

Granary Park Phase 3C

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 1 OF 9 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF TRACT 2-12, AS SHOWN ON THE PLAT OF GRANARY PARK PHASE 2B, AS RECORDED IN PLAT BOOK 70, PAGES 44 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, AND THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1863, PAGE 1745 OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 40°33'05" WEST, 438.49 FEET; COURSE NO. 2: SOUTH 36°49'03" WEST, 466.43 FEET; COURSE NO. 3: NORTH 51°21'41" WEST, 1606.05 FEET, THENCE NORTH 38°38'19" EAST, 160.00 FEET; THENCE NORTH 51°21'41" WEST, 25.00 FEET; THENCE NORTH 38°38'19" EAST, 60.00 FEET; THENCE SOUTH 51°21'41" EAST, 15.00 FEET; THENCE NORTH 38°38'19" EAST, 110.00 FEET; THENCE NORTH 06°21'41" WEST, 35.71 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 27.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°51'41" WEST, 26.79 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 51°21'41" WEST, 110.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°21'41" WEST, 49.50 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 38°38'19" EAST, 166.12 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 56.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°38'15" EAST, 50.35 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 49°21'48" EAST, 110.07 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 20.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°13'57" EAST, 20.62 FEET; THENCE NORTH 74°53'55" EAST, 24.18 FEET; THENCE NORTH 38°38'19" EAST, 174.76 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 5.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 53°30'07" EAST, 5.00 FEET; THENCE NORTH 38°38'19" EAST, 121.15 FEET, TO THE SOUTHWESTERLY LINE OF LOT 306 AS SHOWN ON THE PLAT OF GRANARY PARK PHASE 2B, AS RECORDED IN PLAT BOOK 70, PAGES 44 THROUGH 54 OF SAID PUBLIC RECORDS; THENCE, SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, NORTHEASTERLY, AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 49°21'48" EAST, 115.87 FEET; COURSE NO. 2: SOUTH 44°36'28" EAST, 60.02 FEET; COURSE NO. 3: SOUTH 51°21'41" EAST, 109.98 FEET; COURSE NO. 4: SOUTH 00°36'54" EAST, 35.52 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 5: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 31.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°00'42" WEST, 30.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: SOUTH 38°38'19" WEST, 80.39 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 7: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°21'41" EAST, 49.50 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 8: SOUTH 51°21'41" EAST, 145.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 9: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 415.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°50'35" WEST, 329.40 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 10: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 80.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°50'35" WEST, 64.05 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 11: SOUTH 51°21'41" EAST, 95.28 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 12: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 11.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°03'12" EAST, 11.78 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 13: SOUTH 70°44'43" EAST, 102.50 FEET; COURSE NO. 14: SOUTH 51°21'41" EAST, 59.23 FEET; COURSE NO. 15: NORTH 57°07'13" EAST, 356.55 FEET; COURSE NO. 16: SOUTH 68°05'41" EAST, 643.53 FEET, TO THE POINT OF BEGINNING.

CONTAINING 27.20 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

KNOW ALL YE 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 _____, 2024 A.D.

MICHAEL J. COLLIGAN
FLORIDA REGISTERED LAND SURVEYOR NO. 6788
CLARY AND ASSOCIATES
L.B. NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257

COUNTY COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS ____ DAY OF _____, A.D. 2024,
BY THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA.

JIM RENNINGER, CHAIRMAN

TARA S. GREEN, CLERK OF COURT AND COMPTROLLER, EX OFFICIO CLERK TO THE BOARD

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN PLAT BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA ON THIS ____ DAY OF _____, A.D. 2024.

TARA S. GREEN, CLERK OF COURT AND COMPTROLLER, EX OFFICIO CLERK TO THE BOARD

COUNTY ENGINEER APPROVAL

EXAMINED AND APPROVED THIS ____ DAY OF _____, A.D. 2024,
BY THE COUNTY STAFF OF CLAY COUNTY, FLORIDA.

DIRECTOR OF ENGINEERING

DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL

EXAMINED AND APPROVED THIS ____ DAY OF _____, A.D. 2024,
BY THE COUNTY STAFF OF CLAY COUNTY, FLORIDA.

DIRECTOR OF ECONOMIC AND DEVELOPMENT SERVICES

SURVEYOR'S CERTIFICATION OF REVIEW

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THEY HAVE REVIEWED THIS PLAT ON BEHALF OF CLAY COUNTY, FLORIDA, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177.081(1), FLORIDA STATUTES, 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 ____ DAY OF _____, 2024.

RICK LEE MECKLENBURG
FLORIDA REGISTRATION LAND SURVEYOR NO. 5920
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257



Granary Park Phase 3C

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 2 OF 9 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT SANDRIDGE LAND DEVELOPERS, LLC, A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF DELAWARE, HEREINAFTER "DEDICATOR", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOW AS GRANARY PARK PHASE 3C, 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 UNOBSTRUCTED DRAINAGE EASEMENTS (U.D.E.), AND UNOBSTRUCTED MAINTENANCE AND ACCESS EASEMENTS (U.M.&A.E.) AS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT (THE "CDD"), ITS SUCCESSORS AND ASSIGNS, ON A NON-EXCLUSIVE BASIS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND.

THE DRAINAGE EASEMENTS (D.E.) HEREBY SHALL PERMIT THE CDD, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENT TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL ROADS, WAYS, TRAILS, COURTS, LANES AND STREETS HEREBY DEDICATED TOGETHER WITH ALL SOIL NUTRIENTS CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID ROADS, WAYS, TRAILS, COURTS, LANES AND STREETS, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEMS 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 OF USE OF THESE DRAINAGE EASEMENTS BY THE CDD, 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 LAND 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 LAND DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY CLAY COUNTY AND SAVE IT HARMLESS FROM ANY 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 ANY OCCURRENCES 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 GRANARY PARK PHASE 3C. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE DEDICATOR AND SHALL BE SUBJECT TO IT.

THE ROADS, STREETS, DRAINAGE, OR OTHER COMMON FACILITIES OF THIS SUBDIVISION ARE/IS NOT INTENDED FOR PUBLIC USE AND THE BOARD OF COUNTY COMMISSIONERS EXPRESSLY REJECTS ANY ROAD, STREET, OR OTHER COMMON FACILITY FOR MAINTENANCE BY CLAY COUNTY.

TRACT 3C-1 (OPEN SPACE), TRACT 3C-2 (STORMWATER MANAGEMENT/OPEN SPACE), TRACT 3C-3 (STORMWATER MANAGEMENT), TRACT 3C-4 (PARK), TRACT 3C-5 (CONSERVATION), AND ADELAIDE ROAD, CHATSWORTH ROAD, SEASONS ROAD, AND SKIP ROCK COURT AS SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CDD, ITS SUCCESSORS OR ASSIGNS.

THE UNDERSIGNED DEDICATOR, ITS SUCCESSORS AND ASSIGNS HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, AND REPRESENTATIVES OF THE UTILITIES TO SERVE THE LAND, HOLDERS OF MORTGAGE LIENS AND SUCH OTHERS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS ADELAIDE ROAD, CHATSWORTH ROAD, SEASONS ROAD, AND SKIP ROCK COURT.

IN THE EVENT OF A TERMINATION OR DISSOLUTION OF THE CDD, IN ACCORDANCE WITH SECTION 190.046, FLORIDA STATUTES, OR ITS FAILURE TO MAINTAIN THE ROADWAYS AND DRAINAGE FACILITIES, 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 THE ROADS, STREETS, DRAINAGE, OR OTHER BENEFITS, NOR SHALL ANY OF THE FOREGOING PROHIBIT THE ACCEPTANCE FOR MAINTENANCE OF ROADS OR COMMON FACILITIES BY THE CLAY COUNTY COMMISSION IF AFTER THE FILING OF ANY PLAT, THE FACILITIES TO BE ACCEPTED BY THE BOARD OF MAINTENANCE ARE UPGRADED TO COUNTY ACCEPTANCE STANDARDS BY CONTRIBUTION OF THE LOCAL DEVELOPER OR HOMEOWNERS OR BY ESTABLISHMENT OF A MUNICIPAL SERVICE BENEFIT UNIT.

ALL NON-EXCLUSIVE EASEMENTS FOR THE WATER AND SEWER SYSTEMS, MARKED CUA AND SHOWN ON THIS PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY (CUA), ITS SUCCESSORS AND ASSIGNS.

A NON-EXCLUSIVE EASEMENT OVER, UPON AND UNDER THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT, AS ADELAIDE ROAD, CHATSWORTH ROAD, SEASONS ROAD, AND SKIP ROCK COURT, IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY (CUA), ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF CUA UTILITIES, TOGETHER WITH THE RIGHT OF CUA ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS-OF-WAY.

ALL NON-EXCLUSIVE EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, MARKED CEC AND SHOWN ON PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY ELECTRIC COOPERATIVE, INC. ("CEC"), ITS SUCCESSORS AND ASSIGNS.

DEDICATOR HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATE TO CEC, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT OVER, UPON AND UNDER THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AND ALL FUTURE RIGHT OF WAY TRACTS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF CEC UTILITIES TOGETHER WITH THE RIGHT OF CEC ITS SUCCESSORS AND ASSIGNS, OF INGRESS, EGRESS, TO AND OVER SAID ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT.

IN WITNESS WHEREOF, SANDRIDGE LAND DEVELOPERS, LLC, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

THIS _____ DAY OF _____, A.D., 2024.

SANDRIDGE LAND DEVELOPERS, LLC

SANDRIDGE LAND DEVELOPERS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

By: _____ Witness: _____
Print Name: CHRISTOPHER J. RUSNAK Print Name: _____
Title: VICE PRESIDENT Witness: _____
Print Name: _____

NOTARY FOR SANDRIDGE LAND DEVELOPERS, LLC

STATE: _____
COUNTY: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, A.D., BY CHRISTOPHER J. RUSNAK, AS VICE PRESIDENT OF SANDRIDGE LAND DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, [] WHO IS PERSONALLY KNOWN TO ME OR [] WHO PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA
TYPE OR PRINT NAME: _____
COMMISSION # _____
MY COMMISSION EXPIRES _____

MORTGAGEE'S CONSENT: FIDELITY LAND, LLC

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 4387, PAGE 196 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, ENCUMBERING A PORTION OF THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN AND AGREES THAT THE MORTGAGE DOCUMENTS SHALL BE SUBORDINATED TO SAID DEDICATIONS.

FIDELITY LAND, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ WITNESS: _____
NAME: _____ PRINT: _____
TITLE: _____ WITNESS: _____
PRINT: _____

NOTARY FOR FIDELITY LAND, LLC

STATE: _____
COUNTY: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, A.D., BY _____ AS _____ OF FIDELITY LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, [] WHO IS PERSONALLY KNOWN TO ME OR [] WHO PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA
TYPE OR PRINT NAME: _____
COMMISSION # _____
MY COMMISSION EXPIRES _____

SUBDIVISION IMPROVEMENT GUARANTEE:

AS A CONDITION PRECEDENT TO THE RECORDATION OF THIS PLAT IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT (THE "CDD") 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 24 MONTHS OF THE DATE OF ACCEPTANCE OF THE STREET AND DRAINAGE IMPROVEMENTS BY THE CDD 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 FILING OF THIS PLAT INSOFAR AS THE SAME AFFECTS A LOT OR LOTS SOLD. TIME OF PERFORMANCE BEING OF THE ESSENCE, SAID GUARANTEE SHALL BE DEEMED PART OF EACH DEED OF CONVEYANCE OR SALE COVERING LOTS SOLD 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.

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES

By: _____ Witness: _____
Print Name: GREGG KERN Print Name: _____
Title: CHAIRMAN OF THE BOARD OF SUPERVISORS Witness: _____
Print Name: _____

NOTARY FOR SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT

STATE: _____
COUNTY: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, A.D., BY GREGG KERN, AS CHAIRMAN OF THE BOARD OF SUPERVISORS OF SANDRIDGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ON BEHALF OF THE DISTRICT, [] WHO IS PERSONALLY KNOWN TO ME OR [] WHO PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA
TYPE OR PRINT NAME: _____
COMMISSION # _____
MY COMMISSION EXPIRES _____

MORTGAGEE'S CONSENT: LENNAR HOMES, LLC

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 4457, PAGE 1374 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, ENCUMBERING A PORTION OF THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN AND AGREES THAT THE MORTGAGE DOCUMENTS SHALL BE SUBORDINATED TO SAID DEDICATIONS.

LENNAR HOMES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ WITNESS: _____
NAME: _____ PRINT: _____
TITLE: _____ WITNESS: _____
PRINT: _____

NOTARY FOR LENNAR HOMES, LLC

STATE: _____
COUNTY: _____

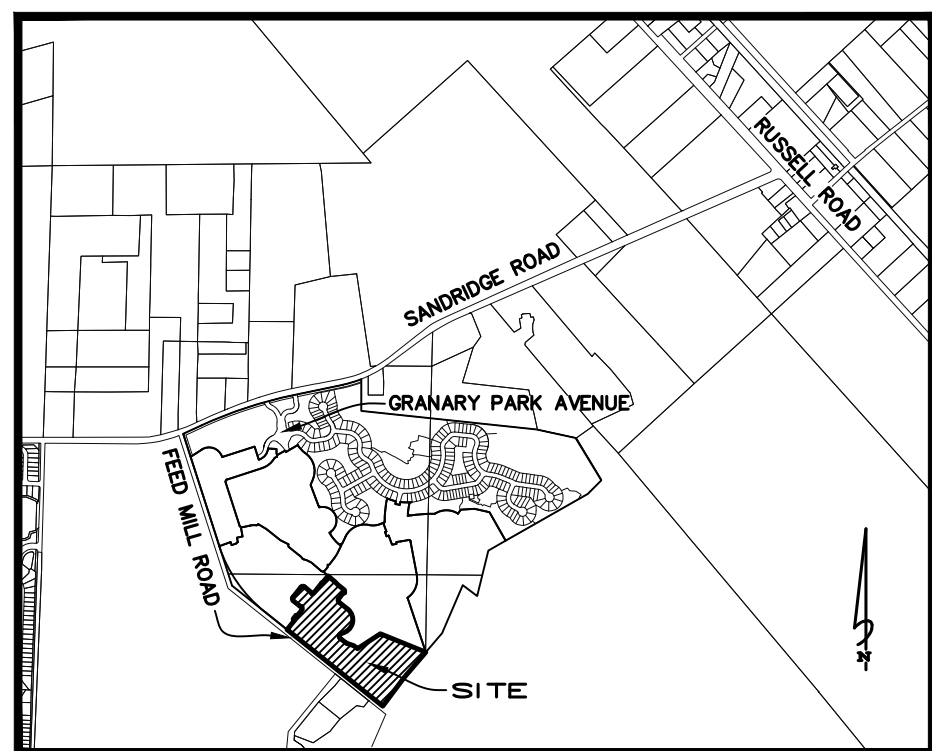
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, A.D., BY _____ AS _____ OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, [] WHO IS PERSONALLY KNOWN TO ME OR [] WHO PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA
TYPE OR PRINT NAME: _____
COMMISSION # _____
MY COMMISSION EXPIRES _____



Granary Park Phase 3C

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

LEGEND

- P.B. = PLAT BOOK
 - PG(S). = PAGES
 - O.R.B. = OFFICIAL RECORDS BOOK
 - NO. = NUMBER
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - P.R.C. = POINT OF REVERSE CURVATURE
 - R.P. = RADIUS POINT
 - R. = RADIUS
 - R/W = RIGHT OF WAY
 - (R) = LOT LINE RADIAL TO R/W
 - CL = CENTERLINE
 - D.E. = DRAINAGE EASEMENT
 - U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
 - U.M.&A.E. = UNOBSTRUCTED MAINTENANCE AND ACCESS EASEMENT
 - CEC = CLAY ELECTRIC COOPERATIVE
 - CCUA = CLAY COUNTY UTILITY AUTHORITY
 - ESMT. = EASEMENT
 - V.W.U.D.E. = VARIABLE WIDTH UNOBSTRUCTED DRAINAGE EASEMENT
 - P.C.P. = PERMANENT CONTROL POINT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - ATB = APPROXIMATE TOP OF BANK
 - = BUILDING SET BACK LINE
- = SET PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"
 - = FOUND 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
 - = SET 5/8" REBAR WITH CAP "P.R.M. LB 3731"
 - = FOUND 5/8" REBAR WITH CAP "P.R.M. LB 3731"

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SE'LY LINE OF TRACT 2-12, AS SHOWN ON THE PLAT OF GRANARY PARK PHASE 2B (P.B. 70, PGS. 44-54), AS S68°04'41"E PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983 (2011) ADJUSTMENT.
- N 2076266.70 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST E 142322.72 ZONE NAD 1983 (2011) NGS ADJUSTMENT. (US FEET)
- 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 THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" (UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "AE" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 12019C0170E, COMMUNITY NO. 120064, PANEL NO. 0170E, DATED MARCH 17, 2014. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- BUILDING RESTRICTION LINES ARE AS FOLLOWS:
MINIMUM FRONT SETBACK - 5' FOR FRONT PORCHES;
10' FOR FRONT FACADE;
20' FOR FRONT FACING GARAGES
MINIMUM SIDE SETBACK - 5'
MINIMUM REAR SETBACK - 10'; 14' WITH REAR ALLEYS
- 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, AND 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.
- 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.
- 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.
- 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.
- ALL WETLAND-UPLAND BUFFER AREAS SHOWN HEREON ARE WHOLLY CONTAINED WITHIN THE TRACTS AS SHOWN ON SAID PLAT, AND THE CONTROL AND OWNERSHIP ARE RETAINED BY THE OWNER AS SHOWN HEREON.
- THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:
O.R.B. 2572, PG. 619 RIGHT-OF-WAY EASEMENT FOR CEC (SHOWN HEREON)
O.R.B. 4261, PG. 1934 GRANT OF EASEMENT FOR CCUA (SHOWN HEREON)
O.R.B. 4704, PG. 842 CONSERVATION EASEMENT (SHOWN HEREON)

FUTURE LAND USE: LA MPC
ZONING: LA MPC
AREA: 27.20 ACRES
NUMBER OF LOTS: 85
NUMBER OF TRACTS: 5

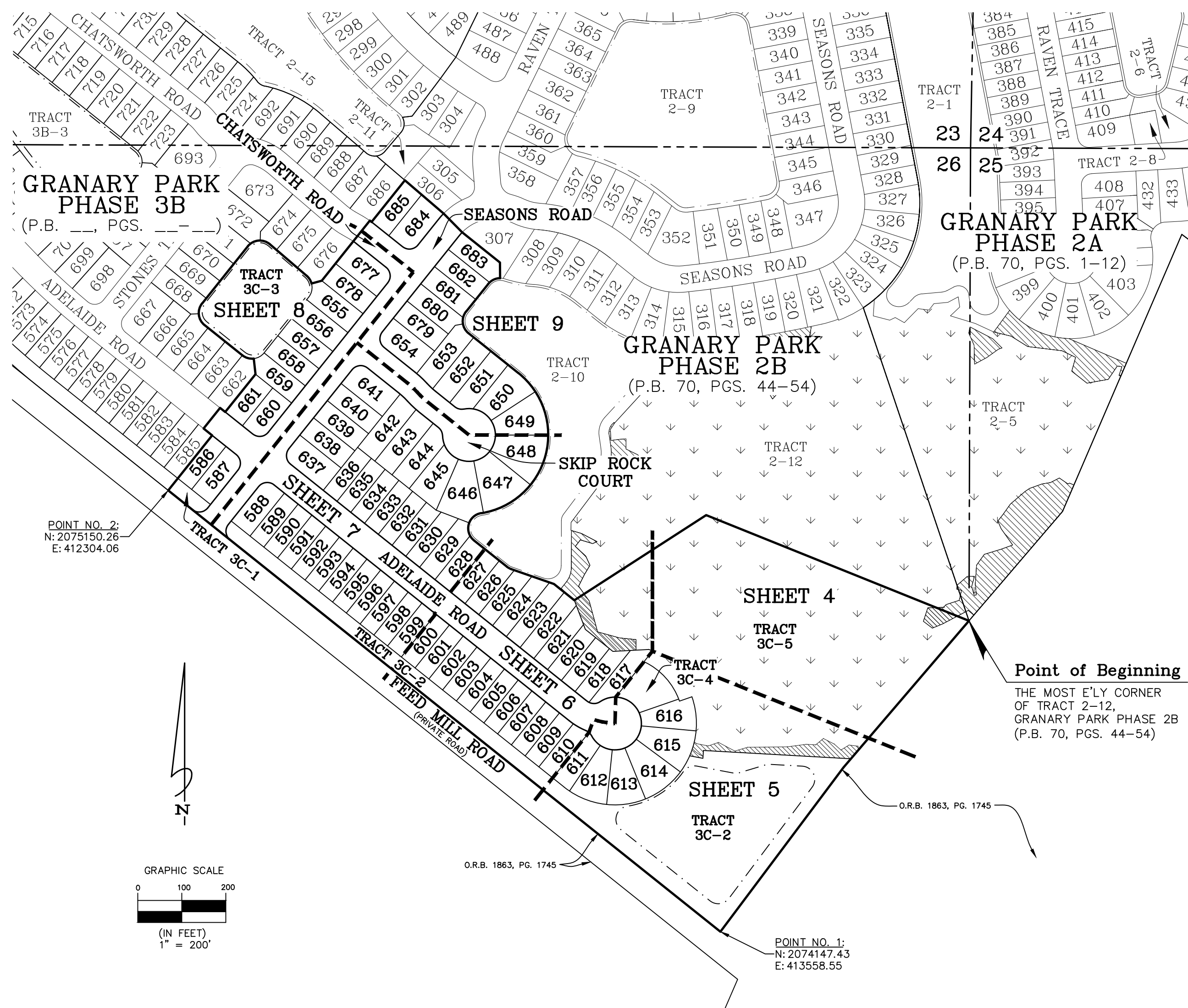
OWNER & DEVELOPER:
SANDRIDGE LAND DEVELOPERS, LLC
ATTN: CHRISTOPHER J. RUSNAK
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FLORIDA 32256

CIVIL ENGINEER:
TAYLOR & WHITE, INC.
ATTN: D. GLYNN TAYLOR
9556 HISTORIC KINGS ROAD SOUTH
SUITE 102
JACKSONVILLE, FLORIDA 32257

SURVEYOR:
CLARY & ASSOCIATES, INC.
ATTN: JEFF STEINLE
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257

WATER AND SEWER PROVIDER:
CLAY COUNTY UTILITY AUTHORITY

ELECTRIC PROVIDER:
CLAY ELECTRIC COOPERATIVE, INC.



POINT NO. 2:
N: 2075150.26
E: 412304.06

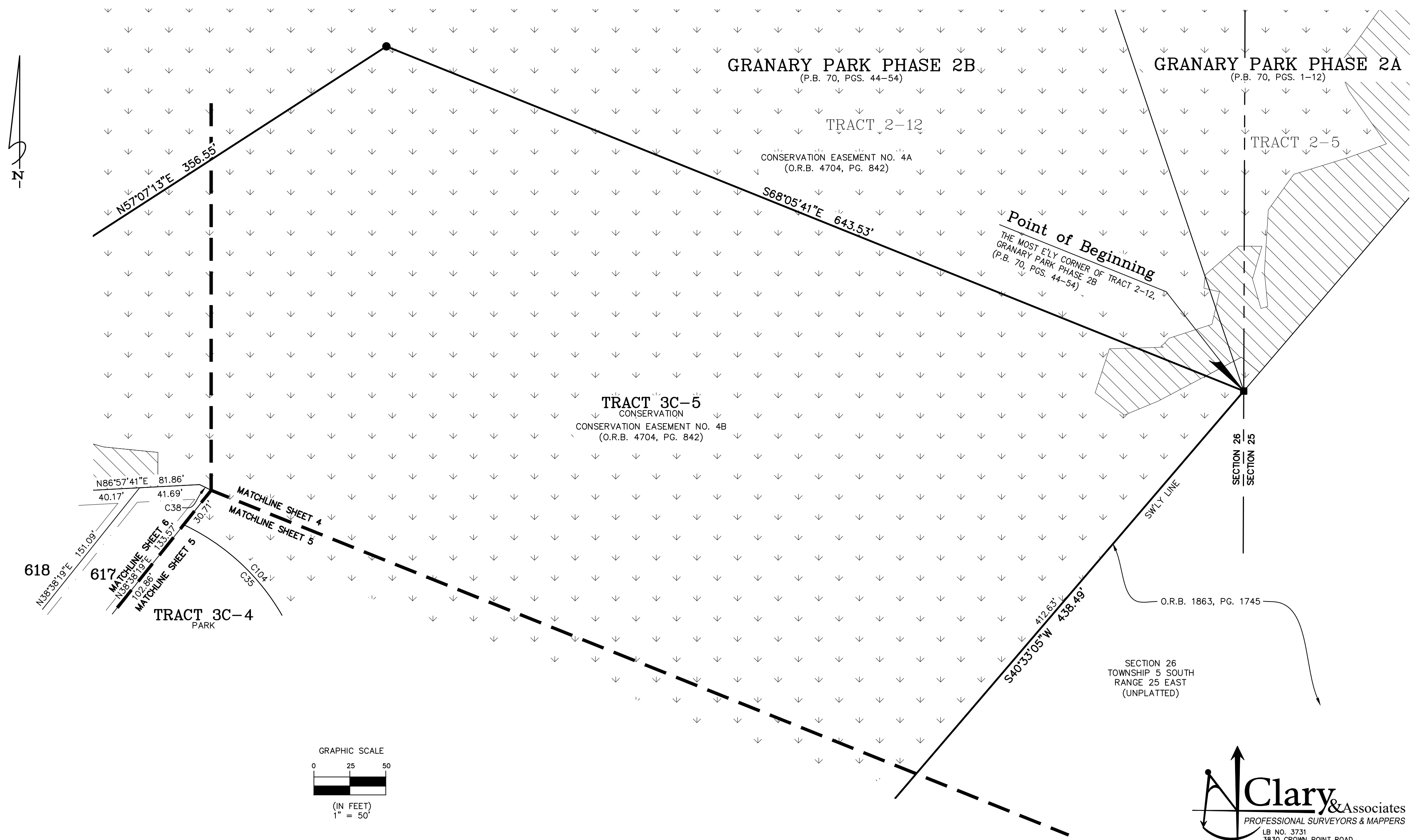
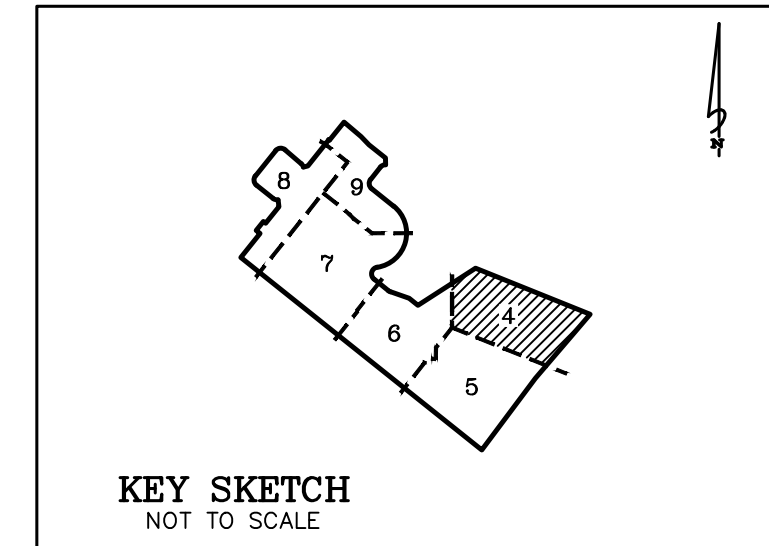
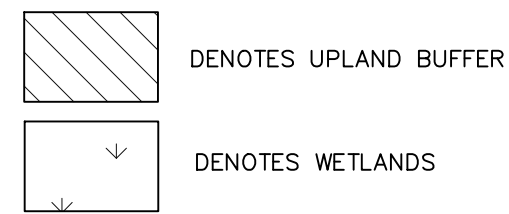
Point of Beginning
THE MOST E'LY CORNER
OF TRACT 2-12,
GRANARY PARK PHASE 2B
(P.B. 70, PGS. 44-54)

POINT NO. 1:
N: 2074147.43
E: 413558.55

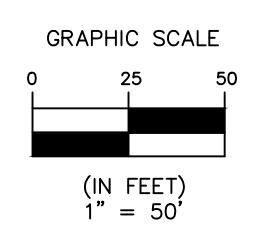
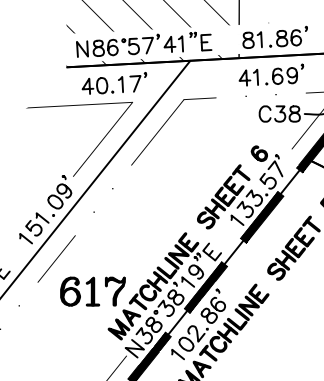
Granary Park Phase 3C

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C35	155.00'	118.72'	43°53'03"	S42°55'28"E	115.84'
C38	185.00'	9.08'	2°48'48"	S64°03'06"E	9.08'
C104	155.00'	123.72'	45°43'58"	N42°00'01"W	120.46'



618



O.R.B. 1863, PG. 1745
SECTION 26
TOWNSHIP 5 SOUTH
RANGE 25 EAST
(UNPLATTED)

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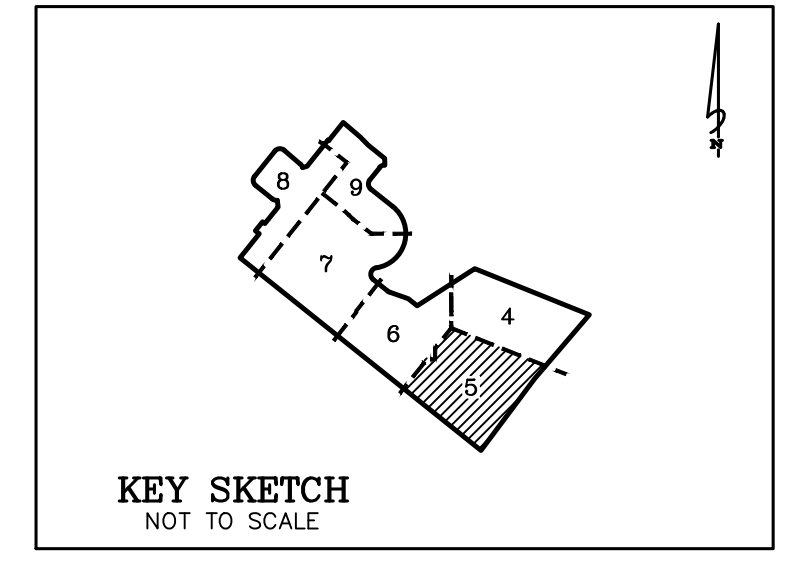
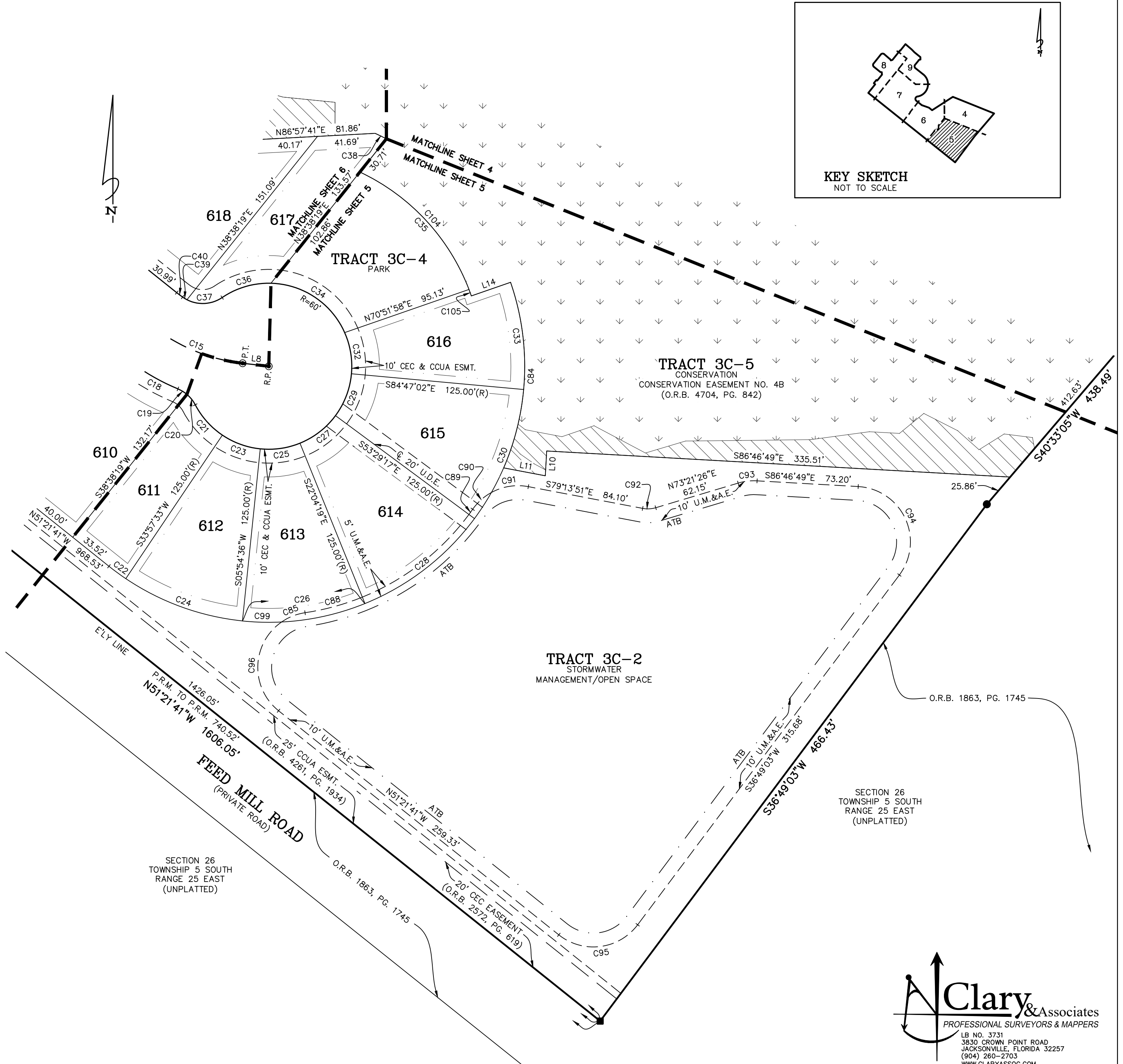
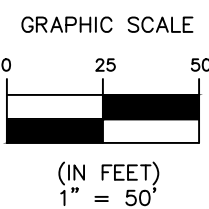
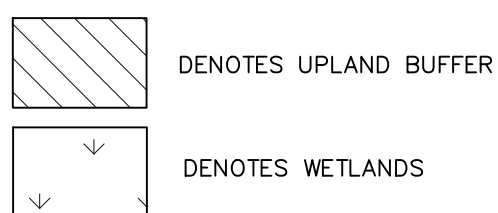
A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 5 OF 9 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C15	130.00'	72.90'	32°07'42"	S67°25'32"E	71.95'
C18	160.00'	33.02'	11°49'22"	S61°27'37"E	32.96'
C19	25.00'	7.64'	17°31'09"	S58°36'43"E	7.61'
C20	25.00'	9.69'	22°12'10"	S38°45'04"E	9.63'
C21	60.00'	29.73'	28°23'28"	S41°50'43"E	29.43'
C22	185.00'	15.11'	4°40'46"	N53°42'04"W	15.10'
C23	60.00'	29.37'	28°02'57"	S70°03'56"E	29.08'
C24	185.00'	90.57'	28°02'57"	N70°03'56"W	89.67'
C25	60.00'	29.30'	27°58'55"	N81°55'08"E	29.01'
C26	185.00'	90.35'	27°58'55"	S81°55'08"W	89.45'
C27	60.00'	32.90'	31°24'58"	N52°13'12"E	32.49'
C28	185.00'	101.44'	31°24'58"	S52°13'12"W	100.17'
C29	60.00'	32.77'	31°17'44"	N20°51'51"E	32.37'
C30	185.00'	101.05'	31°17'44"	N20°51'51"E	99.80'
C32	60.00'	30.51'	29°07'49"	N09°20'56"W	30.18'
C33	185.00'	78.62'	24°21'00"	S06°57'32"E	78.03'
C34	60.00'	67.60'	64°33'12"	N56°11'27"W	64.08'
C35	155.00'	118.72'	43°53'03"	S42°55'28"E	115.84'
C36	60.00'	37.40'	35°42'51"	S73°40'32"W	36.80'
C37	25.00'	26.73'	61°15'35"	S86°26'54"W	25.47'
C38	185.00'	9.08'	2°48'48"	S64°03'06"E	9.08'
C39	25.00'	3.71'	8°30'15"	N58°40'11"W	3.71'
C40	100.00'	5.33'	3°03'22"	N52°53'22"W	5.33'
C84	185.00'	137.29'	42°31'08"	N02°07'32"E	134.16'
C85	40.00'	18.38'	26°19'24"	S68°27'46"E	18.22'
C88	180.00'	43.03'	13°41'47"	S74°46'34"E	42.93'
C89	180.00'	4.65'	1°28'44"	S35°46'21"E	4.65'
C90	40.00'	18.38'	26°19'24"	N48°11'41"E	18.22'
C91	40.00'	27.52'	39°24'46"	N81°03'46"E	26.98'
C92	20.00'	9.57'	27°24'43"	N87°03'47"E	9.48'
C93	40.00'	13.87'	19°51'45"	S83°17'18"E	13.80'
C94	40.00'	86.29'	123°35'52"	N24°58'53"E	70.50'
C95	40.00'	64.10'	91°49'16"	S82°43'41"W	57.46'
C99	185.00'	28.36'	8°47'01"	S88°28'55"E	28.33'
C104	155.00'	123.72'	45°43'58"	N42°00'01"W	120.46'
C105	155.00'	5.00'	1°50'55"	N20°03'29"W	5.00'

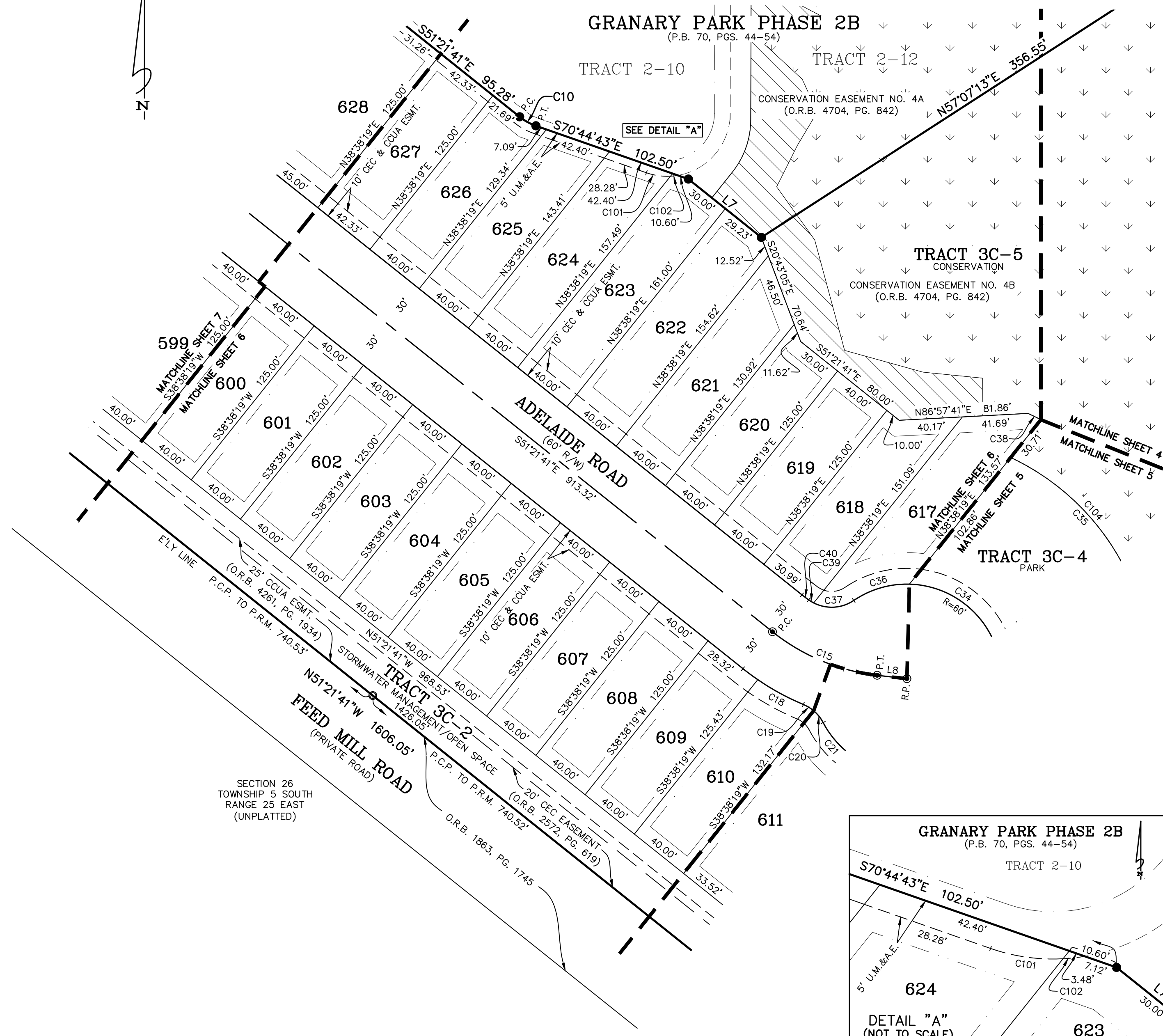
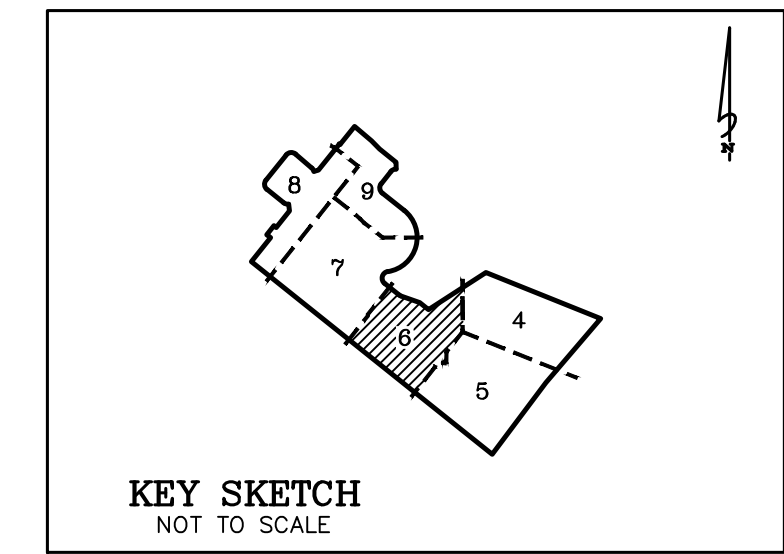
LINE TABLE		
LINE	BEARING	DISTANCE
L8	S83°29'23"E	18.98'
L10	S03°13'11"W	17.94'
L11	N79°13'51"W	30.60'
L14	N70°51'58"E	30.00'



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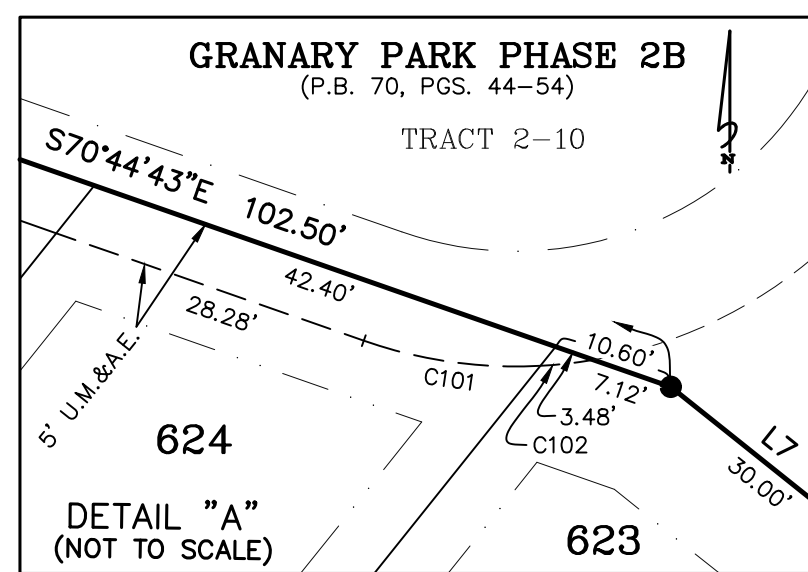
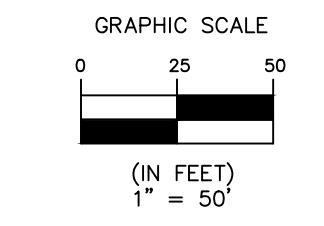
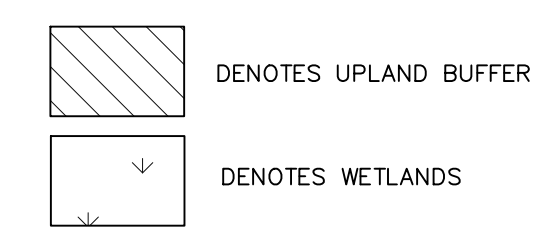
Granary Park Phase 3C

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C10	35.00'	11.84'	19°23'02"	S61°03'12"E	11.78'
C15	130.00'	72.90'	32°07'42"	S67°25'32"E	71.95'
C18	160.00'	33.02'	11°49'22"	S61°27'37"E	32.96'
C19	25.00'	7.64'	17°31'09"	S58°36'43"E	7.61'
C20	25.00'	9.69'	22°12'10"	S38°45'04"E	9.63'
C21	60.00'	29.73'	28°23'28"	S41°50'43"E	29.43'
C34	60.00'	67.60'	64°33'12"	N56°11'27"W	64.08'
C35	155.00'	118.72'	43°53'03"	S42°55'28"E	115.84'
C36	60.00'	37.40'	35°42'51"	S73°40'32"W	36.80'
C37	25.00'	26.73'	61°15'35"	S86°26'54"W	25.47'
C38	185.00'	9.08'	2°48'48"	S64°03'06"E	9.08'
C39	25.00'	3.71'	8°30'15"	N58°40'11"W	3.71'
C40	100.00'	5.33'	3°03'22"	N52°53'22"W	5.33'
C101	40.00'	15.56'	22°17'38"	S81°53'32"E	15.47'
C102	40.00'	4.65'	6°39'40"	N83°37'49"E	4.65'
C104	155.00'	123.72'	45°43'58"	N42°00'01"W	120.46'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	S51°21'41"E	59.23'
L8	S83°29'23"E	18.98'



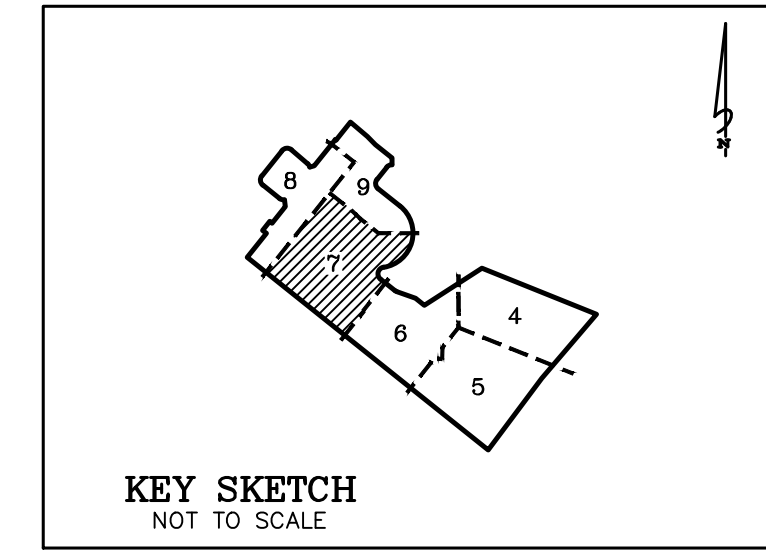
SECTION 26
TOWNSHIP 5 SOUTH
RANGE 25 EAST
(UNPLATTED)

Granary Park Phase 3C

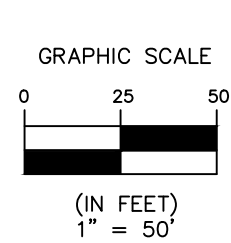
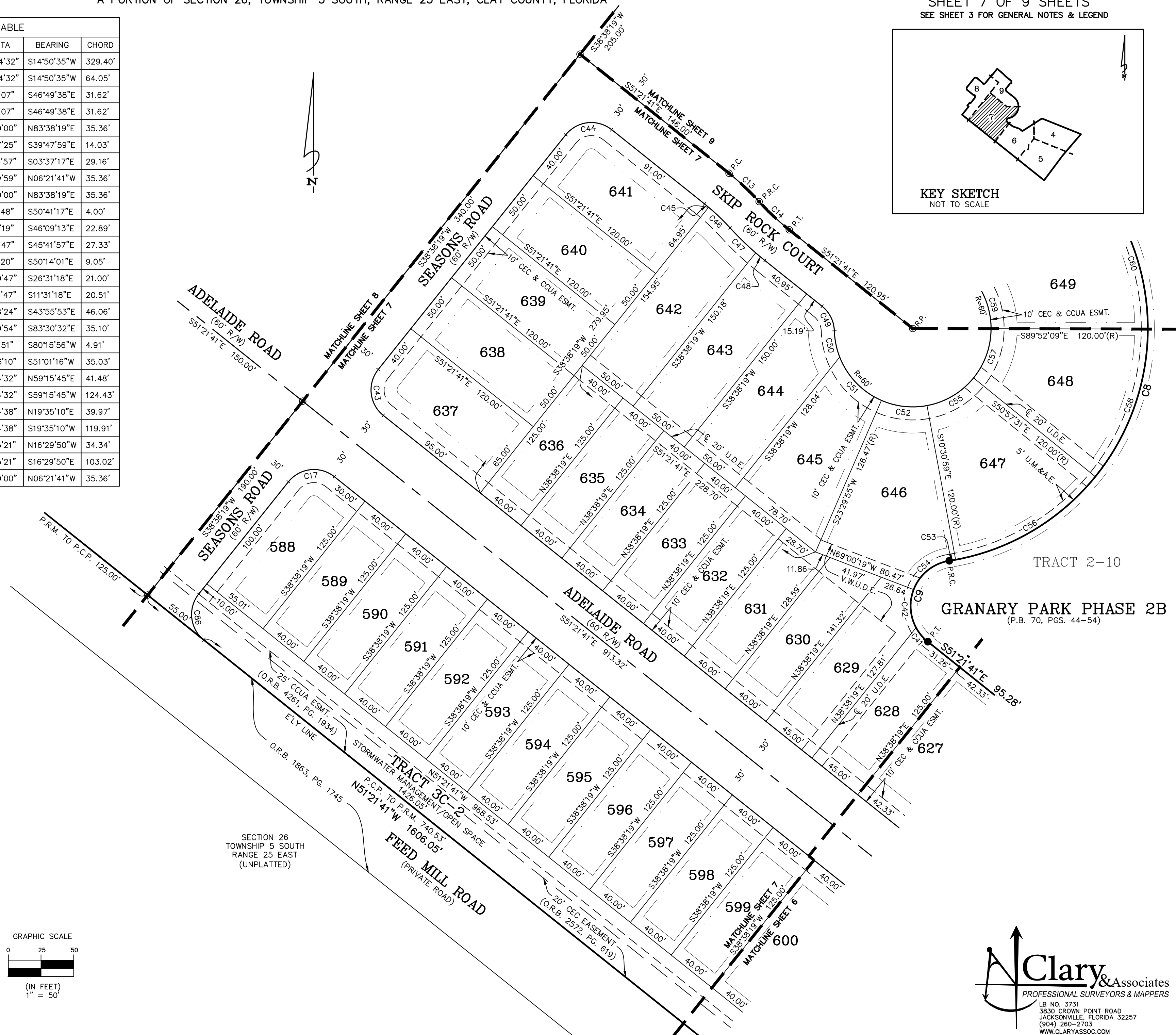
A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 7 OF 9 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C8	180.00'	415.98'	132°24'32"	S14°50'35"W	329.40'
C9	35.00'	80.88'	132°24'32"	S14°50'35"W	64.05'
C13	200.00'	31.66'	9°04'07"	S46°49'38"E	31.62'
C14	200.00'	31.66'	9°04'07"	S46°49'38"E	31.62'
C17	25.00'	39.27'	90°00'00"	N83°38'19"E	35.36'
C41	35.00'	14.13'	23°07'25"	S39°47'59"E	14.03'
C42	35.00'	30.07'	49°13'57"	S03°37'17"E	29.16'
C43	25.00'	39.27'	89°59'59"	N06°21'41"W	35.36'
C44	25.00'	39.27'	90°00'00"	N83°38'19"E	35.36'
C45	170.00'	4.00'	1°20'48"	S50°41'17"E	4.00'
C46	170.00'	22.91'	7°43'19"	S46°09'13"E	22.89'
C47	230.00'	27.35'	6°48'47"	S45°41'57"E	27.33'
C48	230.00'	9.05'	2°15'20"	S50°14'01"E	9.05'
C49	25.00'	21.68'	49°40'47"	S26°31'18"E	21.00'
C50	60.00'	20.61'	19°40'47"	S11°31'18"E	20.51'
C51	60.00'	47.27'	45°08'24"	S43°55'53"E	46.06'
C52	60.00'	35.62'	34°00'54"	S83°30'32"E	35.10'
C53	180.00'	4.91'	1°33'51"	S80°15'56"W	4.91'
C54	35.00'	36.68'	60°03'10"	S51°01'16"W	35.03'
C55	60.00'	42.35'	40°26'32"	N59°15'45"E	41.48'
C56	180.00'	127.05'	40°26'32"	S59°15'45"W	124.43'
C57	60.00'	40.75'	38°54'38"	N19°35'10"E	39.97'
C58	180.00'	122.24'	38°54'38"	S19°35'10"W	119.91'
C59	60.00'	34.83'	33°15'21"	N16°29'50"W	34.34'
C60	180.00'	104.48'	33°15'21"	S16°29'50"E	103.02'
C86	25.00'	39.27'	90°00'00"	N06°21'41"W	35.36'



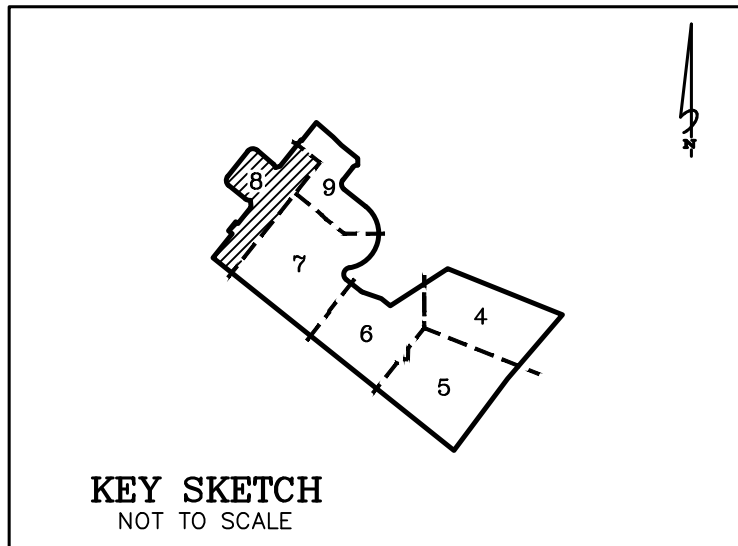
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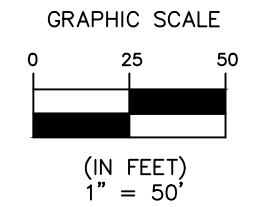
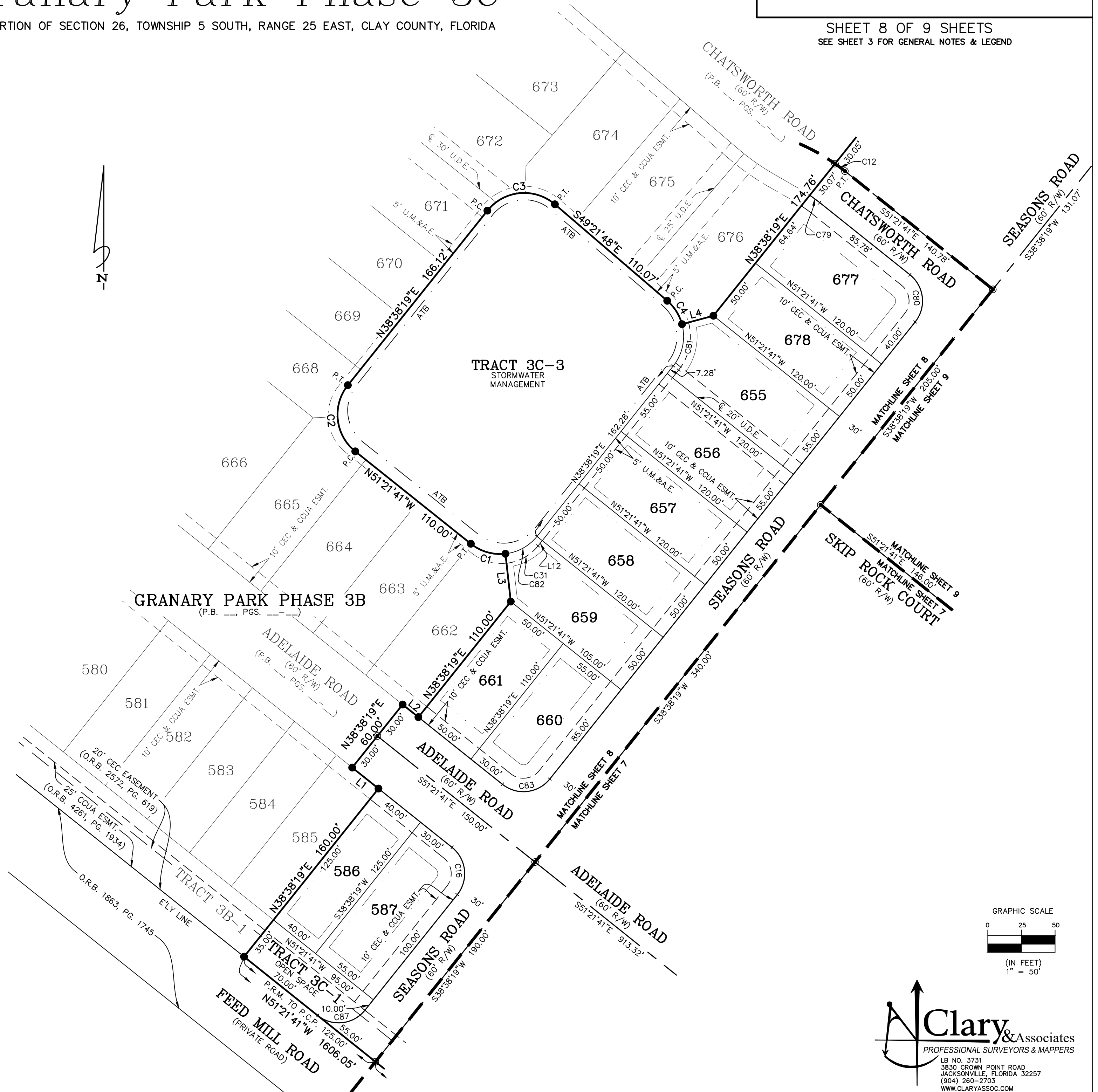
PLAT BOOK PAGE

SHEET 8 OF 9 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	35.00'	27.49'	45°00'00"	N73°51'41"W	26.79'
C2	35.00'	54.98'	90°00'00"	N06°21'41"W	49.50'
C3	35.00'	56.20'	91°59'53"	N84°38'15"E	50.35'
C4	35.00'	20.93'	34°15'43"	S32°13'57"E	20.62'
C12	150.00'	9.23'	3°31'29"	S53°07'26"E	9.23'
C16	25.00'	39.27'	90°00'00"	S06°21'41"E	35.36'
C31	35.00'	27.49'	45°00'00"	N61°08'19"E	26.79'
C79	120.00'	9.23'	4°24'27"	S53°33'55"E	9.23'
C80	25.00'	39.27'	90°00'00"	S06°21'41"E	35.36'
C81	35.00'	32.83'	53°44'24"	N11°46'07"E	31.64'
C82	35.00'	27.49'	45°00'00"	N61°08'19"E	26.79'
C83	25.00'	39.27'	90°00'00"	S83°38'19"W	35.36'
C87	25.00'	39.27'	90°00'00"	S83°38'19"W	35.36'

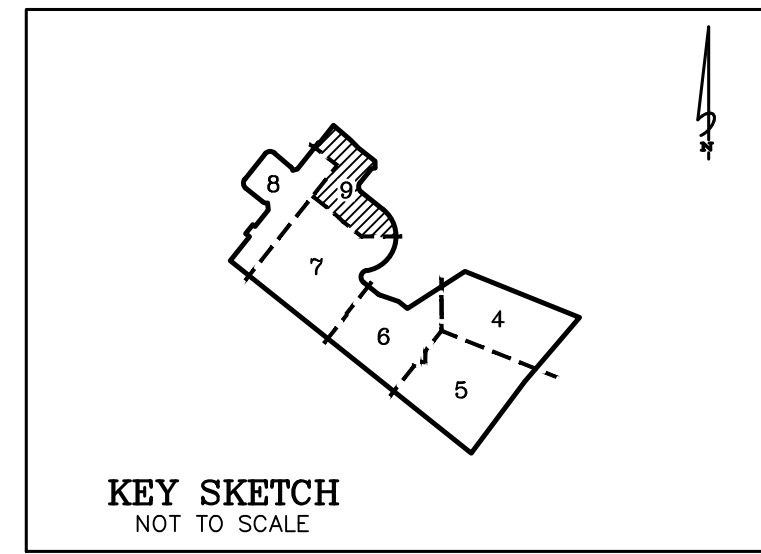
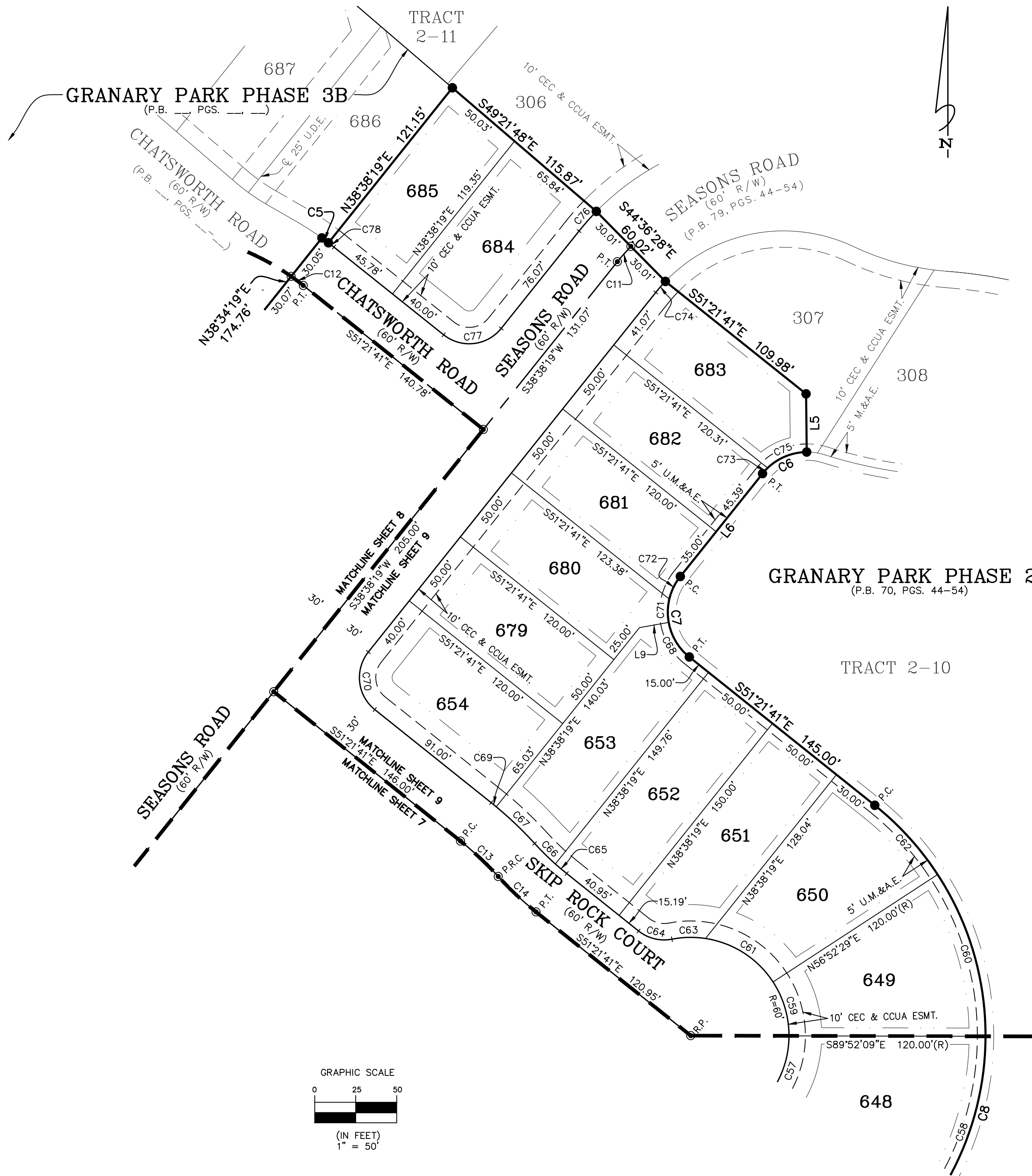
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N51°21'41"W	25.00'
L2	S51°21'41"E	15.00'
L3	N06°21'41"W	35.71'
L4	N74°53'55"E	24.18'
L12	N38°38'19"E	5.00'



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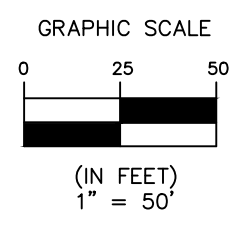
Granary Park Phase 3C

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	180.00'	5.00'	1°35'33"	S53°30'07"E	5.00'
C6	35.00'	31.00'	50°44'47"	S64°00'42"W	30.00'
C7	35.00'	54.98'	90°00'00"	S06°21'41"E	49.50'
C8	180.00'	415.98'	132°24'32"	S14°50'35"W	329.40'
C11	130.00'	12.47'	5°29'53"	S41°23'15"W	12.47'
C12	150.00'	9.23'	3°31'29"	S53°07'26"E	9.23'
C14	200.00'	31.66'	9°04'07"	S46°49'38"E	31.62'
C14	200.00'	31.66'	9°04'07"	S46°49'38"E	31.62'
C57	60.00'	40.75'	38°54'38"	N19°35'10"E	39.97'
C58	180.00'	122.24'	38°54'38"	S19°35'10"W	119.91'
C59	60.00'	34.83'	33°15'21"	N16°29'50"W	34.34'
C60	180.00'	104.48'	33°15'21"	S16°29'50"E	103.02'
C61	60.00'	50.51'	48°14'10"	N57°14'36"W	49.03'
C62	180.00'	57.29'	18°14'10"	S42°14'36"E	57.05'
C63	60.00'	20.61'	19°40'47"	S88°47'55"W	20.51'
C64	25.00'	21.68'	49°40'47"	N76°12'05"W	21.00'
C65	170.00'	9.06'	3°03'08"	N49°50'07"W	9.06'
C66	170.00'	17.85'	6°00'59"	N45°18'03"W	17.84'
C67	230.00'	32.41'	8°04'24"	N46°19'46"W	32.38'
C68	35.00'	25.16'	41°11'09"	S30°46'07"E	24.62'
C69	230.00'	4.00'	0°59'43"	N50°51'50"W	4.00'
C70	25.00'	39.27'	90°00'00"	N06°21'41"W	35.36'
C71	35.00'	14.32'	23°26'14"	S01°32'35"W	14.22'
C72	35.00'	15.50'	25°22'37"	S25°57'00"W	15.38'
C73	35.00'	4.62'	7°34'13"	S42°25'25"W	4.62'
C74	100.00'	8.94'	5°07'17"	N41°11'57"E	8.94'
C75	35.00'	26.37'	43°10'34"	S67°47'49"W	25.76'
C76	160.00'	16.01'	5°44'01"	S41°30'19"W	16.00'
C77	25.00'	39.27'	90°00'00"	S83°38'19"W	35.36'
C78	180.00'	4.22'	1°20'39"	N52°02'01"W	4.22'

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S00°36'54"E	35.52'
L6	S38°38'19"W	80.39'
L9	N79°49'28"E	18.15'



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