

Tributary Phase 1A Unit One

A PORTION OF SECTIONS 10, 11 AND A PORTION OF THE W. LOFTON GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA.

CAPTION

A PORTION OF SECTIONS 10, 11 AND A PORTION OF THE W. LOFTON GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE SOUTH 01°04'08" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 148.29 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A1A) (A VARIABLE WIDTH RIGHT OF WAY, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 74040-2528); THENCE EASTERLY AND NORTHERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, RUN THE FOLLOWING: FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 82°46'55" EAST, 1753.43 FEET; COURSE NO. 2: NORTH 07°13'05" EAST, 34.00 FEET; COURSE NO. 3: SOUTH 82°46'55" EAST, 1093.38 FEET; TO THE POINT OF BEGINNING; COURSE NO. 4: CONTINUE SOUTH 82°46'55" EAST, 3212.73 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1533, PAGE 1651, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE SOUTHERLY AND SOUTHEASTERLY, ALONG LAST SAID LINE LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 03°57'30" WEST, 128.96 FEET; COURSE NO. 2: SOUTH 12°29'20" EAST, 472.58 FEET; COURSE NO. 3: SOUTH 27°41'52" EAST, 403.58 FEET; THENCE SOUTH 70°34'25" WEST, 920.70 FEET; THENCE SOUTH 36°55'08" WEST, 756.75 FEET; THENCE SOUTH 08°51'32" WEST, 127.92 FEET; THENCE SOUTH 18°18'34" EAST, 50.00 FEET; THENCE SOUTH 08°55'08" WEST, 557.35 FEET; THENCE SOUTH 77°56'40" WEST, 477.59 FEET; THENCE SOUTH 00°00'00" EAST, 354.85 FEET; THENCE NORTH 81°54'23" WEST, 466.10 FEET; THENCE SOUTH 65°28'35" WEST, 351.23 FEET; THENCE NORTH 24°31'25" WEST, 460.00 FEET, TO THE POINT OF CURVATURE OF A CURVE BEARING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°31'25" WEST, 21.21 FEET; THENCE NORTH 24°31'25" WEST, 70.00 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°28'35" EAST, 21.21 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°31'25" WEST, 191.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 167.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°05'07" WEST, 165.33 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 110.00 FEET, AN ARC DISTANCE OF 23.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°38'16" WEST, 23.03 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 13.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°11'39" WEST, 13.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 81°14'27" WEST, 27.75 FEET, THENCE NORTH 08°45'33" WEST, 120.00 FEET; THENCE NORTH 81°14'27" EAST, 27.75 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 13.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°40'33" EAST, 13.42 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 110.00 FEET, AN ARC DISTANCE OF 1.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°31'32" WEST, 1.59 FEET; THENCE NORTH 56°15'30" WEST, 10.26 FEET; THENCE NORTH 33°14'30" EAST, 20.00 FEET; THENCE SOUTH 56°15'30" EAST, 10.41 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 16.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°25'28" EAST, 15.87 FEET; THENCE NORTH 65°28'35" EAST, 80.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 16.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65°28'18" EAST, 15.87 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 110.00 FEET, AN ARC DISTANCE OF 63.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°51'12" EAST, 62.73 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 1.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°51'07" WEST, 13.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 71°34'59" EAST, 199.65 FEET; THENCE NORTH 25°44'46" WEST, 298.57 FEET, THENCE NORTH 40°49'08" WEST, 204.32 FEET; THENCE NORTH 23°21'17" WEST, 176.24 FEET; THENCE NORTH 61°43'16" WEST, 311.06 FEET; THENCE NORTH 55°26'27" WEST, 200.64 FEET; THENCE NORTH 29°14'54" WEST, 185.53 FEET; THENCE NORTH 22°06'32" WEST, 553.52 FEET; THENCE NORTH 67°13'12" EAST, 175.62 FEET; THENCE NORTH 39°55'08" EAST, 107.72 FEET; THENCE NORTH 07°58'48" EAST, 808.02 FEET, TO THE POINT OF BEGINNING.

CONTAINING 176.49 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, THREE RIVERS DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER) IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS TRIBUTARY PHASE 1A UNIT ONE, 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.

OWNER HEREBY RETAINS TITLE TO THE ROAD RIGHTS OF WAY (PRIVATE R/W) DESIGNATED ON THIS PLAT AS CAT TAIL LANE, CLOVERWOOD COURT, ESTUARY WAY, LILY POND COURT, SAFFRON LANE, SUNBERRY DRIVE AND TRIBUTARY DRIVE, AND TRACTS 1, 5, 6, 10, 11, 12, 13, 14, 15, 18, 19, 22, 25, 26, 29, 30, 31 AND 32 (OPEN SPACE AND UTILITIES), TRACTS 2, 8, 16, 23, 24 AND 35 (STORM WATER MANAGEMENT FACILITY), TRACTS 3, 7, 17, 20, 21, 27 AND 34 (CONSERVATION), TRACT 4 (RECREATION AND/OR MULTIFAMILY), TRACT 9 (FUTURE RIGHT OF WAY AND TRACT 33 (AMENITY); PROVIDES HOWEVER, OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING, WITHOUT LIMITATION, A HOMEOWNERS' OR PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAKING UNIT, THE THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT"), OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

OWNER HEREBY GRANTS AN EASEMENT FOR INGRESS AND EGRESS OVER ALL OF THE ROAD RIGHTS OF WAY (PRIVATE R/W) TO ALL FUTURE OWNERS OF LOTS WITHIN THE SUBDIVISION FOR INGRESS AND EGRESS TO THEIR RESPECTIVE LOTS FROM PUBLIC RIGHTS OF WAY.

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 JEA'S 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.

TITLE TO TRACT 28 (JEA LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED IN FEE SIMPLE TO JEA, ITS SUCCESSORS AND ASSIGNS.

OWNER HEREBY RETAINS TITLE TO THE 10' LANDSCAPE BUFFER EASEMENT; PROVIDED HOWEVER, RESERVES THE RIGHT TO CONVEY TITLE TO TRACT 26 IN WHICH THE 10' LANDSCAPE BUFFER EASEMENT IS LOCATED TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A HOMEOWNERS' OR PROPERTY OWNERS' ASSOCIATION, THE DISTRICT OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. THE 10' LANDSCAPE BUFFER EASEMENT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR ADJACENT TRACT 28 (JEA LIFT STATION).

OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE 10' LANDSCAPE BUFFER EASEMENT, FOR WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE TRACT 28 (JEA LIFT STATION).

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE 10' LANDSCAPE BUFFER EASEMENT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT 28 (JEA LIFT STATION TRACT) OR JEA'S EASEMENT UPON THE 10' LANDSCAPE BUFFER EASEMENT. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DESTROYED OR DAMAGED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE 10' LANDSCAPE BUFFER EASEMENT WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFOR.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENTS" (JEA-U.E.) ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENT AREAS.

OWNER HEREBY IRREVOCABLY GRANTS TO FLORIDA POWER & LIGHT, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE TEN-FOOT (10') EASEMENT (F.P.L.E.) ALONG THE FRONT OF EACH LOT, AND THE PERMITTER OF ALL TRACTS WHERE SHOWN ON THIS PLAT 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.

OWNER HEREBY IRREVOCABLY GRANTS TO FLORIDA POWER & LIGHT, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE EASEMENT OVER, UPON AND UNDER THE AREA WITHIN TRACT 12, THE AREA WITHIN TRACT 13, THE AREA WITHIN TRACT 26 AND THE AREA WITHIN TRACT 32 DESIGNATED AS "20'x20' F.P.L.E." 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.

OWNER HEREBY DEDICATES TO THE DISTRICT ALL PUBLIC UNOBSTRUCTED DRAINAGE EASEMENTS (U.D.E.) AND PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS (P.U.D.E.) SHOWN ON THIS PLAT, TOGETHER WITH THE OBLIGATION OF THE DISTRICT TO MAINTAIN AND OPERATE SUCH DRAINAGE EASEMENTS AND ALL DRAINAGE FACILITIES LOCATED THEREIN.

OWNER HEREBY GRANTS TO FLORIDA PUBLIC UTILITIES COMPANY, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT OVER, UPON AND UNDER ALL OF THE ROAD RIGHTS OF WAY (PRIVATE R/W) SHOWN ON THIS PLAT FOR THE INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF ITS NATURAL GAS DISTRIBUTION SYSTEM AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION.

OWNER HEREBY GRANTS TO FLORIDA PUBLIC UTILITIES COMPANY, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT OVER, UPON AND UNDER THAT EASEMENT DESIGNATED AS "F.P.U. EASEMENT" SHOWN ON THIS PLAT FOR THE INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF ITS NATURAL GAS DISTRIBUTION SYSTEM AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION.

ALL UTILITY EASEMENTS (P.U.D.E., JEA-U.E., AND F.P.L.E.) 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/OR OPERATION SERVICES SHALL BE PROVIDED BY THE FACILITIES OF CABLE TELEVISION, GAS, CABLE TELEVISION, PHONE, OR OTHER ELECTRIC 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.

IN WITNESS WHEREOF, THREE RIVERS DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS VICE PRESIDENT.

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

THREE RIVERS DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ WITNESS: _____
MICHAEL C. TAYLOR, VICE PRESIDENT PRINT: _____

WITNESS: _____
PRINT: _____

NOTARY FOR THREE RIVERS DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

STATE: _____

COUNTY: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, A.D., BY MICHAEL C. TAYLOR, VICE PRESIDENT OF THREE RIVERS DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME.

TITLE PUBLIC, STATE OF FLORIDA

NOTARY PRINT NAME: _____

COMMISSION # _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

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/SHE HAS COMPLETED 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 THAT THE PLAT COMPLIES WITH ALL OF THE SURVEYING REQUIREMENTS OF CHAPTER 177, PART 1, PLATING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS _____ DAY OF _____, 2020.

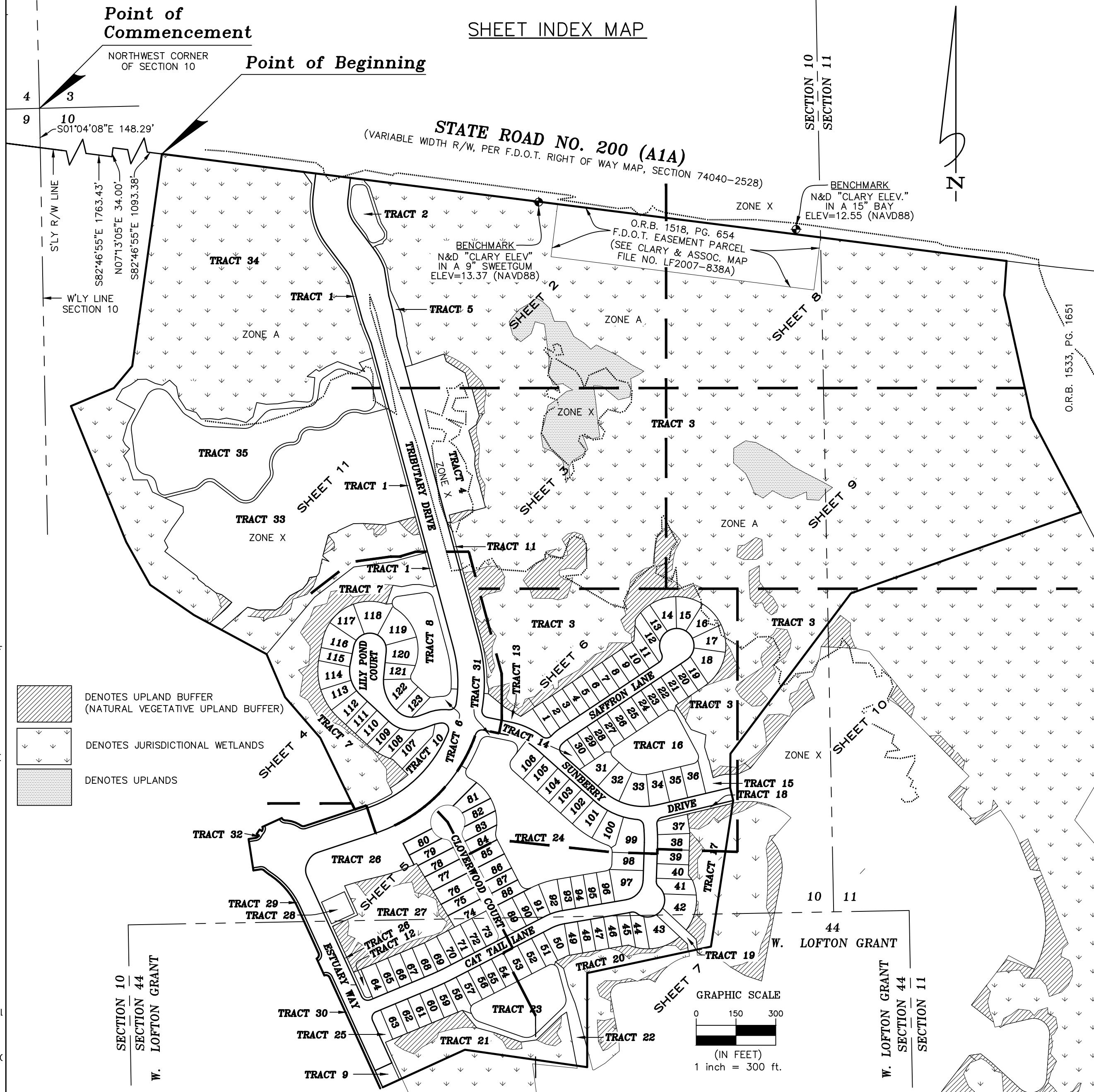
MICHAEL J. COLLIGAN
FLORIDA REGISTERED LAND SURVEYOR NO. 6788
CLARY AND ASSOCIATES
L.B. NO. 3731
3830 CROWN POINT ROAD JACKSONVILLE, FLORIDA 32257

REVIEWS

OFFICE: _____
FIELD: _____

CHECKED BY:

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



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 SOUTH LINE OF STATE ROAD 200 (A1A), AS SOUTH 82°46'55" EAST, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION NO. 74040-2528), STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (NAD 1983 1990 NGS ADJUSTMENTS). COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE EAST ZONE OF FLORIDA (NAD 1983 1990 NGS ADJUSTMENT), AND WERE ESTABLISHED BY CONVENTIONAL SURVEYING MEANS WITH AN ERROR OF CLOSURE NOT EXCEEDING (1:20,000).
- REFERENCE BENCHMARK: BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) AND ARE REFERENCED TO A NAIL AND DISK IN 9" PINE, ELEV=13.55 (NAVD88)—REFERENCED FROM FLORIDA DEPARTMENT OF TRANSPORTATION CAICE DATABASE 7202007.
- THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS THE DATE OF RECORDING IS "PUD"/ "PLANNED UNIT DEVELOPMENT".
- 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 YARD-----FIFTEEN (15) FEET
FRONT YARD (WITH GARAGE FACING R/W)---TWENTY (20) FEET (SHOWN HEREON)
SIDE YARD-----FIVE (5) FEET
REAR YARD-----FIVE (5) FEET
MAXIMUM LOT COVERAGE WILL BE 75%.
- 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 11/17/2004 AND REVISED 2/28/2008. THE WETLANDS DETERMINATION AND FLAGGING WAS PERFORMED BY ENVIRONMENTAL SERVICES, INC. REFERENCE CLARY MAP NO.; R11-4E.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL 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: 123 LOTS, 35 TRACTS, IN THIS PHASE.
- TOTAL ACREAGE: 176.49 ACRES ±
- OWNERS: THREE RIVERS DEVELOPERS, LLC.
- PARCEL IDENTIFICATION NUMBER: A PORTION OF 10-2N-26-0000-0001-0020
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND FLOOD ZONE "A" (SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED). AS SHOWN ON FLOOD INSURANCE RATE MAPS 120890330F & 120890335F, COMMUNITY NO. 120170, DATED DECEMBER 17, 2010 HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- "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 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 STREETS WILL BE PAVED AND DRAINED, BEFORE ANY LOTS ARE SOLD.
- ALL CONSERVATION EASEMENTS SHOWN HEREON HAVE THAT MEANING PRESCRIBED BY § 704.06, F.S. (SEC. 37.03(C) LDC)

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 NUMBER: 10-2N-26-0000-0001-0020 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 _____, PAGE _____ 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 THREE RIVERS DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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.

TITLE COMPANY REPRESENTATIVE _____ DATE _____



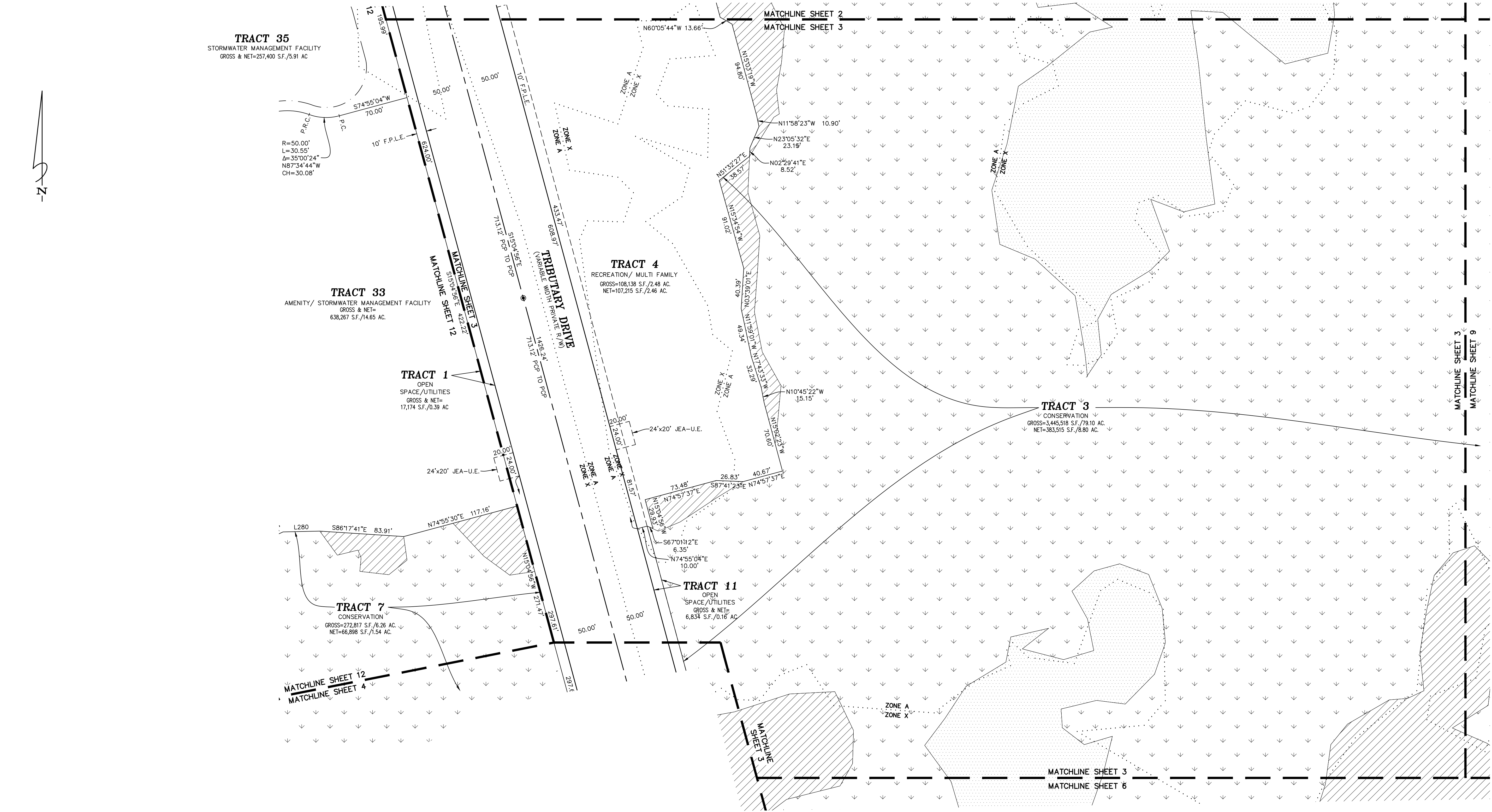
OFFICIAL RECORDS BOOK PAGE

SHEET 2 OF 12 SHEETS
SEE SHEET 1 FOR GENERAL NOTES & LEGEND

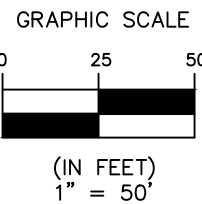


Tributary Phase 1A Unit One

A PORTION OF SECTIONS 10, 11 AND A PORTION OF THE W. LOFTON GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA.



NOTE: BUILDING RESTRICTION LINE (B.R.L.):
FRONT YARD-----FIFTEEN (15) FEET (SHOWN HEREON)
FRONT YARD (WITH GARAGE FACING R/W)---TWENTY (20) FEET
SIDE YARD-----FIVE (5) FEET
REAR YARD-----FIVE (5) FEET



Tributary Phase 1A Unit One

A PORTION OF SECTIONS 10, 11 AND A PORTION OF THE W. LOFTON GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK

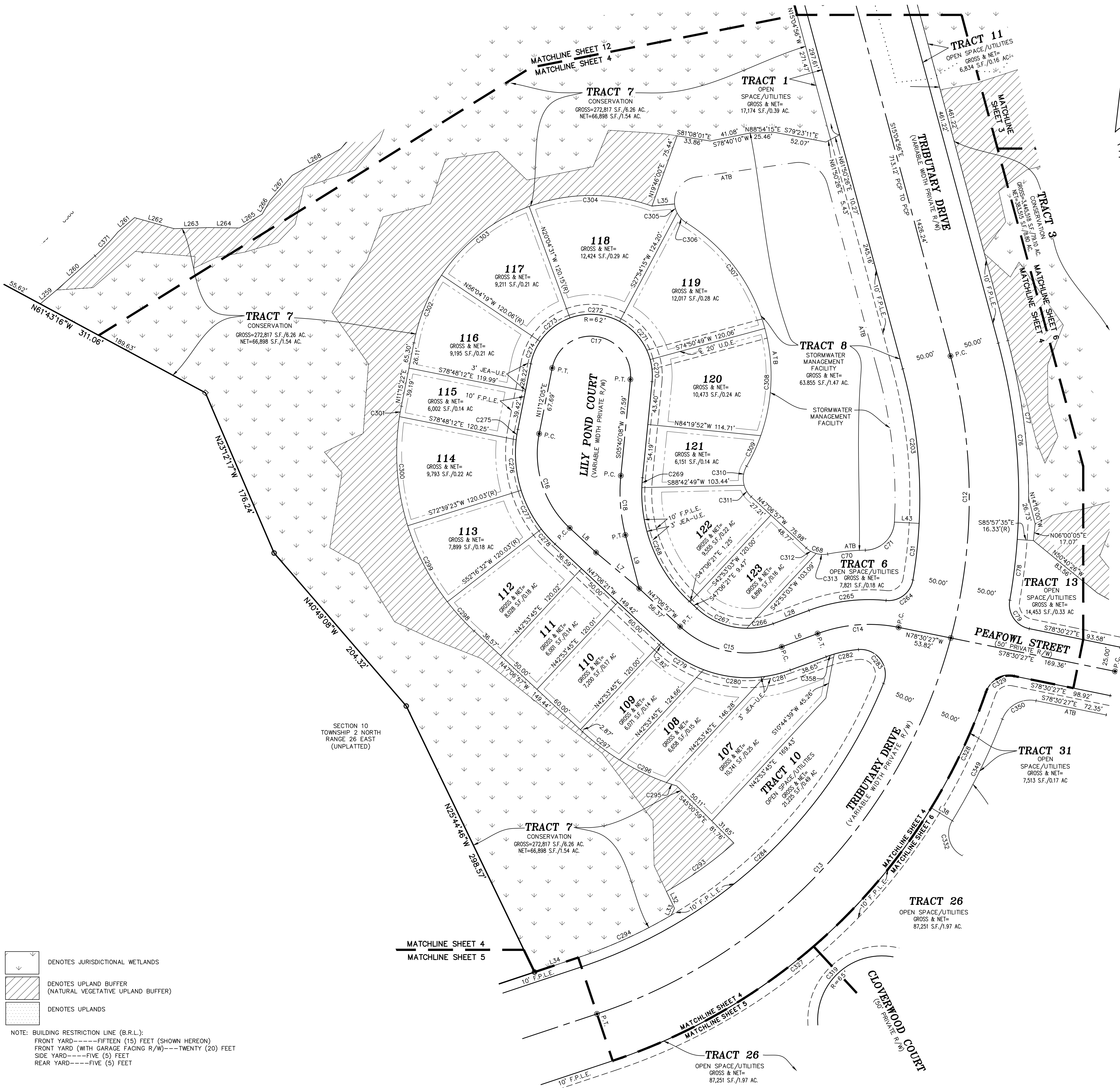
PAGE

SHEET 4 OF 12 SHEETS

SEE SHEET 1 FOR GENERAL NOTES & LEGEND

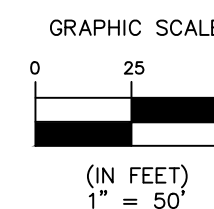
LINE TABLE		
LINE	BEARING	DISTANCE
L6	S69°42'38"W	38.65'
L7	N50°08'21"W	56.88'
L8	N47°04'31"W	36.36'
L9	S14°28'44"E	55.53'
L28	N69°42'38"E	38.65'
L32	S25°29'56"E	19.00'
L33	S25°48'29"W	7.73'
L34	N71°34'59"E	46.54'
L35	N84°38'28"E	23.01'
L38	N58°29'44"W	25.00'
L43	S87°00'42"E	25.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C12	550.00'	288.29'	30°01'58"	N00°03'57"W
C13	550.00'	543.63'	56°37'57"	N43°16'01"E
C14	150.00'	83.20'	31°46'55"	S85°36'05"W
C15	100.00'	110.26'	63°10'25"	S78°42'09"E
C16	102.92'	104.69'	58°16'35"	S17°56'13"E
C17	40.00'	121.80'	174°28'02"	N81°33'54"W
C18	172.00'	60.48'	20°08'52"	S04°24'18"E
C31	500.00'	57.60'	6°36'02"	S06°17'20"W
C68	25.00'	23.39'	53°36'22"	S73°55'08"E
C70	225.00'	38.25'	9°44'29"	N84°08'56"E
C71	30.00'	45.05'	86°01'52"	N46°00'15"E
C76	600.00'	200.25'	19°07'21"	N05°31'16"W
C77	610.00'	161.12'	15°08'01"	N07°30'55"W
C78	600.00'	61.89'	5°54'35"	S06°59'42"W
C79	25.00'	38.60'	88°27'27"	S34°16'44"E
C203	500.00'	157.70'	18°04'14"	S06°02'49"E
C264	25.00'	37.54'	86°02'11"	N52°36'26"E
C265	175.00'	79.15'	25°54'54"	S82°40'05"W
C266	75.00'	27.26'	20°49'21"	N80°07'18"E
C267	75.00'	55.44'	42°21'04"	S68°17'29"E
C268	150.00'	128.25'	48°59'15"	S22°36'44"E
C269	150.00'	9.92'	3°47'14"	S03°46'31"W
C270	62.00'	22.68'	20°57'49"	N04°48'47"W
C271	62.00'	50.71'	46°51'30"	N38°43'27"W
C272	62.00'	51.86'	47°55'19"	N86°06'51"W
C273	62.00'	38.95'	35°59'48"	S51°55'35"W
C274	62.00'	24.59'	22°43'37"	S22°33'53"W
C275	125.00'	10.59'	4°51'11"	S08°46'29"W
C276	125.00'	51.69'	23°41'31"	S05°29'52"E
C277	125.00'	44.46'	20°22'51"	S27°32'03"E
C278	125.00'	20.47'	9°22'53"	S42°24'55"E
C279	125.00'	48.38'	22°10'27"	S58°11'35"E
C280	125.00'	62.95'	28°51'07"	S83°42'22"E
C281	125.00'	26.52'	12°09'26"	N75°47'21"E
C282	125.00'	21.90'	10°02'25"	S78°38'21"W
C283	25.00'	51.05'	117°00'10"	N36°25'27"W
C284	500.00'	432.02'	49°30'21"	N46°49'49"E
C293	410.00'	84.08'	11°44'59"	N54°23'00"E
C294	490.00'	103.36'	12°05'09"	N65°32'25"E
C295	245.00'	10.92'	2°33'17"	S71°45'04"E
C296	245.00'	52.45'	12°15'58"	S64°20'26"E
C297	245.00'	47.43'	11°05'30"	S52°39'42"E
C298	245.00'	40.14'	9°23'14"	S42°25'19"E
C299	245.00'	87.16'	20°23'00"	S27°32'12"E
C300	245.00'	111.49'	26°04'22"	S04°18'32"E
C301	245.00'	10.81'	2°31'43"	S09°59'31"W
C302	181.95'	74.32'	23°24'15"	S22°10'05"W
C303	181.95'	114.41'	36°01'42"	S51°53'03"W
C304	181.95'	126.63'	39°52'30"	S89°50'09"W
C305	25.00'	9.43'	21°36'41"	S16°10'21"E
C306	25.00'	13.58'	31°08'02"	S42°32'42"E
C307	182.00'	136.46'	42°57'32"	N36°37'57"W
C308	182.00'	110.14'	34°40'19"	N02°10'58"E
C309	182.00'	34.00'	10°42'17"	N24°52'16"E
C310	25.00'	20.04'	45°56'22"	S07°15'13"W
C311	25.00'	13.70'	31°23'59"	S31°24'57"E
C312	25.00'	11.65'	26°41'21"	S60°27'37"E
C313	25.00'	11.74'	26°55'01"	S87°15'48"E
C319	65.00'	147.08'	129°39'04"	S43°13'36"W
C327	600.00'	419.70'	40°04'43"	N51°32'38"E
C328	600.00'	129.48'	12°21'52"	N25°19'20"E
C329	25.00'	35.93'	82°21'08"	S60°18'59"W
C332	25.00'	41.63'	95°23'57"	S16°11'42"E
C333	185.00'	31.45'	9°44'26"	N59°01'27"W
C349	625.00'	114.60'	10°30'21"	N26°15'06"E
C350	30.00'	42.15'	80°29'38"	S61°14'44"W



- DENOTES JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)
- DENOTES UPLANDS

NOTE: BUILDING RESTRICTION LINE (B.R.L.):
FRONT YARD-----FIFTEEN (15) FEET (SHOWN HEREON)
FRONT YARD (WITH GARAGE FACING R/W)-----TWENTY (20) FEET
SIDE YARD-----FIVE (5) FEET
REAR YARD-----FIVE (5) FEET



Tributary Phase 1A Unit One

A PORTION OF SECTIONS 10, 11 AND A PORTION OF THE W. LOFTON GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK PAGE

SHEET 5 OF 12 SHEETS
SEE SHEET 1 FOR GENERAL NOTES & LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°14'27"W	27.75'
L2	N81°14'27"E	27.75'
L3	N56°15'30"W	10.26'
L4	N33°44'30"E	20.00'
L5	S56°15'30"E	10.41'
L14	S70°23'26"E	37.34'
L30	S81°14'27"W	27.75'
L31	N81°14'27"E	27.75'
L34	N71°34'59"E	46.54'
L36	S65°07'53"W	10.84'
L37	N73°07'19"E	33.53'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.56'	90°00'00"	N20°28'35"E	21.21'
C2	110.00'	23.07'	12°01'03"	N51°38'16"W	23.03'
C3	15.00'	13.91'	53°07'48"	N72°11'39"W	13.42'
C4	15.00'	13.91'	53°07'48"	N54°40'33"E	13.42'
C5	110.00'	1.59'	0°49'47"	N28°31'32"E	1.59'
C6	15.00'	16.73'	63°53'46"	N07°25'28"E	15.87'
C7	15.00'	16.73'	63°53'46"	S56°28'18"E	15.87'
C8	110.00'	63.61'	33°07'59"	S71°51'12"E	62.73'
C9	15.00'	13.91'	53°07'48"	S81°51'07"E	13.42'
C13	550.00'	543.63'	56°33'57"	N43°16'01"E	521.77'
C27	500.00'	40.60'	4°39'10"	N65°03'37"E	40.59'
C139	525.00'	16.81'	1°50'03"	S63°39'04"W	16.81'
C140	525.00'	25.82'	2°49'06"	S65°58'39"W	25.82'
C141	25.00'	40.10'	91°54'37"	S21°25'53"W	35.94'
C154	50.00'	55.36'	63°26'27"	N77°43'19"E	52.58'
C155	40.00'	30.96'	44°21'03"	S48°22'56"E	30.20'
C156	25.00'	38.81'	88°56'27"	S18°15'49"W	35.03'
C157	25.00'	23.84'	54°37'54"	S01°06'32"W	22.94'
C158	25.00'	14.97'	34°18'33"	S45°34'45"W	14.75'
C159	25.00'	38.44'	88°05'23"	S68°34'07"E	34.76'
C160	475.00'	20.54'	2°28'41"	N66°08'51"E	20.54'
C161	475.00'	18.03'	2°10'29"	N63°49'17"E	18.03'
C285	25.00'	23.18'	53°07'48"	S81°51'07"E	22.36'
C286	100.00'	57.83'	33°07'59"	N71°51'12"W	57.03'
C287	25.00'	27.88'	63°53'46"	S56°28'18"E	26.46'
C288	25.00'	27.88'	63°53'46"	N07°25'28"E	26.46'
C289	100.00'	19.66'	11°15'42"	S33°44'30"W	19.62'
C290	25.00'	23.18'	53°07'48"	S54°40'33"W	22.36'
C319	65.00'	147.08'	129°39'04"	S43°13'36"W	117.65'
C320	65.00'	54.19'	47°46'17"	S45°29'05"E	52.64'
C321	65.00'	16.05'	14°08'49"	S76°26'37"E	16.01'
C322	25.00'	24.54'	56°15'04"	N55°23'30"W	23.57'
C323	25.00'	39.27'	90°00'00"	N17°44'02"E	35.36'
C324	60.00'	56.11'	53°34'35"	S02°15'52"W	54.08'
C325	100.00'	7.05'	4°02'14"	N27°02'03"E	7.04'
C326	60.00'	48.77'	46°34'03"	S48°17'57"W	47.43'
C327	600.00'	419.70'	40°04'43"	N51°32'38"E	411.20'
C353	25.00'	23.18'	53°07'48"	N72°11'39"W	22.36'
C354	100.00'	20.97'	12°01'03"	S51°38'16"E	20.94'
C355	300.00'	173.43'	33°07'23"	N41°05'07"W	171.03'
C356	25.00'	39.27'	90°00'00"	N20°28'35"E	35.36'
C357	25.00'	39.27'	90°00'00"	N69°31'25"W	35.36'

- ↓ DENOTES JURISDICTIONAL WETLANDS
- ▨ DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)
- ░ DENOTES UPLANDS

NOTE: BUILDING RESTRICTION LINE (B.R.L.):
FRONT YARD-----FIFTEEN (15) FEET (SHOWN HEREON)
FRONT YARD (WITH GARAGE FACING R/W)-----TWENTY (20) FEET
SIDE YARD-----FIVE (5) FEET
REAR YARD-----FIVE (5) FEET

R=15.00'
L=23.56'
Δ=90°00'00"
N69°31'25"W
CH=21.21'

W. LOFTON GRANT
SECTION 44
TOWNSHIP 2 NORTH
RANGE 26 EAST
(UNPLATTED)

TRACT 30
OPEN SPACE/UTILITIES
GROSS & NET=
4,914 S.F./0.11 AC

TRACT 21
CONSERVATION
GROSS=83,553 S.F./1.92 AC
NET=25,276 S.F./0.58 AC

TRACT 23
STORMWATER
MANAGEMENT FACILITY
& DRAINAGE EASEMENT
GROSS & NET=
58,252 S.F./1.34 AC

GRAPHIC SCALE
0 25 50
(IN FEET)
1" = 50'

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

Tributary Phase 1A Unit One

A PORTION OF SECTIONS 10, 11 AND A PORTION OF THE W. LOFTON GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK

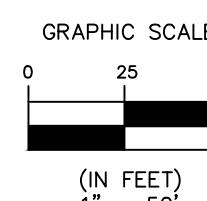
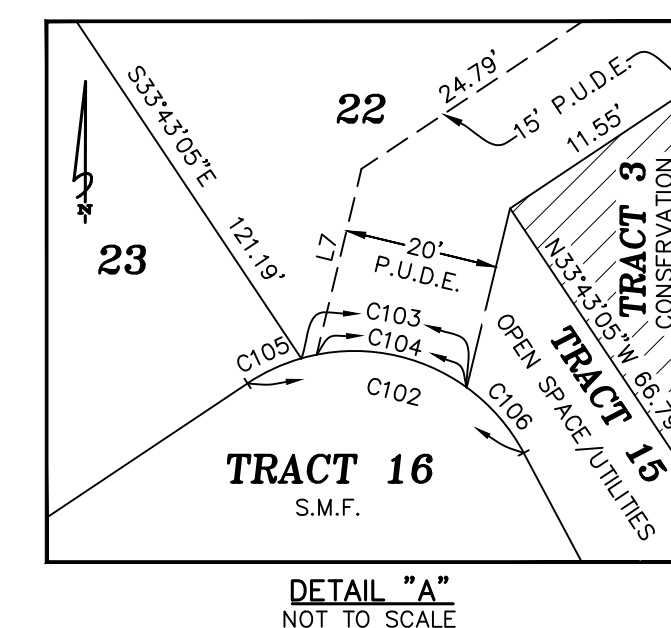
PAGE

SHEET 6 OF 12 SHEETS
SEE SHEET 1 FOR GENERAL NOTES & LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L16	N55°54'55"E	20.37'
L25	S89°35'00"W	16.55'
L26	S79°16'58"W	24.63'
L27	S69°44'00"W	25.50'
L38	N58°29'44"W	25.00'
L44	N89°00'14"W	18.90'
L45	N13°35'17"E	24.91'
L46	N13°35'17"E	24.01'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C19	250.00'	132.10'	30°16'28"	N63°22'13"W	130.57'
C20	150.00'	38.00'	14°30'54"	S49°01'28"W	37.90'
C21	250.00'	203.94'	46°44'21"	S71°36'10"E	198.33'
C22	250.00'	36.38'	8°20'13"	N80°51'33"E	36.35'
C23	400.00'	48.42'	6°56'06"	N01°30'17"W	48.39'
C80	275.00'	197.50'	19°16'58"	S61°12'30"E	92.11'
C81	25.00'	35.71'	81°49'53"	N87°31'02"E	32.75'
C82	25.00'	1.94'	4°26'59"	N44°22'36"E	1.94'
C83	175.00'	43.16'	14°07'49"	N49°13'01"E	43.05'
C84	25.22'	36.70'	83°23'02"	N14°35'24"E	33.55'
C85	65.00'	45.42'	40°02'01"	N07°05'06"W	44.50'
C86	65.00'	49.56'	43°41'08"	N34°46'28"E	48.37'
C87	65.00'	36.52'	32°11'30"	N72°42'47"E	36.04'
C88	65.00'	37.44'	33°00'18"	S74°41'19"E	36.93'
C89	65.00'	37.08'	32°41'21"	S41°50'29"E	36.58'
C90	65.00'	37.68'	33°12'43"	S08°53'27"E	37.15'
C91	65.00'	35.90'	31°38'33"	S23°32'11"W	35.44'
C92	65.00'	20.07'	17°41'31"	S48°12'13"W	19.99'
C93	184.92'	31.75'	9°50'10"	N37°23'42"E	31.71'
C94	184.92'	45.45'	14°04'50"	N49°21'12"E	45.33'
C95	184.92'	104.65'	32°25'32"	N72°36'23"E	103.26'
C96	184.92'	106.57'	33°01'06"	S74°40'18"E	105.10'
C97	184.92'	105.52'	32°41'42"	S41°48'54"E	104.10'
C98	184.92'	107.18'	33°12'29"	S08°51'48"E	105.69'
C99	184.92'	137.73'	42°40'28"	S29°04'41"W	134.57'
C100	184.92'	17.60'	5°27'07"	S53°08'28"W	17.59'
C102	25.00'	41.75'	95°40'28"	N75°52'51"W	37.06'
C103	25.00'	22.61'	51°48'50"	N80°02'11"W	21.85'
C104	25.00'	20.58'	47°10'09"	N77°42'51"W	20.01'
C105	25.00'	7.76'	17°46'29"	S65°10'10"W	7.72'
C106	25.00'	11.38'	26°05'10"	N41°05'12"W	11.28'
C107	1881.80'	25.21'	0°46'03"	S56°39'57"W	25.21'
C108	125.00'	1.08'	0°29'41"	S56°02'05"W	1.08'
C109	125.00'	28.27'	12°57'34"	S49°18'27"W	28.21'
C110	25.00'	39.73'	91°03'39"	S02°42'10"E	35.68'
C111	25.00'	45.60'	104°30'54"	S04°01'28"W	39.54'
C112	25.00'	24.12'	55°17'09"	S28°38'21"W	23.20'
C113	25.00'	21.48'	49°13'45"	S23°37'07"E	20.83'
C114	105.00'	100.93'	55°04'34"	S75°46'16"E	97.09'
C115	25.00'	45.70'	104°44'03"	N24°19'25"E	39.60'
C116	105.00'	31.92'	17°25'03"	S56°56'31"E	31.80'
C117	105.00'	55.24'	30°08'39"	S80°43'22"E	54.61'
C118	105.00'	13.77'	7°30'52"	N80°26'53"E	13.76'
C119	25.00'	21.83'	50°01'39"	N51°40'37"E	21.14'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C120	25.00'	23.87'	54°42'24"	N00°41'25"W	22.97'
C121	225.00'	68.40'	17°25'03"	S56°56'31"E	68.14'
C122	225.00'	118.38'	30°08'39"	S80°43'22"E	117.02'
C123	225.00'	29.51'	7°30'52"	N80°26'53"E	29.49'
C124	25.00'	23.18'	53°07'48"	S50°07'32"W	22.36'
C125	25.00'	12.45'	28°31'50"	S09°17'39"W	12.32'
C126	425.00'	20.35'	2°44'34"	S03°36'03"E	20.34'
C127	425.00'	31.10'	4°11'32"	S00°08'00"E	31.09'
C142	1215.38'	70.92'	3°20'37"	N07°40'10"W	70.91'
C173	375.00'	45.39'	6°56'06"	N01°30'17"W	45.36'
C174	25.00'	35.08'	80°24'21"	N45°10'31"W	32.27'
C175	275.00'	54.05'	11°15'43"	N79°44'50"W	53.97'
C176	275.00'	65.35'	13°36'58"	N67°18'30"W	65.20'
C177	275.00'	58.88'	12°16'01"	N54°22'00"W	58.77'
C178	25.00'	15.73'	36°02'50"	N16°03'40"W	15.47'
C179	25.00'	15.73'	36°02'50"	N52°06'30"W	15.47'
C180	25.00'	31.46'	72°05'41"	N34°05'05"W	29.42'
C185	395.00'	84.57'	12°16'01"	S54°22'00"E	84.41'
C186	395.00'	66.40'	9°37'55"	S65°18'58"E	66.32'
C187	395.00'	150.97'	21°53'56"	N59°10'57"W	150.05'
C315	25.00'	24.54'	56°15'04"	S00°51'34"W	23.57'
C316	65.00'	16.05'	14°08'49"	N21°54'41"E	16.01'
C317	65.00'	54.19'	47°46'17"	N09°02'51"W	52.64'
C318	65.00'	44.26'	39°00'52"	N52°26'26"W	43.41'
C319	65.00'	147.08'	129°39'04"	S43°13'36"W	117.65'
C327	600.00'	419.70'	40°04'43"	N51°32'38"E	411.20'
C328	600.00'	129.48'	12°21'52"	N25°19'20"E	129.23'
C329	25.00'	35.93'	82°21'08"	S60°18'59"W	32.92'
C330	225.00'	67.58'	17°12'32"	N69°54'11"W	67.33'
C331	225.00'	51.31'	13°03'56"	N54°45'57"W	51.20'
C332	25.00'	41.63'	95°23'57"	S16°11'42"E	36.98'
C333	185.00'	31.45'	9°44'26"	N59°01'27"W	31.41'
C334	185.00'	80.40'	24°53'58"	N41°42'15"W	79.77'
C335	185.00'	50.41'	15°36'50"	N21°26'51"W	50.26'
C336	185.00'	54.12'	16°45'43"	N05°15'35"W	53.93'
C337	185.00'	27.29'	8°27'09"	N07°20'51"E	27.27'
C338	40.00'	27.12'	38°50'24"	S07°50'46"E	26.60'
C339	30.00'	45.00'	85°56'25"	S05°15'47"E	40.90'
C349	625.00'	114.60'	10°30'21"	N26°15'06"E	114.44'
C350	30.00'	42.15'	80°29'38"	S61°14'44"W	38.76'
C351	205.00'	15.50'	4°20'00"	N76°20'27"W	15.50'
C352	30.00'	58.58'	111°52'53"	S18°14'01"E	49.71'

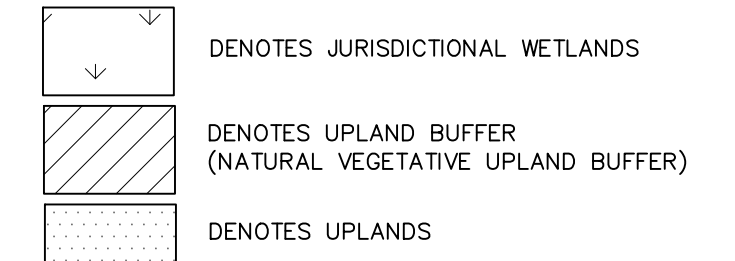


Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

Tributary Phase 1A Unit One

A PORTION OF SECTIONS 10, 11 AND A PORTION OF THE W. LOFTON GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA.

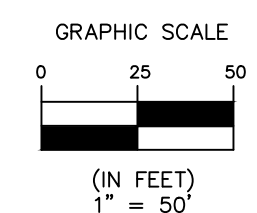
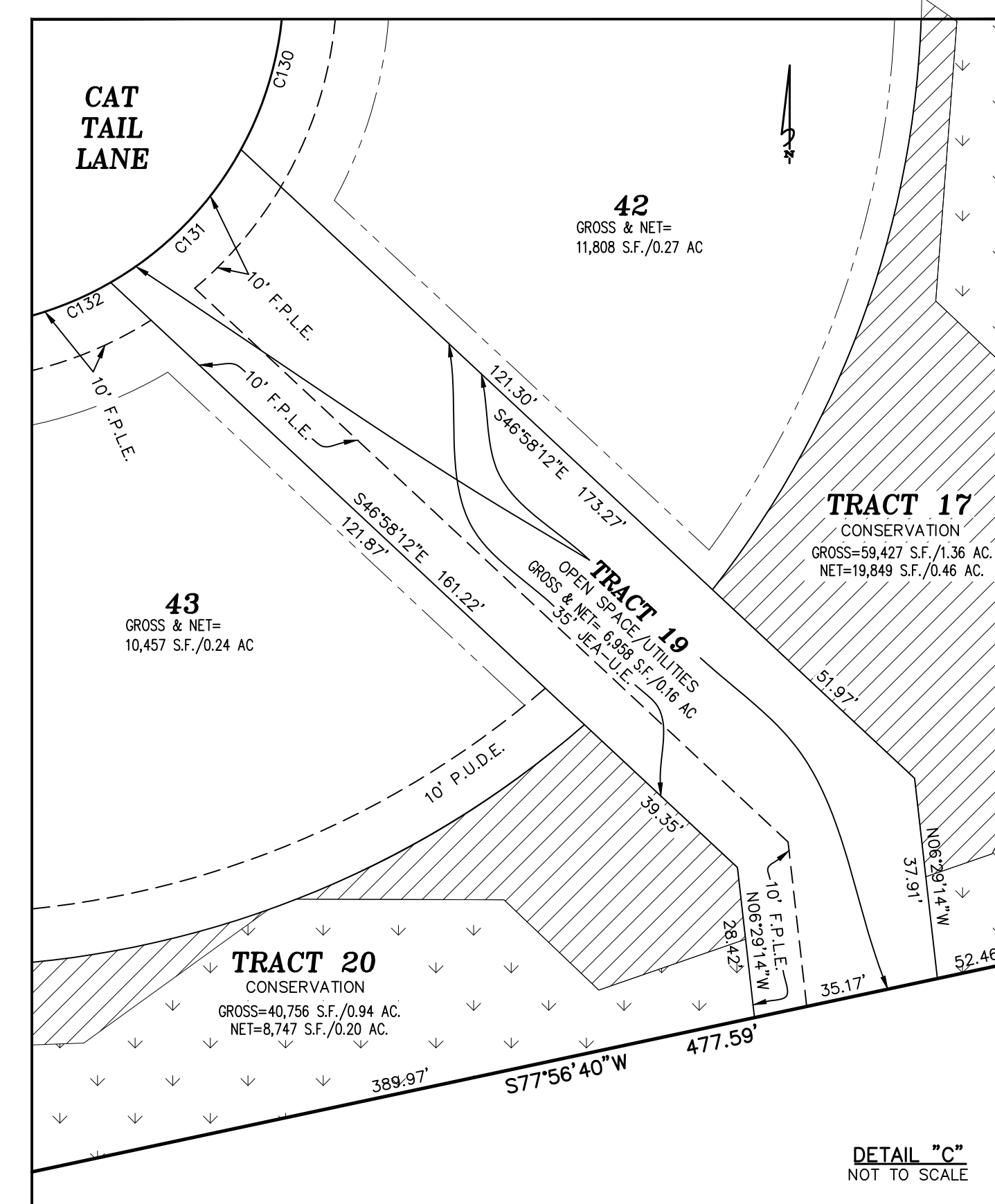
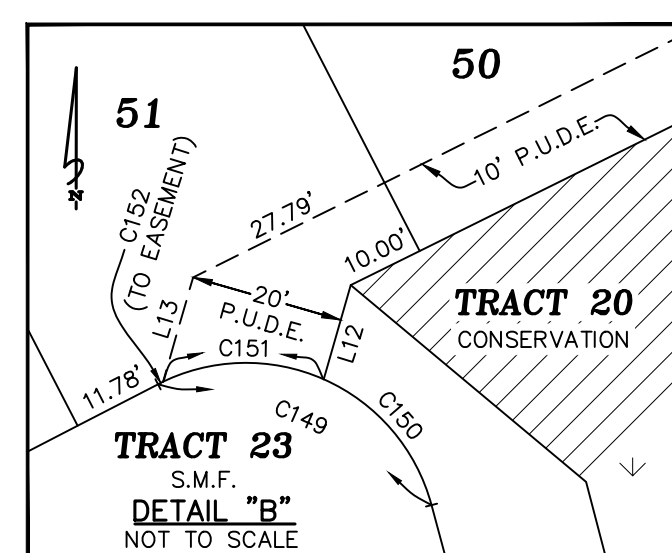
SHEET 7 OF 12 SHEETS
SEE SHEET 1 FOR GENERAL NOTES & LEGEND



NOTE: BUILDING RESTRICTION LINE (B.R.L.):
FRONT YARD-----FIFTEEN (15) FEET (SHOWN HEREON)
FRONT YARD (WITH GARAGE FACING R/W)-----TWENTY (20) FEET
SIDE YARD-----FIVE (5) FEET
REAR YARD-----FIVE (5) FEET

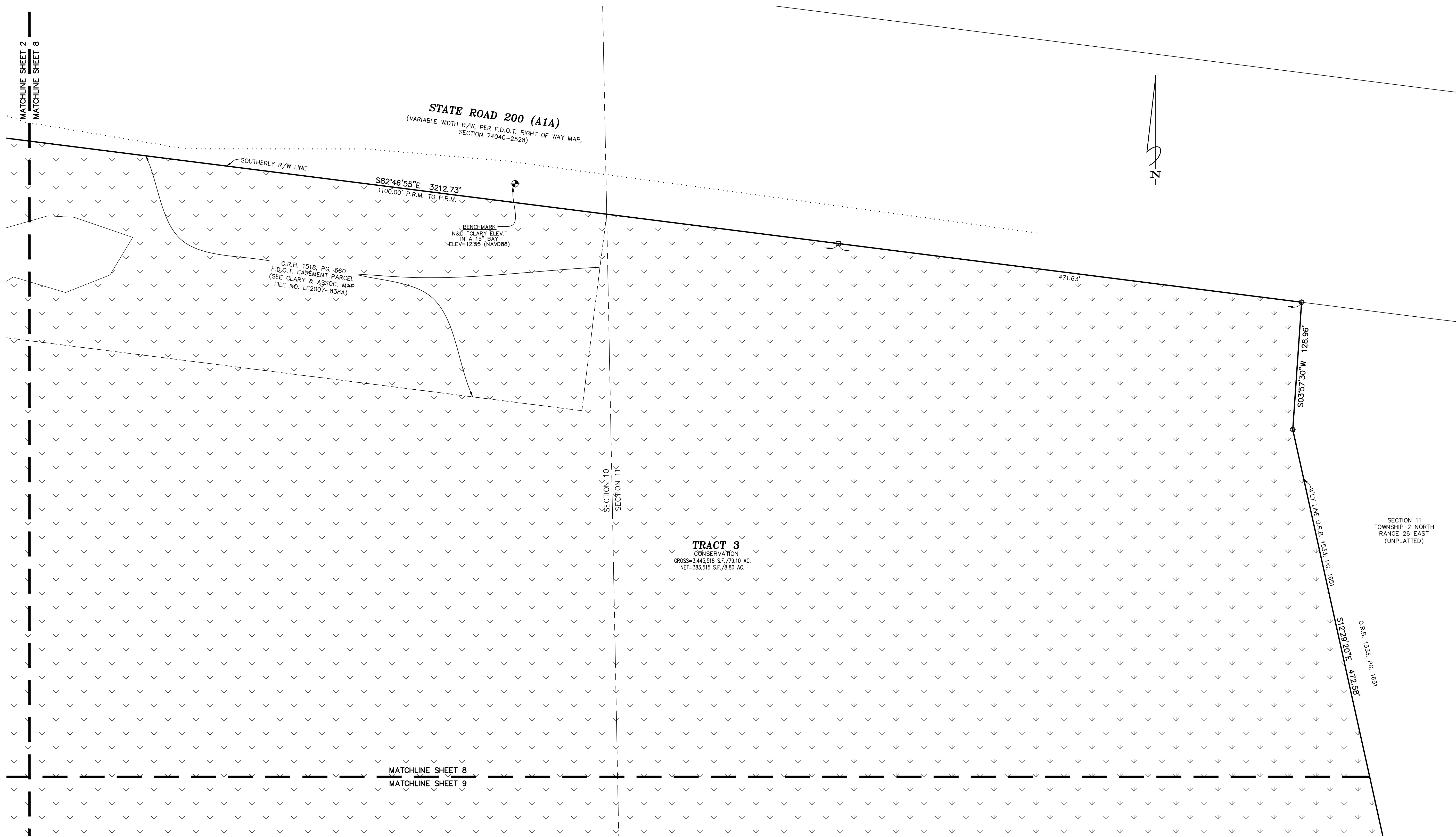
LINE TABLE		
LINE	BEARING	DISTANCE
L12	N16°04'07"E	12.78'
L13	N16°04'07"E	14.16'
L20	N50°50'27"W	18.52'
L21	S37°05'54"E	27.19'
L41	N06°29'14"W	28.42'
L42	N06°29'14"W	37.91'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C24	100.00'	64.92'	37°11'48"	N20°33'39"E	63.79'
C25	100.00'	71.79'	41°08'07"	N59°43'37"E	70.26'
C26	200.00'	61.30'	17°33'38"	S71°30'51"W	61.06'
C128	25.00'	22.63'	51°51'20"	S23°57'54"E	21.86'
C129	65.00'	33.57'	29°35'39"	S35°05'45"E	33.20'
C130	65.00'	55.70'	49°06'03"	S04°15'06"W	54.01'
C131	65.00'	35.45'	31°14'47"	S44°25'31"W	35.01'
C132	65.00'	48.35'	42°37'25"	S81°21'37"W	47.25'
C133	65.00'	28.98'	25°32'29"	N64°33'26"W	28.74'
C134	25.00'	22.77'	52°11'25"	N77°52'54"W	21.99'
C135	125.00'	6.09'	2°47'37"	S77°25'12"W	6.09'
C136	125.00'	3.22'	1°28'40"	S79°33'21"W	3.22'
C137	175.00'	0.31'	0°06'03"	S80°14'39"W	0.31'
C138	175.00'	53.33'	17°27'36"	S71°27'50"W	53.12'
C143	185.00'	55.90'	17°18'42"	S14°20'32"E	55.68'
C144	185.00'	141.30'	43°45'44"	S16°11'42"W	137.89'
C145	185.00'	126.08'	39°02'57"	S68°27'25"W	123.66'
C146	185.00'	52.12'	16°08'36"	N83°56'48"W	51.95'
C147	185.00'	28.54'	8°50'20"	N71°27'20"W	28.51'
C148	185.00'	206.75'	64°01'53"	N80°56'53"E	196.16'
C149	25.00'	44.59'	102°11'18"	N66°10'19"W	38.91'
C150	25.00'	22.30'	51°06'10"	N40°37'45"W	21.57'
C151	25.00'	22.29'	51°05'08"	S88°16'36"W	21.56'
C152	25.00'	0.72'	1°38'31"	N63°33'18"E	0.72'
C153	40.00'	42.64'	61°04'45"	N15°27'42"E	40.65'
C154	50.00'	55.36'	63°26'27"	N77°43'19"E	52.58'
C162	225.00'	22.19'	5°39'04"	N65°33'34"E	22.18'
C163	225.00'	46.77'	11°54'35"	N74°20'23"E	46.69'
C165	345.00'	32.06'	51°9'27"	N65°43'22"E	32.05'
C166	345.00'	71.71'	11°54'35"	N74°20'23"E	71.58'
C168	25.00'	12.14'	27°49'54"	N66°22'43"E	12.02'
C169	25.00'	0.85'	1°56'30"	N51°29'31"E	0.85'
C170	25.00'	21.19'	48°33'31"	N26°14'31"E	20.56'
C171	25.00'	34.18'	78°19'55"	N41°07'43"E	31.58'
C172	75.00'	102.54'	78°19'55"	N41°07'43"E	94.74'
C178	25.00'	15.73'	36°02'50"	N16°03'40"W	15.47'
C314	25.00'	39.27'	90°00'00"	S72°15'58"E	35.36'
C338	40.00'	27.12'	38°50'24"	S07°50'46"E	26.60'
C344	345.00'	103.77'	17°14'02"	S71°40'40"W	103.38'
C345	30.00'	46.95'	89°40'23"	S72°06'10"E	42.31'



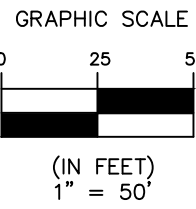
Tributary Phase 1A Unit One

A PORTION OF SECTIONS 10, 11 AND A PORTION OF THE W. LOFTON GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA.



- DENOTES JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)
- DENOTES UPLANDS

NOTE: BUILDING RESTRICTION LINE (B.R.L.):
FRONT YARD-----FIFTEEN (15) FEET (SHOWN HEREON)
FRONT YARD (WITH GARAGE FACING R/W)---TWENTY (20) FEET
SIDE YARD-----FIVE (5) FEET
REAR YARD-----FIVE (5) FEET



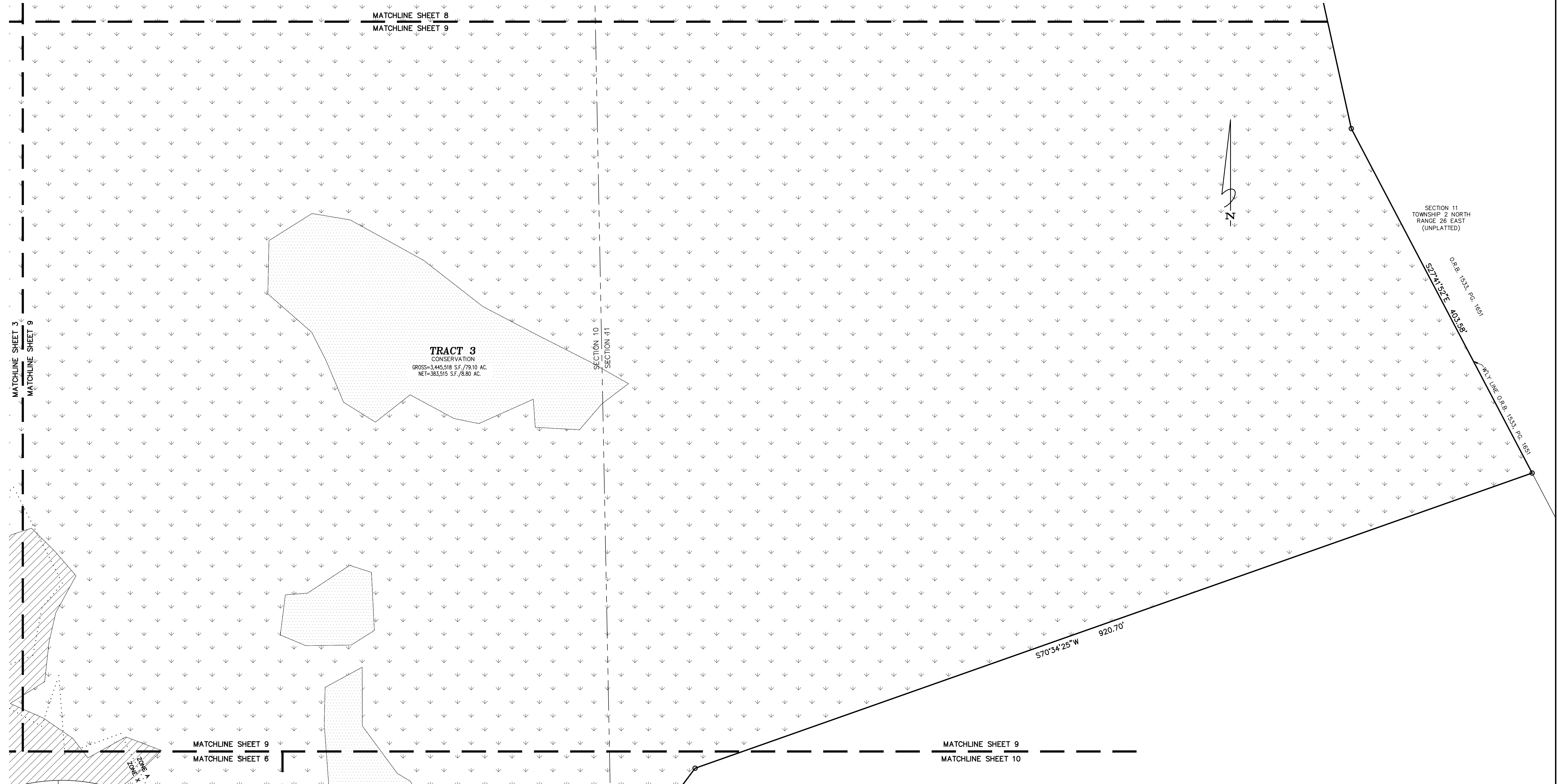
Tributary Phase 1A Unit One

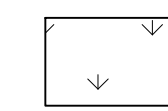
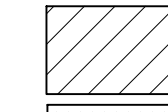
A PORTION OF SECTIONS 10, 11 AND A PORTION OF THE W. LOFTON GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK

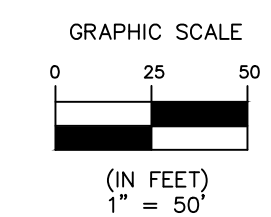
PAGE

SHEET 9 OF 12 SHEETS
SEE SHEET 1 FOR GENERAL NOTES & LEGEND



-  DENOTES JURISDICTIONAL WETLANDS
-  DENOTES UPLAND BUFFER
(NATURAL VEGETATIVE UPLAND BUFFER)
-  DENOTES UPLANDS

NOTE: BUILDING RESTRICTION LINE (B.R.L.):
FRONT YARD-----FIFTEEN (15) FEET (SHOWN HEREON)
FRONT YARD (WITH GARAGE FACING R/W)---TWENTY (20) FEET
SIDE YARD-----FIVE (5) FEET
REAR YARD-----FIVE (5) FEET

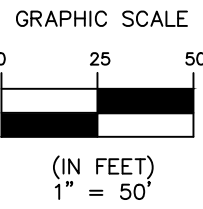


Tributary Phase 1A Unit One

A PORTION OF SECTIONS 10, 11 AND A PORTION OF THE W. LOFTON GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA.



- DENOTES JURISDICTIONAL WETLANDS
 - DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)
 - DENOTES UPLANDS
- NOTE: BUILDING RESTRICTION LINE (B.R.L.):
FRONT YARD-----FIFTEEN (15) FEET (SHOWN HEREON)
FRONT YARD (WITH GARAGE FACING R/W)-----TWENTY (20) FEET
SIDE YARD-----FIVE (5) FEET
REAR YARD-----FIVE (5) FEET



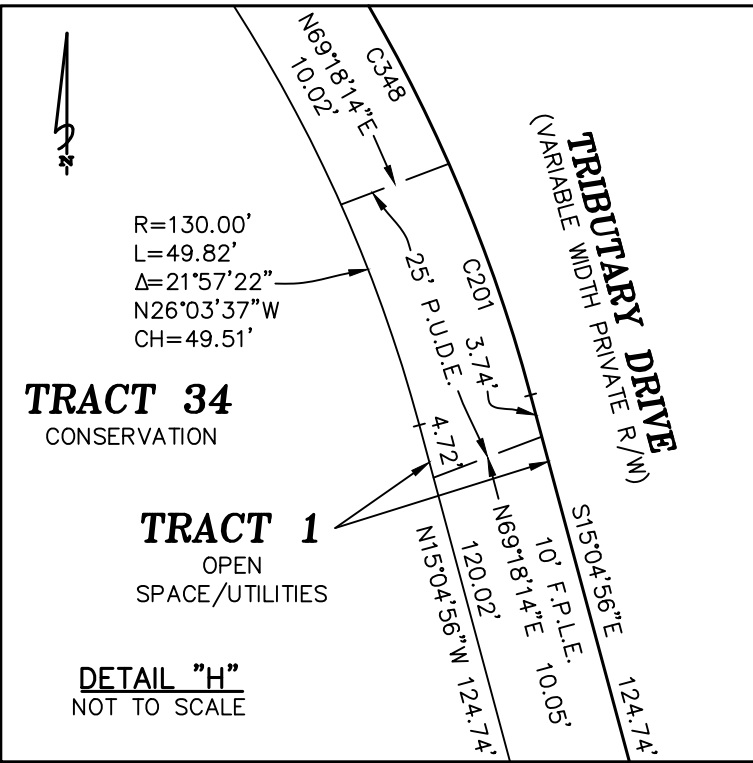
Tributary Phase 1A Unit One

A PORTION OF SECTIONS 10, 11 AND A PORTION OF THE W. LOFTON GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA.

SHEET 11 OF 12 SHEETS
SEE SHEET 1 FOR GENERAL NOTES & LEGEND

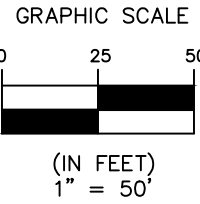
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C10	200.00'	153.20'	43°53'21"	S15°05'37"E	149.48'
C11	200.00'	76.64'	21°57'22"	N26°03'37"W	76.17'
C200	260.00'	199.16'	43°53'21"	S15°05'37"E	194.33'
C201	140.00'	21.30'	8°43'08"	S19°26'30"E	21.28'
C202	528.50'	68.95'	7°28'29"	S18°49'10"E	68.90'
C348	140.00'	32.34'	1°31'41"	N30°25'11"W	32.27'
C372	270.00'	206.82'	43°53'21"	S15°05'37"E	201.80'
C373	130.00'	49.82'	21°57'22"	N26°03'37"W	49.51'
C374	538.50'	70.25'	7°28'29"	S18°49'10"E	70.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L50	N69°18'14"E	10.02'
L51	N69°18'14"E	10.05'
L201	N74°55'04"E	29.34'
L202	S69°23'35"W	23.19'
L203	S30°55'11"E	39.34'
L204	S65°18'28"W	45.88'



- DENOTES JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)
- DENOTES UPLANDS

NOTE: BUILDING RESTRICTION LINE (B.R.L.):
FRONT YARD-----FIFTEEN (15) FEET (SHOWN HEREON)
FRONT YARD (WITH GARAGE FACING R/W)-----TWENTY (20) FEET
SIDE YARD-----FIVE (5) FEET
REAR YARD-----FIVE (5) FEET



Tributary Phase 1A Unit One

A PORTION OF SECTIONS 10, 11 AND A PORTION OF THE W. LOFTON GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK

PAGE

SHEET 12 OF 12 SHEETS
SEE SHEET 1 FOR GENERAL NOTES & LEGEND

