Nassau County, Florida
Chapter 29 – Subdivision and Development Review
Preliminary Plat
Approval
October 13, 2020
Hampton Lakes Phase V-A PL20-010
PLEASE NOTE: APPROVAL DOES NOT CONSTITUTE APPROVAL TO VIOLATE ANY ADOPTED FEDERAL, STATE, OR LOCAL LAW, CODE OR ORDINANCE

HAMPTON LAKES PHASE V - A

BEING A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA

CAPTION:

A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF TRACT "D", HAMPTON LAKES, PHASE IV–B, ACCORDING TO PLAT RECORDED IN BOOK 2320, PAGES 460–462, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT LYING ON THE NORTHWESTERLY RIGHT–OF–WAY OF FALL RIVER PARKWAY, ACCORDING TO AFOREMENTIONED PLAT OF SAID HAMPTON LAKES, PHASE IV–B AND RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID NORTHWESTERLY RIGHT–OF–WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 475.00 FEET, A CHORD DISTANCE OF 98.32 FEET TO THE SOUTHWEST CORNER THEREOF, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 41°37'32" WEST; RUN THENCE SOUTH 42°26'04" EAST, ALONG SOUTHERLY END OF SAID FALL RIVER PARKWAY AND BEYOND, A DISTANCE OF 180.00 FEET TO A POINT; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 955.00 FEET, A CHORD DISTANCE OF 106.00 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 50°44'49" WEST; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 95.00 FEET, A CHORD DISTANCE OF 7.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 03°51'48" EAST; RUN THENCE SOUTH 01°33'59" EAST, A DISTANCE OF 252.11 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 295.00 FEET, A CHORD DISTANCE OF 417.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 43°26'36" WEST; RUN THENCE SOUTH 88°27'11" WEST, A DISTANCE OF 812.43 FEET TO A POINT; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 505.00 FEET, A CHORD DISTANCE OF 439.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 29°15'49" WEST; RUN THENCE NORTH 57°37'55" WEST, A DISTANCE OF 38.03 FEET TO A POINT OF CURVATURE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 175.07 FEET, A CHORD DISTANCE OF 231.32 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 81°01'06" WEST; RUN THENCE SOUTH 46°19'49" EAST, A DISTANCE OF 7.36 FEET TO A POINT; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 180.00 FEET, A CHORD DISTANCE OF 144.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 20°00'21" WEST; RUN THENCE SOUTH 07°00'47" EAST, A DISTANCE OF 39.09 FEET TO A POINT OF NON–TANGENT CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 85.00 FEET, A CHORD DISTANCE OF 147.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 59°07'24" WEST; RUN THENCE NORTH 60°34'31" WEST, A DISTANCE OF 169.71 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 355.00 FEET, A CHORD DISTANCE OF 120.50 FEET TO A POINT OF COMPOUND CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 50°48'15" WEST; RUN THENCE IN AN NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 85.00 FEET, A CHORD DISTANCE OF 147.61 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 19°13'34" EAST; RUN THENCE NORTH 79°29'06" EAST, A DISTANCE OF 85.37 FEET TO A POINT; RUN THENCE NORTH 22°40'10" WEST, A DISTANCE OF 191.12 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET, A CHORD DISTANCE OF 67.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 35°08'30" WEST; RUN THENCE NORTH 69°26'44" WEST, A DISTANCE OF 11.59 FEET TO A POINT; RUN THENCE NORTH 79°35'44" WEST, A DISTANCE OF 25.34 FEET TO A POINT; RUN THENCE NORTH 10°24'16" EAST, A DISTANCE OF 130.00 FEET TO A POINT; RUN THENCE NORTH 79°35'44" WEST, A DISTANCE OF 46.40 FEET TO A POINT OF CURVATURE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 345.00 FEET, A CHORD DISTANCE OF 177.52 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 85°29'45" WEST; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4760.00 FEET, A CHORD DISTANCE OF 130.37 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 24°30'16" WEST; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 475.00 FEET, A CHORD DISTANCE OF 35.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 67°02'34" WEST; RUN THENCE SOUTH 64°53'39" WEST, A DISTANCE OF 79.39 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 35.32 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 19°56'46" WEST; RUN THENCE SOUTH 64°59'53" WEST, A DISTANCE OF 50.00 FEET TO A POINT; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4570.00 FEET, A CHORD DISTANCE OF 8.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 25°03'14" WEST; RUN THENCE NORTH 25°06'21" WEST, A DISTANCE OF 10.53 FEET TO A POINT; RUN THENCE SOUTH 64°53'39" WEST, A DISTANCE 201.67 FEET TO A POINT LYING ALONG THE EASTERLY MARSH LINE OF LOFTON CREEK AND HEREBY REFERENCED AS POINT "A"; RUN THENCE IN A GENERAL NORTHERLY DIRECTION ALONG SAID EASTERLY MARSH LINE, A DISTANCE OF 679 FEET, MORE OR LESS TO A POINT LYING ON THE SOUTHERLY LINE HAMPTON LAKES, PHASE IV–A, ACCORDING TO PLAT RECORDED IN BOOK 2343 PAGES 796–798, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT LYING NORTH 13°16'24" WEST, A DISTANCE OF 658.70 FEET FROM AFOREMENTIONED POINT "A"; RUN THENCE IN A GENERAL EASTERLY DIRECTION ALONG SAID SOUTHERLY LINE OF THE AFOREMENTIONED HAMPTON LAKES PHASE IV–A THE FOLLOWING NINE (9) COURSES; COURSE No. 1: SOUTH 62°49'10" EAST, A DISTANCE OF 143.58 FEET TO A POINT; COURSE No. 2: SOUTH 69°29'19" EAST, A DISTANCE OF 208.34 FEET TO A POINT; COURSE No. 3: SOUTH 82°39'50" EAST, A DISTANCE OF 129.50 FEET TO A POINT; COURSE No. 4: SOUTH 84°55'43" EAST, A DISTANCE OF 106.71 FEET TO A POINT; COURSE No. 5: SOUTH 85°59'42" EAST, A DISTANCE OF 89.82 FEET TO A POINT; COURSE No. 6: NORTH 64°56'01" EAST, A DISTANCE OF 96.17 FEET TO A POINT; COURSE No. 7: NORTH 65°15'43" EAST, A DISTANCE OF 17.49 FEET TO A POINT; COURSE No. 8: NORTH 71°56'45" EAST, A DISTANCE OF 276.92 FEET TO A POINT; COURSE No. 9: NORTH 89°43'02" EAST, A DISTANCE OF 838.41 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED HAMPTON LAKES, PHASE IV–A, SAID POINT BEING THE SOUTHWEST CORNER OF HAMPTON LAKES, PHASE IV–B, ACCORDING TO PLAT RECORDED IN BOOK 2320, PAGES 460–462, OFFICIAL RECORDS OF SAID COUNTY; RUN THENCE IN A SOUTHEASTERLY, EASTERLY AND SOUTHEASTERLY DIRECTION ALONG THE SOUTHWESTERLY, SOUTHERLY AND SOUTHWESTERLY LINES OF SAID HAMPTON LAKES, PHASE IV–B THE FOLLOWING THREE (3) COURSES; COURSE No. 1: SOUTH 51°44'46" EAST, A DISTANCE OF 732.51 FEET TO A POINT; COURSE No. 2: NORTH 89°35'17" EAST, A DISTANCE OF 267.30 FEET TO A POINT; COURSE No. 3: SOUTH 65°14'17" EAST, A DISTANCE OF 86.90 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 55.60 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT AW VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("AWV", WHICH TERM SHALL INCLUDE ITS SUCCESSORS AND ASSIGNS), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, KNOWN AS HAMPTON LAKES – PHASE V–A, IS MADE IN ACCORDANCE WITH SAID SURVEY AND IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED FOR AWV, AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT (THE "CDD") AND UTILITY PROVIDERS THAT ARE AUTHORIZED BY AWV TO SERVE THE LAND FOR WATER, SEWER, ELECTRICITY, TELEPHONE, TELECOMMUNICATIONS AND OTHER UTILITIES IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLANS APPROVED BY NASSAU COUNTY, FLORIDA ("NASSAU COUNTY").

ALL RIGHTS–OF–WAY DESIGNATED AS BOULEVARDS, PARKWAYS, DRIVES, STREETS AND COURTS, INCLUDING FALL RIVER PARKWAY, STONEHURST PARKWAY, POPLAR BREEZE WAY AND SAGAMORE COURT ARE HEREBY DEDICATED TO THE CDD. ALL RIGHTS–OF–WAY AND TRACTS SHOWN ON THIS PLAT ARE DEDICATED TO THE CDD FOR THE USES AND PURPOSES STATED HEREON AND THE PERPETUAL USE OF THE PUBLIC. THE CDD SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF SUCH RIGHTS–OF–WAY AND NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

TRACTS A & B (EACH DESIGNATED AS CONSERVATION EASEMENT, UPLAND BUFFER, WETLANDS, OPEN SPACE AND DRAINAGE), TRACT C (DESIGNATED AS LAKE/STORM WATER MANAGEMENT FACILITIES, CONSERVATION EASEMENT, UPLAND BUFFER, WETLANDS, OPEN SPACE AND DRAINAGE) AND TRACT E (DESIGNATED AS OPEN SPACE) ARE HEREBY DEDICATED TO THE CDD.

TRACT D, DESIGNATED AS (LIFT STATION), IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

A NON–EXCLUSIVE EASEMENT FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM IS HEREBY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, ADJACENT TO ALL RIGHT–OF–WAY LINES FOR BOULEVARDS, PARKWAYS, DRIVES, STREETS AND COURTS LYING WITHIN THE LANDS DESCRIBED IN THE CAPTION HEREON, AND SAID EASEMENT IS 10.0 FEET WIDE (AS MEASURED PERPENDICULAR OR RADIAL TO SAID RIGHT–OF–WAY LINES), AND LIES ADJACENT TO AND IS PARALLEL WITH OR CONCENTRIC WITH SAID RIGHT–OF–WAY LINES. ADDITIONALLY, NON–EXCLUSIVE EASEMENTS FOR THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM ARE HEREBY DEDICATED TO FLORIDA POWER & LIGHT COMPANY ALONG EACH SIDE LOT LINE AND TRACT LINE WITHIN THE LANDS DESCRIBED IN THE CAPTION HEREON, AND SAID EASEMENTS ARE 10.0 FEET WIDE (AS MEASURED AT RIGHT ANGLES) AND LIE 5.0 FEET ALONG EACH SIDE OF SAID LOT OR TRACT LINE; EXCEPTING THEREFROM ANY PORTION OF LAST MENTIONED EASEMENTS LYING WITHIN TRACTS A, B AND C AS SHOWN HEREON.

AWV HEREBY RESERVES FOR ITSELF AND RESERVES THE RIGHT TO GRANT TO OTHERS A NON–EXCLUSIVE EASEMENT OVER ALL TRACTS AND ALL RIGHTS–OF–WAY SHOWN ON THIS PLAT FOR CONSTRUCTION, ACCESS, MAINTENANCE AND DRAINAGE. ALL EASEMENTS DESIGNATED AS FP&L CO. EASEMENTS SHOWN ON THIS PLAT ARE NON–EXCLUSIVE AND ARE HEREBY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS. A NON–EXCLUSIVE EASEMENT FOR UTILITIES IS HEREBY GRANTED TO JEA, ITS SUCCESSORS AND ASSIGNS, OVER ALL RIGHTS–OF–WAY SHOWN ON THIS PLAT.

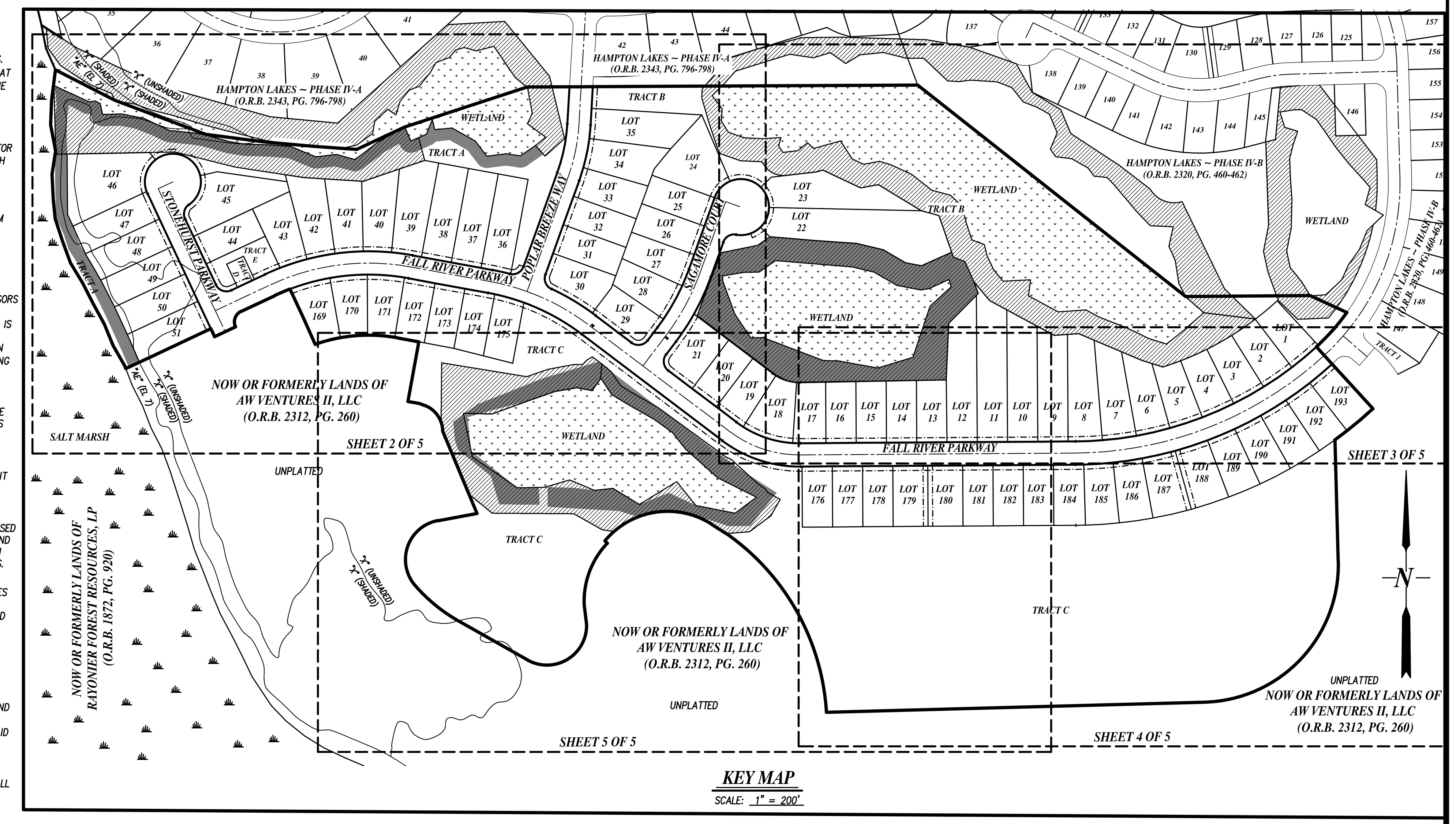
THE RIGHTS RESERVED HEREBY FOR THE GRANT OF UTILITY EASEMENTS SHALL INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES TO THE EXTENT REQUIRED BY AND IN A MANNER SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE CURRENT FLORIDA STATUTES; PROVIDED HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.091(28), ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY AWV TO SERVE THE LANDS SHOWN ON THE PLAT SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

THE LAKE SHOWN HEREON WAS DRAWN FROM FINAL DEVELOPMENT PLANS BY MCCRANIE & ASSOCIATES, INC., WITH AN ISSUE DATE OF MAY 5, 2005 AND LAST REVISED OCTOBER 21, 2014. AWV HEREBY RESERVES A NON–EXCLUSIVE EASEMENT FOR DRAINAGE THROUGH TRACT C AND AN EASEMENT FOR MAINTENANCE OF THE LAKE AND DRAINAGE FACILITIES THAT LIE WITHIN SUCH TRACT AND WITHIN 15–FEET OUTSIDE OF THE TOP OF THE LAKE BANK AS FINALLY CONSTRUCTED OR A WIDTH BETWEEN SAID TOP OF BANK AND ANY OTHER RESTRICTION LINES INCLUDING, BUT NOT LIMITED TO, BUILDING SETBACKS, UPLAND BUFFERS OR WETLAND PRESERVATION AREAS.

TITLE TO THE 10' LANDSCAPE BUFFER IS HEREBY RETAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID BUFFER 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 BUFFER SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPED BUFFER FOR THE ADJACENT PUMP STATION.

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

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, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF SAID TRACT D (LIFT STATION) OF JEA'S EASEMENT UPON THE LANDSCAPE BUFFER. OWNERS SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREIN. JEA SHALL RESTORE 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 WITH LIKE–KIND MATERIALS; PROVIDED HOWEVER, THAT THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE AS MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH CLOSEST REASONABLE REPLACEMENT THEREFORE.



KEY MAP
SCALE: 1" = 200'

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 CERTIFICATE

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

TAX COLLECTOR'S CERTIFICATE

PARCEL IDENTIFICATION NUMBER: 13–2N–27–0000–0001–0000

AD–VALOREM TAXES ARE PAID IN FULL ON ALL PARCELS DESCRIBED ON THIS PLAT FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT.

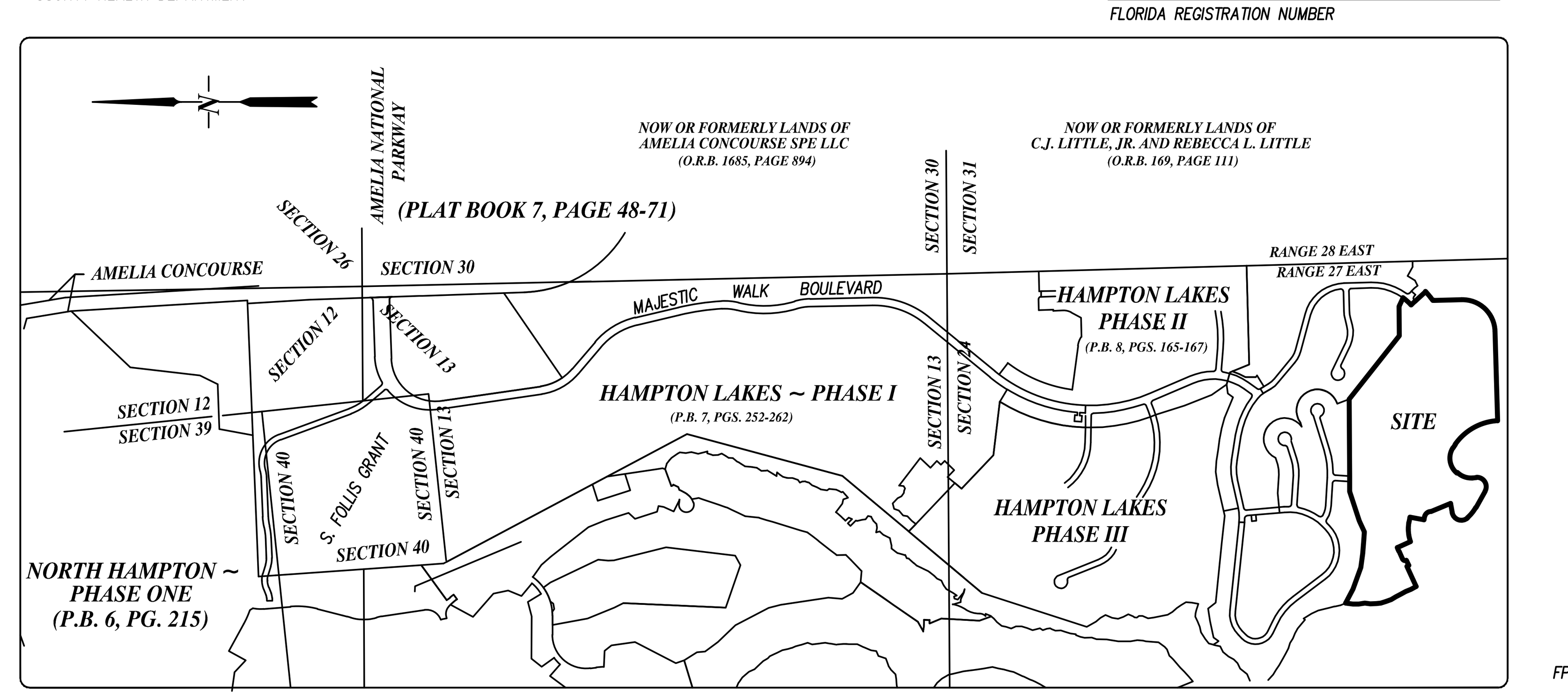
SIGNED THIS____________ DAY OF______________, A.D. 2020.

____
NASSAU COUNTY, FLORIDA TAX COLLECTOR

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 SYSTEMS.

____
COUNTY HEALTH DEPARTMENT



VICINITY MAP
(NOT TO SCALE)

TITLE CERTIFICATION

WE, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A TITLE COMPANY, DO HEREBY CERTIFY THAT WE HAVE SEARCHED THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AS TO THE TITLE TO THE HEREON DESCRIBED PROPERTY AND WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS VESTED IN AW VENTURE II, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IN NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN SHOWN HEREON AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

______________________________ DATE:______________
TITLE COMPANY REPRESENTATIVE

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

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 OF THE COUNTY THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH REQUIREMENTS OF CHAPTER 177 IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING REFLECTED ON THIS PLAT.

______________________________ DATE:______________
SURVEYOR/MAPPER

____
PRINT NAME

____
FLORIDA REGISTRATION NUMBER

LEGEND:

- P.B. = PLAT BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- FD. = FOUND
- NO. = NUMBER
- L3 = LINE NUMBER
- C7 = CURVE NUMBER
- R/W = RIGHT–OF–WAY
- CH = CHORD
- CH DIR = CHORD DIRECTION
- R = RADIUS
- D = DELTA
- T = TANGENT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- sq.ft. = SQUARE FEET
- Ac. = ACRES
- (TYP.) = TYPICAL
- CONC. = CONCRETE
- MON. = MONUMENT
- R.L.S. = REGISTERED LAND SURVEYOR
- D.O.T. = DEPARTMENT OF TRANSPORTATION
- FP& L CO. = FLORIDA POWER AND LIGHT COMPANY
- ⊕ = SET MAG NAIL AND WASHER STAMPED "LB 7486" PERMANENT CONTROL POINTS (PCP)

NOTES:

1.) "NOTICE: THIS PLAT, AS RECORDED IN IT'S GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.

2.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S51°44'46"E FOR A SOUTHERLY LINE OF HAMPTON LAKES ~ PHASE IV–B, ACCORDING TO PLAT RECORDED IN OFFICIAL RECORD BOOK 2320, PAGES 460 THROUGH 462, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE EAST ZONE OF FLORIDA (NAD '83) AND WERE DETERMINED USING STANDARD GPS METHODOLOGY.

3.) THE LOCATION OF SECTION, TOWNSHIP AND RANGE LINES SHOWN HEREON WAS PLOTTED FROM GOVERNMENT LAND OFFICE TOWNSHIP PLATS AND SURVEY BY ANGAS ASSOCIATES OF FERNANDINA BEACH OF RAYONIER INCORPORATED LANDS, DATED: APRIL, MAY, JUNE, 1961.

4.) REFERENCE BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT WITH DESIGNATION "H331", LOCATED ±47' SOUTH AND ±42' WEST OF THE CENTERLINE INTERSECTION OF SEABOARD COASTLINE RAILROAD AND CHESTER ROAD. ELEVATION = 27.737 (NATIONAL GEODETIC VERTICAL DATUM OF 1929). THE BENCH LOOP BETWEEN THE REFERENCE BENCHMARK AND ON SITE BENCHMARKS HAD AN ERROR OF CLOSURE LESS THAN 0.02 FEET.

5.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "PUD". ("PLANNED UNIT DEVELOPMENT") BY NASSAU COUNTY ORDINANCE 2004–09, AS AMENDED BY ORDINANCE 2013–19.

6.) BUILDING RESTRICTION SETBACK LINES FOR RESIDENTIAL LOTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT COUNTY ZONING ORDINANCE AND ARE AS FOLLOWS:

BUILDING RESTRICTION LINE (B.R.L.):
FRONT LINES--------------------TWENTY (20) FEET
SIDE LINES---------------------FIVE (5) FEET
REAR LINES--------------------TEN (10) FEET

7.) THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONES "X" (INSHADED), "X" (SHADED) & "AE" (EL 7), AS PER FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBERS 12089C 0358G FOR NASSAU COUNTY, FLORIDA, DATED: AUGUST 2, 2017. FLOOD HAZARD ZONE LINES SHOWN HEREON WERE SCALED FROM SAID FLOOD INSURANCE RATE MAPS.

8.) NO LOTS OR TRACTS SHOWN HEREON MAY BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY GOVERNMENT.

9.) THIS PROPERTY IS SUBJECT TO STORM INUNDATION DURING A CATEGORY 1, 2, 3 & 4 HURRICANE ACCORDING TO THE NASSAU COUNTY STORM SURGE ATLAS PROVIDED BY THE NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL.

10.) ENVIRONMENTAL SERVICES, INC. DELINEATED THE WETLAND JURISDICTIONAL AREAS SHOWN HEREON IN AUGUST, 2002. SAID WETLAND JURISDICTIONAL AREAS WERE PLOTTED HEREON FROM SURVEY BY CHARLES BASSETT & ASSOCIATED, INC., DATED: SEPTEMBER 20, 2002, FILE No. S–6036WT. THE PORTIONS OF SAID WETLAND JURISDICTIONAL AREAS PERMITTED FOR DISTURBANCE ARE AUTHORIZED BY U.S. ARMY CORPS OF ENGINEERS PERMIT No. SAJ–2002–7900 AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT No. 4–089–90044–2. MITIGATION REQUIRED BY SAID PERMITS FURNISHED BY ENVIRONMENTAL SERVICES, INC. AND McCRANIE & ASSOCIATES, INC.

11.) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS OR ANY OTHER DISTURBANCES SHALL TAKE PLACE WATER–WARD OF THE JURISDICTIONAL WETLAND LINES OR WITHIN THE WETLAND BUFFERS AND UPLAND PRESERVATION AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF NASSAU COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SAID RESTRICTED AREAS. IT IS THE RESPONSIBILITY OF THE OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN SAID RESTRICTED AREAS TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. SAID RESTRICTED AREAS MAY BE SUPERSEDED, REDEFINED OR REVISED FROM TIME TO TIME BY THE AUTHORITY OF THE APPROPRIATE GOVERNMENTAL AGENCIES.

12.) UPLAND BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION. NATIVE VEGETATION REMOVED OR DESTROYED WITHIN THE UPLAND BUFFER IN VIOLATION OF NASSAU COUNTY COMPREHENSIVE PLAN POLICY 1.04A.02 SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS AND EXOTIC PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.

13.) PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE CONCRETE MONUMENTS OR 5/8 REBARS STAMPED "PRM LB 7486" AND ARE SHOWN THUS: FOUND – ■ SET– ⊡

14.) LOT CORNERS (5/8" IRON RODS) AND INTERIOR POINTS OF CURVATURE & POINTS OF TANGENCY ARE TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION, WITHIN 1 YEAR AFTER THE RECORDING OF THIS PLAT OR BEFORE BOND EXPIRATION, WHICHEVER IS EARLIER.

15.) TOTAL NUMBER OF PARCELS: 76 LOTS AND 5 TRACTS.

16.) TOTAL ACREAGE: ±55.60 ACRES

17.) NO WELLS EXIST WITHIN 200' OF SEWER EXTENSION (PER ENGINEERING PLANS BY McCRANIE & ASSOCIATES, INC.)

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

19.) SUBJECT PROPERTY IS AFFECTED BY BLANKET EASEMENT RECORDED IN BOOK 1448, PAGES 245–249 IN THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA.

20.) EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 2370, PAGE 1842 OF NASSAU COUNTY, FLORIDA, DESCRIBE THE ROADS AND 10' FP&L CO. EASEMENTS AS SHOWN ON THIS PLAT.

21.) A NON–EXCLUSIVE EASEMENT FOR UTILITIES IS HEREBY GRANTED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, OVER ALL RIGHTS OF WAY SHOWN ON THIS PLAT.

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLIES IN FORM WITH CHAPTER 71–339, LAWS OF FLORIDA OF 1971, FLORIDA STATURE 177.061, AND IS FILED FOR RECORD AND RECORDED IN OFFICIAL RECORDS BOOK__________ ,PAGES__________ , OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS____________DAY OF______________, A.D. 2020.

____
CLERK OF THE CIRCUIT COURT

AS TO ENTIRE ADOPTION AND DEDICATION:

____
WITNESS – SEAL

____
(PRINT)

____
WITNESS – SEAL

____
(PRINT)

STATE OF FLORIDA
COUNTY OF DUVAL

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

AW VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY

____
GRAYDON E. MIARS, VICE PRESIDENT

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS______ DAY OF______________, 2020 A.D., BY GRAYDON E. MIARS, VICE PRESIDENT OF AW VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ______________________________ AS IDENTIFICATION.

______________________________ MY COMMISSION EXPIRES______________
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

____
SEAL

SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, AS AMENDED, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S. & CHAPTER 5J–17 F.A.C. AND COMPLIES WITH THE LAWS OF NASSAU COUNTY, FLORIDA.

______________________________ ______________
CHARLES ROBERT LEE, PROFESSIONAL SURVEYOR & MAPPER DATE
FLORIDA REGISTRATION NO. 5618

LEE SURVEYING & MAPPING CO.
2166 ROCK DOVE LANE
FERNANDINA BEACH, FLORIDA, 32034
(904) 261–6800 LB# 7486

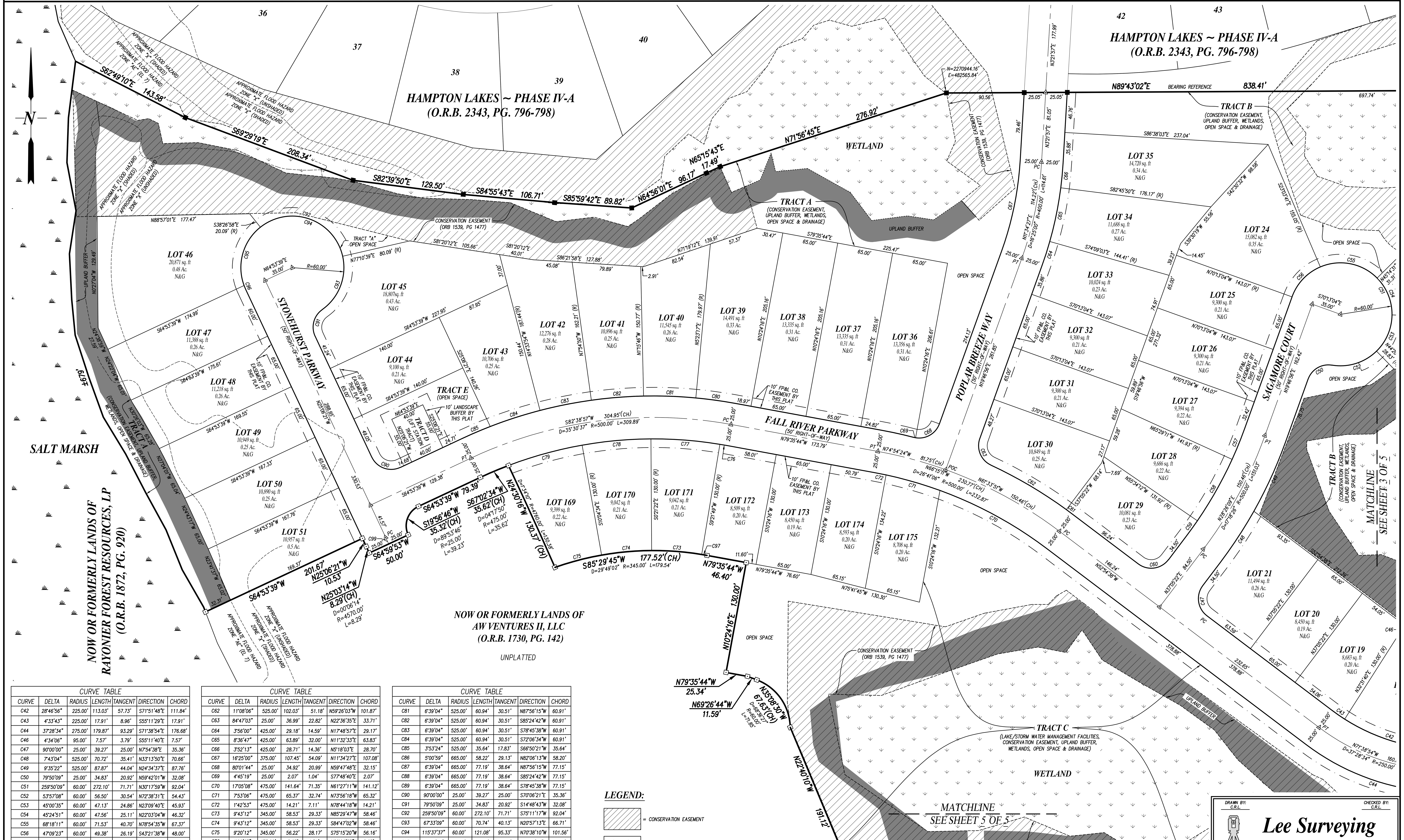
DRAWN BY: C.R.L.
CHECKED BY: C.R.L.

Lee Surveying & Mapping Co.
2166 Rock Dove Lane
Fernandina Beach, Florida
(904) 261–6800 LB No.7486

HAMPTON LAKES PHASE V - A

OFFICIAL RECORDS BOOK_____,
PAGE_____
SHEET 2 OF 5

BEING A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA



CURVE	DELTA	RADIUS	LENGTH	TANGENT	DIRECTION	CHORD
C42	28°46'56"	225.00'	113.03'	57.73'	S71°51'48"E	111.84'
C43	4°33'43"	225.00'	17.91'	8.96'	S55°11'29"E	17.91'
C44	37°28'34"	275.00'	179.87'	93.29'	S71°38'54"E	176.68'
C46	4°34'06"	95.00'	7.57'	3.79'	S55°11'40"E	7.57'
C47	90°00'00"	25.00'	39.27'	25.00'	N7°54'38"E	35.36'
C48	7°43'04"	525.00'	70.72'	35.41'	N33°13'50"E	70.66'
C49	9°35'22"	525.00'	87.87'	44.04'	N24°34'37"E	87.76'
C50	79°50'09"	25.00'	34.83'	20.92'	N59°42'01"W	32.08'
C51	259°50'09"	60.00'	272.10'	71.71'	N30°17'59"W	92.04'
C52	53°57'08"	60.00'	56.50'	30.54'	N72°38'31"E	54.43'
C53	45°00'35"	60.00'	47.13'	24.86'	N23°09'40"E	45.93'
C54	45°24'51"	60.00'	47.56'	25.11'	N22°03'04"W	46.32'
C55	68°18'11"	60.00'	71.53'	40.70'	N78°54'35"W	67.37'
C56	47°09'23"	60.00'	49.38'	26.19'	S43°21'38"W	48.00'
C57	4°43'53"	475.00'	39.22'	19.62'	N22°08'53"E	39.21'
C58	9°54'59"	475.00'	82.21'	41.21'	N29°28'19"E	82.11'
C59	2°39'34"	475.00'	22.05'	11.03'	N35°45'35"E	22.05'
C60	90°00'00"	25.00'	39.27'	25.00'	S82°05'22"E	35.36'
C61	0°57'23"	525.00'	8.76'	4.38'	N53°23'19"W	8.76'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	DIRECTION	CHORD
C62	11°08'06"	525.00'	102.03'	51.18'	N59°26'03"W	101.87'
C63	84°47'03"	25.00'	36.99'	22.82'	N22°36'35"E	33.71'
C64	3°56'00"	425.00'	29.18'	14.59'	N17°48'57"E	29.17'
C65	8°36'47"	425.00'	63.89'	32.00'	N11°32'33"E	63.83'
C66	3°52'13"	425.00'	28.71'	14.36'	N5°18'03"E	28.70'
C67	16°25'00"	375.00'	107.45'	54.09'	N11°34'27"E	107.08'
C68	80°01'44"	25.00'	34.92'	20.99'	N59°47'48"E	32.15'
C69	4°45'19"	25.00'	2.07'	1.04'	S77°48'40"E	2.07'
C70	17°05'08"	475.00'	141.64'	71.35'	N61°27'11"W	141.12'
C71	7°53'06"	475.00'	65.37'	32.74'	N73°56'18"W	65.32'
C72	1°42'53"	475.00'	14.21'	7.11'	N78°44'18"W	14.21'
C73	9°43'12"	345.00'	58.53'	29.33'	N85°29'47"W	58.46'
C74	9°43'12"	345.00'	58.53'	29.33'	S84°47'02"W	58.46'
C75	9°20'12"	345.00'	56.22'	28.17'	S75°15'20"W	56.16'
C76	1°02'27"	475.00'	8.63'	4.31'	N80°06'57"W	8.63'
C77	9°43'12"	475.00'	80.58'	40.39'	N85°29'47"W	80.48'
C78	9°43'12"	475.00'	80.58'	40.39'	S84°47'02"W	80.48'
C79	10°43'57"	475.00'	88.98'	44.62'	S74°33'27"W	88.85'
C80	5°00'59"	525.00'	45.96'	23.00'	N82°06'13"W	45.95'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	DIRECTION	CHORD
C81	6°39'04"	525.00'	60.94'	30.51'	N87°56'15"W	60.91'
C82	6°39'04"	525.00'	60.94'	30.51'	S85°24'42"W	60.91'
C83	6°39'04"	525.00'	60.94'	30.51'	S78°45'38"W	60.91'
C84	6°39'04"	525.00'	60.94'	30.51'	S72°06'34"W	60.91'
C85	3°53'24"	525.00'	35.64'	17.83'	S66°50'21"W	35.64'
C86	5°00'59"	665.00'	58.22'	29.13'	N82°06'13"W	58.20'
C87	6°39'04"	665.00'	77.19'	38.64'	N87°56'15"W	77.15'
C88	6°39'04"	665.00'	77.19'	38.64'	S85°24'42"W	77.15'
C89	6°39'04"	665.00'	77.19'	38.64'	S78°45'38"W	77.15'
C90	90°00'00"	25.00'	39.27'	25.00'	S70°06'21"E	35.36'
C91	79°50'09"	25.00'	34.83'	20.92'	S14°48'43"W	32.08'
C92	259°50'09"	60.00'	272.10'	71.71'	S75°11'17"W	92.04'
C93	67°33'09"	60.00'	70.74'	40.13'	N20°57'13"E	66.71'
C94	115°37'37"	60.00'	121.08'	95.33'	N70°38'10"W	101.56'
C95	71°52'34"	60.00'	75.27'	43.49'	S15°36'45"W	70.43'
C96	4°46'49"	60.00'	5.01'	2.50'	S22°42'57"E	5.00'
C97	1°02'27"	345.00'	6.27'	3.13'	N80°06'57"W	6.27'
C99	0°06'14"	4595.00'	8.34'	4.17'	N25°03'14"W	8.34'

LEGEND:

= CONSERVATION EASEMENT

= WETLANDS

= UPLAND BUFFER

50' 25' 0' 25' 50' 100' 150'

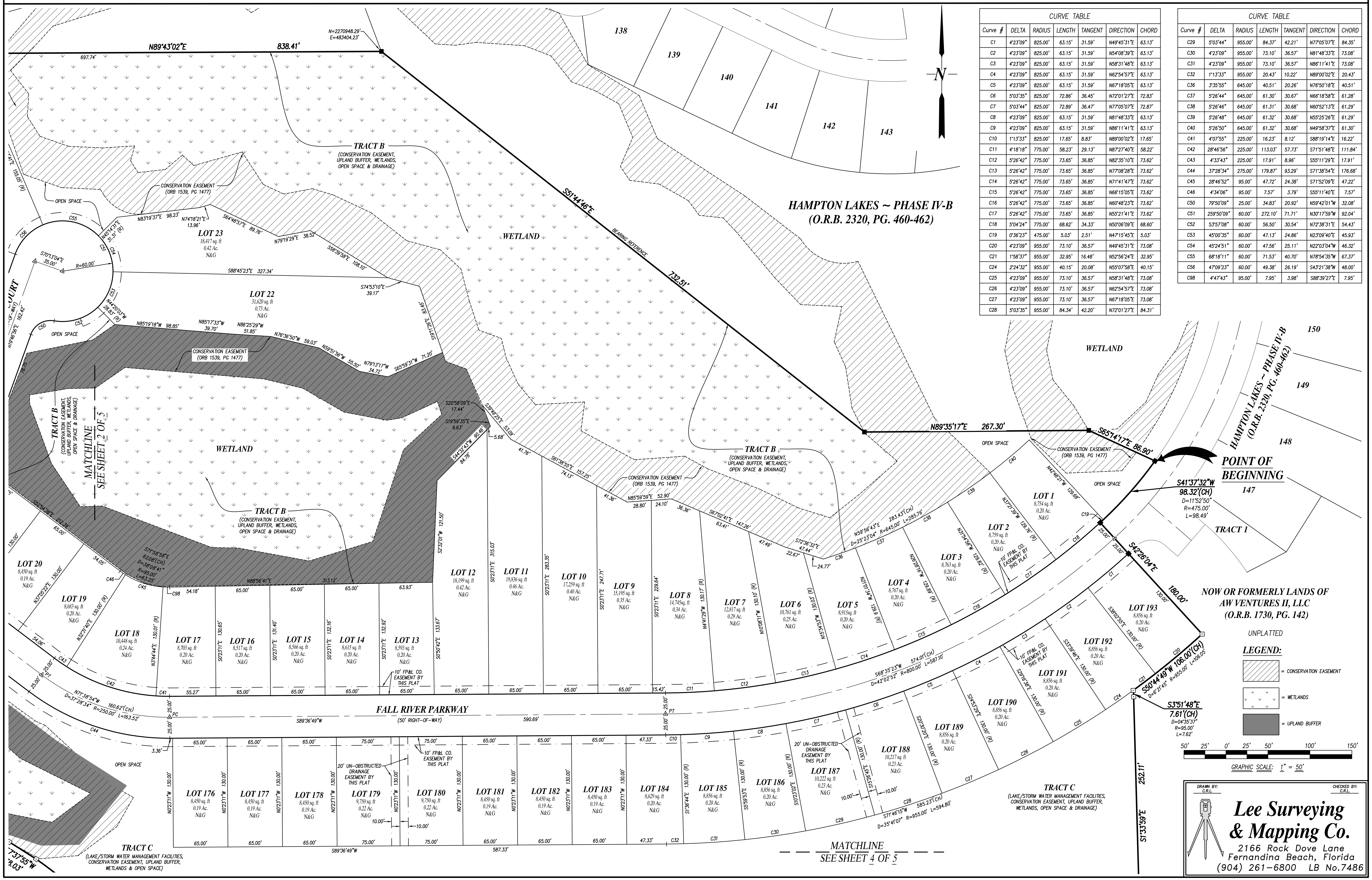
GRAPHIC SCALE: 1" = 50'

DRAWN BY: C.R.L.
CHECKED BY: C.R.L.

Lee Surveying & Mapping Co.
2166 Rock Dove Lane
Fernandina Beach, Florida
(904) 261-6800 LB No.7486

HAMPTON LAKES PHASE V - A

BEING A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA



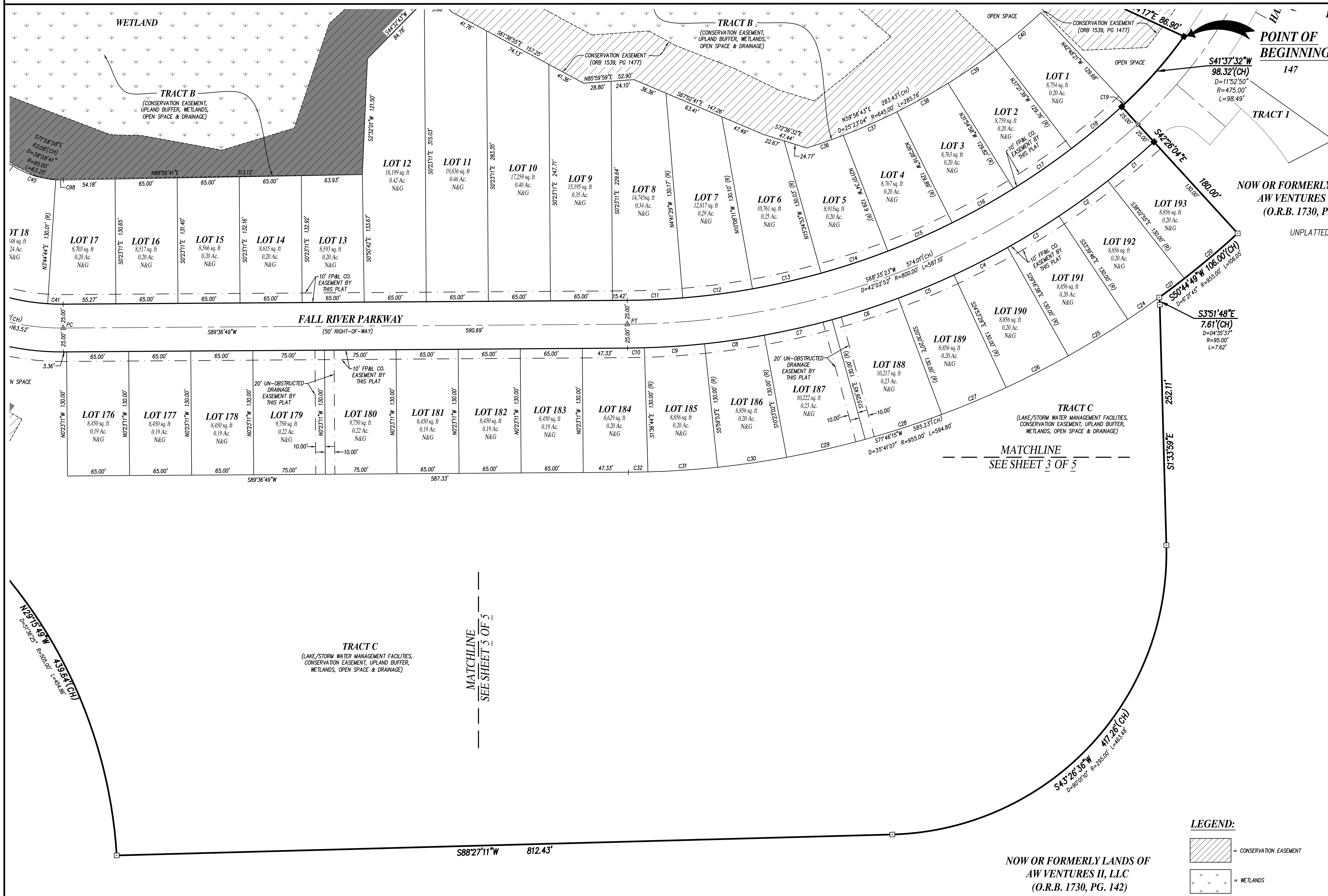
CURVE TABLE						
Curve #	DELTA	RADIUS	LENGTH	TANGENT	DIRECTION	CHORD
C1	4°23'09"	825.00'	63.15'	31.59'	N49°45'31"E	63.13'
C2	4°23'09"	825.00'	63.15'	31.59'	N54°08'39"E	63.13'
C3	4°23'09"	825.00'	63.15'	31.59'	N58°31'48"E	63.13'
C4	4°23'09"	825.00'	63.15'	31.59'	N62°54'57"E	63.13'
C5	4°23'09"	825.00'	63.15'	31.59'	N67°18'05"E	63.13'
C6	5°03'35"	825.00'	72.86'	36.45'	N72°01'27"E	72.83'
C7	5°03'44"	825.00'	72.89'	36.47'	N77°05'07"E	72.87'
C8	4°23'09"	825.00'	63.15'	31.59'	N81°48'33"E	63.13'
C9	4°23'09"	825.00'	63.15'	31.59'	N86°11'41"E	63.13'
C10	1°13'33"	825.00'	17.65'	8.83'	N89°00'02"E	17.65'
C11	4°18'18"	775.00'	58.23'	29.13'	N87°27'40"E	58.22'
C12	5°26'42"	775.00'	73.65'	36.85'	N82°35'10"E	73.62'
C13	5°26'42"	775.00'	73.65'	36.85'	N77°08'28"E	73.62'
C14	5°26'42"	775.00'	73.65'	36.85'	N71°41'47"E	73.62'
C15	5°26'42"	775.00'	73.65'	36.85'	N66°15'05"E	73.62'
C16	5°26'42"	775.00'	73.65'	36.85'	N60°48'23"E	73.62'
C17	5°26'42"	775.00'	73.65'	36.85'	N55°21'41"E	73.62'
C18	5°04'24"	775.00'	68.62'	34.33'	N50°06'09"E	68.60'
C19	0°36'23"	475.00'	5.03'	2.51'	N47°15'45"E	5.03'
C20	4°23'09"	955.00'	73.10'	36.57'	N49°45'31"E	73.08'
C21	1°58'37"	955.00'	32.95'	16.48'	N52°56'24"E	32.95'
C24	2°24'32"	955.00'	40.15'	20.08'	N55°07'58"E	40.15'
C25	4°23'09"	955.00'	73.10'	36.57'	N58°31'48"E	73.08'
C26	4°23'09"	955.00'	73.10'	36.57'	N62°54'57"E	73.08'
C27	4°23'09"	955.00'	73.10'	36.57'	N67°18'05"E	73.08'
C28	5°03'35"	955.00'	84.34'	42.20'	N72°01'27"E	84.31'

CURVE TABLE						
Curve #	DELTA	RADIUS	LENGTH	TANGENT	DIRECTION	CHORD
C29	5°03'44"	955.00'	84.37'	42.21'	N77°05'07"E	84.35'
C30	4°23'09"	955.00'	73.10'	36.57'	N81°48'33"E	73.08'
C31	4°23'09"	955.00'	73.10'	36.57'	N86°11'41"E	73.08'
C32	1°13'33"	955.00'	20.43'	10.22'	N89°00'02"E	20.43'
C36	3°35'55"	645.00'	40.51'	20.26'	N76°50'18"E	40.51'
C37	5°26'44"	645.00'	61.30'	30.67'	N66°18'58"E	61.28'
C38	5°26'46"	645.00'	61.31'	30.68'	N60°52'13"E	61.29'
C39	5°26'48"	645.00'	61.32'	30.68'	N55°25'26"E	61.29'
C40	5°26'50"	645.00'	61.32'	30.68'	N49°58'37"E	61.30'
C41	4°07'55"	225.00'	16.23'	8.12'	S88°19'14"E	16.22'
C42	28°46'56"	225.00'	113.03'	57.73'	S71°51'48"E	111.84'
C43	4°33'43"	225.00'	17.91'	8.96'	S55°11'29"E	17.91'
C44	37°28'34"	275.00'	179.87'	93.29'	S71°38'54"E	176.68'
C45	28°46'52"	95.00'	47.72'	24.38'	S71°52'09"E	47.22'
C46	4°34'06"	95.00'	7.57'	3.79'	S55°11'40"E	7.57'
C50	79°50'09"	25.00'	34.83'	20.92'	N59°42'01"W	32.08'
C51	259°50'09"	60.00'	272.10'	71.71'	N30°17'59"W	92.04'
C52	53°57'08"	60.00'	56.50'	30.54'	N72°38'31"E	54.43'
C53	45°00'35"	60.00'	47.13'	24.86'	N23°09'40"E	45.93'
C54	45°24'51"	60.00'	47.56'	25.11'	N22°03'04"W	46.32'
C55	68°18'11"	60.00'	71.53'	40.70'	N78°54'35"W	67.37'
C56	47°09'23"	60.00'	49.38'	26.19'	S43°21'38"W	48.00'
C98	4°47'43"	95.00'	7.95'	3.98'	S88°39'27"E	7.95'

HAMPTON LAKES PHASE V - A

OFFICIAL RECORDS BOOK_____,
PAGE_____

BEING A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA



CURVE TABLE						
Curve #	DELTA	RADIUS	LENGTH	TANGENT	DIRECTION	CHORD
C1	4°23'09"	825.00'	63.15'	31.59'	N49°45'31"E	63.13'
C2	4°23'09"	825.00'	63.15'	31.59'	N54°08'39"E	63.13'
C3	4°23'09"	825.00'	63.15'	31.59'	N58°31'48"E	63.13'
C4	4°23'09"	825.00'	63.15'	31.59'	N62°54'57"E	63.13'
C5	4°23'09"	825.00'	63.15'	31.59'	N67°18'05"E	63.13'
C6	5°03'35"	825.00'	72.86'	36.45'	N72°01'27"E	72.83'
C7	5°03'44"	825.00'	72.89'	36.47'	N77°05'07"E	72.87'
C8	4°23'09"	825.00'	63.15'	31.59'	N81°48'33"E	63.13'
C9	4°23'09"	825.00'	63.15'	31.59'	N86°11'41"E	63.13'
C10	1°13'33"	825.00'	17.65'	8.83'	N89°00'02"E	17.65'
C11	4°18'18"	775.00'	58.23'	29.13'	N87°27'40"E	58.22'
C12	5°26'42"	775.00'	73.65'	36.85'	N82°35'10"E	73.62'
C13	5°26'42"	775.00'	73.65'	36.85'	N77°08'28"E	73.62'
C14	5°26'42"	775.00'	73.65'	36.85'	N71°41'47"E	73.62'
C15	5°26'42"	775.00'	73.65'	36.85'	N66°15'05"E	73.62'
C16	5°26'42"	775.00'	73.65'	36.85'	N60°48'23"E	73.62'
C17	5°26'42"	775.00'	73.65'	36.85'	N55°21'41"E	73.62'
C18	5°04'24"	775.00'	68.62'	34.33'	N50°06'09"E	68.60'
C19	0°36'23"	475.00'	5.03'	2.51'	N47°15'45"E	5.03'
C20	4°23'09"	955.00'	73.10'	36.57'	N49°45'31"E	73.08'
C21	1°58'37"	955.00'	32.95'	16.48'	N52°56'24"E	32.95'
C24	2°24'32"	955.00'	40.15'	20.08'	N55°07'58"E	40.15'
C25	4°23'09"	955.00'	73.10'	36.57'	N58°31'48"E	73.08'
C26	4°23'09"	955.00'	73.10'	36.57'	N62°54'57"E	73.08'
C27	4°23'09"	955.00'	73.10'	36.57'	N67°18'05"E	73.08'
C28	5°03'35"	955.00'	84.34'	42.20'	N72°01'27"E	84.31'
C29	5°03'44"	955.00'	84.37'	42.21'	N77°05'07"E	84.35'
C30	4°23'09"	955.00'	73.10'	36.57'	N81°48'33"E	73.08'
C31	4°23'09"	955.00'	73.10'	36.57'	N86°11'41"E	73.08'
C32	1°13'33"	955.00'	20.43'	10.22'	N89°00'02"E	20.43'
C36	3°35'55"	645.00'	40.51'	20.26'	N76°50'18"E	40.51'
C37	5°26'44"	645.00'	61.30'	30.67'	N66°18'58"E	61.28'
C38	5°26'46"	645.00'	61.31'	30.68'	N60°52'13"E	61.29'
C39	5°26'48"	645.00'	61.32'	30.68'	N55°25'26"E	61.29'
C40	5°26'50"	645.00'	61.32'	30.68'	N49°58'37"E	61.30'
C41	4°07'55"	225.00'	16.23'	8.12'	S88°19'14"E	16.22'
C45	28°46'52"	95.00'	47.72'	24.38'	S71°52'09"E	47.22'
C98	4°47'43"	95.00'	7.95'	3.98'	S88°39'27"E	7.95'

NOW OR FORMERLY LANDS OF
AW VENTURES II, LLC
(O.R.B. 1730, PG. 142)

UNPLATTED

LEGEND:

= CONSERVATION EASEMENT
= WETLANDS
= UPLAND BUFFER

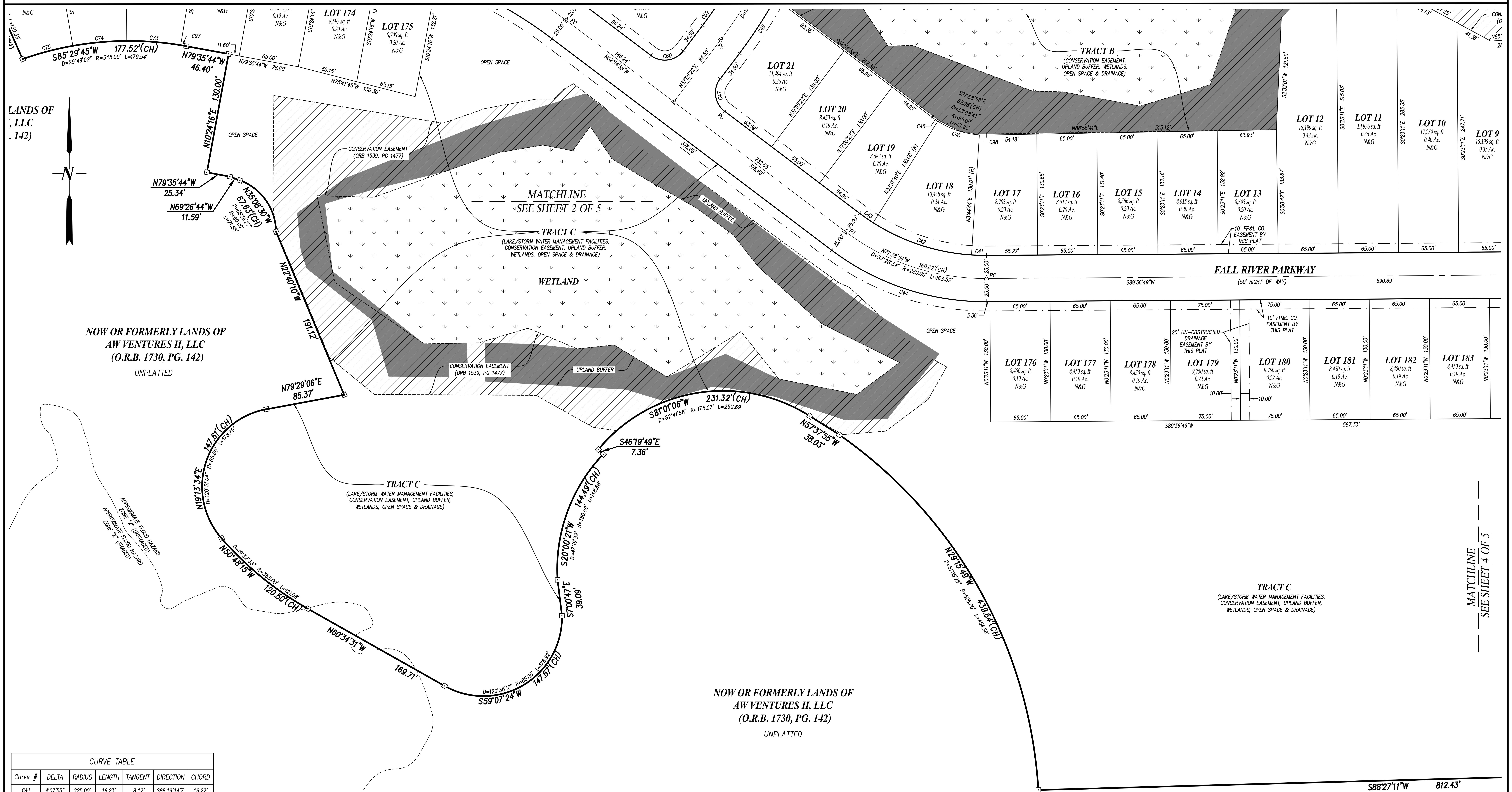
50' 25' 0' 25' 50' 100' 150'
GRAPHIC SCALE: 1" = 50'

DRAWN BY: C.R.L. CHECKED BY: C.R.L.

Lee Surveying & Mapping Co.
2166 Rock Dove Lane
Fernandina Beach, Florida
(904) 261-6800 LB No.7486

HAMPTON LAKES PHASE V - A

BEING A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA



CURVE TABLE						
Curve #	DELTA	RADIUS	LENGTH	TANGENT	DIRECTION	CHORD
C41	4°07'55"	225.00'	16.23'	8.12'	S88°19'14"E	16.22'
C42	28°46'56"	225.00'	113.03'	57.73'	S71°51'48"E	111.84'
C43	4°33'43"	225.00'	17.91'	8.96'	S55°11'29"E	17.91'
C44	37°28'34"	275.00'	179.87'	93.29'	S71°38'54"E	176.68'
C45	28°46'52"	95.00'	47.72'	24.38'	S71°52'09"E	47.22'
C46	4°34'06"	95.00'	7.57'	3.79'	S55°11'40"E	7.57'
C47	90°00'00"	25.00'	39.27'	25.00'	N7°54'38"E	35.36'
C48	7°43'04"	525.00'	70.72'	35.41'	N33°13'50"E	70.66'
C59	2°39'34"	475.00'	22.05'	11.03'	N35°45'35"E	22.05'
C60	90°00'00"	25.00'	39.27'	25.00'	S82°05'22"E	35.36'
C73	9°43'12"	345.00'	58.53'	29.33'	N85°29'47"W	58.46'
C74	9°43'12"	345.00'	58.53'	29.33'	S84°47'02"W	58.46'
C75	9°20'12"	345.00'	56.22'	28.17'	S75°15'20"W	56.16'
C97	1°02'27"	345.00'	6.27'	3.13'	N80°06'57"W	6.27'
C98	4°47'43"	95.00'	7.95'	3.98'	S88°39'27"E	7.95'

LEGEND:

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50' 25' 0' 25' 50' 100' 150'

GRAPHIC SCALE: 1" = 50'

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