

OFFICIAL RECORDS BOOK _____, PAGE _____
SHEET 1 OF 2

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND
APPROVED BY THE BOARD ATTORNEY FOR NASSAU COUNTY, FLORIDA.
THIS _____ DAY OF _____ A.D. 2019

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY "CHIEF OF THE FIRE RESCUE DEPARTMENT.

THIS IS TO CERTIFY THAT THIS PLAT HAS BEN EXAMINED AND APPROVED BY THE NASSAU COUNTY PLANNING AND ZONING DEPARTMENT.

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND
APPROVED BY NASSAU COUNTY,FLORIDA AND SUBMITTED TO ME FOR
RECORDING IN PLAT BOOK ,PAGES OF THE PUBLIC
RECORDS OF NASSAU COUNTY,FLORIDA.

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT ON THIS
DAY OF AD.2018 AND THESE LOTS ARE APPROVED
TO BE REVIEWED ON AN INDIVIDUAL LOT BASIS ACCORDING TO
F.A.C.64E-6,64E-8 AND 40C-3

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY COMMISSIONERS.

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN EXAMINED AND
APPROVED BY THE NASSAU COUNTY DIRECTOR OF ENGINEERING SERVICES.

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


THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID LOT 8 SOUTH 66 DEGREES 09 MINUTES 29 SECONDS EAST, 274.00 FEET TO A POINT; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID LOT 8 NORTH 67 DEGREES 12 MINUTES 22 SECONDS EAST, 506.26 FEET; THENCE RUN ALONG THE EASTERLY LINE OF SAID LOT 8 NORTH 16 DEGREES 52 MINUTES 59 SECONDS WEST, 233.13 FEET; THENCE RUN ALONG THE EASTERLY LINE OF SAID LOT 8 NORTH 43 DEGREES 49 MINUTES 51 SECONDS EAST, 157.69 FEET TO THE NORTH LINE OF SAID LOT 8; THENCE RUN ALONG THE NORTHERLY LINE OF SAID LOT 8 SOUTH 86 DEGREES 35 MINUTES 49 SECONDS WEST, 437.30 FEET TO A POINT; THENCE RUN ALONG THE NORTHERLY LINE OF SAID LOT 8 SOUTH 89 DEGREES 19 MINUTES 24 SECONDS WEST, 59.90 FEET TO A POINT; THENCE RUN ALONG THE NORTHERLY LINE OF SAID LOT 8 NORTH 77 DEGREES 07 MINUTES 48 SECONDS WEST, 88.51 FEET TO A POINT; THENCE RUN ALONG THE NORTHERLY LINE OF SAID LOT 8 NORTH 53 DEGREES 36 MINUTES 49 SECONDS WEST, 112.72 FEET TO A POINT; THENCE RUN ALONG THE NORTHERLY LINE OF SAID LOT 8 NORTH 69 DEGREES 40 MINUTES 19 SECONDS WEST, 91.62 FEET TO A POINT; THENCE LEAVE SAID NORTH LINE AND RUN SOUTH 00 DEGREES 12 MINUTES 00 SECONDS WEST, 517.24 FEET TO THE POINT OF BEGINNING.

THIS IS TO CERTIFY THAT THE JEFFERY R. HOLTEN IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION, HEREON KNOWN AS OAKLEAF LOT 8B REPLAT, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

THIS IS TO CERTIFY THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, TO ME WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSE THEREIN EXPRESSED.

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT OF THE COUNTY, THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH 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/MAPPING REFLECTED ON THIS PLAT.

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEYING WAS MADE UNDER THE UNDERSIGNED'S POSSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA STATUTE 177, AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 427.027, FLORIDA STATUTES.

SF. SQUARE FEET		LEGEND	
P.R.M. - PERMANENT REFERENCE MARKER		P.C. - POINT OF CURVATURE	
T.O.B. - TOP OF BANK		P.T. - POINT OF TANGENCY	
D.H. - DESIGN HIGH WATER		P.O.T. - POINT ON TANGENT	
E.L. - ELEVATION		L.S. - LEFT STATION	
P.C.P. - PERMANENT CONTROL POINT		R. - RADIAL	
C. - CENTER LINE		P.S.M. - PROFESSIONAL SURVEYOR'S MAPPER	
F.F. - FINISHED FLOOR ELEVATION		(G) - GROSS AREA	
R/W - RIGHT OF WAY		(N) - NET ACRES	
CMF - CONCRETE MONUMENT FOUND		D. - DEED	
F.P.L. - FLORIDA POWER AND LIGHT COMPANY		P. - PLAT	
R.F. - REVERSE CURVATURE		R.B.F. - REBAR FOUND	
○ - PROPERTY CORNER			



Coastal Land Surveyors
Surveyors & Mappers

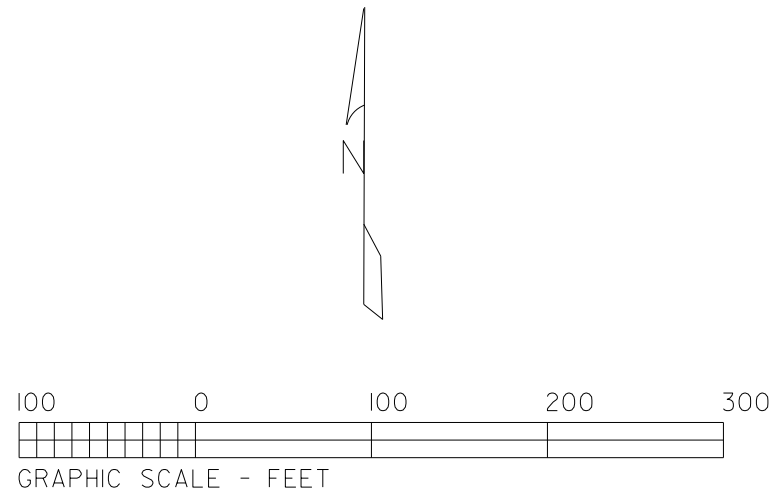
PREPARED BY:
COASTAL LAND SURVEYORS, INC.
34 N 14th STREET
FERNANDINA BEACH, FLORIDA 32034
LICENSED BUSINESS NO. 6412
CLS JOB NO. 1610-18

"OAKLEAF" LOT 8B REPLAT

OFFICIAL RECORDS BOOK 9, PAGE

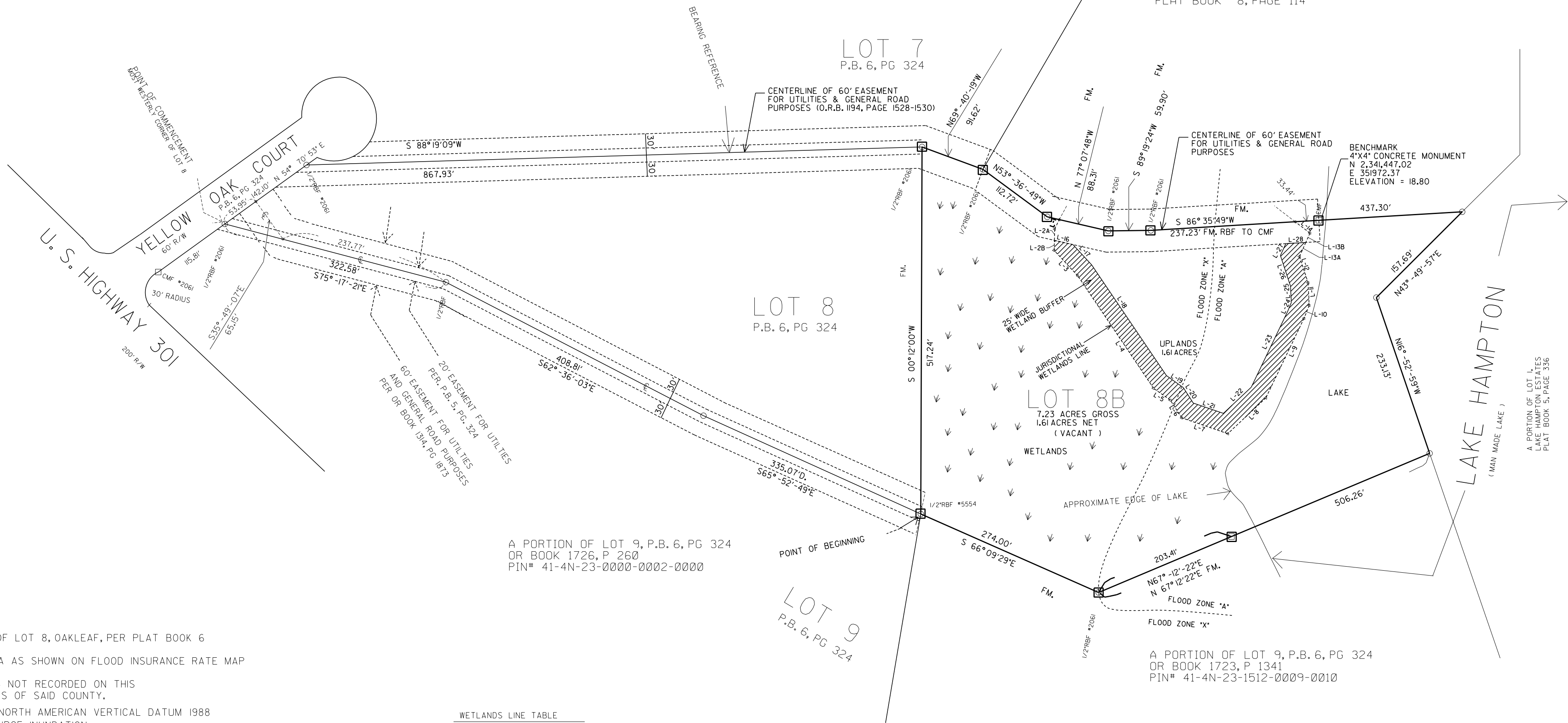
BEING A PORTION OF LOT 8, OAKLEAF, AS RECORDED IN PLAT
BOOK 6, PAGE 324, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA

SHEET 2 OF 2



LOT 7A, OR BOOK 1218, P. 990
PIN# 41-4N-23-1512-0007-0000
PORTION OF LOT 7, P.B. 6, PG. 324

'OAK LEAF' LOT 7B REPLAT, OR BOOK 2159, P. 1620
PIN# 41-4N-23-1512-0007-00B0
PLAT BOOK 8, PAGE 114



PIN# 41-4N-23-1210-0001-0010

- GENERAL NOTES:
1. BEARINGS REFER TO NORTHERN PROPERTY LINE OF LOT 8, OAKLEAF, PER PLAT BOOK 6 PAGE 324
 2. THIS PARCEL LIES WITHIN FLOOD ZONES X AND A AS SHOWN ON FLOOD INSURANCE RATE MAP 120170 PANEL NO. 12089C0040F, DATED 12-17-2010.
 3. NOTICE, THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
 4. BENCHMARK ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988
 5. THIS SUBDIVISION IS NOT SUBJECT TO STORM SURGE INUNDATION
 6. THIS PROPERTY IS ZONED OR.
 7. NOTICE, THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM ON THE PLAT.
 8. NO LOT HEREON MAY BE SUBDIVIDED WITHOUT PERMISSION FROM THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS
 9. COORDINATES SHOWN ARE BASED ON STATE PLANE, FLORIDA EAST ZONE (NAD 83).
 10. DENOTES A P.R.M. CONSISTING OF A 4" X 4" CONCRETE MONUMENT MARKED "FL 3718" UNLESS OTHERWISE NOTED.
 11. 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 10.04.02 SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS AND EXOTIC PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN THE BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.
 12. ALL PT'S AND PC'S DENOTE PERMANENT CONTROL POINTS, WHICH CONSIST OF A NAIL IN WASHER MARKED "FL 3718".
 13. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES, OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF ANY OF THE JURISDICTIONAL WETLAND AREAS DEPICTED HEREON WITHOUT THE WRITTEN APPROVAL OF NASSAU COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THESE WETLAND JURISDICTIONAL LINES MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
 14. THE NET LOT ACREAGE SHOWN HEREON IS THE GROSS ACREAGE, LESS ANY JURISDICTIONAL WETLANDS
 15. THE DRAINAGE AND ACCESS EASEMENTS SHOWN HEREON SHALL REMAIN UNOBTSTRUCTED AND ALLOW FOR VEHICULAR ACCESS.
 16. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, THAT 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.
 17. WETLANDS FLAGGED BY PEACOCK CONSULTING GROUP, LLC, 12058 SAN JOSE BLVD, JACKSONVILLE FL 32223
 18. BUILDING SETBACKS ARE: 35' FRONT, 15' SIDE, AND 25' REAR
 19. WETLAND BUFFER HEREON SHALL NOT COUNT TOWARD THE MINIMUM SETBACK REQUIREMENT OF THE ZONING DISTRICT IN WHICH IT IS LOCATED.

WETLANDS LINE TABLE		
COURSE	BEARING	DISTANCE
L-1	S 25°34'02"W	14.76'
L-2	S 0°29'28"W	30.08'
L-3	S 42°53'22"E	48.95'
L-4	S 33°59'18"E	191.07'
L-5	S 54°37'37"E	28.93'
L-6	S 32°57'14"E	29.76'
L-7	S 7°03'22"E	68.67'
L-8	N 46°46'33"E	73.61'
L-9	N 25°37'00"E	124.50'
L-10	N 2°50'06"E	19.57'
L-11	N 02°49'22"W	31.83'
L-12	N 18°12'40"W	38.98'
L-13	N 24°05'02"E	36.27'
L-14	N 52°47'52"W	26.29'
L-15	S 23°34'02"W	14.76'
L-16	S 0°29'28"W	30.08'
L-17	S 42°53'22"E	48.95'
L-18	S 33°59'18"E	191.07'
L-19	S 54°37'37"E	28.93'
L-20	S 32°57'14"E	29.76'
L-21	S 7°03'22"E	68.67'
L-22	N 46°46'33"E	73.61'
L-23	N 25°37'00"E	124.50'
L-24	N 2°50'06"E	19.57'
L-25	N 02°49'22"W	31.83'
L-26	N 18°12'40"W	38.98'
L-27	N 24°05'02"E	36.27'
L-28	N 52°47'52"W	26.29'

SF. - SQUARE FEET
P.R.M. - PERMANENT REFERENCE MARKER
T.O.B. - TOP OF BANK
D.H.W. - DESIGN HIGH WATER
E.L. - ELEVATION
P.C.P. - PERMANENT CONTROL POINT
C.L. - CENTER LINE
F.F. - MINIMUM FINISHED FLOOR ELEVATION
R.O.W. - RIGHT OF WAY
CMF - CONCRETE MONUMENT FOUND
F.F.L. - FLORIDA POWER AND LIGHT COMPANY
P.O.C. - POINT OF CURVATURE
O - PROPERTY OWNER

LEGEND
PT. - POINT OF TANGENCY
P.O.T. - POINT ON TANGENT
L.S. - LIFT STATION
H.M. - HAMMILL
P.S.M. - PROFESSIONAL SURVEYING MARKER
G - GROSS ACREAGE
N - NET ACREAGE
D - DEED
R.B. - PLAT
R.F. - REBAR FOUND



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