

HAMPTON LAKES PHASE V - B

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 SOUTHWEST CORNER OF TRACT "T", HAMPTON LAKES, PHASE IV-B, ACCORDING TO PLAT RECORDED IN BOOK 2320, PAGES 460-462, OFFICIAL RECORDS OF SAID COUNTY AND RUN THENCE NORTH 90°00'00" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "T", A DISTANCE OF 50.92 FEET TO A POINT LYING IN THE EASTERLY LINE OF THE AFOREMENTIONED SECTION 24; RUN THENCE SOUTH 01°33'59" EAST ALONG LAST MENTIONED EASTERLY LINE, A DISTANCE OF 109.26 FEET TO THE SOUTHEASTERLY CORNER OF THE AFOREMENTIONED SECTION 24; RUN THENCE SOUTH 88°27'11" WEST ALONG SAID SOUTHERLY LINE OF SAID SECTION 24, A DISTANCE OF 213.73 FEET TO A POINT LYING ON THE NORTHEASTERLY MARSH LINE OF LOTION CREEK, SAID POINT HEREBY REFERENCED AS POINT "A"; RUN THENCE IN A GENERAL NORTHWESTERLY DIRECTION ALONG SAID NORTHEASTERLY MARSH LINE OF LOTION CREEK, A DISTANCE OF 1485 FEET, MORE OR LESS, TO A POINT BEING THE SOUTHWEST CORNER OF HAMPTON LAKES, PHASE V-A, ACCORDING TO PLAT RECORDED IN BOOK 2049, PAGES 1745-1749, OFFICIAL RECORDS OF SAID COUNTY; SAID POINT LYING NORTH 47°09'21" WEST, 1159.46 FEET FROM THE AFOREMENTIONED POINT "A"; RUN THENCE NORTH 64°59'53" EAST TO AND ALONG THE SOUTHEASTERLY LINE OF LOT 51, AFOREMENTIONED HAMPTON LAKES, PHASE V-A, A DISTANCE OF 201.67 FEET TO A POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STONEHURST PARK WAY (A 50 FOOT RIGHT-OF-WAY) ACCORDING TO SAID PLAT OF HAMPTON LAKES, PHASE V-A; RUN THENCE SOUTH 25°06'21" EAST ALONG LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.53 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4570.00 FEET, A CHORD DISTANCE OF 8.28 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 29°31'14" EAST; RUN THENCE NORTH 64°59'53" EAST, A DISTANCE OF 50.00 FEET TO A POINT LYING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED STONEHURST PARKWAY; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 35.32 FEET TO A POINT LYING IN SOUTHEASTERLY RIGHT-OF-WAY LINE OF FALL RIVER PARKWAY; (A 50 FOOT RIGHT-OF-WAY) ACCORDING TO AFOREMENTIONED PLAT OF HAMPTON LAKES, PHASE V-A, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 19°56'14" EAST; RUN THENCE NORTH 64°53'39" EAST, ALONG LAST MENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 79.39 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4750.00 FEET, A CHORD DISTANCE OF 35.62 FEET TO THE SOUTHWESTERLY CORNER OF LOT 169; AFOREMENTIONED HAMPTON LAKES, PHASE V-A, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 67°02'34" EAST; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN THE SOUTHWESTERLY LINE OF SAID LOT 169, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4760.00 FEET, A CHORD DISTANCE OF 130.37 FEET TO A POINT BEING THE SOUTHWEST CORNER OF AFOREMENTIONED LOT 169, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 24°30'16" EAST; RUN THENCE IN AN EASTERLY 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 17.52 FEET TO A POINT LYING IN THE SOUTHERLY LINE OF LOT 172; AFOREMENTIONED HAMPTON LAKES, PHASE V-A, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 85°29'45" EAST; RUN THENCE SOUTH 79°35'44" EAST ALONG LAST MENTIONED SOUTHERLY LINE OF LOT 172, A DISTANCE OF 46.40 FEET TO A POINT LYING ON THE WESTERLY LINE OF TRACT "C", AFOREMENTIONED HAMPTON LAKES, PHASE V-A; RUN THENCE IN A GENERAL SOUTHERLY, SOUTHEASTERLY, NORTHEASTERLY, SOUTHEASTERLY, EASTERLY AND NORTHERLY DIRECTION ALONG THE WESTERLY, SOUTHWESTERLY, SOUTHWESTERLY, SOUTHERLY AND EASTERLY LINE OF LAST MENTIONED TRACT "C" THE FOLLOWING TWENTY (20) COURSES: COURSE No. 1: SOUTH 102°14'18" WEST, A DISTANCE OF 130.00 FEET TO A POINT; COURSE No. 2: SOUTH 79°35'44" EAST, A DISTANCE OF 25.34 FEET TO A POINT; COURSE No. 3: SOUTH 69°26'44" EAST, A DISTANCE OF 11.59 FEET TO A POINT; COURSE No. 4: ALONG THE ARC OF A CURVE, SAID CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET, A CHORD DISTANCE OF 67.63 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 35°08'30" EAST; COURSE No. 5: SOUTH 22°40'10" EAST, A DISTANCE OF 191.12 FEET TO A POINT; COURSE No. 6: SOUTH 79°29'08" WEST, A DISTANCE OF 85.37 FEET TO A POINT; COURSE No. 7: ALONG THE ARC OF A CURVE, SAID CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 85.00 FEET, A CHORD DISTANCE OF 147.61 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 19°13'34" WEST; COURSE No. 8: 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, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 50°48'15" EAST; COURSE No. 9: SOUTH 60°34'31" EAST, A DISTANCE OF 169.71 FEET TO A POINT; COURSE No. 10: ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 175.07 FEET, A CHORD DISTANCE OF 231.32 FEET, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 81°01'06" EAST; COURSE No. 11: NORTH 57°37'55" EAST, A DISTANCE OF 39.03 FEET TO A POINT; COURSE No. 12: 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 A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 29°15'49" EAST; COURSE No. 13: NORTH 88°27'11" EAST, A DISTANCE OF 812.43 FEET TO A POINT; COURSE No. 14: 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 A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 43°26'36" EAST; COURSE No. 15: NORTH 01°33'59" WEST, A DISTANCE OF 252.11 FEET TO A POINT; COURSE No. 20: 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 A POINT LYING IN THE SOUTHEASTERLY LINE OF LOT 192; AFOREMENTIONED HAMPTON LAKES, PHASE V-A, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 40°05'56" EAST, A DISTANCE OF 20.01 FEET TO A POINT; RUN THENCE NORTH 40°04'04" EAST, A DISTANCE OF 50.00 FEET TO A POINT LYING ON THE SOUTHWESTERLY LINE OF TRACT "T", 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 DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED SOUTHWESTERLY LINE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 275.00 FEET, A CHORD DISTANCE OF 75.59 FEET TO A POINT BEING THE MOST SOUTHERLY CORNER OF AFOREMENTIONED TRACT "T"; THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 41°11'59" EAST; RUN THENCE NORTH 62°43'25" EAST ALONG THE SOUTHEASTERLY LINE OF AFOREMENTIONED TRACT "T", A DISTANCE OF 52.73 FEET TO A POINT BEING THE MOST SOUTHERLY CORNER OF LOT 147; AFOREMENTIONED HAMPTON LAKES, PHASE IV-B; RUN THENCE NORTH 32°07'53" EAST ALONG THE SOUTHEASTERLY LINE SAID LOT 147, A DISTANCE OF 78.58 FEET TO A POINT LYING IN THE SOUTHWESTERLY LINE OF LOT 148, AFOREMENTIONED HAMPTON LAKES, PHASE IV-B; RUN THENCE SOUTH 81°21'12" EAST ALONG LAST MENTIONED SOUTHWESTERLY LINE OF LOT 148, A DISTANCE OF 92.58 TO THE SOUTHWEST CORNER OF AFOREMENTIONED TRACT "T", HAMPTON LAKES, PHASE IV-B FOR THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 40.96 ACRES, MORE OR LESS.

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. 2021.

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. 2021.

CHIEF OF THE FIRE-RESCUE DEPARTMENT

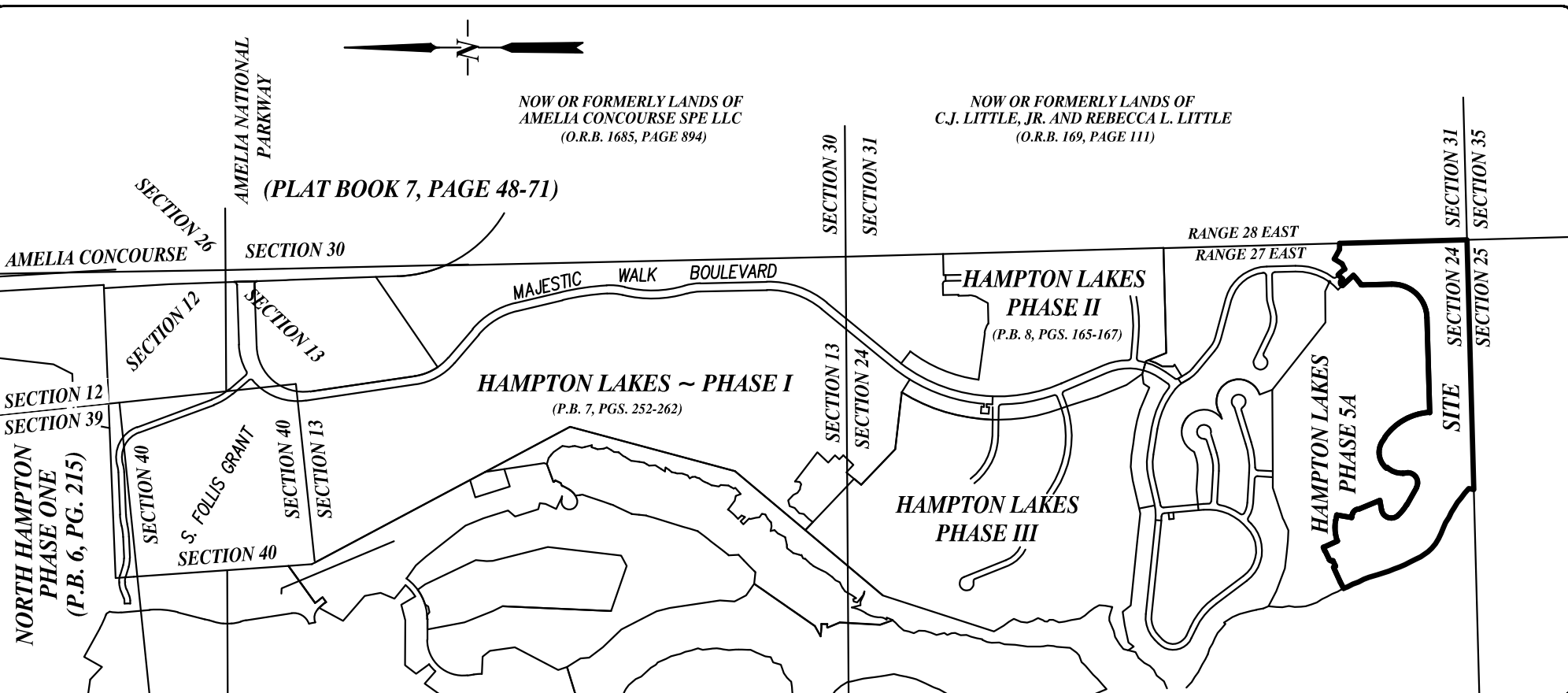
TAX COLLECTOR'S CERTIFICATE

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. 2021.

NASSAU COUNTY, FLORIDA TAX COLLECTOR



VICINITY MAP

(NOT TO SCALE)

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 LANDLORD 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-B, IS MADE IN ACCORDANCE WITH SAID SURVEY AND IS HEREBY ADDED 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 AND COURTS, INCLUDING STONEHURST PARKWAY, BALSAM COURT AND GREYLOCK 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, DRAINAGE, UPLAND BUFFER, WETLANDS, AND OPEN SPACE), TRACT C (DESIGNATED AS OPEN SPACE), AND ALL UN-OBSTRUCTED DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD.

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 RIGHTS-OF-WAY LINES FOR BOULEVARDS, PARKWAYS, DRIVES 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, EXCEPT THEREFROM ANY PORTION OF LAST MENTIONED EASEMENTS LYING WITHIN THE CONSERVATION EASEMENT, WETLANDS AND UPLAND BUFFER TRACTS A AND B 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 PP&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 EA & 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 177.09(1)(28) OF THE CURRENT FLORIDA STATUTES, PROVIDED HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.09(1)(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 LAKES SHOWN HEREON WERE 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 ALL LAKE TRACTS AND AN EASEMENT FOR MAINTENANCE OF THE LAKE AND DRAINAGE FACILITIES THAT LIE WITHIN SUCH TRACTS AND WITHIN 15-FEET OUTSIDE OF THE TOP OF THE LAKE BANK AS FINALLY CONSTRUCTED OR A 10-FT WIDE UPLAND BUFFER OF BANK AND ANY OTHER RESTRICTION LINES INCLUDING, BUT NOT LIMITED TO, BUILDING SETBACKS, UPLAND BUFFERS OR WETLAND PRESERVATION AREAS.

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS _____ DAY OF _____, A.D. 2021, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

COUNTY HEALTH DEPARTMENT

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 QUESTION IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN SHOWN HEREON AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

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. 2021.

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 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 REFLECTED ON THIS PLAT.

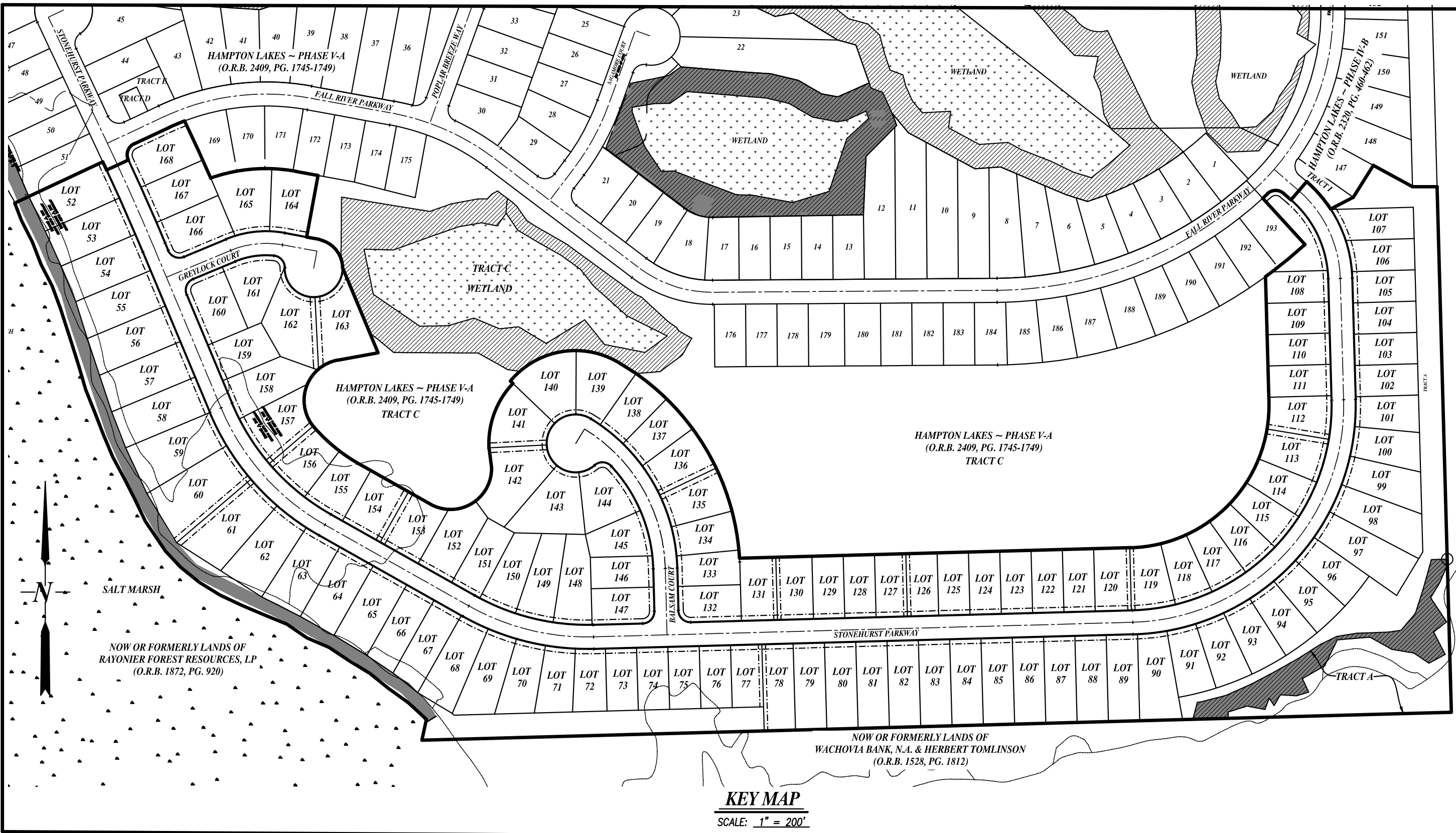
SURVEYOR/MAPPER

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
C3 = 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
Δ = SET MAG NAIL AND WASHER
STAMPED
PERMANENT CONTROL POINTS (PCP)



KEY MAP

SCALE: 1" = 200'

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 STATUTE 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. 2021.

CLERK OF THE CIRCUIT COURT

CHAIRMAN OF THE BOARD OF COMMISSIONERS

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. 2021.

COUNTY PLANNER

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 177.08(1), C.S. & CHAPTER 54-17 E.A.C. AND COMPLIES WITH THE LAWS OF NASSAU COUNTY, FLORIDA.

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

DATE

AS TO ENTIRE ADOPTION AND DEDICATION:

WITNESS - SEAL

(PRINT)

WITNESS - SEAL

(PRINT)

STATE OF FLORIDA
COUNTY OF DUVAL

AW VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY

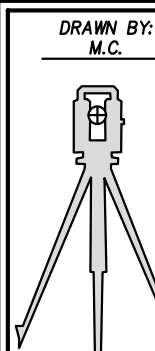
GRAYDON E. MARS, VICE PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021 A.D., BY GRAYDON E. MARS, 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



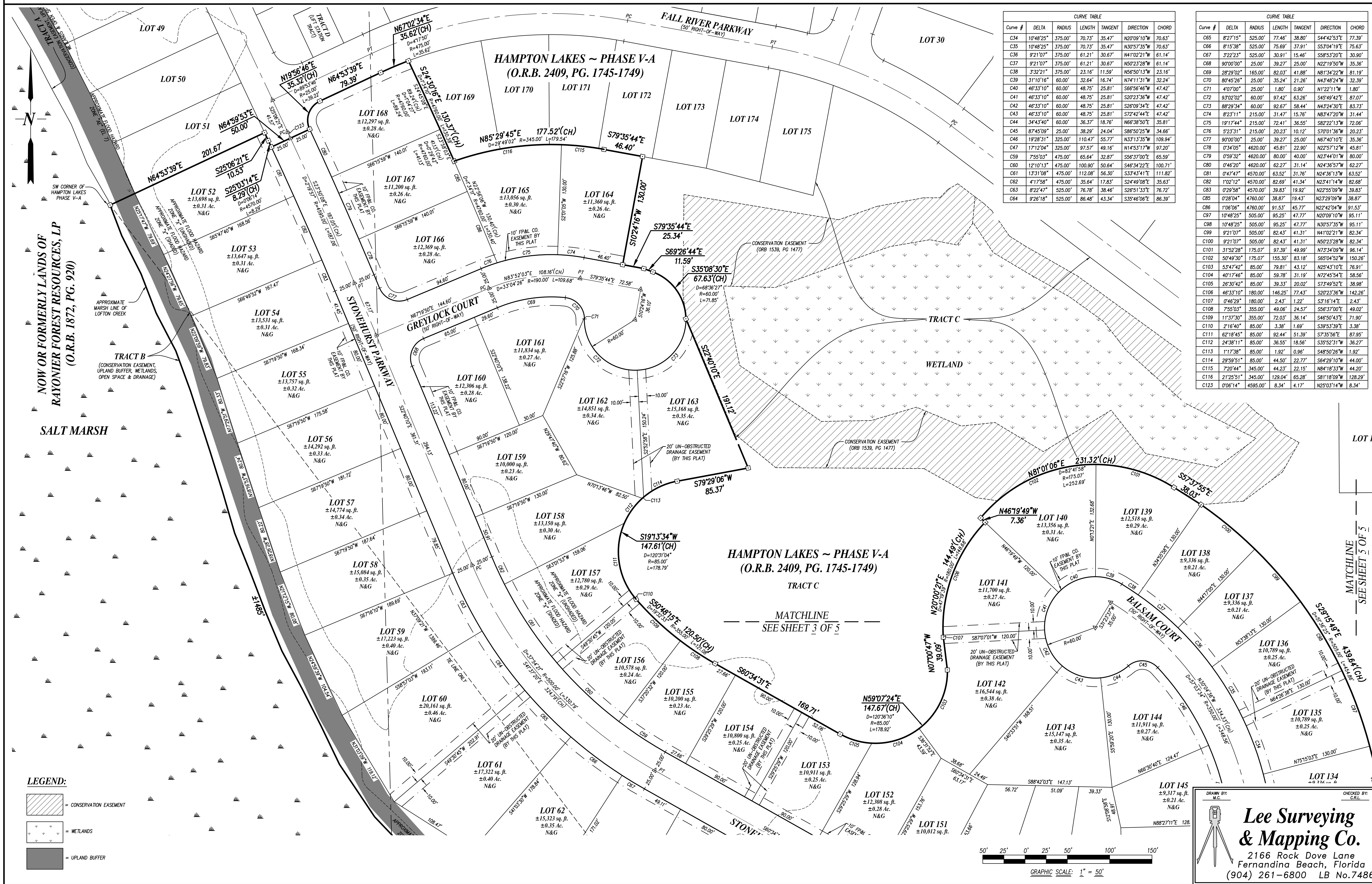
**Lee Surveying
& Mapping Co.**

2166 Rock Dove Lane
Fernandina Beach, Florida
(904) 261-6800 LB No.7486

HAMPTON LAKES PHASE V - B

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

OFFICIAL RECORDS BOOK _____,
PAGE _____
SHEET 2 OF 5

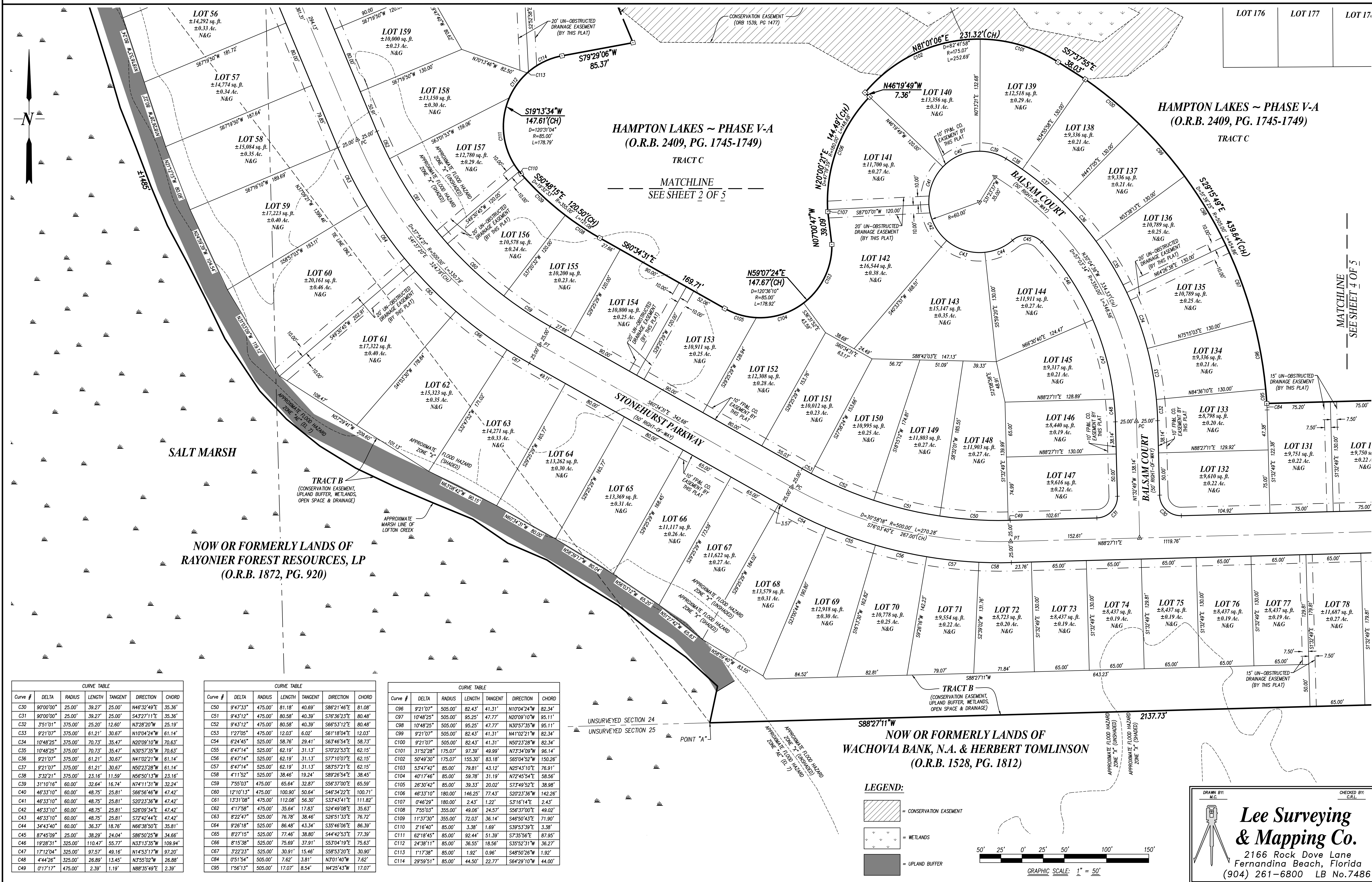


HAMPTON LAKES PHASE V - B

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

OFFICIAL RECORDS BOOK _____, PAGE _____

SHEET 3 OF 5



HAMPTON LAKES PHASE V - B

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

OFFICIAL RECORDS BOOK _____, PAGE _____

SHEET 4 OF 5

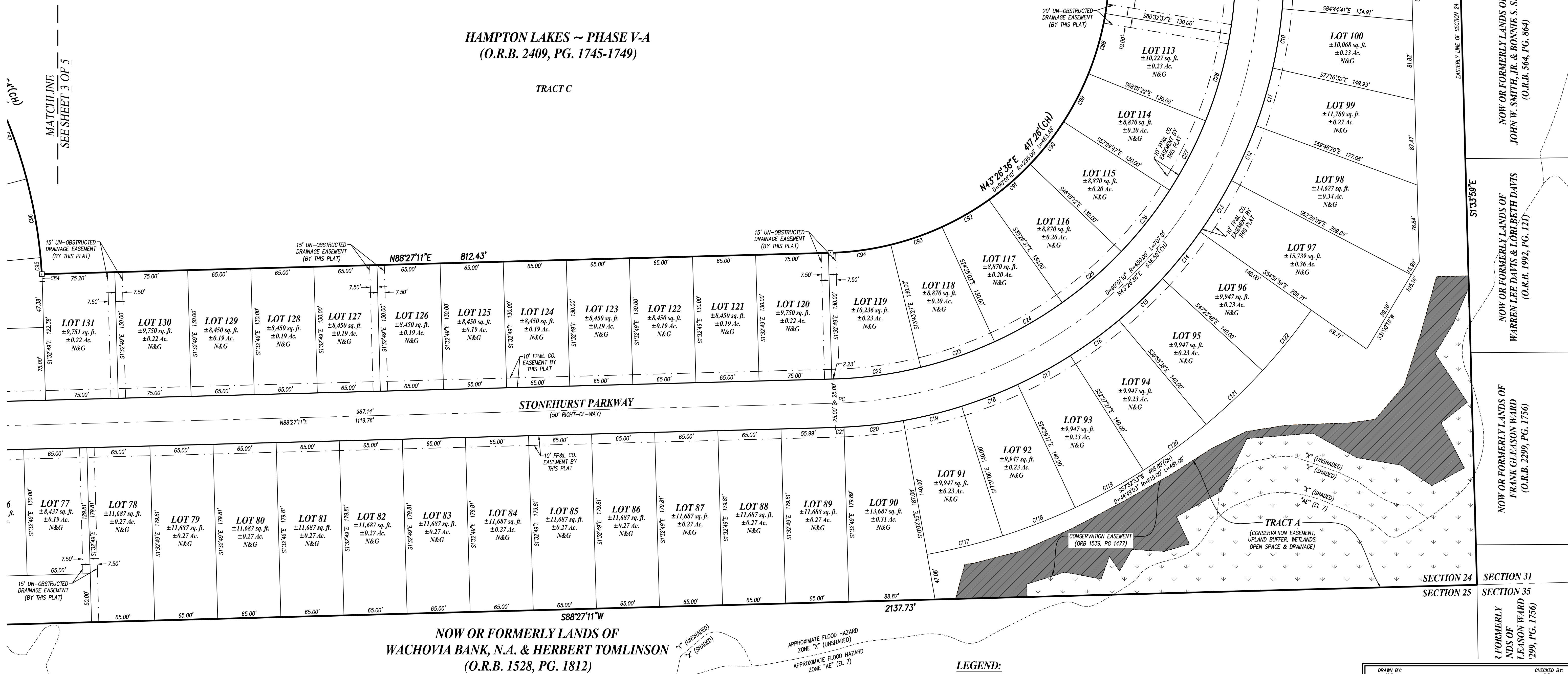
CURVE TABLE					
Curve #	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C9	6°49'18"	475.00'	56.55'	28.31'	N1°50'40"E 56.52'
C10	7°28'11"	475.00'	61.93'	31.01'	N8°59'24"E 61.88'
C11	7°28'11"	475.00'	61.93'	31.01'	N16°27'35"E 61.88'
C12	7°28'11"	475.00'	61.93'	31.01'	N23°55'46"E 61.88'
C13	7°28'11"	475.00'	61.93'	31.01'	N31°23'56"E 61.88'
C14	7°28'11"	475.00'	61.93'	31.01'	N38°52'07"E 61.88'
C15	7°28'11"	475.00'	61.93'	31.01'	N46°20'17"E 61.88'
C16	7°28'11"	475.00'	61.93'	31.01'	N53°48'28"E 61.88'
C17	7°28'11"	475.00'	61.93'	31.01'	N61°16'38"E 61.88'
C18	7°28'11"	475.00'	61.93'	31.01'	N68°44'49"E 61.88'
C19	7°28'11"	475.00'	61.93'	31.01'	N76°12'59"E 61.88'
C20	7°24'55"	475.00'	61.47'	30.78'	N83°39'32"E 61.43'
C21	1°05'11"	475.00'	9.01'	4.50'	N87°54'35"E 9.01'
C22	12°10'38"	425.00'	90.33'	45.33'	N82°21'52"E 90.16'
C23	10°51'35"	425.00'	80.55'	40.40'	N70°50'46"E 80.43'
C24	10°51'35"	425.00'	80.55'	40.40'	N58°59'11"E 80.43'
C25	10°51'35"	425.00'	80.55'	40.40'	N46°20'17"E 80.43'
C26	10°51'35"	425.00'	80.55'	40.40'	N38°52'07"E 80.43'

CURVE TABLE					
Curve #	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C27	10°51'35"	425.00'	80.55'	40.40'	N27°24'25"E 80.43'
C28	12°31'15"	425.00'	92.87'	46.62'	N15°43'00"E 92.69'
C29	11°01'22"	425.00'	81.76'	41.01'	N3°56'42"E 81.64'
C87	11°01'22"	295.00'	56.75'	28.46'	N3°56'42"E 56.67'
C88	12°31'15"	295.00'	64.47'	32.36'	N15°43'00"E 64.34'
C89	10°51'35"	295.00'	55.91'	28.04'	N27°24'25"E 55.83'
C90	10°51'35"	295.00'	55.91'	28.04'	N38°16'00"E 55.83'
C91	10°51'35"	295.00'	55.91'	28.04'	N48°07'35"E 55.83'
C92	10°51'35"	295.00'	55.91'	28.04'	N58°59'11"E 55.83'
C93	10°51'35"	295.00'	55.91'	28.04'	N70°50'46"E 55.83'
C94	12°10'37"	295.00'	62.70'	31.47'	N82°21'52"E 62.58'
C117	7°28'11"	615.00'	80.18'	40.15'	N76°12'59"E 80.12'
C118	7°28'11"	615.00'	80.18'	40.15'	N68°44'49"E 80.12'
C119	7°28'11"	615.00'	80.18'	40.15'	N61°16'38"E 80.12'
C120	7°28'11"	615.00'	80.18'	40.15'	N53°48'28"E 80.12'
C121	7°28'11"	615.00'	80.18'	40.15'	N46°20'17"E 80.12'
C122	7°28'11"	615.00'	80.18'	40.15'	N38°52'07"E 80.12'

MATCHLINE
SEE SHEET 5 OF 5

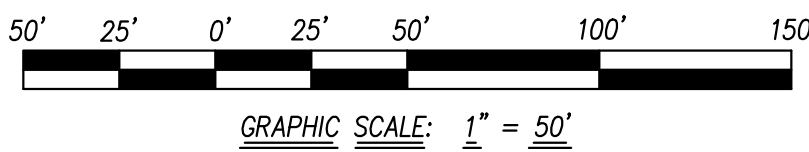
HAMPTON LAKES ~ PHASE V-A
(O.R.B. 2409, PG. 1745-1749)

TRACT C



LEGEND:

- = CONSERVATION EASEMENT
- = WETLANDS
- = UPLAND BUFFER



DRAWN BY:
M.C.

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 - B

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

OFFICIAL RECORDS BOOK _____,
PAGE _____
SHEET 5 OF 5

CURVE TABLE					
Curve #	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	1°26'55"	525.00'	13.27'	6.64'	N46°50'29"E 13.27'
C2	84°47'03"	25.00'	36.99'	22.82'	N88°30'33"E 33.71'
C3	15°47'53"	275.00'	75.83'	38.15'	S41°11'59"E 75.59'
C4	0°15'59"	275.00'	1.28'	0.64'	N33°10'03"W 1.28'
C5	14°52'11"	275.00'	71.37'	35.89'	N25°35'58"W 71.17'
C6	13°46'22"	275.00'	66.10'	33.21'	N11°16'42"W 65.95'
C7	2°49'32"	275.00'	13.56'	6.78'	N2°58'45"W 13.56'
C8	4°23'55"	225.00'	17.27'	8.64'	N3°45'57"W 17.27'
C9	6°49'18"	475.00'	56.55'	28.31'	N1°50'40"E 56.52'
C10	7°28'11"	475.00'	61.93'	31.01'	N8°59'24"E 61.88'
C11	7°28'11"	475.00'	61.93'	31.01'	N16°27'35"E 61.88'
C12	7°28'11"	475.00'	61.93'	31.01'	N23°55'46"E 61.88'
C13	7°28'11"	475.00'	61.93'	31.01'	N31°23'56"E 61.88'
C14	7°28'11"	475.00'	61.93'	31.01'	N38°52'07"E 61.88'
C15	7°28'11"	475.00'	61.93'	31.01'	N46°20'17"E 61.88'
C16	7°28'11"	475.00'	61.93'	31.01'	N53°48'28"E 61.88'
C23	10°51'35"	425.00'	80.55'	40.40'	N70°50'46"E 80.43'

CURVE TABLE					
Curve #	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C24	10°51'35"	425.00'	80.55'	40.40'	N59°59'11"E 80.43'
C25	10°51'35"	425.00'	80.55'	40.40'	N49°07'39"E 80.43'
C26	10°51'35"	425.00'	80.55'	40.40'	N38°16'00"E 80.43'
C27	10°51'35"	425.00'	80.55'	40.40'	N27°24'25"E 80.43'
C28	12°31'15"	425.00'	92.87'	46.62'	N15°43'00"E 92.69'
C29	11°01'22"	425.00'	81.76'	41.01'	N3°56'42"E 81.64'
C84	0°51'54"	505.00'	7.62'	3.81'	N3°01'40"W 7.62'
C87	11°01'22"	295.00'	56.75'	28.46'	N3°56'42"E 56.67'
C88	12°31'15"	295.00'	64.47'	32.36'	N15°43'00"E 64.34'
C89	10°51'35"	295.00'	55.91'	28.04'	N27°24'25"E 55.83'
C90	10°51'35"	295.00'	55.91'	28.04'	N38°16'00"E 55.83'
C91	10°51'35"	295.00'	55.91'	28.04'	N49°07'39"E 55.83'
C92	10°51'35"	295.00'	55.91'	28.04'	N59°59'11"E 55.83'
C93	10°51'35"	295.00'	55.91'	28.04'	N70°50'46"E 55.83'
C94	12°10'37"	295.00'	62.70'	31.47'	N82°21'52"E 62.58'
C95	1°56'13"	505.00'	17.07'	8.54'	N4°25'43"W 17.07'
C96	9°21'07"	505.00'	82.43'	41.31'	N10°04'24"W 82.34'

