

PINE RIDGE PLANTATION REPLAT UNIT 2C

A REPLAT OF A PORTION OF PINE RIDGE PLANTATION ACCORDING TO PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA IN PLAT BOOK 52, PAGES 20 THROUGH 45.
Being a portion of Section 25, Township 4 South, Range 24 East, Clay County, Florida.

CAPTION:

TRACT "A"

A PARTIAL VACATION OF PINE RIDGE PLANTATION ACCORDING TO PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA IN PLAT BOOK 52, PAGES 20 THROUGH 45, SAME BEING A PORTION OF TRACTS "HH" AND "ZZZ", A PORTION OF HIGHLAND GLEN LANE (A 60 FOOT RIGHT OF WAY), A PORTION OF OAK MOSS LOOP (A 60 FOOT RIGHT OF WAY), ALL OF LOTS 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, AND 479, 480, 481, 482, 483, 484, 485, 486 AND 487, ALL IN SAID PINE RIDGE PLANTATION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF TRACT "J", PINE RIDGE PLANTATION WEST ACCORDING TO PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 53, PAGES 34 THROUGH 43, SAME BEING THE NORTHWEST CORNER OF TRACT "HH", ACCORDING TO SAID PINE RIDGE PLANTATION; THENCE NORTH 88°36'06" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT "HH" AND ALONG THE SOUTHERLY LINE OF TRACT "B-3", TWO CREEKS ACCORDING TO PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 52, PAGES 62 THROUGH 104, 212.01 FEET; THENCE SOUTH 00°19'28" WEST, ALONG THE EASTERLY LINE OF SAID LOT 466 AND THE SOUTHERLY PROLONGATION THEREOF, OVER AND ACROSS THE RIGHT OF WAY OF SAID OAK MOSS LOOP, 209.90 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID OAK MOSS LOOP; THENCE SOUTH 89°40'32" EAST, ALONG LAST MENTIONED SOUTHERLY RIGHT OF WAY LINE, 30.53 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 468, SAME BEING THE NORTHWESTERLY CORNER OF LOT 509, ACCORDING TO SAID PINE RIDGE PLANTATION; THENCE SOUTH 00°19'28" WEST, ALONG THE EASTERLY LINE OF SAID LOTS 468, 469, 470, 471, 472, AND 473, OVER AND ACROSS SAID TRACT "ZZZ", ALONG THE EASTERLY LINE OF SAID LOTS 474, 475, 476, 477, 478, AND 479, OVER AND ACROSS THE RIGHT OF WAY OF SAID HIGHLAND GLEN LANE, ALONG THE EASTERLY LINE OF SAID LOTS 480, 481, 482, 483, 484, 485, 486 AND 487, 1,326.54 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 487; THENCE NORTH 89°40'32" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 487 AND THE WESTERLY PROLONGATION THEREOF, 170.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID OAK MOSS LOOP; THENCE SOUTH 00°19'28" WEST, ALONG LAST MENTIONED RIGHT OF WAY LINE, 54.78 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 46.74 FEET, SAID CURVE BEING SUTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°57'30" WEST, 42.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAME BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PINE RIDGE PARKWAY (A 70 FOOT RIGHT OF WAY ACCORDING TO SAID PLAT OF PINE RIDGE PLANTATION); THENCE SOUTH 89°35'31" WEST, ALONG LAST MENTIONED RIGHT OF WAY LINE, 39.52 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT "HH"; THENCE THE FOLLOWING 9 COURSES ALONG THE EASTERLY LINE OF SAID PINE RIDGE PLANTATION WEST, SAME BEING THE WESTERLY LINE OF SAID PINE RIDGE PLANTATION; COURSE NO.1, THENCE NORTH 00°12'26" EAST, 6.55 FEET TO A POINT OF CURVATURE; COURSE NO.2, THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 960.00 FEET, AN ARC DISTANCE OF 57.97 FEET, SAID CURVE BEING SUTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°56'14" EAST, 57.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO.3, THENCE NORTH 03°40'02" EAST, 339.57 FEET TO A POINT OF CURVATURE; COURSE NO.4, THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,040.00 FEET, AN ARC DISTANCE OF 62.80 FEET, SAID CURVE BEING SUTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°56'14" EAST, 62.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO.5, THENCE NORTH 00°12'26" EAST, 169.87 FEET TO A POINT OF CURVATURE; COURSE NO.6, THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,040.00 FEET, AN ARC DISTANCE OF 145.47 FEET, SAID CURVE BEING SUTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°31'27" WEST, 62.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO.7, THENCE NORTH 03°15'21" WEST, 69.97 FEET TO A POINT OF CURVATURE; COURSE NO.8, THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,140.00 FEET, AN ARC DISTANCE OF 145.47 FEET, SAID CURVE BEING SUTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°54'41" WEST, 145.37 FEET TO A POINT; COURSE NO.9, THENCE NORTH 00°12'26" EAST, 702.35 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT "J" AND THE POINT OF BEGINNING.

THE LANDS THIS DESCRIBED CONTAIN 8.14 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND:

TRACT "B"

A PARTIAL VACATION OF PINE RIDGE PLANTATION ACCORDING TO PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA IN PLAT BOOK 52, PAGES 20 THROUGH 45, SAME BEING ALL OF TRACTS "PPP", "O"O", "KK" AND "JJ", A PORTION OF TRACT "U", A PORTION OF ISLE OF PINES CIRCLE (A VARIABLE WIDTH RIGHT OF WAY ALSO KNOWN AS ISLE OF PALM CIRCLE), ALL OF RAINDROP LANE (A 60 FOOT RIGHT OF WAY), ALL OF LOTS 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429 AND 430, ALL IN SAID PINE RIDGE PLANTATION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWESTERLY CORNER OF SAID TRACT "U", THENCE NORTH 88°36'06" EAST, ALONG THE NORTHERLY LINE OF SAID PINE RIDGE PLANTATION AND ALONG THE SOUTHERLY LINE OF TWO CREEKS ACCORDING TO PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 52, PAGES 62 THROUGH 104, 883.34 FEET TO THE NORTHWESTERLY CORNER OF TRACT "UU", ACCORDING TO SAID PLAT OF PINE RIDGE PLANTATION; THENCE SOUTH 36°37'15" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "UU", OVER AND ACROSS THE RIGHT OF WAY OF SAID ISLE OF PINES CIRCLE AND ALONG THE SOUTHWESTERLY LINE OF TRACT "VV", ACCORDING TO SAID PLAT OF PINE RIDGE PLANTATION, 451.81 FEET TO THE MOST NORTHERLY CORNER OF TRACT "R", ACCORDING TO SAID PLAT OF PINE RIDGE PLANTATION; THENCE THE FOLLOWING 10 COURSES ALONG THE NORTHWESTERLY LINE OF SAID TRACT "R"; COURSE NO.1, THENCE SOUTH 53°22'45" WEST, 30.00 FEET; COURSE NO.2, THENCE SOUTH 21°08'31" WEST, 112.02 FEET; COURSE NO.3, THENCE SOUTH 37°43'05" WEST, 03.02 FEET; COURSE NO.4, THENCE SOUTH 64°34'17" WEST, 67.64 FEET; COURSE NO.5, THENCE SOUTH 34°04'01" WEST, 9.04 FEET; COURSE NO.6, THENCE SOUTH 53°23'52" WEST, 70.00 FEET; COURSE NO.7, THENCE SOUTH 72°54'03" WEST, 50.13 FEET; COURSE NO.8, THENCE SOUTH 51°12'25" WEST, 117.83 FEET; COURSE NO.9, THENCE SOUTH 49°53'05" WEST, 81.38 FEET; COURSE NO.10, THENCE SOUTH 58°59'23" WEST, 81.69 FEET TO THE WESTERLY LINE OF SAID TRACT "R", SAME BEING THE EASTERLY LINE OF SAID TRACT "U"; THENCE THE FOLLOWING 6 COURSES ALONG THE NORTHERLY LINE OF SAID TRACT "U", COURSE NO.1, THENCE NORTH 15°08'17" WEST, 127.63 FEET TO A POINT; COURSE NO.2, THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 130.00 FEET, AN ARC DISTANCE OF 42.95 FEET, SAID CURVE BEING SUTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°54'48" WEST, 42.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO.3, THENCE NORTH 89°37'16" WEST, 265.15 FEET TO A POINT OF CURVATURE; COURSE NO.4, THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 115.00 FEET, AN ARC DISTANCE OF 92.54 FEET, SAID CURVE BEING SUTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°34'01" WEST, 90.07 FEET TO A POINT; COURSE NO.5, THENCE SOUTH 51°31'41" WEST, 57.52 FEET; COURSE NO.6, THENCE NORTH 89°37'16" WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID TRACT "U" AND THE WESTERLY PROLONGATION THEREOF, 147.33 FEET THE WESTERLY LINE OF SAID TRACT "U"; THENCE NORTH 00°22'44" EAST, ALONG LAST MENTIONED WESTERLY LINE, 688.10 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT "U" AND THE POINT OF BEGINNING.
THE LAND THIS DESCRIBED CONTAIN 16.30 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT LOBLOLLY PARTNERS, LLC AND PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT, HEREINAFTER "DEDICATOR" ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS PINE RIDGE PLANTATION REPLAT UNIT 2C, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

TRACTS "A" AND "B" (OPEN SPACE) SHALL REMAIN THE SOLE EXCLUSIVE PROPERTY OF THE "DEDICATOR", IN FEE SIMPLE, ITS SUCCESSOR AND OR ASSIGNS.

WHETHER DEPICTED ON THE PLAT OR NOT, THE DEDICATOR/DOWNER, ITS SUCCESSOR AND ASSIGNS, HEREBY GRANTS CLAY ELECTRIC COOPERATIVE, INC. AND CLAY COUNTY UTILITY AUTHORITY 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 RIGHTS-OF-WAY.

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 USE AREAS SO AS TO REASONABLY ACCOMMODATE CLAY ELECTRIC COOPERATIVE, INC.'S FACILITIES."

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."

ALL EASEMENTS, FOR THE WATER AND SEWER SYSTEMS, MARKED C.C.U.A. AND SHOWN ON THE PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY (C.C.U.A.), ITS SUCCESSORS AND ASSIGNS."

ALL EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED C.E.C. AND SHOWN ON THE PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. (C.E.C.)"

IN WITNESS WHEREOF, LEWIS L. RITTER, IV, MANAGER OF CAVLE CONSULTING LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHICH IS THE MANAGER OF TURKEYOAK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHICH IS THE MANAGER OF LOBLOLLY PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED WITH THE SEAL AFFIXED THIS _____ DAY OF _____ 2019.

LOBLOLLY PARTNERS, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: TURKEYOAK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER
BY: CAVLE CONSULTING LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER
BY: LEWIS L. RITTER, IV
ITS: MANAGER

WITNESS: [Signature] LOBLOLLY PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
PRINT OR TYPE NAME: Douglas Sailley

WITNESS: [Signature] BY: TURKEYOAK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER
PRINT OR TYPE NAME: Tabitha Zapata

WITNESS: [Signature] BY: CAVLE CONSULTING LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER
PRINT OR TYPE NAME: [Signature]

STATE OF FLORIDA
COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5 DAY OF December, A.D., 2019, BY LEWIS L. RITTER, IV, MANAGER OF CAVLE CONSULTING LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHICH IS THE MANAGER OF TURKEYOAK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHICH IS THE MANAGER OF LOBLOLLY PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LLC, AND WHO IS PERSONALLY KNOWN TO ME OR PRESENTED _____ AS IDENTIFICATION.



NOTARY PUBLIC, STATE OF FLORIDA
TYPE OR PRINT NAME: Tabitha Zapata
MY COMMISSION EXPIRES: 10-10-23
MY COMMISSION NUMBER: 299964

COO 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: Douglas Sailley

Witness: [Signature] Print or type name: Tabitha Zapata

By: [Signature] Matthew Biagetti
PCCDD Chairman

STATE OF FLORIDA
COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF December, A.D., 2019 BY MATTHEW BIAGETTI, 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 OR PRINT NAME: Tabitha Zapata
MY COMMISSION EXPIRES: 10-10-23
MY COMMISSION NUMBER: 299964

COUNTY ENGINEER
Approved this 16th day of December, A.D., 2019.
[Signature]
Director, County Engineer



COUNTY COMMISSIONERS CERTIFICATE
Examined and approved this 12 day of December, A.D., 2019 by the Board of County Commissioners, Clay County, Florida.
[Signature] Chairman
[Signature] Clerk of the Board

CLERK'S CERTIFICATE
I hereby certify that this plat was recorded in Plat Book _____ Pages _____ of the Public Records of Clay County, Florida, this _____ day of _____, A.D., 2019.
[Signature] Clerk of the Circuit Court
[Signature] Circuit Deputy Clerk

DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES
Approved this 11th day of December, A.D., 2019.
[Signature]
Division Director

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 11th day of December, 2019.

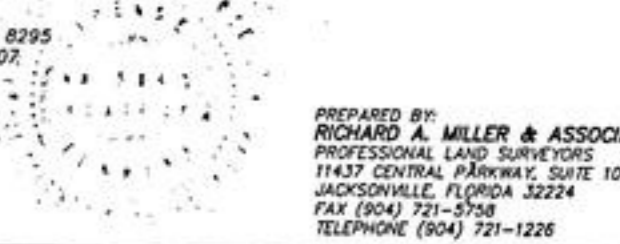
[Signature]
JOHN S. ADAMS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERT. NO. LS. 4469
BARTRAM TRAIL SURVEYING, INC.
1501 COUNTY ROAD 315, SUITE 106
GREEN COVE SPRINGS, FLORIDA 32043

CERTIFICATE OF SURVEYOR

Know all these present, that the undersigned, being currently licensed and registered by the State of Florida, as a Land Surveyor, does hereby certify that he/she has completed the survey of lands, as shown in the foregoing plat, that said plat is a true and correct representation of the lands surveyed, that the survey was made under his/her responsible direction and supervision, and that the survey data complies with all the requirements of Chapter 177, Florida Statutes as amended, that permanent reference monuments have been placed in accordance with Section 177.091 (7).

Signed and sealed this 5TH day of DECEMBER, A.D., 2019.

By: [Signature]
William J. Melrose
Registered Land Surveyor LS. No. 5843
State of Florida
Richard A. Miller & Associates
Professional Land Surveyors LB 8295
11437 Central Parkway, Suite 107
Jacksonville, Florida 32224

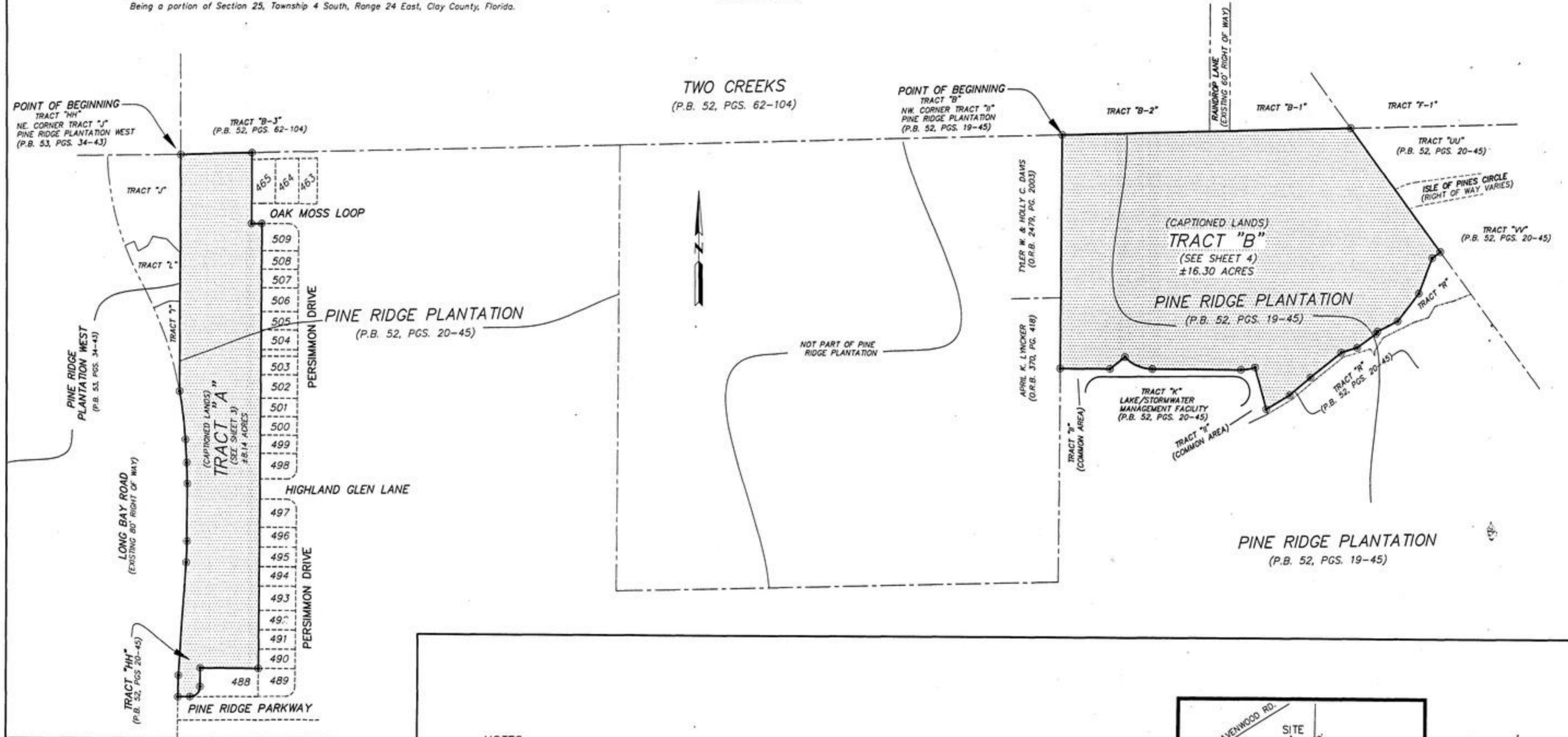


PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224
FAX (904) 721-5758
TELEPHONE (904) 721-1226

PINE RIDGE PLANTATION REPLAT UNIT 2C

A REPLAT OF A PORTION OF PINE RIDGE PLANTATION ACCORDING TO PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA IN PLAT BOOK 52, PAGES 20 THROUGH 45. Being a portion of Section 25, Township 4 South, Range 24 East, Clay County, Florida.

KEY MAP
(NOT TO SCALE)



NOTES:

- 1) \odot Denotes Permanent Reference Monument Set L.S. No. 5843
- 2) BUILDING RESTRICTION LINES SHALL BE AS FOLLOWS:
NONE: THERE ARE NO BUILDABLE LOTS.
- 3) BEARINGS BASED ON THE NORTHERLY LINE OF PINE RIDGE PLANTATION AS BEING $N88^{\circ}36'06''E$.
- 4) ACCORDING TO FEMA, FLOOD INSURANCE RATE MAP 120064-0065E AND 120065-0155E, DATED MARCH 17, 2014, TRACT "A" SHOWN HEREON IS SITUATE IN ZONE "X"(UNSHADED) AND TRACT "B" IS SITUATE IN ZONES "X"(UNSHADED) AND "AE"(EL53).
(SEE SHEETS 3 AND 4 FOR LOCATION)
- 5) 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, OWNERS 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.
- 6) 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 THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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
- C1 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
- O.R.B. OFFICIAL RECORDS BOOK
- (NTS) NOT TO SCALE
- P.B. PLAT BOOK
- PGS. PAGES



"VICINITY MAP"
SCALE: 1"=2000'

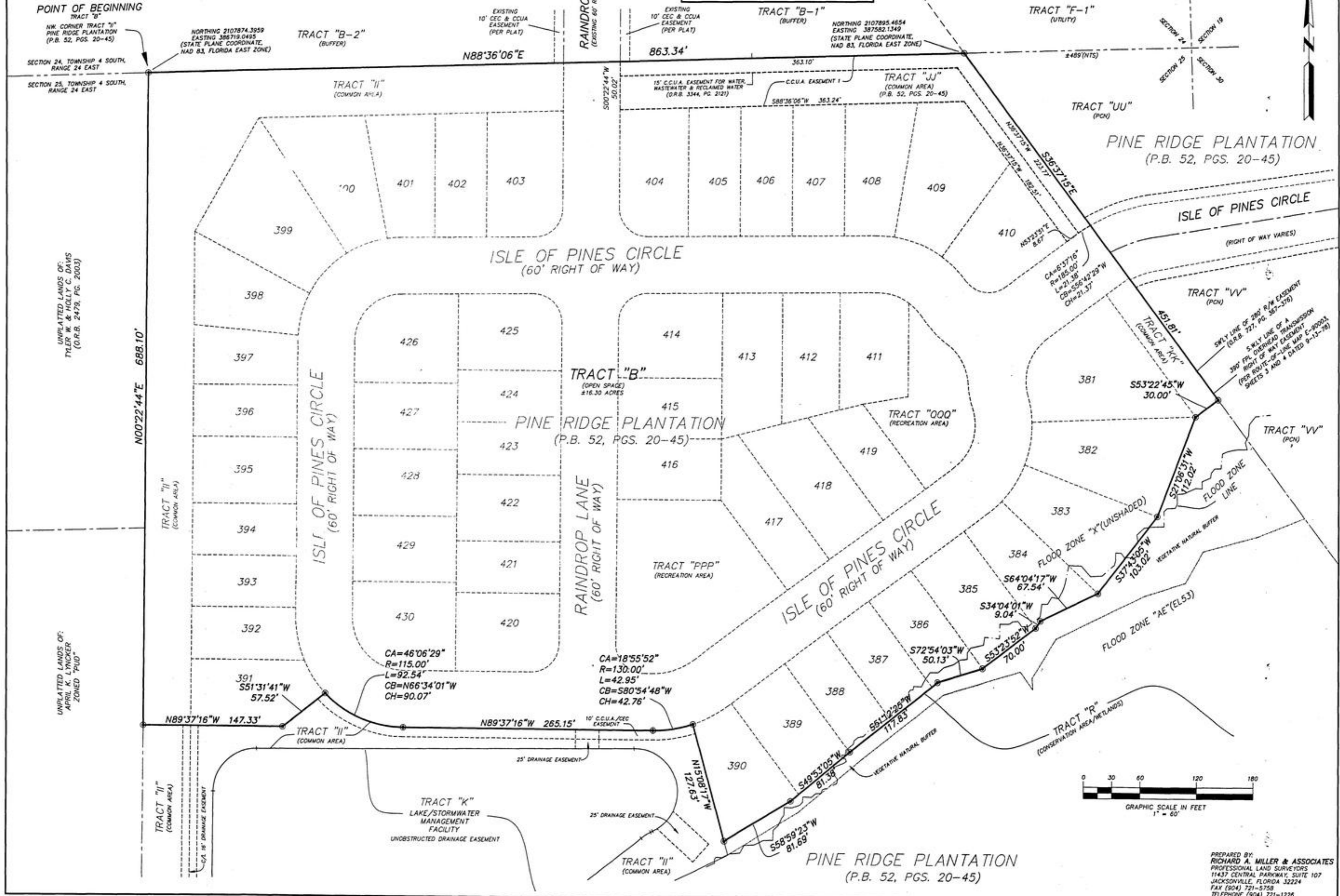
PINE RIDGE PLANTATION REPLAT UNIT 2C

A REPLAT OF A PORTION OF PINE RIDGE PLANTATION ACCORDING TO PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA IN PLAT BOOK 52, PAGES 20 THROUGH 45.
Being a portion of Section 25, Township 4 South, Range 24 East, Clay County, Florida.

TWO CREEKS
(P.B. 52, PGS. 62-104)

SHEET 4 OF 4 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND

NOTE:
LOT 466-488, ROADS, EASEMENTS OR TRACTS ARE SHOWN AT THE COUNTY'S REQUEST AND ARE NOT INTENDED TO BE A PART OF THIS PLAT.



POINT OF BEGINNING
TRACT "B"

NW CORNER TRACT "B"
PINE RIDGE PLANTATION
(P.B. 52, PGS. 20-45)

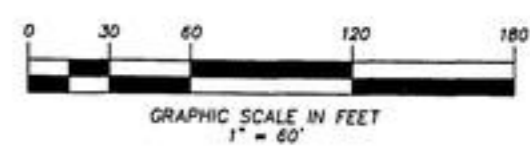
NORTHING 2107874.3959
EASTING 386719.0465
(STATE PLANE COORDINATE,
NAD 83, FLORIDA EAST ZONE)

SECTION 24, TOWNSHIP 4 SOUTH,
RANGE 24 EAST

SECTION 25, TOWNSHIP 4 SOUTH,
RANGE 24 EAST

UNPLATTED LANDS OF:
TYLER W. & HOLLY C. DAVIS
(O.R.B. 2479, PG. 2003)

UNPLATTED LANDS OF:
APRIL K. LYNCKER
ZONED "PUD"



PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224
FAX (904) 721-5758
TELEPHONE (904) 721-1226