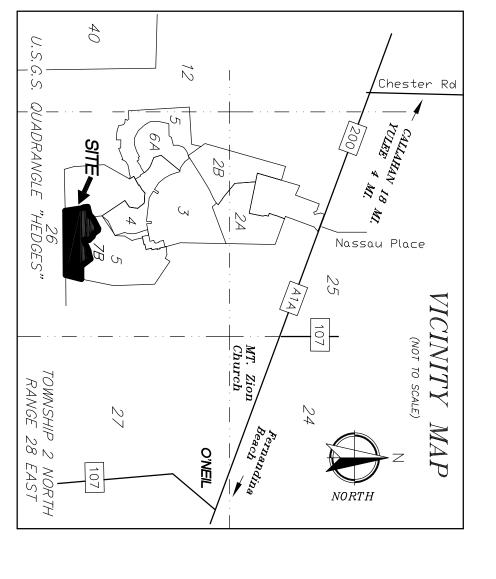
A PORTION OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 28 EAST, MASSAU COUNTY, FLORIDA AND A PORTION OF SECTION 26, TOWNSHIP 2 NORTH ACTORS. COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 26, AS CONTROLL OF THE PUBLIC RECORDS OF THE CENTERNIE OF THAT CERTAIN 50 FOOT CONSTRUCTOR. CONSTRUCTOR AND SECTION 26, THENCE CONTROLL OF THE PUBLIC RECORDS OF SAID SECTION 27, ACC THAT CERTAIN 50 FOOT CONSTRUCTOR AND CHARLES AND SECTION 28, A DISTANCE OF THE PUBLIC RECORDS OF SAID CHARLES AND SECTION 28, A DISTANCE OF THE PUBLIC RECORDS OF SAID CHARLES AND THE PUBLIC RECORDS

DESCRIBED CONTAIN 21.90 ACRES, MORE OR LESS.



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 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 REFLECTE ON THIS PLAT.

FLORIDA REGISTRATION

LLIAM J. MELROSE
ORIDA REGISTERED SURVEYOR AND MAPF
IGISTRATION NO. 5843
CHARD A. MILLER & ASSOCIATES, INC.,
701 BEACH BOULEVARD, SUITE 200
ICKSONVILLE, FLORIDA 32216
IFPHONE (904) 721—1226 LROSE STERED SURVEYOR AND MAF NO. 5843 L.B.

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE NASSAU COUNTY BOARD AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK \_\_\_\_, PAGES \_\_\_\_\_ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2020.

THE CIRCUI

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ A.D., 2020.

CHAIRMAN OF THE BC

COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF

CERTIFICATE OF AF

PROVAL BY DIRECTOR OF ENGINEERING SERVICES

DIRECTOR OF ENGINEERING SERVICES

COUNTY HEALTH CERTIFICATE

COUNTY HEALTH DEPA AR TMENT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND PLANNER OF NASSAU COUNTY, FLORIDA THIS \_\_\_\_ DAY OF \_\_\_\_\_ APPROVED BY THE .... A.D., 2020

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED FIRE—RESCUE CHIEF OF NASSAU COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, A.D., 2020. CERTIFICATE OF AF PROVAL BY NASSAU SUE CHIEF

CER TIFICA TE

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID IDENTIFICATION NUMBERS: 26-2N-28-0000-0 THROUGH AND INCLUDING THE TAX YEAR 2019.

Stormwater Management Facilities / Drainage Easements are irrevocably dedicated to Flora Parke Homeowners Association, Inc., its successors and assigns., in perpetuity, for maintenance of said Stormwater Management Facilities / Drainage Easements, which are now or hereafter constructed thereon; refer to Flora Parke covenants and restrictions recorded in Sine official records of Nassau County, Florida in official records book 877, page 1928. Nothing herein shall be construed as creating an obligation upon Nassau County to perform any act of construction or maintenance within said Stormwater Management Facilities / Drainage Easements.

It witness whereof, Developer has caused this plat and dedication to be executed by duly elected officers acting by and with the authority of the Board of Directors.

This \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_, A.D., 2020.

its

CER TIFICA TION

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES:\_\_\_\_\_

FLORA PARKE DEVELOPMENT, INC.

PRINT OR TYPE NAME

PRINT OR TYPE NAME

NOTARY FLORA PARKE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS\_\_\_\_\_DAY OF \_\_\_\_\_\_, A.D., 2020, BY JOHN A. SEMANIK, PRESIDENT OF FLORA PARKE DEVELOPMENT, INC., A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO HAS/HAS NOT TAKEN AN OATH ON BEHALF OF THE CORPORATION.

CONSTRUCTION COMPANY

WITNESS\_ PRINT OR TYPE NAME

NOTARY FOR SEDA CONSTRUCTION

STATE OF FLORIDA COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS\_\_\_\_\_\_DAY OF \_\_\_\_\_\_, A.D., 2020, BY JOHN A. SEMANIK, PRESIDENT OF SEDA CONSTRUCTION COMPANY, A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO HAS/HAS NOT TAKEN AN OATH ON BEHALF OF THE CORPORATION.

This is to certify that the undersigned, Flora Parke Development, Inc., ("Developer") is the lawful owner of the lands described in the caption hereon which shall hereafter be known as Flora Parke Unit 7B, and that have caused the same to be surveyed and subdivided, that Truist Bank, a North Carolina Banking Corporation, formerly known as Branch Banking and Trust Company, is the holder of a mortgage on said lands recorded in the public records of Nassau County, Florida in Official Records Book 2317, Page 1965. That this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. The road rights-of-way designated in the plat as Mimosa Parke Place and Lavender Parke Prive are irrevocably dedicated to Nassau County, its successors and assigns, in perpetuity, for maintenance of the rights-of-way, access and drainage, which are now or hereafter constructed thereon. Florida Power and Light Company and its successors and assigns, are hereby irrevocably dedicated a ten foot essement along the front of each lot for its use, unless otherwise noted, in conjunction system. JEA and its successors and assigns, are hereby irrevocably dedicated a ten foot easement along the front of each lot for its use, unless otherwise noted, in conjunction with its underground water and sewer systems. Tract "A" (Open Space/Upland), Tract "B" (Conservation Easement, Parcel 5) recorded in Official Records Book 1845, Page 1793, Public Records of Nassau County, Florida, Tract "C" (Open Space) are dedicated to Flora Parke Homeowners Association, Inc., its successors and assigns and Tracts C1, C2, C3, C4, C5, C6, C7 and C8 shall remain privately owned by the Developer, its successors and assigns.

WITNESS

PRINT OR

TYPE NAME

BANK,

NORTH CAROLINA BANKING CORPORATION, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY

OFFICIAL RECORDS BOOK

PAGE

PRINT OR WITNESS

NAME

NOTARY TRUIST BANK, A NORTH CAROLINA BANKING CORPORATION, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY

STATE OF FLORIDA COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_\_\_\_, A.D., 2020, BY C.H. SWAN, VICE PRESIDENT OF KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_\_\_, WHO HAS/HAS NOT TAKEN AN OATH ON BEHALF OF THE ASSOCIATION

ESIDENT OF TRUIST BANK, WHO IS PERSONALLY
AS IDENTIFICATION AND
ASSOCIATION.

Il utility easements shown hereon shall also be easements for the construction, stallation, maintenance, and operation of cable television services in the manner and ubject to the provisions of Section 177.091(28) of the Florida Statutes (2004), provided, swever, no such construction, installation, maintenance, and operation of cable television provides shall interfere with the facilities and services of an electric, telephone, gas, or the public utility.

Developer hereby reserves and shall have the sole and absolute right, at any time, with the consent of the governing body of any municipality or other government body politic then having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands or easements remaining privately owned by it.

GERARD E. SCHLOTH, P.A. DATE:

I, GERARD E. SCHLOTH, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY VESTED IN FLORA PARKE DEVELOPEMENT, INC., A FLORIDA CORPORATION, THAT THE TAXES DUE 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.

1) BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY BOUNDARY LINE OF FLORA PARKE 6B, PLAT BOOK 8, PAGES 283—286 AS BEING SOUTH 08"38"42" EAST. GENERAL NOTES:

3) NO LOTS OR TRACTS SHALL BE RESUBDIVIDED WITHOUT THE APPROVAL FROM THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS. 2) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X"(UNSHADED), (OUTSIDE 500 YEAR FLOOD PLAIN), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NO. 120170 0356 G, DATED 8/02/2017. THE FLOOD ZONE DETERMINATION NOTED HEREON MAY BE SUPERSEDED AND/OR REDEFINED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY.

4) THE CURRENT ZONING DISTRICT CLASSIFICATION OF THE PROPERTY SHOWN ON THIS PLAT IS: PLANNED UNIT DEVELOPMENT (PUD). THE MINIMUM BUILDING RESTRICTION LINES FOR THESE LOTS ARE AS FOLLOWS: FRONT YARD: 20 FEET
SIDE YARD: 5 FEET
REAR YARD: 10 FEET OFF PROPERTY LINE AND/OR DRAINAGE EASEMENT

5) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE BEYOND A DESIGNATED REAR LOT LINE AND IN A CONSERVATION OR UPLAND BUFFER EASEMENT AS DEPICTED

ON THIS PLAT 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 OR THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

6) "NOTICE" THIS PLAT, AS RECORDED IN 1TS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY 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 THIS COUNTY.

7) THE CAPTIONED LANDS AS SHOWN HEREON ARE NOT LOCATED WITHIN STORM SURGE CATEGORIES 1, 2, 3, 4 OR 5 AS SCALED FROM STORM SURGE ATLAS, VOLUME 1, PLATE 5, NASSAU COUNTY, FLORIDA AS PER S.L.O.S.H. (SEA, LAKE AND OVERLAND SURGES FROM HURRICANES.)

8) FURTHER SUBDIVISION OF ANY LOTS ON THIS PLAT REQUIRES REPLATTING.
9) CONTROL COORDINATES SHOWN ARE BASED ON FLORIDA STATE PLANE,
EAST ZONE, 1983/1988 DATUM AND WERE ESTABLISHED BY GPS OBSERVATIONS.
CONTROL MONUMENTS USED IN DETERMINING THESE CO-ORDINATES WERE NATIONAL
GEODETIC CONTROL POINTS "FERNPORT AZ MK 1988" AS ESTABLISHED BY THE
NATIONAL GEODETIC SURVEY AND "74 94 GPS 16" AS ESTABLISHED BY
THE FLORIDA DEPARTMENT OF TRANSPORTATION.

10) THE WETLAND DETERMINATION WAS MADE BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PER PERMIT No. \_58504-15

11) SIDEWALKS SHALL BE PROVIDED PER THE APPROVED ENGINEERING PLANS IN ACCORDANCE TO NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS NO. 99—17.

12) THE STORMWATER MANAGEMENT FACILITY PER PLAT SHALL BE MAINTAINED BY THE FLORA PARKE HOMEOWNERS ASSOCIATION AS PER THE PERMIT REQUIREMENTS OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

16) UPLAND BUFFERS MAY BE INCLUDED WITHIN A DEVELOPMENT LOT, TRACT OR PARCEL. THE WETLAND BUFFER SHALL NOT COUNT TOWARD THE MINIMUM SETBACK REQUIREMENT OF THE ZONING DISTRICT IN WHICH IT IS LOCATED. 5) THERE ARE 46 LOTS AND 11 TRACTS INTENDED TO BE PLATTED WITHIN THE CAPTIONED LANDS. 14) 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 FL.04.01 SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS AND NON-NATIVE INVASIVE 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 (SEC. 37.03(C)LDC)

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
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