

Lakes at Woodlawn

A SUBDIVISION OF A PORTION OF THE NORTHEAST
1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 22
EAST, CITY OF MACCLENNY, BAKER COUNTY FLORIDA.

CAPTION:

PARCEL 07-35-22-0000-0004

PART OF THE NE 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT MARKING THE NW CORNER OF THE NE 1/4 OF SAID SECTION 7 AND THENCE S 88°02'38" E, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 74.98 FEET TO THE WEST LINE OF THE EAST 554 FEET OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 7; THENCE S 00°39'52" E, 35.15 FEET TO A POINT IN THE CENTER OF A CREEK; THENCE S 00°39'52" E, ALONG SAID WEST LINE, 1302.37 FEET TO A CONCRETE MONUMENT SET ON THE SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4; THENCE CONTINUE S 00°39'52" E, ALONG SAID WEST LINE OF THE EAST 554 FEET OF THE SW 1/4 OF SAID NE 1/4 A DISTANCE OF 149.37 FEET TO A CONCRETE MONUMENT SET AT THE INTERSECTION OF SAID WEST LINE AND A CONCRETE MONUMENT SET AT THE INTERSECTION OF SAID WEST LINE AND THE EASTERLY MONUMENTED LINE OF AN UNRECORDED SUBDIVISION IN THE NE 1/4 OF SAID SECTION 7; THENCE S 01°04'27" E, 312.88 FEET TO A CONCRETE MONUMENT SET ON THE SOUTH LINE OF THE NORTH 462 FEET OF THE SW 1/4 OF SAID NE 1/4; THENCE S 89°17'58" E, ALONG SAID SOUTH LINE, 250.74 FEET TO A CONCRETE MONUMENT SET ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 23-A (A/K/A WOODLAWN ROAD), AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY, AND SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1185.92 FEET AND A CENTRAL ANGLE OF 10°07'35" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N 87°49'40" E, AND A CHORD LENGTH OF 209.32 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 209.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 87°06'33" E, 467.96 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE NW HAVING A RADIUS OF 369.26 FEET AND A CENTRAL ANGLE OF 89°15'00" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N 48°15'59" E, AND A CHORD LENGTH OF 518.78 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 575.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 03°38'27" E, 242.10 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE SE AND HAVING A RADIUS OF 449.26 FEET AND A CENTRAL ANGLE OF 70°00'30" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N 38°38'42" E, AND A CHORD LENGTH OF 515.42 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 548.94 FEET TO POINT OF TANGENCY OF SAID CURVE; THENCE N 73°38'57" E, 187.47 FEET TO A CONCRETE MONUMENT SET ON THE EAST LINE OF SAID SECTION 7; THENCE N 00°13'43" W, ALONG SAID EAST LINE OF SECTION 7 A DISTANCE OF 321.18 FEET TO A CONCRETE MONUMENT SET ON THE MONUMENTED SOUTH LINE OF LANDS DESCRIBED IN DEED BOOK "D", PAGE 337 OF THE OFFICIAL RECORDS OF BAKER COUNTY, FLORIDA; THENCE S 89°28'57" W, ALONG SAID SOUTH LINE, 109.84 FEET TO AN IRON PIPE MARKING THE SW CORNER OF SAID LANDS; THENCE N 00°14'23" W, ALONG THE WEST LINE OF SAID LANDS, 40.53 FEET TO CONCRETE MONUMENT MARKING THE SE CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 110, PAGE 57 OF SAID OFFICIAL RECORDS; THENCE N 88°02'38" W, ALONG THE SOUTH LINE OF SAID LANDS 682 FEET, MORE OR LESS, TO THE CENTERLINE OF THE AFOREMENTIONED CREEK; THENCE WESTERLY ALONG THE MEANDER OF SAID CREEK, 1220 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 53.76 ACRES MORE OR LESS.

CAPTION:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A 3"x3" UNIDENTIFIED CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 7 AND THENCE SOUTH 88°02'38" EAST, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 744.98 FEET TO THE WEST LINE OF THE EAST 554 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID NORTH LINE OF SECTION 7 AND ALONG SAID WEST LINE, SOUTH 00°39'52" EAST, A DISTANCE OF 381.32 FEET TO AN INTERSECTION WITH A LINE DIVIDING UPLANDS FROM WETLANDS AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN; THENCE DEPARTING SAID WEST LINE AND ALONG SAID WETLAND LINE, SOUTH 72°06'53" EAST, A DISTANCE OF 16.04 FEET; THENCE SOUTH 61°56'47" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 44°30'56" EAST, A DISTANCE OF 33.25 FEET; THENCE NORTH 82°58'12" EAST, A DISTANCE OF 38.47 FEET; THENCE SOUTH 60°38'48" EAST, A DISTANCE OF 52.01 FEET; THENCE NORTH 58°10'15" EAST, A DISTANCE OF 59.77 FEET; THENCE NORTH 56°11'10" EAST, A DISTANCE OF 20.28 FEET; THENCE NORTH 76°27'37" EAST, A DISTANCE OF 46.74 FEET; THENCE SOUTH 59°09'25" EAST, A DISTANCE OF 42.11 FEET; THENCE NORTH 88°10'49" EAST, A DISTANCE OF 50.60 FEET; THENCE SOUTH 07°03'49" EAST, A DISTANCE OF 87.72 FEET; THENCE SOUTH 60°49'46" EAST, A DISTANCE OF 53.68 FEET; THENCE NORTH 66°08'22" EAST, A DISTANCE OF 65.76 FEET; THENCE SOUTH 76°46'50" EAST, A DISTANCE OF 89.30 FEET; THENCE NORTH 24°49'17" EAST, A DISTANCE OF 42.33 FEET; THENCE NORTH 34°18'25" EAST, A DISTANCE OF 17.64 FEET; THENCE NORTH 80°01'13" EAST, A DISTANCE OF 48.41 FEET; THENCE SOUTH 35°14'26" EAST, A DISTANCE OF 30.32 FEET; THENCE NORTH 76°03'17" EAST, A DISTANCE OF 27.17 FEET; THENCE SOUTH 85°05'33" EAST, A DISTANCE OF 85.49 FEET; THENCE SOUTH 09°00'00" EAST, A DISTANCE OF 24.53 FEET; THENCE SOUTH 07°49'54" WEST, A DISTANCE OF 41.35 FEET; THENCE NORTH 40°38'12" EAST, A DISTANCE OF 74.45 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 40.80 FEET; THENCE SOUTH 74°00'42" EAST, A DISTANCE OF 94.75 FEET; THENCE SOUTH 52°53'49" EAST, A DISTANCE OF 62.19 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 32.87 FEET; THENCE SOUTH 58°45'56" EAST, A DISTANCE OF 53.13 FEET; THENCE SOUTH 65°55'38" EAST, A DISTANCE OF 53.84 FEET; THENCE SOUTH 15°12'23" EAST, A DISTANCE OF 51.52 FEET; THENCE SOUTH 10°00'08" EAST, A DISTANCE OF 88.89 FEET; THENCE SOUTH 08°10'43" WEST, A DISTANCE OF 107.43 FEET; THENCE SOUTH 09°35'07" EAST, A DISTANCE OF 74.45 FEET; THENCE SOUTH 03°22'00" WEST, A DISTANCE OF 65.42 FEET; THENCE SOUTH 04°53'19" EAST, A DISTANCE OF 57.80 FEET; THENCE NORTH 79°35'17" EAST, A DISTANCE OF 39.48 FEET; THENCE NORTH 84°28'45" EAST, A DISTANCE OF 54.83 FEET; THENCE NORTH 34°07'27" EAST, A DISTANCE OF 103.85 FEET; THENCE NORTH 28°41'49" EAST, A DISTANCE OF 61.43 FEET; THENCE NORTH 42°38'29" EAST, A DISTANCE OF 31.18 FEET; THENCE NORTH 52°01'56" EAST, A DISTANCE OF 37.36 FEET; THENCE NORTH 51°24'45" EAST, A DISTANCE OF 53.85 FEET; THENCE NORTH 73°23'35" EAST, A DISTANCE OF 28.17 FEET; THENCE NORTH 42°07'30" EAST, A DISTANCE OF 23.81 FEET; THENCE NORTH 86°57'45" EAST, A DISTANCE OF 31.86 FEET; THENCE NORTH 59°23'20" EAST, A DISTANCE OF 34.19 FEET; THENCE SOUTH 51°30'47" EAST, A DISTANCE OF 58.00 FEET; THENCE NORTH 51°30'47" EAST, A DISTANCE OF 38.89 FEET; THENCE NORTH 53°22'06" EAST, A DISTANCE OF 54.80 FEET; THENCE NORTH 71°15'11" EAST, A DISTANCE OF 56.05 FEET; THENCE SOUTH 87°58'09" EAST, A DISTANCE OF 29.97 FEET; THENCE SOUTH 75°39'19" EAST, A DISTANCE OF 38.18 FEET; THENCE SOUTH 69°24'15" EAST, A DISTANCE OF 29.20 FEET; THENCE NORTH 13°58'10" EAST, A DISTANCE OF 25.05 FEET; THENCE NORTH 20°05'09" EAST, A DISTANCE OF 19.18 FEET; THENCE NORTH 79°41'10" EAST, A DISTANCE OF 33.91 FEET; THENCE SOUTH 74°24'02" EAST, A DISTANCE OF 12.16 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID SECTION 7; THENCE DEPARTING SAID DIVIDING LINE AND ALONG SAID EAST LINE OF SECTION 7, SOUTH 00°11'22" EAST, A DISTANCE OF 51.95 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 23-A (ALSO KNOWN AS WOODLAWN ROAD AN 80 FOOT RIGHT OF WAY AS CURRENTLY ESTABLISHED); THENCE DEPARTING SAID EAST LINE OF SECTION 7 AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 73°38'57" WEST, A DISTANCE OF 187.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 449.26 FEET AND A CENTRAL ANGLE OF 70°00'30"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 575.19 FEET, SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 38°38'43" WEST FOR A CHORD DISTANCE OF 518.78 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 03°38'27" WEST, A DISTANCE OF 242.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1185.92 FEET AND A CENTRAL ANGLE OF 10°07'35"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 209.74 FEET, SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 87°49'40" WEST FOR A CHORD DISTANCE OF 209.47 FEET, TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 462 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG AFORESAID SOUTH LINE OF THE NORTH 462 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, NORTH 88°21'10" WEST, A DISTANCE OF 250.91 FEET TO AN INTERSECTION WITH THE EASTERLY MONUMENTED LINE OF AN UNRECORDED SUBDIVISION; THENCE ALONG SAID EASTERLY LINE NORTH 01°04'29" WEST, A DISTANCE OF 312.96 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED WEST LINE OF THE EAST 554 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG SAID WEST LINE NORTH 00°39'44" WEST, A DISTANCE OF 1105.56 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1,741,093.2 SQUARE FEET OR 39.97 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

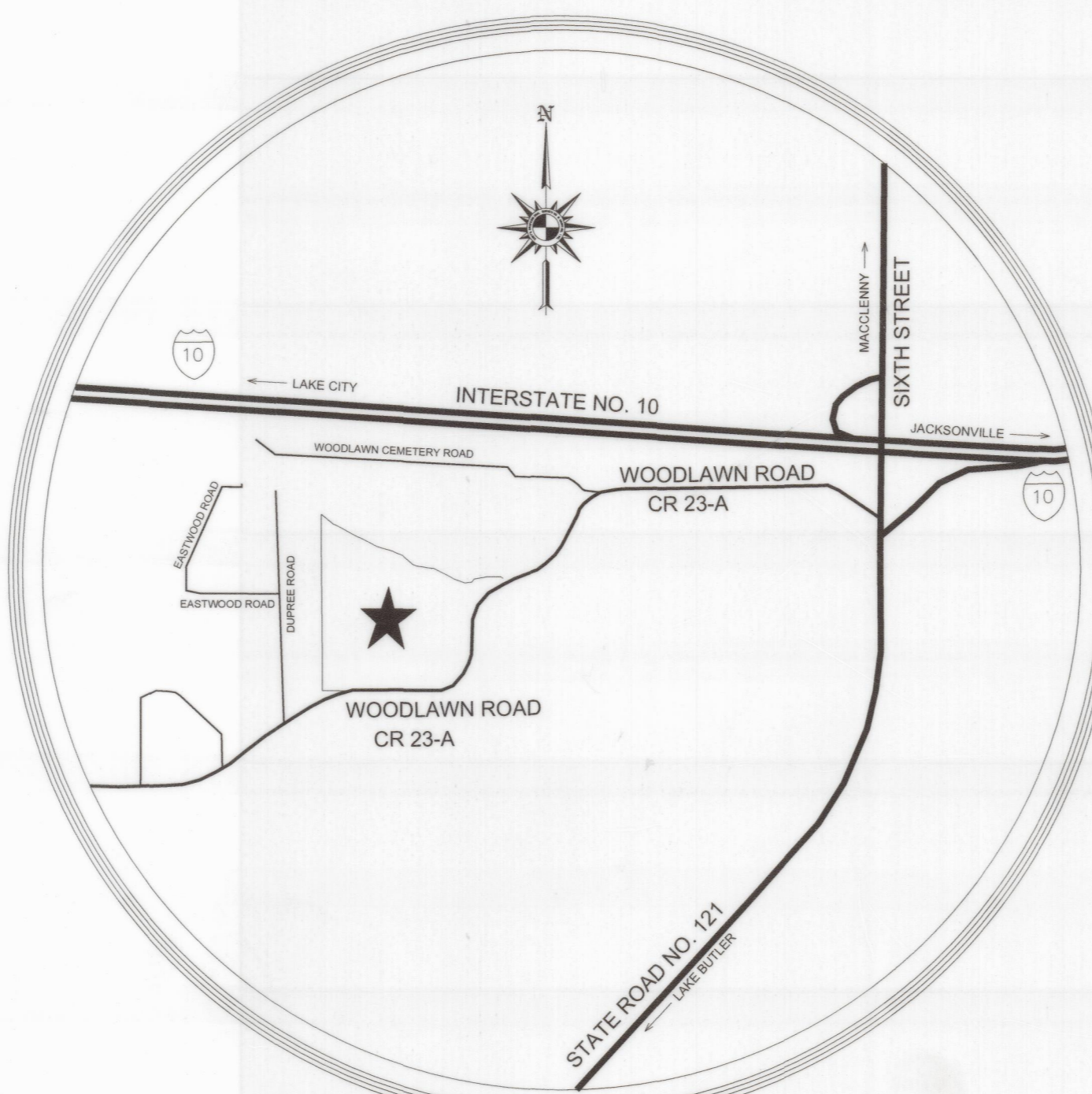
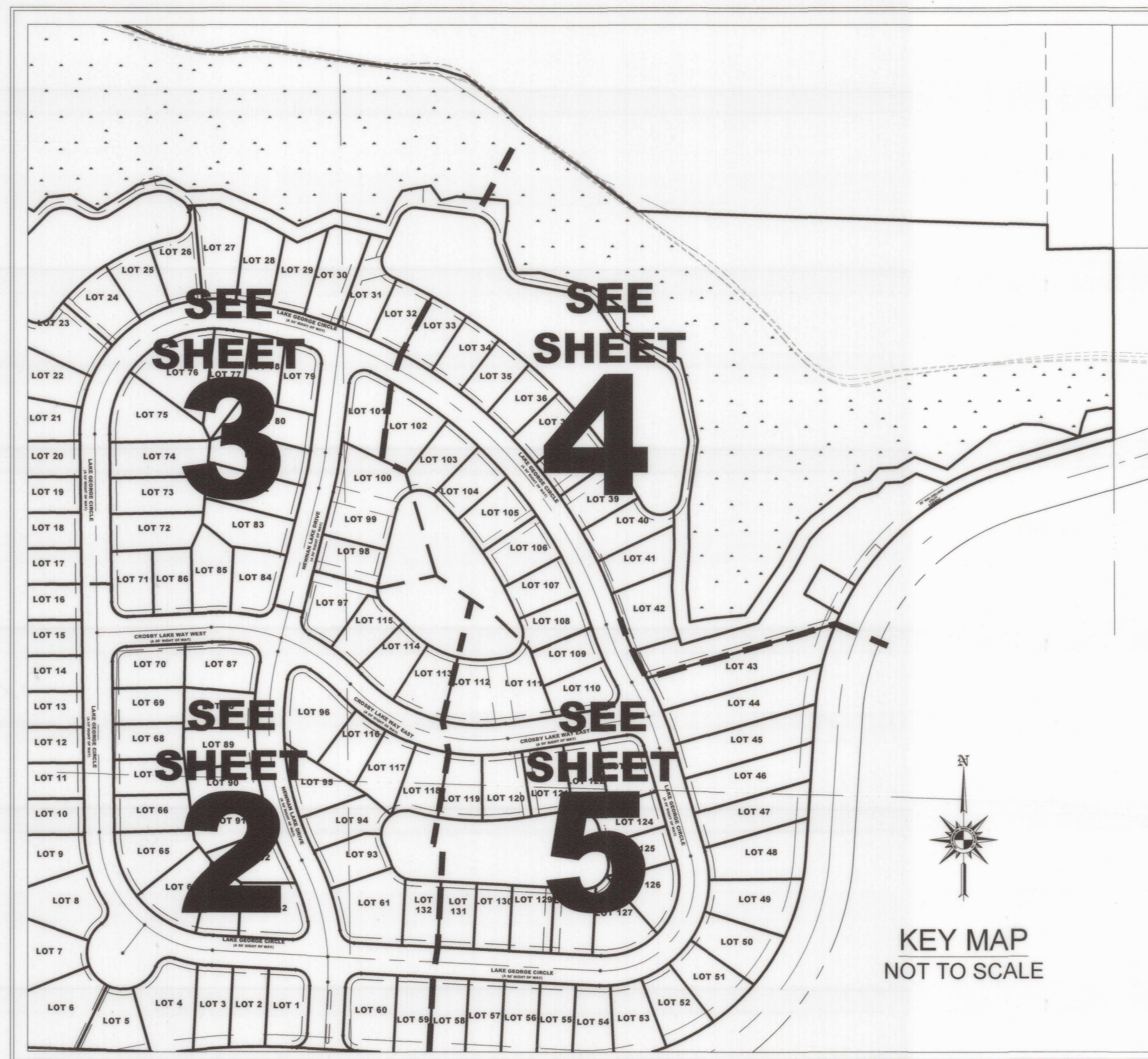
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 23-A (A.K.A. WOODLAWN ROAD) AS MONUMENTED BETWEEN STATIONS 90+68.30 AND 95+36.22 AS BEING SOUTH 87°06'33" EAST, AS PER THE RIGHT-OF-WAY MAP THEREOF, SECTION #2758-150, DATED 08-05-1954.
- NO PORTION OF THESE LANDS LIE WITHIN SPECIAL FLOOD HAZARD AREA ZONES, ALL BEING IN FLOOD HAZARD ZONE 'X' AS DEPICTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON Flood Insurance Rate Map: COMMUNITY 120419 PANEL 0219 C, DATED 6/17/2008.
- UTILITY EASEMENTS ALONG ROAD RIGHTS OF WAY ARE 10 FEET IN WIDTH AND ALONG SIDE LOT LINES ARE 5 FEET IN WIDTH UNLESS OTHERWISE NOTED.
- LOT LINES EXTENDING FROM CURVILINEAR STREET RIGHTS OF WAY ARE RADIAL UNLESS OTHERWISE NOTED.
- LAND USE DESIGNATION IS LDR (LOW DENSITY RESIDENTIAL).
- THIS PLAT CONTAINS 132 LOTS, AND TRACTS 'A', 'B', 'C', 'D', 'E-1', 'E-2', 'E-3' & 'E-4'.
- JURISDICTIONAL WETLAND LINE DEPICTED HEREON AS THE NORTHERLY BOUNDARY WAS ESTABLISHED BY PEACOCK CONSULTING GROUP, LLC.
- BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:
 - FRONT 20'
 - REAR 10'
 - SIDE 5'
 - CORNER 15'
- POOL SETBACK REQUIREMENTS:
 - REAR 7.5'
 - SIDE 7.5'
 - BOTH SETBACKS TO POOL DECK EDGE AND ENCLOSURES
- ALL PLATTED UTILITY EASEMENTS SHALL BE 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 ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- TRACTS 'A' ARE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT HEREIN RECORDED IS A TRUE REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN MONUMENTED, AND THAT THE SURVEY DATA AND MONUMENTATION COMPLIES WITH THE CITY OF MACCLENNY SUBDIVISION ORDINANCE, AND CHAPTER 177 OF THE FLORIDA STATUTES.

Roy T. Flowers
ROY T. FLOWERS, JR.
PROFESSIONAL SURVEYOR AND MAPPER No. 6271
CODY'S PROFESSIONAL SURVEYING & MAPPING, INC.
P.O. BOX 7540
JACKSONVILLE, FLORIDA 32238

July 1, 2019
DATE



LOCATION MAP
NOT TO SCALE

NOTE:

AN APPLICATION HAS BEEN SUBMITTED TO THE PROPER AUTHORITIES FOR THE MITIGATION OF GOPHER TORTOISES ON THE LANDS SHOWN HEREON; HOWEVER, NO OTHER SURVEYS HAVE BEEN CONDUCTED TO DETERMINE IF AN ENDANGERED OR THREATENED SPECIES EXIST ON SAID LANDS.

SOIL TYPES AS PER USDA SOIL SURVEY OF BAKER COUNTY, FL. DATED APRIL 1996

NOTE:

THERE ARE NO AREAS OF "HISTORICAL SIGNIFICANCE" IN THIS AREA THAT ARE KNOWN TO THE DEVELOPER OR THAT HAVE BEEN BROUGHT TO THE DEVELOPERS ATTENTION, OR OBVIOUS PHYSICAL EVIDENCE OF SUCH WHICH HAVE BEEN OBSERVED.

NOTE:

THIS PLAT, AS RECORDED IN ITS GRAPHICAL 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.

CERTIFICATE OF APPROVAL BY MACCLENNY PUBLIC WORKS

This is to certify that on this 7.11.2019 day of July, A.D., 2019 the foregoing Plat or Plan has been examined and approved by the City of Macclenny, Florida

David Mette
DAVID METTE
DATED 7.11.2019 2019 A.D.

CERTIFICATE OF APPROVAL BY CITY OF MACCLENNY

This is to certify that on this 7.11.2019 day of July, A.D., 2019 the foregoing Plat has been examined and approved by the City of Macclenny, Florida

Mark Bryant
Phil Rhoden
City Manager
DATED 7.11.2019 2019 A.D.
Mark Bryant
Mark Bryant
Mayor
DATED 7.11.2019 2019 A.D.

CERTIFICATE OF APPROVAL BY MACCLENNY CITY ATTORNEY

EXAMINED AND APPROVED BY FRANK E. MALONEY, CITY ATTORNEY.

Frank E. Maloney
FRANK E. MALONEY
CITY ATTORNEY CITY OF MACCLENNY
DATED 7.11.2019 2019 A.D.

CERTIFICATE OF APPROVAL BY THE CLERK OF COURT

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON THIS 11 DAY OF July, A.D., 2019, IN PLAT BOOK 4, ON PAGE 26 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.

Stacy D. Harvey
STACY D. HARVEY
CLERK OF CIRCUIT COURT BAKER COUNTY, FLORIDA

DATED 7.11.2019 2019 A.D.

SURVEYOR'S REVIEW (CHAPTER 177.081 (1) FLORIDA STATUTES)

I HEREBY CERTIFY ON THIS 9 DAY OF JULY, A.D., 2019, THAT THIS PLAT HAS BEEN REVIEWED BY ME AND THAT SAID PLAT IS IN CONFORMITY WITH CHAPTER 177, PART 1-PLATTING, FLORIDA STATUTES.

SIGNED THIS 9th DAY OF JULY, A.D. 2019

Edward J. Johns
SIGNED

ADOPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LGI HOMES - FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE LAWFUL OWNER OF THE LANDS SHOWN HEREON AND CONTAINED IN THE CAPTION HEREON KNOWN AS LAKES AT WOODLAWN; HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE MAPPED AND SUBDIVIDED, TO BE KNOWN AS "LAKES AT WOODLAWN", AND THAT ALL DRIVES, COURTS, AND ROADWAYS SHOWN AND/OR DEPICTED HEREON ARE IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS.

DRAINAGE EASEMENTS FOR LINE AND STORM WATER PONDS ARE HEREBY DEDICATED TO THE OWNER, ITS SUCCESSORS AND ASSIGNS AND AS SUCH SHALL PERMIT THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID EASEMENTS ALL WATER WHICH MAY FALL ON OR COME UPON ALL ROADS, STREETS, COURTS, AND WALKWAYS, HEREBY DEDICATED TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID ROADS, STREETS, COURTS, WALKWAYS, FROM ADJACENT LANDS OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID EASEMENTS WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENT BY THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS.

TRACT "A" IS HEREBY DEDICATED AS AN UPLAND BUFFER AND WILL BE OWNED BY THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

TRACT "B" IS HEREBY DEDICATED AS WETLANDS AND WILL BE OWNED BY LGI HOMES - FLORIDA, LLC, ITS SUCCESSORS AND ASSIGNS.

TRACT "C", KNOWN AS THE LIFT STATION, AND THOSE EASEMENTS DESIGNED AS UTILITY EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS SANITARY LIFT STATION. THOSE EASEMENTS DESIGNATED AS UTILITY EASEMENTS ARE IRREVOCABLY DEDICATED TO THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENT.

TRACT "D" IS HEREBY DEDICATED AS A RECREATION AREA AND WILL BE OWNED BY THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

TRACTS E-1 THROUGH E-4 ARE HEREBY DEDICATED AS STORM WATER MANAGEMENT FACILITIES AND WILL BE OWNED BY THE OWNER, HIS SUCCESSORS AND ASSIGNS.

LGI HOMES - FLORIDA, LLC

A FLORIDA LIMITED LIABILITY COMPANY

BY: *Jeff Rios*

Jeff Rios
JEFF RIOS

PRINT NAME

W. Brian Martin

W. BRIAN MARTIN

PRINT WITNESS NAME

James K. Mogle

JAMES K. MOGLE

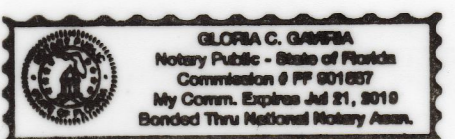
PRINT WITNESS NAME

STATE OF FLORIDA, COUNTY OF

THIS IS TO CERTIFY THAT ON July 2, 2019 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED David Mette TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADJOINER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

Stonin Gravina
STONIN GRAVINA
NOTARY PUBLIC



PRINTED

LEGEND

- A.K.A. - DENOTES ALSO KNOWN AS
- CB - DENOTES CHORD BEARING
- C# - DENOTES LOT LINE CURVE NUMBER
- CH - DENOTES CHORD LENGTH
- CL# - DENOTES CENTERLINE CURVE NUMBER
- D# - DENOTES DRAINAGE EASEMENT CURVE NUMBER
- ft. - DENOTES FEET
- L - DENOTES ARC LENGTH
- LS - DENOTES LAND SURVEYOR
- N.R. - DENOTES NON-RADIAL
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- P.C. - DENOTES POINT OF CURVATURE
- P.C.P. - DENOTES PERMANENT CONTROL POINT
- P.I.N. - DENOTES POINT OF STREET INTERSECTION
- P.I.N. - DENOTES PARCEL IDENTIFICATION NUMBER
- PLS - DENOTES PROFESSIONAL LAND SURVEYOR
- P.R.C. - DENOTES POINT OF REVERSE CURVATURE
- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
- P.T. - DENOTES POINT OF TANGENCY
- R - DENOTES RADIUS
- R.P. - DENOTES RADIUS POINT
- R/W - DENOTES RIGHT OF WAY
- SRD - DENOTES STATE ROAD DEPARTMENT
- STA - DENOTES STATION
- U.D.E. - DENOTES UNOBSTRUCTED DRAINAGE EASEMENT

- Δ - DENOTES CENTRAL ANGLE (DELTA)
- - DENOTES FOUND IRON AS NOTED
- - DENOTES FOUND CONCRETE MONUMENT AS NOTED
- - DENOTES SET CONCRETE MONUMENT STAMPED "FLOWERS PSM 6271" P.R.M.
- ⊙ - DENOTES SET P.K. NAIL AND DISK STAMPED "FLOWERS PSM 6271" P.C.P.

Cody's Professional Surveying & Mapping, Inc.
904) 696-8840 Phone
904) 696-8841 Fax
P.O. Box 7540
Jacksonville, Florida, 32238