#### CAPTION:

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 39, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA. BEING ALSO THE SAME LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 321, PAGE 26 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND OFFICIAL RECORDS BOOK 499, PAGE 1411 OF THE PUBLIC RECORDS OF NASSAU COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE NORTHERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (A 120.00 FOOT RIGHT-OF-WAY) INTERSECTS THE EASTERLY RIGHT-OF-WAY LINE OF BARNWELL ROAD (A 60.00 FOOT RIGHT-OF-WAY); THENCE NORTH 04°02'00" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BARNWELL ROAD AFORESAID, A DISTANCE OF 1210.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 04°02'00" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BARNWELL ROAD (A 60' RIGHT-OF-WAY), A DISTANCE OF 72.50 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2840.29 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 12"11"08", AN ARC DISTANCE OF 527.50 FEET TO WHERE SAID RIGHT-OF-WAY LINE IS INTERSECTED BY THE SOUTHERLY LINE OF TRACT 9. BARNWELL MANOR — PHASE 1. AS RECORDED IN PLAT BOOK 8, PAGES 293 THROUGH 298 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA (THE AFORESAID ARC HAS A CHORD DISTANCE OF 526.51 FEET, THAT BEARS NORTH 10°07'34" EAST); THENCE SOUTH 86°07'19" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT 9, BARNWELL MANOR — PHASE 1, A DISTANCE OF 398.21 FEET TO INTERSECT THE WESTERLY LINE OF TRACT 11, BARNWELL MANOR - PHASE 1, THENCE SOUTH 14°31'50" WEST, RUNNING ALONG THE WESTERLY LINES OF TRACTS 11, 13 & 14, BARNWELL MANOR -PHASE 1, A DISTANCE OF 302.49 FEET TO THE NORTHWEST CORNER OF TRACT 22, BARNWELL MANOR - PHASE 2, AS RECORDED IN OFFICIAL RECORDS BOOK 2362, PAGES 1884 THROUGH 1889 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 03°52'12" WEST, ALONG THE WESTERLY LINES OF TRACT 22, AND LOT 147, BARNWELL MANOR - PHASE 2, A DISTANCE OF 300.00 FEET, TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 377, PAGE 723 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 85°55'20" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 377, PAGE 723, A DISTANCE OF 399.58 FEET TO THE POINT OF BEGINNING.

### 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 REVIEWED ON AN INDIVIDUAL LOT BASIS ACCORDING TO F.A.C. 62-550, 62-555 62-560 AND F.A.C. 64E-6.

COUNTY HEALTH DEPARTMENT

## COMMISSION APPROVAL CERTIFICATE

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

COMMISSION CHAIRMAN

### COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBERS: 39-2N-28-0000-0002-0080 39-2N-28-0000-0002-0110

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 \_\_\_\_\_, A.D. 2021.

TAX COLLECTOR

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 \_\_\_\_\_, A.D. 2021.

\_\_\_\_\_COUNTY ENGINEER

## CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

APPROVED FOR THE RECORD, THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY ATTORNEY, THIS\_\_\_\_\_ DAY OF\_\_\_\_\_\_A.D. 2021

MICHAEL S. MULLIN, ATTORNEY FLORIDA BAR NO. 301094

## CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS 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 THE CIRCUIT COURT

# 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.

THIS\_\_\_\_\_, DAY OF\_\_\_\_\_, 2021.

COUNTY PLANNER

## CHIEF OF FIRE-RESCUE CERTIFICATE

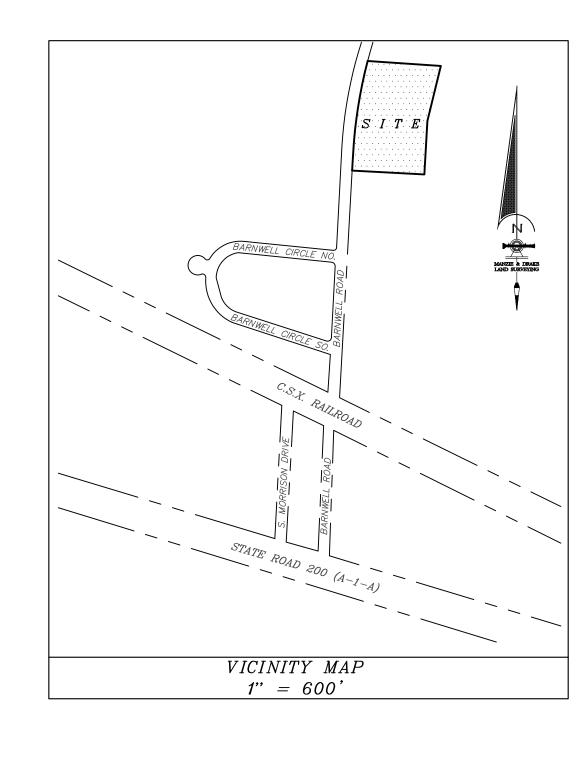
THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE CHIEF OF FIRE—RESCUE OF NASSAU COUNTY, FLORIDA

THIS \_\_\_\_\_, A.D. 2021.

CHIEF OF FIRE-RESCUE



A PORTION OF SECTION 39, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA



# TITLE CERTIFICATION

I, \_\_\_\_\_\_\_, ON BEHALF OF AMELIA TITLE AGENCY. A
TITLE INSURANCE COMPANY LICENSED IN FLORIDA, 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 HS LAND VENTURES, LLC., THAT THE CURRENT TAXES 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.

AMELIA TITLE AGENCY COMPANY REPRESENTATIVE

\_\_\_\_\_

# - CERTIFICATE OF REVIEW BY COUNTY EMPLOYED / CONTRACTED SURVEYOR / MAPPER

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 THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, F.S., 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

CHARLES ROBERT LEE

FLORIDA REGISTRATION NO.: LS 5618

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_. A.D. 2021.

MICHAEL A. MANZIE, P.L.S. FLORIDA CERTIFICATE No. 4069

MANZIE & DRAKE LAND SURVEYING 117 SOUTH 9TH STREET FERNANDINA BEACH, FL 32034 CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"  $(\mathit{OFFICIAL}\ \mathit{RECORDS}\ \mathit{BOOK}\_\_\_\_$ 

SHEET 1 OF 2 SHEETS

 $PAGE_{-}$ 

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, "HS LAND VENTURES, LLC" IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "KINGSLEY ESTATES", AND THAT IT 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 LAND.

IN WITNESS WHEREOF, OWNER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

TRACT "A" (RECREATION TRACT) IS HEREBY DEDICATED TO KINGSLEY ESTATES HOMEOWNERS ASSOCIATION AND REQUIRES A MAINTENANCE OBLIGATION OF THE OWNER OR A RESPONSIBLE PROPERTY OWNERS' ASSOCIATION

TRACT "B" (10' ADDITIONAL RIGHT-OF-WAY) IS HEREBY DEDICATED TO NASSAU COUNTY.

#### HS LAND VENTURES, LLC, A FLORIDA LIMITED LIABILITY CORPORATION

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_\_

WITNESS		
PRINT OR TYPE NAME	WILLIAM HOWELL, MANAGER	
PRINT OR TYPE NAME		
WITNESS		
PRINT OR TYPE NAME	VANAL CHARACKE AAANACED	
STATE OF FLORIDA COUNTY OF		
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE PHYSICAL PRESENCE OR [] ONLINE NOTARIZ	ZATION, THIS DAY OF	
	ON BEHALF OF	
A, WHO	ON BEHALF OF	
A, WHO IDENTIFICATION OR WHO IS PERSONALLY KNOW	ON BEHALF OF	
A, WHO	ON BEHALF OF	

### SURVEYOR'S NOTES:

- 1.) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (5/8" IRON ROD & CAP) SET STAMPED "PRM LB 7039"
- $\blacksquare$  DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (5/8" IRON ROD & CAP) FOUND STAMPED "PRM LB 7039"
- 2.) 43,560 SF DENOTES LOT SQUARE FOOTAGE (GROSS & NET) (G&N)
  3.) BEARINGS SHOWN HEREON ARE BASED ON NO4°02'00"E FOR THE EASTERLY
- RIGHT-OF-WAY LINE OF BARNWELL ROAD. THE BEARING REFERENCE LINE IS INDICATED AS THUS (BR).
  4.) GRID BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE
- 4.) GRID BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 (N.A.D. '83/'90)
- 6.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C 219 G & 12089C 0357 G, DATED 08/02/2017. FLOOD ZONE INFORMATION LISTED ABOVE AND SHOWN ON THIS SURVEY IS PROVIDED AS A COURTESY AND IS APPROXIMATE AT BEST ALL DATA SHOULD BE VERIFIED BY NASSAU COUNTY BUILDING DEPARTMENT FOR ACCURACY. WE ASSUME NO LIABILITY FOR ITS ACCURACY. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON AND IS NOT REQUIRED TO BE SHOWN PER CHAPTER 177 FLORIDA STATUTES. THE FLOOD ZONE DETERMINATION NOTED HEREON MAY BE SUPERSEDED AND/OR REDEFINED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY.
- 7.) "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 MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 8.) ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
- 9.) 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.
- 10.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS: RS-1.
- 11.) BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "RS-1", ARE AS FOLLOWS:
  FRONT: 30-FEET SIDE: 10-FEET REAR: 15-FEET
- 12.) THE LANDS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORY 3, 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 04/20/2021).
- 13.) TOTAL NUMBER OF LOTS: 6 / TOTAL NUMBER OF TRACTS: 2 / TOTAL ACREAGE: 5.43
- 14.) 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.
- 15.) THE 15-FOOT LANDSCAPE BUFFER REQUIRES THREE CANOPY AND THREE UNDERSTORY TREES OF MORE THAN ONE SPECIES OF TREE LISTED IN TABLES 37-1 OR 37-2 PER LAND DEVELOPMENT CODE SECTIONS 37.05 B, B (1), C, D (2). EXISTING TREES CAN BE RETAINED TO FULFILL THIS REQUIREMENT.
- 16.) BASED ON LOT SIZES, EACH SINGLE—FAMILY LOT IN KINGSLEY ESTATES REQUIRES
  6 TREES PER LAND DEVELOPMENT CODE SECTION 37.05 C (1). EXISTING TREES
  CAN BE RETAINED TO FULFILL THIS REQUIREMENT
- 17.) PER ORDINANCE 99—17 SECTION 11.7.1, SIDEWALK IS REQUIRED ALONG COLLECTOR ROADWAYS.SIDEWALK SHALL BE CONSTRUCTED OR BONDED PRIOR TO PLAT RECORDING PER ORDINANCE 99—17 SECTION 11.7.6.

<u>LEGEND</u> P.L.S. = PRO

P.L.S. = PROFESSIONAL LAND SURVEYOR
P.I.N. = PARCEL IDENTIFICATION NUMBER
LB = LICENSED BUSINESS
SQ. FT = SQUARE FEET
NAVEL = NORTH AMERICAN VERTICAL D

N.A.V.D. = NORTH AMERICAN VERTICAL DATUM F.P.&L = FLORIDA POWER & LIGHT EASEMENT <math>AC = ACRE

 $\mathcal{Q} = CENTERLINE$   $\Delta = CENTRAL ANGLE$  CB = CHORD BEARING

CB = CHORD BEARING
CD = CHORD DISTANCE
L = LENGTH
R = RADIUS

R = RADIUS P.I.N. = PARCEL IDENTIFICATION NUMBER O.R.B. = OFFICIAL RECORDS BOOK G = GROSS

Manzie & Drake Land Surveying

N = NET

117 South Ninth Street, Fernandina Beach, FL 32034 (904) 491–5700 www.ManzieAndDrake.com Certificate of Authorization Number "LB 7039" "OUR **SIGHTS** ARE ON THE FUTURE, SET YOUR **SITES** ON US."

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