FINAL DEVELOPMENT PLAN (FDP)

FOR

AILERON

PROPOSED

7-ELEVEN - YULEE

LOCATION OF SITE
96001 LOFTON SQUARE COURT
YULEE, FL 32097
NASSAU COUTY
PARCEL #: 01-2N-27 0000-0003-0050

ZONE: NASSAU CENTER PUD
OVERLAY DISTRICT: STATE ROAD 200 OVERLAY

RECEIVED
2020 FEB 21 PM 12: 49
NASSAU COUNTY
PLANNING DEPARTMENT

Nassau County, Florida
APPROVAL OF:
PLAT / SITE PLAN
4/14/2020
Department of Planning and Economic Opportunity — Date
04/14/2020
Engineering Dept. — Date
4/14/20
Fire/Rescue Dept. — Date
4/14/20
Health Dept. — Date
4/14/20
Building Dept. — Date

NOTE: PLAN APPROVAL DOES NOT CONSTITUTE APPROVAL TO VIOLATE ANY ADOPTED FEDERAL, STATE OR LOCAL LAW, CODE OR ORDINANCE

A SEPARATE CONSTRUCTION PERMIT MAY BE REQUIRED BY THE NASSAU COUNTY BUILDING DEPARTMENT

PLAN REFERENCES AND CONTACTS

REFERENCES

- BOUNDARY & TOPOGRAPHIC SURVEY:
  GEOPOINT SURVEYING, INC.
  558 WINDERLY PL, SUITE 109
  MAITLAND, FL 32751
  DATED: 08/14/20
  ELEVATIONS: NAVD88
- GEOTECHNICAL INVESTIGATION REPORT:
  SOURCE OF REPORT
  ADDRESS
  CITY, STATE XXXXX
  DATED: MM/DD/YY
- ARCHITECTURAL PLAN:
  SOURCE OF ARCHITECTURALS
  ADDRESS
  CITY, STATE XXXXX
  DATED: MM/DD/YY

GOVERNING AGENCIES

- NASSAU COUNTY - BUILDING DEPARTMENT
  96161 NASSAU PL.
  YULEE, FL 32097
  PHONE: (904) 530-6250
  FAX: (904) 321-5763
- FIRE DEPARTMENT
  96161 NASSAU PL.
  YULEE, FL 32097
  PHONE: (904) 530-6600
  FAX: (904) 321-5748

UTILITIES

- ELECTRIC
  FLORIDA POWER & LIGHT
  CONTACT - JOEL BRAY
  PHONE: (386) 586-6403
- CABLE
  COMCAST CABLE COMMUNICATIONS
  CONTACT - LEONARD
  MAXWELL-NEWBOLD
  PHONE:(754) 221-1254
  ALT: (954) 444-5113
- TELEPHONE
  AT&T DISTRIBUTION
  CONTACT - DINO FARRUGGIO
  PHONE: (561) 997-0240
- GAS
  TECO PEOPLES GAS
  CONTACT - JOAN DOMNING
  PHONE: (813) 275-3783
- WATER/SEWER
  JEA - WSBU
  CONTACT - RYAN WEEKS
  PHONE: (904) 665-8001

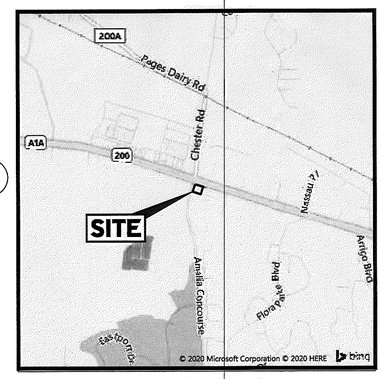
ROW JURISDICTION

- F.D.O.T. - DISTRICT 2
  2198 EDISON AVE
  JACKSONVILLE, FL 32204
  PHONE: (800) 207-8236

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
SITE LAYOUT PLAN	C-301
LANDSCAPE BUFFER & OPEN SPACE PLAN	C-302
SURVEY (BY OTHERS)	



LOCATION MAP
SCALE: N.T.S.

LEGAL DESCRIPTION

A PARCEL OF LAND CONSISTING OF A PORTION OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 27 EAST, AND A PORTION OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF STATE ROAD NO. 200A (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE CENTERLINE OF STATE ROAD NO. 200 (A-1-A) (A 184 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 72 DEGREES 46 MINUTES 59 SECONDS EAST ALONG THE CENTERLINE OF STATE ROAD 200, 97.48 FEET; THENCE SOUTH 17 DEGREES 13 MINUTES 01 SECONDS WEST, 92.00 FEET TO THE POINT OF BEGINNING SITUATED IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 200; THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 72 DEGREES 46 MINUTES 59 SECONDS EAST, 200.75 FEET; THENCE SOUTH 17 DEGREES 13 MINUTES 01 SECONDS WEST, 217.00 FEET; THENCE NORTH 72 DEGREES 46 MINUTES 59 SECONDS WEST, 236.11 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LOFTON SQUARE BOULEVARD. (A 125 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE ON SAID EASTERLY LINE NORTH 17 DEGREES 13 MINUTES 01 SECONDS EAST, 181.64 FEET; THENCE NORTH 62 DEGREES 12 MINUTES 43 SECONDS EAST 50.00, FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS COVERING THE FOLLOWING DESCRIBED PORTION OF SECTION 25:

BEGIN AT THE MOST EASTERLY CORNER OF THE ABOVE DESCRIBED PARCEL OF LAND; THENCE ON THE SOUTHERLY LINE OF SAID STATE ROAD NO. 200, SOUTH 72 DEGREES 46 MINUTES 59 SECONDS EAST, 20.00 FEET; THENCE SOUTH 17 DEGREES 13 MINUTES 01 SECONDS WEST, 60.00 FEET; THENCE NORTH 72 DEGREES 46 MINUTES 59 SECONDS WEST, 40.00 FEET; THENCE NORTH 17 DEGREES 13 MINUTES 01 SECONDS EAST 60.00 FEET TO SAID SOUTHERLY LINE OF STATE ROAD NO. 200; THENCE ON SAID SOUTHERLY LINE SOUTH 72 DEGREES 46 MINUTES 59 SECONDS EAST 20.00 FEET TO THE POINT OF BEGINNING.

DEVELOPER
AILERON INVESTMENT MANAGEMENT
3401 W CYPRESS ST #201
TAMPA, FL 33607
CONTACT: CHRIS SALEM
PHONE: (727) 278-5028

PREPARED BY

BOHLER//

FL-PERMITS@BOHLERENG.COM
PM: RYAN HILEMAN, P.E. rhileman@bohlereng.com

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

H:\2020\FLT200017\DWG\WINGS\PLAN SETS\FDP SET\FLT200017-SDP-0----\LAYOUT: C-101 COVER

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FLT200017
DRAWN BY:	JT
CHECKED BY:	DR
DATE:	02/17/2020
CAD I.D.:	FLT200017-SDP-0

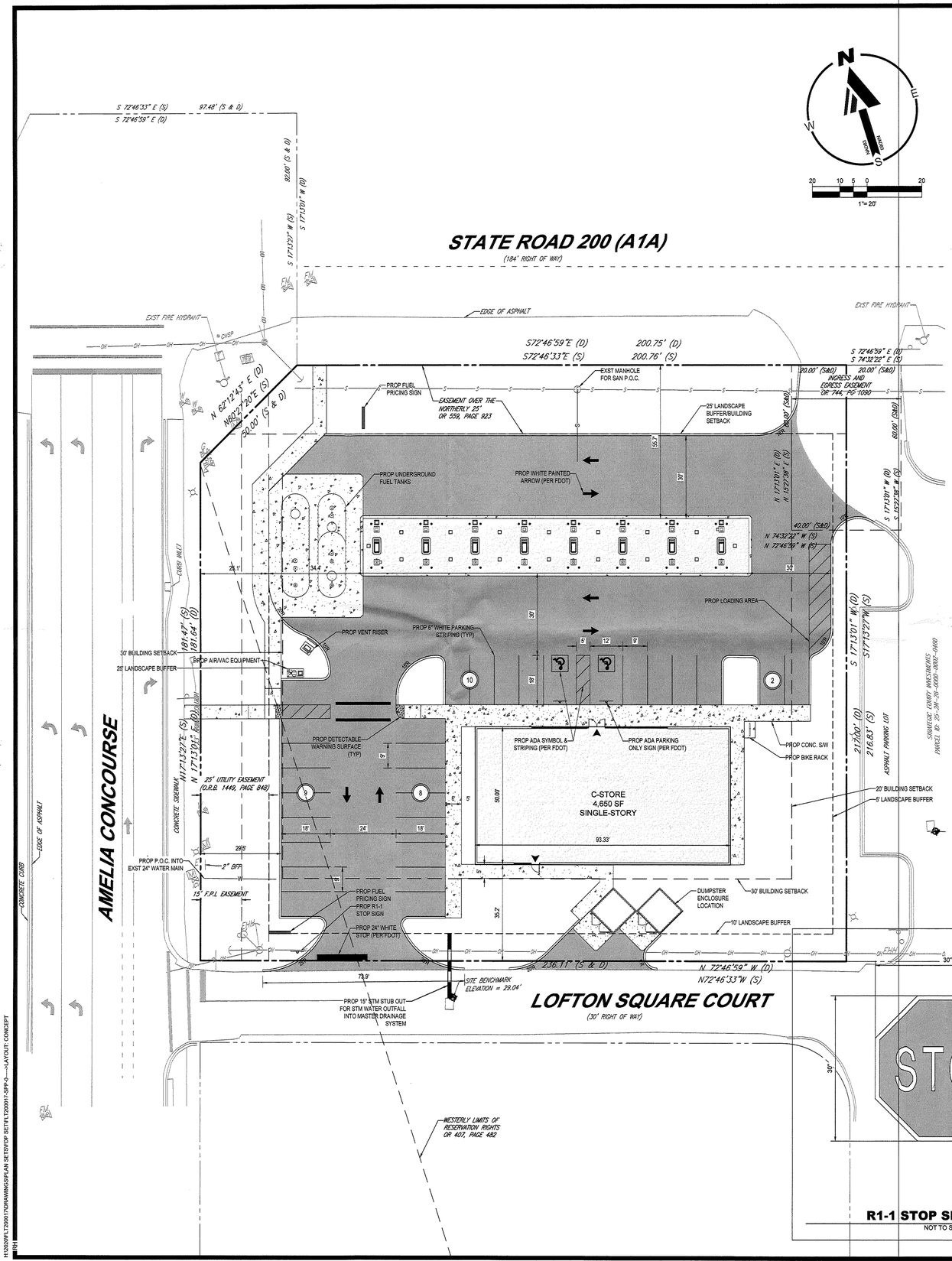
PROJECT:
FINAL DEVELOPMENT PLAN (FDP)
FOR
AILERON
PROPOSED
7-ELEVEN - YULEE
96001 LOFTON SQUARE COURT
YULEE. FL 32097
NASSAU COUNTY

BOHLER//
3820 NORTHDALE BLVD., SUITE 300B
TAMPA, FLORIDA 33624
Phone: (813) 812-4100
Fax: (813) 812-4101
FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No LC26000551

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-101

ORG. DATE - 02/17/2020



LEGEND

EXIST PROPERTY LINE	
EXIST. ADJACENT PROPERTY LINE	
PROP. BUFFER	
PROP. SETBACK	
PROP. PARKING COUNT	
PROP. SIGN	
PROP. BUILDING ENTRANCES	
PROP. CONCRETE SIDEWALK	
PROP. ASPHALT PAVEMENT	

SITE DEVELOPMENT USAGE

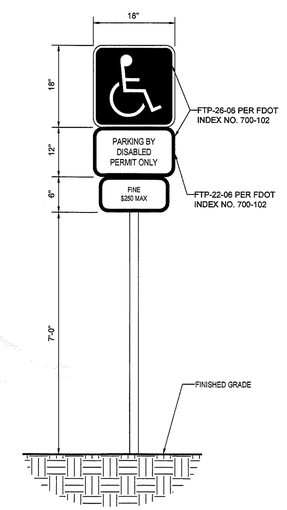
1. GROSS SITE ACREAGE IS 1.16 AC.
2. THE PROPOSED DEVELOPMENT WILL CONSIST OF A 4,650 GSF CONVENIENCE STORE WITH GAS WITH PARKING AREAS FOR COMMERCIAL USES IN ACCORDANCE WITH THE COMMERCIAL INTENSIVE ZONING DISTRICT.
3. THE EXISTING ZONING IS NASSAU CENTER PUD.
4. THE EXISTING FUTURE LAND USE IS COMMERCIAL
5. THIS DEVELOPMENT SHALL COMPLY WITH THE SR. 200 / A1A ACCESS MANAGEMENT OVERLAY DISTRICT .
6. SITE ACCESS THROUGH EXISTING DRIVEWAY CONNECTIONS TO SR 200/A1A
7. FIRE LANE MARKINGS AND SIGNAGE SHALL COMPLY WITH NASSAU COUNTY CODES AND NFPA REQUIREMENTS.
8. PROJECT WILL BE CONSTRUCTED IN ONE PHASE.

SITE DATA

SITE ADDRESS	96001 LOFTON SQUARE CT
JURISDICTION	NASSAU COUNTY
ZONING	NASSAU CENTER PUD
FUTURE LAND USE	COMMERCIAL
EXISTING LAND USE	VACANT
PROPOSED LAND USE	COMMERCIAL
PROPOSED F.A.R.	0.09
PROPOSED BUILDING HEIGHT	35'
TOTAL PROJECT AREA	50,572 SF (1.16 AC)
PROPOSED GREEN SPACE	17,161 SF (0.39 AC)
PROPOSED TOTAL IMPERVIOUS AREA	33,411 SF (0.77 AC)
PROPOSED BLDG. AREA	4,650 SF
PARKING CALCULATIONS	
TOTAL SPACES PROVIDED	29 SPACES
REQUIRED PARKING SPACES	1/300 GFA = 16 SPACES
BUILDING SETBACKS	
NORTH	25'
SOUTH	20'
EAST	20'
WEST	30'
LANDSCAPE BUFFER REQUIREMENTS	
NORTH	25'
SOUTH	10'
EAST	5'
WEST	25'

SITE AND GENERAL INFORMATION

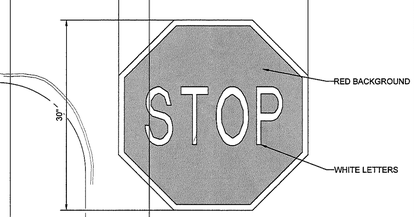
1. THE OVERALL PROPERTY AREA BOUNDARY CONSISTS OF 1.16± ACRES. FOR BOUNDARY AND TOPOGRAPHIC SURVEY REFER TO THE SURVEY PERFORMED BY GEOPOINT SURVEYING, INC DATED JUNE 5, 2019
2. THE EXISTING SITE HAS BEEN PAD GRADED AND PROVIDED WITH UTILITY CONNECTION STUBS.
3. PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE FOR NASSAU COUNTY, THE SCS SOILS MAP INDICATES THE SITE CONSIST OF (9) LEON HYDROLOGIC SOIL GROUP (HSG) "B/D" AND (20) ORTEGA, (26) CENTENARY AND (27) RIDGEWOOD HSG "A".
4. THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" ACCORDING TO ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 12089, PANEL NUMBER 0218, SUFFIX G, EFFECTIVE 8/2/2017, FOR NASSAU COUNTY, FLORIDA.
5. ELECTRICAL UTILITY SERVICE WILL BE PROVIDED BY FLORIDA POWER & LIGHT (FP&L). NATURAL GAS WILL BE PROVIDED BY TECO PEOPLES GAS COMPANY.
6. POTABLE WATER AND WASTEWATER UTILITIES SERVICE WILL BE PROVIDED BY JEA.
7. BEARING BASIS: FIELD BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN VERTICAL DATUM 1988, ADJUSTMENT OF 2011, FLORIDA EAST ZONE.
8. ALL WORK WITHIN THE PUBLIC STREETS AND RIGHT-OF-WAYS SHALL CONFORM TO NASSAU COUNTY LAND DEVELOPMENT CODES (LDC), FDOT STANDARD INDEX, FLORIDA GREEN BOOK AND IN ACCORDANCE WITH NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS AND NASSAU COUNTY STANDARD DETAILS.
9. MAINTENANCE OF TRAFFIC (MOT) SHALL BE IN ACCORDANCE WITH FDOT STANDARD INDEX 600 SERIES
10. SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
11. CONTRACTOR SHALL OBTAIN NPDES PERMIT 48 HOURS PRIOR TO CONSTRUCTION
12. SITE LIGHTING SHALL CONFORM TO NASSAU COUNTY ORDINANCE 2005-53



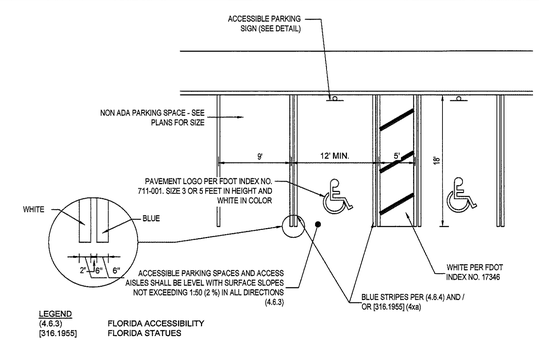
NOTES

1. HANDICAPPED SIGN WILL BE OF A D.O.T. (BLUE) COLOR PAVEMENT BORDER LINES (ONE ON EACH SIDE) OF THE HANDICAPPED SPACE WILL BE OF A BLUE COLOR OF A QUALITY EQUIVALENT TO SUPER STRIPE TRAFFIC PAINT SOLD BY FOX VALLEY SYSTEMS INC. OF CARY ILLINOIS, PHONE 1-800-323-4770 SHALL BE STRIPED ON THE WEARING SURFACE OF EACH SPACE DESIGNED FOR THE HANDICAPPED SPACE.

ADA PARKING SIGN DETAIL
NOT TO SCALE



R1-1 STOP SIGN DETAIL
NOT TO SCALE



LEGEND
(4.6.3) FLORIDA ACCESSIBILITY
[316.1955] FLORIDA STATUES

ADA PARKING SPACE DETAIL
NOT TO SCALE

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	FLT200017
DRAWN BY:	JT
CHECKED BY:	DR
DATE:	02/17/2020
CAD I.D.:	FLT200017-SPP-0

PROJECT:

FINAL DEVELOPMENT PLAN (FDP)

FOR

AILERON

PROPOSED

7-ELEVEN - YULEE

96001 LOFTON SQUARE COURT
YULEE, FL 32097
NASSAU COUNTY

BOHLER//
3820 NORTHDALE BLVD., SUITE 300B
TAMPA, FLORIDA 33624
Phone: (813) 812-4100
Fax: (813) 812-4101
FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No LC26000551

SHEET TITLE:

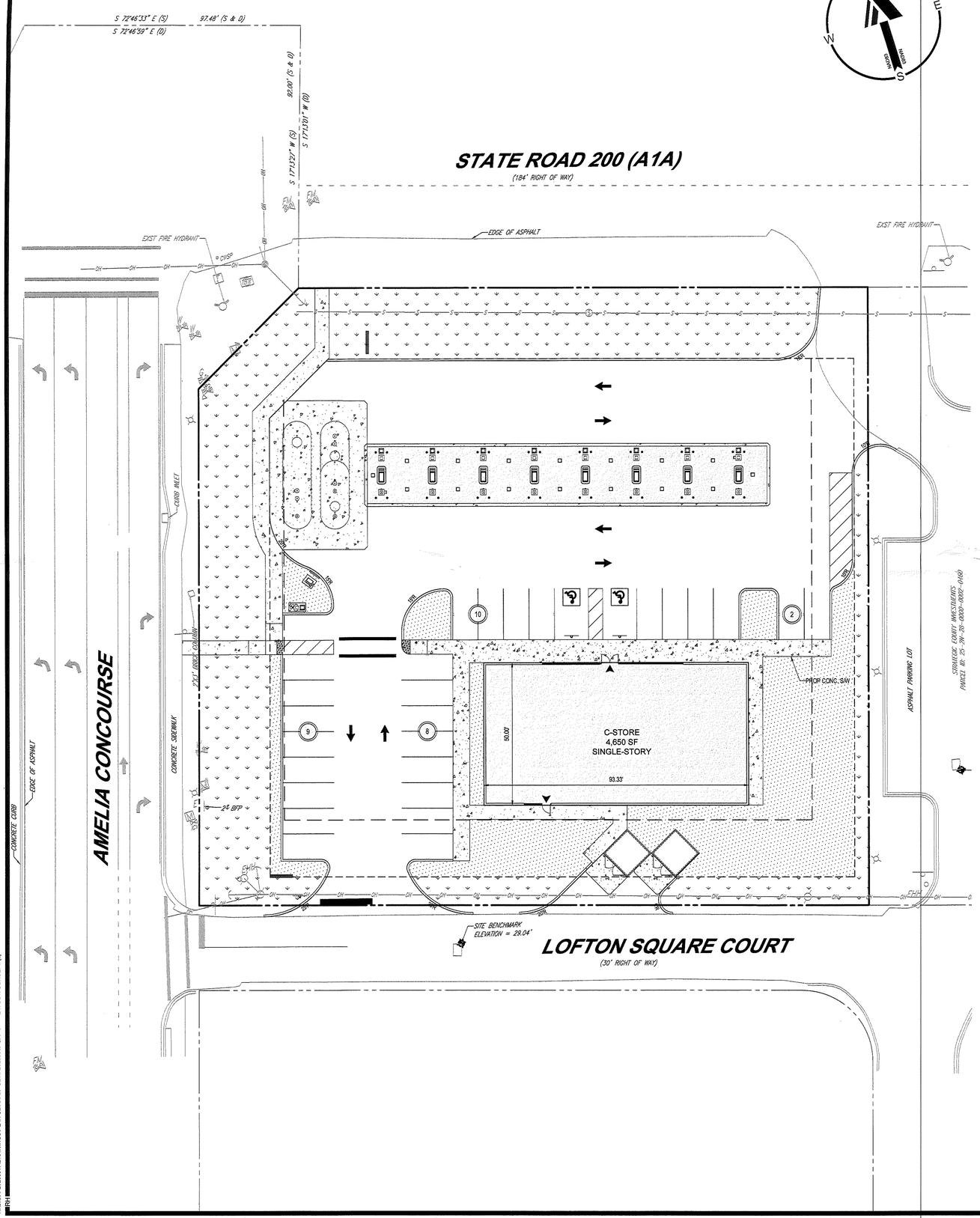
SITE LAYOUT PLAN

SHEET NUMBER:

C-301

ORG. DATE - 02/17/2020

H:\2020\FLT200017\DRAWINGS\PLAN SETS\FDP SET\FLT200017-SPP-0----LAYOUT: CONCEPT



LEGEND

EXIST PROPERTY LINE	
LANDSCAPE AREA (OUTSIDE BUFFER)	
LANDSCAPE BUFFER AREA	

LANDSCAPE AREAS

LANDSCAPE BUFFER AREA = 11,143 SF

LANDSCAPE AREA (OUTSIDE BUFFER) = 5,981 SF

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LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN

REVISIONS

REV	DATE	COMMENT

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PROJECT No.:
DRAWN BY:
CHECKED BY:
DATE:
CAD I.D.: FLT:

PROJECT:

FINAL DEVELOPMENT (FDP)

FOR

ILERO

PROPOSED

7-ELEVEN - YU

96001 LOFTON SQUARE
YULEE, FL 32097
NASSAU COUNTY

BOHLE

3820 NORTHDALE BLVD, S
TAMPA, FLORIDA 33
Phone: (813) 812-41
Fax: (813) 812-41
FLORIDA BUSINESS CERT. OF AUTH.
LANDSCAPE ARCHITECT BUSINESS LIC. N

SHEET TITLE:

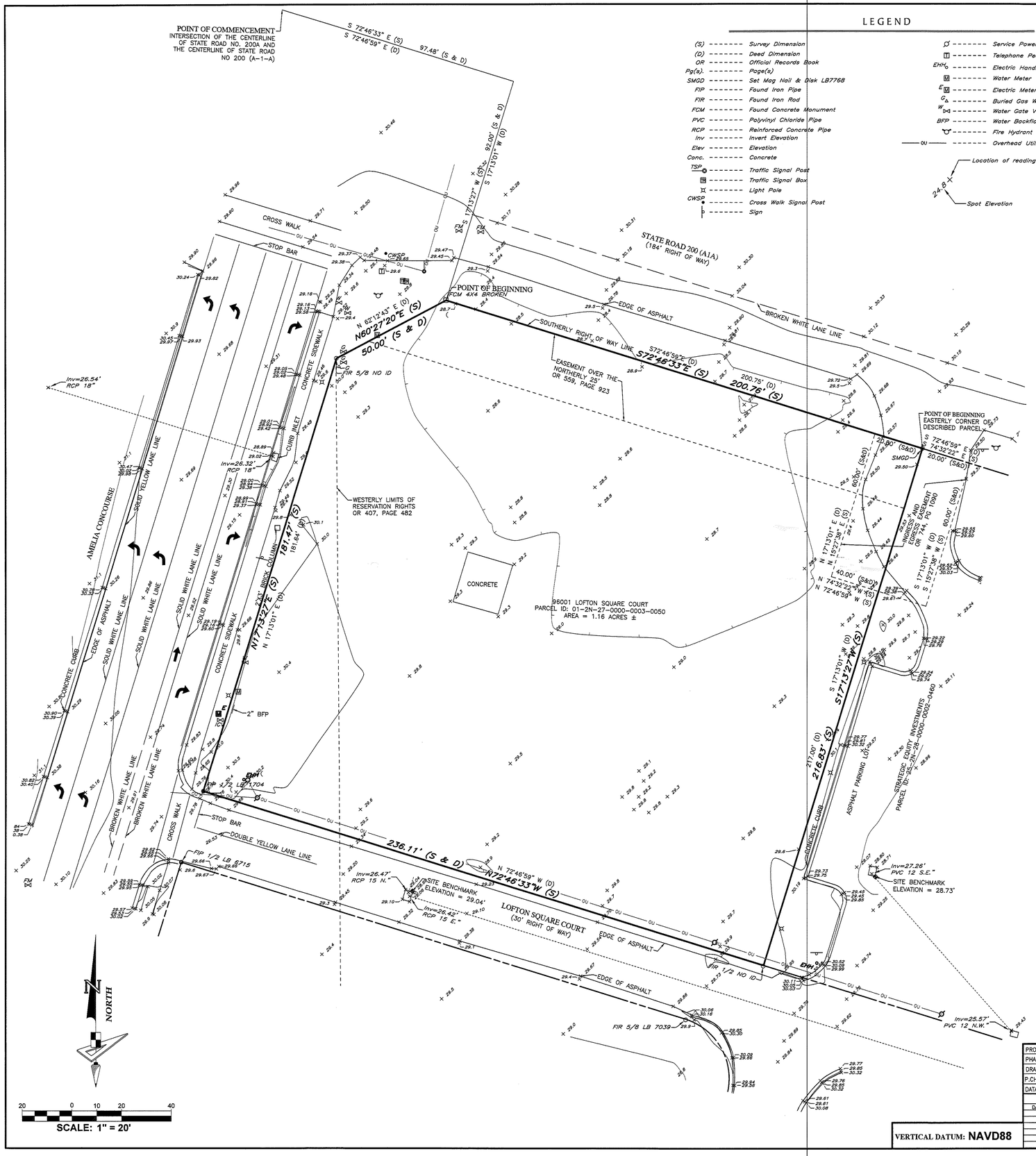
LANDSCA BUFFER OPEN SPA PLAN

SHEET NUMBER:

C-302

ORG. DATE - 02/17/

H:\2020\FLT200017\DRAWING\SP\LAN SETS\FDP SET\FLT200017-SP-0---1LAYOUT-CONCEPT (2)



LEGEND

(S)	Survey Dimension
(D)	Deed Dimension
OR	Official Records Book
Pg(s).	Page(s)
SMGD	Set Mag Nail & Disk LB7768
FIP	Found Iron Pipe
FIR	Found Iron Rod
FCM	Found Concrete Monument
PVC	Polyvinyl Chloride Pipe
RCP	Reinforced Concrete Pipe
Inv	Invert Elevation
Elev	Elevation
Conc.	Concrete
TSP	Traffic Signal Post
	Traffic Signal Box
	Light Pole
CWSP	Cross Walk Signal Post
	Sign
	Service Power Pole
T	Telephone Pedestal
EHH	Electric Handhole
M	Water Meter
E M	Electric Meter
G	Buried Gas Warning Marker
W	Water Gate Valve
BFP	Water Backflow Preventer
	Fire Hydrant
OU	Overhead Utility Lines
24.8	Location of reading / Spot Elevation

LEGAL DESCRIPTION:

A parcel of land consisting of a portion of Section 1, Township 2 North, Range 27 East, and a portion of Section 25, Township 2 South, Range 28 East, Nassau County, Florida said parcel being more particularly described as follows:

Commence at the intersection of the centerline of State Road No. 200A (a 100 foot right of way as now established) with the centerline of State Road No. 200 (A-1-A) (a 184 foot right of way as now established); thence South 72 degrees 46 minutes 59 seconds East along the centerline of State Road 200, 97.48 feet; thence South 17 degrees 13 minutes 01 seconds West, 92.00 feet to the POINT OF BEGINNING situated in the Southerly right of way line of said State Road No. 200; thence on said southerly right of way line South 72 degrees 46 minutes 59 seconds East, 200.75 feet; thence South 17 degrees 13 minutes 01 seconds West, 217.00 feet; thence North 72 degrees 46 minutes 59 seconds West, 236.11 feet to the easterly right of way line of Lofton Square Boulevard, (a 125 foot right of way as now established); thence on said easterly line North 17 degrees 13 minutes 01 seconds East, 181.64 feet; thence North 62 degrees 12 minutes 43 seconds East 50.00, feet to the point of beginning.

Together with and subject to an easement for ingress and egress covering the following described portion of Section 25:

Begin at the most easterly corner of the above described parcel of land; thence on the southerly line of said State Road No. 200, South 72 degrees 46 minutes 59 seconds East, 20.00 feet; thence South 17 degrees 13 minutes 01 seconds West, 60.00 feet; thence North 72 degrees 46 minutes 59 seconds West, 40.00 feet; thence North 17 degrees 13 minutes 01 seconds East 60.00 feet to said southerly line of State Road No. 200; thence on said southerly line South 72 degrees 46 minutes 59 seconds East 20.00 feet to the point of beginning.

SCHEDULE B-II

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
2. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
   A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
   B. Rights or claims of parties in possession not shown by the public records.
   C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
   D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
6. Reservations and Timber Rights in Official Records Book 407, page 482 as to oil, gas and fugitive hydrocarbons, but not timber rights, right of entry is released. (AFFECTS - SHOWN HEREON)
7. Easement in Official Records Book 559, page 923 and in Official Records Book 695, page 1491, of the public records of Nassau County, Florida. (AFFECTS - SHOWN HEREON)
8. Terms and conditions of Declaration of Restrictions and Easements recorded in Official Records Book 646, page 995, as amended in Official Records Book 778, page 1259, all of the public records of Duval County, Florida (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin). Said instrument (i) establishes easement(s) on the land; (ii) provides for a lien for liquidated damages; (iii) provides for a private charge or assessment; (iv) provides for an option to purchase, a right of first refusal, or the prior approval of a future purchaser or occupant; and (v) provides for a right of reentry, possibility of reverter, or right of forfeiture because of violations on the land of any enforceable covenants, conditions or restrictions. (AFFECTS)
9. Restrictions in Official Records Book 744, page 1090, of the public records of Nassau County, Florida. (AFFECTS - SHOWN HEREON)
10. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements, as tenants only.

SURVEYOR'S NOTES:

1) Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from Commonwealth Land Title Insurance Company, American Land Title Association Commitment, Order Number: 7656485 with an effective date of May 21, 2019.
2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
3) Bearings shown hereon are based on the South Right of Way line of State Road 200 (A1A), having a Grid bearing of S.72°46'33"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the East Zone of Florida.
4) This survey is intended to be displayed at 1" = 20" or smaller.
5) All dimensions, unless otherwise noted, are survey dimensions.
6) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
7) The subject parcel lies in Flood Zone "X", according to Flood Insurance Rate Map, Map No. 12089C0218G for Nassau County, Community No. 120170, Nassau County, Florida, dated August 2, 2017 and issued by the Federal Emergency Management Agency.
8) Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88) based on National Geodetic Survey Benchmark "H 331", having a published elevation of 26.61 feet (NAVD 88).
9) Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
11) On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning, or freedom of encumbrances.
12) This survey meets the maximum allowable Relative Positional Precision for an ALTA/NSPS Land Title Survey (0.07 feet plus 50 parts per million).
13) Subject Parcel has no evidence of construction currently going on or earth moving activities on site.
14) The Surveyor is not aware of any plans to change the existing Right-of-Way lines.
15) No buildings observed at time of Survey

To: Brightwork Real Estate, Milam Howard Nicandri Gillam & Renner, P.A., Commonwealth Land Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7, 8, 11, 13, 14, 16 and 19 of Table A thereof. The fieldwork was completed on June 5, 2019.

Date of Plat or Map:June 14, 2019

James D. LeViner, LS6915

VERTICAL DATUM: **NAVD88**

PROJECT: LOFTON SQUARE		
PHASE: LOFTON SQUARE		
DRAWN: JDL	DATE: 6/14/19	CHECKED BY: JDL
P.CHIEF: AW	FIELD BOOK: CF-13-2019	
DATA FILE: JAX-BT(US88)AW		

REVISIONS

DATE	DESCRIPTION	DRAWN BY

DATE OF LAST FIELD SURVEY: **June 5, 2019**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ALTA/NSPS Land Title Survey
PREPARED FOR
BRIGHTWORK REAL ESTATE
LOCATED IN
Section 1, Township 2 N., Range 27 E.
Section 25, Township 2 N., Range 28 E.
Nassau County, Florida

GeoPoint Surveying, Inc.
555 Winderly Pl, Suite 109
Maitland, Florida 32751
www.geopointsurvey.com
Phone: (321) 270-0440
Fax: (813) 248-2266
Licensed Business No.: LB 7768

SHEET NUMBER: **01** of **01**

FILE PATH: O:\LOFTON SQUARE\SURVEY\LOFTONSQUARE_BS.DWG PLOTTED BY: JAMIE LEVINER ON: 6/14/2019 9:01 AM LAST SAVED BY: JAMIEL ON: 6/14/2019 9:00 AM