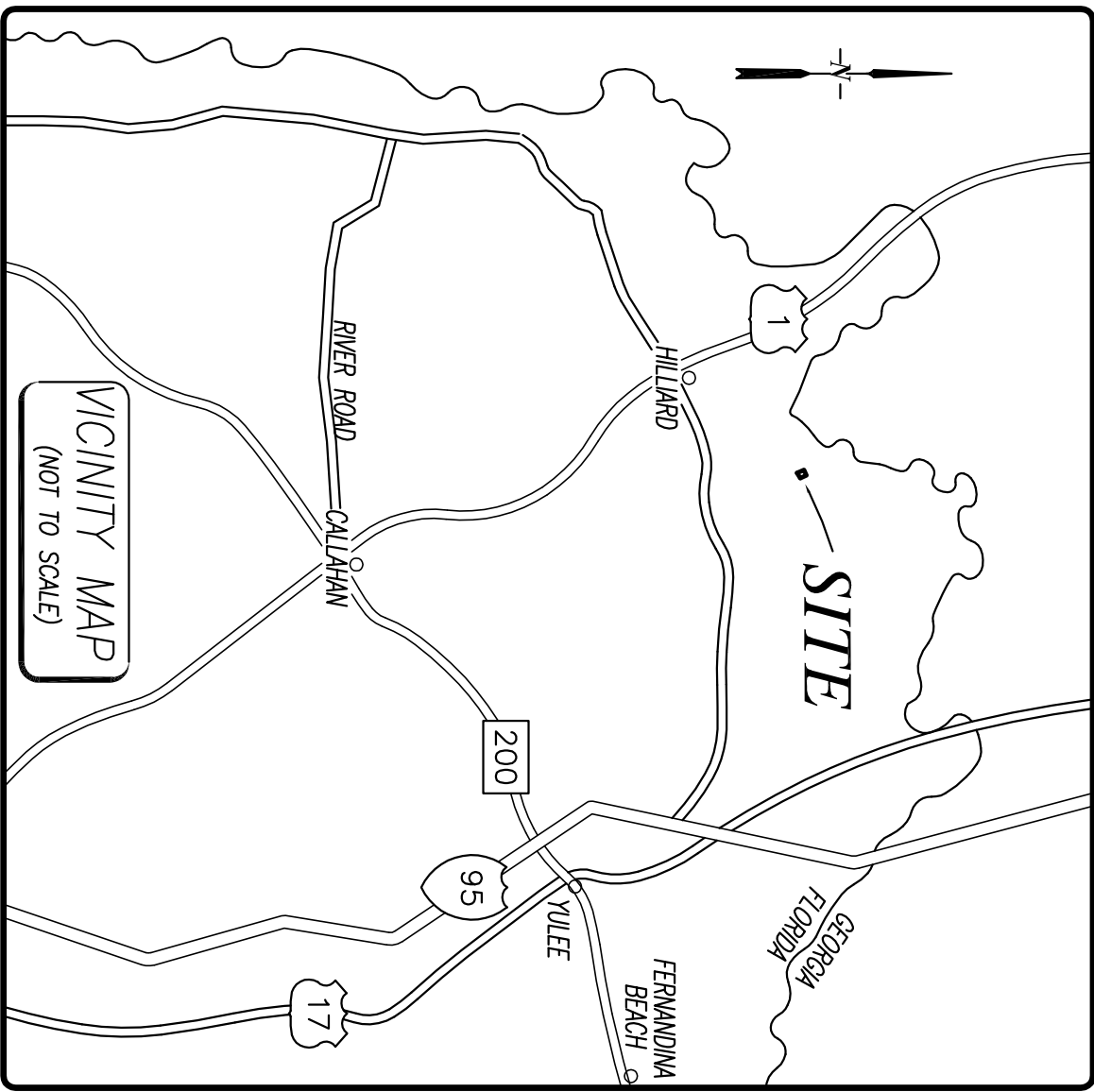


# HAMPTON MILLS

BENG A PORTION OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 24 EAST, MASSAU COUNTY, FLORIDA



**CAPTION:**

A PORTION OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 24 EAST, MASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHWESTERN CORNER OF LOT 19, PENNY HADDOCK ESTATES (ACCORDING TO PLAT RECORDED IN PLAT BOOK 5, PAGES 338-339, OFFICIAL RECORDS OF SAID COUNTY) SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE HAMPTON ROAD (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND RUN SOUTH 80°23'28" WEST, ALONG LAST MENTIONED NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1313.63 FEET TO A POINT, RUN THENCE NORTH 00°14'17" WEST, ALONG THE EASTERLY LINE AND THE NORTHERN EXTENSION THEREOF, OF LANDS ACCORDING TO DEED RECORDED IN BOOK 2005, PAGE 802, OFFICIAL RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING. BEING THE SOUTHWEST CORNER OF THE LOT 19, PENNY HADDOCK ESTATES, RUN THENCE NORTH 89°57'48" EAST, ALONG APPROPRIATED SOUTHERLY LINE, A DISTANCE OF 1,233.37 FEET TO A POINT LYING ON THE WESTERY LINE OF LOT 17, SAID PENNY HADDOCK ESTATES, RUN THENCE SOUTH 00°20'49" EAST, ALONG LAST MENTIONED WESTERY LINE AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 1,484.54 FEET TO THE POINT OF BEGINNING.

THE LAND THIS DESCRIBED CONTAINS 47.05 ACRES, MORE OR LESS.

**ZONING CERTIFICATION**

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

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

DIRECTOR OF PLANNING \_\_\_\_\_

**COUNTY HEALTH CERTIFICATE**

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017, AND THESE LOTS ARE APPROVED AND TO BE REVIEWED ON AN INDIVIDUAL BASIS ACCORDING TO F.A.C. 64C-6, 64C-8 AND 40C-3.

COUNTY HEALTH DEPARTMENT \_\_\_\_\_

**CHIEF OF FIRE-RESCUE CERTIFICATE**

THIS IS TO CERTIFY THAT THE FIRE CHIEF OF MASSAU COUNTY, FLORIDA HAS APPROVED THE ABOVE PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

CHIEF OF FIRE-RESCUE \_\_\_\_\_

**TITLE CERTIFICATION**

WE HEREBY NATIONAL TITLE INSURANCE COMPANY A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO TERRAPONTE LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN HEREON, THAT ALL EASEMENTS OF RECORD ARE SHOWN.

TITLE COMPANY REPRESENTATIVE \_\_\_\_\_

DATE \_\_\_\_\_

**CLERKS CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLES IN FORM WITH CHAPTER 177.061 FLORIDA STATUTES, AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_, OF THE PUBLIC RECORDS OF MASSAU COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

CLERK OF THE CIRCUIT COURT \_\_\_\_\_

**CERTIFICATE OF COUNTY ATTORNEY**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND APPROVED BY THE COUNTY ATTORNEY FOR MASSAU COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

MICHAEL S. MULLIN, OFFICE OF THE COUNTY ATTORNEY  
BAR NO. – 301094

**ADOPTION AND DEDICATION**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TERRAPONTE LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER), IS THE LANDLORD OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREINAFTER BE KNOWN AS "HAMPTON MILLS", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY AND IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LAND.

IN WITNESS WHEREOF, OWNER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

IN WITNESS THEREOF, TERRAPONTE LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

WITNESS  
TERRAPONTE LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: MARK R. BROWNELL, VICE PRESIDENT  
CORPORATION, ITS MANAGING MEMBER.

(PRINT) \_\_\_\_\_

WITNESS

(PRINT) \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF MASSAU  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 A.D., BY MARK R. BROWNELL, VICE PRESIDENT OF TERRAPONTE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF TERRAPONTE LLC, A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF THE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE \_\_\_\_\_

**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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MASSAU COUNTY.
- 2) BEINGNESS SHOWN HEREON REFER TO THE BEARING OF 89°23'28" FOR THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE HAMPTON ROAD. CORPORATIONS SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE EAST ZONE OF FLORIDA (NAD 83), AND WERE ESTABLISHED BY CONVENTIONAL SURVEYING MEANS WITH AN ERROR OF CLOSURE EXCEEDING (1:50,000).
- 3) REFERENCE BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT "V-596" ELEVATION 74.23 FEET MVD 88 DATUM.

- 4) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "0R" OR "0REN" (RURAL).
- 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-----THIRTY-ONE (31) FEET  
SIDE LINES-----FIFTEEN (15) FEET  
REAR LINES-----THIRTY-ONE (31) FEET

- 6) THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONES "1" AND "2" AS PER SAID FLOOD INSURANCE RATE MAPS. COMMUNITY FLOOD HAZARD ZONE MAP FOR MASSAU COUNTY, FLORIDA DATED: DECEMBER 17, 2010. NO BUILDINGS SHALL BE CONSTRUCTED IN ZONE A AS SHOWN ON THIS PLAT.  
FLOOD HAZARD ZONE LINES SHOWN HEREON WERE SCALED FROM SAID FLOOD INSURANCE RATE MAPS.
- 7) NO DRIVEWAY CULVERTS MAY BE PLACED WITHOUT PRIOR APPROVAL FROM THE MASSAU COUNTY ENGINEERING SERVICES.

- 8) THERE IS AN EASEMENT BY THIS PLAT, 10 FEET IN WIDTH ALONG ALL LOTS, PARCELS, AND TRACTS, PARALLEL WITH, ADJACENT TO, AND CONCERNING WITH ALL RIGHT-OF-WAY LINES SHOWN HEREON TO FLORIDA POWER AND LIGHT, ITS SUCCESSIONS AND ASSIGNS, FOR USE IN ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 9) THE LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE MASSAU COUNTY GOVERNMENT.
- 10) THE LANDS SHOWN HEREON ARE NOT IN A STORM SURGE CATEGORY, AS PER F.L.C.S.H. (SEA, LAKE, AND OVERLAND) SURFES FROM HURRICANES).

- 11) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF GRASS, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN WARD OF THE JURISDICTIONAL WETLAND LINES OR WITHIN THE VEGETATED NATURAL BUFFERS AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF MASSAU 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 TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES. THE WETLAND LINES SHOWN WERE DELINEATED BY CARTER ENVIRONMENTAL SERVICES, INC. ON JUNE 14, 2016.
- 12) UPLAND BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL, VEGETATED CONDITION. NATIVE VEGETATION REMOVED OR DESTROYED WITHIN THE UPLAND BUFFER IN VIOLATION OF MASSAU COUNTY COMPREHENSIVE PLANNING PLAN POLICY 1.04A.02 SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. MOUSIS AND NON-WATINE PLANT MATERIALS CAN BE REMOVED. LUMING CAN OCCUR WITHIN BUFFERS, PROVIDED THAT THE LUMES TO BE REMOVED ARE NO GREATER THAN THREE (3) INCHES IN DIAMETER.

- 13) PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE MADE OF CONCRETE, 4-INCHES SQUARE & 24-INCHES LONG WITH A 1-INCH DISK STAMPED "PM 18 7486" (UNLESS OTHERWISE NOTED) AND ARE SHOWN THUS: ■
- 14) LOT CORNERS (¼" ROW PRES) AND INTERIOR POINT OF CURVATURES & POINT OF TANGENCY'S ARE TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION.
- 15) TOTAL NUMBER OF LOTS: 3 LOTS, 0 TRACT(S).
- 16) TOTAL ACREAGE: 447.05 ACRES
- 17) THE MINIMUM FINISHED FLOOR ELEVATIONS SHOULD BE 18 INCHES ABOVE FINISHED ROADWAY CROWN UNLESS OTHERWISE DETERMINED BY GOVERNMENTAL AGENCIES.
- 18) NET AREAS SHOWN HEREON ARE GROSS AREAS MINUS WETLANDS AND BUFFER.

**COMMISSION APPROVAL CERTIFICATE**

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017, BY THE BOARD OF COUNTY COMMISSIONERS OF MASSAU COUNTY, FLORIDA

CHAIRMAN OF THE BOARD OF COMMISSIONERS \_\_\_\_\_

**COUNTY TAX COLLECTOR'S CERTIFICATE**

PARCEL IDENTIFICATION NUMBERS:  
08-4N-24-000-0002-0010

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

MASSAU COUNTY TAX COLLECTOR \_\_\_\_\_

**SURVEYORS CERTIFICATE:**

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND SUBDIVIDED HEREON, AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT, CHAPTER 177, AS AMENDED, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., & CHAPTER 61G1-6.001 F.A.C. AND COMPLES WITH THE LAWS OF MASSAU COUNTY, FLORIDA.

CHARLES ROBERT LEE, PROFESSIONAL SURVEYOR & MAPPER \_\_\_\_\_ DATE \_\_\_\_\_

FLORIDA REGISTRATION NO. 5618  
LEE SURVEYING & MAPPING CO.  
2186 ROCKWIDE LANE  
FERNANDINA BEACH, FLORIDA 32034  
(904) 281-6800 L&M 7486

# HAMP TON MILLS

BEING A PORTION OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA

LANDS NOW OR FORMERLY OF STEVEN RAY BOZEMAN

**(BOOK 1106, PAGE 273)**

05-4N-24-1630-0004-0000

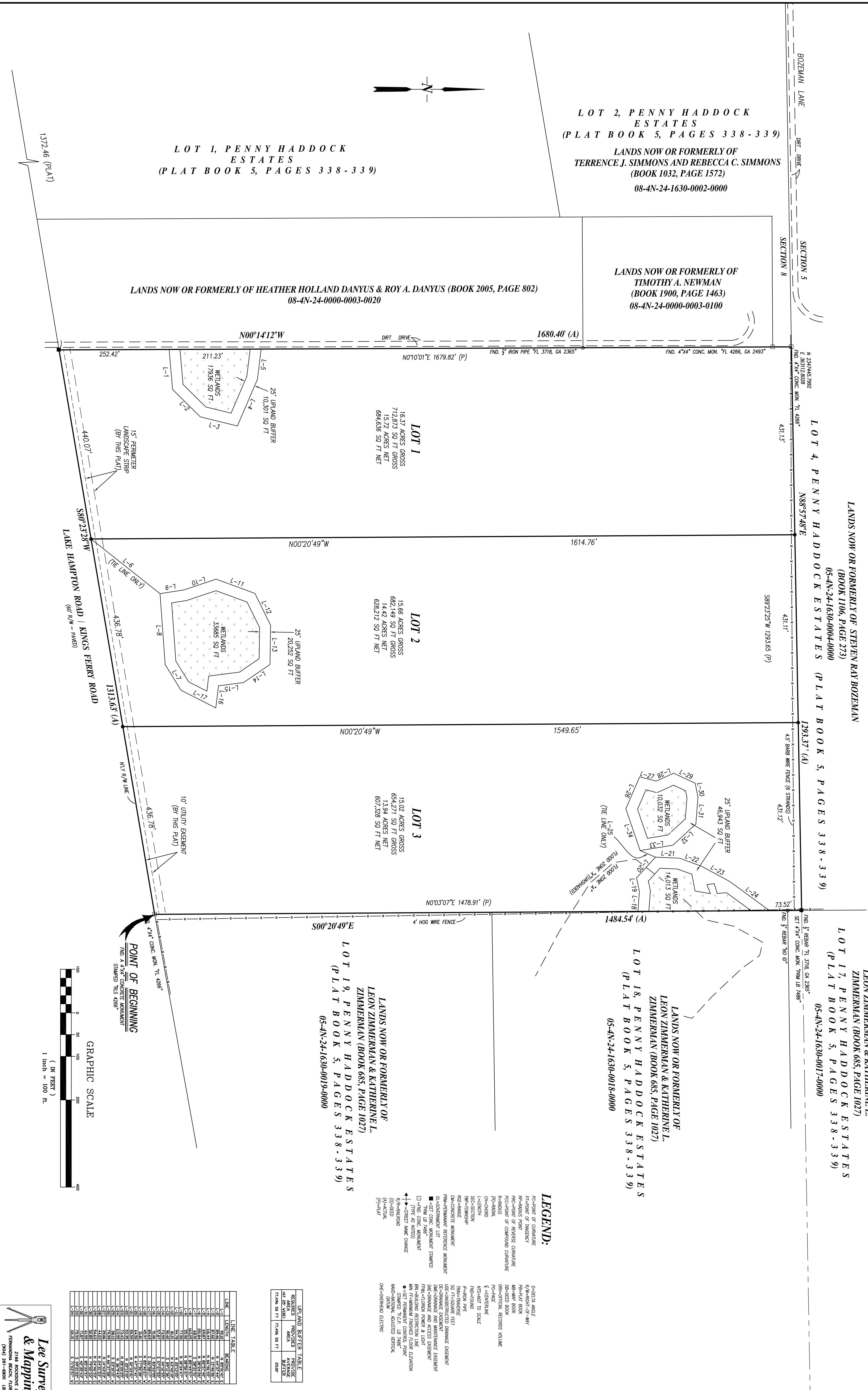
LOT 4, PENNY HADDOCK ESTATES (PLAT BOOK 5, PAGES 338 - 339)

LANDS NOW OR FORMERLY OF  
LEON ZIMMERMAN & KATHERINE L.  
ZIMMERMAN (BOOK 685, PAGE 1027)  
LOT 17, PENNY HADDOCK ESTATES  
(PLAT BOOK 5, PAGES 338-339)

05-4N-24-1630-0017-0000

(PLAT BOOK 5, PAGES 338 - 339)

LOT 17, PENNY HADDOCK ESTATES



UPLAND BUFFER TABLE		
REQUIRED AREA (AT 25' WID)	PROVIDED AREA	PROVIDE AVERAGE BUFFER
77,496 SQ FT	77,496 SQ FT	25.00'

LINE	LINE	BEARING
1	LENGTH	TABLE
1-2	69.46	N 43° 17' 42" E
2-3	106.44	N 44° 42' 30" E
3-4	106.44	N 44° 42' 30" E
4-5	69.46	N 43° 17' 42" E
5-6	69.46	N 43° 17' 42" E
6-7	69.46	N 43° 17' 42" E
7-8	69.46	N 43° 17' 42" E
8-9	69.46	N 43° 17' 42" E
9-10	69.46	N 43° 17' 42" E
10-11	69.46	N 43° 17' 42" E
11-12	69.46	N 43° 17' 42" E
12-13	69.46	N 43° 17' 42" E
13-14	69.46	N 43° 17' 42" E
14-15	69.46	N 43° 17' 42" E
15-16	69.46	N 43° 17' 42" E
16-17	69.46	N 43° 17' 42" E
17-18	69.46	N 43° 17' 42" E
18-19	69.46	N 43° 17' 42" E
19-20	69.46	N 43° 17' 42" E
20-21	69.46	N 43° 17' 42" E
21-22	69.46	N 43° 17' 42" E
22-23	69.46	N 43° 17' 42" E
23-24	69.46	N 43° 17' 42" E
24-25	69.46	N 43° 17' 42" E
25-26	69.46	N 43° 17' 42" E
26-27	69.46	N 43° 17' 42" E
27-28	69.46	N 43° 17' 42" E
28-29	69.46	N 43° 17' 42" E
29-30	69.46	N 43° 17' 42" E
30-31	69.46	N 43° 17' 42" E
31-32	69.46	N 43° 17' 42" E
32-33	69.46	N 43° 17' 42" E
33-34	69.46	N 43° 17' 42" E
34-35	69.46	N 43° 17' 42" E
35-36	69.46	N 43° 17' 42" E
36-37	69.46	N 43° 17' 42" E
37-38	69.46	N 43° 17' 42" E
38-39	69.46	N 43° 17' 42" E
39-40	69.46	N 43° 17' 42" E
40-41	69.46	N 43° 17' 42" E
41-42	69.46	N 43° 17' 42" E
42-43	69.46	N 43° 17' 42" E
43-44	69.46	N 43° 17' 42" E
44-45	69.46	N 43° 17' 42" E
45-46	69.46	N 43° 17' 42" E
46-47	69.46	N 43° 17' 42" E
47-48	69.46	N 43° 17' 42" E
48-49	69.46	N 43° 17' 42" E
49-50	69.46	N 43° 17' 42" E
50-51	69.46	N 43° 17' 42" E
51-52	69.46	N 43° 17' 42" E
52-53	69.46	N 43° 17' 42" E
53-54	69.46	N 43° 17' 42" E
54-55	69.46	N 43° 17' 42" E
55-56	69.46	N 43° 17' 42" E
56-57	69.46	N 43° 17' 42" E
57-58	69.46	N 43° 17' 42" E
58-59	69.46	N 43° 17' 42" E
59-60	69.46	N 43° 17' 42" E
60-61	69.46	N 43° 17' 42" E
61-62	69.46	N 43° 17' 42" E
62-63	69.46	N 43° 17' 42" E
63-64	69.46	N 43° 17' 42" E
64-65	69.46	N 43° 17' 42" E
65-66	69.46	N 43° 17' 42" E
66-67	69.46	N 43° 17' 42" E
67-68	69.46	N 43° 17' 42" E
68-69	69.46	N 43° 17' 42" E
69-70	69.46	N 43° 17' 42" E
70-71	69.46	N 43° 17' 42" E
71-72	69.46	N 43° 17' 42" E
72-73	69.46	N 43° 17' 42" E
73-74	69.46	N 43° 17' 42" E
74-75	69.46	N 43° 17' 42" E
75-76	69.46	N 43° 17' 42" E
76-77	69.46	N 43° 17' 42" E
77-78	69.46	N 43° 17' 42" E
78-79	69.46	N 43° 17' 42" E
79-80	69.46	N 43° 17' 42" E
80-81	69.46	N 43° 17' 42" E
81-82	69.46	N 43° 17' 42" E
82-83	69.46	N 43° 17' 42" E
83-84	69.46	N 43° 17' 42" E
84-85	69.46	N 43° 17' 42" E
85-86	69.46	N 43° 17' 42" E
86-87	69.46	N 43° 17' 42" E
87-88	69.46	N 43° 17' 42" E
88-89	69.46	N 43° 17' 42" E
89-90	69.46	N 43° 17' 42" E
90-91	69.46	N 43° 17' 42" E
91-92	69.46	N 43° 17' 42" E
92-93	69.46	N 43° 17' 42" E