

NASSAU CROSSING PHASE ONE

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

CAPTION:

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO PLAT THEREON RECORDED IN PLAT BOOK 5, PAGE 404, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE NORTH 22°33'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 616.85 FEET TO THE BEGINNING OF A CURVE IN SAID RIGHT-OF-WAY CONCAVE TO THE EAST HAVING A RADIUS OF 758.08 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°50'59", AN ARC DISTANCE OF 342.02 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 09°37'32" WEST A DISTANCE OF 339.12 FEET; THENCE NORTH 03°18'00" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,803.37 FEET; THENCE SOUTH 89°17'24" WEST A DISTANCE OF 10.02 FEET TO A POINT WHERE SAID RIGHT-OF-WAY TRANSITIONS TO A 60 FOOT RIGHT-OF-WAY; THENCE NORTH 03°18'00" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 915.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 03°18'00" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,162.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 41°42'00" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 86°42'00" EAST, A DISTANCE OF 85.00 TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 48°18'00" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 86°42'00" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 03°18'00" WEST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°32'13", AN ARC DISTANCE OF 5.03 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 87°31'53" WEST, A DISTANCE OF 5.03 FEET; THENCE SOUTH 03°18'00" WEST, A DISTANCE OF 258.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°32'13", AN ARC DISTANCE OF 5.03 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 80°55'54" EAST, A DISTANCE OF 5.03 FEET; THENCE SOUTH 03°18'00" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°32'13", AN ARC DISTANCE OF 5.03 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 87°31'53" WEST, A DISTANCE OF 5.03 FEET; THENCE SOUTH 03°18'00" WEST, A DISTANCE OF 119.49 FEET; THENCE SOUTH 86°42'00" EAST, A DISTANCE OF 637.23 FEET; THENCE NORTH 81°26'06" EAST, A DISTANCE OF 186.08 FEET; THENCE NORTH 76°54'18" EAST, A DISTANCE OF 50.65 FEET; THENCE NORTH 52°10'56" EAST, A DISTANCE OF 53.38 FEET; THENCE NORTH 71°00'27" EAST, A DISTANCE OF 63.44 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD RIGHT-OF-WAY (A TRANSITIONAL RIGHT-OF-WAY); THENCE SOUTH 14°43'53" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD, A DISTANCE OF 478.16 FEET TO INTERSECT THE NORTHERLY LINE OF A 100 FOOT POWERLINE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 110, PAGE 243, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF SAID POWERLINE EASEMENT THE FOLLOWING TWO COURSES: (1) SOUTH 81°50'04" WEST A DISTANCE OF 60.00 FEET; (2) SOUTH 87°00'07" WEST A DISTANCE OF 38.70 FEET; THENCE SOUTH 37°53'06" WEST, A DISTANCE OF 98.05 FEET; THENCE SOUTH 52°06'54" EAST, A DISTANCE OF 39.53 FEET TO INTERSECT THE SOUTHERLY LINE OF SAID POWERLINE EASEMENT; THENCE SOUTH 87°00'07" WEST, ALONG THE SOUTHERLY LINE OF SAID POWERLINE EASEMENT, A DISTANCE OF 176.72 FEET; THENCE SOUTH 02°59'53" EAST, A DISTANCE OF 63.59 FEET; THENCE SOUTH 44°35'39" WEST, A DISTANCE OF 1,467.64 FEET; THENCE NORTH 86°42'00 WEST, A DISTANCE OF 212.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.12 ACRES, MORE OR LESS

COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBER: 42-2N-27-0000-0003-0060

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT:

SIGNED THIS _____ DAY OF _____, A.D. 2020.

TAX COLLECTOR
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

THIS _____ DAY OF _____, A.D. 2020.

DIRECTOR OF ENGINEERING SERVICES

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

APPROVED FOR THE RECORD, THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY ATTORNEY, THIS _____ DAY OF _____, A.D. 2020

MICHAEL S. MULLIN, ATTORNEY
FLORIDA BAR NO. 301094

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177.001, FLORIDA STATUTES, AND IS FILED FOR RECORD IN PLAT BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 2020.

CLERK OF THE CIRCUIT COURT

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.

THIS _____ DAY OF _____, 2020.

COUNTY PLANNER

COMMISSION APPROVAL CERTIFICATE

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. 2020 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

COMMISSION CHAIRMAN

CHIEF OF FIRE-RESCUE CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE CHIEF OF FIRE-RESCUE OF NASSAU COUNTY, FLORIDA

THIS _____ DAY OF _____, A.D. 2020.

CHIEF OF FIRE-RESCUE

COUNTY HEALTH CERTIFICATE

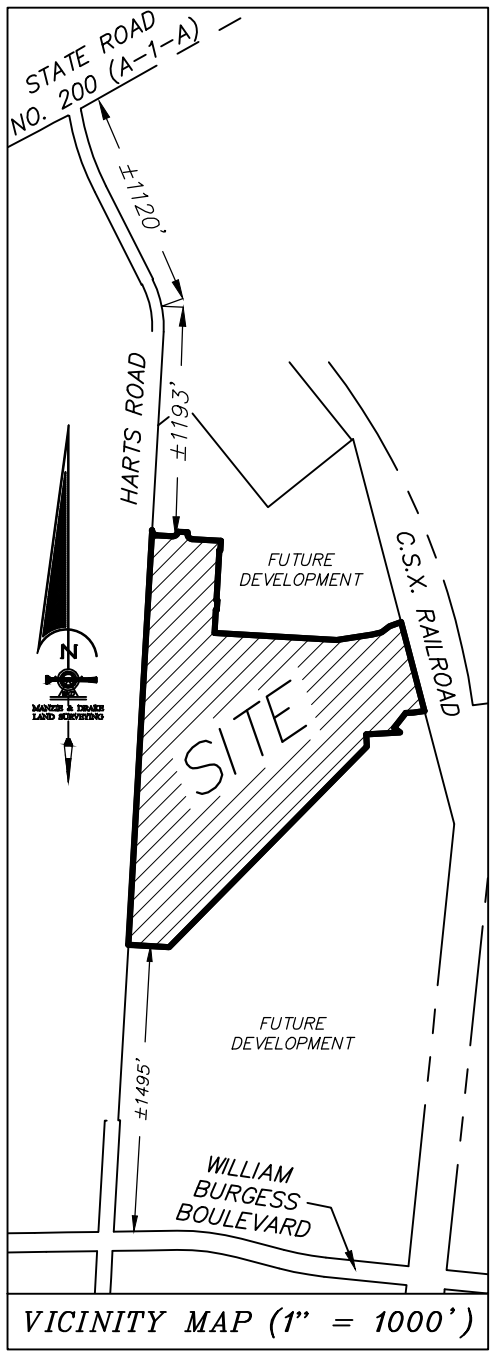
THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS _____ DAY OF _____, A.D. 2020, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

COUNTY HEALTH DEPARTMENT

TITLE CERTIFICATION

I, _____, AN ATTORNEY AT LAW LICENSED IN FLORIDA, 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 PROPERTY INTERESTS HEREIN SHOWN ARE UNENCLAVED 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.

ATTORNEY AT LAW



SURVEYOR'S NOTES

- ☐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (5/8" IRON ROD & CAP) SET WITH IDENTIFICATION "PRM LB 7039".
☒ DENOTES PERMANENT CONTROL POINT (P.C.P.) SET WITH IDENTIFICATION "LB 7039".
- 43,560 SQ. FT. DENOTES LOT SQUARE FOOTAGE
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 (N.A.D. '83/'90)
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988). THE SOURCE BENCHMARK IS PUBLISHED BENCHMARK "P 143". (ELEVATION = 35.15' NAVD 1988)
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12082C 0351 E, DATED 08/02/2012. FLOOD ZONE INFORMATION LISTED ABOVE AND SHOWN ON THIS SURVEY IS PROVIDED AS A COURTESY AND IS APPROXIMATE AT BEST. ALL DATA SHOULD BE VERIFIED BY NASSAU COUNTY BUILDING DEPARTMENT FOR ACCURACY. WE ASSUME NO LIABILITY FOR ITS ACCURACY. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON AND IS NOT REQUIRED TO BE SHOWN PER CHAPTER 177 FLORIDA STATUTES. THE FLOOD ZONE DETERMINATION NOTED HEREON MAY BE SUPERSEDED AND/OR REDEFINED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
- 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
- NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO NASSAU COUNTY SUBDIVISION REGULATIONS AND BE APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.
- THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS: PLANNED UNIT DEVELOPMENT "PUD".
- BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "PUD", ARE AS FOLLOWS:
FRONT SETBACK = 10- FEET (FRONT PORCH); 15- FEET (MAIN HOUSE); 20- FEET (GARAGE)
(CORNER LOTS SHALL HAVE A SECONDARY FRONTAGE SETBACK OF 10- FEET)
SIDE SETBACK = 5- FEET EXTERIOR / 0- FEET INTERIOR (DUPLEX/TRIPLEX); 5- FEET (ALL OTHERS)
REAR SETBACK = VARIABLE (TOWNHOUSE); 10' (ALL OTHERS)
- THE LANDS SHOWN HEREON ARE NOT LOCATED WITHIN STORM SURGE CATEGORY, AS SCALED FROM THE NASSAU COUNTY "STORM SURGE" MAP LOCATED ON THE NASSAU COUNTY PROPERTY APPRAISER'S GIS WEBSITE UNDER THE "PUBLIC SAFETY" SECTION (SCALED 01/16/2020).
- TOTAL NUMBER OF LOTS: 132
- THE JURISDICTIONAL WETLANDS AS SHOWN HEREON WERE FLAGGED AND IDENTIFIED BY Peacock Consulting Group, LLC, AND WERE VERIFIED BY THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (FILE NUMBER 132387-4)
- FOR ADDITIONAL INFORMATION REGARDING THESE WETLAND JURISDICTIONAL AREAS AND THE METHODOLOGY USED TO DETERMINE THESE WETLAND AREAS, THE FOLLOWING AGENCIES MAY BE CONTACTED: US ARMY CORP OF ENGINEERS, STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.
- 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 GOVERNMENTAL AGENCIES.
- TRACTS "D" & "E" ARE SUBJECT TO A CONSERVATION EASEMENT PURSUANT TO SECTION 704.06, FLORIDA STATUTES IN THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT. ANY ACTIVITY IN OR USE OF THE CONSERVATION EASEMENT AREAS INCONSISTENT WITH THE PURPOSE OF THE CONSERVATION EASEMENT IS PROHIBITED. THE CONSERVATION EASEMENT EXPRESSLY PROHIBITS THE FOLLOWING ACTIVITIES AND USES:
(A) CONSTRUCTION OR PLACING BUILDINGS, ROADS, SIGNS, BILLBOARDS OR OTHER ADVERTISING, UTILITIES OR OTHER STRUCTURES ON OR ABOVE THE GROUND.
(B) DUMPING OR PLACING SOIL OR OTHER SUBSTANCE OR MATERIAL AS LANDFILL OR DUMPING OR PLACING OF TRASH, WASTE OR UNSIGHTLY OR OFFENSIVE MATERIALS.
(C) REMOVING, DESTROYING OR TRIMMING TREES, SHRUBS, OR OTHER VEGETATION.
(D) EXCAVATING, DREDGING OR REMOVING LOAM, PEAT, GRAVEL, SOIL, ROCK OR OTHER MATERIAL SUBSTANCES IN SUCH A MANNER AS TO EFFECT THE SURFACE.
(E) SURFACE USE, EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN PREDOMINANTLY IN ITS NATURAL CONDITION.
(F) ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION, OR FISH AND WILDLIFE HABITAT PRESERVATION.
(G) ACTS OR USES DETRIMENTAL TO SUCH RETENTION OF LAND OR WATER AREAS.
(H) ACTS OR USES DETRIMENTAL TO THE PRESERVATION OF THE STRUCTURAL INTEGRITY OR PHYSICAL APPEARANCE OF SITES OR PROPERTIES OF HISTORICAL, ARCHITECTURAL, ARCHAEOLOGICAL, OR CULTURAL SIGNIFICANCE.
- 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 1.044.02 SHALL BE RESTORED. THESE AREAS SHALL BE UNENCLAVED 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.
- PURSUANT TO A RIGHT-OF-WAY CONSENT AGREEMENT EXECUTED BY FLORIDA POWER AND LIGHT COMPANY DATED SEPTEMBER 18, 2011, FLORIDA POWER AND LIGHT HAS CONSENTED TO THE CONSTRUCTION OF A PEDESTRIAN WALKWAY AND THE USE THEREOF FOR PEDESTRIAN ACCESS THROUGH TRACT "I".

PATRIOT RIDGE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP

WITNESS _____

PRINT OR TYPE NAME

WITNESS _____

PRINT OR TYPE NAME

STATE OF: _____
COUNTY OF: _____

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 THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF _____, IN THE COUNTY OF _____, A.D., 2020 AND THE STATE OF _____ THIS _____

MY COMMISSION EXPIRES : _____

NOTARY PUBLIC
STATE OF _____

STATE OF FLORIDA
MORTGAGEE'S CONSENT

I, _____, ON BEHALF OF D.R. HORTON, INC. - JACKSONVILLE DO HEREBY JOIN IN AND CONSENT TO THE ADOPTION AND DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREE THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 2231 PAGE 32 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA SHALL BE SUBORDINATED TO SAID ADOPTION AND DEDICATION.

WITNESS _____

PRINT OR TYPE NAME

WITNESS _____

PRINT OR TYPE NAME

STATE OF: _____
COUNTY OF: _____

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 MORTGAGEE'S CONSENT AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF _____, IN THE COUNTY OF _____, A.D., 2020 AND THE STATE OF _____ THIS _____

MY COMMISSION EXPIRES : _____

NOTARY PUBLIC
STATE OF _____

STATE OF FLORIDA
MORTGAGEE'S CONSENT

I, _____, ON BEHALF OF FLAGSTAR BANK, FSB DO HEREBY JOIN IN AND CONSENT TO THE ADOPTION AND DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREE THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 2310 PAGE 1892 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA SHALL BE SUBORDINATED TO SAID ADOPTION AND DEDICATION.

WITNESS _____

PRINT OR TYPE NAME

WITNESS _____

PRINT OR TYPE NAME

STATE OF: _____
COUNTY OF: _____

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 MORTGAGEE'S CONSENT AND WHO ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF _____, IN THE COUNTY OF _____, A.D., 2020 AND THE STATE OF _____ THIS _____

MY COMMISSION EXPIRES : _____

NOTARY PUBLIC
STATE OF _____

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED / CONTRACTED SURVEYOR / MAPPER

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 APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, F.S., 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.

SURVEYOR / MAPPER DATE

CHARLES ROBERT LEE

FLORIDA REGISTRATION NO.: LS 5618

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS _____ DAY OF _____, A.D. 2020.

MICHAEL A. MANZIE, P.L.S.
FLORIDA CERTIFICATE NO. 4069

MANZIE & DRAKE LAND SURVEYING
117 SOUTH 9TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

LEGEND

FPL = FLORIDA POWER & LIGHT EASEMENT
AC = ACRE
C = CENTERLINE
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.I.N. = PARCEL IDENTIFICATION NUMBER
LB = LICENSED BUSINESS
S.F. = SQUARE FEET
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
F.P.U.E. = FLORIDA PUBLIC UTILITIES EASEMENT
D = DELTA ANGLE
R = RADIUS
L = ARC LENGTH
CB = CHORD BEARING
CD = CHORD DISTANCE
P.I. = POINT OF INTERSECTION
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
R.P. = RADIUS POINT

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, "PATRIOT RIDGE, LLP., A FLORIDA LIMITED LIABILITY PARTNERSHIP" IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "NASSAU CROSSING PHASE ONE"; AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LAND.

IN WITNESS WHEREOF, DEVELOPER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

ALL ALLEYS, EASEMENTS, RIGHTS-OF-WAY (BUGGY COURT, BULL COURT, CLUB CAR PLACE, EXPRESS COURT, HAMMERHEAD COURT, MAINLINE ROAD, NASSAU CROSSING WAY, RAILWAY PLACE), AND PUBLIC AREAS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED AND REMAINS A MAINTENANCE OBLIGATION OF THE OWNER OR A RESIDENTIAL PROPERTY OWNERS ASSOCIATION. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

TRACTS "A", "B" & "C" (LANDSCAPE BUFFER TRACTS) ARE HEREBY DEDICATED TO THE "NASSAU CROSSING OWNER'S ASSOCIATION, INC."

TRACT "D" (UPLAND BUFFER TRACT) IS HEREBY DEDICATED TO THE "NASSAU CROSSING OWNER'S ASSOCIATION, INC."

TRACT "E" (WETLAND TRACT) IS HEREBY DEDICATED TO THE "NASSAU CROSSING OWNER'S ASSOCIATION, INC." (SEE SURVEYOR'S NOTE NO. 15)

TRACTS "F" & "P" (POND & DRAINAGE EASEMENT TRACTS) ARE HEREBY DEDICATED TO THE "NASSAU CROSSING OWNER'S ASSOCIATION, INC."

TRACTS "G", "H", "L", "N", "O" & "Q" (PEDESTRIAN ACCESS TRACTS) ARE HEREBY DEDICATED TO THE "NASSAU CROSSING OWNER'S ASSOCIATION, INC."

TRACT "I" (POWER POLE EASEMENT TRACT) IS HEREBY DEDICATED TO THE "NASSAU CROSSING OWNER'S ASSOCIATION, INC. AND IS SUBJECT TO A FLORIDA POWER & LIGHT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 110, PAGE 243 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TRACTS "J", "M", "R" & "S" (RECREATION/OPEN SPACE TRACTS) ARE HEREBY DEDICATED TO THE "NASSAU CROSSING OWNER'S ASSOCIATION, INC."

TRACT "K" (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

TITLE TO THE "LIFT STATION LANDSCAPE BUFFER" IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID LANDSCAPE BUFFER TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH TRACT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT LIFT STATION.

OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE LIFT STATION LANDSCAPE BUFFER, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE LIFT STATION TRACT.

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING OUT OF OR FROM ANY OCCURRENCE IN, UPON, AT OR FROM THE LIFT STATION LANDSCAPE BUFFER, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE LIFT STATION TRACT OR JEA'S EASEMENT UPON THE LIFT STATION LANDSCAPE BUFFER. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LIFT STATION LANDSCAPE BUFFER WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREOF.

THOSE EASEMENTS DESIGNATED AS "JEA ACCESS & UTILITY EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE ACCESS, INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER AND/OR OTHER PUBLIC UTILITIES.

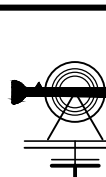
THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE AND USE OF JEA'S UTILITY UTILITIES, TOGETHER WITH THE RIGHTS OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THE OWNER HEREBY IRREVOCABLY GRANTS TO FLORIDA POWER & LIGHT, ITS SUCCESSORS AND ASSIGNS, A NONEXCLUSIVE TEN FOOT EASEMENT ALONG THE FRONT OF EACH LOT, AND OVER, UPON AND UNDER ALL TRACTS, FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION.

THE OWNER(S) HEREBY AND IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO FLORIDA POWER & LIGHT COMPANY (FPL), IT'S SUCCESSORS AND ASSIGNS, EASEMENTS OVER AND UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF FPL UTILITIES, TOGETHER WITH THE RIGHTS OF FLORIDA POWER & LIGHT COMPANY (FPL), IT'S SUCCESSORS OR ASSIGNS, TO INGRESS AND EGRESS OVER AND UPON THOSE ROADWAYS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF ITS UTILITY SYSTEMS IN EASEMENTS ADJACENT TO THOSE ROAD RIGHTS OF WAY.

WETLAND BUFFER TABLE

REQUIRED AREA AT 25' (S.F.)	PROVIDED AREA (S.F.)	PROVIDED AVERAGE BUFFER
31,081 SQUARE FEET	36,818 SQUARE FEET	30- FEET



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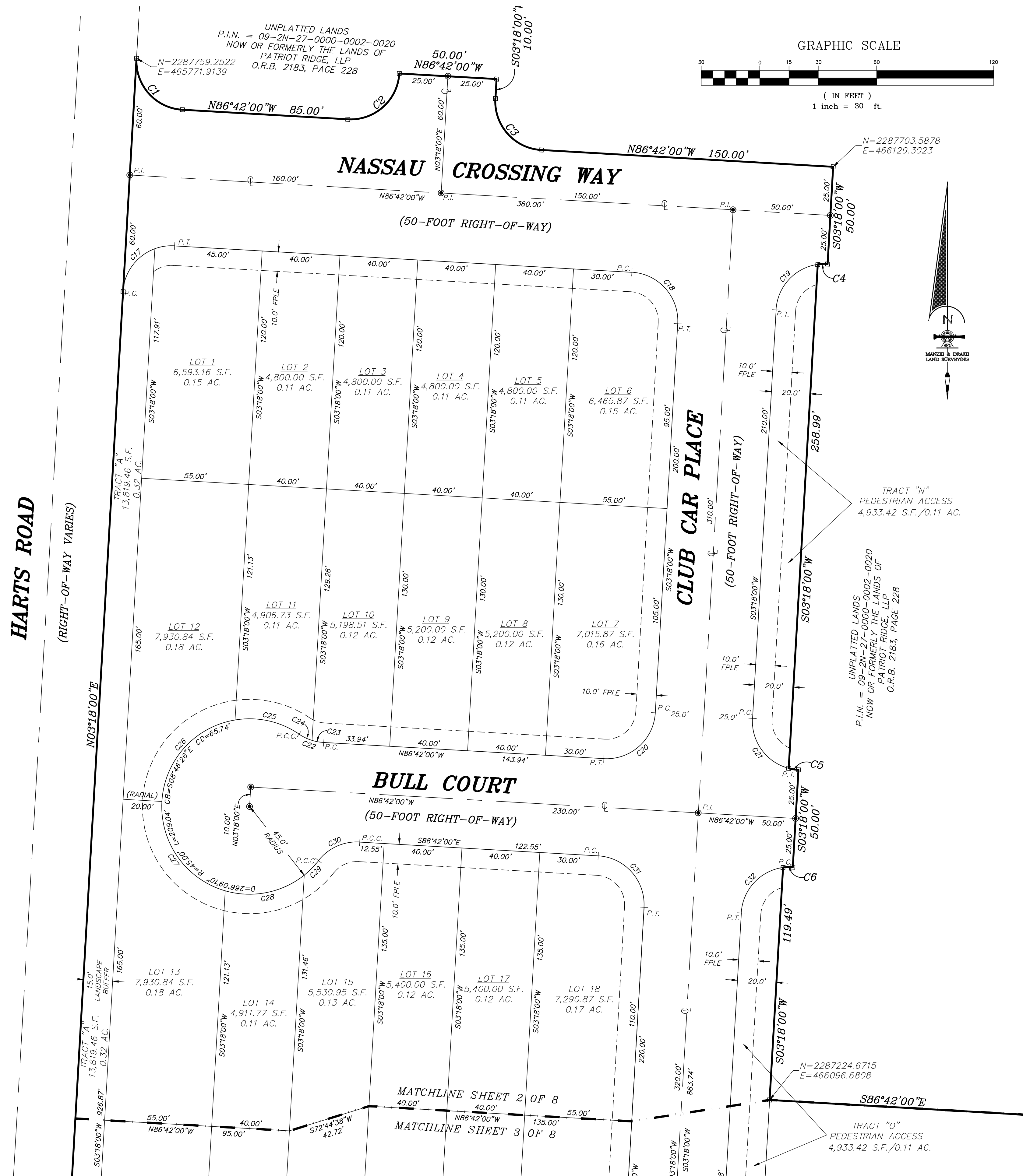
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NASSAU CROSSING PHASE ONE

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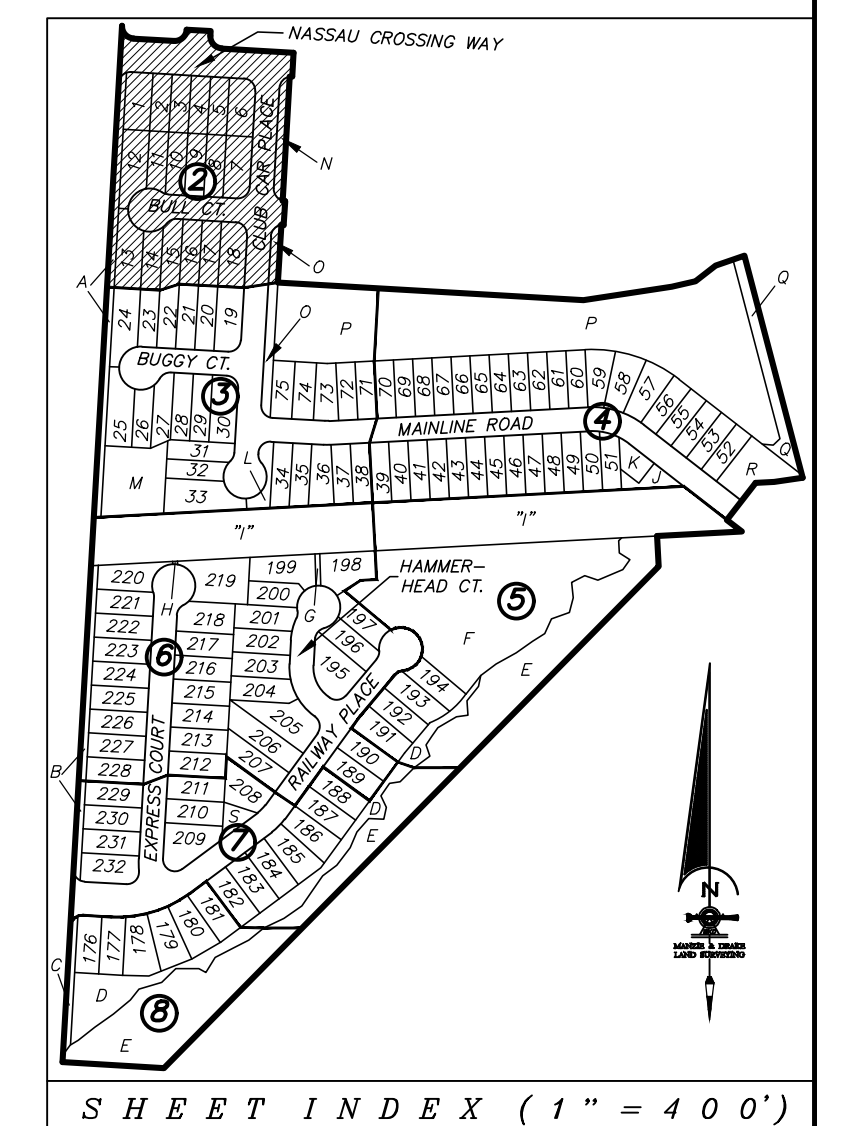
OFFICIAL RECORDS BOOK PAGE
SHEET 2 OF 8 SHEETS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.27'	25.00'	90°00'00"	S41°42'00"E	35.36'
C2	39.27'	25.00'	90°00'00"	N48°18'00"E	35.36'
C3	39.27'	25.00'	90°00'00"	S41°42'00"E	35.36'
C4	5.03'	25.00'	11°32'13"	S87°31'53"W	5.03'
C5	5.03'	25.00'	11°32'13"	S80°55'54"E	5.03'
C6	5.03'	25.00'	11°32'13"	S87°31'53"W	5.03'
C17	39.27'	25.00'	90°00'00"	S48°18'00"W	35.36'
C18	39.27'	25.00'	90°00'00"	N41°42'00"W	35.36'
C20	39.27'	25.00'	90°00'00"	N48°18'00"E	35.36'
C21	34.24'	25.00'	78°27'47"	S35°55'54"E	31.62'
C22	13.53'	25.00'	31°00'11"	S71°11'56"E	13.36'
C23	6.12'	25.00'	14°01'04"	S79°41'29"E	6.10'
C24	7.41'	25.00'	16°59'06"	S64°11'24"E	7.38'
C25	34.43'	45.00'	43°50'32"	N77°37'07"W	33.60'
C26	60.60'	45.00'	77°09'37"	S41°52'48"W	56.12'
C27	60.60'	45.00'	77°09'37"	S35°16'49"E	56.12'
C28	42.92'	45.00'	54°39'00"	N78°48'52"E	41.31'
C29	10.48'	45.00'	13°20'23"	N44°49'11"E	10.45'
C30	24.06'	25.00'	55°09'02"	S65°43'30"W	23.15'
C31	39.27'	25.00'	90°00'00"	N41°42'00"W	35.36'
C32	34.24'	25.00'	78°27'47"	S42°31'53"W	31.62'

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AND ACREAGE SHOWN
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SHEET INDEX (1" = 400')

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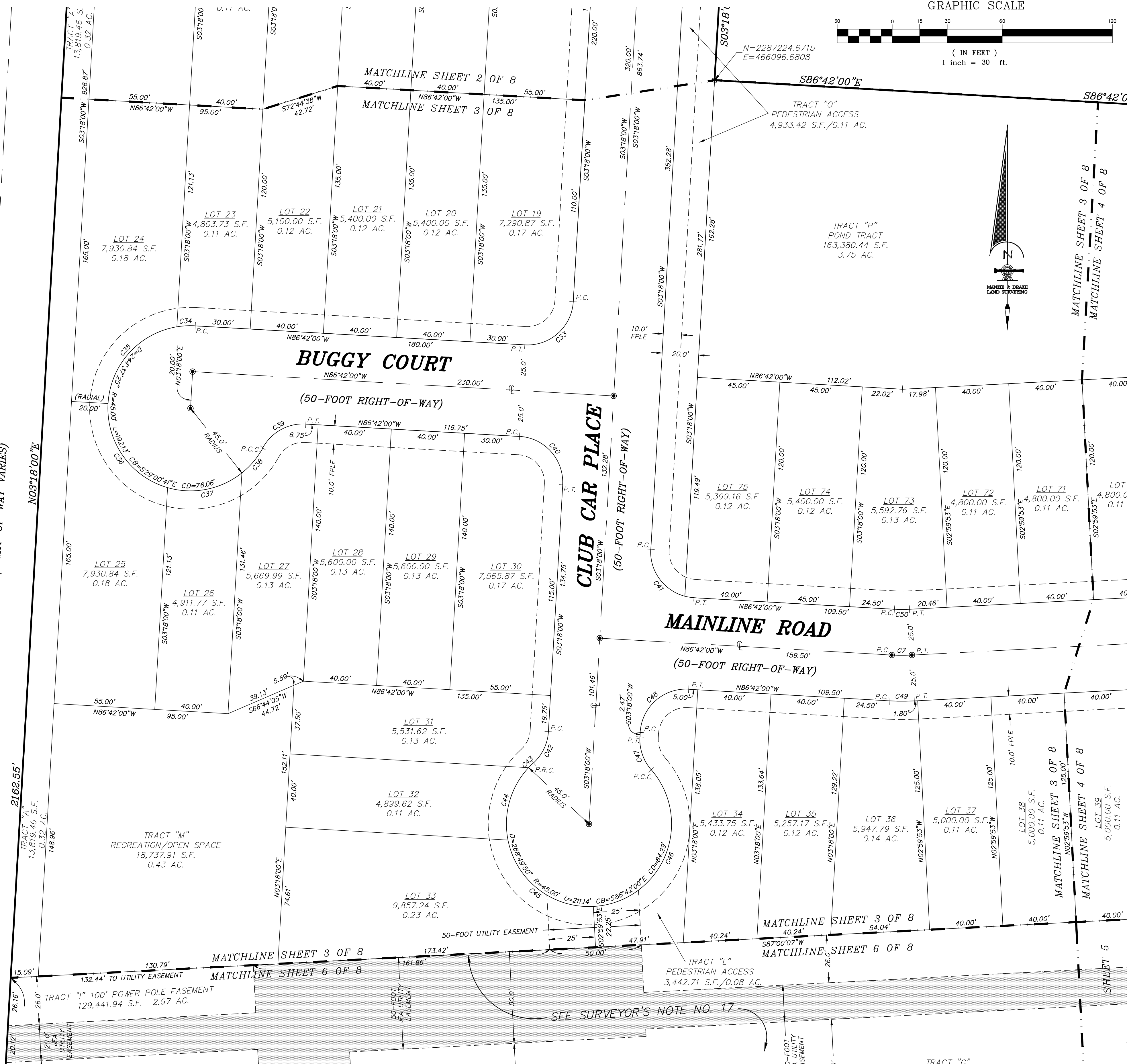
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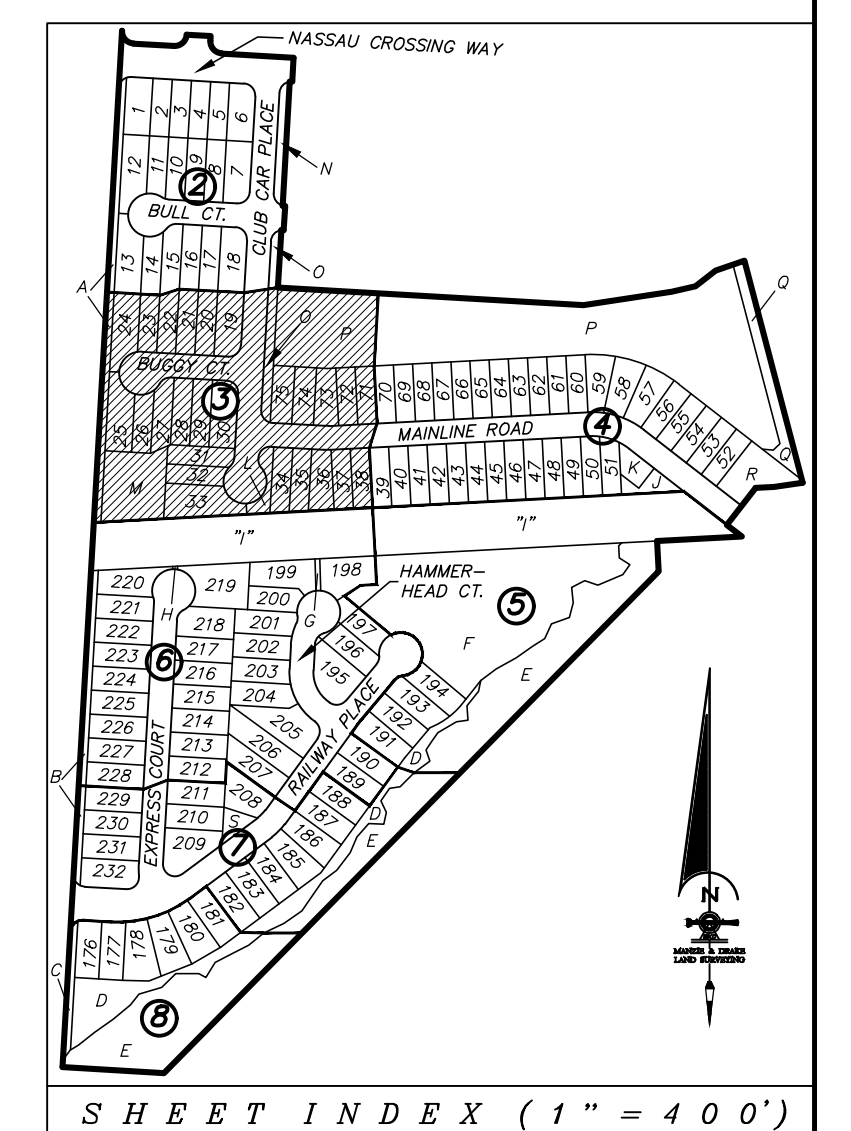
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SHEET 3 OF 8 SHEETS

HARTS ROAD

(RIGHT-OF-WAY VARIES)

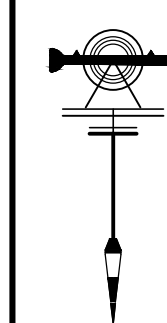


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C7	10.99'	100.00'	61°7'53"	S89°50'57"E	10.99'
C33	39.27'	25.00'	90°00'00"	N48°18'00"E	35.36'
C34	10.08'	45.00'	12°50'24"	S86°52'49"W	10.06'
C35	60.60'	45.00'	77°09'37"	S41°52'48"W	56.12'
C36	60.60'	45.00'	77°09'37"	S35°16'49"E	56.12'
C37	42.92'	45.00'	54°39'00"	N78°48'52"E	41.31'
C38	17.92'	45.00'	22°48'46"	N40°05'00"E	17.80'
C39	28.20'	25.00'	64°37'24"	S60°59'18"W	26.73'
C40	39.27'	25.00'	90°00'00"	N41°42'00"W	35.36'
C41	39.27'	25.00'	90°00'01"	S41°42'01"E	35.36'
C42	19.38'	25.00'	44°24'55"	N25°30'27"E	18.90'
C43	3.71'	45.00'	4°43'28"	S45°21'11"W	3.71'
C44	42.56'	45.00'	54°10'58"	S15°53'58"W	40.99'
C45	64.25'	45.00'	81°48'22"	S52°05'42"E	58.93'
C46	100.62'	45.00'	128°07'02"	N22°56'36"E	80.93'
C47	19.38'	25.00'	44°24'55"	S18°54'28"E	18.90'
C48	39.27'	25.00'	90°00'01"	S48°18'00"W	35.36'
C49	13.74'	125.00'	6°17'54"	S89°50'57"E	13.73'
C50	8.24'	75.00'	6°17'53"	S89°50'57"E	8.24'



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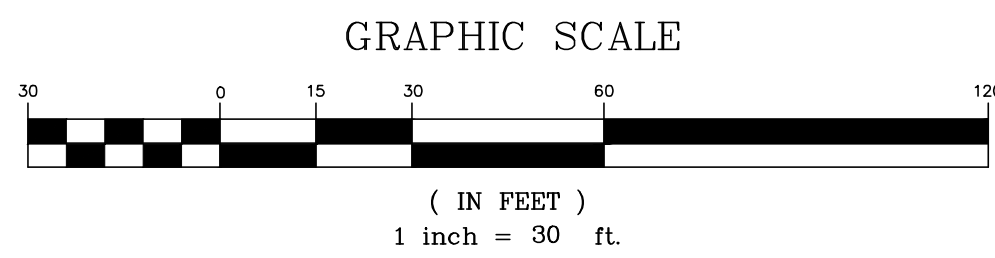
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NASSAU CROSSING PHASE ONE

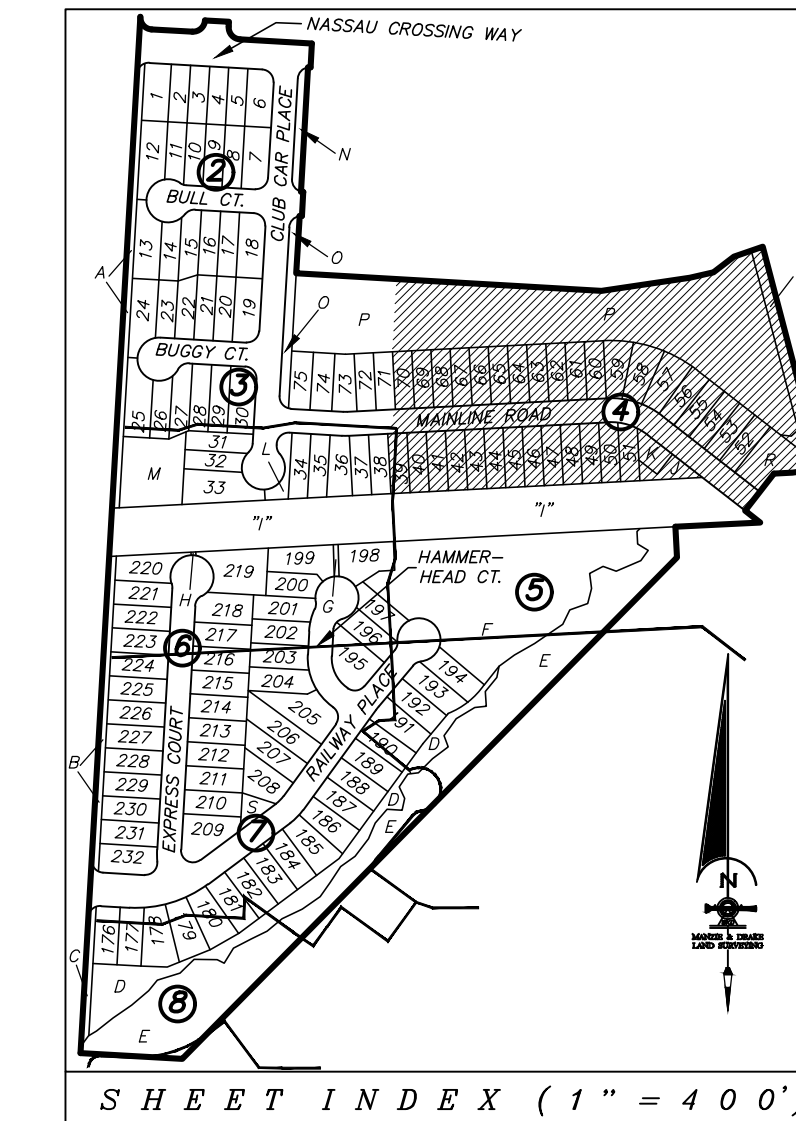
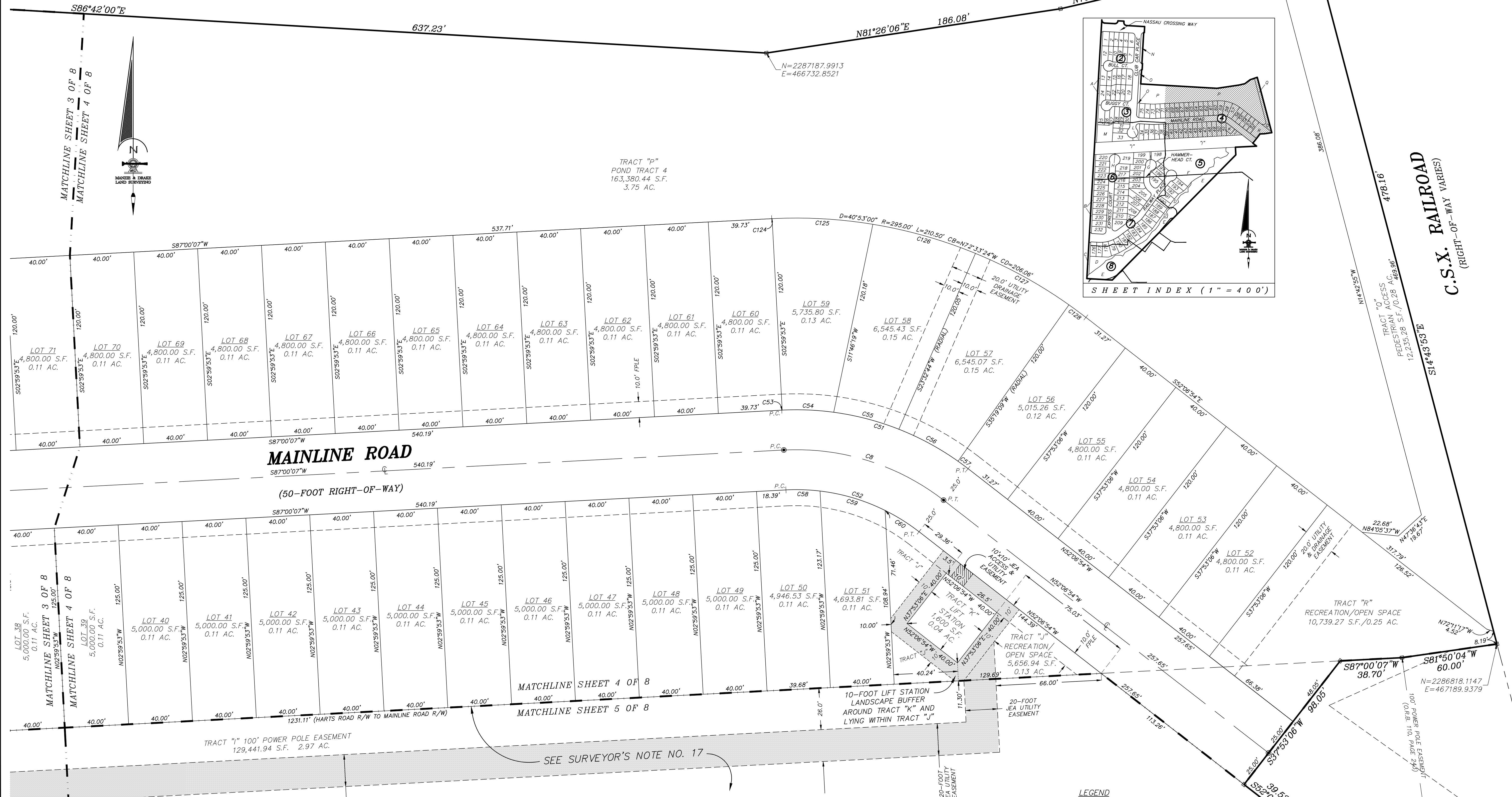
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SHEET 4 OF 8 SHEETS



UNPLATTED LANDS
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NOW OR FORMERLY THE LANDS OF
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O.R.B. 2183, PAGE 228

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P.I.N. = 09-2N-27-0000-0002-0020
NOW OR FORMERLY THE LANDS OF
PATRIOT RIDGE, LLP
O.R.B. 2183, PAGE 228



MAINLINE ROAD

(50-FOOT RIGHT-OF-WAY)

MATCHLINE SHEET 4 OF 8

MATCHLINE SHEET 5 OF 8

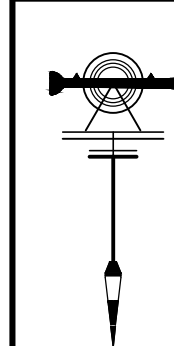
SEE SURVEYOR'S NOTE NO. 17

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C8	107.03'	150.00'	40°53'00"	N72°33'24"W	104.78'	C58	21.39'	125.00'	9°48'21"	N88°05'43"W	21.37'
C51	124.87'	175.00'	40°53'00"	N72°33'23"W	122.24'	C59	42.66'	125.00'	19°33'18"	N73°24'53"W	42.46'
C52	89.19'	125.00'	40°53'00"	N72°33'24"W	87.31'	C60	25.14'	125.00'	11°31'20"	N57°52'34"W	25.10'
C53	0.27'	175.00'	0°05'22"	S87°02'47"W	0.27'	C124	0.27'	295.00'	0°03'11"	S87°01'42"W	0.27'
C54	32.33'	175.00'	10°35'02"	N87°37'00"W	32.28'	C125	63.27'	295.00'	12°17'17"	N86°48'04"W	63.15'
C55	42.22'	175.00'	13°49'23"	N75°24'48"W	42.12'	C126	66.87'	295.00'	12°59'17"	N74°09'47"W	66.73'
C56	42.21'	175.00'	13°49'15"	N61°35'29"W	42.11'	C127	66.87'	295.00'	12°59'17"	N61°10'30"W	66.73'
C57	7.84'	175.00'	2°33'58"	N53°23'52"W	7.84'	C128	13.21'	295.00'	2°33'58"	N53°23'53"W	13.21'

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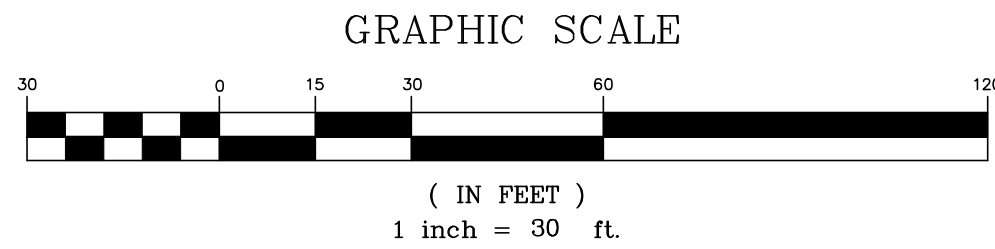
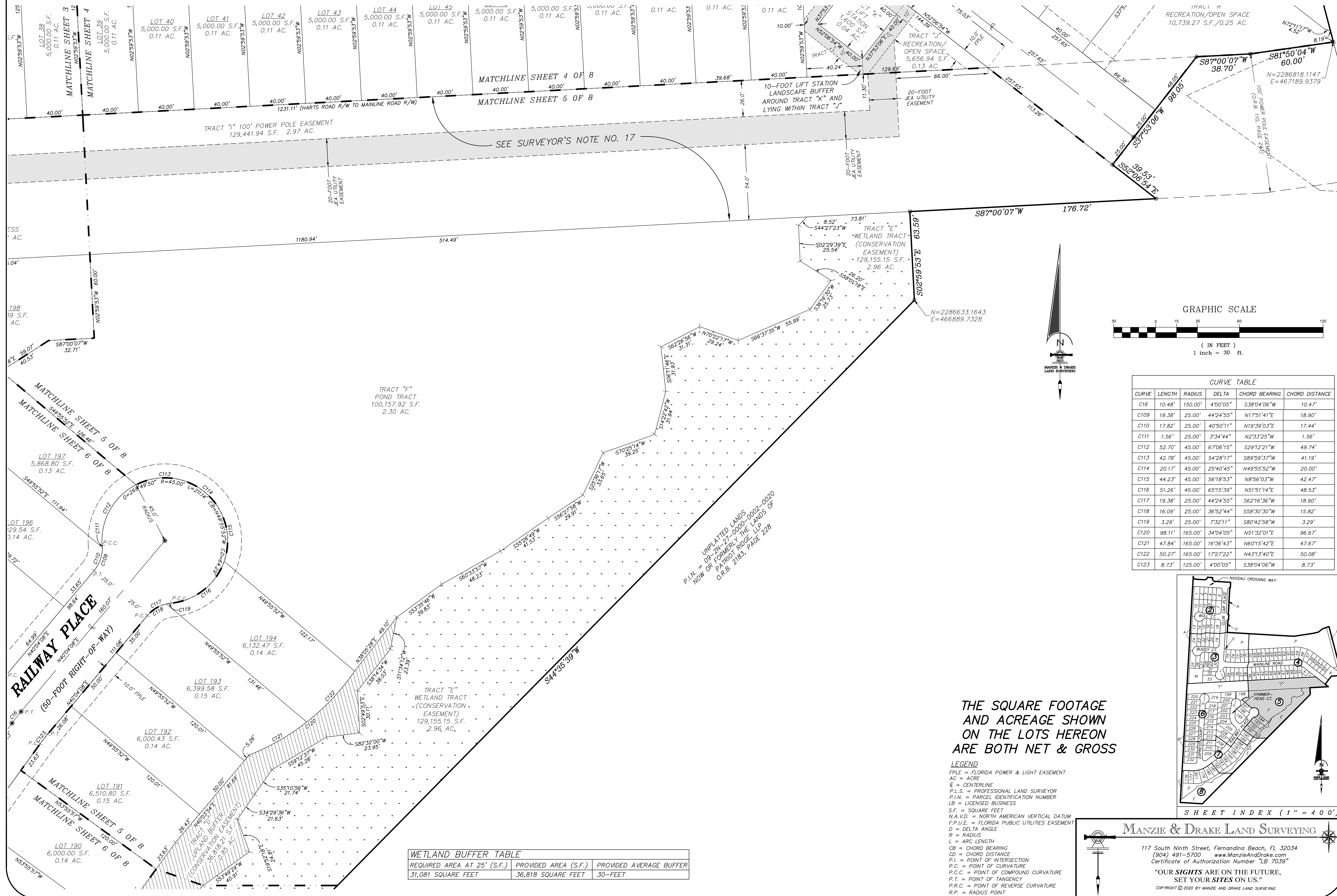
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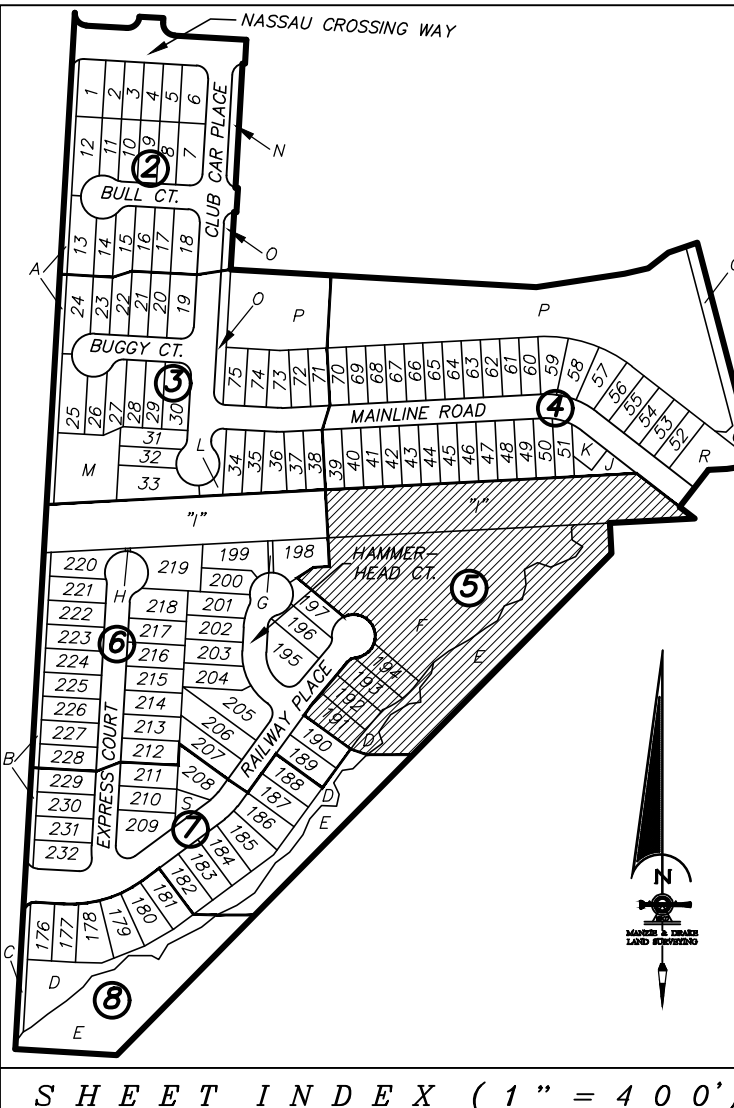
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SHEET 5 OF 8 SHEETS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C16	10.48'	150.00'	4°00'05"	S38°04'06"W	10.47'
C109	19.38'	25.00'	44°24'55"	N17°51'41"E	18.90'
C110	17.82'	25.00'	40°50'11"	N19°39'03"E	17.44'
C111	1.56'	25.00'	3°34'44"	N2°33'25"W	1.56'
C112	52.70'	45.00'	67°06'15"	S29°12'21"W	49.74'
C113	42.78'	45.00'	54°28'17"	S89°59'37"W	41.19'
C114	20.17'	45.00'	25°40'45"	N49°55'52"W	20.00'
C115	44.23'	45.00'	56°18'53"	N8°56'03"W	42.47'
C116	51.26'	45.00'	65°15'39"	N51°51'14"E	48.53'
C117	19.38'	25.00'	44°24'55"	S62°16'36"W	18.90'
C118	16.09'	25.00'	36°52'44"	S58°30'30"W	15.82'
C119	3.29'	25.00'	7°32'11"	S80°42'58"W	3.29'
C120	98.11'	165.00'	34°04'05"	N51°32'01"E	96.67'
C121	47.84'	165.00'	16°36'43"	N60°15'42"E	47.67'
C122	50.27'	165.00'	17°27'22"	N43°13'40"E	50.08'
C123	8.73'	125.00'	4°00'05"	S38°04'06"W	8.73'

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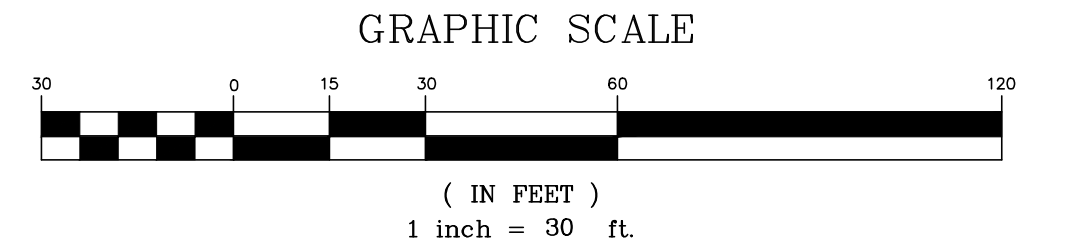
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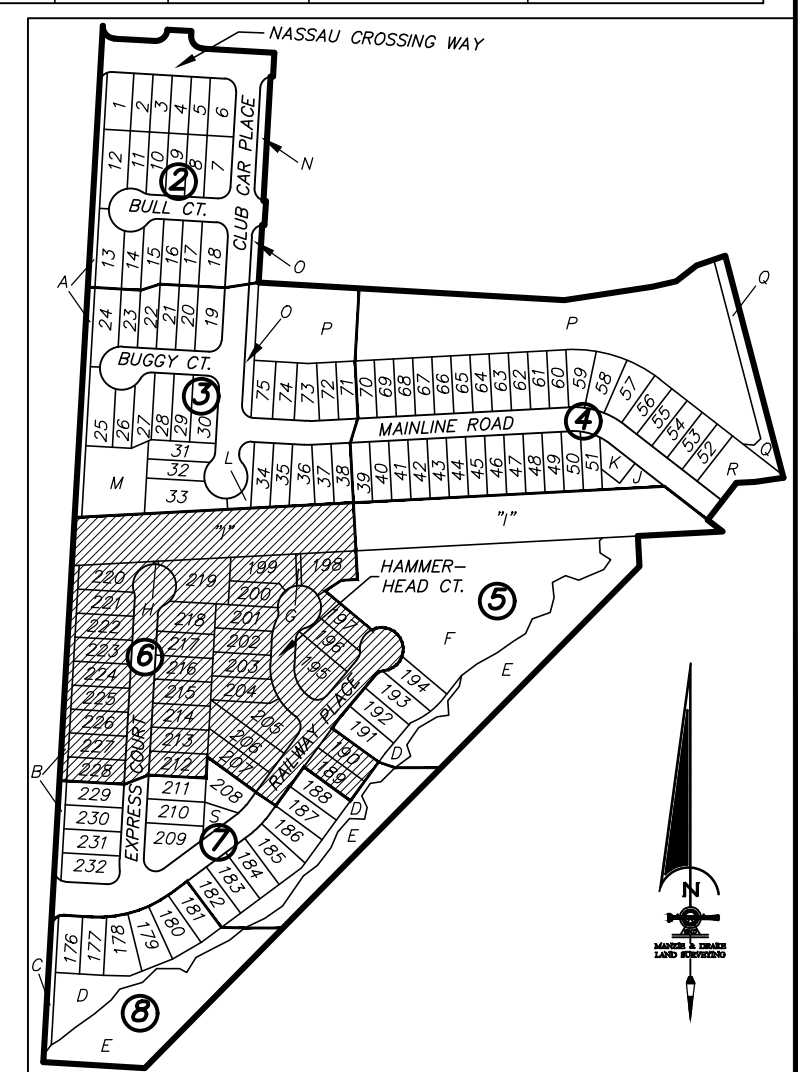
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SHEET 6 OF 8 SHEETS

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9,857.24 S.F.
0.23 AC.



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C14	99.89'	100.00'	57°13'57"	S25°18'59"E
C15	64.17'	100.00'	36°46'09"	S21°41'04"W
C16	10.48'	150.00'	4°00'05"	S38°04'06"W
C61	9.51'	25.00'	21°47'12"	N7°35'37"W
C62	0.75'	45.00'	0°57'18"	S18°00'34"E
C63	82.02'	45.00'	104°26'14"	S34°41'12"W
C64	10.16'	45.00'	12°56'25"	N86°37'28"W
C65	98.56'	45.00'	125°29'38"	N17°24'27"W
C66	14.11'	45.00'	17°57'37"	N54°19'11"E
C67	26.18'	25.00'	60°00'00"	S33°18'00"W
C68	39.27'	25.00'	90°00'00"	N8°55'57"W
C87	124.86'	125.00'	57°13'57"	S25°18'59"E
C89	49.34'	125.00'	22°36'55"	S42°37'30"E
C90	43.47'	125.00'	19°55'23"	S21°21'21"E
C91	32.06'	125.00'	14°41'39"	S4°02'50"E
C92	47.85'	125.00'	21°55'59"	S14°15'59"W
C93	19.12'	125.00'	8°45'45"	S7°40'52"W
C94	28.73'	125.00'	13°10'14"	S18°38'51"W
C95	15.34'	25.00'	35°09'34"	N7°39'12"E
C96	7.38'	45.00'	9°24'04"	S5°13'33"E
C97	39.37'	45.00'	50°07'54"	S24°32'26"W
C98	25.57'	45.00'	32°33'47"	S65°53'16"W
C99	10.02'	45.00'	12°45'31"	S88°32'55"W
C100	41.09'	45.00'	52°18'45"	N58°54'57"W
C101	46.39'	45.00'	59°03'53"	N3°13'38"W
C102	38.71'	45.00'	49°17'24"	N50°57'00"E
C103	28.86'	25.00'	66°08'28"	S42°31'28"W
C104	14.12'	25.00'	32°21'29"	S59°24'57"W
C105	14.74'	25.00'	33°46'59"	S26°20'43"W
C106	8.06'	75.00'	6°09'14"	S8°22'37"W
C107	74.92'	75.00'	57°13'57"	S25°18'59"E
C108	37.52'	25.00'	85°59'55"	N83°04'06"E
C109	19.38'	25.00'	44°24'55"	N17°51'41"E
C110	17.82'	25.00'	40°50'11"	N19°39'03"E
C111	1.56'	25.00'	3°34'44"	N2°33'25"W
C112	52.70'	45.00'	67°06'15"	S29°12'21"W
C113	42.78'	45.00'	54°28'17"	S89°59'37"W
C114	20.17'	45.00'	25°40'45"	N49°55'52"W
C115	44.23'	45.00'	56°18'53"	N8°56'03"W
C116	51.26'	45.00'	65°15'39"	N51°51'14"E
C117	19.38'	25.00'	44°24'55"	S62°16'36"W
C118	16.09'	25.00'	36°52'44"	S58°30'30"W
C119	3.29'	25.00'	7°32'11"	S80°42'58"W
C123	8.73'	125.00'	4°00'05"	S38°04'06"W



LINE TABLE		
LINE	BEARING	LENGTH
L1	S5°01'54"E	7.47'
L2	N87°00'07"E	10.01'
L3	S44°44'13"E	6.35'

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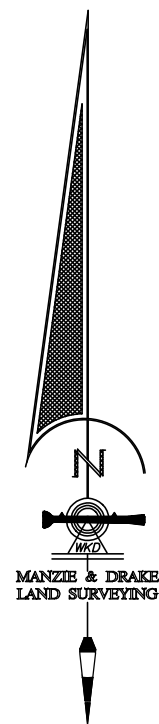
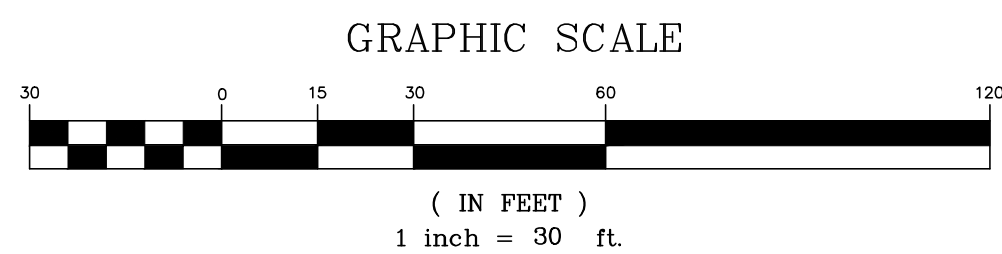
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NASSAU CROSSING PHASE ONE

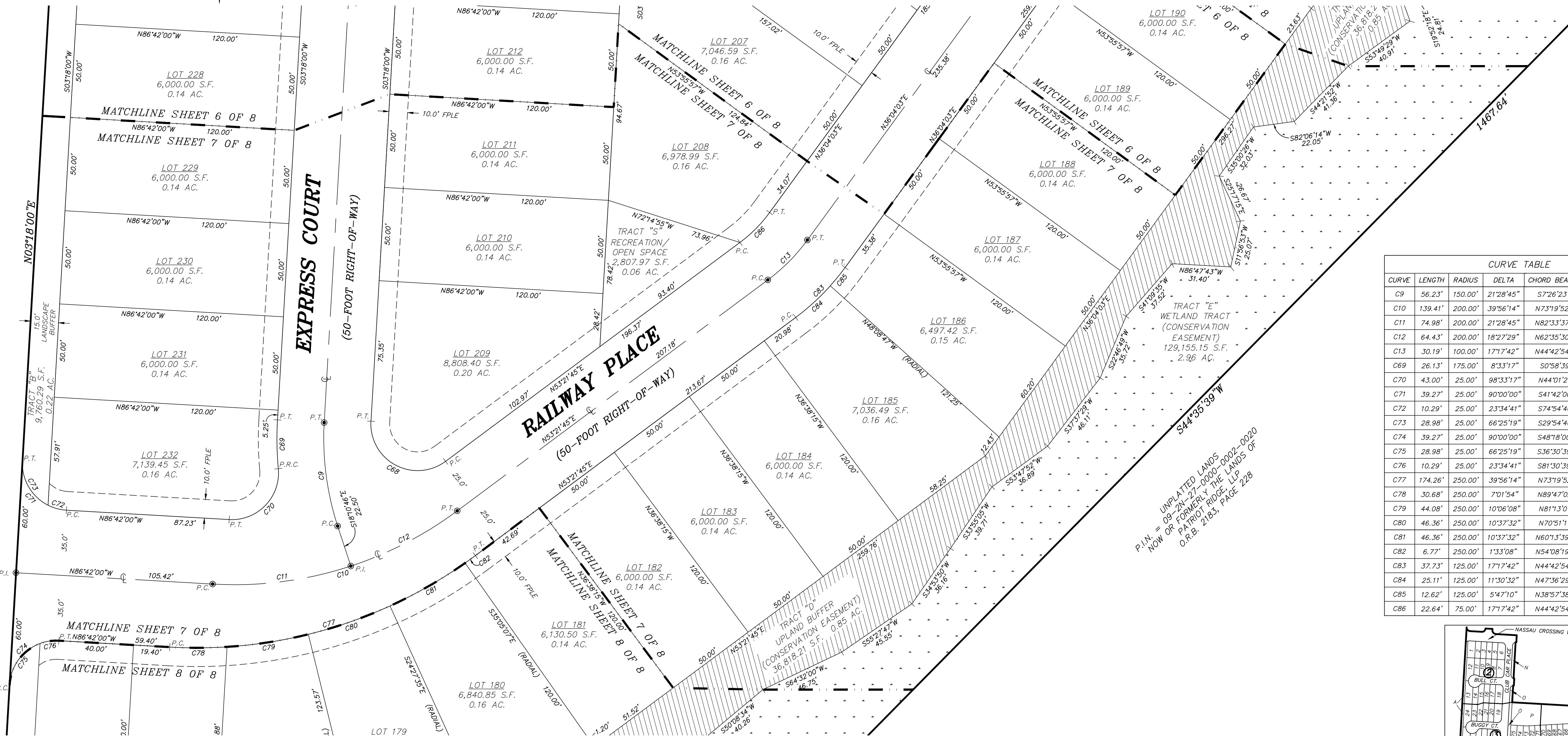
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OFFICIAL RECORDS BOOK _____ PAGE _____
SHEET 7 OF 8 SHEETS

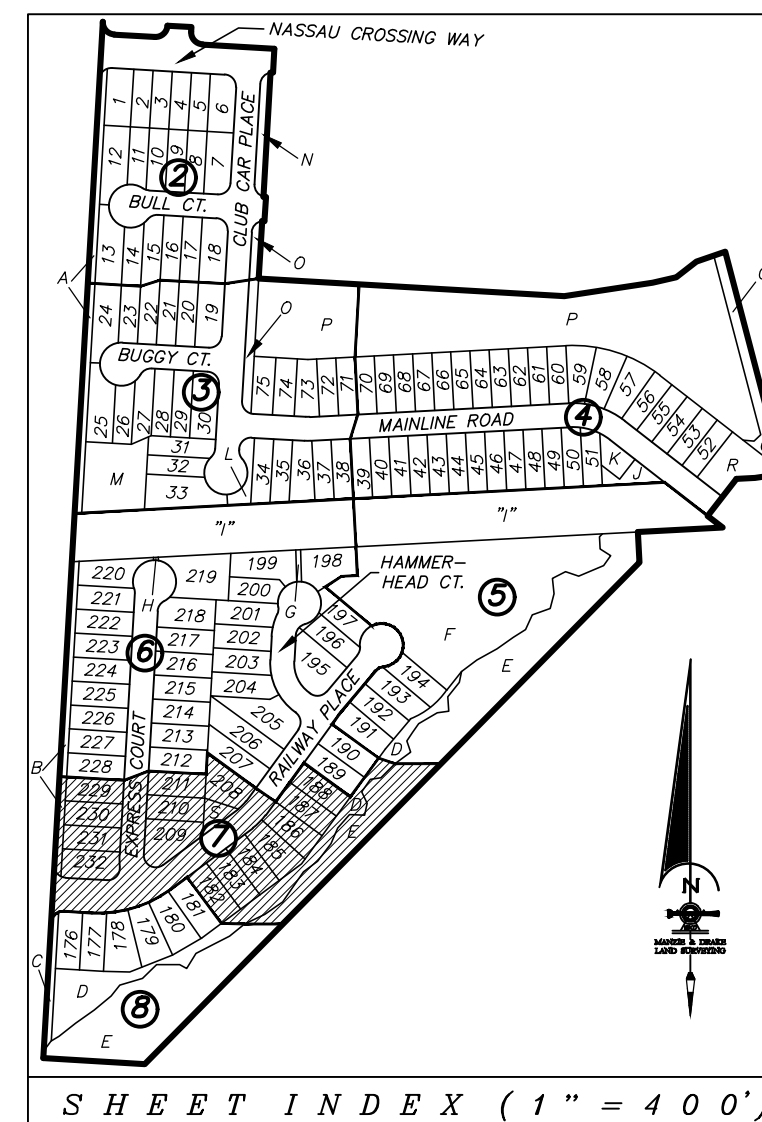


HARTS ROAD

(RIGHT-OF-WAY VARIES)



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C9	56.23'	150.00'	21°28'45"	S72°26'23"E
C10	139.41'	200.00'	39°56'14"	N73°19'52"E
C11	74.98'	200.00'	21°28'45"	N82°33'37"E
C12	64.43'	200.00'	18°27'29"	N62°35'30"E
C13	30.19'	100.00'	17°17'42"	N44°42'54"E
C69	26.13'	175.00'	8°33'17"	S0°58'39"E
C70	43.00'	25.00'	98°33'17"	N44°01'21"E
C71	39.27'	25.00'	90°00'00"	S41°42'00"E
C72	10.29'	25.00'	23°34'41"	S74°54'40"E
C73	28.98'	25.00'	66°25'19"	S29°54'40"E
C74	39.27'	25.00'	90°00'00"	S48°18'00"W
C75	28.98'	25.00'	66°25'19"	S36°30'39"W
C76	10.29'	25.00'	23°34'41"	S81°30'39"W
C77	174.26'	250.00'	39°56'14"	N73°19'52"E
C78	30.68'	250.00'	7°01'54"	N89°47'02"E
C79	44.08'	250.00'	10°06'08"	N81°13'01"E
C80	46.36'	250.00'	10°37'32"	N70°51'11"E
C81	46.36'	250.00'	10°37'32"	N60°13'39"E
C82	6.77'	250.00'	1°33'08"	N54°08'19"E
C83	37.73'	125.00'	17°17'42"	N44°42'54"E
C84	25.11'	125.00'	11°30'32"	N47°36'29"E
C85	12.62'	125.00'	5°47'10"	N38°57'38"E
C86	22.64'	75.00'	17°17'42"	N44°42'54"E

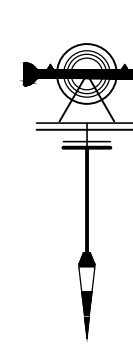


SHEET INDEX (1" = 400')

LEGEND
FPLE = FLORIDA POWER & LIGHT EASEMENT
AC = ACRE
CL = CENTERLINE
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.I.N. = PARCEL IDENTIFICATION NUMBER
LB = LICENSED BUSINESS
S.F. = SQUARE FEET
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
F.P.U.E. = FLORIDA PUBLIC UTILITIES EASEMENT
D = DELTA ANGLE
R = RADIUS
L = ARC LENGTH
CB = CHORD BEARING
CD = CHORD DISTANCE
P.I. = POINT OF INTERSECTION
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
R.P. = RADIUS POINT

THE SQUARE FOOTAGE
AND ACREAGE SHOWN
ON THE LOTS HEREON
ARE BOTH NET & GROSS

WETLAND BUFFER TABLE		
REQUIRED AREA AT 25' (S.F.)	PROVIDED AREA (S.F.)	PROVIDED AVERAGE BUFFER
31,081 SQUARE FEET	36,818 SQUARE FEET	30-FEET



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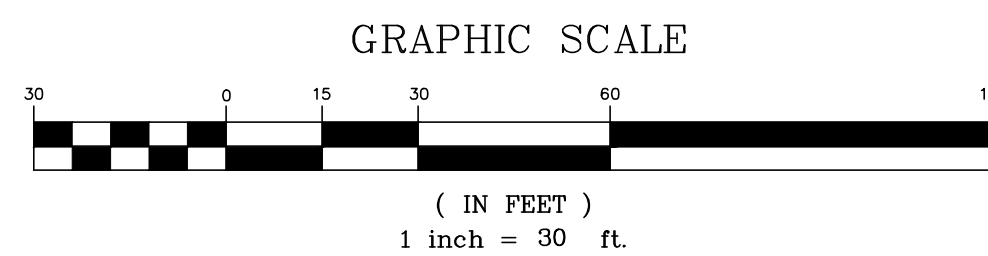
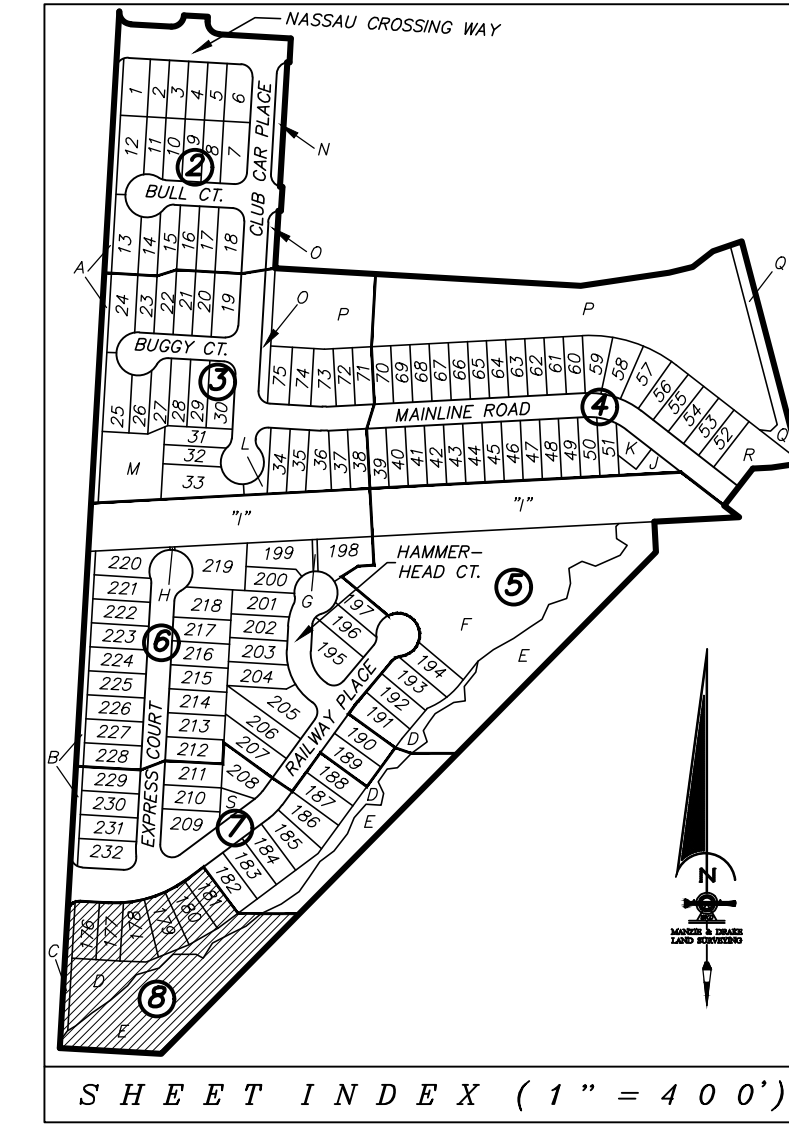
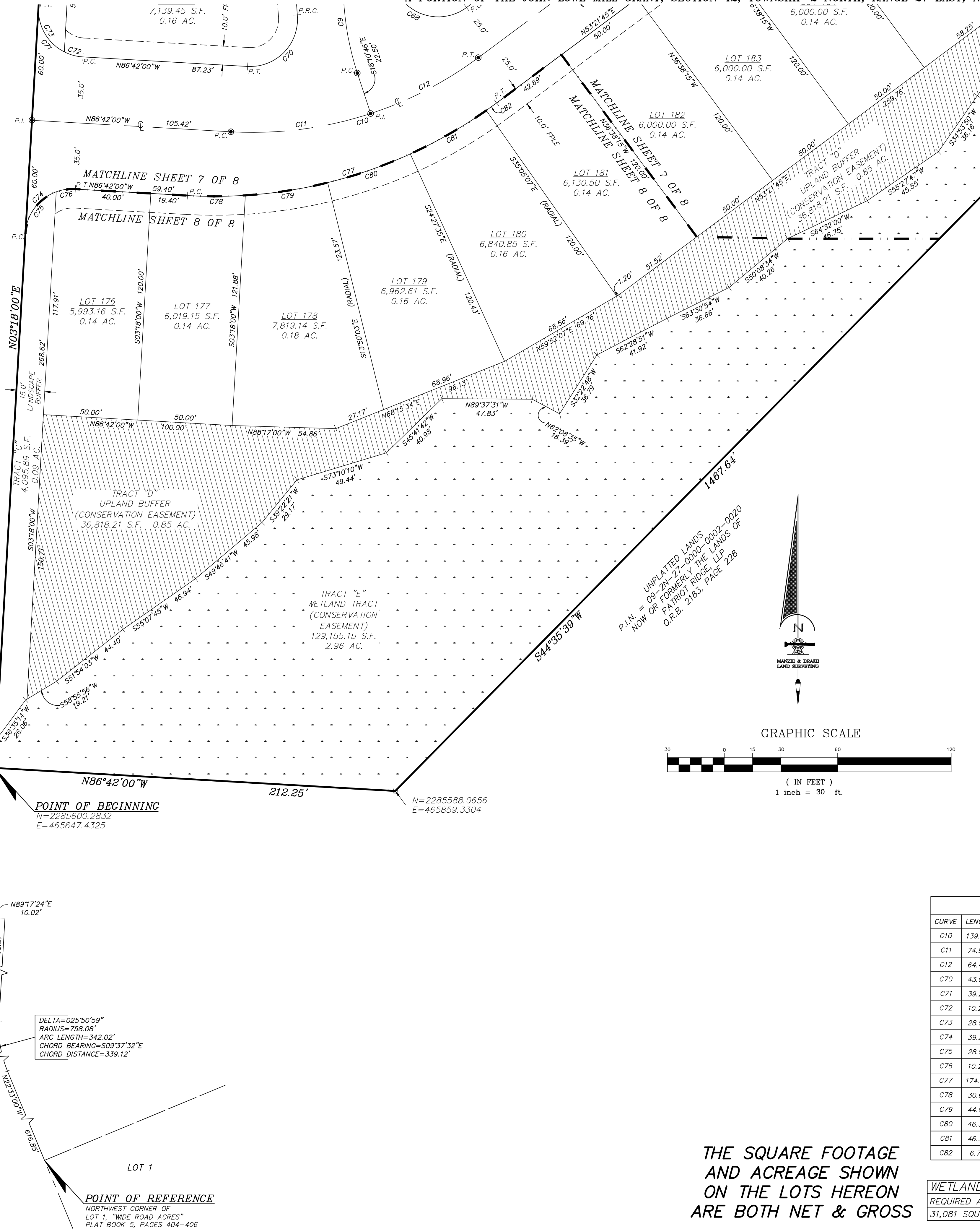
NASSAU CROSSING PHASE ONE

OFFICIAL RECORDS BOOK _____ PAGE _____
SHEET 8 OF 8 SHEETS

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

HARTS ROAD

(RIGHT-OF-WAY VARIES)



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P.C.C. = POINT OF COMPOUND CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
R.P. = RADIUS POINT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C10	139.41'	200.00'	39°56'14"	N73°19'52"E	136.60'
C11	74.98'	200.00'	21°28'45"	N82°33'37"E	74.54'
C12	64.43'	200.00'	18°27'29"	N62°35'30"E	64.15'
C70	43.00'	25.00'	98°33'17"	N44°01'21"E	37.89'
C71	39.27'	25.00'	90°00'00"	S41°42'00"E	35.36'
C72	10.29'	25.00'	23°34'41"	S74°54'40"E	10.22'
C73	28.98'	25.00'	66°25'19"	S29°54'40"E	27.39'
C74	39.27'	25.00'	90°00'00"	S48°18'00"W	35.36'
C75	28.98'	25.00'	66°25'19"	S36°30'39"W	27.39'
C76	10.29'	25.00'	23°34'41"	S81°30'39"W	10.22'
C77	174.26'	250.00'	39°56'14"	N73°19'52"E	170.75'
C78	30.68'	250.00'	7°01'54"	N89°47'02"E	30.66'
C79	44.08'	250.00'	10°06'08"	N81°13'01"E	44.02'
C80	46.36'	250.00'	10°37'32"	N70°51'11"E	46.30'
C81	46.36'	250.00'	10°37'32"	N60°13'39"E	46.30'
C82	6.77'	250.00'	1°33'08"	N54°08'19"E	6.77'

WETLAND BUFFER TABLE		
REQUIRED AREA AT 25' (S.F.)	PROVIDED AREA (S.F.)	PROVIDED AVERAGE BUFFER
31,081 SQUARE FEET	36,818 SQUARE FEET	30-FOOT

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