

# SANDRIDGE HILLS PHASE 1

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 1 OF 10 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

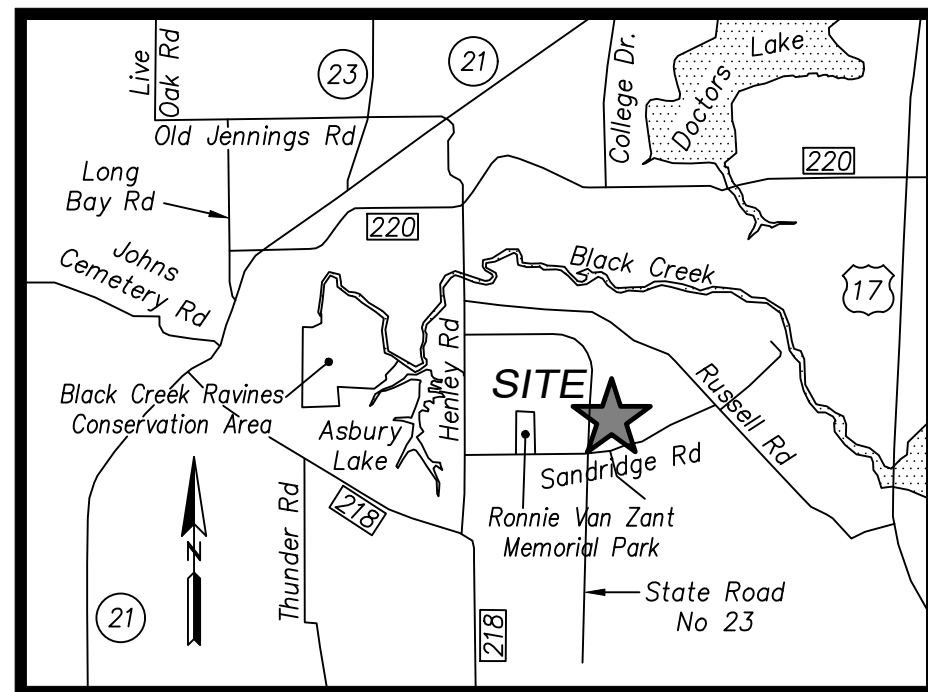
## CAPTION

A portion of Section 23, Township 5 South, Range 25, East, Clay County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of the Northwesterly one-quarter of said Section 23; thence South 89°17'09" West, along the Northerly line of said Section 23, a distance of 281.87 feet to the Point of Beginning.

From said Point of Beginning, thence South 01°38'55" West, departing said Northerly line, 669.06 feet; thence South 89°29'31" West, 383.66 feet; thence South 01°50'13" West, 578.77 feet; thence North 89°59'55" West, 250.00 feet; thence South 01°50'15" West, 455.00 feet; thence South 89°59'55" East, 250.00 feet; thence South 01°50'13" West, 637.79 feet; thence North 89°55'43" West, 469.72 feet; thence South 01°52'49" West, 257.88 feet; thence South 89°57'54" East, 469.67 feet; thence South 01°53'40" West, 773.50 feet to a point lying on the Northerly right of way line of Sandridge Road (County Road No. 739-B), a variable width right of way as presently established; thence South 65°24'21" West, along said Northerly right of way line, 232.24 feet to the point of curvature of a curve concave Northerly having a radius of 1392.39 feet; thence Westerly along said Northerly right of way line and along the arc of said curve, through a central angle of 19°29'35", an arc length of 473.72 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 75°09'08" West, 471.44 feet; thence North 01°45'32" East, departing said Northerly right of way line, 919.32 feet; thence North 01°49'22" East, 1994.35 feet; thence North 89°31'23" East, 10.01 feet; thence North 01°49'22" East, 130.77 feet; thence South 89°29'45" West, 11.15 feet; thence North 00°30'15" West, 60.00 feet; thence North 89°29'45" East, 109.68 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 87°40'23", an arc length of 38.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 45°39'34" East, 34.63 feet; thence North 01°49'22" East, 100.09 feet to the point of curvature of a curve concave Westerly having a radius of 70.00 feet; thence Northerly along the arc of said curve, through a central angle of 02°01'22", an arc length of 2.47 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 00°48'41" East, 2.47 feet; thence North 89°54'04" East, along a non-tangent line, 60.00 feet to a point lying on a non-tangent curve concave Westerly having a radius of 130.00 feet; thence Southerly along the arc of said curve, through a central angle of 01°58'35", an arc length of 4.48 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 00°50'05" West, 4.48 feet; thence South 01°49'22" West, 95.62 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 92°19'37", an arc length of 40.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 44°20'26" East, 36.07 feet; thence North 89°29'45" East, 138.82 feet to the point of curvature of a curve concave Southerly having a radius of 130.00 feet; thence Easterly along the arc of said curve, through a central angle of 22°33'02", an arc length of 51.17 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 79°13'44" East, 50.84 feet; thence North 00°30'15" West, 135.14 feet; thence North 89°56'37" East, 71.88 feet; thence South 79°03'56" East, 41.64 feet; thence North 08°15'59" West, 175.29 feet; thence North 20°02'09" West, 59.48 feet; thence North 00°42'51" West, 130.31 feet to a point lying on said Northerly line of Section 23; thence North 89°17'09" East, along said Northerly line, 590.43 feet to the Point of Beginning.

Containing 48.77 acres, more or less.



VICINITY MAP (NOT TO SCALE)

## 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 \_\_\_\_\_, 2024.

Bob L. Pittman  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 4827

## UTILITIES

Electric Service Provided By: Clay Electric Cooperative, Inc.  
Water and Sanitary Sewer Service Provided By: Clay County Utility Authority  
Telephone Service Provided By: AT & T

## Engineer

Dominion Engineering Group, Inc.  
4348 Southpoint Blvd., Suite 201  
Jacksonville, Florida 32216

## Surveyor

ETM Surveying & Mapping, Inc.  
14775 Old St. Augustine Road  
Jacksonville, Florida 32258

## Owner

Mattamy Jacksonville LLC  
7800 Belfort Parkway, Suite 195  
Jacksonville, Florida 32256

## COUNTY COMMISSIONERS' APPROVAL

Examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024 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 \_\_\_\_\_, 2024.

Director

## COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Richard Smith, P.E., Director

## SUBDIVISION IMPROVEMENT GUARANTEE

As a condition precedent to the recordation of this plat in the public records of Clay County, Florida, Mattamy Jacksonville LLC, a Delaware limited liability company, does hereby guarantee to each and every person, firm, co-partnership 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 Clay County 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 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.

Mattamy Jacksonville LLC  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Witness \_\_\_\_\_  
Print Name \_\_\_\_\_

Witness \_\_\_\_\_  
Print Name \_\_\_\_\_

## STATE OF FLORIDA, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of [\_\_\_\_\_] physical presence or [\_\_\_\_\_] online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2024 by \_\_\_\_\_, as \_\_\_\_\_ of Mattamy Jacksonville LLC, a Delaware limited liability company, on behalf of the company, who [\_\_\_\_\_] is personally known to me or who [\_\_\_\_\_] has produced \_\_\_\_\_ as identification.

By: \_\_\_\_\_  
Print Name \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

## CLERK'S CERTIFICATE

I hereby certify that this plat has been examined and it complies in form with Part II of Chapter 177, Florida Statutes, and is filed for record in Plat Book \_\_\_\_\_, Pages \_\_\_\_\_ through \_\_\_\_\_, of the Public Records of Clay County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Tara S. Green, Clay County Clerk of Court

## ADOPTION AND DEDICATION

This is to certify that Mattamy Jacksonville LLC, a Delaware limited liability company, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon known as SANDRIDGE HILLS PHASE 1, 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, easements for drainage, utilities and sewers, unobstructed easements, and non-access easements as shown hereon are hereby irrevocably and without reservation dedicated to Clay County, its successors and assigns. All private drainage easements or unobstructed private drainage easements as shown hereon are hereby retained by the undersigned Dedicator, its successors and assigns. The drainage easements through and over the lakes and filtration systems 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 land.

All rights-of-way shown hereon as Darlington Oak Road, Beautyberry Lane, Firebrush Lane, Gopher Apple Road, Southern Fern Court and Southern Myrtle Road and associated unobstructed drainage easements are hereby irrevocably and without reservation dedicated to Clay County, Florida, its successors and assigns.

The drainage easements hereby dedicated shall permit Clay County, its successors and assigns, to discharge into said lakes and filtration systems which these easements traverse, 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 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 or use of these drainage easements by Clay County, its successors and assigns

## ADOPTION AND DEDICATION CONTINUATION

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 any 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 SANDRIDGE HILLS PHASE 1. This indemnification shall run with the land and the assigns of the Dedicator and shall be subject to it.

Tracts "B", "E", "F", "G", "I", "J", "K", "N" and "Q" (Open Space), Tracts "C", "D", "H" and "L" (Stormwater Management Facility), Tract "M" (Amenity Area) and Tracts "O" and "P" (Pocket Park) are hereby retained by the undersigned Dedicator, its successors and assigns; provided however, the undersigned Dedicator reserves the right to convey title to said tracts to an entity or person, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity or person.

Tract "A" (Pump Station Tract) is hereby irrevocably dedicated in Fee Simple to Clay County Utility Authority and its successors and assigns (CCUA).

CCUA Utility Easements and Access Easements are dedicated to Clay County Utility Authority, its successors and assigns.

CEC Easements are dedicated to the Clay Electric Cooperative, Inc., its successors in title (CEC), for use in its underground electrical distribution system.

The Dedicator hereby irrevocably and without reservation dedicate to C.E.C., 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 C.E.C. utilities together with the right of C.E.C. its successors and assigns, of ingress, egress, to and over said road rights-of-way designated on this plat.

The Dedicator hereby reserves and shall have the sole and absolute right at any time, with the consent of the governing body of any municipality or other government body politic then having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands on this plat designated as tracts, parcels and easements, except for CEC easements and CEC/CCUA easements.

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 the Board for maintenance are upgraded to County acceptance standards by contribution of the local developer or homeowners or by establishment of a municipal service benefit district.

Those easements designated as "AT&T Easement" are hereby irrevocably dedicated to BellSouth Telecommunications, LLC, a Georgia limited liability company, d/b/a AT&T Florida, its successors and assigns, for their exclusive use. Those easements designated as "AT&T Access Easement" are hereby irrevocably dedicated to BellSouth Telecommunications, LLC, a Georgia limited liability company, d/b/a AT&T Florida, its successors and assigns, for their non-exclusive use.

Upon failure of the Community Development District, Homeowners' Association, or any other such entity that has assumed the obligation of maintenance pertaining to any stormwater management facilities, drainage easements, roads, streets, rights-of-way, tracts, or any other portion of a parcel as shown hereon the plat, the obligation would then equally fall on the lot owners as shown hereon the plat.

In witness whereof, the undersigned Dedicator has executed this plat on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

## DEDICATOR

MATTAMY JACKSONVILLE LLC  
a Delaware limited liability company

Witness \_\_\_\_\_

Printed Name \_\_\_\_\_

BY: \_\_\_\_\_

Witness \_\_\_\_\_

Name: \_\_\_\_\_

Printed Name \_\_\_\_\_

Title: \_\_\_\_\_

## STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of [\_\_\_\_\_] physical presence or [\_\_\_\_\_] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, \_\_\_\_\_ of MATTAMY JACKSONVILLE LLC, a Delaware limited liability company, on behalf of the company, who [\_\_\_\_\_] is personally known to me or who [\_\_\_\_\_] has produced \_\_\_\_\_ as identification.

Notary Public, State of \_\_\_\_\_ at Large

My Commission expires \_\_\_\_\_

Printed Name \_\_\_\_\_

Commission Number \_\_\_\_\_

## 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, and has determined that said plat conforms with requirements of Chapter 177, Florida Statutes. The undersigned did not prepare this plat. This certificate is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Signed: \_\_\_\_\_

Print Address: 1484 Monticello road

Print Name: Nathan P. Perret

Jacksonville, Florida 32207

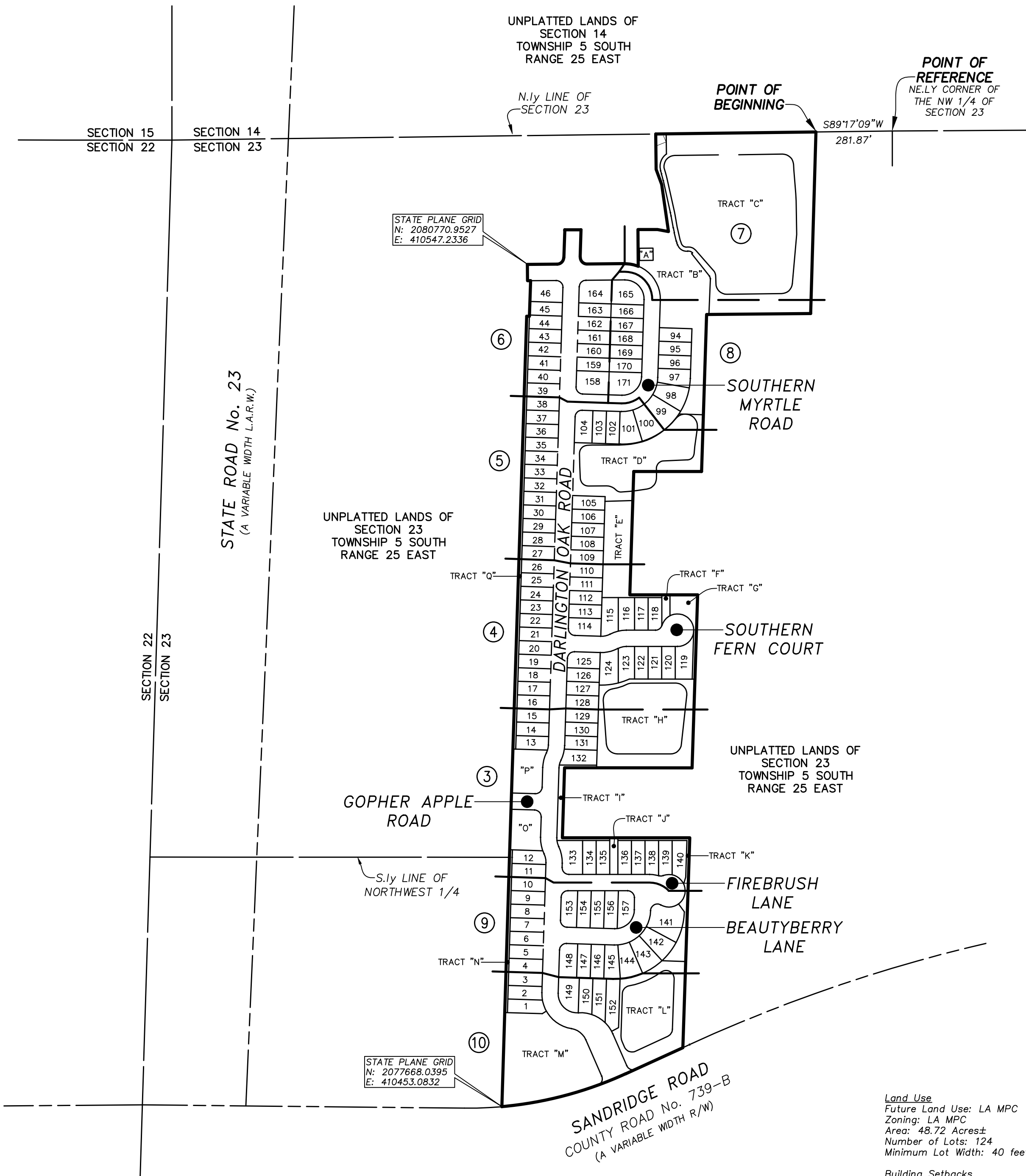
Florida Registration No.: LS 6900

## PREPARED BY:

ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# SANDRIDGE HILLS PHASE 1

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.



**NOTES:**

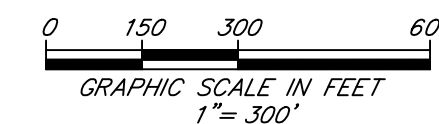
- 1) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of this plat. There may be additional restrictions not recorded on this plat that may be found in the Public Records of this county.
- 2) Bearings based on the Northerly line of Section 23 as being South 89°17'09" West.
- 3) Coordinates based on GPS observation of the following National Geodetic Survey Control: Station "BART" (ST. JOHNS) coordinates: N 2077209.0419 E 463208.0348  
Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
- 4) All easements shown hereon shall also be for the construction, installation, maintenance and operation of drainage structures, utilities, sanitary sewers and cable television service, provided however that said cable television service shall not interfere with facilities and service of any electric, telephone, gas or other public utility. In the event a cable television company damages the facility of a public utility, it shall be solely responsible for the damage.
- 5) Whether depicted on the plat or not, the "Dedicator", hereby grants Clay Electric Cooperative, Inc. and Clay County Utility Authority a 10 foot 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.
- 6) 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.
- 7) 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 areas so as to reasonably accommodate Clay County Utility Authority facilities.
- 8) All easements for the water and sewer systems marked CCUA and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay County Utility Authority, (CCUA), its successors and assigns.
- 9) All easements for the underground electric distribution system, marked CEC and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay Electric Cooperative, Inc. (CEC), its successors and assigns.
- 10) Vegetated Natural Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot averaged width, but not less than 15 feet.
- 11) The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement. The construction of driveways and the installation of fences, hedges and landscaping is permissible but SUBJECT TO REMOVAL at the expense of each lot owner for the removal and/or replacement of such items as it pertains to their lot.
- 12) Lands depicted hereon are subject to Grant of Easement recorded in Official Records Book 4779, Page 502 of the Public Records of Clay County, Florida. (blanket in nature)

**LEGEND**

- ☐ DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- △ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVATURE
- P.O.C. POINT ON CURVE
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- (NR) NON-RADIAL
- (TYP) TYPICAL
- R/W RIGHT OF WAY
- L.A.R.W. LIMITED ACCESS RIGHT OF WAY
- C/L CENTERLINE
- P.B. PLAT BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- CCUA CLAY COUNTY UTILITY AUTHORITY
- CEC CLAY ELECTRIC COOPERATIVE
- AT&T AMERICAN TELEPHONE & TELEGRAPH COMPANY
- UTIL UTILITY
- ESMT EASEMENT
- 1.0'(ESMT) DISTANCE TO EASEMENT
- UDE UNOBSTRUCTED DRAINAGE EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- MATCHLINE MATCHLINE
- ③ SHEET REFERENCE NUMBER

**Land Use**  
 Future Land Use: LA MPC  
 Zoning: LA MPC  
 Area: 48.72 Acres±  
 Number of Lots: 124  
 Minimum Lot Width: 40 feet

**Building Setbacks**  
 Minimum Front Setback: 5 feet for front porches; 10 feet for front facade; 20 feet for front facing garages  
 Minimum Side Setback: 5 feet  
 Minimum Rear Setback: 10 feet; 14 feet with rear alleys  
 Maximum Lot Coverage: 50 percent (total for all primary and accessory buildings), 70 percent with rear alleys

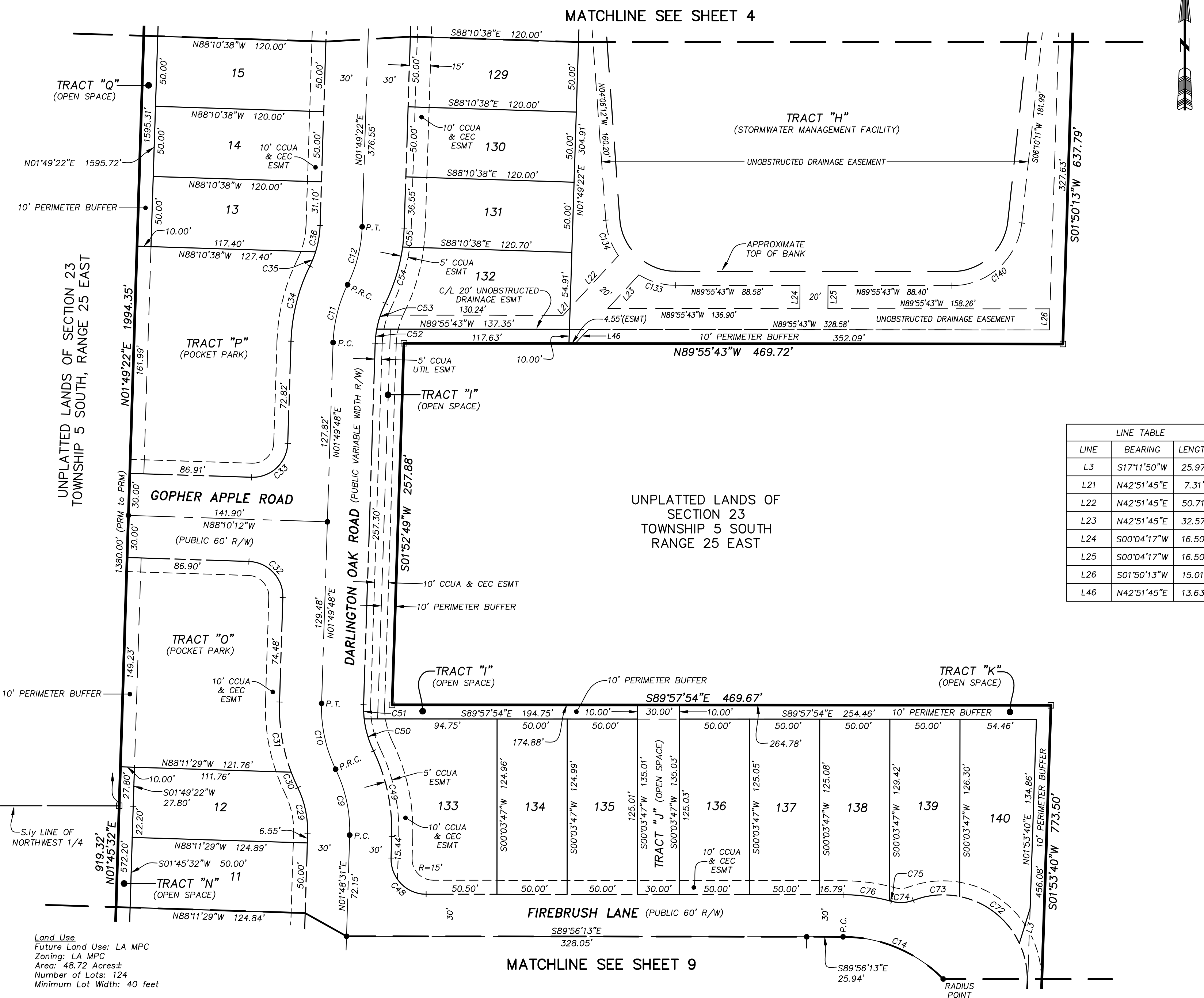


PREPARED BY:  
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# SANDRIDGE HILLS PHASE 1

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

SEE SHEET 2 FOR GENERAL NOTES



MATCHLINE SEE SHEET 4

UNPLATTED LANDS OF SECTION 23 TOWNSHIP 5 SOUTH RANGE 25 EAST

MATCHLINE SEE SHEET 9

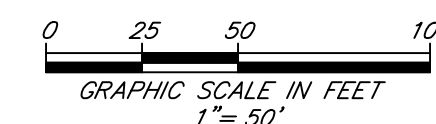
LINE	BEARING	LENGTH
L3	S17°11'50"W	25.97'
L21	N42°51'45"E	7.31'
L22	N42°51'45"E	50.71'
L23	N42°51'45"E	32.57'
L24	S00°04'17"W	16.50'
L25	S00°04'17"W	16.50'
L26	S01°50'13"W	15.01'
L46	N42°51'45"E	13.63'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	100.00'	27°44'54"	48.43'	N12°03'57"W	47.96'
C10	100.00'	27°46'12"	48.47'	N12°03'18"W	47.99'
C11	100.00'	24°32'35"	42.84'	N14°06'06"E	42.51'
C12	100.00'	24°33'01"	42.85'	N14°05'53"E	42.52'
C14	100.00'	45°34'23"	79.54'	S67°09'01"E	77.46'
C29	70.00'	27°44'54"	33.90'	N12°03'57"W	33.57'
C30	130.00'	5°17'15"	12.00'	S23°17'46"E	11.99'
C31	130.00'	22°28'57"	51.01'	S09°24'40"E	50.68'
C32	25.00'	90°00'00"	39.27'	N43°10'12"W	35.36'
C33	25.00'	90°00'00"	39.27'	N46°49'48"E	35.36'
C34	130.00'	24°32'35"	55.69'	S14°06'06"W	55.26'
C35	70.00'	8°53'23"	10.86'	N21°55'42"E	10.85'
C36	70.00'	15°39'38"	19.13'	N09°39'11"E	19.07'
C48	25.00'	91°44'43"	40.03'	S44°03'51"E	35.89'
C49	130.00'	27°44'54"	62.96'	N12°03'57"W	62.35'
C50	70.00'	19°30'14"	23.83'	S16°11'17"E	23.71'
C51	70.00'	8°15'58"	10.10'	S02°18'11"E	10.09'
C52	70.00'	8°39'10"	10.57'	S06°09'24"W	10.56'
C53	70.00'	15°53'24"	19.41'	S18°25'41"W	19.35'
C54	130.00'	18°36'41"	42.23'	N17°04'03"E	42.04'
C55	130.00'	5°56'20"	13.48'	N04°47'32"E	13.47'
C72	60.00'	53°28'05"	55.99'	N51°52'06"W	53.98'
C73	60.00'	32°11'00"	33.70'	S85°18'22"W	33.26'
C74	25.00'	36°14'58"	15.82'	N87°20'20"E	15.55'
C75	130.00'	0°36'04"	1.36'	N74°50'13"W	1.36'
C76	130.00'	14°47'58"	33.58'	N82°32'14"W	33.49'
C133	50.00'	31°34'42"	27.56'	S74°08'23"E	27.21'
C134	50.00'	31°10'22"	27.20'	S19°41'23"E	26.87'
C140	50.00'	83°54'05"	73.22'	N48°07'14"E	66.85'

- LEGEND**
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  - C/L CENTERLINE
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  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - CCUA CLAY COUNTY UTILITY AUTHORITY
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  - ESMT EASEMENT
  - 1.0'(ESMT) DISTANCE TO EASEMENT
  - UDE UNOBSTRUCTED DRAINAGE EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - ③ SHEET REFERENCE NUMBER

**Land Use**  
 Future Land Use: LA MPC  
 Zoning: LA MPC  
 Area: 48.72 Acres±  
 Number of Lots: 124  
 Minimum Lot Width: 40 feet

**Building Setbacks**  
 Minimum Front Setback: 5 feet for front porches; 10 feet for front facade; 20 feet for front facing garages  
 Minimum Side Setback: 5 feet  
 Minimum Rear Setback: 10 feet; 14 feet with rear alleys  
 Maximum Lot Coverage: 50 percent (total for all primary and accessory buildings), 70 percent with rear alleys



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# SANDRIDGE HILLS PHASE 1

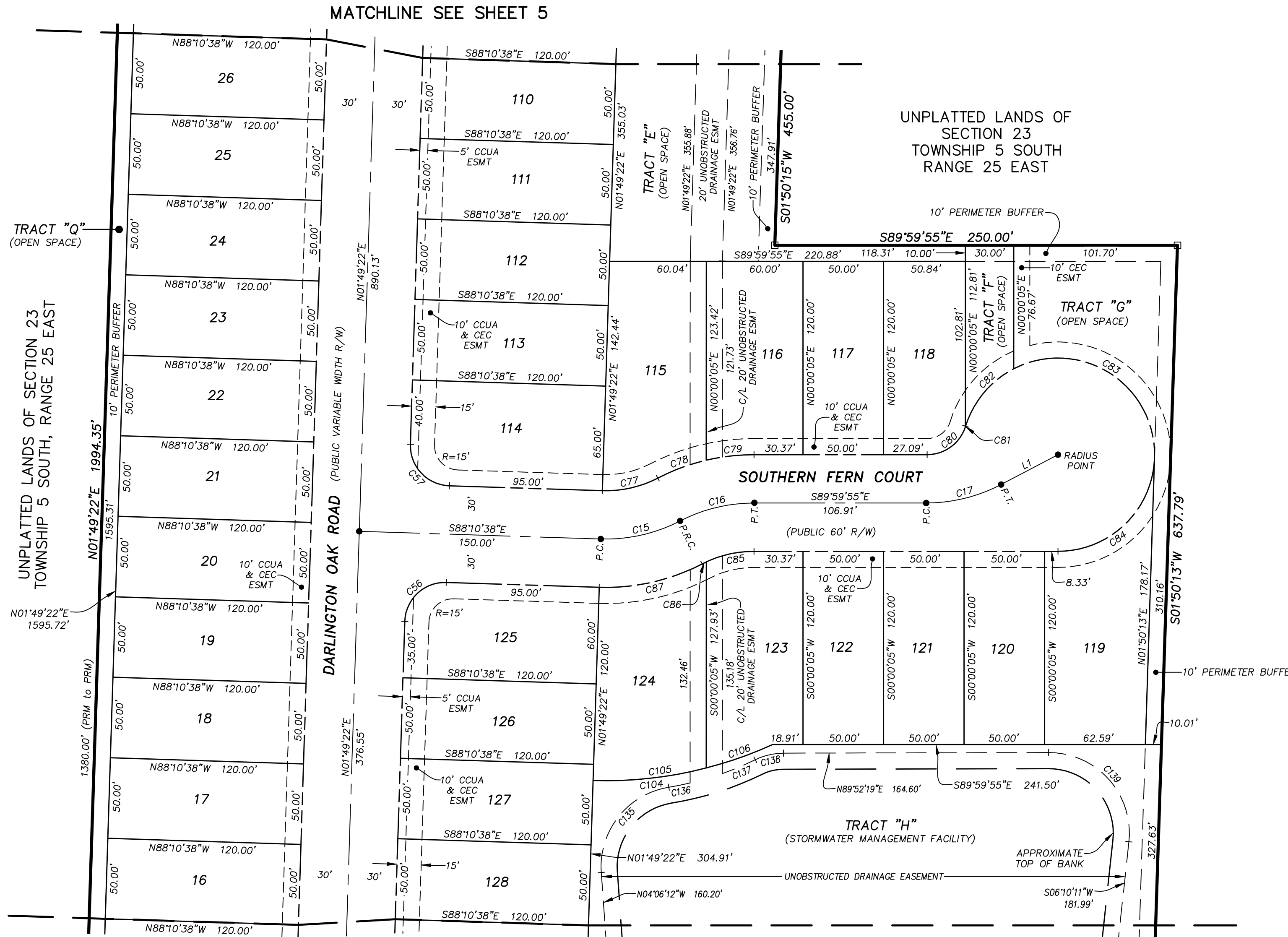
A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

SEE SHEET 2 FOR GENERAL NOTES

LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°18'02"E	39.88'



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C15	100.00'	29°12'02"	50.96'	N77°13'21"E	50.41'
C16	100.00'	27°22'45"	47.79'	N76°18'43"E	47.33'
C17	100.00'	27°42'03"	48.35'	N76°09'04"E	47.88'
C56	25.00'	90°00'00"	39.27'	S46°49'22"W	35.36'
C57	25.00'	90°00'00"	39.27'	S43°10'38"E	35.36'
C77	70.00'	29°12'02"	35.68'	N77°13'21"E	35.29'
C78	130.00'	14°12'16"	32.23'	S69°43'28"W	32.15'
C79	130.00'	13°10'29"	29.89'	S83°24'51"W	29.83'
C80	25.00'	71°47'42"	31.33'	N54°06'14"E	29.32'
C81	25.00'	1°06'02"	0.48'	N17°39'23"E	0.48'
C82	60.00'	45°37'18"	47.78'	S39°55'01"W	46.52'
C83	60.00'	119°06'33"	124.73'	N57°43'03"W	103.45'
C84	60.00'	88°09'52"	92.33'	N45°55'09"E	83.48'
C85	70.00'	25°02'16"	30.59'	S77°28'57"W	30.35'
C86	70.00'	2°20'28"	2.86'	S63°47'35"W	2.86'
C87	130.00'	29°12'02"	66.25'	N77°13'21"E	65.54'
C104	250.00'	26°15'45"	114.59'	N78°41'30"E	113.59'
C105	250.00'	16°15'48"	70.96'	N83°41'28"E	70.72'
C106	250.00'	9°59'57"	43.63'	N70°33'35"E	43.57'
C135	50.00'	84°59'09"	74.16'	S38°23'22"W	67.55'
C136	190.00'	4°04'39"	13.52'	N78°50'37"E	13.52'
C137	190.00'	6°40'56"	22.16'	N67°10'32"E	22.15'
C138	40.00'	26°02'15"	18.18'	S76°51'12"W	18.02'
C139	50.00'	96°17'52"	84.04'	N41°58'45"W	74.49'



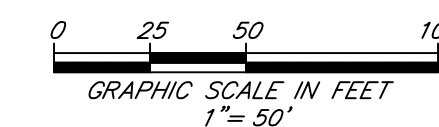
MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 3

**Land Use**  
 Future Land Use: LA MPC  
 Zoning: LA MPC  
 Area: 48.72 Acres±  
 Number of Lots: 124  
 Minimum Lot Width: 40 feet

**Building Setbacks**  
 Minimum Front Setback: 5 feet for front porches; 10 feet for front facade; 20 feet for front facing garages  
 Minimum Side Setback: 5 feet  
 Minimum Rear Setback: 10 feet; 14 feet with rear alleys  
 Maximum Lot Coverage: 50 percent (total for all primary and accessory buildings), 70 percent with rear alleys

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R RADIUS
  - △ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
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  - P.O.C. POINT ON CURVE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - (NR) NON-RADIAL
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  - R/W RIGHT OF WAY
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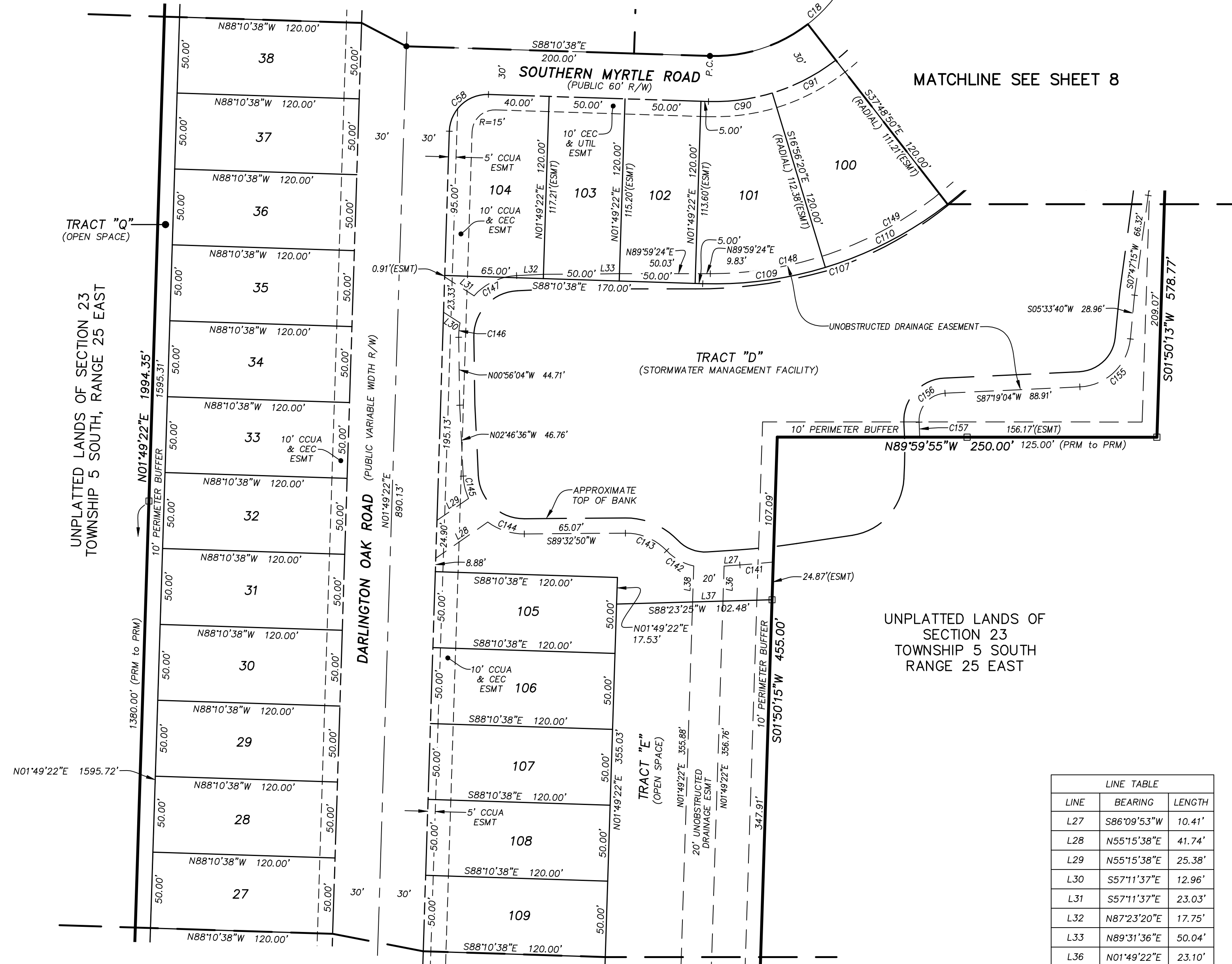
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# SANDRIDGE HILLS PHASE 1

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 8



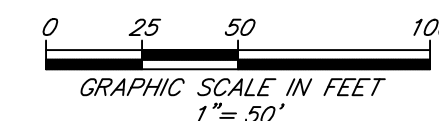
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	100.00'	90°00'00"	157.08'	N46°49'22"E	141.42'
C58	25.00'	90°00'00"	39.27'	S46°49'22"W	35.36'
C90	130.00'	18°45'43"	42.57'	N82°26'31"E	42.38'
C91	130.00'	20°52'30"	47.36'	N62°37'25"E	47.10'
C107	250.00'	58°01'24"	253.17'	N62°48'40"E	242.49'
C109	250.00'	18°45'43"	81.86'	N82°26'31"E	81.50'
C110	250.00'	20°52'30"	91.08'	N62°37'25"E	90.58'
C141	482.00'	2°37'41"	22.11'	N84°51'02"E	22.11'
C142	35.00'	34°04'31"	20.82'	S60°32'47"E	20.51'
C143	37.00'	46°56'38"	30.32'	N66°58'51"W	29.47'
C144	40.00'	36°50'21"	25.72'	S72°02'10"E	25.28'
C145	40.00'	21°47'56"	15.22'	S13°40'34"E	15.13'
C146	40.00'	13°37'49"	9.52'	S05°52'51"W	9.49'
C147	40.00'	45°35'53"	31.83'	S64°35'24"W	31.00'
C148	242.00'	17°41'25"	74.72'	N81°08'41"E	74.42'
C149	242.00'	20°51'30"	88.10'	N61°52'14"E	87.61'
C155	35.00'	81°45'24"	49.94'	N46°26'22"E	45.81'
C156	18.00'	90°47'04"	28.52'	S41°55'32"W	25.63'
C157	316.00'	1°47'19"	9.87'	N02°34'21"W	9.86'

- LEGEND**
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  - NAVD NORTH AMERICAN VERTICAL DATUM
  - ③ MATCHLINE SHEET REFERENCE NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L27	S86°09'53"W	10.41'
L28	N55°15'38"E	41.74'
L29	N55°15'38"E	25.38'
L30	S57°11'37"E	12.96'
L31	S57°11'37"E	23.03'
L32	N87°23'20"E	17.75'
L33	N89°31'36"E	50.04'
L36	N01°49'22"E	23.10'
L37	N88°23'25"E	20.04'
L38	N01°49'22"E	23.72'

**Land Use**  
 Future Land Use: LA MPC  
 Zoning: LA MPC  
 Area: 48.72 Acres±  
 Number of Lots: 124  
 Minimum Lot Width: 40 feet

**Building Setbacks**  
 Minimum Front Setback: 5 feet for front porches; 10 feet for front facade; 20 feet for front facing garages  
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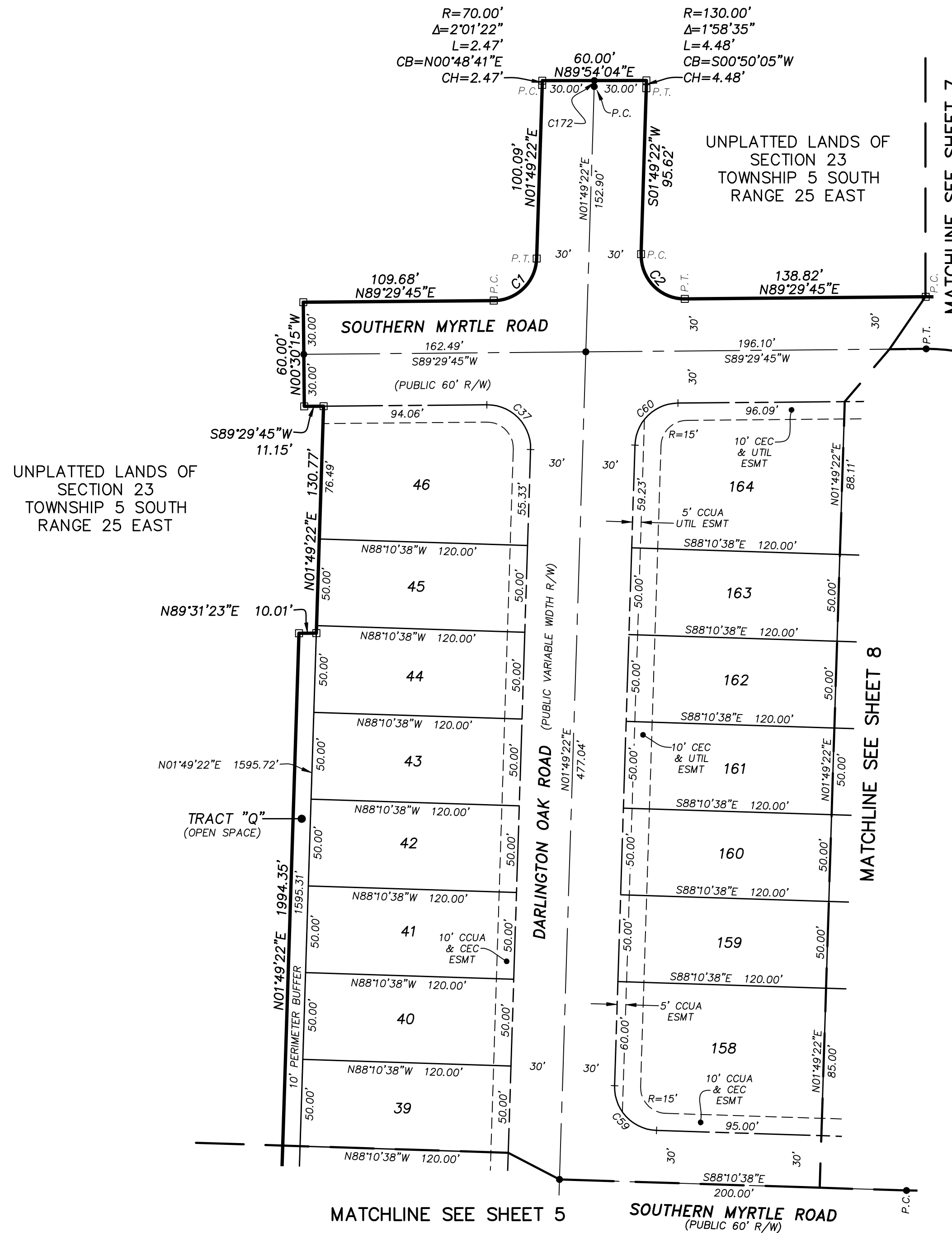
# SANDRIDGE HILLS PHASE 1

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 6 OF 10 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	87°40'23"	38.25'	N45°39'34"E	34.63'
C2	25.00'	92°19'37"	40.29'	S44°20'26"E	36.07'
C37	25.00'	92°19'37"	40.29'	N44°20'26"W	36.07'
C59	25.00'	90°00'00"	39.27'	S43°10'38"E	35.36'
C60	25.00'	87°40'23"	38.25'	S45°39'34"W	34.63'
C172	100.00'	1°59'33"	3.48'	N00°49'36"E	3.48'

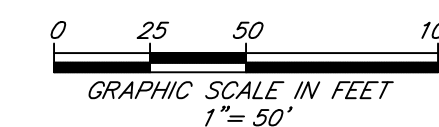


### LEGEND

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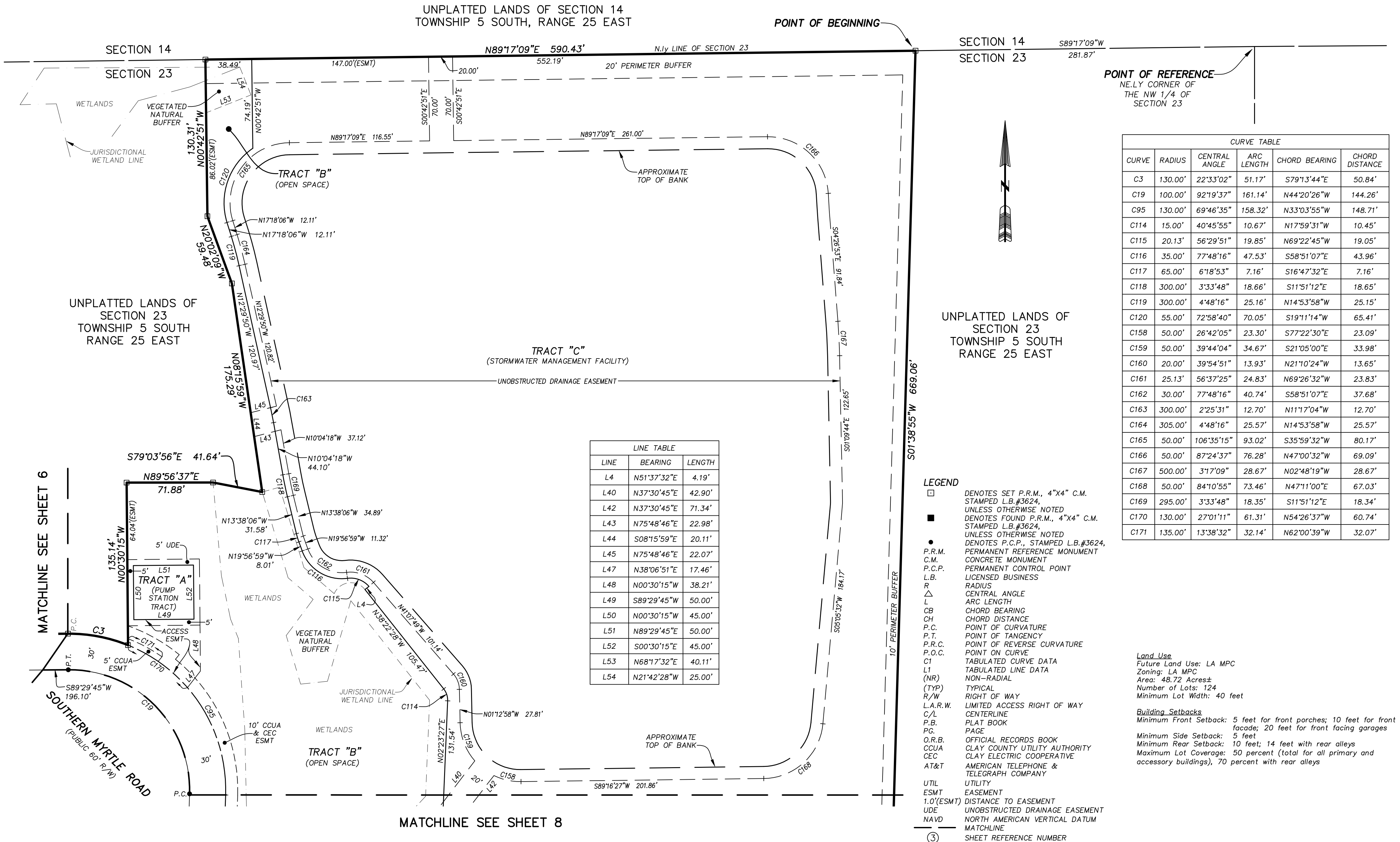
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# SANDRIDGE HILLS PHASE 1

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.



UNPLATTED LANDS OF SECTION 14  
TOWNSHIP 5 SOUTH, RANGE 25 EAST

UNPLATTED LANDS OF SECTION 23  
TOWNSHIP 5 SOUTH  
RANGE 25 EAST

UNPLATTED LANDS OF SECTION 23  
TOWNSHIP 5 SOUTH  
RANGE 25 EAST

POINT OF REFERENCE  
NELY CORNER OF THE NW 1/4 OF SECTION 23

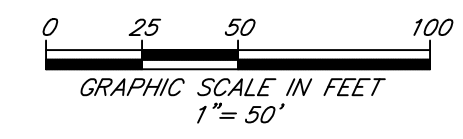
LINE	BEARING	LENGTH
L4	N51°37'32"E	4.19'
L40	N37°30'45"E	42.90'
L42	N37°30'45"E	71.34'
L43	N75°48'46"E	22.98'
L44	S08°15'59"E	20.11'
L45	N75°48'46"E	22.07'
L47	N38°06'51"E	17.46'
L48	N00°30'15"W	38.21'
L49	S89°29'45"W	50.00'
L50	N00°30'15"W	45.00'
L51	N89°29'45"E	50.00'
L52	S00°30'15"E	45.00'
L53	N68°17'32"E	40.11'
L54	N21°42'28"W	25.00'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	130.00'	22°33'02"	51.17'	S79°13'44"E	50.84'
C19	100.00'	92°19'37"	161.14'	N44°20'26"W	144.26'
C95	130.00'	69°46'35"	158.32'	N33°03'55"W	148.71'
C114	15.00'	40°45'55"	10.67'	N17°59'31"W	10.45'
C115	20.13'	56°29'51"	19.85'	N69°22'45"W	19.05'
C116	35.00'	77°48'16"	47.53'	S58°51'07"E	43.96'
C117	65.00'	61°8'53"	7.16'	S16°47'32"E	7.16'
C118	300.00'	3°33'48"	18.66'	S11°51'12"E	18.65'
C119	300.00'	4°48'16"	25.16'	N14°53'58"W	25.15'
C120	55.00'	72°58'40"	70.05'	S19°11'14"W	65.41'
C158	50.00'	26°42'05"	23.30'	S77°22'30"E	23.09'
C159	50.00'	39°44'04"	34.67'	S21°05'00"E	33.98'
C160	20.00'	39°54'51"	13.93'	N21°10'24"W	13.65'
C161	25.13'	56°37'25"	24.83'	N69°26'32"W	23.83'
C162	30.00'	77°48'16"	40.74'	S58°51'07"E	37.68'
C163	300.00'	2°25'31"	12.70'	N11°7'04"W	12.70'
C164	305.00'	4°48'16"	25.57'	N14°53'58"W	25.57'
C165	50.00'	106°35'15"	93.02'	S35°59'32"W	80.17'
C166	50.00'	87°24'37"	76.28'	N47°00'32"W	69.09'
C167	500.00'	3°17'09"	28.67'	N02°48'19"W	28.67'
C168	50.00'	84°10'55"	73.46'	N47°11'00"E	67.03'
C169	295.00'	3°33'48"	18.35'	S11°51'12"E	18.34'
C170	130.00'	27°01'11"	61.31'	N54°26'37"W	60.74'
C171	135.00'	13°38'32"	32.14'	N62°00'39"W	32.07'

- LEGEND**
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  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
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 Minimum Front Setback: 5 feet for front porches; 10 feet for front facade; 20 feet for front facing garages  
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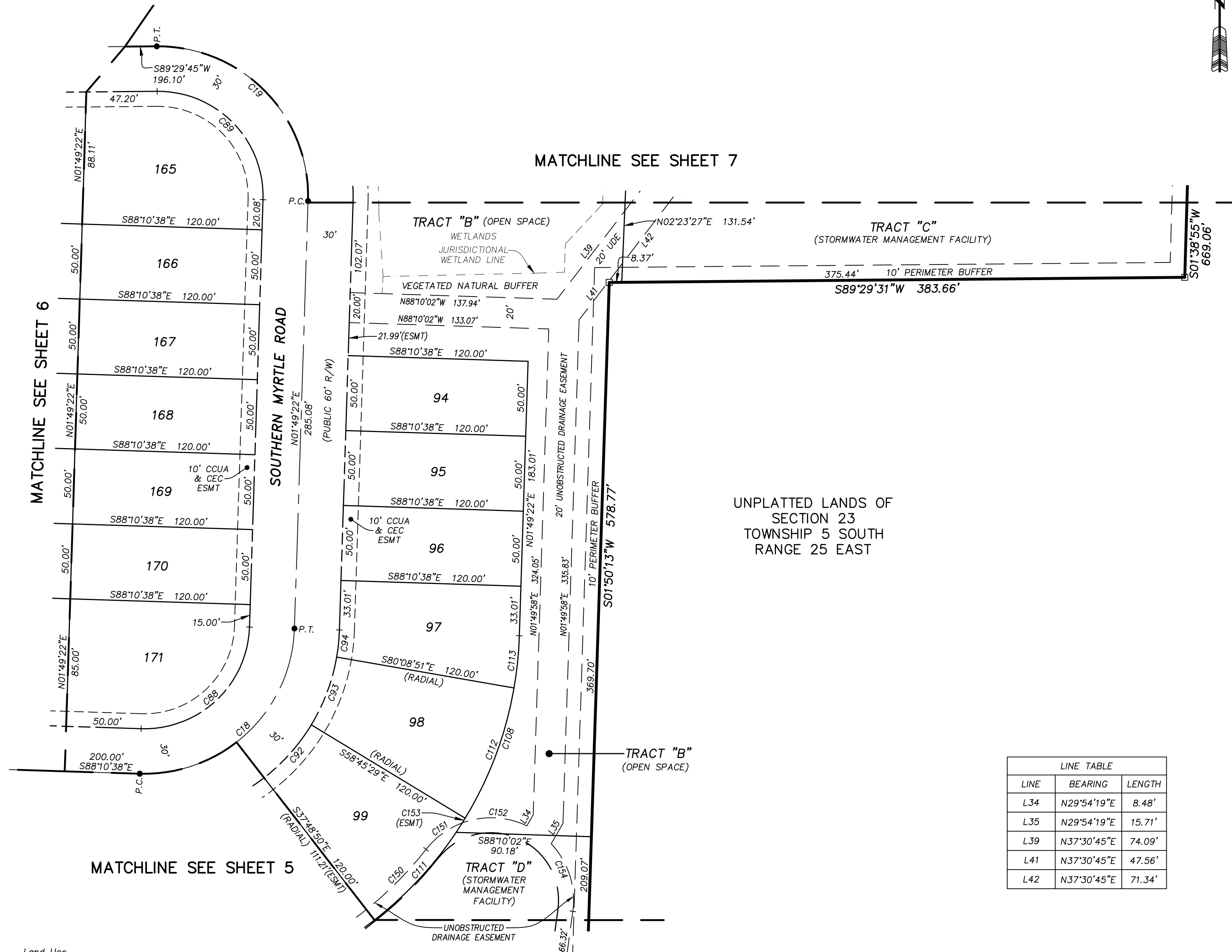
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PLAT BOOK PAGE

SHEET 8 OF 10 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	100.00'	90°00'00"	157.08'	N46°49'22"E	141.42'
C19	100.00'	92°19'37"	161.14'	N44°20'26"W	144.26'
C88	70.00'	90°00'00"	109.96'	N46°49'22"E	98.99'
C89	70.00'	92°19'37"	112.80'	N44°20'26"W	100.98'
C92	130.00'	20°56'39"	47.52'	N41°42'51"E	47.26'
C93	130.00'	21°23'22"	48.53'	N20°32'50"E	48.25'
C94	130.00'	8°01'46"	18.22'	N05°50'16"E	18.20'
C108	250.00'	31°58'36"	139.52'	N17°48'40"E	137.72'
C111	250.00'	20°56'39"	91.39'	N41°42'51"E	90.88'
C112	250.00'	21°23'22"	93.33'	N20°32'50"E	92.79'
C113	250.00'	8°01'46"	35.04'	N05°50'16"E	35.01'
C150	242.00'	13°24'48"	56.65'	N44°44'04"E	56.52'
C151	55.00'	31°37'26"	30.36'	S53°50'23"W	29.97'
C152	55.00'	46°04'23"	44.23'	N87°18'42"W	43.04'
C153	250.00'	0°49'17"	3.58'	N31°39'10"E	3.58'
C154	55.00'	50°58'48"	48.94'	N17°42'09"W	47.34'



UNPLATTED LANDS OF SECTION 23 TOWNSHIP 5 SOUTH RANGE 25 EAST

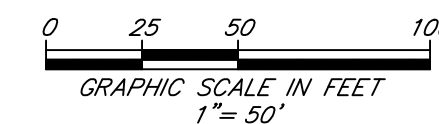
LINE TABLE		
LINE	BEARING	LENGTH
L34	N29°54'19"E	8.48'
L35	N29°54'19"E	15.71'
L39	N37°30'45"E	74.09'
L41	N37°30'45"E	47.56'
L42	N37°30'45"E	71.34'

**LEGEND**

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- R RADIUS
- △ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
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- 1.0'(ESMT) DISTANCE TO EASEMENT
- UDE UNOBSTRUCTED DRAINAGE EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- MATCHLINE MATCHLINE
- ③ SHEET REFERENCE NUMBER

**Land Use**  
 Future Land Use: LA MPC  
 Zoning: LA MPC  
 Area: 48.72 Acres±  
 Number of Lots: 124  
 Minimum Lot Width: 40 feet

**Building Setbacks**  
 Minimum Front Setback: 5 feet for front porches; 10 feet for front facade; 20 feet for front facing garages  
 Minimum Side Setback: 5 feet  
 Minimum Rear Setback: 10 feet; 14 feet with rear alleys  
 Maximum Lot Coverage: 50 percent (total for all primary and accessory buildings), 70 percent with rear alleys



PREPARED BY:  
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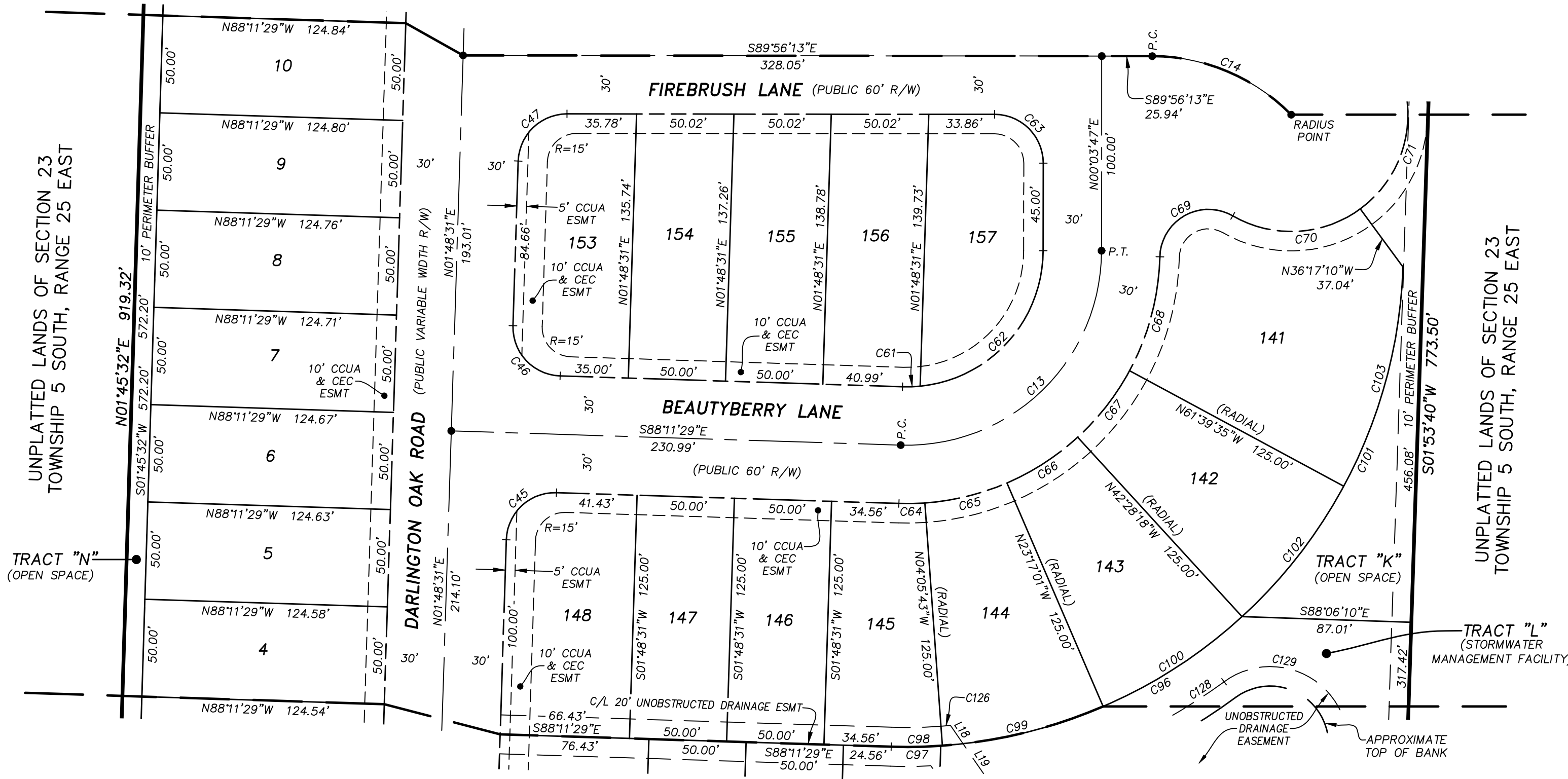
# SANDRIDGE HILLS PHASE 1

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

SEE SHEET 2 FOR GENERAL NOTES



MATCHLINE SEE SHEET 3



MATCHLINE SEE SHEET 10

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C13	100.00'	91°44'43"	160.13'	N45°56'09"E	143.56'
C14	100.00'	45°34'23"	79.54'	S67°09'01"E	77.46'
C45	25.00'	90°00'00"	39.27'	S46°48'31"W	35.36'
C46	25.00'	90°00'00"	39.27'	S43°11'29"E	35.36'
C47	25.00'	88°15'17"	38.51'	S45°56'09"W	34.81'
C61	70.00'	72°3'31"	9.03'	N88°06'45"E	9.02'
C62	70.00'	84°21'12"	103.06'	N42°14'23"E	94.00'
C63	25.00'	90°00'00"	39.27'	N44°56'13"W	35.36'
C64	130.00'	5°54'14"	13.40'	N88°51'24"E	13.39'
C65	130.00'	19°11'17"	43.54'	N76°18'38"E	43.33'
C66	130.00'	19°11'17"	43.54'	N57°07'21"E	43.33'
C67	130.00'	19°11'17"	43.54'	N37°56'03"E	43.33'
C68	130.00'	26°55'09"	61.08'	N14°52'50"E	60.52'
C69	25.00'	118°33'34"	51.73'	S60°42'03"W	42.98'
C70	60.00'	66°16'00"	69.39'	N86°50'50"E	65.59'
C71	60.00'	78°50'54"	82.57'	N14°17'23"E	76.21'
C96	255.00'	38°33'20"	171.60'	N66°48'22"E	168.38'
C97	255.00'	5°43'28"	25.48'	N88°56'46"E	25.47'
C98	255.00'	5°54'14"	26.28'	N88°51'24"E	26.26'
C99	255.00'	19°11'17"	85.40'	N76°18'38"E	85.00'
C100	255.00'	19°11'17"	85.40'	N57°07'21"E	85.00'
C101	255.00'	45°37'52"	203.08'	N24°42'46"E	197.76'
C102	255.00'	19°11'17"	85.40'	N37°56'03"E	85.00'
C103	255.00'	26°26'34"	117.69'	N15°07'08"E	116.64'
C126	245.00'	1°08'44"	4.90'	N85°19'54"E	4.90'
C128	275.00'	26°09'42"	125.57'	N66°44'18"E	124.48'
C129	40.00'	128°14'48"	89.53'	N62°13'09"W	71.98'

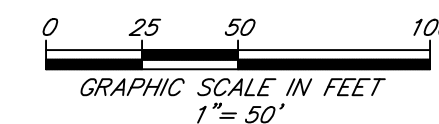
**LEGEND**

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LINE TABLE		
LINE	BEARING	LENGTH
L18	S34°31'06"E	11.39'
L19	S34°31'06"E	23.18'

**Land Use**  
 Future Land Use: LA MPC  
 Zoning: LA MPC  
 Area: 48.72 Acres±  
 Number of Lots: 124  
 Minimum Lot Width: 40 feet

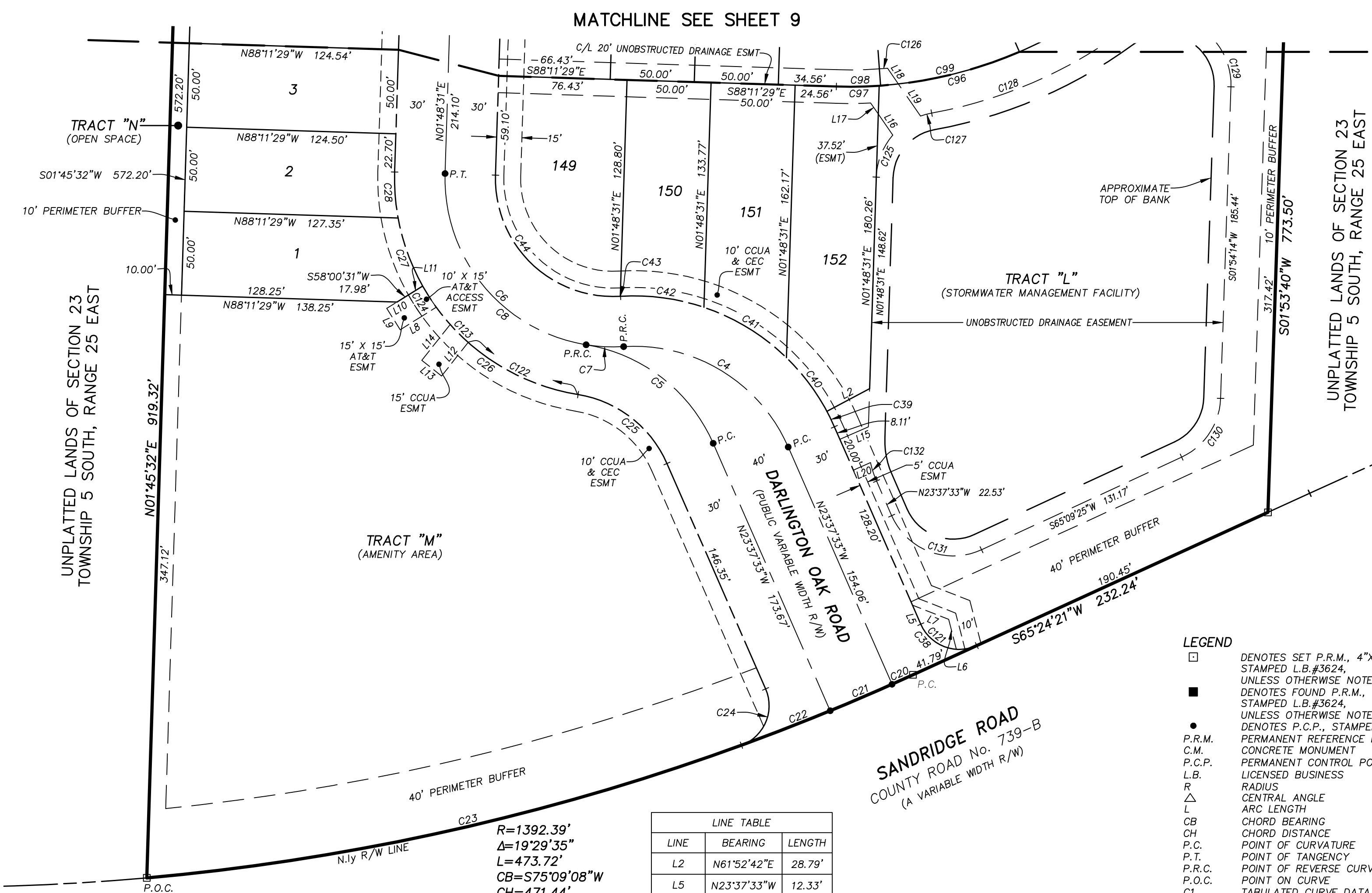
**Building Setbacks**  
 Minimum Front Setback: 5 feet for front porches; 10 feet for front facade; 20 feet for front facing garages  
 Minimum Side Setback: 5 feet  
 Minimum Rear Setback: 10 feet; 14 feet with rear alleys  
 Maximum Lot Coverage: 50 percent (total for all primary and accessory buildings), 70 percent with rear alleys



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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# SANDRIDGE HILLS PHASE 1

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.



LINE TABLE

LINE	BEARING	LENGTH
L2	N61°52'42"E	28.79'
L5	N23°37'33"W	12.33'
L6	N14°31'46"W	18.39'
L7	N68°37'33"W	23.08'
L8	S58°00'31"W	15.28'
L9	N31°59'29"W	15.00'
L10	S58°00'31"W	15.12'
L11	S58°00'31"W	10.01'
L12	S38°20'11"W	25.46'
L13	N51°39'49"W	15.00'
L14	N38°20'11"E	27.19'
L15	N66°22'27"E	18.52'
L16	S34°31'06"E	15.19'
L17	S34°31'06"E	7.97'
L18	S34°31'06"E	11.39'
L19	S34°31'06"E	23.18'
L20	N66°22'27"E	11.10'

$R=1392.39'$   
 $\Delta=19°29'35"$   
 $L=473.72'$   
 $CB=S75°09'08"W$   
 $CH=471.44'$

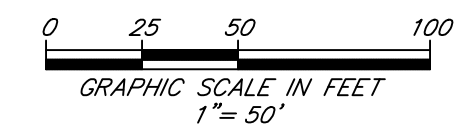
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CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	100.00'	69°57'56"	122.11'	N58°36'30"W	114.67'
C5	100.00'	57°08'24"	99.73'	N52°11'45"W	95.65'
C6	100.00'	95°23'59"	166.50'	N45°53'29"W	147.93'
C7	100.00'	12°49'31"	22.38'	N87°10'42"W	22.34'
C8	100.00'	82°34'27"	144.12'	N39°28'43"W	131.97'
C20	1392.39'	0°33'41"	13.64'	S65°41'11"W	13.64'
C21	1392.39'	1°38'46"	40.00'	S66°47'25"W	40.00'
C22	1392.39'	2°19'46"	56.61'	S68°46'40"W	56.61'
C23	1392.39'	14°57'22"	363.46'	S77°25'15"W	362.43'
C24	25.00'	93°34'06"	40.83'	N23°09'30"E	36.44'
C25	70.00'	57°08'24"	69.81'	N52°11'45"W	66.95'
C26	130.00'	51°23'55"	116.62'	S55°03'59"E	112.75'
C27	130.00'	19°03'18"	43.23'	S19°50'23"E	43.04'
C28	130.00'	12°07'14"	27.50'	S04°15'07"E	27.45'
C38	25.00'	90°58'07"	39.69'	S69°06'36"E	35.65'
C39	130.00'	4°29'46"	10.20'	N25°52'25"W	10.20'
C40	130.00'	17°41'59"	40.16'	N36°58'18"W	40.00'
C41	130.00'	25°33'14"	57.98'	N58°35'55"W	57.50'
C42	130.00'	22°12'56"	50.41'	N82°29'00"W	50.09'
C43	70.00'	0°07'47"	0.16'	N86°28'25"E	0.16'
C44	70.00'	95°16'12"	116.39'	S45°49'35"E	103.44'
C96	255.00'	38°33'20"	171.60'	N66°48'22"E	168.38'
C97	255.00'	5°43'28"	25.48'	N88°56'46"E	25.47'
C98	255.00'	5°54'14"	26.28'	N88°51'24"E	26.26'
C99	255.00'	19°11'17"	85.40'	N76°18'38"E	85.00'
C121	25.00'	62°22'39"	27.22'	S54°48'52"E	25.89'
C122	130.00'	32°19'12"	73.33'	S64°36'21"E	72.36'
C123	130.00'	6°39'29"	15.11'	S45°07'00"E	15.10'
C124	140.00'	82°34'27"	201.77'	S39°28'43"E	184.75'
C125	40.00'	39°11'45"	27.36'	S21°24'23"W	26.83'
C126	245.00'	1°08'44"	4.90'	N85°19'54"E	4.90'
C127	40.00'	9°51'35"	6.88'	S74°53'21"W	6.87'
C128	275.00'	26°09'42"	125.57'	N66°44'18"E	124.48'
C129	40.00'	128°14'48"	89.53'	N62°13'09"W	71.98'
C130	40.00'	63°15'10"	44.16'	N33°31'50"E	41.95'
C131	40.00'	91°13'02"	63.68'	S69°14'04"E	57.17'
C132	60.00'	11°00'37"	11.53'	S18°07'14"E	11.51'

**Land Use**  
 Future Land Use: LA MPC  
 Zoning: LA MPC  
 Area: 48.72 Acres±  
 Number of Lots: 124  
 Minimum Lot Width: 40 feet

**Building Setbacks**  
 Minimum Front Setback: 5 feet for front porches; 10 feet for front facade; 20 feet for front facing garages  
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