

LONGLEAF RANCH

Being a portion of Sections 33 and 34, Township 5 South,
Range 24 East, Clay County, Florida.

CAPTION

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 24 EAST, LYING WEST OF STATE ROAD NO. 21, IN CLAY COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 33, (ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 34), AND RUN THENCE NORTH 88°25'31" WEST, ALONG THE SOUTH LINE OF SAID SECTION 33, (ALSO BEING THE NORTH LINE OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 24 EAST), A DISTANCE OF 1,310.36 FEET, TO THE SOUTHWEST CORNER OF THE EAST 1/2, OF THE SOUTHEAST 1/4, OF SAID SECTION 33, (ALSO BEING THE SOUTHEAST CORNER OF BLOCK 107, BLACK CREEK PARK UNIT ONE, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGES 21 THROUGH 33 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA); RUN THENCE NORTH 01°34'21" WEST, ALONG THE WEST LINE OF THE EAST 1/2, OF THE SOUTHEAST 1/4, AND THEN ALONG THE WEST LINE OF THE EAST 1/2, OF THE NORTHEAST 1/4, OF SECTION 33, A DISTANCE OF 3,404.81 FEET, TO A POINT AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 973, PAGE 304 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; RUN THENCE SOUTH 89°38'23" EAST, ALONG LAST SAID LINE, A DISTANCE OF 1,440.30 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 21, (A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 7107, DATED 8/3/44); RUN THENCE SOUTH 00°21'45" WEST, ALONG LAST SAID LINE, A DISTANCE OF 3,433.68 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 34, RUN THENCE SOUTH 88°24'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 51.41 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 4,841,862 SQUARE FEET, OR 112.30 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT FIRST FORTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS LONGLEAF RANCH, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT AMERICAN ENTERPRISE BANK OF FLORIDA, A BANK CHARTERED UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE MORTGAGE HOLDER ON THE AFOREMENTIONED LANDS, AND THAT ADAMS HOMES OF NORTHWEST FLORIDA, INC., A FLORIDA CORPORATION, AS THE HOLDER OF THAT CERTAIN MORTGAGE RECORDED OCTOBER 11, 2004, IN OFFICIAL RECORDS BOOK 2439, PAGE 1946, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE RECORDING OF THIS PLAT AND JOINS IN ITS ADOPTION. THIS PLAT, BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. THE DRIVE, NON-ACCESS EASEMENTS, EASEMENTS FOR DRAINAGE AND UTILITIES, AND UNOBSTRUCTED DRAINAGE EASEMENTS UPON, ACROSS, THROUGH AND OVER THE ENTIRETY OF TRACTS "L-1" AND "L-2" SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS. THE C.E.G. EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. AND ITS SUCCESSORS FOR USE IN ITS ELECTRIC DISTRIBUTION SYSTEM. THE RIGHTS-OF-WAY SHOWN ON THE PLAT AS LONGLEAF RANCH CIRCLE AND RANCH PINES WAY, ARE HEREBY IRREVOCABLY AND (TRACTS) WITHOUT RESERVATION DEDICATED TO CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS. TRACTS "C-1, C-2, C-3 AND C-4" (PERMANENT PRESERVATION AREAS) ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE LONGLEAF RANCH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. TRACT "D" (OPEN SPACE) IS HEREBY RESERVED TO FIRST FORTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY. THE UNOBSTRUCTED DRAINAGE EASEMENTS DEDICATED TO CLAY COUNTY UPON, ACROSS, THROUGH AND OVER TRACTS "L-1" AND "L-2" SHOWN ON THIS PLAT ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

(1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO THE LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON THE LAND HEREBY PLATTED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM THE DRIVE, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEMS, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THE DRAINAGE EASEMENTS BY CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS;

(2) TRACTS "L-1" AND "L-2" (STORMWATER MANAGEMENT FACILITIES) SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE LONGLEAF RANCH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, WHICH IS ESTABLISHED FOR THE PLACEMENT AND MAINTENANCE OF STORMWATER RETENTION/DETENTION LAKES AND FILTRATION SYSTEMS THEREIN. THE LONGLEAF RANCH HOMEOWNERS ASSOCIATION SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF SAID LAKES AND SYSTEMS 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, SOIL, CHEMICALS OR ANY OTHER SUBSTANCE OR THING THAT MAY EVER BE OR COME WITHIN SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE LONGLEAF RANCH HOMEOWNERS ASSOCIATION, INC.

(3) CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND FILTRATION SYSTEMS AND THAT WHICH RETAINS THEM TO EFFECT ADEQUATE DRAINAGE INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. CLAY COUNTY, FLORIDA, SHALL ALSO HAVE THE RIGHT TO ENTER UPON THE TRACTS "L-1" AND "L-2" EASEMENTS DEDICATED TO IT HEREIN FOR THE PURPOSE OF MAINTAINING THE SAME FROM TIME TO TIME WITHOUT BEING DEEMED EVER TO HAVE UNDERTAKEN THE CONTINUING OBLIGATION TO DO SO. FIRST FORTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DEVELOPER AND OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, SHALL INDEMNIFY CLAY COUNTY, FLORIDA AND HOLD IT HARMLESS FROM SUITS, ACTIONS, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR

FROM THE LAKES AND FILTRATION SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF FIRST FORTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITH LONGLEAF RANCH. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF FIRST FORTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SHALL BE SUBJECT TO IT. THE NON-ACCESS EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO CLAY COUNTY, FLORIDA AND ARE FOR THE PURPOSE OF PROHIBITING ALL MOTOR VEHICLE AND DRIVEWAY OR OTHER ROADWAY ACCESS TO, FROM OR THROUGH ANY OF THE LANDS UPON WHICH SUCH NON-ACCESS EASEMENTS ARE LOCATED BY WAY OF ANY PUBLIC ROAD OR ADJACENT LANDS SITUATED IMMEDIATELY ADJACENT TO SUCH NON-ACCESS EASEMENTS, PROVIDED, CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT AND POWER TO RELEASE ANY SUCH NON-ACCESS EASEMENT OR PORTION THEREOF IN ITS SOLE AND EXCLUSIVE DISCRETION FOR ANY REASON.

IN WITNESS WHEREOF, FIRST FORTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

8TH DAY OF March, A.D., 2005.

FIRST FORTY, LLC
A FLORIDA LIMITED LIABILITY COMPANY

Signed, sealed and delivered
in the presence of:

WITNESS: Anne G. Lara

TYPE OR PRINT NAME Anne G. Lara

WITNESS: Donna Passmore

TYPE OR PRINT NAME Donna Passmore

STATE OF FLORIDA, COUNTY OF CLAY

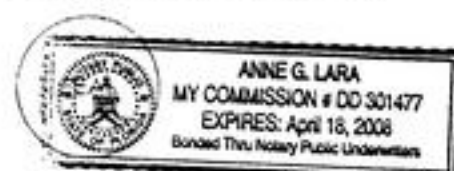
THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 8TH DAY OF March, A.D., 2005 BY MARY LOUISE DUNGEY, MEMBER, FIRST FORTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE FLORIDA LIMITED LIABILITY COMPANY. SHE IS PERSONALLY KNOWN TO ME.

Anne G. Lara
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME Anne G. Lara

MY COMMISSION EXPIRES: _____

BY: Mary Louise Dungey
MARY LOUISE DUNGEY, MEMBER,
FIRST FORTY, LLC, A FLORIDA
LIMITED LIABILITY COMPANY



STATE OF FLORIDA
COUNTY OF CLAY

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 4TH DAY OF MARCH, A.D., 2005 BY MICHAEL E. BRAREN, MEMBER, FIRST FORTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME.

J. L. Hardin
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME J. L. HARDIN

MY COMMISSION EXPIRES: 09-23-05

WITNESS: J. L. Hardin

TYPE OR PRINT NAME J. L. HARDIN

WITNESS: Sherry Hice

TYPE OR PRINT NAME Sherry Hice

AMERICAN ENTERPRISE BANK OF FLORIDA

A BANK CHARTERED UNDER THE LAWS OF THE STATE OF FLORIDA

Signed, sealed and delivered
in the presence of:

WITNESS: Anne G. Lara

TYPE OR PRINT NAME Anne G. Lara

WITNESS: Chris Gaston

TYPE OR PRINT NAME CHRIS GASTON

NOTARY FOR AMERICAN ENTERPRISE BANK OF FLORIDA
STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 7TH DAY OF March, A.D., 2005 BY PAMELA V. KORN, SR. VICE PRESIDENT OF AMERICAN ENTERPRISE BANK OF FLORIDA, ON BEHALF OF THE BANK, A BANK CHARTERED UNDER THE LAWS OF THE STATE OF FLORIDA, WHO IS PERSONALLY KNOWN TO ME.

Anne G. Lara
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME Anne G. Lara

MY COMMISSION EXPIRES: _____

"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 street 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 subdivision 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 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."

FIRST FORTY, LLC
A FLORIDA LIMITED LIABILITY COMPANY

Signed, sealed and delivered
in the presence of:

WITNESS: Anne G. Lara

TYPE OR PRINT NAME Anne G. Lara

WITNESS: Donna Passmore

TYPE OR PRINT NAME Donna Passmore

ADAMS HOMES OF NORTHWEST FLORIDA, INC.
A FLORIDA CORPORATION (MORTGAGEE JOINDER)

Signed, sealed and delivered
in the presence of:

WITNESS: Irving A. Herman

TYPE OR PRINT NAME IRVING A. HERMAN

WITNESS: Catherine Hummel May

TYPE OR PRINT NAME CATHERINE HUMMEL MAY

NOTARY FOR ADAMS HOMES OF NORTHWEST FLORIDA, INC.
STATE OF NORTH CAROLINA COUNTY OF DURHAM

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 3RD DAY OF March, A.D., 2005 BY WAYNE L. ADAMS, PRESIDENT OF ADAMS HOMES OF NORTHWEST FLORIDA, INC., ON BEHALF OF ADAMS HOMES, A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME.

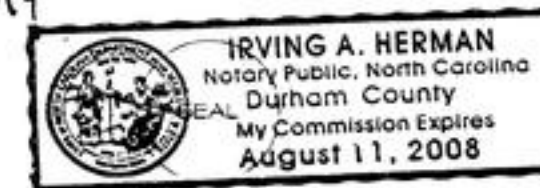
Irving A. Herman
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME IRVING A. HERMAN

MY COMMISSION EXPIRES: 8-11-08

ADAMS HOMES OF NORTHWEST FLORIDA, INC., A FLORIDA CORPORATION, AS THE HOLDER OF THAT CERTAIN MORTGAGE RECORDED OCTOBER 11, 2004, IN OFFICIAL RECORDS BOOK 2439, PAGE 1946, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE RECORDING OF THIS PLAT AND JOINS IN ITS ADOPTION.

BY: Wayne L. Adams
WAYNE L. ADAMS, PRESIDENT
ADAMS HOMES OF NORTHWEST FLORIDA, INC.,
A FLORIDA CORPORATION



Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5847 LUELLA STREET
Jacksonville, Florida 32207
Phone (904) 346-1733
Fax (904) 346-1736 L.B. No. 6661

D.R.C. DATE: 04/08/2004

PLAT BOOK 47 PAGE 22

SHEET 1 OF 12 SHEETS

TYPE I SUBDIVISION
LAND USE CATEGORY: RURAL RESIDENTIAL
ZONING: AR-1 COUNTRY ESTATES
TOTAL # OF LOTS: 13



J. L. Hardin
MY COMMISSION # DD 301477
EXPIRES: April 18, 2008
Bonded This Notary Public Under Law

SEAL



SEAL

Being a portion of Sections 33 and 34, Township 5 South,
Range 24 East, Clay County, Florida.

APPROVED THIS 25 DAY OF March, A.D. 2005

Chas. T. H.
DIRECTOR, DEPARTMENT OF ENGINEERING

APPROVED THIS 24th DAY OF March, A.D. 2005.

Paul Lowe
DIRECTOR, DEPARTMENT OF PLANNING

APPROVED THIS 25 DAY OF March, A.D., 2005.

Cheryl Miller
DIRECTOR, DEPARTMENT OF ZONING

EXAMINED AND APPROVED THIS 29th DAY OF March, A.D., 2005.
BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.

SCB
CHAIRMAN

Robert W. Liben
CLERK OF THE BOARD

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THIS IT COMPLIES
IN FORM WITH CHAPTER 171, FLORIDA STATUTES, AND IS FILED FOR RECORD IN
PLAT BOOK 47, PAGES 22 W-1-31 OF THE PUBLIC RECORDS OF
CLAY COUNTY, FLORIDA, THIS 30th DAY OF March, A.D., 2005

James B. Felt
CLERK OF THE CIRCUIT COURT

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT HE OR SHE HAS BEEN
OBTAINED BY CLAY COUNTY TO REVIEW THIS PLAT ON BEHALF OF CLAY COUNTY,
FLORIDA, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 177.00(1),
FLORIDA STATUTES (2001), AND HAS DETERMINED THAT SAID PLAT CONFORMS
WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE UNDERSIGNED
DID NOT PREPARE THIS PLAT. THIS CERTIFICATE IS MADE AS OF THE 15th
DAY OF MARCH, 2005.

PRINT NAME: B. L. Pittman
FLORIDA REGISTRATION NO: 4827
PRINT ADDRESS: 90 RIVER ROAD
ORANGE PARK, FL

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, PLATTED AND DESCRIBED HEREON, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED THEREON ON SAID PLAT ACCORDING TO CHAPTER 171, FLORIDA STATUTES, AND THAT PERMANENT CONTROL POINTS WILL BE SET AS SHOWN ON SAID PLAT IN ACCORDANCE THEREWITH, THAT SAID SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN ON SAID PLAT COMPLIES WITH ALL REQUIREMENTS OF SAID CHAPTER.

SIGNED THIS 1st DAY OF MAY, A.D., 2005.


JONATHAN B. BOWAN
Florida Registered Land Surveyor No. 4600
5847 LUELLA STREET
Jacksonville, Florida 32207

Surveyor: A & J LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
5047 WUELLA STREET
JACKSONVILLE, FLORIDA 32207
(904) 346-1739

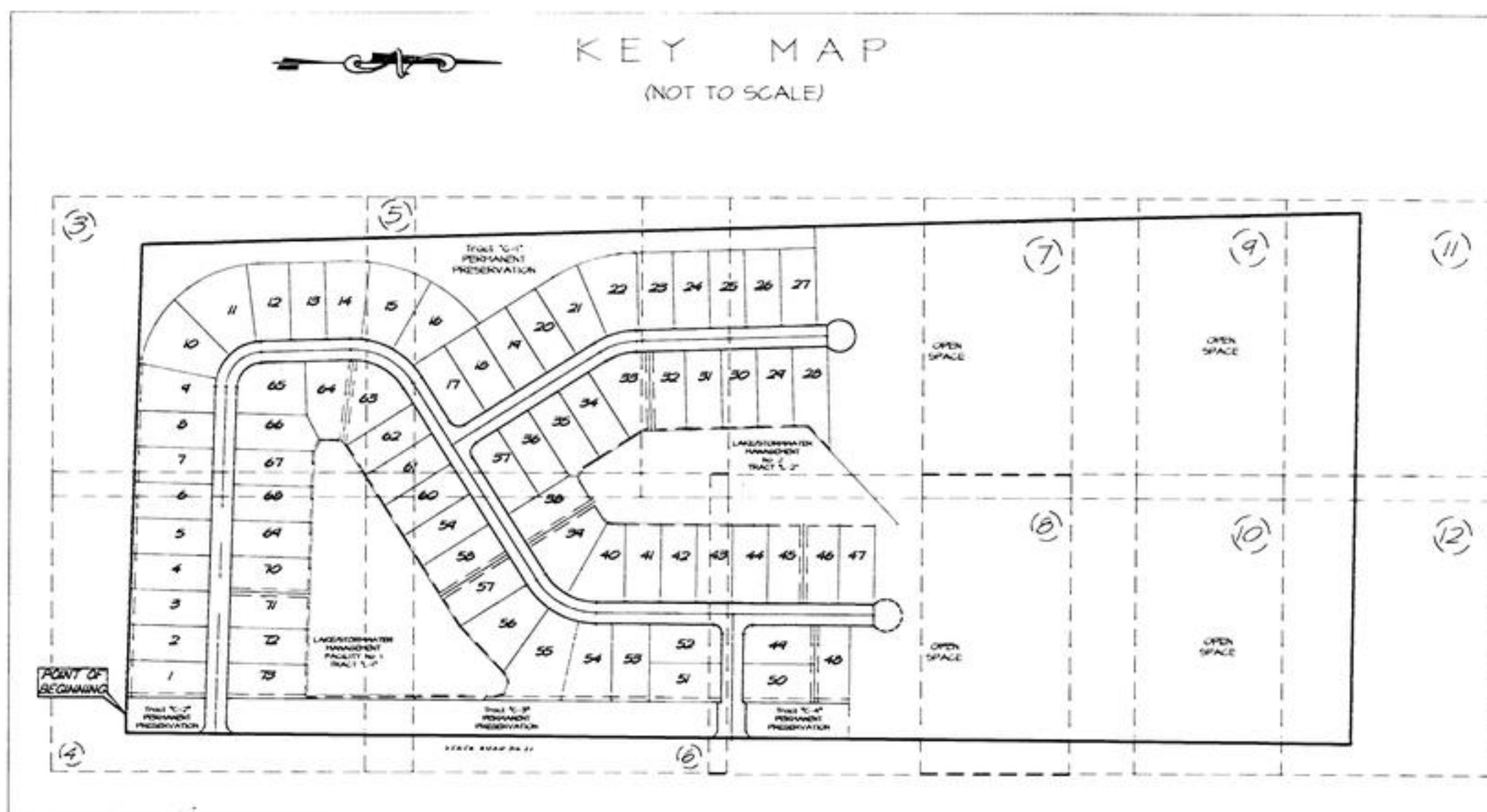
Engineer: SOUTHEAST ENGINEERING GROUP, INC.
8419 NEW KINGS ROAD
JACKSONVILLE, FLORIDA 32218
(904) 705-6000



VICINITY MAP
(NOT TO SCALE)

B.R.L.	BUILDING RESTRICTION LINE	P.C.C.	POINT OF COMPOUND CURVE
C.E.C.	CLAY ELECTRIC COOPERATIVE	R.	RADIUS
SQ. FT.	SQUARE FEET	L	ARC LENGTH
O.R.V.	OFFICIAL RECORDS VOLUME	CH.	CHORD DISTANCE
Pg.	PAGE	C4	TABULATED CURVE DATA
P.C.	POINT OF CURVATURE	R/W	RIGHT OF WAY
P.T.	POINT OF TANGENCY	□	DENOTES PERMANENT REFERENCE MONUMENT SET L.B. NO. 6661
P.R.C.	POINT OF REVERSE CURVE	○	DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661
R.P.	RADIUS POINT		
P.I.	POINT OF INTERSECTION		

KEY MAP
(NOT TO SCALE)



PLAT BOOK 47 PAGE 23
SHEET 2 OF 12 SHEETS

TYPE I SUBDIVISION

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF S.R. 21, AS S. 00°21'45" W.
2. ALL PLATTED UTILITY 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.
3. 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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
4. WHETHER DEPICTED ON THE PLAT OR NOT, THE DEVELOPER/OWNER HEREBY GRANTS CLAY ELECTRIC COOPERATIVE, INC. A 10 FOOT WIDE PERPETUAL EASEMENT FOR UTILITY SERVICES OVER, UNDER UPON AND ACROSS ALL LANDS LYING ADJACENT TO, PARALLEL WITH AND OUTSIDE OF THE AREAS SHOWN ON THE PLAT AS ROADS, STREETS, OR OTHER RIGHT OF WAY.
5. ALL EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED C.E.C. AND SHOWN ON PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. (C.E.C.).
6. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
7. 100.00' TO EBMJ DENOTES DISTANCE TO EASEMENTS.
(100.00' TO BUFFER) DENOTES DISTANCE TO BUFFERS.
8. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPIDE THE USE AND ACCESS OF SAID EASEMENT.
9. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
10. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
11. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES "X" AND "SHADED X", AS SHOWN ON FLOOD INSURANCE RATE MAP 120004, PANEL NO. 0102D, DATED: NOVEMBER 4, 1992. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
12. THE NON-ACCESS EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO CLAY COUNTY, FLORIDA, AND ARE FOR THE PURPOSE OF PROHIBITING ALL MOTOR VEHICLE AND DRIVEWAY OR OTHER ROADWAY ACCESS TO, FROM OR THROUGH ANY OF THE LANDS UPON WHICH SUCH NON-ACCESS EASEMENTS ARE LOCATED BY WAY OF ANY PUBLIC ROAD OR ADJACENT LANDS SITUATED IMMEDIATELY ADJACENT TO SUCH NON-ACCESS EASEMENTS, PROVIDED, CLAY COUNTY, ITS SUCCESSIONS AND ASSIGNS, SHALL HAVE THE RIGHT AND POWER TO RELEASE ANY SUCH NON-ACCESS EASEMENT OR PORTION THEREOF IN ITS SOLE AND EXCLUSIVE DISCRETION FOR ANY REASON.

*AR-1" COUNTRY ESTATES
TOTAL AREA FOR PROJECT: 112.00 ACRES

BUILDING SETBACKS:
FRONT - 20 FEET
SIDE - 20 FEET
REAR - 30 FEET

MINIMUM LOT WIDTH = 100 FEET
MINIMUM LOT AREA = 21,180 SQUARE FEET

ELECTRICAL SERVICE PROVIDER: CLAY ELECTRIC CO-OPERATIVE, INC.

American Enterprise Bank of Florida, a bank chartered under the laws of the State of Florida, as the holder of that certain Mortgage and Security Agreement dated July 28, 2004, and recorded in Official Records Volume 2410, page 1260, public records of Clay County, Florida, and that certain WCC Financing Statement dated July 28, 2004, and recorded in Official Records Volume 2410, page 1260, public records of Clay County, Florida, does hereby consent to the recording of this plat and joins in its adoption.

American Enterprise Bank of Florida,
a bank chartered under the laws of the State of Florida

By: Pamela V. Korn
Pamela V. Korn
Its Sr. Vice President

1987, Vice President

Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5847 LUELLA STREET
Jacksonville, Florida 32207
Phone (904) 346-1733
Fax (904) 346-1736 L.B. No. 6661

D.R.C. DATE: 04/08/2004

Owner:
FIRST FORTY, LLC
ONE SAN JOSE PLACE
SUITE 7
JACKSONVILLE, FLORIDA 32257
(904) 268-9990

LONGLEAF RANCH

Being a portion of Sections 33 and 34, Township 5 South,
Range 24 East, Clay County, Florida.

BLACK CREEK PARK
UNIT ONE
PLAT BOOK 11, PAGES 21-33

BLOCK 167

PLAT BOOK 47 PAGE 24
SHEET 3 OF 12 SHEETS

SEE SHEET 2 FOR GENERAL NOTES
TYPE I SUBDIVISION

OWNER: ROCKY R. & VICTORIA L. KEANE
33-05-24-006699-069-00

OWNER: TIMOTHY J. & STEPHANIE DHAENENS
33-05-24-006699-070-00

NOTE: UPLAND BUFFERS ARE SUBJECT TO A
CONSERVATION EASEMENT IN FAVOR OF THE
ST. JOHNS RIVER WATER MANAGEMENT
DISTRICT PURSUANT TO SECTION 704.06,
FLORIDA STATUTES.

OWNER: CHARLES B. HATCHER
33-05-24-006699-068-00

UNPLATTED LANDS OF
SECTION 4, TOWNSHIP 6 SOUTH,
RANGE 24 EAST

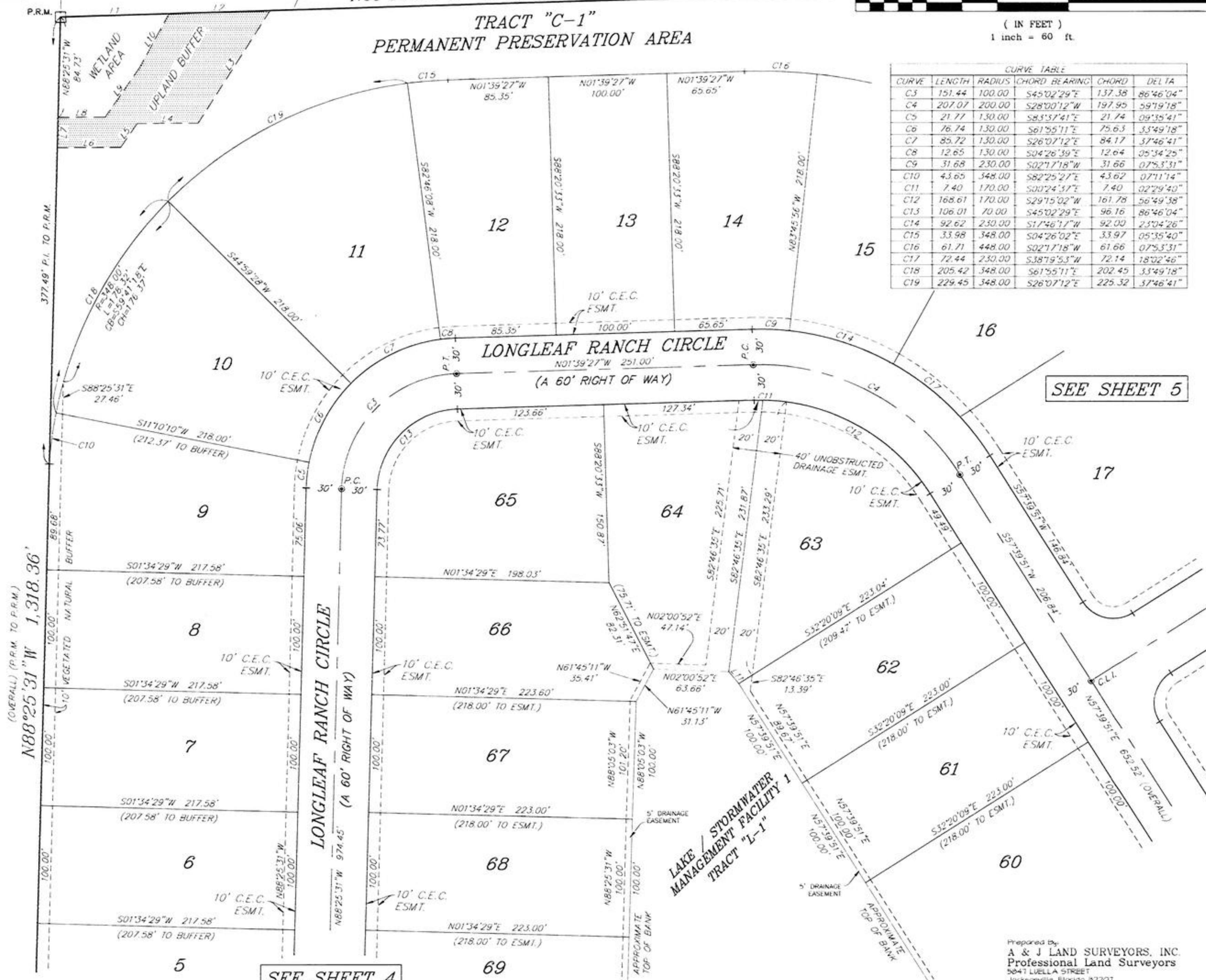
LINE	LENGTH	BEARING
L1	91.55	S01°39'27"E
L2	85.26	S01°39'27"E
L3	112.61	N57°17'23"W
L4	51.45	N00°17'33"W
L5	24.54	N54°55'26"W
L6	53.37	N00°09'02"W
L7	25.43	S88°25'31"E
L8	39.58	S00°16'29"E
L9	50.20	S54°55'26"E
L10	52.62	S61°07'14"E
L11	13.13	N50°36'11"E

N01°39'27"W 3,409.61' (OVERALL) (1,200' PRM TO PRM)

TRACT "C-1"
PERMANENT PRESERVATION AREA



CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C3	151.44	100.00	S45°02'29"E	137.38	86°46'04"
C4	207.07	200.00	S28°00'12"W	197.95	59°19'18"
C5	21.77	130.00	S83°37'41"E	21.74	09°35'41"
C6	76.74	130.00	S61°55'11"E	75.63	33°49'18"
C7	85.72	130.00	S26°07'12"E	84.17	37°46'41"
C8	12.65	130.00	S04°26'39"E	12.64	05°34'25"
C9	31.68	230.00	S02°17'18"W	31.66	07°53'31"
C10	43.65	348.00	S82°25'27"E	43.62	07°11'14"
C11	7.40	170.00	S00°24'37"E	7.40	02°29'40"
C12	168.61	170.00	S29°15'02"W	161.78	56°49'38"
C13	106.01	70.00	S45°02'29"E	96.16	86°46'04"
C14	92.62	230.00	S1°46'17"W	92.00	23°04'26"
C15	33.98	348.00	S04°26'02"E	33.97	05°35'40"
C16	61.71	448.00	S02°17'18"W	61.66	07°53'31"
C17	72.44	230.00	S38°19'53"W	72.14	18°02'46"
C18	205.42	348.00	S61°55'11"E	202.45	33°49'18"
C19	229.45	348.00	S26°07'12"E	225.32	37°46'41"



SEE SHEET 5

SEE SHEET 4

UNPLATTED LANDS OF
SECTION 4, TOWNSHIP 6 SOUTH,
RANGE 24 EAST

Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5847 LUELLA STREET
Jacksonville, Florida 32201
Phone (904) 346-1133
Fax (904) 346-1136 L.B. No. 6661

D.R.C. DATE: 04/08/2004

LONGLEAF RANCH

Being a portion of Sections 33 and 34, Township 5 South,
Range 24 East, Clay County, Florida.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft

PLAT BOOK 47 PAGE 25

SHEET 4 OF 12 SHEETS

SEE SHEET 2 FOR GENERAL NOTES
TYPE I SUBDIVISION

SEE SHEET 3

SEE SHEET 6

SEE SHEET 6

UNPLATTED LANDS OF
SECTION 4, TOWNSHIP 6 SOUTH,
RANGE 24 EAST
OWNER: VENTURE, L.L.C.

LAKE / STORMWATER
MANAGEMENT FACILITY 1
TRACT "L-1"

STATE ROAD No. 21

(A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER
STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF
WAY MAP, SECTION No. 7107, DATED 8/3/49)

Prepared By:
A & J LAND SURVEYORS, INC.
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Fax (904) 346-1136 L.B. No. 0001

D.R.C. DATE: 04/08/2004

LONGLEAF RANCH

Being a portion of Sections 33 and 34, Township 5 South,
Range 24 East, Clay County, Florida.

BLACK CREEK PARK

UNIT ONE

PLAT BOOK 11, PAGES 21-33

BLOCK 167

OWNER: GINA R. WALTERS
33-05-24-006699-074-00

PLAT BOOK 47 PAGE 26

SHEET 5 OF 12 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

OWNER: HEATHER M. & BRIAN W. TETO
33-05-24-006699-071-00

OWNER: LAWRENCE F. RUMF III
33-05-24-006699-072-00

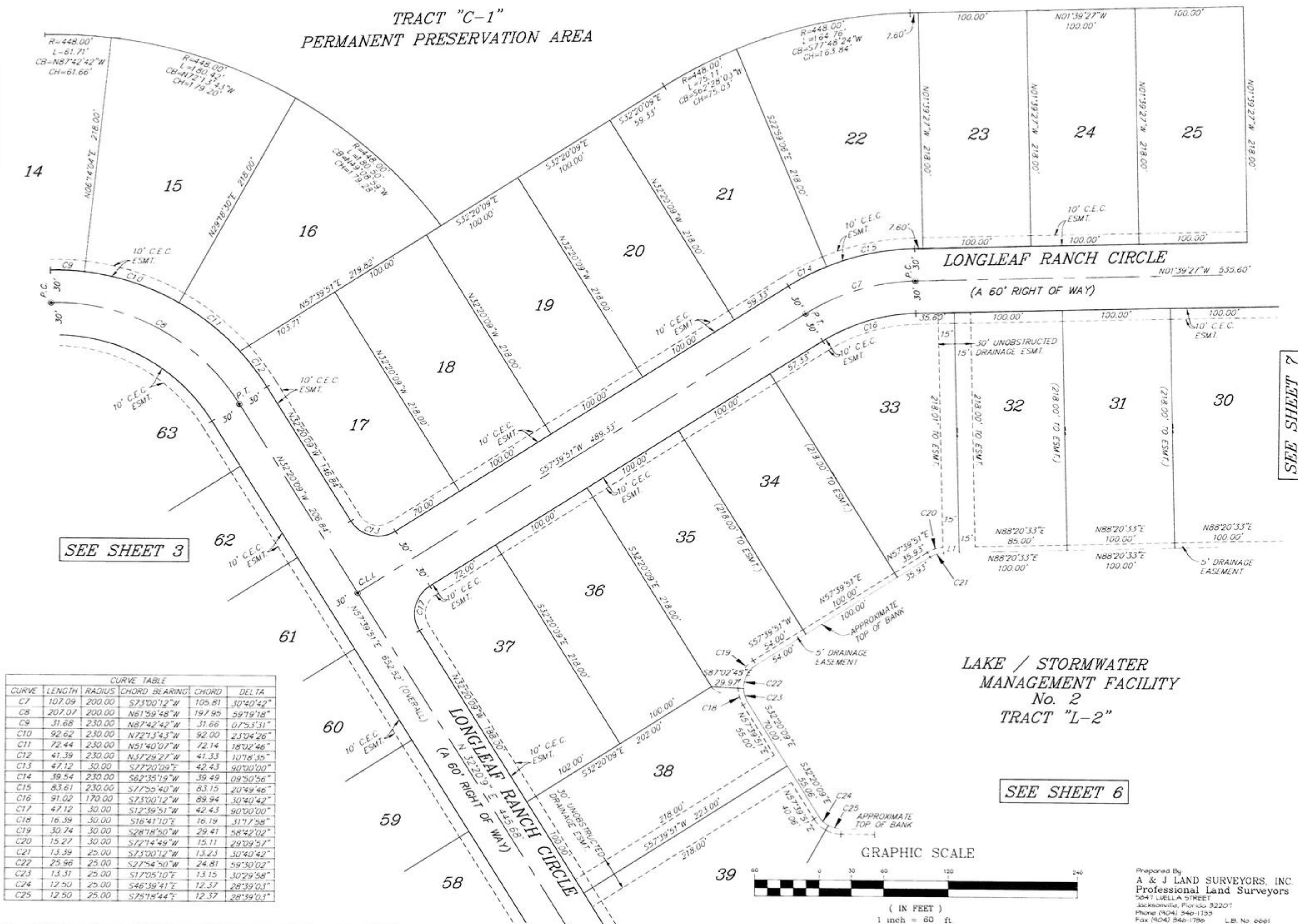
OWNER: WILLIAM D. JONES
33-05-24-006699-073-00

N01°39'27"W 3,409.61' (OVERALL) (1,200' PRM TO PRM)

P.R.M.

NORTH

TRACT "C-1" PERMANENT PRESERVATION AREA



Prepared By:
A & J LAND SURVEYORS, INC.
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Jacksonville, Florida 32207
Phone (904) 346-1733
Fax (904) 346-1736 L.B. No. 6661

D.R.C. DATE: 04/08/2004

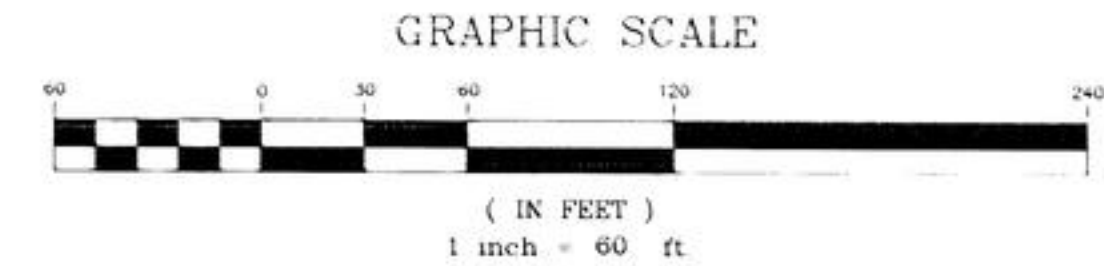
LONGLEAF RANCH

Being a portion of Sections 33 and 34, Township 5 South,
Range 24 East, Clay County, Florida.

PLAT BOOK 47 PAGE 27

SHEET 6 OF 12 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



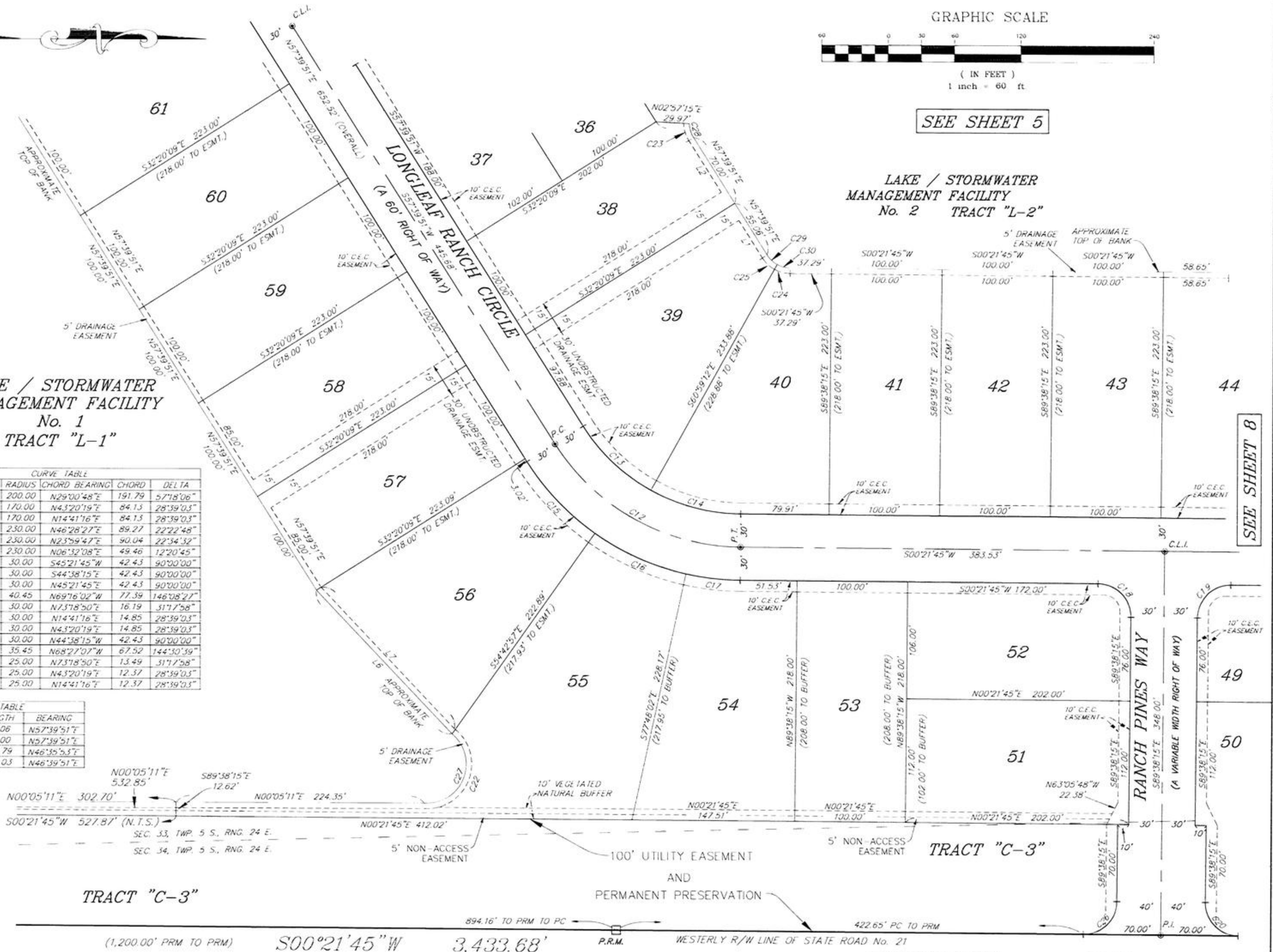
SEE SHEET 5

SEE SHEET 4

LAKE / STORMWATER
MANAGEMENT FACILITY
No. 1
TRACT "L-1"

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C12	200.02	200.00	N29°00'48"E	191.79	57°18'06"
C13	85.01	170.00	N43°20'19"E	84.13	28°39'03"
C14	85.01	170.00	N14°41'16"E	84.13	28°39'03"
C15	89.84	230.00	N46°28'27"E	89.27	22°22'48"
C16	90.62	230.00	N23°59'47"E	90.04	22°34'32"
C17	49.56	230.00	N06°32'08"E	49.46	12°20'45"
C18	47.12	30.00	S45°21'45"W	42.43	90°00'00"
C19	47.12	30.00	S44°38'15"E	42.43	90°00'00"
C20	47.12	30.00	N45°21'45"E	42.43	90°00'00"
C22	103.16	40.45	N69°16'02"W	77.39	146°08'27"
C23	16.39	30.00	N73°18'50"E	16.19	31°17'58"
C24	15.00	30.00	N14°41'16"E	14.85	28°39'03"
C25	15.00	30.00	N43°20'19"E	14.85	28°39'03"
C26	47.12	30.00	N44°38'15"W	42.43	90°00'00"
C27	89.40	35.45	N68°27'07"W	67.52	144°30'39"
C28	13.66	25.00	N73°18'50"E	13.49	31°17'58"
C29	12.50	25.00	N43°20'19"E	12.37	28°39'03"
C30	12.50	25.00	N14°41'16"E	12.37	28°39'03"

LINE	LENGTH	BEARING
L1	40.06	N57°39'51"E
L2	55.00	N57°39'51"E
L6	178.79	N46°35'53"E
L7	176.03	N46°39'51"E



SEE SHEET 8

STATE ROAD No. 21
(A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER
STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF
WAY MAP, SECTION No. 7107, DATED 8/3/49)

Prepared By:
A & J LAND SURVEYORS, INC.
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Fax (904) 346-1136 L.S. No. 6661

D.R.C. DATE: 04/08/2004

LONGLEAF RANCH

Being a portion of Sections 33 and 34, Township 5 South,
Range 24 East, Clay County, Florida.

BLACK CREEK PARK
UNIT ONE
PLAT BOOK 11, PAGES 21-33
BLOCK 167

PLAT BOOK 47 PAGE 28

SHEET 7 OF 12 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

OWNER: GINA R. WALTERS
33-05-24-006699-074-00

OWNER: THOMAS E. COCHRANE II
33-05-24-006699-075-00

OWNER: THOMAS E. COCHRAN II
33-05-24-006699-076-00

OWNER: ROGER E. & BARBARA W. GAVAGAN
33-05-24-006699-077-00

OWNER: MICHELE L. HOLLOWAY
33-05-24-006699-078-00

OWNER: ROBERT E. SPEARING
33-05-24-006699-079-00

OWNER: MARL L. & NORMA J. HAMMETTE
33-05-24-006699-080-00

N01°39'27"W 3,409.61' (OVERALL) (1,100' PRM TO PRM)

P.R.M.

PERMANENT
PRESERVATION
AREA

TRACT "C-1"

WETLAND JURISDICTIONAL
AREA

JURISDICTIONAL
WETLAND LINE

NOTE: UPLAND BUFFERS ARE SUBJECT TO A
CONSERVATION EASEMENT IN FAVOR OF THE
ST. JOHNS RIVER WATER MANAGEMENT
DISTRICT PURSUANT TO SECTION 704.06,
FLORIDA STATUTES.

SEE SHEET 5

SEE SHEET 9

LINE	LENGTH	BEARING
L1	62.48	N32°55'08"E
L2	37.32	N40°56'45"E
L3	39.02	N40°56'45"E
L4	45.45	N45°29'41"E
L5	23.16	N04°54'18"E
L15	27.47	S70°38'12"W
L16	23.65	N77°31'16"W
L17	22.39	N29°19'26"W
L18	34.36	N44°48'27"E
L19	32.56	N29°47'47"W
L20	39.51	N37°20'56"W
L21	63.30	N72°20'10"W
L22	100.22	N44°50'54"W
L23	43.82	N50°52'21"W
L24	76.70	N40°17'17"E
L25	14.93	S08°40'01"E
L26	58.81	S42°01'22"W
L27	24.93	S66°44'14"E
L28	13.61	N42°56'44"E
L29	14.16	S26°40'57"E
L30	42.23	S49°20'26"E
L31	77.35	N36°37'11"E
L32	60.80	N04°54'18"E
L33	11.04	N04°54'18"E
L34	37.19	N45°29'41"E
L35	12.83	N40°56'45"E
L36	66.26	N40°56'45"E
L37	28.65	N32°55'08"E

22

23

24

25

26

27

LONGLEAF RANCH CIRCLE

(A 60' RIGHT OF WAY)

TEMPORARY
CUL-DE-SAC
PROVIDED BY
DEVELOPER

TRACT "O"
OPEN
SPACE

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



33

32

31

30

29

28

SEE SHEET 5

LAKE / STORMWATER
MANAGEMENT FACILITY No. 2
TRACT "L-2"

SEE SHEET 8

Prepared By:
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D.R.C. DATE: 04/08/2004

LONGLEAF RANCH

Being a portion of Sections 33 and 34, Township 5 South,
Range 24 East, Clay County, Florida.

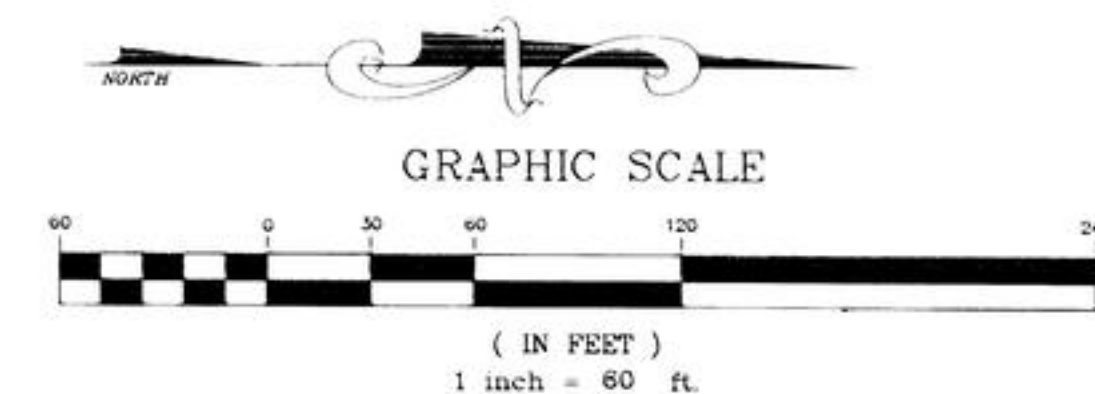
SEE SHEET 7

PLAT BOOK 47 PAGE 29

SHEET 8 OF 12 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

LAKE / STORMWATER MANAGEMENT FACILITY 2 TRACT "L-2"

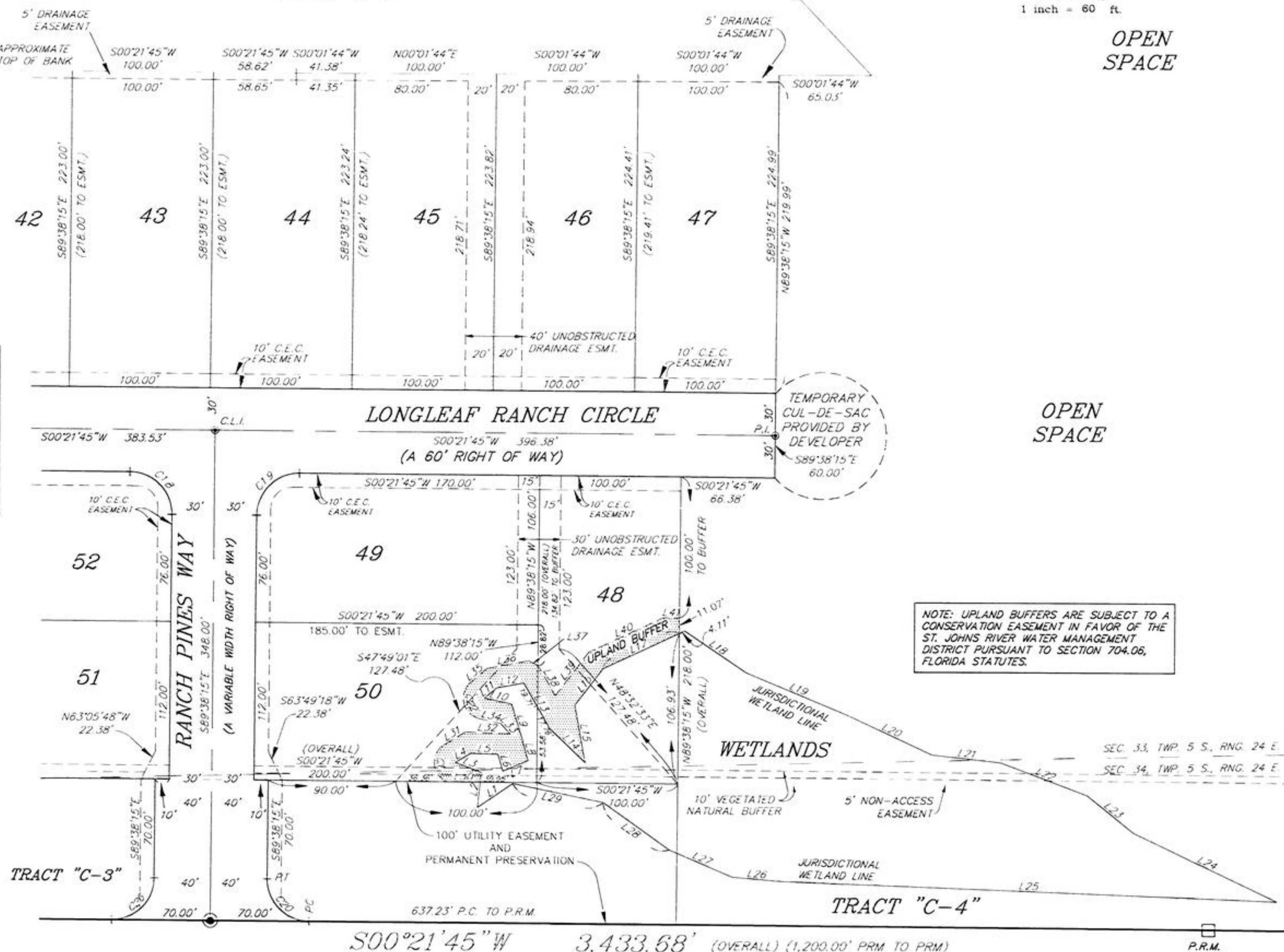


OPEN
SPACE

OPEN
SPACE

LINE	LENGTH	BEARING
L1	30.13	S34°14'18"E
L2	24.98	N83°38'12"W
L3	19.79	S20°52'59"W
L4	12.59	N31°13'34"W
L5	19.41	N02°01'44"E
L6	12.40	N73°51'06"E
L7	19.38	N22°37'52"W
L8	15.23	S74°22'43"W
L9	26.66	S73°15'28"W
L10	19.78	S12°12'30"W
L11	11.15	N40°29'59"W
L12	19.71	N10°16'04"W
L13	37.47	N60°20'18"E
L14	34.64	N43°37'56"E
L15	41.76	S79°43'59"W
L16	32.30	N52°33'39"W
L17	59.89	N25°00'00"W
L18	52.69	N34°02'16"E
L19	77.98	N22°35'47"E
L20	65.79	N24°57'24"E
L21	49.32	N06°24'00"E
L22	65.65	N20°39'48"E
L23	42.28	N38°45'55"E
L24	112.56	N25°26'05"E
L25	351.24	S02°07'16"W
L26	35.13	S04°53'57"W
L27	48.38	S23°13'39"W
L28	57.88	S35°23'49"W
L29	65.52	S11°42'49"W
L30	23.70	S00°21'45"W
L31	17.07	N31°13'34"W
L32	31.66	N02°01'44"E
L33	9.95	S48°02'56"W
L34	14.93	S12°12'30"W
L35	17.29	N40°29'59"W
L36	29.91	N10°16'04"W
L37	7.38	N27°10'40"E
L38	24.63	N59°54'27"E
L39	39.22	N52°33'39"W
L40	57.78	N25°00'00"W
L41	11.66	N00°21'45"E

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	32.81	15.00	N86°06'43"E	26.65	125°19'26"
C18	47.12	30.00	S45°21'45"W	42.43	90°00'00"
C19	47.12	30.00	S44°38'15"E	42.43	90°00'00"
C20	47.12	30.00	N45°21'45"E	42.43	90°00'00"
C22	31.24	15.00	N71°52'09"E	25.89	119°19'17"
C26	47.12	30.00	N44°38'15"W	42.43	90°00'00"



STATE ROAD No. 21
(A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER
STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF
WAY MAP, SECTION No. 7102, DATED 8/3/49)

Prepared by
A & J LAND SURVEYORS, INC.
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D.R.C. DATE: 04/08/2004

LONGLEAF RANCH

Being a portion of Sections 33 and 34, Township 5 South,
Range 24 East, Clay County, Florida.

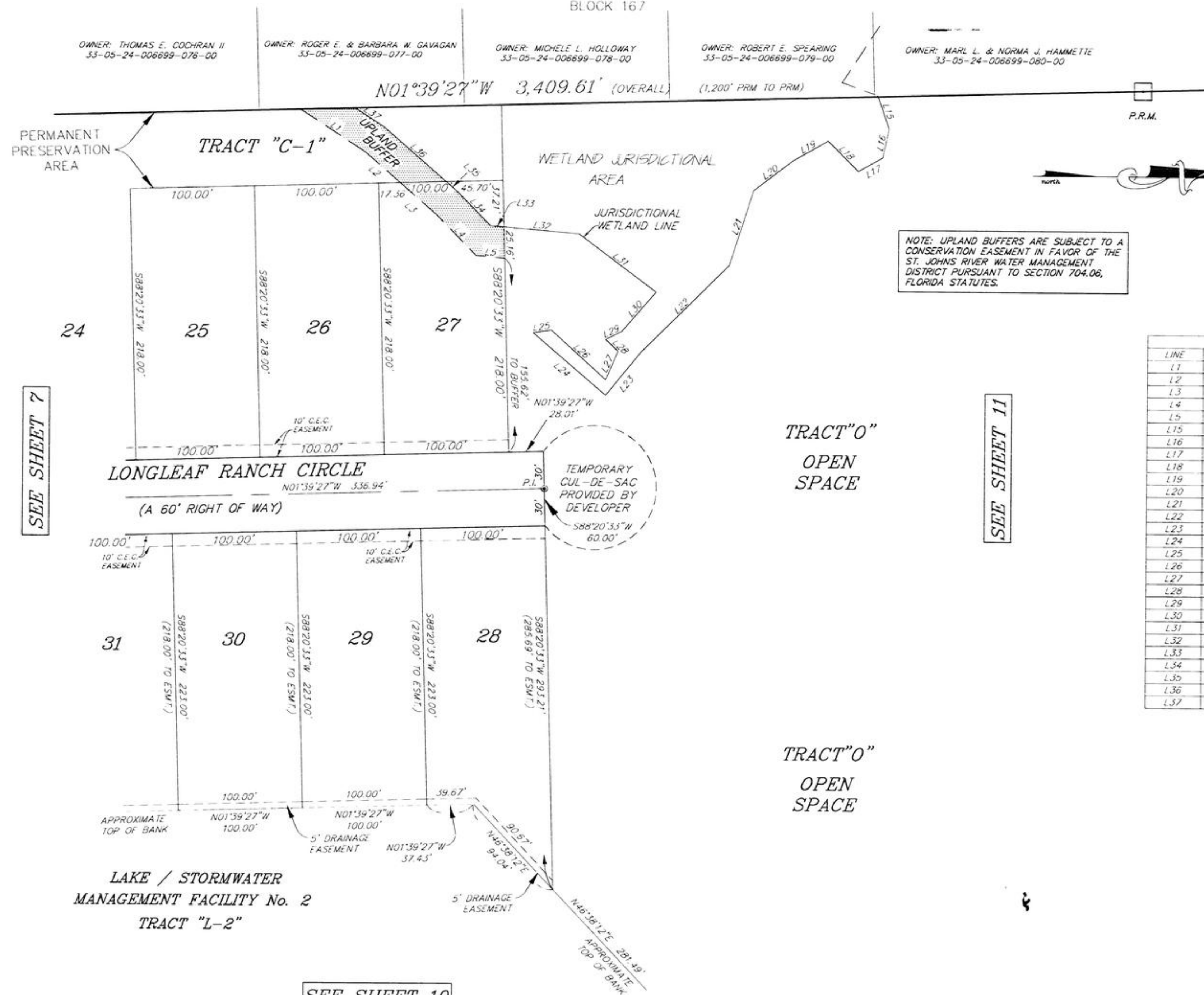
PLAT BOOK 47 PAGE 30

SHEET 9 OF 12 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

BLACK CREEK PARK
UNIT ONE
PLAT BOOK 11, PAGES 21-33

BLOCK 167



LONGLEAF RANCH

Being a portion of Sections 33 and 34, Township 5 South,
Range 24 East, Clay County, Florida.

PLAT BOOK 47 PAGE 31

SHEET 10 OF 12 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

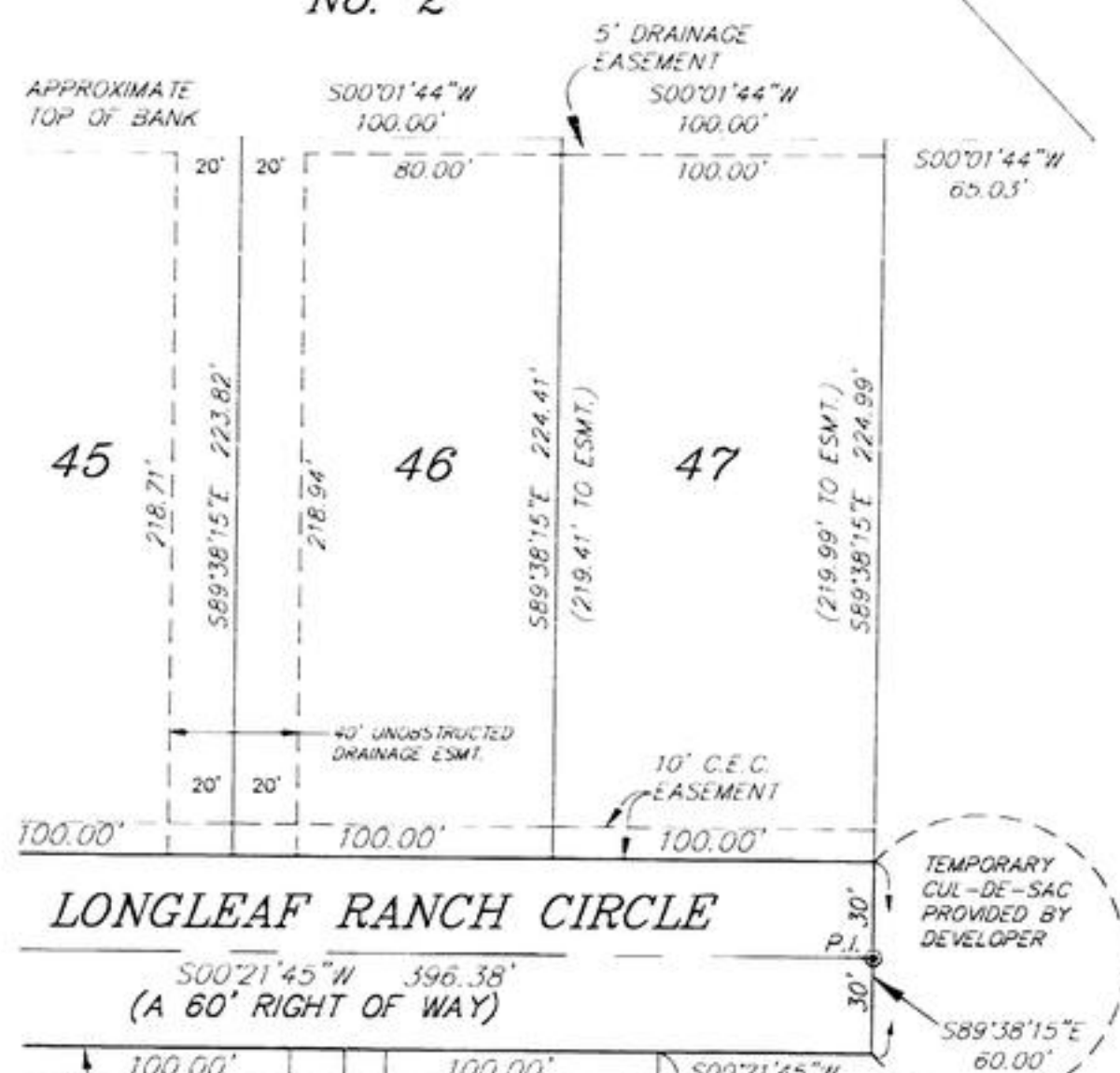


GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

SEE SHEET 9

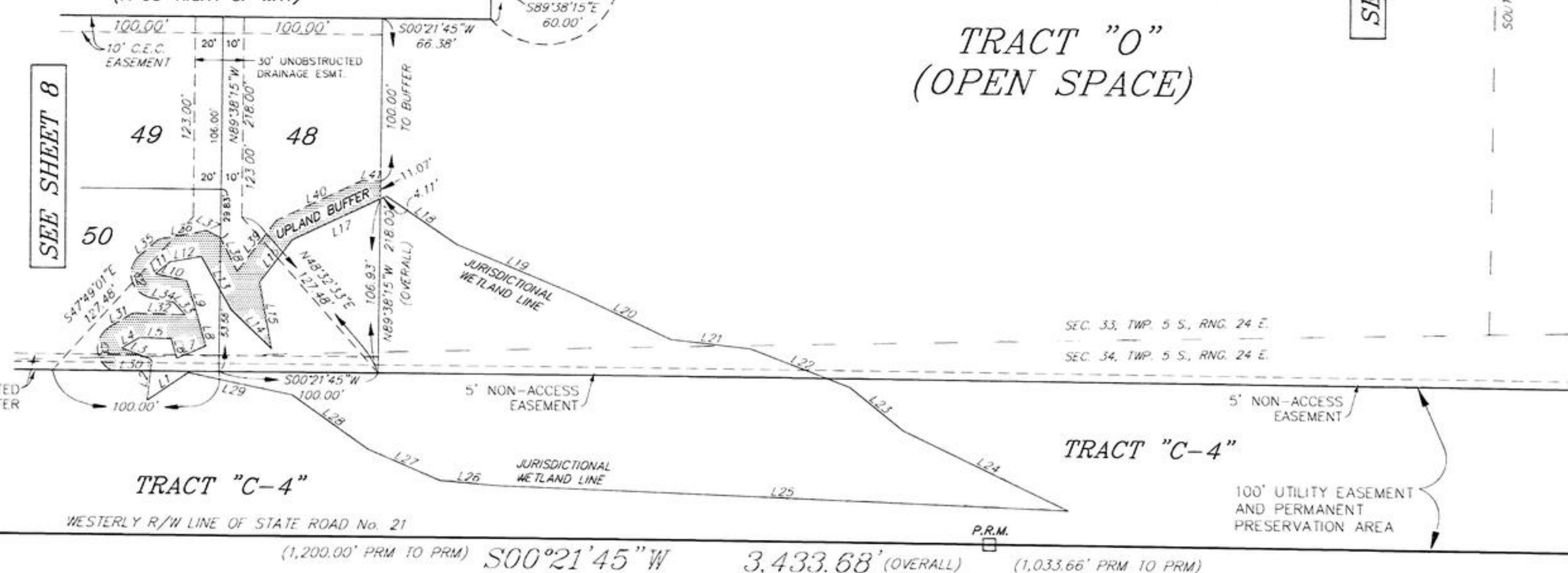
LAKE / STORMWATER MANAGEMENT FACILITY No. 2



LONGLEAF RANCH CIRCLE

(A 60' RIGHT OF WAY)

SEE SHEET 8



TRACT "C-4"

WESTERLY R/W LINE OF STATE ROAD No. 21

(1,200.00' PRM TO PRM) S00°21'45"W 3,433.68' (OVERALL) (1,033.66' PRM TO PRM)

STATE ROAD No. 21

(A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER
STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF
WAY MAP, SECTION No. 7107, DATED 8/3/49)

TRACT "O"
(OPEN SPACE)

TRACT "O"
(OPEN SPACE)

SEE SHEET 12

LINE	LENGTH	BEARING
L1	30.13	S34°14'18"E
L2	24.98	N83°38'12"W
L3	19.79	S20°52'59"W
L4	12.59	N31°13'34"W
L5	19.41	N02°01'44"E
L6	12.40	N73°51'06"E
L7	19.38	N22°37'52"W
L8	15.23	S74°22'43"W
L9	26.66	S73°15'28"W
L10	19.78	S12°12'30"W
L11	11.15	N40°29'59"W
L12	19.71	N10°16'04"W
L13	37.47	N60°20'18"E
L14	34.64	N43°37'56"E
L15	41.76	S79°43'59"W
L16	32.30	N52°33'39"W
L17	64.00	N29°00'00"W
L18	52.69	N34°02'16"E
L19	77.98	N22°35'47"E
L20	65.79	N24°51'24"E
L21	49.32	N06°24'00"E
L22	65.65	N20°39'48"E
L23	42.28	N38°45'55"E
L24	112.56	N25°26'05"E
L25	351.24	S02°07'16"W
L26	35.13	S04°53'57"W
L27	48.38	S23°13'39"W
L28	57.88	S35°23'49"W
L29	65.52	S11°42'49"W
L30	23.70	S00°21'45"W
L31	17.07	N31°13'34"W
L32	31.66	N02°01'44"E
L33	9.95	S48°02'56"W
L34	14.93	S12°12'30"W
L35	17.29	N40°58'48"W
L36	29.91	N10°16'04"W
L37	9.62	N27°10'40"E
L38	22.77	N62°57'26"E
L39	39.22	N52°33'39"W
L40	57.78	N25°00'00"W
L41	11.66	N00°21'45"E

NOTE: UPLAND BUFFERS ARE SUBJECT TO A
CONSERVATION EASEMENT IN FAVOR OF THE
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Prepared By:
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D.R.C. DATE: 04/08/2004

LONGLEAF RANCH

Being a portion of Sections 33 and 34, Township 5 South,
Range 24 East, Clay County, Florida.

BLACK CREEK PARK
UNIT ONE
PLAT BOOK 11, PAGES 21-33

BLOCK 167

PLAT BOOK 47 PAGE 32

SHEET 11 OF 12 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

OWNER: BEY-LI LEE & SCOTT BIALEK
33-05-24-006899-082-00

OWNER: FLORIDA D.O.T. DISTRICT 2
33-05-24-006744-002-01

OWNER: TYRONE & DORIS E. LEE
33-05-24-006744-002

OWNER: PAUL J. & JULIA W. DAVID
33-05-24-006699-081-00

N01°39'27"W 3,409.61' (OVERALL) (1,009.61' PRM TO PRM)

P.R.M.



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

TRACT "O"
(OPEN SPACE)

TRACT "O"
(OPEN SPACE)

SEE SHEET 12

NORTH LINE OF THE SOUTHEAST 1/4

SEE SHEET 10

S89°38'23"E 1,490.38' (OVERALL) (700.00' P.R.M. TO P.R.M.)

P.R.M.

WARRANTY DEED
GILMAN PAPER COMPANY TO
JOHN J. SNYDER, AS BISHOP OF THE
DIOCESE OF ST. AUGUSTINE
O.R. BOOK 973, PAGE 304

Prepared By:
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D.R.C. DATE: 04/08/2004

LONGLEAF RANCH

Being a portion of Sections 33 and 34, Township 5 South,
Range 24 East, Clay County, Florida.

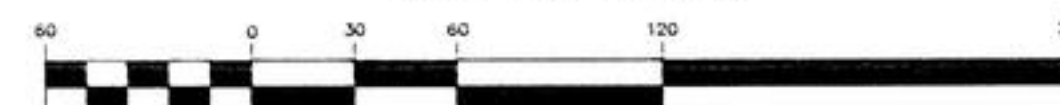
PLAT BOOK 47 PAGE 33

SHEET 12 OF 12 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

SEE SHEET 11

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



TRACT "O"
(OPEN SPACE)

TRACT "O"
(OPEN SPACE)

WARRANTY DEED
GILMAN PAPER COMPANY TO
JOHN J. SNYDER, AS BISHOP OF THE
DIOCESE OF ST. AUGUSTINE
O.R. BOOK 973, PAGE 304

S89°38'23"E 1,490.38' (OVERALL) (790.38' P.R.M. TO P.R.M.)

SEC. 33, TWP. 5 S., RNG. 24 E.

SEC. 34, TWP. 5 S., RNG. 24 E.

5' NON-ACCESS
EASEMENT

5' NON-ACCESS
EASEMENT

TRACT "C-4"

100' UTILITY EASEMENT
AND PERMANENT
PRESERVATION AREA

WESTERLY R/W LINE OF STATE ROAD No. 21

S00°21'45"W 3,433.68' (OVERALL) (1,033.66' PRM TO PRM)

STATE ROAD No. 21

(A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER
STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF
WAY MAP, SECTION No. 7107, DATED 8/3/49)

Prepared By:
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D.R.C. DATE: 04/08/2004