

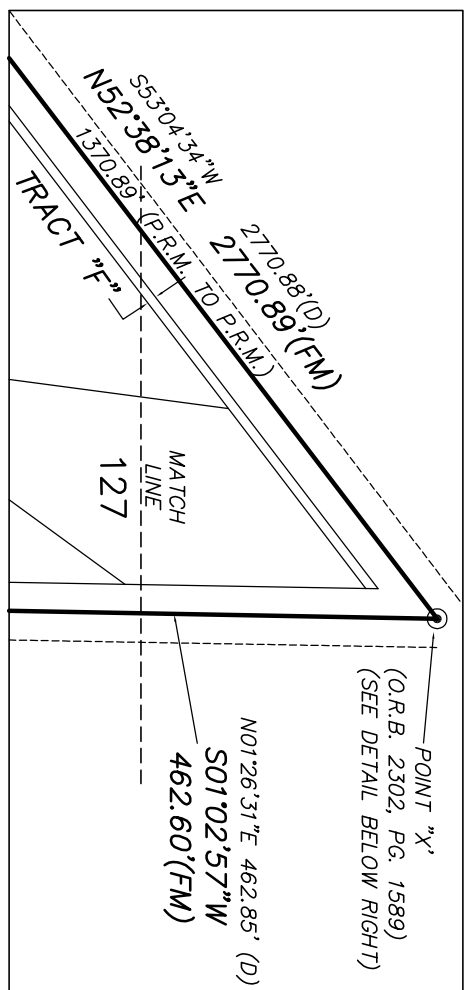
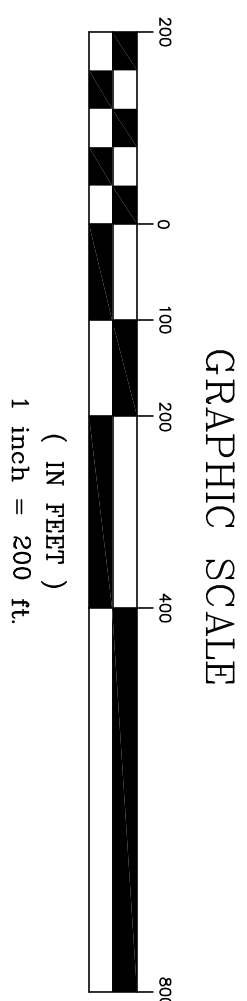




# SOUTHERN PINES

A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA

# KEY MAP

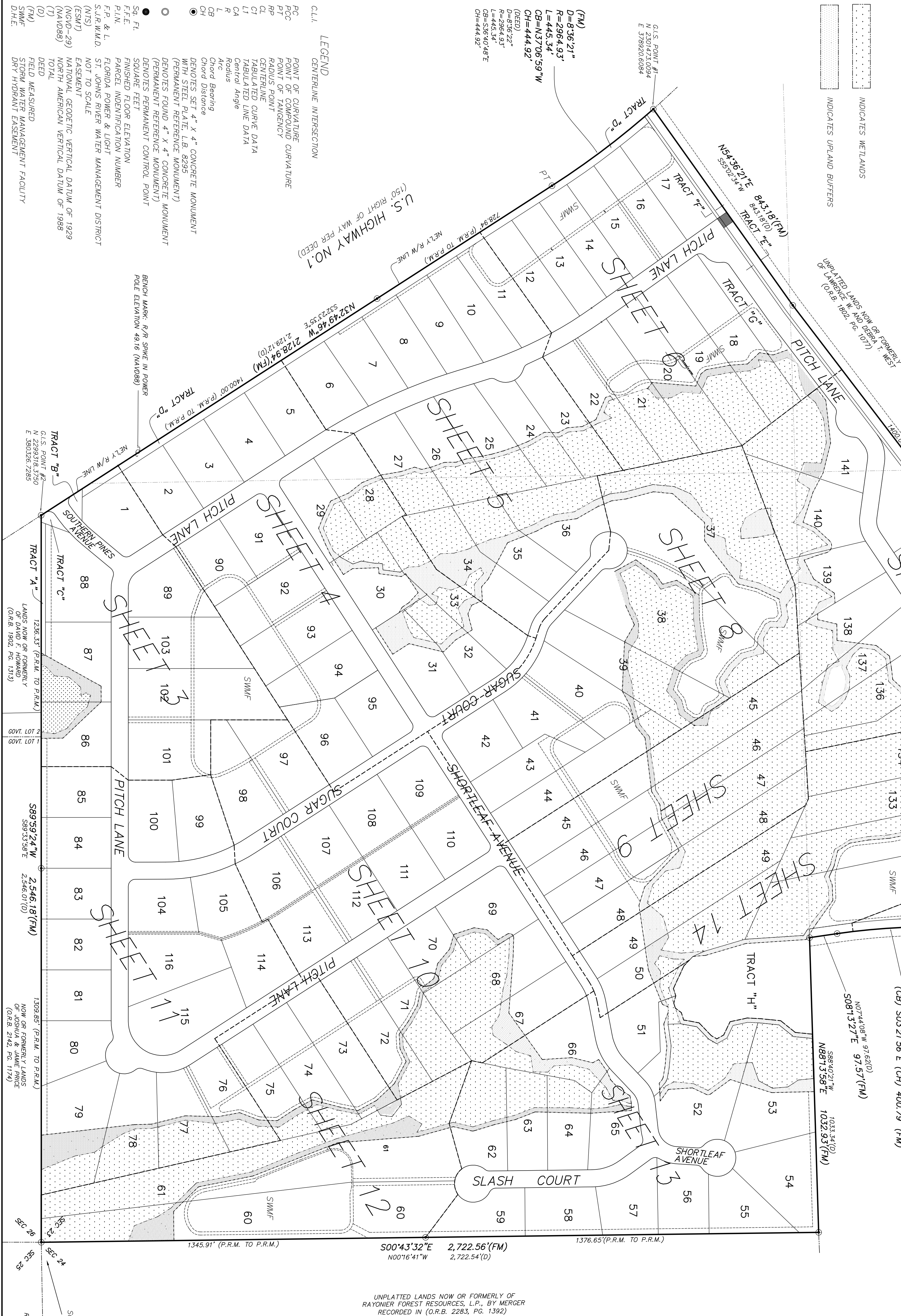


GENERAL NOTES:

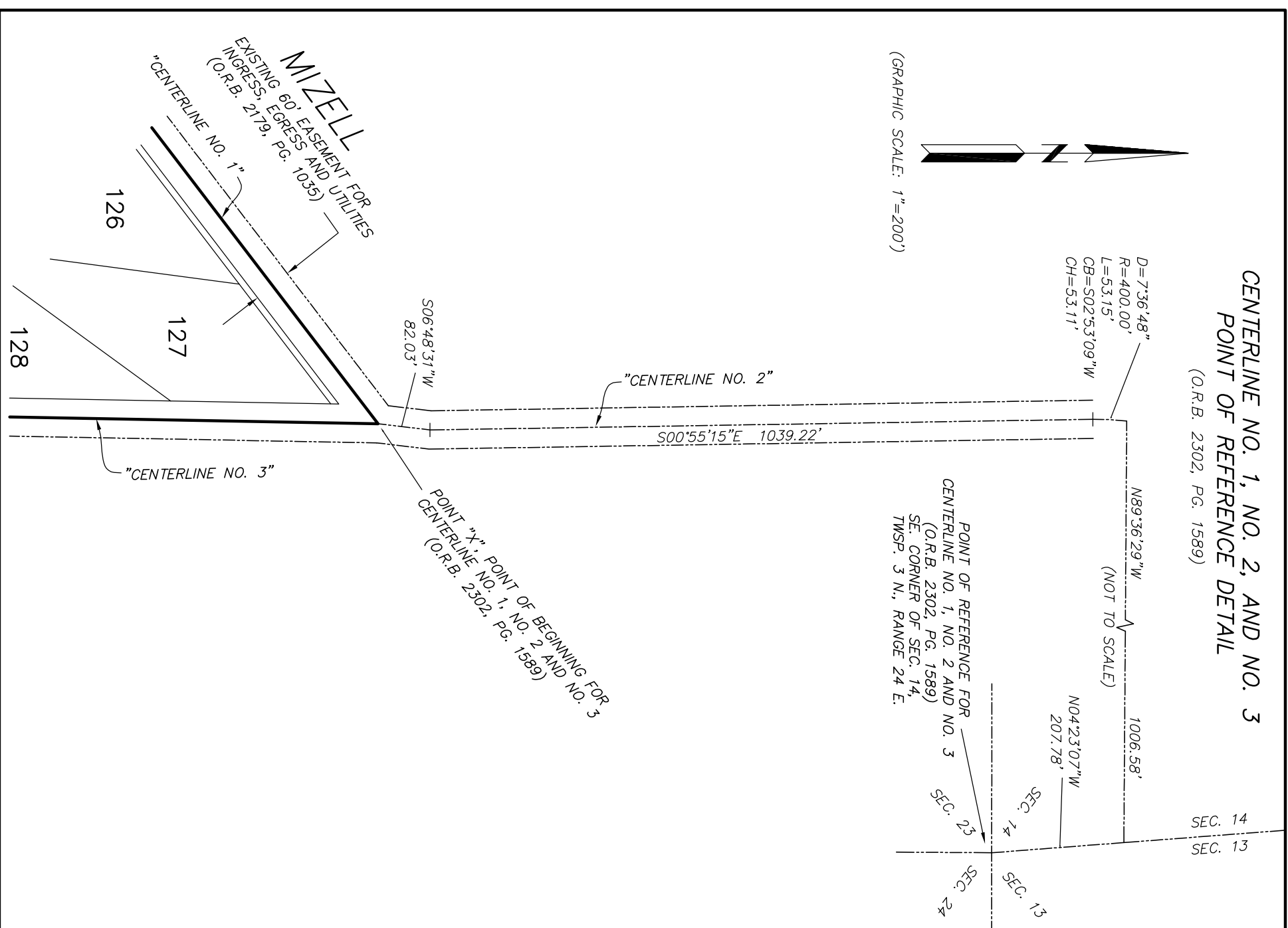
- (1) BENCHMARK SHOW HEREON ARE BASED ON THE NORTH-EAST-ROCKY SHOOT #1 MAP LINE OF U.S. HIGHWAY 90, LOCATED TO FLORENDA STATE ROAD DIRECTION FROM CENTER OF MASS MAP SECTION 70-01-002A, 202X SHEET 1, LAST REVISION IS 8-21-1998, AS BEING R232946.WK.
- (2) BY APPLICANT'S POLLING ON FILE, THE PROPERTY SHOWN HEREON LIES WITHIN A FLOOD ZONE ("FLOODZONE") (POLYLINE 500' YEAR FLOOD PLAIN), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12002BCHOF AND 12002BOHOF, DATED JANUARY 2, 2017. THE FLOOD ZONE INFORMATION NOTED HEREON MAY BE SUPERSEDED AND/OR MODIFIED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY.
- (3) THE LOT(S) OR TRACT(S) SHALL BE RESUBDIVIDED WITHOUT THE APPROVAL FROM THE MASSACHUSETTS COUNTY BOARD OF COMMISSIONERS.
- (4) THE CURRENT ZONING DISTRICT CLASSIFICATION OF THE PROPERTY SHOWN ON THIS PLAT IS: OPEN RURAL. THE MINIMUM BUILDING SETBACK LINES FOR THESE LOTS ARE AS FOLLOWS:
- FRONT YARD: 15 FEET  
SIDE YARD: 15 FEET  
REAR YARD: 15 FEET
- (5) CHARGED LAND PROVIDES THAT NO CONSTRUCTION, PLACING, REMOVAL, OF EARTH, CLIPPING OF TREES OR OTHER PLANTS SHALL TAKE PLACE BEFORE A DESIGNATED REAR LOT LINE AND IN A CONSERVATION OR UNLands BUTTER ELEMENTS AS DETICED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF MASSACHUSETTS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH MATTERS. IT IS THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WELAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REFERRED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- (6) NOTICE "THIS PLAT AS RECEIVED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED AREAS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE DISCREPANCIES BETWEEN THE TWO FORMS AND ANY DISCREPANCIES SHALL BE CORRECTED ON THE PAPER RECORDS OF SUCH RECORDS."
- (7) THE CAPTIONED LANDS AS SHOWN HEREON ARE NOT LOCATED WITHIN STORM SURGE CATEGORIES 1, 2, 3, 4 OR 5 AS SCALED FROM STORM SURGE PROJECTIONS FOR CATEGORY 1, 2, 3, 4, 5 AND 6, AS SHOWN ON THE FEMA FIRM 12002BCHOF AND 12002BOHOF.
- (8) FURTHER SUBDIVISION OF ANY LOTS ON THIS PLAT REQUIRES REZONING.
- (9) CONTROL, COORDINATION, SHOW HEREON ARE BASED ON TOWN OF FLORENDA, STATE PLANS, 754 2ND ZONE, 1982/1988 DATUM AND WERE ESTABLISHED BY GPS AZIMUTH MEASUREMENTS AND DISTANCE MEASUREMENTS OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- (10) THE PLAT WELANDS PER PLAT WERE FLAGGED AND LOCATED IN FEBRUARY, 2019 BY BRIAN SPANISH OF LCC ENVIRONMENTAL SOLUTIONS, INC. PER PERMIT REQUIREMENTS OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- (11) SIGNATURES SHALL BE PROVIDED AS PER THE APPROVED ENGINEERING PLANS IN ACCORDANCE TO MASSACHUSETTS COUNTY ROADWAY AND DRAINAGE STANDARDS NO. 99-17.
- (12) THE TOWNSHIP WATER MANAGEMENT FACILITIES PER PLAT SHALL BE MAINTAINED BY SOUTHERN PINES HOMEOWNERS ASSOCIATION OF MASSACHUSETTS COUNTY INC. PER PERMIT REQUIREMENTS OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- (13) LOT LINES SHOWN ON CURVES ARE NON-APPROXIMATE, UNLESS OTHERWISE NOTED AS (R).
- (14) UPWARD BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL, VEGETATED CONDITION. NATURE RESTORATION REMOVED OR DESTROYED WITHIN THE UPRIVER BUFFER IN VIOLATION OF MASSACHUSETTS COUNTY COMPLEMENTARY PLANNING POLICY LATER SHALL BE RESTORED. THESE AREAS SHALL BE MAINTAINED AND BE RESTORED TO ORIGINAL CONDITION. LUNDS CAN OCCUR WITHIN THE UPRIVER BUFFER. THESE AREAS SHALL BE RESTORED ARE LESS THAN THREE (3) INCHES IN DIAMETER (SEC. 32.02(C) LOC).
- (15) THERE ARE 141 LOTS AND 8 TRACTS INTENDED TO BE PLATTED WITHIN THE CAPTIONED LANDS.

OFFICIAL RECORDS BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 2 OF 15 SHEETS



UNPLATTED LANDS NOW OR FORMERLY OF  
RAYONIER FOREST RESOURCES, L.P., BY MERGER  
RECORDED IN (O.R.B. 2283, PG. 1392)



POINT OF BEGINNING

EAST CORNER OF SECTION 23 TWP. 3 NORTH

E 24 EAST, NASSAU COUNTY, FLORIDA

100

ATTACHED LANDS NOW OR FORMERLY OF

ATTED LANDS NOW OR FORMERLY OF  
R FOREST RESOURCES, L.P., BY MERGER

FOR FOREST RESOURCES, L.P., BY MERGER  
RECORDED IN (O.R.B. 2283, PG. 1392)

ORDERED BY (C.A.B. 2200, 10. 1992)

---

PREPARED BY:  
MELROSE SURVEYING AND MAPPING, INC.

11437 CENTRAL PARKWAY SUITE 107  
PROFESSIONAL LAND SURVEYORS  
MILWAUKEE CONVEYING AND MAPPING, INC.

11437 CENTRAL PARKWAY, SUITE 107  
JACKSONVILLE, FLORIDA 32224

JACKSONVILLE, FLORIDA 32224  
TELEPHONE (904) 721-1226

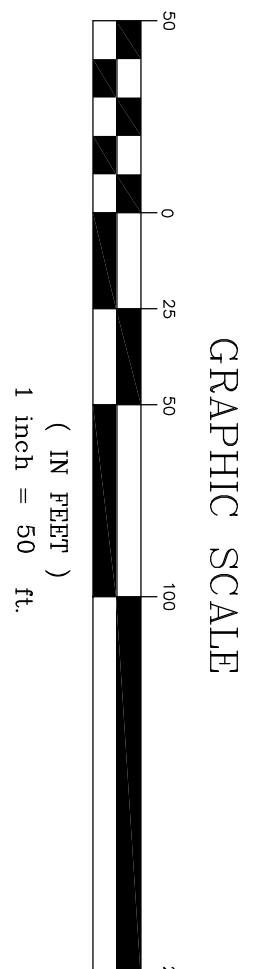
TELEPHONE (904) 721-1226  
CERTIFICATE OF AUTHORIZATION NO. L.B. 8295

CELESTIAL OF ASTRONOMICAL NO. E.D. 0230

2.I.N. 23-3N-24-0000-0001-0050

[illegible]

BEING A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S30.33.51"W	20.39
L2	S46.55.17"E	42.86
L3	S04.39.17"W	50.44
L4	S41.06.08"W	56.95
L5	S58.62.50"W	26.61
L6	S26.26.18"E	19.98
L7	S29.24.26"W	18.94
L8	N73.39.36"W	41.63
L9	N73.39.36"W	24.13
L10	N73.39.36"W	17.50
L11	N40.41.25"W	40.70
L12	N50.46.26"W	63.20
L13	N23.03.00"E	46.50
L14	N08.27.14"E	46.60

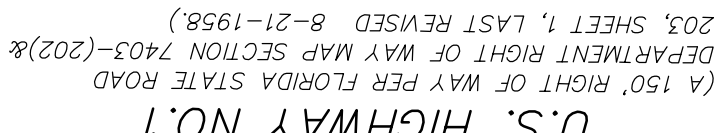
PREPARED BY:  
MELROSE SURVEYING AND MAPPING, INC.  
PROFESSIONAL LAND SURVEYORS  
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CERTIFICATE OF AUTHORIZATION NO. L.B. 8295



BEING A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA

( IN FEET )  
inch = 50 ft

SHEET 4 OF 15 SHEETS  
SEE SHEET 2 FOR NOTES & LEGEND

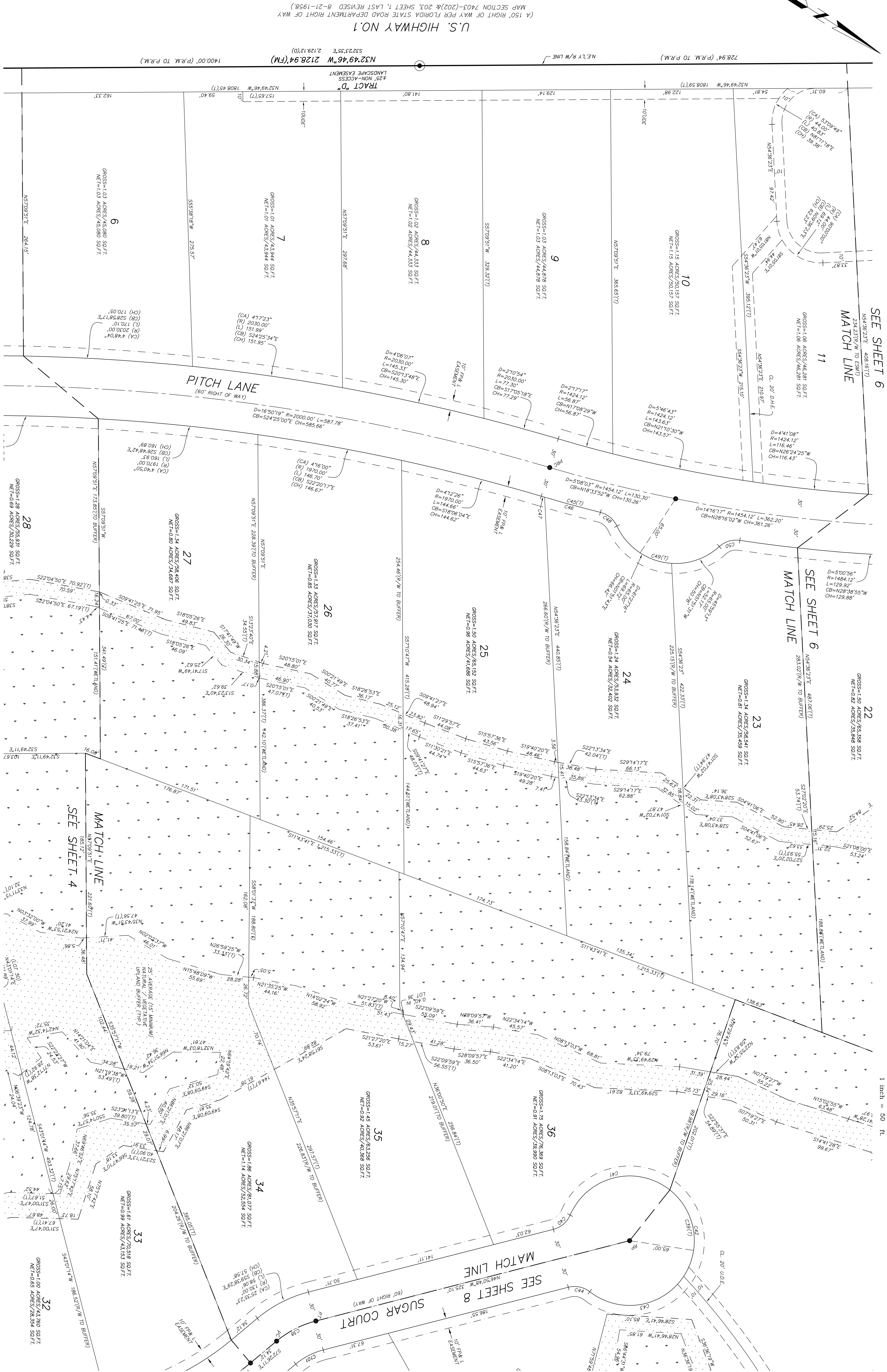


INDICATES SURFWD JURISDICTIONAL WETLAND  
(TYPICAL) FLAGGED FEBRUARY, 2019, BY BRIAN  
SPARR OF USF

CURVE TABLE			
CURVE	RADIUS	LENGTH	DISTANCE
		BEGINNING	DELTA
C02	75.00	49.66	53147.919
C03	75.00	17.36	53165.278
C04	75.00	13.95	53182.227
C05	75.00	16.46	53198.687
C06	75.00	96.49	53219.654
C07	75.00	39.26	53279.492
C08	75.00	39.28	53290.370
C09	75.00	66.36	53297.928
C10	75.00	66.36	53307.904
C11	75.00	46.35	53343.584
C12	75.00	53.82	53352.361
C13	75.00	53.82	53366.183
C14	75.00	38.27	53379.049
C15	75.00	39.27	53391.917
C16	75.00	39.27	53404.784
C17	75.00	39.27	53417.651
C18	75.00	39.27	53430.518
C19	75.00	39.27	53443.385
C20	75.00	39.27	53456.252
C21	75.00	39.27	53469.119
C22	75.00	39.27	53481.986
C23	75.00	39.27	53494.853
C24	75.00	39.27	53507.720
C25	75.00	39.27	53520.587
C26	75.00	39.27	53533.454
C27	75.00	39.27	53546.321
C28	75.00	39.27	53559.188
C29	75.00	39.27	53572.055
C30	75.00	39.27	53584.922
C31	75.00	39.27	53597.789
C32	75.00	39.27	53610.656
C33	75.00	39.27	53623.523
C34	75.00	39.27	53636.390
C35	75.00	39.27	53649.257
C36	75.00	39.27	53662.124
C37	75.00	39.27	53674.991
C38	75.00	39.27	53687.858
C39	75.00	39.27	53700.725
C40	75.00	39.27	53713.592
C41	75.00	39.27	53726.459
C42	75.00	39.27	53739.326
C43	75.00	39.27	53752.193
C44	75.00	39.27	53765.060
C45	75.00	39.27	53777.927
C46	75.00	39.27	53790.794
C47	75.00	39.27	53803.661
C48	75.00	39.27	53816.528
C49	75.00	39.27	53829.395
C50	75.00	39.27	53842.262
C51	75.00	39.27	53855.129
C52	75.00	39.27	53867.996
C53	75.00	39.27	53880.863
C54	75.00	39.27	53893.730
C55	75.00	39.27	53906.597
C56	75.00	39.27	53919.464
C57	75.00	39.27	53932.331
C58	75.00	39.27	53945.198
C59	75.00	39.27	53958.065
C60	75.00	39.27	53970.932
C61	75.00	39.27	53983.799
C62	75.00	39.27	53996.666
C63	75.00	39.27	54009.533
C64	75.00	39.27	54022.400
C65	75.00	39.27	54035.267
C66	75.00	39.27	54048.134
C67	75.00	39.27	54060.999
C68	75.00	39.27	54073.866
C69	75.00	39.27	54086.733
C70	75.00	39.27	54099.599
C71	75.00	39.27	54112.466
C72	75.00	39.27	54125.333
C73	75.00	39.27	54138.200
C74	75.00	39.27	54151.067
C75	75.00	39.27	54163.934
C76	75.00	39.27	54176.801
C77	75.00	39.27	54189.668
C78	75.00	39.27	54202.535
C79	75.00	39.27	54215.402
C80	75.00	39.27	54228.269
C81	75.00	39.27	54241.136
C82	75.00	39.27	54253.999
C83	75.00	39.27	54266.866
C84	75.00	39.27	54279.733
C85	75.00	39.27	54292.599
C86	75.00	39.27	54305.466
C87	75.00	39.27	54318.333
C88	75.00	39.27	54331.200
C89	75.00	39.27	54344.067
C90	75.00	39.27	54356.934
C91	75.00	39.27	54369.801
C92	75.00	39.27	54382.668
C93	75.00	39.27	54395.535
C94	75.00	39.27	54408.402
C95	75.00	39.27	54421.269
C96	75.00	39.27	54434.136
C97	75.00	39.27	54446.999
C98	75.00	39.27	54459.866
C99	75.00	39.27	54472.733
C100	75.00	39.27	54485.600
C101	75.00	39.27	54498.467
C102	75.00	39.27	54511.334
C103	75.00	39.27	54524.201
C104	75.00	39.27	54537.068
C105	75.00	39.27	54549.935
C106	75.00	39.27	54562.802
C107	75.00	39.27	54575.669
C108	75.00	39.27	54588.536
C109	75.00	39.27	54601.403
C110	75.00	39.27	54614.270
C111	25.00	39.27	54719.917
			35.36
			90700.00



STATION	READING	CURVE DATA	STATION	READING
C+00	100.00	150.00	C+100	250.00
C+01	100.00	150.00	C+101	250.00
C+02	100.00	150.00	C+102	250.00
C+03	100.00	150.00	C+103	250.00
C+04	100.00	150.00	C+104	250.00
C+05	100.00	150.00	C+105	250.00
C+06	100.00	150.00	C+106	250.00
C+07	100.00	150.00	C+107	250.00
C+08	100.00	150.00	C+108	250.00
C+09	100.00	150.00	C+109	250.00
C+10	100.00	150.00	C+110	250.00





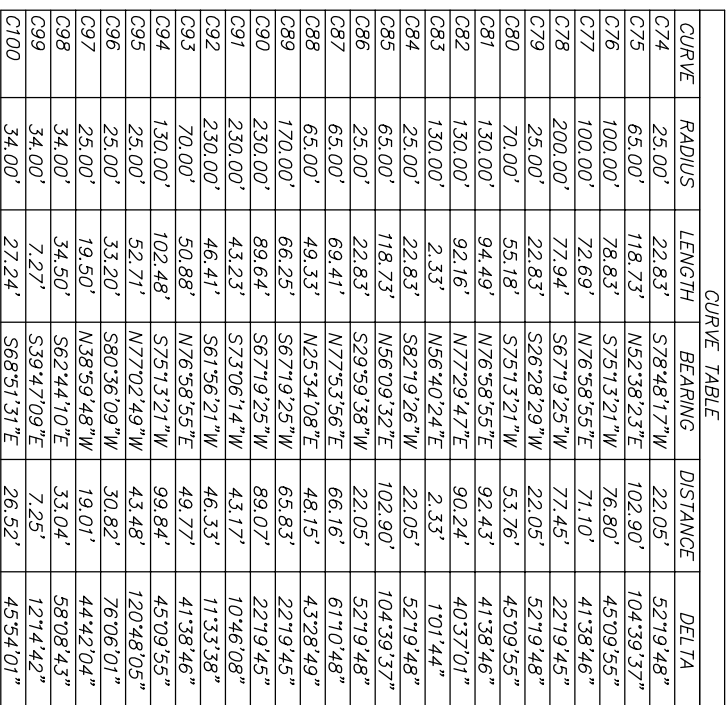


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SEE SHEET 2 FOR NOTES & LEGEND

("CENTERLINE NO. 1")  
(O.R.B. 2302, PG. 1589)

SEE SHEET 2 FOR NOTES & LEGEND

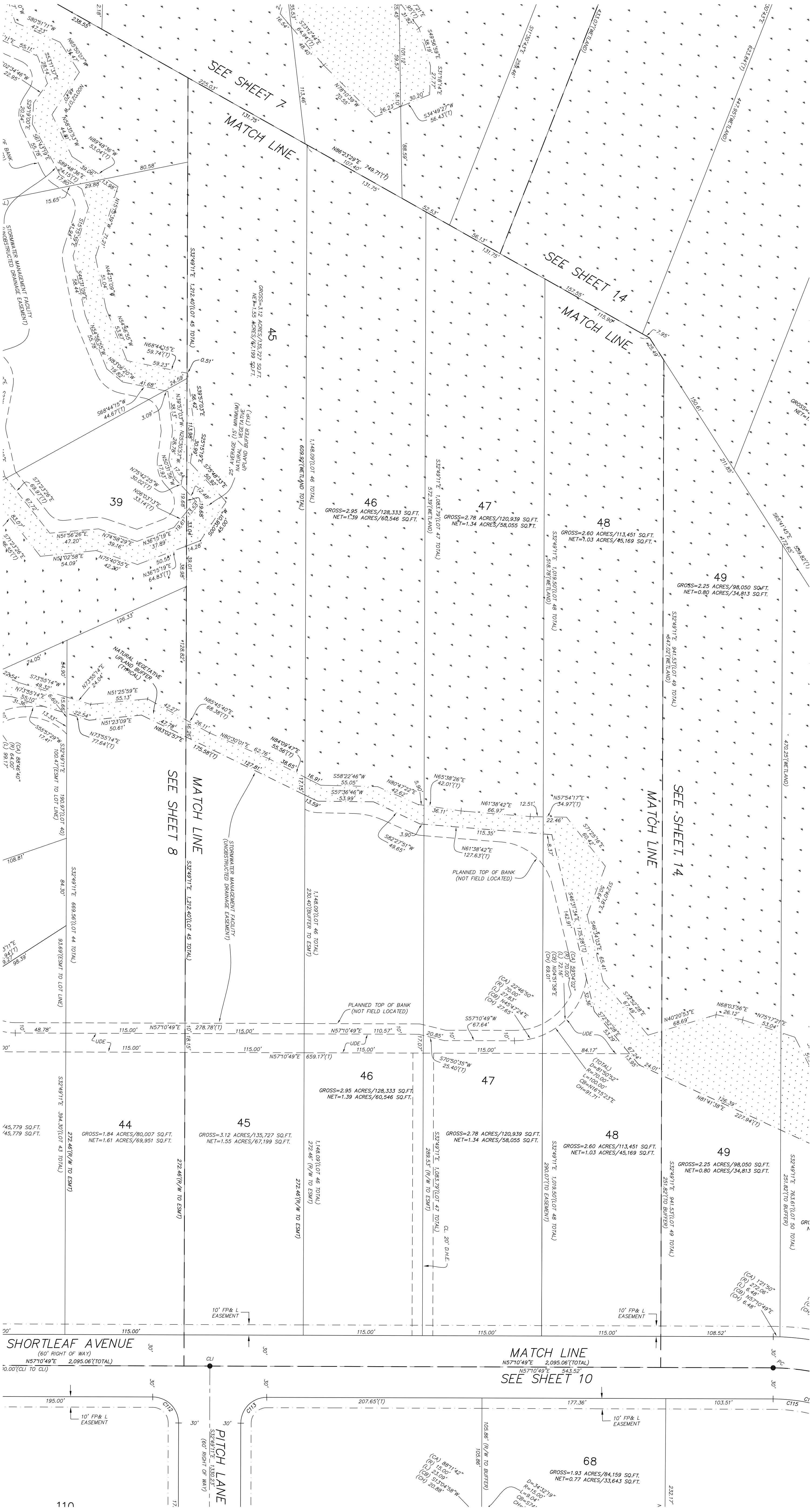
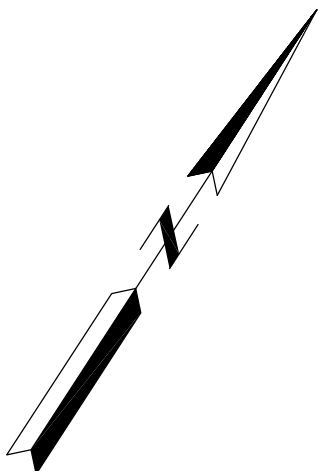
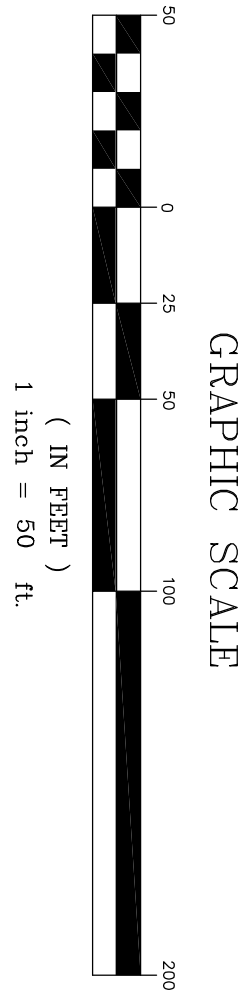


**HELROSE SURVEYING AND MAPPING, INC.**  
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TELEPHONE (904) 721-1226  
CERTIFICATE OF AUTHORIZATION NO. L.B. 8295  
P.L.N. 23-3N-24-0000-0001-0050





INDICATES ARMED JURISDICTIONAL WETLAND  
SPRINKLER EASEMENT  
INDICATES PLANNED BUFFERS



CURE TABLE					
CURE	RADIUS	LENGTH	BEARING	DISTANCE	BEARING
C11	15.00'	15.00'	N 89° 45' 00" E	15.00'	S 89° 45' 00" W
C12	15.00'	15.00'	N 89° 45' 00" E	15.00'	S 89° 45' 00" W
C13	15.00'	15.00'	N 89° 45' 00" E	15.00'	S 89° 45' 00" W
C14	15.00'	15.00'	N 89° 45' 00" E	15.00'	S 89° 45' 00" W
C15	15.00'	15.00'	N 89° 45' 00" E	15.00'	S 89° 45' 00" W

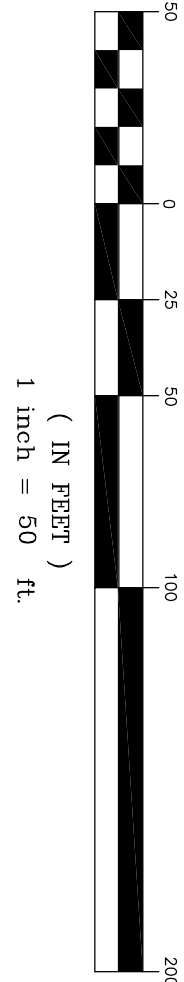
SOUTHERN PINES

BEING A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, MASSAU COUNTY, FLORIDA.

INDICATES SURVED JURISDICTIONAL WETLAND  
(TYPICAL) FLAGGED FEBRUARY, 2019, BY BRIAN  
SPARR OF LDC.

INDICATES UPLAND BUFFERS

GRAPHIC SCALE



SHEET 10 OF 15 SHEETS  
SEE SHEET 2 FOR NOTES & LEGEND



CURVE	RADIUS	LENGTH	BEARING	DISTANCE	BEAT
67A	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67B	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67C	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67D	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67E	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67F	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67G	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67H	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67I	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67J	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67K	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67L	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67M	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67N	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67O	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67P	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67Q	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67R	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67S	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67T	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67U	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67V	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67W	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67X	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67Y	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
67Z	100.00'	100.00'	N00°00'00\"	100.00'	100.00'

CURVE	RADIUS	LENGTH	BEARING	DISTANCE	BEAT
71A	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71B	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71C	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71D	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71E	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71F	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71G	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71H	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71I	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71J	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71K	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71L	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71M	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71N	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71O	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71P	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71Q	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71R	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71S	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71T	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71U	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71V	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71W	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71X	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71Y	100.00'	100.00'	N00°00'00\"	100.00'	100.00'
71Z	100.00'	100.00'	N00°00'00\"	100.00'	100.00'

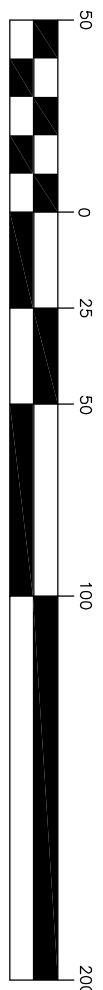
PREPARED BY  
METROSURVEYING AND MAPPING, INC.  
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TELEPHONE (904) 721-1226  
CERTIFICATE OF AUTHORIZATION NO. LB. 8295  
P.L.N. 23-2N-24-0000-0001-0050



SOUTHERN PINES

BEING A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.

GRAPHIC SCALE



INDICATES SPARRED JURISDICTIONAL, WETLAND  
(TYPICAL) FLAGGED FEBRUARY, 2019, BY BRYAN  
SHARP OF L22

OFFICIAL  
RECORDS BOOK

PAGE

SHEET 11 OF 15 SHEETS & LEGEND  
SEE SHEET 2 FOR NOTES

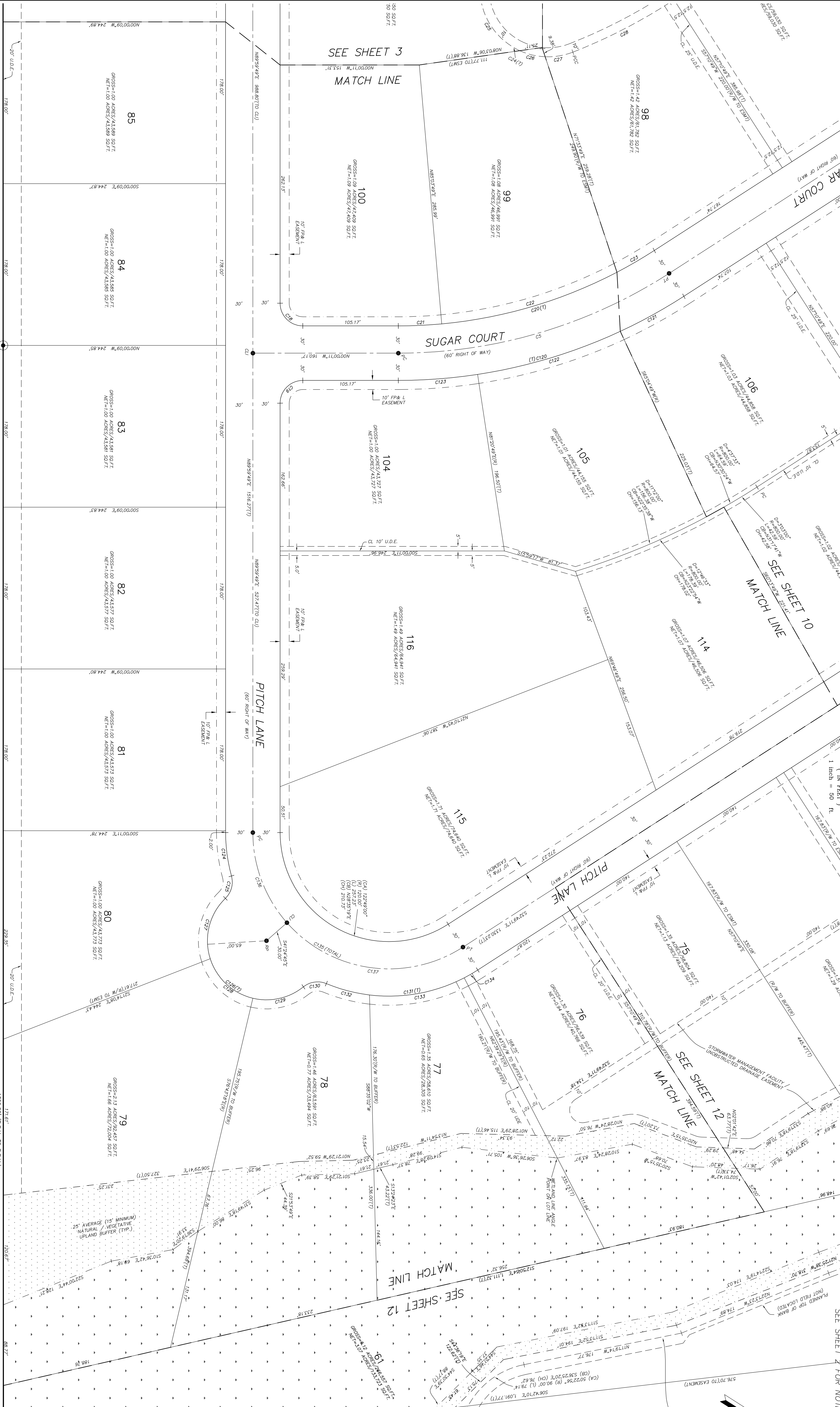
60' RIGHT OF WAY

SEE SHEET 10  
MATCH LINE

SEE SHEET 12  
MATCH LINE

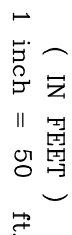
SEE SHEET 12  
MATCH LINE

SEE SHEET 3  
MATCH LINE



NOW OR FORMER LOTS OF JOSSUA & JAME PRICE (O&B 2142, PG 1174)				
LOT	BEARING	LENGTH	WIDTH	AREA
75	S89°59'24"W	254.61	178.00	45,329.00
76	S89°59'24"W	254.61	178.00	45,329.00
77	S89°59'24"W	254.61	178.00	45,329.00
78	S89°59'24"W	254.61	178.00	45,329.00
79	S89°59'24"W	254.61	178.00	45,329.00
80	S89°59'24"W	254.61	178.00	45,329.00
81	S89°59'24"W	254.61	178.00	45,329.00
82	S89°59'24"W	254.61	178.00	45,329.00
83	S89°59'24"W	254.61	178.00	45,329.00
84	S89°59'24"W	254.61	178.00	45,329.00
85	S89°59'24"W	254.61	178.00	45,329.00
86	S89°59'24"W	254.61	178.00	45,329.00
87	S89°59'24"W	254.61	178.00	45,329.00
88	S89°59'24"W	254.61	178.00	45,329.00
89	S89°59'24"W	254.61	178.00	45,329.00
90	S89°59'24"W	254.61	178.00	45,329.00
91	S89°59'24"W	254.61	178.00	45,329.00
92	S89°59'24"W	254.61	178.00	45,329.00
93	S89°59'24"W	254.61	178.00	45,329.00
94	S89°59'24"W	254.61	178.00	45,329.00
95	S89°59'24"W	254.61	178.00	45,329.00
96	S89°59'24"W	254.61	178.00	45,329.00
97	S89°59'24"W	254.61	178.00	45,329.00
98	S89°59'24"W	254.61	178.00	45,329.00
99	S89°59'24"W	254.61	178.00	45,329.00
100	S89°59'24"W	254.61	178.00	45,329.00
101	S89°59'24"W	254.61	178.00	45,329.00
102	S89°59'24"W	254.61	178.00	45,329.00
103	S89°59'24"W	254.61	178.00	45,329.00
104	S89°59'24"W	254.61	178.00	45,329.00
105	S89°59'24"W	254.61	178.00	45,329.00
106	S89°59'24"W	254.61	178.00	45,329.00

BEING A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA



PAGE

SHEET 12 OF 15 SHEETS  
SEE SHEET 2 FOR NOTES & LEGEND

POINT OF BEGINNING

SOUTHEAST CORNER OF SECTION 23 TWSP. 3 NORTH,  
RANGE 24 EAST, NASSAU COUNTY, FLORIDA

NOW OR FORMERLY LAND:  
OF JOSHUA & JAMIE PRICE  
(O.R.B. 2142, PG. 1174)

	CURE	HAULDS	LEADS	TABLE	DISCOUNT	DELTA
C1	27.5	28.0	28.4	N/A	2.2	25.4
C2	27.5	28.0	28.4	N/A	2.2	25.4
C3	27.5	28.0	28.4	N/A	2.2	25.4
C4	27.5	28.0	28.4	N/A	2.2	25.4
C5	27.5	28.0	28.4	N/A	2.2	25.4
C6	27.5	28.0	28.4	N/A	2.2	25.4
C7	27.5	28.0	28.4	N/A	2.2	25.4
C8	27.5	28.0	28.4	N/A	2.2	25.4
C9	27.5	28.0	28.4	N/A	2.2	25.4
C10	27.5	28.0	28.4	N/A	2.2	25.4
C11	27.5	28.0	28.4	N/A	2.2	25.4
C12	27.5	28.0	28.4	N/A	2.2	25.4
C13	27.5	28.0	28.4	N/A	2.2	25.4
C14	27.5	28.0	28.4	N/A	2.2	25.4
C15	27.5	28.0	28.4	N/A	2.2	25.4
C16	27.5	28.0	28.4	N/A	2.2	25.4
C17	27.5	28.0	28.4	N/A	2.2	25.4
C18	27.5	28.0	28.4	N/A	2.2	25.4
C19	27.5	28.0	28.4	N/A	2.2	25.4
C20	27.5	28.0	28.4	N/A	2.2	25.4
C21	27.5	28.0	28.4	N/A	2.2	25.4
C22	27.5	28.0	28.4	N/A	2.2	25.4
C23	27.5	28.0	28.4	N/A	2.2	25.4
C24	27.5	28.0	28.4	N/A	2.2	25.4
C25	27.5	28.0	28.4	N/A	2.2	25.4
C26	27.5	28.0	28.4	N/A	2.2	25.4
C27	27.5	28.0	28.4	N/A	2.2	25.4
C28	27.5	28.0	28.4	N/A	2.2	25.4
C29	27.5	28.0	28.4	N/A	2.2	25.4
C30	27.5	28.0	28.4	N/A	2.2	25.4
C31	27.5	28.0	28.4	N/A	2.2	25.4
C32	27.5	28.0	28.4	N/A	2.2	25.4
C33	27.5	28.0	28.4	N/A	2.2	25.4
C34	27.5	28.0	28.4	N/A	2.2	25.4
C35	27.5	28.0	28.4	N/A	2.2	25.4
C36	27.5	28.0	28.4	N/A	2.2	25.4
C37	27.5	28.0	28.4	N/A	2.2	25.4
C38	27.5	28.0	28.4	N/A	2.2	25.4
C39	27.5	28.0	28.4	N/A	2.2	25.4
C40	27.5	28.0	28.4	N/A	2.2	25.4
C41	27.5	28.0	28.4	N/A	2.2	25.4
C42	27.5	28.0	28.4	N/A	2.2	25.4
C43	27.5	28.0	28.4	N/A	2.2	25.4
C44	27.5	28.0	28.4	N/A	2.2	25.4
C45	27.5	28.0	28.4	N/A	2.2	25.4
C46	27.5	28.0	28.4	N/A	2.2	25.4
C47	27.5	28.0	28.4	N/A	2.2	25.4
C48	27.5	28.0	28.4	N/A	2.2	25.4
C49	27.5	28.0	28.4	N/A	2.2	25.4
C50	27.5	28.0	28.4	N/A	2.2	25.4
C51	27.5	28.0	28.4	N/A	2.2	25.4
C52	27.5	28.0	28.4	N/A	2.2	25.4
C53	27.5	28.0	28.4	N/A	2.2	25.4
C54	27.5	28.0	28.4	N/A	2.2	25.4
C55	27.5	28.0	28.4	N/A	2.2	25.4
C56	27.5	28.0	28.4	N/A	2.2	25.4
C57	27.5	28.0	28.4	N/A	2.2	25.4
C58	27.5	28.0	28.4	N/A	2.2	25.4
C59	27.5	28.0	28.4	N/A	2.2	25.4
C60	27.5	28.0	28.4	N/A	2.2	25.4
C61	27.5	28.0	28.4	N/A	2.2	25.4
C62	27.5	28.0	28.4	N/A	2.2	25.4
C63	27.5	28.0	28.4	N/A	2.2	25.4
C64	27.5	28.0	28.4	N/A	2.2	25.4
C6						

INDICATES JURISDICTIONAL WETLAND (TYPICAL) FLAGGED FEBRUARY, 2019, BY BRIAN SPAHR OF LG2.

PREPARED BY:  
MELROSE SURVEYING AND MAPPING, INC.

11437 CENTRAL PARKWAY, SUITE 107  
JACKSONVILLE, FLORIDA 32224  
TELEPHONE (904) 721-1226

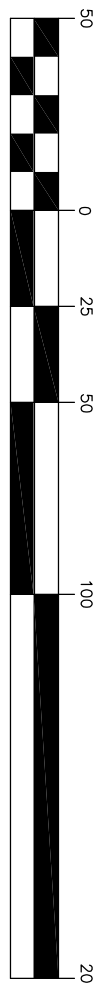
PIN 23-3N-24-0000-0001-005



SOUTHERN PINES

BEING A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, MASSAU COUNTY, FLORIDA.

GRAPHIC SCALE

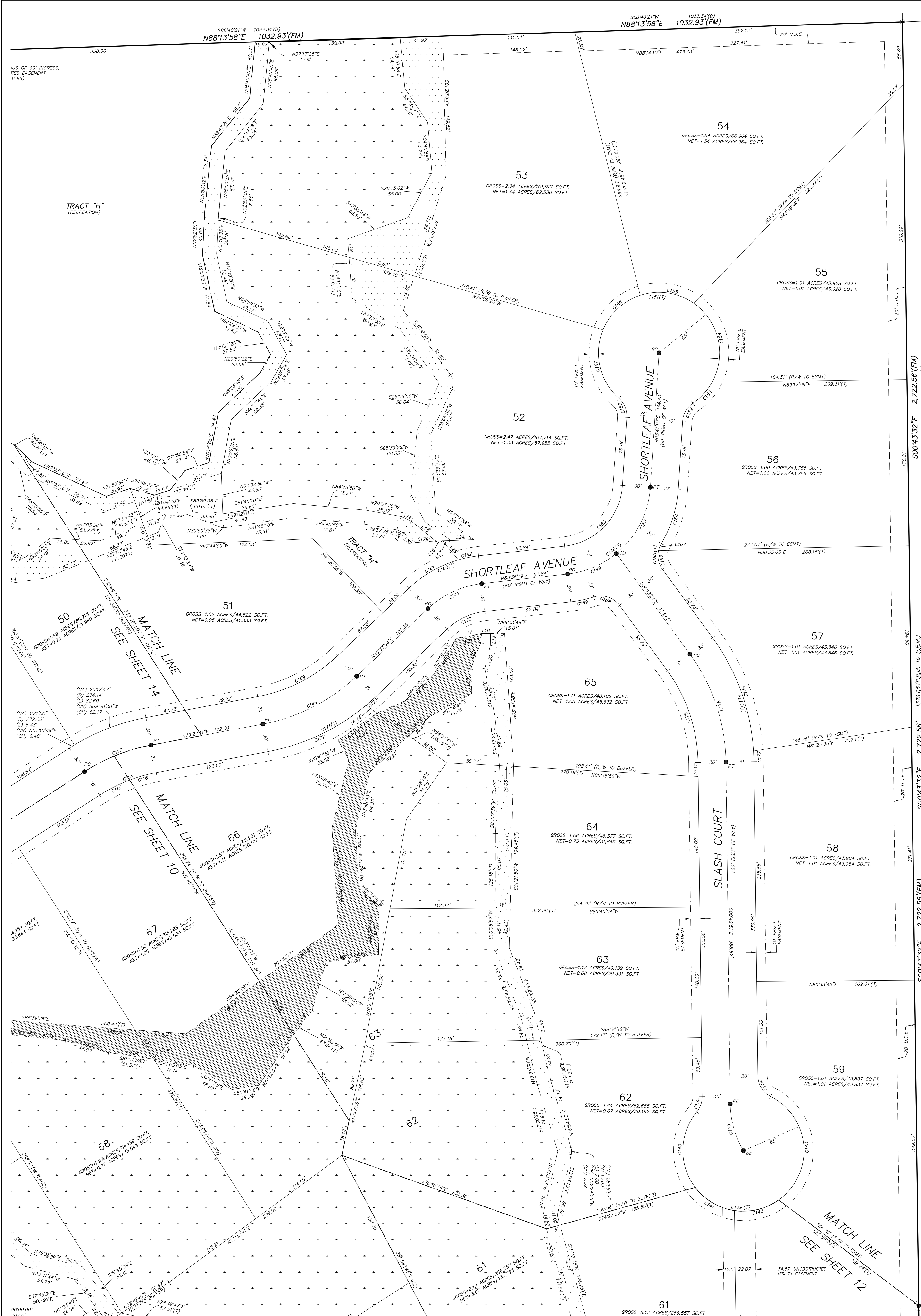


INDICATES S.P.M.M.D. JURISDICTIONAL WEILAND  
SPRINKLER LAYOUT  
INDICATES UPWARD BUFFERS

OFFICIAL  
RECORDS BOOK

PAGE

SHEET 13 OF 15 SHEETS  
SEE SHEET 2 FOR NOTES & LEGEND



LINE	BEARING	DISTANCE	AREA
50	N 88° 40' 21" W	1033.34 (FM)	1.54 ACRES/66,964 SQ. FT.
51	N 88° 13' 58" E	1032.93 (FM)	1.54 ACRES/66,964 SQ. FT.
52	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
53	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
54	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
55	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
56	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
57	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
58	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
59	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
60	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
61	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
62	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
63	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
64	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
65	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
66	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
67	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
68	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.

LINE	BEARING	DISTANCE	AREA
1	N 88° 40' 21" W	1033.34 (FM)	1.54 ACRES/66,964 SQ. FT.
2	N 88° 13' 58" E	1032.93 (FM)	1.54 ACRES/66,964 SQ. FT.
3	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
4	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
5	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
6	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
7	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
8	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
9	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
10	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
11	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
12	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
13	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
14	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
15	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
16	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
17	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
18	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
19	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
20	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
21	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
22	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
23	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
24	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
25	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
26	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
27	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
28	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
29	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
30	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
31	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
32	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
33	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
34	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
35	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
36	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
37	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
38	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
39	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
40	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
41	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
42	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
43	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
44	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
45	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
46	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
47	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
48	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
49	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
50	N 88° 14' 10" E	473.43	1.01 ACRES/43,928 SQ. FT.
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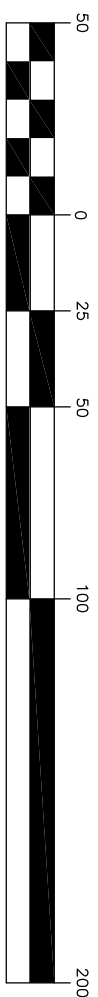
PREPARED BY:  
MELROSE SURVEYING AND MAPPING, INC.  
PROFESSIONAL LAND SURVEYORS  
11437 CENTRAL PARKWAY, SUITE 107  
JACKSONVILLE, FLORIDA 32224  
CERTIFICATE OF AUTHORIZATION NO. LB 8295  
PLN. 23-N-24-0000-0001-0050

BEING A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.

# SOUTHERN PINES



GRAPHIC SCALE



OFFICIAL  
RECORDS BOOK

PAGE

SHEET 14 OF 15 SHEETS  
SEE SHEET 2 FOR NOTES & LEGEND

CURVE	RADIUS	LENGTH	BEARING	DISTANCE	BEARING
C115	1720.00'	96.42'	S64°16'03"W	96.05'	12°10'28"
C116	1720.00'	29.72'	S74°21'44"W	29.69'	10°00'34"
C117	2020.00'	72.46'	S69°16'30"W	78.97'	2°11'32"
C118	1720.00'	142.53'	N67°53'43"E	142.53'	14°45'00"
C119	25.00'	19.03'	N67°30'26"W	18.57'	4°39'11"
C120	65.00'	177.84'	N55°42'42"E	177.28'	1°58'29.54"
C121	65.00'	52.00'	N65°34'32"E	53.50'	44°38'26"
C122	65.00'	50.61'	N65°39'45"E	50.74'	44°38'26"

(CA) 938.08" (R) 2386.00" (L) 401.26"  
(CB) S03°21'56"E (CH) 400.79' (FW)

D=998.17" R=2415.99"  
CB=S04°29'02"W CH=400.30'  
CB=N02°39'02"W CH=400.83' (O)

(LOT 130 CURVE TOTAL)  
(CA) 876°57"  
(R) 2415.99"  
(L) 348.24'  
(CB) S02°40'35"E  
(CH) 348.94'

UNPLATTED LANDS NOW OR FORMERLY  
HOLLOW MAHALLA, LLC  
(O.R.B. 802, PG. 1075)

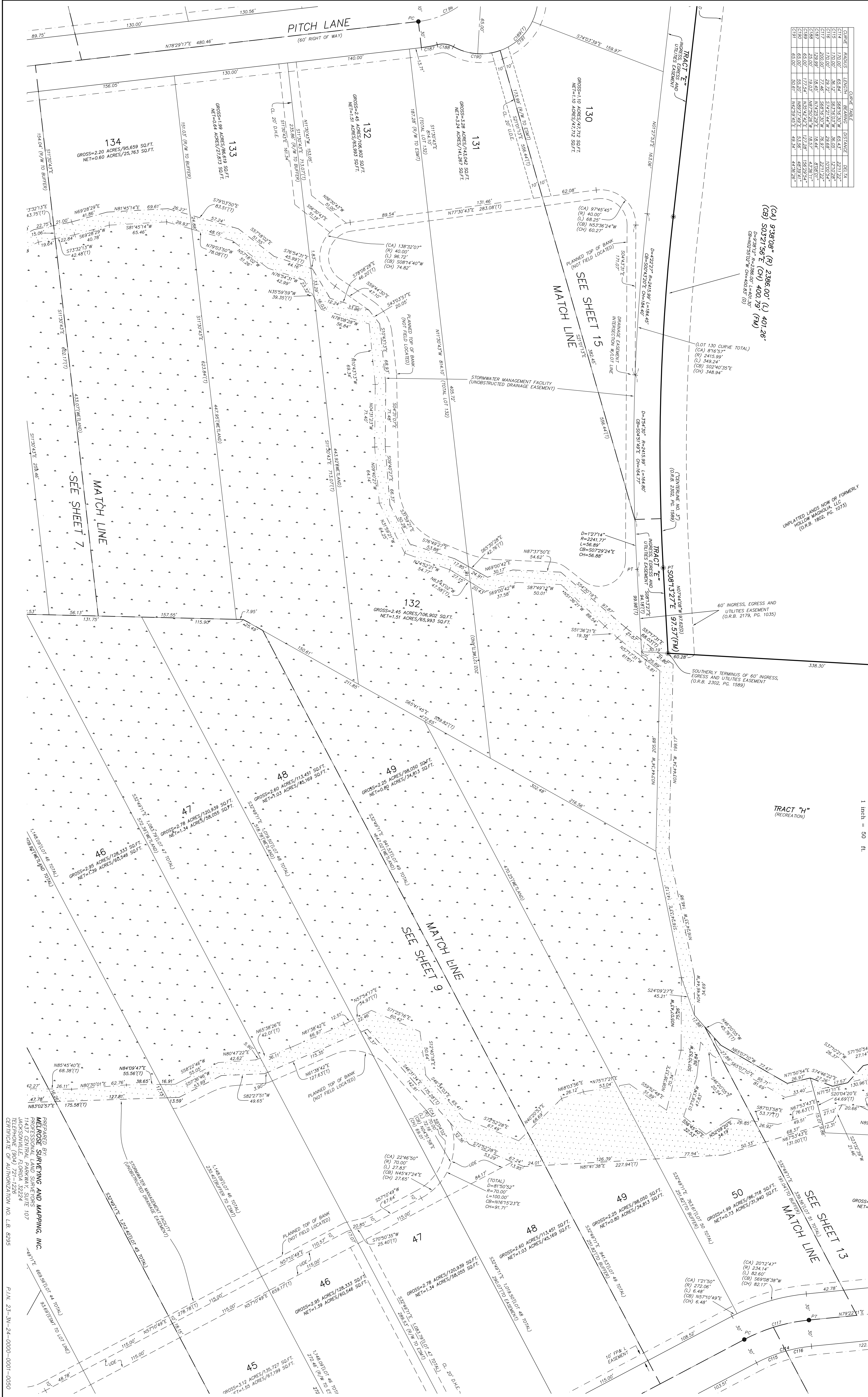
60' INGRESS, EGRESS AND  
UTILITIES EASEMENT  
(O.R.B. 2179, PG. 1035)

SOUTHERLY TERMINUS OF 60' INGRESS,  
EGRESS AND UTILITIES EASEMENT  
(O.R.B. 2302, PG. 1589)

TRACT "H"  
(RECREATION)

INDICATES SPRAWL JURISDICTIONAL WETLAND  
(TYPICAL) FLAGGED FEBRUARY, 2018, BY BRIAN  
SHARP OF L&Z

INDICATES UP-LAND BUFFERS



PREPARED BY:  
METROS SURVEYING AND MAPPING, INC.  
1435 SOUTHWEST 14TH AVENUE, SUITE 107  
JACKSONVILLE, FLORIDA 32224  
TELEPHONE (904) 721-1226  
CERTIFICATE OF AUTHORIZATION NO. L.B. 8255  
PLAN 23-SW-24-0000-0001-0050



SOUTHERN PINES

BEING A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.



INDICATES S&M&D JURISDICTIONAL WETLAND (TYPICAL) FLAGGED FEBRUARY, 2019, BY BRIAN SPAIN OF L&Z

INDICATES UPLAND BUFFERS

OFFICIAL RECORDS BOOK PAGE

SHEET 15 OF 15 SHEETS

SEE SHEET 2 FOR NOTES & LEGEND

POINT "X"  
POINT OF BEGINNING FOR  
CENTERLINE NO. 1  
(O.R.B. 2302, PG. 1589)  
SEE SHEET 2 FOR POINT OF  
REFERENCE DETAIL.

(LOT 34, 2081, 879.0)  
(171) 300' WIDE LOT  
FORMERLY  
300' WIDE LOT

(CA) 938.08' (R) 2386.00' (L) 401.26'  
(CB) 50321.56' E (CH) 400.79' (FW)  
D=938.08' R=2386.00' L=401.26'  
D=50321.56' R=400.79' L=400.79'

(LOT 130, CURVE TOTAL)

(CA) 876.57'

(R) 2415.99'

(L) 349.24'

(S) 50240.35'E

(CH) 346.94'

(O) 9339' 31.58' LONG  
(M) 09 28' 41.45' 0.105

(TRANSVERSE NO. 37)  
(O.R.B. 2302, PG. 1589)

501'26.42"W 663.73'(FM)  
501'34.64"W 663.69'(O)

501'27.53"W 663.69'(T)

501'27.53"E 163.06'

D=4322.27' R=2415.99' L=184.45'  
D=50042.97' R=184.45'

(TRANSVERSE NO. 37)  
(O.R.B. 2302, PG. 1589)

(LOT 130, CURVE TOTAL)

(CA) 876.57'

(R) 2415.99'

(L) 349.24'

(S) 50240.35'E

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