\triangleright PORTION OF 0 FLORIDA.

S CTION 37, TOWNSHIP \mathcal{C} NORTH, RANGE 28 EAST, NASSAU COUNTY,

A PORTION FOLLOWS:

EEGN AT SOUTHWESTERLY CORNER OF LOT 545, AS SHOWN ON THE PLAT OF HERON ISLES PHASE TWO C-1, RECORDED IN PLAT BOOK 8, PAGES 77 THROUGH 78, INCLUSING OF THE POULCE RECORDED OF SAID CAURY; HENCE SOUTHAGETERLY, SOUTHWESTERLY, CAURSE AND DISTANCES. COURSE AND DISTANCES. COURSE AND DISTANCES. COURSE AND THE POWER OF SAID CARRY. FOR THE POWER OF SAID CARRY. FOR THE POWER OF SAID CARRY. THANKS A RADIUS OF 25.00 FEET, AD ARC BENG SUBTRACED BY A CHORD ECARRON. AND DISTANCE OF SAUTHWESTERLY, CAURSE BLO. 3. SOUTHWESTERLY, SAID ARC BENG SUBTRACED BY A CHORD ECARRON. AND DISTANCE OF SAUTHWESTERLY, CAURSE BLO. 3. SOUTHWESTERLY, SAID ARC BENG SUBTRACED BY A CHORD ECARRON. AND DISTANCE OF SAUTH AND SAID CARRY. THANKS A RADIUS OF 25.00 FEET, AND ARC BENG SUBTRACED BY A CHORD ECARRON. AND DISTANCE OF SAUTHWESTERLY, CAURSE BLO. 3. SOUTHWESTERLY, CAURSE B

CONTAINING 11.03 ACRES, MORE OR LESS.

GENERAL 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 THE PLAT. THERE MAYBE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY R/W LINE OF CHESTER ROAD, AS S07*43*41"W. COORDINATES SHOWN HEREON RE STATE PLANE COORDINATES FOR THE EAST ZONE OF FLORIDA (NAD 1983 1990 NGS ADJUSTMENT), ARE BASED ON THE FLORIDA EPARTMENT OF TRANSPORTATION DATA BASE 7460001 MONUMENTS "3", "4", AND "5", AND WERE ESTABLISHED BY CONVENTIONAL JRVEYING MEANS WITH AN ERROR OF CLOSURE NOT EXCEEDING (1:20,000).

4. THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS THE DATE OF RECORDING IS "PUD". "PLANNED UNIT DEVELOPMENT1", BY ORDINANCE 2004—49. . REFERENCE BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH GEODETIC VERTICAL DATUM 1929 (NGVD '29) AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY MONUMENT NO. H331AT CHESTER ROAD AND PAGES DAIRY ROAD. ELEVATION = 27.74' (NGVD 29). DATUM SHIFT (NAVD88-NGVD29 = -1.13')

5. BUILDING RESTRICTION SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CURRENT COUNTY ZONING ORDINANCE AND CURRENTLY ARE AS FOLLOWS: BUILDING RESTRICTION LINE (B.R.L.):

FRONT LINES—————TWENTY (20) FEET
SIDE LINES——————TWENTY (20) FEET
REAR LINES——————TWENTY (20) FEET
REAR LINES——————TWENTY (20) FEET
MAXIMUM BUILDING HEIGHT——THIRTY—FIVE (35) FEET
MAXIMUM LOT COVERAGE WILL BE 60% FOR A 40 FOOT LOT; 55% FOR A 50 FOOT LOT; 50% FOR A 60 FOOT LOT.

FOR CORNER LOTS, THE SETBACK FROM THE RIGHT—OF—WAY SHALL BE TWENTY FEET (20') FOR THE YARD PARALLEL TO THE STREET UPON
WHICH THE LOT HAS ITS LEAST DIMENSION AND TEN FEET (10') FOR THE OTHER YARD ADJACENT TO THE RIGHT—OF—WAY.

6. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP 12089CO218F, COMMUNITY NO. 120170, DATED DECEMBER 17, 2010
HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.

7. THERE IS AN EASEMENT, BY THIS PLAT, 10 FEET IN WIDTH ALONG ALL LOTS, PARCELS, AND TRACTS, PARALLEL WITH, ADJACENT TO, AND CONCENTRIC WITH, ALL RIGHT—OF—WAY LINES SHOWN HEREON TO FLORIDA POWER AND LIGHT, IN ADDITION, THERE IS AN EASEMENT, BY THIS PLAT, 10 FEET IN WIDTH, 5 FEET EACH SIDE OF ALL SIDE LOT LINES RESERVED TO FLORIDA POWER AND LIGHT, ITS SUCCESSORS AND ASSIGNS, FOR USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

9. THIS PROPERTY IS NOT SUBJECT TO STORM SURGE INUNDATION ACCORDING TO THE STORM SURGE ATLAS FOR NASSAU COUNTY PER MAP PROVIDED BY NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL. THE LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY GOVERNMENT.

10. THE JURISDICTIONAL WETLANDS SHOWN HEREON ARE ACCORDING TO A MAP OF SAID WETLANDS PRODUCED BY PRIVETT & ASSOCIATES, INC., DATED: DECEMBER 19, 2002. THE WETLANDS DELINEATION AND FLAGGING WAS PERFORMED BY ACCESS ENVIRONMENTAL ASSOCIATES.

11. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATER WARD OF THE JURISDICTIONAL WETLAND LINES OR WITHIN THE VEGETATED NATURAL BUFFER AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF NASSAU COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM THE TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

TOTAL NUMBER OF LOTS: 56 LOTS, 1 TRACT.

12. OWNER: HERON ISLES JOINT VENTURE, LLP TOTAL ACREAGE: 11.03 ACRES \pm

13. PARCEL IDENTIFICATION NUMBERS: A PORTION OF 37-3N-28-0000-0001-0040

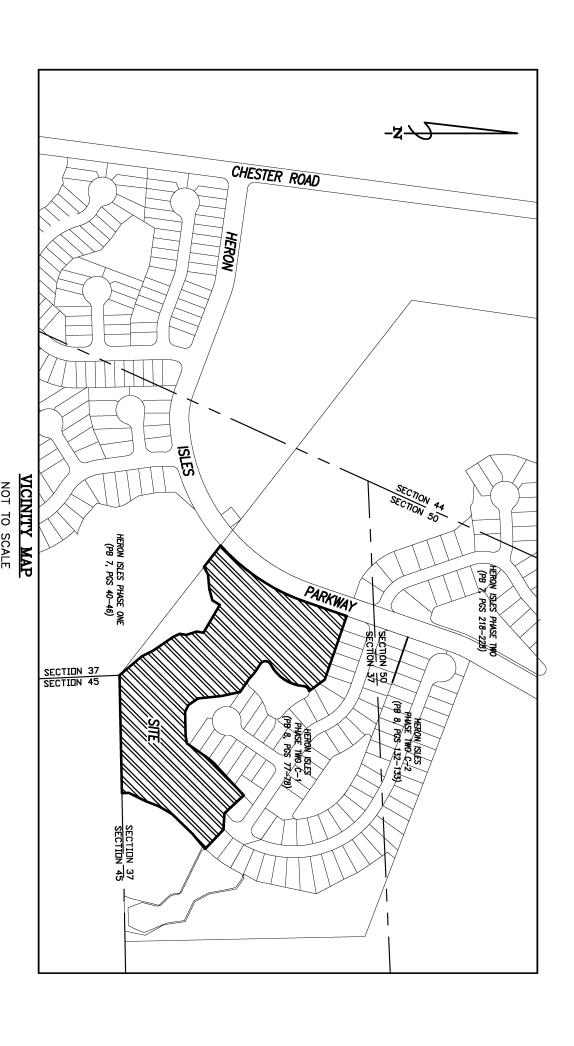
14. MINIMUM FINISHED FLOOR ELEVATION SHOWN PER HERON ISLES LOT BALANCE ENGINEERING ASSOCIATES, INC, DATED MARCH 2015.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/SHE HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION

GNED AND SEALED

GREGORY B. CLARY
FLORIDA REGISTERED LAND S
L.B. NO. 3731
3830 CROWN POINT ROAD J. SURVEYOR NO.



ADOPTION AND DEDICATION

ORIDA AND KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ARE THE LAWFUL OWNERS IN FEE SIMPLE ("OWNERS") OF THE LANDS DESCRIBED THE CAPTION HEREON, WHICH SHALL HEREAFTER BE KNOWN AS HERON ISLES PHASE TWO C-3, AND THAT OWNERS HAVE CAUSED THE SAME TO BE SURVEYED ND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. ALL ASEMENTS WITHIN THE RIGHTS OF WAY ARE HEREBY RESERVED FOR HERON ISLES JOINT VENTURE, LLP, ITS SUCCESSORS AND ASSIGNS, HERON ISLES COMMUNITY EVELOPMENT DISTRICT AND UTILITY PROVIDERS AUTHORIZED BY HERON ISLES JOINT VENTURE, LLP, ITS SUCCESSORS AND FOR WATER, SEWER, ELECTRICITY, EVELOPMENT DISTRICT AND OTHER UTILITIES IN ACCORDANCE WITH THE FINAL ENGINEERING PLANS APPROVED BY NASSAU COUNTY. LET IT ALSO BE NOWN THAT THE AREAS DESIGNATED AS LAKES AND DRAINAGE & ACCESS EASEMENTS SHALL BE MAINTAINED BY HERON ISLES JOINT VENTURE, LLP OR THE HERON LES COMMUNITY DEVELOPMENT DISTRICT.

TRACT "1", DESIGNATED AS LAKE/ STORMWATER MANAGEMENT FACILITY, COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS. DRIVES, LANES, AND COURTS (ALBATROSS DRIVE AND OWL ROOST COURT), ALONG WITH DRAINAGE AND UTILITY EASEMENTS, SHALL REMAIN ARE HEREBY DEDICATED TO THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS. ANY JEA WATER AND SEWER UTILITY EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. SHALL REMAIN PRIVATELY OWNED AND IS HEREBY DEDICATED TO PRIVATELY OWNED ISLES AND

EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO FP&L, ITS SUCCESSORS AND ASSIGNS

ALL PLATTED UTILITY EASEMENTS SHOWN HEREON 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.

HERON ISLES JOINT VENTURE, LLP, RETAINS OWNERSHIP OF ALL OTHER TRACTS NOT HEREBY DEDICATED AND RESERVES FOR ITSELF AN EASEMENT OVER ALL TRACTS AND ALL DRIVES, LANES, AND COURTS FOR CONSTRUCTION AND ACCESS. LL ALLEYS, EASEMENTS, RIGHTS—OF—WAY (ALBATROSS DRIVE AND OWL ROOST COURT), AND PUBLIC AREAS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC OR THE USES AND PURPOSES THEREON STATED AND REMAINS THE MAINTENANCE OBLIGATION OF THE OWNERS, A RESPONSIBLE PROPERTY OWNERS' ASSOCIATION, OR A COMMUNITY DEVELOPMENT DISTRICT. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREA.

JOINT VENTURE. FLORIDA LIMITED LIABILITY PARTNERSHIP

В ::

| : GREGORY E. MATOVINA, MANAGING PARTNER | WITNESS: ——————————————————————————————————— |
|---|---|
| | WITNESS: ——————— |
| | PRINT: |
| STATE OF FLORIDA, COUNTY OF DUVAL | |
| THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 2.D., BY GREGORY E. MATOVINA, MANAGING PARTNER OF HERON ISLES JOINT VENTURE, LLP A FLORIDA LIMITED LIABILITY PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME. | ME THIS DAY OF ER OF HERON ISLES JOINT VENTURE, LLP, THE PARTNERSHIP, WHO IS PERSONALLY |
| NOTARY PUBLIC, STATE OF FLORIDA MY | COMMISSION # |
| | |

Œ HOME JACKSONVILLE DELAWARE LIMITED LIABILITY COMPANY

| NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION # | THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 20, A.D., BY TODD HOLDER, PRESIDENT OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME. | STATE OF FLORIDA, COUNTY OF DUVAL | PRINT: — | WITNESS: ———— | BY: TODD HOLDER, PRESIDENT | WITNESS: ———— |
|---|--|-----------------------------------|----------|---------------|----------------------------|---------------|
| | F | | | | | |

PLAT BOOK

U

AGE

SHEET 1 C OF 2 : SHEETS IN THIS PHASE

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS _____ DAY OF _____, A.D. 20____, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEM.

COUNTY HEALTH DEPARTMENT

DIRECTOR OF ENGINEERING SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED DIRECTOR OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA. DAY OF A.D. 봈

CHIEF OF THE FIRE-RESCUE DEPARTMENT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE CHIEF OF THE FIRE—RESCUE DEPARTMENT OF NASSAU COUNTY, FLORIDA. THIS _____ DAY OF _______, A.D. 20_____.

THE FIRE-RESCUE DEPARTMENT

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA CURRENTLY IN EFFECT.

DAY, OF A.D. 20

TAX COLLECTOR'S CERTIFICATE

COUNTY PLANNER

AD-VALOREM TAXES ARE PAID IN FULL ON ALL PARCELS DESCRIBED ON THIS PLAT FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT.

SIGNED THIS _____ DAY OF _______, A.D. 20____.

TAX COLLECTOR, NASSAU COUNTY, FLORIDA

CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY FOR NASSAU COUNTY, FLORIDA. THIS _____ DAY OF _______A.D. 20____.

MICHAEL S. MULLIN, ATTORNEY FLORIDA BAR NO. — 301094

COMMISSIONERS APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. BOARD OF COUNTY, FLORIDA. РΥ 품

CHAIRMAN OF THE BOARD OF COMMISSIONERS

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORDED IN PLAT BOOK _______ PAGES _______ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA ON THIS______ DAY OF ______ A.D. 2016.

CLERK OF THE CIRCUIT COURT STATE OF

CERTIFICATE OF REVIEW BY COUNTY-EMPLOYED/ CONTRACTED SURVEYOR/MAPPER

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

FLORIDA REGISTRATION NO. PRINT NAME:

TITLE CERTIFICATION



