

# RIVER BREEZE

BEING A PORTION OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK 27 PAGE 16

SHEET 1 OF 3 SHEETS  
TYPE 1 SUBDIVISION

C+R  
1537pg-374

## CAPTION

A portion of Section 28, Township 4 South, Range 26 East, Clay County, Florida, being more particularly described as follows: COMMENCE at the Southeast corner of Lot 15 as shown on the plat of Raggedy Point Unit Two as recorded in Plat Book 15, Page 36 of the Public Records of said County; thence North 01°59'00" West along the Westerly right-of-way line of Raggedy Point Road and/or State Road S-15-B (an 80 foot right-of-way as now established), a distance of 252.47 feet; thence North 88°01'00" East, 80.00 feet to a point situate in the Easterly right-of-way line of said Raggedy Point Road for a POINT OF BEGINNING, thence Northerly along and around the arc of a curve concave Westerly and having a radius of 1040.00 feet and along said Easterly right-of-way line of Raggedy Point Road, an arc distance of 753.91 feet, said arc being subtended by a chord bearing and distance of North 22°45'02" West, 737.51 feet; thence North 46°27'26" East, 186.43 feet; thence South 89°38'21" East, 1241.68 feet to its intersection with the Northerly prolongation of the Westerly right-of-way line of that certain 80 foot County Road as recorded in Deed Book 78, Page 175 of said Public Records; thence South 00°42'43" East along last said line, 416.33 feet; thence North 89°38'21" West, 193.00 feet; thence South 23°13'17" West, 719.75 feet; thence South 00°19'19" West, 77.00 feet to a point situate in the Northerly right-of-way line of Raggedy Point Road (an 80 foot right-of-way as now established); thence North 89°40'41" West along last said line, 607.46 feet; thence North 01°59'00" West along the aforementioned Easterly right-of-way line of Raggedy Point Road, 349.63 feet to the POINT OF BEGINNING.

Containing 25.2083 acres, more or less.

## COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Approved this 20th day of JULY 1994  
By: William M. Ritz  
Director, Department of Engineering

## COUNTY DEPARTMENT OF PLANNING APPROVAL

Approved this 25th day of JULY 1994  
By: John J. Jones  
Director, Department of Planning

## COUNTY COMMISSIONERS CERTIFICATE

Examined and approved this 12th day of July 1994, by the Board of County Commissioners, Clay County, Florida.  
By: Joseph L. Lancaster By: John Keene  
Chairman Clerk of the Circuit Court

## CLERK'S CERTIFICATE

I hereby certify that this plat has been examined and that it complies in form with Chapter No. 71-339, Laws of Florida of 1971 and is filed for record in Plat Book 27, Pages 16, 17 & 18 of the Public Records of Clay County, Florida, this 29th day of July, 1994.

John Keene  
Clerk of the Circuit Court

## COUNTY DEPARTMENT OF ZONING APPROVAL

Approved this 22nd day of JULY A.D., 1994  
By: Linda Jackson  
Director, Department of Zoning

PREPARED BY:  
RICHARD A. MILLER & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BOULEVARD SUITE 200  
JACKSONVILLE, FLORIDA 32216  
(904) 721-1226

ENGINEER:  
CGB HARDEN, INC.  
1543 KINGSLEY AVENUE, SUITE 2A  
ORANGE PARK, FLORIDA 32073  
(904) 264-9902

OWNER:  
BEAZER HOMES FLORIDA, INC. d/b/a PANITZ HOMES  
3020 HARTLEY ROAD, SUITE 200  
JACKSONVILLE, FLORIDA 32257  
(904) 292-9440

## ADOPTION AND DEDICATION

This is to certify that Beazer Homes Florida, Inc., d/b/a Panitz Homes, a Delaware Corporation, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon known as River Breeze, having caused the same to be surveyed and subdivided. This plat being made in accordance with said survey, as 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 Clay County, its successors and 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:

(1) 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, lands 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;

(2) Tracts 1, 2, and 3 shown on this plat are reserved to the Dedicator herein, and are established for the placement and maintenance of stormwater retention/detention ponds and/or filtration systems. The Dedicator shall remain responsible for the maintenance and/or repair of said ponds and systems in accordance with all applicable permits and laws, unless the tracts are conveyed to a homeowners association which has the duty and authority, and has accepted responsibility therefor. Clay County by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants, animals, soil, chemicals or any other substance or thing that may ever be or come within said lakes and filtration systems which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth, which responsibilities shall be those of the Dedicator or homeowners association;

(3) 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 the 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 River Breeze. This indemnification shall run with the land and the assigns of the Dedicator and shall be subject to it.

4) Signage, landscape and irrigation easements shown on this plat are reserved to Dedicator, its successors and assigns.

BEAZER HOMES FLORIDA, INC. d/b/a PANITZ HOMES,  
A DELAWARE CORPORATION

WITNESS: Christy Cecay By: Leon J. Panitz, Jr.  
print name: Christy Cecay its President

WITNESS: Walt A. Beardsley  
print name: Walt A. Beardsley

STATE OF FLORIDA  
CLAY COUNTY

The foregoing instrument was acknowledged before me this 16th day of June, 1994, by Leon J. Panitz, Jr., President of Beazer Homes Florida, Inc., d/b/a Panitz Homes, a Delaware Corporation, on behalf of the corporation, who is personally known to me or who has produced None as identification Notary Public, State of Florida at Large and who has has not taken an oath on behalf of the corporation. My Commission Expires: 9/22/96

ELLEN F. SIGLER  
Notary Public, State of Florida  
My Comm. Exp. 09/22/96  
Comm#: CC230816

"As a condition precedent to the recordation of this plat in the public records of Clay County, Florida, the undersigned Owners of this subdivision do 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 Owners, that said Owners shall within 12 months of the date of acceptance of the street and drainage improvements by the Board of County Commissioners thereof fully comply with each and every regulation of the Board of County Commissioners of Clay County, Florida, covering subdivision 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 a part of each deed of conveyance or contract of sale covering lots in said subdivision, executed by said Owners to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale."

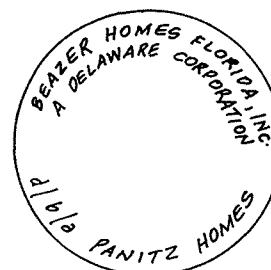
BEAZER HOMES FLORIDA, INC. d/b/a PANITZ HOMES,  
A DELAWARE CORPORATION

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print name: Christy Cecay its President  
WITNESS: Walt A. Beardsley  
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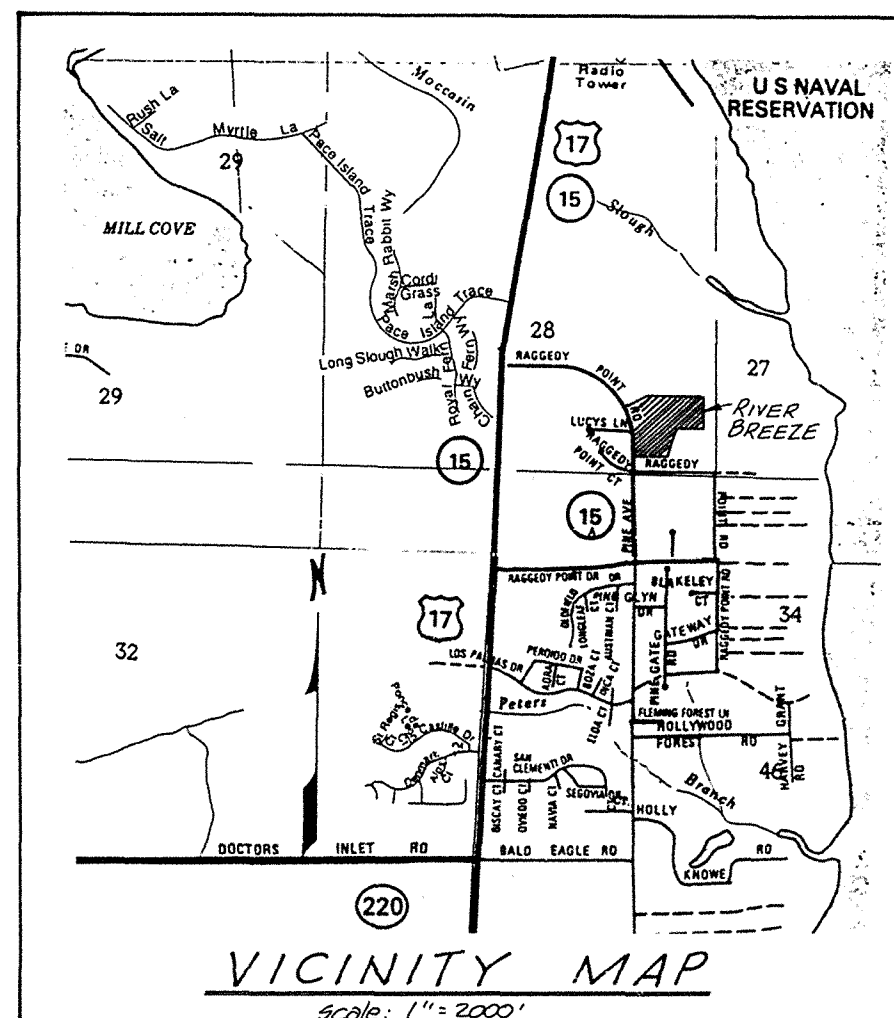
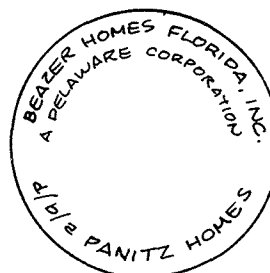
STATE OF FLORIDA  
CLAY COUNTY

The foregoing instrument was acknowledged before me this 11th day of July, A.D. 1994, by Leon J. Panitz, Jr., President of Beazer Homes Florida, Inc., d/b/a Panitz Homes, a Delaware Corporation, on behalf of the corporation, who is personally known to me or who has produced None as identification and who has has not taken an oath on behalf of the corporation.

By: Ellen F. Sigler  
Notary Public, State of Florida  
ELLEN F. SIGLER  
Type or print name  
My Commission Expires: 9/22/96



ELLEN F. SIGLER  
Notary Public, State of Florida  
My Comm. Exp. 09/22/96  
Comm#: CC230816

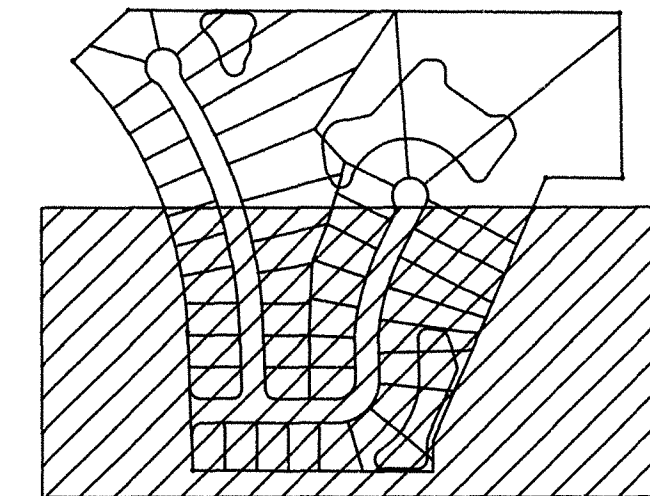
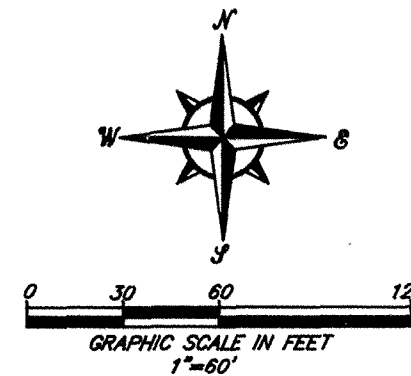


# RIVER BREEZE

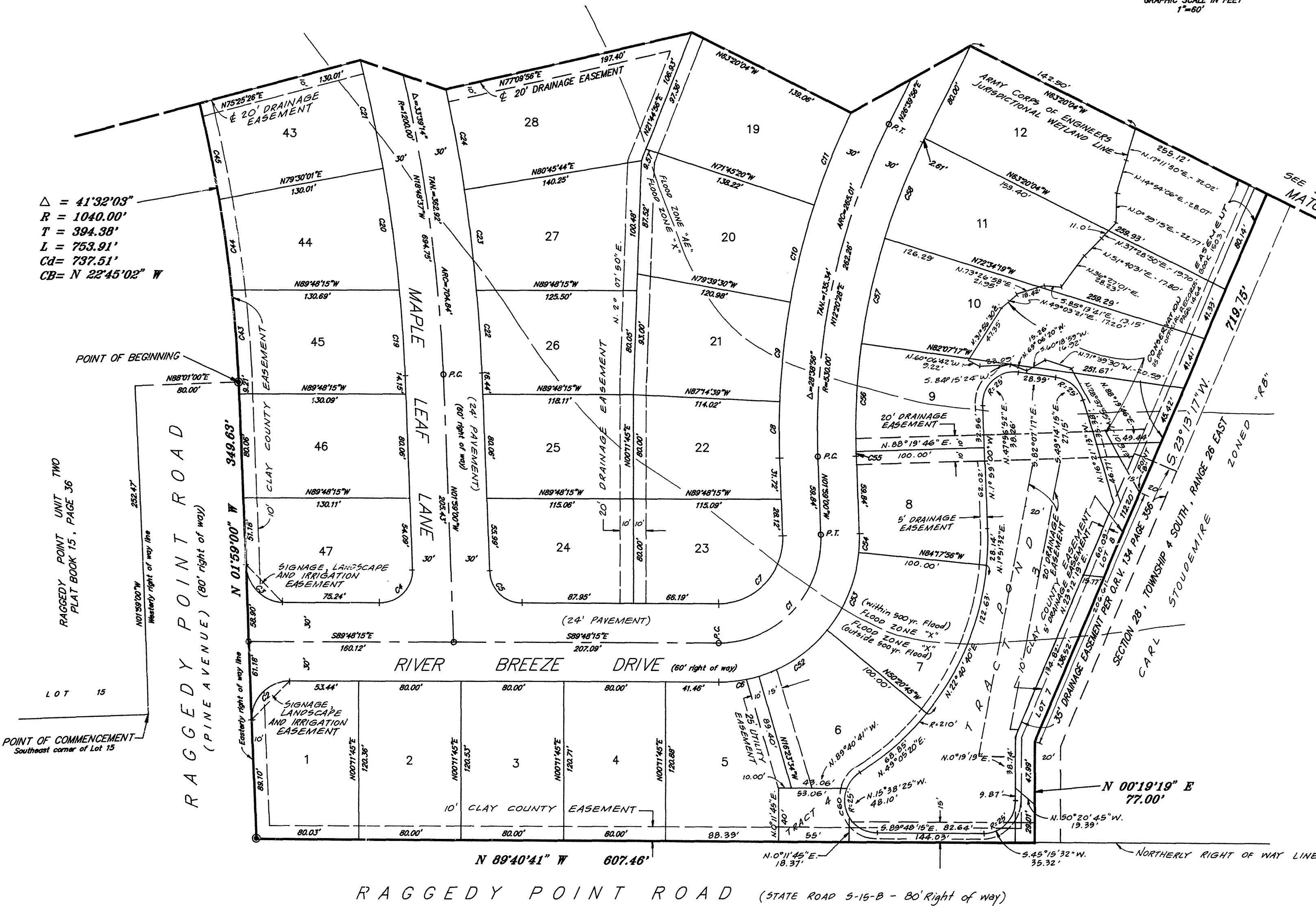
BEING A PORTION OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

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SHEET 2 OF 3 SHEETS  
TYPE 1 SUBDIVISION



"LOCATION MAP"  
(Not to scale)



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	80.00'	128.71'	83.10'	115.27'	S44°06'23"W	92°10'45"
C2	30.00'	48.28'	31.18'	43.23'	S44°06'23"W	92°10'45"
C3	30.00'	48.28'	31.18'	43.23'	N45°53'37"E	87°49'15"
C4	25.00'	40.22'	25.97'	36.02'	S44°06'23"W	92°10'45"
C5	25.00'	38.32'	24.07'	34.68'	S45°53'37"E	87°49'15"
C6	110.00'	31.85'	16.04'	31.74'	S81°54'08"W	16°36'19"
C7	50.00'	30.44'	15.94'	29.04'	N44°08'13"E	92°10'45"
C8	580.00'	43.22'	21.62'	43.21'	S00°13'40"W	04°26'20"
C9	580.00'	77.24'	38.68'	77.18'	N06°23'25"E	07°54'10"
C10	580.00'	77.24'	38.68'	77.18'	N14°17'35"E	07°54'10"
C11	580.00'	77.24'	38.68'	77.18'	N22°11'12"E	07°54'10"
C12	1170.00'	66.01'	33.01'	66.00'	S03°35'59"E	03°13'57"
C13	1170.00'	94.62'	47.34'	94.60'	N07°31'58"W	04°38'02"
C14	1170.00'	85.68'	42.85'	85.64'	S11°58'50"E	04°11'41"
C15	1230.00'	63.71'	31.86'	63.77'	S03°38'02"E	03°58'04"
C16	1230.00'	78.02'	39.02'	78.01'	S08°48'08"E	03°58'04"
C17	1230.00'	78.13'	38.59'	78.12'	S10°25'43"E	03°41'10"
C18	1040.00'	71.00'	35.51'	70.98'	S03°36'21"E	03°54'41"
C19	1040.00'	70.31'	35.17'	70.30'	N07°49'54"W	03°55'25"
C20	1040.00'	70.41'	35.22'	70.39'	N11°52'54"W	04°18'48"
C21	110.00'	65.19'	33.58'	64.24'	S06°07'51"W	03°57'11"
C22	110.00'	65.19'	33.58'	64.24'	N22°40'40"E	03°57'11"
C23	110.00'	70.31'	35.17'	70.30'	S01°51'35"W	07°41'04"
C24	500.00'	2.13'	1.38'	2.13'	N01°40'17"E	00°18'48"
C25	500.00'	83.33'	41.76'	83.24'	S03°06'15"W	08°12'57"
C26	500.00'	83.33'	41.76'	83.24'	N12°39'12"E	08°12'57"
C27	500.00'	80.61'	40.39'	80.52'	N22°02'48"E	08°14'15"
C28	25.00'	22.41'	13.06'	21.72'	N04°55'49"W	51°29'31"

## NOTES:

1. © Denotes permanent reference monument.
2. ○ Denotes permanent control point.
3. NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
4. Acreage of overall site is 25.2063 acres, more or less.
5. The 47 lots shown hereon conform to the requirements set forth by the zoning of "RB". Minimum lot size: 8500 square feet.
6. Building Restriction Lines shall be as follows: Minimum Front: 20'  
Minimum Rear: 15'  
Minimum Side: 1.5'
7. The caption property lies within Flood Zones "AE" and "X" as shown on F.I.A. Flood Hazard Boundary Map 0155 D, Community No. 120064 dated November 4, 1992.
8. Public water and sewer services provided by: Clay County Water and Sewer Authority
9. 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 or 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.
10. Electrical service provided by: Jacksonville Electric Authority.
11. 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 written approval of Clay County or other regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agent and the entity performing any activity within the wetland area to acquire the necessary written approvals prior to the beginning of any work. The wetland lines shown hereon may be superceded and redefined from time to time by the appropriate agencies.
12. C1 Denotes tabulated curve data.

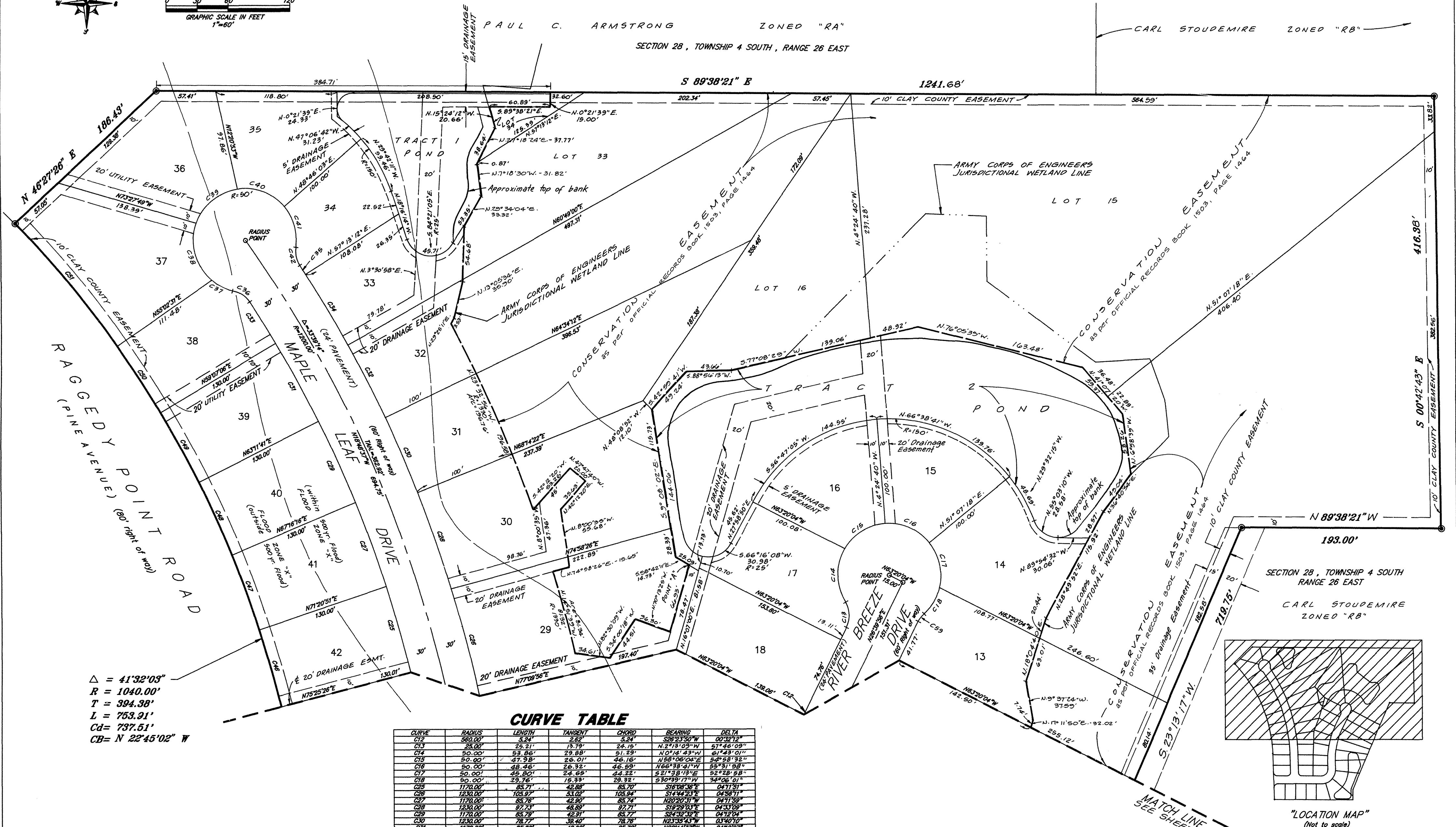
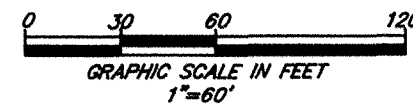
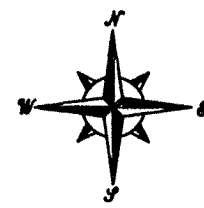


# RIVER BREEZE

BEING A PORTION OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

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SHEET 3 OF 3 SHEETS.  
TYPE 1 SUBDIVISION



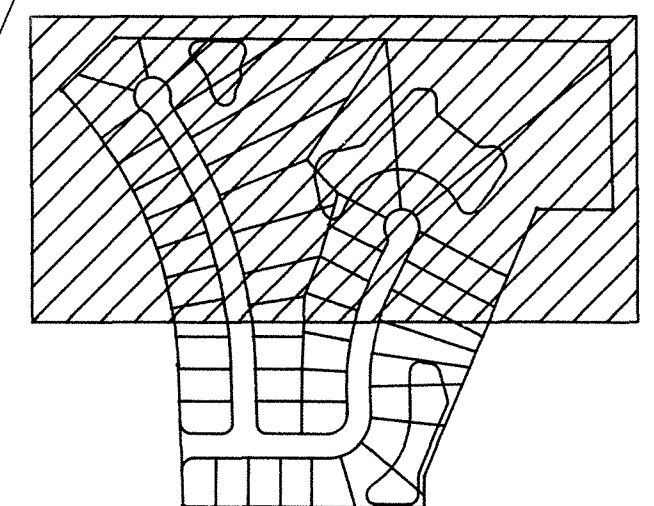
$\Delta = 41'32'03''$   
 $R = 1040.00'$   
 $T = 394.38'$   
 $L = 753.91'$   
 $Cd = 737.51'$   
 $CB = N 22'45'02'' W$

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C12	50.00'	5.24'	2.62'	5.24'	S 89°38'21" W	00°32'12"
C13	25.00'	2.62'	1.31'	2.62'	N 2°18'09" W	57°46'09"
C14	50.00'	5.24'	2.62'	5.24'	N 0°14'43" W	61°43'01"
C15	50.00'	5.24'	2.62'	5.24'	N 89°38'21" E	54°58'19"
C16	50.00'	5.24'	2.62'	5.24'	N 66°38'41" W	55°31'28"
C17	50.00'	5.24'	2.62'	5.24'	S 21°38'13" E	52°58'58"
C18	50.00'	5.24'	2.62'	5.24'	S 30°39'17" W	34°06'01"
C19	1170.00'	85.71'	42.86'	85.71'	S 16°08'36" E	04°11'51"
C20	1230.00'	85.71'	42.86'	85.71'	S 14°44'33" E	04°58'11"
C21	1170.00'	85.71'	42.86'	85.71'	N 20°20'31" W	04°11'59"
C22	1230.00'	85.71'	42.86'	85.71'	S 16°08'36" E	04°33'08"
C23	1170.00'	85.71'	42.86'	85.71'	S 24°32'32" E	04°12'04"
C24	1230.00'	85.71'	42.86'	85.71'	N 23°53'43" W	03°40'10"
C25	1170.00'	85.71'	42.86'	85.71'	N 28°44'57" W	04°12'07"
C26	1230.00'	85.71'	42.86'	85.71'	S 27°15'51" E	03°40'06"
C27	1170.00'	85.71'	42.86'	85.71'	S 27°59'40" E	2°18'00"
C28	1230.00'	85.71'	42.86'	85.71'	N 30°58'57" W	03°40'10"
C29	1230.00'	85.71'	42.86'	85.71'	S 31°01'42" E	05°21'22"
C30	25.00'	2.62'	1.31'	2.62'	N 69°11'30" W	44°09'40"
C31	50.00'	5.24'	2.62'	5.24'	N 63°17'09" W	27°54'23"
C32	50.00'	5.24'	2.62'	5.24'	N 64°48'58" W	63°01'38"
C33	50.00'	5.24'	2.62'	5.24'	N 50°27'52" E	67°31'42"
C34	50.00'	5.24'	2.62'	5.24'	S 69°51'26" E	57°49'27"
C35	50.00'	5.24'	2.62'	5.24'	S 16°16'16" E	29°20'30"
C36	25.00'	2.62'	1.31'	2.62'	N 12°25'41" W	41°39'23"
C37	1040.00'	76.55'	38.29'	76.55'	S 16°08'36" E	04°12'04"
C38	1040.00'	76.55'	38.29'	76.55'	S 20°14'21" W	04°12'04"
C39	1040.00'	76.55'	38.29'	76.55'	N 24°30'51" W	04°12'04"
C40	1040.00'	76.55'	38.29'	76.55'	N 28°43'52" W	04°12'04"
C41	1040.00'	76.55'	38.29'	76.55'	S 32°56'56" E	04°12'04"
C42	1040.00'	76.55'	38.29'	76.55'	N 39°17'15" W	08°27'35"
C43	25.00'	2.62'	1.31'	2.62'	S 37°11'07" W	21°02'22"

**NOTE:**

THE ARMY CORPS OF ENGINEERS (A.C.O.E.) JURISDICTIONAL WETLAND LINE SHOWN HEREON AND LYING WITHIN LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16 AND 29 AND ALSO ALONG THE COMMON LINE BETWEEN TRACT 2 AND LOTS 29 AND 30 WAS TAKEN FROM PREVIOUS SURVEY BY OTHERS FROM POINT "A" AND POINT "B" AS NOTED HEREON.



"LOCATION MAP"  
(Not to scale)