

PREPARED BY AND RETURN TO:
CHARLES W. BROWN, JR., ESQUIRE
CRABTREE LAW GROUP, P.A.
8777 San Jose Blvd., A-200
Jacksonville, Florida 32217

**NOTICE TO PRESERVE COVENANTS AND RESTRICTIONS FOR
SWEETBRIAR HOMEOWNERS' ASSOCIATION, INC.**

NOTICE is hereby given pursuant to Chapter 712, Florida Statutes, that **SWEETBRIAR HOMEOWNERS' ASSOCIATION, INC.** whose post office address is 586 Marsh Landing Pkwy, Jacksonville Beach, FL 32250, desires to preserve the covenants and restrictions contained in the Covenants and Restrictions of Sweetbriar of Orange Park which is recorded in Official Records Book 1599, Page 1456, et seq., of the current Public Records of Clay County, Florida, together with all amendments thereto and as may be amended from time to time, (hereinafter the "Declaration").

The following is a full and complete description of the property affected by this Notice and more particularly described as:

attached hereto as Exhibit "A" and made part hereof as if fully set forth herein

In accordance with Florida Statutes, Section 712.05, the members of **SWEETBRIAR HOMEOWNERS' ASSOCIATION, INC.**, were provided with at least seven (7) days notice of the board meeting at which a vote to preserve the covenants and restrictions in the Declaration was approved. At the meeting, at least two-thirds of the members of the Board of Directors voted to preserve the Declaration. Attached hereto as Exhibit "B" is an Affidavit signed by an officer of **SWEETBRIAR HOMEOWNERS' ASSOCIATION, INC.**, which affirms that a Statement of Marketable Title Action was mailed to all members of the Association with notice of the meeting of the Board of Directors. A copy of the Declaration is attached hereto as Exhibit "C" which is made part hereof as if fully set forth herein.

DATED this 7 day of November, 2020.

[SIGNATURE PAGE TO FOLLOW]

Witnesses:

Brian K Stockli

Brian K Stockli
Print Name

Michael C Zmuda

Michael C Zmuda
Print Name

**SWEETBRIAR HOMEOWNERS'
ASSOCIATION, INC.,**
a Florida not for profit corporation

Don Betts

By: Don Betts
Its: President

Attest By:

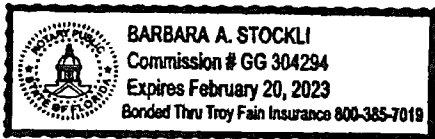
Bruce W. Hall

By: Bruce Hall
Its: Secretary

STATE OF FLORIDA

COUNTY OF Clay

Sworn to (or affirmed) and subscribed before me [x] by physical presence or [] by online notarization, this 2 day of November, 2020, by Don Betts, as President for and on behalf Sweetbriar Homeowners' Association, Inc., () to me well known or () who produced _____ as identification, who stated that they are the President of Association of Sweetbriar Homeowners' Association, Inc., that they have read the foregoing Affidavit, and swears the contents thereof are true to the best of their knowledge and belief.



Barbara A. Stockli

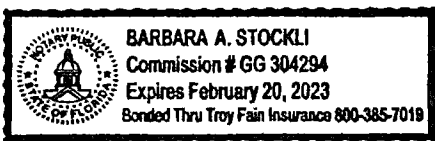
Notary Public, State of Florida

My commission expires:

STATE OF FLORIDA

COUNTY OF Clay

Sworn to (or affirmed) and subscribed before me [x] by physical presence or [] by online notarization, this 2 day of November, 2020, by Bruce Hall, as Secretary for and on behalf Sweetbriar Homeowners' Association, Inc., () to me well known or () who produced _____ as identification, who stated that they are the Secretary of Association of Sweetbriar Homeowners' Association, Inc., that they have read the foregoing Affidavit, and swears the contents thereof are true to the best of their knowledge and belief.



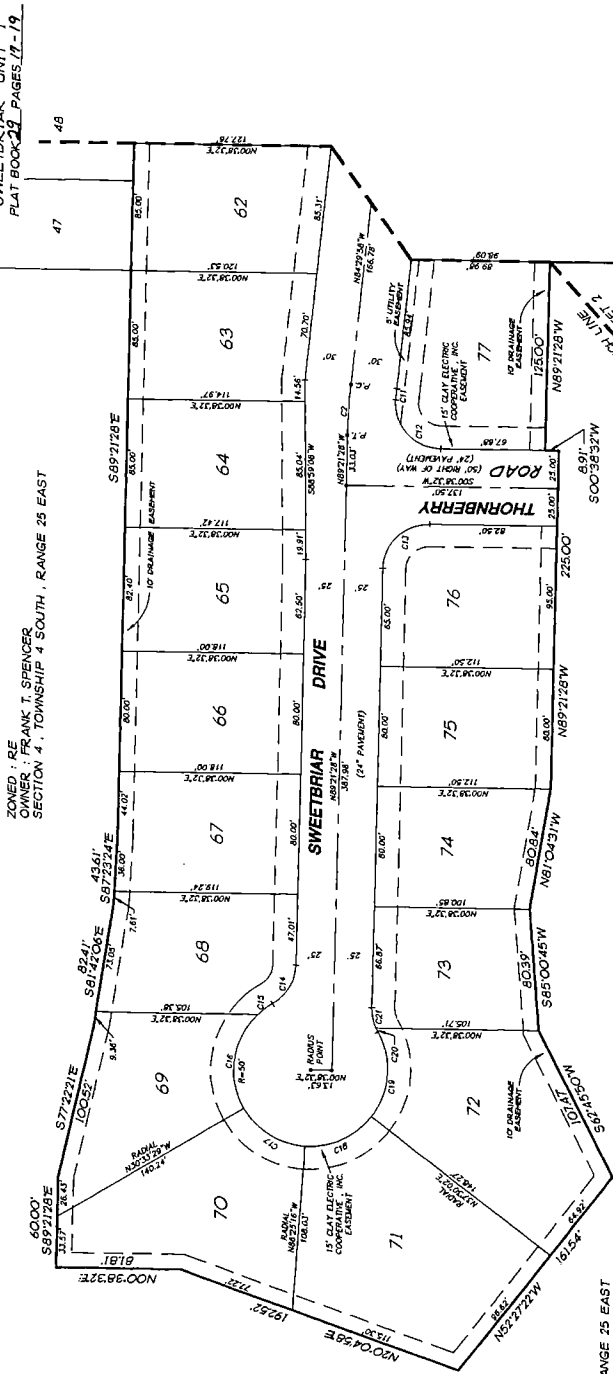
Barbara A. Stockli

Notary Public, State of Florida

My commission expires:

SHEET 4 OF 4 SHEETS
TYPE 1 SUBDIVISION

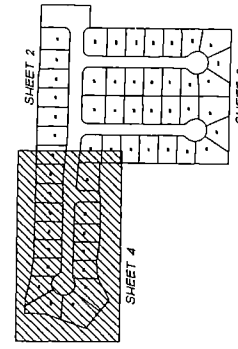
SWEETBRIAR UNIT 2
BEING A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.



ZONED: RE
OWNER: FRANK T. SPENCER
SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST

NOTES:

1. @ INDICATES PERMANENT REFERENCE SURVEY POINT SET P.L.S. NO. 2848
2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. NOTES: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT. ALL UTILITIES SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, CONSTRUCTION, INSTALLATION, MAINTENANCE OR REPAIRATION OF PUBLIC UTILITIES. ALL DIMENSIONS SHALL BE MEASURED FROM THE CENTERLINE OF THE ROAD OR FROM THE CENTERLINE OF THE LOT OR FROM THE CENTERLINE OF THE EASEMENT.
4. ALL UTILITIES SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, CONSTRUCTION, INSTALLATION, MAINTENANCE OR REPAIRATION OF PUBLIC UTILITIES. ALL DIMENSIONS SHALL BE MEASURED FROM THE CENTERLINE OF THE ROAD OR FROM THE CENTERLINE OF THE LOT OR FROM THE CENTERLINE OF THE EASEMENT.
5. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE CLAY COUNTY WATER TREATMENT PLANT.
6. A 5' DRAINAGE EASEMENT IS SHOWN ON THE PLAT.
7. A 10' UTILITY EASEMENT IS SHOWN ON THE PLAT.
8. A 10' DRAINAGE EASEMENT IS SHOWN ON THE PLAT.
9. A 10' UTILITY EASEMENT IS SHOWN ON THE PLAT.
10. A 10' DRAINAGE EASEMENT IS SHOWN ON THE PLAT.
11. BEARINGS SHOWN HEREON REFER TO SPENCER CROSSING UNIT 7, PLAT BOOK 27.
12. PUBLIC WATER AND SEWER SERVICES PROVIDED BY THE CLAY COUNTY UTILITY AUTHORITY.
13. ALL DIMENSIONS SHALL BE MEASURED FROM THE CENTERLINE OF THE ROAD OR FROM THE CENTERLINE OF THE LOT OR FROM THE CENTERLINE OF THE EASEMENT.
14. MINIMUM BARRIERS RESTRICTION IN USE AS PER CLAY COUNTY, FLORIDA.
15. SIZE = 7 1/2 FEET, REAR = 15 FEET.
16. ALL DIMENSIONS SHALL BE MEASURED FROM THE CENTERLINE OF THE ROAD OR FROM THE CENTERLINE OF THE LOT OR FROM THE CENTERLINE OF THE EASEMENT.
17. ALL CLAY ELECTRIC RECORDS SHOW RECORDS FOR THE PLAT, PAGE 0585.

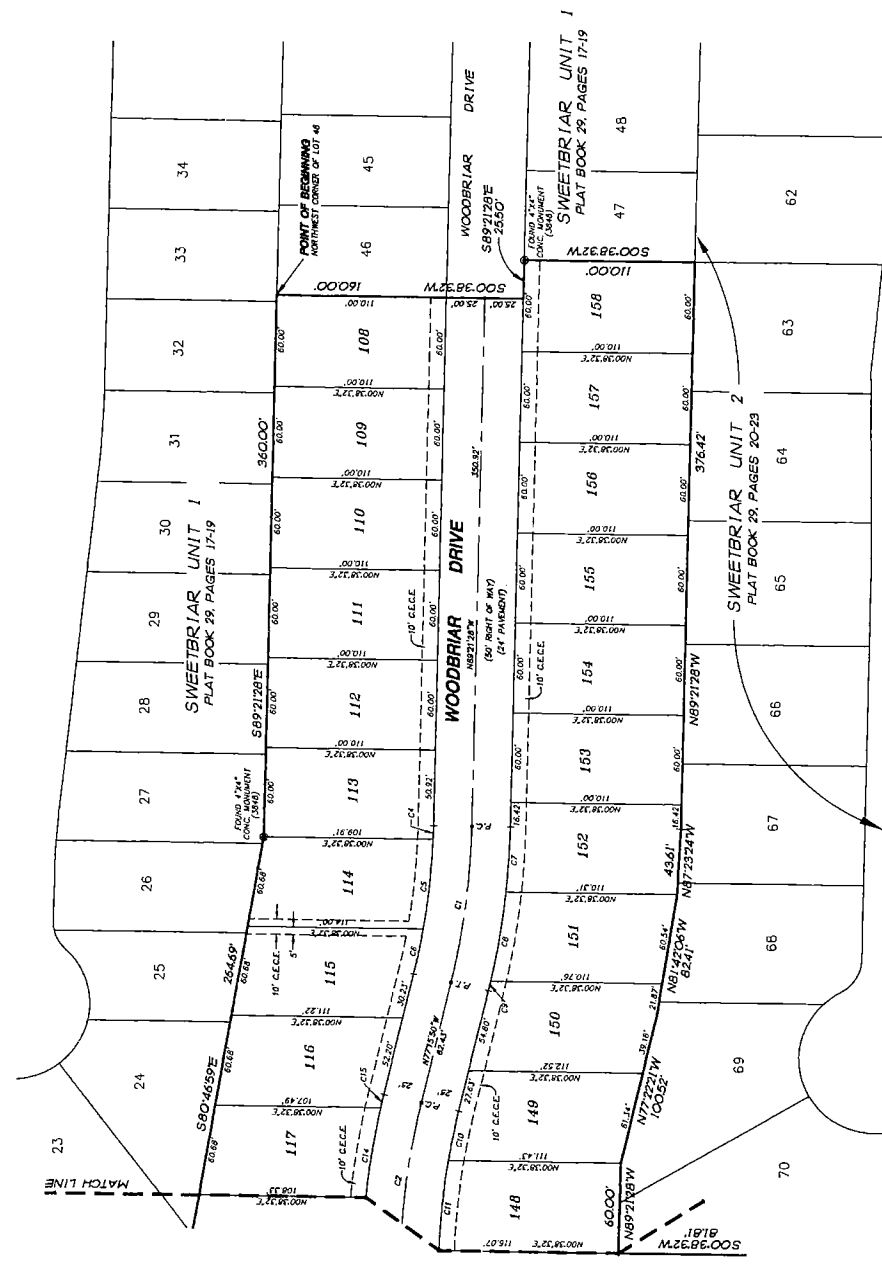
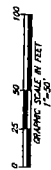
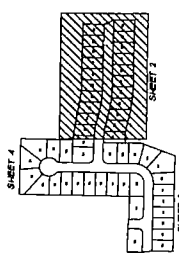


KEY MAP

CURVE TABLE

CURVE	RADIUS	LENGTH	ANGLE	CHORD	BEARING	AREA
C1	100.00	31.42	36.00	62.83	0.0000	0.0000
C2	100.00	31.42	36.00	62.83	0.0000	0.0000
C3	100.00	31.42	36.00	62.83	0.0000	0.0000
C4	100.00	31.42	36.00	62.83	0.0000	0.0000
C5	100.00	31.42	36.00	62.83	0.0000	0.0000
C6	100.00	31.42	36.00	62.83	0.0000	0.0000
C7	100.00	31.42	36.00	62.83	0.0000	0.0000
C8	100.00	31.42	36.00	62.83	0.0000	0.0000
C9	100.00	31.42	36.00	62.83	0.0000	0.0000
C10	100.00	31.42	36.00	62.83	0.0000	0.0000
C11	100.00	31.42	36.00	62.83	0.0000	0.0000
C12	100.00	31.42	36.00	62.83	0.0000	0.0000
C13	100.00	31.42	36.00	62.83	0.0000	0.0000
C14	100.00	31.42	36.00	62.83	0.0000	0.0000
C15	100.00	31.42	36.00	62.83	0.0000	0.0000
C16	100.00	31.42	36.00	62.83	0.0000	0.0000
C17	100.00	31.42	36.00	62.83	0.0000	0.0000
C18	100.00	31.42	36.00	62.83	0.0000	0.0000
C19	100.00	31.42	36.00	62.83	0.0000	0.0000
C20	100.00	31.42	36.00	62.83	0.0000	0.0000

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
1000 W. UNIVERSITY AVENUE
JACKSONVILLE, FLORIDA 32216
904-721-1128



NOTES:

1. DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE SURVEYOR.
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19. DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE SURVEYOR.
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CURVE TABLE

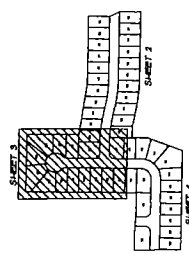
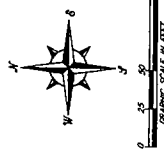
CHANCE	ANGLE	LENGTH	TANGENT	CHORD	MARKING	DATA
1	90.00°	100.00'	100.00'	100.00'	100.00'	100.00'
2	45.00°	70.71'	70.71'	70.71'	70.71'	70.71'
3	30.00°	51.96'	51.96'	51.96'	51.96'	51.96'
4	15.00°	25.98'	25.98'	25.98'	25.98'	25.98'
5	7.50°	12.99'	12.99'	12.99'	12.99'	12.99'
6	3.75°	6.49'	6.49'	6.49'	6.49'	6.49'
7	1.87°	3.25'	3.25'	3.25'	3.25'	3.25'
8	0.94°	1.62'	1.62'	1.62'	1.62'	1.62'
9	0.47°	0.81'	0.81'	0.81'	0.81'	0.81'
10	0.23°	0.41'	0.41'	0.41'	0.41'	0.41'
11	0.12°	0.20'	0.20'	0.20'	0.20'	0.20'
12	0.06°	0.10'	0.10'	0.10'	0.10'	0.10'
13	0.03°	0.05'	0.05'	0.05'	0.05'	0.05'
14	0.01°	0.02'	0.02'	0.02'	0.02'	0.02'
15	0.00°	0.01'	0.01'	0.01'	0.01'	0.01'

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
1001 BOYD BLDG. SUITE 200
MIAMI, FLORIDA 33130
305-774-1258

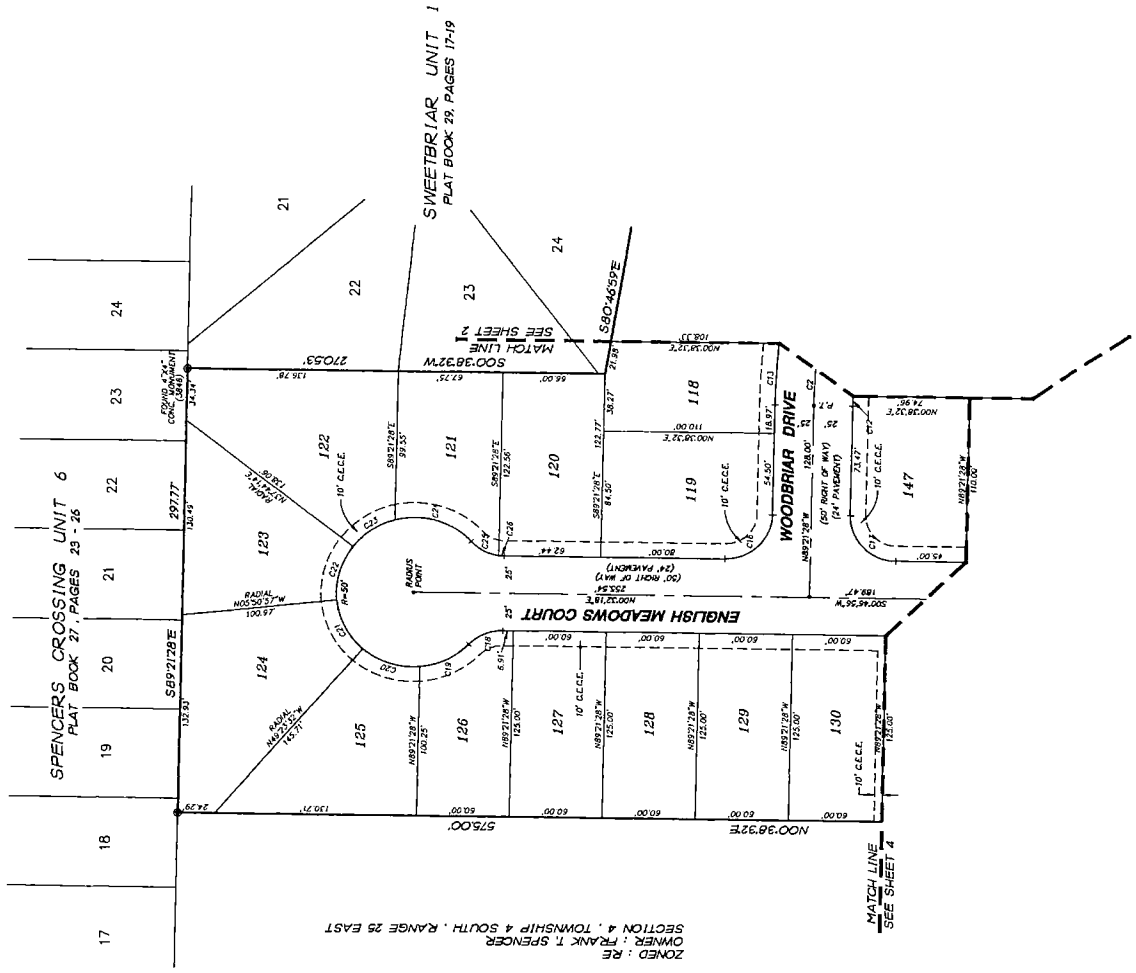
SWEETBRIAR UNIT 3

BEING A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

SHEET 3 OF 4 SHEETS.
SEE SHEET 2 FOR NOTES.



KEY MAP



ZONED: RE
OWNER: FRANK T. SPENCER
SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST

CURVE TABLE

CURVE	TRAVEL	DEGREE	CHORD	AREA	PERIMETER	AREA	PERIMETER
10	100.00	10.00	173.65	1570.80	314.16	1570.80	314.16
20	200.00	20.00	347.30	3141.60	628.32	3141.60	628.32
30	300.00	30.00	520.95	4712.40	942.48	4712.40	942.48
40	400.00	40.00	694.60	6283.20	1284.64	6283.20	1284.64
50	500.00	50.00	868.25	7854.00	1570.80	7854.00	1570.80
60	600.00	60.00	1041.90	9424.80	1856.96	9424.80	1856.96
70	700.00	70.00	1215.55	11000.00	2143.12	11000.00	2143.12
80	800.00	80.00	1389.20	12580.80	2429.28	12580.80	2429.28
90	900.00	90.00	1562.85	14161.60	2715.44	14161.60	2715.44
100	1000.00	100.00	1736.50	15742.40	3001.60	15742.40	3001.60
110	1100.00	110.00	1910.15	17323.20	3287.76	17323.20	3287.76
120	1200.00	120.00	2083.80	18904.00	3573.92	18904.00	3573.92
130	1300.00	130.00	2257.45	20484.80	3860.08	20484.80	3860.08
140	1400.00	140.00	2431.10	22065.60	4146.24	22065.60	4146.24
150	1500.00	150.00	2604.75	23646.40	4432.40	23646.40	4432.40
160	1600.00	160.00	2778.40	25227.20	4718.56	25227.20	4718.56
170	1700.00	170.00	2952.05	26808.00	5004.72	26808.00	5004.72
180	1800.00	180.00	3125.70	28388.80	5290.88	28388.80	5290.88
190	1900.00	190.00	3299.35	29969.60	5577.04	29969.60	5577.04
200	2000.00	200.00	3473.00	31550.40	5863.20	31550.40	5863.20
210	2100.00	210.00	3646.65	33131.20	6149.36	33131.20	6149.36
220	2200.00	220.00	3820.30	34712.00	6435.52	34712.00	6435.52
230	2300.00	230.00	3993.95	36292.80	6721.68	36292.80	6721.68
240	2400.00	240.00	4167.60	37873.60	7007.84	37873.60	7007.84
250	2500.00	250.00	4341.25	39454.40	7294.00	39454.40	7294.00
260	2600.00	260.00	4514.90	41035.20	7580.16	41035.20	7580.16
270	2700.00	270.00	4688.55	42616.00	7866.32	42616.00	7866.32
280	2800.00	280.00	4862.20	44196.80	8152.48	44196.80	8152.48
290	2900.00	290.00	5035.85	45777.60	8438.64	45777.60	8438.64
300	3000.00	300.00	5209.50	47358.40	8724.80	47358.40	8724.80

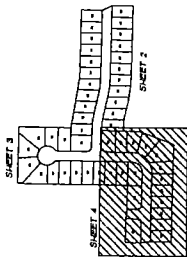
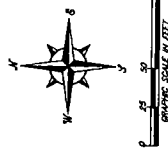
PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1000 W. UNIVERSITY BLVD., SUITE 200
JACKSONVILLE, FLORIDA 32216
804-771-7226

SWEETBRIAR UNIT 3

BEING A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

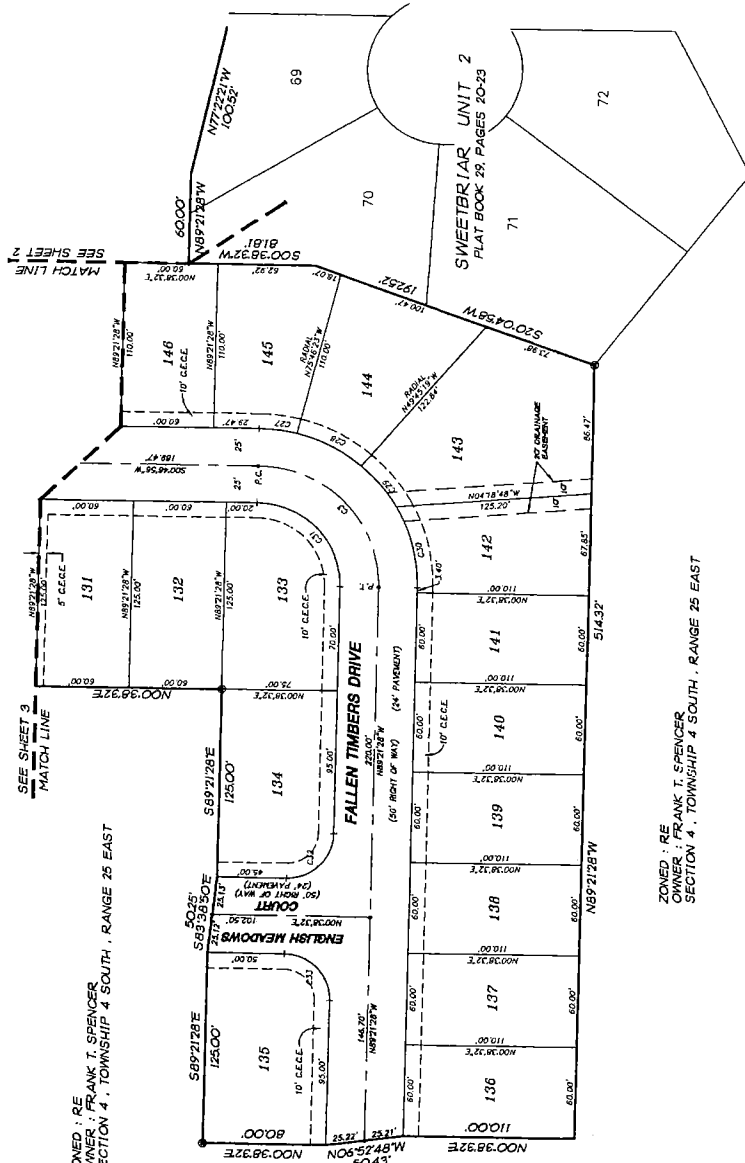
PLAT BOOK 31 PAGE 17

SHEET 4 OF 4 SHEETS
SEE SHEET 2 FOR NOTES



KEY MAP

ZONED: RE
OWNER: FRANK T. SPENCER
SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST



ZONED: RE
OWNER: FRANK T. SPENCER
SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST

CURVE TABLE

CURVE	ARC	CHORD	TANGENT	CHORD	DELTA
10'	10.00	10.00	1.736	10.00	36.00
20'	20.00	20.00	3.464	20.00	72.00
30'	30.00	30.00	5.196	30.00	108.00
40'	40.00	40.00	6.928	40.00	144.00
50'	50.00	50.00	8.660	50.00	180.00
60'	60.00	60.00	10.392	60.00	216.00
70'	70.00	70.00	12.124	70.00	252.00
80'	80.00	80.00	13.856	80.00	288.00
90'	90.00	90.00	15.588	90.00	324.00
100'	100.00	100.00	17.320	100.00	360.00

PREPARED BY:
ARTHUR A. MILLER & ASSOCIATES, INC.
1775 N. W. 10TH AVENUE, SUITE 200
MIAMI, FLORIDA 33156
813-271-1258

SWEETBRIAR UNIT 4

BEING A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

SHEET 1 OF 4 SHEETS

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...

This is to certify that Sweetbriar of Orange Park, Inc., a Florida corporation, is the legal owner of the land shown on this plat...

STATE OF FLORIDA COUNTY OF DUVAL... My commission expires:...

SWEETBRIAR OF ORANGE PARK, INC., A FLORIDA CORPORATION

Witness: *[Signature]* Its President

Witness: *[Signature]* Its Vice President

MORTGAGEE'S JOURNAL

Frank Theodore Spencer, Sr. Revocable Trust Agreement, owner and holder of that certain mortgage, dated August 23, 1994, and recorded in Official Records Book 1644, Page 1780, on March 4, 1997...

Witness: *[Signature]* Its Vice President

AM SOUTH BANK OF FLORIDA, A FLORIDA BANKING CORPORATION

Witness: *[Signature]* Its Vice President

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Witness: *[Signature]* Its Vice President

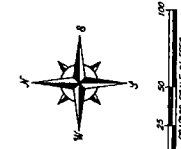
AM SOUTH BANK OF FLORIDA, A FLORIDA BANKING CORPORATION

Witness: *[Signature]* Its Vice President

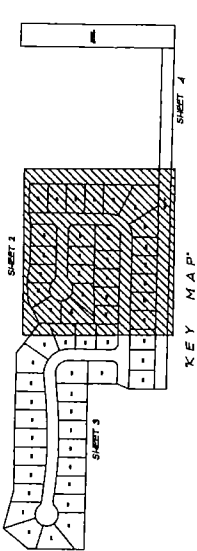
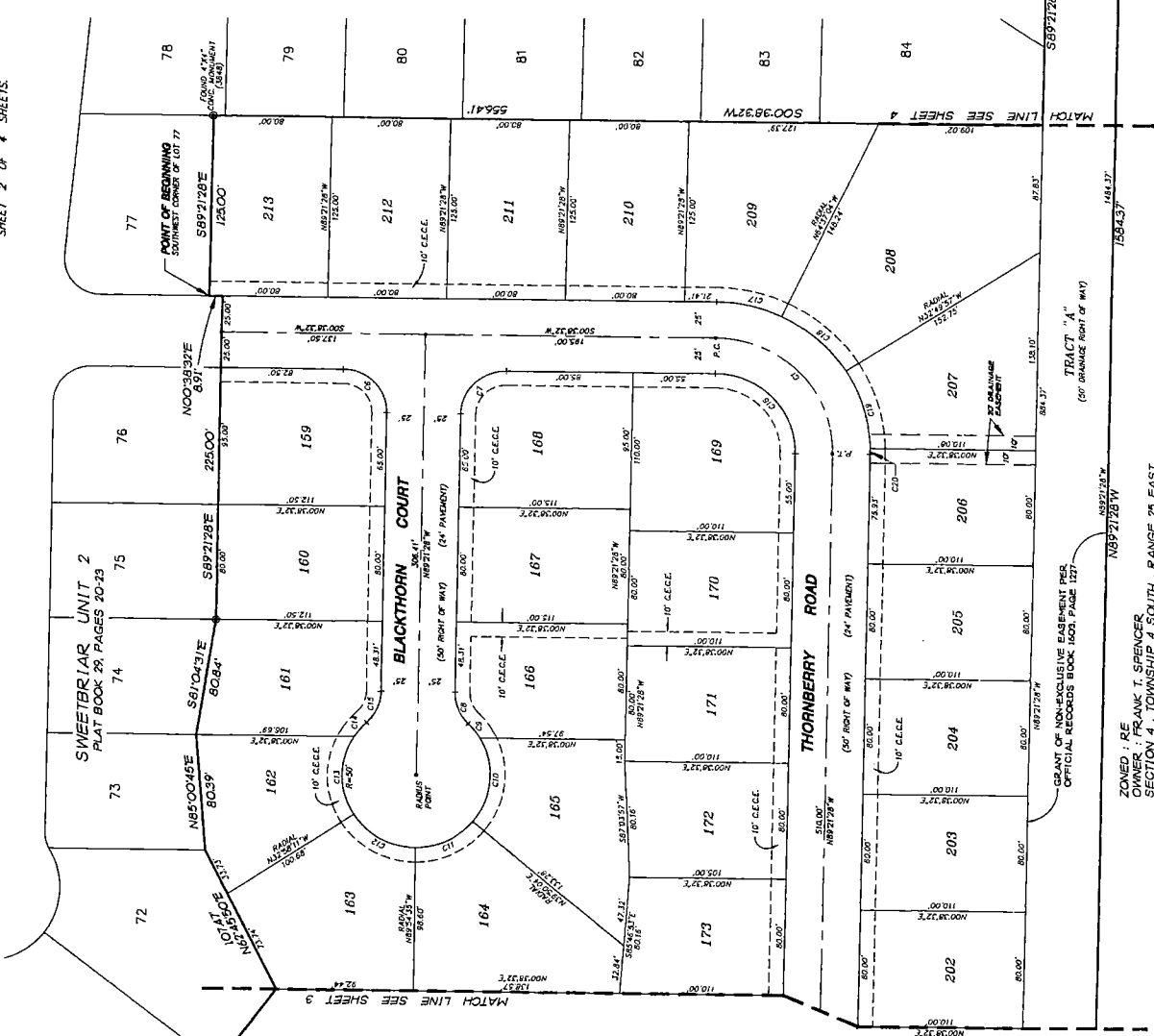
Witness: *[Signature]* Its Vice President

STATE OF FLORIDA COUNTY OF DUVAL... My commission expires:...

SWEETBRIAR UNIT 4
BEING A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.



- NOTES:**
1. LOCATOR PLANNING AND ENGINEERING DRAWINGS SET FILE NO. 2048
 2. LOCATOR PLANNING AND ENGINEERING DRAWINGS SET FILE NO. 2049
 3. NOTES: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT
 4. ALL UTILITIES SHALL BE DEEPENED AND REPAIRED TO THE DEPTHS OF THIS COUNTY.
 5. EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPAIR OF UTILITIES.
 6. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA ELECTRICAL CODE AND THE FLORIDA PLUMBING CODE.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EASEMENTS.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EASEMENTS.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EASEMENTS.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EASEMENTS.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EASEMENTS.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EASEMENTS.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EASEMENTS.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EASEMENTS.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EASEMENTS.
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EASEMENTS.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EASEMENTS.
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EASEMENTS.



CURVE TABLE

CURVE	CHORD	ANGLE	CHORD	CHORD	CHORD	CHORD	CHORD	CHORD	CHORD
C1	100.00	10.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C2	100.00	10.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C3	100.00	10.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C4	100.00	10.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C5	100.00	10.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C6	100.00	10.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C7	100.00	10.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C8	100.00	10.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C9	100.00	10.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C10	100.00	10.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00

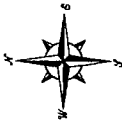
PREPARED BY: MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
10000 W. UNIVERSITY BLVD., SUITE 200
JACKSONVILLE, FLORIDA 32216
904-771-1126

SWEETBRIAR UNIT 4

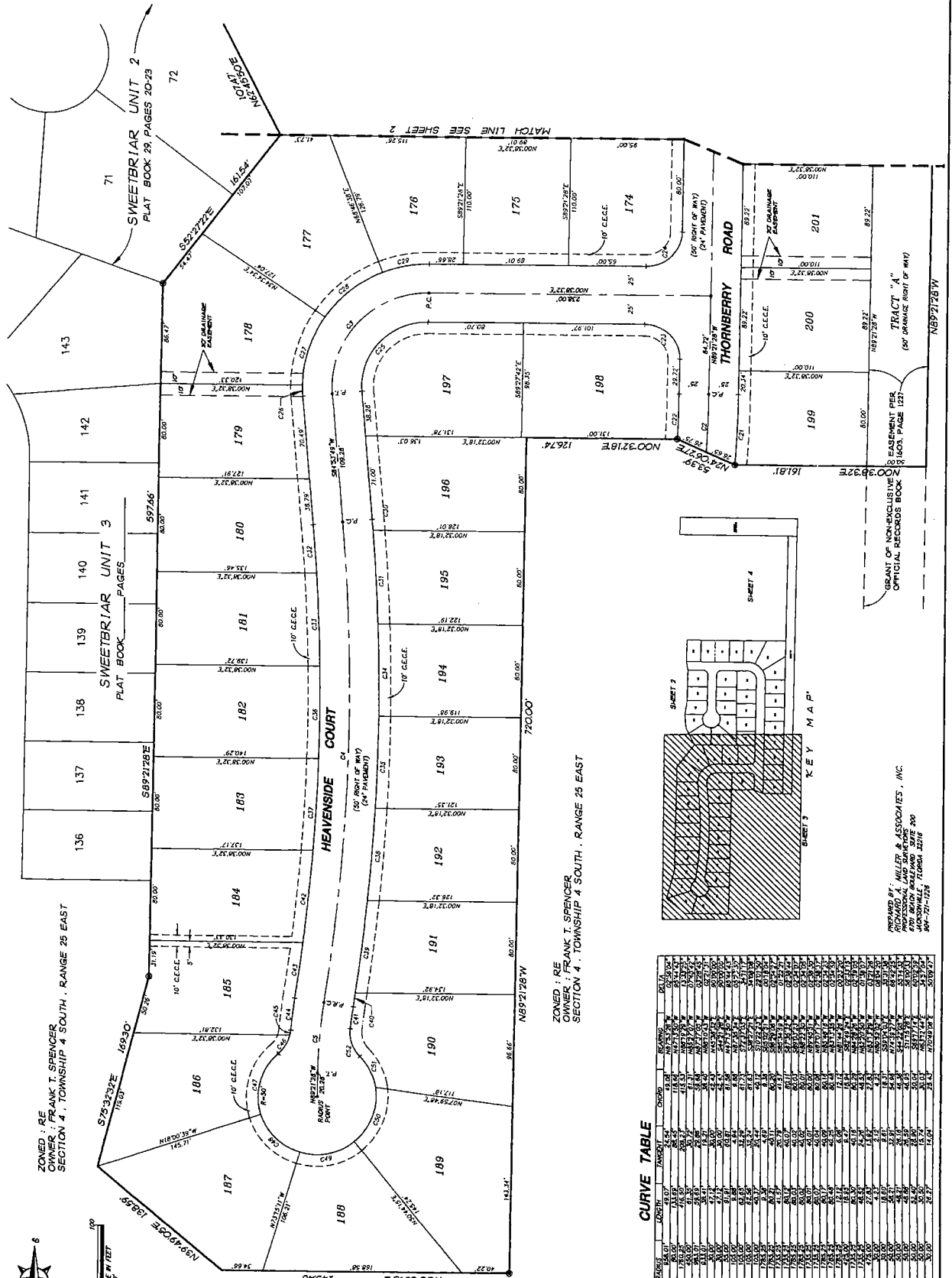
BEING A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK 31 PAGE 2.0

SHEET 1 OF 4 SHEETS.
SEE SHEET 2 FOR NOTES.

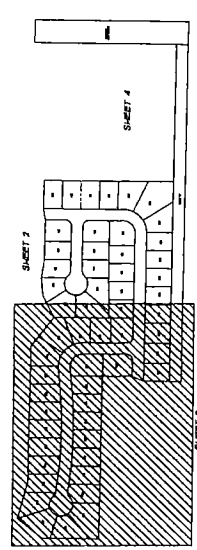


ZONED: RE
OWNER: FRANK T. SPENCER
SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST



CURVE TABLE

CHORD	LOW PT.	HIGH PT.	CHORD	BEARING	DELTA
10.00	1.00	1.00	10.00	90.00°	90.00
15.00	1.13	1.13	15.00	90.00°	90.00
20.00	1.33	1.33	20.00	90.00°	90.00
25.00	1.58	1.58	25.00	90.00°	90.00
30.00	1.88	1.88	30.00	90.00°	90.00
35.00	2.23	2.23	35.00	90.00°	90.00
40.00	2.63	2.63	40.00	90.00°	90.00
45.00	3.08	3.08	45.00	90.00°	90.00
50.00	3.58	3.58	50.00	90.00°	90.00
55.00	4.13	4.13	55.00	90.00°	90.00
60.00	4.73	4.73	60.00	90.00°	90.00
65.00	5.38	5.38	65.00	90.00°	90.00
70.00	6.08	6.08	70.00	90.00°	90.00
75.00	6.83	6.83	75.00	90.00°	90.00
80.00	7.63	7.63	80.00	90.00°	90.00
85.00	8.48	8.48	85.00	90.00°	90.00
90.00	9.38	9.38	90.00	90.00°	90.00
95.00	10.33	10.33	95.00	90.00°	90.00
100.00	11.33	11.33	100.00	90.00°	90.00
105.00	12.38	12.38	105.00	90.00°	90.00
110.00	13.48	13.48	110.00	90.00°	90.00
115.00	14.63	14.63	115.00	90.00°	90.00
120.00	15.83	15.83	120.00	90.00°	90.00
125.00	17.08	17.08	125.00	90.00°	90.00
130.00	18.38	18.38	130.00	90.00°	90.00
135.00	19.73	19.73	135.00	90.00°	90.00
140.00	21.13	21.13	140.00	90.00°	90.00
145.00	22.58	22.58	145.00	90.00°	90.00
150.00	24.08	24.08	150.00	90.00°	90.00
155.00	25.63	25.63	155.00	90.00°	90.00
160.00	27.23	27.23	160.00	90.00°	90.00
165.00	28.88	28.88	165.00	90.00°	90.00
170.00	30.58	30.58	170.00	90.00°	90.00
175.00	32.33	32.33	175.00	90.00°	90.00
180.00	34.13	34.13	180.00	90.00°	90.00
185.00	35.98	35.98	185.00	90.00°	90.00
190.00	37.88	37.88	190.00	90.00°	90.00
195.00	39.83	39.83	195.00	90.00°	90.00
200.00	41.83	41.83	200.00	90.00°	90.00
205.00	43.88	43.88	205.00	90.00°	90.00
210.00	45.98	45.98	210.00	90.00°	90.00
215.00	48.13	48.13	215.00	90.00°	90.00
220.00	50.33	50.33	220.00	90.00°	90.00
225.00	52.58	52.58	225.00	90.00°	90.00
230.00	54.88	54.88	230.00	90.00°	90.00
235.00	57.23	57.23	235.00	90.00°	90.00
240.00	59.63	59.63	240.00	90.00°	90.00
245.00	62.08	62.08	245.00	90.00°	90.00
250.00	64.58	64.58	250.00	90.00°	90.00
255.00	67.13	67.13	255.00	90.00°	90.00
260.00	69.73	69.73	260.00	90.00°	90.00
265.00	72.38	72.38	265.00	90.00°	90.00
270.00	75.08	75.08	270.00	90.00°	90.00
275.00	77.83	77.83	275.00	90.00°	90.00
280.00	80.63	80.63	280.00	90.00°	90.00
285.00	83.48	83.48	285.00	90.00°	90.00
290.00	86.38	86.38	290.00	90.00°	90.00
295.00	89.33	89.33	295.00	90.00°	90.00
300.00	92.33	92.33	300.00	90.00°	90.00

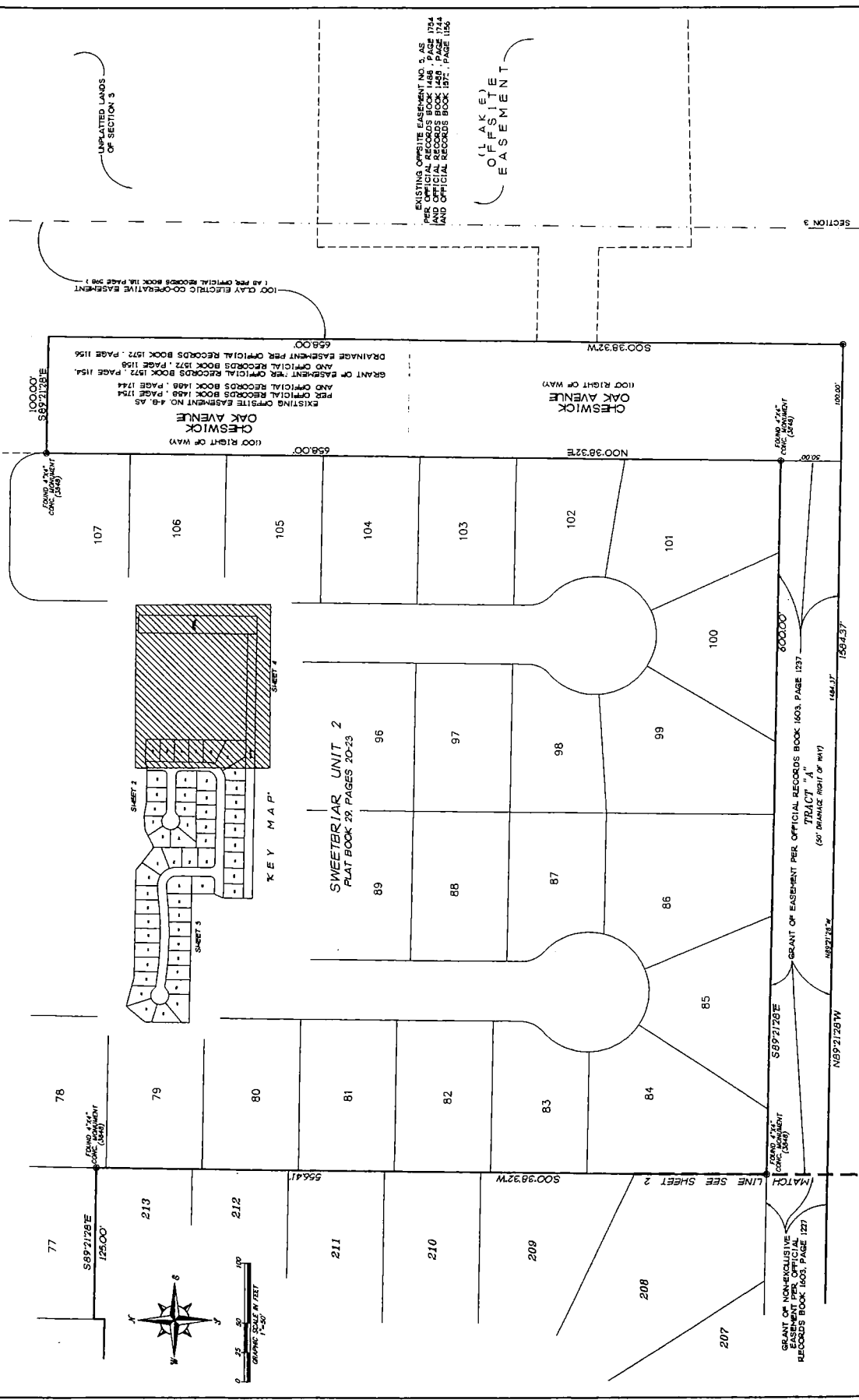


PREPARED BY:
MICHAEL J. MILLER & ASSOCIATES, INC.
4700 BOUL. WALKERLAND SUITE 300
MARIETTA, GEORGIA 30066
404-721-1235

SWEETBRIAR UNIT 4

BEING A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

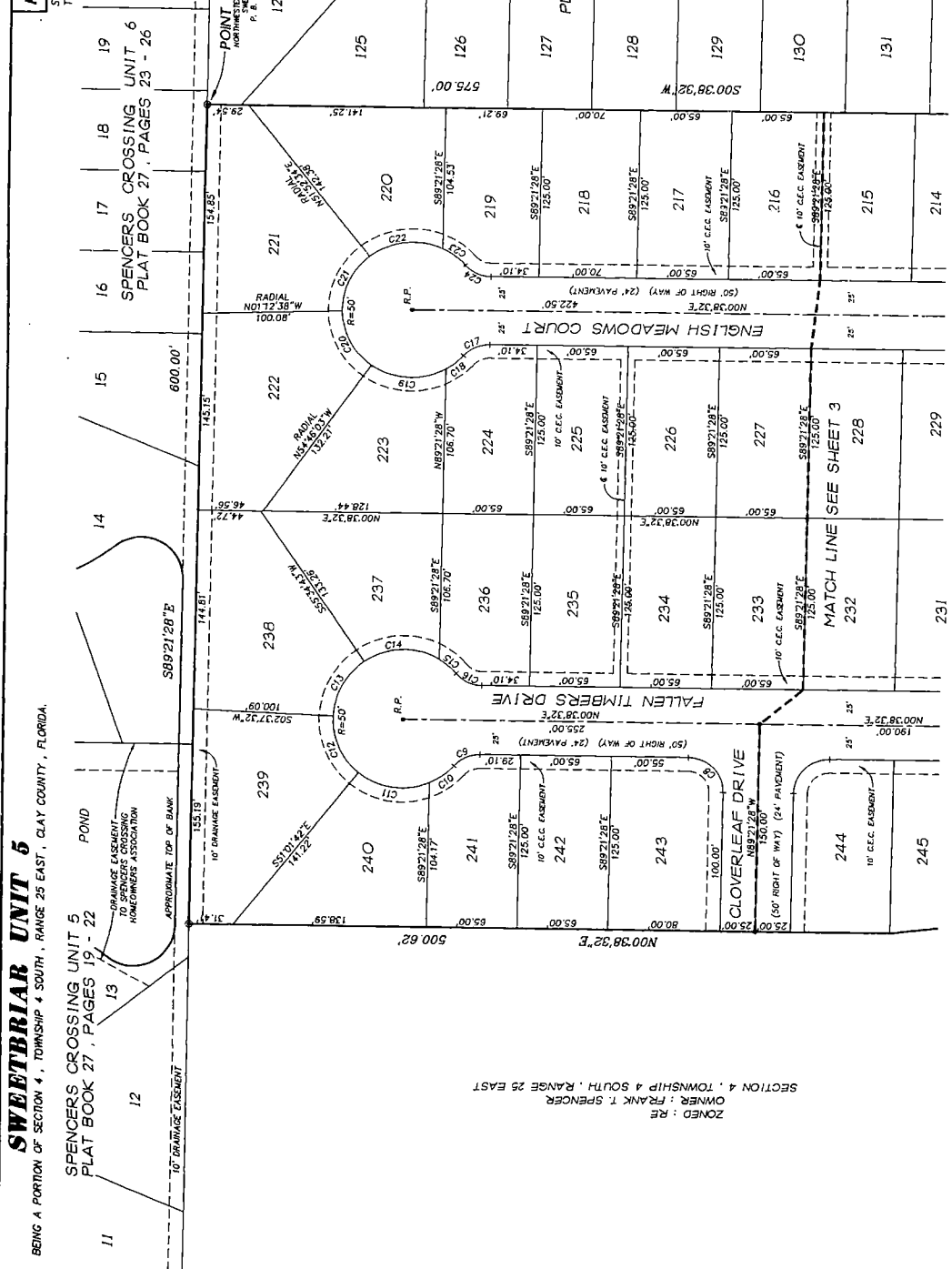
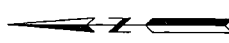
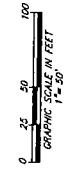
PLAT BOOK 31 PAGE 21
SHEET 4 OF 4 SHEETS



ZONED : R-E
OWNER : FRANK T. SPENCER
SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST

PREPARED BY:
WILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1100 W. UNIVERSITY AVENUE, SUITE 200
ALTOONA, FLORIDA 32016
904-771-1258

SHEET 2 OF 3 SHEETS
TYPE I SUBDIVISION



BEING A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

SWEETBRIAR UNIT 6

SPENCERS CROSSING UNIT 5
PLAT BOOK 27, PAGES 19 - 22

SPENCERS CROSSING UNIT 6
PLAT BOOK 27, PAGES 23 - 26

OWNER: RANK T. SPENCER
SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST

ZONED: R6

NOTES:

1. THIS PLAT IS SUBJECT TO THE RESTRICTIONS AND EASEMENTS SET FORTH IN PLAT BOOK 27, PAGES 19-22 AND PLAT BOOK 27, PAGES 23-26.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT.
3. ALL PLATED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE SUBJECT TO THE RESTRICTIONS AND EASEMENTS SET FORTH IN PLAT BOOK 27, PAGES 19-22 AND PLAT BOOK 27, PAGES 23-26.
4. ALL PLATED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE SUBJECT TO THE RESTRICTIONS AND EASEMENTS SET FORTH IN PLAT BOOK 27, PAGES 19-22 AND PLAT BOOK 27, PAGES 23-26.
5. CERTAIN EASEMENTS ARE REFERRED TO FOR THE EXCLUSIVE USE OF THE CLAY ELECTRIC COOPERATIVE.
6. A.C. GENES PART OF DRIVE.
7. A.C. GENES PART OF DRIVE.
8. A.C. GENES PART OF DRIVE.
9. A.C. GENES PART OF DRIVE.
10. A.C. GENES PART OF DRIVE.
11. A.C. GENES PART OF DRIVE.
12. A.C. GENES PART OF DRIVE.
13. A.C. GENES PART OF DRIVE.
14. TELEPHONE SERVICE PROVIDED BY CLAY ELECTRIC COOPERATIVE, INC.
15. TELEPHONE SERVICE PROVIDED BY CLAY ELECTRIC COOPERATIVE, INC.

TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	25.00	21.03	11.19	20.41	90.00°
C2	25.00	21.03	11.19	20.41	90.00°
C3	25.00	21.03	11.19	20.41	90.00°
C4	25.00	21.03	11.19	20.41	90.00°
C5	25.00	21.03	11.19	20.41	90.00°
C6	25.00	21.03	11.19	20.41	90.00°
C7	25.00	21.03	11.19	20.41	90.00°
C8	25.00	21.03	11.19	20.41	90.00°
C9	25.00	21.03	11.19	20.41	90.00°
C10	25.00	21.03	11.19	20.41	90.00°
C11	25.00	21.03	11.19	20.41	90.00°
C12	25.00	21.03	11.19	20.41	90.00°
C13	25.00	21.03	11.19	20.41	90.00°
C14	25.00	21.03	11.19	20.41	90.00°
C15	25.00	21.03	11.19	20.41	90.00°
C16	25.00	21.03	11.19	20.41	90.00°
C17	25.00	21.03	11.19	20.41	90.00°
C18	25.00	21.03	11.19	20.41	90.00°
C19	25.00	21.03	11.19	20.41	90.00°
C20	25.00	21.03	11.19	20.41	90.00°
C21	25.00	21.03	11.19	20.41	90.00°
C22	25.00	21.03	11.19	20.41	90.00°
C23	25.00	21.03	11.19	20.41	90.00°
C24	25.00	21.03	11.19	20.41	90.00°

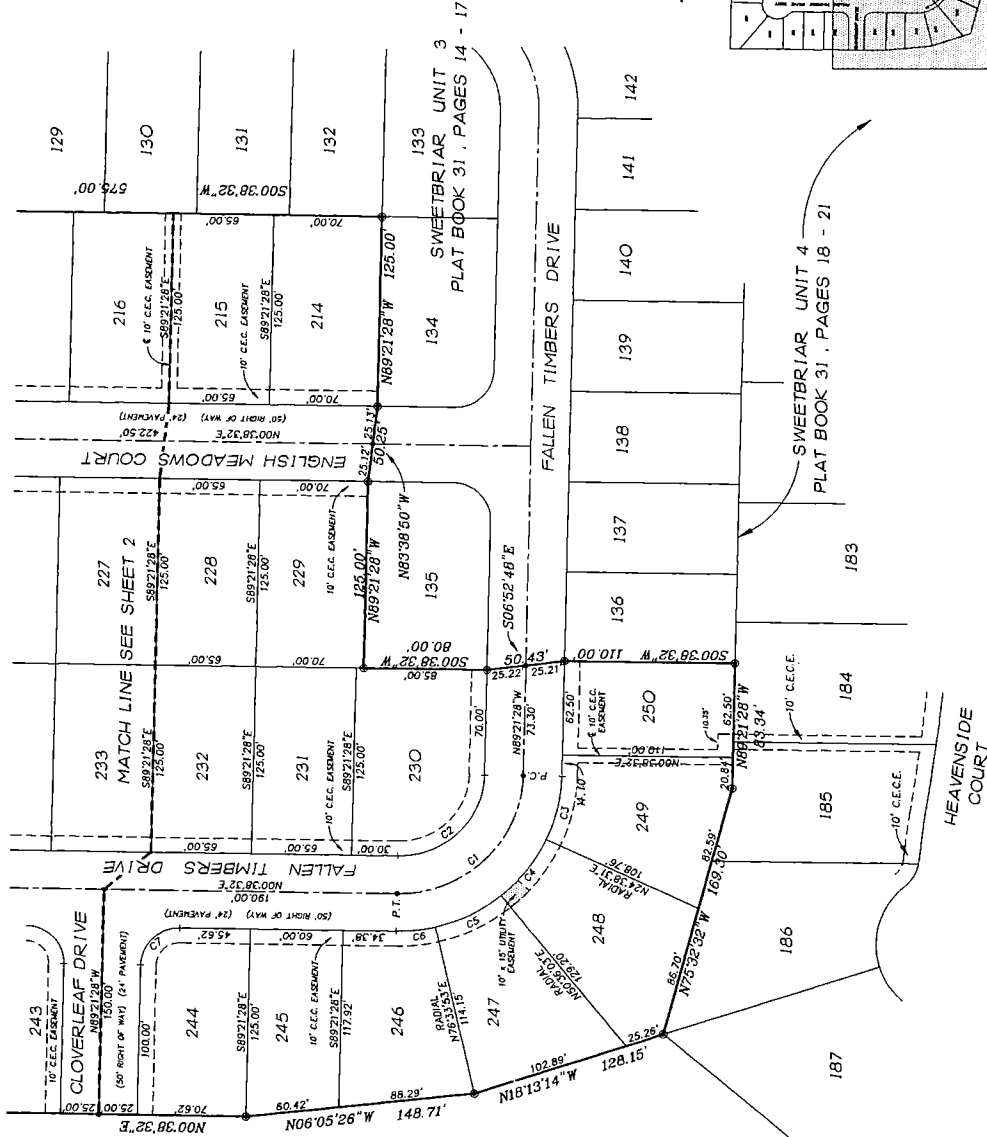
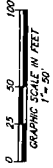
PREPARED BY: MULLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
JACKSONVILLE, FLORIDA 32218
904-791-1226

SWEETBRIAR UNIT 5

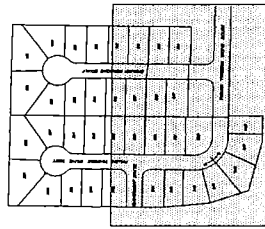
BEING A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK 32 PAGE 60

THIS IS ONE OF 3 SHEETS OF THIS PLAT. SEE SHEET 1 FOR THE TYPE "A" SUBDIVISION



KEY MAP (NOT TO SCALE)



RICHARD A. MILLER & ASSOCIATES, INC.
670 BEACH BOULEVARD, SUITE 200
MIAMI, FLORIDA 33136
305-371-1256

ZONED : RE
OWNER : FRANK T. SPENCER
SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST

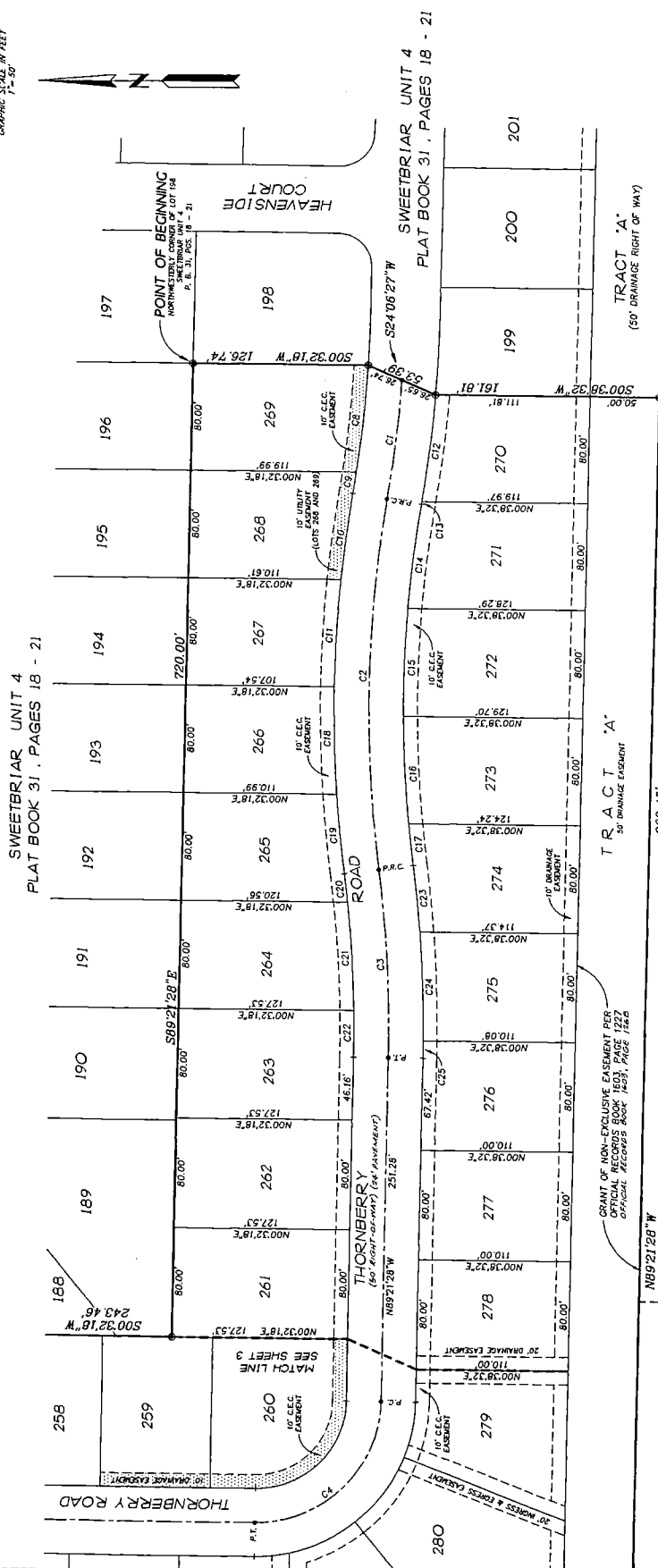
TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	BEARING	DELTA
C1	50.00'	113.14'	44.71'	N44°12'58" W	90.00°
C2	50.00'	128.66'	51.74'	N44°12'58" W	90.00°
C3	105.00'	41.98'	22.39'	S77°17'05" E	20.00°
C4	105.00'	47.57'	24.26'	N52°22'43" W	25.57°
C5	105.00'	24.16'	12.56'	N52°22'43" W	25.57°
C6	105.00'	25.80'	13.46'	N52°22'43" W	25.57°
C7	25.00'	39.27'	20.00'	N44°12'58" W	90.00°

SHEET 2 OF 4 SHEETS
SEE SHEET 3 FOR NOTES
TYPE 1 SUBDIVISION



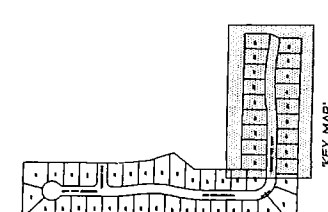
SWEETBRIAR UNIT 6
BEING A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.



TABULATED CURVE DATA

CURVE	CHORD	LENGTH	TANGENT	CHORD BEARING	DELTA
C1	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C2	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C3	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C4	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C5	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C6	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C7	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C8	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C9	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C10	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C11	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C12	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C13	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C14	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C15	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C16	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C17	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C18	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C19	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C20	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C21	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C22	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C23	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C24	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"
C25	54.00'	277.08'	138.51'	N89°21'28"W	15°41'37"

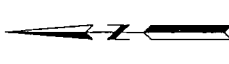
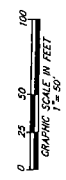
ZONED : PUD
OWNER : FRANK T. SPENCER
SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST



PREPARED BY: MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYOR
NO. 1000
JACKSONVILLE, FLORIDA 32216
904-721-1228

SWEETBRJAR UNIT 6
 BEING A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

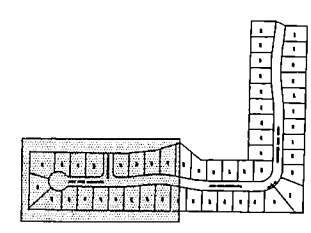
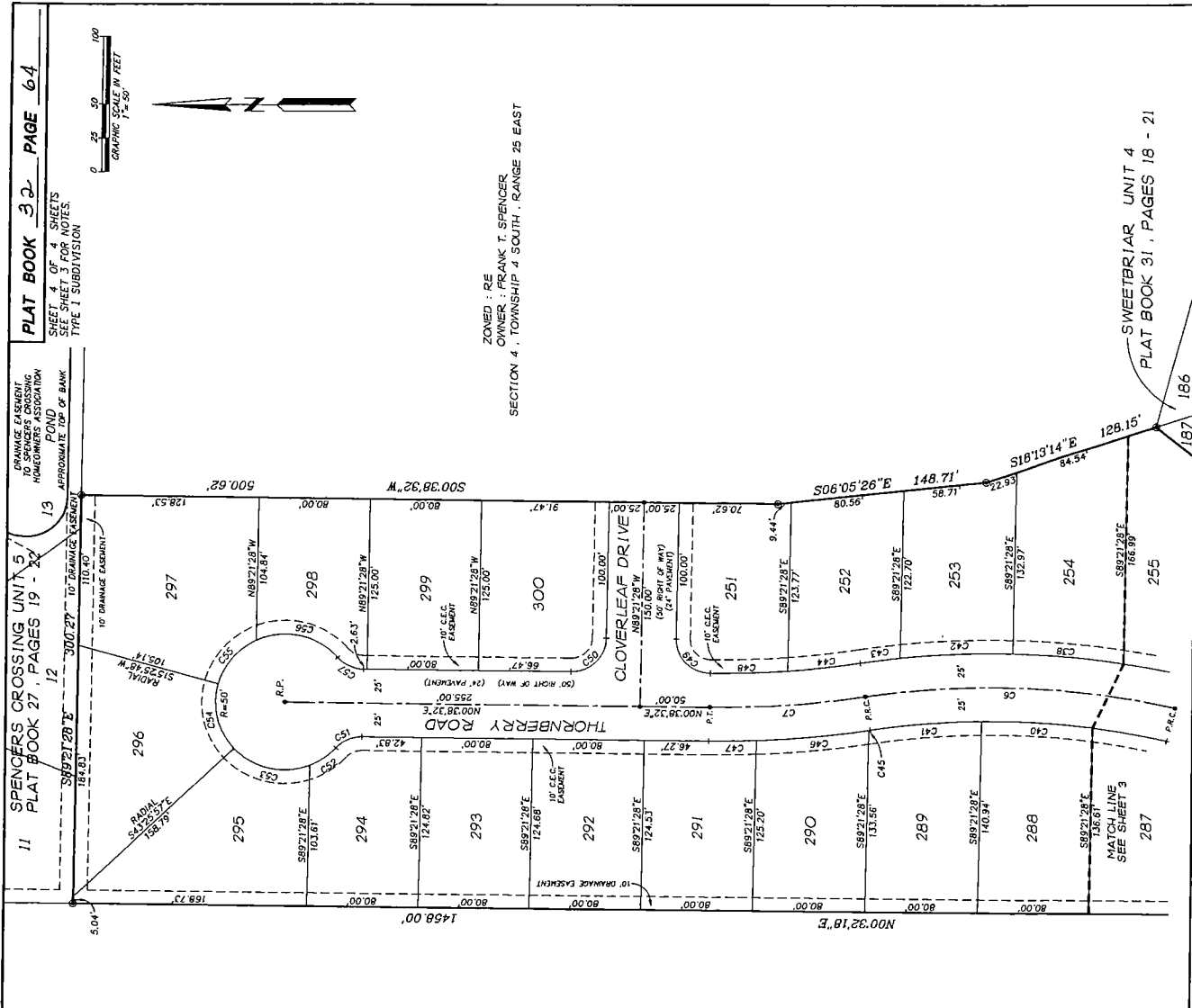
DRAINAGE EASEMENT
 HOMEOWNERS ASSOCIATION
 POND
 APPROXIMATE TOP OF BANK



TABLED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	272.10	222.59	112.70	211.19	N02°16'40"E	27.00°11'
C6	500.00	80.00	40.00	80.00	N04°05'00"W	09°27'00"
C7	500.00	80.00	40.00	80.00	N03°13'28"E	08°21'04"
C8	500.00	80.00	40.00	80.00	N04°01'55"W	08°18'01"
C9	500.00	80.00	40.00	80.00	N07°26'15"W	02°44'14"
C10	500.00	80.00	40.00	80.00	N06°30'24"W	04°15'21"
C11	500.00	80.00	40.00	80.00	N00°44'28"W	02°45'59"
C12	500.00	80.00	40.00	80.00	N01°16'00"W	04°31'44"
C13	500.00	80.00	40.00	80.00	N14°21'28"W	08°00'00"
C14	500.00	80.00	40.00	80.00	N03°27'09"W	06°11'21"
C15	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C16	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C17	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C18	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C19	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C20	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C21	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C22	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C23	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C24	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C25	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C26	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C27	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C28	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C29	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C30	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C31	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C32	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C33	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C34	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C35	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C36	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C37	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C38	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C39	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C40	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C41	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C42	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C43	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C44	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C45	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C46	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C47	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C48	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C49	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C50	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C51	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C52	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C53	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C54	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C55	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C56	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"
C57	500.00	80.00	40.00	80.00	N12°56'13"E	07°24'19"

ZONED : OE
 OWNER : FRANK T. SPENCER
 SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST



KEY MAP
 (NOT TO SCALE)

EXHIBIT "B"

AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF DUVAL)

BEFORE ME this day personally appeared Don Betts, who being first duly sworn, according to law, deposes and says:


1. I am the President of **SWEETBRIAR HOMEOWNERS' ASSOCIATION, INC.**
2. A Notice of Meeting of the Board of Directors was mailed or hand delivered to all members of **SWEETBRIAR HOMEOWNERS' ASSOCIATION, INC.** in accordance with Florida Statutes, Section 712.05, and said Notice contained the following statement:

STATEMENT OF MARKETABLE TITLE ACTION

SWEETBRIAR HOMEOWNERS' ASSOCIATION, INC. (hereinafter the "Association") has taken action to ensure that the Covenants and Restrictions of Sweetbriar of Orange Park which is recorded in Official Records Book 1599, Page 1456, et seq., of the current Public Records of Clay County, Florida, together with all amendments thereto and as may be amended from time to time, currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the public records of Clay County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

3. FURTHER AFFIANT SAYETH NAUGHT.

**SWEETBRIAR HOMEOWNERS'
ASSOCIATION, INC.,
a Florida Not-For-Profit Corporation**



By: Don Betts
Its: President

STATE OF FLORIDA
COUNTY OF CLAY

Sworn to (or affirmed) and subscribed before me [x] by physical presence or [] by online notarization, this 2 day of November 2020, by Don Betts, as President for and on behalf Sweetbriar Homeowners' Association, Inc., () to me well known or () who produced _____ as identification, who stated that they are the President of Association of Sweetbriar Homeowners' Association, Inc., that they have read the foregoing Affidavit, and swears the contents thereof are true to the best of their knowledge and belief.

Barbara A Stockli
Notary Public, State of Florida
My commission expires: 02/20/2023

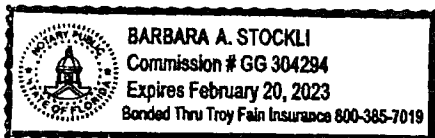


EXHIBIT "C"

Covenants and Restrictions of Sweetbriar of Orange Park which is recorded at Official Records Book 1599, Page 1456, *et seq.*, of the current Public Records of Clay County, Florida, and re-recorded at Official Records Book 1606, Page 239, *et seq.*, of the current Public Records of Clay County, Florida,

First Amendment to Covenants and Restrictions of Sweetbriar of Orange Park which is recorded at Official Records Book 1670, Page 535, *et seq.*, of the current Public Records of Clay County, Florida,

Second Amendment to Covenants and Restrictions of Sweetbriar of Orange Park which is recorded at Official Records Book 1783, Page 1190, *et seq.*, of the current Public Records of Clay County, Florida.