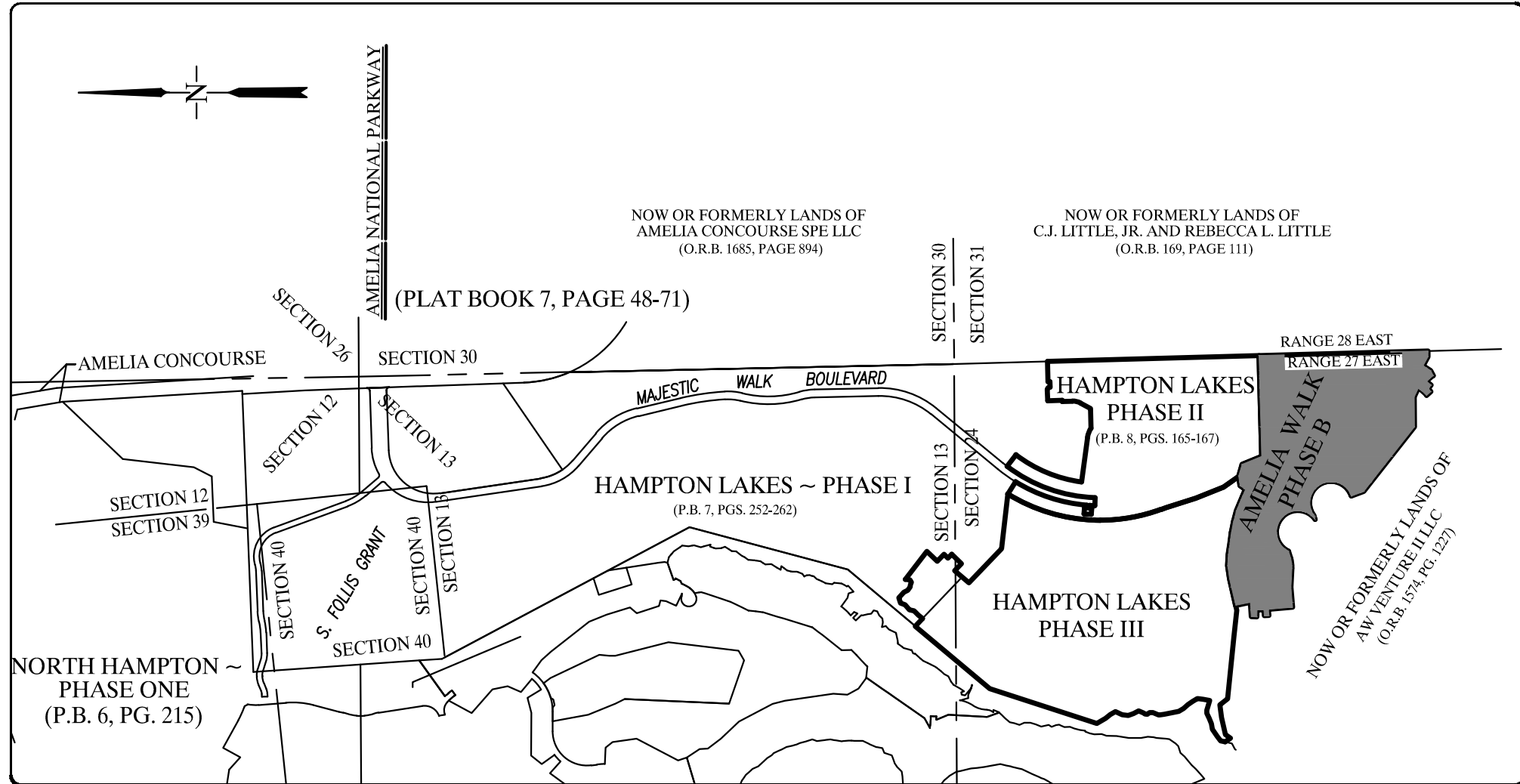


# HAMPTON LAKES PHASE IV - B

BEING A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

SHEET 1 OF 3



VICINITY MAP  
(NOT TO SCALE)

## CAPTION:

A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF HAMPTON LAKES-PHASE II, AS RECORDED IN PLAT BOOK 8, PAGES 165 THROUGH 167, OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE EASTERLY LINE OF SAID SECTION 24; THENCE THE FOLLOWING (3) COURSES ALONG THE SOUTHERLY BOUNDARY OF SAID HAMPTON LAKES-PHASE II: COURSE (1) SOUTH 88°26'01" WEST, 897.10 FEET; COURSE (2) NORTH 22°11'21" WEST, 189.34 FEET; COURSE (3) NORTH 74°28'19" WEST, 111.86 FEET TO THE SOUTHEAST CORNER HAMPTON LAKES-PHASE III, AS RECORDED IN BOOK 2229, PAGE 288-290 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE THE FOLLOWING (10) COURSES ALONG THE SOUTHERLY BOUNDARY OF SAID HAMPTON LAKES-PHASE III: COURSE (1) SOUTH 82°22'38" WEST, 83.24 FEET; COURSE (2) SOUTH 35°03'53" WEST, 58.09 FEET; COURSE (3) NORTH 67°18'40" WEST, 205.65 FEET; COURSE (4) NORTH 75°11'30" WEST, 97.21 FEET; COURSE (5) NORTH 78°34'22" WEST, 103.02 FEET; COURSE (6) NORTH 82°34'07" WEST, 98.66 FEET; COURSE (7) NORTH 81°03'38" WEST, 96.78 FEET; COURSE (8) NORTH 80°55'21" WEST, 100.04 FEET; COURSE (9) SOUTH 81°36'41" WEST, 117.61 FEET; COURSE (10) SOUTH 77°06'43" WEST, 244.14 FEET; THENCE SOUTH 11°10'13" EAST, 134.59 FEET TO A POINT ON A CURVE, SAID BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 475.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 86°28'09" WEST, 126.29 FEET; THENCE SOUTH 02°43'48" WEST, 50.01 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 525.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 87°55'01" EAST, 34.71 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 47°25'23" EAST, 33.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 05°02'07" EAST, 38.09 FEET; THENCE SOUTH 84°57'53" WEST, 52.50 FEET; THENCE SOUTH 05°02'07" EAST, 40.00 FEET; THENCE NORTH 84°57'53" EAST, 52.50 FEET; THENCE SOUTH 79°09'33" EAST, 51.98 FEET; THENCE NORTH 84°57'53" EAST, 130.00 FEET; THENCE SOUTH 05°02'07" EAST, 202.74 FEET; THENCE SOUTH 86°38'03" EAST, 167.68 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 260.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 83°04'00" EAST, 92.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 72°46'03" EAST, 64.13 FEET TO A NON TANGENT CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 190.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 27°17'22" EAST, 375.71 FEET; THENCE SOUTH 20°32'26" EAST, 116.23 FEET; THENCE SOUTH 51°44'46" EAST, 732.51 FEET; THENCE NORTH 89°35'17" EAST, 267.30 FEET; THENCE SOUTH 65°14'17" EAST, 66.90 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 475.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 41°37'32" WEST, 98.32 FEET; THENCE SOUTH 42°26'03" EAST, 50.00 FEET; THENCE NORTH 46°50'29" EAST, 13.27 FEET TO A POINT OF CURVATURE; SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 88°30'33" EAST, 33.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 48°02'56" EAST, 20.01 FEET; THENCE NORTH 40°54'04" EAST, 80.00 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 275.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 41°11'59" EAST, 75.59 FEET; THENCE NORTH 62°43'25" EAST, 52.73 FEET; THENCE NORTH 32°07'53" EAST, 78.58 FEET; THENCE SOUTH 61°21'12" EAST, 92.58 FEET; THENCE NORTH 90°00'00" EAST, 50.92 FEET TO THE AFOREMENTIONED EASTERLY LINE OF SAID SECTION 24; THENCE NORTH 01°34'00" WEST, 1506.55 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINING 49.9 ACRES, MORE OR LESS.

## 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. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019.

DIRECTOR OF ENGINEERING SERVICES

## CHIEF OF THE FIRE-RESCUE CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE CHIEF OF THE FIRE-RESCUE DEPARTMENT OF NASSAU COUNTY, FLORIDA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019.

CHIEF OF THE FIRE-RESCUE DEPARTMENT

## TAX COLLECTOR'S CERTIFICATE

PARCEL IDENTIFICATION NUMBER: 13--2N--27--0000--0001--0000

AD-VALOREM TAXES ARE PAID IN FULL ON ALL PARCELS DESCRIBED ON THIS PLAT FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019.

NASSAU COUNTY, FLORIDA TAX COLLECTOR

## COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

COUNTY HEALTH DEPARTMENT

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT AN VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("ANV"), WHICH TERM SHALL INCLUDE ITS SUCCESSORS AND ASSIGNS, IS THE LANDLORD OF THE LANDS DESCRIBED IN THE CAPTION HEREON AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THIS PLAT, KNOWN AS HAMPTON LAKES - PHASE IV-B, IS MADE IN ACCORDANCE WITH SAID SURVEY AND IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED FOR ANV, AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT (THE "CDD") AND UTILITY PROVIDERS THAT ARE AUTHORIZED BY ANV TO SERVE THE LAND FOR WATER, SEWER, ELECTRICITY, TELEPHONE, TELECOMMUNICATIONS AND OTHER UTILITIES IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLANS APPROVED BY NASSAU COUNTY, FLORIDA (THE "COUNTY").

ALL RIGHTS-OF-WAY DESIGNATED AS BOULEVARDS, PARKWAYS, DRIVES AND COURTS, INCLUDING FALL RIVER PARKWAY, RIVER BROOK COURT, AND MAJESTIC WALK BOULEVARD ARE HEREBY DEDICATED TO THE CDD. ALL RIGHTS-OF-WAY AND TRACTS SHOWN ON THIS PLAT ARE DEDICATED TO THE CDD FOR THE USES AND PURPOSES STATED AND REMAIN THE MAINTENANCE OBLIGATION OF THE CDD. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON THE COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

TRACT A, DESIGNATED AS LAKE/STORM WATER MANAGEMENT FACILITIES, OPEN SPACE AND ALL DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD.

TRACTS B, F, G, H, I, AND J DESIGNATED AS OPEN SPACE/RECREATIONAL, ARE HEREBY DEDICATED TO THE CDD.

TRACT C DESIGNATED AS (LIFT STATION), IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO EEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

TRACTS D, DESIGNATED AS WETLANDS, UPLANDS BUFFER, AND CONSERVATION EASEMENT ARE HEREBY DEDICATED TO THE CDD.

TRACT E, DESIGNATED AS CONSERVATION EASEMENT, UPLAND BUFFER, WETLANDS, OPEN SPACE SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD.

A NON-EXCLUSIVE EASEMENT FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM IS HEREBY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, ADJACENT TO ALL RIGHT-OF-WAY LINES FOR BOULEVARDS, PARKWAYS, DRIVES AND COURTS LYING WITHIN THE LANDS DESCRIBED IN THE CAPTION HEREON, AND SAID EASEMENT IS 10.0 FEET WIDE (AS MEASURED PERPENDICULAR OR RADIAL TO SAID RIGHT-OF-WAY LINES), AND LIES ADJACENT TO AND IS PARALLEL WITH OR CONCENTRIC WITH SAID RIGHT-OF-WAY LINES. ADDITIONALLY, NON-EXCLUSIVE EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM ARE HEREBY DEDICATED TO FLORIDA POWER & LIGHT COMPANY ALONG EACH SIDE LOT LINE AND TRACT LINE WITHIN THE LANDS DESCRIBED IN THE CAPTION HEREON, AND SAID EASEMENTS ARE 10.0 FEET WIDE (AS MEASURED AT RIGHT ANGLES) AND LIE 5.0 FEET ALONG EACH SIDE OF SAID LOT OR TRACT LINE, EXCEPTING THEREFROM ANY PORTION OF LAST MENTIONED EASEMENTS LYING WITHIN WETLANDS AND UPLAND BUFFER TRACTS E AND F AS SHOWN HEREON.


ANV HEREBY RESERVES FOR ITSELF AND RESERVES THE RIGHT TO GRANT TO OTHERS A NON-EXCLUSIVE EASEMENT OVER ALL TRACTS AND ALL RIGHTS-OF-WAY SHOWN ON THIS PLAT FOR CONSTRUCTION, ACCESS, MAINTENANCE AND DRAINAGE. ALL EASEMENTS DESIGNATED AS P&L CO. EASEMENTS SHOWN ON THIS PLAT ARE NON-EXCLUSIVE AND ARE HEREBY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS. A NON-EXCLUSIVE EASEMENT FOR UTILITIES IS HEREBY GRANTED TO JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, OVER ALL RIGHTS-OF-WAY SHOWN ON THIS PLAT.

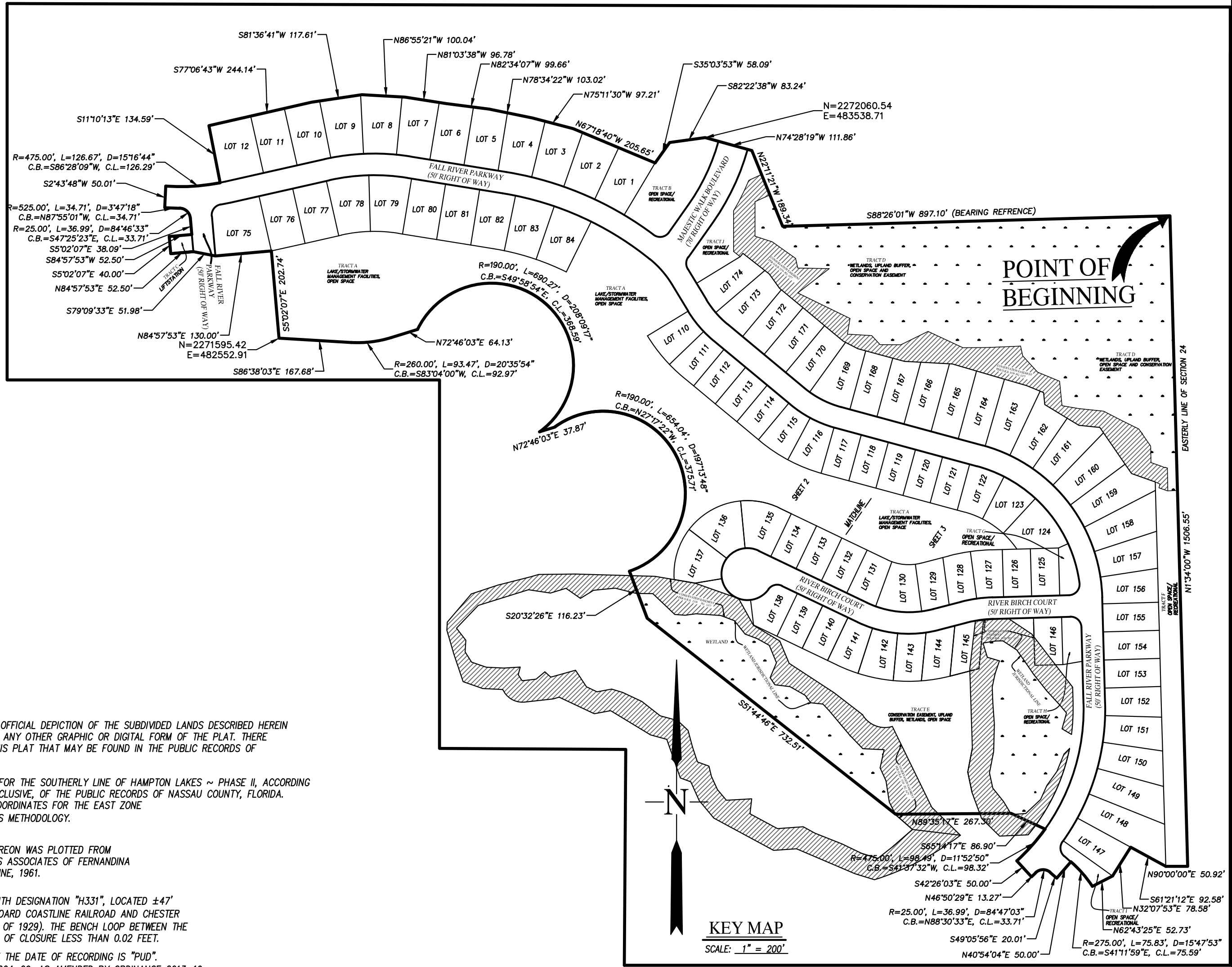
THE RIGHTS RESERVED HEREBY FOR THE GRANT OF UTILITY EASEMENTS SHALL INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES TO THE EXTENT REQUIRED BY AND IN A MANNER SUBJECT TO THE PROVISIONS OF SECTION 177.09(2)(b) OF THE CURRENT FLORIDA STATUTES; PROVIDED HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.09(2)(b), ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY ANV TO SERVE THE LANDS SHOWN ON THE PLAT SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

THE LAKE SHOWN HEREON WAS DRAWN FROM FINAL DEVELOPMENT PLANS BY MCRANIE & ASSOCIATES, INC., WITH AN ISSUE DATE OF MAY 5, 2005 AND LAST REVISED OCTOBER 21, 2014. ANV HEREBY RESERVES AN EASEMENT FOR DRAINAGE THROUGH ALL LAKE TRACTS AND AN EASEMENT FOR MAINTENANCE OF THE LAKE AND DRAINAGE FACILITIES THAT LIE WITHIN SUCH TRACTS AND WITHIN 15-FEET OUTSIDE OF THE TOP OF THE LAKE BANK AS FINALLY CONSTRUCTED OR A WIDTH BETWEEN SAID TOP OF BANK AND ANY OTHER RESTRICTION LINES INCLUDING, BUT NOT LIMITED TO, BUILDING SETBACKS, UPLAND BUFFERS OR WETLAND PRESERVATION AREAS.

## NOTES:

- "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.
- BEARINGS SHOWN HEREON REFER TO THE BEARING OF SB826°01'W FOR THE SOUTHERLY LINE OF HAMPTON LAKES - PHASE II, ACCORDING TO PLAT RECORDED IN PLAT BOOK 7, PAGES 252 THROUGH 262, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. COORDINATES SHOWN HEREON (SEE KEY MAP) ARE STATE PLANE COORDINATES FOR THE EAST ZONE OF FLORIDA (NAD 83) AND WERE DETERMINED USING STANDARD GPS METHODOLOGY.
- THE LOCATION OF SECTION, TOWNSHIP AND RANGE LINES SHOWN HEREON WAS PLOTTED FROM GOVERNMENT LAND OFFICE TOWNSHIP PLATS AND SURVEY BY ANGAS ASSOCIATES OF FERNANDINA BEACH OF RAYONIER INCORPORATED LANDS, DATED: APRIL, MAY, JUNE, 1961.
- REFERENCE BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT WITH DESIGNATION "H331", LOCATED ±40' SOUTH AND ±42' WEST OF THE CENTRIFUGAL INTERSECTION OF SEABOARD COASTLINE RAILROAD AND CHESTER ROAD. ELEVATION = 27.737 (NATIONAL GEODETIC VERTICAL DATUM OF 1929). THE BENCH LOOP BETWEEN THE REFERENCE BENCHMARK AND (3) STATE BENCHMARKS HAD AN ERROR OF CLOSURE LESS THAN 0.02 FEET.
- THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "PUD". ("PLANNED UNIT DEVELOPMENT") BY NASSAU COUNTY ORDINANCE 2004-09, AS AMENDED BY ORDINANCE 2013-19.
- BUILDING RESTRICTION SETBACK LINES FOR RESIDENTIAL LOTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT COUNTY ZONING ORDINANCE AND ARE AS FOLLOWS:  
BUILDING RESTRICTION LINE (B.R.L.):  
FRONT LINES-----TWENTY (20) FEET  
SIDE LINES-----FIVE (5) FEET  
REAR LINES-----TEN (10) FEET

- THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X", AS PER FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBERS 12089C 0358C FOR NASSAU COUNTY, FLORIDA, DATED: AUGUST 2, 2017. FLOOD HAZARD ZONE LINES SHOWN HEREON WERE SCALED FROM SAID FLOOD INSURANCE RATE MAPS.
- NO LOTS OR TRACTS SHOWN HEREON MAY BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY GOVERNMENT.
- THIS PROPERTY IS SUBJECT TO STORM INUNDATION DURING A CATEGORY 3, 4 OR 5 HURRICANE ACCORDING TO THE NASSAU COUNTY STORM SURGE ATLAS PROVIDED BY THE NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL.
- ENVIRONMENTAL SERVICES, INC. DELINEATED THE WETLAND JURISDICTIONAL AREAS SHOWN HEREON IN AUGUST, 2002. SAID WETLAND JURISDICTIONAL AREAS WERE PLOTTED HEREON FROM SURVEY BY CHARLES BASSETT & ASSOCIATES, INC., DATED: SEPTEMBER 20, 2002. FILE NO. S-6038W. THE PORTIONS OF SAID WETLAND JURISDICTIONAL AREAS PERMITTED FOR DISTURBANCE ARE AUTHORIZED BY U.S. ARMY CORPS OF ENGINEERS PERMIT NO. SAJ-2002-7900 AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT NO. 4-059-90044-2. MITIGATION REQUIRED BY SAID PERMITS FURNISHED BY ENVIRONMENTAL SERVICES, INC. AND MCRANIE & ASSOCIATES, INC.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS OR ANY OTHER DISTURBANCES SHALL TAKE PLACE WATER-WARD OF THE JURISDICTIONAL WETLAND LINES OR WITHIN THE WETLAND BUFFERS AND UPLAND PRESERVATION AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF NASSAU COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SAID RESTRICTED AREAS. IT IS THE RESPONSIBILITY OF THE OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN SAID RESTRICTED AREAS TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. SAID RESTRICTED AREAS MAY BE SUPERSEDED, REDEFINED OR REVISED FROM TIME TO TIME BY THE AUTHORITY OF THE APPROPRIATE GOVERNMENTAL AGENCIES.
- UPLAND BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION. NATIVE VEGETATION REMOVED OR DESTROYED WITHIN THE UPLAND BUFFER IN VIOLATION OF NASSAU COUNTY COMPREHENSIVE PLAN POLICY 1.04A.02 SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATE SPECIES AS WERE REMOVED OR DESTROYED. NOxious AND EXOTIC PLANT MATERIAL CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.
- PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE CONCRETE MONUMENTS OR 5/8" REBARS STAMPED "P&L 7486" AND ARE SHOWN THUS:  SET-[ ]
- LOT CORNERS (5/8" IRON RODS) AND INTERIOR POINT OF CURVATURES & POINT OF TANGENCY'S ARE TO BE SET UP ON COMPLETION OF ROAD AND UTILITY CONSTRUCTION, WITHIN 1 YEAR AFTER THE RECORDING OF THIS PLAT OR BEFORE BOND EXPIRATION, WHICHEVER IS EARLIER.
- TOTAL NUMBER OF PARCELS: 87 LOTS AND 10 TRACTS.
- TOTAL ACREAGE: ±49.9 ACRES
- NO WELLS EXIST WITHIN 200' OF SEWER EXTENSION (PER ENGINEERING PLANS BY MCRANIE & ASSOCIATES, INC.)
- EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 2297 PAGE 1754 OF NASSAU COUNTY, FLORIDA, DESCRIBE THE ROADS AND 10 FP&L CO. EASEMENTS AS SHOWN ON THIS PLAT.
- "ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION."
- SUBJECT PROPERTY IS AFFECTED BY BLANKET EASEMENT RECORDED IN BOOK 1448 PAGE 245-249 IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA.



## LEGEND:

P.B. = PLAT BOOK  
O.R.B. = OFFICIAL RECORDS BOOK  
PG. = PAGE  
FD. = FOUND  
NO. = NUMBER  
L3 = LINE NUMBER  
C/C = CURVE NUMBER  
R/M = RIGHT-OF-WAY  
CH = CHORD  
CH DIR = CHORD DIRECTION  
R = RADIUS  
D = DELTA  
T = TANGENT  
P.C. = POINT OF CURVATURE  
P.T. = POINT OF TANGENCY  
P.R.C. = POINT OF REVERSE CURVATURE  
P.C.C. = POINT OF COMPOUND CURVATURE  
sq.ft. = SQUARE FEET  
Ac. = ACRES  
(TYP.) = TYPICAL  
CONC. = CONCRETE  
MON. = MONUMENT  
R.L.S. = REGISTERED LAND SURVEYOR  
D.O.T. = DEPARTMENT OF TRANSPORTATION  
FP&L CO. = FLORIDA POWER AND LIGHT COMPANY  
Δ = SET MAG NAIL AND WASHER  
STAMPED "LB 7486"  
PERMANENT CONTROL POINTS (PCP)

## AS TO ENTIRE ADOPTION AND DEDICATION:

WITNESS - SEAL

(PRINT)

WITNESS - SEAL

(PRINT)

STATE OF FLORIDA  
COUNTY OF DUVAL

## AN VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY

GRAYDON E. MIARS, VICE PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 A.D. BY GRAYDON E. MIARS, VICE PRESIDENT OF AN VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY. WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

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

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

SEAL

## 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, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTERS 177.09(2)(b), E.S. & CHAPTER 5-17 E.A.C. AND COMPLIES WITH THE LAWS OF NASSAU COUNTY, FLORIDA.

CHARLES ROBERT LEE, PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5618

LEE SURVEYING & MAPPING CO.  
2166 ROCK DOVE LANE  
FERNANDINA BEACH, FLORIDA, 32034  
(904) 261-6800 LB #7486



Lee Surveying & Mapping Co.  
2166 Rock Dove Lane  
Fernandina Beach, Florida  
(904) 261-6800 LB No.7486

DRAWN BY:  
C.R.L.

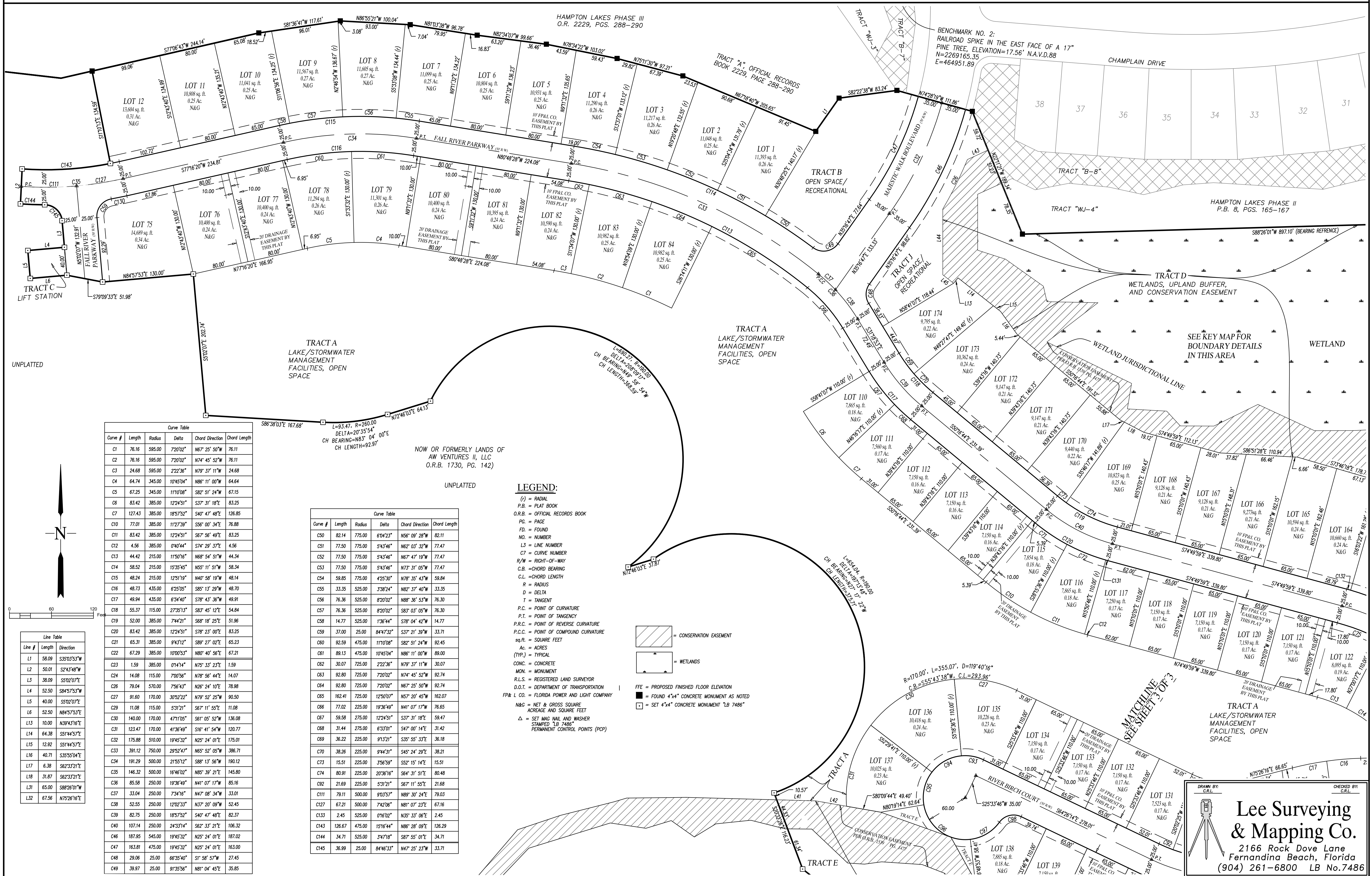
CHECKED BY:  
C.R.L.



# HAMPTON LAKES PHASE IV - B

BEING A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK \_\_\_\_\_,  
PAGE \_\_\_\_\_  
SHEET 2 OF 3



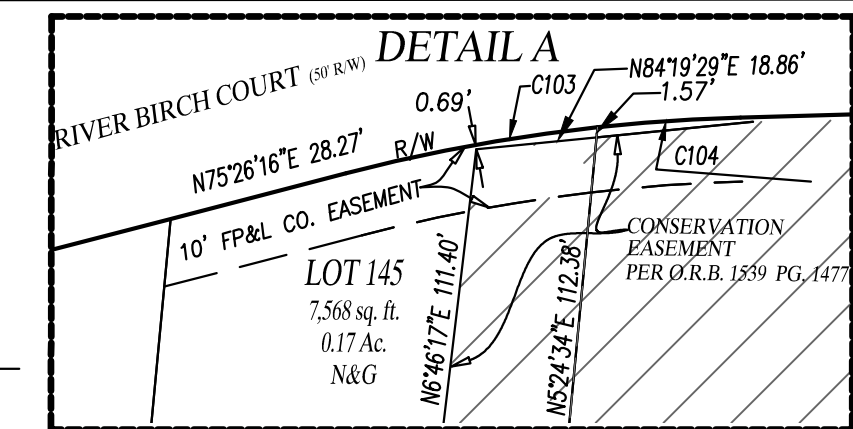
Lee Surveying  
& Mapping Co.  
2166 Rock Dove Lane  
Fernandina Beach, Florida  
(904) 261-6800 LB No.7486



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BEING A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA

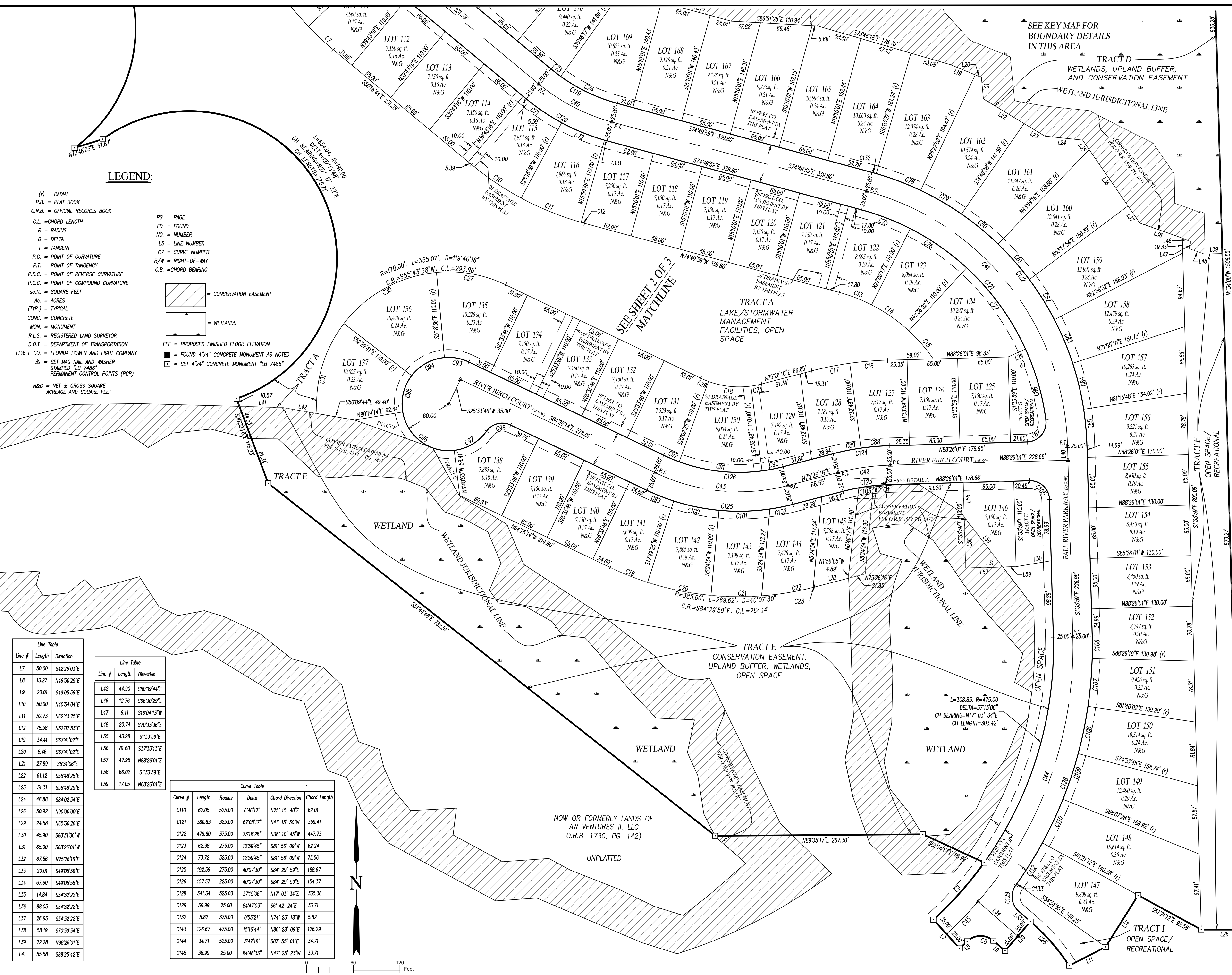
OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, SHEET 3 OF 3



SCALE: 1"=30'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	127.43	385.00	185°52'	S40° 47' 48"E	126.85
C8	36.99	25.00	84°47'03"	S88° 30' 33"W	33.71
C9	98.49	475.00	115°52'50"	N41° 37' 32"E	98.32
C10	77.01	385.00	112°7'39"	S56° 00' 34"E	76.88
C11	83.42	385.00	122°4'51"	S67° 56' 49"E	83.25
C12	4.56	385.00	0°40'44"	S74° 29' 37"E	4.56
C13	44.42	215.00	115°07'16"	N68° 54' 51"W	44.34
C14	58.52	215.00	153°5'45"	N55° 11' 51"W	58.34
C15	48.24	215.00	125°1'19"	N40° 58' 19"W	48.14
C16	48.73	435.00	62°5'05"	S85° 13' 29"W	48.70
C17	49.94	435.00	63°4'04"	S78° 43' 36"W	49.91
C18	55.37	115.00	273°51'13"	S83° 45' 12"E	54.84
C24	14.08	115.00	700°56'	N78° 56' 44"E	14.07
C28	75.83	275.00	154°5'53"	N41° 11' 59"W	75.59
C29	11.08	115.00	53°1'21"	S87° 11' 55"E	11.08
C40	107.14	250.00	243°33'14"	S62° 33' 21"E	106.32
C41	447.83	350.00	73°8'39"	N38° 10' 39"W	417.90
C42	68.05	300.00	125°45'31"	S81° 56' 09"W	67.90
C43	175.08	250.00	40°7'30"	S84° 29' 59"E	171.52
C44	370.60	500.00	42°28'03"	N19° 40' 03"E	362.17
C45	58.16	500.00	63°59'52"	N44° 14' 00"E	58.13
C71	55.01	275.00	112°7'39"	S56° 00' 34"E	54.92
C72	59.58	275.00	122°4'51"	S67° 56' 49"E	59.47
C73	15.51	225.00	356°59'	S52° 15' 14"E	15.51
C74	80.91	225.00	203°36'16"	S64° 31' 51"E	80.48
C75	67.15	325.00	115°07'16"	N68° 54' 51"W	67.03
C76	88.46	325.00	153°5'45"	N55° 11' 51"W	88.19
C77	129.93	325.00	225°4'24"	N35° 56' 46"W	129.07
C78	60.94	375.00	91°8'38"	N69° 17' 19"W	60.87
C79	60.94	375.00	91°8'38"	N59° 58' 41"W	60.87
C80	60.94	375.00	91°8'38"	N50° 40' 03"W	60.87
C81	60.94	375.00	91°8'38"	N41° 21' 25"W	60.87
C82	60.94	375.00	91°8'38"	N32° 02' 47"W	60.87
C83	60.94	375.00	91°8'38"	N22° 44' 09"W	60.87
C84	60.94	375.00	91°8'38"	N13° 25' 31"W	60.87
C85	47.44	375.00	774°52'	N5° 08' 46"W	47.40
C86	95.28	325.00	164°7'32"	N16° 05' 38"W	94.94
C87	41.94	25.00	96°07'43"	N40° 22' 09"E	37.19
C88	37.25	325.00	63°5'58"	S85° 09' 02"W	37.22
C89	36.47	325.00	62°5'47"	S78° 39' 10"W	36.45
C90	27.55	225.00	700°56'	N78° 56' 44"E	27.53
C91	108.33	225.00	273°51'13"	S83° 45' 12"E	107.29
C92	21.69	225.00	53°1'21"	S87° 11' 55"E	21.68
C93	32.33	60.00	305°22'22"	N79° 52' 25"W	31.94
C94	49.41	60.00	47°11'05"	S61° 05' 52"W	48.03
C95	49.41	60.00	47°11'05"	S13° 54' 46"W	48.03
C96	91.25	60.00	87°08'07"	S53° 14' 50"E	82.71
C97	49.70	60.00	472°7'30"	N59° 27' 22"E	48.29
C98	34.83	25.00	795°09'	S75° 38' 41"W	32.08
C99	37.15	275.00	774°21"	S68° 16' 25"E	37.12
C100	59.58	275.00	122°4'51"	S78° 23' 00"E	59.47
C101	65.62	275.00	134°0'19"	N88° 34' 25"E	65.47
C102	30.24	275.00	617°59'	N78° 35' 16"E	30.22
C103	39.98	275.00	619° 47'	S79° 36' 10"W	39.94
C104	22.40	275.00	439°58'	S86° 06' 02"W	22.39
C105	39.27	25.00	90°00'00"	N46° 33' 59"W	35.36
C106	28.66	525.00	307° 40'	N70° 00' 09"W	28.66
C107	62.05	525.00	6°46'17"	N4° 56' 50"E	62.01
C108	62.05	525.00	6°46'17"	N11° 43' 06"E	62.01
C109	62.05	525.00	6°46'17"	N18° 29' 23"E	62.01

Lee Surveying & Mapping Co.  
2166 Rock Dove Lane  
Fernandina Beach, Florida  
(904) 261-6800 LB No.7486



## LEGEND:

- (r) = RADIAL  
P.B. = PLAT BOOK  
O.R.B. = OFFICIAL RECORDS BOOK  
C.L. = CHORD LENGTH  
R = RADIUS  
D = DELTA  
T = TANGENT  
P.C. = POINT OF CURVATURE  
P.T. = POINT OF TANGENCY  
P.R.C. = POINT OF REVERSE CURVATURE  
P.C.C. = POINT OF COMPOUND CURVATURE  
sq.ft. = SQUARE FEET  
Ac. = ACRES  
(TYP.) = TYPICAL  
CONC. = CONCRETE  
MON. = MONUMENT  
R.L.S. = REGISTERED LAND SURVEYOR  
D.O.T. = DEPARTMENT OF TRANSPORTATION  
FP&L CO. = FLORIDA POWER AND LIGHT COMPANY  
Δ = SET MAG NAIL AND WASHER  
STAMPED "LB 7486"  
PERMANENT CONTROL POINTS (PCP)  
N&G = NET & GROSS SQUARE  
ACREAGE AND SQUARE FEET
- PG. = PAGE  
FD. = FOUND  
NO. = NUMBER  
L3 = LINE NUMBER  
C7 = CURVE NUMBER  
R/W = RIGHT-OF-WAY  
C.B. = CHORD BEARING
- CONSERVATION EASEMENT  
WETLANDS  
FTE = PROPOSED FINISHED FLOOR ELEVATION  
FOUNDED 4"x4" CONCRETE MONUMENT AS NOTED  
SET 4"x4" CONCRETE MONUMENT "LB 7486"

Line #	Length	Direction
L7	50.00	S42°28'03"E
L8	13.27	N46°50'29"E
L9	20.01	S49°05'56"E
L10	50.00	N40°54'04"E
L11	52.73	N62°43'25"E
L12	78.58	N32°07'53"E
L19	34.41	S67°41'02"E
L20	8.46	S67°41'02"E
L21	27.89	S53°1'06"E
L22	61.12	S58°48'25"E
L23	31.31	S58°48'25"E
L24	48.88	S84°02'34"E
L26	50.92	N90°00'00"E
L29	24.58	N65°30'26"E
L30	45.90	S80°31'36"W
L31	65.00	S88°26'01"W
L32	67.56	N75°26'16"E
L33	20.01	S49°05'56"E
L34	67.60	S49°05'56"E
L35	14.84	S34°32'22"E
L36	88.05	S34°32'22"E
L37	26.63	S34°32'22"E
L38	58.19	S70°30'34"E
L39	22.28	N88°26'01"E
L41	55.58	S88°25'42"E

Line #	Length	Direction
L42	44.90	S80°09'44"E
L46	12.76	S66°30'29"E
L47	8.11	S16°04'13"W
L48	20.74	S70°33'36"E
L55	43.98	S13°33'59"E
L56	81.60	S37°33'13"E
L57	47.95	N88°26'01"E
L58	66.02	S13°33'59"E
L59	17.05	N88°26'01"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C10	62.05	525.00	6°46'17"	N25° 15' 40"E	62.01
C11	380.83	325.00	67°08'17"	N41° 15' 50"W	359.41
C12	479.80	375.00	73°18'28"	N38° 10' 45"W	447.73
C13	62.38	275.00	125°9'45"	S81° 56' 09"W	62.24
C14	73.72	325.00	125°9'45"	S81° 56' 09"W	73.56
C15	192.59	275.00	40°07'30"	S84° 29' 59"E	188.67
C16	157.57	225.00	40°07'30"	S84° 29' 59"E	154.37
C18	341.34	525.00	37°15'06"	N17° 03' 34"E	335.36
C19	36.99	25.00	84°47'03"	S6° 42' 24"E	33.71
C32	5.82	375.00	0°53'21"	N74° 23' 18"W	5.82
C43	126.67	475.00	15°16'44"	N86° 28' 09"E	126.29
C44	34.71	525.00	3°47'18"	S87° 55' 01"E	34.71
C45	36.99	25.00	84°46'33"	N47° 25' 23"W	33.71