AGREEMENT FOR JURISDICTION ON PRIVATE ROADS
BETWEEN
HERON ISLES OWNERS ASSOCIATION, INC.,
HERON ISLES COMMUNITY DEVELOPMENT DISTRICT,
NASSAU COUNTY, FLORIDA, AND
THE NASSAU COUNTY SHERIFF'S OFFICE

THIS AGREEMENT FOR JURISDICTION ON PRIVATE ROADS (herein "Agreement") is entered into by and between the **HERON ISLES OWNERS ASSOCIATION, INC.,** a Florida not-for-profit corporation (hereinafter referred to as "Heron Isles" or the "Association"), **HERON ISLES COMMUNITY DEVELOPMENT DISTRICT,** (hereinafter referred to as the "CDD"), **NASSAU COUNTY, FLORIDA**, a political subdivision of the State of Florida (hereinafter referred to as the "County"), and the **NASSAU COUNTY SHERIFF'S OFFICE**, (hereinafter referred to as the "Sheriff").

W I T N E S S E T H:

WHEREAS, the CDD controls all the private roadways (hereinafter referred to collectively as the **"Heron Isles Roadways"**) more particularly described in Exhibit "A" attached hereto containing plats and descriptions for each phase, and by reference incorporated herein; and

WHEREAS, pursuant to state statute, the County does not have traffic control jurisdiction over private roads such as those controlled by the CDD; and

WHEREAS, Section 316.006(3)(b), Florida Statutes provides that a county may exercise jurisdiction over any private roads if the county and the party owning such roads provide for county traffic control jurisdiction by a written agreement approved by the governing board of the county; and

WHEREAS, Section 316.006(3)(b), Florida Statutes further provides that, prior to entering into an agreement for traffic control jurisdiction over private roads, the governing board shall consult with the Sheriff; and

WHEREAS, the Association wants the County and Sheriff to exercise traffic control jurisdiction over the Heron Isles Roadways; and

WHEREAS, pursuant to consultations between the parties, the County and the Sheriff are willing to exercise traffic control jurisdiction upon the Heron Isles Roadways pursuant to the terms and limitations in this agreement; and

WHEREAS, pursuant to Section 30.2905, Florida Statutes, the Sheriff operates a secondary employment program; and

WHEREAS, Section 316.006(3) (2) provides *inter alia* that no such agreement shall take effect prior to "October 1st of the current year" unless such provision is waived in writing by the Sheriff of the county; and

WHEREAS, the Sheriff has waived the above provision as evidenced by Exhibit "B" attached to this Agreement and incorporated by reference into this Agreement;

NOW, THEREFORE, in consideration of the covenants and conditions herein, the County and the Association hereby agree as follows:

1. ***Recitals***

The above recitals are true and correct and are incorporated herein by reference and form a material part of this Agreement.

2. ***Jurisdiction***

The County and Sheriff agree to exercise jurisdiction over traffic control upon the Heron Isles Roadways, pursuant to the terms and conditions expressed in Section 316.006(3)(b), Florida Statutes, including without limitation enforcement of multi-party stop signs, pursuant to Sections 316.006(3)(b)4 and 316.123, Florida Statutes, and also subject to the following and conditions:

i. The Association shall obtain traffic enforcement exclusively by employing deputies through the Sheriff's Secondary Employment Program. The employment of deputies through the Sheriff's Secondary Employment Program is expressly subject to all policies and agency directives then established by the Sheriff, and expressly subject to the availability of deputies participating in the Sheriffs Secondary Employment Program. The compensation of deputies so employed shall be negotiated separately through the Secondary Employment Program.

ii. Notwithstanding the foregoing, and in addition to any traffic enforcement the Association schedules through the Sheriff's Secondary Employment Program, if a deputy responding to any non-traffic enforcement issue witnesses a traffic violation on

Heron Isles Roadways, he or she may take appropriate enforcement action having jurisdiction, pursuant to this Agreement.

iii. If a resident of the Heron Isles Owners Association wishes to make a traffic complaint, or to request a traffic enforcement detail, he or she shall contact the Association for further action. If a resident contacts the Sheriff directly with such a complaint or request, he or she shall be directed to the Association.

3. ***Signage***

The CDD shall establish the speed limit for the Heron Isles Roadways and shall be responsible for posting the speed limit by appropriate Department of Transportation approved signage along said roads.

At its option, the CDD may install multi-party stop signs if it determines that such signage will enhance traffic safety. Such signs, if any, must conform to the manual and specifications of the Department of Transportation.

The CDD, upon request by the County or Sheriff, shall provide a signed and sealed Engineer Certification in a form acceptable to the Sheriff and Nassau County that the signage, marking and speed limit establishment conform to the Manual on Uniform Traffic Control Devices, and the requirements of the Florida Department of Transportation (FDOT) and Chapter 316, Florida Statutes.

4. ***Authority in Addition to Existing Authority***

Pursuant to this Agreement, the County and Sheriff's exercise of traffic control jurisdiction shall be in addition to the authority presently exercised by the County and/or Sheriff over the Heron Isles Roadways, and nothing herein shall be construed to limit or remove such authority. The County agrees to continue to provide such police and fire services as are otherwise required by law.

5. ***County to Retain Revenues***

All revenue from the fines, costs and penalties imposed by the traffic citations issued for violation of traffic laws on the Heron Isles Roadways shall be apportioned in the manner set forth in the applicable *Florida Statutes*.

6. ***Liability Not Increased***

Neither the existence of this Agreement nor anything contained herein shall give rise to any greater liability on the part of the County or the Sheriff than that which the County

and the Sheriff would ordinarily be subject to when providing its normal police services. Nothing contained herein shall constitute a waiver by either Sheriff or County, or their agents, employees, or designees respectively of their sovereign immunity or a waiver of the limitations on liability, claims, or judgments as set forth in Section 768.28, Florida Statutes.

7. *Indemnification*

To the fullest extent permitted by law, the Association shall indemnify, defend and hold the County and the Sheriff harmless from any loss, cost, damage or expense, including court costs and attorney fees, arising out of or resulting from this Agreement, the maintenance, repair or reconstruction of any roads, road drainage, signage, or the negligence or misconduct of the Association.

To ensure its ability to fulfill its obligation under this paragraph, the Association shall maintain General Liability Insurance in the minimum amount of One Million Dollars ($1,000,000.00) and shall file with the County current certificates of the required insurance. Such insurance shall be issued by companies authorized to do business under the laws of the State of Florida and acceptable to the County.

8. *Road Maintenance*

Neither the existence of this Agreement nor anything contained herein shall impose any obligation or duty upon the County to provide maintenance on and/or drainage of the Heron Isles Roadways. The maintenance, repair, construction, and/or reconstruction of all roads, drainage, and signage within the Heron Isles Owners Association shall at all times be solely and exclusively the responsibility of the CDD or Association as otherwise provided for by agreement or law.

9. *Term*

The term of this Agreement shall be for one (1) year, commencing on the date of the execution by the last of the parties signing hereto. This Agreement shall thereafter automatically continue for successive one (1) year terms unless terminated by any party by giving thirty (30) days written notice to the other parties. Nothing contained in this paragraph shall limit the right of any party to terminate this Agreement, at any time and for any reason, as outlined further in Paragraph 10 herein. The provisions of Paragraph 8 shall survive the termination of this Agreement.

10. ***Termination***

Should the Sheriff change, modify or abolish the Secondary Enforcement Program causing this Agreement to be impossible to perform, or should the Sheriff determine in the Sheriff's sole discretion that this Agreement should be terminated, the Sheriff shall notify the County and Association of same and this Agreement shall be terminated upon thirty (30) days written notice of termination under this paragraph. Similarly, the County and Association may terminate this Agreement, for any reason, without any cause or breach, upon thirty (30) days written notice to the other parties.

11. ***Entire Agreement***

This Agreement, including all exhibits attached hereto, constitutes the entire understanding and agreement between the parties and may not be changed, altered, or otherwise modified, except when reduced to writing and executed in the same manner with approval by the Nassau County Board of County Commissioners.

12. ***Notice***

All notices to be given shall be in writing and sent by Certified Mail, Return Receipt Requested to the following addresses:

As to the Association:	**Heron Isles Owners Association, Inc.** **c/o Leland Management, Inc.** **1027 South 8th Street** **Fernandina Beach, Florida 32034**
As to the CDD:	**Heron Isles Community Development District** **c/o Leland Management, Inc.** **Attn: Cheryl Graham** **1027 South 8th Street** **Fernandina Beach, Florida 32034**
As to the Sheriff:	**Bill Leeper, Sheriff** **Nassau County Sheriff's Office** **77151 Citizens Circle** **Yulee, Florida 32097**
As to the County:	**Mike Mullin, Esquire** **Nassau County Attorney** **96135 Nassau Place, Suite 6** **Yulee, Florida 32097**

13. ***Savings Clause***

The parties agree that to the extent any of the written terms of this Agreement, including the indemnification provisions set forth in Paragraph 7, conflict with any provisions of Florida law or statutes, the written terms of this Agreement shall be deemed by any court of competent jurisdiction to be modified in such a manner as to be in full and complete compliance with all such laws or statutes and to contain such limiting conditions, or limitations of liability, or to not contain any unenforceable or prohibited term or terms, such that this Agreement shall be enforceable, in accordance with and to the greatest extent permitted by Florida law.

14. **Agreement by Heron Isles Community Development District**

The Heron Isles Community Development District hereby acknowledges, understands and agrees with the performance of this Agreement for Jurisdiction on Private Roads by Heron Isles Owners Association, Inc. on any and all Heron Isles Roadways owned, managed or otherwise governed by the Heron Isles Community Development District.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates indicated below.

NASSAU COUNTY SHERIFF'S OFFICE

Bill Leeper _____ Dated: 2-6-19

Bill Leeper Sheriff

For the use and reliance of Bill Leeper, Nassau County, Florida, only approval as to form and legal sufficiency:

_____

Bobby Lippelman General Counsel

HERON ISLES OWNERS ASSOCIATION, INC.

By: _____ Dated: 2-6-2019

William S. Harvey President

HERON ISLES DEVELOOPMENT DISTRICT

By: Ricky Rowell Dated: 2-7-19
Ricky Rowell Chairman

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

By: _____ Dated: _____
Justin Taylor Chairman

Approved as to Form:

_____
Michael S. Mullin, Esquire
Nassau County Attorney

Attest: _____
John A. Crawford Ex-Officio Clerk

EXHIBIT "A"

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT LEGAL DESCRIPTIONS FOR ROADWAYS AS RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA

Heron Isles Phase One - Plat Book 7, page 40

Sections of Coral Reef Road, Starlight Lane, Sunfish Lane, Tidal Bay Court, Starfish Drive, Gray Heron Court, Cade Street, Commodore Pointe Drive, Morton Lane, and Stoney Glen Court

Heron Isles Phase One Replat - Plat Book 7, page 152

Sections of Commodore Pointe Drive, Tidal Bay Court, Coral Reef Road and Starfish Drive,

Heron Isles Phase Two - Plat Book 7, page 218

Sections of Windfern Court, Graylon Drive, Starfish Drive, Aqua Vista Court, Out Creek Way, Yellowtail Court, Bass Lane, and Commodore Pointe Drive,

Heron Isles Phase Two C 1 - Plat Book 8, page 77

Sections of Graylon Drive, Last Lane and a section of Albatross Drive

Heron Isles Phase Two C 2- Plat Book 8, page 132

Section of Albatross Drive (37-3N-28-0743-00RW-0000)

Heron Isles Phase Two C 3 - Plat Book 8, page 180

Sections of Albatross Drive and Owl Roost Court

Heron Isles Phase Three A - Plat Book 8, page 79

Sections of Chickadee Lane, Dowitcher Place and Swallowtail Drive

Heron Isles Phase Three B - Plat Book 8, page 138

Sections of Furtherview Court and Swallowtail Drive

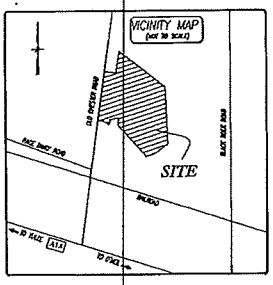
Heron Isles Phase Three C - Plat Book 8, page 177

Sections of Shallowtail Lane and Breezeway Court

Clerks # 200436846

Heron Isles Phase One

BEING A PORTION OF SECTIONS 37 AND 44, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA



DIRECTOR OF ENGINEERING SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA. DAY 19 DAY OF September A.D. 2004.

DIRECTOR OF ENGINEERING SERVICES

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. DAY 27 DAY OF 2004.

CHIEF OF THE FIRE-RESCUE DEPARTMENT

TAX COLLECTORS CERTIFICATE

ALL TAXES DUE AND PAYABLE ON THE ABOVE PARCEL HAVE BEEN PAID FOR THE YEAR 2004. DATED THIS 22nd DAY OF October A.D. 2004.

TAX COLLECTOR

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT AND THE PLAN CONTAINED BY THE ABOVE PLAT HAS BEEN REVIEWED BY THE ZONING DEPARTMENT AND FOUND TO BE CORRECT.

DATE 10/12/04 DAY OF October A.D. 2004.

ZONING OFFICER

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS 12th DAY OF October, A.D. 2004, AND THESE LOTS ARE APPROVED TO BE PLATTED IN APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWERAGE SYSTEMS.

HEALTH & HUMAN SERVICES, NASSAU COUNTY

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

I HEREBY CERTIFY THAT I HAVE REVIEWED THE PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND THAT IT WAS PREPARED BY OR UNDER MY DIRECTION AND SUPERVISION AND FOUND TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SUBMITTED PLAT CONSTITUTES ONLY THE MATHEMATICAL DATA AND SURVEY DATA NECESSARY FOR THE PREPARATION OF THE PLAT.

10-22-04

NASSAU COUNTY, FLA.
FLORIDA REGISTERED SURVEYOR AND MAPPER

COMMISSIONERS APPROVAL

CHANGES WERE APPROVED THIS 26th DAY OF October A.D. 2004 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

CHAIRMAN BOARD OF COUNTY COMMISSIONERS

CLERKS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS EXAMINED AND IT CONFORMS IN FORM WITH CHAPTER 177-188, LAWS OF FLORIDA OF 1975, FLORIDA STATUTES (1975), AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK 7 PAGE 40 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA THIS 27 DAY OF October, A.D. 2004.

J. M. "CHIP" OXLEY, CLERK OF THE CIRCUIT COURT

CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED AND APPROVED BY THE COUNTY ATTORNEY FOR NASSAU COUNTY, FLORIDA. DAY 26 DAY OF OCT., A.D. 2004.

MICHAEL S. MULLIN, COUNTY ATTORNEY

CAPTION:

A PORTION OF SECTIONS 37 AND 44, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD (A 130-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE EASTERLY RIGHT-OF-WAY LINE OF DUCKER ROAD (A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AT THIS LOCATION; THENCE THE FOLLOWING (5) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE: COURSE (1) – NORTH 07°37'41" EAST, 865.74 FEET; COURSE (2) – NORTH 84°02'18" WEST, 3.38 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE THE FOLLOWING (3) COURSES, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE: COURSE (1) – NORTH 84°02'18" WEST, 14.84 FEET; COURSE (2) – NORTH 07°37'00" EAST, 789.18 FEET; COURSE (3) – NORTH 07°35'55" EAST, 1,257.34 FEET; THENCE SOUTH 83°04'13" EAST, 15.22 FEET; THENCE SOUTH 07°35'55" WEST, 844.44 FEET A POINT OF CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, AND CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 37°08'18" EAST, 42.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 82°10'32" EAST, 343.29 FEET; THENCE NORTH 80°17'55" EAST, 743.33 FEET; THENCE SOUTH 32°47'12" EAST, 1,240.81 FEET; THENCE SOUTH 02°46'40" EAST, 1,537.17 FEET; THENCE SOUTH 34°09'40" WEST, 808.78 FEET; THENCE SOUTH 75°10'20" WEST, 251.50 FEET; THENCE NORTH 15°04'40" WEST, 1,423.15 FEET; THENCE NORTH 04°13'40" EAST, 343.31 FEET; THENCE SOUTH 80°17'20" WEST, 125.14 FEET; THENCE SOUTH 72°25'12" WEST, 88.81 FEET; THENCE SOUTH 62°02'40" WEST, 131.25 FEET; THENCE SOUTH 17°17'12" EAST, 98.38 FEET; THENCE SOUTH 38°40'20" WEST, 107.38 FEET; THENCE NORTH 50°40'40" WEST, 228.87 FEET; THENCE NORTH 82°10'40" WEST, 118.98 FEET; THENCE SOUTH 07°38'20" WEST, 1,301.54 FEET; THENCE SOUTH 84°13'54" WEST, 772.68 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 139.37 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

[illegible]

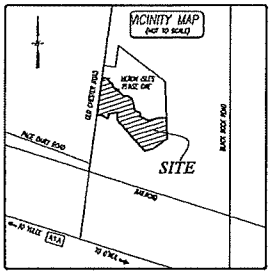
THENCE [illegible] ALONG THE NORTHERLY BOUNDARY OF THE HERON ISLES CONDOMINIUM PROPERTY,

Heron Isles Phase One Replat

PLAT BOOK 7 PAGE 152
SHEET 1 OF 4 SHEETS

CFN # 20054541

BEING A PORTION OF SECTIONS 37 AND 44, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND ALSO BEING A REPLAT OF LOTS 53 THROUGH 131, LOTS 181 THROUGH 254, TRACTS "B", "C", "F", "G", "I", "J", "K", "M", "N", "O", "P", "T", AND "V", AND A PORTION OF TRACTS "L", "Q", "R", "U", AND "W", HERON ISLES PHASE ONE, ACCORDING TO PLAT BOOK 7, PAGES 40 THROUGH 48 OF THE OFFICIAL RECORDS OF SAID COUNTY



DIRECTOR OF ENGINEERING SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THE WITHIN PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA, THIS ____ DAY OF _____, A.D. 2005.

DIRECTOR OF ENGINEERING SERVICES

CHIEF OF THE FIRE-RESCUE DEPARTMENT

THIS IS TO CERTIFY THAT THE WITHIN PLAT HAS BEEN APPROVED BY THE CHIEF OF FIRE-RESCUE DEPARTMENT OF NASSAU COUNTY, FLORIDA, THIS ____ DAY OF _____, A.D. 2005.

CHIEF OF THE FIRE-RESCUE DEPARTMENT

TAX COLLECTORS CERTIFICATE

ALL TAXES DUE AND PAID ON ALL REAL ESTATE PARCELS DESCRIBED ON THE PLAT THIS THE DAY OF _____, A.D. 2005.

DAVID M. MILLER, NASSAU COUNTY TAX COLLECTOR

PARCEL IDENTIFICATION NUMBERS:

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT WAS EXAMINED AND APPROVED BY THE _____ DAY OF _____, A.D. 2005, AND THAT THE SITE WAS APPROVED TO BE PLACED IN APPROVED PUBLIC USE BY THE COUNTY HEALTH DEPARTMENT.

DIRECTOR, COUNTY HEALTH DEPARTMENT

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

I HEREBY CERTIFY THAT I HAVE REVIEWED THE WITHIN PLAT FOR COMPLIANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES AND THAT IT HAS BEEN PREPARED FOR RECORDING IN ACCORDANCE WITH THE PROVISIONS THEREOF. I FURTHER CERTIFY THAT THE WITHIN PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THAT I AM PROPERLY ACTING AS A COUNTY-EMPLOYED OR CONTRACTED SURVEYOR/MAPPER FOR NASSAU COUNTY, FLORIDA.

11-21-05

SURVEYOR & MAPPER, P.L.S.
FLORIDA REGISTRATION NO. _____

COMMISSIONERS APPROVAL

COMMISSIONERS APPROVED THIS 28th DAY OF November, A.D. 2005, BY THE BOARD OF NASSAU COUNTY COMMISSIONERS, NASSAU COUNTY, FLORIDA.

VICE CHAIRMAN OF THE BOARD OF COMMISSIONERS

CLERKS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLIES IN FORM WITH CHAPTER 177, PART II, LAWS OF FLORIDA OF 1975, FLORIDA STATUTES THEREIN, AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK 7 PAGES 152-155, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS 30TH DAY OF NOVEMBER, A.D. 2005.

JOHN A. CRAWFORD, 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 NASSAU COUNTY, FLORIDA. THIS 21st DAY OF July, A.D. 2005.

MICHAEL S. MULLIN, OFFICE OF THE COUNTY ATTORNEY

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE PLANNING BOARD OF NASSAU COUNTY, FLORIDA, AND IS IN EFFECT THIS 21st DAY OF November, A.D. 2005.

COUNTY PLANNER

BANK OF AMERICA, N.A.

BANK OF AMERICA, N.A.

WITNESS

WITNESS

STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF November, 2005 A.D. BY _____ OF BANK OF AMERICA, N.A., ON BEHALF OF SAID CORPORATION.

MY COMMISSION EXPIRES 4/2/2008

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CAPTION:

A PORTION OF SECTIONS 37 AND 44, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND ALSO BEING A REPLAT OF LOTS 53 THROUGH 131, LOTS 181 THROUGH 254, TRACTS "B", "C", "F", "G", "I", "J", "K", "M", "N", "O", "P", "T", AND "V", AND A PORTION OF TRACTS "L", "Q", "R", "U", AND "W", HERON ISLES PHASE ONE, ACCORDING TO PLAT BOOK 7, PAGES 40 THROUGH 48 OF THE OFFICIAL RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHEASTERLY CORNER OF TRACT "A", SAID HERON ISLES PHASE ONE, THE SAME BEING A POINT ON THE EASTERLY BOUNDARY OF SAID HERON ISLES PHASE ONE; THENCE THE FOLLOWING (10) COURSES ALONG SAID EASTERLY BOUNDARY AND ALONG THE SOUTHERLY BOUNDARY OF SAID HERON ISLES PHASE ONE: COURSE (1) – SOUTH 00°19'14" WEST, 930.79 FEET; COURSE (2) – SOUTH 54°09'42" WEST, 458.78 FEET; COURSE (3) – SOUTH 23°15'30" WEST, 251.38 FEET; COURSE (4) – NORTH 41°34'45" WEST, 1,431.0 FEET; COURSE (5) – NORTH 64°18'00" EAST, 343.98 FEET; COURSE (6) – SOUTH 88°17'57" WEST, 623.14 FEET; COURSE (7) – SOUTH 73°38'18" WEST, 66.51 FEET; COURSE (8) – SOUTH 82°42'28" WEST, 111.25 FEET; COURSE (9) – SOUTH 41°31'16" EAST, 88.49 FEET; COURSE (10) – SOUTH 24°18'58" WEST, 69.20 FEET; COURSE (11) – NORTH 34°49'46" WEST, 226.67 FEET; COURSE (12) – NORTH 62°07'06" WEST, 143.90 FEET; THENCE NORTH 87°29'39" EAST, 1,148.65 FEET; THENCE SOUTH 83°15'47" EAST, 223.51 FEET; THENCE SOUTH 31°08'13" WEST, 52.67 FEET; THENCE SOUTH 27°19'53" EAST, 62.24 FEET; THENCE SOUTH 51°41'07" EAST, 132.52 FEET; THENCE SOUTH 16°41'11" EAST, 171.48 FEET; THENCE SOUTH 45°50'15" EAST, 64.83 FEET; THENCE SOUTH 84°19'21" EAST, 46.57 FEET; THENCE SOUTH 87°25'11" EAST, 113.04 FEET; THENCE SOUTH 31°08'13" WEST, 13.48 FEET; THENCE SOUTH 46°24'46" EAST, 206.06 FEET; THENCE NORTH 71°52'06" EAST, 78.79 FEET; THENCE SOUTH 62°20'04" EAST, 83.60 FEET; THENCE SOUTH 57°40'33" EAST, 58.51 FEET; THENCE SOUTH 63°41'57" EAST, 28.41 FEET; THENCE SOUTH 16°19'28" EAST, 42.87 FEET; THENCE SOUTH 38°51'16" EAST, 54.54 FEET; THENCE SOUTH 49°14'51" EAST, 198.31 FEET; THENCE SOUTH 31°07'16" EAST, 73.15 FEET; THENCE SOUTH 10°13'17" WEST, 85.85 FEET; THENCE SOUTH 27°41'07" EAST, 114.09 FEET; THENCE SOUTH 31°07'42" EAST, 139.84 FEET; THENCE SOUTH 84°08'17" EAST, 38.31 FEET; THENCE SOUTH 61°12'11" EAST, 23.08 FEET; THENCE NORTH 72°17'08" EAST, 201.17 FEET; THENCE NORTH 81°53'54" EAST, 86.10 FEET; THENCE NORTH 07°30'46" EAST, 192.71 FEET TO THE POINT OF BEGINNING.

THE LAND HERE DESCRIBED CONTAINS 54.11 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT HERON ISLES JOINT VENTURE, LLP, A LIMITED LIABILITY PARTNERSHIP ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, AND THE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, AND THAT THAT SAID OWNER HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT SHOWS THE PLACES SHOWN ON PLATS SHALL BE KNOWN AS "HERON ISLES PHASE ONE REPLAT", WHICH IN ACCORDANCE WITH THE SURVEY OF HERON ISLES PHASE ONE REPLAT, CONSTITUTES THE ENTIRE LAND HERE DESCRIBED, AND THAT THE PLAT HERE MADE HEREBY FOR HERON ISLES JOINT VENTURE, LLP, A MASSACHUSETTS AND NATURAL HERON ISLES COMMUNITY DEVELOPMENT DISTRICT AND SOLEMN PROMISES MEMBERSHIP BY HERON ISLES JOINT VENTURE, LLP, THE OWNER, THE LAND FOR SALES, SERVICE, ELECTRICITY, TELEPHONE, TELECOMMUNICATIONS AND SERVICE DELIVERY IN ACCORDANCE WITH THE FINAL ENGINEERING PLANS APPROVED BY NASSAU COUNTY, LLP, IN WHICH BE SHOWN THAT THE PUBLIC DESIGNATED AS LANDS AND ENGINEER CONTRACTOR SHALL BE MAINTAINED BY HERON ISLES JOINT VENTURE, LLP, A FLORIDA JOINT VENTURE PROFIT CORPORATION OR THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT.

TRACTS "F", "G", "I", "J", AND "K", DESCRIBED AS LAKE/DRAINAGE TRACT (MAINTENANCE EASEMENT), SHALL REMAIN PRIVATELY OWNED AND ARE NOT NOW DEDICATED TO THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT.

TRACTS "L", "M", "N", "O", "P", "Q", "R", "T", "U", "V", "W", "X-1", AND "X-2", DESCRIBED AS BUFFER, SHALL REMAIN PRIVATELY OWNED AND ARE NOT NOW DEDICATED TO THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT.

TRACTS "L", "X-1", "X", AND "X-2", RESERVED AS WETLAND PARCELS, SHALL REMAIN PRIVATELY OWNED AND ARE NOT NOW DEDICATED TO THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT.

STREETS, LANES, COURTS, DRIVEWAYS AND VALLEY EASEMENTS SHALL REMAIN PRIVATELY OWNED AND ARE NOT NOW DEDICATED TO THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT.

ALL CITY WATER AND SEWER UTILITY EASEMENTS ARE NOW PERMANENTLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

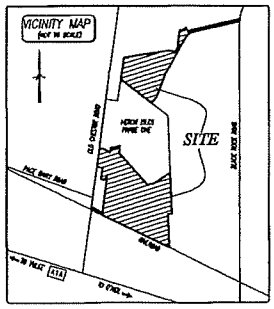
ALL EASEMENTS NOW OVERLAYED ONTO HERON ISLES, A MIX OF EXPRESS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED PROVIDER, BY SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, SHALL PROVIDE THE SAME EXCLUSIVELY FOR THE USE OF ALL CITIZENS, RESIDENTS, AND THE GENERAL PUBLIC, IN THE SAID CITY & COUNTY, AND THAT THE FOLLOWING OF A MIX OF EXPRESS, OR BY SUCH PUBLIC UTILITY

Clerks # 200621132

Heron Isles Phase Two

BEING A PORTION OF SECTIONS 37, 44 AND 50, TOWNSHIP 3 NORTH, AND A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, ALL IN RANGE 28 EAST, NASSAU COUNTY, FLORIDA

MICINITY MAP
(NOT TO SCALE)



DIRECTOR OF ENGINEERING SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT HAS BEEN APPROVED AND PLANNED BY THE DIRECTOR OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA, THIS 12 DAY OF July, A.D. 2006.

DIRECTOR OF ENGINEERING SERVICES

CHIEF OF THE FIRE-RESCUE DEPARTMENT

THIS IS TO CERTIFY THAT THE PLAT HAS BEEN APPROVED BY THE CHIEF OF THE FIRE-RESCUE DEPARTMENT OF NASSAU COUNTY, FLORIDA, THIS 12 DAY OF July, A.D. 2006.

CHIEF OF FIRE-RESCUE DEPARTMENT

TAX COLLECTORS CERTIFICATE

ALL TAXES DUE AND PAID IN FULL ON ALL PARCELS RECORDED ON THIS PLAT PER THE TAX COLLECTOR THIS 13th DAY OF May, A.D. 2006.

TAX COLLECTOR

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED THIS 30th DAY OF May, A.D. 2006, AND THERE EXISTS NO OBJECTION TO THE PLAT PLACING SEWER AND WATER PUBLIC UTILITIES.

COUNTY HEALTH DEPARTMENT

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

I HEREBY CERTIFY THAT I HAVE REVIEWED THE PLAT FOR THE HERON ISLES PHASE TWO AND FOUND THAT IT COMPLIES WITH CHAPTER 177 OF THE FLORIDA STATUTES. I FURTHER CERTIFY THAT I AM NOT THE SURVEYOR OR MAPPER WHO PREPARED THE PLAT.

8-29-06

COMMISSIONERS APPROVAL

APPROVED AND ACCEPTED THIS 11th DAY OF June, A.D. 2006, BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CAPTION:

PARCEL "1":

A PORTION OF SECTIONS 37, 44 AND 50, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE MOST NORTHERLY CORNER OF TRACT "F", HERON ISLES PHASE ONE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 98 THROUGH 108 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 07°11'46" EAST, 74.83 FEET; THENCE NORTH 88°37'13" EAST, 6,497.46 FEET; THENCE SOUTH 01°17'30" EAST, 170.00 FEET; THENCE SOUTH 04°17'32" WEST, 57.28 FEET TO A POINT OF CURVATURE; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 70°41'41" EAST, 26.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 87°07'01" EAST, 315.04 FEET; THENCE NORTH 87°12'37" WEST, 53.90 FEET; THENCE NORTH 00°17'17" EAST, 600.20 FEET; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 09°53'11" EAST, 238.06 FEET; THENCE SOUTH 88°07'01" EAST, 91.02 FEET; THENCE SOUTH 27°20'11" EAST, 144.53 FEET; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 140.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 36°22'56" EAST, 138.31 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°47'47" EAST, 70.00 FEET; THENCE SOUTH 27°20'11" EAST, 33.32 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 140.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 62°52'56" EAST, 138.31 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°47'47" EAST, 70.00 FEET; THENCE SOUTH 27°20'11" EAST, 144.53 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 09°53'11" WEST, 238.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°17'17" WEST, 600.20 FEET; THENCE SOUTH 87°12'37" EAST, 53.90 FEET; THENCE SOUTH 87°07'01" WEST, 315.04 FEET; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 09°53'11" EAST, 238.06 FEET; THENCE SOUTH 88°07'01" EAST, 91.02 FEET; THENCE SOUTH 27°20'11" EAST, 144.53 FEET; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 140.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 36°22'56" EAST, 138.31 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°47'47" EAST, 70.00 FEET; THENCE SOUTH 27°20'11" EAST, 33.32 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 140.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 62°52'56" WEST, 138.31 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12°58'42" WEST, 144.73 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 240.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 34°12'37" WEST, 217.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 55°26'32" WEST, 1,206.57 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 51°10'37" WEST, 217.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 25°07'02" WEST, 1,206.57 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 240.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 34°12'37" WEST, 217.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 43°18'12" WEST, 144.73 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 848.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 30°30'38" WEST, 411.06 FEET TO THE NORTHEASTERLY BOUNDARY OF SAID HERON ISLES PHASE ONE; THENCE NORTH 53°07'17" WEST, ALONG SAID NORTHEASTERLY BOUNDARY, 1,248.44 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "2":

A PORTION OF SECTIONS 37 AND 44, TOWNSHIP 3 NORTH, AND A PORTION OF SECTION 36, TOWNSHIP 3 NORTH, ALL IN RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTH EASTERLY CORNER OF TRACT "H", HERON ISLES PHASE ONE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 98 THROUGH 108 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88°37'13" EAST, 1,206.83 FEET; THENCE NORTH 42°53'36" WEST, 123.08 FEET; THENCE SOUTH 88°37'13" EAST, 1,123.83 FEET TO THE WEST-CENTERLY RIGHT-OF-WAY LINE OF SOMERVILLE AVE. (A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 04°57'47" WEST, 2,284.31 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OCEAN ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 67°39'11" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 34.27 FEET; THENCE SOUTH 04°57'47" EAST, 438.19 FEET; THENCE NORTH 07°28'38" EAST, 1,272.74 FEET; THENCE SOUTH 31°07'28" WEST, 243.58 FEET; THENCE NORTH 88°06'35" WEST, 111.00 FEET; THENCE NORTH 88°06'35" EAST, 398.42 FEET; THENCE NORTH 88°06'35" WEST, 594.28 FEET TO THE EASTERLY BOUNDARY OF TRACT "H", SAID HERON ISLES PHASE ONE; THENCE ALONG SAID EASTERLY BOUNDARY, 6,023.31 FEET TO THE SOUTHERLY BOUNDARY OF SAID HERON ISLES PHASE ONE; THENCE THE FOLLOWING (11) COURSES ALONG SAID SOUTHERLY BOUNDARY: COURSE (1) - SOUTH 88°37'13" EAST, 198.88 FEET; COURSE (2) - SOUTH 28°48'16" EAST, 238.87 FEET; COURSE (3) - SOUTH 38°48'53" EAST, 337.20 FEET; COURSE (4) - SOUTH 70°27'47" EAST, 88.74 FEET; COURSE (5) - NORTH 88°42'06" EAST, 343.36 FEET; COURSE (6) - NORTH 70°27'47" WEST, 88.81 FEET; COURSE (7) - SOUTH 38°48'53" EAST, 125.11 FEET; COURSE (8) - SOUTH 01°17'30" WEST, 242.34 FEET; COURSE (9) - SOUTH 17°28'47" EAST, 1,012.13 FEET; COURSE (10) - NORTH 72°13'30" EAST, 201.26 FEET; COURSE (11) - NORTH 34°48'18" EAST, 70.00 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 114.86 ACRES, MORE OR LESS.

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY THE ZONING OFFICE OF NASSAU COUNTY, FLORIDA, AND FOUND TO BE IN COMPLIANCE WITH THE ZONING ORDINANCE.

DATE THIS 12th DAY OF July, A.D. 2006.

ZONING OFFICER

BANK OF AMERICA, N.A.

BANK OF AMERICA, N.A.

BY: LaDonna Harris
TITLE: S.V.P.

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF March, 2006 A.D. BY LaDonna Harris, THE VICE PRESIDENT OF BANK OF AMERICA, N.A. ON BEHALF OF BANK OF AMERICA.

MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

SHARON A. HUDSON
My Commission # DD 300211
Expires Dec 11, 2007

CLERKS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLIES IN FORM WITH CHAPTER 177, PART I, FLORIDA STATUTES, AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK 7, PAGES 218 THRU 228 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS 12th DAY OF July, A.D. 2006.

JOHN A. CRAWFORD, CLERK OF THE CIRCUIT COURT

CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY FOR NASSAU COUNTY, FLORIDA THIS 12 DAY OF June, A.D. 2006.

MICHAEL S. MULLIN, ESQUIRE OF THE COUNTY ATTORNEY

DEDICATION AND RESERVATION

[redacted]

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 MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.

2) BEARINGS SHOWN HEREON REFER TO THE BEARING OF NORTH 88°06'35" EAST ON THE NORTHEASTERLY BOUNDARY LINE OF TRACT "H", HERON ISLES PHASE ONE (PER PLAT BOOK 7, PAGES 98 THROUGH 108) AS DEPICTED ON THE PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND THE BEARINGS ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENTS "DANIEL" AND "BAGLEY" AND BEING ESTABLISHED BY CONVENTIONAL SURVEYING MEANS WITH AN ERROR OF CLOSURE EXCEEDING 1:30,000.

3) REFERENCE BENCHMARK: FLORIDA NATIONAL GEODETIC SURVEY MONUMENT NO. R.L.M. 27 (NATIONAL GEODETIC VERTICAL DATUM 1929)
ELEVATION = 27.74 (NAVDAM, GEOIDIC VERTICAL DATUM)

4) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "PUD", "PLANNED UNIT DEVELOPMENT" BY ORDINANCE 2004-76.

5) BUILDING RESTRICTION SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CURRENT COUNTY ZONING ORDINANCE AND CURRENT SITE AND ZONING PLAN.

BUILDING RESTRICTION LINE (BRL):

FRONT LINES — TWENTY (20) FEET
SIDE LINES — FIVE (5) FEET
REAR LINES — TWENTY (20) FEET
MAXIMUM BUILDING HEIGHT — THIRTY-FIVE (35) FEET

MINIMUM LOT DIMENSIONS SHALL BE: WIDTH - A 70-FOOT LOT, AND FOR A 30-FOOT LOT; AND DEPTH - A 100-FOOT LOT.

FOR CORNER LOTS, THE SETBACK FROM THE BRIDGE-OF-SIGHT SHALL BE TWENTY FEET (20') FOR THE SIDE PARALLEL TO THE STREET UPON WHICH THE LOT HAS ITS LONGEST DIMENSION AND TEN FEET (10') FOR THE OTHER SIDE ADJACENT TO THE BRIDGE-OF-SIGHT.

6) THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD ZONES "X" AND "X", AS PER FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 120074 0005C AND 0010C FOR NASSAU COUNTY, FLORIDA DATED MAY 4, 1988.

7) NOTE: IN THE EVENTUALITY, BY THIS PLAT, IN FEE IN WITH ALONG ALL LOTS, PARCELS, AND TRACTS, PARALLEL WITH AND/OR TO THE CONTIGUOUS WITH, ALL RIGHT-OF-WAY LINES SHOWN HEREON IN FLORIDA POWER AND LIGHT IN AMELIA PARK IN AN EVENTUALITY, BY THIS PLAT, IN FEE IN WITH A 10 FOOT EAVE BACK OF ALL ONE LAY LINES REFERRED TO FLORIDA POWER AND LIGHT, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

8) THE LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY ORDINANCES.

9) THE PROPERTY IS SUBJECT TO STORM SURGE INUNDATION DURING A CATEGORY 5 HURRICANE ACCORDING TO THE STORM SURGE ATLAS FOR NASSAU COUNTY PREPARED BY NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL.

10) THE ARCHITECTURAL INCLUSIONS SHOWN HEREON ARE ACCURATE TO A MAP OF SAID INCLUSIONS PREPARED BY THE TOWN, WATER, DEPARTMENT IN 2006. THE INCLUSIONS INFORMATION AND FLOODING WAS PREPARED BY ACCESS CONSULTANTS, ASSOCIATES.

11) CURRENT LAW PROHIBITS THAT THE CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE UNTIL SUCH TIME AS THE JURISDICTIONAL WETLAND LINES ON THE SITE HAVE BEEN VERIFIED BY NASSAU COUNTY AND THE APPROPRIATE STATE AND FEDERAL AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, AND AGENT AND THE 404 PERMITTING ACT ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THE WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REVISED FROM TIME TO TIME BY THE APPROPRIATE ENVIRONMENTAL AGENCIES.

12) PERMANENT REFERENCE MONUMENTS (PRM'S) OR ONE MONUMENT OF CONCRETE, 4-INCHES SQUARE & 24-INCHES LONG WITH A 1-INCH BRASS STAMPED "PRM LB 4632" AND ONE INCH SPIKE THUS ⊡

13) LOT CORNERS (5/8" IRON PIPES) AND MIDDLE POINTS OF CURVATURES & POINT OF TANGENCY ARE TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION.

14) TOTAL NUMBER OF LOTS: 309 LOTS, 16 TRACTS.

15) TOTAL ACREAGE: 114.86 ACRES

16) THE PROPOSED OVERALL PLAN FOR HERON ISLES PHASE TWO SHOWN HEREON ARE BASED ON REVISIONS AND NOTE TAKEN FROM PLANS 23-14 OF DEVELOPMENT PLAN FOR HERON ISLES PHASE TWO & LOCAL & RESOURCES, INC.; LAST REVISED AUGUST 2, 2006.

17) THE TEMPORARY CUL-DE-SAC SHOWN HEREON IS SUBJECT TO CONDITIONS FOUND IN CITIBANK "C" OF THE MARKET DESCRIPTION ATTACHED TO APPLICATION FOR PLANNED UNIT DEVELOPMENT, DATED AUGUST 30, 2004 FOR HERON ISLES.

HERON ISLES JOINT VENTURE, LLP

LaDonna Harris
VICE - P.S.
LaDonna Harris
(PRINT)

Stephen Douglas
VICE - P.S.
Stephen Douglas
(PRINT)

Eugene F. Mattson
VICE PRESIDENT, HERON ISLES

STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF March, 2006 A.D. BY Stephen E. Douglas, A MANAGING PARTNER OF HERON ISLES JOINT VENTURE, LLP, ON BEHALF OF THE LIMITED LIABILITY PARTNERSHIP.

MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

SHARON A. HUDSON
My Commission # DD 300211
Expires Dec 11, 2007

SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION. THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, AS AMENDED. THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) AND PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE SUBSEQUENTLY SET IN ACCORDANCE WITH CHAPTER 177.091(8) F.S.
QUALITY ENGINEERING, P.A. AND COMPLIES WITH THE LAWS OF NASSAU COUNTY, FLORIDA.

5-11-06
DATE

CHARLES ROBERT LEE, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5913
PRIVETT & ASSOC. OF FLA., INC.
7131 DOWNING BOULEVARD
JACKSONVILLE, FLORIDA 32241
(904) 733-7990 LB 4632

PRIVETT & ASSOC. OF FLORIDA, INC.
Engineering and Land Planning
2000 Southside Boulevard
Jacksonville, Florida 32241
(904) 733-7990 LB# 4632

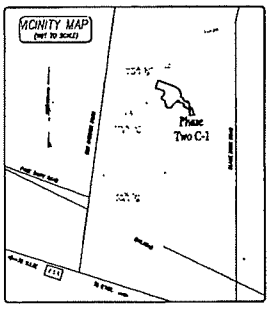
INSTR # 201415396, Recorded 08/11/2015 at 02:13 PM, John A Crawford, Clerk of Courts, Nassau County,

CFN #201415396

PLAT BOOK 8 PAGE 77
SHEET 1 OF 2 SHEETS

Heron Isles Phase Two C-1

BEING A PORTION OF SECTION 37 AND A PORTION OF THE Wm. G. CHRISTOPHER CLAIM, SECTION 50, ALL IN TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA



CAPTION:

[redacted]

NOTES:

[redacted]

DIRECTOR OF ENGINEERING SERVICES CERTIFICATE

CHIEF OF THE FIRE-RESCUE DEPARTMENT

TAX COLLECTOR'S CERTIFICATE

COUNTY HEALTH CERTIFICATE

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

COMMISSIONERS APPROVAL

ZONING CERTIFICATION

CLERK'S CERTIFICATE

CERTIFICATE OF COUNTY ATTORNEY

TITLE CERTIFICATION

[redacted]

MORTGAGEE'S CONSENT:

[redacted]

STATE OF FLORIDA COUNTY OF DUVAL:

[redacted]

SURVEYOR'S CERTIFICATE:

[redacted]

PARCEL IDENTIFICATION NUMBERS:

37 – 3N – 28 – 0000 – 0000 – 00-00
50 – 3N – 28 – 0000 – 0002 – 0070

PRIVETT & ASSOCIATES, INC.
SURVEYORS & LAND PLANNERS
LICENSED SURVEYORS
PHS No. LB 1. 1.
1301 DUNCAN LAND DRIVE
32 SOUTH SEMMES, 36686
(251) 342-3731
1728 SUNSETS BOULEVARD
JACKSONVILLE, FLORIDA, 32211
(904) 743-7730

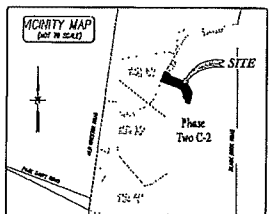
FIELD BOOK 394 | DWG. NO. P-3-2014-11-13

INSTR # 201605210, Recorded 02/24/2016 at 12:48 PM, John A Crawford, Clerk of Courts, Nassau County,

EIKA 2016 05210

Heron Isles Phase Two C-2

BEING A PORTION OF SECTION 37 AND A PORTION OF THE Wm. G. CHRISTOPHER CLAIM, SECTION 50, ALL IN TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA



DIRECTOR OF ENGINEERING SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND REVIEWED BY THE DIRECTOR OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA, THIS 22 DAY OF February, A.D. 2016.

DIRECTOR OF ENGINEERING SERVICES

CHIEF OF THE FIRE/RESCUE DEPARTMENT

THIS IS TO CERTIFY THAT THE PLAT HAS BEEN REVIEWED BY THE CHIEF OF THE FIRE/RESCUE DEPARTMENT OF NASSAU COUNTY, FLORIDA, THIS 22 DAY OF October, A.D. 2016.

CHIEF OF THE FIRE/RESCUE DEPARTMENT

TAX COLLECTORS CERTIFICATE

PARCEL IDENTIFICATION NUMBERS: 37-3N-28-0000-0001-0040, 37-3N-28-0000-0002-0070

ALL TAXES DUE AND PAYABLE ON THE PARCELS DESCRIBED ON THIS PLAT FOR THE YEARS PRECEDING THE RECORDING OF THIS PLAT HAVE BEEN PAID.

THIS 24th DAY OF February, A.D. 2016

TAX COLLECTOR

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT THE PROPOSED SEWAGE DISPOSAL SYSTEMS FOR THIS PLAT HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH, THIS 21st DAY OF January, A.D. 20 16.

DEPARTMENT OF HEALTH

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

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE GOVERNMENTAL LOCAL GOVERNMENT ENTITY AND SUBMIT REVIEW AND ACCEPTANCE AS AN AGENT OF THE COUNTY THE CERTIFICATE OF REVIEW AS IS LOCAL GOVERNMENT'S OWN REPRESENTATIVE OF WHATEVER SIZE IT MAY DETERMINE TO BE AND SHALL NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR SUFFICIENCY OF THE PLAT.

Feb 22, 2016
DATE

COMMISSIONERS APPROVAL

PLANNED AND APPROVED THE 22nd DAY OF February A.D. 20 16 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CAPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN A PORTION OF SECTION 37 AND A PORTION OF THE WM. G. CHRISTOPHER CLAIM, SECTION 50, ALL IN TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 544, HERON ISLES PHASE TWO C-1 (ACCORDING TO PLAT RECORDED IN THE AFTERMATH, RECORDS OF SAID COUNTY IN PLAT BOOK 8, PAGES 77-79) SAID POINT OF BEGINNING ALSO LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF HERON ISLES PARKWAY (AN 80-FOOT RIGHT-OF-WAY ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 218-220) AND RUN SOUTH 00° 00' 01" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 70.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID HERON ISLES PARKWAY, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 34° 22' 54" EAST, 81.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE NORTH 26° 47' 08" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 81.88 FEET TO A POINT; RUN THENCE NORTH 00° 17' 57" EAST, LEAVING SAID NORTHERLY SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO A POINT; RUN THENCE SOUTH 26° 44' 14" EAST, 105.00 FEET TO A POINT; RUN THENCE SOUTH 00° 00' 00" EAST, A DISTANCE OF 63.00 FEET TO A POINT; RUN THENCE SOUTH 26° 31' 13" WEST, A DISTANCE OF 30.53 FEET TO A POINT; RUN THENCE SOUTH 26° 31' 20" EAST, A DISTANCE OF 300.00 FEET TO A POINT; RUN THENCE SOUTH 26° 34' 37" EAST, 121.00 FEET TO A POINT; RUN THENCE SOUTH 25° 22' 22" EAST, A DISTANCE OF 81.03 FEET TO A POINT; RUN THENCE SOUTH 27° 15' 15" EAST, 108.43 FEET TO A POINT; RUN THENCE SOUTH 11° 30' 34" WEST, A DISTANCE OF 263.06 FEET TO A POINT; RUN THENCE SOUTH 20° 06' 14" WEST, A DISTANCE OF 38.71 FEET TO A POINT; RUN THENCE SOUTH 71° 53' 32" EAST, A DISTANCE OF 12.04 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF TRACT "E" OF WYNDHAM-HERON ISLES PHASE TWO C-1; RUN THENCE SOUTH 30° 00' 01" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 21.11 FEET TO A POINT; RUN THENCE SOUTH 52° 00' 21" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 21.75 FEET TO A POINT; RUN THENCE SOUTH 30° 30' 43" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 14.34 FEET TO THE NORTHEAST CORNER OF LOT 678, HERON ISLES PHASE TWO C-1; RUN THENCE IN A NORTHWESTERLY, NORTHEASTERLY, NORTHWESTERLY, NORTHEASTERLY DIRECTION ALONG THE NORTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHWESTERLY LINE OF SAID HERON ISLES PHASE TWO C-1 THE FOLLOWING FIVE (5) COURSES: COURSE NO. 1- NORTH 60° 32' 44" WEST, A DISTANCE OF 140.00 FEET; COURSE NO. 2 - NORTH 12° 04' 00" WEST, A DISTANCE OF 70.47 FEET; COURSE NO. 3 - NORTH 22° 33' 38" WEST, A DISTANCE OF 118.12 FEET; COURSE NO. 4 - NORTH 24° 35' 40" EAST, A DISTANCE OF 38.38 FEET; COURSE NO. 5- NORTH 00° 24' 24" WEST, A DISTANCE OF 98.51 FEET TO A POINT OF CURVATURE; THENCE CONTINUE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE IN EAST NORTHWEST LINE, SAID CURVE BEING CONCAVE NORTHEAST AND HAVING A RADIUS OF 1,139.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 19° 52' 44" EAST, 94.94 FEET TO A POINT OF COMPOUND CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN THE NORTHEASTERLY LINE OF SAID HERON ISLES PHASE TWO C-1, SAID CURVE BEING CONCAVE NORTHEAST AND HAVING A RADIUS OF 263.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 37° 37' 34" WEST, 254.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE NORTH 26° 26' 23" WEST, ALONG EAST NORTHWEST NORTHEASTERLY LINE, A DISTANCE OF 77.79 FEET TO A POINT OF CURVATURE; THENCE CONTINUE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID NORTHEASTERLY LINE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 61.00 FEET, CHORD BEARING AND DISTANCE OF NORTH 63° 32' 54" WEST, 98.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE NORTH 00° 39' 11" WEST, 8.00 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 8.79 ACRES, MORE OR LESS.

ZONING CERTIFICATION

NASSAU COUNTY ZONING THIS PLAT HAS BEEN EXAMINED BY ME AND FOUND TO BE IN COMPLIANCE WITH THE ZONING REGULATIONS OF NASSAU COUNTY, FLORIDA.

DATED THIS 22nd DAY OF FEB, A.D. 20 16

ZONING OFFICIAL

CLERKS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND IS CORRECT IN FORM WITH CHAPTER 177, PART I, OF FLORIDA STATUTES, AND FILED FOR RECORD AT 12:48 PM/AM ON THE 24th DAY OF February, A.D. 20 16 AND RECORDED IN PLAT BOOK 8, PAGE 13A-13C OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

John A Crawford
JOHN A. CRAWFORD, 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 OF NASSAU COUNTY, FLORIDA, THIS 22 DAY OF Feb, A.D. 20 16.

COUNTY ATTORNEY

TITLE CERTIFICATION

WE HAVE REVIEWED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN THE PARTIES DEDICATING THE PROPERTY TO THE PUBLIC AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES AND RESTRICTIONS THAT WERE NOT ESTABLISHED OR PRESENT AT THE TIME THE PROPERTY WAS DEDICATED TO THE PUBLIC. WE FIND THAT THE DEDICATION OF THE PROPERTY TO THE PUBLIC IS PROPER AND THAT IT IS BINDING ON THE OWNER AND THEIR SUCCESSORS AND ASSIGNS. WE FIND THAT THE PARTIES SIGNING THE PLAT HAVE THE FULL FORCE AND EFFECT.

DATED 1-19-2016

TITLE COMPANY REPRESENTATIVE

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE PLAT HEREON DESCRIBED HAS BEEN SURVEYED AND DIVIDED INTO LOTS AND DEDICATED AREAS AS SHOWN HEREON, AND THE LANDS DESCRIBED ON THE CAPTION HEREON, AND THAT THIS PLAT CONTAINS THE NAME IN THE DEDICATION AND DEDICATED AND THAT THE PLAT HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAT HEREON DESCRIBED AND DEDICATED AS PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

THE NAME THE HERON ISLES PHASE TWO C-2 HAS BEEN APPROVED BY THE HERON ISLES PHASE TWO C-2 HOMEOWNERS ASSOCIATION, INC.

THE NAME THE HERON ISLES PHASE TWO C-2 HAS BEEN APPROVED BY THE HERON ISLES PHASE TWO C-2 HOMEOWNERS ASSOCIATION, INC.

THE COMMON AREAS AND UTILITY EASEMENTS SHOWN HEREON PROVIDED ACCESS AND USE WITHIN DESIGNATED AREAS TO THE PUBLIC AND PROPERLY ZONED PROPERTY

INSTR # 201705341, Recorded 03/28/2017 at 02:57 PM, John A Crawford, Clerk of Courts, Nassau County,

Heron Isles Phase Two C-3

A PORTION OF SECTION 37, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

LIKE 201705147

CAPTION

A PORTION OF SECTION 37, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

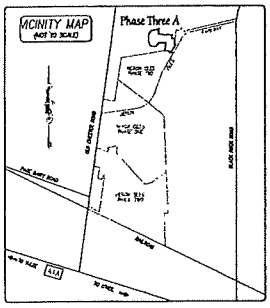
BEING AT SOUTHEASTERLY CORNER OF LOT 146, AS SHOWN ON THE PLAT OF HERON ISLES PHASE TWO C-1, RECORDED IN PLAT BOOK 8, PAGES 73 THROUGH 76, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY, SOUTHWESTERLY, SOUTHERLY, EASTERLY, AND NORTHEASTERLY ALONG THE SOUTHERNMOST LINES OF SAID PLAT OF HERON ISLES PHASE TWO C-1, RUN THE FOLLOWING (29) THIRTY-ONE COURSES AND DISTANCES: COURSE NO. 1: SOUTH 70°07'07" EAST, 108.07 FEET; COURSE NO. 2: SOUTH 84°53'57" EAST, 49.79 FEET; COURSE NO. 3: SOUTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 4: SOUTH 19°52'53" WEST, 20.00 FEET; COURSE NO. 5: SOUTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 6: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 7: SOUTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 8: SOUTH 19°52'53" WEST, 20.00 FEET; COURSE NO. 9: SOUTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 10: SOUTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 11: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 12: NORTH 84°53'57" EAST, 49.79 FEET; COURSE NO. 13: NORTH 70°07'07" EAST, 108.07 FEET; COURSE NO. 14: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 15: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 16: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 17: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 18: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 19: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 20: NORTH 84°53'57" EAST, 49.79 FEET; COURSE NO. 21: NORTH 70°07'07" EAST, 108.07 FEET; COURSE NO. 22: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 23: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 24: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 25: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 26: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 27: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 28: NORTH 84°53'57" EAST, 49.79 FEET; COURSE NO. 29: NORTH 70°07'07" EAST, 108.07 FEET; THENCE SOUTHEASTERLY, ALONG AND BEING BOUNDED BY A CURVE BEARING AND DISTANCE OF SOUTH 87°17'37" EAST, 7.28 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 30: SOUTH 87°17'37" EAST, 69.93 FEET; COURSE NO. 31: SOUTH 15°07'07" EAST, 14.14 FEET; COURSE NO. 32: SOUTH 70°07'07" EAST, 20.00 FEET; COURSE NO. 33: NORTH 19°52'53" EAST, 14.14 FEET; COURSE NO. 34: SOUTH 87°17'37" EAST, 30.81 FEET; COURSE NO. 35: NORTH 70°07'07" EAST, 20.00 FEET; COURSE NO. 36: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 37: NORTH 70°07'07" EAST, 20.00 FEET; COURSE NO. 38: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 39: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 40: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 41: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 42: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 43: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 44: NORTH 84°53'57" EAST, 49.79 FEET; COURSE NO. 45: NORTH 70°07'07" EAST, 108.07 FEET; COURSE NO. 46: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 47: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 48: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 49: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 50: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 51: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 52: NORTH 84°53'57" EAST, 49.79 FEET; COURSE NO. 53: NORTH 70°07'07" EAST, 108.07 FEET; COURSE NO. 54: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 55: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 56: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 57: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 58: NORTH 84°53'57" EAST, 49.79 FEET; COURSE NO. 59: NORTH 70°07'07" EAST, 108.07 FEET; THENCE SOUTHEASTERLY, ALONG AND BEING BOUNDED BY A CURVE BEARING AND DISTANCE OF SOUTH 87°17'37" EAST, 7.28 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 60: SOUTH 87°17'37" EAST, 69.93 FEET; COURSE NO. 61: SOUTH 15°07'07" EAST, 14.14 FEET; COURSE NO. 62: SOUTH 70°07'07" EAST, 20.00 FEET; COURSE NO. 63: NORTH 19°52'53" EAST, 14.14 FEET; COURSE NO. 64: SOUTH 87°17'37" EAST, 30.81 FEET; COURSE NO. 65: NORTH 70°07'07" EAST, 20.00 FEET; COURSE NO. 66: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 67: NORTH 70°07'07" EAST, 20.00 FEET; COURSE NO. 68: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 69: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 70: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 71: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 72: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 73: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 74: NORTH 84°53'57" EAST, 49.79 FEET; COURSE NO. 75: NORTH 70°07'07" EAST, 108.07 FEET; COURSE NO. 76: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 77: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 78: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 79: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 80: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 81: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 82: NORTH 84°53'57" EAST, 49.79 FEET; COURSE NO. 83: NORTH 70°07'07" EAST, 108.07 FEET; THENCE SOUTHEASTERLY, ALONG AND BEING BOUNDED BY A CURVE BEARING AND DISTANCE OF SOUTH 87°17'37" EAST, 7.28 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 84: SOUTH 87°17'37" EAST, 69.93 FEET; COURSE NO. 85: SOUTH 15°07'07" EAST, 14.14 FEET; COURSE NO. 86: SOUTH 70°07'07" EAST, 20.00 FEET; COURSE NO. 87: NORTH 19°52'53" EAST, 14.14 FEET; COURSE NO. 88: SOUTH 87°17'37" EAST, 30.81 FEET; COURSE NO. 89: NORTH 70°07'07" EAST, 20.00 FEET; COURSE NO. 90: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 91: NORTH 70°07'07" EAST, 20.00 FEET; COURSE NO. 92: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 93: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 94: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 95: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 96: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 97: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 98: NORTH 84°53'57" EAST, 49.79 FEET; COURSE NO. 99: NORTH 70°07'07" EAST, 108.07 FEET; THENCE SOUTHEASTERLY, ALONG AND BEING BOUNDED BY A CURVE BEARING AND DISTANCE OF SOUTH 87°17'37" EAST, 7.28 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 100: SOUTH 87°17'37" EAST, 69.93 FEET; COURSE NO. 101: SOUTH 15°07'07" EAST, 14.14 FEET; COURSE NO. 102: SOUTH 70°07'07" EAST, 20.00 FEET; COURSE NO. 103: NORTH 19°52'53" EAST, 14.14 FEET; COURSE NO. 104: SOUTH 87°17'37" EAST, 30.81 FEET; COURSE NO. 105: NORTH 70°07'07" EAST, 20.00 FEET; COURSE NO. 106: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 107: NORTH 70°07'07" EAST, 20.00 FEET; COURSE NO. 108: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 109: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 110: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 111: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 112: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 113: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 114: NORTH 84°53'57" EAST, 49.79 FEET; COURSE NO. 115: NORTH 70°07'07" EAST, 108.07 FEET; COURSE NO. 116: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 117: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 118: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 119: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 120: NORTH 19°52'53" EAST, 20.00 FEET; COURSE NO. 121: NORTH 70°07'07" EAST, 100.00 FEET; COURSE NO. 122: NORTH 84°53'57" EAST, 49.79 FEET; COURSE NO. 123: NORTH 70°07'07" EAST, 108.07 FEET; THENCE SOUTHEASTERLY, ALONG AND BEING BOUNDED BY A CURVE BEARING AND DISTANCE OF SOUTH 87°17'37" EAST, 7.28 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 87°17'37" EAST, 21.14 FEET; THENCE SOUTH 15°07'07" EAST, 14.14 FEET, TO THE NORTHERLY LINE OF "PLANTAGE LANE" RECORDED IN OFFICIAL RECORDS BOOK, PAGE 1295, OF SAID PUBLIC RECORDS; THENCE SOUTH 70°07'07" WEST, ALONG SAID LAST SAID LINE, 140.84 FEET, TO THE NORTH EXPERTLY CORNER OF TRACT "D" AS SHOWN ON THE PLAT OF HERON ISLES PHASE ONE, AS RECORDED IN PLAT BOOK 7, PAGES 142 THROUGH 145, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 19°52'53" WEST, 14.14 FEET; THENCE NORTH 87°17'37" WEST, 24.28 FEET; THENCE SOUTH 24°07'07" WEST, 14.14 FEET; THENCE NORTH 87°17'37" WEST, 21.14 FEET; THENCE SOUTH 15°07'07" WEST, 14.14 FEET; THENCE NORTH 87°17'37" WEST, 30.81 FEET; THENCE NORTH 19°52'53" WEST, 14.14 FEET; THENCE SOUTH 70°07'07" WEST, 20.00 FEET; THENCE NORTH 19°52'53

DOCUMENT # 201415722, Recorded 06/12/2014 at 09:44 AM, John A Crawford, Clerk of Courts, Nassau County,

CFN #201415722

Heron Isles Phase Three A

BEING A PORTION OF THE JOHN W. LOWE MILL GRANT, SECTION 44 AND A PORTION OF THE Wm. G. CHRISTOPHER CLAIM, SECTION 50, ALL IN TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA



CAPTION:

[illegible]

THE LAND THAT BECOMES COMMON LAND [illegible]

ADOPTION AND DEDICATION

[illegible]

HERON ISLES JOINT VENTURE, LLP

[illegible]

Sam J. Hall
[illegible]

John D. Hicks
[illegible]

James D. Hicks
[illegible]

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF April, 2014 BY [illegible] PARTNERS OF HERON ISLES JOINT VENTURE, LLP, ON BEHALF OF THE LIMITED LIABILITY PARTNERSHIP.

[illegible] MY COMMISSION EXPIRES 12/11/15

MARION A. HUDSON
Notary Public, State of Florida
My Commission Expires on 12/11/15
Commission # EE 111000

NOTES:

[illegible]

DIRECTOR OF ENGINEERING SERVICES CERTIFICATE

[illegible]

DIRECTOR OF ENGINEERING SERVICES

CHIEF OF THE FIRE-RESCUE DEPARTMENT

[illegible]

CHIEF OF THE FIRE-RESCUE DEPARTMENT

TAX COLLECTOR'S CERTIFICATE

[illegible]

COUNTY HEALTH CERTIFICATE

[illegible]

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

[illegible]

COMMISSIONERS APPROVAL

[illegible]

ZONING CERTIFICATION

[illegible]

CLERK'S CERTIFICATE

[illegible]

CERTIFICATE OF COUNTY ATTORNEY

[illegible]

TITLE CERTIFICATION

[illegible]

MORTGAGEE'S CONSENT:

[illegible]

AMERICAN STATE BANK

James D. Hicks
[illegible]

Sam J. Hall
[illegible]

STATE OF FLORIDA COUNTY OF DUVAL:

[illegible]

STATE OF FLORIDA
COUNTY OF DUVAL

SUSAN A. HARLOW
[illegible]

12/10/15
MY COMMISSION EXPIRES

SUSAN A. HARLOW
Notary Public, State of Florida
My Commission Expires on 12/10/15
Commission # EE 111000

SURVEYORS CERTIFICATE:

[illegible]

4-21-14
DATE

PARCEL IDENTIFICATION NUMBERS:

41 – 3N – 28 – 0000 – 0001 – 0000
41 – 3N – 28 – 0000 – 0001 – 0010
50 – 3N – 28 – 0000 – 0001 – 0070

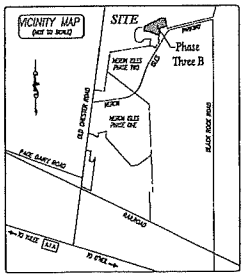
PRIVETT & ASSOCIATES, INC.
SURVEYORS & LAND PLANNERS
LICENSED SURVEYOR: 1750 N. 4th. St.
LICENSED BUSINESS: 1670 BLACKLAKE DRIVE, FT. WALTON BEACH, FL 32548
LB. 4300 FL. 2728 NORTH HOGAN STREET, JACKSONVILLE, FLORIDA 32202 (904) 353-7312
FIELD BOOK 344 | DWG. NO. F-3-32411(1-11-13)

INSTR # 201605398, Recorded 02/29/2016 at 04:30 PM, John A Crawford, Clerk of Courts, Nassau County,

PLAT BOOK 8 PAGE 138
SHEET 1 OF 2 SHEETS
2016-05398

Heron Isles Phase Three B

BEING A PORTION OF THE JOHN W. LOWE MILL GRANT, SECTION 44 AND A PORTION OF THE Wm. G. CHRISTOPHER CLAIM, SECTION 50, ALL IN TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA



CAPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN A PORTION OF THE JOHN W. LOWE MILL GRANT, SECTION 44 AND A PORTION OF THE Wm. G. CHRISTOPHER CLAIM, SECTION 50, ALL IN TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF LOT 701, HERON ISLES PHASE THREE A ACCORDING TO PLAT THEREOF RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN PLAT BOOK 8, PAGES 79-85, SAID POINT OF BEGINNING ALSO LYING ON THE WESTERLY LINE OF TRACT "C", HERON ISLES PHASE TWO ACCORDING TO PLAT THEREOF RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN PLAT BOOK 7, PAGES 218-228 AND RUN NORTH 07° 18' 37" WEST, ALONG THE NORTHERLY LINE OF LAST MENTIONED LOT 701, HERON ISLES PHASE THREE A, A DISTANCE OF 100.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF UNALLOCATED DRIVE (A 80-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); RUN THENCE NORTH 12° 30' 00" WEST, A DISTANCE OF 61.61 FEET TO A POINT LYING ON THE WESTERLY LINE OF SAID UNALLOCATED DRIVE, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF LOT 477 OF SAID HERON ISLES PHASE THREE A; RUN THENCE NORTH 89° 18' 37" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 477, A DISTANCE OF 110.20 FEET TO THE NORTHWESTERLY CORNER THEREOF, SAID POINT LYING ON THE EASTERLY LINE OF LOT 476 OF SAID HERON ISLES PHASE THREE A; RUN THENCE NORTH 08° 41' 23" EAST, ALONG LAST MENTIONED EASTERLY LINE, A DISTANCE OF 40.00 FEET TO A NORTHEASTERLY CORNER THEREOF; RUN THENCE NORTH 81° 18' 37" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 476 AND THE PROLONGATION THEREOF, A DISTANCE OF 300.00 FEET TO THE NORTHWEST CORNER OF LOT 473 OF SAID HERON ISLES PHASE THREE A, SAID POINT LYING ON THE EASTERLY LINE OF LOT 474, HERON ISLES PHASE THREE A; RUN THENCE NORTH 08° 41' 23" EAST, ALONG THE EASTERLY LINE OF SAID LOT 474, A DISTANCE OF 110.00 FEET TO THE NORTHEAST CORNER THEREOF; RUN THENCE IN A NORTHWESTERLY, EASTERLY, SOUTHERLY AND SOUTHEASTERLY DIRECTION ALONG THE NORTHEASTERLY, SOUTHERLY, WESTERLY, AND SOUTHWESTERLY LINE OF A WETLAND BUFFER FOR THE FOLLOWING THIRTEEN (13) COURSES: COURSE NO. 1 – NORTH 65° 17' 39" EAST, 34.00 FEET; COURSE NO. 2 – NORTH 11° 20' 33" EAST, 110.40 FEET; COURSE NO. 3 – NORTH 63° 53' 42" EAST, 103.15 FEET; COURSE NO. 4 – NORTH 05° 47' 29" EAST, 121.00 FEET; COURSE NO. 5 – NORTH 67° 55' 14" EAST, 91.14 FEET; COURSE NO. 6 – NORTH 61° 45' 15" EAST, 25.00 FEET; COURSE NO. 7 – NORTH 72° 51' 13" EAST, 85.47 FEET; COURSE NO. 8 – SOUTH 83° 41' 14" EAST, 110.00 FEET; COURSE NO. 9 – SOUTH 13° 11' 14" EAST, 72.43 FEET; COURSE NO. 10 – SOUTH 39° 01' 14" EAST, 29.11 FEET; COURSE NO. 11 – SOUTH 07° 24' 50" EAST, 52.39 FEET; COURSE NO. 12 – SOUTH 21° 04' 35" WEST, 68.77 FEET; COURSE NO. 13 – SOUTH 29° 58' 39" EAST, 57.15 FEET TO A POINT; RUN THENCE NORTH 60° 01' 24" WEST, 28.82 FEET TO A POINT LYING AT THE NORTHEAST CORNER OF AFORMENTIONED TRACT "C"; HERON ISLES PHASE TWO; RUN THENCE NORTH 89° 18' 37" WEST, ALONG NORTH LINE OF SAID TRACT "C", A DISTANCE OF 21.57 FEET TO THE MOST NORTHWEST CORNER THEREOF; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN THE NORTHWESTERLY LINE OF LAST MENTIONED TRACT "C", SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 46° 53' 11" WEST, 230.20 FEET TO THE NORTHWEST CORNER THEREOF; RUN THENCE SOUTH 00° 01' 23" WEST, ALONG THE WESTERLY LINE OF SAID TRACT "C", A DISTANCE OF 230.26 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 6.64 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

[illegible]

HERON ISLES JOINT VENTURE, LLC

Sarah Hall
WITNESS

Sarah J. Hall
PRINTED NAME

Kathy Williford
WITNESS

Kathy Williford
PRINTED NAME

Duane A. Hudson
BY: DUANE A. HUDSON, MANAGING PARTNER

STATE OF FLORIDA, COUNTY OF NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF December, 2015, BY DUANE A. HUDSON, A MANAGING PARTNER OF HERON ISLES JOINT VENTURE, LLC, ON BEHALF OF THE LIMITED LIABILITY PARTNERSHIP.

Duane A. Hudson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

12/11/19
MY COMMISSION EXPIRES

SHARON A. HUDSON
MY COMMISSION # FF 000000
EXPIRES: December 12, 2019

NOTES:

[illegible]

DIRECTOR OF ENGINEERING SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THE WITHIN PLAT HAS BEEN EXAMINED AND REVIEWED BY THE DIRECTOR OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA THIS 22 DAY OF February, AD 2016

DIRECTOR OF ENGINEERING SERVICES

CHIEF OF THE FIRE-RESCUE DEPARTMENT

THIS IS TO CERTIFY THAT THE WITHIN PLAT HAS BEEN REVIEWED BY THE CHIEF OF THE FIRE-RESCUE DEPARTMENT OF NASSAU COUNTY, FLORIDA THIS 22 DAY OF February, AD 2016

CHIEF OF FIRE-RESCUE DEPARTMENT

TAX COLLECTORS CERTIFICATE

PARCEL IDENTIFICATION NUMBERS: 44-3N-28-0000-0001-0290

ALL TAXES DUE AND DUE IN FULL ON ALL PARCELS DESCRIBED ON THIS PLAT FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT.

DATED THIS 22nd DAY OF February, AD 2016

John M. Drew, CFC
JOHN M. DREW, NASSAU COUNTY TAX COLLECTOR

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE WITHIN PLAT THIS 24th DAY OF February, AD 2016 AND FOUND IT TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWER SYSTEMS.

MICHAEL CORNELL, COUNTY HEALTH DEPARTMENT

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

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNMENT BODY AND HAVE FOUND IT AS A MATTER OF THE COUNTY THE LAWS CONTROLLING AS TO FORM, CONFORMITY THE REQUIREMENTS OF CHAPTER 177 IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING RECORDED ON THIS PLAT.

MICHAEL A. SINCIC, P.L.S.
FLORIDA REGISTRATION 5400

COMMISSIONERS APPROVAL

CLEARED AND APPROVED THE 22nd DAY OF February, AD 2016 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD OF COMMISSIONERS

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT AND PLAN CONFORMS WITH THE ZONING RULES AND REGULATIONS OF THE ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA, PERTAINING TO ZONING.

DATED THIS 22nd DAY OF February, AD 2016

ZONING PLANNER

CLERKS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IS COMPLETE IN FORM AND CHAPTER 177-180, LAWS OF FLORIDA, OF 1971, FLORIDA STATUTES, 1973, AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK 8, PAGE 138 THIS 29 DAY OF February, AD 2016 IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THE 22nd DAY OF February, AD 2016

JOHN A. CRAWFORD, 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 NASSAU COUNTY, FLORIDA. THIS 22nd DAY OF Feb, AD 2016

MICHAEL S. MULLIN, ATTORNEY
FLORIDA BAR NO. - 30084

TITLE CERTIFICATION

WE, THE UNDERSIGNED, ATTORNEYS, TITLE INSURANCE COMPANY, A TITLE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE FOLLOWING DESCRIBED REAL ESTATE IN NASSAU COUNTY, FLORIDA AND TO BE PLATTED IN THE PLATTING DESCRIBED PROPERTY AND WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS VESTED IN HERON ISLES JOINT VENTURE, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BUT ANY MORTGAGES OR OTHER ENCUMBRANCES OWED THAN SHALL BE SATISFIED OR OTHERWISE SUBORDINATED TO THE DEDICATION OF THE PLAT.

1-12-2016
DATE

TITLE COMPANY REPRESENTATIVE

MORTGAGEE'S CONSENT:

I, UNDERSIGNED, AN OFFICER OF AMERICAN ENTERPRISE BANK OF FLORIDA, HAS MORTGAGE FOR AND CONSENT TO THE RECORDING AND DEDICATION OF THE PLATTED PROPERTY BY THE OWNER OF THE PROPERTY DESCRIBED IN THE HERON ISLES PHASE THREE B, AS RECORDED IN OFFICIAL RECORDS BOOK 8, PAGE 138, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AND RESERVATIONS.

AMERICAN ENTERPRISE BANK OF FLORIDA

BY: [illegible]
VICE PRESIDENT

Sarah Hall
WITNESS

Sarah J. Hall
PRINTED NAME

Kathy Williford
WITNESS

Kathy Williford
PRINTED NAME

AMERICAN ENTERPRISE BANK OF FLORIDA CORPORATE SEAL 2004

STATE OF FLORIDA, COUNTY OF DUVAL:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF December, 2015, BY [illegible] AS VICE PRESIDENT OF AMERICAN ENTERPRISE BANK OF FLORIDA, A CORPORATE BANK, ON BEHALF OF THE CORPORATE BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [illegible] AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF December, 2015

Duane A. Hudson
NOTARY PUBLIC
STATE OF FLORIDA

SHARON A. HUDSON
MY COMMISSION # FF 000000
EXPIRES: December 12, 2019

Sharon A. Hudson
PRINTED NAME

12/11/19
MY COMMISSION EXPIRES

SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SUBJECTED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE BOUNDARY DATA HAS BEEN CHECKED FOR MATHEMATICAL REPRESENTATION AND ACCURACY, THAT THE SURVEY DATA COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (PCP'S) WILL BE SUBMITTED TO A COUNTY APPROVED LOCAL OR STATE REGULATORY AGENCY FOR COUNTY REVIEW, PRIOR TO THE RECORDING OF THE PLAT, AND THAT THE SURVEY DATA COMPLIES WITH THE REQUIREMENTS OF SECTION 177.091(9) FLORIDA STATUTES.

BY: [illegible] DATE: 12-18-15
MICHAEL A. SINCIC, P.L.S.
FLORIDA REGISTERED SURVEYOR NO. 5400
PRIVETT & ASSOCIATES, INC. LB 2262
THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A LICENSED SURVEYOR AND MAPPER.

PARCEL IDENTIFICATION NUMBER:
44 – 3N – 28 – 0000 – 0001 – 0290

PLAT DATE: MAY 27, 2015

PRIVETT & ASSOCIATES, INC.
SURVEYORS & LAND PLANNERS
LICENSED SURVEY LB 2262 — LICENSED BUSINESS
FIRM No. LB, 54, 1301 SHUMARD OAK BLVD. — 1733 ROWNDES BOULEVARD
FT. MARTIN, GEORGIA 31084 — JACKSONVILLE, FLORIDA 32211
(912) 882-3728 — (904) 723-7628

FIELD BOOK 106, PAGES 56-57
PLAT BOOK 8, PAGE 138
SHEET 1 OF 2 — DWG. NO. 10-3-2017(A)-5-15

INSTR # 201704794, Recorded 02/16/2017 at 09:12 AM, John A Crawford, Clerk of Courts, Nassau County,

CFN #201704794

PLAT BOOK 8 PAGE 177

Heron Isles — Phase Three C

A PORTION OF THE JOHN W. LOWE MILL GRANT, SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

SHEET 1 OF 3 SHEETS
39 LOTS AND 4 TRACTS IN THIS PHASE

CAPTION

A PORTION OF THE JOHN W. LOWE MILL GRANT, SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT PARTICULATE POINT OF BEGINNING, A 4" PINCH TOP PIPE AT INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF CHESTER ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD NO. 200 (CHESTER ROAD), SECTION 74010-2516, DATED 1/1/1962, AND THE EASTERLY RIGHT OF WAY LINE OF CHESTER ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD NO. 200 (CHESTER ROAD), SECTION 74010-2516, DATED 1/1/1962, THENCE NORTH 00°00'00" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF CHESTER ROAD, 1373.15 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°00'00" EAST, 330.45 FEET; THENCE SOUTH 89°59'57" EAST, 61.53 FEET; THENCE NORTH 79°04'00" EAST, 241.42 FEET; THENCE SOUTH 71°00'00" EAST, 82.00 FEET; THENCE SOUTH 09°00'00" WEST, 30.71 FEET; THENCE SOUTH 40°00'00" EAST, 172.00 FEET; THENCE SOUTH 51°00'00" EAST, 118.00 FEET; THENCE SOUTH 27°00'00" EAST, 64.00 FEET; THENCE NORTH 83°00'00" EAST, 118.00 FEET; THENCE NORTH 51°00'00" EAST, 172.00 FEET; THENCE NORTH 40°00'00" EAST, 30.71 FEET; THENCE NORTH 09°00'00" EAST, 241.42 FEET; THENCE NORTH 71°00'00" EAST, 82.00 FEET; THENCE NORTH 79°04'00" EAST, 61.53 FEET; THENCE NORTH 00°00'00" EAST, 1,000.00 FEET; THENCE NORTH 89°59'57" EAST, 1,320.00 FEET; THENCE NORTH 00°00'00" EAST, 1,320

EXHIBIT "B"

AGREEMENT FOR JURISDICTION ON PRIVATE ROADS
HERON ISLES OWNERS ASSOCIATION, INC.,
HERON ISLES COMMUNITY DEVELOPMENT DISTRICT,
NASSAU COUNTY, FLORIDA, AND
THE NASSAU COUNTY SHERIFF'S OFFICE

WAIVER

I, **Bill Leeper, Sheriff of Nassau County, Florida**, a Constitutional Officer of the State of Florida, do hereby, in accordance with *Section 316.006, Florida Statutes,* hereby waive the right to preclude this Agreement from taking effect prior to October 1, the beginning of the County's Fiscal Year.

As Sheriff, I hereby consent to the Agreement for Traffic Control on Private Roads attached hereto, having full force and effect upon execution by the parties.

Dated this 16 day of May, 2019.

NASSAU COUNTY SHERIFF'S OFFICE

Bill Leeper, Sheriff