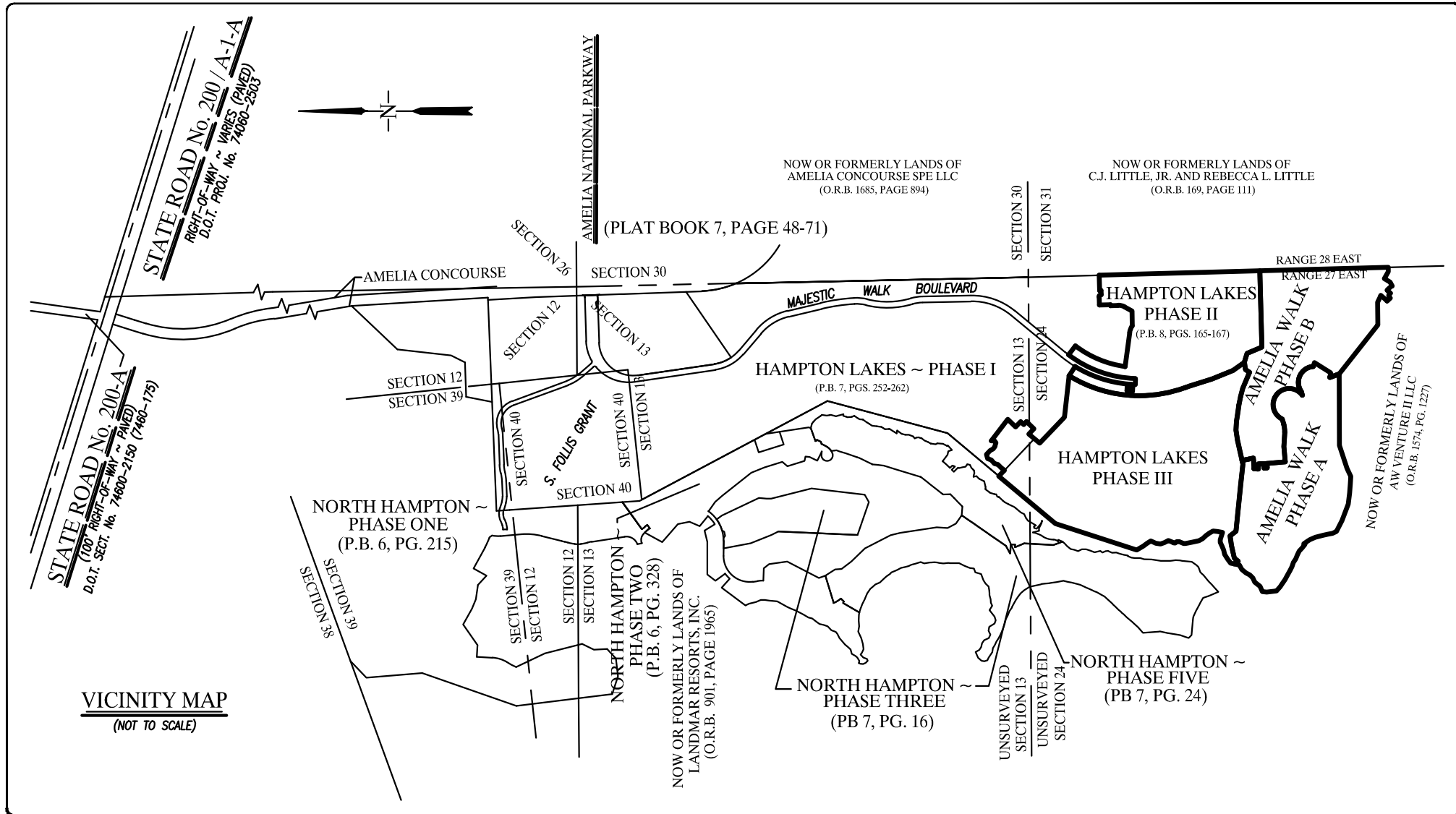


HAMPTON LAKES PHASE IV - A

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



CAPTION:

LEGAL DESCRIPTION:

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

BEGINNING AT "POINT A" LOCATED ON THE SOUTH LINE OF HAMPTON LAKES PHASE III ACCORDING TO PLAT THEREOF RECORDED IN BOOK 2229, PAGES 288-290 OF THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA, THENCE S 34°07'07" E, CONTINUING ALONG SAID SOUTH LINE OF HAMPTON LAKES PHASE III, 57.50 FEET; THENCE N35°52'12"E, 56.65 FEET; THENCE N77°30'52"W, A DISTANCE OF 154.03 FEET; THENCE S81°53'27"W, A DISTANCE OF 113.79 FEET; THENCE S37°59'15"E, A DISTANCE OF 87.49 FEET; THENCE S84°17'02"E, A DISTANCE OF 555.43 FEET; THENCE S83°27'13"E, A DISTANCE OF 236.94 FEET; THENCE N77°06'43"E, A DISTANCE OF 45.52 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID HAMPTON LAKES PHASE III; THENCE S11°10'13"E, A DISTANCE OF 134.60 FEET TO A POINT OF CURVATURE CONCAVE NORTHERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE CONTINUE SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 126.67 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S86°28'09"W, 126.29 FEET TO A POINT OF TANGENCY; THENCE S02°43'48"W, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE CONCAVE NORTHERLY AND HAVING A RADIUS OF 525.00 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 34.71 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S03°47'18"E, 34.71 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 36.99 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S47°25'23"E, 33.71 FEET TO A POINT OF TANGENCY; THENCE S05°02'07"E, A DISTANCE OF 38.09; THENCE OF S84°57'53"W, A DISTANCE OF 52.50 FEET; THENCE S05°02'07"E, A DISTANCE OF 40.00 FEET; THENCE N84°57'53"E, A DISTANCE OF 52.50 FEET; THENCE S79°09'33"E, A DISTANCE OF 51.98 FEET; THENCE N84° 57' 53"E, A DISTANCE OF 130.00 FEET; THENCE S05°02'07"E, A DISTANCE OF 202.74 FEET; THENCE S86°38'03"E, A DISTANCE OF 167.68 FEET TO A POINT OF CURVATURE CONCAVE NORTHERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 93.47 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF N83°04'00"E, 92.97 FEET TO A POINT OF TANGENCY; THENCE N72°46'03"E, A DISTANCE OF 64.13 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 190.00 FEET; THENCE CONTINUE ALONG SAID CURVE AN ARC LENGTH OF 690.27 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S49°58'54"E, 368.59 FEET TO A POINT OF TANGENCY; THENCE N72°48'03"E, A DISTANCE OF 37.87 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 190.00 FEET; THENCE CONTINUE ALONG SAID CURVE SOUTHEASTERLY AN ARC LENGTH OF 654.04 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S27°17'22"E, 375.71 FEET; THENCE S20°32'26"E, A DISTANCE OF 116.23 FEET; THENCE S89°43'02"W, A DISTANCE OF 838.41 FEET; THENCE S71°56'45"W, A DISTANCE OF 276.92 FEET; THENCE S84°56'01"W, A DISTANCE OF 96.17 FEET; THENCE N85°59'42"W, A DISTANCE OF 89.82 FEET; THENCE N85°55'43"W, A DISTANCE OF 106.71 FEET; THENCE N82°39'50"W, A DISTANCE OF 129.50 FEET; THENCE N89°29'19"W, A DISTANCE OF 208.34 FEET; THENCE N82°49'10"W, A DISTANCE OF 143.58 FEET TO THE EDGE OF MARSH; THENCE NORTHERLY, NORTHWESTERLY AND NORTHEASTERLY ALONG SAID MARSH LINE A DISTANCE OF 1627 FEET, MORE OR LESS, TO THE AFOREMENTIONED POINT "A" AND THE POINT OF BEGINNING.

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 AW VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("AWV", WHICH TERM SHALL INCLUDE ITS SUCCESSORS AND ASSIGNS), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, KNOWN AS HAMPTON LAKES - PHASE IV-A, 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 AWV, AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT (THE "CDD") AND UTILITY PROVIDERS THAT ARE AUTHORIZED BY AWV TO SERVE THE LAND FOR WATER, SEWER, ELECTRICITY, TELEPHONE, TELECOMMUNICATIONS AND OTHER UTILITIES IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLAN APPROVED BY NASSAU COUNTY, FLORIDA (THE "COUNTY").

ALL RIGHTS-OF-WAY DESIGNATED AS BOULEVARDS, PARKWAYS, DRIVES AND COURTS, INCLUDING FALL RIVER PARKWAY, APPLE CANYON COURT, NORTHFIELD COURT, AND POPLAR STREET 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 DELIGATION 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 & B, DESIGNATED AS LAKE/STORM WATER MANAGEMENT FACILITIES, OPEN SPACE AND ALL DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD.

TRACTS C & D, DESIGNATED AS UPLAND BUFFER, WETLANDS, CONSERVATION EASEMENT, AND OPEN SPACE 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 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.

AWV 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 FINAL 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 TELEVISION SERVICES TO THE EXTENT REQUIRED BY AND IN A MANNER SUBJECT TO THE PROVISIONS OF SECTION 177.09(28) OF THE CURRENT FLORIDA STATUTES; PROVIDED HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.09(28), ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY AWV 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 MCCRANIE & ASSOCIATES, INC., WITH AN ISSUE DATE OF MAY 5, 2005 AND LAST REVISED OCTOBER 31, 2014. AWV 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.

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 ACTING HERETO AS AN AGENT OF THE COUNTY THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH 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 REFLECTED ON THIS PLAT.

DATE: _____
SURVEYOR/MAPPER

PRINT NAME

FLORIDA REGISTRATION NUMBER

COMMISSIONERS APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. 2019.
BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD OF COMMISSIONERS

ZONING CERTIFICATION

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

SIGNED THIS _____ DAY OF _____, A.D. 2019.

COUNTY PLANNER

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLIES IN FORM WITH CHAPTER 71-339, LAWS OF FLORIDA OF 1971, FLORIDA STATUTE 177.061, AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK _____, PAGES _____, A.D. 2019.

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 _____ DAY OF _____, A.D. 2019.

MICHAEL S. MULLIN,
ATTORNEY
FLORIDA BAR NO. 301094

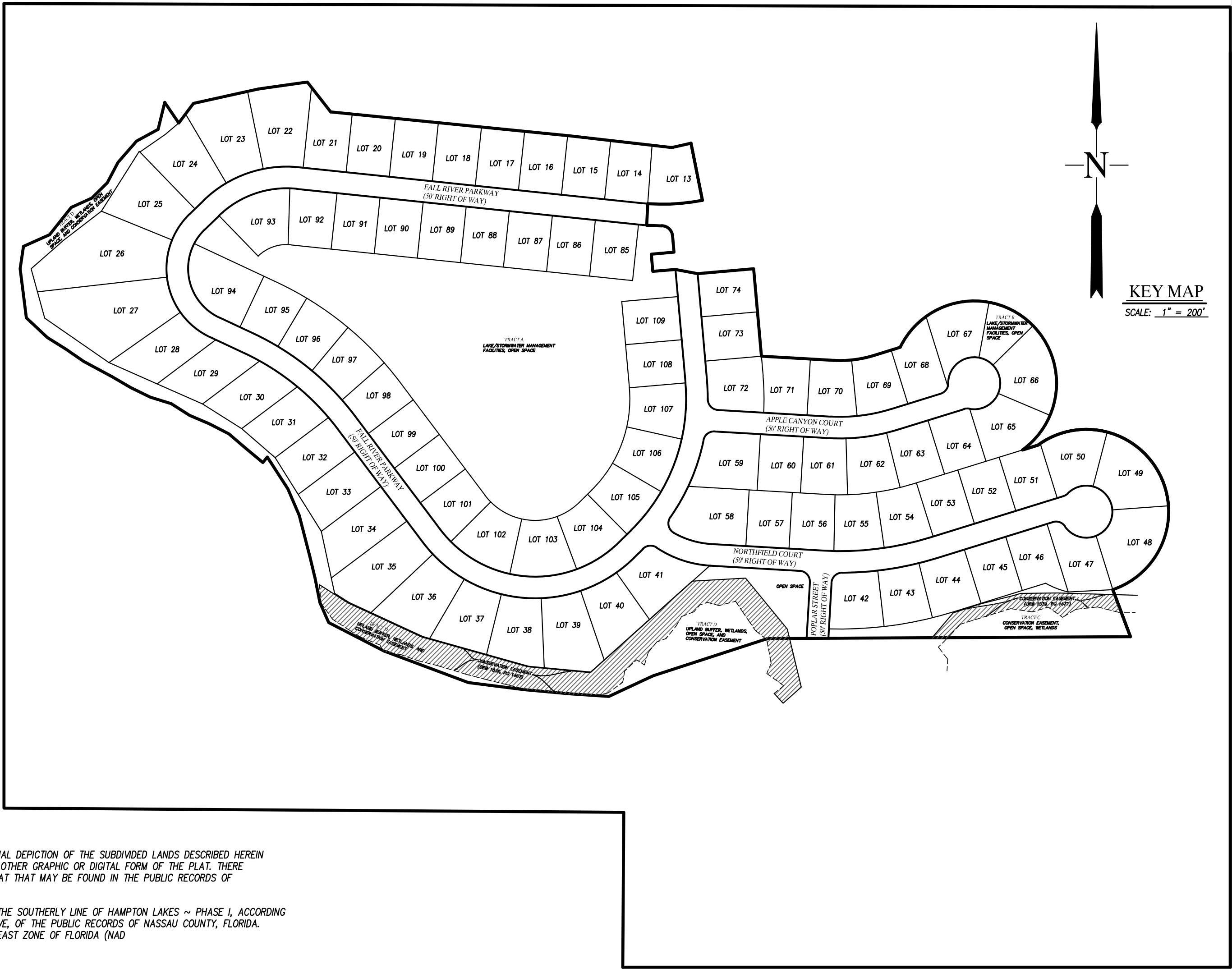
TITLE CERTIFICATION

WE, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A TITLE COMPANY, DO HEREBY CERTIFY THAT WE HAVE SEARCHED THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AS TO THE TITLE TO THE HEREON DESCRIBED PROPERTY AND WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS VESTED IN AW VENTURE II, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN SHOWN HEREON AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

DATE: _____
TITLE COMPANY REPRESENTATIVE

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 SUPPLEMENTED 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 N46°24'53"W FOR THE SOUTHERLY LINE OF HAMPTON LAKES ~ PHASE I, ACCORDING TO PLAT RECORDED IN PLAT BOOK 7, PAGES 252 THROUGH 262, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. COORDINATES SHOWN HEREON 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 RAYMONER INCORPORATED LANDS, DATED: APRIL, MAY, JUNE, 1961.
- REFERENCE BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT WITH DESIGNATION "1331", LOCATED 447' SOUTH AND 1442' WEST OF THE CENTERLINE INTERSECTION OF SEABOARD COASTAL RAILROAD AND CHESTER ROAD. ELEVATION = 27.737 (NATIONAL GEODETIC VERTICAL DATUM OF 1929). THE BENCH LOOP BETWEEN THE REFERENCE BENCHMARK AND ON SITE 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", ZONE "X" (SHADED), ZONE AE 7 & AS PER FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBERS 12089C 0358G 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 1, 2, 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 & ASSOCIATED, INC., DATED: SEPTEMBER 20, 2002, FILE NO. S-6036WT. THE PORTIONS OF SAID WETLAND JURISDICTIONAL AREAS PERMITTED FOR DISTURBANCE ARE AUTHORIZED BY U.S. ARMY CORPS OF ENGINEERS PERMIT NO. SAJ-2002-7000 AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT NO. 4-089-90044-2. MITIGATION REQUIRED BY SAID PERMITS FURNISHED BY ENVIRONMENTAL SERVICES, INC. AND MCCRANIE & 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 VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS AND EXOTIC PLANT MATERIALS 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 "PRM LB 7486" AND ARE SHOWN THUS: FOUND - SET -
- LOT CORNERS (5/8" IRON RODS) AND INTERIOR POINT OF CURVATURES & POINT OF TANGENCY'S ARE TO BE SET UPON 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 4 TRACTS.
- TOTAL ACREAGE: ±48.44 ACRES
- NO WELLS EXIST WITHIN 200' OF SEWER EXTENSION (PER ENGINEERING PLANS BY MCCRANIE & ASSOCIATES, INC.)



LEGEND:

P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
FD. = FOUND
NO. = NUMBER
L3 = LINE NUMBER
C7 = CURVE NUMBER
R/W = 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
F&L CO. = FLORIDA POWER AND LIGHT COMPANY
Δ = SET MAG NAIL AND WASHER
STAMPED "LB 4204"
PERMANENT CONTROL POINTS (PCP)

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 CHAPTER 177.081, F.S. & CHAPTER 5J-17, F.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

DATE

SEAL

AS TO ENTIRE ADOPTION AND DEDICATION:

WITNESS - SEAL

(PRINT)

WITNESS - SEAL

(PRINT)

STATE OF FLORIDA
COUNTY OF DUVAL

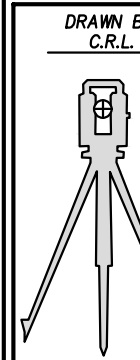
AW VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY

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 AW VENTURE II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



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

HAMPTON LAKES PHASE IV - A

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

OFFICIAL RECORDS BOOK

PAGE

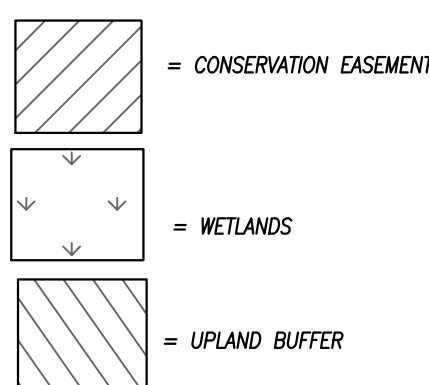
SHEET 2 OF 3

Curve Table					
Curve #	Length	Radius	Delta	CH DIR	CH
C1	36.99	25.00	84°46'33"	S47°25'23"E	33.71
C2	34.71	525.00	3°47'18"	S87°55'01"E	34.71
C3	128.67	475.00	15°16'44"	N86°28'09"E	128.29
C4	16.80	500.00	1°55'29"	S84°59'53"E	16.80
C9	148.80	225.00	37°53'27"	S67°41'20"E	146.10
C12	86.98	450.00	11°04'30"	N0°30'08"E	86.85
C19	34.16	25.00	78°17'25"	S84°33'25"W	31.56
C27	91.51	200.00	26°12'59"	S73°31'34"E	90.72
C28	41.68	25.00	95°31'05"	S12°39'32"E	37.02
C30	35.71	25.00	81°50'14"	S52°26'50"W	32.75
C34	37.82	25.00	86°40'27"	S43°17'50"E	34.31
C35	42.08	475.00	5°04'31"	N2°29'51"W	42.08
C41	18.21	525.00	1°59'14"	S85°01'45"E	18.21
C42	83.42	275.00	17°22'47"	S87°16'28"W	83.10
C43	91.67	275.00	19°05'55"	S89°02'07"W	91.24
C44	65.08	274.00	13°53'37"	S52°42'22"W	64.93
C45	72.62	175.00	23°46'29"	S34°02'19"W	72.10
C46	87.50	175.00	28°38'50"	S7°49'39"W	86.59
C47	87.50	175.00	28°38'53"	S20°49'13"E	86.59
C48	90.75	175.00	29°42'42"	S50°00'01"E	89.74
C49	39.38	575.00	3°55'26"	N62°53'39"W	39.37
C50	105.74	575.00	10°32'07"	N55°39'51"W	105.59
C51	101.22	575.00	10°05'09"	N45°21'11"W	101.09
C52	33.83	575.00	3°22'15"	N38°37'29"W	33.82
C53	36.33	324.99	6°24'16"	S40°08'30"E	36.31
C54	92.86	324.99	16°22'14"	S51°31'45"E	92.54
C55	92.86	324.99	16°22'14"	S67°53'59"E	92.54
C56	92.86	324.99	16°22'15"	S84°16'14"E	92.54
C57	92.86	324.99	16°22'15"	N79°21'31"E	92.54
C58	92.86	324.99	16°22'15"	N62°59'17"E	92.54
C62	130.77	424.99	17°37'47"	N3°46'40"E	130.25
C63	130.78	424.99	17°37'52"	N21°24'29"E	130.26
C64	112.66	424.99	15°11'18"	N37°49'04"E	112.33
C65	116.28	275.00	24°13'38"	N57°31'32"E	115.42
C66	157.15	275.00	32°44'30"	N86°00'37"E	155.02
C67	157.15	275.00	32°44'29"	S61°14'53"E	155.02
C68	38.10	275.00	7°56'17"	S40°54'30"E	38.07
C69	47.49	625.00	4°21'13"	N39°06'58"W	47.48
C90	96.90	625.00	8°52'59"	N45°44'04"W	96.80
C91	96.90	625.00	8°52'59"	N54°37'03"W	96.80
C92	63.24	625.00	5°47'50"	N61°57'27"W	63.21
C93	201.34	124.99	92°17'29"	S18°42'48"E	180.27
C94	40.35	125.00	18°29'37"	S36°40'45"W	40.17
C95	180.00	225.00	45°50'12"	S68°50'39"W	175.24
C96	16.50	225.00	4°12'07"	N86°08'12"W	16.50
C97	6.97	95.00	47°02'07"	N86°08'12"W	6.97
C100	117.05	754.99	8°52'59"	N54°37'00"W	116.94
C101	117.05	754.99	8°52'59"	N45°44'01"W	116.94
C102	57.37	755.00	4°21'12"	N39°06'55"W	57.35
C103	20.08	145.00	7°56'11"	S40°54'27"E	20.07
C104	82.86	145.00	32°44'34"	S61°14'49"E	81.74
C105	82.86	145.00	32°44'34"	N86°00'38"E	81.74
C106	61.31	145.00	24°13'38"	S57°31'32"E	60.86
C107	78.19	294.99	15°11'13"	N37°49'02"E	77.96
C108	90.78	295.00	17°37'53"	N21°24'29"E	90.42
C109	90.77	295.00	17°37'47"	N3°46'39"E	90.41
C128	82.80	475.00	9°59'14"	N30°06'24"E	82.69
C129	112.62	475.00	13°35'04"	N18°19'15"E	112.36

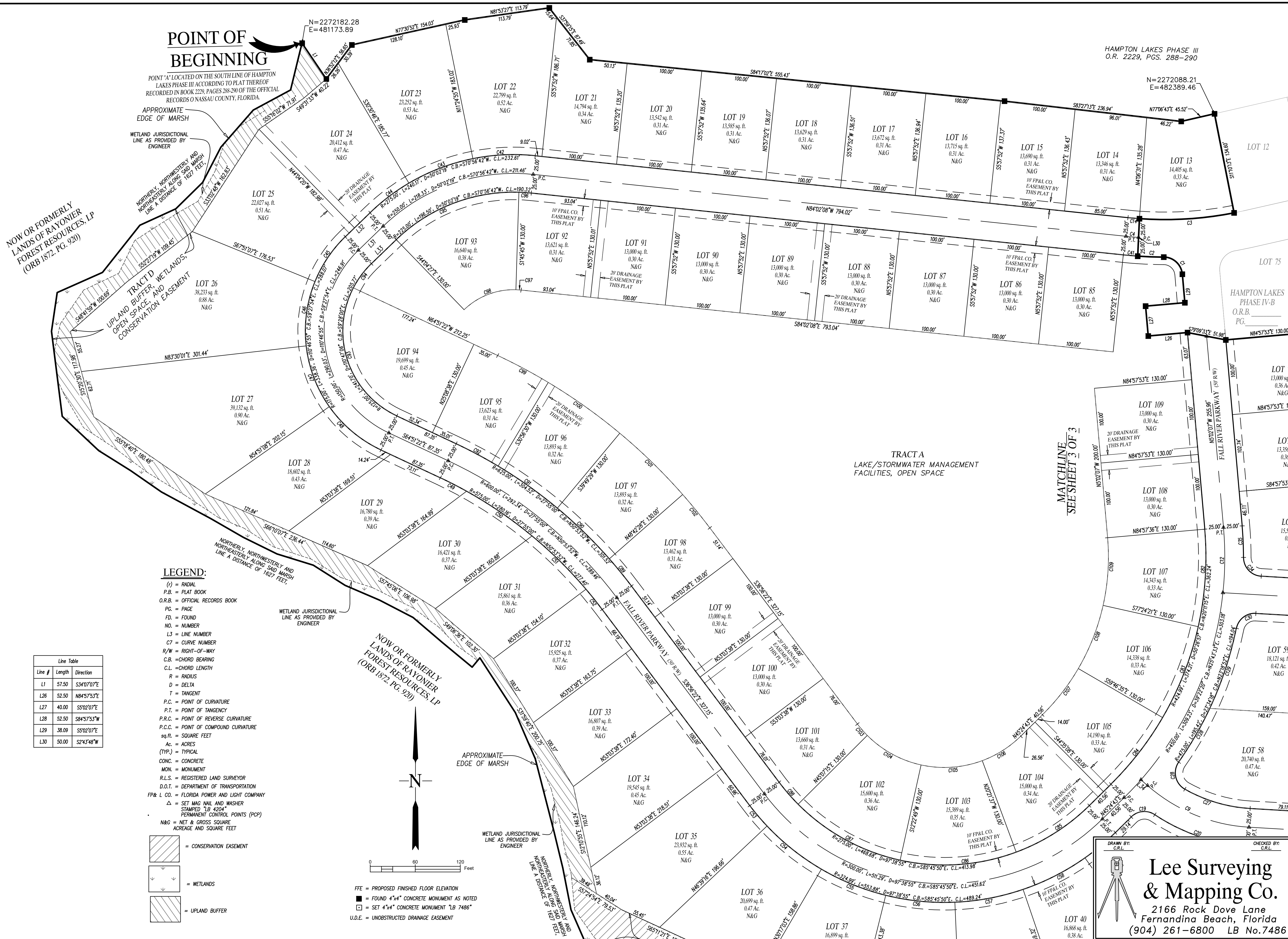
Line Table		
Line #	Length	Direction
L1	57.50	S34°07'07"E
L26	52.50	N84°57'53"E
L103	145.00	S40°54'27"E
L28	52.50	S84°57'53"W
L29	38.09	S50°02'07"E
L30	50.00	S2°43'48"W

LEGEND:

(r) = RADIAL
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
P.C. = PAGE
FD. = FOUND
NO. = NUMBER
L3. = LINE NUMBER
C7. = CURVE NUMBER
R/W. = RIGHT-OF-WAY
C.B. = CHORD BEARING
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 4204"
PERMANENT CONTROL POINTS (PCP)
N&G = NET & GROSS SQUARE
ACREAGE AND SQUARE FEET



F.F.E. = PROPOSED FINISHED FLOOR ELEVATION
■ = FOUND 4"x4" CONCRETE MONUMENT AS NOTED
□ = SET 4"x4" CONCRETE MONUMENT "LB 7486"
U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT



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

OFFICIAL RECORDS BOOK _____
PAGE _____
SHEET 3 OF 3

This figure is a detailed plat map titled "TRACT A LAKE/STORMWATER MANAGEMENT FACILITIES, OPEN SPACE". It shows numerous lots (e.g., LOT 85, LOT 74, LOT 67) with their respective areas and dimensions. The map includes various easements such as drainage easements, conservation easements, wetlands, and upland buffers. Key features include "FALL RIVER PARKWAY (50' R/W)", "APPLE CANYON COURT (50' R/W)", and "NORTHFIELD COURT (50' R/W)". The map also indicates "HAMPTON LAKES PHASE IV-B O.R.B. PG." and "TRACT B LAKE/STORMWATER MANAGEMENT FACILITIES, OPEN SPACE".

LEGEND:

- (I) = RADIAL
- P.B. = PLAT BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- P.G. = PAGE
- F.D. = FOUND
- N.O. = NUMBER
- L.S. = LINE NUMBER
- C.T. = CURVE NUMBER
- R/W = RIGHT-OF-WAY
- C.B. = CHORD BEARING
- 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 4204"
- PERMANENT CONTROL POINTS (PCP)
- FFE = PROPOSED FINISHED FLOOR ELEVATION
- = FOUND 4"x4" CONCRETE MONUMENT AS NOTED
- = SET 4"x4" CONCRETE MONUMENT "LB 7486"
- U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT

NET & GROSS SQUARE ACREAGE AND SQUARE FEET

Curves Table

Curve #	Length	Radius	Delta	Ch Dir	Ch
C9	148.80	225.00	37°32'27"	S67°41'20"E	146.10
C12	86.98	450.00	11°04'30"	N07°30'08"E	86.85
C13	149.20	415.00	20°35'54"	N83°04'00"E	148.39
C19	34.16	25.00	78°17'25"	S84°33'25"W	31.56
C27	91.51	200.00	26°12'59"	S73°31'34"E	90.72
C28	41.68	25.00	95°31'05"	S12°39'32"E	37.02
C30	35.71	25.00	81°50'14"	S52°26'50"W	32.75
C34	37.82	25.00	86°40'27"	S43°17'50"E	34.31
C35	42.08	475.00	5°04'31"	N22°29'51"W	42.06
C53	36.33	324.99	6°24'16"	S40°08'30"E	36.31
C54	92.86	324.99	16°22'14"	S51°31'45"E	92.54
C55	92.86	324.99	16°22'14"	S67°53'59"E	92.54
C56	92.86	324.99	16°22'15"	S84°16'14"E	92.54
C57	92.86	324.99	16°22'15"	N79°21'31"E	92.54
C58	92.86	324.99	16°22'15"	N82°59'17"E	92.54
C59	53.27	324.99	9°23'26"	N50°06'26"E	53.21
C60	81.85	750.00	6°15'10"	N86°32'25"E	81.81
C61	96.77	750.00	7°23'35"	N79°43'02"E	96.71
C62	42.59	750.00	3°15'12"	N74°23'39"E	42.58
C63	81.12	60.00	77°28'02"	S73°04'15"E	75.08
C64	75.64	59.99	72°14'49"	N32°04'19"E	70.73
C65	74.76	60.00	71°23'38"	N39°44'55"W	70.02
C66	62.70	60.01	59°51'35"	S74°37'29"W	59.88
C67	12.25	25.00	28°04'21"	N58°43'52"E	12.13
C68	108.06	700.00	8°55'57"	N77°13'51"E	108.95
C69	116.67	700.00	9°32'57"	N86°28'08"E	116.53
C70	25.93	700.00	2°07'20"	S87°41'43"E	25.93
C71	38.60	440.00	5°01'36"	S89°08'51"E	38.59
C72	94.62	440.00	12°19'18"	N82°10'42"E	94.44
C73	24.96	440.00	3°15'00"	N74°23'33"E	24.95
C74	12.94	25.01	29°38'04"	S87°35'05"W	12.79
C75	80.86	60.00	77°12'49"	N61°34'35"E	74.88
C76	70.59	60.00	67°24'25"	N10°34'41"W	66.59
C77	36.92	60.00	35°15'29"	N62°03'36"W	36.34
C78	105.18	60.00	100°26'18"	S50°05'28"W	92.22
C79	24.13	25.00	55°18'36"	N45°06'44"E	23.21
C80	78.71	389.99	11°33'59"	N78°32'58"E	78.58
C81	61.50	390.00	9°02'04"	N88°50'55"E	61.43
C82	130.77	424.99	17°37'47"	N3°46'40"E	130.25
C83	130.78	424.99	17°37'52"	N21°24'29"E	130.26
C84	112.66	424.99	15°11'18"	N37°49'04"E	112.33
C85	116.28	275.00	24°13'38"	N57°31'32"E	115.42
C86	157.15	275.00	32°44'30"	N86°00'37"E	155.02
C87	157.15	275.00	32°44'29"	S61°14'33"E	155.02
C88	38.10	275.00	7°56'17"	S40°54'30"E	38.07
C89	117.05	754.99	8°52'58"	N45°44'01"W	116.94
C90	84.70	605.00	8°01'18"	N1°01'28"W	84.63
C91	57.37	755.00	4°21'12"	N39°06'55"W	57.35
C92	20.08	145.00	7°56'11"	S40°54'27"E	20.07
C9					