

PINE RIDGE PLANTATION REPLAT PHASE 2-A

Being a Replat of Lots 575 through 611, inclusive, Lots 668 through 684, inclusive, a portion of Lots 612, 613, 614, 615, 616, 617, 666, 667, 685, 686, 687, 688, 689 and 690 together with all of Tracts "B", "BBB", "CCC", "SSS", "VVV", "X", "ZZ", a portion of Tracts "AAA", "C", "L", "PP" and "W", a portion of Wetland Ridge Circle a portion of Paisley Park Drive and a portion of Pine Ridge Parkway, all as shown on the plat of Pine Ridge Plantation, recorded in Plat Book 52, Pages 20 through 45 of the Public Records of Clay County, Florida.

CAPTION:

Lots 575 through 611, inclusive, Lots 668 through 684, inclusive, a portion of Lots 612, 613, 614, 615, 616, 617, 666, 667, 685, 686, 687, 688, 689 and 690 together with all of Tracts "B", "BBB", "CCC", "SSS", "VVV", "X", "ZZ", a portion of Tracts "AAA", "C", "L", "PP" and "W", a portion of Wetland Ridge Circle a portion of Paisley Park Drive and a portion of Pine Ridge Parkway, all as shown on the plat of Pine Ridge Plantation, recorded in Plat Book 52, Pages 20 through 45 of the Public Records of Clay County, Florida, being more particularly described as follows:

BEGINNING at the Northwest corner of said Tract "X"; thence South 53°21'21" West along the Southerly right of way line of said Pine Ridge Parkway, 105.38 feet; thence North 36°38'39" West, 70.00 feet to a point on the Northerly right of way line of said Pine Ridge Parkway; thence North 53°21'21" East along said Northerly right of way line, 223.42 feet; thence North 55°45'47" East, 120.08 feet; thence North 53°23'51" East, 90.00 feet; thence South 36°36'09" East, 695.00 feet; thence North 53°23'51" East, 331.00 feet; thence North 36°36'09" West, 415.26 feet; thence North 37°59'49" East, 311.07 feet to a point on the Northeastery line of said Plat of Pine Ridge Plantation; thence South 56°45'29" East along said Northeastery line, 746.15 feet; thence South 0°00'20" East along the Easterly line of said plat, 1125.77 feet; thence South 83°19'51" West along the Southerly line of said plat, 628.13 feet to the Southwest corner of said Tract "X"; thence North 36°37'15" West along the Southwesterly line of said Tract "X", 1422.85 feet to the POINT OF BEGINNING.

Said lands contain 31.390 acres, more or less.

ADOPTION AND DEDICATION:

This is to certify that Richmond American Homes of Florida, LP, a Colorado Limited Partnership is the lawful owners of the lands described in the caption hereon, known as Pine Ridge Plantation Replat Phase 2-A 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. Wetland Ridge Circle 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.

Pine Ridge CDD, its successors and assigns, hereby covenants and agrees in favor of Clay County, Florida, that the Storm Water Tract cannot be used for any purposes other than those hereinafter described for the storm water management easement. An easement, hereinafter the "Easement", situated within the entire physical limits of the Storm Water Tract, is hereby dedicated to Clay County, its successors and assigns, for the purpose of permitting Clay County, its successors and assigns, to discharge therein all water which may fall or come upon the Streets, and all water which may flow or pass from the Streets, from adjacent lands, or from any other source of public waters into or through the Easement.

Clay County, by the acceptance of this plat for recording, shall not be deemed, on behalf of itself, its successors or assigns, to have accepted any duty, obligation, liability or responsibility whatsoever to maintain any storm water retention or detention ponds presently or hereafter located or constructed with the Easement; to maintain any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment installed within the Easement and/or associated therewith; to remove or treat any aquatic plants, animals, soil, chemicals, or any other substance or thing that might be found or come within the Easement; or to maintain or preserve water purity, quality, level or depth in the Easement. The foregoing notwithstanding, Clay County, its successors and assigns, shall have the right to undertake and perform any and all of the aforesaid activities at any time or times it may choose in its sole discretion without being deemed to have accepted any duty, obligation, liability or responsibility whatsoever to undertake, repeat or perform the same or similar activities thereafter; and to effect modification of or to any storm water retention or detention ponds and other facilities located within the Easement, including, but not limited to, the installation, modification and/or removal of any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment associated therewith, without being deemed to have accepted any duty, obligation, liability or responsibility whatsoever to undertake maintenance thereafter.

Pine Ridge CDD does hereby covenant in favor of Clay County, its successors and assigns, that it will be and remain affirmatively responsible, obligated and liable for construction, installation and subsequent maintenance of all storm water management facilities within the Storm Water Tract (Tract "B") required by Clay County as of the date of its acceptance of this plat, as well as those required under any permit issued by any and all governmental agencies with jurisdiction, including but not limited to, any storm water retention and detention ponds presently or hereafter located or constructed therein, and any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment installed therein and/or associated therewith; and for removing or treating aquatic plants, animals, soil, chemicals, or any other substance or thing that might be found or come therein; and for maintaining or preserving water purity, quality, level or depth therein. The foregoing covenant is a personal covenant of the Pine Ridge CDD to Clay County and shall run with all of the lands depicted within the confines of this plat and shall be assumed by each of the successors and assigns of the Pine Ridge CDD. If and only if Clay County, its successors and assigns, shall affirmatively accept responsibility for maintenance under the Easement, as evidenced by the adoption of a formal resolution by the governing body of Clay County, its successors and assigns, spread upon the minutes thereof, and, if required by the County, the recording of an appropriately executed instrument conveying to Clay County the fee simple title to the Storm Water Tract (Tract "B") wherein such storm water management facilities have been constructed, then the Pine Ridge CDD shall be deemed to have been completely released from all responsibilities, obligations and liabilities thereafter arising under the personal covenant. Further, said personal covenant shall be deemed to have terminated upon the adoption of said resolution with respect to the Storm Water Tract (Tract "B"). Until Clay County, its successors and assigns, in its sole discretion, elects to undertake the responsibility for maintenance of the storm water management facilities within the Storm Water Tract (Tract "B"), the Pine Ridge CDD does hereby covenant and agree, to the extent authorized by law, to indemnify Clay County and save it harmless from suits, damages, liability and expenses in connection with loss of life, bodily or filtration systems and other storm water management facilities. This indemnification shall run with the land, and the successors and assigns of the Pine Ridge CDD shall be subject to and bound by it.

The Pine Ridge CDD, on behalf of itself, its successors and assigns, reserves the right, and hereby covenants in favor of Clay County, its successors and assigns, to enter upon or use any portion of the Storm Water Tract (Tract "B") only for the purpose of maintaining the storm water management facilities herein above described.

Fee Simple Title to Tract "L" is hereby designated for conservation purposes and irrevocably dedicated to Pine Ridge CDD, and its successors and assigns, and it shall be the perpetual maintenance obligation of Pine Ridge CDD, and its successors and assigns.

Fee Simple Title to Tract "E" is hereby designated for landscape buffer purposes and irrevocably dedicated to Pine Ridge CDD, and its successors and assigns, and it shall be the perpetual maintenance obligation of Pine Ridge CDD, and its successors and assigns.

Fee Simple Title to Tracts "C" and "F" is hereby designated for recreation purposes and irrevocably dedicated to Pine Ridge CDD, and its successors and assigns, and it shall be the perpetual maintenance obligation of Pine Ridge CDD, and its successors and assigns.

Fee Simple Title to Tracts "A1", "A2", and "A3" is hereby designated as pedestrian access easements and irrevocably dedicated to Pine Ridge CDD, and its successors and assigns, and it shall be the perpetual maintenance obligation of Pine Ridge CDD, and its successors and assigns.

Fee Simple Title to Tracts "D" is hereby designated as lift station area and irrevocably dedicated to Clay County Utility Authority ("C.C.U.A.") and its successors and assigns.

Fee Simple Title to Tracts "G" is hereby designated as C.C.U.A. Tract and irrevocably dedicated to Clay County Utility Authority ("C.C.U.A.") and its successors and assigns.

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.

Fee Simple Title to Tract "G" is hereby irrevocably dedicated to Clay County Utility Authority ("C.C.U.A.") its successors and assigns.

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, Richmond American Homes of Florida, LP, a Colorado Limited Partnership, has caused these presents to be signed by its Division President on the dates shown below and has caused its official seal to be affixed thereto.

Richmond American Homes of Florida, LP
A Colorado Limited Partnership
By: RAH of Florida, Inc., a Colorado Corporation, its General Partner

Witness: Michelle Murtha
Print or type name: Michelle Murtha

Witness: Keith Donnelly
Print or type name: Keith Donnelly

By: Doug Moran
Doug Moran, its Division 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 effects 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."

Richmond American Homes of Florida, LP, a Colorado Limited Partnership
By: RAH of Florida, Inc., a Colorado Corporation, its General Partner

Witness: Keith Donnelly
Print or type name: Keith Donnelly

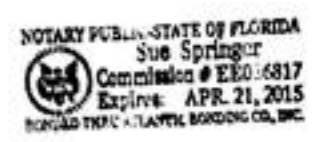
Witness: Doug Moran
Print or type name: Doug Moran

Doug Moran
Division President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 9 day of June, A.D., 2014 by Doug Moran, as Division President of RAH of Florida, Inc., a Colorado Corporation, who is personally known to me.

Ann Springer
Notary Public, State of Florida
Type of print name: Ann Springer
My Commission Expires: 11/11/15
My Commission Number: 8806177



COUNTY ENGINEER APPROVAL

Approved this 24th day of June, A.D., 2014.

Jeffrey Paul
County Engineer

DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES

Approved this 17th day of JUNE, A.D., 2014.

Holly Pannun
Department Director

COUNTY COMMISSIONERS CERTIFICATE

Examined and approved this 17th day of JUNE, A.D., 2014 by the Board of County Commissioners, Clay County, Florida.

Charles H. Howard
Chairman

Scott Polunski
Clerk of the Board

CLERK'S CERTIFICATE

I hereby certify that this plat is filed for record in Plat Book 57 Pages 1-4 of the Public Records of Clay County, Florida, this 24th day of JUNE, A.D., 2014.

Pia Sigafoos
Clerk of the 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 (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 23rd day of JUNE, 2014.

B.P. Pittman
Print name: B.P. Pittman
Florida Registration No. 4827
Print address: 90 Kings Rd
Orange Park, FL 32073

SURVEYOR'S CERTIFICATE

This is to certify that the accompanying plat is a true and correct representation of the lands surveyed, plotted 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 JUNE, A.D., 2014.

William J. McKee
Florida Registered Land Surveyor No. 5843

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 Chairman on the dates shown below and has caused their official seal to be affixed thereto.

The Pine Ridge Plantation Community Development District

Witness: Crista Zaffke
Print or type name: Crista Zaffke

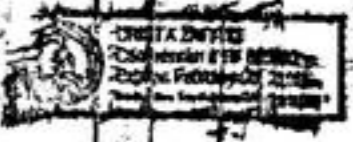
Lewis L. Ritter
Chairman

Witness: Joseph J. Van Ros
Print or type name: Joseph J. Van Ros

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18th day of June, A.D., 2014 by Lewis L. Ritter, Chairman, of The Pine Ridge Plantation Community Development District on behalf of the district, who is personally known to me.

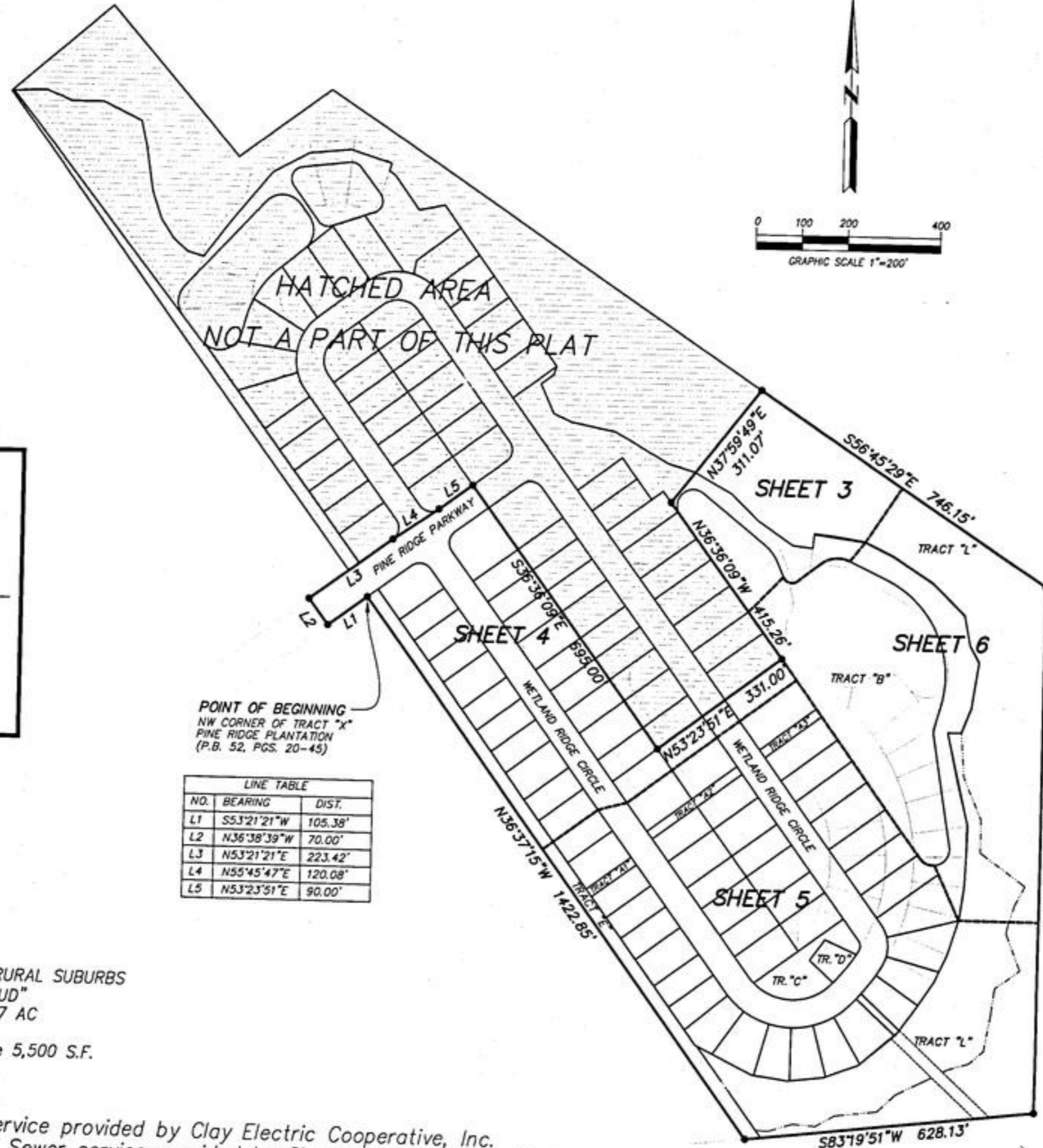
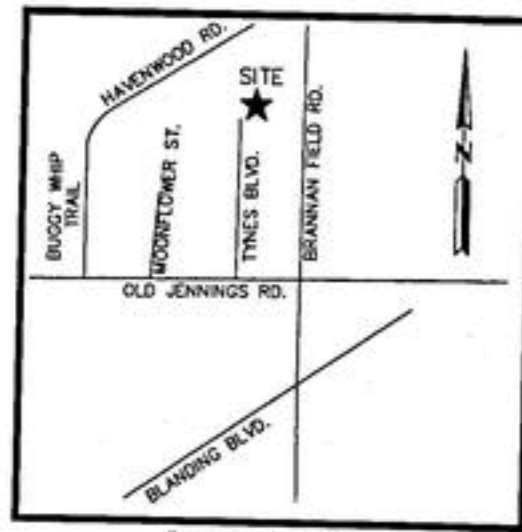
Crista Zaffke
Notary Public, State of Florida
Type of print name: Crista Zaffke
My Commission Expires: 2-23-2018
My Commission Number: FF 095700



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- LEGEND**
- P.C. Point of Curvature
 - P.T. Point of Tangency
 - P.R.C. Point of Reverse Curvature
 - P.C.C. Point of Compound Curvature
 - P.I. Point of Intersection
 - CA Central Angle
 - R Radius
 - L Arc
 - CB Chord Bearing
 - CH Chord Distance
 - CT Tabulated Curve Data
 - L1 Tabulated Line Data
 - C/L Centerline
 - TOB Top of Bank
 - Match Line
 - D.A.E. Drainage Access Easement
 - NE Northeast
 - SW Southwest
 - NW Northwest
 - SE Southeast



NO.	BEARING	DIST.
L1	S53°21'21"W	105.38'
L2	N36°38'39"W	70.00'
L3	N53°21'21"E	223.42'
L4	N55°45'47"E	120.08'
L5	N53°23'51"E	90.00'

- NOTES:**
- 1) \odot Denotes Permanent Reference Monument Set 4"x4" Concrete P.L.S. No. 3848
 - 2) \bullet Denotes Permanent Control Point
 - 3) Building Restriction Lines shall be as follows:
 minimum front setback = 20 feet, 10 feet for front porches,
 15 feet for front facade
 minimum rear setback = 10 feet
 minimum side setback abutting lot = 5 feet
 minimum side setback abutting street = 10 feet
 - 4) Bearings based on the Easterly Line of Tract "L", Pine Ridge Plantation (P.B. 52, Pgs. 20-45) as being: South 00°00'20" East
 - 5) According to FEMA, Flood Insurance Rate Map dated March 17, 2014, 1992, the property shown hereon is situated in Zone "X" and "AE"
 - 6) C.E.C. denotes Clay Electric Cooperative
 - 7) C.C.U.A. denotes Clay County Utility Authority
 - 8) 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 or 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.
 - 9) Current law provides that no construction, filling, removal of earth, nor cutting of trees or plants shall take place within conservation/preservation areas or jurisdictional wetlands shown on this plat without the written approval of the regulatory agencies having jurisdiction on such conservation/preservation area or wetlands. It shall be the responsibility of the lot owner, his agent, and the entity performing any activity within the conservation/preservation or wetland area to acquire the necessary written approvals prior to commencing any activity within the conservation/preservation or wetland areas. The jurisdictional wetland line may be redefined from time to time by the appropriate governmental agencies.
 - 10) Whether depicted on the plat or not, the Dedicator/Owner hereby grants Clay Electric Cooperative, Inc., and Clay County Utility Authority, a ten foot (10') 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 rights of way.
 - 11) Where a Clay Electric Cooperative, Inc. easement crosses an easement or right-of-way granted to Clay County Utility Authority, Clay Electric Cooperative, Inc. shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay County Utility Authority shall use, occupy, and locate facilities in these joint areas so as to reasonably accommodate Clay Electric Cooperative, Inc.'s facilities.
 - 12) Where a Clay County Utility Authority easement crosses an easement or right-of-way granted to Clay Electric Cooperative, Inc., Clay County Utility Authority shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay Electric Cooperative, Inc. shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay County Utility Authority's facilities.
 - 13) All easements for water and sewer systems marked C.C.U.A. and shown on plat are hereby irrevocably and without reservation dedicated to Clay County Utility Authority (C.C.U.A.), its successors and assigns.
 - 14) 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.).

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 this plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

SURVEYOR
Richard A. Miller & Associates, Inc.
6701 Beach Boulevard, Suite 200
Jacksonville, FL 32216

ENGINEER
England, Thims & Miller, Inc.
14775 St. Augustine Road
Jacksonville, FL

OWNER
Richmond American Homes of Florida, LP
1560 Wells Road, Bldg A, Suite 105
Orange Park, FL 32073

LAND USE--RURAL SUBURBS
Zoning "BFPUD"
Area 31.3897 AC
No. Lots 64
Min. Lot Size 5,500 S.F.

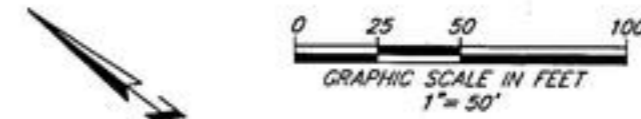
Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority.

DATE PREPARED: _____, 2014

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

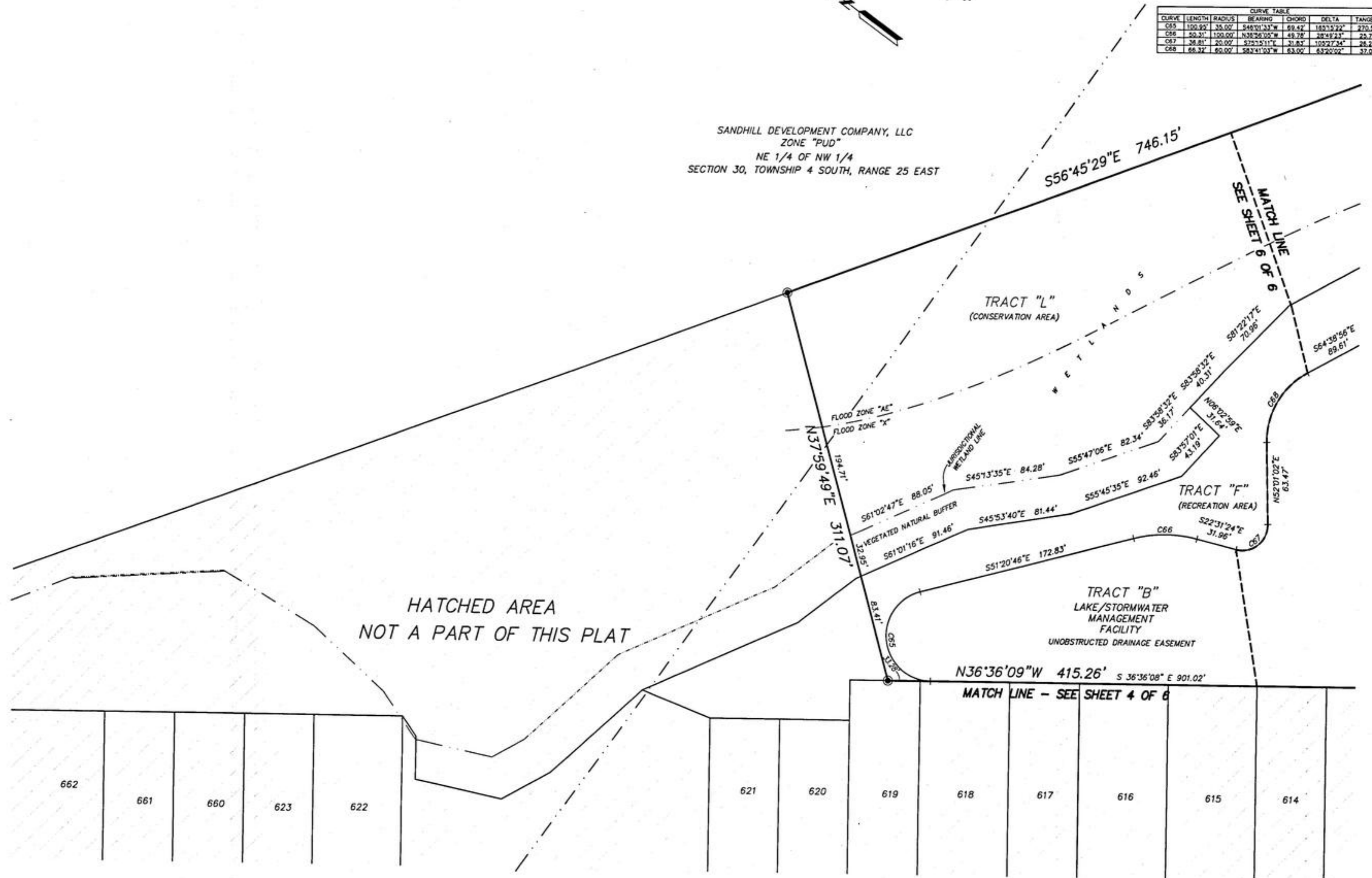
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CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	TANGENT
C65	100.80	35.00	S48°11'33"W	69.42	169°12'22"
C66	80.31	100.00	N38°28'35"W	49.28	109°17'31"
C67	38.81	20.00	S73°31'17"E	31.87	109°27'34"
C68	66.32	80.00	S83°41'03"W	63.00	63°20'02"

SANDHILL DEVELOPMENT COMPANY, LLC
ZONE "PUD"
NE 1/4 OF NW 1/4
SECTION 30, TOWNSHIP 4 SOUTH, RANGE 25 EAST



HATCHED AREA
NOT A PART OF THIS PLAT

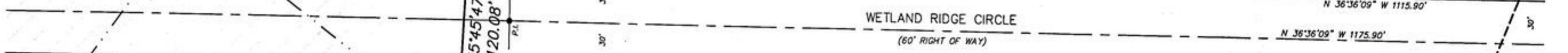
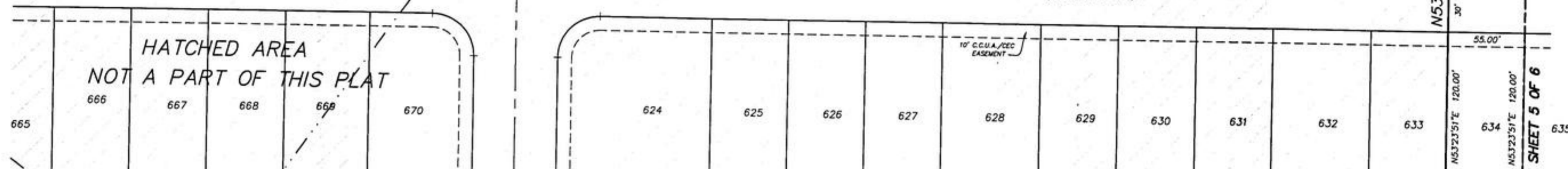
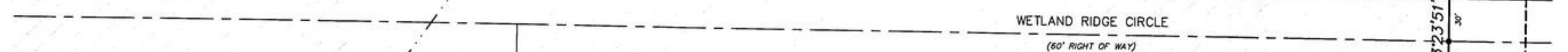
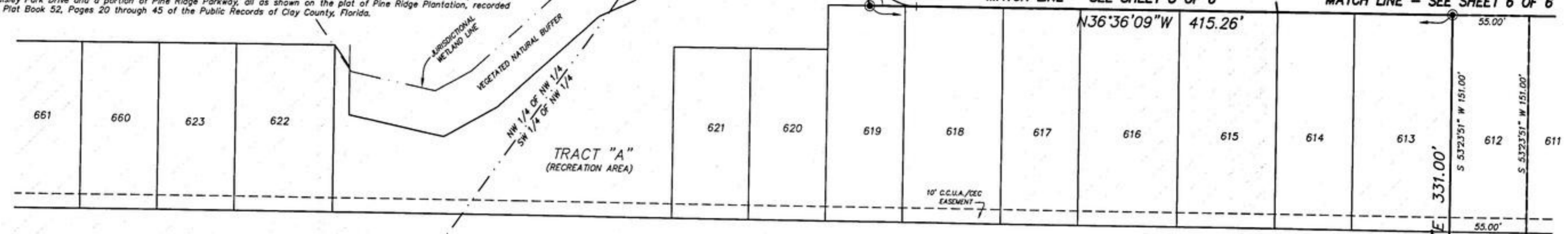
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TRACT "B"
LAKE/STORMWATER MANAGEMENT FACILITY
UNOBSTRUCTED DRAINAGE EASEMENT
MATCH LINE - SEE SHEET 3 OF 6

MATCH LINE - SEE SHEET 6 OF 6



PINE RIDGE PLANTATION
P.B. 52, PAGES 52-45

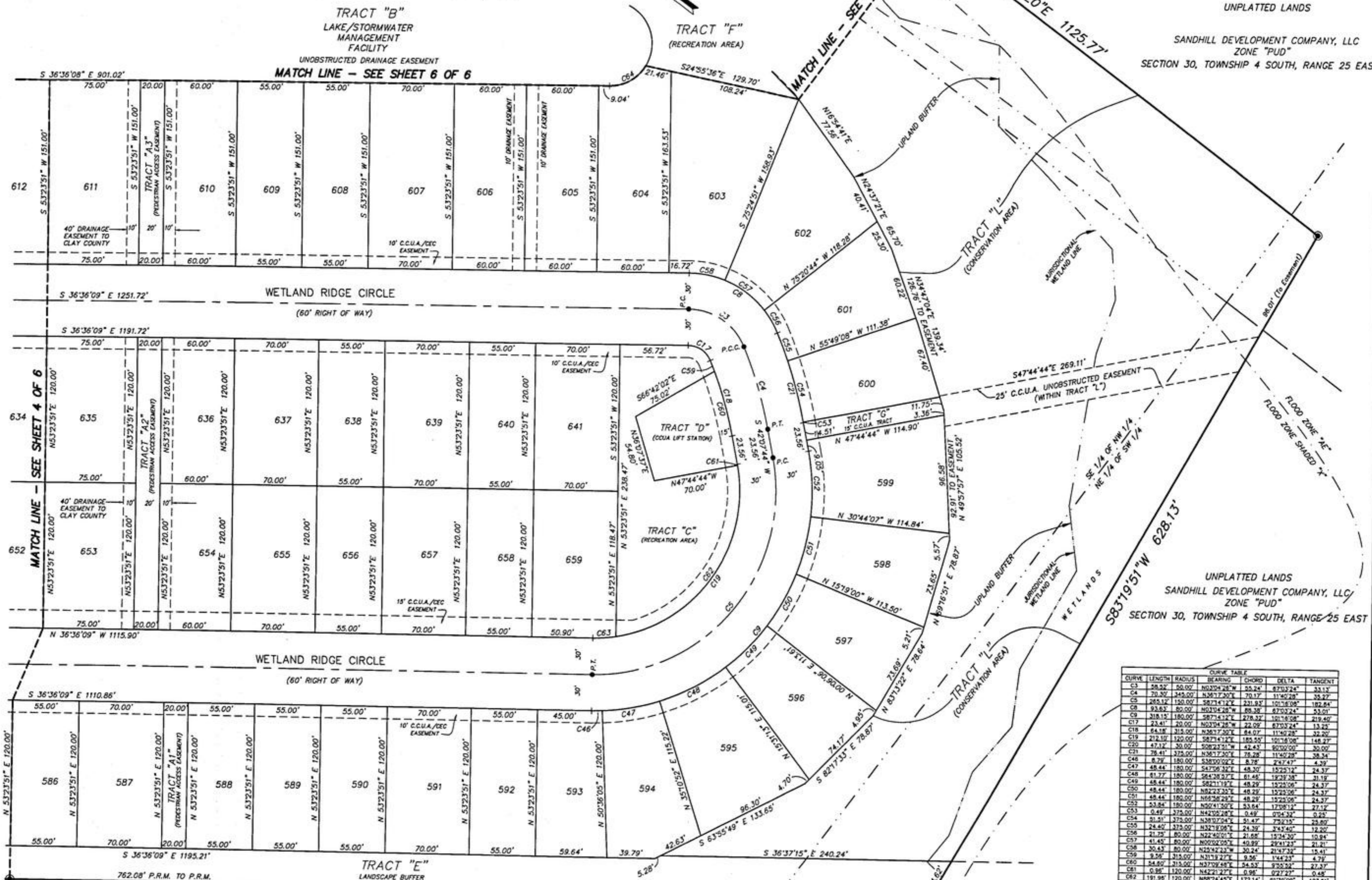
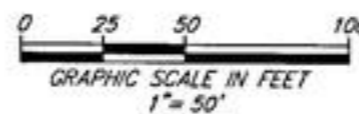
PINE RIDGE PLANTATION
P.B. 52, PAGES 52-45

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C10	47.15'	30.00'	S81°37'24\"	42.44'	90°02'31\"
C20	47.12'	30.00'	S08°23'31\"	42.42'	90°00'00\"



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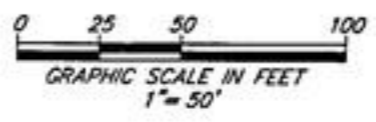
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C3	58.52	50.00	N02°04'28"W	55.24	87°03'24"	33.12
C4	70.30	345.00	N26°17'30"E	70.17	11°40'28"	35.27
C5	265.12	120.00	S67°14'12"E	231.92	101°16'08"	182.84
C6	93.82	80.00	S03°14'28"W	89.38	67°52'24"	53.01
C7	318.12	180.00	S03°14'28"W	278.32	101°16'08"	219.40
C8	23.41	20.00	N03°14'28"E	22.92	67°52'24"	13.25
C9	64.18	315.00	N03°14'28"E	64.07	11°40'28"	32.22
C10	212.10	120.00	S67°14'12"E	185.50	101°16'08"	146.27
C11	47.12	30.00	S08°23'21"W	42.43	80°02'00"	30.00
C12	78.41	375.00	N38°17'30"E	78.28	11°40'28"	38.34
C13	6.72	180.00	S08°23'21"W	6.72	247°47'	4.39
C14	48.44	180.00	S42°59'32"E	48.20	152°23'12"	24.37
C15	81.77	180.00	S42°59'32"E	81.48	152°23'12"	41.19
C16	48.44	180.00	S82°11'12"E	48.29	152°23'12"	24.37
C17	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C18	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C19	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C20	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C21	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C22	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C23	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C24	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C25	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C26	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C27	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C28	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C29	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C30	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C31	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C32	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C33	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C34	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C35	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C36	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C37	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C38	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C39	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C40	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C41	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C42	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C43	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C44	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C45	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C46	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C47	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C48	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C49	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C50	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C51	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C52	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C53	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C54	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C55	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C56	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C57	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C58	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C59	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C60	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C61	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C62	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C63	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37
C64	48.44	180.00	N82°11'12"E	48.29	152°23'12"	24.37

PINE RIDGE PLANTATION
P.B. 52, PAGES 52-45

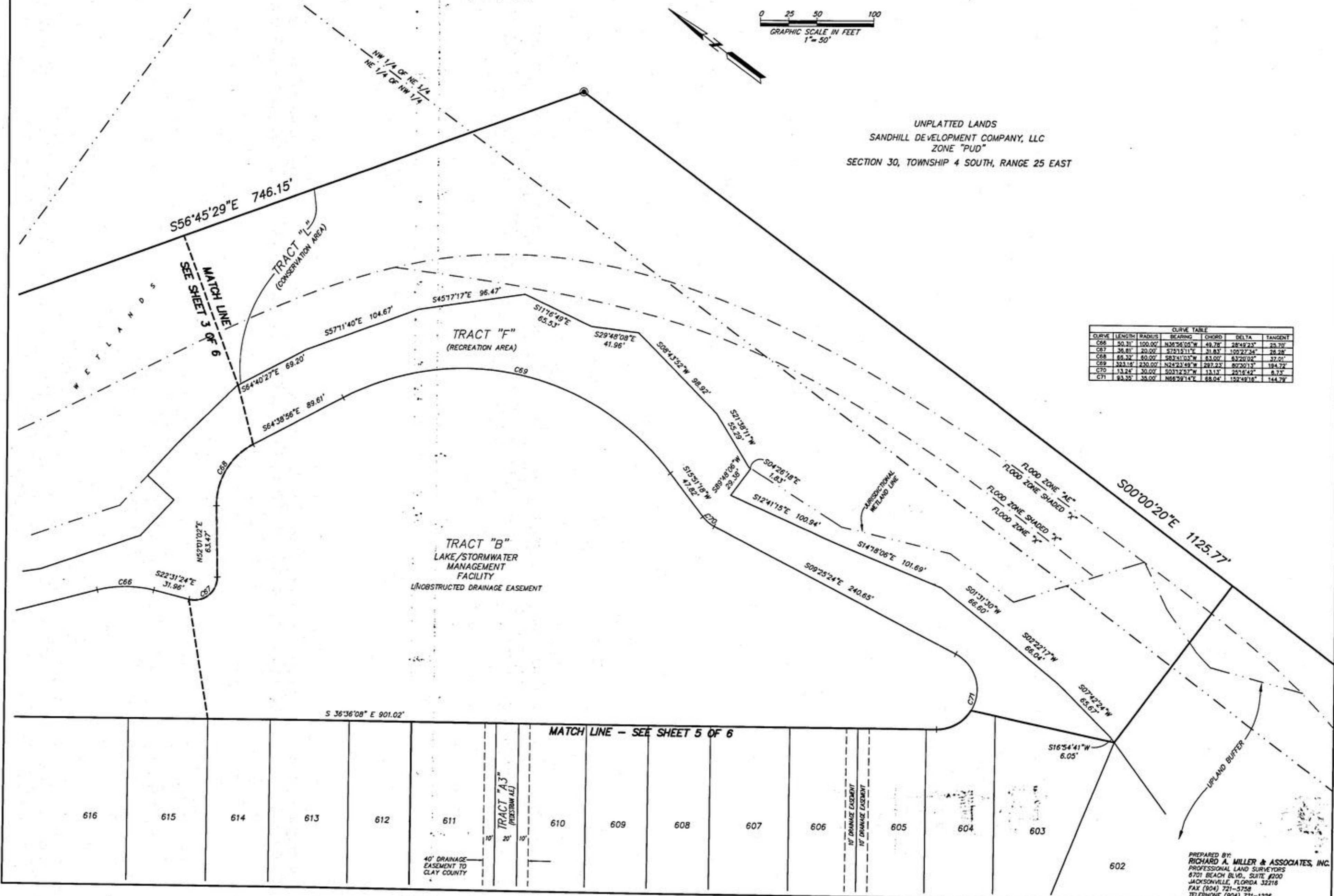
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PINE RIDGE PLANTATION REPLAT PHASE 2-A

Being a Replat of Lots 575 through 611, inclusive, Lots 668 through 684, inclusive, a portion of Lots 612, 613, 614, 615, 616, 617, 666, 667, 668, 686, 687, 688, 689 and 690 together with all of Tracts "B", "BBB", "CCC", "SSS", "VVV", "X", "ZZ", a portion of Tracts "AAA", "C", "L", "PP" and "W", a portion of Wetland Ridge Circle a portion of Paisley Park Drive and a portion of Pine Ridge Parkway, all as shown on the plat of Pine Ridge Plantation, recorded in Plat Book 52, Pages 20 through 45 of the Public Records of Clay County, Florida.



UNPLATTED LANDS
SANDHILL DEVELOPMENT COMPANY, LLC
ZONE "PUD"
SECTION 30, TOWNSHIP 4 SOUTH, RANGE 25 EAST



CURVE TABLE						
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C66	50.31'	100.00'	N56°56'05"W	49.78'	28°42'23"	26.20'
C67	36.81'	20.00'	S75°15'11"E	31.83'	109°27'34"	28.28'
C68	66.32'	60.00'	S82°41'02"W	63.00'	63°20'04"	37.01'
C69	323.14'	230.00'	N24°23'49"W	287.22'	80°20'13"	184.72'
C70	13.24'	30.00'	S03°12'27"W	13.13'	25°16'42"	6.73'
C71	83.35'	35.00'	N66°29'14"E	88.04'	152°49'18"	144.79'

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