

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 RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY) AS RECORDED IN OFFICIAL RECORDS BOOK 1049, PAGE 1753, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE WESTERLY RIGHT-OF-WAY LINE OF C.S.X. RAILROAD (200 FOOT RIGHT-OF-WAY AT THIS POINT; THENCE NORTH 05°55'09" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID C.S.X. RAILROAD, A DISTANCE OF 1,035.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 05°55'09" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID C.S.X. RAILROAD, A DISTANCE OF 1,277.78 FEET; THENCE NORTH 14°43'53" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID C.S.X. RAILROAD (VARYING IN WIDTH AT THE POINT), A DISTANCE OF 609.03 FEET TO THE SOUTHEASTERLY CORNER OF "NASSAU CROSSING PHASE ONE", ACCORDING TO THE PLAT THEREOF RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ (unrecorded at this time) OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY PERIMETER OF SAID "NASSAU CROSSING PHASE ONE", THE FOLLOWING FOUR 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; (3) SOUTH 37°53'08" WEST A DISTANCE OF 98.05 FEET; (4) SOUTH 52°06'54" EAST A DISTANCE OF 39.53 FEET; THENCE SOUTH 02°59'53" EAST A DISTANCE OF 92.22 FEET; THENCE SOUTH 26°55'09" WEST A DISTANCE OF 305.31 FEET; THENCE SOUTH 01°04'51" EAST A DISTANCE OF 63.18 FEET; THENCE SOUTH 66°04'51" EAST 142.34 FEET; THENCE SOUTH 04°04'51" EAST A DISTANCE OF 141.30 FEET; THENCE SOUTH 84°04'51" EAST A DISTANCE OF 118.29 FEET; THENCE SOUTH 05°55'09" WEST A DISTANCE OF 108.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 76.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°28'25"; AN ARC DISTANCE OF 106.74 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 05°55'09" WEST A DISTANCE OF 98.18 FEET; THENCE SOUTH 05°55'09" WEST A DISTANCE OF 110.01 FEET; THENCE SOUTH 42°56'09" WEST A DISTANCE OF 18.28 FEET; THENCE SOUTH 05°55'09" WEST A DISTANCE OF 117.78 FEET; THENCE SOUTH 87°45'54" WEST A DISTANCE OF 189.32 FEET; THENCE SOUTH 65°27'48" WEST A DISTANCE OF 106.72 FEET; THENCE SOUTH 32°04'29" EAST A DISTANCE OF 397.49 FEET; THENCE SOUTH 69°55'09" WEST A DISTANCE OF 183.09 FEET; THENCE NORTH 66°04'51" WEST A DISTANCE OF 99.28 FEET; THENCE SOUTH 23°55'09" WEST A DISTANCE OF 77.85 FEET; THENCE SOUTH 26°04'51" EAST A DISTANCE OF 103.83 FEET; THENCE SOUTH 71°37'03" EAST A DISTANCE OF 201.96 FEET; THENCE SOUTH 82°33'17" EAST A DISTANCE OF 273.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.68 ACRES, MORE OR LESS

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 _____

COMMISSION APPROVAL CERTIFICATE

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

COMMISSION CHAIRMAN _____

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

COUNTY ENGINEER CERTIFICATE

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. 2020.

COUNTY ENGINEER _____

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 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORD IN OFFICIAL RECORDS 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 _____

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 TITLE TO THE PROPERTY IS VESTED IN PATRIOT RIDGE, LLP, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN SHOWN HEREON AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

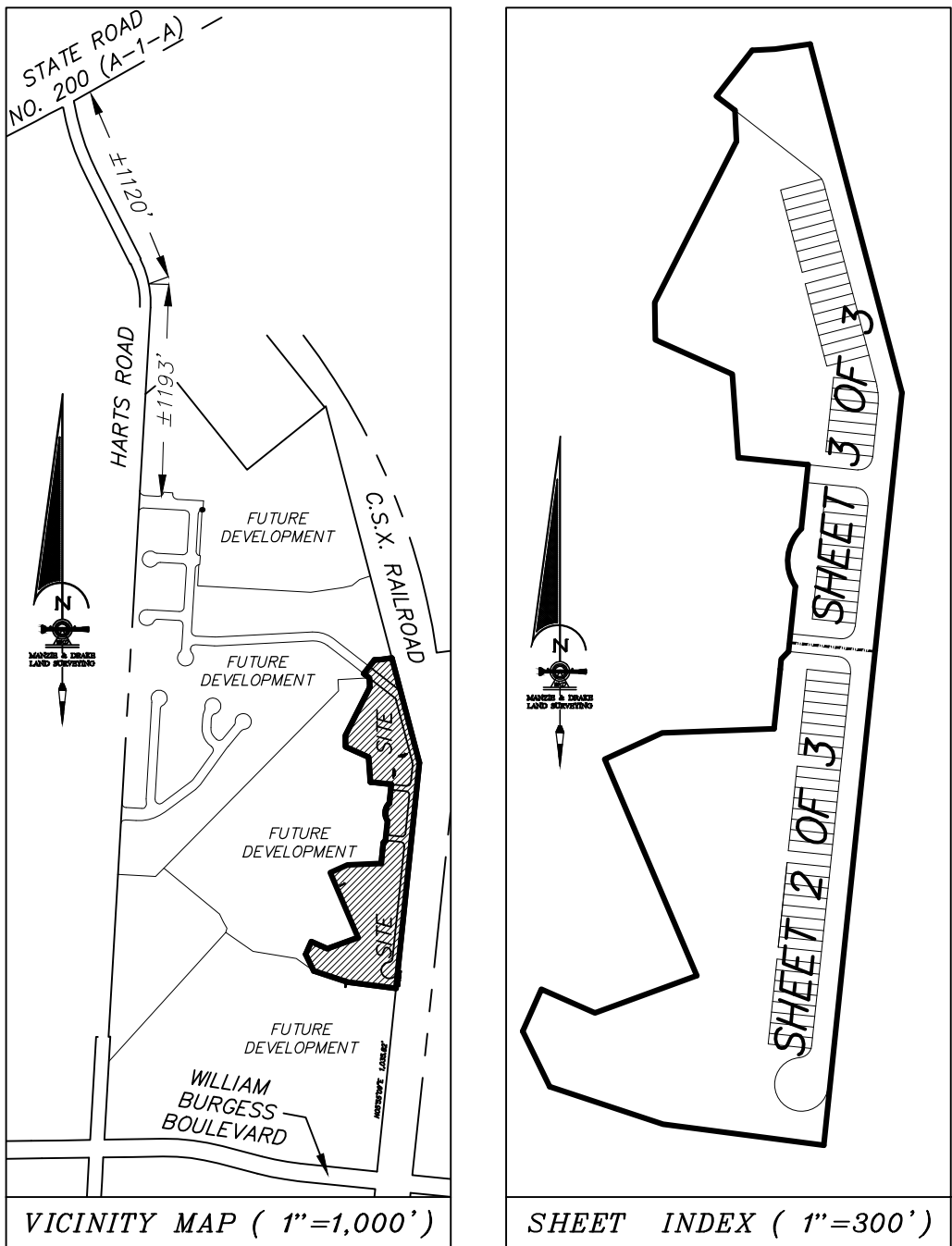
ATTORNEY AT LAW _____

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 _____



PATRIOT RIDGE, LLP, A FLORIDA LIMITED LIABILITY PARTERSHIP

WITNESS _____
PRINT OR TYPE NAME _____
WITNESS _____
PRINT OR TYPE NAME _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020 BY
OF _____ AS _____ WHO PRODUCED
AS IDENTIFICATION OR WHO IS PERSONALLY KNOWN.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

STATE OF FLORIDA
MORTGAGEE'S CONSENT

I, _____, ON BEHALF OF D.B. 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 _____
NAME: _____
TITLE: _____

WITNESS _____

PRINT OR TYPE NAME _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020 BY
OF _____ AS _____ WHO PRODUCED
AS IDENTIFICATION OR WHO IS PERSONALLY KNOWN.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

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 _____
NAME: _____
TITLE: _____

WITNESS _____

PRINT OR TYPE NAME _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020 BY
OF _____ AS _____ WHO PRODUCED
AS IDENTIFICATION OR WHO IS PERSONALLY KNOWN.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

LEGEND

FFLE = FLORIDA POWER & LIGHT EASEMENT
AC = ACRE
C = CENTERLINE
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.L.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 TOWNHOMES 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 (MAINLINE ROAD, SHORTLINE CIRCLE), 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 RESPONSIBLE 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" & "L" (WETLAND TRACT) IS HEREBY DEDICATED TO THE "NASSAU CROSSING OWNER'S ASSOCIATION, INC." (SEE SURVEYOR'S NOTE NO. 15)

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

TRACTS "C", "H", "J" & "K" (PEDESTRIAN ACCESS TRACTS) ARE HEREBY DEDICATED TO THE "NASSAU CROSSING OWNER'S ASSOCIATION, INC."

TRACT "E" (RECREATION/OPEN SPACE TRACT) IS HEREBY DEDICATED TO THE "NASSAU CROSSING OWNER'S ASSOCIATION, INC."

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), ITS 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), ITS 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.

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 UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

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

SURVEYOR'S NOTES

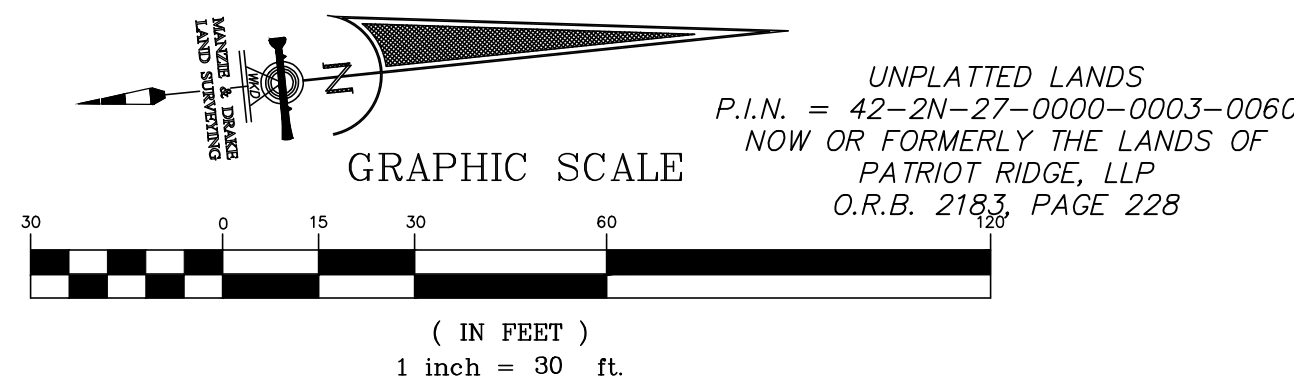
- 1.) ☐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (5/8" IRON ROD & CAP) SET WITH IDENTIFICATION "PRM LB 7039".
☒ DENOTES PERMANENT CONTROL POINT (P.C.P.) SET WITH IDENTIFICATION "LB 7039".
- 2.) 43,560 SQ. FT. DENOTES LOT SQUARE FOOTAGE
- 3.) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 (N.A.D. '83/'90)
- 4.) 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)
- 5.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C-0351-E, DATED 08/02/2012. FLOOD ZONE INFORMATION LISTED ABOVE AND SHOWN ON THIS SURVEY IS PROVIDED AS AN 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.
- 6.) 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 SUPPLANTED 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.
- 7.) ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
- 8.) 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.
- 9.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS: PLANNED UNIT DEVELOPMENT "PUD" (NASSAU CROSSING PUD).
- 10.) BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "PUD" (NASSAU CROSSING 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 BETWEEN BUILDINGS EXTERIOR; 0-FEET INTERIOR (TOWNHOUSE) 5-FEET (ALL OTHERS)
REAR SETBACK = VARIABLE (TOWNHOUSE); 10' (ALL OTHERS)
- 11.) 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 01/16/2019).
- 12.) TOTAL NUMBER OF LOTS: 65 / TOTAL NUMBER OF TRACTS: 12
- 13.) 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)
- 13A.) 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.
- 13B.) 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.
- 14.) TRACTS "A", "B", "C", "F" & "L" ARE SUBJECT TO A CONSERVATION EASEMENT PURSUANT TO SECTION 704.06, FLORIDA STATUTES IN FAVOR OF 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.
- 15.) 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 1.0A4.02 SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS AND EXOTIC PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.



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

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C3	31.35'	22.50'	79°50'09"	N45°50'13"E	28.88'
C4	27.05'	22.50'	68°53'19"	N51°18'38"E	25.45'
C5	4.30'	22.50'	10°56'50"	N11°23'33"E	4.29'
C6	35.34'	22.50'	90°00'00"	N39°04'51"W	31.82'
C7	35.34'	22.50'	90°00'00"	N50°55'09"E	31.82'
C16	36.22'	20.00'	103°45'44"	N57°48'00"E	31.47'
C17	24.95'	18.00'	79°24'14"	S69°58'45"W	23.00'
C18	22.89'	20.00'	65°34'09"	N63°03'43"E	21.66'
C19	16.31'	21.00'	44°30'16"	S73°35'40"W	15.90'
C20	32.97'	20.00'	94°26'18"	S81°26'19"E	29.36'
C21	20.07'	21.00'	54°45'16"	N61°35'48"W	19.31'
C22	14.75'	30.00'	28°10'17"	S74°53'17"E	14.60'
C23	11.65'	30.00'	22°15'04"	S77°50'54"E	11.58'
C24	3.10'	30.00'	5°55'14"	S63°45'45"E	3.10'

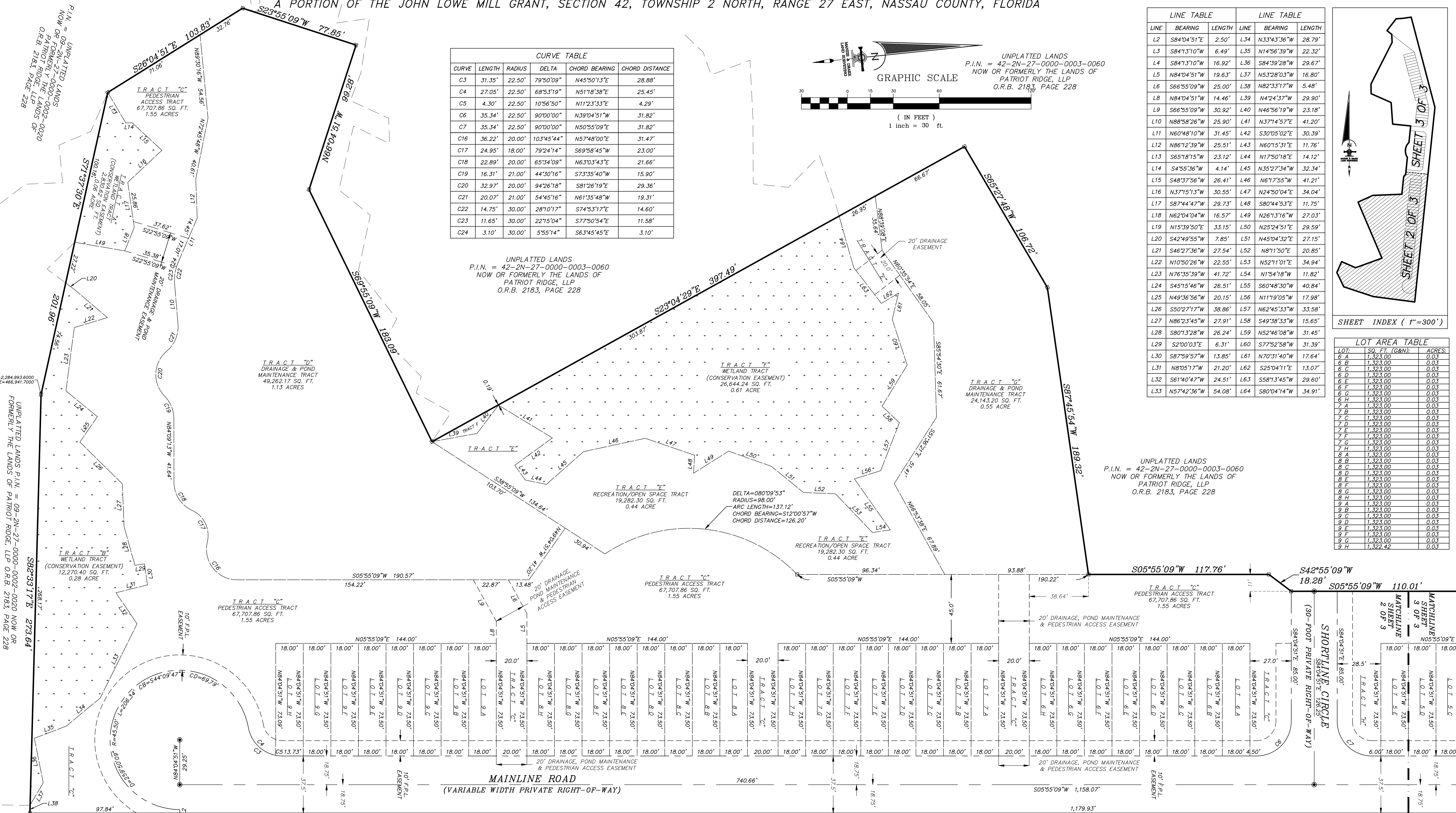
UNPLATTED LANDS
P.I.N. = 42-2N-27-0000-0003-0060
NOW OR FORMERLY THE LANDS OF
PATRIOT RIDGE, LLP
O.R.B. 2183, PAGE 228



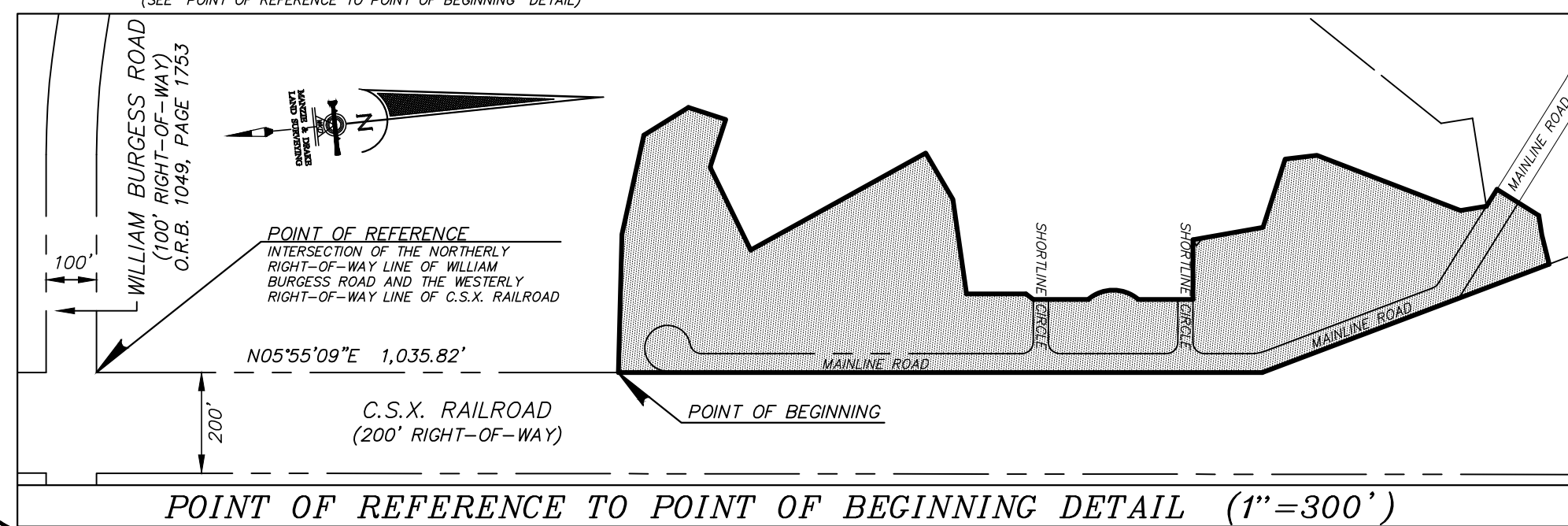
LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L2	S84°04'51"E	2.50'	L34	N33°43'36"W	28.79'
L3	S84°13'10"W	6.49'	L35	N14°56'39"W	22.32'
L4	S84°13'10"W	16.92'	L36	S84°39'28"W	29.67'
L5	N84°04'51"W	19.63'	L37	N53°28'03"W	16.80'
L6	S66°55'09"W	25.00'	L38	N82°33'17"W	5.48'
L7	N84°04'51"W	14.46'	L39	N4°24'37"W	29.90'
L8	S66°55'09"W	30.92'	L40	N46°56'19"W	23.18'
L10	N88°58'28"W	25.90'	L41	N37°14'57"E	41.20'
L11	N60°48'10"W	31.45'	L42	S30°05'02"E	30.39'
L12	N86°12'39"W	25.51'	L43	N60°15'31"E	11.76'
L13	S65°18'15"W	23.12'	L44	N17°50'18"E	14.12'
L14	S4°55'36"W	4.14'	L45	N35°27'34"W	32.34'
L15	S48°37'56"W	26.41'	L46	N67°17'55"W	41.21'
L16	N37°15'13"W	30.55'	L47	N24°50'04"E	34.04'
L17	S87°44'47"W	29.73'	L48	S80°44'53"E	11.75'
L18	N62°04'04"W	16.57'	L49	N26°13'16"W	27.03'
L19	N15°39'50"E	33.15'	L50	N25°24'51"E	29.59'
L20	S42°49'55"W	7.85'	L51	N45°04'32"E	27.15'
L21	S46°27'36"W	27.54'	L52	N81°15'50"E	20.85'
L22	N10°50'26"W	22.55'	L53	N52°11'01"E	34.94'
L23	N76°35'39"W	41.72'	L54	N1°54'18"W	11.82'
L24	S45°15'46"W	26.51'	L55	S60°48'30"W	40.84'
L25	N49°36'56"W	20.15'	L56	N11°19'05"W	17.98'
L26	S50°27'17"W	38.86'	L57	N62°45'33"W	33.58'
L27	N86°23'45"W	27.91'	L58	S49°38'33"W	15.65'
L28	S80°13'28"W	26.24'	L59	N52°46'08"W	31.45'
L29	S2°00'03"E	6.31'	L60	S77°52'58"W	31.39'
L30	S87°59'57"W	13.85'	L61	N70°31'40"W	17.64'
L31	N8°05'17"W	21.20'	L62	S25°04'11"E	13.07'
L32	S61°40'47"W	24.51'	L63	S58°13'45"W	29.60'
L33	N57°42'36"W	54.08'	L64	S80°04'14"W	34.91'

LOT AREA TABLE			
LOT	SQ. FT. (G&N)	ACRES	
6 A	1,323.00	0.03	
6 B	1,323.00	0.03	
6 C	1,323.00	0.03	
6 D	1,323.00	0.03	
6 E	1,323.00	0.03	
6 F	1,323.00	0.03	
6 G	1,323.00	0.03	
6 H	1,323.00	0.03	
7 A	1,323.00	0.03	
7 B	1,323.00	0.03	
7 C	1,323.00	0.03	
7 D	1,323.00	0.03	
7 E	1,323.00	0.03	
7 F	1,323.00	0.03	
7 G	1,323.00	0.03	
7 H	1,323.00	0.03	
8 A	1,323.00	0.03	
8 B	1,323.00	0.03	
8 C	1,323.00	0.03	
8 D	1,323.00	0.03	
8 E	1,323.00	0.03	
8 F	1,323.00	0.03	
8 G	1,323.00	0.03	
8 H	1,323.00	0.03	
9 A	1,323.00	0.03	
9 B	1,323.00	0.03	
9 C	1,323.00	0.03	
9 D	1,323.00	0.03	
9 E	1,323.00	0.03	
9 F	1,323.00	0.03	
9 G	1,323.00	0.03	
9 H	1,322.42	0.03	

UNPLATTED LANDS
P.I.N. = 42-2N-27-0000-0003-0060
NOW OR FORMERLY THE LANDS OF
PATRIOT RIDGE, LLP
O.R.B. 2183, PAGE 228



C.S.X. RAILROAD
(200'-RIGHT-OF-WAY IN THIS AREA)

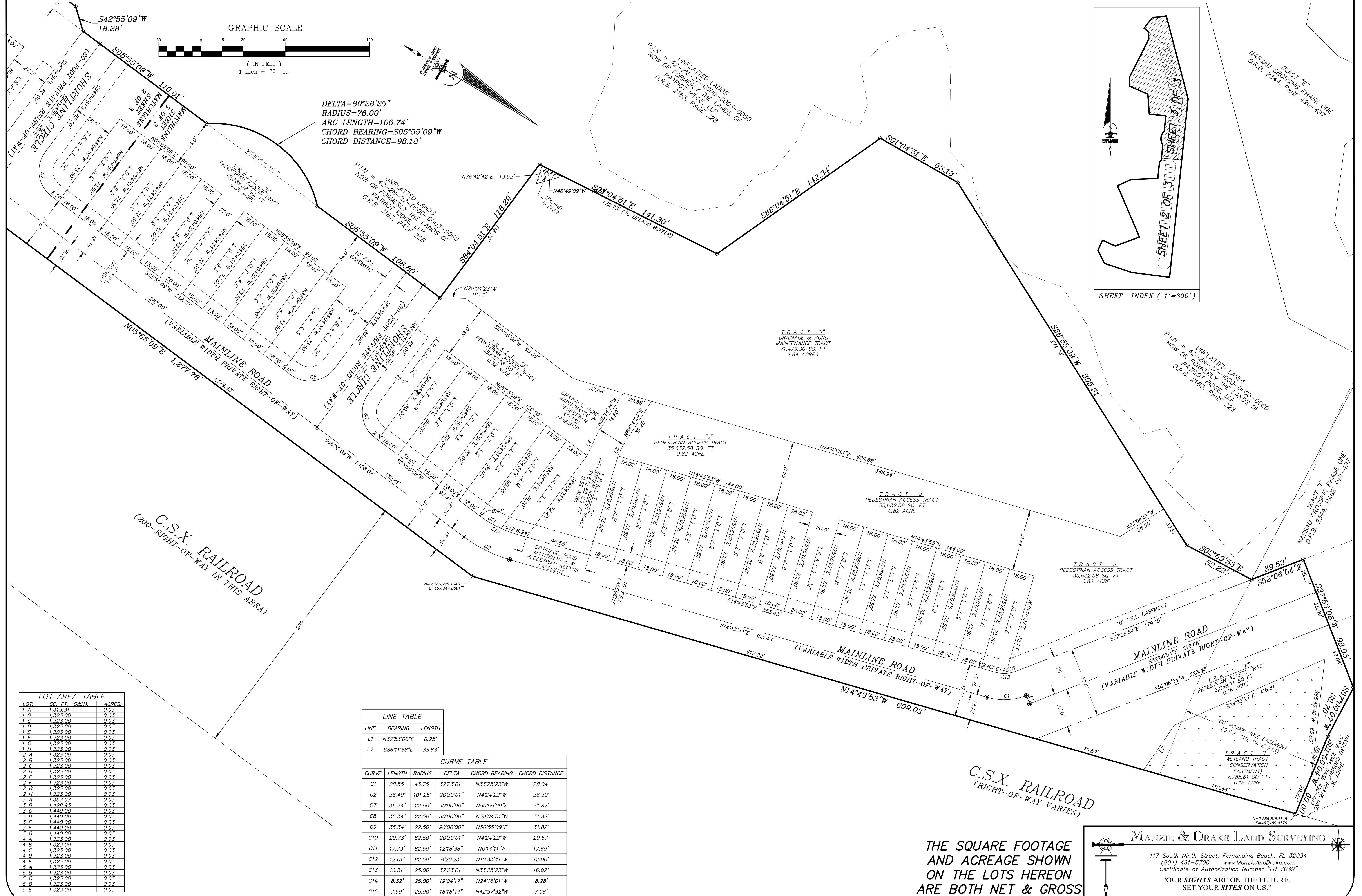


THE SQUARE FOOTAGE
AND ACREAGE SHOWN
ON THE LOTS HEREON
ARE BOTH NET & GROSS

NASSAU CROSSING TOWNHOMES PHASE ONE

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

OFFICIAL RECORDS BOOK _____ PAGE _____
SHEET 3 OF 3 SHEETS



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

DELTA=80°28'25"
RADIUS=76.00'
ARC LENGTH=106.74'
CHORD BEARING=S05°55'09"W
CHORD DISTANCE=98.18'

P.I.N. = 42-2N-27-0000-0003-0060
NOW OR FORMERLY THE LANDS OF
PATRIOT RIDGE, LLP
O.R.B. 2183, PAGE 228

UNPLATED LANDS
P.I.N. = 42-2N-27-0000-0003-0060
NOW OR FORMERLY THE LANDS OF
PATRIOT RIDGE, LLP
O.R.B. 2183, PAGE 228

TRACT "I"
DRAINAGE & POND
MAINTENANCE TRACT
71,479.30 SQ. FT.
1.64 ACRES

UNPLATED LANDS
P.I.N. = 42-2N-27-0000-0003-0060
NOW OR FORMERLY THE LANDS OF
PATRIOT RIDGE, LLP
O.R.B. 2183, PAGE 228

LOT	SQ. FT. (G&N)	ACRES
1 A	1,319.31	0.03
1 B	1,323.00	0.03
1 C	1,323.00	0.03
1 D	1,323.00	0.03
1 E	1,323.00	0.03
1 F	1,323.00	0.03
1 G	1,323.00	0.03
1 H	1,323.00	0.03
2 A	1,323.00	0.03
2 B	1,323.00	0.03
2 C	1,323.00	0.03
2 D	1,323.00	0.03
2 E	1,323.00	0.03
2 F	1,323.00	0.03
2 G	1,323.00	0.03
2 H	1,323.00	0.03
3 A	1,428.93	0.03
3 B	1,440.00	0.03
3 C	1,440.00	0.03
3 D	1,440.00	0.03
3 E	1,440.00	0.03
3 F	1,440.00	0.03
3 G	1,440.00	0.03
4 A	1,323.00	0.03
4 B	1,323.00	0.03
4 C	1,323.00	0.03
4 D	1,323.00	0.03
4 E	1,323.00	0.03
5 A	1,323.00	0.03
5 B	1,323.00	0.03
5 C	1,323.00	0.03
5 D	1,323.00	0.03
5 E	1,323.00	0.03

LINE	BEARING	LENGTH
L1	N37°53'06"E	6.25'
L7	S86°11'58"E	38.63'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	28.55'	43.75'	37°23'01"	N33°25'23"W	28.04'
C2	36.49'	101.25'	20°39'01"	N4°24'22"W	36.30'
C7	35.34'	22.50'	90°00'00"	N50°55'09"E	31.82'
C8	35.34'	22.50'	90°00'00"	N39°04'51"W	31.82'
C9	35.34'	22.50'	90°00'00"	N50°55'09"E	31.82'
C10	29.73'	82.50'	20°39'01"	N4°24'22"W	29.57'
C11	17.73'	82.50'	12°18'38"	N07°14'11"W	17.69'
C12	12.01'	82.50'	8°20'23"	N10°33'41"W	12.00'
C13	16.31'	25.00'	37°23'01"	N33°25'23"W	16.02'
C14	8.32'	25.00'	19°04'17"	N24°16'01"W	8.28'
C15	7.99'	25.00'	18°18'44"	N42°57'32"W	7.96'

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

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