

Rolling Hills Unit Two-B

Section 27, Township 5 South, Range 25 East, Clay County, Florida

LAND USE ZONING AREA No. LOTS MIN.LOT SIZE LA RF PUD 6.79 AC. +/- 23 5808 Sq. Ft.

TYPE I SUBDIVISION 'PUD' ZONE

OWNER: Waltham Development Co., 1569 Royal Fern Lane, Fleming Island, Florida
ENGINEER: Hadden Engineering, Kingsley Avenue, Orange Park, FL
SURVEYOR: Eiland + Associates, 615 Blanding Blvd., Orange Park, FL

CAPTION

A parcel of land situated in Section 27, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Begin at the northwest corner of Tract 'C', Rolling Hills Unit Two-A, according to plat thereof recorded in Plat Book 67, pages 29 through 35 of the public records of said county; thence on the boundaries of said Rolling Hills Unit Two-A, run the following 6 courses: 1) North 23 degrees 32 minutes 13 seconds East, 10.53 feet; 2) northeasterly, along the arc of a curve concave southeasterly and having a radius of 376.00 feet, an arc distance of 114.35 feet, said arc being subtended by a chord bearing and distance of North 32 degrees 14 minutes 59 seconds East, 113.91 feet; 3) North 40 degrees 57 minutes 44 seconds East, 46.44 feet; 4) northwesterly, along the arc of a curve concave southwesterly and having a radius of 40.00 feet, an arc distance of 61.43 feet, said arc being subtended by a chord bearing and distance of North 03 degrees 01 minute 56 seconds West, 55.57 feet; 5) North 49 degrees 37 minutes 22 seconds East, 92.48 feet; 6) North 40 degrees 22 minutes 38 seconds West, 14.51 feet; thence North 49 degrees 37 minutes 21 seconds East, 51.50 feet; thence North 77 degrees 14 minutes 13 seconds East, 3.31 feet; thence North 23 degrees 28 minutes 07 seconds East, 131.04 feet; thence North 12 degrees 08 minutes 35 seconds West, 107.32 feet; thence North 52 degrees 17 minutes 35 seconds East, 187.50 feet; thence North 64 degrees 19 minutes 03 seconds East, 28.34 feet; thence North 77 degrees 51 minutes 06 seconds East, 142.49 feet; thence South 34 degrees 37 minutes 11 seconds East, 19.31 feet; thence South 16 degrees 58 minutes 40 seconds East, 51.52 feet; thence South 25 degrees 09 minutes 51 seconds East, 65.24 feet; thence South 17 degrees 15 minutes 44 seconds East, 77.20 feet; thence South 61 degrees 36 minutes 53 seconds East, 63.86 feet; thence South 18 degrees 43 minutes 30 seconds West, 260.69 feet; thence South 25 degrees 07 minutes 50 seconds West, 53.25 feet; thence South 40 degrees 40 minutes 59 seconds West, 396.81 feet to the north line of said Rolling Hills Unit Two-A; thence on said north line, run the following 3 courses: 1) North 66 degrees 27 minutes 47 seconds West, 191.32 feet; 2) North 23 degrees 32 minutes 13 seconds East, 6.45 feet; 3) North 66 degrees 27 minutes 47 seconds West, 146.00 feet to the point of beginning; being 6.79 acres, more or less, in area.

ADOPTION AND DEDICATION

This is to certify that Waltham Development Co., a Florida corporation, hereinafter 'Dedicator', is the lawful owner of the lands described in the caption hereon known as Rolling Hills Unit Two-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. All lanes, courts, trails, streets, places and easements for drainage, utilities and sewers, unobstructed easements and non-access easements shown hereon are hereby irrevocably and without reservation dedicated to Clay County, its successor and assigns.

The drainage easements hereby dedicated shall permit Clay County, its successors and assigns to discharge into said easements, all water which may fall or come upon all trails, courts, lanes and streets hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from said trails, courts, lanes and streets, from adjacent land or from any other source of Public Waters into or through said drainage easements, without any liability whatsoever on the part of Clay County, its successors and assigns for any damage, injuries or losses to persons or property resulting from the acceptance or use of these drainage easements by Clay County, its successors and assigns.

Clay County, its successors and assigns shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the Dedicator 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 it to effect adequate drainage, including but not limited to, the right to remove any water level control structures or any part thereof. The Dedicator, as owner of the lands described and captioned hereon, shall indemnify Clay County and save it harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of an 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 of omission of the Dedicator, its agents, contractors, employees, servants, licensees or concessionaires with Rolling Hills Unit Two. This indemnification shall run with the land and the assigns of the Dedicator and shall be subject to it.

None of the foregoing shall prohibit Clay County, from establishing a municipal service taxing unit, municipal service benefit unit, stormwater utility, transportation utility, or any other special assessment/fee system within any subdivision for the furnishing of roads, streets, drainage, or other benefits. Nor shall any of the foregoing prohibit the acceptance for maintenance of roads or common facilities by the County Commission if after any filing of any plat, the facilities to be accepted by Clay County for maintenance are upgraded to Clay County acceptance standards by contribution of the local developer or homeowners or by establishment of a municipal service benefit district.

Title to Tract 'A' (utility tract) and Tract 'B' (open space) shown hereon are hereby retained by Dedicator; provided, however, that Dedicator reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, Rolling Hills Community Development District, a municipal services taxing unit or other such entity that will assume all obligation of maintenance thereof.

All private drainage easements shown hereon are hereby dedicated to the Rolling Hills Homeowners Association. The Easements described in General Notes 15, and 16 herein, shall be irrevocably dedicated as stated therein.

IN WITNESS WHEREOF, Waltham Development Co., a Florida corporation, has caused these presents to be executed on the date shown below.

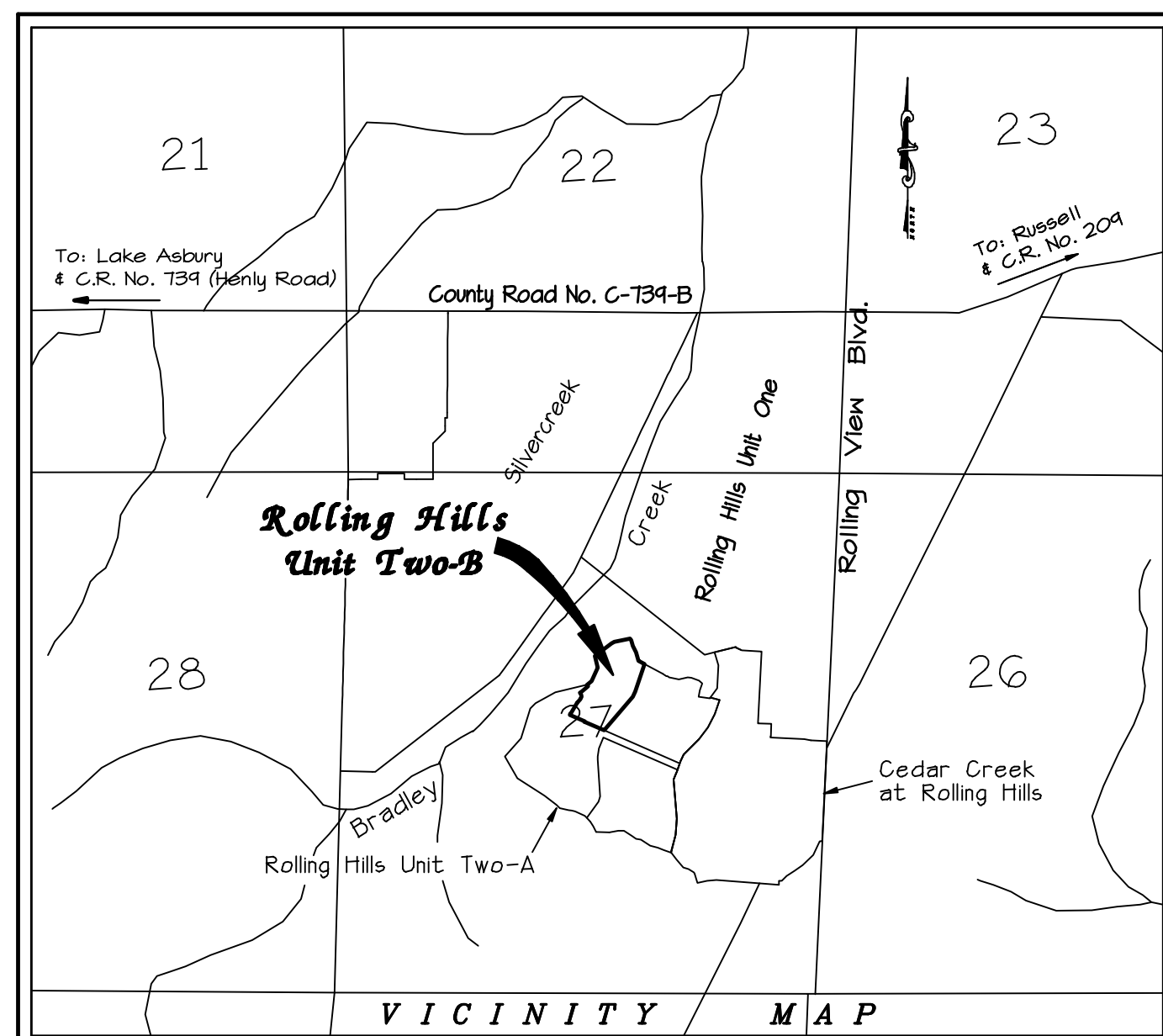
Waltham Development Co., a Florida corporation

witness witness By: Leonard William Huck, President

STATE OF CALIFORNIA, COUNTY OF SAN DIEGO

The foregoing instrument was personally acknowledged before me by means of personal appearance or virtual authorization this ___ day of _____, 2022, by Leonard William Huck, as president of Waltham Development Co., a Florida corporation on behalf of the corporation. Leonard William Huck is personally known to me or has presented his _____ as identification.

Notary Public, State of California



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

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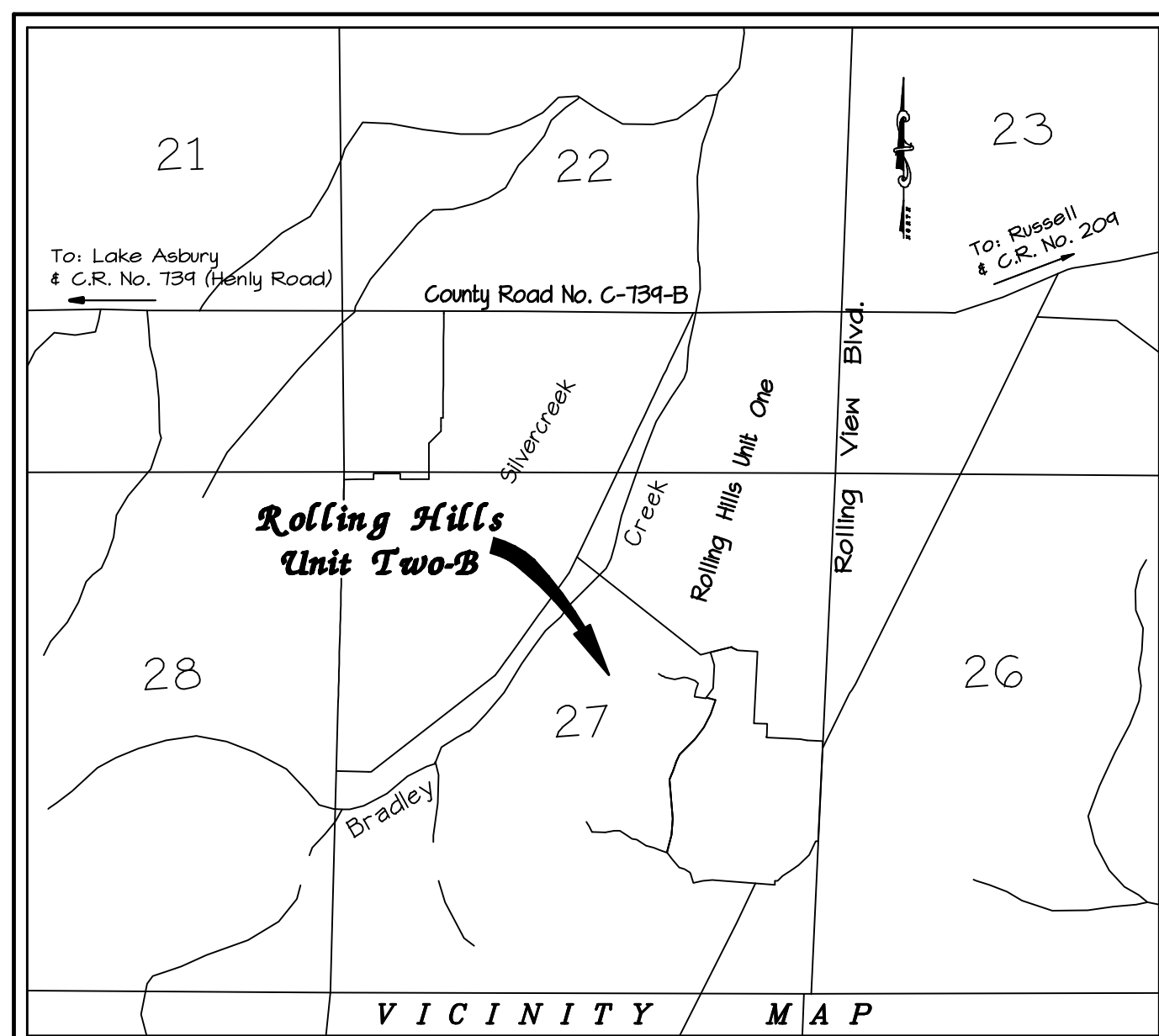
Waltham Development Co., a Florida corporation

witness witness By: Leonard William Huck, President

STATE OF CALIFORNIA, COUNTY OF SAN DIEGO

The foregoing instrument was personally acknowledged before me by means of personal appearance or virtual authorization this ___ day of _____, 2022, by Leonard William Huck, as president of Waltham Development Co., a Florida corporation on behalf of the corporation. Leonard William Huck is personally known to me or has presented his _____ as identification.

Notary Public, State of California



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

Rolling Hills Unit Two-B

Section 27, Township 5 South, Range 25 East, Clay County, Florida

LAND USE ZONING AREA No. LOTS MIN LOT SIZE LA RF PUD 6.79 AC +/- 23 5808 Sq. Ft.

PLAT BOOK PAGE SHEET 2 OF 5 SHEETS

TYPE I SUBDIVISION "PUD" ZONE

OWNER Waltham Development Co. 1569 Royal Fern Lane Fleming Island, Florida

ENGINEER Hadden Engineering Kingsley Avenue Orange Park, FL

SURVEYOR Eiland & Associates 615 Blanding Blvd. Orange Park, FL

COUNTY ENGINEER APPROVAL

Approved this ___ day of _____, 2022.

County Engineer

BOARD OF COUNTY COMMISSIONERS' APPROVAL

Examined and approved this ___ day of _____, 2022, by the Board of County Commissioners, Clay County, Florida.

Tara S. Green, Clay County Clerk of Court and Comptroller. Ex-Officio Clerk to the Board

Chairman of the Board

DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL

Approved this ___ day of _____, 2022.

Director of Economic and Development Services

SUBDIVISION IMPROVEMENT GUARANTEE

As a condition precedent to the recordation of this plat in the public records of Clay County, Florida, the undersigned owner of this subdivision does 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 owner, that said owner shall within 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 subdivisions 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 part of each deed of conveyance or contract of sale covering lots in said subdivision, executed by said owner to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale.

Waltham Development Co.
a Florida corporation

Witness

Witness

By: _____
Leonard William Huck, President

SURVEYOR'S CERTIFICATE OF REVIEW

The undersigned surveyor hereby certifies that he has reviewed 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 this ___ day of _____, 2022.

John M. McLaren
Florida Registration No 5979
6431 Connie Jean Road
Jacksonville, Florida 32222

STATE OF CALIFORNIA, COUNTY OF SAN DIEGO

The foregoing instrument was personally acknowledged before me by means of personal appearance or virtual authorization this ___ day of _____, 2022, by Leonard William Huck, as president of Waltham Development Co., a Florida corporation on behalf of the corporation. Leonard William Huck is personally known to me or has presented his _____ as identification.

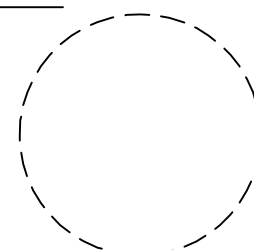
Notary Public, State of California



CLERK'S CERTIFICATE

I certify that this plat was filed for recording on this ___ day of _____, 2022, in Plat Book ___, Pages ___ through ___ of the public records of Clay County, Florida.

Clerk of the Circuit Court

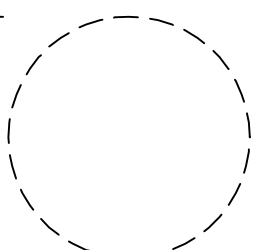


SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a professional surveyor and mapper, does hereby certify that the above plat is a true and correct representation of the lands surveyed, platted and described, and was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177 Florida Statutes.

Signed and sealed this ___ day of _____, 2022.

Harold T. Eiland
Florida Cert. No. 2518
Eiland and Associates, Inc., LB 1381
615 Blanding Boulevard
Orange Park, Florida
904-272-1000



Rolling Hills Unit Two-B

Section 27, Township 5 South, Range 25 East, Clay County, Florida

COUNTY ROAD C-734-B

LAND USE ZONING AREA No. LOTS MIN.LOT SIZE LA RF PUD 6.79 AC. +/- 23 5808 Sq. Ft.

PLAT BOOK PAGE SHEET 3 OF 5 SHEETS

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 SURVEYOR: Eiland & Associates, 615 Blanding Blvd., Orange Park, FL

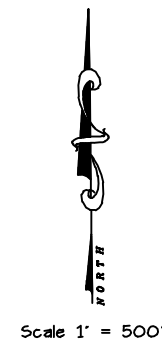
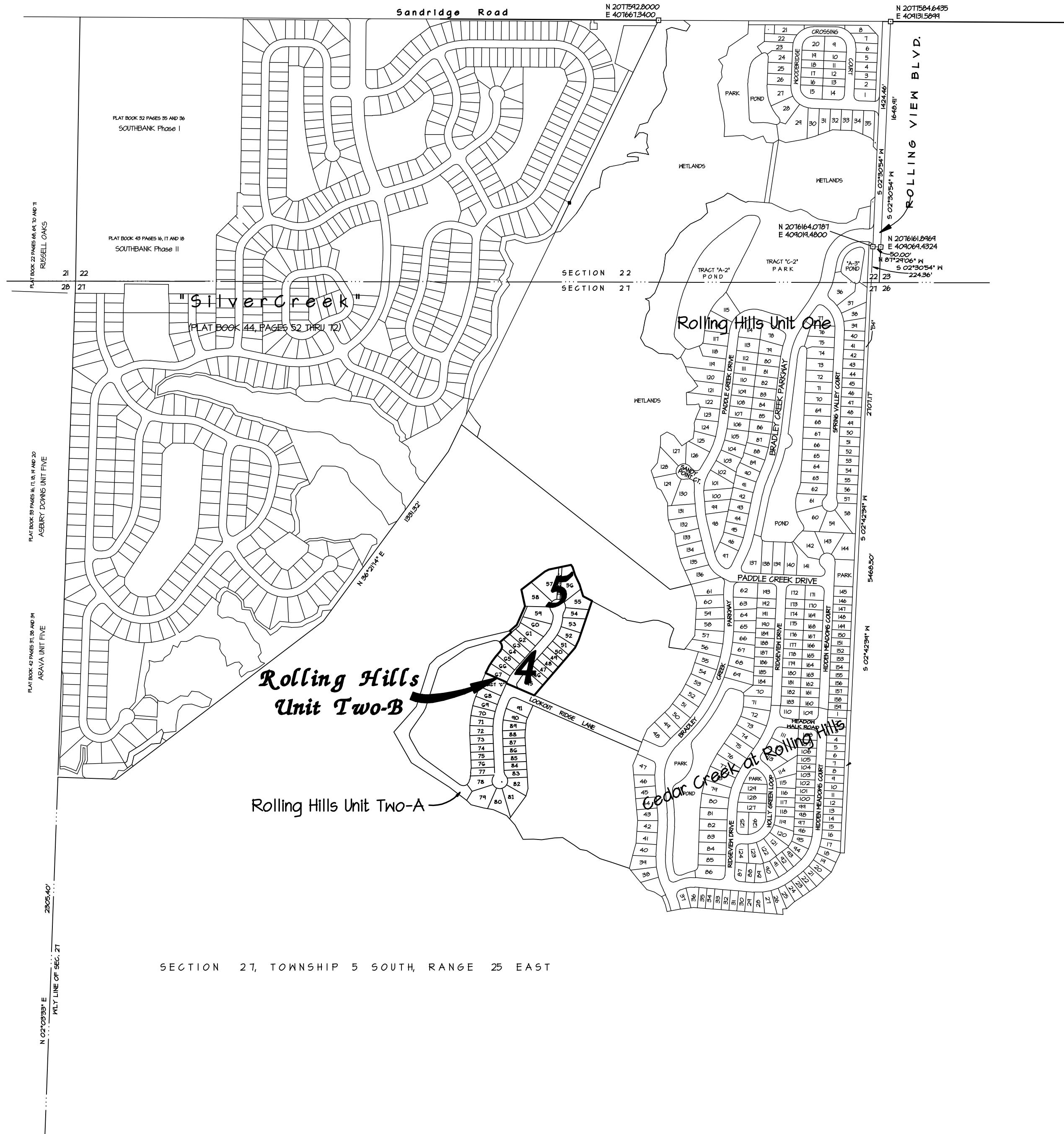
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Electric service provided by Clay Electric Cooperative, Inc.
 Water and Sewer service provided by Clay County Utility Authority.

AREAS LEGEND	
TRACT "A"	UTILITY TRACT
TRACT "B"	OPEN SPACE

GENERAL NOTES

- Permanent Control Point shown thus: ●
- Permanent Reference Monument 1/2" I.P., LB 1381 shown thus: O
- Tabulated Curve Number shown thus: C1
- Radial Lot Lines shown thus: (Rad.)
- Building Restriction Lines shall be as follows:
 minimum front setback = 20 feet
 minimum rear setback = 15 feet
 minimum side setback abutting lot = 5 feet
 minimum side setback abutting street = 20 feet
- Bearings shown hereon are based on S 89°40'51" E for the right-of-way line of Sandridge Road (County Road T34-B).
- All return radii are 30 feet unless noted otherwise.
- According to Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2014, the property shown herein is situated in ZONE X.
- 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.
- C.C.U.A. Denotes Clay County Utility Authority
- C.E.C. Denotes Clay Electric Cooperative
- 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.
- 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 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.
- 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.)
- P.C. Denotes Point of Curvature
 P.T. Denotes Point of Tangency
 P.R.C. Denotes Point of Reverse Curvature
 R.P. Denotes Radius Point
- C.D.D. Denotes Community Development District



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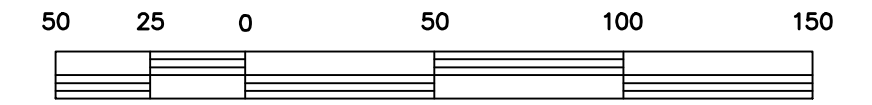
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ENGINEER
Hadden Engineering
Kingsley Avenue
Orange Park, FL

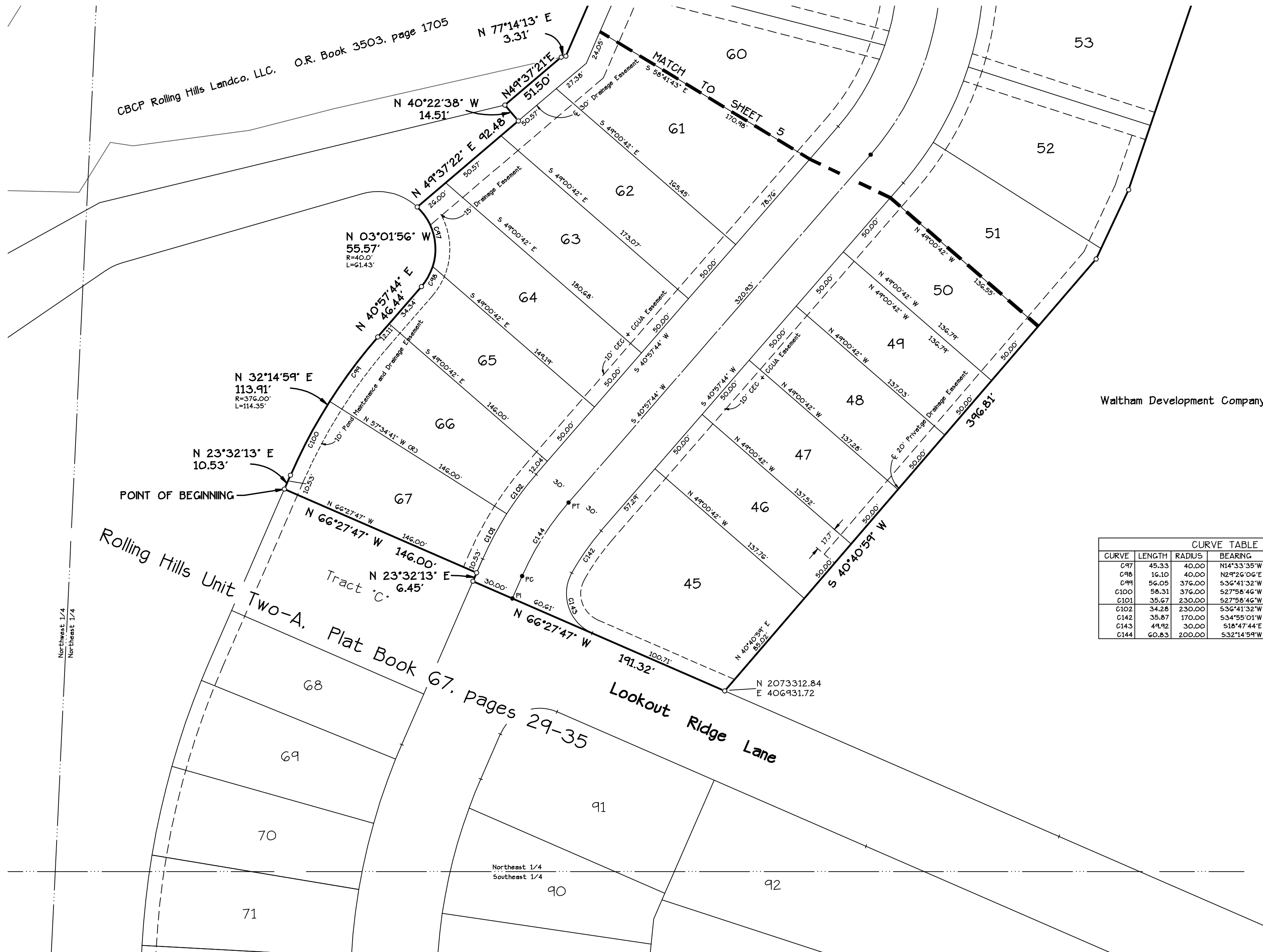
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1 INCH = 50 FT.



Waltham Development Company

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C97	45.33	40.00	N4°33'35" W	42.95	64°56'04"
C98	16.10	40.00	N24°24'06" E	15.99	23°03'17"
C99	56.05	376.00	S36°41'32" E	55.99	8°32'26"
C100	58.31	376.00	S27°58'46" W	58.25	8°53'06"
C101	35.67	230.00	S27°58'46" W	35.63	8°53'06"
C102	34.28	230.00	S36°41'32" W	34.25	8°32'26"
C142	35.87	170.00	S34°55'01" W	35.81	12°05'26"
C143	49.92	30.00	S18°47'44" E	44.35	95°20'05"
C144	60.83	200.00	S32°14'59" W	60.59	17°25'31"

Northwest 1/4
Northeast 1/4

Northeast 1/4
Southeast 1/4

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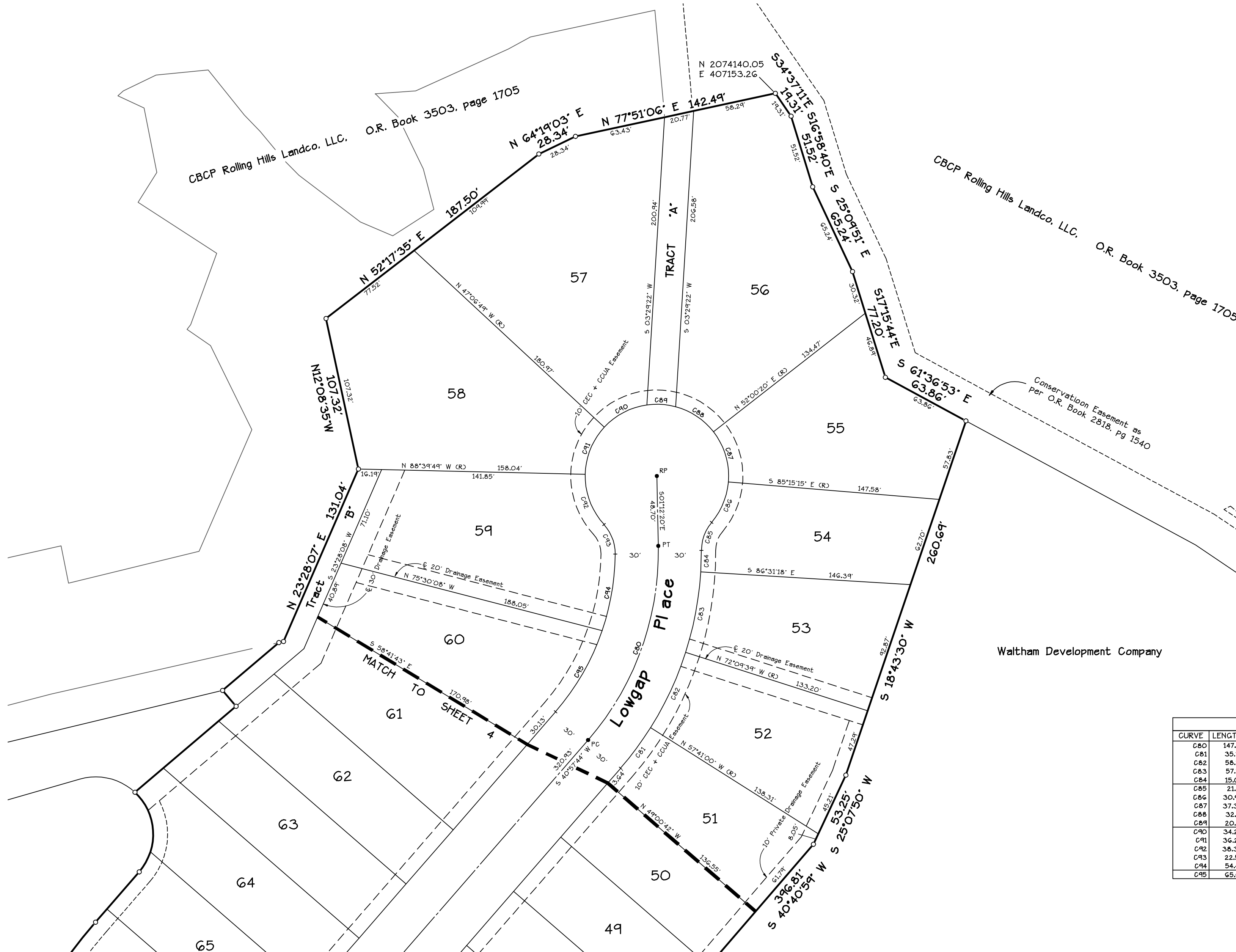
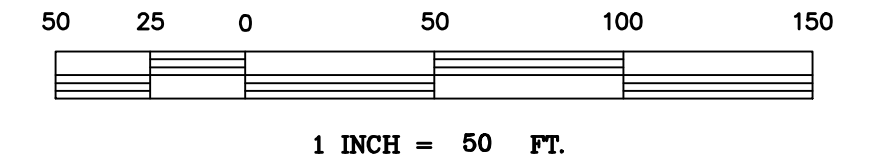
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CURVE TABLE					
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C80	147.19	200.00	N19°52'42"E	143.89	42°10'04"
C81	35.18	230.00	N36°34'51"E	35.14	8°45'47"
C82	58.15	230.00	N24°57'25"E	57.99	14°29'05"
C83	57.15	230.00	N10°35'47"E	57.00	14°14'10"
C84	15.04	230.00	N01°36'20"E	15.03	3°44'45"
C85	21.21	30.00	S19°59'14"W	20.77	40°30'33"
C86	30.48	50.00	N22°24'38"E	30.48	35°24'46"
C87	37.30	50.00	N15°37'28"W	36.44	42°44'24"
C88	32.17	50.00	N56°25'25"W	31.61	36°51'30"
C89	20.14	50.00	N86°23'23"W	20.00	23°04'26"
C90	34.20	50.00	S62°28'47"W	33.53	39°11'13"
C91	36.26	50.00	S22°06'41"W	35.47	41°33'00"
C92	38.30	50.00	S20°36'22"E	37.37	43°53'06"
C93	22.54	30.00	N21°01'41"W	22.01	43°02'27"
C94	54.47	170.00	N04°40'17"E	54.24	18°21'30"
C95	65.61	170.00	N29°54'23"E	65.20	22°06'42"