

# BAXLEY VILLAS

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 25 EAST AND A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 25 EAST, BOTH IN CLAY COUNTY, FLORIDA

PLAT BOOK

PAGE

SHEET 1 OF 4 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

## CAPTION

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 25 EAST AND A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 25 EAST, BOTH IN CLAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 6 WITH THE WEST RIGHT-OF-WAY LINE OF BAXLEY ROAD (AN 80-FOOT RIGHT-OF-WAY); THENCE SOUTH 00°00'30" EAST, DEPARTING SAID NORTH LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 60.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'30" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 347.90 FEET TO THE NORTHEAST CORNER OF BAXLEY HIDEAWAY, AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 37, PAGES 25 THROUGH 29 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF SAID BAXLEY HIDEAWAY THE FOLLOWING THREE (3) COURSES: COURSE ONE (1): SOUTH 89°33'30" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 624.00 FEET; COURSE TWO (2): NORTH 00°00'30" WEST, A DISTANCE OF 208.00 FEET; COURSE THREE (3): SOUTH 89°33'30" WEST, A DISTANCE OF 234.91 FEET; THENCE NORTH 00°21'55" WEST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 200.07 FEET TO A POINT ON SAID NORTH LINE OF SECTION 6; THENCE NORTH 89°33'53" EAST, ALONG LAST SAID NORTH LINE, A DISTANCE OF 230.50 FEET; THENCE NORTH 00°23'59" WEST, DEPARTING LAST SAID NORTH LINE AND ALONG THE SOUTHERLY PROJECTION OF THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3727, PAGE 2105 OF SAID PUBLIC RECORDS AND THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 119.43 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1378, PAGE 1051 OF SAID PUBLIC RECORDS; THENCE NORTH 89°41'55" EAST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 179.40 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4171, PAGE 319 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°26'57" EAST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 119.01 FEET TO A POINT ON SAID NORTH LINE OF SECTION 6; THENCE SOUTH 00°13'40" EAST, DEPARTING LAST SAID NORTH LINE, A DISTANCE OF 59.91 FEET; THENCE NORTH 89°35'10" EAST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 449.92 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 6.80 ACRES, MORE OR LESS.

## COUNTY COMMISSIONER'S APPROVAL

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

JIM RENNINGER, CHAIRMAN OF THE BOARD

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 \_\_\_\_\_, 2024.

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

## SURVEYOR'S CERTIFICATE OF REVIEW

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.

BOB PITTMAN, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4827  
ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD, JACKSONVILLE, FLORIDA 32258

## 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.

NATHAN P. PERRET, P.S.M.  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900  
PERRET AND ASSOCIATES, INC.

## VICINITY MAP



## DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES

EXAMINED AND APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

T. CHEREESE STEWART, DIRECTOR

## COUNTY ENGINEER'S APPROVAL

EXAMINED AND APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

RICHARD SMITH, P.E., 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 IN SO FAR AS THE SAME AFFECTS 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 GRANTEE WERE INCORPORATED VERBATIM IN EACH SAID CONVEYANCE OR CONTRACT OF SALE.

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

FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

BY: SARAH WICKER  
ITS VICE PRESIDENT

WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_

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 SARAH WICKER AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION. SHE IS ( ) PERSONALLY KNOWN TO ME OR WHO ( ) PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

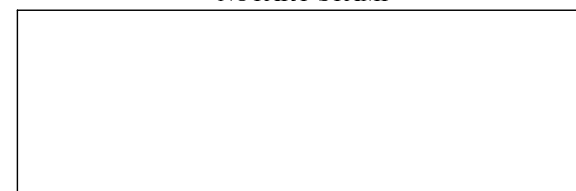
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

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

COMMISSION NO.: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY STAMP



## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION ("DEDICATOR"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS BAXLEY VILLAS, 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. BAXLEY VILLAS COURT (THE "RIGHT-OF-WAY") AND 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 RIGHTS OF WAY 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.

CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER 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, 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 OR OMISSION OF THE DEDICATOR, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN BAXLEY VILLAS. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE DEDICATOR AND THE SUCCESSORS OF DEDICATOR IN OWNERSHIP OF THE LAND SHALL BE SUBJECT TO IT FOR MATTERS ARISING DURING SUCH PARTY'S OWNERSHIP OF THE LAKES AND FILTRATION SYSTEMS DESCRIBED ABOVE.

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.

TRACT "A" (OPEN SPACE), TRACT "B"(OPEN SPACE), TRACT "C" (OPEN SPACE), TRACT "D" (SWMF), TRACT "E" (PARK) AND TRACT "F" (OPEN SPACE) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF DEDICATOR, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, DEDICATOR RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY OR ENTITIES, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

THE EASEMENTS DESCRIBED IN GENERAL NOTES 6 THROUGH 11 HEREIN, SHALL BE IRREVOCABLY DEDICATED AS STATED THEREIN.

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 DEDICATOR, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS. DEDICATOR RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE PURPOSES; PROVIDED HOWEVER, DEDICATOR RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

IN WITNESS WHEREOF, \_\_\_\_\_ OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, ON BEHALF OF THE COMPANY.

WITNESS

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

OWNER: FORESTAR (USA) REAL ESTATE GROUP INC.,  
A DELAWARE CORPORATION

WITNESS

BY: SARAH WICKER  
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 SARAH WICKER AS VICE PRESIDENT, OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION. SHE IS ( ) PERSONALLY KNOWN TO ME OR WHO ( ) PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

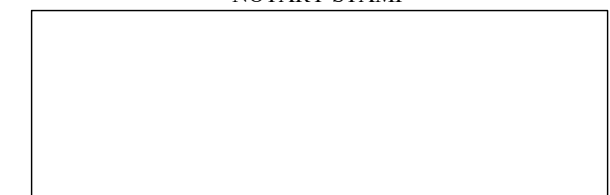
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

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

COMMISSION NO.: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY STAMP

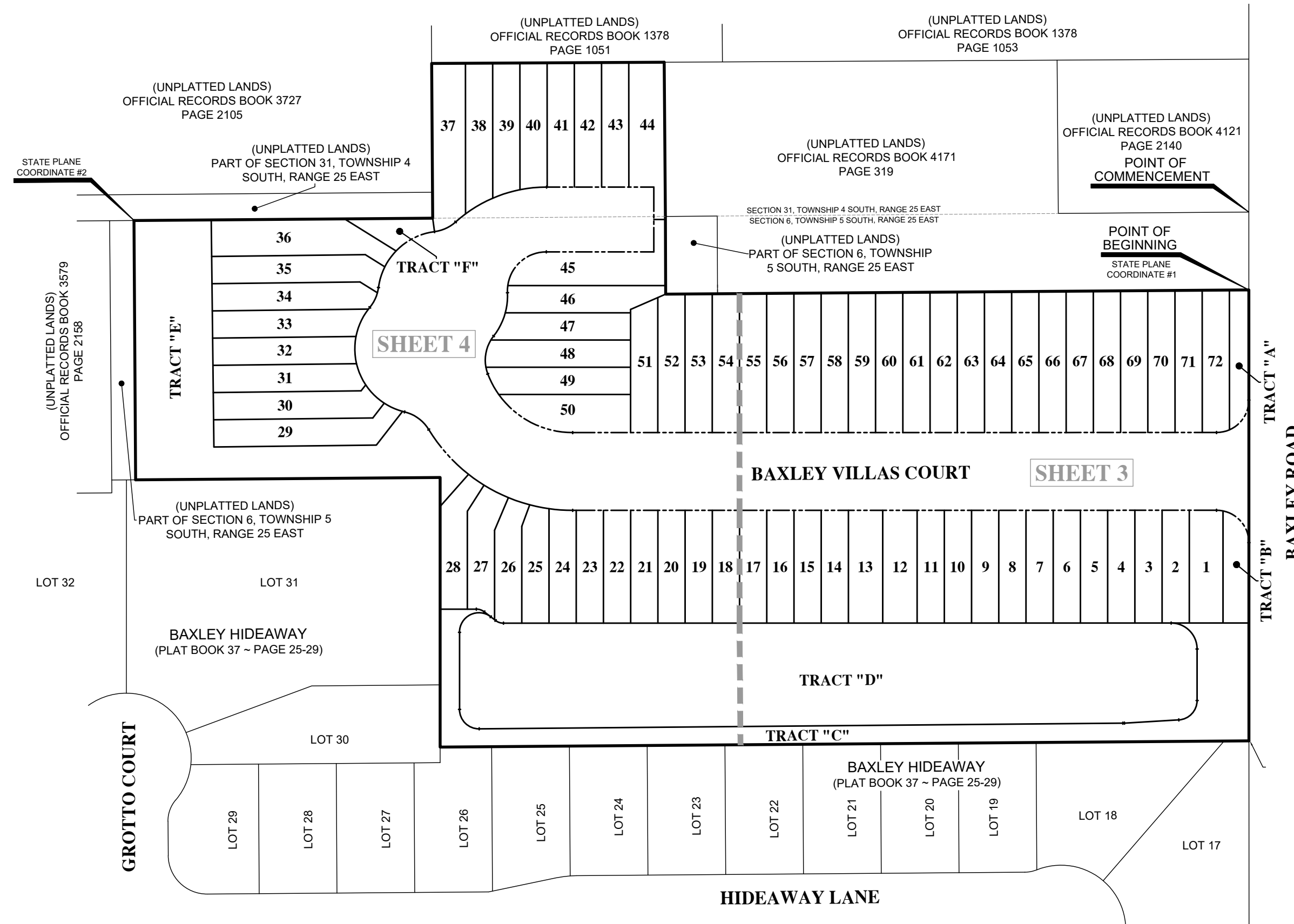
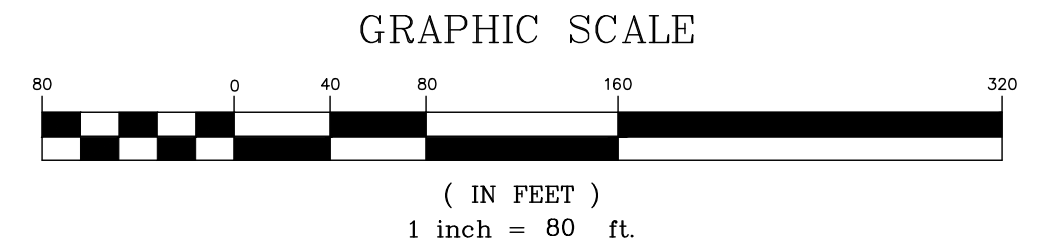
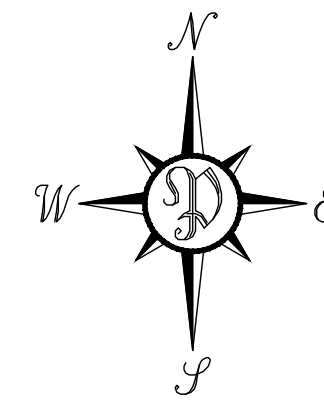


PREPARED BY:

**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD  
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030  
L.B. NO. 6715

# BAXLEY VILLAS

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 25 EAST AND A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 25 EAST, BOTH IN CLAY COUNTY, FLORIDA



**LEGEND**

- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715.
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- C1 DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- P.O.C. POINT ON CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- CB CHORD BEARING
- D DELTA
- R.P. RADIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- CEC CLAY ELECTRIC COOPERATIVE
- CCUA CLAY COUNTY UTILITY AUTHORITY
- ORB OFFICIAL RECORDS BOOK
- POB POINT OF BEGINNING
- PRM PERMANENT REFERENCE MONUMENT
- PUDE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
- TOB TOP OF BANK
- UDE UNOBSTRUCTED DRAINAGE EASEMENT
- PUE PRIVATE UTILITY EASEMENT
- UADE UNOBSTRUCTED ACCESS & DRAINAGE EASEMENT
- ME MAINTENANCE EASEMENT
- WETLANDS WETLANDS
- BUFFER BUFFER

**STATE PLANE COORDINATES TABLE**

POINT	NORTHING	EASTING	DESCRIPTION
1	2097066.4428	393410.9118	POINT OF BEGINNING
2	2097119.9858	392550.7728	NORTHWEST CORNER OF TRACT "E"

**NOTES:**

- 1.) 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.
- 2.) ALL BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF BAXLEY ROAD AS S00°00'30"E.
- 3.) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NARS 2011), FLORIDA EAST ZONE 0901
- 4.) 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 ELECTRIC, TELEPHONE, GAS, OR ANY 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.) 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, STREETS, OR OTHER RIGHTS-OF-WAY.

**NOTES: (CONTINUED)**

- 6.) 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.
- 7.) 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.
- 8.) ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED C.C.U.A. AND SHOWN ON THE PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY (C.C.U.A.), ITS SUCCESSORS AND ASSIGNS.
- 9.) ALL EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED C.E.C. AND SHOWN ON THE PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. (C.E.C.).

**NOTES: (CONTINUED):**

- 10.) **SITE DATA**  
 LAND USE: BF-AC  
 ZONING DESIGNATION: BF-PUD  
 AREA: 61.39± ACRES  
 NUMBER OF LOTS: 72  
 MINIMUM LOT SIZE: 1,350 SQUARE FEET  
 MAXIMUM LOT COVERAGE (BY BUILDING): 80%  
  
**SETBACKS**  
 MINIMUM FRONT SETBACK FROM R-O-W:  
 MAXIMUM FRONT SETBACK = 25 FEET  
 FRONT FACADE = 15 FEET  
 PORCHES AND STOOPS = 10 FEET  
 FRONT FACING GARAGES = 20 FEET  
 MINIMUM SIDE SETBACK = 5 FEET; 10 FEET FOR CORNER LOTS  
 MINIMUM REAR SETBACK = 8 FEET

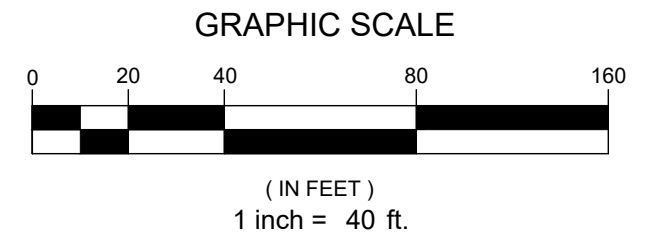
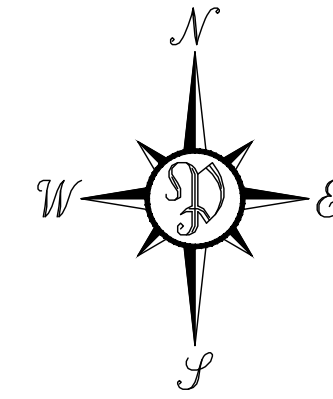
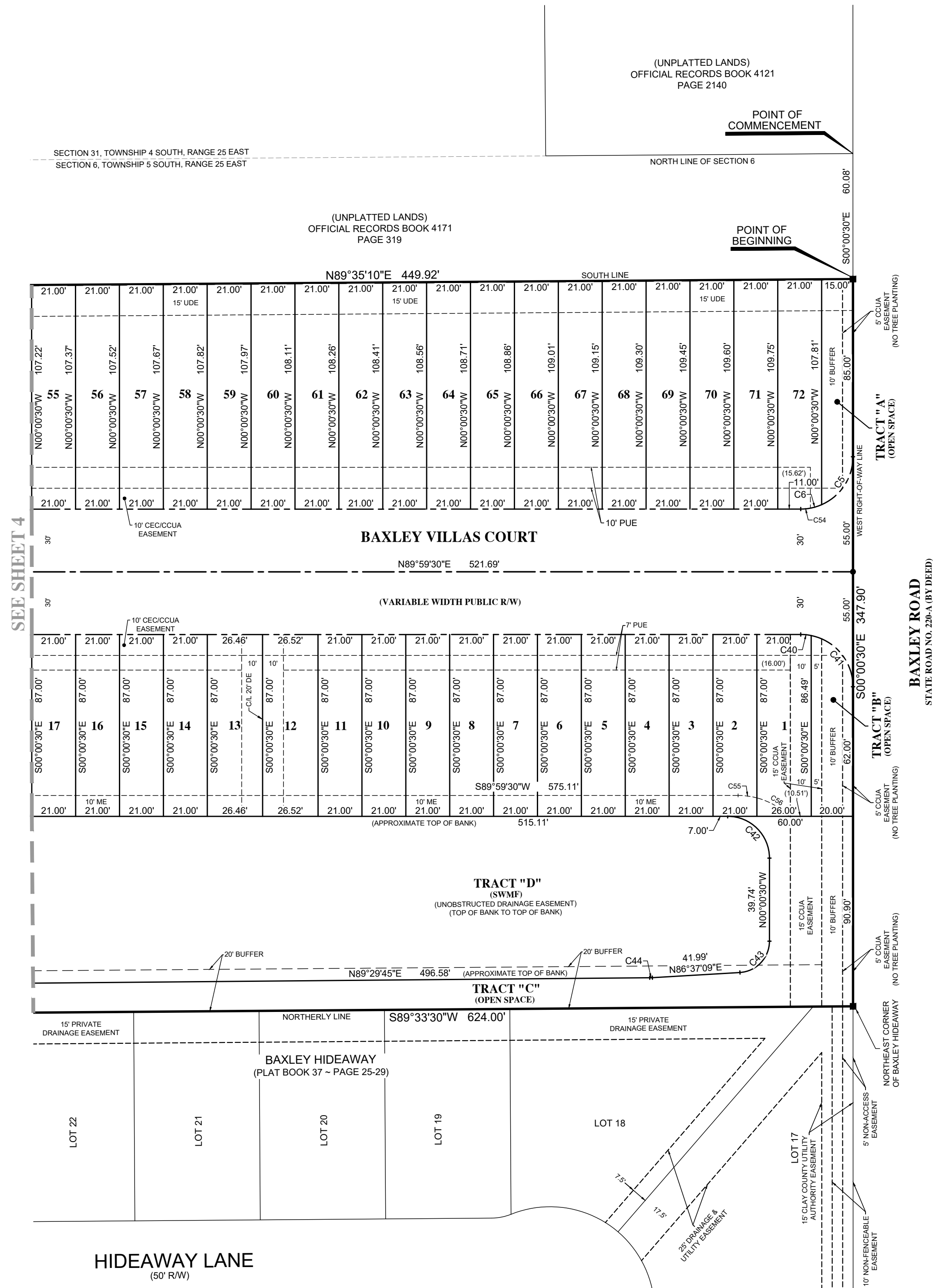
**UTILITIES SUPPLIERS:**

- WATER & SEWER:** CLAY COUNTY UTILITY AUTHORITY  
3176 OLD JENNINGS RD.  
MIDDLEBURG, FL 32068
- ELECTRIC:** CLAY ELECTRIC COOPERATIVE, INC.  
P.O. BOX 308  
KEYSTONE HEIGHTS, FL 32656
- OWNER:** FORESTAR (USA) REAL ESTATE GROUP INC.  
14785 OLD ST. AUGUSTINE ROAD, SUITE #300  
JACKSONVILLE, FL 32258
- ENGINEER:** DUNN & ASSOCIATES, INC.  
8647 BAYPINE ROAD BUILDING 1, SUITE 200  
JACKSONVILLE, FL 32256
- SURVEYOR:** PERRET AND ASSOCIATES, INC.  
1484 MONTICELLO ROAD  
JACKSONVILLE, FL 32207

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
 1484 MONTICELLO ROAD  
 JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030  
 L.B. NO. 6715

# BAXLEY VILLAS

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 25 EAST AND A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 25 EAST, BOTH IN CLAY COUNTY, FLORIDA



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C5	28.98'	25.00'	66°25'19"	N33°12'09"E	27.39'
C6	10.29'	25.00'	23°34'41"	N78°12'09"E	10.22'
C40	5.03'	25.00'	11°32'13"	N84°14'24"W	5.03'
C41	34.24'	25.00'	78°27'47"	N39°14'24"W	31.62'
C42	31.42'	20.00'	90°00'00"	N45°00'30"W	28.28'
C43	22.68'	15.00'	86°37'39"	N43°18'19"E	20.58'
C44	1.26'	25.00'	2°52'36"	N88°03'27"E	1.26'
C54	4.65'	25.00'	10°39'40"	N84°39'40"E	4.65'
C55	9.10'	35.00'	14°54'02"	N82°33'29"W	9.08'
C56	18.03'	35.00'	29°30'53"	N60°21'02"W	17.83'

SEE SHEET 4

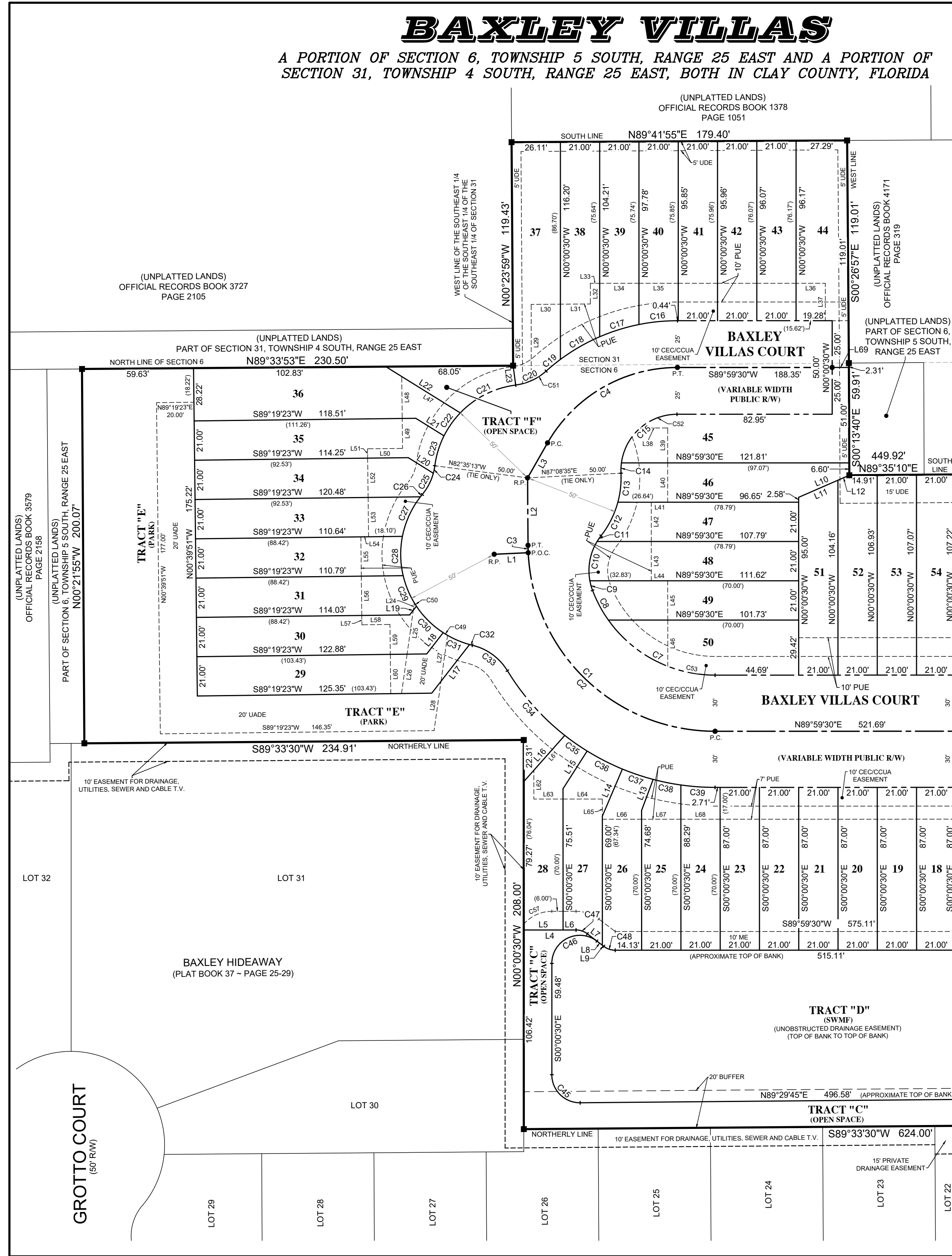
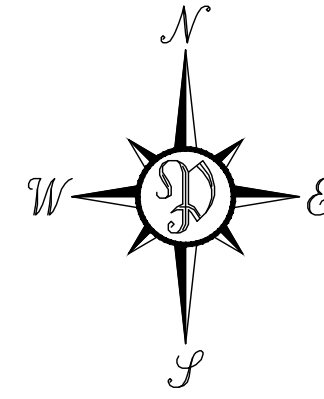
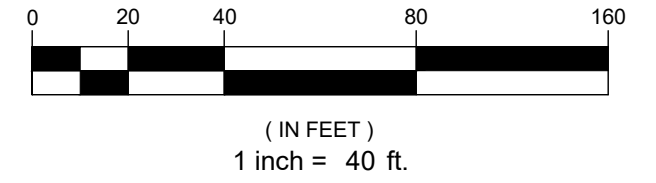
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L.B. NO. 6715

# BAXLEY VILLAS

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 25 EAST AND A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 25 EAST, BOTH IN CLAY COUNTY, FLORIDA

SHEET 4 OF 4 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

GRAPHIC SCALE



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	156.44'	100.00'	89°38'02"	S45°11'29"E	140.97'
C2	152.51'	100.00'	87°23'00"	S46°19'01"E	138.16'
C3	3.93'	100.00'	2°15'02"	S01°30'00"E	3.93'
C4	84.10'	80.00'	60°13'56"	S59°52'32"W	80.28'
C7	66.67'	70.00'	54°34'18"	S62°43'21"E	64.18'
C8	18.04'	70.00'	14°46'10"	S28°03'07"E	17.99'
C9	5.32'	30.00'	10°09'41"	S15°35'12"E	5.31'
C10	21.83'	30.00'	41°40'58"	S10°20'08"W	21.35'
C11	3.71'	30.00'	7°05'35"	S34°43'25"W	3.71'
C12	20.23'	50.00'	23°10'46"	S26°40'49"W	20.09'
C13	15.66'	50.00'	17°56'51"	S06°07'01"W	15.60'
C14	5.50'	30.00'	10°30'38"	S02°23'55"W	5.50'
C15	43.11'	30.00'	82°20'16"	S48°49'22"W	39.50'
C16	20.70'	105.00'	11°17'41"	N84°20'39"E	20.66'
C17	22.04'	105.00'	12°01'29"	N72°41'05"E	22.00'
C18	24.29'	105.00'	13°15'15"	N60°02'43"E	24.24'
C19	9.88'	105.00'	5°23'29"	N50°43'21"E	9.88'
C20	18.16'	30.00'	34°41'12"	N65°22'12"E	17.89'
C21	33.82'	50.00'	38°45'03"	N63°20'16"E	33.18'
C22	15.08'	50.00'	17°17'09"	N35°19'10"E	15.03'
C23	16.81'	50.00'	19°15'49"	N17°02'42"E	16.73'
C24	4.09'	30.00'	7°48'19"	N11°18'57"E	4.08'
C25	12.85'	30.00'	24°32'34"	N27°29'24"E	12.75'
C26	1.65'	50.00'	1°53'28"	N38°48'57"E	1.65'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C27	23.41'	50.00'	26°49'32"	N24°27'27"E	23.20'
C28	21.16'	50.00'	24°14'43"	N01°04'40"W	21.00'
C29	17.89'	50.00'	20°30'01"	N23°27'02"W	17.79'
C30	20.28'	50.00'	23°14'32"	N45°19'18"W	20.14'
C31	15.50'	50.00'	17°45'34"	N65°49'21"W	15.44'
C32	1.63'	50.00'	1°51'57"	N75°38'06"W	1.63'
C33	23.68'	30.00'	45°13'30"	N53°57'19"W	23.07'
C34	46.49'	130.00'	20°29'19"	N41°35'14"W	46.24'
C35	14.60'	130.00'	6°26'11"	N55°02'59"W	14.60'
C36	21.16'	130.00'	9°19'39"	N62°55'54"W	21.14'
C37	17.37'	130.00'	7°39'27"	N71°25'27"W	17.36'
C38	15.13'	130.00'	6°40'06"	N78°35'13"W	15.12'
C39	18.35'	130.00'	8°05'15"	N85°57'53"W	18.33'
C40	23.69'	15.00'	90°29'45"	S45°15'22"E	21.30'
C41	33.34'	15.00'	127°19'49"	S63°39'25"W	26.89'
C42	6.52'	10.00'	37°19'49"	N71°20'36"W	6.40'
C43	6.52'	10.00'	37°19'49"	S71°20'36"E	6.40'
C44	2.71'	50.00'	3°06'31"	S58°29'49"E	2.71'
C45	2.07'	50.00'	2°22'30"	S32°30'47"E	2.07'
C46	9.54'	30.00'	18°13'01"	N57°08'06"E	9.50'
C47	21.43'	30.00'	40°55'37"	S69°31'41"W	20.98'
C48	25.89'	70.00'	21°11'38"	S79°24'41"E	25.75'
C49	16.96'	20.00'	48°35'25"	N65°41'47"E	16.46'

LINE #	LENGTH	DIRECTION
L1	18.19'	N87°22'29"E
L2	36.09'	S00°22'29"E
L3	21.54'	S29°45'34"W
L4	27.95'	S89°59'30"W
L5	21.00'	N89°59'30"E
L6	6.95'	N89°59'30"E
L7	6.39'	S52°40'41"E
L8	3.65'	S52°40'41"E
L9	1.01'	S52°40'41"E
L10	29.55'	N66°24'59"E
L11	22.91'	S66°24'59"W
L12	6.64'	S66°24'59"W
L13	17.72'	N20°23'34"E
L14	27.35'	N32°04'39"E
L15	23.91'	N32°38'30"E
L16	33.06'	S41°33'20"W
L17	32.93'	N37°49'41"E
L18	14.39'	N37°49'41"E

LINE #	LENGTH	DIRECTION
L19	5.87'	N37°49'41"E
L20	15.78'	S58°08'51"E
L21	17.76'	S58°08'51"E
L22	46.84'	S58°08'51"E
L23	10.44'	S07°37'31"E
L24	3.93'	S08°02'34"W
L25	23.74'	S08°02'34"W
L26	21.25'	S08°02'34"W
L27	24.77'	N08°02'34"E
L28	26.64'	N08°02'34"E
L29	40.80'	N00°00'30"W
L30	15.63'	S89°36'01"W
L31	16.00'	N89°36'01"E
L32	11.06'	N00°00'30"W
L33	5.00'	N89°59'30"E
L34	21.00'	N89°59'30"E
L35	21.00'	N89°59'30"E
L36	15.62'	N89°59'30"E

LINE #	LENGTH	DIRECTION
L37	20.00'	S00°00'30"E
L38	14.67'	N89°59'30"E
L39	18.67'	S00°00'30"E
L40	21.00'	S00°00'30"E
L41	8.78'	S89°59'30"W
L42	21.00'	S00°00'30"E
L43	21.00'	S00°00'30"E
L44	8.79'	N89°59'30"E
L45	21.00'	S00°00'30"E
L46	24.69'	S00°00'30"E
L47	36.84'	N58°08'51"W
L48	22.41'	S00°40'37"E
L49	16.00'	S00°40'37"E
L50	18.74'	S89°19'23"W
L51	5.00'	S00°40'37"E
L52	21.00'	S00°40'37"E
L53	21.00'	S00°40'37"E
L54	4.12'	S89°19'23"W

LINE #	LENGTH	DIRECTION
L55	21.00'	S00°40'37"E
L56	21.00'	S00°40'37"E
L57	5.00'	S00°40'37"E
L58	15.00'	N89°19'23"E
L59	16.00'	S00°40'37"E
L60	21.00'	S00°40'37"E
L61	24.96'	S41°33'20"W
L62	15.33'	S00°00'30"E
L63	15.63'	N89°59'30"E
L64	21.00'	N89°59'30"E
L65	10.80'	S00°00'30"E
L66	21.00'	N89°59'30"E
L67	21.00'	N89°59'30"E
L68	21.00'	N89°59'30"E
L69	8.94'	N89°59'30"E

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