

PINE RIDGE PLANTATION REPLAT PHASE 2-B

Being a part of Section 30, Township 4 South, Range 25 East, Clay County, Florida.

Being a Replat of Lots 618 through 665, inclusive, a portion of Lots 612, 613, 614, 615, 616, 617, 666, 667, 685, 686, and 687, together with all of Tracts "V", "XX", "WWW", "YY", "ZZ", a portion of Tracts "AAA", "BBB", "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 618 through 665, inclusive, a portion of Lots 612, 613, 614, 615, 616, 617, 666, 667, 685, 686, and 687, together with all of Tracts "V", "XX", "WWW", "YY", "ZZ", a portion of Tracts "AAA", "BBB", "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 Southwest corner of said Tract "V"; thence North 36°37'15" West along the Southwesterly line of said Tract "V", 1262.82 feet; thence North 49°11'47" East, 290.76 feet to a point on the Northeasterly line of said plat of Pine Ridge Plantation; thence South 40°48'13" East along said Northeasterly line, 424.91 feet; thence North 53°32'15" East continuing along said Northeasterly line, 248.48 feet; thence South 56°45'29" East continuing along said Northeasterly line, 1131.00 feet; thence South 37°59'49" West, 311.07 feet; thence South 36°36'09" East, 415.26 feet; thence South 53°23'51" West, 331.00 feet; thence North 36°36'09" West, 695.00 feet to a point on the Northerly right of way line of said Pine Ridge Parkway; thence South 53°23'51" West along said Northerly right of way line, 90.00 feet; thence South 55°45'47" West, 120.08 feet; thence South 53°21'21" West along said Northerly right of way line, 118.01 feet to the POINT OF BEGINNING.

Said lands contain 24.096 acres, more or less.

ADOPTION AND DEDICATION:

This is to certify that DFH Land, LLC, a Florida Limited Liability Company is the lawful owners of the lands described in the caption hereon, known as Pine Ridge Plantation Replat Phase 2-B 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 Tract "H" and Tract "I" (Lake/Storm Water Management Facility) 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 Tract "H" and Tract "I" (Lake/Storm Water Management Facility), 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 Tract "H" and Tract "I" (Lake/Storm Water Management Facility) 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 Tract "H" and Tract "I" (Lake/Storm Water Management Facility) 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 Tract "H" and Tract "I" (Lake/Storm Water Management Facility). 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 Tract "H" and Tract "I", 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 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 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 Tract "H" and Tract "I" only for the purpose of maintaining the storm water management facilities herein above described.

Fee Simple Title to Tract "C" is hereby designated as landscape buffer purposes and the 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 Tracts "A" and "G" 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.

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.

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, DFH Land, LLC, a Florida Limited Liability Company, has caused these presents to be signed by its Manager on the dates shown below and has caused it. official seal to be affixed thereto.

DFH Land, LLC
A Florida Limited Liability Company

Witness: [Signature]
Print or type name: Jaha Blasta

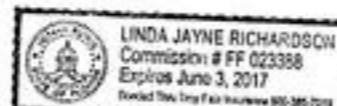
By: [Signature]
Patrick O. Zalupski
Managing Member

Witness: [Signature]
Print or type name: Linda J. Richardson

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 3rd day of October, A.D., 2014 by Patrick O. Zalupski, as Managing Member of DFH Land, LLC, a Florida Limited Liability Company, who is personally known to me.

Notary Public, State of Florida
Type of print name: Linda J. Richardson
My Commission Expires: June 3, 2017
My Commission Number: FF02388



MORTGAGEE'S JOINDER

MEDLEY CAPITAL CORPORATION, as Agent, owner of that mortgage in favor of PNC Bank, N.A., successor by merger to RBC Bank, recorded in O.R. Book 3329, page 1785, and re-recorded in O.R. Book 3331, page 1680, as assigned to Intracoastal Bank, by Assignment of Mortgage, Note and other Loan Documents recorded in O.R. Book 3456, page 1543, as further assigned to Medley Capital Corporation by Assignment of Note, Mortgage and Security Agreement and Assignment of Loan Documents recorded in O.R. Book 3578, page 1539, and Mortgage, Security Agreement, Assignment of Rents and Fixture Filing between DFH Land, LLC, a Florida limited liability company, et al, and Medley Capital Corporation recorded September 19, 2013, and recorded in O.R. Book 3578, page 758, securing \$20,000,000.00, as owner of that UCC-1 Financing Statement recorded in O.R. Book 3578, page 818, as owner of that Assignment of Leases and Rents and Security Deposits recorded O.R. Book 3578, page 793, Collateral Assignment of Rents, Leases and Profits recorded in O.R. Book 3487, page 1003, and as owner of that UCC Financing Statement recorded in O.R. Book 3487, page 2041, as owner of that Agreement of Spreader and Modification of Mortgage, Security Agreement, Assignment of Rents and Fixture Filing recorded in O.R. Book 3658, page 1608, as owner of that Modification Agreement recorded in O.R. Book 3658, page 1626, as owner of that Modification Agreement recorded in O.R. Book 3658, page 1650, as owner of that UCC-1 Financing Statement recorded in O.R. Book 3658, page 1676, as owner of that Agreement of Spreader and Modification of Mortgage, Security Agreement, Assignment of Rents and Fixture Filing recorded in O.R. Book 3665, page 1253, all said recording references being to the designated book and page numbers in the public records of Clay County, Florida, hereby consents to the plat and joins in its dedication.

Witness: By: [Signature]
Name: Kevin Holt
By: [Signature]
Name: Richard Allorto
Name: Mark Giuliani
Its: Chief Financial Officer

Medley Capital Corporation
a Delaware corporation

Name: Richard Allorto
Its: Chief Financial Officer

MORTGAGEE'S JOINDER

Texas Capital Bank, National Association, in its capacity as Administrative Agent, being the present legal and equitable owner and holder of a mortgage lien against the property described in the foregoing instrument pursuant to that certain Amended and Restated Mortgage, Security Agreement, Assignment of Rents, Fixture Filing and Spreader Agreement, dated June 30, 2014, recorded on July 8, 2014, as Instrument No. 2014034003, that certain Mortgage Spreader Agreement, dated July 29, 2014, recorded on July 31, 2014, as Instrument No. 2014038401, that certain Mortgage Spreader Agreement, dated August 8, 2014, recorded on August 13, 2014, as Instrument No. 2014040616, that certain Mortgage Spreader Agreement, dated August 25, 2014, recorded on August 26, 2014 as Instrument No. 2014043021, of the Public Records of Clay County, Florida, (said mortgage and all such other documents and instruments evidencing or securing the indebtedness secured thereby are collectively referred to herein as the "Security Documents"), does hereby join in the execution of the foregoing instrument for the limited purpose of confirming and agreeing that (a) the execution and recording of said instrument shall not constitute a default under any of the applicable Security Documents, and (b) the liens, security interests, assignments and all other encumbrances effectuated by the Security Documents shall be subordinate to the terms, provisions, covenants and conditions set forth in the foregoing instrument.

Witness: By: [Signature]
Name: Tatiana Tardy
By: [Signature]
Name: Juli Becker
Name: Juli Becker
Its: Senior Vice President

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION
as Administrative Agent

Name: Joe Hardy
Its: Senior Vice 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 affects 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."

By: DFH Land, LLC, a Florida Limited Liability Company

Witness: [Signature]
Print or type name: Jaha Blasta
Witness: [Signature]
Print or type name: Linda J. Richardson

By: [Signature]
Patrick O. Zalupski
Manager and President

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

Witness: [Signature]
Print or type name: Crista Zeffke
Witness: [Signature]
Print or type name: Maile Off

By: [Signature]
Lewis Levi Ritter IV
Chairman

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 6th day of October, A.D., 2014 by Lewis Levi Ritter IV, Chairman, of The Pine Ridge Plantation Community Development District on behalf of the district, who is personally known to me.

Notary Public, State of Florida
Type of print name: Lewis Levi Ritter IV
My Commission Expires: May 15, 2017
My Commission Number: FF019594



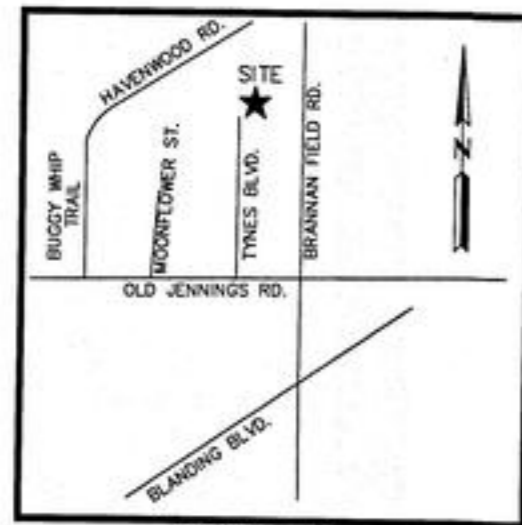
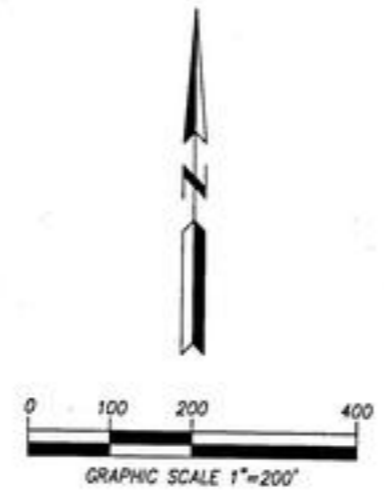
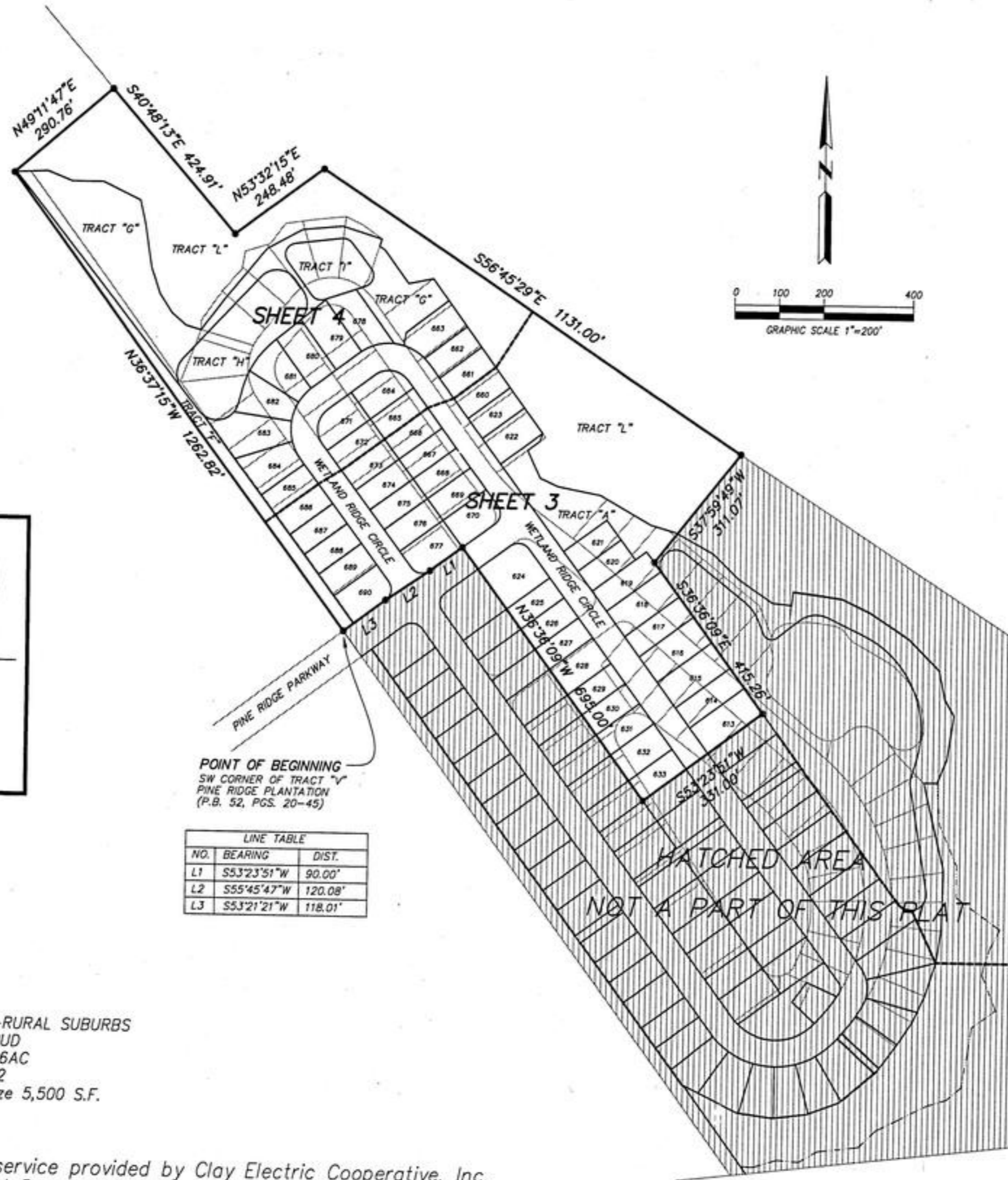
PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

PINE RIDGE PLANTATION REPLAT PHASE 2-B

Being a part of Section 30, Township 4 South, Range 25 East, Clay County, Florida.

Being a Replat of Lots 618 through 665, inclusive, a portion of Lots 612, 613, 614, 615, 616, 617, 666, 667, 685, 686, and 687, together with all of Tracts "V", "XX", "WWW", "YY", "ZZ", a portion of Tracts "AAA", "BBB", "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.

- 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
 - CI 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
 - U.D.E. Unobstructed Drainage Easement



"VICINITY MAP"
SCALE: 1"=2000'

POINT OF BEGINNING
SW CORNER OF TRACT "V"
PINE RIDGE PLANTATION
(P.B. 52, PGS. 20-45)

LINE TABLE		
NO.	BEARING	DIST.
L1	S53°23'51"W	90.00'
L2	S55°45'47"W	120.08'
L3	S53°21'21"W	118.01'

- NOTES:**
- 1) ⊙ Denotes Permanent Reference Monument Set P.L.S. No. 3848
 - 2) * 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 Northerly R/W Line of Old Jennings Road as being: South 89°45'13" West
 - 5) According to FEMA, Flood Insurance Rate Map dated March 17, 2014, the property shown hereon is situated in Zone "X"
 - 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 and 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.).

LAND USE--RURAL SUBURBS
Zoning BFPUD
Area 24.096AC
No. Lots 52
Min. Lot Size 5,500 S.F.

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

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

OWNER
DFH Land, LLC
360 Corporate Way
Orange Park, FL

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

DATE PREPARED: September 23, 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

PINE RIDGE PLANTATION REPLAT PHASE 2-B

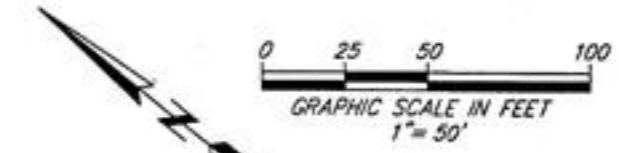
(SEE SHEET 2 OF 4)

Being a part of Section 30, Township 4 South, Range 25 East, Clay County, Florida.

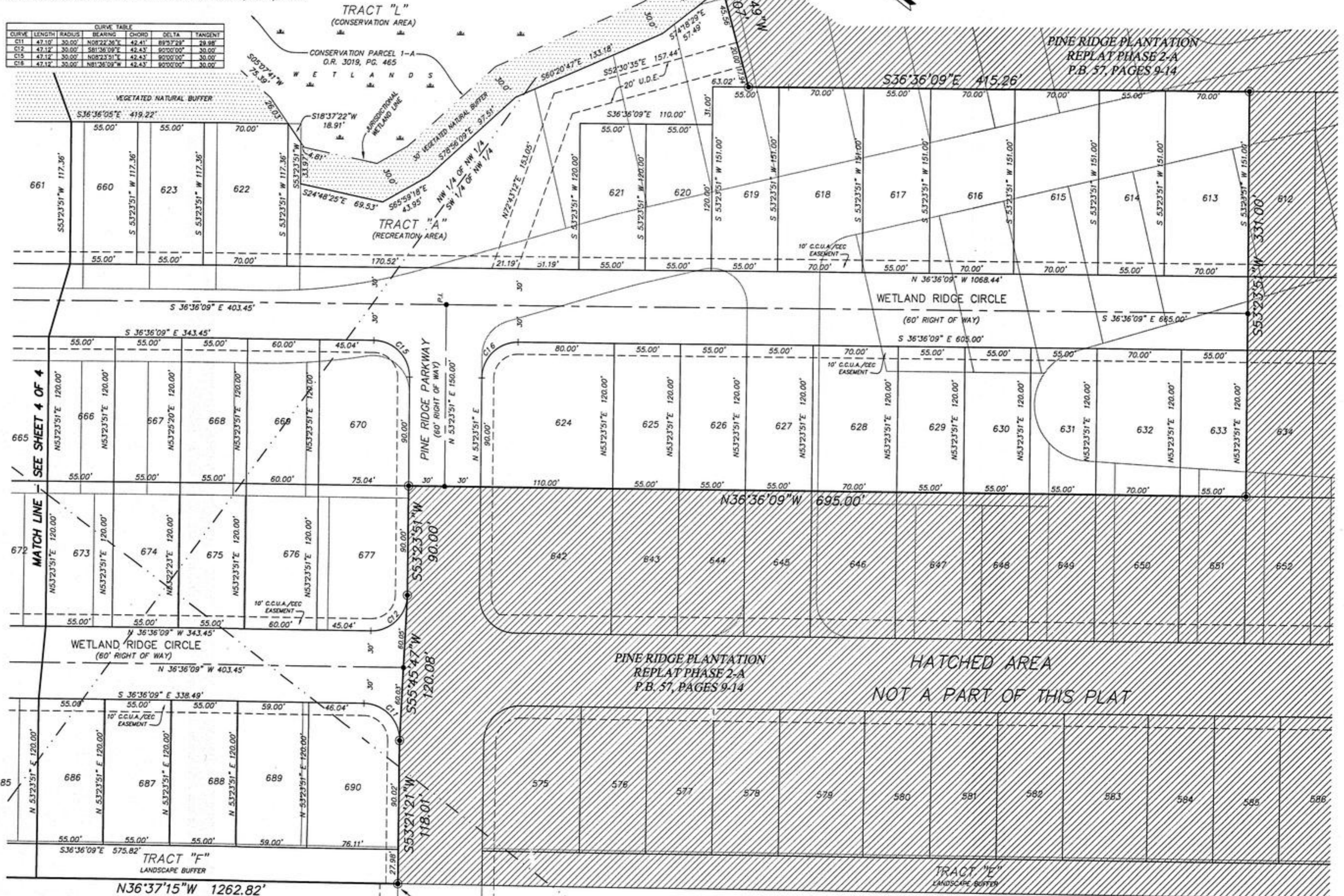
SHEET 3 OF 4 SHEETS

TYPE I SUBDIVISION

Being a Replat of Lots 618 through 665, inclusive, a portion of Lots 612, 613, 614, 615, 616, 617, 666, 667, 685, 686, and 687, together with all of Tracts "V", "XK", "WWW", "YY", "ZZ", a portion of Tracts "AAA", "BBB", "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.



CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C11	47.10'	30.00'	N08°22'36"E	42.41'	89°37'28"	28.98'
C12	47.12'	30.00'	S81°36'09"E	42.43'	92°00'00"	30.00'
C13	47.12'	30.00'	N08°23'31"E	42.43'	92°00'00"	30.00'
C14	47.12'	30.00'	S81°36'09"E	42.43'	92°00'00"	30.00'



SEE SHEET 4 OF 4

MATCH LINE

HATCHED AREA NOT A PART OF THIS PLAT

POINT OF BEGINNING
SW CORNER OF TRACT "V"
PINE RIDGE PLANTATION
(P.B. 52, PGS. 20-45)

PINE RIDGE PLANTATION
P.B. 52, PAGES 20-45

110' FPL COMPANY RIGHT OF WAY EASEMENT
PER OFFICIAL RECORDS BOOK 464, PAGE 1

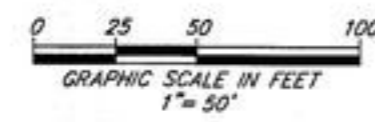
PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

PINE RIDGE PLANTATION REPLAT PHASE 2-B

Being a part of Section 30, Township 4 South, Range 25 East, Clay County, Florida.

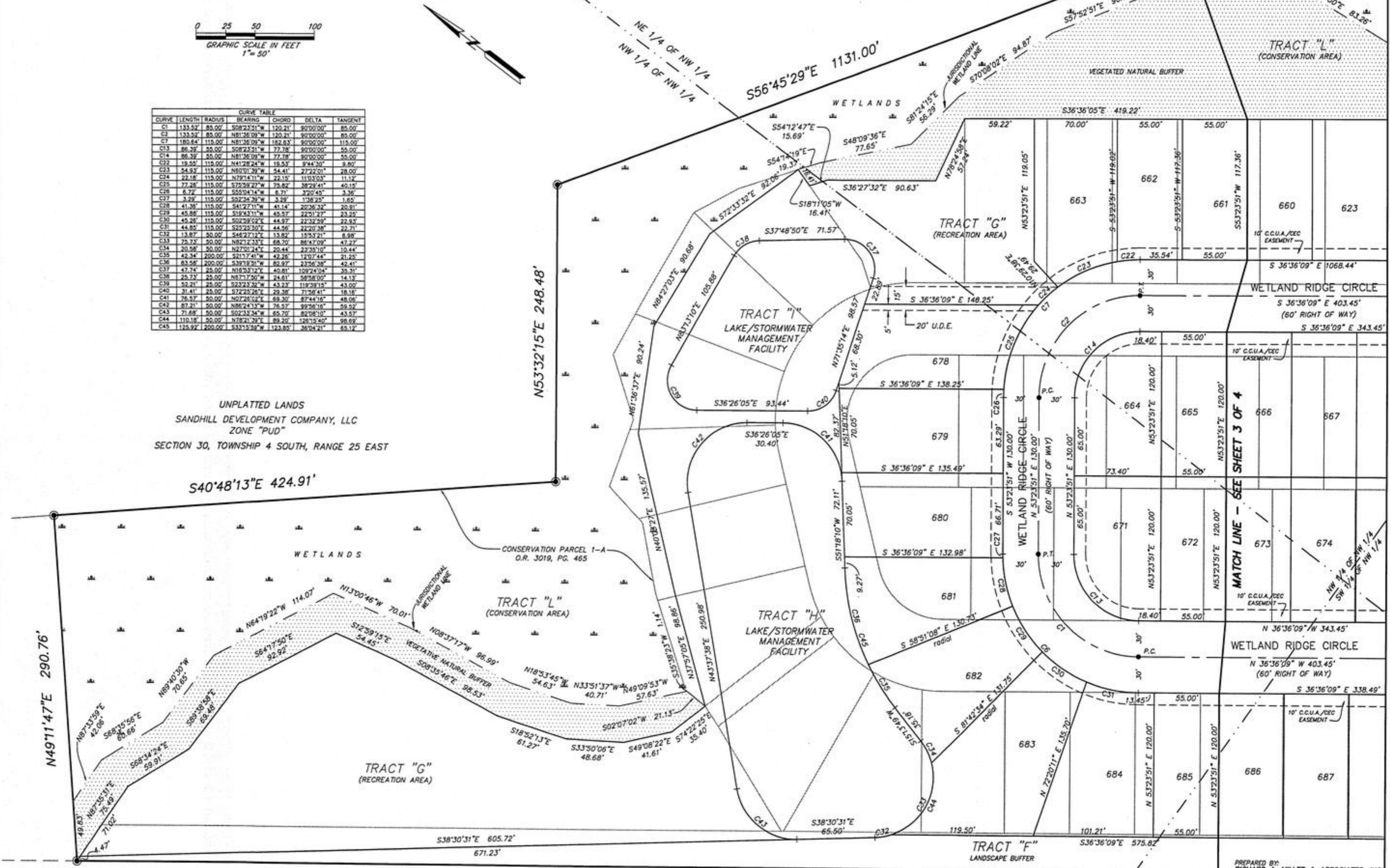
Being a Replat of Lots 618 through 665, inclusive, a portion of Lots 612, 613, 614, 615, 616, 617, 666, 667, 685, 686, and 687, together with all of Tracts "V", "XX", "WWW", "YY", "ZZ", a portion of Tracts "AAA", "BBB", "C", "L", "PP" and "W", a portion of Wetland Ridge Circle a portion of Paisley Park 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	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C1	133.52	85.00	S08°23'51"W	120.21	90°00'00"	85.00
C2	133.52	85.00	N81°36'09"W	120.21	90°00'00"	85.00
C3	180.84	115.00	N81°36'09"W	182.63	90°00'00"	115.00
C4	86.32	55.00	S08°23'51"W	77.38	90°00'00"	55.00
C5	86.32	55.00	N81°36'09"W	77.38	90°00'00"	55.00
C6	18.00	115.00	N41°28'24"W	19.53	9°44'30"	9.80
C7	54.93	115.00	N50°01'30"W	54.41	27°22'00"	28.00
C8	22.18	115.00	N78°14'11"W	22.10	11°03'03"	11.12
C9	77.26	115.00	S72°59'27"W	75.82	38°29'41"	40.12
C10	6.72	115.00	S55°34'14"W	6.71	370.45	3.36
C11	3.22	115.00	S22°34'29"W	3.22	138.25	1.61
C12	41.36	115.00	S41°22'11"W	41.14	20°36'32"	20.81
C13	45.88	115.00	S18°43'11"W	45.57	22°01'27"	23.25
C14	45.26	115.00	S02°39'02"E	44.87	22°32'59"	22.93
C15	44.82	115.00	S22°22'50"E	44.26	22°20'38"	22.71
C16	13.87	50.00	S44°27'32"E	13.82	15°53'21"	6.88
C17	75.74	50.00	N87°12'33"E	68.20	88°47'02"	47.27
C18	20.58	50.00	N27°00'24"E	20.44	23°35'02"	10.44
C19	42.34	200.00	S21°17'41"W	42.20	12°07'44"	21.25
C20	83.58	200.00	S39°19'30"W	82.87	23°56'38"	42.41
C21	47.74	25.00	N16°53'12"E	46.81	109°24'04"	35.31
C22	25.73	25.00	N87°17'50"W	24.61	58°58'00"	14.19
C23	52.21	25.00	S23°23'30"W	43.23	119°29'15"	43.00
C24	31.41	25.00	S72°25'26"E	29.38	71°58'41"	18.16
C25	76.57	50.00	N07°26'02"E	69.30	87°44'18"	48.06
C26	87.21	50.00	N86°24'13"W	76.57	99°56'16"	59.52
C27	71.88	50.00	S02°33'34"W	65.20	82°08'10"	43.57
C28	110.18	50.00	N78°21'39"E	89.20	126°15'40"	98.69
C29	125.92	200.00	S33°15'52"W	123.85	36°04'21"	65.12

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



LAKE/STORMWATER MANAGEMENT FACILITY
UNOBSTRUCTED DRAINAGE EASEMENT

PINE RIDGE PLANTATION
P.B. 52, PAGES 20-45

N36°37'15"W 1262.82'

110' FPL COMPANY RIGHT OF WAY EASEMENT
PER OFFICIAL RECORDS BOOK 464, PAGE 1

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