

GRAYLON OAKS

PART OF CLARKE'S MILL GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 26 EAST,
CITY OF GREEN COVE SPRINGS, CLAY COUNTY, FLORIDA

BEING A REPLAT OF LOT C, TOGETHER WITH A PORTION OF LOT B, BLOCK 102, PALMER & FERRIS TRACT,
ACCORDING TO PLAT BOOK 1, PAGE 44 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 1 OF 3 SHEETS

Total number of lots = 14
Total number of tracts = 5

3.83 acres ±

DATE: JUNE 16, 2022

Adoption and Dedication

(Street and Easements)

This is to certify that BMHB Ventures, LLC, a Florida limited liability company ("Owner"), is the lawful owner and developer of the lands described in the Caption hereon known as GRAYLON OAKS, 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. Graylon Oaks Court is hereby dedicated to City of Green Cove Springs, Florida, its successors and assigns. The "DRAINAGE" easements including the drainage easements through and over the lake and filtration system shown on this plat are hereby dedicated to GRAYLON OAKS OWNERS ASSOCIATION, its successors and assigns. The "G.C.S." easements shown on this plat are hereby dedicated to City of Green Cove Springs, and its successors.

(Tracts)

Tracts A and B (5' landscape buffers), Tract C (stormwater management facility), Tract D (20' buffer) and Tract E (park) are hereby reserved unto the Owner.

The drainage easements through and over the lake and filtration system shown on this plat are subject to the following covenants which shall run with the land:

(1) The drainage easements hereby dedicated shall permit GRAYLON OAKS OWNERS ASSOCIATION, its successors and assigns, to discharge into said lake and filtration system which these easements traverse, all water which may fall or come upon the land hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from Graylon Oaks Lane; from adjacent land or from any other source of public waters into or through said lake and filtration system, without any liability whatsoever on the part of City of Green Cove Springs, Florida, its successors and assigns for any damage, injuries or losses to persons or property resulting from the acceptance or use of the drainage easements by City of Green Cove Springs, Florida, its successors and assigns; GRAYLON OAKS OWNERS ASSOCIATION, its successors and assigns, shall have the maintenance responsibilities for all stormwater infrastructure with the right-of-way and the drainage easements;

(2) Tract C shown on this plat, reserved unto the Owner, is established for the placement and maintenance of stormwater retention/detention lake and filtration system. The Owner shall remain responsible for the maintenance and/or repair of said lake and filtration system in accordance with all applicable permits and laws, unless the tracts are conveyed to an owners association which has the duty and authority, and has accepted responsibility therefor. City of Green Cove Springs, Florida, its successors and assigns 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 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 Owner. City of Green Cove Springs, Florida, its successors and assigns are hereby granted an easement for drainage purposes across said Tract C;

(3) City of Green Cove Springs, Florida, its successors and assigns shall not be liable or responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the developer or any other person within the area of the lands hereby platted, or of the lake and filtration system shown on this plat, but shall have the right to modify the existence of the lake and filtration system 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. BMHB Ventures, LLC, a Florida limited liability company, developer and owner of the lake and filtration system depicted in this plat, shall indemnify City of Green Cove Springs, Florida, its successors and assigns and hold it harmless from suits, actions, 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 lake and filtration system described above, or any part thereof, occasioned wholly or in part by any act or omission of BMHB Ventures, LLC, a Florida limited liability company, its agents, contractors, employees, servants, licensees or concessionaires with GRAYLON OAKS. This indemnification shall run with the land and the successors and assigns of BMHB Ventures, LLC, a Florida limited liability company, shall be bound by and subject to it.

None of the foregoing shall prohibit City of Green Cove Springs, Florida, its successors and assigns, 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 City of Green Cove Springs, Florida, its successors and assigns, if after any filing of any plat the facilities to be accepted by the City of Green Cove Springs, Florida, for maintenance are upgraded to City acceptance standards by contribution of the local developer or homeowners or by establishment of a municipal service benefit district.

(continued)

Caption

A parcel of land being all of Lot C, together with a portion of Lot B, both in Block 102, PALMER AND FERRIS TRACT, according to Plat Book 1, page 44 of the Public Records of Clay County, Florida, said parcel being more particularly described as follows:

BEGIN at the Southeasterly corner of Lot 1, ST. JOHNS MOBILE HOME VILLAGE, according to Plat Book 7, page 32 of said Public Records; thence along the Westerly line of Vermont Avenue, S20°17'27"E, 379.00 feet to the Southeasterly corner of said Lot B; thence along the Southeasterly line thereof, S64°02'10"W, 319.44 feet to the Easterly line of Parcel 1 as described in Official Records Book 3331, page 1520, of said Public Records; thence along said line, N19°58'28"W, 44.85 feet to the Northeasterly corner of said Parcel 1; thence along the Northwesterly line thereof, S64°03'39"W, 110.06 feet to the Westerly line of said Lot B; thence along said line, and then along the Westerly line of said Lot C, N20°14'08"W, 381.19 feet to the Northwesterly corner of said Lot C; thence along the Northerly line of said Lot C, N70°19'51"E, 426.80 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 3.83 acres, more or less.

Said lands situated, lying and being in Clay County, Florida.

GENERAL NOTES:

- 1) □ denotes 4"x4" concrete Permanent Reference Monument set. ("P.R.M. LB 6991")
- 2) ● denotes 5/8" rebar Permanent Reference Monument set. ("P.R.M. LB 6991")
- 3) ■ denotes 4"x4" concrete Permanent Reference Monument found. ("P.R.M. LB 6991") unless otherwise noted
- 4) ○ denotes Permanent Control Point set. ("PCP LB 6991")
- 5) 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.
- 6) Notice: there may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Clay County, Florida.
- 7) According to Chapter 177.091 (28), Florida Statutes: "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." However, telecom infrastructure shall not be co-located with electric in utility easements; it shall be located in the road right-of-way.
- 8) Bearings are based on an assumed bearing of S20°17'27"E for the Westerly right-of-way line of Vermont Avenue.
- 9) State Plane Coordinates shown hereon are based on the Florida State Plane Coordinate System (N.A.D. 83 Florida East Zone 0901, U.S. Survey feet), and are for GIS mapping purposes only.
- 10) All of the requirements in the PUD Rezoning Approval as set forth in Ordinance 0-05-2020 shall be met.

Adoption and Dedication (continued)

In witness whereof, BMHB Ventures, LLC, has caused these presents to be signed by its Manager this

_____ day of _____, 2022.

OWNER: BMHB Ventures, LLC, a Florida limited liability company

BY: Brent White, Manager

Witness

Witness

Print name

Print name

State of Florida, County of Clay

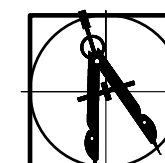
The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2022, by Brent White as Manager of BMHB Ventures, LLC, a Florida limited liability company, on behalf of the company, who [] is personally known to me or [] has produced _____ as identification.

Place notary stamp beside

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258



PRELIMINARY



GRAYLON OAKS

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Subdivision Improvement Guarantee

As a condition precedent to the recordation of this plat in the Public Records of Clay County, Florida, the undersigned owner 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 owner, that said owner shall within 12 months of the date of acceptance of the streets and drainage improvements by City of Green Cove Springs, Florida, thereof fully comply with each and every regulation of the City of Green Cove Springs, 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 a part of each deed of conveyance or contract of sale covering lots 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, BMHB Ventures, LLC, a Florida limited liability company, has caused these presents to be executed on its own behalf by its Manager.

Signed in the presence of:

Witness _____

Print name _____

Witness _____

Print name _____

BMHB Ventures, LLC
1939 Silo Oaks Place
Middleburg, Florida 32068

By: _____
Brent White, Its Manager

State of Florida, County of Clay

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2022, by Brent White as Manager of BMHB Ventures, LLC, a Florida limited liability company, on behalf of the company, who [] is personally known to me or [] has produced _____ as identification.

Place notary stamp below

Owner: BMHB Ventures, LLC
1939 Silo Oaks Place
Middleburg, Florida 32068

Engineer: Dominion Engineering Group, Inc.
4348 Southpoint Boulevard, Suite 204
Jacksonville, Florida 32216

Utilities Suppliers:
Water, Sewer and Fire Main
City of Green Cove Springs
Water/Wastewater Division
321 Walnut Street
Green Cove Springs, Florida 32043

Electricity (Underground)
City of Green Cove Springs
Green Cove Springs Electric
321 Walnut Street
Green Cove Springs, Florida 32043

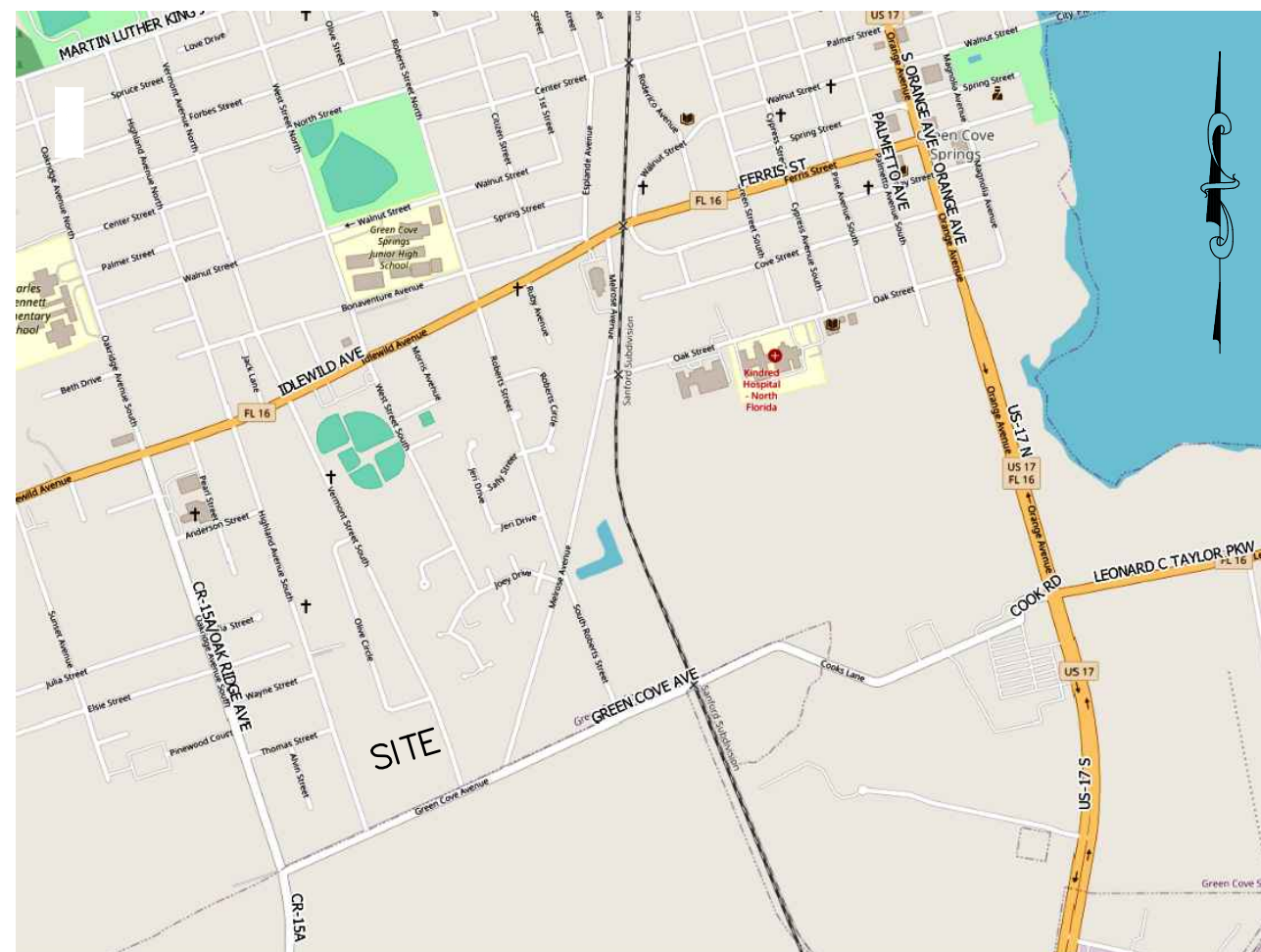
Surveyor's Certificate

This is to certify that the accompanying plat is a correct representation of the lands surveyed, platted and described hereon, that Permanent Reference Monuments have been placed as shown on said plat according to Chapter 177, Florida Statutes, that Permanent Control Points will be set in accordance with said laws, that said plat was made under my direction and supervision, and that the plat complies with all the survey requirements of said chapter.

Signed this ____ day of _____, 2022.

Thomas P. Hughes
Professional Land Surveyor
Fla. Certificate No. 3507
1501 County Road 315, Suite 106
Green Cove Springs, FL 32043

Vicinity Map (N.T.S.)



CITY ATTORNEY'S CERTIFICATE

This is to certify that this plat has been examined and approved by the City Attorney for the City of Green Cove Springs, Florida, on this ____ day of _____, 2022.

L.J. Arnold, III, Esq.
Office of the City Attorney

CERTIFICATE OF APPROVAL AND ACCEPTANCE

This is to certify that this plat has been accepted and approved by the City Council of the City of Green Cove Springs, Florida, on this day of _____, 2022.

Edward Gaw
Mayor of the City of
Green Cove Springs

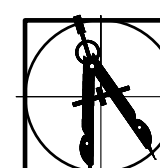
Erin West
Clerk of the City of
Green Cove Springs

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 (1998), 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 _____, 2022.

B.L. Pittman
Professional Surveyor & Mapper
Fla. Certificate No. 4827
90 River Road
Orange Park, FL. 32073



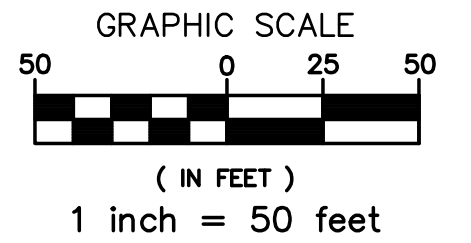
PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
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- Legend**
 G.C.S. - denotes City of Green Cove Springs
 CL - denotes Centerline
 ESMT. - denotes Easement
 (NR) - denotes Non-Radial Line
 N.A.D. - denotes North American Datum
 N.T.S. - denotes not to scale
 O.R.B. - denotes Official Records Book
 P.B. - denotes Plat Book
 P.C. - denotes Point of Curvature
 P.I. - denotes Point of Intersection
 P.T. - denotes Point of Tangency
 (R) - denotes Radial Line
 R.P. - denotes Radius Point
 R/W - denotes Right-of-Way
 R - denotes Radius
 Lot A - denotes part of PALMER & FERRIS TRACT

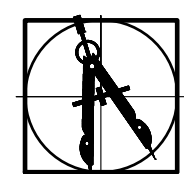


CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C1	506.60	49.80	S66°51'08"W	49.78	5°37'55"
C2	60.00	58.26	N88°08'54"W	56.00	55°37'53"
C3	60.00	41.99	N40°17'03"W	41.14	40°05'49"
C4	60.00	100.25	N68°05'59"W	88.99	95°43'42"
C5	25.00	16.09	N38°43'33"W	15.81	36°52'12"
C6	25.00	24.57	N85°18'49"W	23.59	56°18'20"
C7	105.00	29.46	N72°04'27"E	29.36	16°04'34"
C8	25.00	20.68	S56°24'39"W	20.10	47°24'10"
C9	45.00	1.70	N33°47'26"E	1.70	2°09'44"
C10	45.00	50.67	N67°07'42"E	48.03	64°30'47"
C11	45.00	34.24	S58°49'13"E	33.42	43°35'22"
C12	45.00	37.81	S12°57'21"E	36.71	48°08'23"
C13	25.00	18.31	N09°51'49"W	17.90	41°57'18"
C14	25.00	1.99	N33°07'18"W	1.99	4°33'40"
C15	105.00	27.79	S27°49'08"E	27.71	15°10'00"
C16	50.00	7.83	S16°25'52"E	7.83	8°58'41"
C17	50.00	37.35	S09°27'24"W	36.49	42°47'50"
C18	50.00	44.80	S56°31'21"W	43.31	51°20'04"
C19	50.00	51.57	N68°15'46"W	49.31	59°05'42"
C20	50.00	54.49	N07°29'47"W	51.83	62°26'17"

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C21	25.00	60.95	S46°07'14"E	46.94	139°41'12"
C22	25.00	22.05	N41°50'34"E	21.34	50°31'38"
C23	25.00	16.09	N01°51'21"W	15.81	36°52'12"
C24	635.00	33.43	S65°32'39"W	33.42	3°00'58"
C25	530.00	28.40	S65°34'16"W	28.40	3°04'13"
C26	480.00	20.92	S65°17'06"W	20.92	2°29'51"



STATE PLANE
COORDINATE
N 2053294.035
E 437912.767



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