

Barnwell Manor - Phase 2

A PORTION OF THE MARGARET O'NEIL GRANT SECTION 39, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK PAGE

SHEET 1 OF 6 SHEETS
67 LOTS AND 7 TRACTS IN THIS PHASE

CAPTION

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 39, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF TRACT 14, AS SHOWN ON THE PLAT OF BARNWELL MANOR - PHASE 1, AS RECORDED IN PLAT BOOK 8, PAGES 293 THROUGH 298, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, EASTERLY AND NORTHERLY, ALONG THE SOUTHERLY, WESTERLY AND EASTERLY LINES OF SAID PLAT OF BARNWELL MANOR - PHASE 1, RUN THE FOLLOWING ELEVATIONS AND DISTANCES: COURSE NO. 1: SOUTH 61°35'46" EAST, 376.51 FEET; COURSE NO. 2: SOUTH 09°37'50" EAST, 225.16 FEET; COURSE NO. 3: SOUTH 56°03'27" WEST, 99.65 FEET; COURSE NO. 4: SOUTH 03°08'27" WEST, 820.00 FEET; COURSE NO. 5: SOUTH 66°17'38" EAST, 196.31 FEET; COURSE NO. 6: SOUTH 16°59'17" WEST, 58.04 FEET; COURSE NO. 7: SOUTH 73°00'43" EAST, 130.00 FEET; COURSE NO. 8: SOUTH 76°35'06" EAST, 50.10 FEET; COURSE NO. 9: SOUTH 73°00'43" EAST, 130.00 FEET; COURSE NO. 10: NORTH 16°59'17" EAST, 245.00 FEET; COURSE NO. 11: NORTH 15°05'27" EAST, 31.39 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1387, PAGE 925, OF SAID PUBLIC RECORDS; THENCE NORTH 84°51'58" EAST, ALONG SAID SOUTHERLY LINE, 440.41 FEET; THENCE SOUTH 63°36'14" EAST, CONTINUING ALONG LAST SAID LINE, 386.29 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1680, PAGE 1174 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE SOUTH 20°02'05" WEST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 760, PAGE 154, OFFICIAL RECORDS BOOK 813, PAGE 814, OFFICIAL RECORDS BOOK 1859, PAGE 238, OFFICIAL RECORDS BOOK 2002, PAGE 1739, OFFICIAL RECORDS BOOK 754, PAGE 1028, OFFICIAL RECORDS BOOK 1712, PAGE 1672, AND OFFICIAL RECORDS BOOK 54, PAGE 300, ALL RECORDED IN SAID PUBLIC RECORDS, A DISTANCE OF 917.44 FEET; THENCE SOUTH 63°47'02" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 54, PAGE 300, OF SAID PUBLIC RECORDS, 433.36 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF ONEIL SCOTT ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 19°46'47" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 104.44 FEET, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CSX TRANSPORTATION RAILROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 63°47'03" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 2327.64 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF BARNWELL ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED PURSUANT TO DEED RECORDED IN OFFICIAL RECORDS BOOK 375, PAGE 735 OF SAID PUBLIC RECORDS); THENCE NORTH 03°11'15" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 810.37 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 76, PAGE 665 OF SAID PUBLIC RECORDS; THENCE SOUTH 86°52'42" EAST, ALONG LAST SAID LINE, 399.89 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 03°11'41" EAST, ALONG SAID EASTERLY LINE OF LAST SAID LANDS AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 312, PAGE 544, OFFICIAL RECORDS BOOK 377, PAGE 723, AND OFFICIAL RECORDS BOOK 499, PAGE 1411, ALL RECORDED IN SAID PUBLIC RECORDS, A DISTANCE OF 999.58 FEET, TO THE POINT OF BEGINNING.

CONTAINING 40.74 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, AVH NORTH FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS BARNWELL MANOR - PHASE 2, AND THAT IT HAS 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 LANDS.

ALL ALLEYS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AREAS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED AND REMAINS THE MAINTENANCE OBLIGATION OF THE OWNER OR 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.

THE ROAD RIGHTS OF WAY DESIGNATED ON THIS PLAT AS SANDOWN DRIVE, NEWMARKET LANE, EPSOM COURT, AND GOODWOOD DRIVE AND TRACT 17 (STORM WATER MANAGEMENT FACILITY), TRACT 19 (LANDSCAPE BUFFER), TRACTS 20 AND 22 (WETLANDS AND VEGETATIVE NATURAL BUFFER), AND TRACTS 21 AND 23 (OPEN SPACE) ARE HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACT 18, DESIGNATED AS RIGHT OF WAY, IS HEREBY DEDICATED TO NASSAU COUNTY, ITS SUCCESSORS AND ASSIGNS.

THE STORMWATER MANAGEMENT FACILITY SHOWN ACROSS A PORTION OF LOTS 109 THROUGH 116, INCLUSIVE, LOTS 118 THROUGH 121, INCLUSIVE, AND LOTS 126 THROUGH 129, INCLUSIVE, AS SHOWN HEREON IS OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBTSTRUCTED DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNERS OF SAID LOTS, THEIR SUCCESSORS AND ASSIGNS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND GRANTEES, IF ANY, OF SAID EASEMENTS. THE UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LANDSCAPE PURPOSES; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

ANY AND ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER OR SEWER AND ACCESS THERETO, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS; HOWEVER, THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS AND EGRESS OVER ANY ACCESS EASEMENTS TO WATER AND SEWER UTILITIES SHOWN ON THIS PLAT. IN ADDITION, ANY UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE FLORIDA STATUTES, 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. NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

THE OWNER HEREBY GRANTS TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, A NONEXCLUSIVE UTILITY EASEMENT OVER, UPON AND UNDER THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "FPL EASEMENT", 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 FPL, IT'S 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 FPL UTILITIES, TOGETHER WITH THE RIGHT OF 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.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY AND ACCESS EASEMENTS 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.

IN WITNESS WHEREOF, AVH NORTH FLORIDA, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS VICE PRESIDENT OF LAND DEVELOPMENT.

AVH NORTH FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ WITNESS: _____
PRINT NAME: TONY LORIO PRINT:
TITLE: VICE PRESIDENT OF LAND DEVELOPMENT WITNESS: _____
PRINT:

NOTARY FOR AVH NORTH FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

STATE: FLORIDA

COUNTY: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐

ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2020, A.D., BY TONY LORIO, VICE PRESIDENT OF LAND

DEVELOPMENT OF AVH NORTH FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY,

WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.

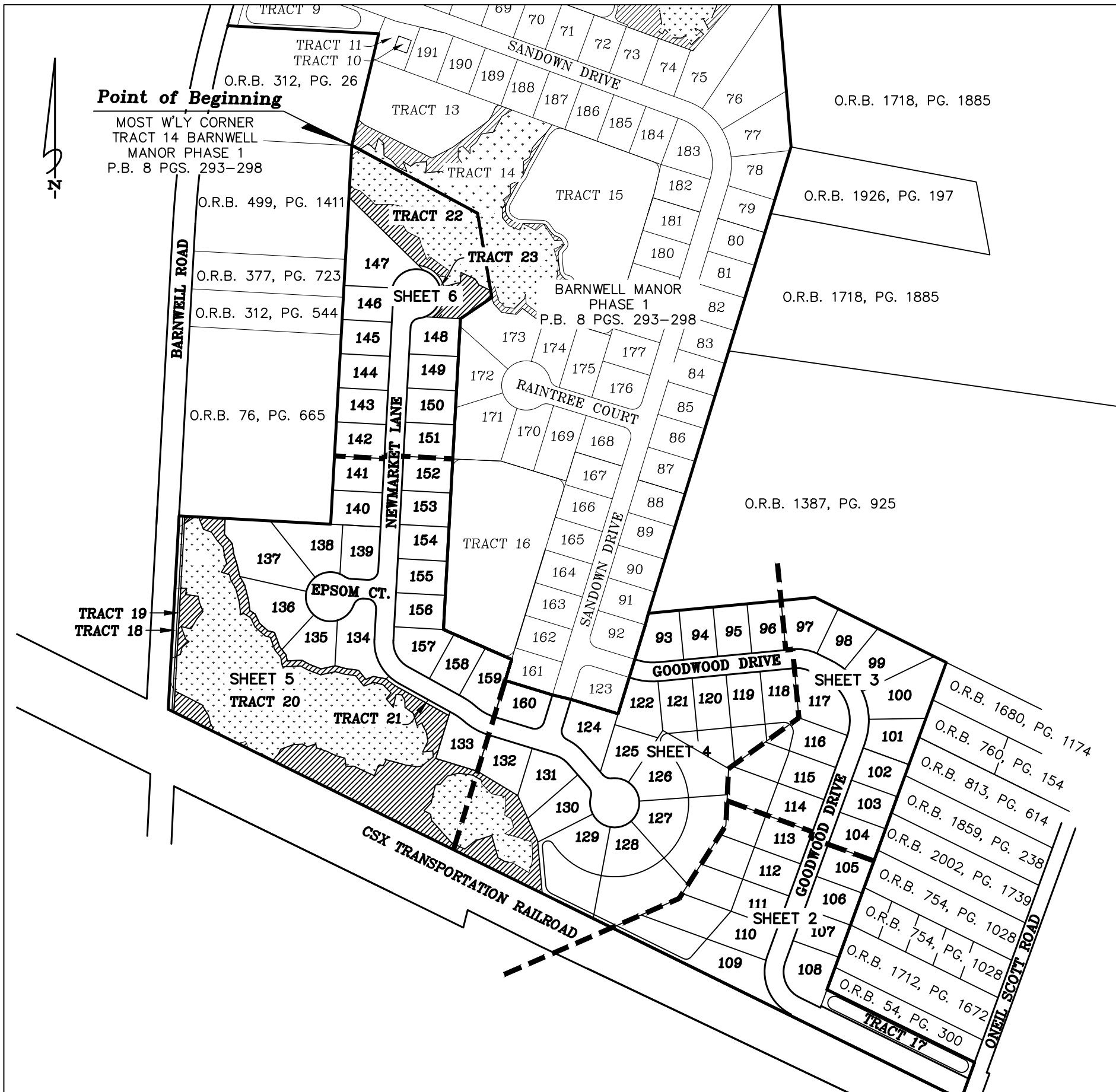
NOTARY PUBLIC, STATE OF FLORIDA COMMISSION # _____
PRINT NAME: MY COMMISSION EXPIRES _____

LEGEND

P/W = RIGHT OF WAY	T.L. = TRAVERSE LINE
P.B. = PLAT BOOK	CMON = CONCRETE MONUMENT
O.R.B. = OFFICIAL RECORDS BOOK	(R) = LOT LINE RADIAL TO RIGHT OF WAY
PG(S) = PAGE(S)	= DRAINAGE EASEMENT
CH = CHORD DISTANCE	D.&A.E. = DRAINAGE AND ACCESS EASEMENT
P.E. = POND EASEMENT	B.R.L. = BUILDING RESTRICTION LINE
P.D.E. = PRIVATE DRAINAGE EASEMENT	CT = TABULATED CURVE DATA
= RADIUS	LI = TABULATED LINE DATA
Δ = DELTA ANGLE	FLE = FLORIDA POWER AND LIGHT EASEMENT
R.P. = ARC LENGTH	U.E. = UTILITY EASEMENT
P.C. = POINT OF CURVATURE	NL = NAIL
P.T. = POINT OF TANGENCY	ELEV = ELEVATION
P.C.C. = POINT OF COMPOUND CURVATURE	L.L. = LOT LINE ONLY
P.C.T. = POINT OF CURVATURE TANGENCY	ATB = APPROXIMATE TOP OF BANK
N.I. = POINT OF INTERSECTION	● = SET NAIL & DISK
N.T. = POINT OF NON TANGENCY	STAMPED P.C.P. LB 3731
S.F. = SQUARE FEET	□ = SET 4"x4" CONCRETE MONUMENT
(TYP.) = TYPICAL	STAMPED "P.R.M. LB 3731"
B.R.L. = BUILDING RESTRICTION LINE	■ = FOUND 4"x4" CONCRETE MONUMENT
----- = BUILDING RESTRICTION LINE	STAMPED AS NOTED
..... = APPROXIMATE FLOOD ZONE LINE	○ = SET 5/8" REBAR
	STAMPED "P.R.M. LB 3731"

 = JURISDICTIONAL WETLANDS

 = DENOTES UPLAND BUFFER



GENERAL NOTES

- "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 MAYBE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY R/W LINE OF BARNWELL ROAD, AS N03°11'15"E, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT, ARE BASED ON THE NATIONAL GEODETIC SURVEY MONUMENT "NASSAU 8" AND WERE ESTABLISHED BY CONVENTIONAL SURVEYING MEANS WITH AN ERROR OF CLOSURE NOT EXCEEDING (1:20,000).
- REFERENCE BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) AND ARE REFERENCED TO A COPPER-CLAD STEEL ROD STAMPED "J 331 19757, ELEVATION=11.18 (NAVD '88) 0.15 MILE NORTH OF STATE HIGHWAY 1A1A, 75.8 FEET SOUTHEAST OF THE CENTERLINE OF A CROSSING, 56.6 FEET SOUTH OF THE SOUTH RAIL, 21.7 FEET EAST OF THE CENTERLINE OF BARNWELL ROAD, 3.4 FEET SOUTHEAST OF TELEPHONE POLE 4.
- THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS THE DATE OF RECORDING IS "RS-1", "RESIDENTIAL SINGLE FAMILY 1".
- BUILDING RESTRICTION SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CURRENT COUNTY ZONING ORDINANCE AND CURRENTLY ARE AS FOLLOWS: BUILDING RESTRICTION LINE (B.R.L.): FRONT LINES----THIRTY (30) FEET
SIDE LINES----TEN (10) FEET
REAR LINES----FIFTEEN (15) FEET
ON DOUBLE FRONTAGE LOTS, THE ORIENTATION OF THE HOUSE AND DRIVEWAY SHALL DETERMINE THE FRONT YARD.
THE REQUIRED FRONT YARD OF THE OTHER FRONTAGE MAY BE REDUCED BY TWENTY (20) PERCENT.
MAXIMUM LOT COVERAGE WILL BE 30%.
- THE LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY GOVERNMENT.
- THIS PROPERTY IS SUBJECT TO STORM SURGE INUNDATION DURING A CATEGORY 3, 4 & 5 HURRICANE ACCORDING TO THE STORM SURGE ATLAS FOR NASSAU COUNTY PER MAP PROVIDED BY NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL.
- THE JURISDICTIONAL WETLANDS SHOWN HEREON ARE ACCORDING TO A MAP OF SAID WETLANDS PRODUCED BY THIS FIRM, DATED 7/30/2015. THE WETLANDS DETERMINATION AND FLAGGING WAS PERFORMED BY PEACOCK CONSULTING, LLC.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATER WARD OF THE JURISDICTIONAL WETLAND LINES OR WITHIN THE VEGETATED NATURAL BUFFER 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 AND 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 THE TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- TOTAL NUMBER OF LOTS: 67 LOTS, 7 TRACTS IN THIS PHASE.
- TOTAL ACREAGE: 40.74 ACRES ±
- OWNER: AVH NORTH FLORIDA, LLC
- PARCEL IDENTIFICATION NUMBER: A PORTION OF 39-2N-28-0000-0002-0000
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "AE" (AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED) AND ZONE "X" (AREAS OF THE 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AS SHOWN ON FLOOD INSURANCE RATE MAP 12089C03570, COMMUNITY NO. 120170, DATED AUGUST 02, 2017. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE. (NAVD '88)
- "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 1.04A.02 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."
- ALL PRIVATE RIGHTS OF WAY SHOWN HEREON ARE SUBJECT TO THE UTILITY AND ACCESS EASEMENTS DEDICATED TO JEA AND FPL IN THE ADOPTION AND DEDICATION.
- TRACTS 20 & 22 ARE SUBJECT TO A CONSERVATION EASEMENT PURSUANT TO SECTION 704.06, FLORIDA STATUTES IN FAVOR OF THE ST. JOHNS 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 OF BUILDINGS, ROADS, SIGNS, BILLBOARDS OR OTHER ADVERTISING, UTILITIES, OR OTHER STRUCTURES ON OR ABOVE THE GROUND.
 - (B) DUMPING OR PLACING OF SOIL OR OTHER SUBSTANCE OR MATERIAL AS LANDFILL OR DUMPING OR PLACING OF TRASH, WASTE, OR UNSIGHTLY OR OFFENSIVE MATERIALS.
 - (C) REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION.
 - (D) EXCAVATION, DREDGING, OR REMOVAL OF LOAM, PEAT, GRAVEL, SOIL, ROCK, OR OTHER MATERIAL SUBSTANCE IN SUCH MANNER AS TO AFFECT 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.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE HAS CONDUCTED THE SURVEY OF LANDS AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (8), AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS ____ DAY OF _____, 2020.

MICHAEL J. COLLIGAN
FLORIDA REGISTERED LAND SURVEYOR NO. 6788
CLARY & ASSOCIATES
L.B. NO. 3731
3830 CROWN POINT ROAD JACKSONVILLE, FLORIDA 32257

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 SYSTEM.

COUNTY HEALTH DEPARTMENT

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

CHIEF OF THE FIRE-RESCUE DEPARTMENT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE CHIEF OF THE FIRE-RESCUE DEPARTMENT OF NASSAU COUNTY, FLORIDA. THIS ____ DAY OF _____, A.D. 2020.

CHIEF OF THE FIRE-RESCUE DEPARTMENT

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.

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

COUNTY PLANNER

TAX COLLECTOR'S CERTIFICATE

PARCEL IDENTIFICATION NUMBERS: 39-2N-28-0000-0002-0000

AD-VALOREM TAXES ARE PAID IN FULL ON ALL PARCELS DESCRIBED ON THIS PLAT FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT.
SIGNED THIS ____ DAY OF _____, A.D. 2020.

TAX COLLECTOR, NASSAU COUNTY, FLORIDA

CERTIFICATE OF COUNTY ATTORNEY

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

MICHAEL S. MULLIN, ATTORNEY
FLORIDA BAR NO. - 301094

COMMISSIONERS APPROVAL

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

CHAIRMAN OF THE BOARD OF COMMISSIONERS

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA ON THIS ____ DAY OF _____, A.D. 2020.

CLERK OF THE CIRCUIT COURT STATE OF FLORIDA

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

SURVEYOR/MAPPER DATE:

PRINT NAME: _____

FLORIDA REGISTRATION NO. _____

TITLE CERTIFICATION

WE, _____, A TITLE COMPANY, 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 AVH NORTH FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCLUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN SHOWN HEREON AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

TITLE COMPANY REPRESENTATIVE

REVIEWS

OFFICE: _____
FIELD: _____

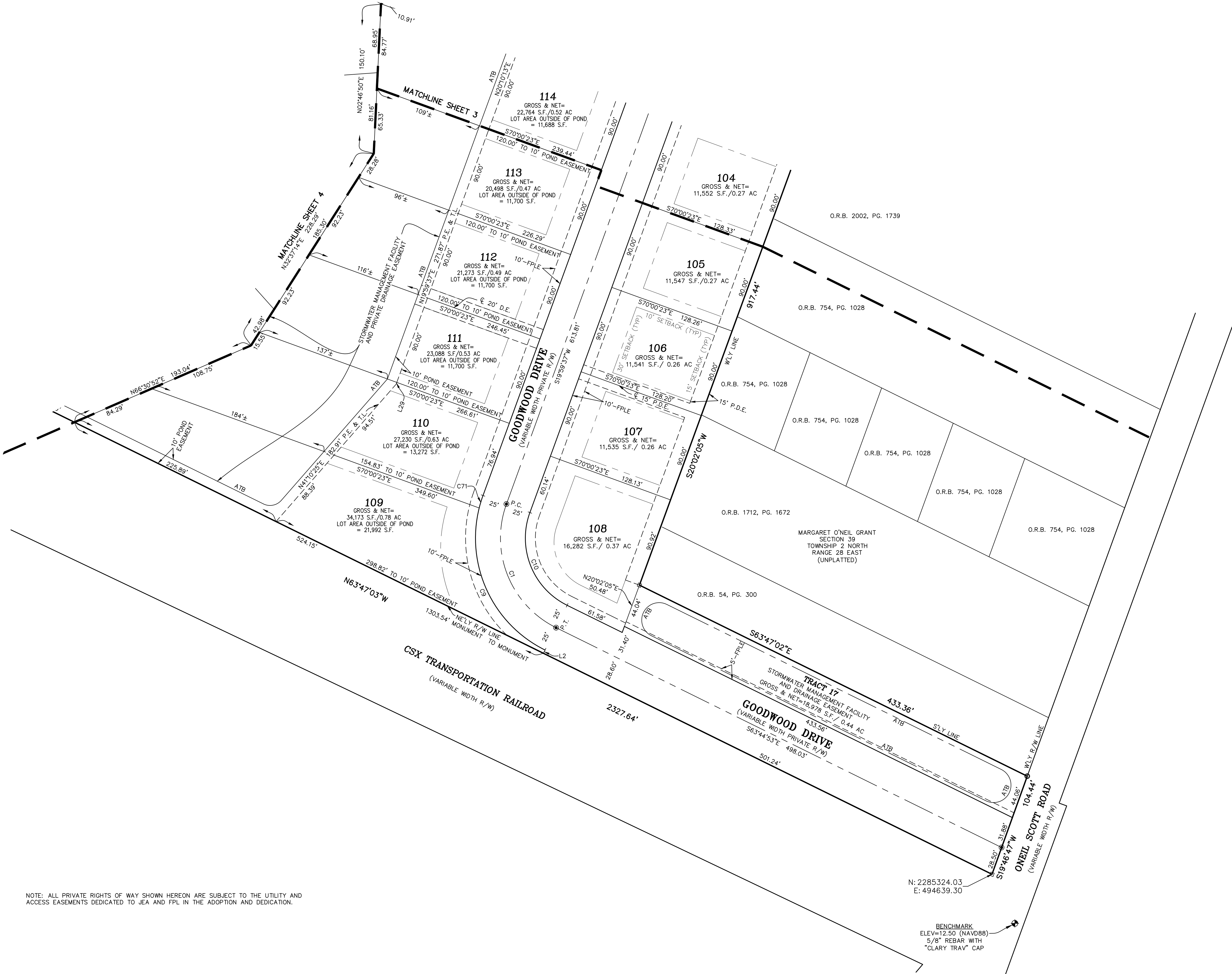
CHECKED BY:

CLOSURES/DATA: _____
COVER SHEET: _____
PRMS: _____

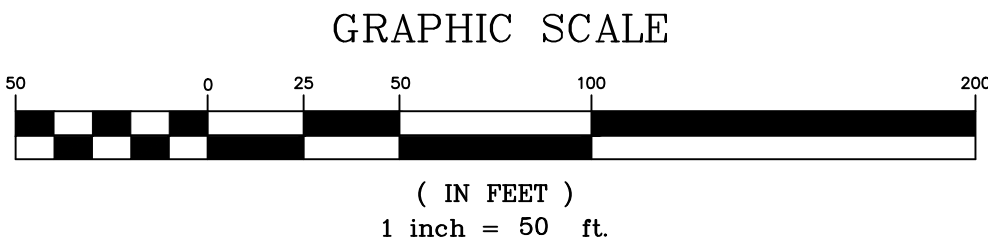
Barnwell Manor — Phase 2

A PORTION OF THE MARGARET O'NEIL GRANT SECTION 39, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

SHEET 2 OF 6 SHEETS
SEE SHEET 1 FOR GENERAL NOTES AND LEGEND



NOTE: ALL PRIVATE RIGHTS OF WAY SHOWN HEREON ARE SUBJECT TO THE UTILITY AND ACCESS EASEMENTS DEDICATED TO JEA AND FPL IN THE ADOPTION AND DEDICATION.



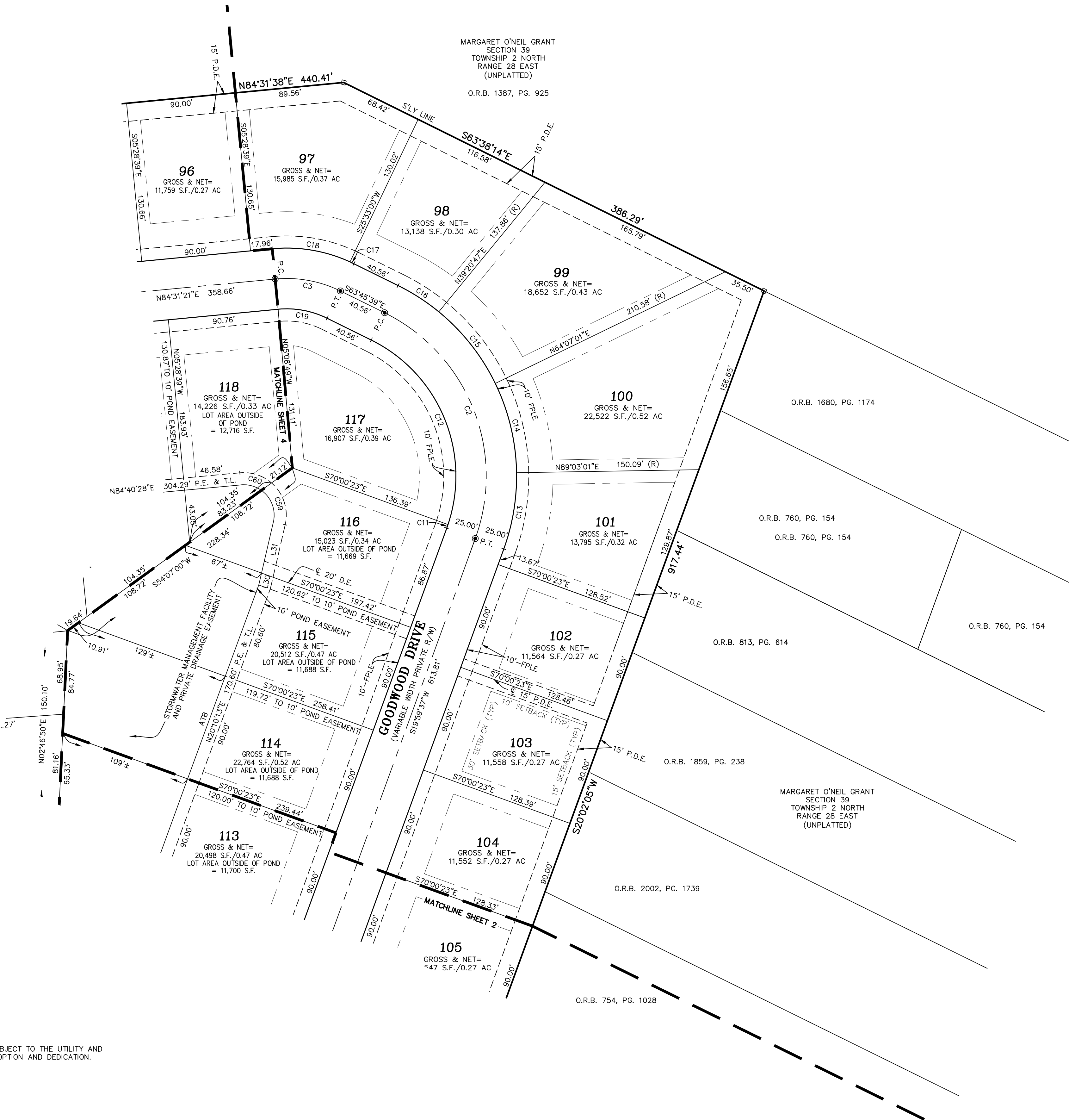
LINE TABLE		
LINE	BEARING	DISTANCE
L2	S26°13'32"W	3.63'
L29	N19°59'37"E	1.87'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.00'	146.16'	83°44'30"	S21°52'38"E	133.49'
C9	125.00'	169.61'	77°44'42"	S24°52'32"E	156.90'
C10	75.00'	109.62'	83°44'30"	S21°52'38"E	100.12'
C71	125.00'	13.08'	5°59'48"	S16°59'43"W	13.08'

Barnwell Manor — Phase 2

A PORTION OF THE MARGARET O'NEIL GRANT SECTION 39, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

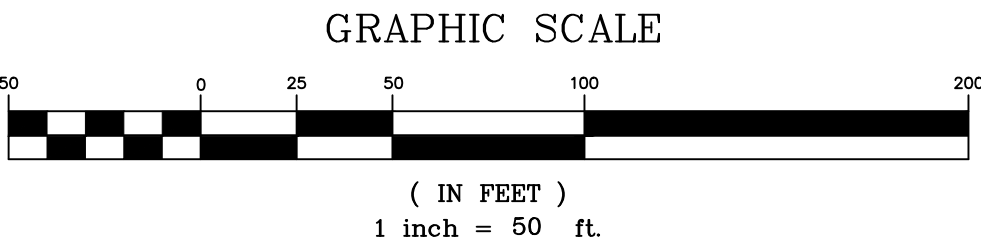
SHEET 3 OF 6 SHEETS
SEE SHEET 1 FOR GENERAL NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	150.00'	219.27'	83°45'16"	N21°53'01"W	200.26'
C3	100.00'	55.36'	31°43'00"	N79°37'09"W	54.65'
C11	125.00'	3.13'	1°26'11"	N19°16'32"E	3.13'
C12	125.00'	179.59'	82°19'05"	N22°36'06"W	164.54'
C13	175.00'	63.97'	20°56'36"	N09°31'19"E	63.61'
C14	175.00'	76.15'	24°55'59"	N13°24'59"W	75.55'
C15	175.00'	75.66'	24°46'14"	N38°16'06"W	75.07'
C16	175.00'	40.03'	13°06'26"	N57°12'26"W	39.95'
C17	125.00'	3.50'	1°36'21"	N64°33'50"W	3.50'
C18	125.00'	65.69'	30°06'39"	N80°25'20"W	64.94'
C19	75.00'	41.52'	31°43'00"	N79°37'09"W	40.99'
C59	35.00'	38.04'	62°16'17"	N18°04'17"W	36.19'
C60	35.00'	28.17'	46°07'06"	N72°15'58"W	27.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L30	N13°03'51"E	9.47'
L31	N13°03'51"E	44.34'

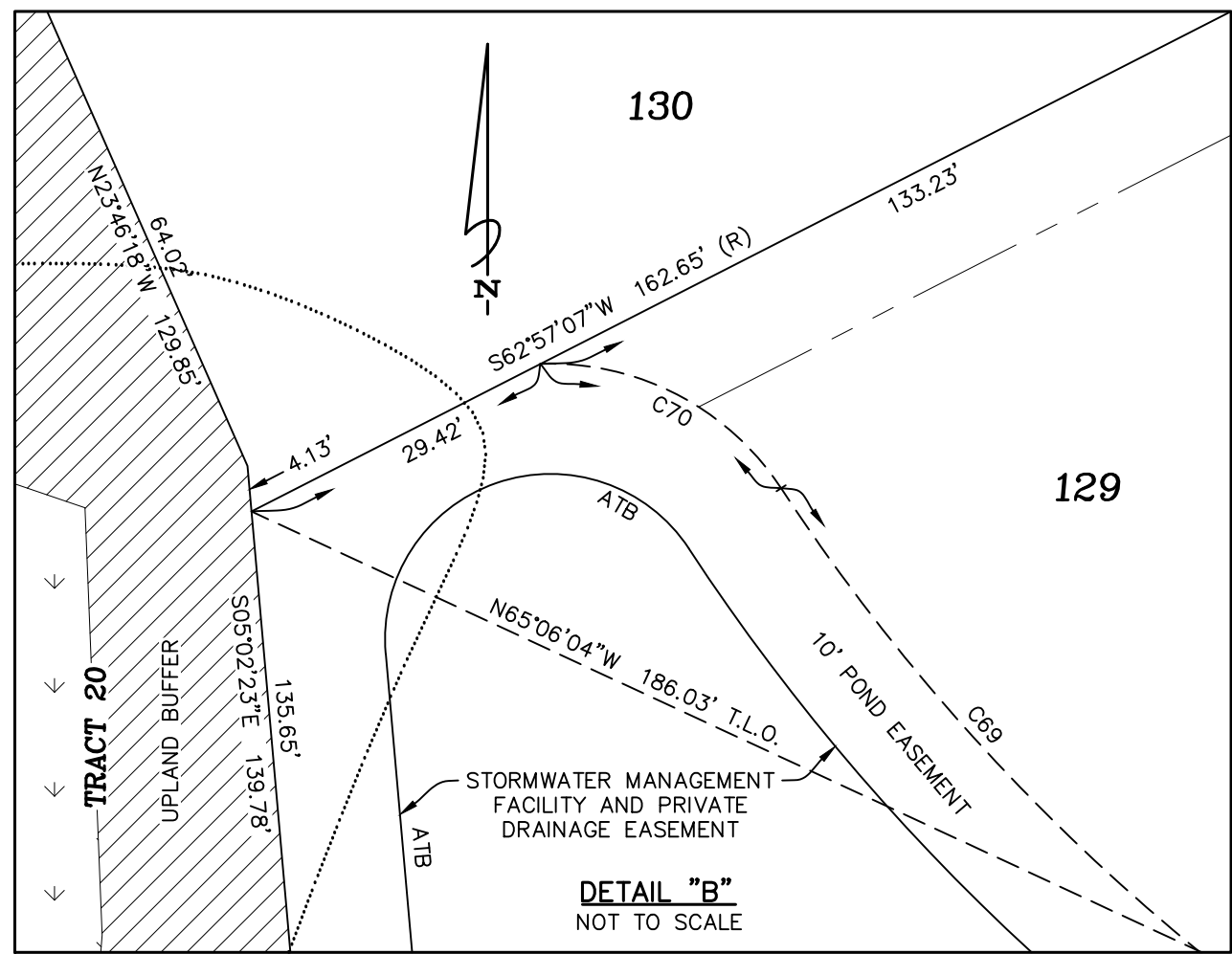
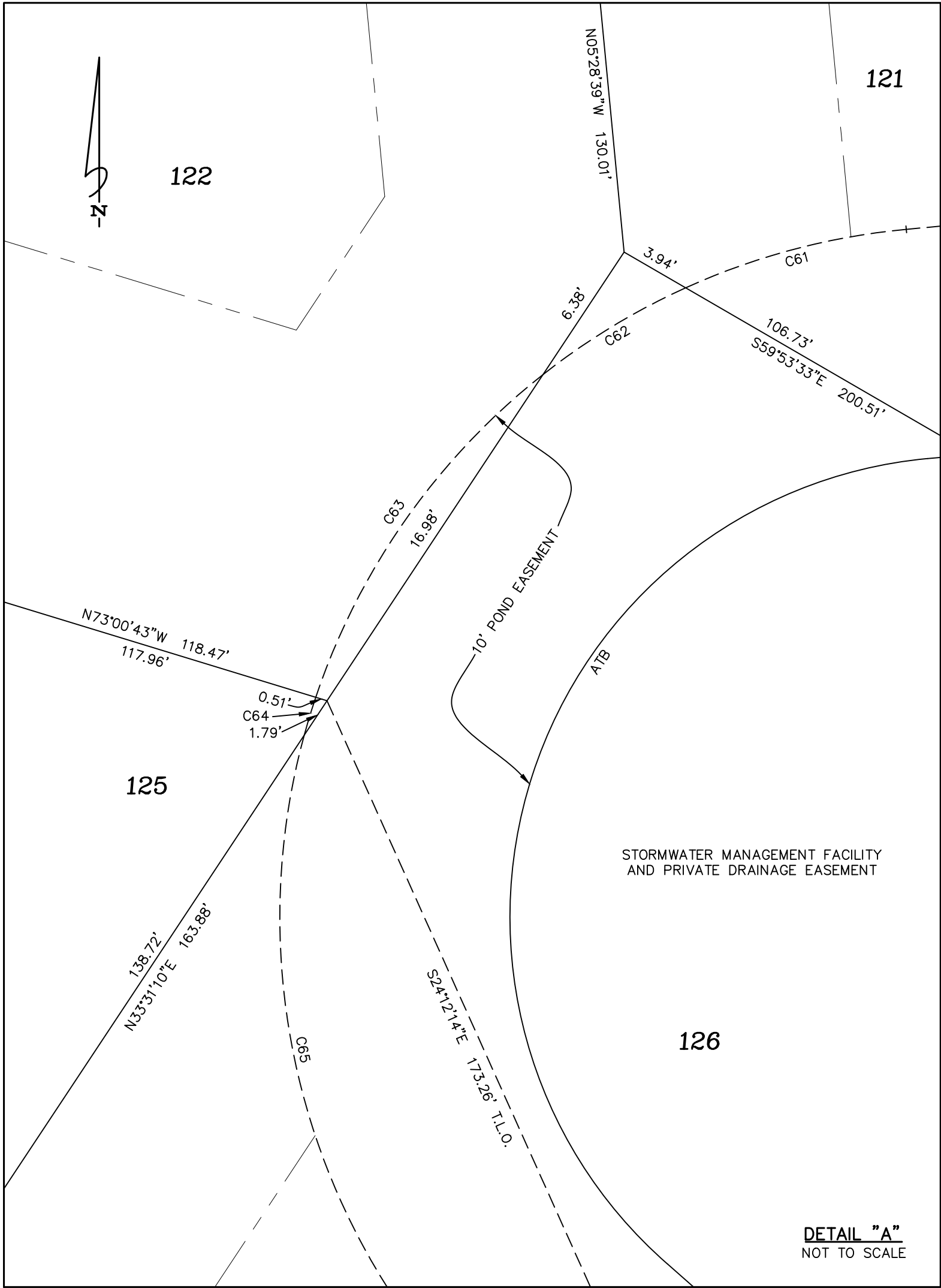
NOTE: ALL PRIVATE RIGHTS OF WAY SHOWN HEREON ARE SUBJECT TO THE UTILITY AND ACCESS EASEMENTS DEDICATED TO JEA AND FPL IN THE ADOPTION AND DEDICATION.



Barnwell Manor — Phase 2

A PORTION OF THE MARGARET O'NEIL GRANT SECTION 39, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

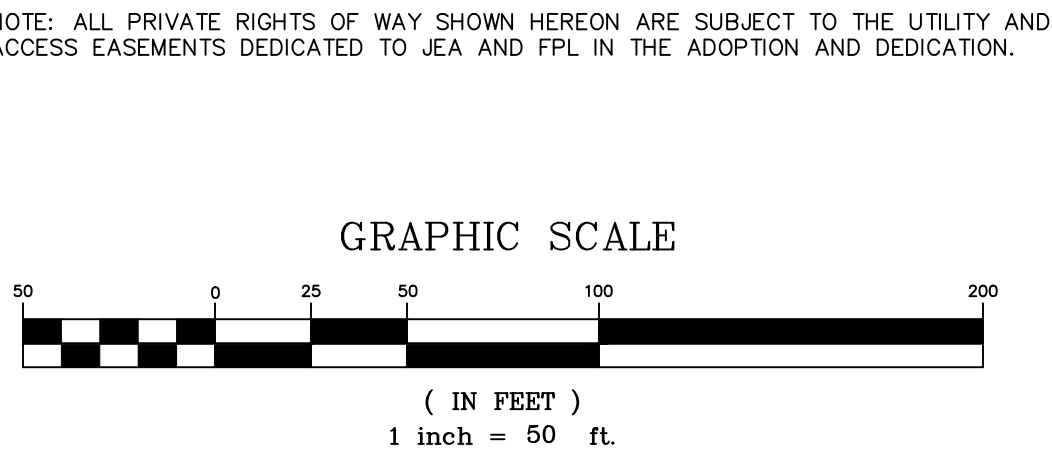
SHEET 4 OF 6 SHEETS
SEE SHEET 1 FOR GENERAL NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	100.00'	55.36'	31°43'00"	N79°37'09"W	54.65'
C4	150.00'	58.81'	22°27'56"	S84°14'41"E	58.44'
C5	100.00'	55.84'	31°59'33"	N57°00'56"W	55.11'
C6	150.00'	66.21'	25°17'31"	S60°21'57"E	65.68'
C18	125.00'	65.69'	30°06'39"	N80°25'20"W	64.94'
C19	75.00'	41.52'	31°43'00"	N79°37'09"W	40.99'
C20	125.00'	49.01'	22°27'56"	S84°14'41"E	48.70'
C21	175.00'	66.52'	21°46'45"	S83°54'06"E	66.12'
C22	175.00'	2.10'	0°41'11"	N84°51'56"E	2.10'
C23	25.00'	35.58'	81°32'22"	S23°46'54"E	32.65'
C24	125.00'	51.34'	23°31'55"	N52°47'07"W	50.98'
C25	25.00'	24.54'	56°15'04"	S69°08'42"E	23.57'
C26	65.00'	46.28'	40°47'26"	N76°52'30"W	45.30'
C27	65.00'	59.40'	52°21'29"	N30°18'03"W	57.35'
C28	65.00'	59.40'	52°21'29"	N22°03'26"E	57.35'
C29	65.00'	59.40'	52°21'29"	N74°24'54"E	57.35'
C30	65.00'	59.40'	52°21'29"	S53°13'37"E	57.35'
C31	65.00'	47.96'	42°16'47"	S05°54'30"E	46.88'
C32	25.00'	24.54'	56°15'04"	N12°53'38"W	23.57'
C33	75.00'	41.88'	31°59'33"	N57°00'56"W	41.34'
C34	175.00'	77.25'	25°17'31"	S60°21'57"E	76.62'
C56	125.00'	55.18'	25°17'31"	S60°21'57"E	54.73'
C57	25.00'	39.27'	90°00'00"	N61°59'17"E	35.36'
C59	35.00'	38.04'	62°16'17"	N18°04'17"W	36.19'
C60	35.00'	28.17'	46°07'06"	N72°15'58"W	27.42'
C61	30.00'	9.96'	19°01'20"	S75°09'48"W	9.91'
C62	30.00'	7.27'	13°53'34"	S58°42'21"W	7.26'
C63	30.00'	17.38'	33°11'48"	S35°09'40"W	17.14'
C64	30.00'	1.72'	3°16'59"	S16°55'16"W	1.72'
C65	30.00'	33.59'	64°08'40"	S16°47'34"E	31.86'
C66	185.00'	144.47'	44°44'35"	N26°29'36"W	140.83'
C67	185.00'	169.06'	52°21'29"	N22°03'26"E	163.24'
C68	185.00'	169.06'	52°21'29"	N74°24'54"E	163.24'
C69	185.00'	149.05'	46°09'39"	S56°19'32"E	145.05'
C70	25.00'	25.68'	58°51'50"	N62°40'37"W	24.57'

DENOTES UPLAND BUFFER
(NATURAL VEGETATIVE UPLAND BUFFER)

DENOTES JURISDICTIONAL WETLANDS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°00'43"E	10.51'
L28	N23°58'35"W	5.67'
L31	N13°03'51"E	44.34'

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

Barnwell Manor — Phase 2

A PORTION OF THE MARGARET O'NEIL GRANT SECTION 39, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

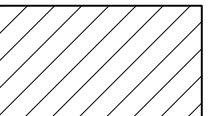
SHEET 5 OF 6 SHEETS
SEE SHEET 1 FOR GENERAL NOTES AND LEGEND

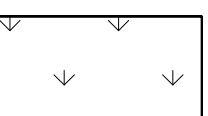


LINE TABLE		
LINE	BEARING	DISTANCE
L3	N43°49'35"E	10.00'
L4	N79°27'11"W	34.70'
L5	S69°24'31"W	21.26'
L6	N38°43'25"W	30.40'
L7	N82°31'53"W	33.54'
L8	N74°38'23"W	28.84'
L9	S77°33'51"W	38.56'
L10	N68°59'02"W	31.35'
L11	N61°10'38"W	24.49'
L12	S86°46'45"W	38.73'
L13	N09°45'12"W	16.10'
L14	N38°26'16"W	26.76'
L15	N19°58'04"W	41.11'
L16	N76°41'48"W	17.51'
L17	N48°46'54"W	29.30'
L18	N25°15'29"W	27.54'
L19	N57°12'05"W	16.94'
L20	N06°47'49"W	26.97'
L21	N14°14'36"W	42.07'
L22	N29°49'28"W	25.70'
L23	N13°02'33"W	31.87'
L24	N17°25'34"W	27.53'
L25	N08°55'38"W	30.03'
L26	N40°18'31"W	31.88'
L27	N03°06'10"E	41.60'
L28	N23°58'35"W	5.67'

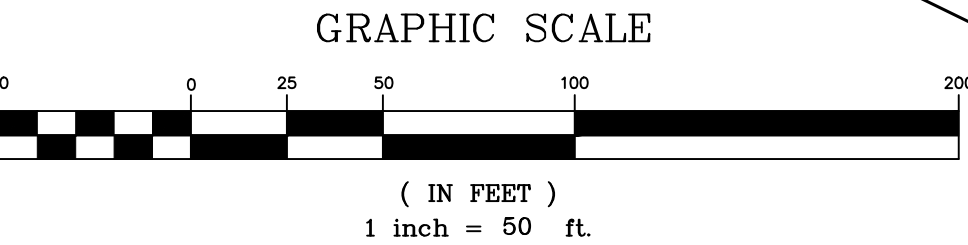
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	150.00'	66.21'	25°17'31"	S60°21'57"E	65.68'
C7	150.00'	34.79'	13°17'15"	N54°21'49"W	34.71'
C8	100.00'	111.96'	64°08'53"	S28°56'00"E	106.20'
C34	175.00'	77.25'	25°17'31"	S60°21'57"E	76.62'
C35	125.00'	28.99'	13°17'15"	N54°21'49"W	28.92'
C36	125.00'	32.36'	14°50'01"	S53°35'26"E	32.27'
C37	125.00'	107.59'	49°18'52"	S21°30'59"E	104.30'
C38	25.00'	39.27'	90°00'00"	N41°51'33"W	35.36'
C39	25.00'	32.23'	73°52'21"	S56°12'17"W	30.05'
C40	65.00'	61.76'	54°26'28"	N46°29'20"E	59.46'
C41	65.00'	66.86'	58°56'01"	S76°49'25"E	63.95'
C42	65.00'	68.07'	60°00'00"	S17°21'24"E	65.00'
C43	65.00'	44.15'	38°55'04"	S32°06'08"W	43.31'
C44	65.00'	69.21'	61°00'39"	S82°04'00"W	65.99'
C45	65.00'	16.03'	14°07'34"	N60°21'54"W	15.99'
C46	25.00'	14.64'	33°33'26"	S70°04'50"E	14.43'
C47	25.00'	39.27'	90°00'00"	N48°08'27"E	35.36'
C54	75.00'	83.97'	64°08'53"	S28°56'00"E	79.65'
C55	175.00'	40.58'	13°17'15"	N54°21'49"W	40.49'
C56	125.00'	55.18'	25°17'31"	S60°21'57"E	54.73'
C58	135.00'	34.95'	14°50'02"	S53°35'26"E	34.85'

NOTE: ALL PRIVATE RIGHTS OF WAY SHOWN HEREON ARE SUBJECT TO THE UTILITY AND ACCESS EASEMENTS DEDICATED TO JEA AND FPL IN THE ADOPTION AND DEDICATION.

- 

DENOTES UPLAND BUFFER
(NATURAL VEGETATIVE UPLAND BUFFER)
- 

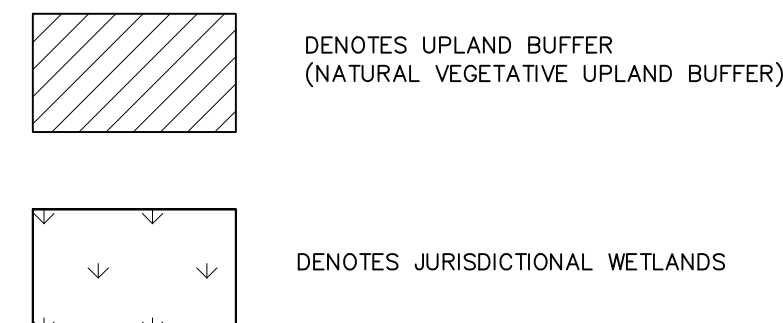
DENOTES JURISDICTIONAL WETLANDS



Barnwell Manor – Phase 2

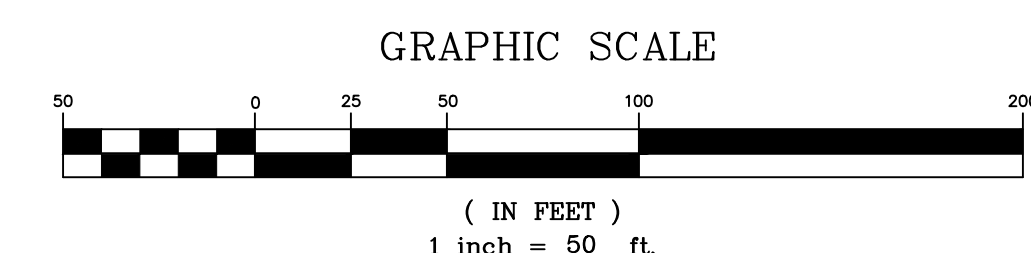
A PORTION OF THE MARGARET O'NEIL GRANT SECTION 39, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

SHEET 6 OF 6 SHEETS
SEE SHEET 1 FOR GENERAL NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C48	25.00'	8.37'	19°11'17"	N06°27'12"W	8.33'
C49	65.00'	33.55'	29°34'38"	S01°15'31"E	33.18'
C50	65.00'	105.38'	92°53'11"	S59°58'23"W	94.21'
C51	65.00'	161.13'	142°02'09"	N02°33'57"W	122.93'
C52	65.00'	17.12'	15°05'41"	N75°59'58"E	17.07'
C53	25.00'	35.08'	80°24'21"	S43°20'38"W	32.27'

NOTE: ALL PRIVATE RIGHTS OF WAY SHOWN HEREON ARE SUBJECT TO THE UTILITY AND ACCESS EASEMENTS DEDICATED TO JEA AND FPL IN THE ADOPTION AND DEDICATION.



Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2703
WWW.CLARYASSOC.COM