## WILLIAM J. MELROSE FLORIDA REGISTERED SURVEYOR AND MAPPER REGISTRATION NO. 5843 MELROSE SURVEYING AND MAPPING, INC. 11437 CENTRAL PARKWAY, SUITE 107 JACKSONVILLE, FLORIDA 32224 TELEPHONE (904) 721—1226 I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT OF THE COUNTY. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT. LOTS 40, 41, 42, 43, 44, 45, 46 AND TRACT "F" OF SANDY POINTE PRESERVE PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2401, PAGES 128 THROUGH 133 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND LYING IN SECTION 41, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA. CAPTION THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO CHAPTER 177, FLORIDA STATUTES, AND THAT THE ABOVE PLAT COMPLIES WITH ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA CURRENTLY IN EFFECT. THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF SAID CHAPTER 177, FLORIDA STATUTES. SAID LANDS CONTAIN 2.53 ACRES, MORE OR LESS. SIGNED THIS SURVEYOR'S CERTIFICATE: SURVEYOR/MAPPER FLORIDA REGISTRATION PRINT NAME: CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/ CONTRACTED SURVEYOR/MAPPER LOTS 40, 41, 42, 43, 44, 45, 46 AND TRACT 128 THROUGH 133 OF THE PUBLIC RECORDS ( DAY OF ESERVE PHASE DA AND LYING I CLERK'S CERTIFICATE THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE NASSAU COUNTY BOARD AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_ A.D., 2021. NASSAU COUNTY FIRE-RESCUE CHIEF COUNTY HEALTH DEPARTMENT DIRECTOR OF ENGINEERING SERVICES THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_ A.D., 2021. CLERK OF THE CIRCUIT COURT E TWO, ACCC IN SECTION THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_, 2021 A.D., AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC SEWAGE SYSTEMS. COUNTY HEALTH CERTIFICATE CHAIRMAN OF THE BOARD THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON PARCEL DENTIFICATION NUMBERS: 29-2N-28-0000-0001-THIS IS TO CERTIFY FIRE—RESCUE CHIEF THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE PLANNER OF NASSAU COUNTY, FLORIDA THIS \_\_\_\_ DAY OF \_\_\_\_\_\_\_, A.D., 2021 THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_ CERTIFICATE OF THROUGH AND INCLUDING THE TAX YEAR 2020. COUNTY TAX COLLECTOR ATTORNEY 0F THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE OF NASSAU COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021. APPROVAL BY NASSAU SCUE CHIEF NPPROVAL COUNTY ATTORNEY G TO THE PLAT THEREOF, AS TOWNSHIP 2 NORTH, RANGE 2 PPROVAL BY COUNTY COMMISSIONERS 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. Reference Section 177.091(28) of the Florida Statutes. Florida Power and Light Company, its successors and assigns, and JEA, its successors and assigns, are hereby irrevocably dedicated a ten foot easement along the front of each lot and tract designated as FPL-E" and "JEA-E", unless otherwise noted, in conjunction with Florida Power and Light Company's underground electric, water and sewer systems and in conjunction with JEA's underground water and sewer systems. This is to certify that the undersigned, SEDA Construction Company, ("Developer") is the lawful owner of the lands described in the caption hereon which shall hereafter be known as Sandy Pointe Preserve Phase Two Replat, and that it has caused the same to be surveyed and subdivided, that Hancock, a National Banking Association, is the holder of mortgage on said lands. That this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. Tract "F" (Recreation) is dedicated to the Sandy Pointe Preserve Homeowners Association and assigns, and shall be the maintenance responsibilty of said Homeowners Association All alleys, easements, private rights—of—way (Sandy Pointe Drive, easements for drainage designated as "Drainage Easement", "Unobstructed Drainage Easements" and "Utility Easer dedicated to the Sandy Pointe Preserve Homeowners Association, Inc., a not for profit as: successors and assigns, in perpetuity, for maintenance of the rights—of—way, access and now or hereafter constructed thereon. Nothing herein shall be construed as creating an olongy (National Professor) and without reservation or maintenance within such dedicated hereby irrevocably and without reservation dedicates to JEA, its successors and assigns, canderight Company ("FP&L"), its successors and assigns, easements over, upon, and underlights—of—way designated hereon as Sandy Pointe Drive, for its non—exclusive use in conjinistallation, maintenance, and use of JEA and FP&L utilities, together with the right of JE successors and assigns, of ingress and egress to and over said road rights of ways designs. ADOPTION AND DEDICATION PERSONALLY KNOWN OR PRODUCED IDENTIFICATION (PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC) It witness whereof, Developer has caused this plat and dedication to be executed by duly elected officers acting by and with the authority of the Board of Directors. This \_\_\_\_\_\_ day of \_\_\_\_\_\_, A.D., 2021. TYPE OF IDENTIFICATION PRODUCED (SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA) STATE OF FLORIDA COUNTY OF (PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF $\square$ PHYSICAL PRESENCE OR $\square$ ONLINE NOTARIZATION, THIS DAY OF \_\_\_\_\_\_, 2021, BY JOHN A. SEMANIK, PRESIDENT OF SANDY POINTE PRESERVE HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF SAID ASSOCIATION. PRINT OR TYPE NAME PRINT OR PERSONALLY KNOWN OR PRODUCED IDENTIFICATION (SIGNATURE OF NOTARY PUBLIC STATE OF FLORIDA COUNTY OF PRINT OR TYPE OF IDENTIFICATION PRODUCED PRINT OR TYPE SANDY POINTE NOTARY FOR SEDA CONSTRUCTION COMPANY

asement" are irrevocably asement" are irrevocably association, its and drainage, which are and drainage, which are mobligation upon ted areas. The Owner, s, and Florida Power under all road conjunction with the f JEA and FP&L, their designated hereon. n, Inc., its successors SITE VICINITY MAP (NOT TO SCALE)

OFFICIAL

RECORDS BOOK

PAGE

SHEET 1 OF 2 SHEETS SEE SHEET 2 FOR NOTES

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGES, LIENS OR OTHER ENCUMBRANCES RECORDED IN OFFICIAL RECORDS BOOK 2108, PAGE 92 AND IN OFFICIAL RECORDS BOOK 2088, PAGE 680 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND ALL MODIFICATIONS THERETO ("MORTGAGE"), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.
WITNESS
PRINT OR TYPE NAME  SENIOR VICE PRESIDENT  HANCOCK
WITNESS
PRINT OR TYPE NAME
NOTARY FOR HANCOCK
STATE OF FLORIDA COUNTY OF
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF PRESENCE, 2021, BY ROBERT DILTS, SENIOR VICE PRESIDENT OF HANCOCK, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF SAID ASSOCIATION.
(SIGNATURE OF NOTARY PUBLIC — STATE OF FLORIDA)
(PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC)
PERSONALLY KNOWN OR PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED

SEDA

CONSTRUCTION COMPANY

JOHN A. SEMANIK CEO OF SEDA CONSTRUCTION COMPANY A FLORIDA CORPORATION

GERARD E. SCHLOTH, P.A. DATE:	ITTLE CERTIFICATION.  I, GERARD E. SCHLOTH, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY VESTED IN SEDA CONSTRUCTION CORPORATION., A FLORIDA CORPORATION, THAT THE TAXES DUE HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN SHOWN HEREON AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.
	DA, DO HEREBY CERTIFY THATIND THE TITLE TO THE RATION, THAT THE TAXES DUE (GES OR OTHER RECORD ARE SHOWN.

PRESERVE

ASSOCIATION,

JOHN A. SEMANIK PRESIDENT OF SANDY POINTE PRESERVE HOMEOWNERS ASSOCIATION, INC.

PREPARED BY:

MELROSE SURVEYING AND MAPPING, IN

MELROSE SURVEYING AND MAPPING, IN

PROFESSIONAL LAND SURVEYORS

11437 CENTRAL PARKWAY, SUITE 107

JACKSONVILLE, FLORIDA 32224

TELEPHONE (904) 721—1226

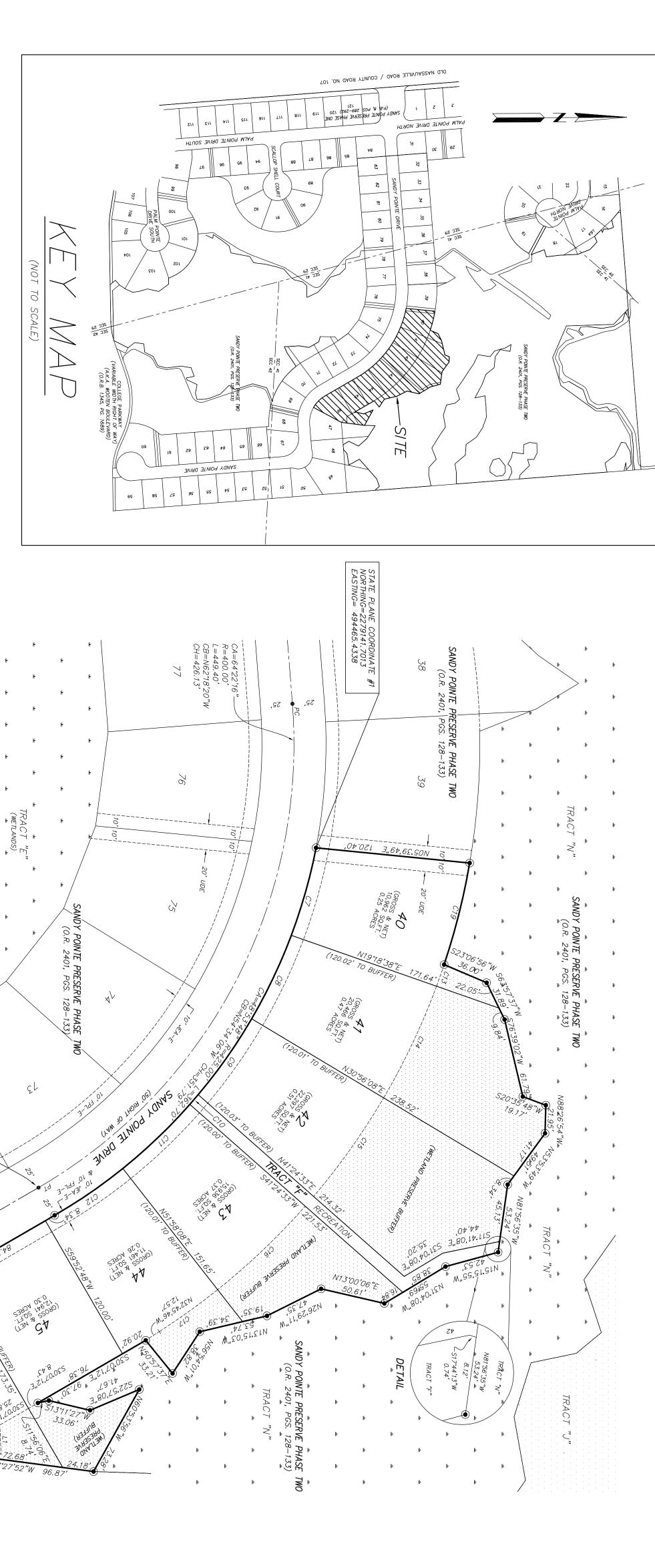
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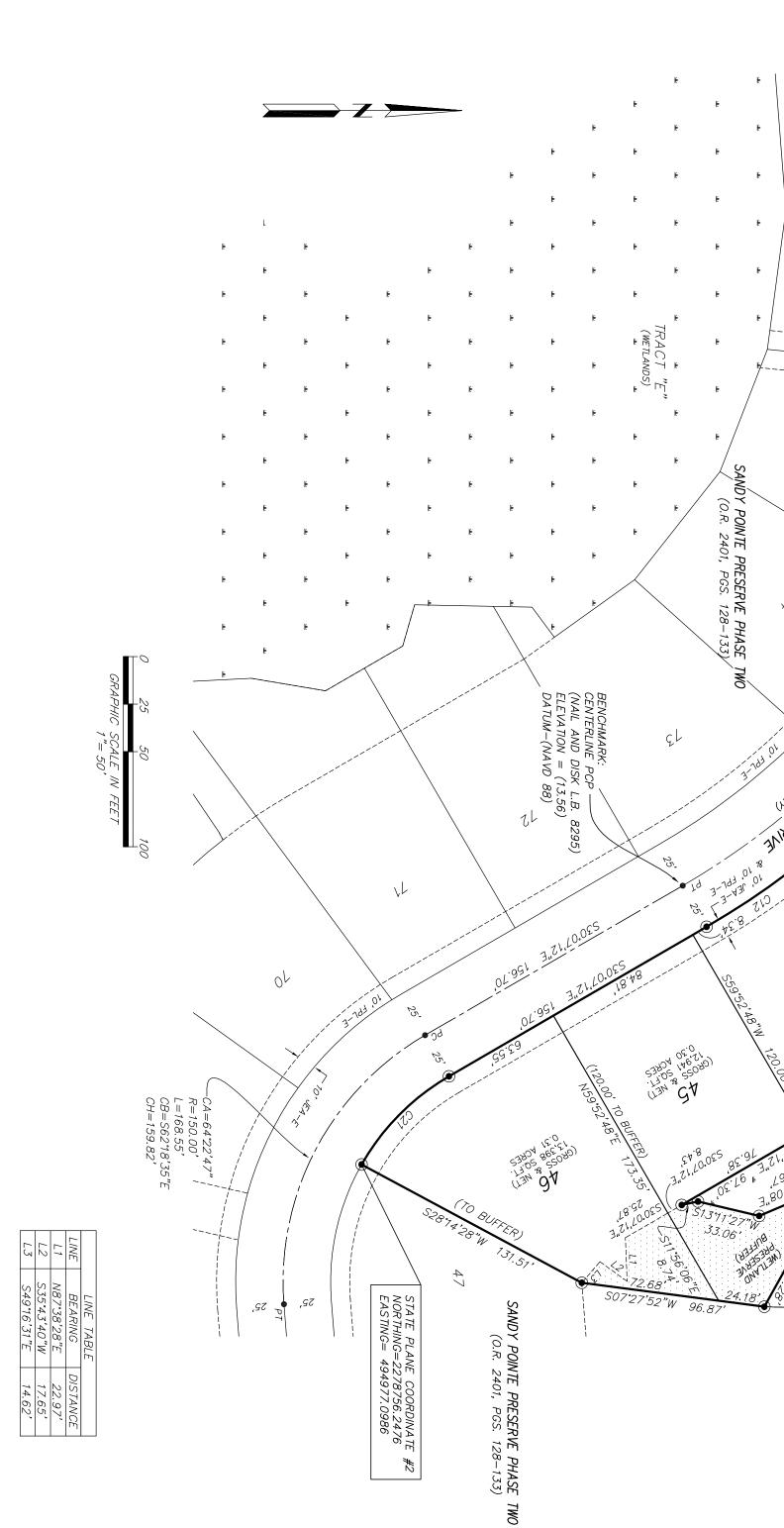
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- STATE OF FLORIDA)

PRESERVE

HOMEOWNERS





15) RESTRICTIONS:
THE LOTS ON THIS PLAT AND OTHER REAL PROPERTY HEREIN DEPICTED, TOGETHER WITH ANY IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED THEREON, ARE AND SHALL BE OWNED, HELD, TRANSFERRED, SOLD, CONVEYED, ENCUMBERED, LEASED, RENTED, USED, OCCUPIED AND IMPROVED SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR SANDY POINTE PRESERVE HOMEOWNERS ASSOCIATION RECORDED IN OFFICIAL RECORDS BOOK 2205, PAGE 725 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

16) ALL WETLANDS PER PLAT WERE FLAGGED BY BRIAN SPAHR OF LG2, Permit #144458-5, last permit date: June 7, 2017.

12) LOT LINES SHOWN ON CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED WITH (R).

13) TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, THERE ARE NO POTABLE WATER WELLS WITHIN 200'
OF ANY PERIMETER BOUNDARY LINE OF THE PLAT SHOWN HEREON.

14) 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 NON-NATIVE INVASIVE 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 (SEC. 37.03(C) LDC).

10) CONTROL COORDINATES SHOWN ARE BASED ON FLORIDA STATE PLANE, EAST ZONE, 1983/1990 DATUM AND WERE ESTABLISHED BY GPS OBSERVATIONS. 7) THE CAPTIONED LANDS AS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORIES
4 AND 5 AS SCALED FROM 2010 STORM SURGE ATLAS, VOLUME 1, PLATE 5, NASSAU COUNTY, FLORIDA,
AS PER S.L.O.S.H. (SEA, LAKE AND OVERLAND SURGES FROM HURRICANES.)

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

9) THE TOTAL NUMBER OF LOTS LYING WITHIN THIS PLAT ARE 7, TRACTS ARE 1.

11) THE STORMWATER MANAGEMENT FACILITIES PER PLAT SHALL BE MAINTAINED BY THE SANDY LAKES PRESERVE HOMEOWNERS ASSOCIATION AS PER THE PERMIT REQUIREMENTS OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

5) THE CURRENT ZONING DISTRICT CLASSIFICATION OF THE PROPERTY SHOWN ON THIS PLAT IS: RS-2
THE MINIMUM BUILDING RESTRICTION LINES FOR THESE LOTS ARE AS FOLLOWS:
FRONT YARD: 15 FOOT MINIMUM, 20 FOOT MINIMUM FOR FACE OF GARAGE.
SIDE YARD: 5 FEET
REAR YARD: 10 FEET
6) "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE ADDITIONAL RESTRICTIONS THAT ARE

4) NO LOTS OR TRACTS SHALL BE RESUBDIVIDED WITHOUT THE APPROVAL FROM THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.

2) ELEVATIONS SHOWN HEREON ARE BASED ON U.S. COASTAL & GEODETIC SURVEY DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

3) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" (SHADED), (0.2 PERCENT ANNUAL CHANCE OF FLOOD), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NO. 120170 0357 G, DATED AUGUST 02, 2017. THE FLOOD ZONE DETERMINATION NOTED HEREON MAY BE SUPERSEDED AND/OR REDEFINED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY.

1) BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE PCP'S OF SANDY POINTE DRIVE AS BEING S30'07'12"E.

GENERAL NOTES:

Chord Bearing
Chord Distance

DENOTES SET 4" X 4" CONCRETE PERMANENT REFERENCE MONUMENT
WITH ALUMINUM DISK, L.B. 8295
(PERMANENT REFERENCE MONUMENT)

DENOTES PERMANENT CONTROL POINT

SQUARE FEET
FINISHED FLOOR ELEVATION
PARCEL INDENTIFICATION NUMBER
FLORIDA POWER & LIGHT
D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
NOT TO SCALE
EASEMENT

MATIONAL GEODETIC VERTICAL DATUM OF 1929
NORTH AMERICAN VERTICAL DATUM OF 1988

TOTAL
DEED
FIELD MEASURED
STORM WATER MANAGEMENT FACILITY
UNOBSTRUCTED DRAINAGE EASEMENT
JEA EASEMENT
FLORIDA POWER & LIGHT EASEMENT

PREPARED BY:

MELROSE SURVEYING AND MA
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 1.

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L.B. NO. 8295

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0001-0000

Sq. Ft.
F.F.E.
P.I.N.
F.P. & L.
S.J.R. W.M.D.
(NTS)
(ESMT)
(NGVD-29)
(NA VD88)
(T)
(D)
(FM)
SWMF