A PORTION OF SECTION 42, TIDMOSHP 2 NORTH GAMES 27 EAST, MASSAU COUNTY, A CORDINA SAME BENKO A PORTION OF LANDS SECREBED IN DETERMINED BY A FIGURE SOUTH BECAME ON THE FLOWER FRANCE SOUTH STATES OF SAID COUNTY IN PRINCIPAL MECCANDS BOOK 1865, PAGE 862 AND SERVIC MECCANDERS OF SAID COUNTY IN PAGE 1875, PAGE 863 AND SERVIC MECCANDERS OF SAID COUNTY IN PAGE 1876, PAGE 863 AND SERVIC MECCANDERS OF SAID COUNTY IN PAGE 1876, PAGE 864 STATES OF SAID COUNTY IN PAGE 1876, PAGE 864 STATES OF SAID COUNTY IN PAGE 1876, PAGE

THE LANDS THUS DESCRIBED CONTAIN 10.97 ACRES, MORE OR LESS.

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE SE'LY BOUNDARY LINE OF HIDEAWAY PHASE II,
PLAT BOOK 7, PAGES 233 THROUGH 238 AS BEING: N50'03'35"E.

2) ELEVATIONS SHOWN HEREON ARE BASED ON U.S. COASTAL & GEODETIC SURVEY DATUM, NATIONAL
GEODETIC VERTICAL DATUM OF 1929.

4) NO LOTS OR TRACTS SHALL BE RESUBOARD OF COUNTY COMMISSIONERS. 3) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NO. 12089C 0352 F, DATED DECEMBER 17, 2010. THE FLOOD ZONE DETERMINATION NOTED HEREON MAY BE SUPERSEDED AND/OR REDEFINED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY. DIVIDED WITHOUT THE APPROVAL FROM THE NASSAU COUNTY

5) THE CURRENT ZONING DISTRICT CLASSIFICATION OF THE PROPERTY SHOWN ON THIS PLAT IS: PLANNED UNIT DEVELOPMENT (PUD). THE MINIMUM BUILDING RESTRICTION LINES FOR THESE LOTS ARE AS FOLLOWS: FRONT YARD: 25 FEET FOR ALL LOTS EXCEPT LOTS 54, 55, 56, 64, 65 AND 66.

FRONT YARD: 17.5 FEET FOR LOTS 54, 55, 56, 64, 65 AND 66.

SIDE YARD: 10 FEET OFF PROPERTY LINE AND/OR DRAINAGE EASEMENT
6) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE BEYOND A DESIGNATED REAR LOT LINE.

7) "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 THIS COUNTY.

8) THE CAPTIONED LANDS AS SHOWN HEREON ARE NOT LOCATED WITHIN STORM SURGE CATEGORIES 1, 2, 3, 4 OR 5 AS SCALED FROM STORM SURGE ATLAS, VOLUME 1, PLATE 5, NASSAU COUNTY, FLORIDA, AS PER S.L.O.S.H. (DATED 2010) (SEA, LAKE AND OVERLAND SURGES FROM HURRICANES.) 10) THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE PER APPROVED ENGINEERING AND AMEI ENGINEERING PLANS BY McCRANIE & ASSOCIATES, INC. CONSULTING ENGINEERS, PROJECT NO. 10003

11) CONTROL COORDINATES SHOWN ARE BASED ON FLORIDA STATE PLANE, EAST ZONE, 1983/1988 DATUM AND WERE ESTABLISHED BY GPS OBSERVATIONS. CONTROL MONUMENTS USED IN DETERMINING THESE CO—ORDINATES WERE NATIONAL GEODETIC CONTROL POINTS "FERNPORT AZ MK 1988" AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY AND "74 94 GPS 16" AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. SIDEWALKS SHALL BE PROVIDED AS PER THE APPROVED ENGINEERING PLANS ACCORDANCE TO NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE NASSAU COUNTY BOARD AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK _____, PAGES _____, PAGES _____, PAGES OF NASSAU COUNTY, FLORIDA THIS _____ DAY OF _____, A.D., 2020.

IT COURT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA THIS _____ DAY OF ROVED

BY THE

A.D.,

2020.

COUNTY ATTORNEY

CERTIFICATE OF AITHIS IS TO CERTIFY TO DIRECTOR OF ENGINEER APPROVAL BY DIRECTOR THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY ERING SERVICES OF NASSAU COUNTY, FLORIDA THIS _________, A.D., 2020. 9 ENGINEERING SERVICES

DIRECTOR OF ENGINEE RING SERVICES

COUNTY HEALTH CERTIFICATE

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

COUNTY HEALTH DEPARTMENT

PPROVAL BY PLANNER

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED PLANNER OF NASSAU COUNTY, FLORIDA THIS ____ DAY OF ___

CERTIFICATE OF A PPROVAL BY NASSAU APPROVED

THIS IS TO CERTIFY FIRE—RESCUE CHIEF

THAT THE ABOVE PLAT HAS BEEN EXAMINED OF NASSAU COUNTY, FLORIDA THIS __________, A.D., 2020.

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON PARCEL IDENTIFICATION NUMBERS:

P.I.N. 42-2N-27-0000-0001-0210

THROUGH AND INCLUDING THE TAX YEAR 2019. TAX COLL ECTOR CERTIFICATE

DATE:

200 HARTS ROAD NORTHUS 17 CSX RAILROAD VICINITY AIA (NOT TO SCALE) MAP

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SEMANIK EQUITY DEVELOPMENT & ACQUISITION, INC.

("DEVELOPER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS HIDEAWAY PHASE 1C, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, THAT AMERIS BANK, BY MERGER TO FIDELITY BANK, IS THE HOLDER OF A MORTGAGE ON SAID LANDS. THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL ALLEYS, EASEMENTS, RIGHTS OF WAY (LAZY LAKE CIRCLE, SECLUDED PLACE AND MELODY LANE), AND ALL PUBLIC AREAS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR USES AND PURPOSES THEREON STATED AND REMAINS THE MAINTENANCE OBLIGATION OF THE HIDEAWAY HOMEOWNERS ASSOCIATION, INC... NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

TRACTS "A", "C", "D", "E" AND "F" (OPEN SPACE) AND TRACT "B" (10 FOOT UNOBSTRUCTED DRAINAGE EASEMENT, (U.D.E.)) SHALL REMAIN PRIVATELY OWNED BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS. NON-EXCLUSIVE EASEMENTS FOR DRAINAGE AND UTILITIES DESIGNATED AS "DRAINAGE EASEMENT", "UNOBSTRUCTED DRAINAGE EASEMENTS", "UTILITY EASEMENT" ARE IRREVOCABLY DEDICATED TO THE HIDEAWAY HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY, FOR MAINTENANCE OF THE RIGHTS-OF-WAY, ACCESS AND DRAINAGE, WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

FLORIDA POWER AND LIGHT COMPANY AND ITS SUCCESSORS AND ASSIGNS, ARE HEREBY IRREVOCABLY DEDICATED A SEVEN AND ONE HALF FOOT EASEMENT ALONG THE FRONT OF EACH LOT AND TRACT, ADJACENT TO THE TEN FOOT UTILITY EASEMENT AS SHOWN HEREON, FOR ITS USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. THE OWNER(S) HEREBY AND IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO FPL, IT'S SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF FPL, IT'S SUCCESSORS OR ASSIGNS, TO INGRESS AND EGRESS OVER AND UPON THOSE ROADWAYS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WAY"

It witness whereof, Developer has caused this plat and dedication to be executed duly elected officers acting by and with the authority of the Board of Directors.

This ______ day of ______, A.D., 2020. Developer hereby reserves and shall have the sole and absolute right, at any time, with th consent of the governing body of any municipality or other government body politic then having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands or easements remaining privately owned by it. by its

DEVELOPMENT 80 ACQUISITION,

BY THE ---, A.D.,

JOHN A. SEMANIK PRESIDENT OF SEMANIK EQUITY DEVELOPMENT A FLORIDA CORPORATION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED OR ONLINE NOTARIZATION, THIS DAY OF AS PRESIDENT OF SEMANIK EQUITY DEVELOPMENT BEFORE BY MEANS OF ☐ PHYSICAL PRES. _, 2020, BY JOHN A. SEMANIK 'ON, INC. ENCE

(SIGNATURE OF NOTARY PUBLIC STATE OF FLORIDA)

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC)

SEDA CONSTRUCTION COMPANY

PRINT OR TYPE NAME JOHN A. SEMANIK, PRESIDENT SEDA CONSTRUCTION COMPANY A FLORIDA CORPORATION

PRINT OR TYPE NAME

NOTARY SEDA CONSTRUCTION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED OR ONLINE NOTARIZATION, THIS DAY OF SEDA CONSTRUCTION COMPANY. BEFORE BY MEANS OF | PHYSICAL PRESI _, 2020, BY JOHN A. SEMANIK

NCE.

(SIGNATURE OF NOTARY PUBLIC STATE OF FLORIDA)

TYPE OF IDENTIFICATION PRODUCED PRINT, TYPE, OR STAMP PRODUCED IDENTIFICATION COMMISSIONED NAME OF NOTARY

JEA AND ITS SUCCESSORS AND ASSIGNS, ARE HEREBY IRREVOCABLY DEDICATED A TEN FOOT UTILITY EASEMENT ALONG THE FRONT OF EACH LOT AND TRACT FOR ITS USE, UNLESS OTHERWISE NOTED, IN CONJUNCTION WITH ITS UNDERGROUND WATER AND SEWER SYSTEMS.

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

(PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC)

(SIGNATURE OF NOTARY PUBLIC — STATE OF FLORIDA)

TYPE OF IDENTIFICATION PRODUCED

CERTIFICATION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \square PHYSICAL PRESENCE OR \square ONLINE NOTARIZATION, THIS DAY OF $\underline{\hspace{0.5cm}}$, 2020, BY ROSS MCWILLIAMS, AS SENIOR VICE PRESIDENT OF AMERIS BANK, BY MERGER TO FIDELITY BANK.

STATE OF FLORIDA COUNTY OF

WITNESS

WITNESS_

AMERIS BANK, BY MERGER TO FIDELITY BANK

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIENS OR OTHER ENCUMBRANCES RECORDED IN OFFICIAL RECORDS BOOK 2153, PAGE 1685 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND ALL MODIFICATIONS THERETO ("MORTGAGE"), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGES SHALL BE SUBORDINATED TO SAID DEDICATIONS.

OFFICIAL

RECORDS

BOOK

PAGE

HEETS

PRINT OR

TYPE NAME

ROSS MCWILLIAMS SENIOR VICE PRESIDENT AMERIS BANK, BY MERGER TO FIDELITY BANK

PRINT OR

NAME

NOTARY FOR FIDELITY NATIONAL BANK

ALL UTILITY EASEMENTS (EXCEPT F.P. & L.) AS 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 (2004), PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE MITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY:

PRINT OR TYPE NAME

PRINT OR

EQUITY DEVELOPMENT 8

STATE OF FLORIDA COUNTY OF

STATE OF FLORIDA COUNTY OF

the I, GERARD E. SCHLOTH, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY VESTED IN SEMANIK EQUITY DEVELOPMENT & ACQUISITION, INC., A FLORIDA CORPORATION, THAT THE 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. GERARD E. SCHLOTH, P.A.

HIDEAWAY HOMEOWNERS ASSOCIATION, INC

DATE:

PRINT OR TYPE NAME JOHN A. SEMANIK THE HIDEAWAY HOMEOWNERS ASSOCIATION, INC.

PRINT OR TYPE NAME

NOTARY FOR THE HIDEAWAY HOMEOWNERS

ASSOCIATION,

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \square PHYSICAL PRESENCE OR \square ONLINE NOTARIZATION, THIS DAY OF ______, 2020, BY JOHN A. SEMANIK, AS PRESIDENT OF THE HIDEAWAY HOMEOWNERS ASSOCIATION, INC. STATE OF FLORIDA COUNTY OF

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA)

(PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC) PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/ CONTRACTED SURVEYOR/MAPPER

TYPE OF IDENTIFICATION PRODUCED

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT OF THE COUNTY. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE 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/MAPPING REFLECTED ON THIS PLAT.

SURVEYOR/MAPPER DATE

PRINT NAME:

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO CHAPTER 177, FLORIDA STATUTES, AND THAT THE ABOVE PLAT COMPLIES WITH ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA CURRENTLY IN EFFECT. THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND COMPLIES WITH ALL WAS PREPARED UNDER MY DIRECTION AND COMP SURVEYOR'S CERTIFICATE:

SNED THIS DAY OF A.D., 2020.

WILLIAM J. MELROSE FLORIDA REGISTERED SURVEYOR AND MAPPE REGISTRATION NO. 5843 MELROSE SURVEYING AND MAPPING, INC. 14437 CENTRAL PARKWAY, SUITE 107 JACKSONVILLE, FLORIDA 32224 TELEPHONE (904) 721—1226 LB 8295

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
14437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224
FAX (904) 721-5758
TELEPHONE (904) 721-1226
L.B. NO. 8295

P.1.N.

42-2N-27-0000-0001-0210

