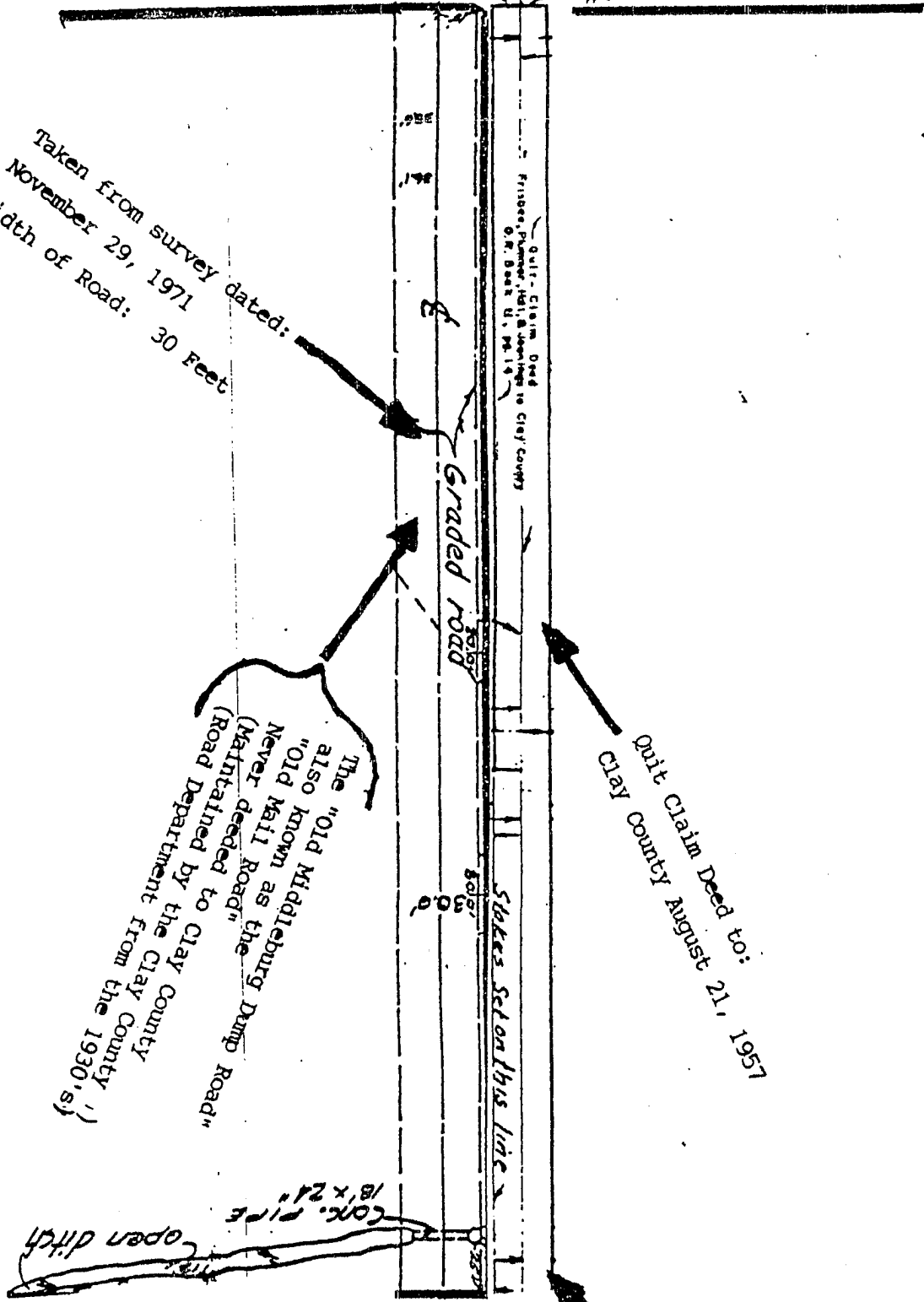


"Old Penny Farms Road")

N 0°-00'-30" W 15'

N 2°-00'-30" W 15'

Taken from survey dated:
November 29, 1971
Width of Road: 30 Feet



The "Old Middleburg" also known as the "Old Mail Road" (Maintained by the Clay County Road Department from the 1930's)

Quit Claim Deed to:
Clay County August 21, 1957

Taken from survey dated:
July 10, 1957
Width of Road: 30 Feet

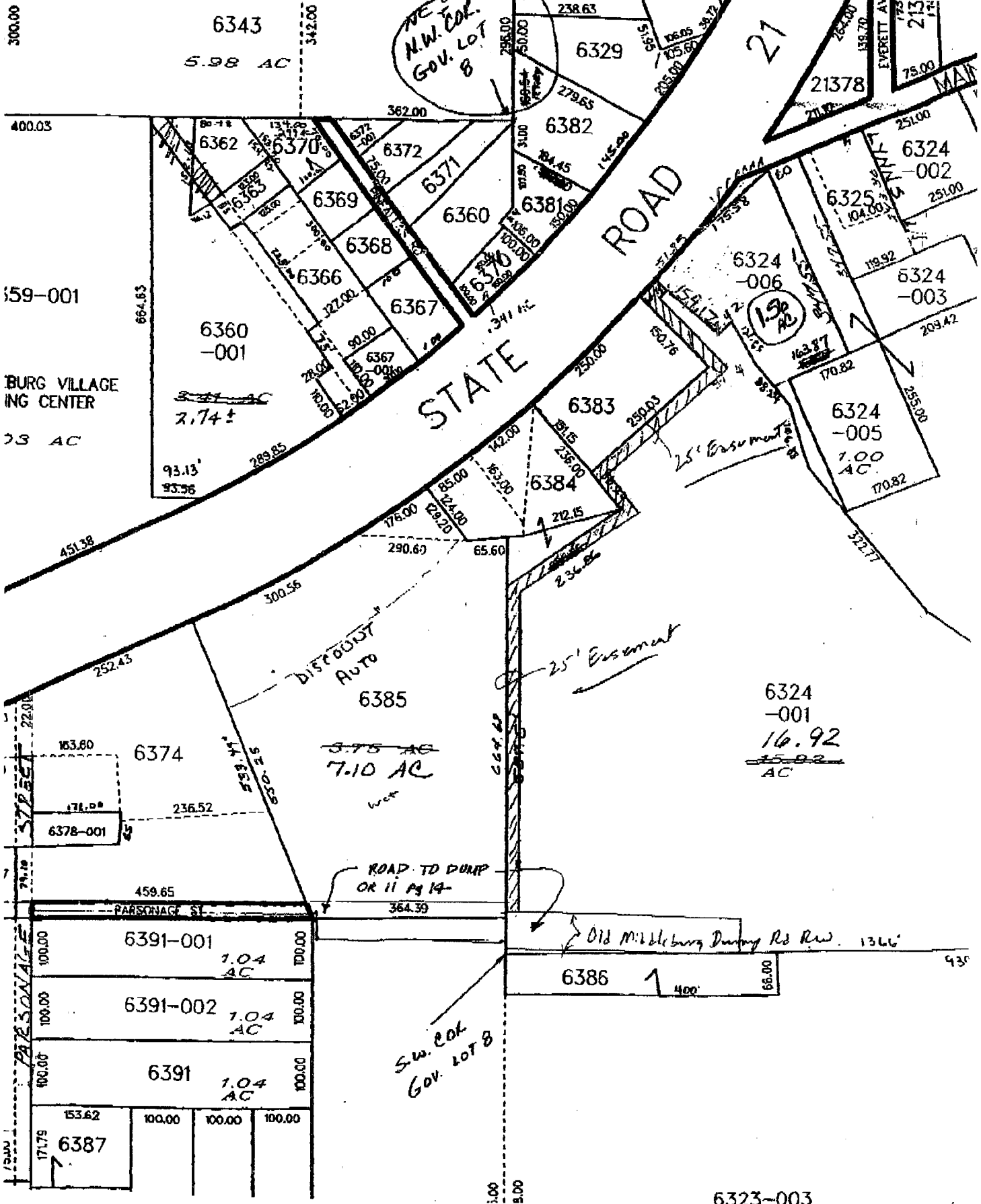
(The purpose of the document is to)
(consolidate information and)
(provide an immediate reference)

THIS DOCUMENT IS NOT TO SCALE

TABLE 4-13
Black Creek Basin Predicted Flood Elevations

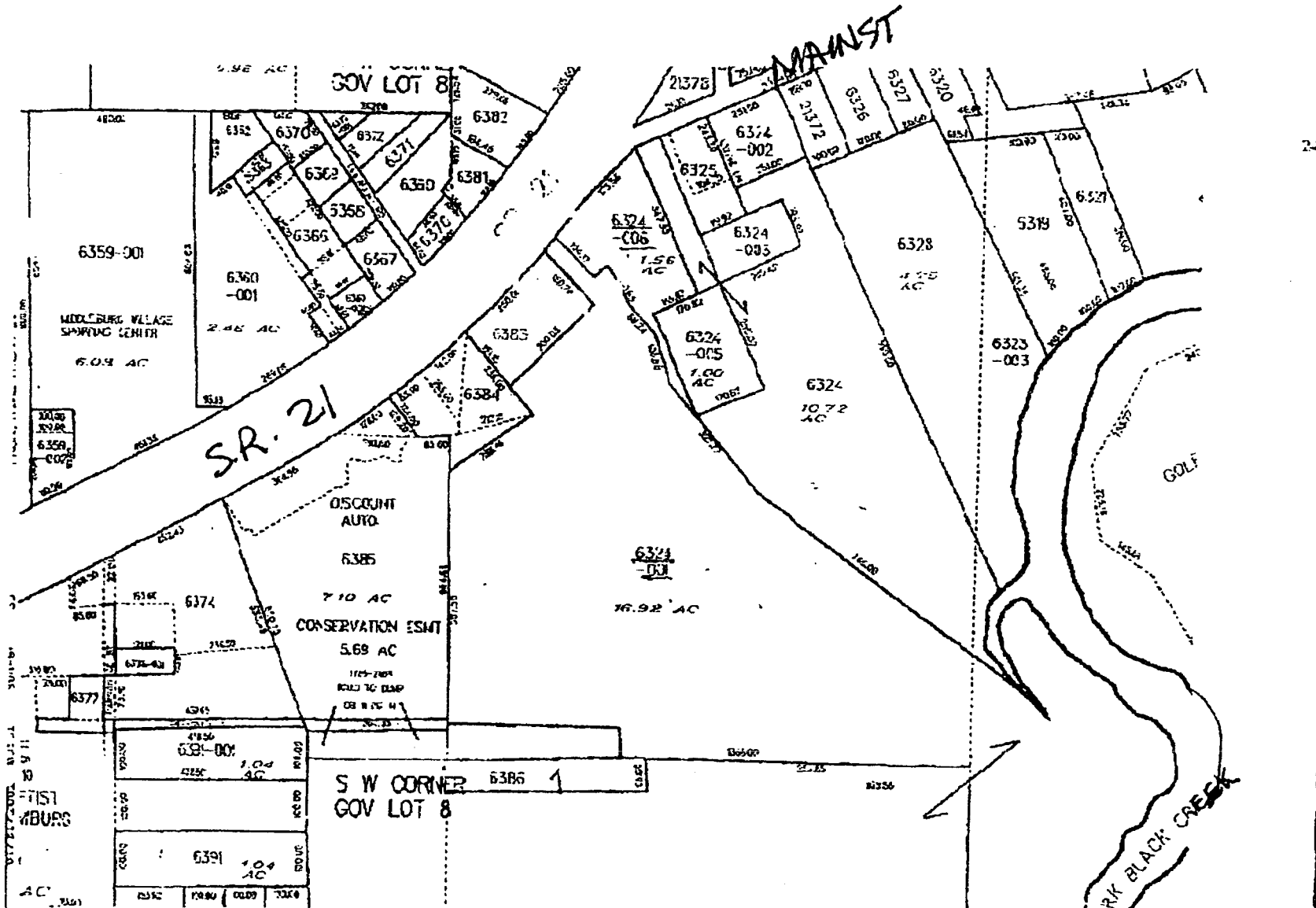
Node	Storm Event			Node	Storm Event			Node	Storm Event		
	10-Yr. 24-Hr.	25-Yr. 24-Hr.	100-Yr. 24-Hr.		10-Yr. 24-Hr.	25-Yr. 24-Hr.	100-Yr. 24-Hr.		10-Yr. 24-Hr.	25-Yr. 24-Hr.	100-Yr. 24-Hr.
10000	2.50	4.20	5.00	16009	17.85	19.70	21.57	19004	51.49	52.22	52.87
10002	2.50	4.28	5.49	16010	19.83	21.82	23.84	19006	51.63	52.49	53.36
10004	2.71	4.50	5.34	16012	21.11	22.99	24.99	19008	74.01	74.57	75.16
10006	3.02	4.83	5.90	16014	21.63	23.56	25.55	19010	79.20	83.92	81.07
10008	3.33	5.18	6.37	16016	26.34	28.47	30.72	20000	74.22	74.52	74.94
10009	3.55	5.52	6.84	16018	26.60	28.74	30.99	20002	77.21	77.43	80.13
10010	4.09	6.06	7.50	16019	29.15	30.90	33.30	26000	11.24	13.38	15.60
10012	4.09	6.06	7.50	16020	42.36	43.57	45.21	26001	12.45	14.64	16.88
10014	4.29	6.31	7.82	16022	51.10	52.17	53.60	26002	12.48	14.67	16.92
10016	4.97	6.96	8.70	16024	58.09	58.80	59.69	26004	13.73	16.03	18.36
10017	5.21	7.31	9.16	16025	60.37	60.97	61.85	26006	14.56	16.76	19.01
10018	5.43	7.56	9.47	16028	64.63	65.13	65.83	26008	15.91	18.07	20.29
10020	5.53	7.67	9.59	16030	64.68	65.20	65.90	26010	17.26	19.39	21.58
10021	5.87	8.03	10.02	16031	70.67	71.13	71.76	26011	20.75	22.66	24.61
10022	6.58	8.74	10.83	16032	79.72	80.30	81.08	26012	24.64	26.33	27.99
10026	7.47	9.63	11.83	16034	83.19	83.53	84.00	26014	25.72	27.36	28.95
10028	8.35	10.49	12.74	16036	86.84	87.08	87.39	26016	27.36	28.98	30.49
12000	4.31	6.32	7.84	16038	87.02	87.24	87.53	26018	28.13	29.72	31.41
12002	4.31	6.32	7.84	16040	88.54	88.82	89.17	26020	29.67	31.13	32.64
12003	9.06	9.88	10.76	16041	89.89	90.15	90.47	26022	30.10	31.51	32.97
12004	26.58	27.25	27.79	16042	91.85	(93.72)	(92.98)	26024	30.12	31.53	32.99
12006	26.58	27.25	27.80	17002	8.35	9.63	11.83	26026	31.71	32.98	34.22
13000	5.47	7.41	9.36	17004	8.35	9.63	11.83	26028	37.43	38.61	39.23
13001	5.87	7.76	10.34	17006	14.14	14.79	15.42	27000	17.61	19.71	21.96
13002	5.87	7.76	9.85	17008	14.21	15.01	15.59	27002	17.85	19.89	22.12
13004	9.11	10.07	11.21	17010	9.17	11.29	13.63	27004	19.18	20.50	22.51
13006	9.12	10.08	11.22	17012	9.18	11.31	13.66	27006	20.37	21.64	23.20
13008	9.12	10.09	11.22	17014	11.80	12.51	13.69	27008	22.35	23.08	24.23
13010	9.19	10.17	11.32	17016	16.90	17.16	17.45	27010	22.36	23.09	24.24
13012	9.21	10.19	11.35	17018	17.69	20.37	20.65	27012	23.82	24.83	25.92
13013	9.88	10.19	11.35	18000	10.92	12.90	15.15	27014	32.42	33.20	34.06
13014	32.30	32.58	32.87	18002	10.92	12.90	15.15	27016	37.94	38.62	39.40
13016	129.10	128.99	127.72	18003	16.03	16.54	17.07	27018	38.00	38.67	39.45
14000	23.18	23.96	23.68	18004	16.04	16.55	17.10	27020	43.09	43.81	44.68
14002	23.19	23.99	23.73	18005	35.65	36.02	36.39	27022	51.82	52.20	52.62
16000	9.12	11.28	13.62	18006	35.66	36.03	36.41	28000	24.54	25.25	26.02
16002	9.60	11.79	14.20	18007	59.86	60.05	60.23	28002	24.74	25.56	26.48
16004	9.62	11.81	14.22	18008	60.35	60.82	61.47	28004	46.67	47.36	48.10
16006	10.92	12.90	15.15	19000	35.07	35.76	36.38	28006	46.68	47.37	48.12
16008	14.39	16.36	18.46	19002	45.94	46.70	47.51				

7 Project View
218 BRIDGE

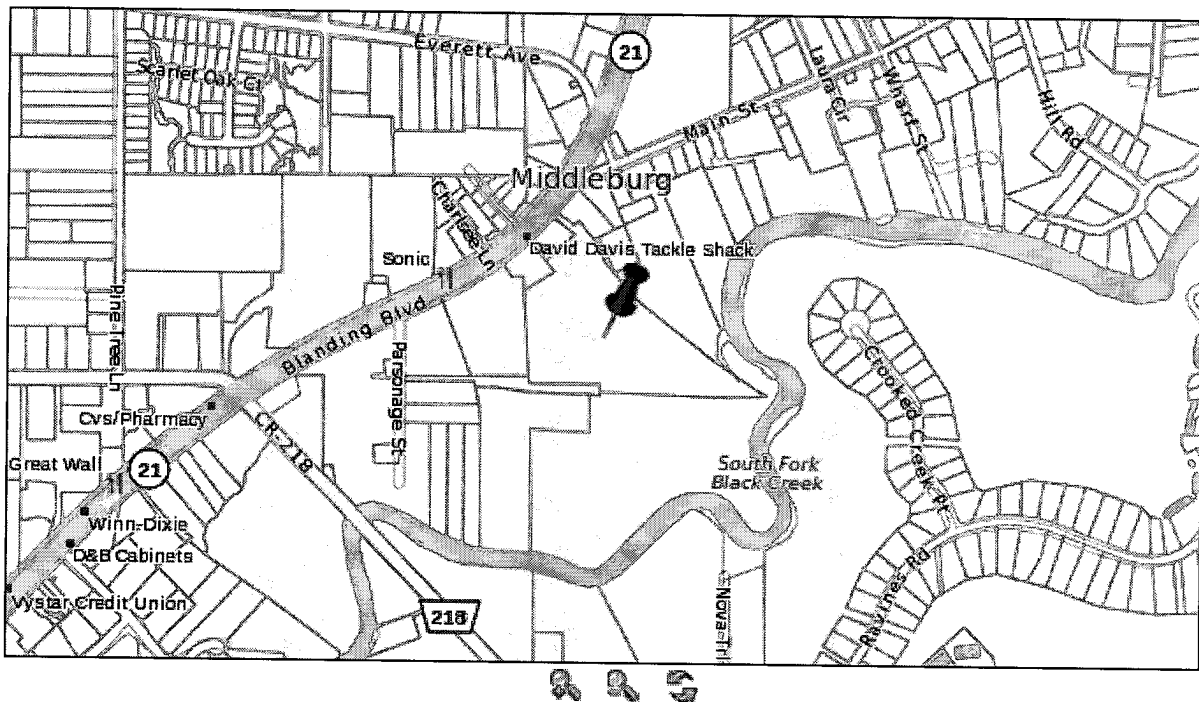
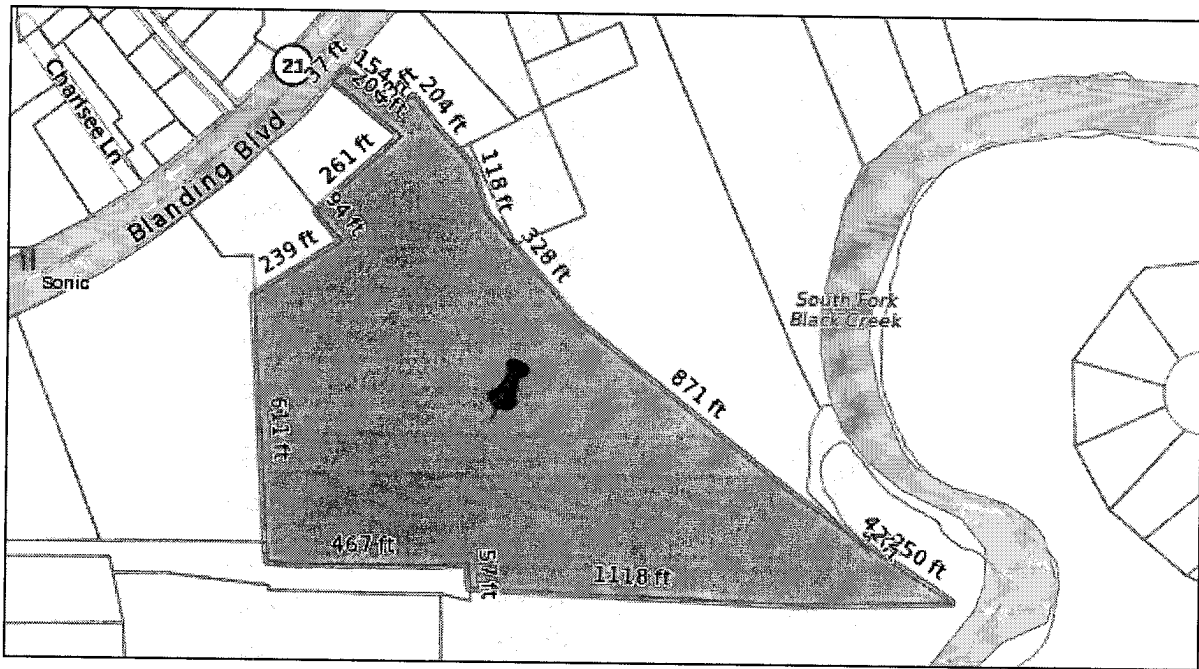


6323-003

Section 14, T5S, R24E

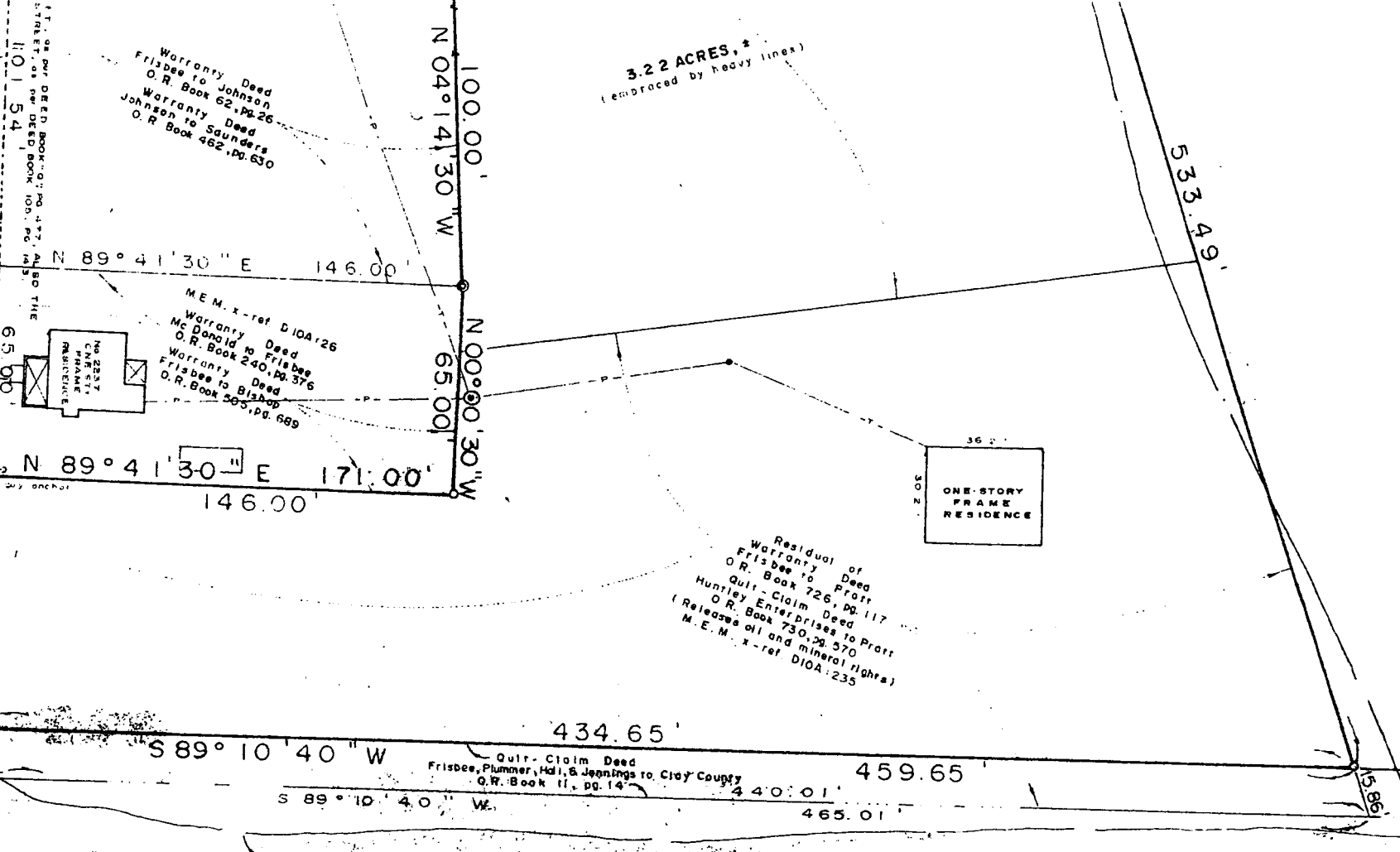


100 year flood level
 at CR 21B bridge near property
 is Bl 16.92 per SJRWMD special publication SJ98-SP10



POINT OF BEGINNING

Road Dept. Town of PARSIPPANIE STREET (1981 Bk. 601 p. 568)
Quit-Claim Deed
No. 2337 CEMENT FRAME RESIDENCE
M.E.M. x-ref D10A:26
Warranty Deed Frisbee to Johnson O.R. Book 62, pg. 26
Warranty Deed Johnson to Saunders O.R. Book 462, pg. 630
Warranty Deed Mc Donald to Frisbee O.R. Book 240, pg. 376
Warranty Deed Frisbee to Bishop O.R. Book 505, pg. 689
Residual of Warranty Deed Frisbee to Pratt O.R. Book 726, pg. 117
Quit-Claim Deed Huntley Enterprises to Pratt O.R. Book 730, pg. 570
(Release oil and mineral rights)
M.E.M. x-ref D10A:235
Quit-Claim Deed Frisbee, Plummer, Hdl. & Jennings to Clay County O.R. Book 11, pg. 14
Quit-Claim Deed Bradshaw to Bradshaw and Black, joint tenants O.R. Book 680, pg. 466
Un-named Street, maintained by Clay County Road Dept.



3.2 ACRES, ±
(embraced by heavy lines)

ONE-STORY FRAME RESIDENCE

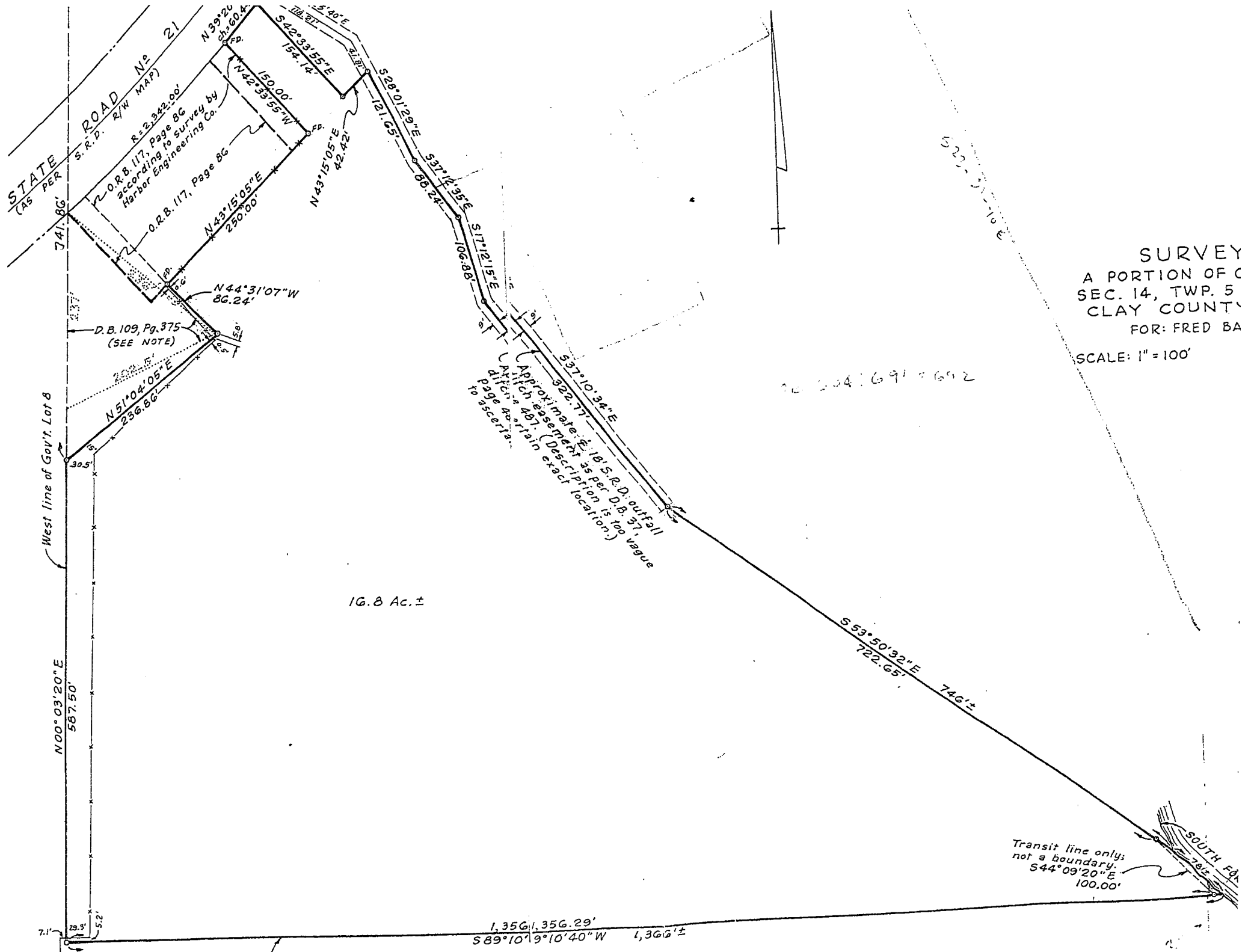
Residual of Warranty Deed Frisbee to Pratt O.R. Book 726, pg. 117
Quit-Claim Deed Huntley Enterprises to Pratt O.R. Book 730, pg. 570
(Release oil and mineral rights)
M.E.M. x-ref D10A:235

Quit-Claim Deed Frisbee, Plummer, Hdl. & Jennings to Clay County O.R. Book 11, pg. 14

Quit-Claim Deed Bradshaw to Bradshaw and Black, joint tenants O.R. Book 680, pg. 466

THIS COPY WAS OBTAINED FROM M.E.M., INC. CURRENT OWNER OF THE ORIGINAL. SIGNED BY THE SURVEYOR AS INDICATED. THERE IS NO COMMITMENT, EITHER WRITTEN OR VERBAL BY M.E.M., INC. AS TO ITS AUTHENTICITY OR ACCURACY.

FLORIDA CERT. NO. 3
McKEE, EILAND & A
LAND SURVEYORS
1246 HIGHWAY 181



SURVEY
 A PORTION OF C
 SEC. 14, TWP. 5
 CLAY COUNTY
 FOR: FRED BA
 SCALE: 1" = 100'

Approximate: E. 18' S.R.D. outfall
 ditch easement as per D.B. 37,
 page 407. (Description is too vague
 to ascertain exact location.)

Transit line only;
 not a boundary.
 S44°09'20"E
 100.00'

1,356.1, 356.29'
 S89°10'19"10'40"W 1,366'±

16.8 Ac. ±

20 204 691 692

STATE ROAD No 21
 S.R.D. R/W MAP)
 R: 2,342.00'
 O.R.B. 117, Page 8G
 according to survey by
 Harbor Engineering Co.
 O.R.B. 117, Page 8G
 N39°20' 25.60.4'
 S42°33'55"E 154.14'
 N42°33'55"W 150.00'
 N43°15'05"E 250.00'
 N43°15'05"E 42.42'
 N44°31'07"W 86.24'

D.B. 109, Pg. 375
 (SEE NOTE)
 N51°04'05"E 236.86'
 30.5'

West line of Gov't. Lot 8
 N00°03'20"E 587.50'
 7.1' 29.9' 5.2'

S53°50'32"E 746'±
 722.65'

SOUTH EQ
 285'

Memo



To: George Wise
From: Jim Patterson
CC:
Date: 03/02/01
Re: Madison Commons

George,

The wetland review and environmental site visit was conducted at the proposed Madison Commons location in Clay County on February 28th, 2001. The following is a description of the findings.

There are three areas, within the property boundaries, which contain jurisdictional wetlands. The access corridor, which links the parcel to S.R. 21, is mostly comprised of a wetland system. The conversion of this area into an access road would impact approximately 1 acre of wetlands. Another wetland system is located in the southwestern portion of the site and the third system is located in the southeastern corner and is tied directly to a branch of Black Creek. The extent that these two systems impact the site is uncertain. The reason for this uncertainty stems from a lack of a discernable property line. The majority of the parcel borders similar, unaltered forested habitat. This lack of distinction between neighboring parcels makes it extremely difficult to ascertain the location of the property boundaries and thus makes accurately determining the amount of wetlands located within the parcel almost impossible. Marking the property lines, in the field, is necessary in order to obtain an accurate depiction of the amount of wetlands located on the site.

An additional 1.5-acre parcel has been mentioned as a possible alternative access route from S.R. 21. This parcel is located adjacent to the aforementioned access corridor and possesses the same problem. The majority of the 1.5 acres resides within a jurisdictional wetland and would also require mitigation in order to install the desired access roads.

In addition to the wetland concerns, Gopher Tortoise (*Gopherus polyphemus*) burrows were located within the upland portions of the parcel. Gopher Tortoises are a state listed species and are designated as a Species of Special Concern by the Florida Fish and Wildlife Conservation Commission (FWCC). A detailed survey of the population followed by the submittal of an incidental take permit would be required.



Memorandum

To: Jonathan Wolf

From: George Wise *GW*

Date: 2/10/2001

Subject: 17-Acre Parcel, Middleburg, Florida
Section 14, T5S, R24E
Clay County, Florida

The Middleburg property legal description indicates the property has 60.44' (chord length) frontage on Blanding Boulevard (S.R. 21). This frontage width is sufficient for a two-lane access road, but will not be adequate for a divided entry in the manner we normally provide for projects.

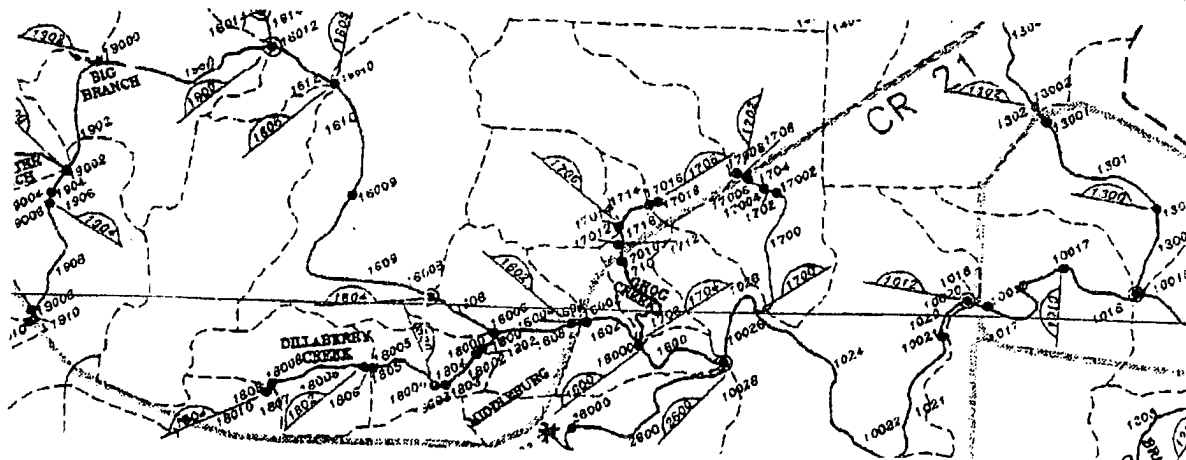
The two accompanying partial plans show the entries at Park Springs, Plant City and Madison Commons, Doctors Inlet.

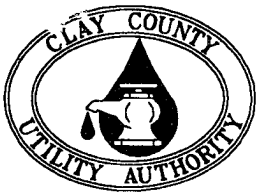
Road width at Park Springs is 56' with 6" header curbs and Madison Commons is 58' with 24" curb and gutter. Additional width will be needed for entry of utilities, grading, and green space buffer requirements if we provide the normal entrance. Additionally, this entrance will require a FDOT driveway permit (access management) which may require storage lanes, large turning radll. based on the S.R. 21 design speed, project traffic, and other related design criteria.

We will investigate this further when wetland review is completed as requested, but I think you're correct in believing the adjacent 1.56-acre parcel will be needed to meet all entrance design criteria.

L: common/Madison/commons/middleburg/wpj/wmemo210.doc

3300 West Cypress Street, Suite 300, Tampa, FL 33607
(813)282-7275 Fax (813)286-1207





Clay County Utility Authority
3176 Old Jennings Road
Middleburg, Florida 32068-3907
Telephone (904) 272-5999
Facsimile (904) 213-2498

*Working together to
protect public health,
conserve our natural
resources, and create
long-term value for
our ratepayers.*

December 18, 2001

Mr. and Mrs. Jerry Hipps
6177 Kingsley Lake Drive, #1
Starke, Florida 32091

Re: Parcel No. 14-05-24-006324-001-00 – Discussion of our research regarding easement rights across your property to accommodate water and wastewater mains.

Dear Mr. and Mrs. Hipps:

Per our recent discussions, we have had our surveyor survey the perimeter of your property, as shown on the attached map. I looked at that stakeout in the field yesterday and although there are several wetland areas, I believe we can make this route work. As you can see by the attached map, the proposed route sticks to the perimeter of your property, which was one of your areas of concern.

If you would be willing to grant this easement, then it would be our intention to pursue extensions of both a water main and a sanitary sewer force main through this easement area, at the earliest possible date. Of course, we will have to design the extensions, secure the wetland permits to allow us to encroach on the wetlands, and seek the other permits involved.

One additional item that will effect this route is our securing an easement from Mrs. Roberson, who owns the property parallel and adjacent to Blanding Boulevard, just north of your Blanding Boulevard entrance. We are in the process of pursuing this easement.

An early decision from you on the grant of this easement will expedite this process. As we discussed previously, we believe the availability of water and wastewater service to your property will be a very valuable asset, and may put you in a position to seek the Clay County Comprehensive Plan, and use changes that would be necessary to develop your property. You may want to talk to the Clay County Planning Department staff to determine their requirements in this regard.

Please give me a call at (904) 213-2401, at your earliest convenience. If I am not available, please leave a message on my voice mail, and I will call you as soon as I get back into the office.

Very truly yours,
CLAY COUNTY UTILITY AUTHORITY


Ray O. Avery
Executive Director

ROA/gmd
Attachment