

Palmer Trace

City of Green Cove Springs
Section 38, Township 6 South, Range 26 East, Clay County, Florida

Zoning R-2
Acres 0.47
Lots 3

OWNER
Clay County Habitat for Humanity
1717 Blanding Boulevard
Middletown, Florida

SURVEYOR
Eiland & Associates, Inc.
615 Blanding Boulevard
Orange Park, FL

Electric service provided by the City of Green Cove Springs
Water and Sewer service provided by the City of Green Cove Springs

CAPTION Parcel No. 38-06-26-018209-000-00

Being a replat of Lots 1, 2 and 10 and a portion of Lots 3 and 9, Block M, according to Shands Plat of Green Cove Springs, Clay County, Florida, recorded in Plat Book 2, page 1 of the public records of said county, being more particularly described as follows:

Commence at the northwest corner of said Block M, being the intersection of Citizen Street and Center Street and run along the east line of Citizen Street, South 15 degrees 30 minutes 00 seconds East, 202.00 feet to the north line of Palmer Street; thence on said north line, North 74 degrees 46 minutes 00 seconds East, 165.00 feet to the point of beginning; thence continue on said north line, North 74 degrees 46 minutes 00 seconds East, 135.00 feet to the west line of First Avenue; thence on said west line, North 15 degrees 30 minutes 00 seconds West, 202.00 feet to the south line of Center Street; thence on said south line, South 74 degrees 46 minutes 00 seconds West, 68.00 feet; thence South 15 degrees 30 minutes 00 seconds East, 100.00 feet; thence South 74 degrees 46 minutes 00 seconds West, 67.00 feet; thence South 15 degrees 30 minutes 00 seconds East, 102.00 feet to the point of beginning.

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

The City of Green Cove Springs City Council hereby approves this final plat of Palmer Trace this ___ day of _____, 2024.

Clerk of the City of Green Cove Springs

Mayor of the City of Green Cove Springs

CERTIFICATE OF APPROVAL BY THE CITY ATTORNEY

The City of Green Cove Springs City Attorney hereby approves this final plat of Palmer Trace this ___ day of _____, 2024.

City Attorney

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.

Clerk of the Circuit Court

ADOPTION AND DEDICATION

This is to certify that Clay County Habitat for Humanity, Inc., a Florida corporation, is the lawful owner of the property, described in the caption hereon, known as Palmer Trace and that it has caused the same to be surveyed and subdivided and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said Palmer Trace and that no part of this plat is dedicated to Clay County.

In witness whereof Clay County Habitat for Humanity has caused these presents to be acknowledged this ___ day of _____, 2024.

Clay County Habitat for Humanity, Inc., a Florida corporation

Witness

Print

By: _____
Mike Youngblood, President

Witness

Print

STATE OF FLORIDA

The foregoing instrument was acknowledged before me by physical appearance or online notarization this ___ day of _____, 2024, by Mike Youngblood of Clay County Habitat for Humanity, Inc., on behalf of the company. Mike Youngblood personally known to me or has presented his _____ as identification.

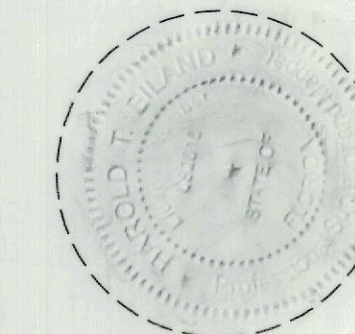
Notary Public, State of Florida



SURVEYOR'S CERTIFICATE

This is to certify that this 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 in accordance with Chapter 177, Part 1, Florida Statutes, as amended, and that Permanent Control Points will be set as shown in accordance with said laws, that said survey was made under my responsible direction and supervision and that the survey data shown on said plat complies with all the requirements of said chapter. Signed this 9th day of December, 2024.
The error of closure exceeds 1 in 5000.

Harold T. Eiland
Florida Cert. No. 2518
Eiland and Associates, Inc., LB 1381
615 Blanding Boulevard
Orange Park, Florida 32067-1000

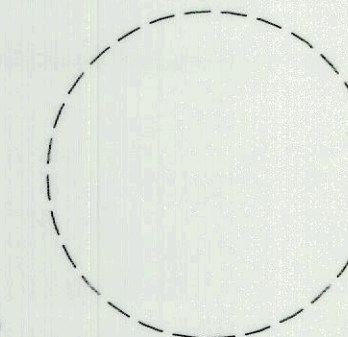


SURVEYOR'S CERTIFICATE OF REVIEW

The undersigned surveyor hereby certifies that he has been retained by the City of Green Cove Springs, Florida, to review this plat on behalf of the City of Green Cove Springs, in accordance with the requirements of Section 177, Part 1, Statutes, and has determined that said plat conforms with the requirements of said Chapter.

The undersigned did not prepare this plat.
This certificate is made as of the ___ day of _____, 2024.

Austin Blazs
Florida Registration No 7401
CHW, Inc.
11801 Research Drive
Alachua, Florida 32615
Licensed Business Number LB 5075



Zoning R-2
Acres 0.47
Lots 3

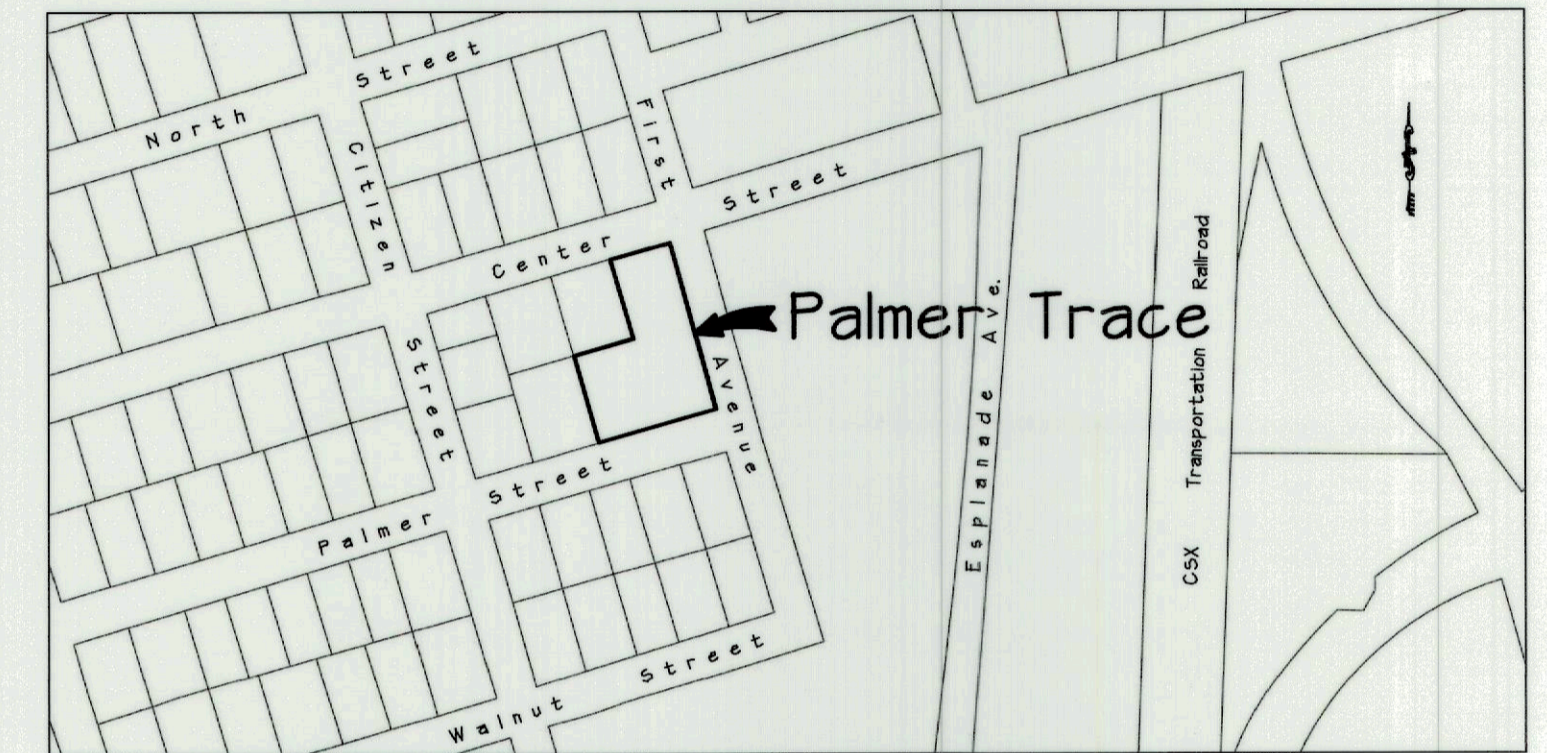
Palmer Trace

City of Green Cove Springs
Section 38, Township 6 South, Range 26 East, Clay County, Florida

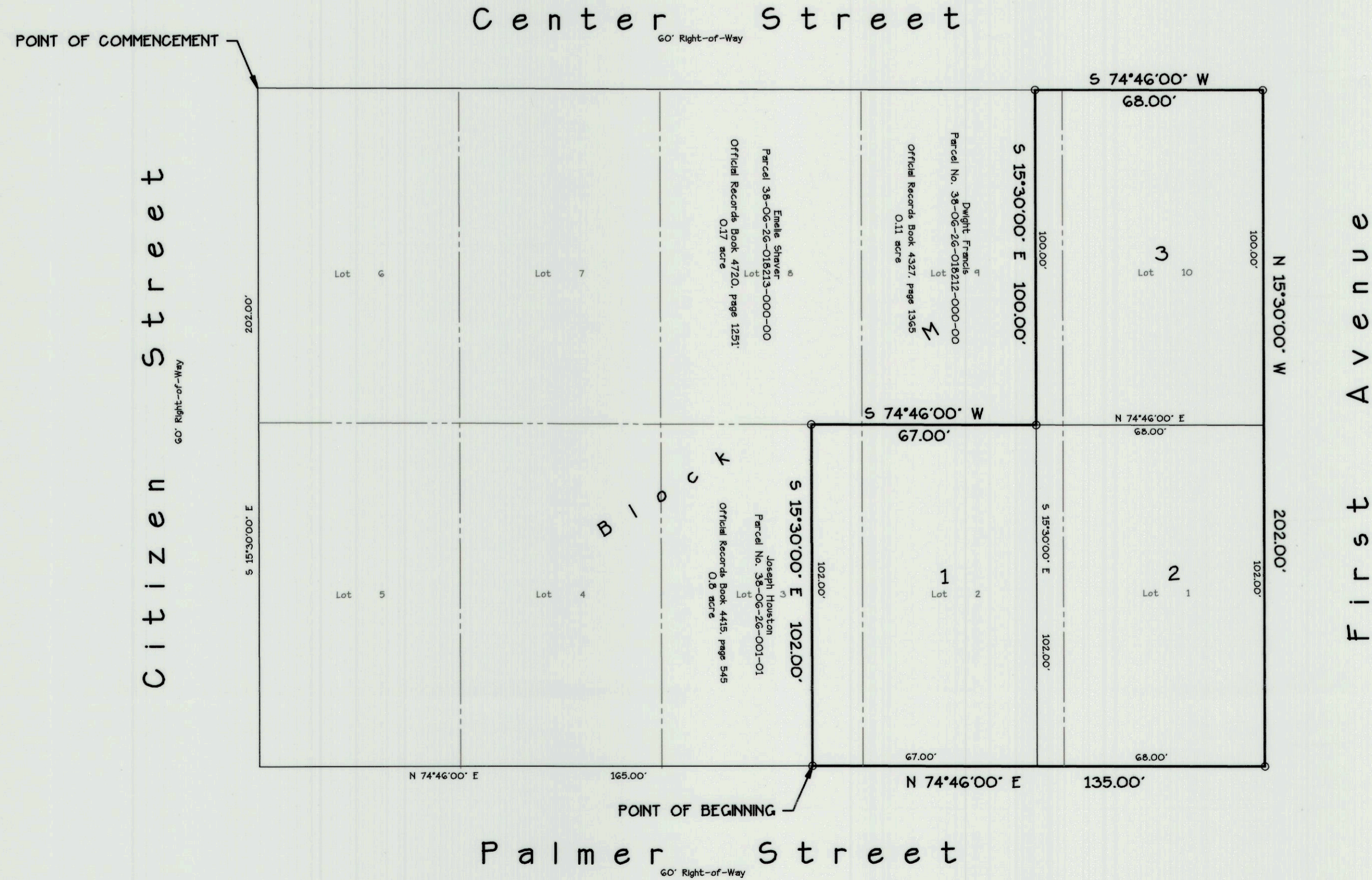
OWNER
Clay County Habitat For Humanity, Inc.
6005 West Shores Road
Fleming Island, Florida 32003

SURVEYOR
Eiland & Associates, Inc.
615 Blanding Boulevard
Orange Park, FL

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VICINITY MAP



GENERAL NOTES

Bearings shown hereon are based on the record bearing of N 74°46'00" E for the north line of Palmer Street

According to Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 12019C-0281 E, Dated March 17, 2014, the property shown herein is situated in ZONE "X".

Date of Survey: July 15, 2024

- Denotes PRM, 1/2" Iron Pipe, LB 1381
- Denotes PRM, 5/8" Rebar, LB 3857
- ⊙ Denotes PRM, 5/8" Rebar, LB 3672

BUILDING SETBACK LINES

Front 20 Feet
Side 7.5 Feet
Rear 10 Feet

LEGEND

I.D. = Identification
L.B. = Licensed Business
L.S. = Land Surveyor
No. = Number

All lot corners will be marked by 1/2" Iron Pipes, prior to the transfer of any lot.

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.

