

CAPTION

PARCEL A
A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, LYING SOUTH OF QUAIL ROAD RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 247, PAGE 176 AND IN OFFICIAL RECORDS BOOK 664, PAGE 1667 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2530, PAGE 1810 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF SAID QUAIL ROAD; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 87°13'08" WEST, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°56'44" EAST, A DISTANCE OF 1379.72 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE WEST ALONG SAID SOUTH LINE SOUTH 88°50'07" WEST, A DISTANCE OF 914.70 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE NORTH ALONG SAID WEST LINE NORTH 01°06'37" WEST, A DISTANCE OF 1297.31 FEET TO A POINT LYING ON AFORESAID SOUTH RIGHT OF WAY LINE OF QUAIL ROAD, SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 814.25 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 91.84 FEET MAKING A CENTRAL ANGLE OF 06°27'44" AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 84°50'13" EAST, 91.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (2) NORTH 81°36'20" EAST, A DISTANCE OF 688.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 982.12 FEET; (3) THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 191.56 FEET MAKING A CENTRAL ANGLE OF 11°10'32" AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 87°11'36" EAST, 191.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (4) SOUTH 87°13'08" EAST, A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,235,524 SQUARE FEET AND/OR 28.36 ACRES MORE OR LESS.

PARCEL B
A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, LYING NORTH OF QUAIL ROAD RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 247, PAGE 176 AND IN OFFICIAL RECORDS BOOK 664, PAGE 1667 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 23 SOUTH 89°08'02" WEST, A DISTANCE OF 1360.05 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH ALONG SAID EAST LINE SOUTH 00°25'45" EAST, A DISTANCE OF 1229.27 FEET TO A POINT LYING ON THE NORTH RIGHT OF WAY LINE OF SAID QUAIL ROAD; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 87°13'08" WEST, A DISTANCE OF 100.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 87°13'08" WEST, A DISTANCE OF 348.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1062.12 FEET; (2) THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 207.17 FEET MAKING A CENTRAL ANGLE OF 11°10'32" AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 87°11'36" WEST, 206.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (3) SOUTH 81°36'20" WEST, A DISTANCE OF 382.58 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00°25'45" WEST, A DISTANCE OF 171.90 FEET; THENCE NORTH 36°58'30" EAST, A DISTANCE OF 98.80 FEET; THENCE NORTH 00°25'45" WEST, A DISTANCE OF 377.84 FEET; THENCE NORTH 89°14'51" EAST, A DISTANCE OF 873.58 FEET; THENCE SOUTH 00°25'45" EAST, A DISTANCE OF 591.07 FEET TO THE POINT OF BEGINNING. CONTAINING 522,998 SQUARE FEET AND/OR 12.00 ACRES MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT G & H LAND AND TIMBER INVESTMENTS, LLC., A FLORIDA LIMITED LIABILITY COMPANY (OWNER), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS OAKRIDGE FARMS, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

THE OWNER HEREBY IRREVOCABLY GRANTS TO OKFENOKE RURAL ELECTRIC MEMBERSHIP CORPORATION (OREMC), ITS SUCCESSORS AND/OR ASSIGNS, A 10 FOOT OREMC UTILITY EASEMENT ALONG THE FRONT OF EACH LOT AS SHOWN ON THIS PLAT FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF ITS ELECTRIC DISTRIBUTION SYSTEM AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION.

TRACT "A" (OPEN SPACE/RECREATION) AND THE 15 FOOT LANDSCAPE BUFFERS ARE HEREBY IRREVOCABLY DEDICATED TO THE OAKRIDGE FARMS CALLAHAN HOMEOWNERS ASSOCIATION, INC. OAKRIDGE FARMS CALLAHAN HOMEOWNERS ASSOCIATION, INC. BY ITS SIGNATURE BELOW ACCEPTS RESPONSIBILITY FOR THE MAINTENANCE AND OPERATION OF TRACT "A" AND LANDSCAPE BUFFERS.

DRY HYDRANTS PROVIDING WATER FROM NON-PRESSURIZED WATER SOURCES (PONDS, CISTERNS, TANKS) SHALL BE PERMITTED, DESIGNED, INSTALLED, TESTED AND MAINTAINED PER THE REQUIREMENT OF NFPA 1142: STANDARD ON WATER SUPPLIES FOR SUBURBAN AND RURAL FIREFIGHTING, AS ADOPTED BY THE FLORIDA FIRE PREVENTION CODE. FIRE POND EASEMENT NO. 1, THE 10 FOOT ACCESS AND MAINTENANCE EASEMENT AND THE 30 FOOT FIRE ACCESS EASEMENT IS IRREVOCABLY DEDICATED TO THE OAKRIDGE FARMS CALLAHAN HOMEOWNERS ASSOCIATION, INC. AND IS RESERVED FOR USE BY NASSAU COUNTY FIRE DEPARTMENT. THE OAKRIDGE FARMS CALLAHAN HOMEOWNERS ASSOCIATION, INC. BY ITS SIGNATURE BELOW ACCEPTS RESPONSIBILITY FOR THE MAINTENANCE OF EASEMENTS, PONDS AND DRY HYDRANT.

TITLE CERTIFICATION

WE, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A TITLE COMPANY LICENSED IN THE STATE OF FLORIDA DOES 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 G & H LAND AND TIMBER INVESTMENTS, LLC, THAT THE PROPERTY IS ENCUMBERED BY A MORTGAGE HELD BY GLORIA FABIAN, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY DOES NOT HAVE ANY ENCUMBRANCES OTHER THAN SHOWN HEREON AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

TITLE COMPANY REPRESENTATIVE DATE

CHIEF OF FIRE-RESCUE CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE CHIEF OF FIRE-RESCUE OF NASSAU COUNTY, FLORIDA THIS _____ DAY OF _____, A.D. 2021.

CHIEF OF FIRE-RESCUE

COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBER: PARCEL "A" 23-2N-24-0000-0001-0230
PARCEL "B" 23-2N-24-0000-0001-0010

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT.

SIGNED THIS _____ DAY OF _____, A.D. 2021.

TAX COLLECTOR
NASSAU COUNTY, FLORIDA

OAKRIDGE FARMS CALLAHAN HOMEOWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, SHARI GRAHAM, AS PRESIDENT OF OAKRIDGE FARMS CALLAHAN HOMEOWNERS ASSOCIATION, INC., HEREBY JOINS AND CONSENTS TO THE FOREGOING ADOPTION AND DEDICATION AND HEREBY ACCEPTS RESPONSIBILITY FOR MAINTAINING THE EASEMENTS AND PONDS AND DRY HYDRANT, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, A.D. 2021.

PRINT NAME: SHARI GRAHAM, PRESIDENT OF OAKRIDGE FARMS
CALLAHAN HOMEOWNERS ASSOCIATION, INC.

WITNESS

PRINT NAME:

STATE OF FLORIDA, COUNTY OF NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY SHARI GRAHAM, AS PRESIDENT OF OAKRIDGE FARMS CALLAHAN HOMEOWNERS ASSOCIATION, INC., WHO _____ IS PERSONALLY KNOWN TO ME _____ OR PRODUCED IDENTIFICATION _____ TYPE OF IDENTIFICATION PRODUCED _____

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: _____
NAME: _____ MY COMMISSION NUMBER IS: _____

OAKRIDGE FARMS

A PART OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA

COUNTY ENGINEER CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ENGINEER OF NASSAU COUNTY, FLORIDA THIS _____ DAY OF _____, A.D. 2021.

COUNTY ENGINEER
NASSAU COUNTY, FLORIDA

COMMISSION APPROVAL CERTIFICATE

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. 2021 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

COMMISSION CHAIRMAN
NASSAU COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY FOR NASSAU COUNTY, FLORIDA THIS _____ DAY OF _____, A.D. 2021.

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

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORD IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA THIS _____ DAY OF _____, A.D. 2021.

CLERK OF CIRCUIT COURT

ZONING CERTIFICATION

THIS IS TO 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 THIS _____ DAY OF _____, A.D. 2021.

COUNTY PLANNER
NASSAU COUNTY, FLORIDA

COUNTY HEALTH CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS _____ DAY OF _____, A.D. 2021, AND THESE LOTS ARE APPROVED TO BE REVIEWED ON AN INDIVIDUAL BASIS ACCORDING TO F.A.C. 64E-6, 64E-8 AND 40C-3.

COUNTY HEALTH DEPARTMENT

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/CONTRACTED SURVEYOR

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 GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES 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

FLORIDA REGISTRATION NO.: _____

G & H LAND AND TIMBER INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY (OWNER)

IN WITNESS WHEREOF, SHARI GRAHAM, AS A MANAGER OF G&H LAND AND TIMBER INVESTMENTS LLC, OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, A.D. 2021.

PRINT NAME: SHARI GRAHAM, AS A MANAGER OF G&H LAND
AND TIMBER INVESTMENTS LLC., OWNER

WITNESS

PRINT NAME:

STATE OF FLORIDA, COUNTY OF NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY SHARI GRAHAM, AS A MANAGER OF G&H LAND AND TIMBER INVESTMENTS LLC., WHO _____ IS PERSONALLY KNOWN TO ME _____ OR PRODUCED IDENTIFICATION _____ TYPE OF IDENTIFICATION PRODUCED _____

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: _____
NAME: _____ MY COMMISSION NUMBER IS: _____

CONSENT AND JOINDER OF MORTGAGEE

GLORIA FABIAN AS HOLDER OF A CERTAIN MORTGAGE OF THE LANDS DESCRIBED IN THE CAPTION HEREON RECORDED IN OFFICIAL RECORDS BOOK 2331, PAGE 152 HEREBY JOINS AND CONSENTS TO THE FOREGOING ADOPTION AND DEDICATION AND AGREES THAT MORTGAGE SHALL BE SUBORDINATED TO THE DEDICATIONS.

IN WITNESS WHEREOF, GLORIA FABIAN, OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, A.D. 2021.

PRINT NAME: GLORIA FABIAN, OWNER

WITNESS

PRINT NAME:

STATE OF FLORIDA, COUNTY OF NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY SHARI GRAHAM, AS OWNER OF WHO _____ IS PERSONALLY KNOWN TO ME _____ OR PRODUCED IDENTIFICATION _____ TYPE OF IDENTIFICATION PRODUCED _____

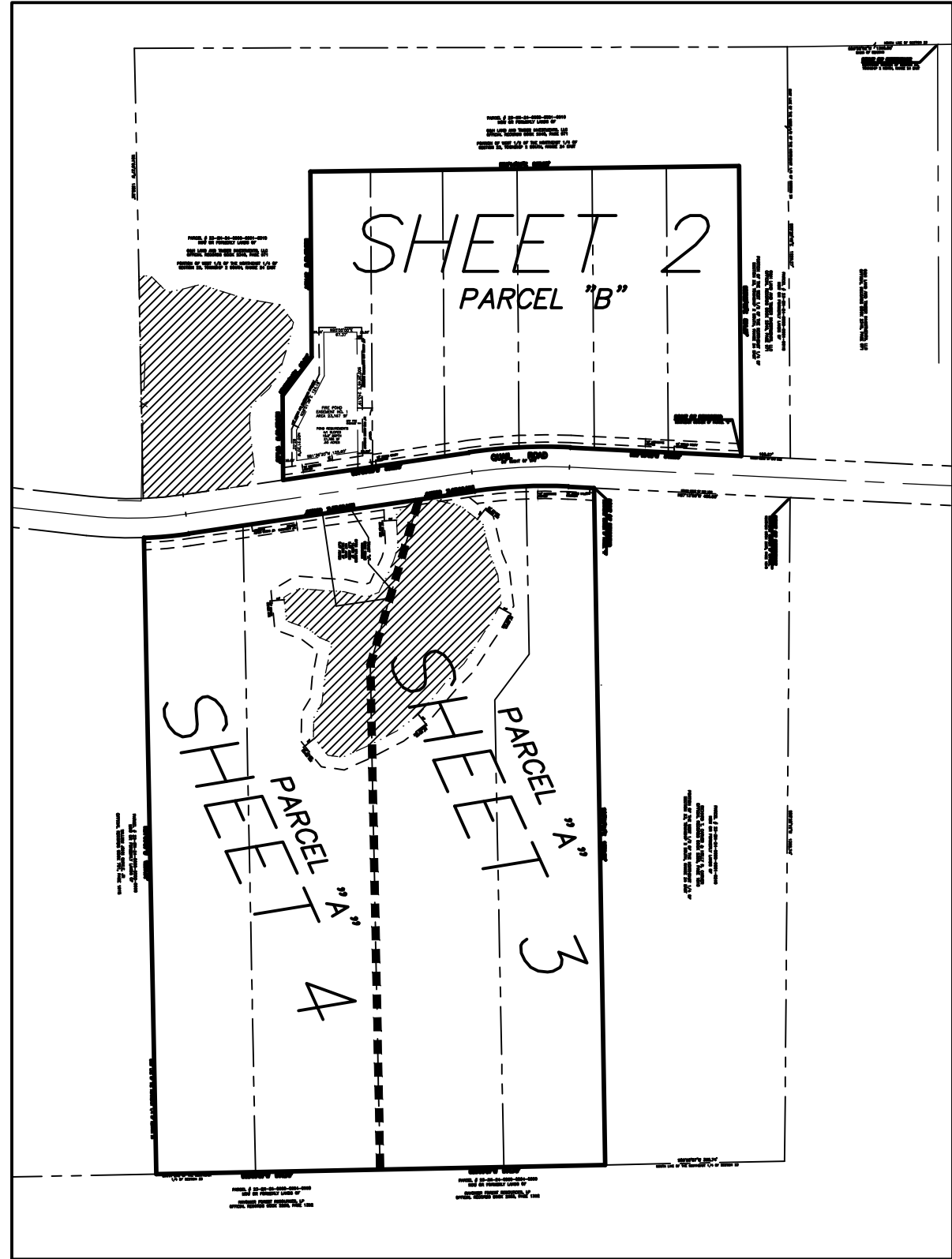
NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: _____
NAME: _____ MY COMMISSION NUMBER IS: _____



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES

- ☐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (4"x4" CONCRETE MONUMENT) SET WITH IDENTIFICATION "LB 3672".
- O DENOTES SET 1/2" IRON PIPE, CAP STAMPED, "LB 3672"
- BOUNDARY DATA AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983/1990.
- BEARINGS BASED ON THE NORTH LINE OF SECTION 23, BEING SOUTH 89°08'02" WEST.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12089C0284F AND 12089C0303F, REVISED DECEMBER 17, 2010 FOR NASSAU COUNTY, FLORIDA.
- THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "OR" (OPEN RURAL).
- BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "OR" (OPEN RURAL) ARE AS FOLLOWS:
FRONT SETBACK = 35 FEET; SIDE SETBACK = 15 FEET; REAR SETBACK = 25 FEET
BUILDING SETBACK REQUIREMENTS LISTED ABOVE ARE PER NASSAU COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 97-19, ARTICLE 22, SECTION 22.05 FOR PROPERTY ZONED OPEN RURAL "OR", (UPDATED ON JANUARY 24, 2018). THERE MAY BE RESTRICTIVE BUILDING RESTRICTIONS AND SETBACKS RECORDED AFTER THE RECORDING OF THIS PLAT UNDER SEPARATE DOCUMENTS IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.
- "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE LANDS SHOWN HEREON ARE NOT LOCATED WITHIN STORM SURGE CATEGORY, AS SCALED FROM THE NASSAU COUNTY "STORM SURGE" MAP LOCATED ON THE NASSAU COUNTY PROPERTY APPRAISER'S GIS WEBSITE UNDER THE "PUBLIC SAFETY" SECTION. (SCALED 06/10/2020). NOTE: STORM SURGE DATA IS NOT AVAILABLE FOR THIS AREA.
- ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- LOTS SHOWN HEREON ARE INTENDED FOR RESIDENTIAL PURPOSES.
- NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO NASSAU COUNTY SUBDIVISION REGULATIONS AND BE APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.
- DRIVEWAYS AND CULVERTS IN THE COUNTY RIGHT OF WAY NEED APPROVAL FROM NASSAU COUNTY FOR A RIGHT OF WAY/ DRIVEWAY PERMIT.
- THE TOTAL NUMBER OF LOTS SHOWN HEREON ARE 10.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE JURISDICTIONAL WETLANDS SHOWN HEREON WERE FLAGGED AND IDENTIFIED BY BRIAN SPAHR (AUGUST 8, 2020) SJRW (ST. JOHNS RIVER WATER MANAGEMENT) PERMIT DETERMINATION 163680-1.
- FOR ADDITIONAL INFORMATION REGARDING THE WETLAND AREA AND THE METHODOLOGY USED TO DETERMINE THE WETLAND AREA, THE FOLLOWING AGENCIES MAY BE CONTACTED: US ARMY CORP OF ENGINEERS, STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATER WARD OF THE JURISDICTIONAL WETLAND LINES OR WITHIN THE VEGETATED NATURAL BUFFER AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF NASSAU COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- 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 VEGETATION SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS AND EXOTIC PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN THE BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.
- UPLAND BUFFERS MAY BE INCLUDED WITHIN A DEVELOPMENT LOT, TRACT OR PARCEL. THE WETLAND BUFFER SHALL NOT COUNT TOWARD THE MINIMUM SETBACK REQUIREMENT OF THE ZONING DISTRICT IN WHICH IT IS LOCATED.
- FIRE DEPARTMENT ACCESS SHALL BE PROVIDED BY AN UNOBSTRUCTED, 20 FOOT WIDE, ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE LIVE LOADS OF EMERGENCY VEHICLES. THE DRIVING SURFACE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
- FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FT. 6 INCHES.
- DEAD-END FIRE DEPARTMENT ACCESS ROADS IN EXCESS OF 150 FT. (46 M) IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE FIRE APPARATUS TO TURN AROUND.
- NO DRAINAGE DITCH, UTILITIES OR SIDEWALK CAN ENCUMBER THE 15' LANDSCAPE BUFFER [REF. LDC SECTION 37.05 D. AND 37.05 D (4) LDC].



KEY MAP
NOT TO SCALE

SURVEYORS CERTIFICATE

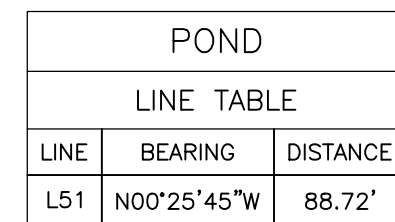
THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, PLATTING, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY, FLORIDA. SIGNED AND SEALED THIS _____ DAY OF _____, A.D. 2021.

DONN W. BOATWRIGHT, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. LS 3295
BOATWRIGHT LAND SURVEYORS, INC.
LICENSED BUSINESS NO. LB3672

PREPARED BY:
DONN W. BOATWRIGHT, P.S.M.
FLA. REGISTRATION NO. 3295
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE JACKSONVILLE BEACH,
FLORIDA 32250 - (904) 241-8550

OFFICIAL RECORDS BOOK _____, PAGE _____

A PART OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA



BOUNDARY					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C3	81.67'	734.25'	6'22"22"	N84°47'31"E	81.62'
C4	207.17'	1,062.12'	11°10'32"	S87°11'36"W	206.8'
C7	104.58'	1,062.12'	5'38"29"	S89°57'38"W	104.5'
C8	102.59'	1,062.12'	5'32"03"	S84°22'22"W	102.53'
C9	199.37'	1,022.12'	11°10'32"	S87°11'36"W	199.03'

G&H LAND AND TIMBER INVESTMENTS, LLC
OFFICIAL RECORDS BOOK 2340, PAGE 971

PORTION OF WEST 1/2 OF THE NORTHEAST 1/4 OF
SECTION 23, TOWNSHIP 2 SOUTH, RANGE 24 EAST

G&H LAND AND TIMBER INVESTMENTS, LLC
OFFICIAL RECORDS BOOK 2340, PAGE 971

PARCEL # 23-2N-24-0000-0001-0010
NOW OR FORMERLY LANDS OF
G&H LAND AND TIMBER INVESTMENTS, LLC
OFFICIAL RECORDS BOOK 2340, PAGE 971
PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF
SECTION 23, TOWNSHIP 2 SOUTH, RANGE 24 EAST

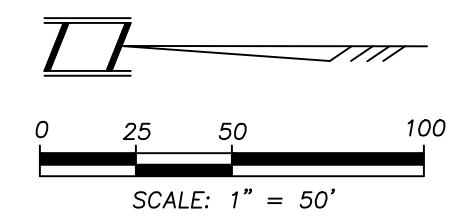
PARCEL # 23-2N-24-0000-0001-0010
NOW OR FORMERLY LANDS OF
G&H LAND AND TIMBER INVESTMENTS, LLC
OFFICIAL RECORDS BOOK 2340, PAGE 971
PORTION OF NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 23, TOWNSHIP 2 SOUTH, RANGE 24 EAST

POINT OF BEGINNING
SOUTHEAST CORNER OF PARCE
NORTHING: 2,271,692.19
EASTING: 381,570.60

PREPARED BY:
DONN W. BOATWRIGHT, P.S.M.
FLA. REGISTRATION No. 3295
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE JACKSONVILLE BEACH,
FLORIDA 32250 - (904) 241-8550

OFFICIAL RECORDS BOOK _____, PAGE _____

SHEET 3 OF 4



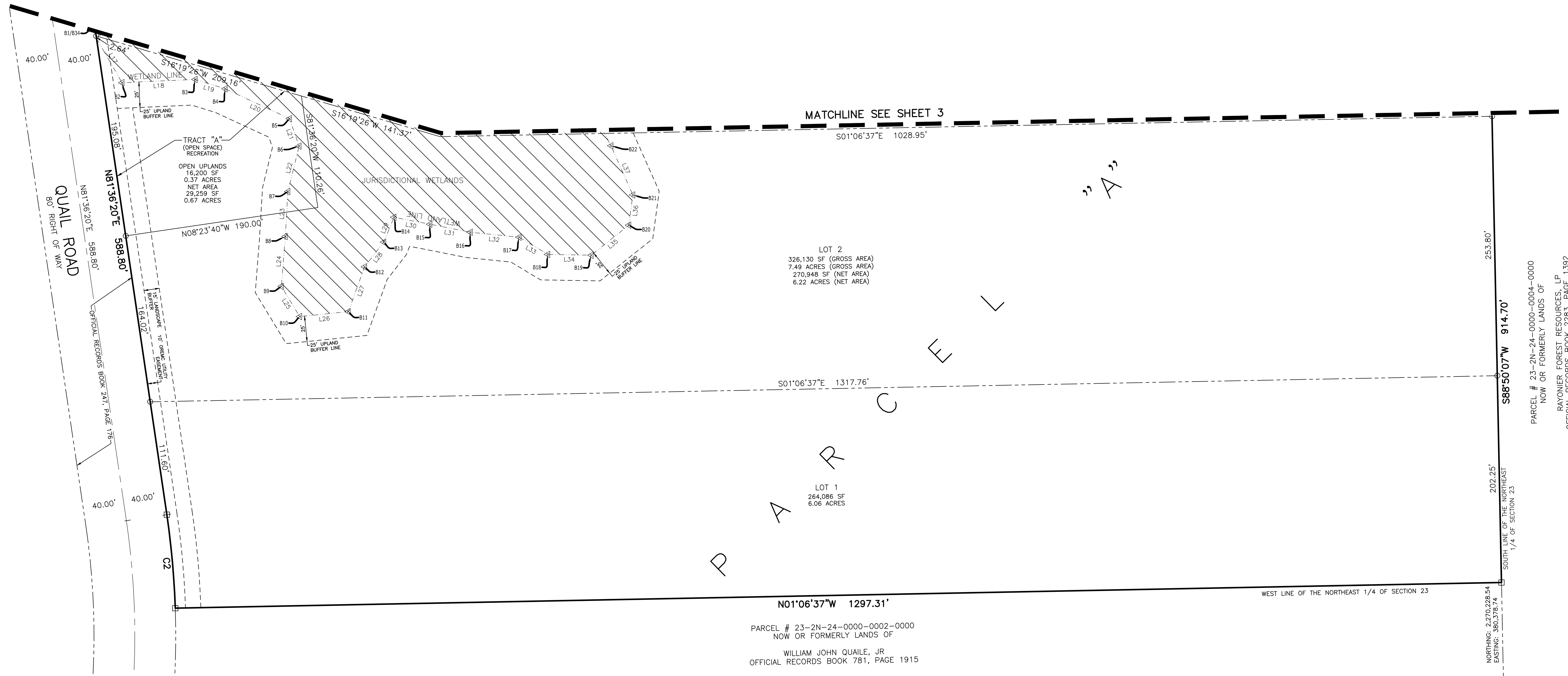
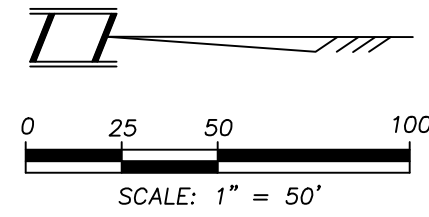
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1500 ROBERTS DRIVE JACKSONVILLE BEACH,
FLORIDA 32250 - (904) 241-8550

OAKRIDGE FARMS

A PART OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK _____, PAGE _____

SHEET 4 OF 4



WETLANDS		
LINE TABLE		
LINE	BEARING	DISTANCE
L17	S59°58'31"W	49.81'
L18	S02°33'09"E	71.61'
L19	S17°18'08"W	30.79'
L20	S24°55'36"W	69.31'
L21	S70°45'20"W	28.42'
L22	N76°09'19"W	45.81'
L23	N86°39'04"W	44.00'
L24	N85°34'00"W	48.94'
L25	S58°44'41"W	34.54'
L26	S05°47'33"E	47.81'
L27	S70°05'10"E	46.57'

WETLANDS		
LINE TABLE		
LINE	BEARING	DISTANCE
L28	S52°11'50"E	30.62'
L29	S67°35'39"E	26.26'
L30	S10°54'16"W	35.76'
L31	S11°14'58"W	40.30'
L32	S05°46'22"W	48.00'
L33	S30°59'07"W	32.72'
L34	S01°03'04"W	42.46'
L35	S38°39'23"E	47.07'
L36	S82°21'05"E	29.80'
L37	N66°00'01"E	52.64'

BOUNDARY					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C2	91.84'	814.25'	6°27'44"	N84°50'13"E	91.79'

NOTES:

- SEE SHEET 1 FOR PLAT NOTES, FULL LEGAL DESCRIPTION, VICINITY MAP AND SIGNATURE OF LICENSED LAND SURVEYOR/MAPPER.

PARCEL # 23-2N-24-0000-0004-0000
NOW OR FORMERLY LANDS OF
RAYONIER FOREST RESOURCES, LP
OFFICIAL RECORDS BOOK 2283, PAGE 1392

PARCEL # 23-2N-24-0000-0002-0000
NOW OR FORMERLY LANDS OF

WILLIAM JOHN QUAIL, JR.
OFFICIAL RECORDS BOOK 781, PAGE 1915

PREPARED BY:
DONN W. BOATWRIGHT, P.S.M.
FLA. REGISTRATION No. 3295
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE JACKSONVILLE BEACH,
FLORIDA 32250 - (904) 241-8550