

OWENS' SUBDIVISION

PLAT BOOK PAGE

Sheet 1 of 2

A Minor Subdivision of land lying in and being a part of an unrecorded resubdivision of Blocks 45 and 46 of North Suburbs of Green Cove Springs, according to the plat thereof as recorded in Plat Book 2, Page 1 of the Public Records of Clay County, Florida.

SURVEYOR:
Knapp Surveying, Inc.
270 Southeast Palmetto Avenue
P.O. Box 386
Keystone Heights, Florida 32656

OWNER:
David Owens
7744 River Avenue
Fleming Island, FL 32003

Current Zoning: R1
Current Land Use: SF
Acres: 1.63±
Lots: 3

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

The City of Green Cove Springs City Council hereby approves this final plat of Owens' Subdivision this _____ day of _____, 2024.

Clerk of the City of Green Cove Springs

Mayor of the City of Green Cove Springs

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

CERTIFICATE OF APPROVAL BY THE CITY ATTORNEY

The City of Green Cove Springs City Attorney hereby approves this final plat of Owens' Subdivision this _____ day of _____, 2024.

City Attorney

ADOPTION AND DEDICATION

This is to certify that David Owens, is the lawful owner of the property, described in the caption hereon, known as Owens' Subdivision 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 Owens' Subdivision and that no part of this plat is dedicated to Green Cove Springs, Florida.

In witness whereof _____ has acknowledged these presents this _____ day of _____, 2024.

Witness

Print

Owner

Witness

Print

STATE OF FLORIDA

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by David Owens. David Owens is personally known to me or has presented his _____ as identification.

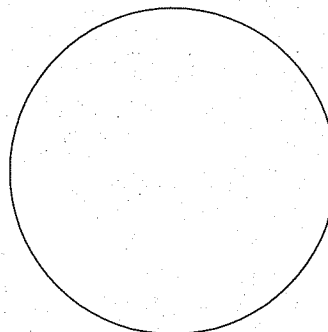
Notary Public, State of Florida

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 _____ day of _____, 2024.

JOSEPH G. KNAPP
Florida Cert. No. 2061
Knapp Surveying, Inc., LB 7627
270 Southeast Palmetto Avenue
P.O. Box 386, Keystone Heights, Florida 32656

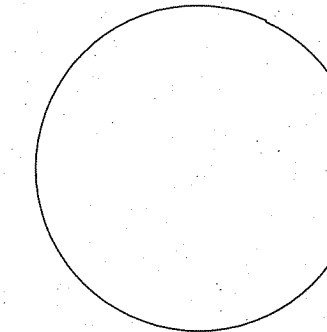


SURVEYOR'S CERTIFICATE OF REVIEW

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 177.081(1), Florida Statutes as amended, and has determined that said plat conforms with the requirements of Chapter 177, Part 1, Florida Statutes and with the requirements of the City of Green Cove Springs, Florida.

The undersigned did not prepare this plat and his review and certification does not include computation or field verification of any point or measurements. This certificate is made as of the ____ day of _____, 2024.

ROGER L. MULLINS
Florida Cert. No. 5554



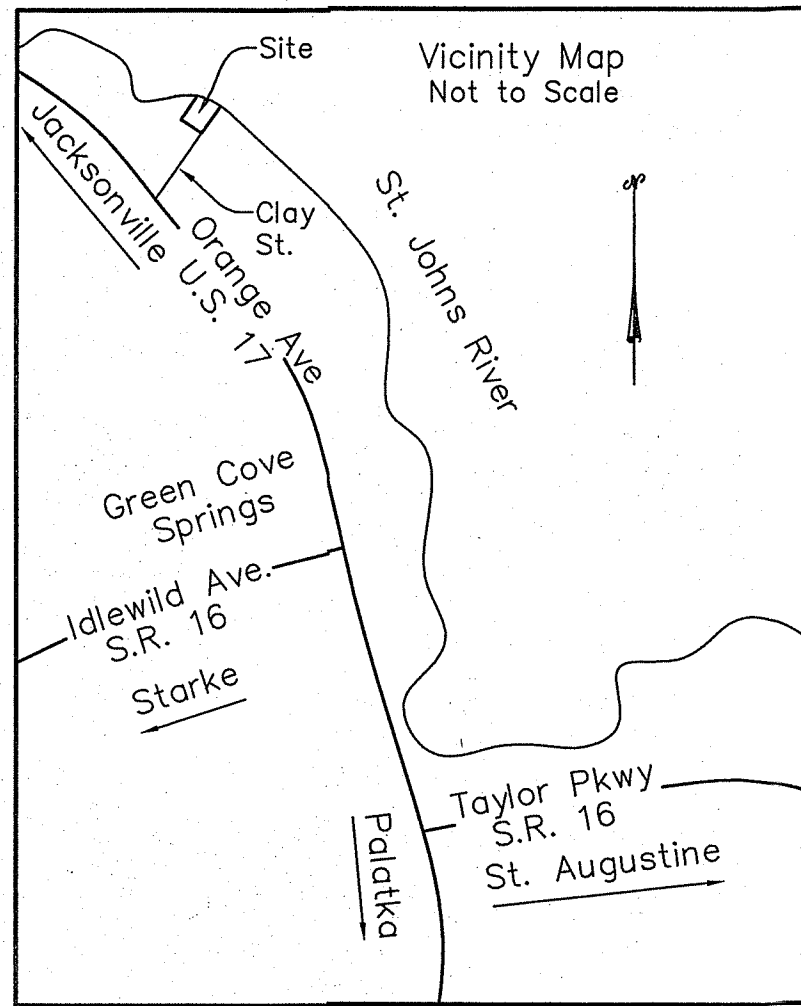
* REVISIONS:
1. _____
2. _____
3. _____
Knapp Surveying, Inc.
Land Surveying and Drafting Services
Voice: (352) 473-3166 Fax: (352) 473-2998
270 Southeast Palmetto Avenue
P.O. Box 386, Keystone Heights, Florida 32656

OWENS' SUBDIVISION

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Sheet 2 of 2

A Minor Subdivision of land lying in and being a part of an unrecorded resubdivision of Blocks 45 and 46 of North Suburbs of Green Cove Springs, according to the plat thereof as recorded in Plat Book 2, Page 1 of the Public Records of Clay County, Florida.



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.

Building Setback Lines:

Front: 20 feet	———
Corner Side: 15 feet	———
Side: 10 feet	———
Rear: 10 feet	———

General Notes:

- Bearings refer to the Northerly right-of-way line of Clay Street, being N 25°54'00" East, Record Bearings.
- Method of Balancing the Survey Closure was by the Compass Rule. Error of Closure = 1:13573'.
- Electric service provided by the City of Green Cove Springs.
- Water and Sewer service provided by the City of Green Cove Springs.

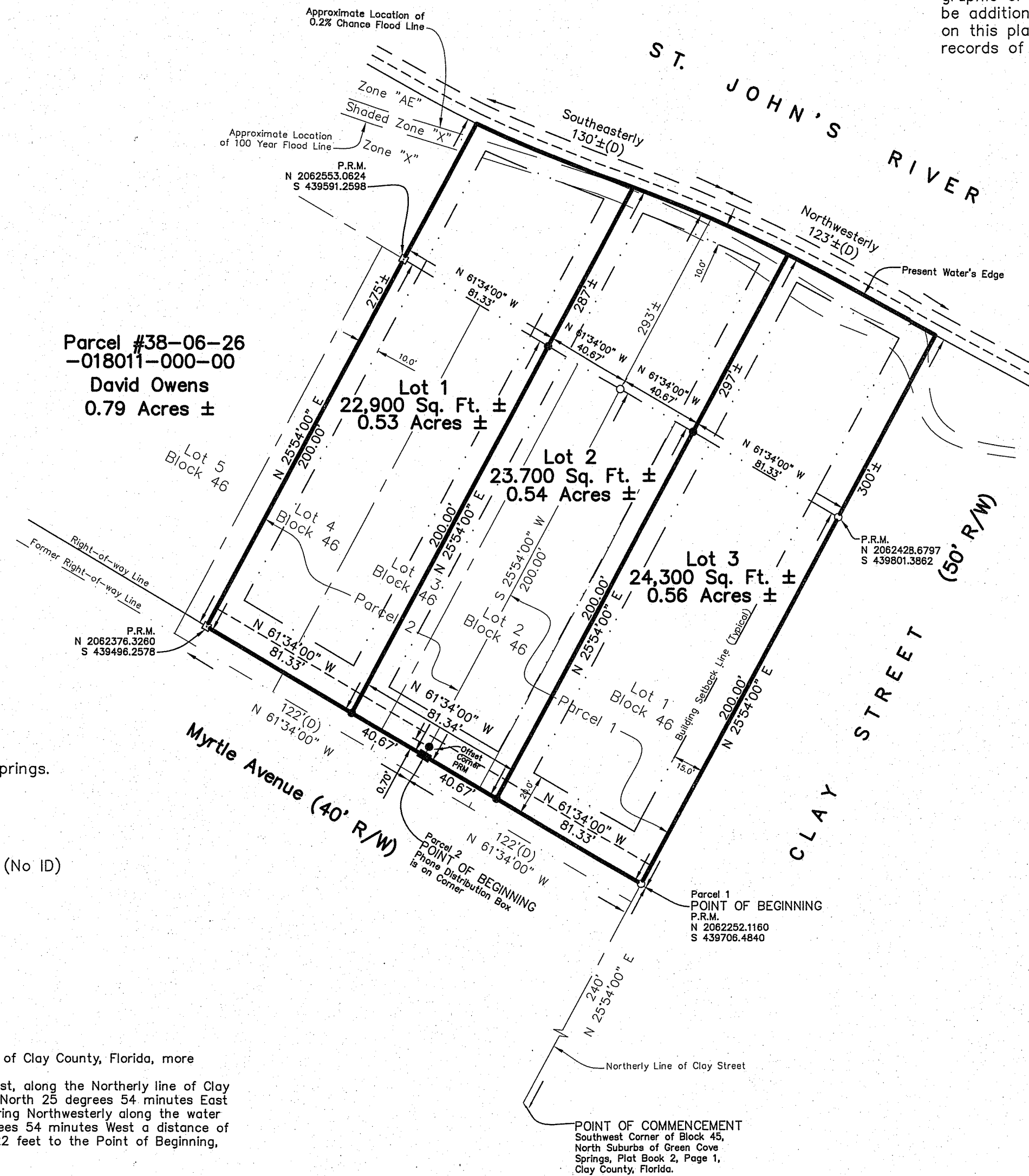
- - Denotes Found 4"x4" Concrete Monument w/ 1/2" Iron Rod (No ID)
- - Denotes Found 1 1/2" Iron Pipe (No ID)
- - Denotes Found 1 1/2" Iron Rod (#2061)

CAPTION

Parcel #38-06-26-018009-000-00 (Parcel 1)
A part of Block 46, North Suburbs of Green Cove Springs, Plat Book 2, Page 1, Public Records of Clay County, Florida, more particularly described as follows:
Commencing at the Southwest corner of Block 45, run thence North 25 degrees 54 minutes East, along the Northerly line of Clay Street a distance of 240 feet to the Point of Beginning; thence continuing along same course North 25 degrees 54 minutes East a distance of 300 feet, more or less, to the water line of the St. Johns River; thence meandering Northwestery along the water line of St. Johns River a distance of 123 feet, more or less, to a point; thence South 25 degrees 54 minutes West a distance of 293 feet, more or less, to a point; thence South 61 degrees 34 minutes East a distance of 122 feet to the Point of Beginning, together with all riparian rights therunto belonging.

Parcel #38-06-26-018010-000-00 (Parcel 2)
Commencing at the Northwest corner of Clay Street and Saint Johns Avenue in the City of Green Cove Springs and run North 25 degrees 54 minutes East a distance of 240 feet to an iron pipe; thence turn and run North 61 degrees 34 minutes West a distance of 122 feet to an iron and the Point or Place of Beginning; thence turn and run North 25 degrees 54 minutes East a distance of 290 feet more or less to the shores of the Saint Johns River; from the Point or Place of Beginning thence run North 61 degrees 34 minutes West a distance of 122 feet to an iron; thence turn and run North 25 degrees 54 minutes East a distance of 275 feet more or less to the shores of the Saint Johns River; thence turn and run Southeastery along the shore of the Saint Johns River a distance of 130 feet more or less to the point where the first call above mentioned reaches the Saint Johns River; being a lot in the re-subdivision (unrecorded) of Blocks 45 and 46, North Suburbs of Green Cove Springs, as show on map or plat in Plat Book 2, Page 1, Public Records of Clay County, Florida.

Lands shown hereon lie in Flood Insurance Rate Maps, Flood Zones "X & AE". Flood Boundary lines if any are shown by scale, from the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps Community Panel Number 120065 0193 E is not field verified and must not be assumed to be correct. Flood information shown must be confirmed by FEMA, by the Community Floodplain Management or by others.



ABBREVIATION SCHEDULE	
Right of Way	R/W
Official Records	O.R.
Central Angle	Δ
Length	L
Radius	R
Chord	Ch
Identification Number	I.D.
Degrees	deg
Minutes	min
Seconds	sec
Actual	(A)
Deed	(D)
Plat	(P)
Denotes Iron Corner	—○—
Denotes Concrete Monument	—□—
Denotes Power Line & Poles	—P—P—
Denotes Fence Line	—X—X—
Denotes Centerline	—·—·—
Denotes Not to Scale	—v—

* REVISIONS:

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