

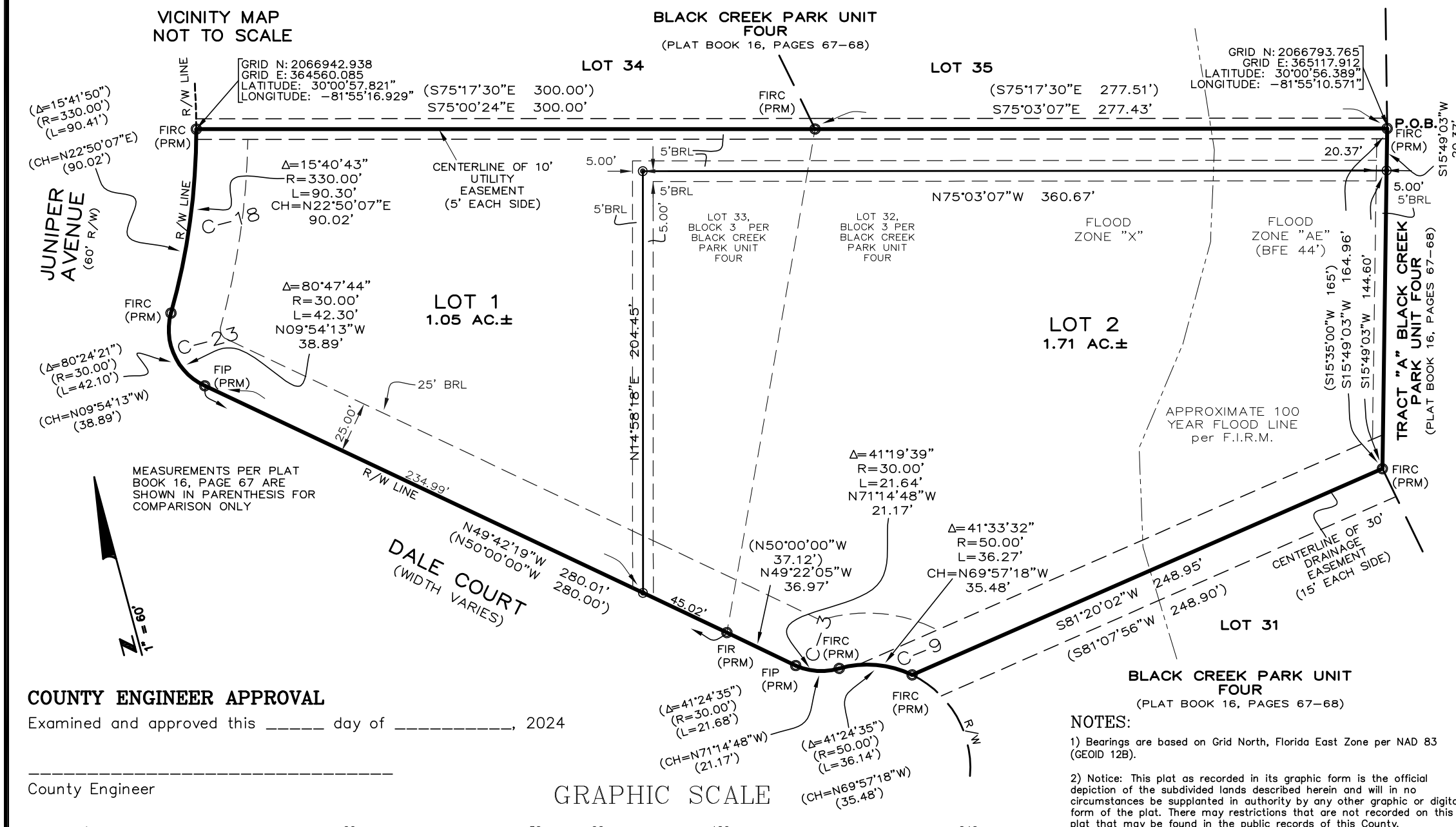
DALE COURT LOTS

SECTION 32, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, A REPLAT OF LOTS 32 AND 33, BLOCK 3 BLACK CREEK PARK UNIT FOUR AS RECORDED IN PLAT BOOK 16, PAGES 67 AND 68 BEING IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA

PREPARED BY:
A. D. PLATT & ASSOC., INC.
 LAND SURVEYORS
 5301 CORWIN DRIVE UNIT #5, TALLAHASSEE, FLORIDA, 32303
 (904) 580-6185 PAGE 1 OF 1

LEGEND:
 FIP = FOUND IRON PIPE
 FWC = FOUND WALL & CAP
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 R/W = RIGHT-OF-WAY
 FCM = FOUND CONCRETE MONUMENT
 (L & C, unless noted otherwise)

T = Tangent when used in curve information
 O.R. = Official Record Book of Clay County, Florida
 S.W.M.F. = Storm Water Management Facility
 HOA = HOME OWNERS ASSOCIATION
 @ = SIR/c = Set 5/8" diameter Rod with Cap #6590
 PRM = Permanent Reference Monument
 T = Township
 R-Range, N.A.D. = North American Datum
 FIR = Found Iron Rod (Cap Bleghie)
 R = Radius when used in curve information
 Ch = Chord bearing and distance
 L = Arc Length
 Δ = Delta angle
 (R) = Radial Line
 P.B. = PLAT BOOK
 F.B. = FOUND IRON ROD
 B.R.L. = BUILDING RESTRICTION LINE



COUNTY ENGINEER APPROVAL
 Examined and approved this _____ day of _____, 2024

 County Engineer

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,

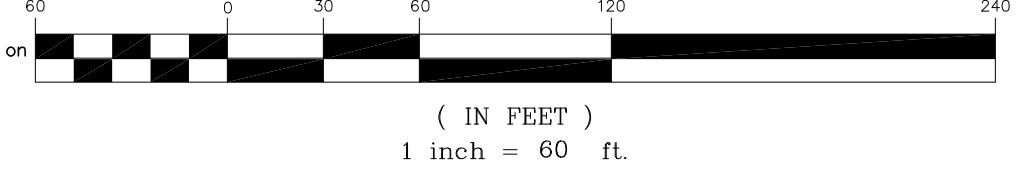
 Tara S. Green, Clay County Clerk of Court

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.
 SIGNATURE: _____
 NAME: _____
 C.O.: _____
 LB#: _____

SURVEYOR'S CERTIFICATION:
 I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and monumentation complies with Chapter 177 of the Florida Statutes and with the minimum technical standards for land surveying (F.A.C. 5J-17.051/.052).

 ALAN D. PLATT DATE 12/26/2023
 Fl. Surveyor & Mapper No. 4664
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LICENSED BUSINESS No. 6590

LAND USE:
 TOTAL NUMBER OF LOTS: 2
 AREA LOT 1: 1.05 ACRE (204'± x 230'±)
 AREA LOT 2: 1.71 ACRE (204'± x 360'±)
 ZONING: AR
 FUTURE LAND USE: RR
 BUILDING RESTRICTION LINES:
 MINIMUM FRONT: 30'
 MINIMUM REAR: 35'
 MINIMUM SIDE: 20'



CAPTION
 DALE COURT LOTS:
 BEING A PORTION OF BLACK CREEK PARK UNIT ONE ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 11 THROUGH 33, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT AN IRON ROD (CAP # ILLEGIBLE) MARKING THE NORTHEAST CORNER OF LOT 32, BLACK CREEK PARK, UNIT FOUR, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 67 AND 68 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THENCE RUN ALONG THE EASTERLY LINE OF LOT 32, SOUTH 15 DEGREES 49 MINUTES 03 SECONDS WEST A DISTANCE OF 20.37' THENCE CONTINUE ON SAID LINE, SOUTH 15 DEGREES 49 MINUTES 03 SECONDS WEST A DISTANCE OF 144.60 FEET TO THE NORTHEAST CORNER OF LOT 31 OF SAID PLAT BOOK AND PAGE, TO AN IRON ROD (CAP # ILLEGIBLE), THENCE RUN ALONG THE LINE OF LOT 32 & 31 IN A SOUTHWESTERLY DIRECTION, SOUTH 81 DEGREES 20 MINUTES 02 SECONDS WEST A DISTANCE OF 248.95 FEET TO AN IRON ROD (CAP # ILLEGIBLE) ON THE NORTHERLY R/W LINE OF DALE COURT BEING A 60' R/W, FOLLOWING SAID R/W LINE, BEING ON A CURVE CONCAVE TO THE SOUTH, THENCE RUN WESTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 41 DEGREES 33 MINUTES 32 SECONDS FOR AN ARC DISTANCE OF 36.27 FEET (THE CHORD OF SAID ARC BEARS NORTH 69 DEGREES 57 MINUTES 18 SECONDS WEST A DISTANCE OF 35.48 FEET) TO AN IRON ROD (CAP # ILLEGIBLE), CONTINUE ON SAID R/W LINE, RUN ON A CURVE CONCAVE TO THE NORTH, THENCE CONTINUING ON SAID R/W LINE, RUN WESTERLY ALONG SAID CURVE HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 41 DEGREES 19 MINUTES 39 SECONDS FOR AN ARC DISTANCE OF 21.64 FEET (THE CHORD OF SAID ARC BEARS NORTH 71 DEGREES 14 MINUTES 48 SECONDS WEST A DISTANCE OF 21.17 FEET) TO AN IRON PIPE, THENCE CONTINUING ON SAID R/W LINE, RUN NORTH 49 DEGREES 22 MINUTES 05 SECONDS WEST A DISTANCE OF 36.97' TO AN IRON ROD, THENCE CONTINUING ON SAID R/W LINE, RUN NORTH 49 DEGREES 42 MINUTES 19 SECONDS WEST A DISTANCE OF 280.01 FEET TO AN IRON PIPE ON A CURVE CONCAVE TO THE EAST, THENCE CONTINUING ON SAID R/W LINE, RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 80 DEGREES 47 MINUTES 44 SECONDS FOR AN ARC DISTANCE OF 42.30 FEET (THE CHORD OF SAID ARC BEARS NORTH 09 DEGREES 54 MINUTES 13 SECONDS WEST A DISTANCE OF 38.89 FEET) TO AN IRON ROD (CAP # ILLEGIBLE) ON THE EASTERLY RIGHT OF WAY LINE OF JUNIPER AVENUE (60' WIDE), SAID IRON ROD BEING ON A CURVE CONCAVE TO THE NORTHWEST, THENCE CONTINUING ON SAID R/W LINE AND THE NORTHWESTERLY LINE OF LOT 33, RUN NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 15 DEGREES 40 MINUTES 43 SECONDS FOR AN ARC DISTANCE OF 90.30 FEET (THE CHORD OF SAID ARC BEARS NORTH 22 DEGREES 50 MINUTES 07 SECONDS EAST A DISTANCE OF 90.02 FEET) TO AN IRON ROD (CAP # ILLEGIBLE) ALSO BEING THE NORTHWEST CORNER OF LOT 33 AND THE SOUTHWEST CORNER OF LOT 34 OF BLACK CREEK PARK UNIT ONE ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 11 THROUGH 33, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; THENCE RUN ALONG THE NORTH LINE OF LOT 33 & 32, SOUTH 75 DEGREES 00 MINUTES 24 SECONDS EAST A DISTANCE OF 300.00 FEET TO AN IRON ROD (CAP # ILLEGIBLE), THENCE CONTINUING ON SAID NORTH LINE, RUN SOUTH 75 DEGREES 03 MINUTES 07 SECONDS EAST A DISTANCE OF 277.43 FEET TO THE POINT OF BEGINNING, CONTAINING 2.76 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION
 STATE OF FLORIDA
 COUNTY OF CLAY
 This is to certify that DAVID M NOLAN & KAREN E NOLAN, hereinafter "Dedicator," are the lawful owners 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 restrictions that are not recorded on this plat that may be found in the public records of this County.
 In witness whereof, Dedicator has caused these presents to be executed this _____ day of _____, 2024.

DAVID M NOLAN
 Witness (Print Name) _____
 KAREN E NOLAN
 Witness (Print Name) _____
 Witness (Print Name) _____
 Witness (Print Name) _____

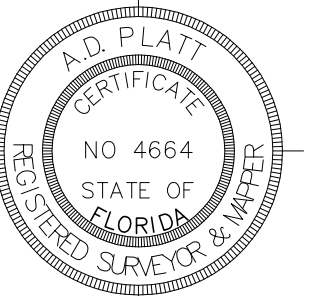
ACKNOWLEDGEMENT
 STATE OF FLORIDA, COUNTY OF CLAY
 The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ day of _____, 20____, by DAVID M NOLAN & KAREN E NOLAN, who are () personally known to me or who () produced _____ as identification.
 _____ My Commission expires _____

DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL
 Approved this _____ day of _____, 2024.

COUNTY COMMISSIONERS' APPROVAL
 Examined and approved this _____ day of _____, 2024 by the Board of County Commissioners, Clay County, Florida.

 CHAIRMAN OF THE BOARD

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



| | | | |
|---------------------------------|------------|--------------|-------------------|
| DATE OF SURVEY | 12/19/2023 | SHEET 1 OF 1 | SCALE: 1" = 60' |
| DATE OF PLAT | 12/26/2023 | | |
| DESIGNED BY | | | JOB NUMBER: 28733 |
| DRAWING FILE NAME: 28733-BS.DWG | | | |

LAST REVISION: 06/26/2024