

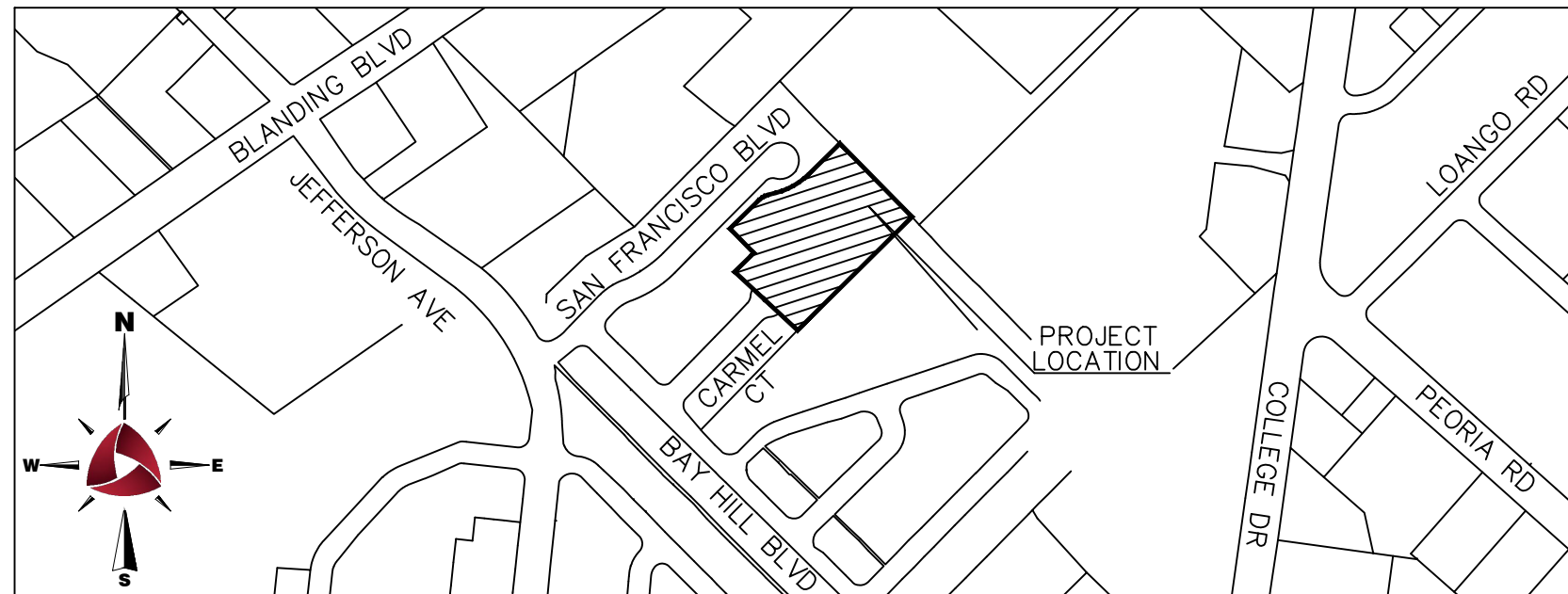
# CARMEL COURT TOWNHOMES AT BAY HILL VILLAGE

A REPLAT OF "TRACT D" OF THE SUBDIVISION PLAT OF BAY HILL UNIT ONE REPLAT,  
BEING A PORTION OF SECTION 40, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK

PAGE

SHEET 1 OF 2



VICINITY MAP  
SCALE: 1" = 500'

CAPTION: PARCEL NO. 40-04-25-020673-049-00

TRACT D, BLOCK 1, BAY HILL UNIT ONE REPLAT AS RECORDED IN PLAT BOOK 18, PAGES 72 & 73 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS' APPROVAL

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

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

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

CLERK'S CERTIFICATE

I CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, IN PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_ THROUGH \_\_\_\_ OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

\_\_\_\_\_  
CLAY COUNTY CLERK OF COURT

COUNTY ENGINEER APPROVAL

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

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

DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL

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

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING 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.

\_\_\_\_\_  
CLAYTON A. WALLEY, P.S.M.  
STATE OF FLORIDA REGISTERED LAND SURVEYOR NO. LS7209  
ALLIANT FLORIDA, INC. LB 8289  
10475 FORTUNE PKWY, SUITE 101  
JACKSONVILLE, FLORIDA 32256

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 177.08(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 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
HAROLD T. EILAND  
FLORIDA CERT. NO 2518  
EILAND AND ASSOCIATES, INC., LB 1381  
615 BLANDING BOULEVARD  
ORANGE PARK, FLORIDA

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT TG CAPITAL FUND 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREINAFTER "DEDICATOR", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS "CARMEL COURT TOWNHOMES AT BAY HILL VILLAGE", 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 LANES, COURTS, TRAILS, STREETS, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS, UNOBSTRUCTED EASEMENTS, AND NON-ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CARMEL COURT COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND.

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:

TRACT "A" (STORM WATER MANAGEMENT FACILITY) IS HEREBY DEDICATED AND CONVEYED TO THE CARMEL COURT COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

TRACT "B" (ACTIVE RECREATION) IS HEREBY DEDICATED AND CONVEYED TO THE CARMEL COURT COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

TRACT "C" (PRIVATE LIFT STATION) IS HEREBY DEDICATED AND CONVEYED TO THE CARMEL COURT COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

TRACT "D" (OPEN SPACE) IS HEREBY DEDICATED AND CONVEYED TO THE CARMEL COURT COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

THE 10 FOOT CEC AND CCUA EASEMENT ALONG ALL FRONT LOT LINES IS HEREBY DEDICATED AND CONVEYED TO THE CARMEL COURT COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

THE 7.5' UDE RUNNING ALONG A PORTION OF THE BOUNDARY IS HEREBY DEDICATED AND CONVEYED TO THE CARMEL COURT COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

THE 10' UDE RUNNING ALONG A PORTION OF THE BOUNDARY IS HEREBY DEDICATED AND CONVEYED TO THE CARMEL COURT COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

THE 17.5' D.E. RUNNING ALONG THE FRONT OF LOTS 29-35 IS HEREBY DEDICATED AND CONVEYED TO THE CARMEL COURT COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

THE 15' CCUA EASEMENT THAT RUNS ALONG A PORTION OF LOT 35 AND "TRACT A" IS HEREBY DEDICATED AND CONVEYED TO THE CARMEL COURT COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

THE V.W. D.E. IN THE REAR OF LOTS 12-14 IS HEREBY DEDICATED AND CONVEYED TO THE CARMEL COURT COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

THE 20' C.L. U.F.D.E. IS HEREBY DEDICATED AND CONVEYED TO THE CARMEL COURT COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

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 CARMEL COURT TOWNHOMES AT BAY HILL VILLAGE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE DEDICATOR AND SHALL BE SUBJECT TO 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 STANDARD BY CONTRIBUTION OF THE LOCAL DEVELOPER OR HOMEOWNERS OR BY ESTABLISHMENT OF A MUNICIPAL SERVICE BENEFIT DISTRICT.

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 PORTION OF A PARCEL AS SHOWN HEREON THE PLAT, THE OBLIGATION WOULD THEN EQUALLY FALL ON THE LOT OWNERS AS SHOWN HEREON THE PLAT.

SUBDIVISION IMPROVEMENT GUARANTEE: AS A CONDITION PRECEDENT TO THE RECORDATION OF THIS PLAT IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, TG CAPITAL FUND 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 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 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.

IN WITNESS WHEREOF TG CAPITAL FUND 2, LLC, HAS CAUSED THESE PRESENTS TO BE ACKNOWLEDGED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

OWNER : TG CAPITAL FUND 2, LLC

BY: \_\_\_\_\_  
PRINT

WITNESS \_\_\_\_\_  
PRINT

WITNESS \_\_\_\_\_  
PRINT

STATE OF FLORIDA, COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS  OF PERSONAL APPEARANCE OR  VIRTUAL AUTHORIZATION THIS, \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY \_\_\_\_\_ ON BEHALF OF TG CAPITAL FUND 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE/SHE IS  PERSONALLY KNOWN TO ME OR WHO  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

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

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



**ALLIANT**

10475 Fortune Pkwy, Suite 101  
Jacksonville, FL 32256  
904.240.1351 MAIN  
www.alliant-inc.com  
LB 8289



# CARMEL COURT TOWNHOMES AT BAY HILL VILLAGE

A REPLAT OF "TRACT D" OF THE SUBDIVISION PLAT OF BAY HILL UNIT ONE REPLAT,  
BEING A PORTION OF SECTION 40, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK

PAGE

SHEET 2 OF 2

ELECTRIC SERVICE PROVIDED BY THE CLAY ELECTRIC COOPERATIVE, INC. (CECI)  
WATER AND SEWER SERVICE PROVIDED BY CLAY COUNTY UTILITY AUTHORITY (CCUA)  
**BUILDING SETBACK LINES:** MULTIFAMILY RESIDENTIAL  
FRONT: 20'  
REAR: 20'  
SIDE: 0' INTERNAL UNITS; 10' EXTERNAL UNITS

**ZONING:** RD-3  
**FUTURE LAND USE:** UC-10  
**ACRES:** 3.73  
**LOTS:** 35  
**TRACTS:** 4

**OWNER:**  
TG CAPITAL FUND 2, LLC  
6817 SOUTHPOINT PKWY U#: 2304,  
JACKSONVILLE, FL 32216

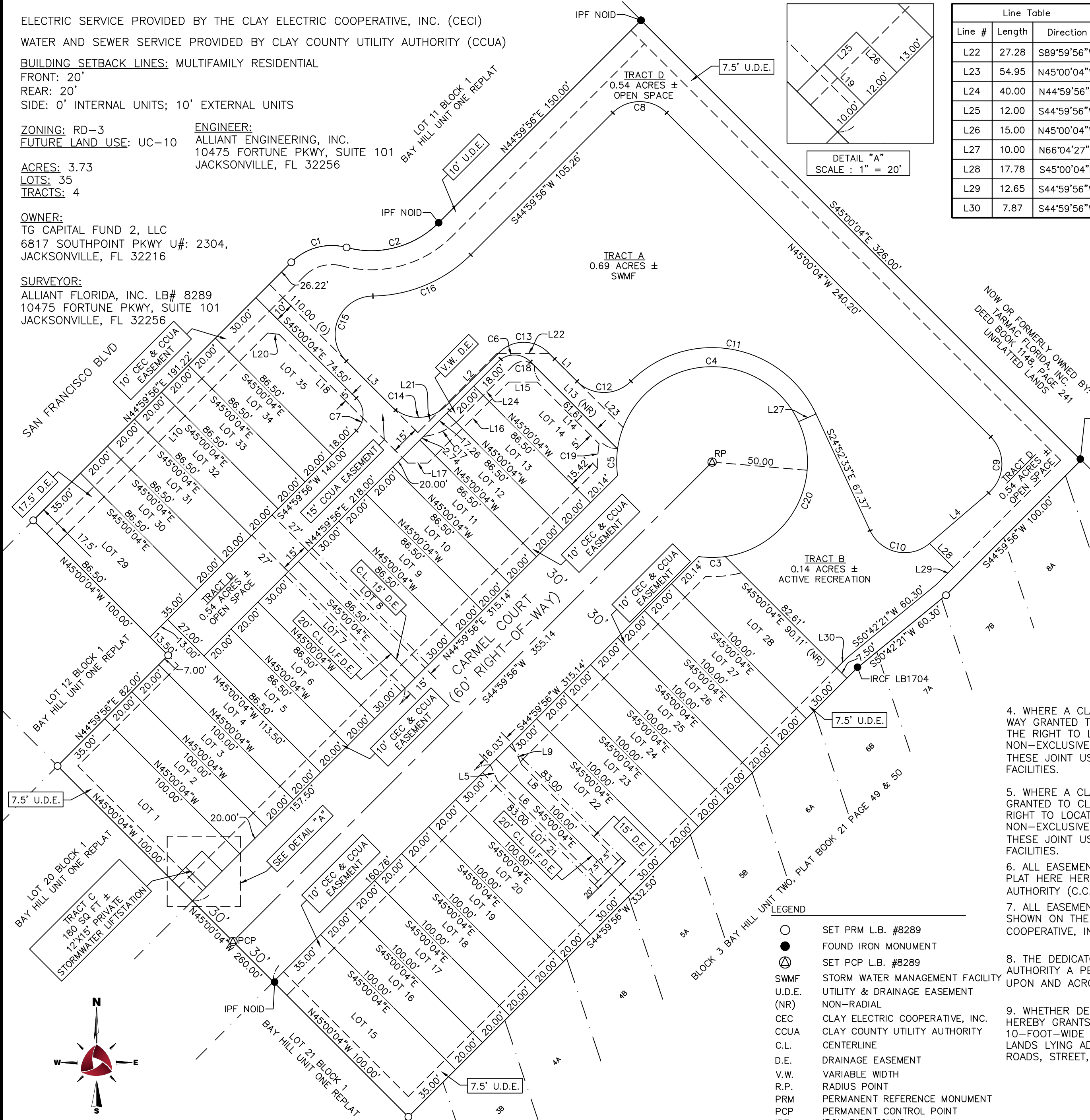
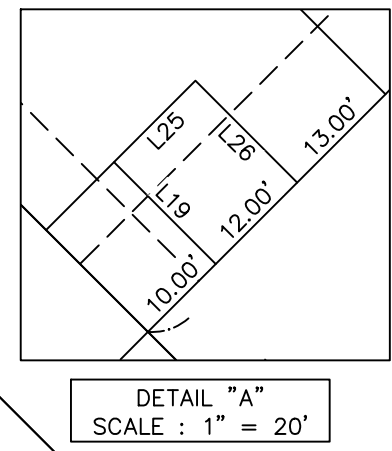
**SURVEYOR:**  
ALLIANT FLORIDA, INC. LB# 8289  
10475 FORTUNE PKWY, SUITE 101  
JACKSONVILLE, FL 32256

**ENGINEER:**  
ALLIANT ENGINEERING, INC.  
10475 FORTUNE PKWY, SUITE 101  
JACKSONVILLE, FL 32256

Line #	Length	Direction
L22	27.28	S89°59'56"W
L23	54.95	N45°00'04"W
L24	40.00	N44°59'56"E
L25	12.00	S44°59'56"W
L26	15.00	N45°00'04"W
L27	10.00	N66°04'27"E
L28	17.78	S45°00'04"E
L29	12.65	S44°59'56"W
L30	7.87	S44°59'56"W

Line #	Length	Direction
L1	21.50	S45°00'04"E
L2	40.00	N44°59'56"E
L3	33.43	S45°00'04"E
L4	40.80	N49°27'06"E
L5	9.23	S24°19'32"E
L6	74.37	S45°00'04"E
L8	71.63	N45°00'04"W
L9	12.15	N24°19'32"W
L10	156.33	N44°59'56"E
L13	64.61	S45°00'04"E
L14	45.87	N45°00'04"W
L15	14.85	S89°59'56"W
L16	60.07	S44°59'56"W
L17	10.51	S89°59'56"W
L18	95.36	N45°00'04"W
L19	15.00	S45°00'04"E
L20	5.97	S82°54'07"E
L21	58.71	S44°59'56"W

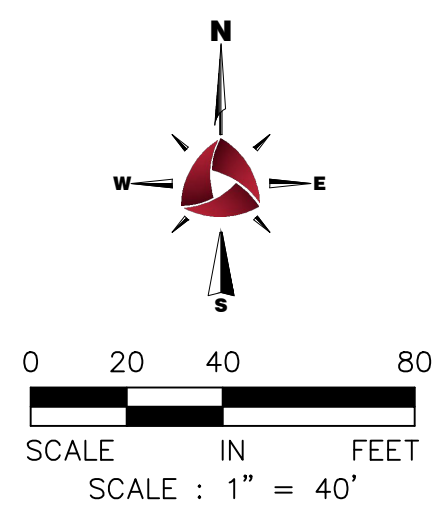
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	31.42	30.00	60°00'00"	N74°59'56"E	30.00
C2	52.36	50.00	59°59'45"	N75°00'03"E	50.00
C3	14.01	50.00	16°03'26"	S89°53'58"E	13.97
C4	128.29	50.00	147°00'28"	S81°25'49"W	95.88
C5	14.01	50.00	16°03'27"	S00°06'08"E	13.97
C6	18.85	12.00	90°00'00"	N89°59'56"E	16.97
C7	18.85	12.00	90°00'00"	S00°00'04"E	16.97
C8	31.42	20.00	90°00'00"	S89°59'56"W	28.28
C9	32.97	20.00	94°27'10"	N02°13'31"E	29.36
C10	36.89	20.00	105°40'21"	S77°42'43"E	31.88
C11	115.43	60.00	110°13'35"	S79°59'20"E	98.43
C12	31.45	20.00	90°06'04"	N89°56'54"E	28.31
C13	28.27	18.00	90°00'00"	N89°59'56"E	25.46
C14	31.42	20.00	90°00'00"	N89°59'56"E	28.28
C15	46.89	20.00	134°19'13"	S22°09'32"W	36.86
C16	57.04	73.75	44°18'58"	S67°09'40"W	55.63
C17	20.91	30.00	39°56'40"	N64°58'16"E	20.49
C18	12.57	8.00	90°00'00"	S89°59'56"W	11.31
C19	12.92	60.00	12°20'16"	S02°58'42"W	12.90
C20	93.50	50.00	107°08'16"	N28°30'11"E	80.46



IRCF LS2518  
NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST LINE OF BAY HILL REPLAT UNIT 1, PLAT BOOK 18 PAGE 72 AS BEING S 45° 00' 04" E AND ARE IN CONJUNCTION WITH FLORIDA STATE PLANE COORDINATES EAST N.A.D. 1983 / 2011 ADJ.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER #12019C0070E, DATED MARCH 17, 2014, THE PROPERTY SHOWN HEREIN IS SITUATED IN ZONE "X".
- 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. THIS SECTION 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.
- WHERE A CLAY ELECTRIC COOPERATIVE, INC. EASEMENT CROSSES AND 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 TO REASONABLY ACCOMMODATE CLAY ELECTRIC COOPERATIVE, INC.'S FACILITIES.
- 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.
- ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED C.C.U.A. AND SHOWN ON THE PLAT HERE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY (C.C.U.A.), ITS SUCCESSORS AND ASSIGNS.
- ALL EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED C.E.C. AND SHOWN ON THE PLAT, ARE HEREBY IRREVOCABLE AND WITHOUT RESERVATION TO CLAY ELECTRIC COOPERATIVE, INC. (C.E.C.).
- THE DEDICATOR/OWNER, ITS SUCCESSOR AND ASSIGNS, HEREBY GRANTS CLAY COUNTY UTILITY AUTHORITY A PERPETUAL EASEMENT FOR INGRESS, EGRESS AND UTILITY SERVICES OVER, UNDER, UPON AND ACROSS AREA SHOWN ON THE PLAT AS "PUBLIC UTILITIES EASEMENT", CARMEL COURT.
- WHETHER DEPICTED ON THE PLAT OR NOT, THE DEDICATOR/OWNER ITS SUCCESSOR AND ASSIGNS, HEREBY GRANTS CLAY ELECTRIC COOPERATIVE, INC. AND CLAY COUNTY UTILITY AUTHORITY 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, STREET, OR RIGHTS-OF-WAY.

- LEGEND**
- SET PRM L.B. #8289
  - FOUND IRON MONUMENT
  - ⊙ SET PCP L.B. #8289
  - SWMF STORM WATER MANAGEMENT FACILITY
  - U.D.E. UTILITY & DRAINAGE EASEMENT
  - (NR) NON-RADIAL
  - CEC CLAY ELECTRIC COOPERATIVE, INC.
  - CCUA CLAY COUNTY UTILITY AUTHORITY
  - C.L. CENTERLINE
  - D.E. DRAINAGE EASEMENT
  - V.W. VARIABLE WIDTH
  - R.P. RADIUS POINT
  - PRM PERMANENT REFERENCE MONUMENT
  - PCP PERMANENT CONTROL POINT
  - IPF IRON PIPE FOUND
  - IRCF IRON ROD CAP FOUND
  - NOID NO IDENTIFICATION
  - LS LICENSED SURVEYOR
  - LB LICENSED BUSINESS
  - (O) OVERALL DISTANCE
  - U.F.D.E. UNOBSTRUCTED FIRE DEPARTMENT EASEMENT



**NOTICE:**  
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND 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.

10475 Fortune Pkwy, Suite 101  
Jacksonville, FL 32256  
904.240.1351 MAIN  
www.alliant-inc.com  
LB 8289

**ALLIANT**

Drawing name: V:\Jacksonville Office\Survey\Projects\2021\3210017 SAN FRANCISCO MULTI FAMILY\PLAT\321-0017 Carmel Ct PLAT.dwg Jun 05, 2024 - 9:29am