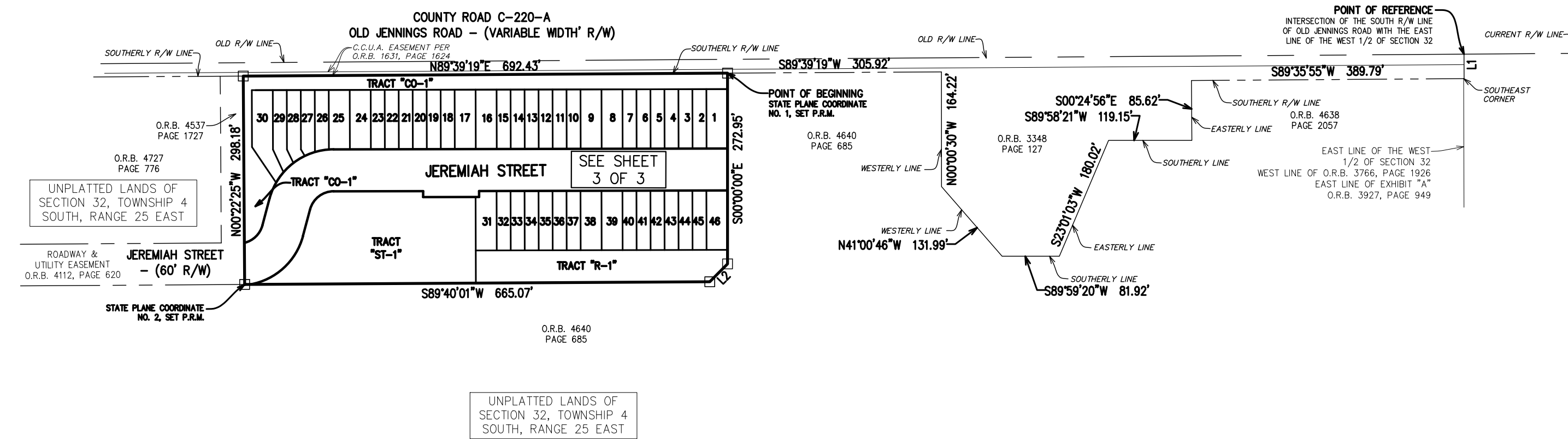


Prepared By:  
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Professional Surveyors and Mappers  
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# BRANAN FIELD VILLAGE TOWNHOMES WEST

A PORTION OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

SHEET 2 OF 3  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



**SURVEYOR'S NOTES:**

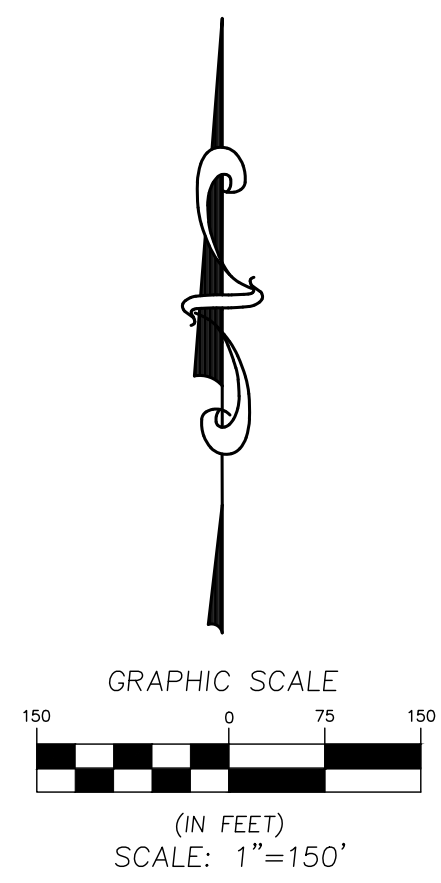
- BEARINGS SHOWN HEREON ARE BASED SOUTHERLY RIGHT-OF-WAY LINE OF OLD JENNINGS ROAD WITH A BEARING OF S 89° 39' 19" W PER STATE PLANE COORDINATE SYSTEM, STATE OF FLORIDA EAST ZONE (0901) NORTH AMERICAN DATUM 83.
- THE LANDS PLATTED HEREON APPEAR TO LIE WITHIN FLOOD ZONES "X" & "AH" AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 12019 C 0155 E, DATED: MARCH 17, 2014.
- THE FOLLOWING EASEMENTS ARE HEREBY DEDICATED ACCORDINGLY:
  - WHETHER DEPICTED ON THE PLAT OR NOT, THE DEVELOPER/OWNER HEREBY GRANTS CLAY ELECTRIC COOPERATIVE, INC. (CEC) AND CLAY COUNTY UTILITY AUTHORITY (CCUA) A 10 FOOT WIDE PERPETUAL EASEMENT FOR UTILITY SERVICES OVER, UNDER, UPON, AND ACROSS ALL LANDS LYING ADJACENT TO, PARALLEL WITH, AND OUTSIDE OF THE AREAS SHOWN ON THE PLAT AS ROADS, STREETS, OR OTHER RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
  - ALL "DRAINAGE EASEMENTS" AS SHOWN HEREON TO BE RETAINED BY DEDICATOR, ITS SUCCESSORS AND/OR ASSIGNS.
  - ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED "CEC" AND SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY (CCUA), ITS SUCCESSORS AND ASSIGNS.
- WHERE A CLAY ELECTRIC COOPERATIVE, INC. (CEC) EASEMENT CROSSES AN EASEMENT OR RIGHT-OF-WAY GRANTED TO CLAY COUNTY UTILITY AUTHORITY (CCUA), CLAY ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT TO LOCATE ITS FACILITIES IN SAID JOINT USE EASEMENT AREA, BUT SUCH USE SHALL BE NON-EXCLUSIVE. 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.
- WHERE A CLAY COUNTY UTILITY AUTHORITY (CCUA) EASEMENT CROSSES AN EASEMENTS OR RIGHT-OF-WAY GRANTED TO CLAY ELECTRIC COOPERATIVE, INC. (CEC), 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 AREAS SO AS TO REASONABLY ACCOMMODATE CLAY COUNTY UTILITY AUTHORITY'S FACILITIES.
- ALL EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED "CEC" AND SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENT 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 APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE APPROXIMATE TOP OF BANK, FOR THE STORMWATER MANAGEMENT FACILITIES SHOWN HEREON, DEPICTS A GRAPHIC REPRESENTATION OF THE APPROVED ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
- SITE DATA:
 

FUTURE LAND USE: BF AC  
ZONING DISTRICT: BF PUD  
TOTAL LOTS = 46  
TOTAL ACREAGE = ±4.723 ACRES  
TOTAL RECREATION (PARK) ACREAGE = ±0.36 ACRES.
- LOT DATA:
 

MINIMUM LOT SIZE: 1,700 SQUARE FEET  
MINIMUM LOT WIDTH: 20' FOR SINGLE-FAMILY ATTACHED UNITS,  
SINGLE FAMILY ATTACHED STRUCTURES SHALL NOT EXCEED 200 FEET  
MINIMUM LOT COVERAGE: 55%  
MAXIMUM PERCENT OF LOT COVERAGE: 80% (FOR ALL PRIMARY & SECONDARY BUILDINGS).
- SETBACKS:
 

MINIMUM FRONT SETBACK FROM RIGHT-OF-WAY: 15' FRONT FACADE  
10' FRONT PORCHES & STOOPS  
20' FOR FRONT FACING GARAGES

MAXIMUM FRONT SETBACK: 25'  
MINIMUM SIDE SETBACK: 5'  
MINIMUM SIDE ABUTTING STREET: 10'  
MINIMUM REAR SETBACK: 8'
- BUILDING SETBACKS MUST BE VERIFIED WITH THE CLAY COUNTY ZONING DEPARTMENT PRIOR TO CONSTRUCTION OF HOMES. THE SITE DATA, LOT DATA, & SETBACK DIMENSIONS SHOWN AND NOTED IS A ZONING REGULATORY REQUIREMENT AND IS FOR INFORMATIONAL PURPOSES ONLY AND NOT CERTIFIED AS COMPLIANT BY THE SIGNATORY OF THIS PLAT.
- 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.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.00'	S00°07'01"E
L2	36.02'	S44°53'32"W

LEGEND	
PRM	PERMANENT REFERENCE MONUMENT
■	FOUND 4"x4" CONCRETE MONUMENT (LB 1576), PRM
□	SET 4"x4" CONCRETE MONUMENT (LB 1704), PRM
○	SET 1/2" IRON PIPE (LB 1704), PRM
⊠	FOUND 4"x4" CONCRETE MONUMENT (LB 1704), PRM
⊙	SET METAL DISK & NAIL (LB 1704)
●	SET PERMANENT CONTROL POINT (LB 1704)
CH	CHORD DISTANCE
CEC	CLAY ELECTRIC COOPERATIVE
CCUA	CLAY COUNTY UTILITY AUTHORITY
F.L.E.	FIRE LANE EASEMENT
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
U.D.E.	UNOBSTRUCTED DRAINAGE EASEMENT
(SMFUDE)	STORMWATER MANAGEMENT FACILITY AND UNOBSTRUCTED DRAINAGE EASEMENT
(R)	RADIAL BEARING
(XX.XX)	DISTANCE TO EASEMENT/BUFFER
R/W	RIGHT OF WAY
O.R.B.	OFFICIAL RECORDS BOOK
ATOB	APPROXIMATE TOP OF BANK
RP	RADIUS POINT
PI	POINT OF INTERSECTION

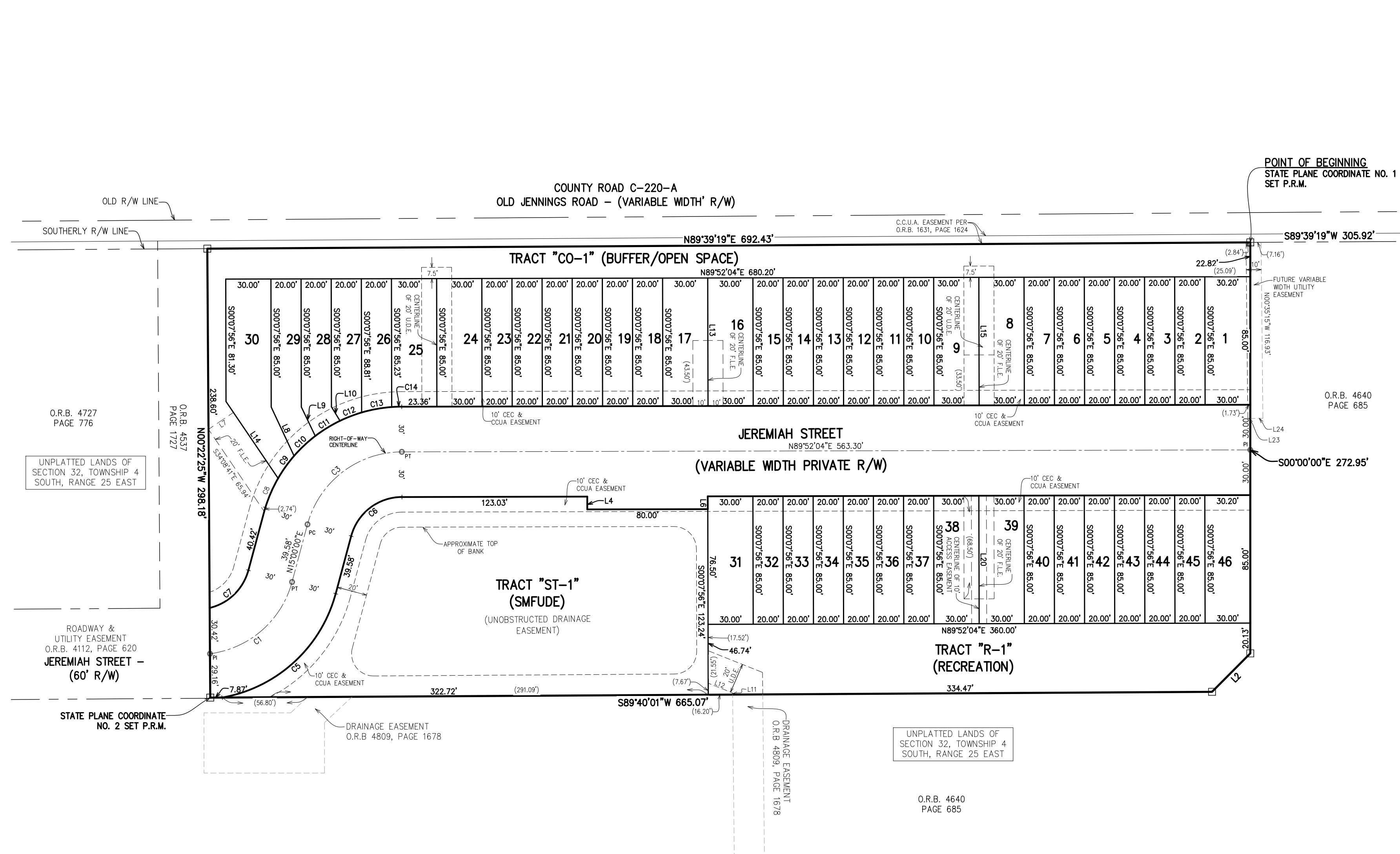
STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2102454.7780	395018.1300	POINT-OF-BEGINNING, SET PRM
2	2102152.4397	394327.6534	SOUTHEASTERLY CORNER OF THIS PLAT, SET PRM

Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
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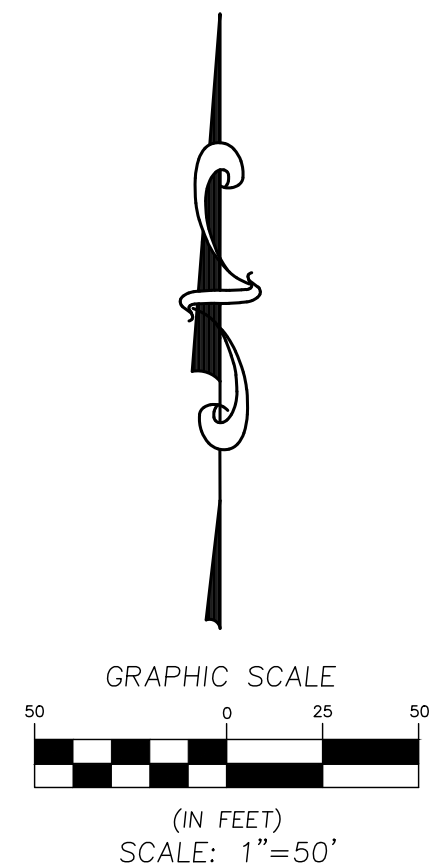
# BRANAN FIELD VILLAGE TOWNHOMES WEST

A PORTION OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

SHEET 3 OF 3  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



MATCHLINE - SEE SHEET 2 OF 3



UNPLATTED LANDS OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 25 EAST

ROADWAY & UTILITY EASEMENT  
O.R.B. 4112, PAGE 620  
JEREMIAH STREET - (60' R/W)

STATE PLANE COORDINATE NO. 2 SET P.R.M.

DRAINAGE EASEMENT  
O.R.B. 4809, PAGE 1678

UNPLATTED LANDS OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 25 EAST

O.R.B. 4640  
PAGE 685

LINE #	LENGTH	DIRECTION
L2	36.02'	S44°53'32"W
L4	8.50'	N00°07'56"W
L6	8.50'	N00°07'56"W
L7	20.00'	S55°51'19"W
L8	35.84'	S25°00'11"E
L9	21.41'	S25°35'44"E
L10	10.88'	S31°19'07"E
L11	1.13'	N00°36'02"W
L12	17.45'	N68°14'35"W
L13	85.00'	S00°07'56"E
L14	61.59'	S34°08'41"E
L15	85.00'	S00°07'56"E
L20	85.00'	N00°07'56"W
L23	1.64'	N89°39'55"E
L24	8.36'	N89°39'55"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	76.77'	65.00'	67°40'15"	N48°50'08"E	72.39'
C3	84.93'	65.00'	74°52'04"	N52°26'02"E	79.02'
C5	107.92'	95.00'	65°05'13"	N47°32'36"E	102.21'
C6	45.73'	35.00'	74°52'04"	N52°26'02"E	42.55'
C7	37.65'	35.00'	61°37'46"	N45°48'53"E	35.86'
C8	21.25'	95.00'	12°49'02"	N23°33'55"E	21.21'
C9	18.27'	95.00'	11°01'08"	N35°29'00"E	18.24'
C10	19.36'	95.00'	11°40'42"	N46°49'55"E	19.33'
C11	19.28'	95.00'	11°37'36"	N58°29'04"E	19.24'
C12	15.40'	95.00'	9°17'15"	N68°56'29"E	15.38'
C13	20.36'	95.00'	12°16'38"	N79°43'26"E	20.32'
C14	6.64'	95.00'	4°00'19"	N87°51'54"E	6.64'

Prepared By:  
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