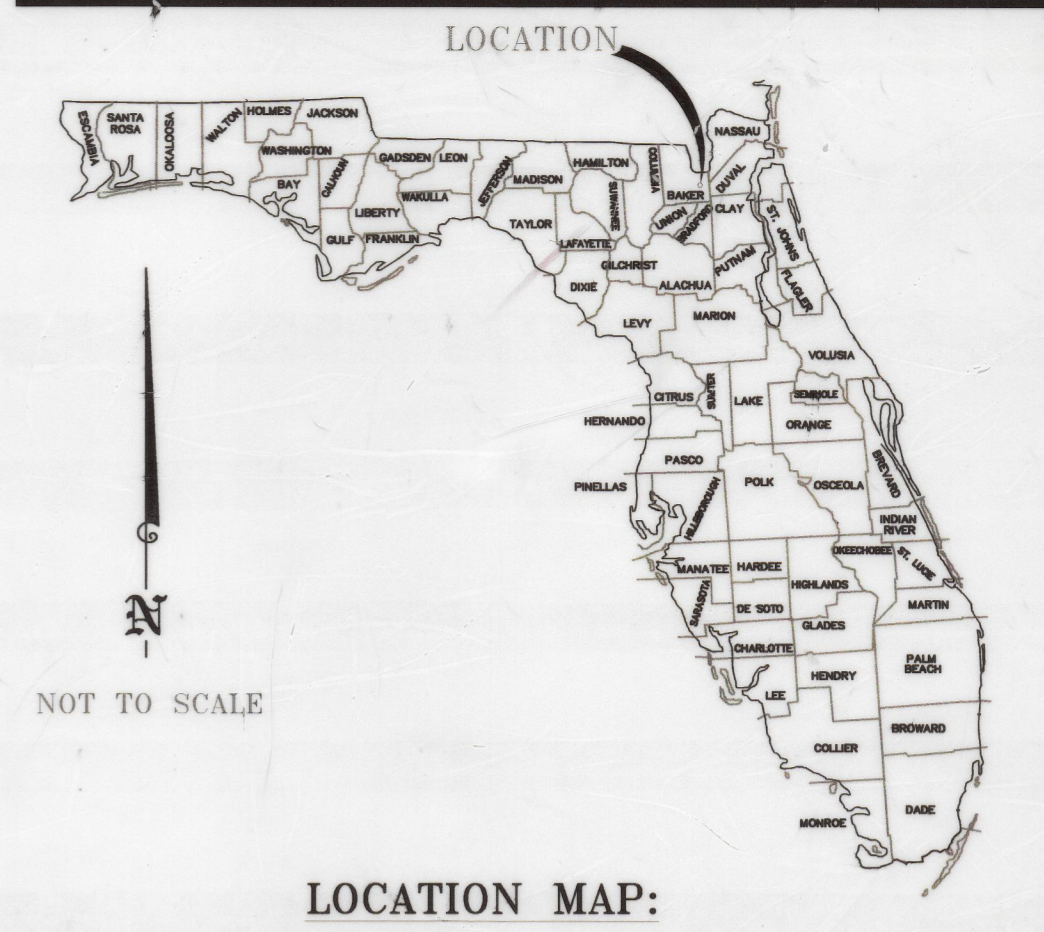


SANDS POINTE

PART OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SECTION 19, AND TOWNSHIP 2 SOUTH; RANGE 22 EAST, BAKER COUNTY, CITY OF MACCLENNY, FLORIDA.

* PLAT BOOK 3 PAGE 88

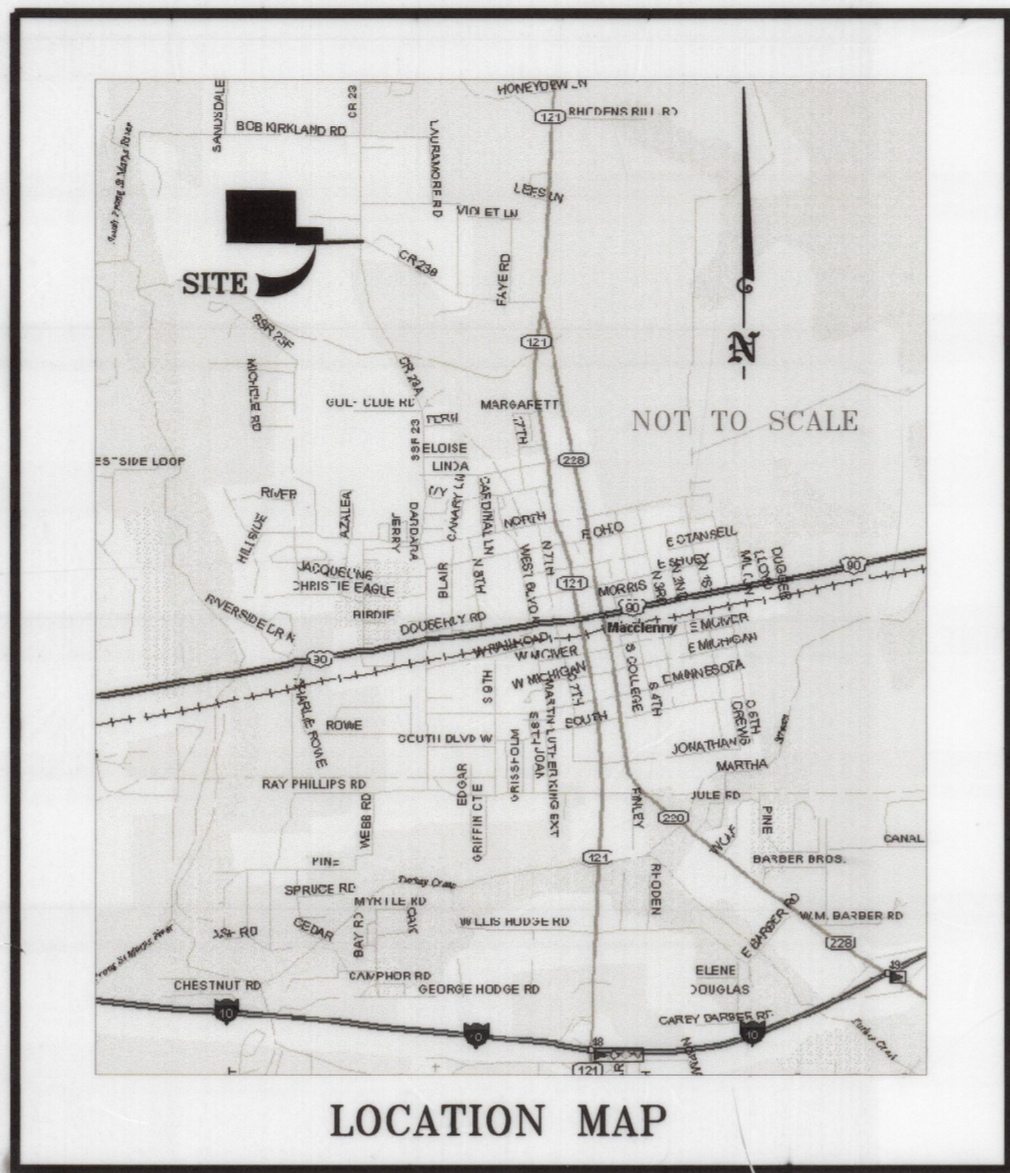


DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SAID SECTION 19, RUN N01°02'59"W, A DISTANCE OF 651.13 FEET TO THE SOUTH LINE OF THE NORTH 3/4 OF SAID SECTION 19, BEING ALSO THE NORTH LINE OF COPPER CREEK HILLS, UNIT 3, AS RECORDED IN PLAT BOOK 3, PAGES 69 AND 70, OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA; THENCE ALONG SAID LINE RUN S89°26'31"E, A DISTANCE OF 1307.68 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE RUN N00°49'08"W, A DISTANCE OF 579.75 FEET; THENCE RUN N00°49'27"W, A DISTANCE OF 402.09 FEET; THENCE RUN S89°36'22"E, A DISTANCE OF 1312.10 FEET TO A POINT ON THE LINE BETWEEN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE RUN S00°38'14"E, A DISTANCE OF 698.42 FEET; THENCE RUN S89°42'05"E, A DISTANCE OF 356.05 FEET; THENCE RUN S88°47'32"E, A DISTANCE OF 160.70 FEET; THENCE RUN S00°05'41"E, A DISTANCE OF 255.02 FEET; THENCE RUN N88°44'04"E, A DISTANCE OF 766.21 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD C-23-A (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE ALONG SAID RIGHT OF WAY LINE RUN S00°09'23"W, A DISTANCE OF 58.01 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S88°07'47"W PARTLY ALONG THE NORTH LINE OF COPPER CREEK HILLS, UNIT 2, AS RECORDED IN PLAT BOOK 3, PAGES 36 AND 37 OF SAID PUBLIC RECORDS, A DISTANCE OF 1279.84 FEET TO A POINT ON THE LINE BETWEEN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE ALONG SAID LINE, BEING ALSO ALONG THE EAST 1/4 LINE OF SAID COPPER CREEK HILLS, UNIT 2, RUN N00°39'31"W, A DISTANCE OF 51.03 FEET; THENCE ALONG THE NORTH LINE OF SAID COPPER CREEK HILLS, UNIT 2, AND THE NORTH LINE OF SAID COPPER CREEK HILLS, UNIT 3, SAID LINE BEING ALSO THE SOUTH LINE OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 AFORESAID, RUN N89°26'31"W, A DISTANCE OF 1309.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.62 ACRES MORE OR LESS.



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 ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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.

CERTIFICATE OF REVIEW BY CITY EMPLOYED CONTRACT SURVEYOR/MAPPER:

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT OF THE CITY. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CH. 177 PART 1, IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT.

BY: Glenn E. McGregor DATE: FEB. 28, 2005
GLENN E. MCGREGOR
PROFESSIONAL LAND SURVEYOR NO. 4252



SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS DONE AND MADE UNDER MY DIRECT SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN BAKER COUNTY, FLORIDA.

BY: Arnold J. Johns
ARNOLD J. JOHNS
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 4422
DATE: FEB. 28, 2005



CERTIFICATE OF CLERK OF CIRCUIT COURT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES AND WAS FILED FOR RECORD ON THIS 7th DAY OF MARCH A.D., 2005 IN PLAT BOOK 3 PAGES 88 THRU 89, INCLUSIVE.

SIGNED: AL Fraser
CLERK OF CIRCUIT COURT, BAKER COUNTY, FLORIDA.

SHEET 1 OF 2 SHEETS

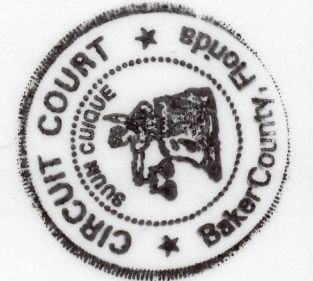
LD BRADLEY LAND SURVEYORS
5773 NORMANDY BOULEVARD, JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS NO. 6888



APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF MACCLENNY, FLORIDA.
THIS 7 DAY OF March A.D., 2005

Oswald Mitta
DIRECTOR OF PUBLIC WORKS



CERTIFIED A TRUE, COMPLETE AND CORRECT COPY
BY ALERAAL
CLERK

APPROVAL BY CITY PLANNING AND ZONING:

THIS IS TO CERTIFY THAT ON THIS 7th DAY OF March A.D., 2005, THE FOREGOING PLAT WAS APPROVED BY PLANNING AND ZONING OF THE CITY OF MACCLENNY.

EXAMINED AND APPROVED BY: Gerald Dopson DATE: 3-8-05
GERALD DOPSON
CITY MANAGER:

APPROVAL BY CITY ENGINEER:

EXAMINED AND APPROVED BY: [Signature] DATE: 3-8-05
CITY ENGINEER

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT SANDS POINTE - MLC, INC., A FLORIDA CORPORATION, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION ABOVE, HAVING CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED, AND THAT MERCANTILE BANK IS THE HOLDER OF THE MORTGAGE ON SAID LANDS AND RALPH SANDS IS THE HOLDER OF THE SECOND MORTGAGE ON SAID LANDS. THIS PLAT OF SANDS POINTE, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. ALL OF THE RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS DRIVE, LANE, COURT AND ROAD AND EASEMENTS FOR UTILITIES AND DRAINAGE ARE HEREBY DEDICATED TO THE CITY OF MACCLENNY, FLORIDA, AND ITS SUCCESSORS AND ASSIGNS FOR THE PERPETUAL USE OF THE PUBLIC.

TRACTS A, B, AND C AND ALL RETENTION PONDS ARE HEREBY DEDICATED TO THE "SANDS POINTE HOMEOWNERS' ASSOCIATION, INC."

ATTEST:
Mitchell R. Montgomery
SANDS POINTE-MLC, INC., FLORIDA CORPORATION
BY: MITCHELL R. MONTGOMERY
ITS: PRESIDENT
Stephen C. Meadows
MERCANTILE BANK
BY: STEPHEN C. MEADOWS
ITS: SENIOR VICE PRESIDENT
Ralph Sands
RALPH SANDS
INDIVIDUAL

Wayne [Signature]
WITNESS AS TOWNER
Wayne [Signature]
WITNESS AS TO MORTGAGEE
Wayne [Signature]
WITNESS AS TO SECOND MORTGAGE HOLDER

APPROVAL BY CITY ATTORNEY:

EXAMINED AND APPROVED BY: Kate [Signature] DATE: 3/8/05
CITY ATTORNEY

APPROVAL BY THE CITY OF MACCLENNY, FLORIDA.

THIS IS TO CERTIFY THAT ON THIS 7th DAY OF March A.D., 2005, THE FOREGOING PLAT WAS APPROVED BY THE CITY OF MACCLENNY, FLORIDA.

GERALD DOPSON, CITY MANAGER: Gerald Dopson
GARY DOPSON, MAYOR: Gary Dopson

STATE OF FLORIDA, COUNTY OF Duval
THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF February, 2005 BY MITCHELL R. MONTGOMERY, PRESIDENT OF SANDS POINTE-MLC, INC. A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS ADMINISTERED.
Elsa B. Murphy
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
2-11-06
MY COMMISSION EXPIRES
Elsa B. Murphy
NOTARY (PRINT NAME) ELSA B. MURPHY
DD 091396
COMMISSION NUMBER Notary Public, State of Florida
My comm. expires February 11, 2006
Com. No. 191396

STATE OF FLORIDA, COUNTY OF Duval
THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF February, 2005 BY STEPHEN C. MEADOWS SENIOR VICE PRESIDENT OF MERCANTILE BANK, ON BEHALF OF THE BANK. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS ADMINISTERED.
Elsa B. Murphy
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
2-11-06
MY COMMISSION EXPIRES
Elsa B. Murphy
NOTARY (PRINT NAME) ELSA B. MURPHY
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STATE OF FLORIDA, COUNTY OF Duval
THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF February, 2005 BY STEPHEN C. MEADOWS SENIOR VICE PRESIDENT OF MERCANTILE BANK, ON BEHALF OF THE BANK. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS ADMINISTERED.
Lisa M. Colbath
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
4-30-07
MY COMMISSION EXPIRES
Lisa M. Colbath
NOTARY (PRINT NAME) LISA M. COLBATH
DD 0807533
COMMISSION NUMBER Notary Public, State of Florida
My comm. expires February 11, 2006
Com. No. 191396

* Surveyors Correction Affidavit has been Filed in Clerk of Courts Office on 07-20-2005. Recorded in Official Records - Instrument # 2005 - 6439