

# LAUREL OAK ESTATES PHASE 1

A SUBDIVISION OF A PORTION OF A PART OF CORNWALL LARM LAND COMPANY PLAT OF NORTH FLORIDA PECAN, FRUIT AND TRUCK FARMS SECTION 11, TOWNSHIP 2 NORTH, RANGE 24 EAST, RECORDED IN PLAT BOOK "0", PAGE 31, OF THE PUBLIC RECORDS AND A PORTION SECTION 12, TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.

## CAPTION

PARCEL 1  
A PORTION OF THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND BEING A PORTION OF THE NORTHWEST 1/4 AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 24 EAST, AND A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 24 EAST, BEING A PORTION OF TRACT 55, OF CORNWALL FARM LAND COMPANY PLAT OF NORTH FLORIDA PECAN, FRUIT AND TRUCK FARMS, LYING EAST OF COUNTY ROAD 115, AND THAT PART OF A 60.00 FOOT PLATTED ROAD LYING EAST OF TRACT 55, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "0", PAGE 31, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 115 (A 100.00 FOOT RIGHT OF WAY) WITH THE SOUTHERLY RIGHT OF WAY LINE OF BRADDOCK ROAD (A 60.00 FOOT RIGHT OF WAY); THENCE NORTH 58°31'56"EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF BRADDOCK ROAD 297.54 FEET; THENCE SOUTH 31°28'24"EAST, 264.96 FEET; THENCE NORTH 58°31'36"EAST, 220.05 FEET TO A POINT ON THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2052, PAGE 1678 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 31°28'24"EAST, ALONG SAID WEST LINE OF OFFICIAL RECORDS BOOK 2052, PAGE 1678, 294.65 FEET; THENCE SOUTH 49°51'55"WEST, 57.37 FEET; THENCE SOUTH 40°07'55"EAST, 57.97 FEET; THENCE SOUTH 49°52'05"WEST, 376.09 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 115; THENCE NORTH 40°07'55"WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 649.58 FEET TO THE POINT OF BEGINNING.

PARCEL 1 CONTAINS 5.19 ACRES MORE OR LESS.

A PORTION OF THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 115 (A 100.00 FOOT RIGHT OF WAY) WITH THE SOUTHERLY RIGHT OF WAY LINE OF BRADDOCK ROAD (A 60.00 FOOT RIGHT OF WAY); THENCE SOUTH 40°07'55"EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 115, 798.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 40°07'55"EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 625.01 FEET; THENCE NORTH 49°52'05"EAST, 350.00 FEET; THENCE NORTH 40°07'55"WEST, 625.01 FEET; THENCE SOUTH 49°52'05"WEST, 350.00 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 5.00 ACRES MORE OR LESS.

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DCOUSINS LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE LAWFUL OWNER OF LANDS DESCRIBED IN THE CAPTION SHOWN HEREON WHICH SHALL, HEREAFTER BE KNOWN AS LAUREL OAK ESTATES PHASE 1 AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THIS PLAT MADE IN ACCORDINACE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL ALLEYS, EASEMENTS, RIGHTS-OF-WAY, PUBLIC AREAS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED AND REMAINS A MAINTENANCE OBLIGATION OF THE OWNER OF A RESPONSIBLE PROPERTY OWNERS' ASSOCIATION. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS."

WITNESS \_\_\_\_\_

PRINT OR TYPE NAME

WITNESS \_\_\_\_\_

PRINT OR TYPE NAME

STATE OF FLORIDA )  
SS

COUNTY OF NASSAU )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019, BY

\_\_\_\_\_  
\_\_\_\_\_

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

MY COMMISSION EXPIRES \_\_\_\_\_

## CLERK'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019.

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

## COUNTY HEALTH CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019 AND THESE LOTS ARE APPROVED TO BE REVIEWED ON AN INDIVIDUAL LOT BASIS ACCORDING TO F.A.C. 64E-6, 40C-3 AND 64E-8.

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

## CERTIFICATE OF COUNTY ATTORNEY:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND APPROVED BY NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS NASSAU COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

MICHAEL S MULLIN BAR NO. 301094 \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY DIRECTOR OF ENGINEERING SERVICES:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

DIRECTOR OF ENGINEERING SERVICES \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY THE CHIEF OF THE FIRE-RESCUE DEPARTMENT:

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE FIRE CHIEF OF THE FIRE RESCUE DEPARTMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2019.

FIRE CHIEF OF NASSAU COUNTY \_\_\_\_\_

## COMMISSIONER'S APPROVAL:

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

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

## ZONING CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF NASSU COUNTY, FLORIDA CURRENTLY IN EFFECT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019 A.D.

COUNTY PLANNER \_\_\_\_\_

## WETLANDS STATEMENT

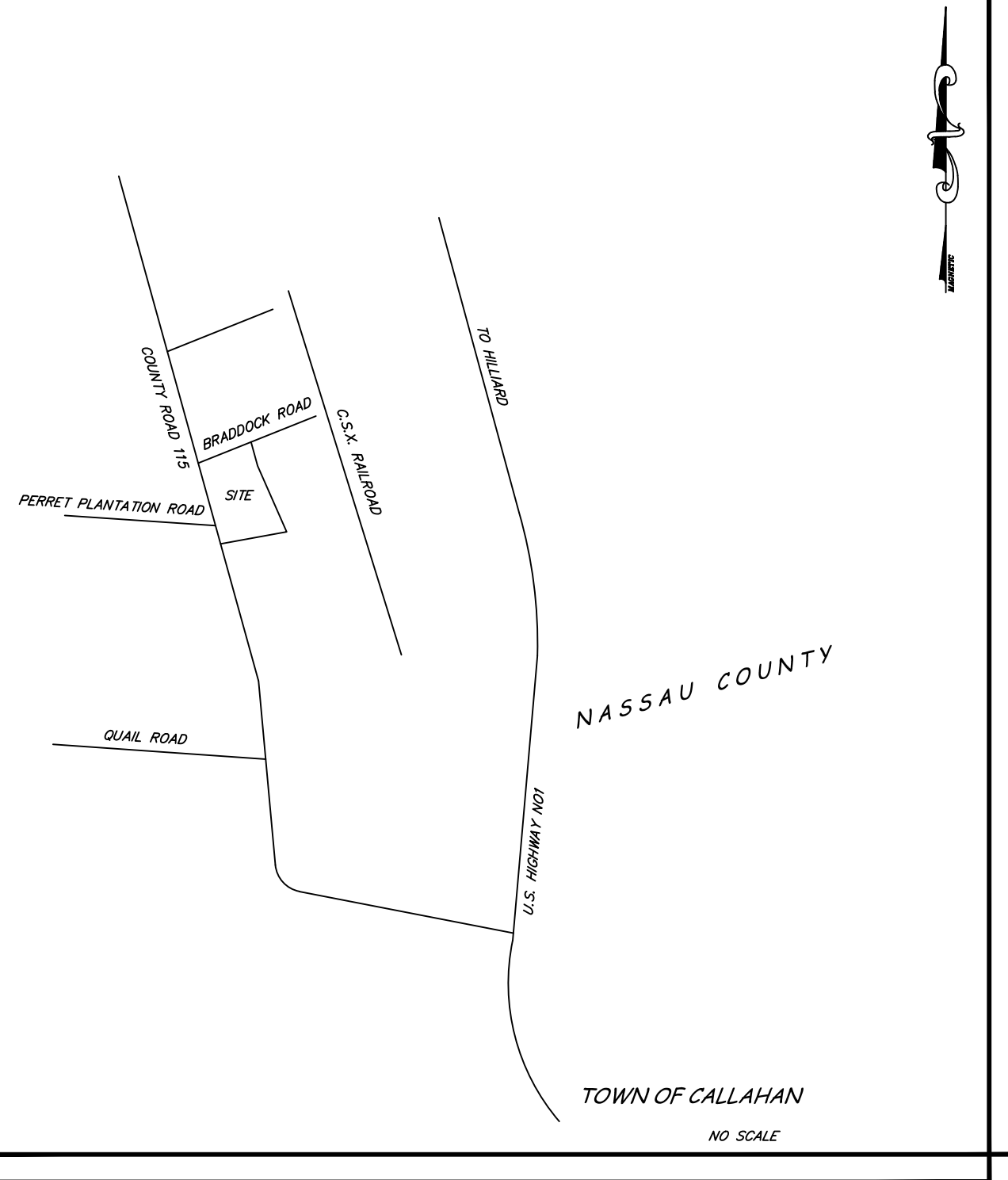
AS TO LETTER BY ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC. THAT THEIR ARE NO WETLANDS LOCATED ON SUBJECT LAND/PROPERTY AS DESCRIBED IN THE CAPTION AND MAP SHOWN HEREON DATED MAY-03-2017 SIGNED BY STEPHEN R FLOREY SENIOR SCIENTIST II.

## TAX COLLECTOR'S CERTIFICATE:

AD-VALOREM TAXES ARE PAID IN FULL ON ALL PARCELS DESCRIBED ON THIS PLAT FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT. TAX I.D. NUMBER 12-24-24-0000-0003-0210 FOR THE TAX YEAR 2019.

NASSAU COUNTY TAX COLLECTOR \_\_\_\_\_

LOCATION MAP



## TITLE CERTIFICATE:

THAT JOSEPH D. ORT, P.L., DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY. THAT WE FIND THE TITLE OF THE PROPERTY IS VESTED IN DCOUSINS LLC. THAT THE CURRENT TAXES HAVE BEEN PAID. THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN HERON, AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

D. BRADLEY HESTER, ESQ. \_\_\_\_\_

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

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR THE CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNMENT BODY AND HERETO AS AN AGENT OF THE COUNTY THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES 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.

DATE \_\_\_\_\_

## SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION. THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 29 OF THE NASSAU COUNTY LAND DEVELOPMENT CODE. THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7) FLORIDA STATUTES, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET ACCORDING TO CHAPTER 177.091 FLORIDA STATUTES. ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

ANTHONY PAUL O'NEIL  
FLORIDA REGISTRATION NUMBER 5684  
7749 NORMANDY BOULEVARD #145-305  
JACKSONVILLE FLORIDA 32221  
(904) 626-5138

DATE \_\_\_\_\_

ANTHONY PAUL O'NEIL  
FLORIDA REGISTRATION NUMBER 5684  
7749 NORMANDY BOULEVARD #145-305  
JACKSONVILLE FLORIDA 32221  
(904) 626-5138

# LAUREL OAK ESTATES PHASE 1

A SUBDIVISION OF A PORTION OF A PART OF CORNWALL FARM LAND COMPANY PLAT OF NORTH FLORIDA PECAN, FRUIT AND TRUCK FARMS SECTION 11, TOWNSHIP 2 NORTH, RANGE 24 EAST, RECORDED IN PLAT BOOK "O", PAGE 31, OF THE PUBLIC RECORDS AND A PORTION SECTION 12, TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 2 OF 2 SHEETS

