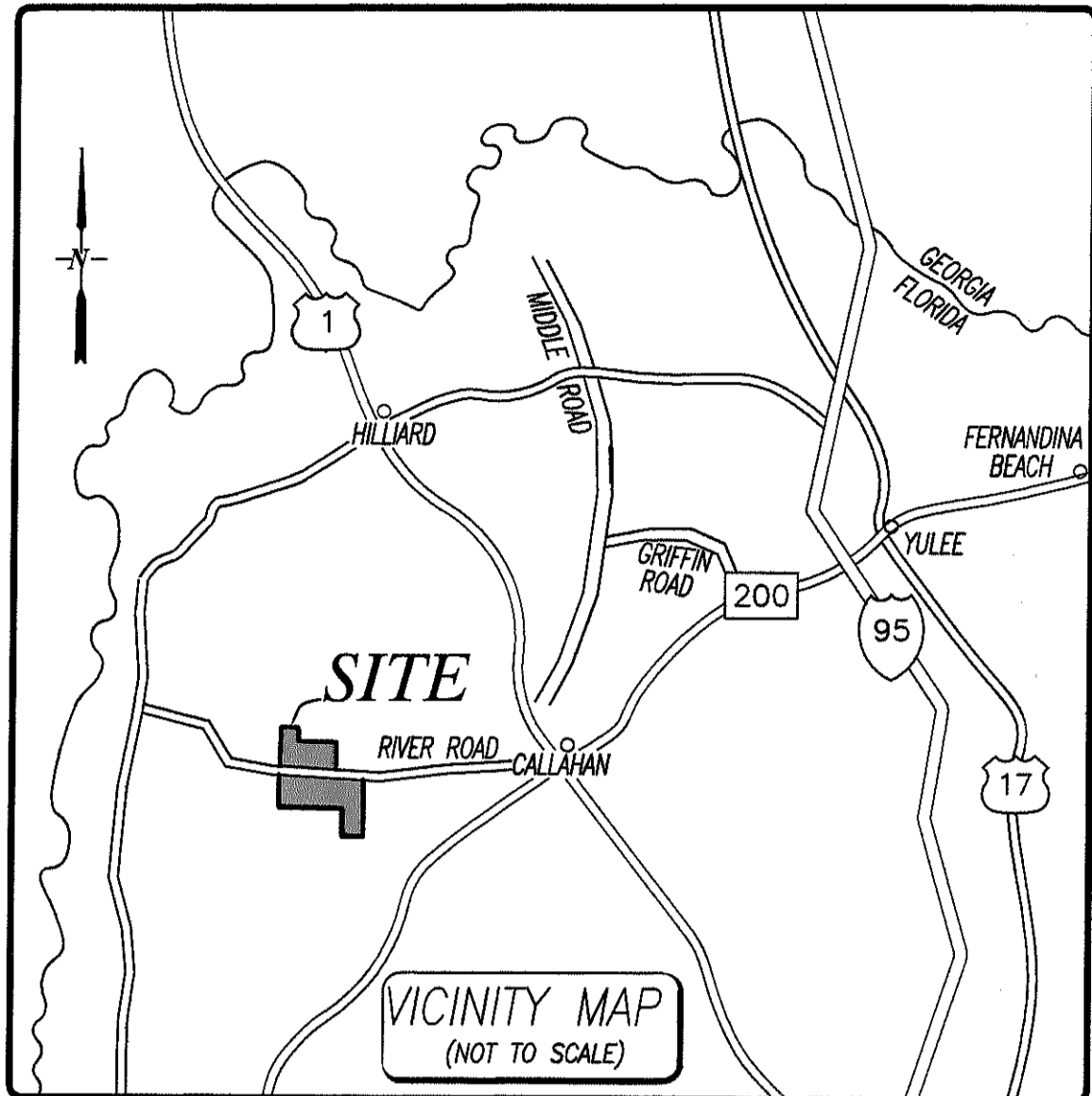


DIXON FARMS

BEING A PORTION OF SECTIONS 27 & 34, TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF JACKSONVILLE PARK UNIT C, RECORDED IN PLAT BOOK 2, PAGE 6 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



CAPTION:

PARCEL ONE:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING A PORTION OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA ALSO BEING A REPLAT OF A PORTION OF JACKSONVILLE PARK UNIT C, RECORDED IN PLAT BOOK 2, PAGE 6 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A 4"x4" CONCRETE MONUMENT, STAMPED LB 7486, LOCATED ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD No. C-108 (A 66 FOOT RIGHT-OF-WAY) AT THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF BILLY RAY TARKINGTON AND KATHY STRICKLAND TARKINGTON AS DESCRIBED IN DEED RECORDED IN BOOK 1765, PAGE 1173, OFFICIAL RECORDS OF SAID COUNTY, AND RUN THENCE SOUTH 85°11'46" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 479.00 FEET TO AN 8"x8" CONCRETE RIGHT-OF-WAY MONUMENT AT A POINT OF CURVATURE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID NORTHERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 3786.72 FEET, A CHORD DISTANCE OF 545.88 FEET, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 89°19'46" WEST TO THE POINT OF TANGENCY OF SAID CURVE; RUN THENCE NORTH 86°32'14" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 506.24 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "LB 7486"; RUN THENCE NORTH 00°53'36" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 876.67 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "CCA"; RUN THENCE NORTH 88°46'12" EAST, A DISTANCE OF 693.32 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "LB 7486"; RUN THENCE SOUTH 01°13'48" EAST, A DISTANCE OF 293.55 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "LB 7486"; RUN THENCE NORTH 88°46'12" EAST, A DISTANCE OF 830.00 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "LB 7486" AT THE NORTHWEST CORNER OF THE AFOREMENTIONED LANDS OF BILLY RAY TARKINGTON AND KATHY STRICKLAND TARKINGTON; RUN THENCE SOUTH 01°13'48" EAST, ALONG WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 600.00 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "LB 7486" AT THE SOUTHWEST CORNER OF LAST MENTIONED LANDS AND THE POINT OF BEGINNING.

PARCEL TWO:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING PORTIONS OF SECTION 27 AND SECTION 34, TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA ALSO BEING A REPLAT OF A PORTION OF JACKSONVILLE PARK UNIT C, RECORDED IN PLAT BOOK 2, PAGE 6 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A 4"x4" CONCRETE MONUMENT, STAMPED LB 7486, LOCATED ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD No. C-108 (A 66 FOOT RIGHT-OF-WAY) AT THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF BILLY RAY TARKINGTON AND KATHY STRICKLAND TARKINGTON AS DESCRIBED IN DEED RECORDED IN BOOK 1765, PAGE 1173, OFFICIAL RECORDS OF SAID COUNTY, AND RUN THENCE SOUTH 85°11'46" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 479.00 FEET TO AN 8"x8" CONCRETE RIGHT-OF-WAY MONUMENT AT A POINT OF CURVATURE; RUN THENCE IN SAID NORTHERLY RIGHT-OF-WAY; RUN THENCE SOUTH 04°48'18" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 66.00 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "LB 7486" AT A POINT OF TANGENCY OF A CURVE IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD No. C-108 AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THIS DESCRIBED RUN THENCE NORTH 85°11'46" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1401.69 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "LB 7486"; RUN THENCE SOUTH 01°13'48" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1256.57 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "LB 7486"; RUN THENCE SOUTH 88°46'12" WEST, A DISTANCE OF 800.00 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "LB 7486"; RUN THENCE NORTH 01°13'48" WEST, A DISTANCE OF 500.00 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "LB 7486"; RUN THENCE SOUTH 88°46'12" WEST, A DISTANCE OF 1640.00 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "LB 7486"; RUN THENCE NORTH 00°51'18" WEST, A DISTANCE OF 712.37 FEET TO A POINT IN THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD No. C-108; RUN THENCE SOUTH 86°32'14" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 482.62 FEET TO A 4"x4" CONCRETE MONUMENT STAMPED "LB 7486" AT A POINT OF CURVATURE; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 3852.72 FEET, A CHORD DISTANCE OF 555.39 FEET, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 89°19'46" EAST TO A 4"x4" CONCRETE MONUMENT STAMPED "LB 7486" AT THE POINT OF TANGENCY OF SAID CURVE AND THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RAYDIENT LLC dba RAYDIENT PLACES + PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HERINAFTER BE KNOWN AS "DIXON FARMS", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY AND IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LAND.

IN WITNESS WHEREOF, OWNER 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.

IN WITNESS THEREOF, RAYDIENT LLC dba RAYDIENT PLACES + PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE OWNER), HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2019.

By: RAYONER TRS OPERATING COMPANY,
A DELAWARE CORPORATION,
ITS MANAGING MEMBER

WITNESS _____

By: MARK R. BRIDWELL
ITS: VICE PRESIDENT

(PRINT)

WITNESS _____

ATTEST BY: S. ALLISTER FISHER
ITS: ASSISTANT SECRETARY

(PRINT)

STATE OF FLORIDA
COUNTY OF NASSAU
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019 A.D.
BY MARK R. BRIDWELL, VICE PRESIDENT OF RAYONER TRS OPERATING COMPANY, A DELAWARE CORPORATION, AS MANAGING MEMBER OF RAYDIENT LLC dba RAYDIENT PLACES + PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF THE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES _____

DIRECTOR OF ENGINEERING SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES FOR NASSAU COUNTY, FLORIDA. THIS _____ DAY OF _____, A.D. 2019.

DIRECTOR OF ENGINEERING SERVICES

CHIEF OF FIRE-RESCUE CERTIFICATE

THIS IS TO CERTIFY THAT THE CHIEF OF FIRE-RESCUE OF NASSAU COUNTY, FLORIDA HAS APPROVED THE ABOVE PLAT THIS _____ DAY OF _____, A.D. 2019.

FIRE CHIEF

TITLE CERTIFICATION

I, _____ AN ATTORNEY AT LAW IN FLORIDA, DO HEREBY CERTIFY THAT RECORD TITLE TO THE LAND DESCRIBED HEREON IS VESTED IN RAYDIENT LLC dba RAYDIENT PLACES + PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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

DATE:

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. 2019.

COUNTY PLANNER

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS _____ DAY OF _____, A.D. 2019, AND THESE LOTS ARE APPROVED AND TO BE REVIEWED ON AN INDIVIDUAL BASIS ACCORDING TO F.A.C. 64E-6, 64E-8 AND 40C-3.

COUNTY HEALTH DEPARTMENT

CLERKS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLIES IN FORM WITH CHAPTER 177.001 FLORIDA STATUTES, AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK _____, PAGES _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS _____ DAY OF _____, A.D. 2019.

CLERK OF THE CIRCUIT COURT

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 OF THE COUNTY THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH REQUIREMENTS OF CHAPTER 177 IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING REFLECTED ON THIS PLAT.

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION #4069

DATE:

CERTIFICATE OF APPROVAL BY 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. 2019.

MICHAEL S. MULLIN, OFFICE OF THE COUNTY ATTORNEY
BAR NO. - 301094

COMMISSION APPROVAL CERTIFICATE

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. 2019, BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD OF COMMISSIONERS

TAX COLLECTOR'S CERTIFICATE

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. 2019.

NASSAU COUNTY TAX COLLECTOR

PARCEL IDENTIFICATION NUMBERS:
27-2N-24-0000-0001-0010
27-2N-24-2280-0028-0010

NOTES:

- 1) 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 THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
 - 2) BEARINGS SHOWN HEREON REFER TO THE BEARING OF N85°11'46"E FOR THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVER ROAD. COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE EAST ZONE OF FLORIDA (NAD 83), AND WERE ESTABLISHED BY CONVENTIONAL SURVEYING MEANS WITH AN ERROR OF CLOSURE EXCEEDING (1:50,000).
 - 3) BENCHMARK: NONE SET. NO ELEVATIONS PRESENT ON THIS PLAT.
 - 4) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "OR" OR "OPEN RURAL".
 - 5) 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-FIVE (35) FEET
SIDE LINES----- FIFTEEN (15) FEET
REAR LINES----- TWENTY-FIVE (25) FEET
 - 6) THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONES "A" AND "X" AS PER FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 120890 0292F FOR NASSAU COUNTY, FLORIDA DATED: AUGUST 2, 2017. FLOOD HAZARD ZONE LINES SHOWN HEREON WERE SCALED FROM SAID FLOOD INSURANCE RATE MAPS.
 - 7) DRIVEWAYS AND CULVERTS IN THE COUNTY RIGHT-OF-WAY NEED APPROVAL FROM NASSAU COUNTY FOR PERMITS.
 - 8) ALL PLATTED UTILITY 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.
 - 9) THE LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY GOVERNMENT.
 - 10) THE LANDS SHOWN HEREON ARE NOT IN A STORM SURGE CATEGORY, AS PER S.L.O.S.H. (SEA, LAKE, AND OVERLAND SURGES FROM HURRICANES).
 - 11) 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 TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES. WETLAND LINES SHOWN HEREON WERE FLAGGED AND IDENTIFIED BY CARTER ENVIRONMENTAL SOLUTIONS, INC. ON 07/17/18 AND WERE DETERMINED TO BE EXEMPT FROM PERMIT REQUIREMENTS OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (S.J.R.W.M.D. FILE NUMBER 154443-1).
- 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 PLANT MATERIALS CAN BE REMOVED. LIMBING CAN OCCUR WITHIN BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE NO GREATER THAN THREE (3) INCHES IN DIAMETER.
- UPLAND BUFFERS MAY BE INCLUDED WITHIN A DEVELOPMENT LOT, TRACT OR PARCEL. THE WETLAND BUFFER SHALL NOT COUNT TOWARD THE MINIMUM SETBACK REQUIREMENT OF THE ZONING DISTRICT IN WHICH IT IS LOCATED.
- 12) PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE MADE OF CONCRETE, 4-INCHES SQUARE & 24-INCHES LONG WITH A 1-INCH DISK STAMPED "PRM LB 7486" (UNLESS OTHERWISE NOTED) AND ARE SHOWN THUS: ■
 - 13) LOT CORNERS (1/2" IRON PIPES) AND INTERIOR POINT OF CURVATURES & POINT OF TANGENCY'S ARE TO BE SET UP ON COMPLETION OF ROAD AND UTILITY CONSTRUCTION (IF ANY).
 - 14) TOTAL NUMBER OF LOTS: 11 LOTS, 2 TRACT(S).
 - 15) TOTAL ACREAGE: ±74.64 ACRES
 - 16) THE FINISHED FLOOR ELEVATIONS OF DWELLINGS SHALL BE A MINIMUM OF 13 INCHES ABOVE HIGHEST ADJACENT GRADE. IT IS RECOMMENDED BY THE NASSAU COUNTY BUILDING DEPARTMENT TO BE 18 INCHES ABOVE THE CROWN OF ROAD. THIS INFORMATION IS CONSIDERED CORRECT AS OF THE RECORDING DATE OF THIS PLAT AND SHOULD BE VERIFIED WITH NASSAU COUNTY BUILDING DEPARTMENT PRIOR TO BUILDING DESIGN.
 - 17) NET AREAS SHOWN HEREON ARE GROSS AREAS MINUS WETLANDS AND POND AREAS (IF ANY).

SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, AS AMENDED, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.001, F.S. & CHAPTER 61G12-6.003 F.A.C. AND COMPLIES WITH THE LAWS OF NASSAU COUNTY, FLORIDA.

CHARLES ROBERT LEE, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5618
LEE SURVEYING & MAPPING CO.
2166 ROCKDOVE LANE
FERNANDINA BEACH, FLORIDA, 32034
(904) 261-6800 LB# 7486

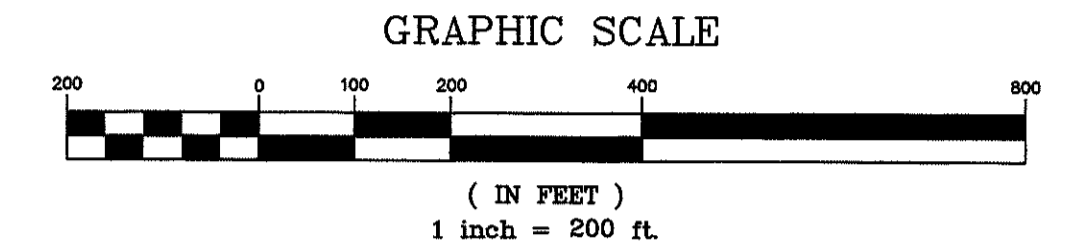
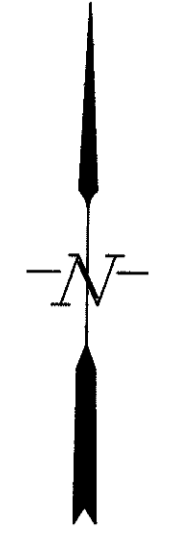
Lee Surveying
& Mapping Co.
2166 ROCKDOVE LANE
FERNANDINA BEACH, FLORIDA 32034
(904) 261-6800 LB# 7486

APPROVAL OF:	DATE
PLAT	12/19/19
SITE PLAN	12/19/19
Department of Planning and Economic Opportunity	12/19/19
Engineering Dept.	12/19/19
Health Dept.	12/19/19
Building Dept.	12/19/19

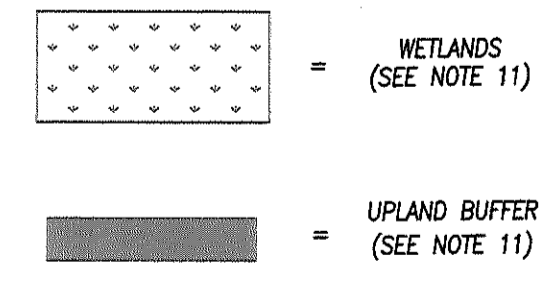
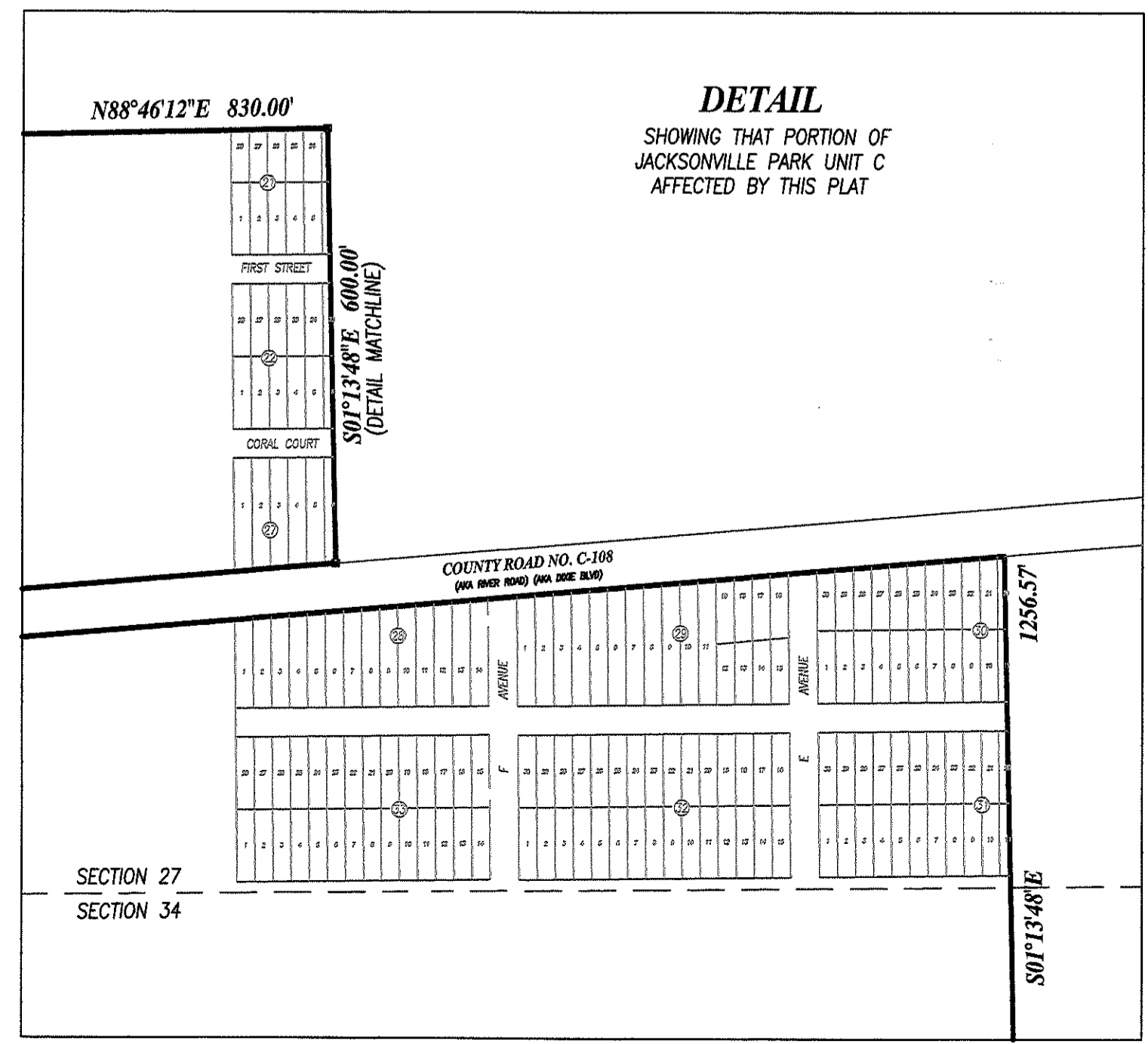
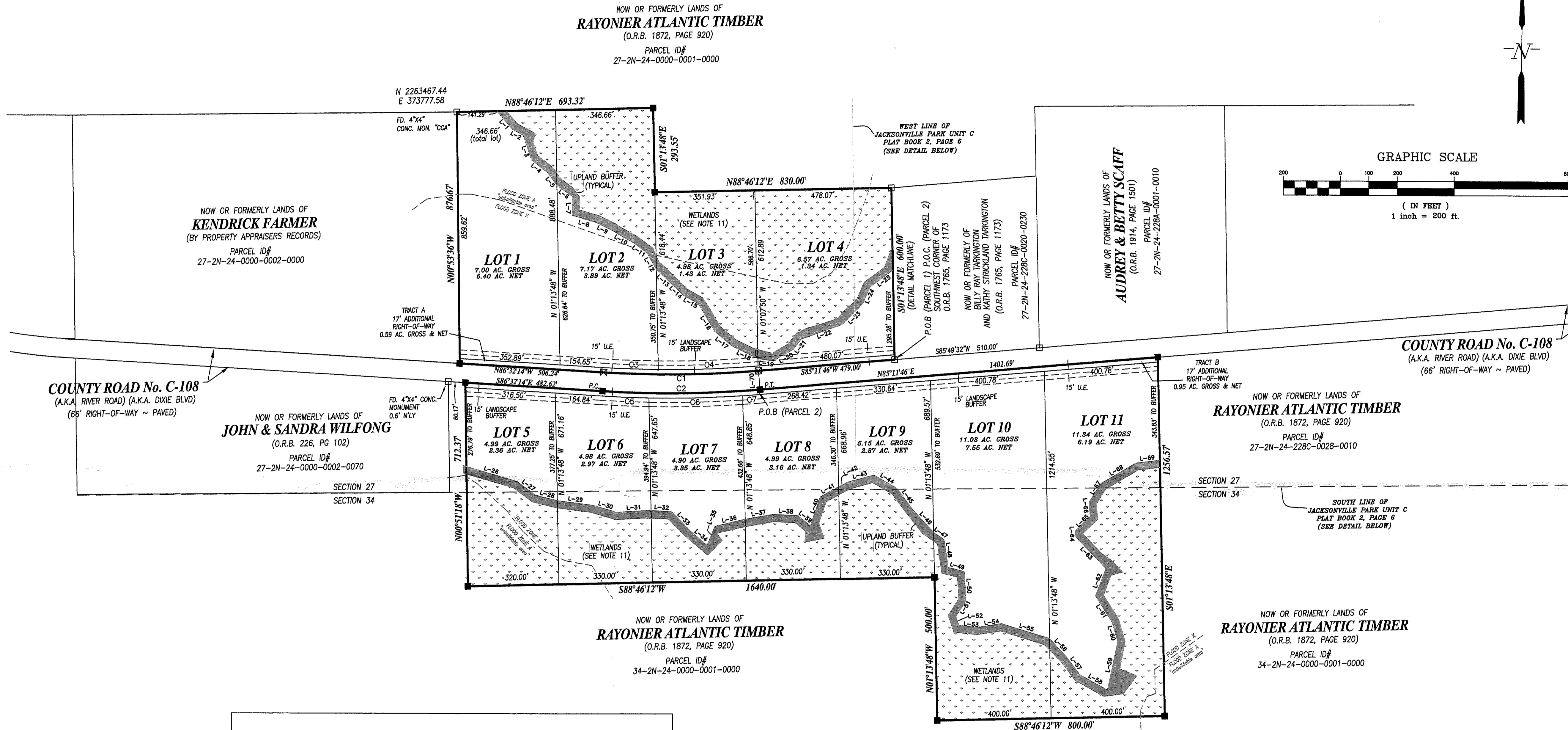
NOTE: PLAN APPROVAL DOES NOT CONSTITUTE APPROVAL TO VIOLATE ANY ADOPTED FEDERAL STATE OR LOCAL LAW, CODE OR ORDINANCE. A SEPARATE CONSTRUCTION PERMIT MAY BE REQUIRED BY THE NASSAU COUNTY BUILDING DEPARTMENT.

DIXON FARMS

BEING A PORTION OF SECTIONS 27 & 34, TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA
AND BEING A REPLAT OF A PORTION OF JACKSONVILLE PARK UNIT C, RECORDED IN PLAT BOOK 2, PAGE 6
OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



LINE	BEARING	LENGTH
L-1	N 41°04'03" W	83.75'
L-2	N 61°35'06" W	42.31'
L-3	N 18°49'12" W	90.88'
L-4	N 52°31'07" W	71.77'
L-5	N 36°08'58" W	54.98'
L-6	N 54°24'34" W	66.84'
L-7	N 00°03'46" W	66.52'
L-8	N 73°41'49" W	87.92'
L-9	N 63°52'12" W	66.07'
L-10	N 61°16'57" W	83.54'
L-11	N 54°03'56" W	61.50'
L-12	N 29°24'13" W	64.81'
L-13	N 47°05'03" W	48.81'
L-14	N 45°30'28" W	83.89'
L-15	N 82°47'10" W	61.73'
L-16	N 31°02'06" W	110.49'
L-17	N 49°48'26" W	80.09'
L-18	N 64°23'16" W	100.59'
L-19	N 81°13'16" W	54.83'
L-20	S 60°05'08" W	79.67'
L-21	S 37°38'47" W	45.13'
L-22	S 70°24'36" W	151.55'
L-23	N 44°44'23" E	105.80'
L-24	S 23°13'42" W	63.20'
L-25	S 53°52'17" W	98.52'
L-26	S 73°21'29" E	186.37'
L-27	S 53°44'50" E	80.44'
L-28	S 76°20'40" E	78.88'
L-29	S 82°36'19" E	125.12'
L-30	S 73°39'16" E	87.85'
L-31	N 86°53'22" E	122.79'
L-32	S 88°18'49" E	73.40'
L-33	S 44°26'42" E	92.85'
L-34	S 49°26'37" E	78.11'
L-35	S 22°20'27" W	72.58'
L-36	N 76°36'34" E	108.32'
L-37	N 80°14'34" E	100.81'
L-38	S 87°06'38" E	86.26'
L-39	S 51°15'43" E	56.24'
L-40	N 18°41'19" E	105.67'
L-41	N 60°51'28" E	73.74'
L-42	N 61°58'45" E	36.73'
L-43	N 74°37'49" E	94.74'
L-44	S 58°52'57" E	93.91'
L-45	S 36°43'08" E	91.10'
L-46	S 42°27'51" E	109.82'
L-47	S 55°39'43" E	45.14'
L-48	S 08°27'15" E	97.28'
L-49	S 75°33'21" E	58.70'
L-50	S 03°32'24" E	102.33'
L-51	S 32°44'13" W	84.94'
L-52	S 18°17'39" E	33.71'
L-53	S 84°44'22" E	65.56'
L-54	N 81°17'26" E	84.36'
L-55	S 73°10'10" E	176.14'
L-56	S 43°13'16" E	86.85'
L-57	S 37°06'41" E	78.47'
L-58	S 61°00'18" E	110.89'
L-59	N 11°58'37" E	173.89'
L-60	N 16°33'22" W	89.86'
L-61	N 32°05'35" W	109.80'
L-62	N 20°46'15" E	101.70'
L-63	N 43°50'28" W	153.18'
L-64	S 01°57'4" E	20.92'
L-65	N 46°2'36" E	71.23'
L-66	N 05°08'17" W	50.29'
L-67	N 31°53'30" E	76.99'
L-68	N 59°17'27" E	143.31'
L-69	N 83°01'34" E	85.57'
L-70	S 04°48'18" E	66.00'



REQUIRED AREA (AT 25' WIDE)	PROVIDED AREA	PROVIDED AVERAGE BUFFER
155,194 SQ FT	157,850 SQ FT	25.42'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	S 89°19'46" W	545.88'	3786.72'
C2	N 89°19'46" E	555.39'	3852.72'
C3	S 88°00'10" E	192.84'	3769.72'
C4	N 87°51'50" E	350.91'	3769.72'
C5	S 87°45'59" E	186.02'	3869.72'
C6	N 88°33'56" E	330.00'	3869.72'
C7	N 85°39'24" E	62.19'	3869.72'

- SYMBOLS-LEGEND**
- : DENOTES SET 1/2" IP "LB-7486"
 - : DENOTES FOUND 1/2" IP (TYPE AS NOTED)
 - : DENOTES SET 4" CONCRETE MONUMENT "PRM-LB-7486"
 - : DENOTES FOUND 4" CONCRETE MONUMENT "PRM-LB-7486"
 - ⊠: DENOTES FOUND 8" CONCRETE R/W MONUMENT
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - AC = ACRES
 - O.R.B. = OFFICIAL RECORDS BOOK
 - U.E. = UTILITY EASEMENT