

LONG BAY TOWNHOMES

A PORTION OF THE GEORGE BRANNING DONATION, SECTION 37, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK 69 PAGE 39
SHEET 1 OF 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION: (SEE SHEET 8)

SUBDIVISION IMPROVEMENT GUARANTEE

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, firm, co-partnership or corporation, their heirs, successors and assigns, who shall purchase a lot or lots in said subdivision from said owners, that said owners shall, within 12 months of the date of acceptance of the streets and drainage improvements by the Board of County Commissioners, thereof fully comply with each and every regulation of the Board of County Commissioners of Clay County, Florida, covering subdivisions in effect at the time of the filing of this final plat insofar as the same affects 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 the lots in said subdivision, executed by said owners, to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale.

In witness whereof, the Owners have caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of their respective Boards of Directors.

OWNER: LENNAR HOMES, LLC
a Florida limited liability company

BY: [Signature] Scott Kelling
Division President
[Signature] Budgeta G. [Signature] [Signature]
Witness Witness
[Signature] Brandon A. Snyder [Signature] William Fitzgerald
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 25 day of January, 2023 by Scott Kelling, Division President, of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of LENNAR HOMES, LLC. She is personally known to me and did not take an oath or produce identification.

[Signature]
Notary Public, State of Florida



Gina Melton
Print Name

My commission expires: 2/6/2025

OWNER: CLDG LAND III, LLC
a Florida limited liability company

BY: [Signature] Christian A. Allen
President
[Signature] [Signature] [Signature] Scott Hobby
Witness Witness
[Signature] George Leone [Signature] Scott Hobby
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 24 day of January, 2023 by Christian A. Allen, President of CLDG LAND III, LLC, a Florida limited liability company, on behalf of CLDG LAND III, LLC. He is personally known to me and did not take an oath or produce identification.

[Signature]
Notary Public, State of Florida

Tiffany Grayton
Print Name

My commission expires: 12-26-26

ADOPTION AND DEDICATION

This is to certify that LENNAR HOMES, LLC, a Florida limited liability company ("Owner"), and CLDG LAND III, LLC, a Florida limited liability company ("Owner"), are the lawful owners of the lands described in the caption shown hereon which shall hereafter be known as LONG BAY TOWNHOMES, and the Owners have 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 lands.

The road rights-of-way designated as LEeward BREEZE LOOP and WInward CAY LANE are hereby irrevocably dedicated to the Long Bay Townhomes Owners' Association, Inc., a Florida not-for-profit corporation ("Association"), its successors and assigns, in perpetuity for maintenance of the right-of-way, access and drainage improvements which are now or hereafter constructed thereon.

The roads, streets, drainage, or other common facilities of this subdivision are/is not intended for public use and the Board of County Commissioners expressly rejects any road, street, or other common facility for maintenance by Clay County.

The Owners, their successors and assigns, hereby grant to the present and future owners of the lots and tracts shown on this plat and its successors and assigns, guests, invitees, domestic help, delivery, pick-up and fire protection service providers, police and other authorities of the law, United States postal carriers, representatives of the utilities, telecommunication and cable service companies authorized by said owners in writing to serve the land shown hereon, holders of mortgage liens on such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across the private roadways shown on this plat. The Owners, their successors and assigns, reserve and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon, unless such property has been dedicated or conveyed to a unit of government, in which case it shall be governed in accordance with applicable local, state or federal law.

Tract A (20' Buffer), Tracts B, C, D, E and F (Vegetative Natural Buffers), Tract G (60.5' Wide UDAE), Tract H (Utilities / Landscape Buffer), Tracts I, J, K and U (Conservation), Tracts L and M (Parks), Tracts N, O, and P (Open Spaces), Tract R (SWMF / UDE) and Tract T (Landscape Buffer) are hereby dedicated to the Association, its successors and assigns. Tract S (Lift Station) is hereby conveyed in fee simple title to Clay County Utility Authority.

ADOPTION AND DEDICATION (CONTINUED)

Tract Q (Future Development) is hereby dedicated to CLDG Land III, LLC, a Florida limited liability company.

Owners hereby reserve the right of ingress and egress over all property and easements dedicated to the Association for the purpose of constructing and maintaining thereon, drainage facilities, stormwater management facilities and utilities and further reserve the right to grant others the non-exclusive right of ingress and egress over said property and easements.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the sole and exclusive property of the undersigned Owners, their successors and grantees, if any, of said easements. The undersigned Owners retain the obligation for maintenance of all easements shown on this plat for drainage or landscape purposes; provided however, the undersigned Owners reserve the right to assign the obligation for maintenance of said easements to the Association, or other such entity and will assume all obligation of maintenance and operation thereof under the plat.

Any utility easements shown hereon shall also be easements for the construction, installation, maintenance and operation of cable television services in the manner and subject to the provisions of Section 177.091(28) of the Florida Statutes; provided however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of any electric, telephone, gas or other public utility. However, only cable television service providers specifically authorized by the undersigned owners, their successors and assigns to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

Those easements designated as "Easements to CEC" are hereby irrevocably dedicated to Clay Electric Cooperative, Inc., its successors and assigns, to its non-exclusive use in conjunction with its underground electrical system. Additional utility easements may be granted to Clay Electric Cooperative, Inc. over additional portions of the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical service. Those easements designated as "Easements to CCUA" are hereby irrevocably dedicated to Clay County Utility Authority, its successors and assigns, to its non-exclusive use in conjunction with its underground utility system. Additional utility easements may be granted to Clay County Utility Authority over additional portions of the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of utility services.

Those easements denoted as UDE are hereby irrevocably and without reservation, dedicated to the Association, its successors and assigns. Those easements denoted as UDAE are hereby irrevocably and without reservation, dedicated to the Association, its successors and assigns.

Those easements denoted as "FIRE ACCESS EASEMENTS" are hereby irrevocably and without reservation, dedicated to Clay County, Florida.

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

Tract R (SWMF / UDE) is established for the placement and maintenance of stormwater retention/detention lake and filtration system. The Association shall remain responsible for the maintenance and/or repair of said stormwater retention/detention lake and filtration system, in accordance with all applicable permits and laws. Clay County, by acceptance of this plat, assumes no responsibility for the removal or treatment of aquatic plants, animals, soils, chemicals or any other substance or things that may ever be or come within said stormwater retention/detention 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 Association.

Owners hereby reserve and shall have the sole and absolute right, at any time, with the consent of the governing body of any municipality or other government body politic then having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands or easements remaining privately owned by them.

None of the foregoing shall prohibit Clay County 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 County Commission if after any filing of any plat, the facilities to be accepted by the Board for maintenance, are upgraded to county acceptance standards by contribution of the local developer, homeowners or by establishment of a municipal service benefit district.

In witness whereof, the Owners have caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of the Board of Directors.

OWNER: LENNAR HOMES, LLC, a Florida limited liability company

BY: [Signature] Scott Kelling
Division President
[Signature] Budgeta G. [Signature] [Signature]
Witness Witness
[Signature] Brandon A. Snyder [Signature] William Fitzgerald
Print Name Print Name

STATE OF Florida, COUNTY OF Duval

The foregoing instrument was acknowledged before me this 25th day of January, A.D., 2023, by Scott Kelling, Division President, on behalf of LENNAR HOMES, LLC, she being personally known to the undersigned and did not take an oath, or produce identification.

My Commission Expires: 2/6/2025

Commission Number: HH085452

OWNER: CLDG LAND III, LLC, a Florida limited liability company

BY: [Signature] Christian A. Allen
President
[Signature] [Signature] [Signature] Scott Hobby
Witness Witness
[Signature] George Leone [Signature] Scott Hobby
Print Name Print Name

STATE OF Florida, COUNTY OF Duval

The foregoing instrument was acknowledged before me this 24 day of January, A.D., 2023, by Christian A. Allen, President, on behalf of Owner, he being personally known to the undersigned and did not take an oath, or produce identification.

My Commission Expires: 12-26-26

Commission Number: HH305513

[Signature]
Notary Public
State of Florida
Name Tiffany Grayton at Large

DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES

Examined and approved on this 7th day of February, A.D., 2023.
[Signature]
T. Chereese Stewart, Director

COUNTY ENGINEER'S APPROVAL

Examined and approved on this 7th day of February, A.D., 2023.
[Signature]
Richard Smith, P.E., County Engineer

COUNTY COMMISSIONERS' APPROVAL

Examined and approved on this 22 day of November, A.D., 2023,
by the Board of County Commissioners, Clay County, Florida.

[Signature]
Print Name: Betsy Condon
[Signature]
Tara S. Green, Clay County Clerk of Court and Comptroller Ex Officio Clerk to the Board
[Signature]
Tracie C. Murac
CERTIFICATE OF CLERK

I certify that this plat is recorded in Plat Book 69, Pages 39-46 of the Public Records of Clay County, Florida on this 8th day of February, A.D., 2023.

[Signature]
Tara S. Green
Clerk of the Circuit Court
[Signature]
Tracie C. Murac

SURVEYOR'S CERTIFICATE OF REVIEW

This undersigned surveyor hereby certifies that they have reviewed this plat on behalf of Clay County, Florida, in accordance with the requirements of Florida Statutes Section 177.081(1) and that said plat has been reviewed for conformity to Florida Statutes Chapter 177, Part I. The undersigned did not prepare this plat. This certification is made on this 24th day of JANUARY, A.D., 2023.

[Signature]
B.L. Pittman
Professional Surveyor and Mapper
License Number LS 4827
90 River Road
Orange Park, FL 32073

SURVEYOR'S CERTIFICATE

Know all ye men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a professional surveyor and mapper, does hereby certify that the above plat is a true and correct representation of the lands surveyed, plotted and described, and was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177 Florida Statutes.

Signed and sealed this 25 day of January, 2023 A.D.

[Signature]
Thomas P. Hughes, P.L.S.
Professional Land Surveyor
License Number LS 3507



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



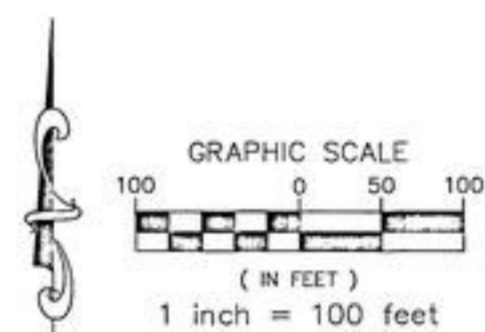
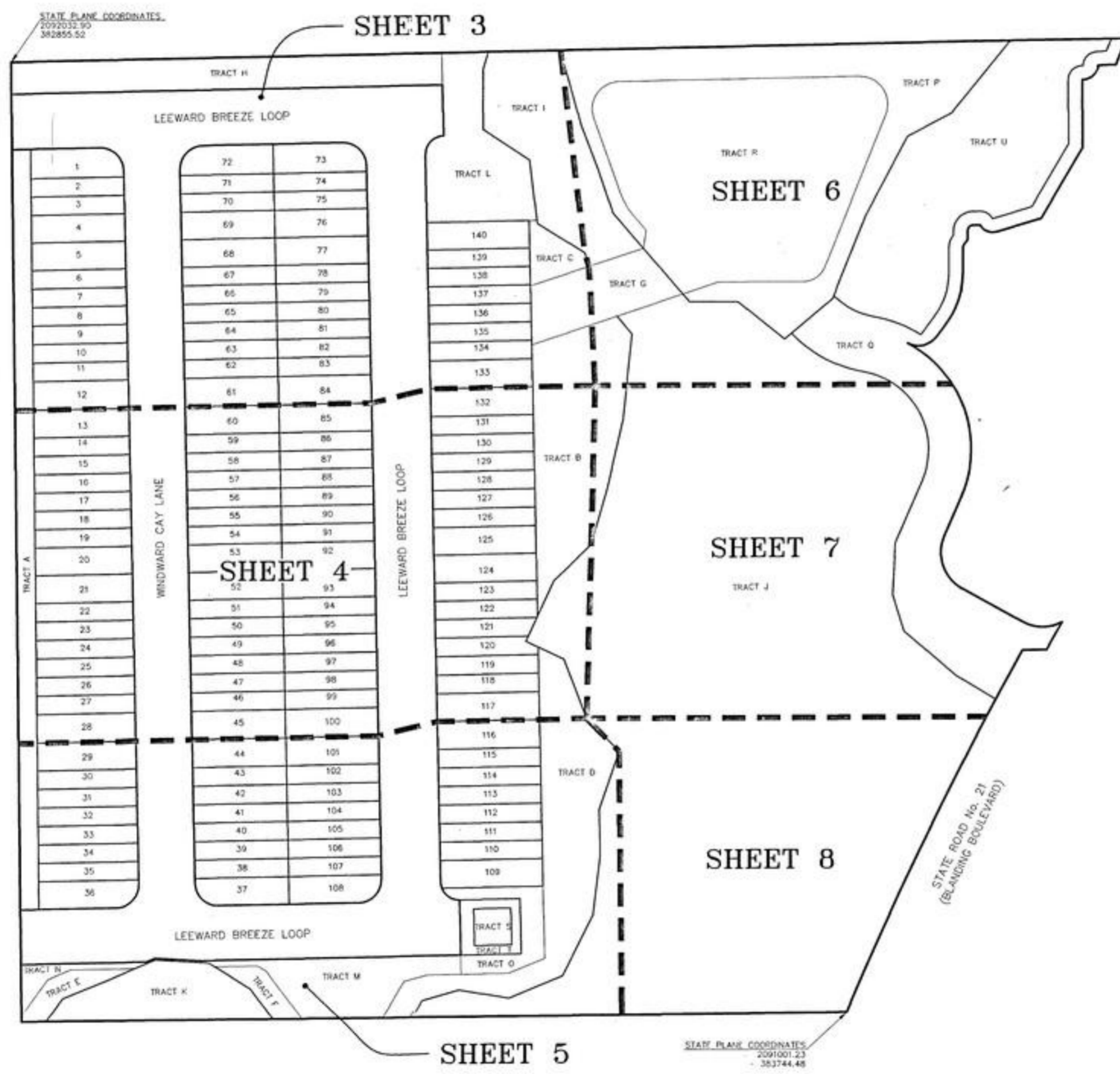
LONG BAY TOWNHOMES

A PORTION OF THE GEORGE BRANNING DONATION, SECTION 37, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK **69** PAGE **40**

SHEET 2 OF 8 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



- LEGEND**
- O.R. - DENOTES OFFICIAL RECORDS BOOK
 - P.B. - DENOTES PLAT BOOK
 - PG(S). - DENOTES PAGE(S)
 - UDE - DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
 - UDAE - DENOTES UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
 - SWMF - DENOTES STORMWATER MANAGEMENT FACILITY
 - PUDE - DENOTES PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - V.N.B. - DENOTES VEGETATIVE NATURAL BUFFER
 - CCUA - DENOTES CLAY COUNTY UTILITY AUTHORITY
 - CEC - DENOTES CLAY ELECTRIC COOPERATIVE
 - (R) - DENOTES RADIAL
 - (NR) - DENOTES NON RADIAL
 - ⊠ - DENOTES SET 4"x4" C.M. "BTS PRM LB6991"
 - ⊡ - DENOTES SET 5/8" IRON ROD & CAP "BTS PRM LB6991"
 - ⊞ - DENOTES FOUND 4"x4" C.M. (NO IDENTIFICATION), UNLESS NOTED OTHERWISE
 - ⊙ - DENOTES SET NAIL & DISC "BTS PCP LB6991"
 - C.M. - DENOTES CONCRETE MONUMENT
 - R/W - DENOTES RIGHT-OF-WAY
 - PI - DENOTES POINT OF INTERSECTION
 - PC - DENOTES POINT OF CURVATURE
 - PT - DENOTES POINT OF TANGENCY
 - RP - DENOTES RADIUS POINT
 - LBT - DENOTES LANDSCAPE BUFFER TRACT
 - TLO - DENOTES TIE LINE ONLY
 - ATOB - DENOTES APPROXIMATE TOP OF BANK

- GENERAL NOTES**
1. Bearings shown hereon are based upon the westerly line of said Section 37, as having a bearing of S00°28'09"W, according to Official Records Book 4553, page 2050, of the Public Records of Clay County, Florida.
 2. All drainage easements are unobstructed unless otherwise noted.
 3. The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements by Long Bay Townhomes Owners' Association, Inc., a Florida not-for-profit corporation ("Association"), its successors and assigns. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal by the Association at the expense of each lot owner for the removal and/or replacement of such items.
 4. All plotted 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.
 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. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
 6. Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland line as shown on this plat without the approval of this county and/or any other federal, state or local governmental regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agents and the entity performing any activity within this area to acquire the necessary written approvals prior to the beginning of any work. The jurisdictional wetland line shown hereon may be superseded and recertified at any time, by the appropriate authorities.
 7. State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 0901) in U.S. survey feet and are for GIS purposes only.
 8. Vegetative Natural buffers adjacent to wetlands are to remain natural, vegetative and undisturbed.
 9. No shrubbery is to be planted in the Fire Access easements.

TOTAL NUMBER OF LOTS = 140
24.5 ACRES ±
ZONING: BF P.U.D.
FUTURE LAND USE: BF CC

SETBACKS PER P.U.D.:
FRONT: 10' FOR FRONT PORCHES AND STOOPS
15' FOR FRONT FACADE
20' FOR BOTH FRONT FACING GARAGES
SIDE: 5'; 10' FOR CORNER LOTS
REAR: 8'

UTILITIES SUPPLIERS:
WATER & SEWER: CLAY COUNTY UTILITY AUTHORITY
3176 OLD JENNINGS RD
MIDDLEBURG, FL 32068

ELECTRICITY: CLAY ELECTRIC COOPERATIVE, INC.
P.O. BOX 308
KEYSTONE HEIGHTS, FL 32656

OWNERS: LENNAR HOMES, LLC
9440 PHILIPS HWY, SUITE 7
JACKSONVILLE, FL 32256

CLDG LAND III, LLC
1819 GOODWIN ST.,
JACKSONVILLE, FL 32204

ENGINEER: DOMINION ENGINEERING GROUP, INC.
4348 SOUTHPOINT BLVD, SUITE 201
JACKSONVILLE, FL 32216

SURVEYOR: BARTRAM TRAIL SURVEYING, INC.
1501 CR 315, SUITE 10E
GREEN COVE SPRINGS, FL 32043



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB 46961
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 10E
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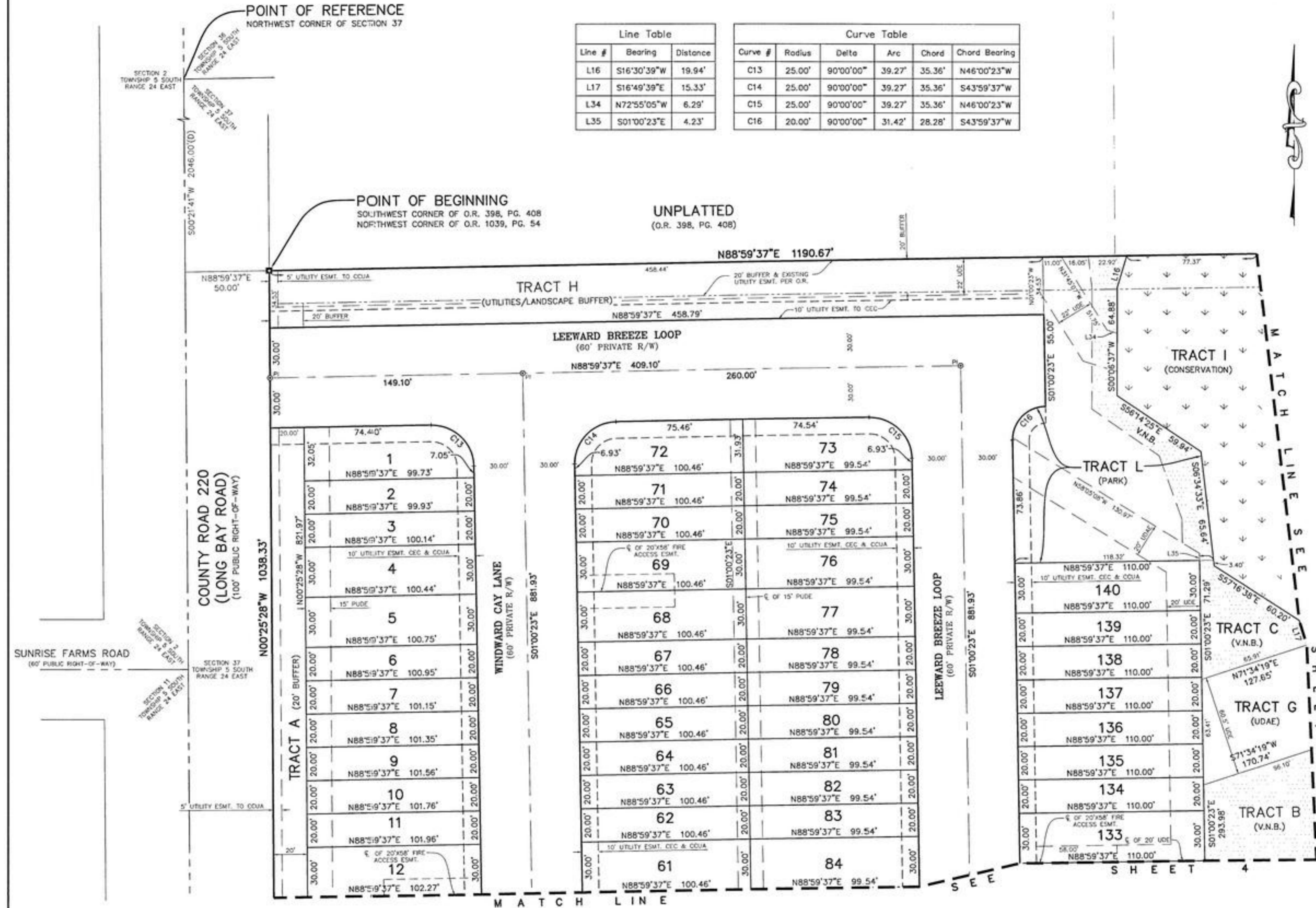
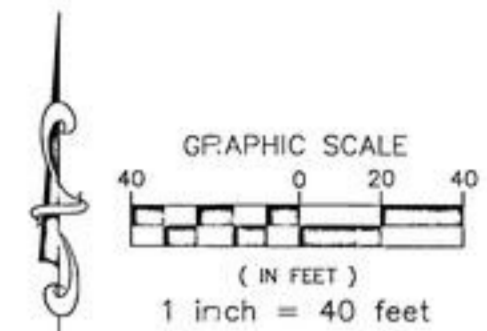
LONG BAY TOWNHOMES

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SEE SHEET 2 FOR GENERAL NOTES & LEGEND

Line Table		
Line #	Bearing	Distance
L16	S16°30'39"W	19.94'
L17	S16°49'39"E	15.33'
L34	N72°55'05"W	6.29'
L35	S01°00'23"E	4.23'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C13	25.00'	90°00'00"	39.27'	35.36'	N46°00'23"W
C14	25.00'	90°00'00"	39.27'	35.36'	S43°59'37"W
C15	25.00'	90°00'00"	39.27'	35.36'	N46°00'23"W
C16	20.00'	90°00'00"	31.42'	28.28'	S43°59'37"W



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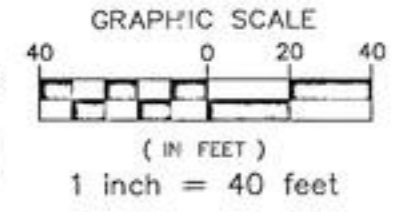
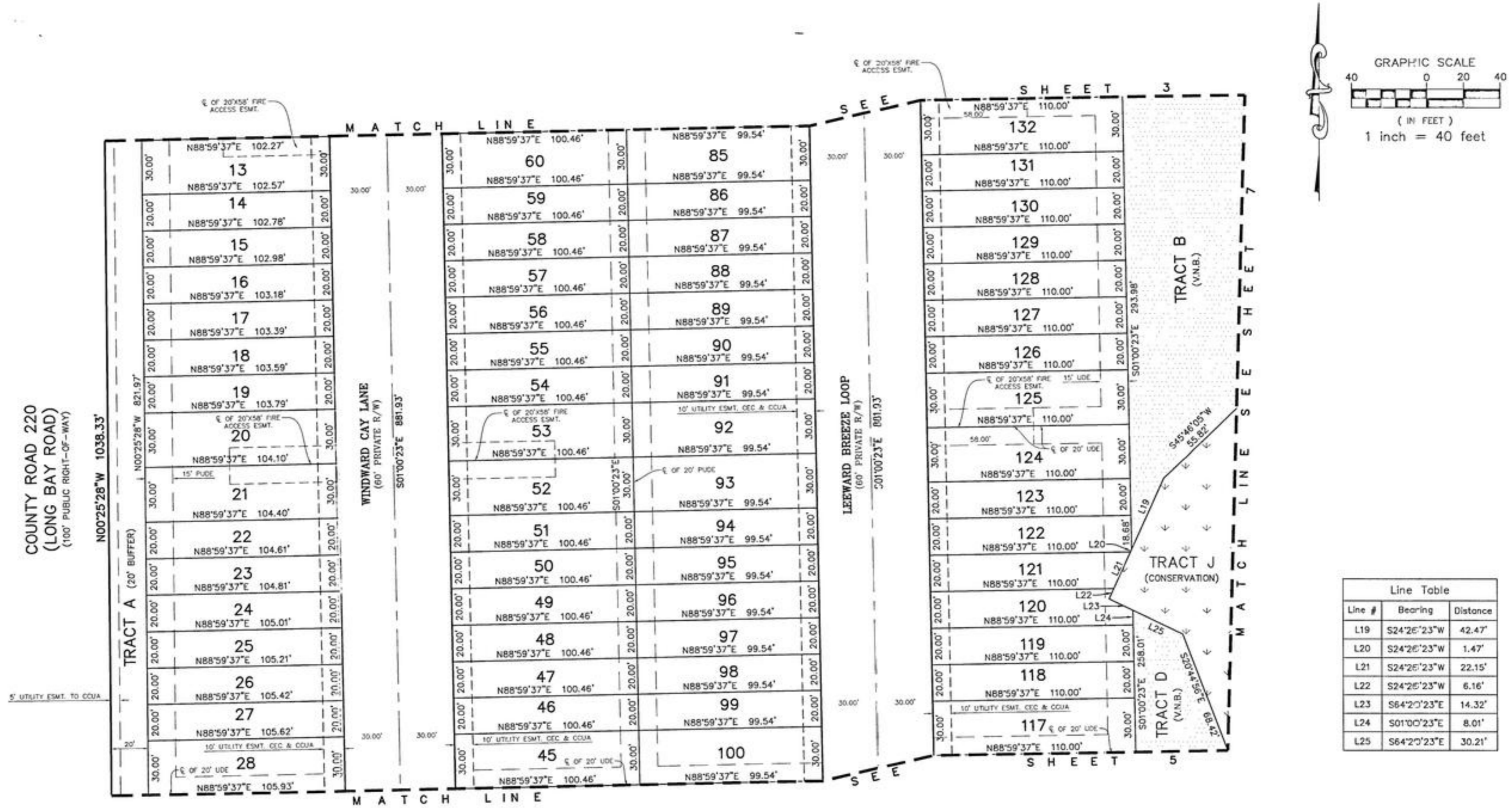
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SHEET 4 OF 8 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L19	S24°25'23"W	42.47'
L20	S24°25'23"W	1.47'
L21	S24°25'23"W	22.15'
L22	S24°25'23"W	6.16'
L23	S64°20'23"E	14.32'
L24	S01°00'23"E	8.01'
L25	S64°20'23"E	30.21'



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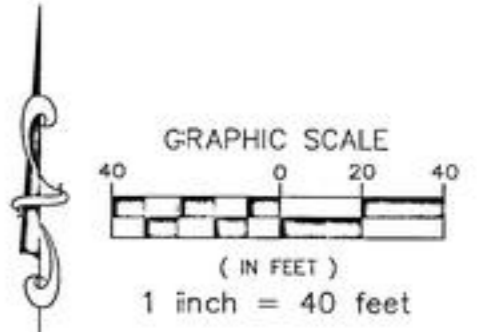
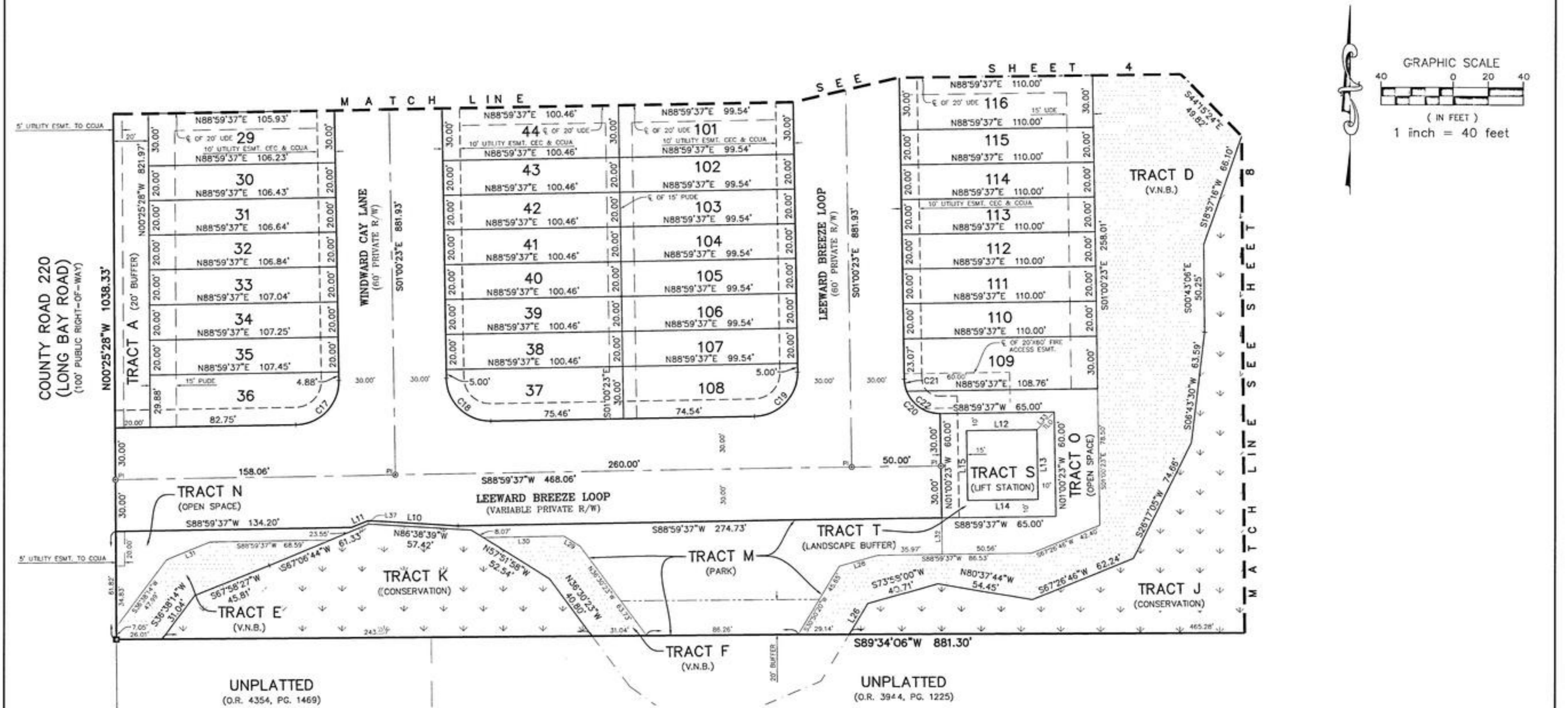
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SHEET **5** OF **8** SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L10	N86°38'39"W	50.09'
L11	S67°06'44"W	10.22'
L12	N88°59'37"E	40.00'
L13	S01°00'23"E	40.00'
L14	S88°59'37"W	40.00'
L15	N01°00'23"W	40.00'
L26	S30°50'20"W	20.59'
L28	S73°58'00"W	22.86'
L29	N57°51'58"W	10.89'
L30	S88°59'37"W	45.84'
L31	S67°28'51"W	26.66'
L32	N01°00'23"W	21.00'
L33	N43°59'37"E	14.14'
L37	S09°45'57"E	2.05'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C17	25.00'	90°00'00"	39.27'	35.36'	N43°59'37"E
C18	25.00'	90°00'00"	39.27'	35.36'	S46°00'23"E
C19	25.00'	90°00'00"	39.27'	35.36'	N43°59'37"E
C20	20.00'	90°00'00"	31.42'	28.28'	S46°00'23"E
C21	20.00'	20°15'51"	7.07'	7.04'	S11°08'19"E
C22	20.00'	69°44'09"	24.34'	22.87'	S58°08'19"E



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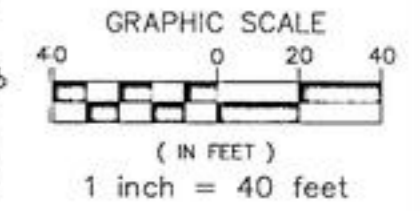
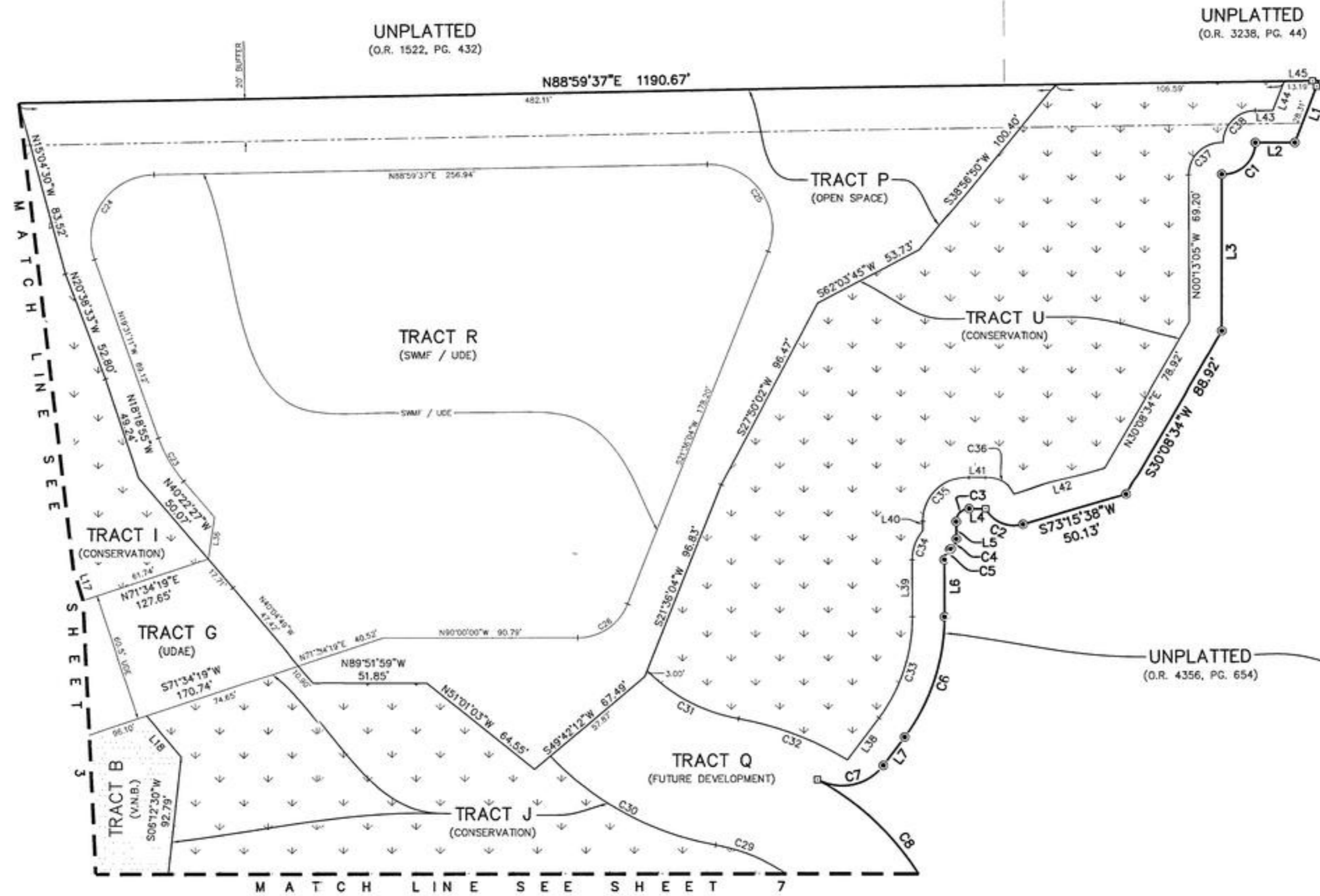
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SHEET 6 OF 8 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line #	Bearing	Distance
L1	S21°03'14"W	31.31'
L2	S89°46'55"W	18.54'
L3	S00°00'01"E	73.54'
L4	S89°46'55"W	7.63'
L5	S00°13'05"W	8.25'
L6	S00°13'05"E	26.77'
L7	S36°41'37"W	16.69'
L17	S16°49'39"E	15.33'
L18	S40°01'22"E	25.15'
L35	N08°17'37"E	19.92'

Line #	Bearing	Distance
L38	N36°41'37"E	24.73'
L39	N00°13'05"W	26.77'
L40	N00°13'05"W	4.40'
L41	N89°46'55"E	7.63'
L42	N73°15'38"E	44.21'
L43	N89°46'55"E	8.28'
L44	N21°03'14"E	14.97'
L45	N88°59'37"E	16.18'

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C1	15.00'	92°45'12"	24.28'	21.72'	S46°09'31"W
C2	15.00'	78°31'14"	20.56'	18.99'	N67°28'45"W
C3	6.00'	90°00'00"	9.42'	8.49'	S44°46'55"W
C4	6.00'	54°18'53"	5.69'	5.48'	S26°56'21"W
C5	6.00'	54°18'53"	5.69'	5.48'	S26°56'21"W
C6	94.00'	36°54'42"	60.56'	59.52'	S18°14'16"W
C7	24.00'	81°51'02"	34.29'	31.44'	S77°37'08"W
C8	130.00'	84°27'41"	191.64'	174.75'	S18°59'27"E

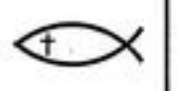
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C23	65.00'	20°51'22"	23.66'	23.53'	N29°56'49"W
C24	30.00'	108°31'05"	56.82'	48.70'	N34°44'13"E
C25	30.00'	112°36'34"	58.96'	49.92'	S34°42'09"E
C26	25.00'	68°23'18"	29.84'	28.10'	S55°48'02"W

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C29	84.50'	103°02'07"	151.96'	132.29'	N28°16'41"W
C30	139.50'	036°42'39"	89.38'	87.86'	N61°26'25"W
C31	79.00'	035°35'59"	49.09'	48.30'	S61°59'45"E
C32	145.00'	021°37'17"	54.72'	54.39'	S68°59'06"E
C33	79.00'	036°54'42"	50.89'	50.02'	N18°14'16"E
C34	21.00'	040°22'03"	14.80'	14.49'	N19°57'56"E
C35	21.00'	090°00'00"	32.99'	29.70'	N44°46'55"E
C36	15.00'	061°59'57"	16.23'	15.45'	S59°13'07"E
C37	15.27'	092°45'12"	24.71'	22.10'	N46°09'31"E
C38	15.00'	090°00'00"	23.56'	21.21'	N44°46'55"E

STATE ROAD No. 21
 (BLANDING BOULEVARD)
 (VARIABLE WIDTH RIGHT-OF-WAY PER FOOT RIGHT-OF-WAY MAP SECTION 71070)



PREPARED BY:
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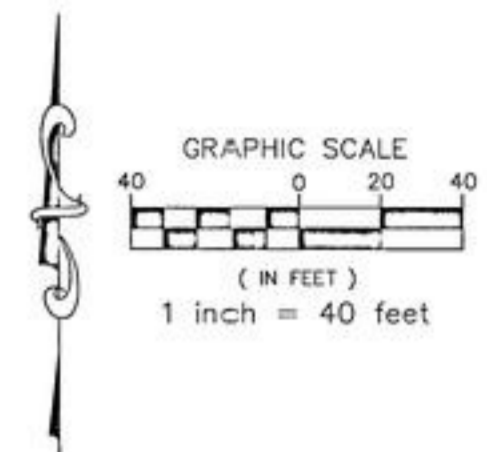
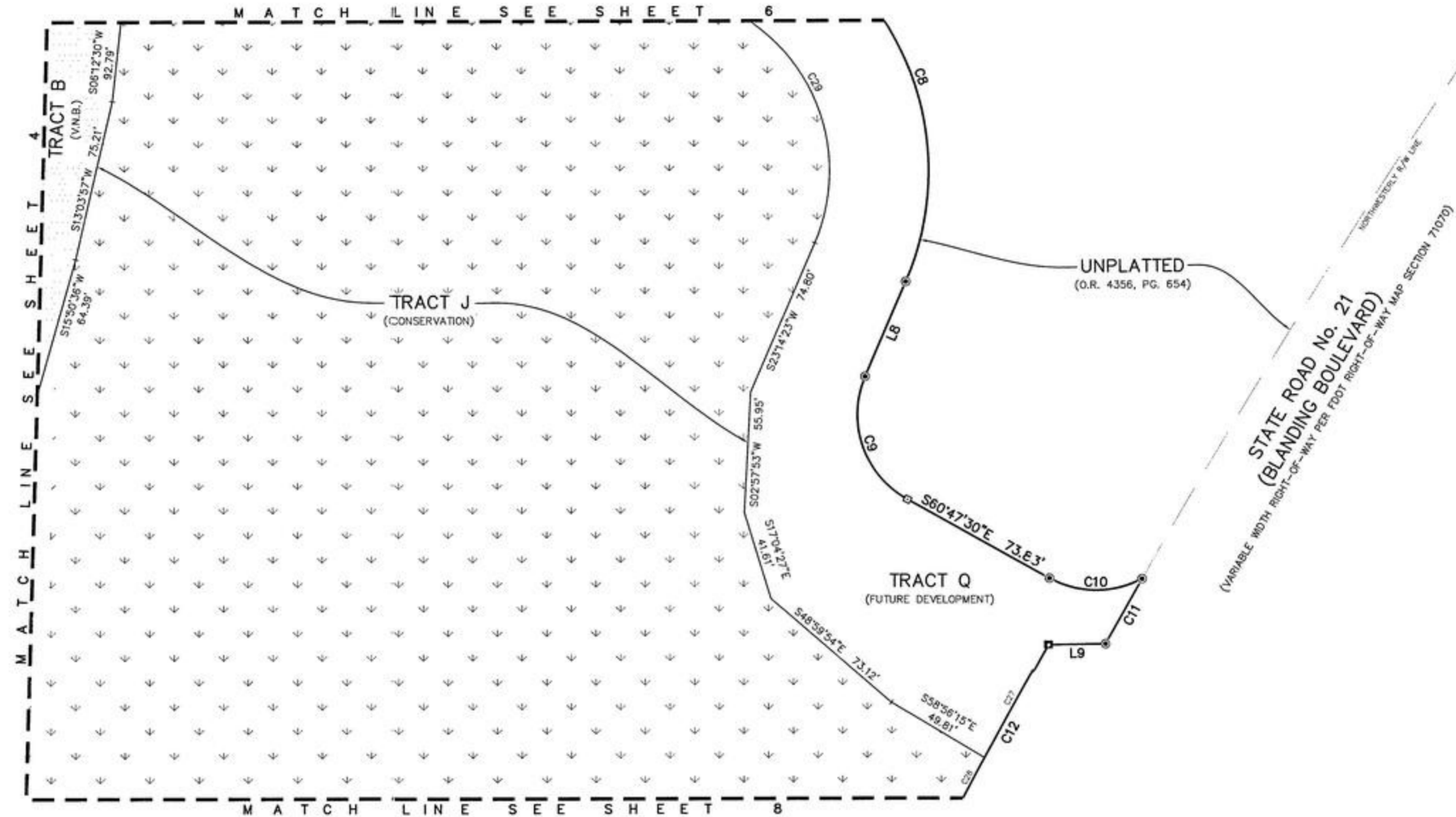
LONG BAY TOWNHOMES

A PORTION OF THE GEORGE BRANNING DONATION, SECTION 37, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK 69 PAGE 45

SHEET 7 OF 8 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L8	S23°14'23"W	47.63'
L9	S88°59'45"W	26.16'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C8	130.00'	84°27'41"	191.64'	174.75'	S18°59'27"E
C9	45.00'	84°01'53"	66.00'	60.24'	S18°46'33"E
C10	44.00'	57°52'24"	44.44'	42.58'	S89°43'42"E
C11	3892.22'	00°30'21"	34.36'	34.36'	S28°21'22"W
C12	3914.72'	06°21'24"	434.31'	434.09'	S25°53'58"W
C27	3914.72'	00°52'42"	60.01'	60.01'	S28°38'19"W
C28	3914.72'	05°28'42"	374.30'	374.16'	S25°27'37"W
C29	84.50'	103°02'07"	151.96'	132.29'	N28°16'41"W



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PLAT BOOK 69 PAGE 46

SHEET 8 OF 8 SHEETS

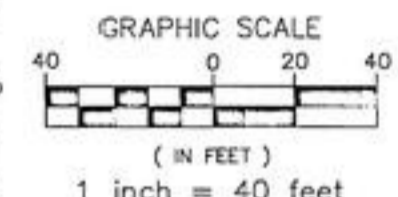
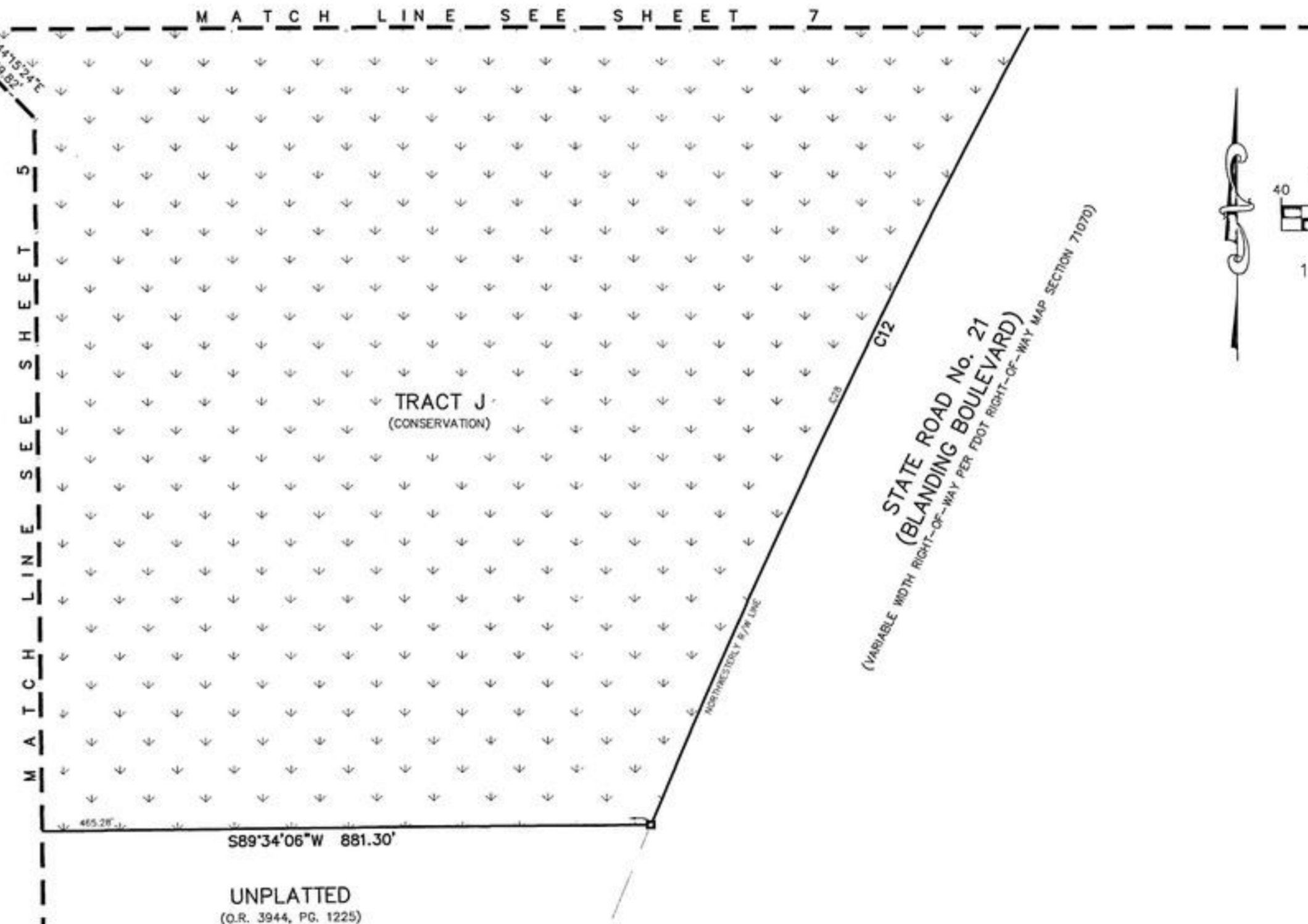
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION:

A PORTION OF THE GEORGE BRANNING DONATION, SECTION 37, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 1039, PAGE 54 AND OFFICIAL RECORDS BOOK 1039, PAGE 615, LESS & EXCEPT THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 3842, PAGE 1907, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID GEORGE BRANNING DONATION, SECTION 37; THENCE SOUTH 00°21'41" WEST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 2046.00 FEET; THENCE NORTH 88°59'37" EAST, DEPARTING LAST SAID LINE, AND ALONG A NON-BOUNDARY LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 220, ALSO KNOWN AS LONG BAY ROAD, BEING A 100.00 FOOT RIGHT OF WAY, SAID POINT BEING THE SOUTHWEST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 398, PAGE 408 AND ALSO BEING THE NORTHWEST CORNER OF SAID LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 1039, PAGE 54 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE NORTH 88°59'37" EAST, ALONG THE NORTH LINE OF LAST SAID LANDS, ALSO BEING THE SOUTH LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 398, PAGE 408, OFFICIAL RECORDS BOOK 1522, PAGE 432 AND OFFICIAL RECORDS BOOK 3238, PAGE 44, ALL OF SAID PUBLIC RECORDS, A DISTANCE OF 1190.67 FEET; THENCE SOUTH 21°03'14" WEST, DEPARTING LAST SAID LINE, A DISTANCE OF 31.31 FEET; THENCE SOUTH 89°46'55" WEST, A DISTANCE OF 18.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.28 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°09'31" WEST, 21.72 FEET TO THE END OF SAID CURVE AT A NON-TANGENT POINT; THENCE SOUTH 00°00'01" EAST, A DISTANCE OF 73.54 FEET; THENCE SOUTH 30°08'34" WEST, A DISTANCE OF 88.92 FEET; THENCE SOUTH 73°15'39" WEST, A DISTANCE OF 50.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.56 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°28'45" WEST, 18.99 FEET TO THE END OF SAID CURVE AT A NON-TANGENT POINT; THENCE SOUTH 89°46'55" WEST, A DISTANCE OF 7.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 6.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.42 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°48'55" WEST, 8.49 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°13'05" EAST, A DISTANCE OF 8.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 6.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.69 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°56'21" WEST, 5.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 6.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.69 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°56'21" WEST, 5.48 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°13'05" EAST, A DISTANCE OF 26.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 94.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 60.56 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°14'16" WEST, 59.52 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 36°14'37" WEST, A DISTANCE OF 16.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 24.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.29 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°37'08" WEST, 31.44 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 191.64 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°59'27" EAST, 174.75 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 23°14'23" WEST, A DISTANCE OF 47.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°46'33" EAST, 60.24 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 60°47'30" EAST, A DISTANCE OF 73.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 44.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.44 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°43'42" EAST, 42.58 FEET TO A POINT ON THE PRESENT WEST RIGHT OF WAY LINE OF STATE ROAD NO. 21, BLANDING BOULEVARD, BEING A VARIABLE WIDTH RIGHT OF WAY PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 71070, SAID POINT LYING ON A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 392.22 FEET; THENCE SOUTHWESTERLY ALONG SAID PRESENT WEST RIGHT OF WAY LINE, THE FOLLOWING 3 COURSES AND DISTANCES: COURSE 1) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.36 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°21'22" WEST, 34.36 FEET TO THE END OF SAID CURVE BEING AT A TRANSITION IN THE RIGHT OF WAY WIDTH; COURSE 2) THENCE SOUTH 88°59'45" WEST, ALONG SAID RIGHT OF WAY TRANSITION LINE, A DISTANCE OF 26.16 FEET TO THE NORTHEAST CORNER OF SAID LANDS AS RECORDED IN OFFICIAL RECORDS 1039, PAGE 68, SAID CORNER BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3914.72 FEET; COURSE 3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 434.31 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°53'58" WEST, 434.09 FEET TO A POINT ON SAID CURVE BEING THE SOUTHEAST CORNER OF LAST SAID LANDS ALSO BEING THE NORTHEAST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 3976, PAGE 295 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°34'06" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS AND THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 988, PAGE 373 OF SAID PUBLIC RECORDS, ALSO BEING THE SOUTH LINE OF SAID LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 1039, PAGE 68, A DISTANCE OF 881.30 FEET TO THE SOUTHWEST CORNER THEREOF, ALSO BEING THE NORTHWEST CORNER OF SAID LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 988, PAGE 373, SAID CORNER LYING ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF LONG BAY ROAD; THENCE NORTH 00°25'28" WEST, ALONG LAST SAID RIGHT OF WAY LINE, A DISTANCE OF 1038.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 24.51 ACRES, MORE OR LESS.



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C12	3914.72'	06°21'24"	434.31'	434.09'	S25°53'58"W
C28	3914.72'	05°28'42"	374.30'	374.16'	S25°27'37"W



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