

# PINE RIDGE PLANTATION REPLAT

Being a Replat of Lots 235 through 259, Inclusive, together with Tracts "EE", "KKK", and "MMM", and all of Foggy Day Drive and Leap Frog Lane lying northerly of Pine Ridge Parkway all as shown on map of Pine Ridge Plantation, and recorded in Plat Book 52, Pages 20 through 45 of the Public Records of Clay County, Florida.

**CAPTION:**

All of Lots 235 through 259, Inclusive, together with all of Tracts "EE", "KKK" and "MMM", together with all of Foggy Day Drive and Leap Frog Lane, lying Northerly of Pine Ridge Parkway, all as shown on the plat of Pine Ridge Plantation, as recorded in Plat Book 52, Pages 20 through 45, Inclusive, of the Public Records of Clay County, Florida, being more particularly described as follows: BEGINNING at the Southerly corner of said Lot 259, said plat of Pine Ridge Plantation, said point being situate on the Northerly right of way line of Pine Ridge Parkway (a 70 foot right of way as shown on said plat of Pine Ridge Plantation), said right of way line being a curve concave Northerly and having a radius of 1115.00 feet; thence Westerly around and along the arc of said curve and along said Northerly right of way line, a distance of 131.20 feet, said arc being subtended by a chord bearing and distance of North 85°06'08" West, 131.13 feet to the point of tangency of said curve; thence North 61°45'50" West, continuing along said Northerly right of way line 474.53 feet to the point of curvature of a curve concave Southerly and having a radius of 1535.00 feet; thence Westerly around and along the arc of said curve and continuing along said Northerly right of way line, 431.92 feet, said arc being subtended by a chord bearing and distance of North 69°49'30" West, 430.50 feet to the most Westerly corner of said Tract "MMM" and a point of cusp of a curve concave Northerly and having a radius of 30.00 feet; thence Easterly and Northeasterly around and along the arc of said curve and along the Northerly line of said Tract "MMM", a distance of 38.68 feet, said arc being subtended by a chord bearing and distance of North 65°10'30" East, 38.06 feet to the point of tangency of said curve; thence North 28°14'10" East, continuing along said Northerly line of Tract "MMM", a distance of 29.73 feet to the point of curvature of a curve concave Southeasterly and having a radius of 115.00 feet; thence Northeasterly around and along the arc of said curve and continuing along said Northerly line of Tract "MMM", a distance of 123.16 feet, said arc being subtended by a chord bearing and distance of North 58°55'01" East, 117.36 feet to the point of tangency of said curve; thence North 89°35'52" East, along the North line of said Tract "MMM", a distance of 39.02 feet to the Southwest corner of said Tract "EE"; thence North 00°24'08" West, along the West line of said Tract "EE", a distance of 22.00 feet to the Northwest corner thereof; thence North 89°35'52" East, along the North line of said Tract "EE", a distance of 719.17 feet to the point of curvature of a curve concave Southerly and having a radius of 53.00 feet; thence Easterly around and along the arc of said curve and continuing along said North line of Tract "EE", a distance of 17.75 feet, said arc being subtended by a chord bearing and distance of South 80°48'30" East, 17.67 feet to a point of compound curvature of a curve concave Southwesterly and having a radius of 143.00 feet; thence Southeasterly around and along the arc of said curve and along the Northeasterly line of said Tract "EE", a distance of 73.46 feet, said arc being subtended by a chord bearing and distance of South 56°29'49" East, 72.66 feet to the point of reverse curvature of a curve concave Northerly and having a radius of 47.00 feet; thence Easterly around and along the arc of said curve and along the Northerly line of said Tract "EE", and the Northerly line of said Lot 252, a distance of 39.89 feet, said arc being subtended by a chord bearing and distance of South 66°05'27" East, 38.70 feet to the point of tangency of said curve; thence North 89°35'52" East, continuing along said Northerly line of Lot 252, a distance of 25.37 feet to the point of curvature of a curve concave Northerly and having a radius of 122.00 feet; thence Easterly around and along the arc of said curve and continuing along said Northerly line of Lot 252, a distance of 75.01 feet, said arc being subtended by a chord bearing and distance of North 71°59'06" East, 73.83 feet to the Northeasterly corner of said Lot 252; thence South 35°17'39" East, along the Northeasterly line of said Lot 252, a distance of 32.40 feet; thence South 00°19'31" West, along the Easterly line of said Lot 252 and the Easterly line of said Lots 253 and 254, a distance of 186.72 feet; thence South 65°41'03" West, along the Southerly line of said Lot 254, a distance of 36.56 feet; thence South 28°14'10" West, along the Easterly line of said Lots 255, 256, 257, 258 and 259, a distance of 333.31 feet to the POINT OF BEGINNING.

Containing 8.162 acres, more or less.

**COUNTY ENGINEER APPROVAL**

Approved this 11<sup>th</sup> day of MARCH, A.D., 2010.  
*Cliff T. Pyburn*  
County Engineer

**DIVISION OF PLANNING & ZONING APPROVAL**

Approved this 10<sup>th</sup> day of March, A.D., 2010.  
*Michael J. Hill*  
Division Director

**COUNTY COMMISSIONERS CERTIFICATE**

Examined and approved this 9<sup>th</sup> day of March, A.D., 2010 by the Board of County Commissioners, Clay County, Florida.  
*Barbara L. Lohman* Clerk of the Board

**CLERK'S CERTIFICATE**

I hereby certify that this plat was filed for recording on the 11<sup>th</sup> day of MARCH, 2010 in Plat Book 54 Page 44 & 45  
*James B. Sides*  
Clerk of the Circuit Court

**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 3<sup>rd</sup> day of March, A.D., 2010.  
*Richard A. Miller*  
Richard A. Miller  
Florida Registered Land Surveyor No. 3848

**ADOPTION AND DEDICATION:**

This is to certify that Sandhill Development Company, LLC, a Florida Limited Liability Company is the lawful owner of the lands described in the caption hereon, known as Pine Ridge Plantation Replat, having caused the same to be surveyed and subdivided. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. Foggy Day Drive as shown hereon, herein after the "Streets" are hereby irrevocably dedicated to Clay County, its successors and assigns, and all drainage easements shown on this plat are hereby irrevocably dedicated to Clay County, its successors and assigns, and are subject to the following covenants which shall run with the lands.

A non-exclusive easement across Streets and all easements for drainage is hereby irrevocably granted to Pine Ridge CDD, and its successors and assigns, for the limited purposes of reasonable ingress, egress, and access to the Tracts identified herein over which Pine Ridge CDD, and its successors and assigns, have a perpetual maintenance obligation. Pine Ridge CDD, and its successors and assigns, agree to use the reasonable ingress, egress, and access rights described in the preceding sentence for the sole purpose of fulfilling any perpetual maintenance obligations of Pine Ridge CDD, and its successors and assigns.

Tract "EE" is hereby irrevocably dedicated to Pine Ridge CDD for use as a recreational tract.

Water and Sewer easements are hereby irrevocably dedicated to C.C.U.A., its successors and assigns.

The easements described in General Notes 10 through 14 herein, shall be irrevocably dedicated as stated therein.

IN WITNESS WHEREOF, Sandhill Development Company, LLC, a Florida Limited Liability Company, has caused these presents to be signed by its Manager on the dates shown below and has caused its official seal to be affixed thereto.

Sandhill Development Company, LLC  
A Florida Limited Liability Company

By: The Altarra Group, LLC, a Florida limited liability company  
Its: Manager

*Chris Middleton*  
Witness: type name: CHRIS MIDDLETON  
*Michael D. Mesiano*  
Witness: type name: MICHAEL D. MESIANO

*William T. Pyburn, III*  
By: William T. Pyburn, III  
Manager and President

**SUBDIVISION IMPROVEMENT GUARANTEE**

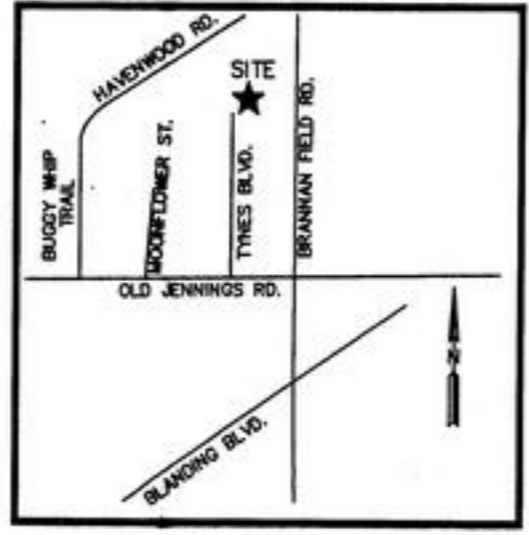
"As a condition precedent to the recordation of this plat in the public records of Clay County, Florida, the undersigned Owners of this subdivision do hereby guarantee to each and every person, firm, copartnership or corporation, their heirs, successors and assigns, who shall purchase a lot or lots in said subdivision from said Owners, that said Owners shall, within twelve (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."

Sandhill Development Company, LLC  
A Florida Limited Liability Company

By: The Altarra Group, LLC, a Florida limited liability company  
Its: Manager

*Chris Middleton*  
Witness: type name: CHRIS MIDDLETON  
*Michael D. Mesiano*  
Witness: type name: MICHAEL D. MESIANO

*William T. Pyburn, III*  
By: William T. Pyburn, III  
Manager and President



"VICINITY MAP"  
SCALE: 1"=2000'

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of March, A.D., 2010 by William T. Pyburn, III, as Managing Member and President of The Altarra Group, LLC, a Florida Limited Liability Company, on behalf of the company, as Managing Member of Sandhill Development Company, LLC, a Florida Limited Liability Company, who is personally known to me.

*Lewis Levy Ritter*  
Notary Public, State of Florida  
Type of print name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission Number: \_\_\_\_\_



**DEDICATION OF MORTGAGE:**

Know all men by these presents that CML Bank, a Florida banking corporation, authorized to transact business in the state of Florida, owner and holder of a certain note and mortgage modification evidencing renewal note and extension agreement recorded in Official Records Book \_\_\_\_\_ Page \_\_\_\_\_ of the public records of Clay County, Florida, does as mortgagee hereby consent to this plat and join in foregoing dedication.

CML Bank  
A Florida banking corporation  
By: *Lewis Levy Ritter IV*  
Lewis Levy Ritter IV  
Senior Vice President

*Lewis Levy Ritter IV*  
Witness: Lewis Levy Ritter IV  
*Cheryl B. Deal*  
Witness: type name: CHERYL B. DEAL

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3<sup>RD</sup> day of March, A.D., 2010 by Lewis Levy Ritter IV, Sr. of CML Bank, a Florida banking corporation, on behalf of the association, who is personally known to me.

*Cheryl B. Deal*  
Notary Public, State of Florida  
Type of print name: CHERYL B. DEAL  
My Commission Expires: \_\_\_\_\_  
My Commission Number: \_\_\_\_\_



**CDD ACKNOWLEDGMENT**

IN WITNESS WHEREOF, the Pine Ridge Plantation Community Development District, a Community Development District lawfully created pursuant to Chapter 190, F.S., has caused these presents to be signed by its \_\_\_\_\_ on the dates shown below and has caused their official seal to be affixed thereto.

The Pine Ridge Plantation Community Development District

*Chris Middleton*  
Witness: type name: CHRIS MIDDLETON  
*Annelle H. Clark*  
Witness: type name: Annelle H. Clark

By: *Brad Paulin*  
Brad Paulin  
Vice Chairman

STATE OF FLORIDA  
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of March, 2010 A.D., 2010 by Brad Paulin, Vice Chairman, of The Pine Ridge Plantation Community Development District on behalf of the district, who is personally known to me.

*Annelle H. Clark*  
Notary Public, State of Florida  
Type of print name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission Number: \_\_\_\_\_



**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 177.08(1), Florida Statutes (1998), 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 24<sup>th</sup> day of MARCH, 2010.

*Blaine Pittman*  
Print name: Blaine Pittman  
Florida Registration No. 518  
Print address: 70 Pine Ridge Rd  
Orange Park FL 32073

**SURVEYOR'S CERTIFICATE**

Richard A. Miller & Associates, Inc.  
6701 Beach Blvd., Suite #200  
Jacksonville, FL

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Jacksonville, FL

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6701 Beach Blvd., Suite #200  
Jacksonville, FL

LAND USE-RURAL SUBURBS  
Zoning "R10"  
Area 337.5883 AC  
No. Lots 4889  
Min. Lot Size 6,500 S.F.

Electric service provided by Clay Electric Cooperative, Inc.  
Water and Sewer service provided by Clay County Utility Authority.  
DATE PREPARED: June 12, 2009

PREPARED BY:  
RICHARD A. MILLER & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
FAX (904) 721-5758  
TELEPHONE (904) 721-1228

