

ENCLAVE at SUMMER BEACH REVISION TWO

BEING A REPLAT OF LOTS 6, 7, 8, 21, 22 AND 23, "ENCLAVE AT SUMMER BEACH REVISION ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGES 277, 278 AND 279, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING SITUATED IN SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

CAPTION

BEING A REPLAT OF LOTS 6, 7, 8, 21, 22 AND 23, "ENCLAVE AT SUMMER BEACH REVISION ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGES 277, 278 AND 279 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING SITUATED IN SECTION 15, TOWNSHIP 2 NORTH. RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

CLERK'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGES \_\_\_\_\_ AND \_\_\_\_\_ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS:

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., 20\_\_\_\_.

CHAIRMAN OF THE BOARD

CERTIFICATE OF APPROVAL COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

COUNTY ATTORNEY

COUNTY TAX COLLECTOR CERTIFICATE

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON PARCEL IDENTIFICATION NUMBER:  
LOT 6 (00-SB-30-046E-0006-0000), LOT 7 (00-SB-30-046E-0007-0000), LOT 8 (00-SB-30-046E-0008-0000)  
LOT 21 (00-SB-30-046E-0021-0000), LOT 22 (00-SB-30-046E-0022-0000), LOT 23 (00-SB-30-046E-0023-0000)

THROUGH AND INCLUDING THE TAX YEAR OF 2019.

BY: COUNTY TAX COLLECTOR DATE

TITLE CERTIFICATION

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE SEARCHED THE TITLE TO THE HEREON DESCRIBED PROPERTY AND PROVIDED A PROPERTY INFORMATION REPORT AS DEFINED IN FLORIDA STATUTE 627.7843 DISCLOSING ALL UNSATISFIED MORTGAGES OF RECORD AND EASEMENTS OF RECORD AFFECTING THE LAND DESCRIBED HEREON AND THAT RECORD TITLE TO THE LAND IS VESTED IN ARTISAN HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN IN THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION IN NASSAU COUNTY, FLORIDA.

BY: DATE:

PRINT NAME:

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE ARTISAN HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREINAFTER BE KNOWN AS "ENCLAVE AT SUMMER BEACH REVISION TWO", 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.

THE "VARIABLE WIDTH DRAINAGE EASEMENTS", 15' DRAINAGE EASEMENT" AND "PEDESTRIAN EASEMENTS", SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNER, ARTISAN HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND OR ASSIGNS, AND REMAINS THE MAINTENANCE OBLIGATION OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

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. (FLORIDA STATUTE 177.0291 (28)).

IN WITNESS WHEREOF, THE OWNER, ARTISAN HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS MANAGER(S) ACTING BY AND WITH THE AUTHORITY OF THE LIMITED LIABILITY COMPANY, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

OWNER  
ARTISAN HOMES, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
Managed by:  
FORUM CAPITAL PARTNERS, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: BY:

TYPE OR PRINT NAME  
WITNESS: TIM RITCH, AS MANAGER OF  
FORUM CAPITAL PARTNERS LLC,  
A FLORIDA LIMITED LIABILITY COMPANY,  
MANAGER OF  
ARTISAN HOMES LLC,  
A FLORIDA LIMITED LIABILITY COMPANY,

TYPE OR PRINT NAME  
NOTARY FOR OWNER  
STATE OF FLORIDA, COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR  
☐ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BY  
TIM RITCH, AS MANAGER OF FORUM CAPITAL PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGING MEMBER OF  
ARTISAN HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME  
MY COMMISSION EXPIRES:

DEDICATION OF MORTGAGE

THIS IS TO CERTIFY THAT BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FORGOING CAPTION OF THIS PLAT, RECORDED IN THAT MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 2132, PAGE 524 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND THAT NOTICE OF FUTURE ADVANCE AND MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2209, PAGE 915 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY FOR THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN DESCRIBED.

IN WITNESS WHEREOF, BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY C.H. SWAN, ITS VICE PRESIDENT, BY AND WITH THE AUTHORITY OF BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

NAME: C.H. SWAN, AS VICE  
PRESIDENT OF BRANCH  
BANKING & TRUST COMPANY,  
A NORTH CAROLINA BANKING  
CORPORATION  
WITNESS: TYPE OR PRINT NAME  
TYPE OR PRINT NAME

SHEET ONE (1) of TWO (2) SHEETS

COUNTY HEALTH CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY COUNTY PLANNER:

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY A COUNTY PLANNER OF NASSAU COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

COUNTY PLANNER

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 GOVERNING BODY AND ACTING HERETO AS AN AGENT OF THE COUNTY. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED IN THIS PLAT.

SURVEYOR/MAPPER  
DATE  
PRINT NAME:  
FLORIDA REGISTRATION No. \_\_\_\_\_

CERTIFICATE OF APPROVAL BY NASSAU COUNTY FIRE RESCUE CHIEF:

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY FIRE RESCUE CHIEF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

NASSAU COUNTY FIRE RESCUE CHIEF

CERTIFICATE OF APPROVAL BY DIRECTOR OF ENGINEERING SERVICES

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ENGINEER OF NASSAU COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

DIRECTOR OF ENGINEERING SERVICES

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A 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 OF 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 CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS \_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

JONATHON B. BOWAN  
FLORIDA REGISTERED SURVEYOR AND MAPPER  
REGISTRATION No. 4600

A & J LAND SURVEYORS, INC.  
LICENSED BUSINESS No. 6661  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207  
TELEPHONE (904) 346-1733  
FAX (904) 346-1736

Prepared by:  
A & J Land Surveyors, Inc.  
5847 Luella Street  
Jacksonville, Florida 32207  
T 904.346.1733  
F 904.346.1736

# ENCLAVE at SUMMER BEACH REVISION TWO

BEING A REPLAT OF LOTS 6, 7, 8, 21, 22 AND 23, "ENCLAVE AT SUMMER BEACH REVISION ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGES 277, 278 AND 279, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING SITUATED IN SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

CURVE TABLE FOR PLAT BOUNDARY					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	87°09'55"	38.03'	S 51°18'09" E	34.47'
C2	125.00'	9°52'09"	21.53'	S 12°39'59" E	21.50'
C3	3359.00'	1°18'09"	76.37'	S 16°56'24" E	76.36'
C4	25.00'	103°11'19"	45.02'	N 33°30'59" E	39.18'

CURVE TABLE FOR LOT DATA					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	3359.00'	0°35'50"	35.01'	N 16°35'14" W	35.01'
C6	3359.00'	0°32'46"	32.01'	N 17°09'32" W	32.01'
C7	3359.00'	0°09'34"	9.35'	N 17°30'42" W	9.35'

CURVE TABLE FOR EASEMENT DATA					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	125.00'	2°38'10"	5.75'	N 09°02'59" W	5.75'
C7	25.00'	67°03'28"	29.26'	N 41°14'56" W	27.62'
C8	26.00'	33°29'25"	15.20'	S 26°43'02" E	14.98'
C37	50.00'	15°44'22"	13.74'	N 81°10'35" E	13.69'
C38	40.00'	85°56'16"	60.00'	N 46°04'38" E	54.53'

LINE TABLE FOR PLAT BOUNDARY DATA

LINE	BEARING	DISTANCE
L1	S 04°53'00" E	30.00'
L2	N 85°07'00" E	30.00'
L3	N 04°53'00" W	10.00'
L4	N 85°07'00" E	15.00'
L5	N 04°53'00" W	20.00'
L6	N 85°07'00" E	20.36'
L7	N 16°41'36" W	6.19'

LINE TABLE FOR PLAT EASEMENT DATA

LINE	BEARING	DISTANCE
L8	S 43°27'44" E	17.99'
L9	S 73°18'24" W	40.29'

LEGEND TO HATCHING OF EASEMENT  
DENOTES THAT PORTION OF THE LOT ENCUMBERED BY A "PEDESTRIAN EASEMENT"

- LEGEND
- O.R.B. .... OFFICIAL RECORDS BOOK
  - P.C. .... POINT OF CURVATURE
  - P.T. .... POINT OF TANGENCY
  - P.R.C. .... POINT OF REVERSE CURVE
  - R.P. .... RADIUS POINT
  - P.I. .... POINT OF INTERSECTION
  - P.C.C. .... POINT OF COMPOUND CURVE
  - R. .... RADIUS
  - L. .... ARC LENGTH
  - CH. .... CHORD DISTANCE
  - C4. .... TABULATED CURVE DATA
  - (OA) .... OVERALL
  - R/W. .... RIGHT OF WAY
  - EASE. .... EASEMENT
  - C.M. .... CONCRETE MONUMENT
  - SQ. FT. .... SQUARE FOOTAGE
  - SMF. .... STORMWATER MANAGEMENT FACILITY
  - V.N.B. .... VEGETATED NATURAL BUFFER
  - F.P.L. .... FLORIDA POWER & LIGHT
  - T.O.B. .... TOP OF BANK
  - (C.M.) .... CONCRETE MONUMENT
  - F.F.E. .... FINISHED FLOOR ELEVATION
  - ..... DENOTES PERMANENT REFERENCE MONUMENT SET L.B. NO. 6661
  - ..... DENOTES CONCRETE MONUMENT FOUND (AS NOTED)
  - ..... DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661
  - P.B. .... PLAT BOOK

AS PER THE CERTIFICATE OF TITLE INFORMATION FOR THE FILING OF A SUBDIVISION PLAT IN NASSAU COUNTY, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FATC FILE No. 2080-4438663, THE FOLLOWING ITEMS WERE FOUND:

a) WATER AND SEWER SERVICE AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED JUNE 22, 2006 IN BOOK 1422, PAGE 996.

SURVEYOR'S COMMENT: THE LANDS DESCRIBED IN THIS CAPTION ARE A PART OF THIS WATER AND SEWER AGREEMENT, AND ARE SUBJECT TO IT. THERE WERE NO ITEMS THAT COULD BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

b) DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED AUGUST 8, 2008 IN BOOK 1580, PAGE 1223, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, DATED JANUARY 16, 2018 AND RECORDED IN BOOK 2171, PAGE 1485; AS AMENDED BY THAT CERTAIN SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, DATED NOVEMBER 30, 2018 AND RECORDED IN BOOK 2255, PAGE 406; AS AMENDED BY THAT CERTAIN THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, DATED JUNE 27, 2019 AND RECORDED IN BOOK 2289, PAGE 14, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

SURVEYOR'S COMMENT: THE LANDS DESCRIBED IN THIS CAPTION ARE A PART OF THE LANDS DESCRIBED IN THIS INSTRUMENT, AND IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THIS INSTRUMENT, THERE ARE NO ITEMS THAT COULD BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

c) GRANT OF EASEMENT IN FAVOR OF COMCAST OF GREATER FLORIDA/GEORGIA, INC. RECORDED AUGUST 28, 2008 IN BOOK 1582, PAGE 1929.

SURVEYOR'S COMMENT: THE LANDS DESCRIBED IN THIS CAPTION ARE SUBJECT TO THIS EASEMENT, WHICH IS BLANKET IN NATURE, AND CAN NOT BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

d) RECIPROCAL EASEMENT AND COST SHARING AGREEMENT BETWEEN BUCCANEER LAND PARTNERS, LLC AND BUCCANEER LAND PARTNERS II, LLC RECORDED JANUARY 20, 2009 IN BOOK 1601, PAGE 536.

SURVEYOR'S COMMENT: THE LANDS DESCRIBED IN THIS CAPTION ARE SUBJECT TO THIS RECIPROCAL EASEMENT AND COST SHARING AGREEMENT, HOWEVER THERE ARE NO ITEMS THAT CAN BE SHOWN ON THE FACE OF THIS SURVEY.

e) RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF ENCLAVE AT SUMMER BEACH, AS RECORDED IN PLAT BOOK 7, PAGE(S) 318, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

SURVEYOR'S COMMENTS: ALL ITEMS SHOWN ON THE EXISTING PREVIOUS PLAT, THAT IS BEING REPLATTED BY THIS PLAT, ARE GRAPHICALLY SHOWN ON THE FACE OF THIS SURVEY.

f) RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF ENCLAVE AT SUMMER BEACH REVISION ONE, AS RECORDED IN PLAT BOOK 8, PAGE(S) 277, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

SURVEYOR'S COMMENTS: ALL ITEMS SHOWN ON THE EXISTING PREVIOUS PLAT, THAT IS BEING REPLATTED BY THIS PLAT, ARE GRAPHICALLY SHOWN ON THE FACE OF THIS SURVEY.

OWNER:  
**ARTISAN HOMES LLC**  
9995 GATE PARKWAY  
SUITE 400  
JACKSONVILLE, FLORIDA 32246

SURVEYOR:  
**A & J LAND SURVEYORS, INC.**  
PROFESSIONAL LAND SURVEYORS  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207

ENGINEER:  
**DUNN & ASSOCIATES, INC.**  
8375 DIX ELLIS TRAIL  
SUITE 102  
JACKSONVILLE, FLORIDA 32256

## SHEET TWO (2) of TWO (2) SHEETS

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF "ENCLAVE MANOR" AS PER N 85°07'00" E, AS PER THE PLAT OF "ENCLAVE AT SUMMER BEACH", AS RECORDED IN PLAT BOOK 7, PAGES 318-321.

2) 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 SUPPLAINED IN AUTHORITY BY ANY 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, FLORIDA STATUTES 177.09(27)

3) 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.

4) AT THE TIME THAT THIS PLAT WAS RECORDED, BY GRAPHIC PLOTTING ONLY, THE LANDS SHOWN ON THIS PLAT ARE IN FLOOD ZONE "X" (UNSHADED), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY: NASSAU COUNTY, COMMUNITY No. 120170, MAP NUMBER 12089C0379G, VERSION # 2.3.3.2 WITH AN EFFECTIVE DATE OF AUGUST 2, 2017.

ANY FIRM, PERSON, INSURANCE COMPANY/AGENT OR BANKING INSTITUTION UTILIZING THIS PLAT TO MAKE A FLOOD ZONE DETERMINATION SHOULD BE AWARE THAT THIS FLOOD DETERMINATION MAY BE SUPERSEDED BY EITHER: a) A FLOOD INSURANCE RATE MAP PUBLISHED AT A LATER DATE, b) LETTER OF MAP REVISION (LOMAR), OR LETTER OF MAP REVISION BASED ON FILL (LOMAR-F) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

5) AT THE TIME THAT THIS PLAT WAS RECORDED, BY GRAPHIC PLOTTING ONLY, THE LANDS SHOWN ON THIS PLAT, ARE IN STORM SURGE CATEGORY 3, AS SHOWN ON LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) ATLAS PUBLISHED IN 2010, AND PRODUCED BY THE NORTHEAST FLORIDA REGIONAL PLANNING COMMISSION.

ANY FIRM, PERSON, INSURANCE COMPANY/AGENT OR BANKING INSTITUTION UTILIZING THIS PLAT TO MAKE A STORM SURGE CATEGORY DETERMINATION SHOULD BE AWARE THAT THE STORM SURGE CATEGORY SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) ATLAS PUBLISHED AT A LATER DATE.

6) FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INFORMATION AND SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) LISTED ABOVE AND SHOWN ON THIS SURVEY IS PROVIDED AS A COURTESY BY THIS FIRM, AS A NASSAU COUNTY REQUIREMENT FOR PLATS AND SHOULD BE VERIFIED BY THE NASSAU COUNTY BUILDING DEPARTMENT FOR THEIR INTERPRETATION. THIS FIRM ASSUMES NO LIABILITY FOR ITS ACCURACY. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON, NOR IS IT A REQUIREMENT OF CHAPTER 177 FLORIDA STATUTES OR SJ-17, FLORIDA ADMINISTRATIVE CODE.

7) THERE ARE NO WETLAND JURISDICTIONAL AREAS WITHIN THE PLATTED BOUNDARIES OF THIS PLAT.

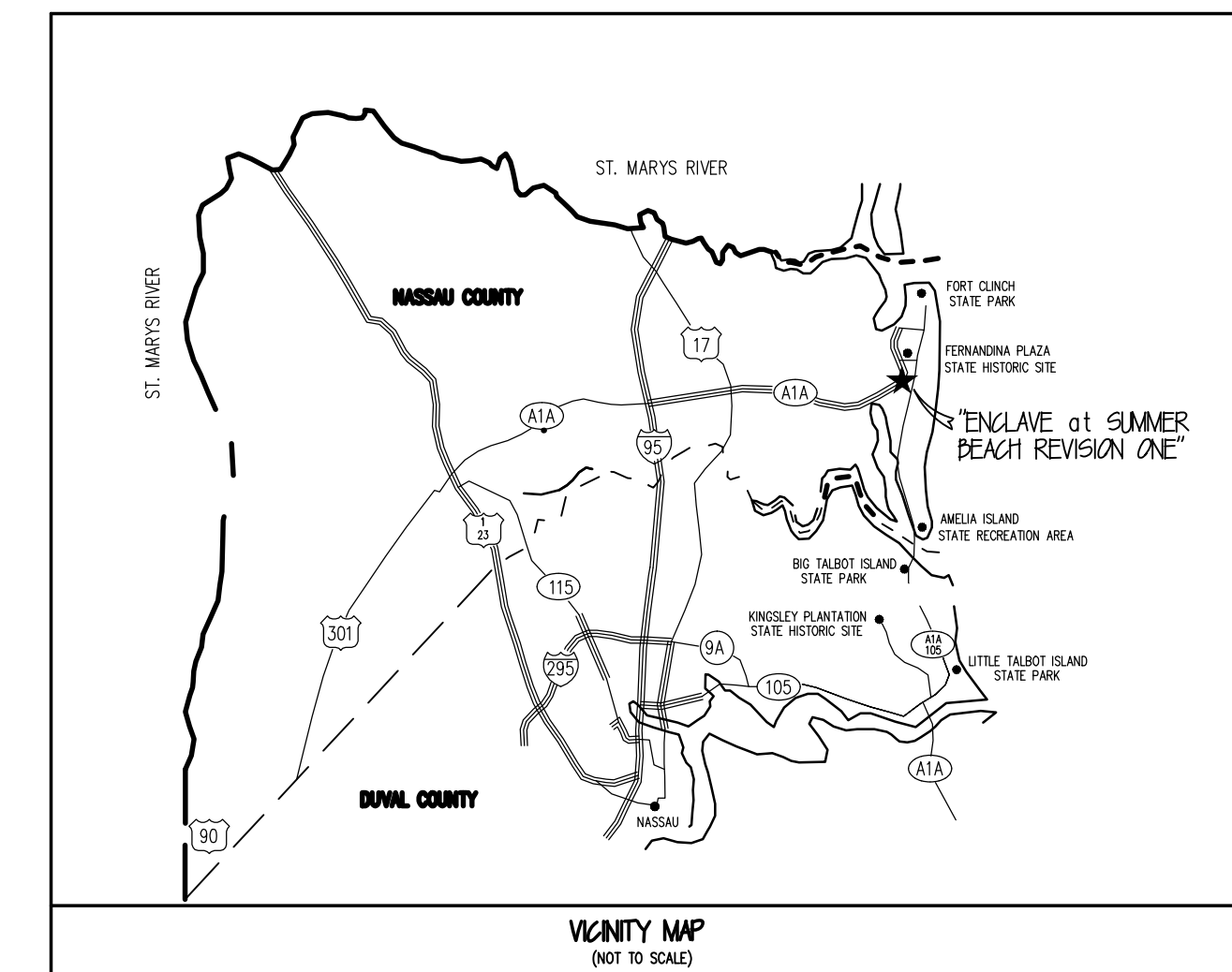
8) THE STATE PLANE CO-ORDINATES SHOWN HEREON WERE OBTAINED BY GPS METHODS FROM THE FOLLOWING CONTROL MONUMENTS FROM "A GEODETIC CONTROL SURVEY FOR NASSAU COUNTY, STATE OF FLORIDA FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF STATE LANDS, AND BUREAU OF SURVEYING AND MAPPING" SURVEY DATE: APRIL 02, 2002. THE STATE PLANE CO-ORDINATES SHOWN ARE IN NORTH AMERICAN DATUM (NAD) 83/90, ZONE 901, FLORIDA EAST ZONE, UNLESS OTHERWISE NOTED.

STATION: NASSAU 3 N(x)=2,279,078.540, E(x)= 516,502.787  
STATION: NASSAU 4 N(y)=2,281,339.747, E(x)= 516,872.792

10) NO FURTHER SUBDIVISION OF THE LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO THE CURRENT NASSAU COUNTY SUBDIVISION REGULATIONS AND IS APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.

LEGEND  
■ DENOTES SET 4" x 4" CONCRETE MONUMENT, WITH BRASS DISK. STAMPED "PRM, LB 6661/PLS 4600/PLS 5155"

ZONING AND BUILDING RESTRICTION NOTE:  
1) THE CURRENT ZONING DISTRICT CLASSIFICATION OF THE PROPERTY SHOWN HEREON IS "PUD" (PLANNED URBAN DEVELOPMENT).  
THE MINIMUM YARD REQUIREMENTS PER THE "PUD" ARE AS FOLLOWS:  
FRONT - 5 FEET (STREET SIDE)  
SIDE YARDS - 3 FEET (BETWEEN BUILDINGS)  
SIDE YARDS - 3 FEET (NOT BETWEEN BUILDINGS)  
REAR YARD - 10 FEET  
CORNER YARD - 3 FEET (AT RIGHT OF WAY RETURNS)  
INTERIOR LOT LINES - 0 FEET (LINES THAT RUN THROUGH THE INTERIOR WALLS OF A MULTI-FAMILY BUILDING, OR "PARTY WALLS")



Prepared by:  
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