Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, please do not send electronic mail to this entity. Instead, please contact this office by phone or in writing.

From: April Tanner <atanner@fi-law.com>
Sent: Tuesday, February 11, 2020 10:07 AM
To: Michael Mullin <mmullin@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>
Cc: Albert Franson <afranson@fi-law.com>
Subject: Seda Construction / Flora Parke Lots

CONTAINS EXTERNAL SENDER CONTENT: Do not open attachments unless you are expecting them and trust the sender.

- Technical Services

Please see attached Memorandum from Albert Franson, Esq.

Thank you.

April L. Tanner, ***Paralegal***

FRANSON, ISELEY
& ASSOCIATES, P.A.

1400 Prudential Drive, Suite 5
Jacksonville, Florida 32207
Telephone: (904) 396-1800
Facsimile: (904) 396-1804
Email: atanner@fi-law.com
Website: www.fi-law.com

Fla. Business & Construction Law Group, P.A. d/b/a Franson, Iseley & Associates, P.A. E-Mail Confidentiality Notice
This transmission may be: (1) subject to the attorney-client privilege; (2) attorney work product; or (3) strictly confidential. If you are not the intended recipient of this message, you may not disclose, print, copy or disseminate this information. If you have received this information in error, please reply, notify the sender, and delete the message. Unauthorized interception of this e-mail is a violation of federal law.

Flora Parke Way ID# 26-2n-28-0552-000b-0000
Complaint # 004893
7-13-2020 M.F.

Flora Parke Way ID# 26-2n-28-0552-000b-0000
Complaint # 004893
2-12-2020 M.F.

10

Fern Parke Way ID# 26-2n-28-0552-000b-0000
Complaint # 004893
Unfounded 7-20-2020 M.F. (1)

Fern Parke Way ID# 26-2n-28-0552-000b-0000
Complaint # 004893
Unfounded 7-20-2020 M.F. (2)

Fern Parke Way ID# 26-2n-28-0552-000b-0000
Complaint # 004893
Unfounded 7-20-2020 M.F. (3)

11

Mike Favors

From: remmin@aol.com
Sent: Wednesday, August 12, 2020 9:26 AM
To: Susan Gilbert
Cc: Mike Favors; remmin@aol.com
Subject: Copy of letters from Peter King 7-1-2014, Ref: Flora Parke, Seda
Attachments: Letter 7-1-2014 from Peter King to Ralph Minotto and others.pdf; Letter 7-1-2014 from Peter King. Ref open space flora parke.pdf

8/12/2020

To: sgilbert@nassaucountyfl.com

Hello Susan,

Thank you for taking my call today and the information you provided.

Attached are two PDF. files of emails I received from Peter King on 7-1-2014 when SEDA first attempted to build on the open space at the end of Fern Parke Way in Flora Parke, the street I live on.

Pleas review and if you have any questions you have my phone number and my email.

Please let me know if any conditions noted in these emails changed as far as to what SEDA would have to do to build on that land and divide it into building lots and to the action being done as to the calls your office received today regarding the matter.

Thank You,

Sincerely, I am,

Ralph Minotto

Subj: **FW: Flora Parke**
Date: 7/1/2014 12:13:10 P.M. Eastern Daylight Time
From: pking@nassaucountyfl.com
To: remmin@aol.com
CC: adobrosky@nassaucountyfl.com, mgriffin@nassaucountyfl.com, tpope@nassaucountyfl.com, dhallman@nassaucountyfl.com

Mr. Monato,
I contacted Seda and the developer confirmed that they were planning on building a home on that property. I informed them that they would have to re-do the plat, the zoning plan map, and the engineering plans. It is the opinion of our attorney that revision to a plat requires consent of all owners in that phase. Please let us know if you witness any unauthorized clearing or filling of this property.
PK

From: Peter King
Sent: Friday, June 27, 2014 4:05 PM
To: Jennie Lesniak
Cc: Taco Pope; Angela Green; Cynthia Moody; Anita Dobrosky; Michael Griffin
Subject: RE: Flora Parke

Hi Jennie:
Thanks, I am getting calls about this so I would like to be able to explain what is going on. What is the purpose of filling the wetland?
PK

From: Jennie Lesniak <jlesniak@sedaconstruction.com>
Sent: Friday, June 27, 2014 1:57 PM
To: Peter King
Cc: Taco Pope; Angela Green; Cynthia Moody; Anita Dobrosky; Michael Griffin
Subject: RE: Flora Parke

Peter:

Sorry I did not get back to you sooner but my email has been down all morning.

We are not doing any clearing on the lot you describe below. However, we did do a modification to our SJRWMD permit to fill a portion of the wetland on that parcel. So it is permitted.

I hope that answers your question.

Thanks,

Jennie

From: Peter King [mailto:pking@nassaucountyfl.com]
Sent: Thursday, June 26, 2014 4:27 PM
To: Jennie Lesniak
Cc: Taco Pope; Angela Green; Cynthia Moody; Anita Dobrosky; Michael Griffin
Subject: Flora Parke

Hi Jennie:
It has come to my attention that Sandy (or perhaps the builder) is working with Johnny Meyers to fill a preserve area in Flora Parke on Pond Parke Place. This area has lot frontage and perhaps is being mistaken as a buildable lot. Please review your plat and PUD before proceeding. Any work in such an area would be a violation of SJRWMD permits, the PUD, the FDP, and the plat.

Subject: **FW: Flora Parke**
Date: 7/1/2014 12:13:10 PM Eastern Standard Time
From: pking@nassaucountyfl.com
To: remmin@aol.com
Cc: adobrosky@nassaucountyfl.com, mgriffin@nassaucountyfl.com, tpope@nassaucountyfl.com, dhallman@nassaucountyfl.com

Mr. Monato,

I contacted Seda and the developer confirmed that they were planning on building a home on that property. I informed them that they would have to re-do the plat, the zoning plan map, and the engineering plans. It is the opinion of our attorney that revision to a plat requires consent of all owners in that phase. Please let us know if you witness any unauthorized clearing or filling of this property.

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Subject: RE: Flora Parke

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PK

From: Jennie Lesniak <jlesniak@sedaconstruction.com>
Sent: Friday, June 27, 2014 1:57 PM
To: Peter King
Cc: Taco Pope; Angela Green; Cynthia Moody; Anita Dobrosky; Michael Griffin
Subject: RE: Flora Parke

Peter:

Sorry I did not get back to you sooner but my email has been down all morning.

We are not doing any clearing on the lot you describe below. However, we did do a modification to our SJRWMD permit to fill a portion of the wetland on that parcel. So it is permitted.

12

Mike Favors

From: Susan Gilbert
Sent: Wednesday, August 12, 2020 10:45 AM
To: remmin@aol.com
Cc: Mike Favors
Subject: RE: Copy of letters from Peter King 7-1-2014, Ref: Flora Parke, Seda

Sir:

Just to clarify, it will be the Engineering Department issuing the Stop Work Order for violations to the plat language, not Code Enforcement. I am sorry for any confusion. Thank you and let me know if you have any further questions or concerns.

Susan D. Gilbert
Senior Executive Legal Assistant to
Michael S. Mullin
Nassau County Attorney
96135 Nassau Place, Suite 6
Yulee, Florida 32097
Phone: (904) 530-6100
Fax: (904) 321-2658

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, please do not send electronic mail to this entity. Instead, please contact this office by phone or in writing.

From: Susan Gilbert
Sent: Wednesday, August 12, 2020 10:41 AM
To: remmin@aol.com
Cc: Mike Favors <mfavors@nassaucountyfl.com>
Subject: RE: Copy of letters from Peter King 7-1-2014, Ref: Flora Parke, Seda

Sir:

Thank you for your email. Please know it has been determined that a Stop Work Order will be issued this morning by Code Enforcement regarding this matter. Please let me know should you need anything further.

Susan D. Gilbert
Senior Executive Legal Assistant to
Michael S. Mullin
Nassau County Attorney
96135 Nassau Place, Suite 6
Yulee, Florida 32097
Phone: (904) 530-6100
Fax: (904) 321-2658

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, please do not send electronic mail to this entity. Instead, please contact this office by phone or in writing.

From: remmin@aol.com <remmin@aol.com>
Sent: Wednesday, August 12, 2020 9:26 AM
To: Susan Gilbert <sgilbert@nassaucountyfl.com>
Cc: Mike Favors <mfavors@nassaucountyfl.com>; remmin@aol.com
Subject: Copy of letters from Peter King 7-1-2014, Ref: Flora Parke, Seda

8/12/2020

To: sgilbert@nassaucountyfl.com

Hello Susan,

Thank you for taking my call today and the information you provided.

Attached are two PDF. files of emails I received from Peter King on 7-1-2014 when SEDA first attempted to build on the open space at the end of Fern Parke Way in Flora Parke, the street I live on.

Pleas review and if you have any questions you have my phone number and my email.

Please let me know if any conditions noted in these emails changed as far as to what SEDA would have to do to build on that land and divide it into building lots and to the action being done as to the calls your office received today regarding the matter.

Thank You,

Sincerely, I am,

Ralph Minotto

13

NASSAU COUNTY
ENGINEERING SERVICES DEPARTMENT
(904) 530-6225

* * * STOP WORK* * *

BY ORDER OF THE NASSAU COUNTY ENGINEER

A STOP WORK ORDER IS HEREBY PLACED ON THIS PROJECT FOR THE FOLLOWING REASONS:

Violation of Ordinance 99-17,
Section 6.2.4 Owner/Applicant is responsible for constructing the site in accordance with the approved construction drawings.
Section 6.3 State and Federal Permits required for work in or near wetlands.
Section 7.1.2 Engineering Services shall have the right to enter upon and inspect land where construction activities have commenced in violation of Nassau County Land Development Regulations.
Violation of Approved and Recorded Plat as recorded in Plat Book 7, Pages 137-140

DEVELOPER/CONTRACTOR: SEDA Construction

SITE/PROJECT: **Tract B (Wetlands/ Upland Buffer/ Wetland Buffer), Flora Parke Unit 4**
PERMIT#: No Valid Permit

REMOVAL OF THIS NOTICE WITHOUT APPROVAL OF NASSAU COUNTY ENGINEERING SERVICES DEPARTMENT WILL CONSTITUTE A VIOLATION OF FLORIDA STATE LAW AND IS PUNISHABLE TO ITS FULLEST EXTENT.

Nassau County Local Ordinance 97-19

_____ DATE: **August 12, 2020** TIME: 10:46 AM
COUNTY ENGINEER

NASSAU COUNTY ENGINEER
ROBERT T. COMPANION, P.E.

14

FW: Flora Parke Phase IVA Engineering Plans

Mike Favors <mfavors@nassaucountyfl.com>
Wed 8/12/2020 11:00 AM
To: Janet Wylie <jwylie@nassaucountyfl.com>
Cc: Jesica White <jwhite@nassaucountyfl.com>

3 attachments (2 MB)
Flora Parke Unit 4 - Stop Work Order 08122020.pdf; Pages from Ordinance 2020-07.pdf; Flora Parke 4 Plat Book 7 Pg 137-140.pdf;

FYI.. Fern Parke Way Info.

Thank You,

Michael Favors
904-530-6200
96161 Nassau Place
Yulee, FL 32097

From: Robert Companion <rcompanion@nassaucountyfl.com>
Sent: Wednesday, August 12, 2020 10:53 AM
To: Doug McDowell <dmcdowell@nassaucountyfl.com>; Katie Peay <kpeay@nassaucountyfl.com>
Cc: Mike Favors <mfavors@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; Ashley Kelly <akelly@nassaucountyfl.com>; Shelley Caldwell <scaldwell@nassaucountyfl.com>; Michael Mullin <mmullin@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>; Susan Gilbert <sgilbert@nassaucountyfl.com>
Subject: RE: Flora Parke Phase IVA Engineering Plans

Find a copy of the Stop Work Order I will have posted at the Flora Parke Site and the supporting documentation.

Robert T. Companion, PE
County Engineer
Nassau County Engineering Services
96161 Nassau Place
Yulee, FL 32097
904-530-6225 Phone
904-491-3611 Fax
rcompanion@nassaucountyfl.com

From: Doug McDowell <dmcdowell@nassaucountyfl.com>
Sent: Wednesday, August 12, 2020 10:16 AM
To: Robert Companion <rcompanion@nassaucountyfl.com>; Katie Peay <kpeay@nassaucountyfl.com>
Cc: Mike Favors <mfavors@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>
Subject: Flora Parke Phase IVA Engineering Plans

Robert/Katie:
Need you to look at these and determine what's going on with the wetland buffer. Potential violation we need to address asap.

Doug McDowell, AICP | Senior Planner
Nassau County|Planning and Economic Opportunity
96161 Nassau Place|Yulee, FL 32097
P: (904) 530-6300 E: dmcdowell@nassaucountyfl.com

NASSAU COUNTY
DEPARTMENT OF PLANNING
AND ECONOMIC OPPORTUNITY
FLORIDA

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NASSAU COUNTY
ENGINEERING SERVICES DEPARTMENT
(904) 530-6225

* * * STOP WORK* * *

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A STOP WORK ORDER IS HEREBY PLACED ON THIS PROJECT FOR THE FOLLOWING REASONS:

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Section 6.2.4 Owner/Applicant is responsible for constructing the site in accordance with the approved construction drawings.
Section 6.3 State and Federal Permits required for work in or near wetlands.
Section 7.1.2 Engineering Services shall have the right to enter upon and inspect land where construction activities have commenced in violation of Nassau County Land Development Regulations.
Violation of Approved and Recorded Plat as recorded in Plat Book 7, Pages 137-140

DEVELOPER/CONTRACTOR: SEDA Construction

SITE/PROJECT: **Tract B (Wetlands/ Upland Buffer/ Wetland Buffer), Flora Parke Unit 4**
PERMIT#: No Valid Permit

REMOVAL OF THIS NOTICE WITHOUT APPROVAL OF NASSAU COUNTY ENGINEERING SERVICES DEPARTMENT WILL CONSTITUTE A VIOLATION OF FLORIDA STATE LAW AND IS PUNISHABLE TO ITS FULLEST EXTENT.

Nassau County Local Ordinance 97-19

_____ DATE: **August 12, 2020** TIME: 10:46 AM
COUNTY ENGINEER

NASSAU COUNTY ENGINEER
ROBERT T. COMPANION, P.E.

acres, the ~~development permit~~DRC approval shall expire based on the three-year anniversary period plus one (1) year for each additional ten (10) acres or portion thereof up to a maximum of five (5) years. Prior to expiration, ~~a development permit~~DRC approval may be granted one (1) extension upon demonstration of significant progress toward start of construction of the development through a written request from the owner/applicant to the ~~public works~~engineering services department.

6.2.3. Once ~~a development permit~~DRC approval has expired, renewal can only be made by resubmittal through the Nassau County Development Review Process. Resubmittals shall be subject to the current Land Development Regulations of Nassau County including all applicable review fees.

6.2.4. The owner/applicant and their agents are responsible for constructing the site improvements in accordance with the approved construction drawings under the authority of the ~~development permit.~~Development Review Committee. Any substantial deviations shall be reviewed by the engineer of record with concurrent review through the Nassau County Development Process prior to field changes being made. If approval is granted for the construction deviations, revised construction drawings and related documents showing compliance with Nassau County Land Development Regulations may be required.

Section 6.3. - State and federal permits.

Copies of applicable permits, including permit conditions, from all agencies having jurisdiction over construction projects shall be provided to the ~~public works~~engineering services department prior to issuance of ~~the development permit.~~DRC approval. Construction plans may be conditionally approved subject to permits being received by the ~~public works~~engineering services department from other regulatory agencies prior to commencement of construction. These permits include, but are not limited to: work in or near wetland areas, stormwater management systems, specialized flood hazard areas, coastal construction and roadway construction. The burden of obtaining these permits, if required, will be the sole responsibility of the owner/applicant including any work to upgrade existing public or private roadway and drainage facilities which will be unreasonably impacted by the project. Agencies, which may have jurisdiction over the proposed work include, but are not limited to, the following:

- St. Johns River Water Management District;
- Florida Department of Environmental Protection;
- Florida Department of Transportation;
- United States Army Corps of Engineers;
- United States Environmental Protection Agency;
- Federal Emergency Management Agency.

ARTICLE 7. - NOTIFICATION AND INSPECTIONS

Section 7.1. - Authorization for inspection.

7.1.1. The ~~public works~~engineering services department shall have the right to inspect any project that has been issued a development permit to ensure that all roadway and drainage improvements are constructed in accordance with the approved construction drawings and related specifications.

7.1.2. The ~~public works~~engineering services department shall have the right to enter upon and inspect land where construction activities have commenced in violation of Nassau County Land Development Regulation[s], regardless of whether or not an application for development permit has been made to Nassau County.

Section 7.2. - Notification.

7.2.1. All site-related roadway and drainage improvements shall be constructed in accordance with approved construction drawings and related specifications under the authority of the right-of-way permit or development permit, as approved by the Nassau County Development Review Process. To ensure construction is in compliance with permit conditions, the ~~public works~~engineering services department shall be given advanced notification of the following items in the format indicated:

Permit Type/Work Item	Advance Notification	Format
Development Permits		
Commencement of Construction	48 hours	Written
Storm Sewers and Underdrains (prior to backfilling)	24 hours	Verbal
Roadway Subgrade	24 hours	Verbal
Roadway Curb and Concrete Work	24 hours	Verbal
Roadway Base Course	24 hours	Verbal
Roadway Surface Course	24 hours	Verbal
Final Inspections	5 days	Verbal
Right-of-Way Permits		
All Construction and Installations	24 hours	Verbal

7.2.2. The ~~public works~~engineering services department acknowledges that conflicts may occur in scheduling and there may be times when a county inspector will not be available. In those instances where an inspector is not available, and to wait would unreasonably delay the project, the inspection requirements may be met by having the engineer of record submit, with applicable test reports, a signed and sealed certification to the ~~public works~~engineering services

department that construction was performed and completed as specified in the approved construction drawings and specifications.

7.2.3. Pre-construction conference: If a development is large enough, as determined by the ~~public works~~engineering services director, a pre-construction conference will be held prior to commencement of work. Pre-construction conferences shall include all interested parties. A proposed project schedule is required for all pre-construction conferences.

Section 7.3. - Testing.

The ~~public works~~engineering services department shall have the right to require adequate testing during construction on-site and off-site related improvements to ensure that work is performed and completed as specified on the construction drawings and related documents. All roadway and drainage projects, public or private, which serve or provide services to the citizens of Nassau County shall meet the construction and testing requirements as contained within this document.

Section 7.4. - Final inspection.

7.4.1. All roadway and drainage improvements shall be completed including, if applicable, installation of street name signs, directional signs, and traffic control signs prior to scheduling for final inspection. Grassing requirements shall be a minimum of 70% coverage and fully established and/or sodding to be 100% coverage & stabilized.

7.4.2. Unless otherwise approved by the ~~public works~~engineering services department, an "As-Built" Survey shall be submitted at the time of scheduling for final inspection.

7.4.3. The final inspection shall be a joint inspection consisting of at least a representative of the ~~public works~~engineering services department, the general contractor, and the engineer of record.

7.4.4. Upon completion of the final inspection and review of the "As-Built" Survey, the ~~public works~~engineering services department shall notify the owner/applicant of the results of the final inspection and "As-Built" review including any remedial action which may be necessary to bring the on-site and related off-site roadway and drainage improvements into compliance with the approved construction drawings and related specifications.

ARTICLE 8. - CONSTRUCTION WITHIN RIGHT-OF-WAY

Section 8.1. - General.

8.1.1. This section is established to regulate construction or installation of any utility or placement of any temporary or permanent structure within any right-of-way owned by Nassau County. In addition, and in the interests of public health, safety and welfare, this section should be used as a guide for construction, installation or placement of the same in private road right-of-way. Failure to meet these guidelines may jeopardize future acceptance of any private facility by Nassau County.

8.1.2. The presence of existing above-ground and under-ground facilities within county right-of-way will be presumed to be properly permitted in accordance with the existing guidelines in effect at the time of their installations whether or not documentation to that effect

FLORA PARKE UNIT 4

Being a portion of Section 26, Township 2 North, Range 28 East, Nassau County, Florida, TOGETHER WITH a REPLAT of a portion of Grand Parke Boulevard, as shown on the plat of Flora Parke Unit 3, as recorded in Plat Book 6, Pages 402, 403, 404, 405, 406 and 407 of the Public Records of said County.

PLAT BOOK 7 PAGE 137

SHEET 1 OF 4 SHEETS

CFN 200528807

CAPTION

A portion of Section 26, Township 2 North, Range 28 East, Nassau County, Florida, TOGETHER WITH a portion of Grand Parke Boulevard, an 80 foot right of way as shown on the plat of Flora Parke Unit 3, as recorded in Plat Book 6, Pages 402, 403, 404, 405, 406 and 407 of the Public Records of said County, being more particularly described as follows: BEGINNING at the Southeast corner of Lot 34, as shown on said plat of Flora Parke Unit 3; thence North 12°43'39" West, along the Easterly line of said Lot 34, a distance of 95.00 feet; thence North 77°16'33" East, along the Southerly terminus of Sunny Parke Circle (a 50 foot right of way as shown on said plat of Flora Parke Unit 3), a distance of 50.00 feet; thence North 19°16'42" East, 47.17 feet to a point lying on the Easterly terminus of said Grand Parke Boulevard; thence North 12°43'43" West, along last said line, a distance of 50.00 feet; thence North 44°43'37" West, 47.17 feet to a point situate in the Easterly right of way line of said Sunny Parke Circle; thence North 12°43'39" West, along said Easterly right of way line, 95.02 feet to the Southwesterly corner of Lot 33, said plat of Flora Parke Unit 3; thence North 77°16'21" East, along the Southerly line of said Lot 33 and an Easterly prolongation thereof, 180.01 feet; thence South 12°43'39" East, 120.02 feet; thence North 77°16'27" East, 18.00 feet; thence South 12°43'33" East, 80.00 feet; thence South 77°16'27" West, 8.00 feet; thence South 12°43'33" East, 120.00 feet; thence South 77°16'27" West, 50.00 feet; thence South 12°43'33" East, 137.50 feet; thence South 77°16'37" West, 120.00 feet; thence South 12°43'33" East, 20.00 feet; thence South 77°16'27" West, 170.00 feet; thence South 12°43'33" East, 175.03 feet; thence South 17°09'18" East, 63.53 feet; thence South 30°41'40" West, 212.39 feet; thence South 01°37'24" West, 218.31 feet; thence South 56°00'00" West, 577.06 feet; thence North 34°00'00" West, 660.00 feet; thence North 56°00'00" East, 192.28 feet; thence North 08°08'51" East, 204.05 feet; thence North 39°08'33" West, 201.40 feet; thence North 86°04'09" West, 250.17 feet; thence South 36°12'48" West, 12.73 feet; thence South 46°57'37" West, 92.31 feet; thence South 39°32'38" West, 123.87 feet to its intersection with the arc of a curve concave Southeasterly having a radius of 525.00 feet; thence Southeasterly along the arc of said curve a distance of 16.49 feet, said arc being subtended by a chord bearing and distance of South 28°44'02" East, 16.49 feet; thence South 62°10'18" West, 170.00 feet; thence North 31°21'13" West, 145.00 feet; thence South 58°18'22" West, 20.17 feet; thence North 31°33'28" West, 50.00 feet; thence North 31°28'21" West, 79.97 feet; thence North 39°26'12" West, 61.15 feet; thence North 46°43'11" West, 61.82 feet; thence North 54°38'48" West, 61.41 feet; thence North 62°32'37" West, 61.16 feet; thence North 67°55'25" West, 183.42 feet; thence North 18°29'44" West, 180.21 feet; thence North 39°28'31" East, 588.10 feet to a point situate in the Southerly right of way line of Hibiscus Parke Court (as shown on said plat of Flora Parke Unit 3), said Southerly right of way line being in a cul-de-sac and having a radius of 40.00 feet; thence Easterly around and along the arc of said curve, and along said Southerly right of way line, 25.85 feet, said arc being subtended by a chord bearing and distance of North 87°58'51" East, 25.85 feet to the Northwest corner of Lot 56, said plat of Flora Parke Unit 3; thence the following five (5) courses and distances along the Westerly and Southwesterly boundary of said plat of Flora Parke Unit 3: Course No. 1: South 14°21'44" East, 72.00 feet; Course No. 2: South 19°01'19" East, 169.43 feet; Course No. 3: South 29°12'41" East, 169.43 feet; Course No. 4: South 39°24'07" East, 169.43 feet; Course No. 5: South 57°27'32" East, 188.96 feet to the most Southerly corner of Lot 48, said plat of Flora Parke Unit 3; thence North 32°32'22" East, along the Southeasterly line of said Lot 48, a distance of 116.20 feet; thence South 57°27'00" East, along the Southwesterly terminus of said aforementioned Sunny Parke Circle, 50.00 feet; thence South 32°32'22" West, along the Northeasterly line of Lot 47, said plat of Flora Parke Unit 3, a distance of 116.20 feet to the most Westerly corner thereof; thence the following 3 (3) courses and distances along said Southwesterly boundary of Flora Parke Unit 3 and along the Southerly boundary thereof: Course No. 1: South 57°27'32" East, 188.48 feet; Course No. 2: South 83°13'35" East, 534.00 feet; Course No. 3: North 81°41'26" East, 43.06 feet to the Southeast corner of Lot 39, said plat of Flora Parke Unit 3; thence Northerly along the Easterly line of said Lot 39, being a curve concave Easterly and having a radius of 525.00 feet, an arc distance of 98.82 feet, said arc being subtended by a chord bearing and distance of North 03°07'05" West, 98.68 feet to the point of tangency of said curve; thence North 02°14'35" East, 11.55 feet; thence South 89°04'43" East, 50.01 feet; thence South 02°14'35" West, along the Westerly line of Lot 38, said plat of Flora Parke Unit 3, 12.70 feet to the point of curvature of a curve concave Easterly and having a radius of 475.00 feet; thence Southerly around and along the arc of said curve and continuing along the Westerly line of said Lot 38, a distance of 101.35 feet, said arc being subtended by a chord bearing and distance of South 03°51'50" East, 101.16 feet to the Southwesterly corner of said Lot 38; thence North 80°01'58" East, along said Southerly boundary of Flora Parke Unit 3, a distance of 229.86 feet; thence North 77°16'37" East, continuing along said Southerly boundary, 200.66 feet to the POINT OF BEGINNING.

Containing 30.0279 acres, more or less.

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/ CONTRACTED SURVEYOR/MAPPER

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 7-29-05

PRINT NAME: MICHAEL R. MANZIE

FLORIDA REGISTRATION NO. 4069

SURVEYOR'S CERTIFICATE:

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 OF THE SURVEY REQUIREMENTS OF SAID CHAPTER 177, FLORIDA STATUTES.

SIGNED THIS 20th DAY OF July, A.D., 2005.

RICHARD A. MILLER
FLORIDA REGISTERED SURVEYOR AND MAPPER
REGISTRATION NO. 3848
RICHARD A. MILLER & ASSOCIATES, INC. L.B. NO. 5189
6701 BEACH BOULEVARD, SUITE 200
JACKSONVILLE, FLORIDA 32216
TELEPHONE (904) 721-1226

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 7 PAGES 137-140 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA THIS 16 DAY OF August A.D., 2005

CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA THIS 9th DAY OF August A.D., 2005.

CHAIRMAN OF THE BOARD

CERTIFICATE OF APPROVAL COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA THIS 5 DAY OF Aug A.D., 2005.

COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BY DIRECTOR OF ENGINEERING SERVICES

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA THIS 2nd DAY OF August A.D., 2005.

DIRECTOR OF ENGINEERING SERVICES

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS 2nd DAY OF August 2005 A.D., AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY PLANNER

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE PLANNER OF NASSAU COUNTY, FLORIDA THIS 4th DAY OF August A.D. 2005

PLANNER

CERTIFICATE OF APPROVAL BY NASSAU COUNTY FIRE-RESCUE CHIEF

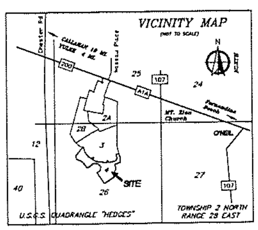
THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE FIRE-RESCUE CHIEF OF NASSAU COUNTY, FLORIDA THIS 1 DAY OF August, A.D., 2005.

NASSAU COUNTY FIRE-RESCUE CHIEF

COUNTY TAX COLLECTOR CERTIFICATE

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON PARCEL IDENTIFICATION NUMBERS: 26-2N-28-0000-0001-0040
THROUGH AND INCLUDING THE TAX YEAR 2005.

BY: COUNTY TAX COLLECTOR DATE: 7-28-05



ADOPTION AND DEDICATION

This is to certify that the undersigned, Flora Parke Development V, Inc., a Florida Corporation, and Flora Parke Development, Inc. ("Developers") are the lawful owners of the lands described in the caption hereon which shall hereafter be known as Flora Parke Unit 4, and that it has caused the same to be surveyed and subdivided, that Fidelity National Bank, a National Banking Association, 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. The road rights-of-way designated in the plat as Willow Parke Circle, Pond Parke Place, Fern Parke Way and Sunny Parke Drive, non-exclusive easements for drainage and utilities designated as "Drainage Easement", "Unobstructed Drainage Easements" and "Utility Easement" are irrevocably dedicated to the Nassau County, 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 ten foot easement along the front of each lot for its exclusive use, unless otherwise noted, in conjunction with its underground electrical distribution system. Tracts "A", "B", "C" and "D" (Open Space) shall remain privately owned by the Developers, their successors and assigns. The Sign and Landscape Easements, shown hereon, are hereby irrevocably dedicated to Flora Parke Homeowners Association, Inc., a not for profit association, its successors and assigns.

All utility easements (except F.P. & L. 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 (2004); 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.

Developers hereby reserve and shall have the sole and absolute right, at any time, with the 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.

In witness whereof, Developers have caused this plat and dedication to be executed by its duly elected officers acting by and with the authority of the Board of Directors This 25th day of July, A.D., 2005.

FLORA PARKE DEVELOPMENT V, INC.

WITNESS — PRINT OR TYPE NAME

WITNESS — PRINT OR TYPE NAME

JOHN A. SEMANIK
PRESIDENT OF FLORA PARKE DEVELOPMENT V, INC.
A FLORIDA CORPORATION

NOTARY FOR FLORA PARKE DEVELOPMENT V, INC.

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF July, A.D., 2005, BY JOHN A. SEMANIK, PRESIDENT OF FLORA PARKE DEVELOPMENT V, INC., A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION, WHO IS PERSONALLY KNOWN TO ME ~~OR HAS PRODUCED~~ AS IDENTIFICATION AND WHO HAS/HAS NOT TAKEN AN OATH ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 12/7/06

FLORA PARKE DEVELOPMENT, INC.

WITNESS — PRINT OR TYPE NAME

WITNESS — PRINT OR TYPE NAME

JOHN A. SEMANIK
PRESIDENT OF FLORA PARKE DEVELOPMENT, INC.
A FLORIDA CORPORATION

NOTARY FOR FLORA PARKE DEVELOPMENT, INC.

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF July, A.D., 2005, BY JOHN A. SEMANIK, PRESIDENT OF FLORA PARKE DEVELOPMENT, INC., A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION, WHO IS PERSONALLY KNOWN TO ME ~~OR HAS PRODUCED~~ AND WHO HAS/HAS NOT TAKEN AN OATH ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 12/7/06

PLAT PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
6701 BEACH BOULEVARD, SUITE 200
JACKSONVILLE, FLORIDA 32216
TELEPHONE (904) 721-1226
L.B. NO. 5189

FIDELITY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

WITNESS — CAROLYN F. CARNEY — PRINT OR TYPE NAME

WITNESS — TAMMY STUART — PRINT OR TYPE NAME

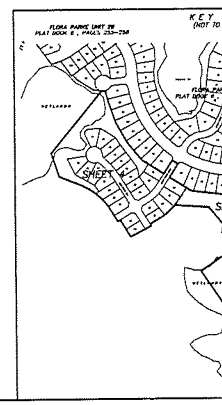
MICHAEL W. LEVITT
VICE PRESIDENT
FIDELITY NATIONAL BANK

NOTARY FOR FIDELITY NATIONAL BANK

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF July, A.D., 2005, BY MICHAEL W. LEVITT, VICE PRESIDENT OF FIDELITY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO HAS/HAS NOT TAKEN AN OATH ON BEHALF OF THE ASSOCIATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:



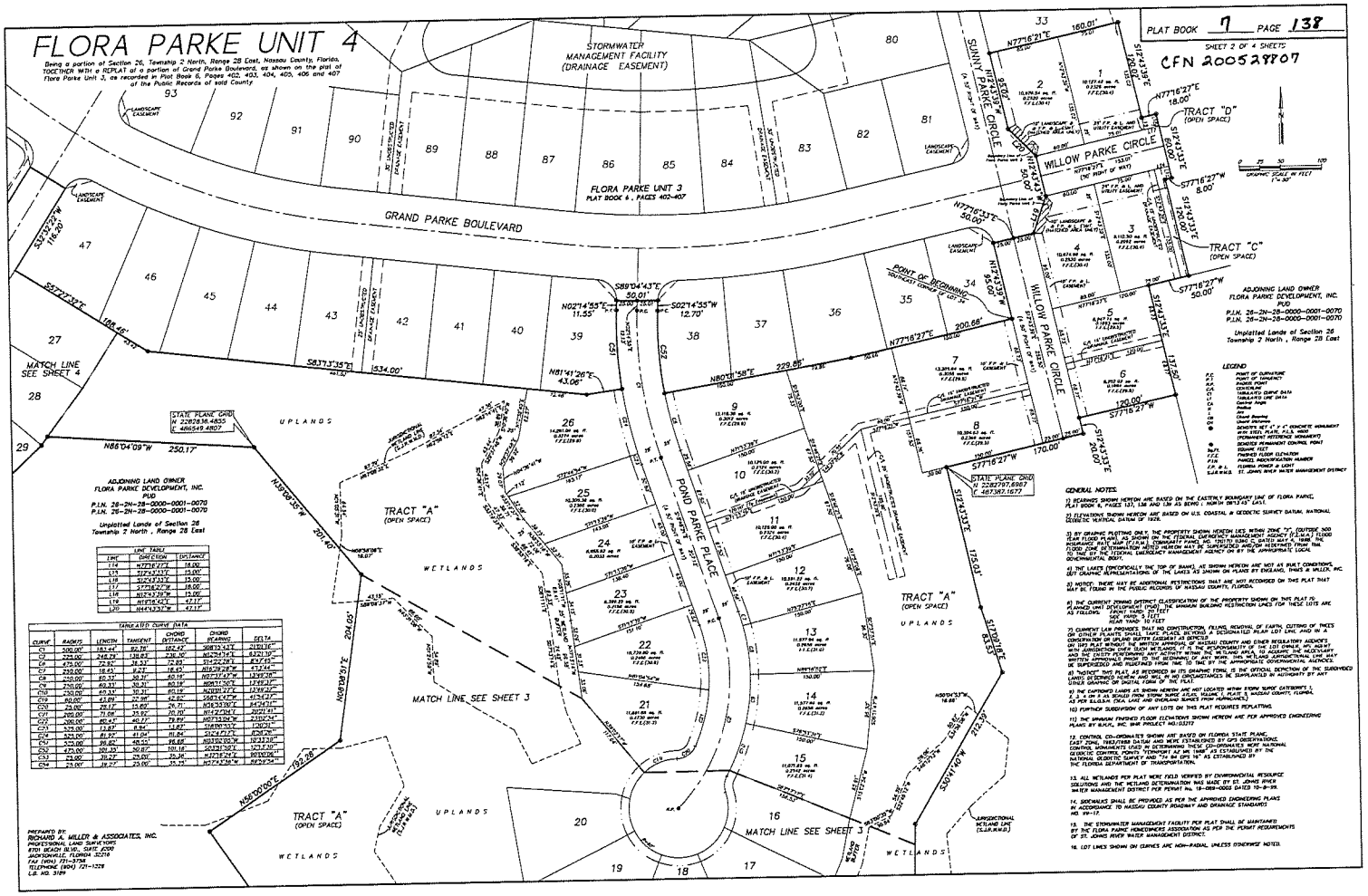
FLORA PARKE UNIT 4

Being a portion of Section 26, Township 2 North, Range 28 East, Nassau County, Florida, TOGETHER WITH a REPLAT of a portion of Grand Parke Boulevard, as shown on the plat of Flora Parke Unit 3, as recorded in Plat Book 6, Pages 402, 403, 404, 405, 406 and 407 of the Public Records of said County.

PLAT BOOK 7 PAGE 138

SHEET 2 OF 4 SHEETS

CFN 200528807



LINE TABLE		
LINE	DIRECTION	DISTANCE
L14	N77°16'27"E	18.00'
L15	S12°43'33"E	15.00'
L16	S12°43'33"E	15.00'
L17	S77°16'27"W	18.00'
L18	N12°43'33"W	15.00'
L19	N19°16'42"E	42.17'
L20	N14°43'33"W	42.17'

TANGENTIAL CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	500.00'	183.44'	92.78'	182.43'	N68°13'43"E	21°01'16"
C2	225.00'	248.73'	138.83'	236.16'	N62°43'14"E	63°31'10"
C3	475.00'	72.92'	36.53'	72.85'	S14°22'28"E	8°47'49"
C4	225.00'	18.63'	9.27'	18.63'	N85°01'24"E	4°43'44"
C5	250.00'	60.33'	30.31'	60.18'	N07°13'47"W	13°49'26"
C6	250.00'	60.33'	30.31'	60.18'	N06°17'50"E	13°49'26"
C7	250.00'	60.33'	30.31'	60.18'	N20°01'27"E	13°49'26"
C8	80.00'	42.89'	22.06'	42.42'	S56°14'47"W	45°54'27"
C9	25.00'	26.12'	15.60'	24.71'	N36°35'36"E	59°51'21"
C10	200.00'	71.06'	35.92'	70.70'	N14°21'04"E	20°21'41"
C11	200.00'	80.47'	40.77'	79.93'	N07°19'24"W	23°03'34"
C12	525.00'	11.87'	5.94'	11.87'	S16°07'53"E	1°30'53"
C13	525.00'	81.97'	41.04'	81.84'	S21°47'17"E	8°56'26"
C14	525.00'	96.80'	48.51'	96.66'	N03°50'02"W	10°33'58"
C15	475.00'	101.35'	50.87'	101.16'	S03°31'50"E	12°13'00"
C16	25.00'	39.27'	25.00'	35.36'	N77°16'27"E	90°00'00"
C17	25.00'	39.27'	25.00'	35.36'	N77°16'27"W	90°00'00"

LEGEND	
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	RADIUS POINT
P.O.B.	POINT OF BEGINNING
C.G.S.	TOWNLAND GRAPHIC DATA
L.G.S.	TOWNLAND LINE DATA
C.L.	Centerline Angle
R	Radius
L	Length
D	Delta
C.B.	Chord Bearing
C.D.	Chord Distance
N	Unwind Direction
●	SCRIBED "X" 4" x 4" CONCRETE MONUMENT SET FLUSH WITH FINISH GRADE, PLS. 4600
⊕	PERMANENT REFERENCE MONUMENT
●	SCRIBED PERMANENT CONTROL POINT
SQ.FT.	SQUARE FEET
F.F.E.	FINISHED FLOOR ELEVATION
P.I.N.	PARCEL IDENTIFICATION NUMBER
F.P. & L.	FLORIDA POWER & LIGHT
S.J.R.W.M.D.	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY BOUNDARY LINE OF FLORA PARKE, PLAT BOOK 6, PAGES 123, 138 AND 139 AS BEING (NORTH 08°13'45" EAST.

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

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. 1201170 0125 G, DATED 10-3-2000 THE FLOOD ZONE DETERMINATION NOTED HEREON MAY BE CHANGED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY.

4) THE LAKES (VERTICALLY, THE TOP OF BANK) AS SHOWN HEREON ARE NOT AS BUILT CONDITIONS, BUT GRAPHIC REPRESENTATIONS OF THE LAKES AS SHOWN ON PLANS BY ENGLAND, THIES & MILLER, INC.

5) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

6) 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
SIDE YARD 10 FEET
REAR YARD 10 FEET

7) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE BEYOND A DESIGNATED PLAN LOT LINE, AND IN A CONSERVATION OR UPLAND BUFFER EASEMENT AS DEPICTED
ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF NASSAU COUNTY AND OTHER REGULATORY AGENCIES WHEN JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, NOT AGENT NOR SUBCONTRACTOR, TO ASCERTAIN WHETHER THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND CONSTRUCTION LINE MAY BE SUPERSEDED AND REJECTED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

8) "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.

9) THE CURBOND LANDS AS SHOWN HEREON ARE NOT LOCATED WITHIN STORM SURGE CATEGORIES 1, 2, 3 OR 4 AS SCALED FROM STORM SURGE ATLAS, VOLUME 1, PLATE 1, NASSAU COUNTY, FLORIDA, AS PER S.L.O.S.H. (TICA LAKE AND OVERLAND SUMMES FROM HURRICANES).

10) FURTHER SUBDIVISION OF ANY LOTS ON THIS PLAT REQUIRES REPLATTING.

11) THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE PER APPROVED ENGINEERING PLANS BY BLACK, INC. (BAR PROJECT NO.03217)

12) STATION 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 COORDINATES WERE NATIONAL GEODETIC CONTROL POINTS "FERNPORT AZ MR 1448" AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY AND "TX 84 GPS 16" AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

13. ALL WETLANDS PER PLAT WERE FIELD VERIFIED BY ENVIRONMENTAL RESOURCE SOLUTIONS AND THE WETLAND DETERMINATION WAS MADE BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PER PERMIT No. 18-089-0002 DATED 10-8-99.

14. SIDEWALKS SHALL BE PROVIDED AS PER THE APPROVED ENGINEERING PLANS IN ACCORDANCE TO NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS NO. 99-117.

15. THE STORMWATER MANAGEMENT FACILITY PER PLAT SHALL BE MAINTAINED BY THE FLORA PARKE HOMEOWNERS ASSOCIATION AS PER THE PERMIT REQUIREMENTS OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

16. LOT LINES SHOWN ON CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
8701 BEACH BLVD. SUITE 2000
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-3736
TELEPHONE (904) 721-1229
L.B. NO. 3189

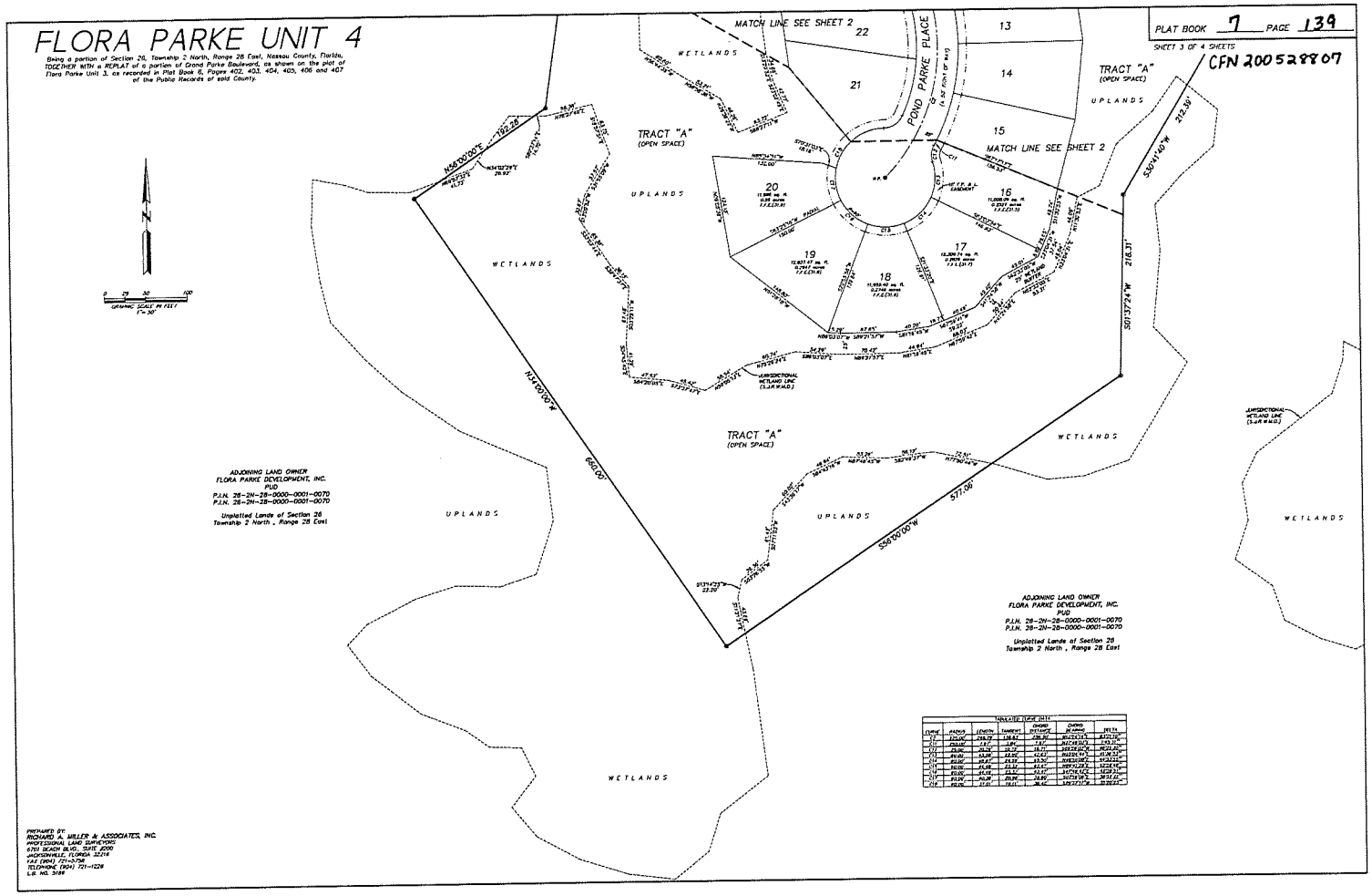
FLORA PARKE UNIT 4

Being a portion of Section 26, Township 2 North, Range 28 East, Nassau County, Florida, TOGETHER WITH a REPLAT of a portion of Grand Parke Boulevard, as shown on the plat of Flora Parke Unit 3, as recorded in Plat Book 6, Pages 402, 403, 404, 405, 406 and 407 of the Public Records of said County.

PLAT BOOK 7 PAGE 139

SHEET 3 OF 4 SHEETS

CFN 200528807



NON-RADIAL CURVE DATA							
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	225.00'	49.17'	24.61'	49.06'	N02°43'21"E	12°31'16"
C2	225.00'	4.11'	2.06'	4.11'	N12°08'50"E	1°02'51"
C3	225.00'	15.17'	7.59'	15.17'	N15°28'30"E	3°52'00"
C4	225.00'	53.08'	26.66'	52.97'	N22°33'14"E	13°31'33"
C5	225.00'	45.87'	23.39'	45.79'	N35°30'08"E	11°41'14"
C6	225.00'	45.88'	23.39'	45.79'	N47°11'28"E	11°41'14"
C7	225.00'	54.78'	27.57'	54.67'	N57°06'15"E	13°57'11"
C8	225.00'	46.09'	23.09'	46.00'	N67°13'30"E	11°44'21"
C9	225.00'	31.01'	15.51'	30.97'	N75°37'17"E	7°53'57"

ADJOINING LAND OWNER
FLORA PARKE DEVELOPMENT, INC.
PUD
P.I.N. 26-2N-28-0000-0001-0070
P.I.N. 26-2N-28-0000-0001-0070
Unplatted Lands of Section 26
Township 2 North, Range 28 East

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD. SUITE 2000
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5754
TELEPHONE (904) 721-1226
L.B. NO. 3189

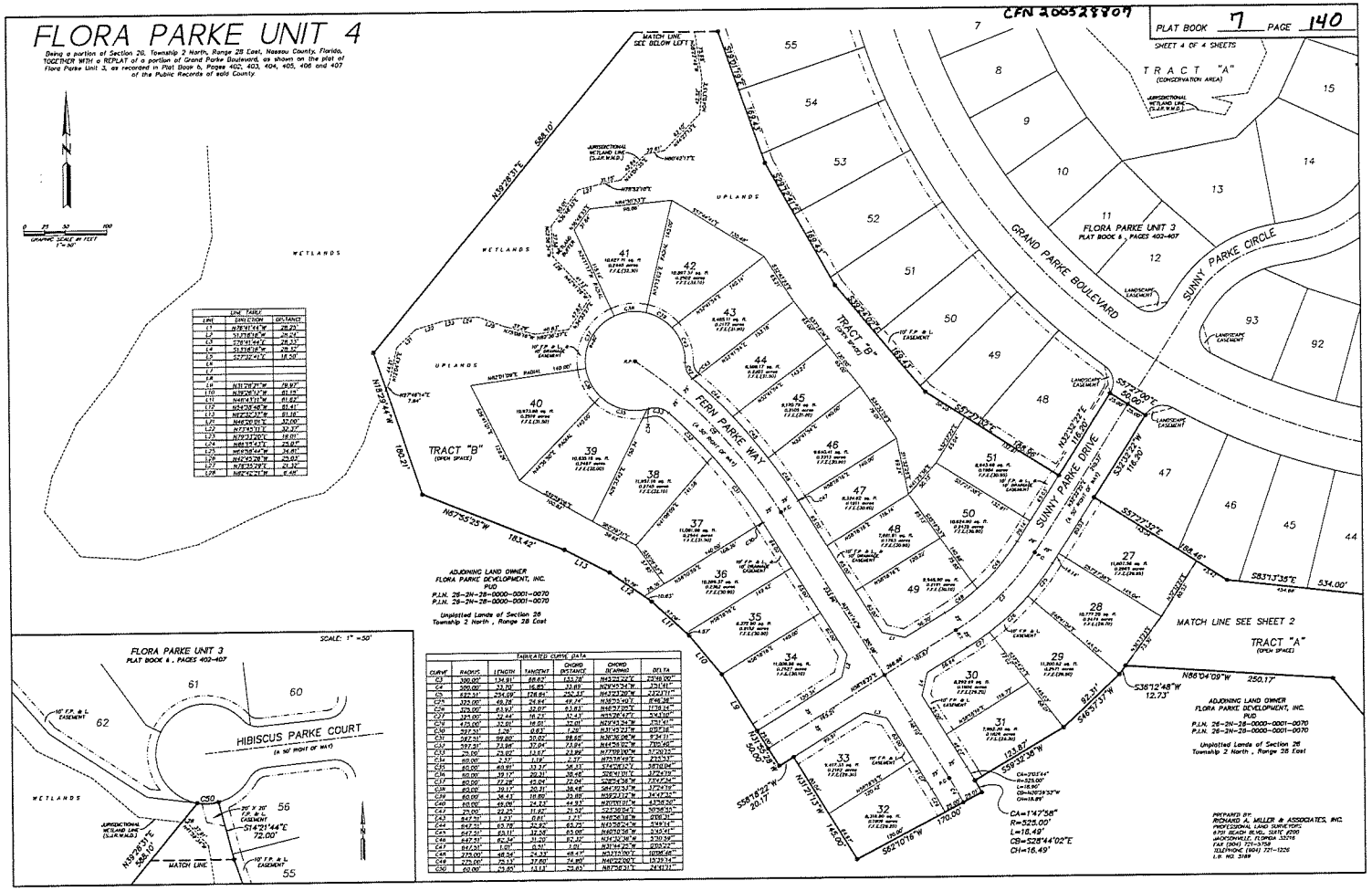
CFN 200528807

PLAT BOOK 7 PAGE 140

SHEET 4 OF 4 SHEETS

FLORA PARKE UNIT 4

Being a portion of Section 26, Township 2 North, Range 28 East, Nassau County, Florida, TOGETHER WITH a REPLAT of a portion of Grand Parke Boulevard, as shown on the plat of Flora Parke Unit 3, as recorded in Plat Book 6, Pages 402, 403, 404, 405, 406 and 407 of the Public Records of said County.



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N78°51'14"W	28.21'
L2	S12°51'14"E	28.32'
L3	S78°51'14"E	28.32'
L4	S12°51'14"W	28.32'
L5	S77°32'41"E	18.50'
L6		
L7		
L8		
L9	N31°28'21"W	19.93'
L10	N38°06'13"W	61.18'
L11	N49°43'21"W	61.62'
L12	N54°39'48"W	61.41'
L13	N62°36'32"W	61.16'
L21	N44°20'01"E	32.00'
L22	N73°45'11"E	30.32'
L23	N79°13'20"E	18.01'
L24	N88°15'43"E	23.07'
L25	N68°56'44"W	34.81'
L26	N42°03'28"W	23.02'
L27	N78°35'29"E	33.32'
L28	N82°42'21"W	9.44'

FABRICATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C3	300.00'	134.91'	68.63'	133.78'	N43°34'24"E	23°18'00"
C4	300.00'	33.00'	16.53'	33.00'	N29°55'54"W	6°18'41"
C5	525.51'	294.09'	128.84'	290.34'	N43°23'30"W	32°03'11"
C6	325.00'	68.28'	34.84'	68.14'	N38°31'00"E	6°00'38"
C26	325.00'	63.93'	32.07'	63.83'	N46°57'06"E	11°16'14"
C27	325.00'	32.44'	16.23'	32.43'	N55°26'42"E	5°43'08"
C29	475.00'	32.00'	16.01'	32.00'	N59°53'24"W	3°51'41"
C30	527.51'	1.26'	0.63'	1.26'	N31°03'21"W	0°07'16"
C31	527.51'	99.80'	50.05'	99.65'	N38°36'06"W	9°24'11"
C32	527.51'	73.98'	37.04'	73.94'	N44°58'02"W	7°90'48"
C33	25.00'	23.02'	12.51'	22.20'	N77°39'30"W	57°20'13"
C34	60.00'	3.72'	1.87'	3.72'	N73°14'49"E	3°33'31"
C35	60.00'	60.91'	33.37'	58.33'	S74°00'13"E	58°16'00"
C36	60.00'	59.17'	32.31'	56.68'	S06°41'01"E	57°29'13"
C37	60.00'	72.28'	42.04'	72.04'	S38°54'38"W	73°47'34"
C38	60.00'	39.17'	20.31'	38.48'	S85°50'54"W	37°24'19"
C39	60.00'	34.43'	18.89'	33.99'	N52°21'12"W	34°47'32"
C40	60.00'	69.06'	24.53'	64.93'	N20°01'01"W	43°34'50"
C41	25.00'	23.25'	11.62'	22.50'	S47°09'04"E	53°26'31"
C43	847.51'	1.23'	0.61'	1.23'	N45°58'16"E	0°08'31"
C44	847.51'	63.78'	32.82'	63.75'	N43°52'47"W	4°18'14"
C45	847.51'	63.11'	32.58'	63.08'	N40°03'56"W	3°43'41"
C46	847.51'	62.34'	31.20'	62.32'	N37°02'38"W	4°30'34"
C47	847.51'	1.01'	0.51'	1.01'	N31°14'25"W	0°05'27"
C48	275.00'	48.54'	24.33'	48.47'	N33°15'00"E	10°06'46"
C49	325.00'	75.13'	37.80'	74.95'	N40°22'00"E	13°15'14"
C50	60.00'	25.65'	13.13'	25.45'	N87°28'31"E	24°31'31"

FLORA PARKE UNIT 4

Being a portion of Section 26, Township 2 North, Range 28 East, Nassau County, Florida, TOGETHER WITH a REPLAT of a portion of Grand Parke Boulevard, as shown on the plat of Flora Parke Unit 3, as recorded in Plat Book 6, Pages 402, 403, 404, 405, 406 and 407 of the Public Records of said County.

CAPTION

A portion of Section 26, Township 2 North, Range 28 East, Nassau County, Florida, TOGETHER WITH a portion of Grand Parke Boulevard, an 80 foot right of way as shown on the plat of Flora Parke Unit 3, as recorded in Plat Book 6, Pages 402, 403, 404, 405, 406 and 407 of the Public Records of said County, being more particularly described as follows: BEGINNING at the Southeast corner of Lot 34, as shown on said plat of Flora Parke Unit 3; thence North 12°43'39" West, along the Easterly line of said Lot 34, a distance of 95.00 feet; thence North 77°16'33" East, along the Southerly terminus of Sunny Parke Circle (a 50 foot right of way as shown on said plat of Flora Parke Unit 3), a distance of 50.00 feet; thence North 19°16'42" East, 47.17 feet to a point lying on the Easterly terminus of said Grand Parke Boulevard; thence North 12°43'43" West, along last said line, a distance of 50.00 feet; thence North 44°43'57" West, 47.17 feet to a point situate in the Easterly right of way line of said Sunny Parke Circle; thence North 12°43'39" West, along said Easterly right of way line, 95.02 feet to the Southwesterly corner of Lot 33, said plat of Flora Parke Unit 3; thence North 77°16'21" East, along the Southerly line of said Lot 33 and an Easterly prolongation thereof, 160.01 feet; thence South 12°43'39" East, 120.02 feet; thence North 77°16'27" East, 18.00 feet; thence South 12°43'33" East, 80.00 feet; thence South 77°16'27" West, 8.00 feet; thence South 12°43'33" East, 120.00 feet; thence South 77°16'27" West, 50.00 feet; thence South 12°43'33" East, 137.50 feet; thence South 77°16'27" West, 120.00 feet; thence South 12°43'33" East, 20.00 feet; thence South 77°16'27" West, 170.00 feet; thence South 12°43'33" East, 175.03 feet; thence South 17°09'18" East, 83.53 feet; thence South 30°41'40" West, 212.39 feet; thence South 01°37'24" West, 218.31 feet; thence South 56°00'00" West, 577.06 feet; thence North 34°00'00" West, 660.00 feet; thence North 56°00'00" East, 192.28 feet; thence North 08°08'51" East, 204.05 feet; thence North 39°08'35" West, 201.40 feet; thence North 88°04'09" West, 250.17 feet; thence South 36°12'48" West, 12.73 feet; thence South 46°57'37" West, 92.31 feet; thence South 59°32'38" West, 123.87 feet to its intersection with the arc of a curve concave Southwesterly having a radius of 525.00 feet; thence Southeasterly along the arc of said curve a distance of 16.49 feet, said arc being subtended by a chord bearing and distance of South 28°44'02" East, 16.49 feet; thence South 62°10'16" West, 170.00 feet; thence North 31°21'13" West, 145.00 feet; thence South 58°18'22" West, 20.17 feet; thence North 31°55'28" West, 50.00 feet; thence North 31°28'21" West, 79.97 feet; thence North 39°26'12" West, 61.15 feet; thence North 46°43'11" West, 61.62 feet; thence North 54°38'48" West, 61.41 feet; thence North 62°32'37" West, 61.16 feet; thence North 67°55'25" West, 183.42 feet; thence North 18°29'44" West, 180.21 feet; thence North 39°28'31" East, 588.10 feet to a point situate in the Southerly right of way line of Hibiscus Parke Court (as shown on said plat of Flora Parke Unit 3), said Southerly right of way line being in a cul-de-sac and having a radius of 60.00 feet; thence Easterly around and along the arc of said curve, and along said Southerly right of way line, 25.85 feet, said arc being subtended by a chord bearing and distance of North 87°58'51" East, 25.65 feet to the Northwest corner of Lot 56, said plat of Flora Parke Unit 3; thence the following five (5) courses and distances along the Westerly and Southwesterly boundary of said plat of Flora Parke Unit 3: Course No. 1: South 14°21'44" East, 72.00 feet; Course No. 2: South 19°01'19" East, 169.43 feet; Course No. 3: South 29°12'41" East, 169.43 feet; Course No. 4: South 39°24'02" East, 169.43 feet; Course No. 5: South 57°27'32" East, 188.96 feet to the most Southerly corner of Lot 48, said plat of Flora Parke Unit 3; thence North 32°32'22" East, along the Southeasterly line of said Lot 48, a distance of 116.20 feet; thence South 57°27'00" East, along the Southwesterly terminus of said aforementioned Sunny Parke Circle, 50.00 feet; thence South 32°32'22" West, along the Northwesterly line of Lot 47, said plat of Flora Parke Unit 3, a distance of 116.20 feet to the most Westerly corner thereof; thence the following 3 (3) courses and distances along said Southwesterly boundary of Flora Parke Unit 3 and along the Southerly boundary thereof: Course No. 1: South 57°27'32" East, 188.46 feet; Course No. 2: South 83°13'35" East, 534.00 feet; Course No. 3: North 81°41'26" East, 43.06 feet to the Southeast corner of Lot 39, said plat of Flora Parke Unit 3; thence Northerly along the Easterly line of said Lot 39, being a curve concave Easterly and having a radius of 525.00 feet, an arc distance of 96.82 feet, said arc being subtended by a chord bearing and distance of North 03°02'05" West, 96.68 feet to the point of tangency of said curve; thence North 02°14'55" East, 11.55 feet; thence South 89°04'43" East, 50.01 feet; thence South 02°14'55" West, along the Westerly line of Lot 38, said plat of Flora Parke Unit 3, 12.70 feet to the point of curvature of a curve concave Easterly and having a radius of 475.00 feet; thence Southerly around and along the arc of said curve and continuing along the Westerly line of said Lot 38, a distance of 101.35 feet, said arc being subtended by a chord bearing and distance of South 03°51'50" East, 101.16 feet to the Southwesterly corner of said Lot 38; thence North 80°01'58" East, along said Southerly boundary of Flora Parke Unit 3, a distance of 229.86 feet; thence North 77°16'27" East, continuing along said Southerly boundary, 200.66 feet to the POINT OF BEGINNING.

Containing 30.0279 acres, more or less.

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/ CONTRACTED SURVEYOR/MAPPER

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 7-29-05

PRINT NAME: MICHAEL A. MANZIE

FLORIDA REGISTRATION NO. 4069

SURVEYOR'S CERTIFICATE:

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 OF THE SURVEY REQUIREMENTS OF SAID CHAPTER 177, FLORIDA STATUTES.

SIGNED THIS 26th DAY OF July A.D., 2005.

RICHARD A. MILLER
FLORIDA REGISTERED SURVEYOR AND MAPPER
REGISTRATION NO. 3848
RICHARD A. MILLER & ASSOCIATES, INC. L.B. NO. 5189
6701 BEACH BOULEVARD, SUITE 200
JACKSONVILLE, FLORIDA 32216
TELEPHONE (904) 721-1226

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 7 PAGES 137-140 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA THIS 16 DAY OF August A.D., 2005

CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA THIS 8th DAY OF August A.D., 2005.

CHAIRMAN OF THE BOARD

CERTIFICATE OF APPROVAL COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA THIS 5 DAY OF [illegible] A.D., 2005.

COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BY DIRECTOR OF ENGINEERING SERVICES

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA THIS 2nd DAY OF August A.D., 2005.

DIRECTOR OF ENGINEERING SERVICES

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS 2nd DAY OF August 2005 A.D., AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY PLANNER

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE PLANNER OF NASSAU COUNTY, FLORIDA THIS 4th DAY OF August A.D., 2005

PLANNER

CERTIFICATE OF APPROVAL BY NASSAU COUNTY FIRE-RESCUE CHIEF

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE FIRE-RESCUE CHIEF OF NASSAU COUNTY, FLORIDA THIS 1 DAY OF August, A.D., 2005.

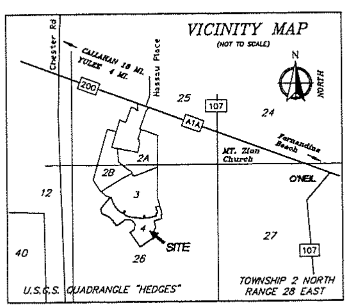
NASSAU COUNTY FIRE-RESCUE CHIEF

COUNTY TAX COLLECTOR CERTIFICATE

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON PARCEL IDENTIFICATION NUMBERS: 26-2N-28-0000-0001-0040

THROUGH AND INCLUDING THE TAX YEAR 2005.

BY: [illegible] COUNTY TAX COLLECTOR — DATE: 7.28.05



ADOPTION AND DEDICATION

This is to certify that the undersigned, Flora Parke Development V, Inc., a Florida Corporation, and Flora Parke Development, Inc., ("Developers") are the lawful owners of the lands described in the caption hereon which shall hereafter be known as Flora Parke Unit 4, and that it has caused the same to be surveyed and subdivided, that Fidelity National Bank, a National Banking Association, 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. The road rights-of-way designated in the plat as Willow Parke Circle, Pond Parke Place, Fern Parke Way and Sunny Parke Drive, non-exclusive easements for drainage and utilities designated as "Drainage Easement", "Unobstructed Drainage Easements" and "Utility Easement" are irrevocably dedicated to the Nassau County, 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 ten foot easement along the front of each lot for its exclusive use, unless otherwise noted, in conjunction with its underground electrical distribution system. Tracts "A", "B", "C" and "D" (Open Space) shall remain privately owned by the Developers, their successors and assigns. The Sign and Landscape Easements, shown hereon, are hereby irrevocably dedicated to Flora Parke Homeowners Association, Inc., a not for profit association, its successors and assigns.

All utility easements (except F.P. & L. 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 (2004), 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.

Developers hereby reserve and shall have the sole and absolute right, at any time, with the 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.

It witness whereof, Developers have caused this plat and dedication to be executed by its duly elected officers acting by and with the authority of the Board of Directors. This 25th day of July, A.D., 2005.

FLORA PARKE DEVELOPMENT V, INC.

WITNESS — PRINT OR TYPE NAME Michael Carr

WITNESS — PRINT OR TYPE NAME Tonie McLawise

JOHN A. SEMANIK
PRESIDENT OF FLORA PARKE DEVELOPMENT V, INC.
A FLORIDA CORPORATION

NOTARY FOR FLORA PARKE DEVELOPMENT V, INC.

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF July, A.D., 2005, BY JOHN A. SEMANIK, PRESIDENT OF FLORA PARKE DEVELOPMENT V, INC., A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION, WHO IS PERSONALLY KNOWN TO ME ~~OR HAS PRODUCED AS IDENTIFICATION~~ AND WHO HAS/HAS NOT TAKEN AN OATH ON BEHALF OF THE CORPORATION.

Jacquelyn R. Heufelder
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 12/7/06

Jacquelyn R Heufelder My Commission DD158605 Expires December 07 2006

FLORA PARKE DEVELOPMENT, INC.

WITNESS — PRINT OR TYPE NAME Tonie M. Lawise

WITNESS — PRINT OR TYPE NAME Michael Carr

JOHN A. SEMANIK
PRESIDENT OF FLORA PARKE DEVELOPMENT, INC.
A FLORIDA CORPORATION

NOTARY FOR FLORA PARKE DEVELOPMENT, INC.

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF July, A.D., 2005, BY JOHN A. SEMANIK, PRESIDENT OF FLORA PARKE DEVELOPMENT, INC., A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION, WHO IS PERSONALLY KNOWN TO ME ~~OR HAS PRODUCED AS IDENTIFICATION~~ AND WHO HAS/HAS NOT TAKEN AN OATH ON BEHALF OF THE CORPORATION.

Jacquelyn R. Heufelder
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 12/7/06

Jacquelyn R Heufelder My Commission DD158605 Expires December 07 2006

PLAT PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
6701 BEACH BOULEVARD, SUITE 200
JACKSONVILLE, FLORIDA 32216
TELEPHONE (904) 721-1226
L.B. NO. 5189

FIDELITY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

WITNESS Carolyn F. Carney — PRINT OR TYPE NAME CAROLYN F. CARNEY

WITNESS Tammy Stuart — PRINT OR TYPE NAME TAMMY STUART

MICHAEL W. LEVITT, VP
VICE PRESIDENT
FIDELITY NATIONAL BANK

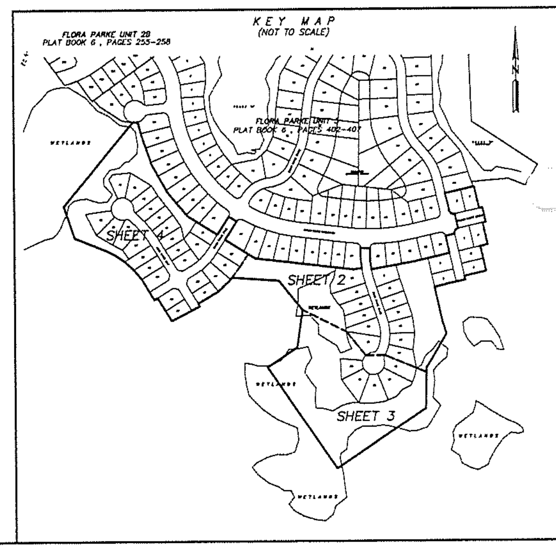
NOTARY FOR FIDELITY NATIONAL BANK

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF July, A.D., 2005, BY MICHAEL W. LEVITT, VICE PRESIDENT OF FIDELITY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ______ AS IDENTIFICATION AND WHO HAS/HAS NOT TAKEN AN OATH ON BEHALF OF THE ASSOCIATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:

DEBORAH D. BARBER MY COMMISSION # DD 295077 EXPIRES: February 8, 2008



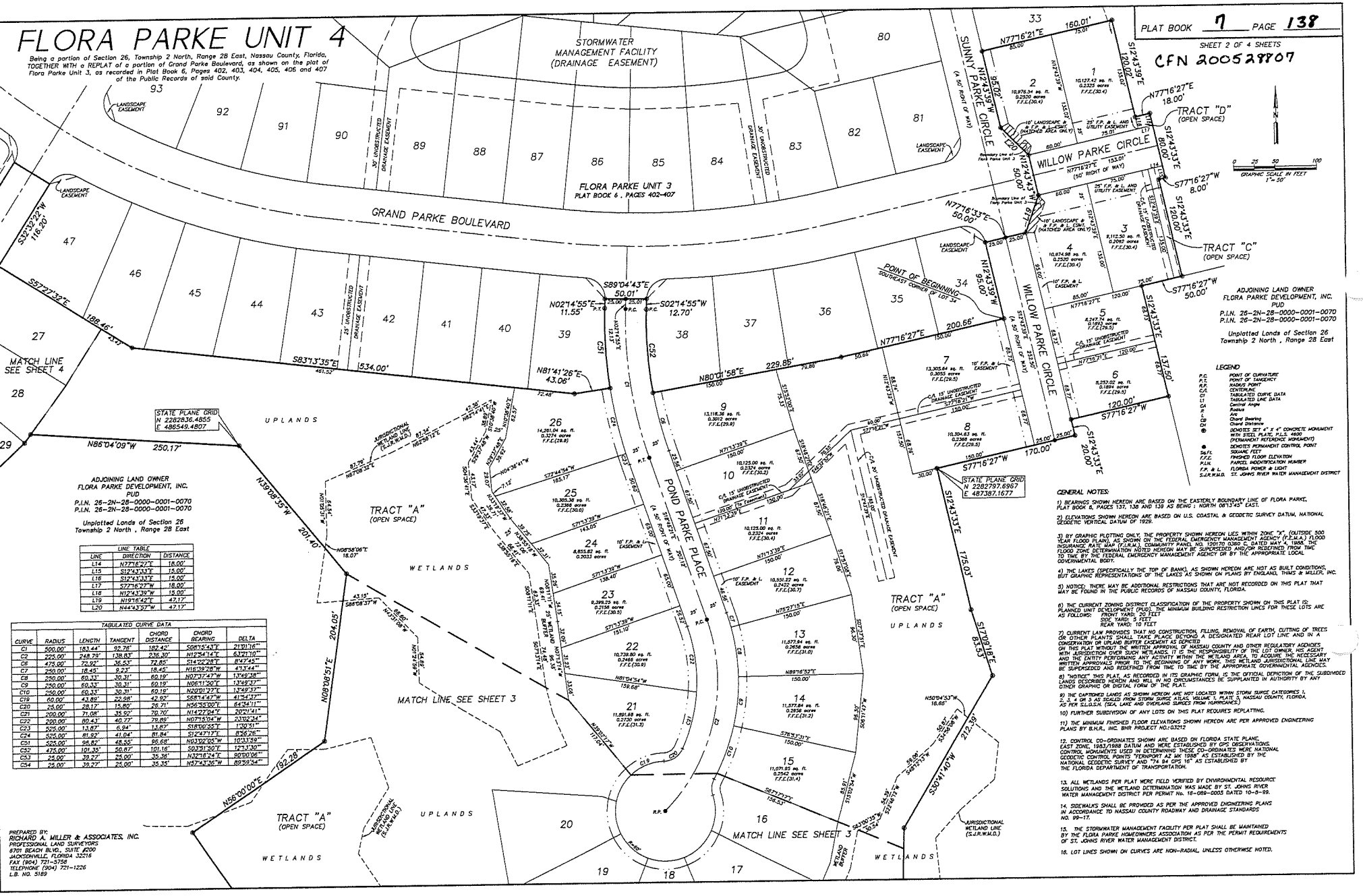
FLORA PARKE UNIT 4

Being a portion of Section 26, Township 2 North, Range 28 East, Nassau County, Florida, TOGETHER WITH a REPLAT of a portion of Grand Parke Boulevard, as shown on the plat of Flora Parke Unit 3, as recorded in Plat Book 6, Pages 402, 403, 404, 405, 406 and 407 of the Public Records of said County.

PLAT BOOK 7 PAGE 138

SHEET 2 OF 4 SHEETS

CFN 200528807



LINE TABLE		
LINE	DIRECTION	DISTANCE
L14	N77°16'27"E	18.00'
L15	S12°43'33"E	15.00'
L16	S12°43'33"E	15.00'
L17	S77°16'27"W	18.00'
L18	N12°43'39"W	15.00'
L19	N19°16'42"E	47.17'
L20	N44°43'57"W	47.17'

TABULATED CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	500.00'	183.44'	92.78'	182.42'	S08°15'43"E	21°01'16"
C2	225.00'	248.79'	138.83'	236.30'	N12°54'14"E	63°21'16"
C6	475.00'	72.92'	36.53'	72.85'	S14°22'28"E	8°47'45"
C7	250.00'	18.45'	9.23'	18.45'	N16°39'28"W	4°13'44"
C8	250.00'	60.33'	30.31'	60.19'	N07°37'47"W	13°49'38"
C9	250.00'	60.33'	30.31'	60.19'	N06°11'50"E	13°49'33"
C10	250.00'	60.33'	30.31'	60.19'	N20°01'22"E	13°49'33"
C19	50.00'	43.89'	23.98'	42.52'	S68°14'47"W	41°54'37"
C20	25.00'	28.17'	15.80'	26.71'	N56°55'00"E	64°34'11"
C21	200.00'	71.08'	35.92'	70.70'	N14°22'24"E	20°21'41"
C22	200.00'	80.43'	40.77'	79.89'	N07°15'34"W	23°02'34"
C23	525.00'	13.87'	6.94'	13.87'	S18°00'55"E	1°30'51"
C24	525.00'	81.92'	41.04'	81.84'	S12°47'17"E	8°56'26"
C51	525.00'	96.82'	48.55'	96.68'	N03°02'05"W	10°33'59"
C52	475.00'	101.35'	50.87'	101.16'	S03°51'50"E	12°13'30"
C53	25.00'	39.27'	25.00'	35.36'	N32°18'24"E	90°00'06"
C54	25.00'	39.27'	25.00'	35.35'	N57°43'36"W	89°59'54"

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226
L.B. NO. 5189

ADJOINING LAND OWNER
FLORA PARKE DEVELOPMENT, INC.
PUD
P.I.N. 26-2N-28-0000-0001-0070
P.I.N. 26-2N-28-0000-0001-0070

Unplatted Lands of Section 26
Township 2 North , Range 28 East

LEGEND

P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
R.P.	RADIUS POINT
C/L	CENTERLINE
C1	TABULATED CURVE DATA
L1	TABULATED LINE DATA
CA	Central Angle
R	Radius
L	Arc
CB	Chord Bearing
CH	Chord Distance
●	DENOTES 3/4" x 3/4" x 4" CONCRETE MONUMENT WITH STEEL PLATE, P.L.S. 4600 (PERMANENT REFERENCE MONUMENT)
●	DENOTES PERMANENT CONTROL POINT
Sq.Ft.	SQUARE FEET
F.F.E.	FINISHED FLOOR ELEVATION
P.I.N.	PARCEL INDENTIFICATION NUMBER
F.P. & L.	FLORIDA POWER & LIGHT
S.J.R.W.M.D.	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY BOUNDARY LINE OF FLORA PARKE, PLAT BOOK 6, PAGES 137, 138 AND 139 AS BEING : NORTH 08°13'45" EAST.

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

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. 120170 0360 C, DATED MAY 4, 1988. THE INDICATION OF F.I.R.M. PANEL NO. 0360 C ON THIS PLAT MAY BE SUPERSEDED AND/OR REDEFINED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY.

4) THE LAKES (SPECIFICALLY THE TOP OF BANK), AS SHOWN HEREON ARE NOT AS BUILT CONDITIONS, BUT GRAPHIC REPRESENTATIONS OF THE LAKES AS SHOWN ON PLANS BY ENGLAND, THIMS & MILLER, INC.

5) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

6) 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: 20 FEET
SIDE YARD: 5 FEET
REAR YARD: 10 FEET

7) 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 AND IN A CONSERVATION OR UPLAND BUFFER EASEMENT AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF NASSAU COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

8) "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.

9) 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 3, NASSAU COUNTY, FLORIDA AS PER S.L.O.S.H. (SEA, LAKE AND OVERLAND SURGES FROM HURRICANES)

10) FURTHER SUBDIVISION OF ANY LOTS ON THIS PLAT REQUIRES REPLATTING.

11) THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE PER APPROVED ENGINEERING PLANS BY B.H.R., INC. BHR PROJECT NO.:03212

12. CONTROL CO-ORDINATES 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 "TIZNAPORT AZ MK 1988" AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY AND "74 84 CPS 16" AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

13. ALL WETLANDS PER PLAT WERE FIELD VERIFIED BY ENVIRONMENTAL RESOURCE SOLUTIONS AND THE WETLAND DETERMINATION WAS MADE BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PER PERMIT No. 18-089-0003 DATED 10-9-99.

14. SIDEWALKS SHALL BE PROVIDED AS PER THE APPROVED ENGINEERING PLANS IN ACCORDANCE TO NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS NO. 99-17.

15. THE STORMWATER MANAGEMENT FACILITY PER PLAT SHALL BE MAINTAINED BY THE FLORA PARKE HOMEOWNERS ASSOCIATION AS PER THE PERMIT REQUIREMENTS OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

16. LOT LINES SHOWN ON CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.