

**SURVEYOR'S CERTIFICATE**

I, Keith Bouffard, a registered land surveyor, License No. LS5172, in and for the State of Florida and legally doing business in Duval County, does hereby certify to the City of Jacksonville:

- (1) The accompanying sketch and legal description "Longleaf Phase 3A – Right of Way Vacation" complies with the Standards of Practice for Professional Surveyors and Mappers in the State of Florida, pursuant to Chapter 5J-17.051 and 5J-17.052. F.A.C.;
- (2) The vacation of the remaining fifteen (15) feet of a platted but unopened right of way on the Plat of the Jacksonville Heights Improvement Company, recorded in Plat Book 5, Page 93 of the current public records of Duval County, Florida (the "Plat"), and shown on the accompanying sketch and legal description, will not eliminate any existing access created by the Plat.

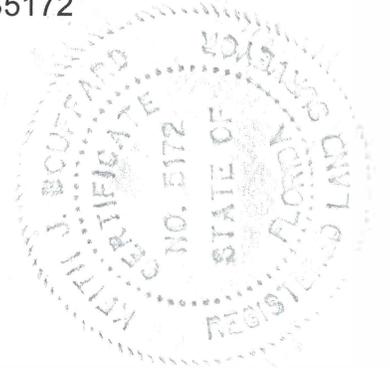
Date: May 18, 2021

**BARTRAM TRAIL SURVEYING, INC.**

1501 CR 315, Suite 106  
Green Cove Springs, FL 32043

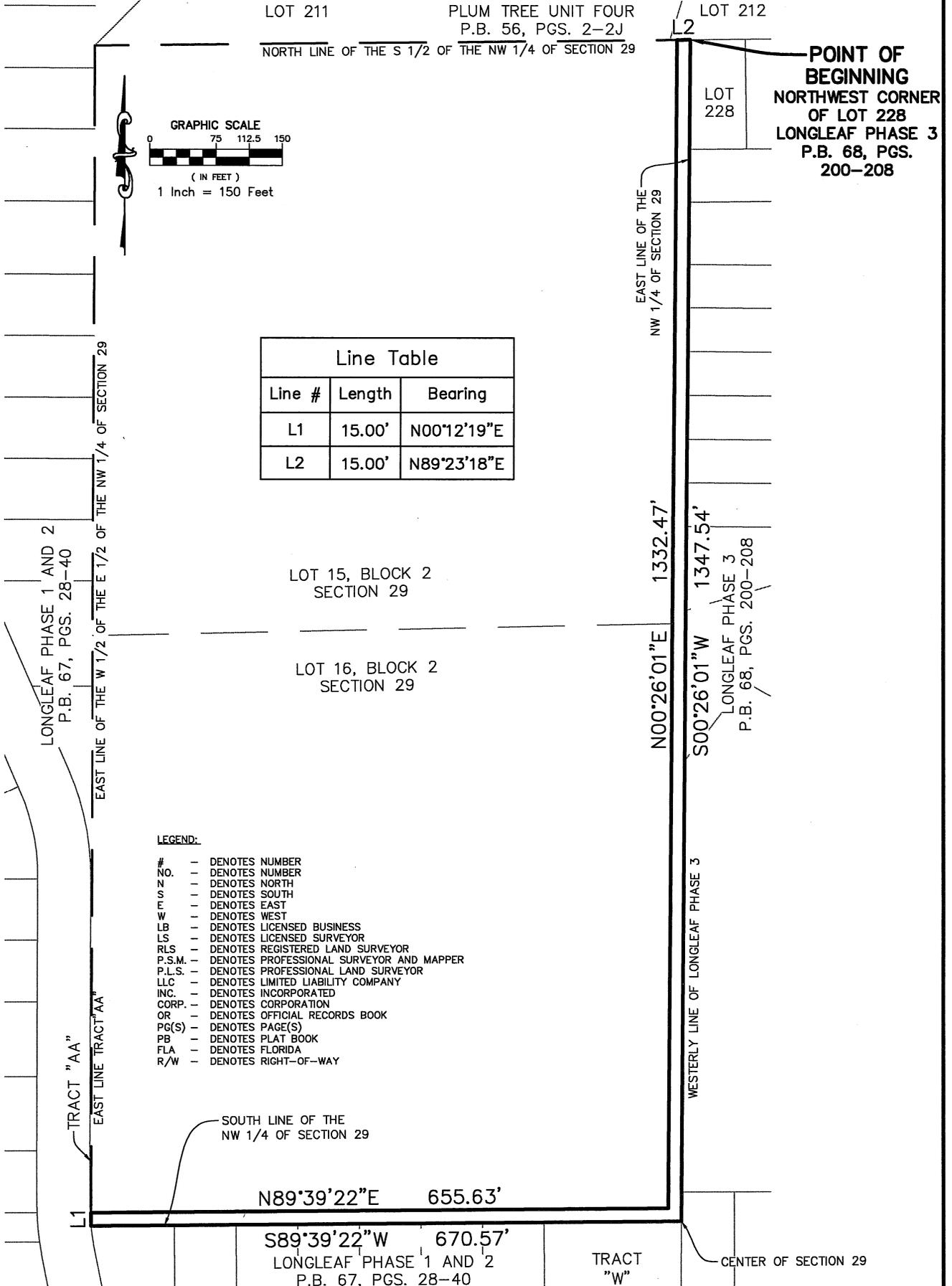
  
By: Keith Bouffard

Registration No. LS5172



THIS IS NOT A SURVEY

**SKETCH AND LEGAL DESCRIPTION**



NOTE:

THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL TWO (2) SHEETS.

**LENNAR HOMES, LLC**

**LONGLEAF PHASE 3A - RIGHT-OF-WAY VACATION**

SCALE 1" = 150'	DATE 08/13/20	DRAWN LAS	CALCED KJB	CHECKED KJB
JOB No. 904-20-071	SECTION 29	TOWNSHIP 3 SOUTH	RANGE 25 EAST	

I hereby certify that this Sketch and Legal Description complies with the latest Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Code and is not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

**BARTRAM TRAIL SURVEYING, INC.**

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
 1501 COUNTY ROAD 315, SUITE 106  
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**D R A F T**

KEITH J. BOUFFARD  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF FLORIDA # L.S. 5172  
 CERTIFICATE OF AUTHORIZATION No. LB 6991

**THIS IS NOT A SURVEY**

LEGAL DESCRIPTION: Longleaf Phase 3A – R/W Vacation

A strip of land being that 15-foot right-of-way lying easterly and southerly of Lots 15 and 16, Block 2, Section 29, according to the plat of Jacksonville Heights, as recorded in Plat Book 5, page 93 of the Public Records of Duval County, Florida and lying within Section 29, Township 3 South, Range 25 East, Duval County, Florida and being more particularly described as follows:

BEGIN at the Northwest corner of Lot 228, according to the plat of Longleaf Phase 3, as recorded in Plat Book 68, pages 200 through 208 of the Public Records of Duval County, Florida, said point being on the North line of the South 1/2 of the Northwest 1/4 of said Section 29, same also being a point on the South line of Lot 212, according to the plat of Plum Tree Unit Four, as recorded in Plat Book 56, pages 2 through 2J of the Public Records of Duval County, Florida; thence S00°26'01"W, along the westerly line of said plat of Longleaf Phase 3 and its southerly extension, same also being the East line of the Northwest 1/4 of said Section 29, for 1347.54 feet to the center of said Section 29, said point also being the Northeast corner of Tract "W", according to the plat of Longleaf Phase 1 and 2, as recorded in Plat Book 67, pages 28 through 40 of the Public Records of Duval County, Florida; thence S89°39'22"W, along the North line of said Tract "W" and Lots 78-84 of said plat of Longleaf Phase 1 and 2, same also being the South line of the Northwest 1/4 of said Section 29, for 670.57 feet to the point of intersection with the East line of Tract "AA", according to said plat of Longleaf Phase 1 and 2, said point also being the point of intersection with the East line of the West 1/2 of the East 1/2 of the Northwest 1/4 of said Section 29; thence N00°12'19"E, along said lines, for 15.00 feet to the point of intersection with a line 15.00 feet North of and parallel to aforesaid South line of the Northwest 1/4 of said Section 29; thence N89°39'22"E, along said parallel line, for 655.63 feet to the point of intersection with a line 15.00 feet West of and parallel to aforesaid East line of the Northwest 1/4 of said Section 29; thence N00°26'01"E, along said parallel line, for 1332.47 feet to the point of intersection with aforesaid North line of the South 1/2 of the Northwest 1/4 of said Section 29, said point also being the point of intersection with the South line of aforesaid Lot 212; thence N89°23'18"E, along said lines, for 15.00 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 0.69 acres, more or less.

Said lands situated, lying and being in Duval County, Florida.

NOTE:

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**LENNAR HOMES, LLC**

**LONGLEAF PHASE 3A – RIGHT-OF-WAY VACATION**

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