

AMELIA CONCOURSE ~ PHASE THREE - UNIT "B"

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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 01°14'37" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 30 AND ALONG THE EASTERLY LINE OF HAMPTON LAKES ~ PHASE 1, AS RECORDED IN PLAT BOOK 7, PAGES 252 THROUGH 262 OF SAID PUBLIC RECORDS, A DISTANCE OF 2033.59 FEET; THENCE NORTH 66°13'21" EAST, A DISTANCE OF 37.33 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 445.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 228.28 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 38°28'34" EAST, 225.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 155.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 160.99 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 23°24'52" EAST, 153.85 FEET; THENCE SOUTH 83°39'35" EAST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 275.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.81 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 01°33'25" WEST, 75.57 FEET; THENCE NORTH 80°32'44" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.55 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 50°11'40" EAST, 32.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.47 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 83°09'49" EAST, 47.32 FEET TO THE POINT OF TANGENCY; THENCE NORTH 75°23'35" WEST, A DISTANCE OF 31.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.58 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 83°19'02" EAST, 34.47 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°45'30" EAST, A DISTANCE OF 77.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 43°45'30" EAST, 35.36 FEET; THENCE NORTH 88°45'30" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET SAID BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 46°14'30" EAST, 35.36 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°45'30" EAST, A DISTANCE OF 95.00 FEET TO A POINT ON THE WEST LINE OF AMELIA CONCOURSE SUBDIVISION ~ PHASE ONE, AS RECORDED IN PLAT BOOK 7, PAGES 183 THROUGH 187 AND 187A, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 01°14'29" EAST, ALONG LAST SAID WEST LINE, A DISTANCE OF 311.39 FEET; THENCE SOUTH 01°27'47" EAST, DEPARTING LAST SAID WEST LINE, A DISTANCE OF 97.02 FEET; THENCE SOUTH 23°33'43" EAST, A DISTANCE OF 125.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 295.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 382.84 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 13°36'58" WEST, 356.53 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 50°47'10" WEST, A DISTANCE OF 204.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.88 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 37°50'02" WEST, 24.67 TO THE POINT OF TANGENCY; THENCE SOUTH 24°52'24" WEST, A DISTANCE OF 82.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 345.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 140.75, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 36°33'41" WEST, 139.78 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 48°14'57" WEST, A DISTANCE OF 6.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.21 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 37°43'23" WEST, 20.10 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 27°11'49" WEST, A DISTANCE OF 57.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 345.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.90 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 33°29'58" WEST, 75.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 39°48'06" WEST, A DISTANCE OF 19.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 245.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 82.91 FEET SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 49°29'49" WEST, 82.52 FEET; THENCE NORTH 59°18'02" WEST, A DISTANCE OF 9.35 FEET; THENCE SOUTH 01°14'30" EAST, A DISTANCE OF 207.71 FEET; THENCE NORTH 88°45'30" EAST, A DISTANCE OF 45.48 FEET; THENCE SOUTH 18°57'28" EAST, A DISTANCE OF 78.73 FEET; THENCE SOUTH 00°22'04" EAST, A DISTANCE OF 81.49 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 30; THENCE SOUTH 89°38'58" WEST, ALONG LAST SAID SOUTHERLY LINE A DISTANCE OF 358.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 26.32 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 "B", 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 RIGHTS OF WAYS "CORNFLOWER DRIVE", "ORCHID STREET" AND "AMARYLLIS COURT" WILL BE MAINTAINED BY NASSAU COUNTY, FLORIDA.

TRACT "A" AND TRACT "B" (STORM WATER MANAGEMENT FACILITY AND DRAINAGE EASEMENT), 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.

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" AND TRACT "B" (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.

ATTORNEY SIGNATURE _____

DATE: _____

CHIEF OF FIRE-RESCUE

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 _____

CLERKS 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-EMPLOYEE/ 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

(NOTARY SIGNATURE)

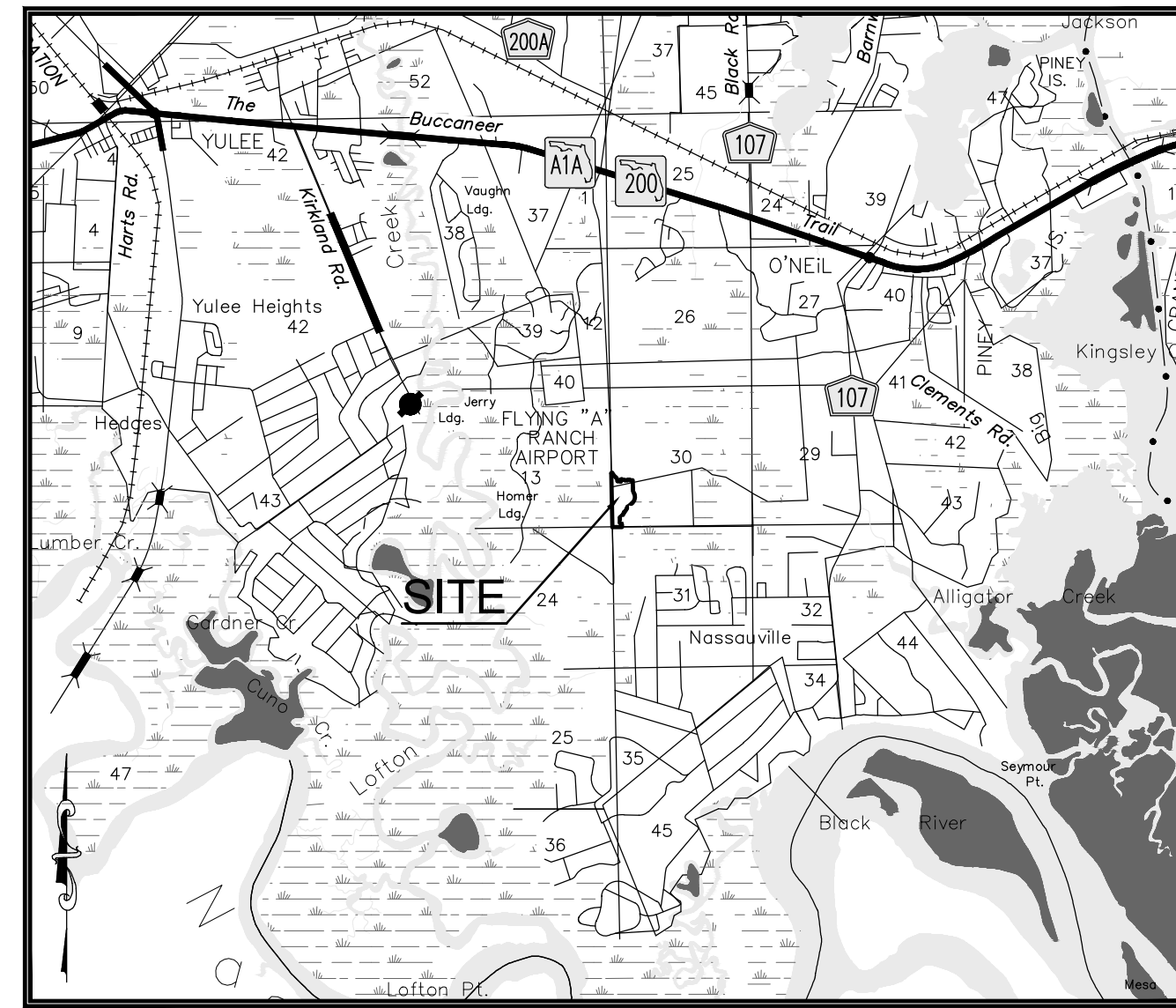
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AMELIA CONCOURSE ~ PHASE THREE - UNIT "B"

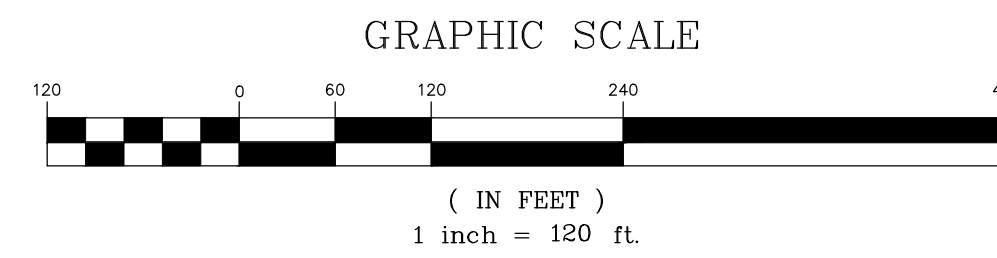
BEING A PORTION OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

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 NUMBER 12089003586 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 JULY, 2020.
- TOTAL NUMBER OF LOTS: 77 LOTS, 2 TRACTS.
- TOTAL ACREAGE: 26.32 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 & ACCE PERMIT No.: SAJ-2004-10791-BAL.
- UPLAND BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION. NATIVE VEGETATION REMOVED OR DESTROYED WITHIN THE UPLAND BUFFER IN VIOLATION OF NASSAU COUNTY COMPREHENSIVE PLAN POLICY 1.04A.02 SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOxious AND NON-NATIVE INVASIVE PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN THE BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.



VICINITY MAP

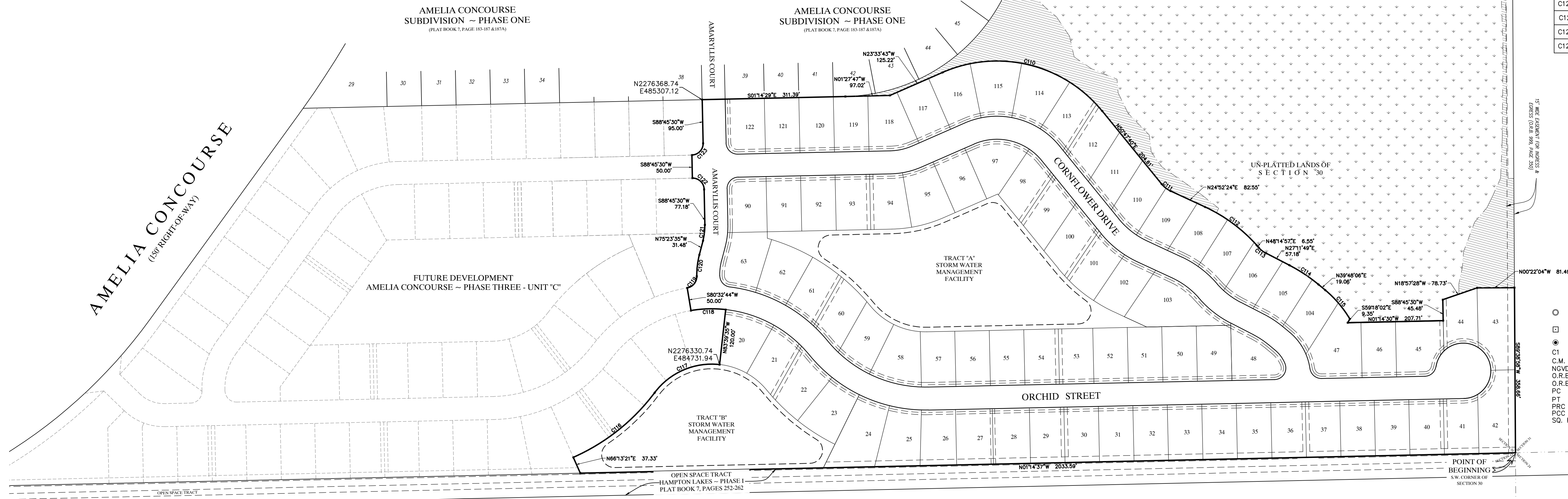


WETLAND NOTES

- 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 & ACCE PERMIT No.: SAJ-2004-10791-BAL.
- 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)-8-02.



CURVE TABLE					
C#	BEARING	CHORD	RADIUS	LENGTH	DELTA
C110	S13°36'58"E	356.53'	295.00'	382.84'	074°21'22"
C111	N37°50'02"W	24.67'	55.00'	24.88'	025°55'15"
C112	N36°33'41"E	139.78'	345.00'	140.75'	023°22'33"
C113	N37°43'23"W	20.10'	55.00'	20.21'	021°03'08"
C114	N33°29'58"E	75.74'	345.00'	75.90'	012°36'17"
C115	N49°29'49"E	82.52'	245.00'	82.91'	019°23'26"
C116	S38°28'24"E	225.78'	445.00'	228.28'	029°23'30"
C117	N23°24'52"W	153.85'	155.00'	160.99'	059°30'34"
C118	N01°33'25"W	75.57'	275.00'	75.81'	015°47'41"
C119	S50°11'40"E	32.63'	25.00'	35.55'	081°28'49"
C120	N83°09'49"W	47.32'	175.00'	47.47'	015°32'30"
C121	S83°19'02"E	34.47'	125.00'	34.58'	015°50'55"
C122	N43°45'30"E	35.36'	25.00'	39.27'	090°00'00"
C123	S46°14'30"E	35.36'	25.00'	39.27'	090°00'00"



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

- ### 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
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - SQ. FT. = SQUARE FEET

HAMPTON LAKES ~ PHASE I
PLAT BOOK 7, PAGES 252-262
SECTION 13

HAMPTON LAKES ~ PHASE I
PLAT BOOK 7, PAGES 252-262
SECTION 24

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 "B"

BEING A PORTION OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

FUTURE DEVELOPMENT

AMELIA CONCOURSE ~ PHASE THREE - UNIT "A"

CURVE TABLE					CURVE TABLE						
C#	BEARING	CHORD	RADIUS	LENGTH	DELTA	C#	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S38°28'24"E	225.78'	445.00'	228.28'	029°23'30"	C18	N24°43'20"E	262.68'	300.00'	271.89'	051°55'39"
C2	N23°24'52"W	153.85'	155.00'	160.99'	059°30'34"	C19	N05°20'53"W	42.96'	300.00'	43.00'	008°12'46"
C3	N01°33'25"W	75.57'	275.00'	75.81'	015°47'41"	C20	S83°19'02"W	41.36'	150.00'	41.49'	015°50'55"
C4	S50°11'40"E	32.63'	25.00'	35.55'	081°28'49"	C21	S83°19'02"E	41.36'	150.00'	41.49'	015°50'55"
C5	S83°09'49"E	47.32'	175.00'	47.47'	015°32'30"	C22	N37°50'02"W	24.67'	55.00'	24.88'	025°55'15"
C6	S83°19'02"E	34.47'	125.00'	34.58'	015°50'55"	C23	N36°33'41"E	139.78'	345.00'	140.75'	023°22'33"
C7	N43°45'30"E	35.36'	25.00'	39.27'	090°00'00"	C24	N37°43'23"W	20.10'	55.00'	20.21'	021°03'08"
C8	S46°14'30"E	35.36'	25.00'	39.27'	090°00'00"	C25	N33°29'58"E	75.74'	345.00'	75.90'	012°36'17"
C9	S13°36'58"E	356.53'	295.00'	382.84'	074°21'22"	C26	N49°29'49"E	82.52'	245.00'	82.91'	019°23'26"
C10	N12°24'06"E	58.07'	150.00'	58.43'	022°19'13"	C27	S43°45'30"W	35.36'	25.00'	39.27'	089°59'59"
C11	N13°36'58"E	181.29'	150.00'	194.66'	074°21'22"	C124	S61°14'11"E	60.01'	60.00'	62.84'	060°00'37"
C12	N37°50'02"W	89.71'	200.00'	90.48'	025°55'15"	C125	S16°14'11"E	31.05'	60.00'	31.41'	029°59'23"
C13	N36°33'41"E	81.03'	200.00'	81.60'	023°22'33"	C126	N53°17'53"E	58.35'	125.00'	58.89'	026°59'34"
C14	N37°43'23"W	73.00'	200.00'	73.49'	021°03'08"	C127	N44°28'27"E	39.92'	245.00'	39.96'	009°20'42"
C15	N33°29'58"E	43.91'	200.00'	44.00'	012°36'17"	C128	N54°10'10"E	42.90'	245.00'	42.96'	010°02'44"
C16	N64°16'48"E	82.87'	100.00'	85.45'	048°57'24"	C129	N48°50'26"E	92.04'	60.00'	272.10'	259°50'09"
C17	N24°43'20"W	262.68'	300.00'	271.89'	051°55'39"						

AMELIA CONCOURSE SUBDIVISION ~ PHASE ONE

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



CURVE TABLE					CURVE TABLE					CURVE TABLE							
C#	BEARING	CHORD	RADIUS	LENGTH	DELTA	C#	BEARING	CHORD	RADIUS	LENGTH	DELTA	C#	BEARING	CHORD	RADIUS	LENGTH	DELTA
C28	S12°24'06"E	48.39'	125.00'	48.70'	022°19'13"	C56	S83°00'38"W	33.14'	125.00'	33.24'	015°14'07"	C83	S29°11'35"W	51.97'	295.00'	52.04'	010°06'28"
C29	N17°29'28"W	37.01'	175.00'	37.08'	012°08'30"	C57	S80°23'40"E	30.51'	175.00'	30.55'	010°00'11"	C84	S01°23'19"W	14.23'	155.00'	14.23'	005°15'38"
C30	N00°28'01"W	66.50'	175.00'	66.91'	021°54'24"	C58	S88°19'08"E	17.85'	175.00'	17.85'	005°50'44"	C85	S15°08'35"W	59.81'	155.00'	60.19'	022°14'52"
C31	N21°26'23"E	66.50'	175.00'	66.91'	021°54'24"	C59	N46°14'30"W	35.36'	25.00'	39.27'	089°59'59"	C86	S38°28'35"W	65.56'	155.00'	66.06'	024°25'09"
C32	N41°35'37"E	55.96'	175.00'	56.20'	018°24'05"	C60	S05°25'19"E	25.51'	175.00'	25.54'	008°21'39"	C87	N49°58'27"E	11.06'	445.00'	11.06'	001°25'26"
C33	S42°21'07"W	51.38'	175.00'	51.57'	016°53'05"	C61	S16°34'56"E	42.53'	175.00'	42.64'	013°57'34"	C88	N44°15'51"E	77.54'	445.00'	77.64'	009°59'46"
C34	S29°23'30"W	27.57'	175.00'	27.60'	009°02'10"	C62	N05°14'33"E	120.45'	125.00'	125.68'	057°36'31"	C89	N34°24'53"E	75.27'	445.00'	75.36'	009°42'10"
C35	N30°03'27"E	40.66'	225.00'	40.72'	010°22'06"	C63	N42°25'14"E	36.41'	125.00'	36.54'	016°44'50"	C90	N23°17'16"E	97.29'	445.00'	97.48'	012°33'04"
C36	N41°44'44"E	50.97'	225.00'	51.08'	013°00'27"	C64	S42°00'40"W	68.71'	225.00'	68.98'	017°33'59"	C91	N16°23'33"E	9.62'	445.00'	9.62'	001°14'20"
C37	S45°09'32"W	18.87'	175.00'	18.88'	006°10'50"	C65	S29°03'02"W	32.78'	225.00'	32.81'	008°21'16"	C92	N17°29'43"W	62.35'	295.00'	62.47'	012°08'00"
C38	S34°37'58"W	45.30'	175.00'	45.42'	014°52'18"	C66	N36°33'41"E	70.90'	171.40'	71.40'	023°22'33"	C93	N00°28'16"W	112.15'	295.00'	112.83'	021°54'55"
C39	N33°17'40"E	47.80'	225.00'	47.89'	012°11'41"	C67	S37°43'23"W	82.21'	225.00'	82.67'	021°03'08"	C94	N21°26'23"E	112.10'	294.99'	112.79'	021°54'26"
C40	N74°20'23"E	32.83'	125.00'	32.92'	015°05'26"	C68	N33°29'58"E	38.42'	175.00'	38.50'	012°36'17"	C95	N39°45'25"E	75.62'	294.99'	75.83'	014°43'43"
C41	S40°19'18"W	33.17'	25.00'	36.27'	083°07'56"	C69	N53°45'35"E	36.18'	175.00'	36.54'	027°54'57"	C96	N48°57'28"E	18.91'	294.99'	18.91'	003°40'23"
C43	S41°09'34"E	32.08'	25.00'	34.83'	079°50'09"	C70	S56°45'43"E	41.22'	25.00'	48.45'	111°02'25"	C97	S44°00'33"W	13.00'	55.00'	13.03'	013°34'13"
C44	N62°57'48"W	37.31'	60.00'	37.94'	036°13'41"	C71	S00°14'22"W	14.22'	275.00'	14.22'	002°57'44"	C98	S31°02'55"W	11.83'	55.00'	11.86'	012°21'05"
C45	N06°00'28"W	75.26'	60.00'	81.35'	077°40'59"	C72	S13°59'38"W	116.91'	275.00'	117.81'	024°32'46"	C99	N29°33'43"E	56.40'	345.00'	56.46'	009°22'37"
C46	N60°47'46"E	56.27'	60.00'	58.56'	055°55'29"	C73	S34°52'55"W	82.39'	275.00'	82.70'	017°13'49"	C100	N40°33'17"E	75.77'	345.00'	75.92'	012°36'31"
C47	S00°06'30"W	15.31'	325.00'	15.31'	002°42'00"	C74	S47°05'29"W	34.48'	275.00'	34.50'	007°11'20"	C101	N47°33'15"E	8.37'	345.00'	8.37'	001°23'25"
C48	S07°38'42"W	70.05'	325.00'	70.19'	012°22'25"	C75	N46°47'45"E	44.10'	325.00'	44.13'	007°46'49"	C102	N32°04'28"E	58.66'	345.00'	58.73'	009°45'14"
C49	S20°01'08"W	70.05'	325.00'	70.19'	012°22'25"	C76	N36°14'04"E	75.51'	325.00'	75.68'	013°20'33"	C103	N38°22'35"E	17.16'	345.01'	17.17'	002°51'03"
C50	S32°23'33"W	70.05'	325.00'	70.19'	012°22'25"	C77	N23°17'16"E	71.05'	325.00'	71.19'	012°33'04"	C104	S32°23'33"W	95.92'	445.00'	96.10'	012°22'25"
C51	S44°37'57"W	68.55'	325.00'	68.67'	012°06'24"	C78	N11°59'32"E	56.87'	325.00'	56.95'	010°02'22"	C105	S43°20'53"W	73.99'	445.00'	74.08'	009°32'16"
C52	N47°57'35"E	26.16'	275.00'	26.17'	005°27'10"	C79	S05°25'19"E	43.01'	295.00'	43.05'	008°21'39"	C106	S49°24'05"W	19.95'	445.00'	19.95'	002°34'08"
C53	N37°19'12"E	75.72'	275.00'	75.96'	015°49'36"	C80	S16°34'56"E	71.70'	295.00'	71.87'	013°57'34"	C107	N40°02'47"E	57.24'	155.00'	57.57'	021°16'46"
C54	N17°52'25"E	109.96'	275.00'	110.71'	023°03'58"	C81	S48°25'31"W	28.52'	345.00'	28.53'	004°44'17"	C108	N17°52'25"E	61.98'	155.00'	62.40'	023°03'58"
C55	S48°10'20"W	32.83'	25.00'	35.95'	082°23'57"	C82	S39°47'04"W	75.38'	295.00'	75.58'	014°40'49"	C109	N39°35'48"E	1.61'	225.00'	1.61'	000°24'36"

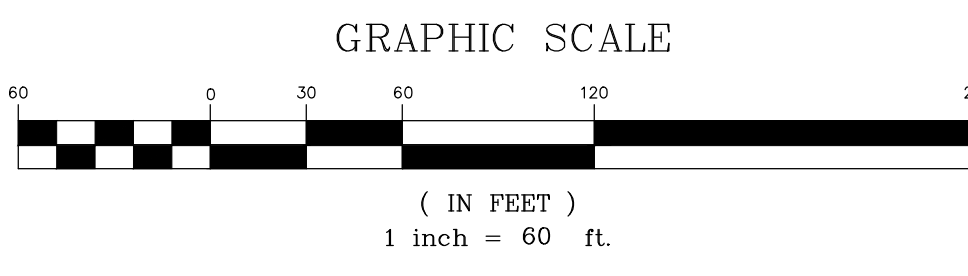
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N48°14'57"E	6.55'
L2	N39°48'06"E	19.06'
L3	N88°45'30"E	32.05'
L4	S88°45'30"W	35.00'
L5	N88°45'30"E	45.34'
L6	S75°23'35"E	31.48'
L7	S80°32'44"W	50.00'
L8	N75°23'35"W	31.48'
L9	S88°45'30"W	50.00'
L10	N24°52'24"E	82.55'
L11	N48°14'57"E	6.55'
L12	N27°11'49"E	57.18'
L13	N39°48'06"E	19.06'
L14	S59°18'02"E	9.35'

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

UN-PLATTED LANDS OF SECTION 30

HAMPTON LAKES ~ PHASE I

PLAT BOOK 7, PAGES 252-262



- 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
 - N.G.V.D. = 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 FOOT

POINT OF BEGINNING
S.W. CORNER OF
SECTION 30

BENCHMARK:
RAILROAD SPIKE IN NORTHWEST
SIDE OF 10" OAK
ELEV. = 24.50 NGVD OF 1929.

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