

Miner Pines

A PORTION OF THE JOHN VAUGHAN GRANT, SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK

PAGE

SHEET 1 OF 2 SHEETS
12 LOTS AND 7 TRACTS

CAPTION

A PORTION OF THE JOHN VAUGHAN GRANT, SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (A-1-A, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY LINE OF SAID SECTION 38, SAID WESTERLY LINE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF MINER ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 22°54'51" EAST, ALONG SAID WESTERLY LINE, 2958.80 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 22°54'51" EAST, ALONG LAST SAID LINE 460.06 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1320, PAGE 1192 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE, NORTH 67°08'04" EAST, ALONG LAST SAID LINE, AND ALSO ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2037, PAGE 804, OFFICIAL RECORDS BOOK 2060, PAGE 826, OFFICIAL RECORDS BOOK 2113, PAGE 794, OFFICIAL RECORDS BOOK 985, PAGE 120 AND OFFICIAL RECORDS BOOK 1363, PAGE 1568, SAID PUBLIC RECORDS, 1418.90 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1028, PAGE 835; THENCE NORTH 22°54'50" WEST ALONG LAST SAID LINE, 461.97 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 942, PAGE 1907, SAID PUBLIC RECORDS; THENCE SOUTH 67°03'26" WEST ALONG SAID LAST LINE, AND ALSO ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1326, PAGE 610, OFFICIAL RECORDS BOOK 1326, PAGE 608, OFFICIAL RECORDS BOOK 1983, PAGE 901, OFFICIAL RECORDS BOOK 722, PAGE 1674, OFFICIAL RECORDS BOOK 2016, PAGE 7, OFFICIAL RECORDS BOOK 2122, PAGE 953 AND OFFICIAL RECORDS BOOK 718, PAGE 269, SAID PUBLIC RECORDS, 1418.90 FEET, TO THE POINT OF BEGINNING.

CONTAINING 15.02 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, NEW ATLANTIC BUILDERS, INC., A FLORIDA CORPORATION, (THE OWNER) IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS MINER PINES, AND THAT W R HOWELL COMPANY, A FLORIDA CORPORATION, IS THE HOLDER ON THE MORTGAGE OF SAID LANDS AND HEREBY JOINS AND CONSENTS TO THE DEDICATIONS CONTAINED HEREON AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2397, PAGE 1223, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA SHALL BE SUBORDINATED TO SAID DEDICATIONS. THE OWNER HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL ALLEYS, RIGHTS OF WAY (MINER PINES COURT), DRAINAGE AND ACCESS EASEMENTS AND PUBLIC AREAS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED AND REMAINS THE MAINTENANCE OBLIGATION OF THE OWNER OR RESPONSIBLE PROPERTY OWNERS' ASSOCIATION. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

TITLE TO TRACTS 1 AND 2 (RIGHT OF WAY TRACT) IS HEREBY DEDICATED TO NASSAU COUNTY, ITS SUCCESSORS AND ASSIGNS. TRACTS 3 AND 4 (LANDSCAPE BUFFER), TRACTS 5 AND 6 (POND) AND TRACT 7 (UTILITY) ARE HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY & ACCESS EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THOSE EASEMENTS DESIGNATED AS "JEA-M.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND GRANTEES, IF ANY, OF SAID EASEMENTS. THE UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LANDSCAPE PURPOSES; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

ANY UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE FLORIDA STATUTES, 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. NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

THE OWNER HEREBY IRREVOCABLY GRANTS TO FLORIDA POWER & LIGHT, ITS SUCCESSORS AND ASSIGNS, A NONEXCLUSIVE TEN FOOT EASEMENT ALONG THE FRONT OF EACH LOT, AND OVER, UPON AND UNDER ALL TRACTS FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION.

THE OWNER HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO FPL, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON AND UNDER ALL ROAD RIGHTS-OF-WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF FPL UTILITIES, TOGETHER WITH THE RIGHT OF FPL, ITS SUCCESSORS OR ASSIGNS, TO INGRESS AND EGRESS OVER AND UPON THOSE ROADWAYS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF ITS UTILITY SYSTEMS IN EASEMENTS ADJACENT TO THOSE ROAD RIGHTS OF WAY.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

IN WITNESS WHEREOF, NEW ATLANTIC BUILDERS, INC., A FLORIDA CORPORATION, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY _____ ITS _____

NEW ATLANTIC BUILDERS, INC., A FLORIDA CORPORATION

BY: _____ WITNESS: _____
PRINT: _____ PRINT: _____
TITLE: _____ WITNESS: _____
PRINT: _____

NOTARY FOR NEW ATLANTIC BUILDERS, INC., A FLORIDA CORPORATION

STATE: FLORIDA
COUNTY: NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2021, A.D.,
BY _____ OF NEW ATLANTIC BUILDERS, INC.,
A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO [] PRODUCED _____ AS IDENTIFICATION OR [] WHO IS PERSONALLY KNOWN.

NOTARY PUBLIC-STATE OF FLORIDA
PRINT NAME: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

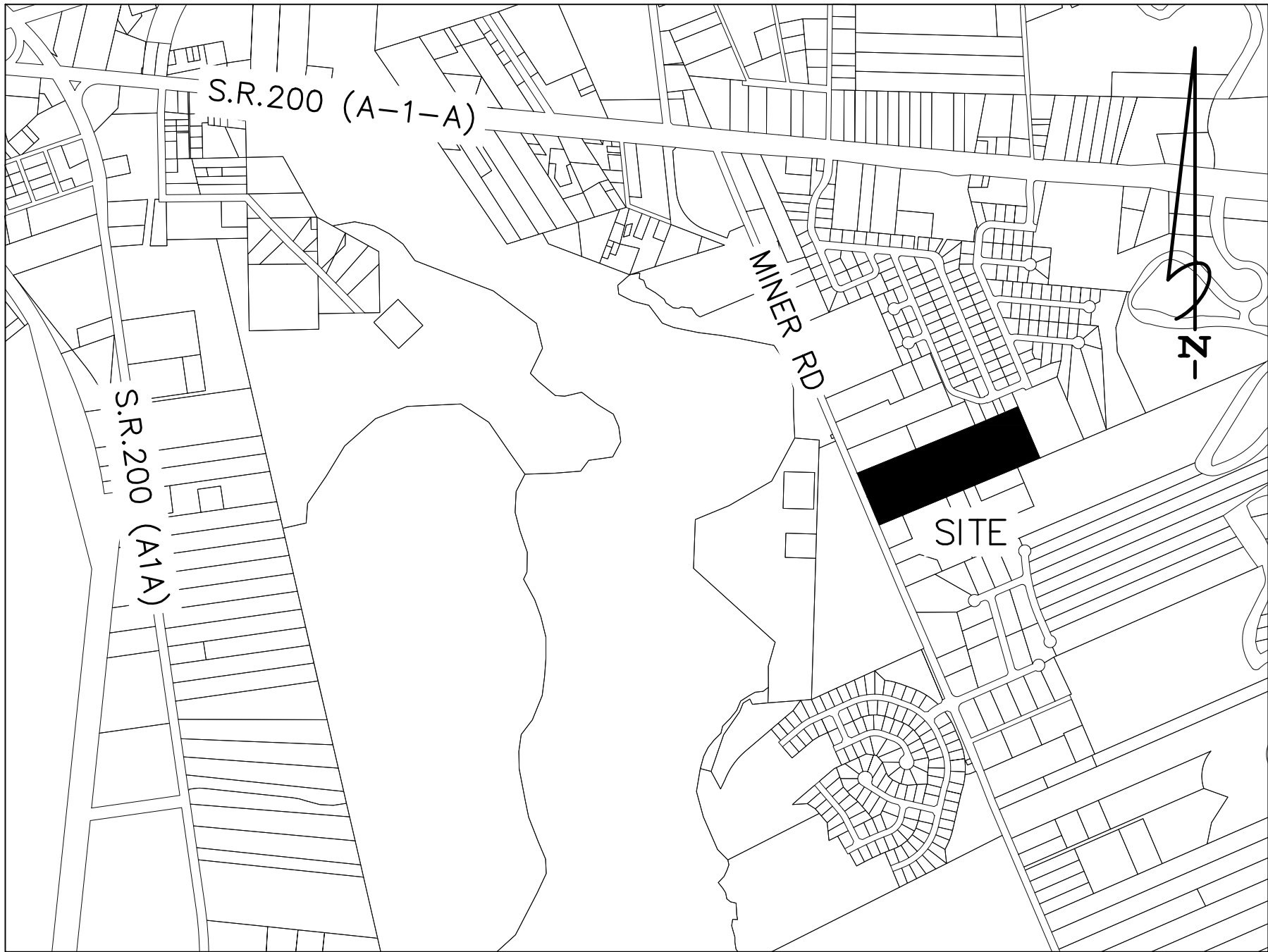
W.R. HOWELL COMPANY, A FLORIDA CORPORATION

WITNESS: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
WITNESS: _____ TITLE: _____
PRINT NAME: _____

NOTARY FOR W.R. HOWELL COMPANY, A FLORIDA CORPORATION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2021, BY _____
AS _____ OF W R HOWELL COMPANY, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO [] PRODUCED _____ AS IDENTIFICATION OR [] WHO IS PERSONALLY KNOWN.

NOTARY PUBLIC-STATE OF FLORIDA
PRINT NAME: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

- "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 OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAYBE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF MINER ROAD, AS S22°54'51"E (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983 1990 NGS ADJUSTMENT). COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE EAST ZONE OF FLORIDA (NAD 1983 1990 NGS ADJUSTMENT), AND WERE ESTABLISHED BY CONVENTIONAL SURVEYING MEANS WITH AN ERROR OF CLOSURE NOT EXCEEDING (1:20,000).
- REFERENCE BENCHMARK: BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED THE FLORIDA DEPARTMENT OF TRANSPORTATION GPS DATABASE USING AN OBSERVED ELEVATION ON TOP OF A NAIL AND DISK WITH NO IDENTIFICATION LOCATED IN THE RADIUS OF A CUL-DE-SAC AT THE WEST END OF CREEK DRIVE. ELEVATION = 19.41 (NAVD 88).
- THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS THE DATE OF RECORDING IS "OPEN RURAL".
- BUILDING RESTRICTION SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CURRENT COUNTY ZONING ORDINANCE AND CURRENTLY ARE AS FOLLOWS:
BUILDING RESTRICTION LINE (B.R.L.):
FRONT YARD-----THIRTY-FIVE (35) FEET
SIDE YARD-----FIFTEEN (15) FEET
REAR YARD-----TWENTY-FIVE (25) FEET
MAXIMUM LOT COVERAGE WILL BE 20%.
- THE LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY GOVERNMENT.
- A PORTION OF THIS PROPERTY IS SUBJECT TO STORM SURGE INUNDATION DURING A CATEGORY 5 HURRICANE ACCORDING TO THE STORM SURGE ATLAS FOR NASSAU COUNTY PER MAP PROVIDED BY NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL.
- THERE ARE NO JURISDICTIONAL WETLANDS PRESENT ON LANDS DESCRIBED IN CAPTION AS DETERMINED BY BYRON PEACOCK FROM PEACOCK CONSULTING GROUP, LLC, ON JULY 25, 2018.
- TOTAL NUMBER OF LOTS: 12 LOTS, 7 TRACTS.
- TOTAL ACREAGE: 15.02 ACRES ±
- OWNERS: NEW ATLANTIC BUILDERS, INC.
- PARCEL IDENTIFICATION NUMBERS: 38-2N-27-0000-0014-0050
- THE LANDS SHOWN HEREON LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP 12089C0352G, COMMUNITY NO. 120170, DATED AUGUST 2, 2017. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS NON-ACCESS EASEMENT RESTRICT VEHICULAR ACCESS TO AND FROM GW COURSON ROAD AND INGRESS/EGRESS EASEMENTS ON ADJOINING PROPERTIES.

LEGEND

R/W = RIGHT OF WAY
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
P(S). = PAGE(S)
CH = CHORD DISTANCE
R = RADIUS
Δ = DELTA ANGLE
L = ARC LENGTH
C = CENTERLINE
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
D.&A.E. = DRAINAGE AND ACCESS EASEMENT
B.R.L. = BUILDING RESTRICTION LINE

C1 = TABULATED CURVE DATA
L1 = TABULATED LINE DATA
F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
ELEV = ELEVATION
ATB = APPROXIMATE TOP OF BANK
S.F. = SQUARE FEET
R.P. = RADIUS POINT
S.M.F. = STORMWATER MANAGEMENT FACILITY
P.R.M. = PERMANENT REFERENCE MARKS
(R) = LOT LANE RADIAL TO R/W
(TYP.) = TYPICAL
JEA-M.E. = JEA METER EASEMENT

----- = BUILDING RESTRICTION LINE (B.R.L.)
■ = FOUND 4"x4" CONCRETE MONUMENT
 STAMPED P.R.M. LB 3731
● = FOUND 5/8" IRON ROD
 WITH CAP P.R.M. LB 3731
⊙ = PERMANENT CONTROL POINT
 STAMPED P.C.P. LB 3731
□ = 4"x4" CONCRETE MONUMENT
 STAMPED P.R.M. LB 3731
○ = SET 5/8" IRON ROD
 WITH CAP P.R.M. LB 3731
⊕ = BENCH MARK

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS ____ DAY OF _____, 20____, A.D., AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

COUNTY HEALTH DEPARTMENT

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 DEPARTMENT

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

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

TAX COLLECTOR'S CERTIFICATE

PARCEL IDENTIFICATION NUMBERS: 38-2N-27-0000-0014-0050 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.

TAX COLLECTOR, NASSAU COUNTY, FLORIDA

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

COMMISSIONERS APPROVAL

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

CHAIRMAN OF THE BOARD OF COMMISSIONERS

CERTIFICATE OF CLERK

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

CLERK OF THE CIRCUIT COURT STATE OF FLORIDA

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

SURVEYOR/MAPPER _____ DATE _____

PRINT NAME: _____

FLORIDA REGISTRATION NO. _____

TITLE CERTIFICATION

I, _____, ATTORNEY AT LAW LICENSED IN FLORIDA, DO HEREBY CERTIFY THAT RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS VESTED IN NEW ATLANTIC BUILDERS, INC., A FLORIDA CORPORATION, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN SHOWN HEREON AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

ATTORNEY AT LAW _____ DATE _____

REVIEWS
OFFICE: _____
FIELD: _____

CHECKED BY: _____
CLOSURES/DATA: _____
COVER SHEET: _____
PRMS: _____

A PORTION OF THE JOHN VAUGHAN GRANT, SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00'	28.98'	66°25'19"	S101°7'49"W	27.39'
C2	25.00'	10.29'	23°35'17"	S55°18'06"W	10.22'
C3	25.00'	22.83'	52°19'48"	N86°44'21"E	22.05'
C4	65.00'	88.22'	77°45'37"	N80°32'45"E	81.60'
C5	65.00'	63.21'	55°43'11"	N13°48'20"E	61.76'
C6	65.00'	64.04'	56°26'58"	N59°58'44"W	61.48'
C7	65.00'	87.39'	77°01'50"	S53°16'52"W	80.95'
C8	25.00'	22.83'	52°19'48"	N40°55'51"E	22.05'
C9	25.00'	10.28'	23°35'16"	N78°52'48"E	10.21'
C10	25.00'	28.98'	66°25'19"	S56°07'30"E	27.39'
C11	65.00'	20.08'	17°41'59"	N22°54'15"E	20.00'

