

AMELIA CONCOURSE ~ PHASE THREE - UNIT "A"

BEING A REPLAT OF A PORTION OF WINDFLOWER TRAIL, AMELIA CONCOURSE PHASE ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 7, PAGES 183 THROUGH 187 & 187A OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING A PORTION OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

CAPTION

A PORTION OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND TOGETHER WITH A PORTION OF AMELIA CONCOURSE SUBDIVISION ~ PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 183, 184, 185, 186, 187 AND 187A OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 89°38'58" EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 30, A DISTANCE OF 358.66 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING THUS DESCRIBED NORTH 00°22'04" WEST, A DISTANCE OF 81.49 FEET; THENCE NORTH 18°57'28" WEST, A DISTANCE OF 78.73 FEET; THENCE SOUTH 88°45'30" WEST, A DISTANCE OF 45.48 FEET; THENCE NORTH 01°14'30" WEST, A DISTANCE OF 207.71 FEET; THENCE SOUTH 59°18'02" EAST, A DISTANCE OF 9.35 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 245.00 FEET; THENCE NORTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 82.91 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°29'49" EAST, 82.52 FEET; THENCE NORTH 39°48'06" EAST, A DISTANCE OF 19.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 345.00 FEET; THENCE NORTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 75.90 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°29'58" EAST, 75.74 FEET; THENCE NORTH 27°11'49" EAST, A DISTANCE OF 57.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 55.00 FEET; THENCE NORTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 20.21 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°43'23" EAST, 20.10 FEET; THENCE NORTH 48°14'57" EAST, A DISTANCE OF 6.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 345.00 FEET; THENCE NORTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 140.75 FEET, TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°33'41" EAST, 139.78 FEET; THENCE NORTH 24°52'24" EAST, A DISTANCE OF 82.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 55.00 FEET; THENCE NORTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 24.88 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°50'02" EAST, 24.67 FEET; THENCE NORTH 50°47'40" EAST, A DISTANCE OF 204.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 295.00 FEET; THENCE NORTHERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 382.84 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°36'58" EAST, 356.53 FEET; THENCE NORTH 23°33'43" WEST, A DISTANCE OF 125.22 FEET; THENCE NORTH 01°27'47" WEST, A DISTANCE OF 97.02 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID AMELIA CONCOURSE SUBDIVISION ~ PHASE ONE, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 395.00 FEET; THENCE SOUTHEASTERLY ALONG AND AROUND SAID CURVE AND ALONG SAID SOUTHWESTERLY BOUNDARY, AN ARC DISTANCE OF 517.99 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°49'17" EAST, 481.67 FEET; THENCE SOUTH 76°22'17" EAST ALONG THE SOUTHWESTERLY LINES OF LOTS 47, 48 AND 49 OF SAID PLAT, A DISTANCE OF 160.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 105.00 FEET; THENCE EASTERLY ALONG AND AROUND SAID CURVE AND THE SOUTHERLY LINE OF LOT 49 OF SAID PLAT AN ARC DISTANCE OF 19.89 FEET TO THE EASTERLY LINE OF SAID 49, SAID CURVE SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°51'10" EAST, 19.86 FEET; THENCE NORTH 24°29'02" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 169.99 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WINDFLOWER TRAIL (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND A POINT LYING ON A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 275.00 FEET; THENCE WESTERLY ALONG AND AROUND SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 10.76 FEET TO THE EASTERLY LINE OF LOT 50 OF SAID PLAT, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°21'22" WEST, A DISTANCE OF 10.76 FEET; THENCE NORTH 22°14'21" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 119.97 FEET TO THE SOUTHWESTERLY LINE OF LAKE TRACT "B" OF SAID PLAT AND A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 395.00 FEET; THENCE SOUTHEASTERLY ALONG AND AROUND SAID CURVE AND SAID SOUTHWESTERLY LINE AN ARC DISTANCE OF 314.55 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°55'44" EAST, 306.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 35.00 FEET; THENCE EASTERLY ALONG AND AROUND SAID CURVE AND SOUTHERLY LINE OF SAID LAKE TRACT "B" AN ARC DISTANCE OF 50.88 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AN DISTANCE OF SOUTH 63°31'10" EAST, 46.52 FEET; THENCE NORTH 74°37'32" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 107.73 FEET TO THE WESTERLY LINE OF LOT 75 OF SAID PLAT AND A POINT ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 245.00 FEET; THENCE SOUTHEASTERLY ALONG AND AROUND SAID CURVE AND THE SAID WESTERLY LINE AND THE SOUTHWESTERLY LINES OF LOTS 76, 77 AND 78 OF SAID PLAT AN ARC DISTANCE OF 285.13 FEET TO THE NORTHWEST CORNER OF BUFFER TRACT "B-3" OF AMELIA CONCOURSE SUBDIVISION ~ PHASE TWO, RECORDED IN PLAT BOOK 8, PAGES 222, 223, 224, 225, 226 AND 227 OF SAID PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°07'04" EAST, 269.31 FEET; THENCE SOUTH 48°50'38" WEST ALONG THE NORTHWESTERLY LINE OF SAID BUFFER TRACT "B-3", A DISTANCE OF 16.95 FEET TO THE WESTERLY LINE OF SAID TRACT AND A POINT ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 28.00 FEET; THENCE SOUTHERLY ALONG AND AROUND SAID CURVE AND WESTERLY LINE AN ARC DISTANCE OF 48.66 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°27'22" WEST, 42.76 FEET; THENCE SOUTH 51°19'16" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 242.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 28.00 FEET; THENCE WESTERLY ALONG AND AROUND SAID CURVE AND THE NORTHERLY LINE OF SAID TRACT AN ARC DISTANCE OF 53.52 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°53'24" WEST, 45.74 FEET; THENCE SOUTH 53°06'57" WEST ALONG THE NORTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 14.76 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 545.00 FEET; THENCE SOUTHERLY ALONG AND AROUND SAID CURVE AND SAID WESTERLY LINE AN ARC DISTANCE OF 84.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°14'55" WEST, 84.16 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 10°37'27" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 122.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 545.00 FEET; THENCE SOUTHERLY ALONG AND AROUND SAID CURVE AND WESTERLY LINE AN ARC DISTANCE OF 63.54 FEET TO THE POINT OF TANGENCY AND THE NORTHWEST CORNER OF BUFFER TRACT "2" (JEA) OF SAID PLAT, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°10'51" WEST, 63.50 FEET; THENCE SOUTH 16°25'52" WEST ALONG THE SAID WESTERLY LINE OF TRACT, A DISTANCE OF 33.34 FEET TO THE NORTHWEST CORNER OF LOT 65 OF SAID PLAT; THENCE SOUTH 23°50'45" WEST ALONG THE WESTERLY LINE OF SAID LOT 65, A DISTANCE OF 92.25 FEET; THENCE SOUTH 37°51'56" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 27.85 FEET TO THE NORTHWEST CORNER OF BUFFER TRACT "B-2" OF SAID PLAT; THENCE SOUTH 00°21'47" EAST ALONG THE WESTERLY LINE OF SAID BUFFER TRACT "B-2", A DISTANCE OF 299.69 FEET TO THE AFOREMENTIONED SOUTHERLY LINE OF SECTION 30; THENCE SOUTH 89°38'58" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1188.83 FEET THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 30.11 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DFC AMELIA CONCOURSE PHASE III, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS AMELIA CONCOURSE - PHASE THREE - UNIT "A", AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

ALL RIGHTS OF WAYS SHALL HEREBY BE DEDICATED BY AMELIA CONCOURSE DEVELOPMENT, LLC A LIMITED LIABILITY COMPANY, SUBJECT TO APPROVAL BY COUNTY COMMISSIONERS BEFORE ADOPTION AND DEDICATION TO NASSAU COUNTY, FLORIDA. SAID RIGHT OF WAY "WINDFLOWER TRAIL" WILL BE MAINTAINED BY NASSAU COUNTY, FLORIDA.

THE 30' EMERGENCY ACCESS RIGHT-OF-WAY, TRACT "A" (STORM WATER MANAGEMENT FACILITY AND DRAINAGE EASEMENT), BUFFER TRACT "B-1", BUFFER TRACT "B-2" AND BUFFER TRACT "B-3" SHALL BE DEDICATED TO THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT AND THE SOLE AND EXCLUSIVE PROPERTY OF SAID COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, SAID COMMUNITY DEVELOPMENT DISTRICT RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS AND BUFFERS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

WETLAND JURISDICTIONAL TRACT "WJ-1", WETLAND JURISDICTIONAL TRACT "WJ-2", SHALL BE DEDICATED TO THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT AND THE SOLE AND EXCLUSIVE PROPERTY OF SAID COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, SAID COMMUNITY DEVELOPMENT DISTRICT 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 SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO FLORIDA POWER AND LIGHT ("FPL"), ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF FPL UTILITIES, TOGETHER WITH THE RIGHT OF FPL, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THOSE EASEMENTS DESIGNATED AS "FPL-E" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS.

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 EMERGENCY ACCESS RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THOSE EASEMENTS DESIGNATED AS "JEA-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL BE DEDICATED TO THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT AND THE SOLE AND EXCLUSIVE PROPERTY OF SAID COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS. THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE PURPOSES; PROVIDED HOWEVER, THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT 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.

THE OWNER HEREBY GRANTS THE PRESENT AND FUTURE OWNERS OF THE LOTS AND OTHERS LANDS SHOWN ON THIS PLAT AND TO ANY RESPONSIBLE PROPERTY OWNERS' ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT APPROVED FOR THE CAPTIONED PROPERTY A NON-EXCLUSIVE EASEMENT FOR STORMWATER DRAINAGE OVER AND ACROSS TRACT "A" (STORMWATER MANAGEMENT FACILITY AND DRAINAGE EASEMENTS) IT IS THE INTENTION OF THE OWNER, ITS SUCCESSOR AND ASSIGNS, TO RESERVE EASEMENTS FOR DRAINAGE THROUGH ALL LAKES AND TO RESERVE EASEMENTS FOR MAINTENANCE OF THE LAKES AND DRAINAGE SYSTEMS.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

BY: _____ DFC AMELIA CONCOURSE PHASE III, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: _____ (WITNESS)

BY: _____

PRINT NAME: _____ CHRIS BUTLER

ITS: _____ MANAGER

BY: _____

PRINT NAME: _____ (WITNESS)

STATE OF FLORIDA
COUNTY OF NASSAU

TITLE CERTIFICATION

I/WE, DF TITLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS A TITLE AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO DFC AMELIA CONCOURSE PHASE III, 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 THOSE SHOWN HEREON, THAT ALL EASEMENTS OF RECORD ARE SHOWN.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS _____ DAY OF _____, 2020, BY CHRIS BUTLER, THE MANAGER OF DFC AMELIA CONCOURSE PHASE III, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

(NOTARY SIGNATURE)

(NOTARY SEAL)

ATTORNEY SIGNATURE

DATE: _____

CERTIFICATE OF ENGINEERING SERVICES

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

DIRECTOR OF ENGINEERING SERVICES PRINTED NAME

CHIEF OF FIRE RESCUE

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

CHIEF OF FIRE-RESCUE PRINT NAME

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.

NASSAU COUNTY TAX COLLECTOR PRINTED NAME DATE
PARCEL IDENTIFICATION NUMBER: 30-2N-28-0000-0001-0040

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 PRINTED NAME

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE PLAT THIS _____ DAY OF _____ A.D. 2020, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

COUNTY HEALTH DEPARTMENT PRINTED NAME

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.

OFFICE OF THE COUNTY ATTORNEY PRINTED NAME

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 PRINTED NAME

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLIES IN FORM WITH CHAPTER 71-339, LAWS OF FLORIDA OF 1971, FLORIDA STATUE 177.061, AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK _____, PAGES _____, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS _____ DAY OF _____, A.D. 2020.

CLERK OF THE CIRCUIT COURT PRINTED NAME

CERTIFICATE OF REVIEW BY COUNTY-EMPLOYEED/ 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 No. 4069 DATE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED HEREON, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN ON SAID PLAT ACCORDING TO CHAPTER 177, FLORIDA STATUTES AS AMENDED, AND THAT PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SAID LAWS, THAT SAID SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF SAID CHAPTER. SIGNED THIS _____ DAY OF _____, 2020.

BOB L. PITTMAN
PROFESSIONAL SURVEYOR & MAPPER,
LICENSE NUMBER 4827
ARC SURVEYING & MAPPING, INC.

PREPARED BY
ARC SURVEYING AND MAPPING
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-384-8377
LICENSED BUSINESS NO. 6487

AMELIA CONCOURSE ~ PHASE THREE - UNIT "A"

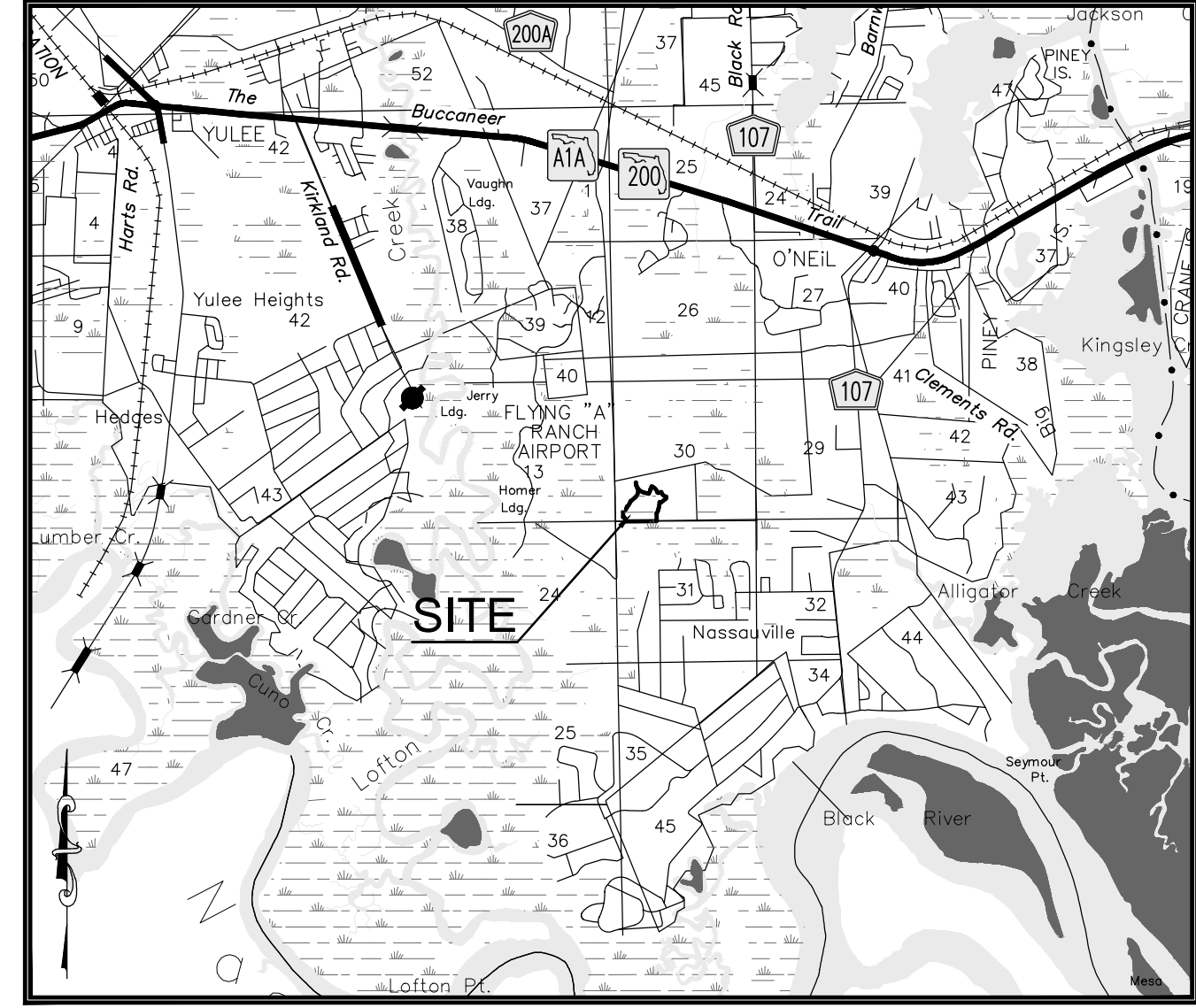
BEING A REPLAT OF A PORTION OF WINDFLOWER TRAIL, AMELIA CONCOURSE PHASE ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 7, PAGES 183 THROUGH 187 & 187A OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING A PORTION OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

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 MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
- BEARINGS AND COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE EAST ZONE OF FLORIDA (NAD 83), ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENTS "74 94 GPS 14", "74 94 GPS 16", AND "CHRIS" AND WERE DETERMINED USING STANDARD GPS METHODOLOGY.
- THE LOCATION OF SECTION, TOWNSHIP AND RANGE LINES SHOWN HEREON WAS COMPILED BY PLOTTING FROM GOVERNMENT LAND OFFICE TOWNSHIP PLAT AND SURVEY BY ANGAS ASSOCIATES OF FERNANDINA BEACH, OF RAYONIER INCORPORATED LANDS, DATED: APRIL, MAY, JUNE, 1961.
- REFERENCE BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT WITH DESIGNATION "H331", LOCATED ±47' SOUTH AND ±42' WEST OF THE CENTERLINE INTERSECTION OF SEABOARD COASTLINE RAILROAD AND CHESTER ROAD. ELEVATION = 27.737' (NATIONAL GEODETIC VERTICAL DATUM OF 1929).
- THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS RS-2.
- BUILDING RESTRICTION SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCE AND CURRENTLY ARE AS FOLLOWS:
BUILDING RESTRICTION LINE (B.R.L.):
FRONT LINES-----TWENTY FIVE (25) FEET
SIDE LINES-----TEN (10) FEET
REAR LINES-----TEN (10) FEET
- THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED), AS PER FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBERS 120890C3589 FOR NASSAU COUNTY, FLORIDA, DATED: AUGUST 2, 2017. FLOOD ZONE WAS SCALED FROM SAID FLOOD INSURANCE RATE MAPS.
- THERE IS A NON-EXCLUSIVE EASEMENT, BY THIS PLAT, 10 FEET IN WIDTH ALONG ALL LOTS, PARCELS, AND TRACTS, PARALLEL WITH ADJACENT TO, AND CONCENTRIC WITH, ALL RIGHT-OF-WAY LINES SHOWN HEREON TO FLORIDA POWER AND LIGHT. IN ADDITION, THERE IS A NON-EXCLUSIVE EASEMENT, BY THIS PLAT, 10 FEET IN WIDTH, 5 FEET EACH SIDE OF ALL SIDE LOT LINES RESERVED TO FLORIDA POWER AND LIGHT, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- LOTS OR TRACTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY GOVERNMENT.
- THIS PROPERTY IS NOT SUBJECT TO STORM SURGE INUNDATION DURING A HURRICANE ACCORDING TO THE NASSAU COUNTY STORM SURGE ATLAS PROVIDED BY THE NORTHEAST FLORIDA REGIONAL COUNCIL.
- LOT CORNERS (IRON PIPES) AND INTERIOR POINT OF CURVATURES & POINT OF TANGENCY'S ARE TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION, WITHIN ONE YEAR AFTER THE RECORDING OF THIS PLAT OR BEFORE BOND EXPIRATION, WHICHEVER IS EARLIER.
- THE LAKES SHOWN HEREON WERE DRAWN FROM SITE ENGINEERING PLANS BY McCRANIE & ASSOCIATES, INC., WITH AN ISSUE DATE OF NOVEMBER, 2018.
- TOTAL NUMBER OF LOTS: 31 LOTS, 5 TRACTS.
- TOTAL ACREAGE: 30.11 ACRES
- THE 5 FOOT WIDE NON-EXCLUSIVE JEA WATER MAINTENANCE EASEMENTS SHOWN HEREON ARE FOR MAINTENANCE ONLY OF THE WATER AND SEWER LINES THAT LIE WITHIN THE ROAD RIGHT-OF-WAYS SHOWN HEREON.
- A CONSERVATION EASEMENT OVER AREAS DESIGNATED AS BUFFERS WILL BE DEDICATED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SEPARATELY FROM THE RECORDING OF THIS PLAT.
- SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERIOR ROADWAYS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND PAVING OF ALL ROADS AND SIDEWALKS TO MEET CURRENT COUNTY STANDARDS.
- THE WETLAND IMPACTS DEPICTED HEREON HAVE BEEN AUTHORIZED BY SJRWMD PERMIT No.: 42-089-92522-3 & ACDE PERMIT No.: SAJ-2004-10791-04L.
- 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 1.0A.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.

LEGEND

- = FOUND 5/8" CAPPED IRON ROD L.B. # 4622 UNLESS OTHERWISE NOTED
- = FOUND 4"x4" CONCRETE MONUMENT STAMPED LB 4622 UNLESS OTHERWISE NOTED
- = SET NAIL & DISK STAMPED LB 6467
- C1 = TABULATED CURVE DATA
- C.M. = CONCRETE MONUMENT
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. = OFFICIAL RECORDS VOLUME
- O.R.B. = OFFICIAL RECORDS VOLUME
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- SQ. FT. = SQUARE FEET



VICINITY MAP

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C70	N66°21'22"W	10.76'	275.00'	10.76'	002°14'32"
C71	N44°55'44"W	306.31'	395.00'	314.55'	045°37'37"
C72	S63°31'10"E	46.52'	35.00'	50.88'	083°17'56"
C73	S47°07'04"E	269.31'	245.00'	285.13'	066°40'50"
C74	N01°27'22"E	42.76'	28.00'	48.66'	099°34'08"
C75	S73°53'24"E	45.74'	28.00'	53.52'	109°31'35"
C76	N06°14'55"E	84.16'	545.00'	84.24'	008°51'24"
C77	N14°10'51"E	63.50'	545.00'	63.54'	006°40'47"
C78	S38°49'17"E	481.67'	395.00'	517.99'	075°08'10"
C79	N70°51'10"W	19.86'	105.00'	19.89'	010°51'18"
C84	N37°50'02"W	24.67'	55.00'	24.88'	025°55'15"
C88	N49°29'49"E	82.52'	245.00'	82.91'	019°23'26"
C89	N33°29'58"E	75.74'	345.00'	75.90'	012°36'17"
C90	N37°43'23"W	20.10'	55.00'	20.21'	021°03'08"
C91	N36°33'41"E	139.78'	345.00'	140.75'	023°22'33"
C93	S13°36'58"E	356.53'	295.00'	382.84'	074°21'22"

- ### WETLAND NOTES
- THE JURISDICTIONAL WETLANDS SHOWN HEREON WERE FLAGGED BY LG ENVIRONMENTAL SOLUTIONS, INC. & REFLAGGED BY ENVIRONMENTAL RESOURCES SOLUTIONS ON JUNE 18, 2004. THE WETLAND IMPACTS DEPICTED HEREON HAVE BEEN AUTHORIZED BY SJRWMD PERMIT No.: 42-089-92522-3 & ACDE PERMIT No.: SAJ-2004-10791-04L.
 - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD 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 LAND 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.
 - FOR ADDITIONAL WETLAND INFORMATION SEE DRAWING BY THIS FIRM DATED: 11-7-02 AND HAVING DWG. No. B-2-1202(c)-B-02.

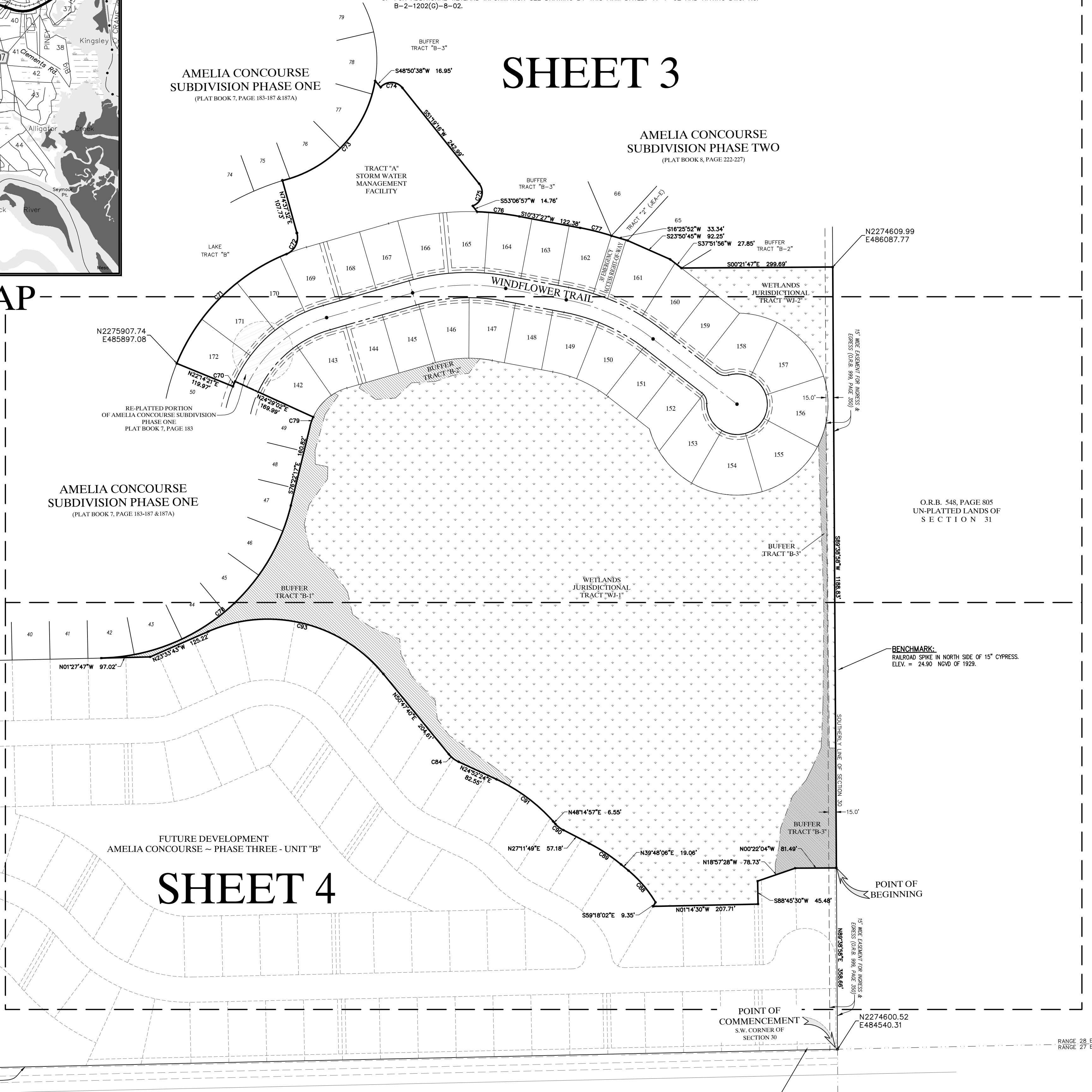
AMELIA CONCOURSE SUBDIVISION PHASE ONE

(PLAT BOOK 7, PAGES 183-187 & 187A)

SHEET 3

AMELIA CONCOURSE SUBDIVISION PHASE TWO

(PLAT BOOK 8, PAGE 222-227)



AMELIA CONCOURSE SUBDIVISION PHASE ONE

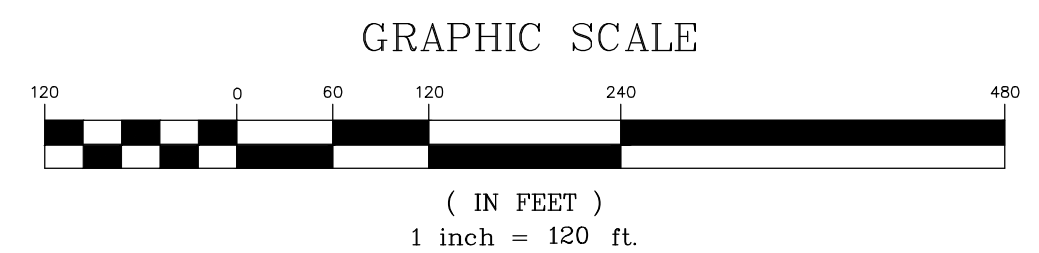
(PLAT BOOK 7, PAGE 183-187 & 187A)

SHEET 4

AMELIA CONCOURSE
(USE RIGHT-OF-WAY)

FUTURE DEVELOPMENT
AMELIA CONCOURSE ~ PHASE THREE - UNIT "C"

FUTURE DEVELOPMENT
AMELIA CONCOURSE ~ PHASE THREE - UNIT "B"



HAMPTON LAKES ~ PHASE I
PLAT BOOK 7, PAGES 252-262

HAMPTON LAKES ~ PHASE I
PLAT BOOK 7, PAGES 252-262

PREPARED BY
ARC SURVEYING AND MAPPING
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-384-8377
LICENSED BUSINESS NO. 6487

AMELIA CONCOURSE ~ PHASE THREE - UNIT "A"

BEING A REPLAT OF A PORTION OF WINDFLOWER TRAIL, AMELIA CONCOURSE PHASE ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 7, PAGES 183 THROUGH 187 & 187A OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING A PORTION OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA



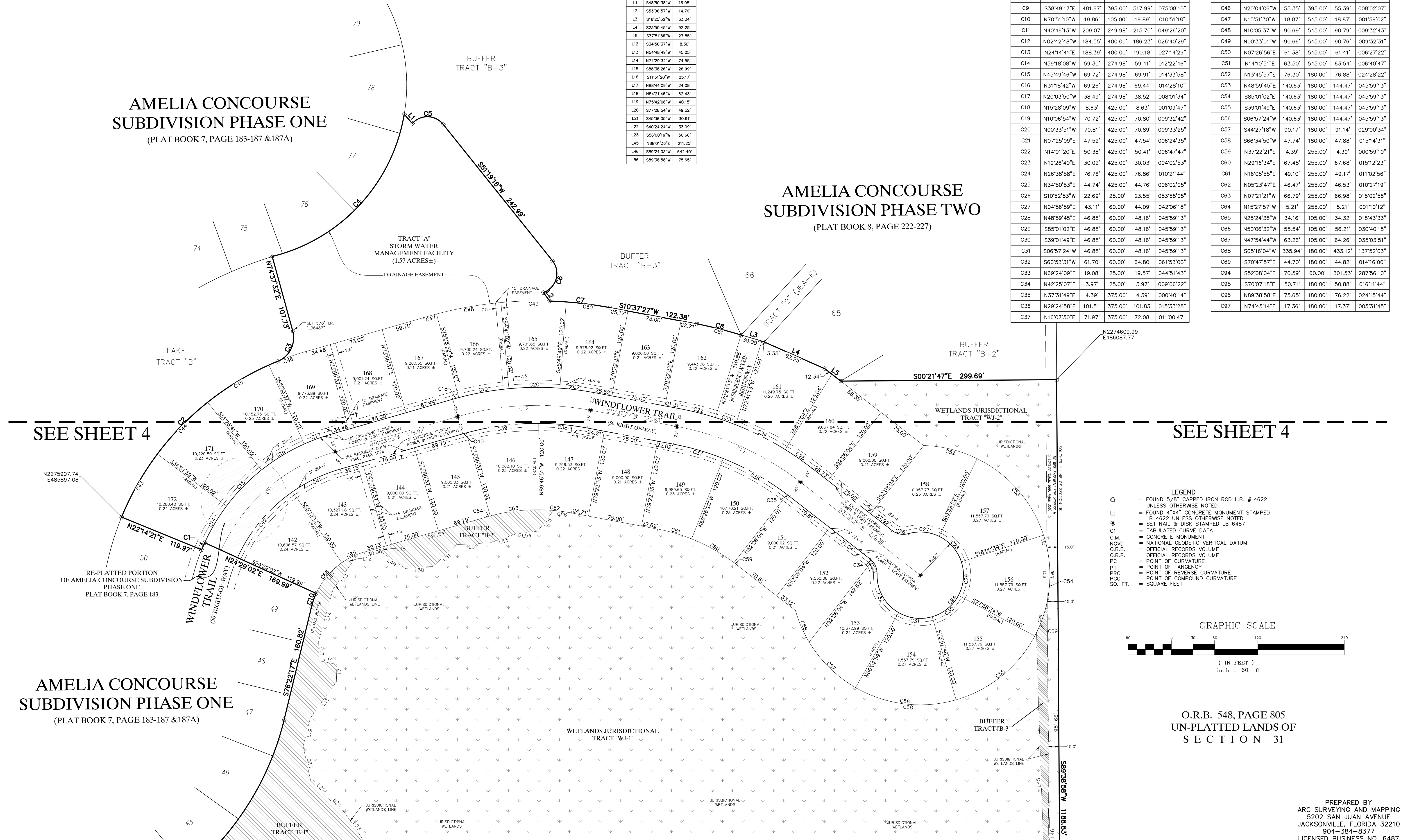
LINE #	BEARING	DISTANCE
L1	S48°00'38"W	16.95'
L2	S53°06'57"W	14.76'
L3	S16°25'52"W	33.34'
L4	S23°04'45"W	92.25'
L5	S37°51'56"W	27.85'
L12	S34°56'37"W	8.30'
L13	N54°48'49"W	45.05'
L14	N74°29'32"W	74.55'
L15	S86°38'26"W	26.99'
L16	S11°31'20"W	25.17'
L17	N88°44'09"W	24.08'
L18	N54°21'46"W	62.43'
L19	N75°42'06"W	40.15'
L20	S77°28'54"W	49.52'
L21	S45°36'05"W	30.91'
L22	S40°24'24"W	33.09'
L23	S56°00'19"W	50.66'
L45	N88°01'36"E	211.25'
L46	S89°24'03"W	642.40'
L56	S89°38'58"W	75.65'

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N66°21'22"W	10.76'	275.00'	10.76'	002°14'32"
C2	N44°55'44"W	306.31'	395.00'	314.55'	045°37'37"
C3	S63°31'10"E	46.52'	35.00'	50.88'	083°17'56"
C4	S47°07'04"E	269.31'	245.00'	285.13'	066°40'50"
C5	N01°27'22"E	42.76'	28.00'	48.66'	099°34'08"
C6	S73°53'24"E	45.74'	28.00'	53.52'	109°31'35"
C7	N06°14'55"E	84.16'	545.00'	84.24'	008°51'24"
C8	N14°10'51"E	63.50'	545.00'	63.54'	006°40'47"
C9	S38°49'17"E	481.67'	395.00'	517.99'	075°08'10"
C10	N70°51'10"W	19.86'	105.00'	19.89'	010°51'18"
C11	N40°46'13"W	209.07'	249.98'	215.70'	049°26'20"
C12	N02°42'48"W	184.55'	400.00'	186.23'	026°40'29"
C13	N24°14'41"E	188.39'	400.00'	190.18'	027°14'29"
C14	N59°18'08"W	59.30'	274.98'	59.41'	012°22'46"
C15	N45°49'46"W	69.72'	274.98'	69.91'	014°33'58"
C16	N31°18'42"W	69.26'	274.98'	69.44'	014°28'10"
C17	N20°03'50"W	38.49'	274.98'	38.52'	008°01'34"
C18	N15°28'09"W	8.63'	425.00'	8.63'	001°09'47"
C19	N10°06'54"W	70.72'	425.00'	70.80'	009°32'42"
C20	N00°33'51"W	70.81'	425.00'	70.89'	009°33'25"
C21	N07°25'09"E	47.52'	425.00'	47.54'	006°24'35"
C22	N14°01'20"E	50.38'	425.00'	50.41'	006°47'47"
C23	N19°26'40"E	30.02'	425.00'	30.03'	004°02'53"
C24	N26°38'58"E	76.76'	425.00'	76.86'	010°21'44"
C25	N34°50'53"E	44.74'	425.00'	44.76'	006°02'05"
C26	S10°52'53"W	22.69'	25.00'	23.55'	053°58'05"
C27	N04°56'59"E	43.11'	60.00'	44.09'	042°06'18"
C28	N48°59'45"E	46.88'	60.00'	48.16'	045°59'13"
C29	S85°01'02"E	46.88'	60.00'	48.16'	045°59'13"
C30	S39°01'49"E	46.88'	60.00'	48.16'	045°59'13"
C31	S06°57'24"W	46.88'	60.00'	48.16'	045°59'13"
C32	S60°53'31"W	61.70'	60.00'	64.80'	061°53'00"
C33	N69°24'09"E	19.08'	25.00'	19.57'	044°51'43"
C34	N42°25'07"E	3.97'	25.00'	3.97'	009°06'22"
C35	S60°53'31"W	61.70'	60.00'	64.80'	061°53'00"
C36	N29°24'58"E	101.51'	375.00'	101.83'	015°33'28"
C37	N16°07'50"E	71.97'	375.00'	72.08'	011°00'47"

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C38	N05°24'16"E	68.23'	375.00'	68.32'	010°26'21"
C39	N07°32'06"W	100.75'	375.00'	101.06'	015°26'25"
C40	N15°39'11"W	5.21'	375.00'	5.21'	000°47'44"
C41	N25°24'55"W	73.22'	375.00'	73.54'	018°43'44"
C42	N50°07'59"W	119.14'	224.98'	120.58'	030°42'26"
C43	N60°25'50"W	100.54'	395.00'	100.81'	014°37'24"
C44	N45°50'12"W	100.14'	395.00'	100.41'	014°33'53"
C45	N31°19'12"W	99.48'	395.00'	99.74'	014°28'06"
C46	N20°04'06"W	55.35'	395.00'	55.39'	008°02'07"
C47	N15°51'30"W	18.87'	545.00'	18.87'	001°59'02"
C48	N10°05'37"W	90.69'	545.00'	90.79'	009°32'43"
C49	N00°33'01"W	90.66'	545.00'	90.76'	009°32'31"
C50	N07°26'56"E	61.38'	545.00'	61.41'	006°27'22"
C51	N14°10'51"E	63.50'	545.00'	63.54'	006°40'47"
C52	N13°45'57"E	76.30'	180.00'	76.88'	024°28'22"
C53	N48°59'45"E	140.63'	180.00'	144.47'	045°59'13"
C54	S85°01'02"E	140.63'	180.00'	144.47'	045°59'13"
C55	S39°01'49"E	140.63'	180.00'	144.47'	045°59'13"
C56	S06°57'24"W	140.63'	180.00'	144.47'	045°59'13"
C57	S44°27'18"W	90.17'	180.00'	91.14'	029°00'34"
C58	S66°34'50"W	47.74'	180.00'	47.88'	015°14'31"
C59	N37°22'21"E	4.39'	255.00'	4.39'	000°59'10"
C60	N29°16'34"E	67.48'	255.00'	67.88'	015°12'23"
C61	N16°08'55"E	49.10'	255.00'	49.17'	011°02'56"
C62	N05°23'47"E	46.47'	255.00'	46.53'	010°27'19"
C63	N07°21'21"W	66.79'	255.00'	66.98'	015°02'58"
C64	N15°27'57"W	5.21'	255.00'	5.21'	001°10'12"
C65	N25°24'38"W	34.16'	105.00'	34.32'	018°43'33"
C66	N50°06'32"E	55.54'	105.00'	56.21'	030°40'15"
C67	N47°54'44"W	63.26'	105.00'	64.26'	035°03'51"
C68	S05°16'04"W	335.94'	180.00'	433.12'	137°52'03"
C69	S70°47'57"E	44.70'	180.00'	44.82'	014°16'00"
C94	S52°08'04"E	70.59'	60.00'	301.53'	287°56'10"
C95	S70°07'18"E	50.71'	180.00'	50.88'	016°11'44"
C96	N89°38'58"E	75.65'	180.00'	76.22'	024°15'44"
C97	N74°45'14"E	17.36'	180.00'	17.37'	005°31'45"

AMELIA CONCOURSE SUBDIVISION PHASE ONE (PLAT BOOK 7, PAGE 183-187 & 187A)

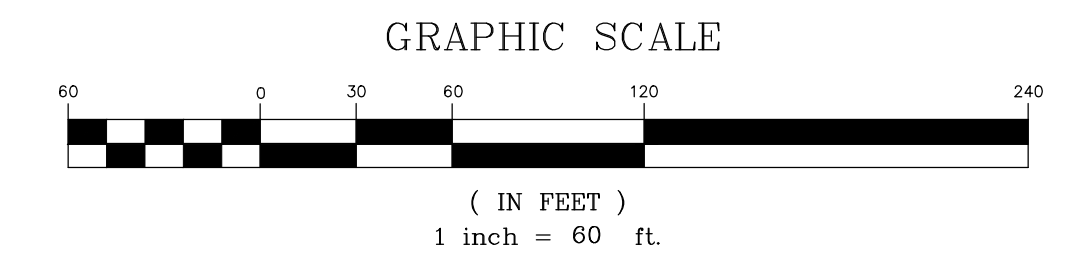
AMELIA CONCOURSE SUBDIVISION PHASE TWO (PLAT BOOK 8, PAGE 222-227)



SEE SHEET 4

SEE SHEET 4

- LEGEND**
- = FOUND 5/8" CAPPED IRON ROD L.B. # 4622 UNLESS OTHERWISE NOTED
 - = FOUND 4"x4" CONCRETE MONUMENT STAMPED LB 4622 UNLESS OTHERWISE NOTED
 - = SET NAIL & DISK STAMPED LB 6487
 - C1 = TABULATED CURVE DATA
 - C.M. = CONCRETE MONUMENT
 - NGVD = NATIONAL GEODETIC VERTICAL DATUM
 - O.R.B. = OFFICIAL RECORDS VOLUME
 - O.R.B. = OFFICIAL RECORDS VOLUME
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.C.C. = POINT OF COMPOUND CURVATURE
 - SQ. FT. = SQUARE FEET

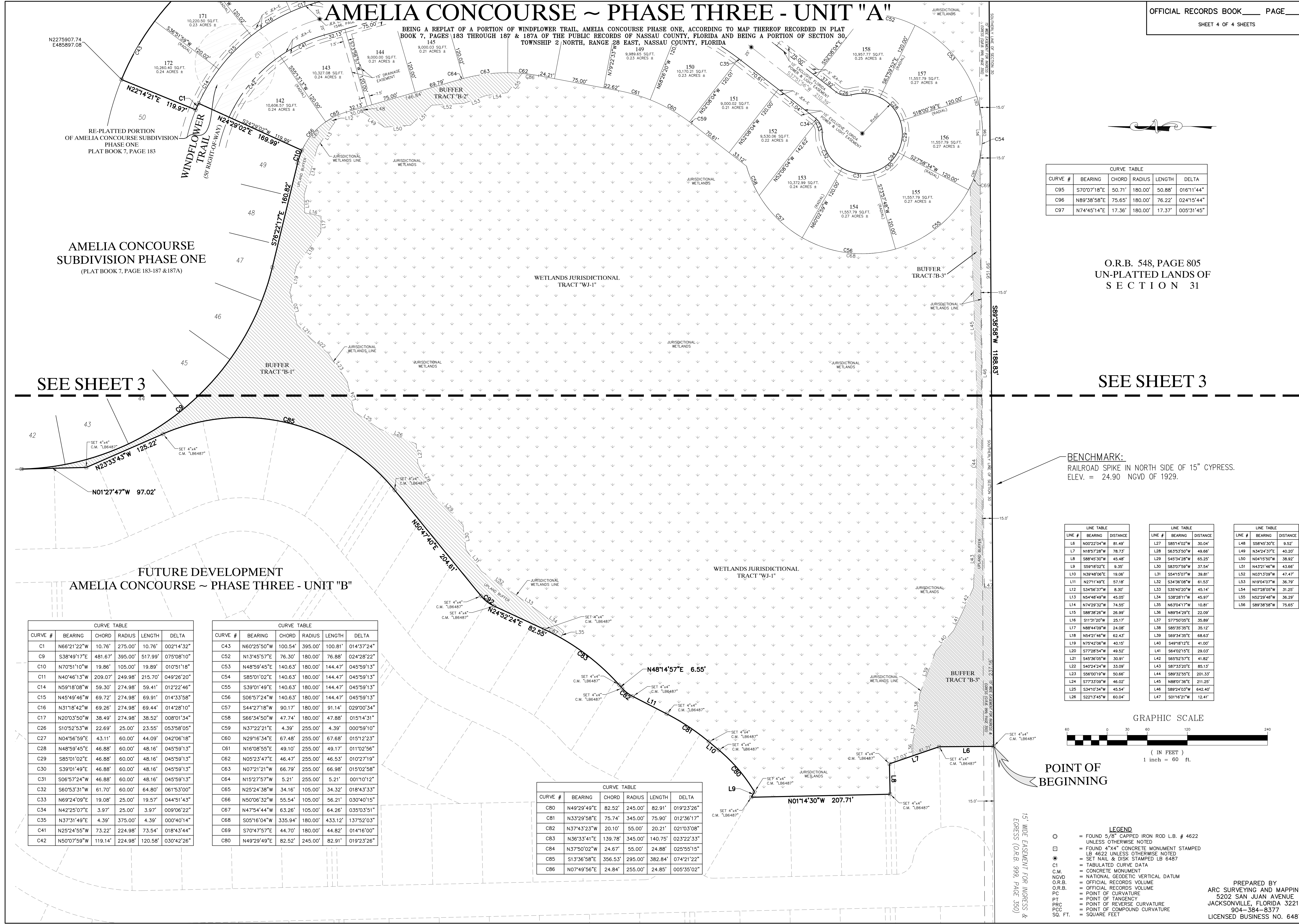


O.R.B. 548, PAGE 805
UN-PLATTED LANDS OF
SECTION 31

AMELIA CONCOURSE SUBDIVISION PHASE ONE (PLAT BOOK 7, PAGE 183-187 & 187A)

AMELIA CONCOURSE ~ PHASE THREE - UNIT "A"

BEING A REPLAT OF A PORTION OF WINDFLOWER TRAIL, AMELIA CONCOURSE PHASE ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 7, PAGES 183 THROUGH 187 & 187A OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING A PORTION OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA



CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C95	S70°07'18"E	50.71'	180.00'	50.88'	01°61'14.4"
C96	N89°38'58"E	75.65'	180.00'	76.22'	02°41'5.44"
C97	N74°45'14"E	17.36'	180.00'	17.37'	00°53'14.5"

O.R.B. 548, PAGE 805
UN-PLATTED LANDS OF SECTION 31

AMELIA CONCOURSE SUBDIVISION PHASE ONE
(PLAT BOOK 7, PAGE 183-187 & 187A)

SEE SHEET 3

SEE SHEET 3

BENCHMARK:
RAILROAD SPIKE IN NORTH SIDE OF 15' CYPRESS.
ELEV. = 24.90 NGVD OF 1929.

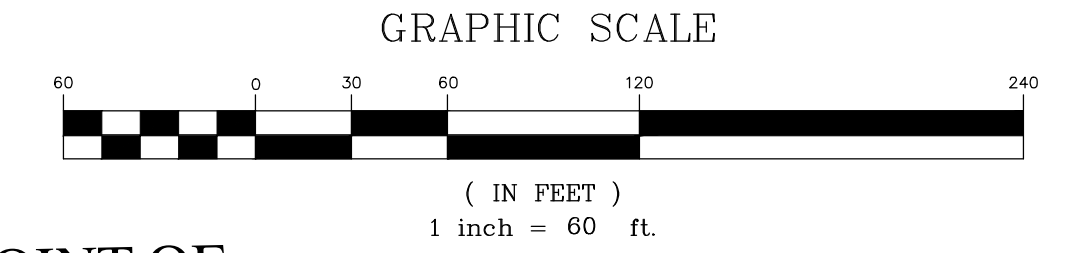
FUTURE DEVELOPMENT
AMELIA CONCOURSE ~ PHASE THREE - UNIT "B"

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N66°21'22"W	10.76'	275.00'	10.76'	002°14'32"
C9	S38°49'17"E	481.67'	395.00'	517.99'	075°08'10"
C10	N70°51'10"W	19.86'	105.00'	19.89'	010°51'18"
C11	N40°46'13"W	209.07'	249.98'	215.70'	049°26'20"
C14	N59°18'08"W	59.30'	274.98'	59.41'	012°22'46"
C15	N45°49'46"W	69.72'	274.98'	69.91'	014°33'58"
C16	N31°18'42"W	69.26'	274.98'	69.44'	014°28'10"
C17	N20°03'50"W	38.49'	274.98'	38.52'	008°01'34"
C26	S10°52'53"W	22.69'	25.00'	23.55'	053°58'05"
C27	N04°56'59"E	43.11'	60.00'	44.09'	042°06'18"
C28	N48°59'45"E	46.88'	60.00'	48.16'	045°59'13"
C29	S85°01'02"E	46.88'	60.00'	48.16'	045°59'13"
C30	S39°01'49"E	46.88'	60.00'	48.16'	045°59'13"
C31	S06°57'24"W	46.88'	60.00'	48.16'	045°59'13"
C32	S60°53'31"W	61.70'	60.00'	64.80'	061°53'00"
C33	N69°24'09"E	19.08'	25.00'	19.57'	044°51'43"
C34	N42°25'07"E	3.97'	25.00'	3.97'	009°06'22"
C35	N37°31'49"E	4.39'	375.00'	4.39'	000°40'14"
C41	N25°24'55"W	73.22'	224.98'	73.54'	018°43'44"
C42	N50°07'59"W	119.14'	224.98'	120.58'	030°42'26"

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C43	N60°25'50"W	100.54'	395.00'	100.81'	014°37'24"
C52	N13°45'57"E	76.30'	180.00'	76.88'	024°28'22"
C53	N48°59'45"E	140.63'	180.00'	144.47'	045°59'13"
C54	S85°01'02"E	140.63'	180.00'	144.47'	045°59'13"
C55	S39°01'49"E	140.63'	180.00'	144.47'	045°59'13"
C56	S06°57'24"W	140.63'	180.00'	144.47'	045°59'13"
C57	S44°27'18"W	90.17'	180.00'	91.14'	029°00'34"
C58	S66°34'50"W	47.74'	180.00'	47.88'	015°14'31"
C59	N37°22'21"E	4.39'	255.00'	4.39'	000°59'10"
C60	N29°16'34"E	67.48'	255.00'	67.68'	015°02'23"
C61	N16°08'55"E	49.10'	255.00'	49.17'	011°02'56"
C62	N05°23'47"E	46.47'	255.00'	46.53'	010°27'19"
C63	N07°21'21"W	66.79'	255.00'	66.98'	015°02'58"
C64	N15°27'57"W	5.21'	255.00'	5.21'	001°10'12"
C65	N25°24'38"W	34.16'	105.00'	34.32'	018°43'33"
C66	N50°06'32"W	55.54'	105.00'	56.21'	030°40'15"
C67	N47°54'44"W	63.26'	105.00'	64.26'	035°03'51"
C68	S05°16'04"W	335.94'	180.00'	433.12'	137°52'03"
C69	S70°47'57"E	44.70'	180.00'	44.82'	014°16'00"
C80	N49°29'49"E	82.52'	245.00'	82.91'	019°23'26"

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C80	N49°29'49"E	82.52'	245.00'	82.91'	019°23'26"
C81	N33°29'58"E	75.74'	345.00'	75.90'	012°36'17"
C82	N37°43'23"W	20.10'	55.00'	20.21'	021°03'08"
C83	N36°33'41"E	139.78'	345.00'	140.75'	023°22'33"
C84	N37°50'02"W	24.67'	55.00'	24.88'	025°55'15"
C85	S13°36'58"E	356.53'	295.00'	382.84'	074°21'22"
C86	N07°49'56"E	24.84'	255.00'	24.85'	005°35'02"

LINE #	BEARING	DISTANCE
L6	N00°22'04"W	81.49'
L7	N18°57'28"W	78.73'
L8	S88°45'30"W	45.48'
L9	S59°18'02"E	9.35'
L10	N39°48'06"E	19.06'
L11	N27°11'49"E	57.18'
L12	S34°56'37"W	8.30'
L13	N54°48'49"W	45.05'
L14	N74°29'32"W	74.55'
L15	S88°18'26"W	26.99'
L16	S11°31'20"W	25.17'
L17	N88°44'09"W	24.08'
L18	N54°21'46"W	62.43'
L19	N75°42'06"W	40.15'
L20	S77°28'54"W	49.52'
L21	S45°36'05"W	30.91'
L22	S40°24'24"W	33.09'
L23	S56°00'19"W	50.66'
L24	S73°33'09"W	46.02'
L25	S34°10'34"W	45.54'
L26	S22°13'45"W	60.04'



POINT OF BEGINNING

- LEGEND**
- = FOUND 5/8" CAPPED IRON ROD L.B. # 4622 UNLESS OTHERWISE NOTED
 - = FOUND 4"x4" CONCRETE MONUMENT STAMPED LB 4622 UNLESS OTHERWISE NOTED
 - = SET NAIL & DISK STAMPED LB 6487
 - C1 = TABULATED CURVE DATA
 - C.M. = CONCRETE MONUMENT
 - NGVD = NATIONAL GEODETIC VERTICAL DATUM
 - O.R.B. = OFFICIAL RECORDS BOOK
 - O.R.B. = OFFICIAL RECORDS VOLUME
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - SQ. FT. = SQUARE FEET

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