

Nassau Station  
A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

SHEET 1 OF 4 SHEETS  
92 LOTS AND 10 TRACTS, THIS PHASE

CAPTION

A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF CARTESIAN POINTE UNIT 3, AS RECORDED IN PLAT BOOK 7, PAGES 124 THROUGH 127, INCLUSIVE OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE NORTH 88°20'33" EAST, ALONG THE SOUTHERLY LINE OF SAID CARTESIAN POINTE UNIT 3, AND ALONG THE SOUTHERLY LINE OF CARTESIAN POINTE UNIT 2, AS RECORDED IN PLAT BOOK 7, PAGES 35 THROUGH 38, INCLUSIVE OF SAID PUBLIC RECORDS, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF WILLIAM BURGESS BOULEVARD (A 100 FOOT WIDE RIGHT OF WAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1049, PAGE 1750, OF SAID PUBLIC RECORDS); THENCE CONTINUE NORTH 88°20'33" EAST, ALONG SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1049, PAGE 1750, A DISTANCE OF 237.28 FEET, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID WILLIAM BURGESS BOULEVARD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°20'33" EAST, ALONG THE SOUTHERLY LINE OF TRACT "C", AS SHOWN ON THE PLAT OF CARTESIAN POINTE UNIT 1, AS RECORDED IN PLAT BOOK 6, PAGES 345 THROUGH 348, INCLUSIVE OF SAID PUBLIC RECORDS, 351.93 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1761, PAGE 872, SAID PUBLIC RECORDS, ALSO BEING THE EASTERLY LINE OF SAID SECTION 8; THENCE SOUTH 02°11'34" EAST, ALONG LAST SAID LINE, 806.93 FEET, TO THE NORTHWEST CORNER OF LUMBER CREEK PUD-PHASE 2, AS RECORDED IN PLAT BOOK 8, PAGES 217 THROUGH 221, INCLUSIVE OF SAID PUBLIC RECORDS; THENCE SOUTH 01°42'47" EAST, ALONG THE WESTERLY LINE OF LAST SAID CORNER, 568.75 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 912, PAGE 1587, SAID PUBLIC RECORDS, THENCE SOUTH 89°43'35" WEST, ALONG LAST SAID LINE, AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1606, PAGE 116, SAID PUBLIC RECORDS, AND ALONG THE NORTHERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8, A DISTANCE OF 1397.47 FEET; THENCE NORTH 12°42'10" WEST, 123.13 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 530.00 FEET, AN ARC DISTANCE OF 72.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°46'58" WEST, 72.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 04°51'46" WEST, 232.87 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1170.00 FEET, AN ARC DISTANCE OF 72.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°38'05" WEST, 72.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 08°24'24" WEST, 234.37 FEET; THENCE NORTH 58°21'07" WEST, 25.74 FEET, TO THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF WILLIAM BURGESS BOULEVARD, AND THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1959.86 FEET, AN ARC DISTANCE OF 101.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°31'00" EAST, 101.13 FEET; THENCE SOUTH 30°27'43" WEST, 31.14 FEET; THENCE SOUTH 08°24'24" EAST, 125.18 FEET; THENCE NORTH 81°21'27" EAST, 111.03 FEET; THENCE SOUTH 49°34'17" EAST, 14.47 FEET; THENCE SOUTH 08°11'55" EAST, 48.21 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 32.00 FEET, AN ARC DISTANCE OF 10.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 30°04'47" EAST, 28.97 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 66°01'24" EAST, 81.13 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 28.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°13'28" EAST, 21.70 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 20°25'32" EAST, 35.58 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2135.00 FEET, AN ARC DISTANCE OF 454.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°45'49" EAST, 453.98 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 51°39'37" EAST, 102.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1127.25 FEET, AN ARC DISTANCE OF 232.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°34'16" EAST, 232.17 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 63°28'55" EAST, 17.77 FEET; THENCE NORTH 19°07'30" EAST, 10.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 64.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°17'33" WEST, 64.32 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 25°04'30" WEST, 83.01 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°48'47" WEST, 35.81 FEET, TO THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF WILLIAM BURGESS BOULEVARD; THENCE NORTH 63°27'20" EAST, ALONG LAST SAID LINE, 191.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING 33.02 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, PATRIOT RIDGE LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, (THE OWNER) IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS NASSAU STATION, AND THAT D.R. HORTON, INC.-JACKSONVILLE, A DELAWARE CORPORATION, IS THE HOLDER ON THE MORTGAGE OF SAID LANDS AND HEREBY JOINS AND CONSENTS TO THE DEDICATIONS CONTAINED HEREON AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 1049, PAGE 1750, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATIONS. THE UNDERSIGNED HEREBY CERTIFIES THAT THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL ALLEYS, EASEMENTS, RIGHTS-OF-WAY (NASSAU STATION WAY AND TRESTLE COURT), AND PUBLIC AREAS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED AND REMAINS THE MAINTENANCE OBLIGATION OF THE OWNER OR RESPONSIBLE PROPERTY OWNERS' ASSOCIATION. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

THE ROAD RIGHT-OF-WAY DESIGNATED IN THE PLAT AS "HARVESTER STREET" 60 FEET WIDE, IS HEREBY DEDICATED TO NASSAU COUNTY, FLORIDA.

TITLE TO TRACTS A, B, C AND D (STORMWATER MANAGEMENT FACILITY, TRACTS E, F AND G (OPEN SPACE/ BUFFER), AND TRACTS I AND J (CONSERVATION) ARE HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER 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 OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TITLE TO TRACT H (JEA LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED IN FEE SIMPLE TO JEA, 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 DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

TITLE TO THE LANDSCAPE BUFFER TRACT IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH TRACT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT LIFT STATION.

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

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

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND GRANTEES, IF ANY, OF SAID EASEMENTS, THE UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LANDSCAPE PURPOSES; PROVIDED HOWEVER, THE UNDERSIGNED OWNER 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.

ANY AND ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER OR SEWER AND ACCESS THERETO, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS; HOWEVER, THE UNDERSIGNED OWNER DOES HEREBY RESERVE, TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS AND EGRESS OVER ANY ACCESS EASEMENTS TO WATER AND SEWER UTILITIES SHOWN ON THIS PLAT. IN ADDITION, ANY UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE FLORIDA STATUTES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

THE OWNER HEREBY IRREVOCABLY GRANTS TO FLORIDA POWER & LIGHT, ITS SUCCESSORS AND ASSIGNS, A NONEXCLUSIVE TEN FOOT EASEMENT ALONG THE FRONT OF EACH LOT, AND OVER, UPON AND UNDER ALL TRACTS FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION.

THE OWNER HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO 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 OR ASSIGNS, TO INGRESS AND EGRESS OVER AND UPON THOSE ROADWAYS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION,

PATRIOT RIDGE LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP

BY: \_\_\_\_\_

PRINT: GREGORY E. MATOVINA

TITLE: MANAGING PARTNER

WITNESS: \_\_\_\_\_

PRINT: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINT: \_\_\_\_\_

NOTARY FOR PATRIOT RIDGE LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP

STATE: \_\_\_\_\_

COUNTY: \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D., BY GREGORY E. MATOVINA, AS MANAGING PARTNER OF PATRIOT RIDGE LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME: \_\_\_\_\_

COMMISSION # \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/SHE HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CHECKED BY: \_\_\_\_\_

CLOSURES/DATA: \_\_\_\_\_

COVER SHEET: \_\_\_\_\_

PRMS: \_\_\_\_\_

3830 CROWN POINT ROAD JACKSONVILLE, FLORIDA 32257

D.R. HORTON, INC.-JACKSONVILLE, A DELAWARE CORPORATION

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINT: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINT: \_\_\_\_\_

NOTARY FOR D.R. HORTON, INC.-JACKSONVILLE, A DELAWARE CORPORATION

STATE: \_\_\_\_\_

COUNTY: \_\_\_\_\_

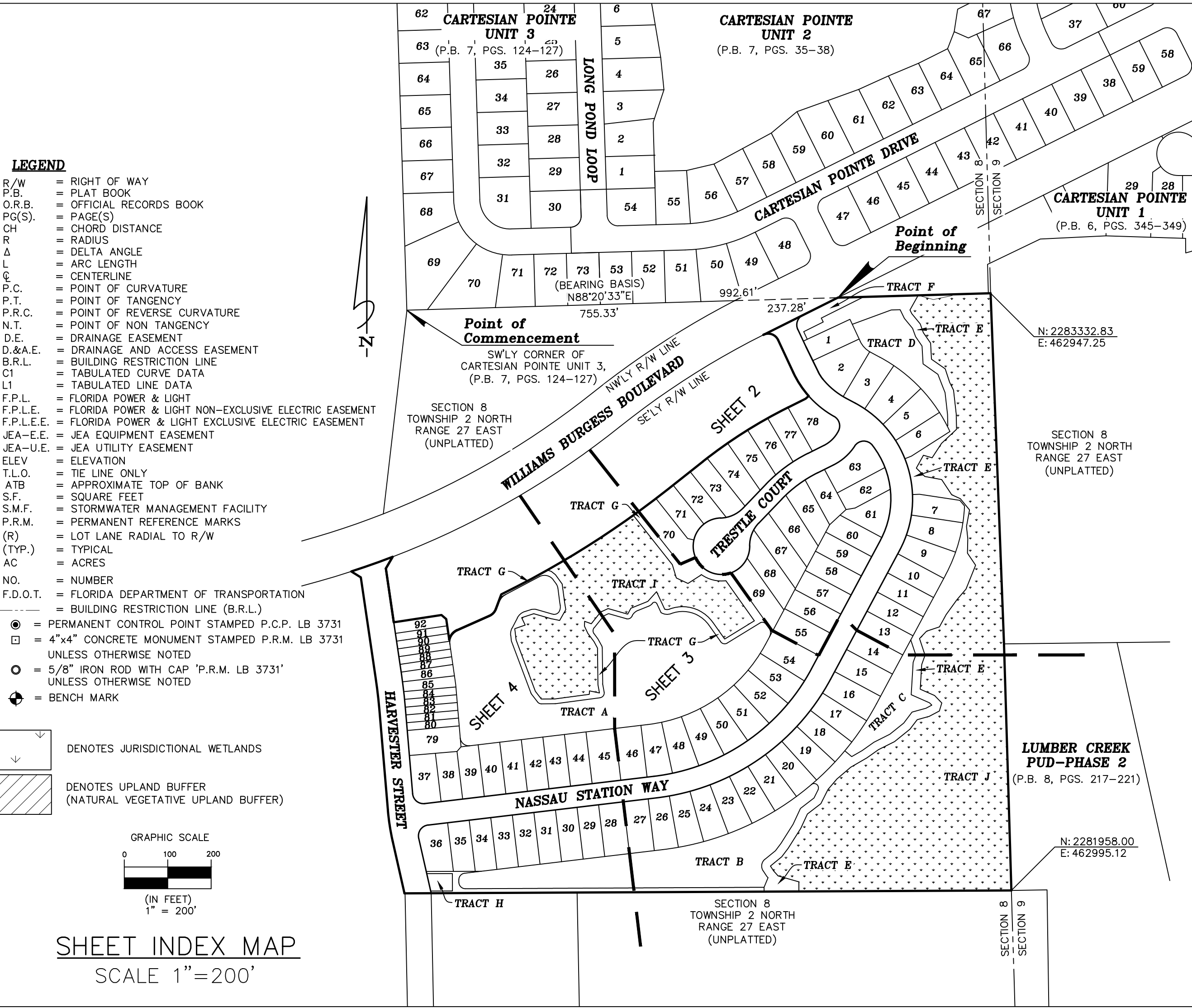
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D., BY \_\_\_\_\_, ON BEHALF OF THE CORPORATION, HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME: \_\_\_\_\_

COMMISSION # \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



SHEET INDEX MAP  
SCALE 1"=200'

GENERAL NOTES

- "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAYBE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF CARTESIAN POINTE UNIT 3 (P.B. 7, PGS. 124-127), AS NORTH 88°20'33" EAST, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (NAD 1983 1990 NGS ADJUSTMENTS). COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE EAST ZONE OF FLORIDA (NAD 1983 1990 NGS ADJUSTMENT), AND WERE ESTABLISHED BY GLOBAL POSITIONING SYSTEM WITH AN PROPORTIONAL ERROR NOT EXCEEDING (1:50,000). REFERENCE BENCHMARK: BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) AND ARE REFERENCED TO A NAIL AND CLARY ELEV DISK (N 2285865.54 E 452288.60), ELEV=22.43 (NAV08)-REFERENCED FROM FLORIDA DEPARTMENT OF TRANSPORTATION CAICE DATABASE 7404018.
- THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS THE DATE OF RECORDING IS "PUD", PLANNED UNIT DEVELOPMENT.
- BUILDING RESTRICTION SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CURRENT COUNTY ZONING ORDINANCE AND CURRENTLY ARE AS FOLLOWS: BUILDING RESTRICTION LINE (B.R.L.): FRONT YARD-----FIFTEEN (15) FEET FRONT YARD (GARAGE)-----TWENTY (20) FEET FRONT YARD (PORCH)-----TEN (10) FEET SIDE YARD-----FIVE (5) FEET / ZERO (0) LOTS 79-92, INCLUSIVE REAR YARD-----TWENTY (20) FEET CORNER LOT SECONDARY FRONTAGE YARD-----TEN (10) FEET MAXIMUM LOT COVERAGE WILL BE 75% 5. THE LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY GOVERNMENT. 6. THIS PROPERTY IS SUBJECT TO STORM SURGE INUNDATION DURING A CATEGORY 5 HURRICANE ACCORDING TO THE STORM SURGE ATLAS FOR NASSAU COUNTY PER MAP PROVIDED BY NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL. 7. THE JURISDICTIONAL WETLANDS SHOWN HEREON ARE ACCORDING TO A MAP OF SAID WETLANDS PRODUCED BY THIS FIRM, DATED 2/19/2018 AND REVISED 3/12/2018. THE WETLANDS DETERMINATION AND FLAGGING WAS PERFORMED BY RICHARDSON SOILS AND ENVIRONMENTAL, LLC. 8. 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 THE TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES. 9. TOTAL NUMBER OF LOTS: 92 LOTS, 10 TRACTS. 10. TOTAL ACREAGE: 33.02 ACRES ± 11. OWNERS: PATRIOT RIDGE LLP. 12. PARCEL IDENTIFICATION NUMBER: A PORTION OF PORTION OF 08-2N-27-0000-0002-0040 13. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP 12089C0351G, COMMUNITY NO. 120170, REVISED AUGUST 2, 2017 HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE. 14. "UPLAND BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION. NATIVE VEGETATION REMOVED OR DESTROYED WITHIN THE UPLAND BUFFER IN VIOLATION OF NASSAU COUNTY COMPREHENSIVE PLAN POLICY SHALL BE RESTORED; THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS AND NON-NATIVE INVASIVE PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN THE BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER." 15. ALL STREETS WILL BE PAVED AND DRAINED, BEFORE ANY LOTS ARE SOLD. 16. ALL CONSERVATION EASEMENTS SHOWN HEREON HAVE THAT MEANING PRESCRIBED BY § 704.06, F.S. (SEC. 37.03(C) LDC) 18. TRACTS "I" AND "J" ARE SUBJECT TO A CONSERVATION EASEMENT PURSUANT TO SECTION 704.06, FLORIDA STATUTES IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. ANY ACTIVITY IN OR USE OF THE CONSERVATION EASEMENT AREAS INCONSISTENT WITH THE PURPOSE OF THE CONSERVATION EASEMENT IS PROHIBITED. THE CONSERVATION EASEMENT EXPRESSLY PROHIBITS THE FOLLOWING ACTIVITIES AND USES: (A) CONSTRUCTION OR PLACING OF BUILDINGS, ROADS, SIGNS, BILLBOARDS OR OTHER ADVERTISING, UTILITIES, OR OTHER STRUCTURES ON OR ABOVE THE GROUND. (B) DUMPING OR PLACING OF SOIL OR OTHER SUBSTANCE OR MATERIAL AS LANDFILL OR DUMPING OR PLACING OF TRASH, WASTE, OR UNSIGHTLY OR OFFENSIVE MATERIALS. (C) REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION. (D) EXCAVATION, DREDGING, OR REMOVAL OF LOAM, PEAT, GRAVEL, SOIL, ROCK, OR OTHER MATERIAL SUBSTANCE IN SUCH MANNER AS TO AFFECT THE SURFACE. (E) SURFACE USE EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN PREDOMINANTLY IN ITS NATURAL CONDITION. (F) ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION, OR FISH AND WILDLIFE HABITAT PRESERVATION. (G) ACTS OR USES DETRIMENTAL TO SUCH RETENTION OF LAND OR WATER AREAS. (H) ACTS OR USES DETRIMENTAL TO THE PRESERVATION OF THE STRUCTURAL INTEGRITY OR PHYSICAL APPEARANCE OF SITES OR PROPERTIES OF HISTORICAL, ARCHITECTURAL, ARCHAEOLOGICAL, OR CULTURAL SIGNIFICANCE.

COUNTY HEALTH CERTIFICATE

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

COUNTY HEALTH DEPARTMENT

DIRECTOR OF ENGINEERING SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020.

DIRECTOR OF ENGINEERING SERVICES

CHIEF OF THE FIRE-RESCUE DEPARTMENT

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

CHIEF OF THE FIRE-RESCUE DEPARTMENT

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA CURRENTLY IN EFFECT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020.

COUNTY PLANNER

TAX COLLECTOR'S CERTIFICATE

PARCEL IDENTIFICATION NUMBER: PORTION OF 08-2N-27-0000-0002-0040 AD-VALOREM TAXES ARE PAID IN FULL ON ALL PARCELS DESCRIBED ON THIS PLAT FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020.

TAX COLLECTOR, NASSAU COUNTY, FLORIDA

CERTIFICATE OF COUNTY ATTORNEY

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

MICHAEL S. MULLIN, ATTORNEY  
FLORIDA BAR NO. - 301094

COMMISSIONERS APPROVAL

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020, BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD OF COMMISSIONERS

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020.

CLERK OF THE CIRCUIT COURT STATE OF FLORIDA

CERTIFICATE OF REVIEW BY COUNTY-EMPLOYED/  
CONTRACTED SURVEYOR/MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNMENT BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF ACCURACY OR QUALITY OF THE SURVEYING/ MAPPING REFLECTED ON THIS PLAT.

SURVEYOR/MAPPER

DATE

PRINT NAME: \_\_\_\_\_

FLORIDA REGISTRATION NO. \_\_\_\_\_

TITLE CERTIFICATION

I, \_\_\_\_\_, ATTORNEY AT LAW LICENSED IN FLORIDA, DO HEREBY CERTIFY THAT RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS VESTED IN PATRIOT RIDGE LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY ENCUMBRANCES OTHER THAN SHOWN HEREON AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

ATTORNEY AT LAW

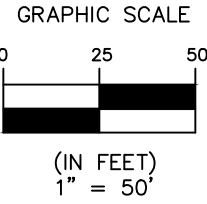




Nassau Station  
A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L9	N51°39'37"E	102.20'	L53	N43°52'08"E	32.05'	L95	N28°12'28"E	50.00'	L139	S71°46'08"W	31.13'
L10	N63°28'55"E	45.03'	L54	N43°52'08"E	44.51'	L110	S51°39'37"W	37.22'	L140	S43°43'51"W	23.62'
L11	N49°07'36"E	10.00'	L55	N63°28'55"E	17.72'	L111	S51°39'37"W	50.00'	L141	S18°22'36"E	40.47'
L12	N25°04'30"W	83.01'	L56	N63°28'55"E	23.46'	L112	S51°39'37"W	14.98'	L142	S19°24'21"W	23.14'
L13	N63°27'20"E	191.50'	L57	N28°12'28"E	43.65'	L113	S77°01'18"E	15.00'	L191	N20°39'08"E	17.76'
L14	S25°04'30"E	109.30'	L58	N28°12'28"E	50.00'	L114	S66°33'30"W	38.48'	L192	N18°22'36"W	37.01'
L15	S61°47'32"E	24.54'	L59	N28°12'28"E	50.00'	L115	S34°44'46"E	29.20'	L193	S46°48'59"W	1.65'
L16	N47°21'21"E	51.53'	L60	N28°12'28"E	50.00'	L116	S03°09'58"E	37.12'	L194	S01°10'58"E	25.54'
L18	S28°12'28"W	50.59'	L61	N28°12'28"E	50.00'	L117	S55°02'18"E	38.62'	L195	S06°28'50"E	50.61'
L19	S63°28'55"W	41.18'	L62	N28°12'28"E	58.00'	L118	S18°09'03"E	32.52'	L196	S21°23'57"E	18.16'
L20	S25°04'27"E	29.58'	L63	N28°12'28"E	35.32'	L119	S26°15'43"E	20.29'	L197	S21°23'57"E	27.22'
L21	S25°04'27"E	14.20'	L75	S63°45'09"W	20.04'	L120	S06°28'50"E	55.02'	L198	S55°02'18"E	41.68'
L22	S26°07'39"E	35.81'	L77	N88°20'33"E	125.58'	L121	S01°10'58"E	35.37'	L199	S03°09'58"E	41.19'
L23	S26°07'39"E	29.40'	L78	S29°10'52"W	38.59'	L122	S46°48'59"W	47.52'	L200	S34°44'46"E	26.18'
L24	S61°47'32"E	24.54'	L79	S25°51'41"E	9.47'	L123	S33°10'33"W	39.55'	L201	S19°43'27"E	20.49'
L25	S28°12'28"W	9.15'	L80	S39°37'27"E	30.72'	L124	N73°49'25"W	20.78'	L202	S39°37'27"E	29.62'
L26	S28°12'28"W	50.00'	L81	S19°43'27"E	21.36'	L125	S28°56'33"W	33.74'	L203	S25°51'41"E	22.30'
L27	S28°12'28"W	50.00'	L82	N63°27'03"E	89.96'	L126	S45°04'26"E	27.43'	L204	N88°21'32"E	20.63'
L28	S28°12'28"W	50.00'	L83	N88°20'33"E	59.40'	L127	S79°38'22"E	39.53'	L205	N69°44'57"E	95.48'
L29	S28°12'28"W	50.00'	L84	S68°15'39"W	16.19'	L128	S33°28'26"E	41.90'	L206	N25°04'41"W	12.78'
L30	S28°12'28"W	50.00'	L85	S25°04'30"E	50.00'	L129	S65°34'15"E	21.86'	L207	N88°21'32"E	80.22'
L44	S25°04'27"E	19.19'	L86	S25°04'30"E	6.02'	L130	S39°30'39"E	33.34'	L242	N52°51'15"E	3.23'
L45	S63°27'03"W	50.26'	L87	S61°47'32"E	24.54'	L131	S10°27'10"W	38.80'	L243	N56°51'25"E	33.69'
L46	N26°32'57"W	10.00'	L88	S87°42'32"W	16.19'	L132	S06°00'59"E	28.72'	L244	S64°46'13"E	29.75'
L47	S63°27'03"W	108.84'	L89	N39°54'36"W	16.92'	L133	S01°34'13"W	32.84'	L245	S16°38'16"E	31.87'
L48	N63°28'55"E	29.63'	L90	N28°12'28"E	9.15'	L134	S34°02'59"E	33.58'	L246	S28°12'28"W	14.65'
L49	N63°28'55"E	11.55'	L91	N28°12'28"E	50.00'	L135	S21°56'36"W	59.22'	L247	S28°12'28"W	20.11'
L50	N43°52'08"E	19.69'	L92	N28°12'28"E	50.00'	L136	S40°24'23"W	31.87'	L248	S39°12'29"E	10.79'
L51	N43°52'08"E	50.50'	L93	N28°12'28"E	50.00'	L137	S35°57'33"W	42.52'	L249	N58°33'01"E	88.95'
L52	N43°52'08"E	6.37'	L94	N28°12'28"E	50.00'	L138	S28°36'12"W	32.31'			

CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA
C4	225.00'	64.54'	16°26'06"	N33°17'33"W	64.32'	C53	300.00'	12.80'	2°26'41"
C5	25.00'	39.91'	91°28'29"	N70°48'47"W	35.81'	C54	300.00'	56.81'	10°51'01"
C6	200.00'	128.17'	36°43'02"	S43°26'01"E	125.99'	C55	300.00'	33.08'	6°19'05"
C7	225.00'	20.87'	51°8'49"	N59°08'08"W	20.86'	C56	125.00'	65.97'	30°14'17"
C8	225.00'	332.56'	84°41'11"	N14°08'08"W	303.11'	C57	25.00'	47.40'	108°38'02"
C12	100.00'	61.57'	35°16'28"	N45°50'41"E	60.60'	C58	200.00'	52.94'	15°09'56"
C13	325.00'	111.25'	19°36'47"	S53°40'32"W	110.71'	C59	200.00'	51.35'	14°42'37"
C15	175.00'	61.90'	20°15'53"	S49°13'53"E	61.57'	C60	200.00'	120.90'	34°38'04"
C16	175.00'	7.42'	2°25'43"	S60°34'41"E	7.42'	C61	200.00'	6.35'	1°49'10"
C17	250.00'	25.17'	5°46'10"	N58°54'28"W	25.16'	C73	25.00'	38.63'	88°31'29"
C18	250.00'	55.11'	12°37'50"	N49°42'28"W	55.00'	C74	55.00'	32.91'	34°17'20"
C19	250.00'	47.24'	10°49'36"	N37°58'44"W	47.17'	C75	55.00'	2.33'	2°25'43"
C20	250.00'	47.24'	10°49'36"	N27°09'09"W	47.17'	C76	370.00'	37.26'	5°46'10"
C21	250.00'	84.86'	19°26'53"	N12°00'54"W	84.45'	C77	370.00'	81.57'	12°37'50"
C22	250.00'	47.24'	10°49'36"	N03°07'20"E	47.17'	C78	370.00'	69.92'	10°49'36"
C23	250.00'	47.24'	10°49'36"	N13°56'56"E	47.17'	C79	370.00'	50.15'	7°45'59"
C24	250.00'	38.60'	8°50'44"	N23°47'06"E	38.56'	C80	370.00'	38.85'	6°00'56"
C37	225.00'	75.47'	19°13'01"	S51°07'07"E	75.11'	C81	370.00'	69.92'	10°49'36"
C38	25.00'	38.01'	87°06'14"	N17°10'31"W	34.45'	C82	370.00'	57.12'	8°50'44"
C39	75.00'	48.57'	37°06'20"	N44°55'46"E	47.73'	C94	1127.25'	52.82'	2°41'06"
C40	350.00'	39.15'	6°24'35"	S60°16'38"W	39.13'	C95	1127.25'	53.66'	2°43'38"
C41	350.00'	50.06'	8°11'39"	S52°58'31"W	50.01'	C96	1127.25'	54.88'	2°47'22"
C42	350.00'	30.60'	5°00'33"	S46°22'25"W	30.59'	C97	1127.25'	58.44'	2°58'14"
C43	75.00'	44.95'	34°20'13"	N61°02'15"E	44.28'	C98	1127.25'	12.78'	0°38'58"
C44	75.00'	13.19'	10°04'42"	N83°14'42"E	13.18'	C99	2135.00'	35.02'	0°56'24"
C45	65.00'	41.55'	36°37'26"	S69°58'20"W	40.84'	C100	2135.00'	50.02'	1°20'33"
C46	65.00'	43.88'	38°40'56"	S32°19'10"W	43.05'	C113	370.00'	13.93'	2°09'26"
C47	65.00'	41.32'	36°25'12"	S05°13'54"E	40.63'	C118	80.00'	59.56'	42°39'14"
C48	65.00'	97.83'	86°14'19"	S66°33'40"E	88.86'	C119	2135.00'	15.01'	0°24'11"
C49	65.00'	51.74'	45°36'33"	N47°30'54"E	50.39'	C120	20.00'	22.90'	65°36'10"
C50	65.00'	28.65'	25°15'25"	N12°04'55"E	28.42'	C121	10.00'	14.35'	82°14'31"
C51	75.00'	38.59'	29°28'57"	S14°11'41"W	38.17'	C149	85.00'	19.24'	12°58'18"
C52	75.00'	19.55'	14°55'58"	S36°24'09"W	19.49'				



LUMBER CREEK  
PUD-PHASE 2  
(P.B. 8, PGS. 217-221)

Nassau Station  
A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

SHEET 3 OF 4 SHEETS  
SEE SHEET 1 FOR GENERAL NOTES & LEGEND

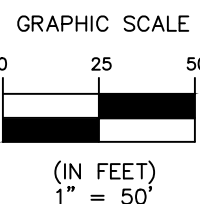
LINE TABLE		
LINE	BEARING	DISTANCE
L29	S28°12'28"W	50.00'
L30	S28°12'28"W	50.00'
L31	S28°12'28"W	58.00'
L32	S28°12'28"W	19.82'
L33	S83°12'46"W	19.45'
L34	S83°12'46"W	57.50'
L35	S83°12'46"W	57.50'
L60	N28°12'28"E	50.00'
L61	N28°12'28"E	50.00'
L62	N28°12'28"E	58.00'
L63	N28°12'28"E	35.32'
L64	N83°12'46"E	15.99'
L65	N83°12'46"E	60.96'
L66	N83°12'46"E	66.51'
L94	N28°12'28"E	50.00'
L95	N28°12'28"E	50.00'
L96	N28°12'28"E	58.00'
L97	N28°12'28"E	19.82'
L98	N83°12'46"E	19.45'
L99	N83°12'46"E	57.50'
L100	N83°12'46"E	57.50'
L114	S66°33'30"W	38.48'
L141	S18°22'36"E	40.47'
L142	S19°24'21"W	23.14'
L143	S03°25'38"W	56.54'
L144	S66°08'45"E	36.03'
L145	S44°25'25"E	23.90'
L146	S17°07'44"W	19.42'
L147	S62°16'07"W	26.37'
L148	S74°29'20"W	28.64'
L149	S37°14'13"W	27.48'
L150	S51°13'21"W	45.60'
L151	S63°21'16"W	41.41'
L152	S54°38'35"W	32.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L153	S60°04'24"W	43.02'
L154	S49°33'15"W	41.59'
L155	S40°24'31"W	31.62'
L156	S26°42'16"W	36.74'
L157	S52°15'51"W	39.03'
L158	S24°54'19"W	36.59'
L159	S32°20'02"W	54.15'
L160	S37°01'15"W	24.30'
L161	S50°40'47"W	33.87'
L162	S33°14'03"E	13.59'
L163	S42°32'42"E	15.19'
L164	S73°51'28"E	49.67'
L165	S00°16'25"E	22.06'
L166	S89°43'35"W	80.11'
L167	S00°16'25"E	9.92'
L168	S22°10'54"W	23.92'
L169	S42°32'42"E	4.14'
L170	S33°14'03"E	15.22'
L171	S50°40'47"W	31.47'
L172	S37°01'15"W	21.08'
L173	S32°20'02"W	52.03'
L174	S24°54'19"W	40.16'
L175	S52°15'51"W	39.37'
L176	S26°42'16"W	20.75'
L180	S50°11'25"E	20.73'
L181	N60°04'24"E	27.74'
L182	N54°38'35"E	33.37'
L183	N63°21'16"E	40.81'
L184	N51°13'21"E	41.02'
L185	N37°14'13"E	31.77'
L186	N74°29'20"E	33.24'
L187	N52°16'07"E	15.18'
L188	N42°25'25"W	7.56'
L189	N66°08'45"W	46.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L190	N03°25'38"E	74.64'
L191	N20°39'08"E	17.76'
L192	N18°22'36"W	37.01'
L228	S28°28'09"E	16.82'
L229	S36°26'53"E	23.63'
L230	S25°31'08"E	18.23'
L231	S01°31'29"W	11.39'
L232	N69°27'08"W	16.30'
L233	S38°46'25"W	34.56'
L234	S64°42'04"W	19.02'
L235	N74°04'35"W	46.84'
L236	S28°54'31"W	15.64'
L237	S68°02'54"W	41.81'
L238	S42°06'38"W	30.02'
L239	N25°02'56"W	44.29'
L240	N35°20'59"W	47.26'
L241	S58°33'01"W	80.22'
L242	N52°51'15"E	3.23'
L243	N56°51'25"E	33.69'
L244	S64°46'13"E	29.75'
L245	S16°38'16"E	31.87'
L246	S28°12'28"W	14.65'
L247	S28°12'28"W	20.11'
L248	S39°12'29"E	10.79'
L249	N58°33'01"E	88.95'
L250	S35°20'59"E	47.26'
L251	S25°02'56"E	22.31'
L252	N42°06'38"E	2.57'
L253	N68°02'54"E	26.82'
L254	N28°54'31"E	2.49'
L255	S74°04'35"E	42.70'
L256	N38°46'25"E	35.08'
L257	N36°26'53"W	15.56'
L258	N28°28'09"W	17.59'

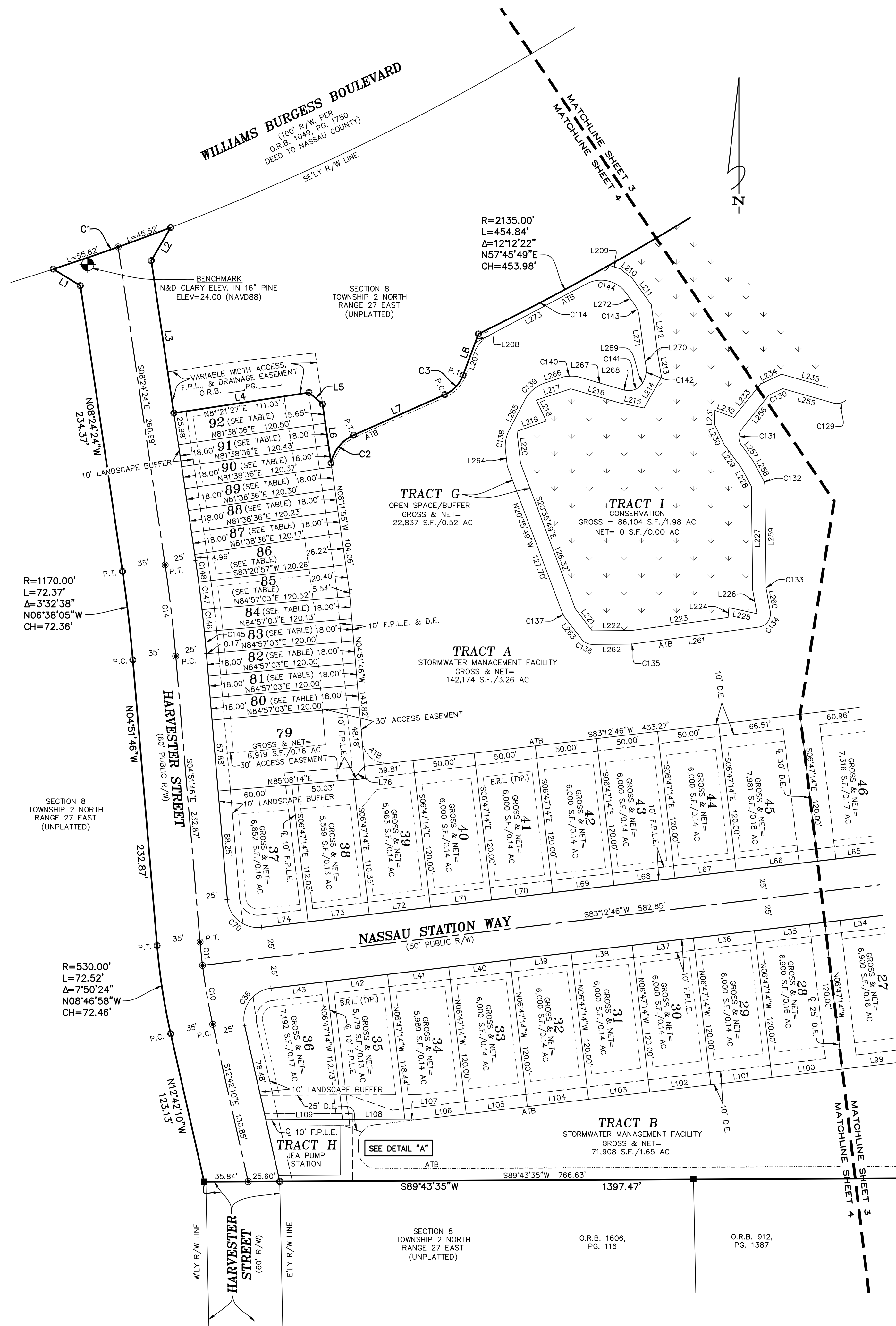
CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C9	500.00'	480.01'	55°00'19"	N55°42'37"E
C25	525.00'	36.64'	3°59'57"	N30°12'26"E
C26	525.00'	48.63'	5°18'25"	N34°51'37"E
C27	525.00'	48.63'	5°18'25"	N40°10'03"E
C28	525.00'	48.63'	5°18'25"	N45°28'28"E
C29	525.00'	48.63'	5°18'25"	N50°46'54"E
C30	525.00'	48.63'	5°18'25"	N56°05'19"E
C31	525.00'	48.63'	5°18'25"	N61°23'45"E
C32	525.00'	48.63'	5°18'25"	N66°42'10"E
C33	525.00'	48.63'	5°18'25"	N72°00'35"E
C34	525.00'	48.63'	5°18'25"	N77°19'01"E
C35	525.00'	29.71'	3°14'33"	N81°35'30"E
C47	65.00'	41.32'	36°25'12"	S05°13'54"E
C48	65.00'	97.83'	86°14'19"	S66°33'40"E
C49	65.00'	51.74'	45°36'33"	N47°30'54"E
C62	475.00'	31.98'	3°51'28"	N30°08'12"E
C63	475.00'	64.01'	7°43'18"	N35°55'34"E
C64	475.00'	63.38'	7°38'42"	N43°36'35"E
C65	475.00'	63.38'	7°38'42"	N51°15'17"E
C66	475.00'	63.38'	7°38'42"	N58°53'59"E
C67	475.00'	63.38'	7°38'42"	N66°32'42"E
C68	475.00'	63.38'	7°38'42"	N74°11'24"E
C69	475.00'	43.11'	5°12'01"	N80°36'46"E
C83	645.00'	45.02'	3°59'57"	N30°12'26"E
C84	645.00'	59.74'	5°18'25"	N34°51'37"E
C85	645.00'	59.74'	5°18'25"	N40°10'03"E
C86	645.00'	59.74'	5°18'25"	N45°28'28"E
C87	645.00'	59.74'	5°18'25"	N50°46'54"E
C88	645.00'	59.74'	5°18'25"	N56°05'19"E
C89	645.00'	59.74'	5°18'25"	N61°23'45"E
C90	645.00'	59.74'	5°18'25"	N66°42'10"E
C91	645.00'	59.74'	5°18'25"	N72°00'35"E
C92	645.00'	59.74'	5°18'25"	N77°19'01"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C93	645.00'	480.01'	55°00'19"	N55°42'37"E
C100	2135.00'	50.02'	1°20'33"	N53°16'18"E
C101	355.00'	23.18'	3°44'30"	N30°11'42"E
C102	355.00'	47.84'	7°43'18"	N35°55'35"E
C103	355.00'	47.37'	7°38'42"	N43°36'35"E
C104	355.00'	47.37'	7°38'42"	N51°15'18"E
C105	355.00'	47.37'	7°38'42"	N58°54'00"E
C106	355.00'	47.37'	7°38'42"	N66°32'42"E
C107	355.00'	47.37'	7°38'42"	N74°11'24"E
C108	355.00'	32.22'	5°12'01"	N80°36'45"E
C109	20.00'	29.29'	83°54'50"	S08°43'22"W
C110	10.00'	27.43'	15°08'37"	N51°52'02"W
C111	645.00'	43.61'	3°52'27"	N51°29'53"E
C112	645.00'	109.77'	9°45'04"	N44°41'07"E
C115	15.08'	11.28'	42°52'56"	S89°29'40"E
C116	85.11'	70.30'	47°19'15"	N87°16'30"W
C117	84.00'	41.83'	28°15'54"	N49°28'56"W
C118	80.00'	59.56'	42°39'14"	S76°01'42"E
C119	2135.00'	15.01'	0°24'11"	N54°08'40"E
C120	20.00'	22.90'	65°36'10"	N04°35'40"W
C121	10.00'	14.35'	82°14'31"	N80°19'44"W
C122	11.00'	16.53'	86°06'00"	S78°23'59"E
C123	73.80'	36.41'	28°15'54"	N49°28'56"W
C124	74.11'	61.21'	47°19'17"	N87°16'31"W
C125	25.96'	24.39'	53°49'36"	S84°04'51"E
C126	6.00'	11.82'	112°50'26"	N81°28'09"W
C127	19.00'	8.60'	25°56'16"	N55°04'46"E
C128	26.00'	17.76'	39°08'23"	S48°28'43"W
C129	11.00'	14.79'	77°00'54"	N67°24'58"E
C130	2426.92'	12.35'	0°17'30"	N64°41'58"E
C131	11.00'	14.44'	75°13'18"	S01°09'46"W
C132	11.00'	5.33'	27°46'05"	N14°35'07"W





Nassau Station  
A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N58°21'07"W	25.74'
L2	S30°27'43"W	31.14'
L3	S08°24'24"E	125.18'
L4	N81°21'27"E	111.03'
L5	S49°34'17"E	14.47'
L6	S08°11'55"E	48.21'
L7	N66°01'24"E	81.13'
L8	N20°25'32"E	35.68'
L9	S83°12'46"W	57.50'
L10	S83°12'46"W	57.50'
L11	S83°12'46"W	57.50'
L12	S83°12'46"W	57.50'
L13	S83°12'46"W	57.50'
L14	S83°12'46"W	57.50'
L15	S83°12'46"W	57.50'
L16	S83°12'46"W	57.50'
L17	S83°12'46"W	57.50'
L18	S83°12'46"W	57.50'
L19	S83°12'46"W	57.50'
L20	S83°12'46"W	57.50'
L21	S83°12'46"W	57.50'
L22	S83°12'46"W	57.50'
L23	S83°12'46"W	57.50'
L24	S83°12'46"W	57.50'
L25	S83°12'46"W	57.50'
L26	S83°12'46"W	57.50'
L27	S83°12'46"W	57.50'
L28	S83°12'46"W	57.50'
L29	S83°12'46"W	57.50'
L30	S83°12'46"W	57.50'
L31	S83°12'46"W	57.50'
L32	S83°12'46"W	57.50'
L33	S83°12'46"W	57.50'
L34	S83°12'46"W	57.50'
L35	S83°12'46"W	57.50'
L36	S83°12'46"W	57.50'
L37	S83°12'46"W	57.50'
L38	S83°12'46"W	57.50'
L39	S83°12'46"W	57.50'
L40	S83°12'46"W	57.50'
L41	S83°12'46"W	57.50'
L42	S83°12'46"W	57.50'
L43	S83°12'46"W	57.50'
L44	S83°12'46"W	57.50'
L45	S83°12'46"W	57.50'
L46	S83°12'46"W	57.50'
L47	S83°12'46"W	57.50'
L48	S83°12'46"W	57.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L69	N83°12'46"E	50.00'
L70	N83°12'46"E	50.00'
L71	N83°12'46"E	50.00'
L72	N83°12'46"E	50.11'
L73	N83°12'46"E	50.00'
L74	N83°12'46"E	37.94'
L75	N40°04'21"E	14.12'
L76	N83°12'46"E	57.50'
L77	N83°12'46"E	57.50'
L78	N83°12'46"E	57.50'
L79	N83°12'46"E	57.50'
L80	N83°12'46"E	57.50'
L81	N83°12'46"E	57.50'
L82	N83°12'46"E	57.50'
L83	N83°12'46"E	57.50'
L84	N83°12'46"E	57.50'
L85	N83°12'46"E	57.50'
L86	N83°12'46"E	57.50'
L87	N83°12'46"E	57.50'
L88	N83°12'46"E	57.50'
L89	N83°12'46"E	57.50'
L90	N83°12'46"E	57.50'
L91	N83°12'46"E	57.50'
L92	N83°12'46"E	57.50'
L93	N83°12'46"E	57.50'
L94	N83°12'46"E	57.50'
L95	N83°12'46"E	57.50'
L96	N83°12'46"E	57.50'
L97	N83°12'46"E	57.50'
L98	N83°12'46"E	57.50'
L99	N83°12'46"E	57.50'
L100	N83°12'46"E	57.50'
L101	N83°12'46"E	57.50'
L102	N83°12'46"E	57.50'
L103	N83°12'46"E	57.50'
L104	N83°12'46"E	57.50'
L105	N83°12'46"E	57.50'
L106	N83°12'46"E	57.50'
L107	N83°12'46"E	57.50'
L108	N83°12'46"E	57.50'
L109	N83°12'46"E	57.50'
L110	N83°12'46"E	57.50'
L111	N83°12'46"E	57.50'
L112	N83°12'46"E	57.50'
L113	N83°12'46"E	57.50'
L114	N83°12'46"E	57.50'
L115	N83°12'46"E	57.50'
L116	N83°12'46"E	57.50'
L117	N83°12'46"E	57.50'
L118	N83°12'46"E	57.50'
L119	N83°12'46"E	57.50'
L120	N83°12'46"E	57.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L211	N35°53'45"W	26.59'
L212	N07°26'14"W	42.10'
L213	N09°29'22"W	17.29'
L214	N29°32'15"E	28.80'
L215	S78°06'10"E	20.47'
L216	N73°56'58"W	41.12'
L217	N71°45'23"E	29.36'
L218	N25°30'10"W	18.81'
L219	N70°47'51"E	25.27'
L220	N06°22'27"W	26.03'
L221	N37°38'06"W	22.62'
L222	S89°32'42"W	31.48'
L223	S82°22'24"W	79.52'
L224	S04°15'45"W	8.07'
L225	N77°51'26"W	23.34'
L226	S10°13'16"E	19.61'
L227	S00°42'05"E	84.16'
L228	S28°28'09"E	16.82'
L229	S36°26'53"E	23.63'
L230	S25°31'08"E	18.23'
L231	S01°31'29"W	11.39'
L232	N69°27'08"W	16.30'

LINE TABLE		
LINE	BEARING	DISTANCE
L233	S38°46'25"W	34.56'
L234	S64°42'04"W	19.02'
L235	N74°04'35"W	46.84'
L236	S74°04'35"E	42.70'
L237	N38°46'25"E	35.08'
L238	N36°26'53"W	15.56'
L239	N28°28'09"W	17.59'
L240	N00°42'05"W	82.16'
L241	N10°13'16"W	17.61'
L242	N82°22'24"E	103.15'
L243	N89°32'42"E	31.45'
L244	S37°38'06"E	22.64'
L245	S06°22'27"E	13.04'
L246	S27°26'01"W	26.41'
L247	S71°45'23"W	15.89'
L248	S10°13'16"E	38.56'
L249	N78°06'10"W	3.30'
L250	N29°32'15"E	0.69'
L251	S09°29'22"E	6.14'
L252	S07°26'14"E	34.25'
L253	S35°58'02"E	11.84'
L254	N62°06'38"E	102.51'

LOT AREA TABLE		
GROSS & NET		
LOT #	AREA S. F.	AREA ACRES
80	2,160	0.05
81	2,160	0.05
82	2,160	0.05
83	2,161	0.05
84	2,165	0.05
85	2,921	0.07
86	2,936	0.07
87	2,164	0.05
88	2,165	0.05
89	2,166	0.05
90	2,167	0.05
91	2,168	0.05
92	3,116	0.07

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1959.86'	101.14'	2°57'25"	N70°31'00"E	101.13'
C2	32.00'	30.06'	53°49'13"	N39°06'47"E	28.97'
C3	28.00'	22.28'	45°35'52"	N43°13'28"E	21.70'
C10	495.00'	48.60'	5°37'30"	S09°53'25"E	48.58'
C11	495.00'	19.14'	2°12'54"	S05°58'13"E	19.13'
C14	1205.00'	74.53'	3°32'38"	N06°38'05"W	74.52'
C36	25.00'	41.85'	95°54'56"	S35°51'18"W	37.13'
C70	25.00'	40.11'	91°55'28"	S50°49'30"E	35.94'
C114	2134.90'	119.81'	3°12'55"	N62°15'34"E	119.79'
C129	11.00'	14.79'	77°00'54"	N67°24'58"E	13.70'
C130	2426.92'	12.35'	0°17'30"	N64°41'58"E	12.35'
C131	11.00'	14.44'	75°13'18"	S01°09'46"W	13.43'
C132	11.00'	5.33'	27°46'05"	N14°35'07"W	5.28'
C133	13.00'	2.16'	9°31'12"	S05°27'40"E	2.16'
C134	11.00'	17.78'	92°35'41"	N36°04'34"E	15.90'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C135	11.00'	1.38'	7°10'18"	N85°57'33"E	1.38'
C136	11.00'	10.14'	52°49'12"	S64°02'42"E	9.79'
C137	11.00'	3.27'	17°02'17"	S29°06'58"E	3.26'
C138	29.00'	17.08'	33°44'47"	S10°29'56"W	16.83'
C139	28.85'	22.99'	45°39'26"	S48°59'08"W	22.39'
C140	40.13'	10.93'	15°36'27"	S88°12'15"W	10.90'
C141	13.02'	14.89'	65°30'06"	N65°43'03"E	14.09'
C142	21.00'	14.30'	39°01'38"	N10°01'27"E	14.03'
C143	19.46'	10.23'	30°07'07"	N21°24'27"W	10.11'
C144	25.00'	35.75'	81°55'20"	N76°55'42"W	32.78'
C145	1230.00'	17.83'	0°49'50"	N05°16'41"W	17.83'
C146	1230.00'	18.00'	0°50'19"	N06°06'46"W	18.00'
C147	1230.00'	22.57'	1°03'04"	N07°03'27"W	22.57'
C148	1230.00'	17.68'	0°49'25"	N07°59'42"W	17.68'

