

LONGLEAF RANCH UNIT TWO

THAT PORTION OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 24 EAST, BEING A REPLAT OF A PORTION OF LOT 28, TRACT "O", TRACT "L-2", TRACT "C-1" AND TRACT "C-4" LONGLEAF RANCH, AS RECORDED IN PLAT BOOK 47, PAGES 22 AND 33 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

CAPTION

A PORTION OF LOT 28, TRACTS "O", TRACT "L-2", TRACT "C-1", AND TRACT "C-4" AS SHOWN ON MAP OF LONGLEAF RANCH, AS RECORDED IN PLAT BOOK 47, PAGES 22 THROUGH 33 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID TRACT "O", SAID CORNER ALSO BEING THE NORTHWESTERLY CORNER OF TRACT "C-1" OF SAID LONGLEAF RANCH AND BEING SITUATE IN THE EASTERLY LINE OF BLACK CREEK PARK, AS RECORDED IN PLAT BOOK 11, PAGES 21 THROUGH 33 OF THE PUBLIC RECORDS OF SAID COUNTY; FROM THE POINT OF BEGINNING THENCE NORTH 01°30'27" WEST, ALONG THE WESTERLY LINE OF SAID TRACT "O", THE SAME BEING THE EASTERLY LINE OF SAID BLACK CREEK PARK, A DISTANCE OF 1525.17 FEET TO A POINT SITUATE IN THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 973, PAGE 304 OF SAID PUBLIC RECORDS AND THE NORTHWESTERLY CORNER OF SAID TRACT "O"; THENCE SOUTH 88°38'23" EAST, ALONG THE LINE DIVIDING SAID TRACT "O" AND SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 973, PAGE 304, A DISTANCE OF 1490.38 FEET TO A POINT SITUATE IN THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 21 (A 100' RIGHT-OF-WAY AS NOW ESTABLISHED) ALSO BEING THE NORTHEAST CORNER OF SAID TRACT "C-4"; THENCE SOUTH 00°21'45" WEST ALONG SAID LINE, A DISTANCE OF 1410.88 FEET TO A POINT; THENCE THE FOLLOWING 4 COURSES AND DISTANCES THROUGH TRACT "CA" AND ALONG THE SOUTHERLY LINE OF SAID TRACT "O": COURSE NO.1) NORTH 89°38'15" WEST DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 318.00 FEET TO A POINT SITUATE IN THE EASTERLY RIGHT OF WAY LINE OF LONGLEAF RANCH CIRCLE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) ALSO BEING THE NORTHWEST CORNER OF LOT 48 SAID LONGLEAF RANCH; COURSE NO. 2) THENCE NORTH 00°21'45" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 66.38 FEET TO THE NORTHERLY TERMINUS THEREOF; COURSE NO. 3) THENCE NORTH 89°38'15" WEST, ALONG SAID NORTHERLY TERMINUS AND THE NORTHERLY LINE OF LOT 47 AS SHOWN ON SAID MAP OF LONGLEAF RANCH, A DISTANCE OF 353.36 FEET TO A POINT SITUATE IN THE NORTHERLY LINE OF SAID TRACT "L-2"; COURSE NO. 4) THENCE SOUTH 48°38'12" WEST, ALONG THE LINE DIVIDING SAID TRACTS "O" AND "L-2", A DISTANCE OF 281.45 FEET TO A POINT SITUATE IN THE EASTERLY LINE OF LOT 28 OF SAID LONGLEAF RANCH; THENCE NORTH 01°30'27" WEST, DEPARTING SAID DIVIDING LINE AND ALONG A NORTHERLY PROLONGATION OF SAID EASTERLY LINE, A DISTANCE OF 62.57 FEET TO A POINT SITUATE IN THE NORTHERLY LINE OF SAID LOT 28 OF SAID LONGLEAF RANCH; THENCE THE FOLLOWING THREE COURSES AND DISTANCE ALONG THE SOUTHERLY LINE OF SAID TRACT "O" COURSE NO.1) SOUTH 88°20'35" WEST, ALSO ALONG THE NORTHERLY LINE OF LOT 28 OF SAID LONGLEAF RANCH AND THE NORTHERLY TERMINUS OF LONGLEAF RANCH CIRCLE, A DISTANCE OF 283.00 FEET TO A POINT SITUATE IN THE WESTERLY RIGHT OF WAY LINE OF SAID LONGLEAF RANCH CIRCLE; COURSE NO. 2) THENCE SOUTH 01°30'27" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 28.01 FEET TO THE NORTHEAST CORNER OF LOT 27 AS SHOWN ON SAID MAP OF LONGLEAF RANCH; COURSE NO. 3) THENCE SOUTH 88°20'35" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALSO ALONG THE NORTHERLY LINE OF SAID LOT 27 AND THE NORTHERLY TERMINUS OF SAID TRACT "C-1", A DISTANCE OF 278.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT "O" AND THE POINT OF BEGINNING. THE LANDS THUS DESCRIBED, CONTAINS 2,100,900 sq. ft. 48.23 ACRES

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT FIRST FORTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND LONGLEAF RANCH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS LONGLEAF RANCH UNIT TWO, 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 MORTGAGEE HOLDER ON THE AFORESAIDED LANDS, AND THAT AMERICAN ENTERPRISE BANK OF FLORIDA, A FLORIDA CORPORATION, AS THE HOLDER OF THAT CERTAIN MORTGAGE RECORDED AUGUST 15, 2007 IN OFFICIAL RECORDS BOOK 2410, PAGE 1236, AS MODIFIED IN OFFICIAL RECORDS BOOK 2775, PAGES 1,2,3 AND 4 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, DO HEREBY CONSENT TO THE RECORDING OF THIS PLAT AND JOINS IN ITS ADOPTION AND DEDICATION. 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", "L-2" AND "L-3" SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS. THE C.E.C. 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 THIS PLAT AS LONGLEAF RANCH CIRCLE AND TALL PINES LAKE ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS. THE VEGETATIVE NATURAL BUFFERS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE BY THE INDIVIDUAL LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS.

(Tracts)
TRACTS "C-1" AND "C-4" (PERMANENT PRESERVATION AREAS) ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE LONGLEAF RANCH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS. THE UNOBSTRUCTED DRAINAGE EASEMENTS DEDICATED TO CLAY COUNTY UPON, ACROSS, THROUGH AND OVER TRACTS "L-1", "L-2" AND "L-3" 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 TRAVEL, 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", "L-2", AND "L-3" (STORMWATER MANAGEMENT FACILITIES) SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE LONGLEAF RANCH HOMEOWNERS ASSOCIATION, INC., A FLORIDA 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 TRAVEL, 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", "L-2" AND "L-3" EASEMENTS DEDICATED TO IT HEREIN FOR THE PURPOSE OF MAINTAINING THE SAME FROM TIME TO TIME WITHOUT BEING DEEMED EVER TO HAVE UNDERGONE THE CONTINUING OBLIGATION TO DO SO. FIRST FORTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DEVELOPER AND OWNERS 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, BODY 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 UNIT TWO. 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, AND LONGLEAF RANCH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS DAY _____ OF _____ A.D., 2007.

FIRST FORTY, LLC

A FLORIDA LIMITED LIABILITY COMPANY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: Arlene Rubin
Arlene Rubin

TYPE OR PRINT NAME

WITNESS: Charles M. Healey
Charles M. Healey

TYPE OR PRINT NAME

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

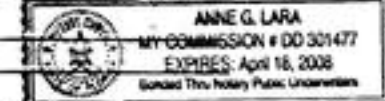
STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF February, 2007
A.D., 2007 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.

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

PRINT NAME

MY COMMISSION EXPIRES: _____



SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: Danna Passmore
Danna Passmore

TYPE OR PRINT NAME

WITNESS: James E. Bullard
James E. Bullard

TYPE OR PRINT NAME

BY: Michael E. Braren
MICHAEL E. BRAREN, MEMBER,
FIRST FORTY, LLC, A FLORIDA
LIMITED LIABILITY COMPANY

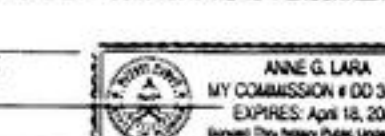
STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF February
A.D., 2007 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.

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

PRINT NAME

MY COMMISSION EXPIRES: _____



LONGLEAF RANCH HOMEOWNERS ASSOCIATION, INC.
A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: Arlene Rubin
Arlene Rubin

TYPE OR PRINT NAME

WITNESS: Charles M. Healey
Charles M. Healey

TYPE OR PRINT NAME

STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF February, A.D., 2007,
BY MARY LOUISE DUNGEY, PRESIDENT OF LONGLEAF RANCH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION,
ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

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

PRINT NAME

MY COMMISSION EXPIRES: _____

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MY COMMISSION EXPIRES: _____

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

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: Shelley M. Sepulveda
SHELLEY M. SEPULVEDA

TYPE OR PRINT NAME

WITNESS: Susan A. Sloan
SUSAN A. SLOAN

TYPE OR PRINT NAME

NOTARY FOR ADAMS HOMES OF NORTHWEST FLORIDA,
STATE OF FLORIDA, COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF February, A.D., 2007,
BY WAYNE L. ADAMS, PRESIDENT OF ADAMS HOMES OF NORTHWEST FLORIDA, INC., A FLORIDA CORPORATION,
ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Susan A. Sloan
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME

MY COMMISSION EXPIRES: 8/12/08



CLERK'S NOTE:

SEE LAND SURVEYOR'S

AFFIDAVIT DATED 6/26/07

OR BK 2913 PGS 1990-92

AND AFFIDAVIT (6/27/07)

OR BK 2914 PGS 170-172

BY: Mary Louise Dungey
MARY LOUISE DUNGEY, PRESIDENT

PLAT BOOK 52 PAGE 9
SHEET 1 OF 6 SHEETS

TYPE 1 SUBDIVISION
LAND USE CATEGORY: RURAL RESIDENTIAL
ZONING: AR-1 COUNTRY ESTATES
TOTAL # OF LOTS: 62

ENGINEER
HILL, BORING, DUAN & ASSOCIATES, INC.
7950 BELFORT PARKWAY, SUITE 1600
JACKSONVILLE, FLORIDA 32256

OWNER
FIRST FORTY, LLC
ONE SAN JOSE PLACE, SUITE 7
JACKSONVILLE, FLORIDA 32257

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 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 EFFECTS A LOT OR LOTS SOLD. TIME OF SUCH PERFORMANCE BEING OF THE ESSENCE, SAID GUARANTEE SHALL BE 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: Arlene Rubin
Arlene Rubin

TYPE OR PRINT NAME

WITNESS: Charles M. Healey
Charles M. Healey

TYPE OR PRINT NAME

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

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

APPROVED THIS 13th DAY OF FEBRUARY, A.D., 2007.

Clay T. Dungey
DIRECTOR, DEPARTMENT OF ENGINEERING

COUNTY DEPARTMENT OF PLANNING APPROVAL

APPROVED THIS 17th DAY OF February, A.D., 2007.

Michael H. Haff
DIRECTOR, DEPARTMENT OF PLANNING

COUNTY DEPARTMENT OF ZONING APPROVAL

APPROVED THIS 17th DAY OF February, A.D., 2007.

Michael H. Haff
DIRECTOR, DEPARTMENT OF ZONING

COUNTY COMMISSIONERS' CERTIFICATE

EXAMINED AND APPROVED THIS 13th DAY OF Feb, A.D., 2007.

BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.

James B. Jett
CLERK OF THE BOARD

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177, FLORIDA STATUTES, AND IS FILED FOR RECORD IN PLAT BOOK 52 PAGES 9 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 9th DAY OF February, 2007.

James B. Jett
CLERK OF THE CIRCUIT COURT

SURVEYOR'S CERTIFICATE OF REVIEW

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT HE OR SHE HAS BEEN RETAINED BY CLAY COUNTY TO REVIEW THIS PLAT ON BEHALF OF CLAY COUNTY, FLORIDA, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 177.081(1), FLORIDA STATUTES (2005), 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 DAY OF _____, 2007.

PRINT NAME: _____

FLORIDA REGISTRATION NO. _____

PRINT ADDRESS: _____

PREPARED BY:
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216

LONGLEAF RANCH UNIT TWO

THAT PORTION OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 24 EAST, BEING A REPLAT OF A PORTION OF LOT 28, TRACT "O", TRACT "L-2", TRACT "C1" AND TRACT "C-4" LONGLEAF RANCH, AS RECORDED IN PLAT BOOK 47, PAGES 22 AND 33 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

PLAT BOOK 52 PAGE 10
SHEET 2 OF 6 SHEETS

TYPE 1 SUBDIVISION
LAND USE CATEGORY: RURAL RESIDENTIAL
ZONING: AR-1 COUNTRY ESTATES
TOTAL # OF LOTS: 62

****SEE CLERK'S NOTE: LAND SURVEYOR'S AFFIDAVIT
RECORDED 6/26/07 IN OR 2913 PGS. 100-2 AND
AFFIDAVIT RECORDED 6/27/07 IN OR BK. 2914
PGS. 170-172.**



VICINITY MAP
(1" = 2000')

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY 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 ESMT.) 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 IMPED 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 120064, PANEL No. 01200, 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 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.
13. THE VEGETATED NATURAL BUFFER SHOWN HEREON IS TO REMAIN IN AN UNDISTURBED NATURAL STATE AND IS PART OF THE CLAY COUNTY APPROVED LANDSCAPE PLAN AND MAY NOT BE CLEARED BY ANY OWNER, OCCUPANT OR AGENT OF SAME.
14. THE PERMANENT PRESERVATION AREAS SHOWN HEREON ARE ZONED BY CLAY COUNTY FOR PRESERVATION AND MAY NOT BE CLEARED OR USED FOR ANY TYPE OF CONSTRUCTION, ANY EXISTING TREES WITHIN SAID PERMANENT PRESERVATION AREAS ARE PART OF THE CLAY COUNTY APPROVED LANDSCAPE PLAN FOR THIS PLAT.
15. THE AFOREMENTIONED TRACT "O" IN THE CAPTION COMPRISES OF ALL OF TRACT "O" RECORDED IN LONGLEAF RANCH PLAT BOOK 47, PAGES 22-33.

CURRENT ZONING

"AR-1" COUNTRY ESTATES
TOTAL AREA FOR PROJECT: 48.23 ACRES

BUILDING SETBACKS:

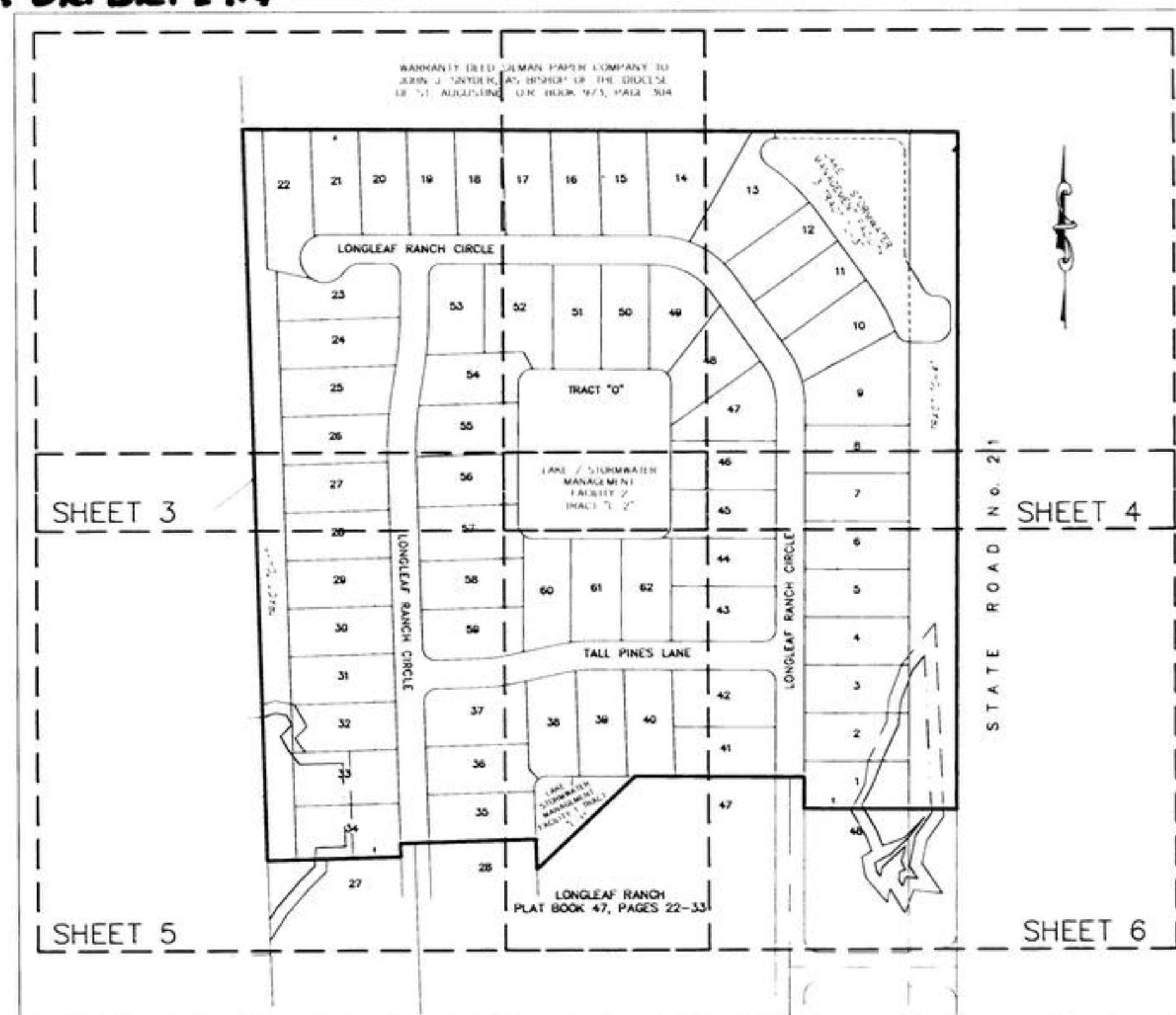
FRONT - 20 FEET
SIDE - 20 FEET
REAR - 30 FEET

MINIMUM LOT WIDTH = 100 FEET
MINIMUM LOT AREA = 21,780 SQUARE FEET

WATER SEWER PROVIDER: PRIVATE WELL & SEPTIC TANK
ELECTRICAL SERVICE PROVIDER: CLAY ELECTRIC CO-OPERATIVE, INC.

ABBREVIATIONS/LEGEND

□	DENOTES PERMANENT REFERENCE MONUMENT (4" x 4" CONCRETE MONUMENT LABELED "UB 3657" UNLESS OTHERWISE INDICATED).
○	DENOTES PERMANENT CONTROL POINT (NAIL AND DISK LABELED "UB 3657", UNLESS OTHERWISE INDICATED).
△	DENOTES DESIGNATED WETLANDS AREA.
CDW	DENOTES TABULATED CURVE DATA DESIGNATION.
E	DENOTES (ROAD) CENTERLINE.
LD	DENOTES TABULATED LINE DATA DESIGNATION.
LB	DENOTES LICENSED BUSINESS.
NO	DENOTES NUMBER.
P.C.	DENOTES POINT OF CURVATURE.
P.C.C.	DENOTES POINT OF COMPOUND CURVATURE.
P.I.	DENOTES POINT OF INTERSECTION.
P.R.C.	DENOTES POINT OF REVERSE CURVATURE.
P.T.	DENOTES POINT OF TANGENCY.
(R)	DENOTES RADIAL LINE, WHEN SO INDICATED.
R.P.	DENOTES RADIUS POINT.
R/W	DENOTES RIGHT-OF-WAY.
sq. ft.	DENOTES SQUARE FEET.
"-g"	DENOTES TRACT DESIGNATION.



KEY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED HEREON, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN ON SAID PLAT ACCORDING TO CHAPTER 177, 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 6th DAY OF FEBRUARY, A.D., 2007.

James D. Harrison, Jr.
JAMES D. HARRISON, JR.
FLORIDA REGISTERED LAND SURVEYOR AND MAPPER
CERTIFICATE NO. 2647, LICENSED BUSINESS NO. 3857
ALL AMERICAN SURVEYORS OF FLORIDA, INC. 6820
SOUTHPOINT PARKWAY, SUITE 1 JACKSONVILLE, FLORIDA
32216

PREPARED BY:
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216

LONGLEAF RANCH UNIT TWO

THAT PORTION OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 24 EAST, BEING A REPLAT OF A PORTION OF LOT 28, TRACT "O", TRACT "L-2", TRACT "C1" AND TRACT "C-4" LONGLEAF RANCH, AS RECORDED IN PLAT BOOK 47, PAGES 22 AND 33 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

PLAT BOOK 52 PAGE 11

SHEET 3 OF 6 SHEETS

SEE SHEET 1 FOR GENERAL NOTES

****SEE CLERK'S NOTE: LAND SURVEYOR'S
AFFIDAVIT RECORDED 6/26/07 IN
OR 2913 PGS. 1490-2 AND AFFIDAVIT
RECORDED 6/27/07 IN OR 2914
PGS. 170-172.**

WARRANTY DEED (1) GILMAN PAPER COMPANY (2) JOHN J. SNYDER, AS HEIR OR
OF THE DEED OF 1-1 ALLEGING ONE BOOK 975, PAGE 304

SECTION 55 (TOWNSHIP 5 SOUTH, RANGE 24 EAST)
55 (T) 24 (R) 24 (S) 24 (T) 24 (U) 24 (V) 24 (W) 24 (X) 24 (Y) 24 (Z)

TUNING ARE

NORTH LINE
OF TRACT "C"

1490.38' FOUND 4"x4"
P.C.M. # 666

790.38° P.R.M TO P.R.M.

CENTER LINE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD DELTA	
C1	109.28'	175.00'	N17°36'30"W	107.99'	35°36'30"
C2	165.12'	175.00'	N62°38'34"W	159.06'	54°03'38"
C3	139.56'	750.00'	N05°41'28"E	139.36'	10°39'52"
C4	165.97'	750.00'	S04°40'36"W	165.64'	12°40'56"
C5	64.73'	300.00'	S84°10'31"W	64.61'	1°24'51"
C6	54.16'	300.00'	N83°10'15"E	54.08'	10°20'30"

CURVE	CURVE DATA			CHORD	DELTA
	LENGTH	RADIUS	DELTA		
C7	39.27	25.00	844.3615°	35.26	90.0000°
C8	33.58	22.00	855.3615°	33.57	70.7133°
C9	24.77	20.00	880.2733°	24.77	53.2526°
C10	59.56	24.00	848.3613°	59.56	13.4038°
C11	30.26	22.00	843.2033°	30.26	90.0000°
C12	96.96	155.00	811.7363°	86.47	35.2630°
C13	136.81	155.00	862.3634°	131.79	54.9330°
C14	29.87	22.00	842.0137°	30.26	90.0000°
C15	85.64	78.00	830.0207°	85.65	61.7277°
C16	29.87	22.00	842.0137°	30.26	90.0000°
C17	29.87	22.00	842.0137°	30.26	90.0000°
C18	106.26	20.00	850.2034°	106.19	8.2720°
C19	5.73	72.00	901.2046°	5.73	92.7270°
C20	29.27	22.00	846.3617°	30.26	90.0000°
C21	48.74	20.00	883.0713°	48.67	10.2030°
C22	22.41	33.00	880.2141°	22.40	54.5326°
C23	44.03	33.00	880.2141°	43.78	7.7822°
C24	39.27	22.00	842.0137°	30.26	90.0000°
C25	88.79	20.00	852.0733°	88.64	11.2101°
C26	77.79	20.00	824.4730°	77.74	21.2426°
C27	34.85	20.00	840.2830°	34.80	9.4241°
C28	85.65	20.00	857.0130°	85.60	23.2549°
C29	72.95	20.00	879.2838°	72.57	20.2326°
C30	21.96	20.00	878.0149°	21.35	24.7368°
C31	106.24	20.00	850.3230°	106.07	12.2836°
C32	33.58	22.00	855.3615°	33.57	89.6150°
C33	29.27	22.00	846.3617°	30.26	90.0000°
C34	39.27	22.00	846.3617°	30.26	90.0000°
C35	7.39	72.00	900.2916°	7.39	92.0317°
C36	70.25	72.00	904.3726°	70.67	8.0130°
C37	23.84	72.00	903.9638°	23.84	23.0322°
C38	76.85	78.00	880.1110°	76.82	5.5124°
C39	59.56	78.00	901.5234°	59.70	7.0627°
C40	47.13	30.00	842.2117°	42.43	90.0000°
C41	26.89	30.00	822.1936°	26.89	51.2021°
C42	26.89	30.00	870.0136°	26.89	36.7933°
C43	21.84	30.00	840.0136°	21.84	9.4241°
C44	25.29	30.00	856.1229°	25.25	48.1837°
C45	10.15	30.00	900.2937°	10.11	19.2334°
C46	36.96	30.00	934.2030°	36.47	70.3531°
C47	46.46	423.00	846.0615°	148.68	20.1438°
C48	79.26	30.00	917.0434°	79.27	146.7031°
C49	116.13	30.00	847.5733°	116.43	90.0000°
C50	30.26	30.00	847.5733°	30.26	90.0000°
C51	53.21	513.00	930.0709°	53.19	5.9633°
C52	32.19	30.00	958.5738°	32.07	61.2031°
C53	29.27	20.00	844.3615°	30.26	90.0000°
C54	48.10	34.66	911.1131°	43.33	79.3033°
C55	34.74	28.76	957.3929°	36.67	69.3731°
C56	105.02	423.00	828.0820°	104.79	141.7939°
C57	31.50	423.00	848.0827°	31.50	41.9302°
C58	117.62	423.00	848.1130°	117.57	15.9837°
C59	45.97	423.00	848.5538°	45.92	9.7624°

[illegible]
$$\frac{1}{2} \left(\frac{1}{2} \right) = \frac{1}{4}$$

2011.05.12

N01°39'27"W

PERMANENT PRESERVATION ARE
VEGETATED NATURAL BUFFER
1009.6' P.R.M. TO P.R.M.

LONGLEAF RANCH CIRCLE
(A 60' RIGHT OF WAY)

LONGLEAF RANCH CIRCLE
450.00'
N01°39'27"W 800.00'

SEE SHEET 5

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

PREPARED BY:
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216

SEE SHEET 4

LONGLEAF RANCH UNIT TWO

THAT PORTION OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 24 EAST, BEING A REPLAT OF A PORTION OF LOT 28, TRACT "O", TRACT "L-2", TRACT "C1" AND TRACT "C-4" LONGLEAF RANCH, AS RECORDED IN PLAT BOOK 47, PAGES 22 AND 33 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

WARRANTY DEED GRANT PARTER COMPANY TO JOHN J. SYLVESTER, AS SUCCESSOR OF THE DIRECTOR OF ST. AUGUSTINE OR BEAR 9/3, PAGE 304

SECTION 33, TOWNSHIP 5 SOUTH, RANGE 24 EAST
S. 1/2, 24, 006/43, 001, 001

ADJACENT ARE

SECTION 34, TOWNSHIP 5 SOUTH, RANGE 24 EAST

PLAT BOOK 52 PAGE 12

SHEET 4 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

SEE CLERK'S NOTE:
LAND SURVEYOR'S AFFIDAVIT
RECORDED 6/26/07 IN OR 2913
PGS 1990-2 AND AFFIDAVIT
RECORDED 6/27/07 IN OR 2914
PGS. 170-172.

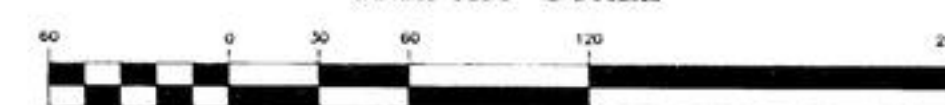
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	109.78	175.00	N17°36'30"W	107.99	33°58'30"
C2	152.12	175.00	N62°36'34"W	159.06	54°03'38"
C3	138.58	750.00	N02°41'28"W	139.38	10°29'52"
C4	192.87	750.00	S02°40'58"W	193.64	12°40'48"
C5	54.73	500.00	S84°10'31"W	54.61	12°21'57"
C6	54.16	500.00	N83°12'12"E	54.08	10°20'30"

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C7	38.27	25.00	N44°38'12"W	35.36	90°00'00"
C8	33.49	270.00	S84°38'24"E	33.47	7°08'24"
C9	24.77	270.00	S89°23'54"W	24.76	2°12'28"
C10	59.48	249.10	N84°26'31"E	59.32	13°40'38"
C11	38.27	25.00	S43°28'33"W	35.36	90°00'00"
C12	90.96	145.00	N17°36'30"W	89.47	33°58'30"
C13	136.81	145.00	N62°36'34"W	131.79	54°03'38"
C14	38.27	25.00	S43°28'33"W	35.36	90°00'00"
C15	85.64	780.00	N02°41'28"W	85.60	10°29'52"
C16	59.50	780.00	S02°40'58"W	59.45	12°40'48"
C17	47.35	720.00	S09°08'17"W	47.34	3°46'00"
C18	106.28	720.00	S03°01'24"W	106.16	8°27'20"
C19	5.73	720.00	S01°22'46"E	5.73	0°22'46"
C20	38.27	25.00	S46°28'27"E	35.36	90°00'00"
C21	48.74	270.00	N83°12'12"E	48.67	10°20'30"
C22	27.21	330.00	S89°21'41"W	27.20	4°42'28"
C23	44.00	330.00	S86°32'34"W	43.97	7°38'22"
C24	38.27	25.00	S46°28'27"E	35.36	90°00'00"
C25	50.81	200.00	N09°44'15"W	50.68	14°12'01"
C26	77.79	200.00	N24°42'30"W	77.32	21°44'29"
C27	34.85	200.00	N40°28'30"W	34.80	9°44'21"
C28	85.67	200.00	N57°17'01"W	85.00	23°50'48"
C29	72.96	200.00	N79°26'49"W	72.57	20°23'28"
C30	21.52	50.00	S78°01'49"W	21.30	24°39'36"
C31	108.74	50.00	S04°32'32"W	87.60	122°18'58"
C32	77.91	50.00	N78°44'40"E	70.20	89°18'30"
C33	38.27	40.00	S62°14'00"W	37.71	26°34'04"
C34	38.27	25.00	N44°38'23"W	35.36	90°00'00"
C35	7.39	720.00	N00°38'16"E	7.39	0°38'16"
C36	100.75	720.00	N04°57'28"E	100.67	8°01'00"
C37	25.84	720.00	N02°41'28"W	25.84	2°03'22"
C38	75.82	780.00	S08°14'10"W	75.82	0°14'10"
C39	96.78	780.00	S01°52'47"W	96.70	7°08'27"
C40	47.13	30.00	S42°21'17"E	42.43	90°00'00"
C41	28.89	30.00	S28°19'28"E	28.92	51°28'51"
C42	20.23	30.00	S70°19'08"E	19.85	28°36'12"
C43	21.84	30.00	N21°12'01"E	21.36	41°42'24"
C44	23.29	30.00	N66°12'22"E	23.00	48°18'32"
C45	10.15	30.00	N09°20'07"W	10.11	19°23'34"
C46	36.95	30.00	N54°20'30"W	34.67	70°33'31"
C47	149.48	423.00	N48°08'15"W	148.08	20°14'38"
C48	79.29	30.00	S17°04'34"W	87.47	148°28'17"
C49	47.13	30.00	N44°37'13"E	42.43	90°00'00"
C50	30.32	50.00	S18°59'31"E	29.86	34°44'44"
C51	53.21	513.00	N31°07'19"W	53.19	5°56'35"
C52	32.19	30.00	S28°32'38"E	30.67	61°29'13"
C53	39.27	20.00	N44°38'15"W	35.36	90°00'00"
C54	48.10	34.66	N31°11'51"E	44.33	79°30'53"
C55	34.74	28.76	S07°35'20"E	32.67	69°13'21"
C56	109.02	423.00	N28°28'00"W	104.75	14°13'59"
C57	31.50	423.00	N38°36'57"W	31.50	4°18'00"
C58	117.95	423.00	N48°14'16"W	117.57	12°58'37"
C59	6.43	423.00	N20°28'09"W	6.43	0°28'14"
C60	2.43	213.00	N24°12'42"W	2.43	0°18'17"

STATE ROAD NO. 21

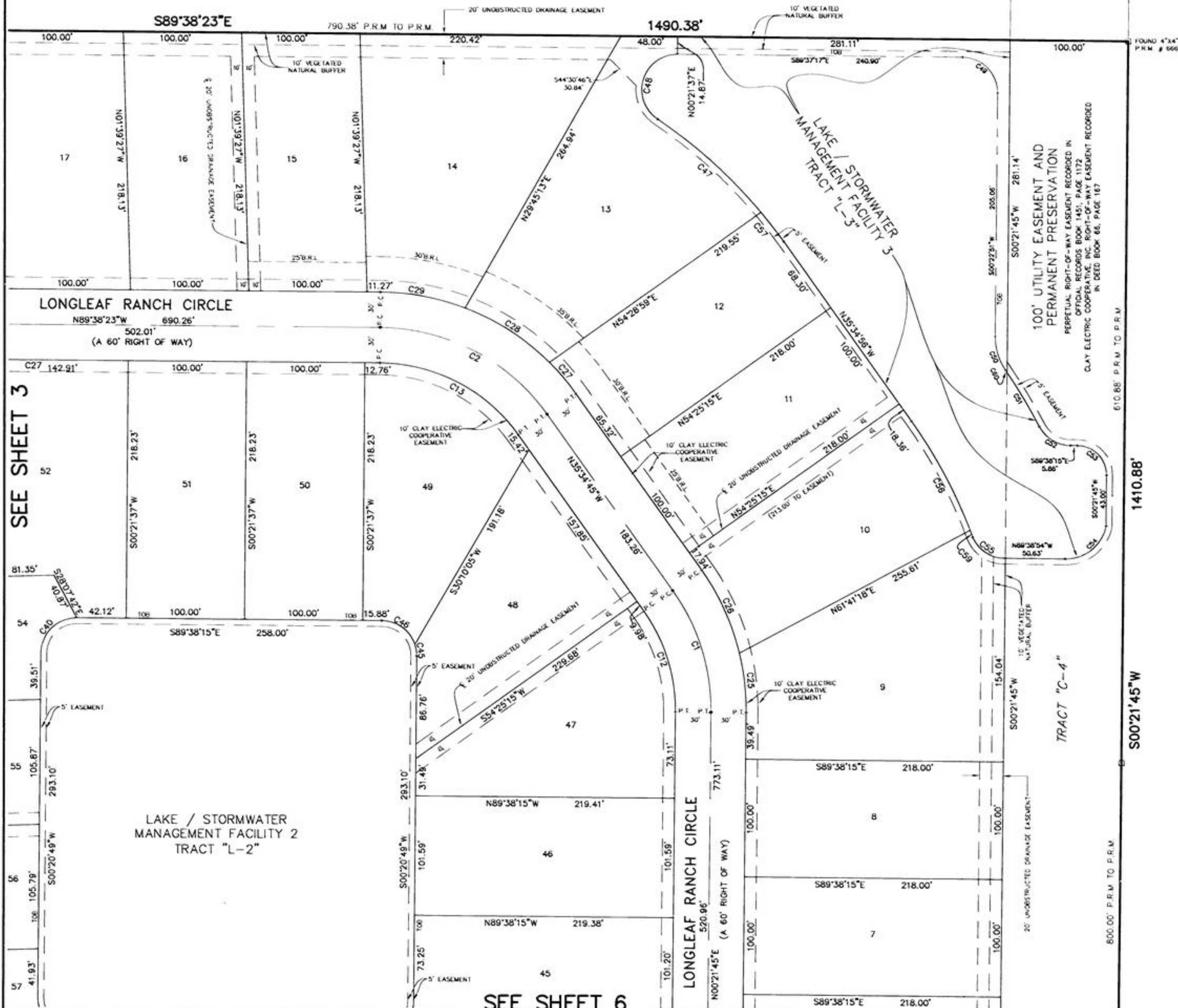
(A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER
STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF
WAY MAP, SECTION No. 7107, DATED 8/3/49)

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft

PREPARED BY:
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216



SEE SHEET 6

LONGLEAF RANCH UNIT TWO

THAT PORTION OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 24 EAST, BEING A REPLAT OF A PORTION OF LOT 28, TRACT "O", TRACT "L-2", TRACT "C1" AND TRACT "C-4" LONGLEAF RANCH, AS RECORDED IN PLAT BOOK 47, PAGES 22 AND 33 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

PLAT BOOK **52** PAGE **13**

SHEET 5 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

SEE SHEET 3

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	109.79	175.00	N17°36'30"W	107.99	30.26°30'
C2	165.12	175.00	N62°26'34"W	156.06	54.03°38'
C3	139.56	750.00	N02°41'28"E	138.36	10°36'42"
C4	165.97	750.00	S04°40'26"W	165.64	12°40'46"
C5	64.73	300.00	S84°10'31"W	64.61	12°21'47"
C6	54.16	300.00	N83°10'12"E	54.06	10°20'35"

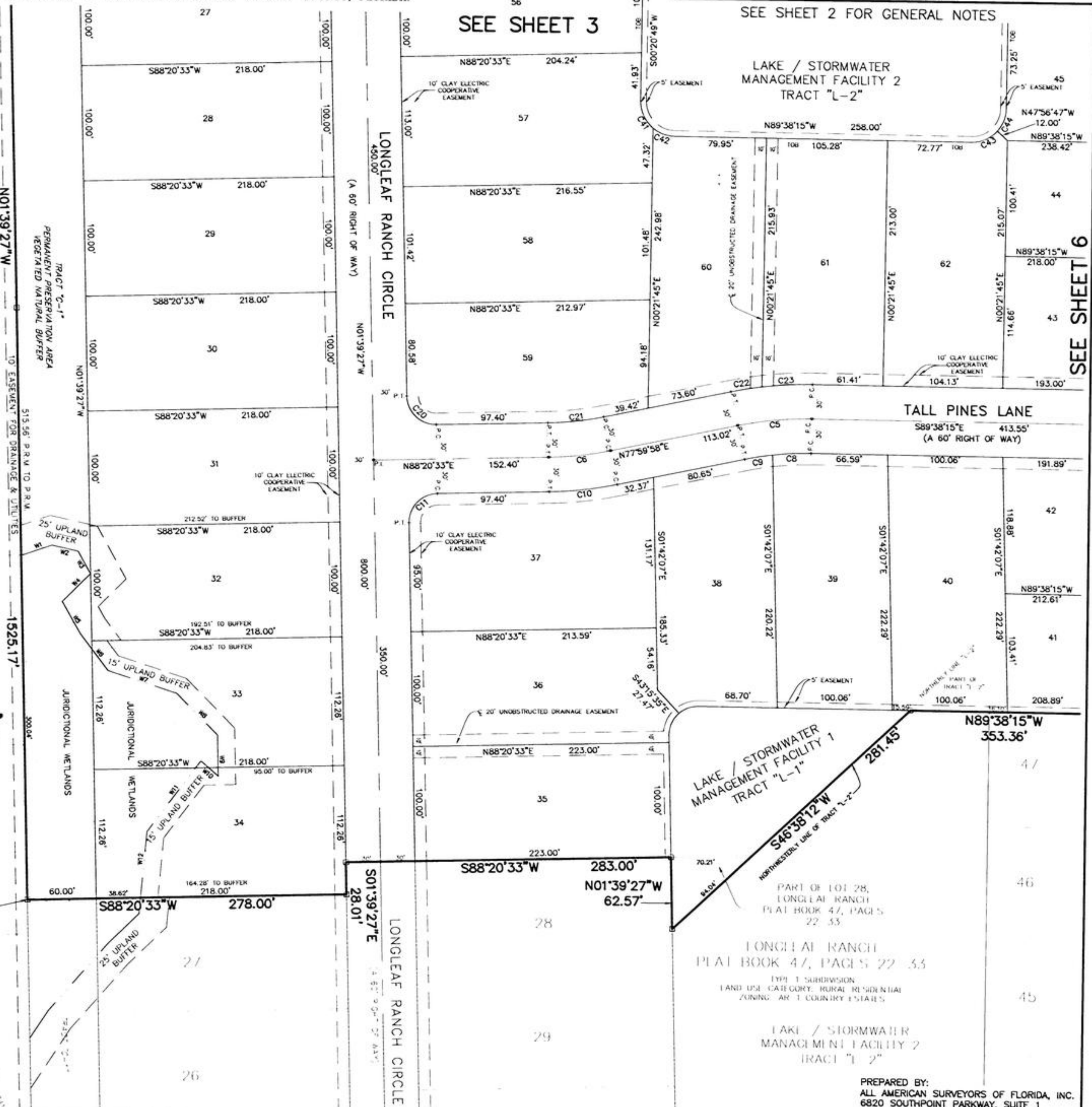
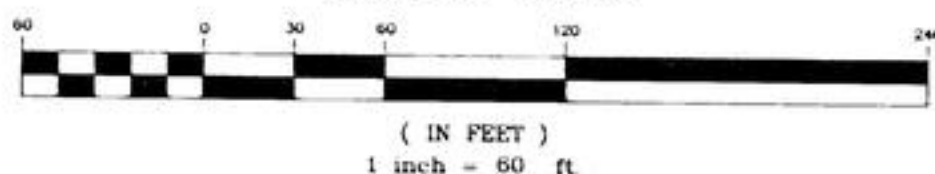
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C7	39.27	25.00	N44°38'15"W	35.36	90°00'00"
C8	33.49	250.00	S88°48'54"W	33.47	7.08°24'
C9	24.77	250.00	S82°17'40"W	24.76	3.75°28'
C10	26.46	249.10	N81°26'31"E	26.32	12°40'38"
C11	39.27	25.00	S43°20'33"W	35.36	90°00'00"
C12	90.96	145.00	N17°36'30"W	88.47	30.26°30'
C13	136.81	145.00	N62°26'34"W	131.79	54.03°38'
C14	39.27	25.00	S45°21'37"W	35.36	90°00'00"
C15	85.64	780.00	N02°30'20"E	85.60	61.72°27'
C16	29.50	780.00	N88°50'12"E	29.49	4.22°12'
C17	42.35	720.00	S82°38'17"W	42.34	7.44°08'
C18	106.28	720.00	S03°31'34"W	106.16	8.22°20'
C19	3.73	720.00	S01°25'46"E	3.73	0.27°21"
C20	39.27	25.00	S46°29'27"W	35.36	90°00'00"
C21	48.74	270.00	N82°10'15"E	48.67	10°20'35"
C22	27.41	330.00	S80°21'41"W	27.20	4.42°28'
C23	14.00	330.00	S88°32'34"W	13.97	7.38°22'
C24	39.27	25.00	N45°21'15"E	35.36	90°00'00"
C25	50.81	205.00	N06°44'15"E	50.69	14.17°01'
C26	77.79	205.00	N24°42'30"W	77.32	21.44°29'
C27	34.85	205.00	N40°28'30"W	34.80	9.44°21'
C28	85.67	205.00	N57°17'01"W	85.00	23.56°49'
C29	72.96	205.00	N79°28'38"W	72.57	20°23'28"
C30	21.52	50.00	S78°01'49"W	21.35	24.79°36"
C31	106.74	50.00	S04°32'32"W	87.62	122.16°26"
C32	77.91	50.00	N78°44'48"E	70.28	89.16°30"
C33	39.27	25.00	S82°14'05"W	37.71	24.12°04"
C34	39.27	25.00	N44°38'15"E	35.36	90°00'00"
C35	7.39	720.00	N00°28'16"E	7.39	0.38°17"
C36	100.75	720.00	N04°37'28"E	100.67	8.01°03'
C37	23.84	720.00	N09°28'29"E	23.84	2.03°22'
C38	75.85	780.00	S08°14'10"W	75.82	5.24°19'
C39	96.76	780.00	S01°32'47"E	96.70	7.08°27'
C40	42.13	30.00	S42°21'17"E	42.43	90.00°00"
C41	26.89	30.00	S22°19'36"E	26.97	91.20°21"
C42	20.23	30.00	S70°10'08"E	19.80	36.38°13'
C43	21.84	30.00	N21°12'01"E	21.36	41.42°24"
C44	23.29	30.00	N68°12'29"E	24.50	48.16°32'
C45	10.15	30.00	N09°20'57"W	10.11	19.23°34"
C46	36.96	30.00	S54°20'50"W	34.67	70.35°31'
C47	149.46	423.00	N46°39'14"E	148.68	20.14°28'
C48	26.76	30.00	S17°04'34"W	27.47	146.26°17'
C49	47.13	30.00	N44°37'13"E	42.43	90.00°00"
C50	30.32	30.00	S16°39'31"E	29.86	34.44°44"
C51	53.21	313.00	N31°07'19"W	53.19	5.96°30"
C52	32.19	30.00	S58°33'38"E	30.67	61.20°13'
C53	29.27	20.00	N44°38'15"E	35.36	90°00'00"
C54	48.10	34.66	S01°11'31"E	44.33	78.20°53'
C55	34.74	28.76	S27°02'01"E	32.57	69.13°21"
C56	105.02	423.00	N28°28'00"W	104.75	14.33°29"
C57	31.50	423.00	N38°06'37"W	31.50	43.80°02"
C58	117.95	423.00	N48°14'16"W	117.57	15.58°37"
C59	6.43	423.00	N20°58'09"E	6.43	0.26°14"
C60	2.43	513.00	N241°34'58"E	2.43	0.16°17"

LINE	LENGTH	BEARING
W1	27.90	N70°37'06"E
W2	23.65	S77°32'22"E
W3	22.39	S29°20'32"E
W4	34.36	S44°47'21"W
W5	32.56	S29°48'53"E
W6	39.51	S37°22'01"E
W7	63.30	S72°21'16"E
W8	50.87	S44°52'00"E
W9	35.77	S01°39'27"E
W10	20.13	N49°21'32"W
W11	77.35	S36°36'05"W
W12	57.88	S04°33'13"W
W13	8.77	N29°27'33"W
W14	41.84	N27°45'28"E
W15	77.79	N22°15'23"E
W16	65.79	N24°37'24"E
W17	49.32	N06°24'00"E
W18	48.70	N20°39'48"E

****SEE CLERK'S NOTE:**
LAND SURVEYOR'S AFFIDAVIT
RECORDED 6/26/03 IN
OR 2913-PGS. 1990-2
AND AFFIDAVIT
RECORDED 6/27/03
AT OR 2914-PGS 170
- 172.

POINT OF BEGINNING
 SOUTHWEST CORNER OF TRACT "O"

GRAPHIC SCALE



LONGLEAF RANCH UNIT TWO

THAT PORTION OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 24 EAST, BEING A REPLAT OF A PORTION OF LOT 28, TRACT "O", TRACT "L-2", TRACT "C1" AND TRACT "C-4" LONGLEAF RANCH, AS RECORDED IN PLAT BOOK 47, PAGES 22 AND 33 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

PLAT BOOK **S2** PAGE **14**

SHEET 6 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

SEE SHEET 4

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

SEE SHEET 5

SEE SHEET 6

SEE SHEET 7

SEE SHEET 8

SEE SHEET 9

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