

CAPTION:

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE SOUTHWEST CORNER OF "NASSAU CROSSING TOWNHOMES PHASE ONE", ACCORDING TO THE PLAT THEREOF RECORDED IN OFFICIAL RECORDS BOOK 2379, PAGE 142, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 71°37'30" WEST, ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID "NASSAU CROSSING TOWNHOMES PHASE ONE", A DISTANCE OF 559.70 FEET; THENCE NORTH 42°11'10" EAST A DISTANCE OF 54.13 FEET; THENCE NORTH 14°45'09" EAST A DISTANCE OF 24.31 FEET; THENCE NORTH 30°38'53" WEST A DISTANCE OF 39.23 FEET; THENCE NORTH 24°43'11" WEST A DISTANCE OF 50.29 FEET; THENCE NORTH 50°31'07" WEST A DISTANCE OF 407.08 FEET TO INTERSECT THE PERIMETER OF "NASSAU CROSSING PHASE ONE", ACCORDING TO THE PLAT THEREOF RECORDED IN OFFICIAL RECORDS BOOK 2344, PAGE 490, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF SAID "NASSAU CROSSING PHASE ONE", THE FOLLOWING THREE COURSES: (1) THENCE NORTH 44°35'39" EAST A DISTANCE OF 1,400.90 FEET; (2) THENCE NORTH 02°59'53" WEST A DISTANCE OF 63.59 FEET; (3) THENCE NORTH 87°00'07" EAST A DISTANCE OF 176.72 FEET; THENCE ALONG THE PERIMETER OF "NASSAU CROSSING TOWNHOMES PHASE ONE", ACCORDING TO THE PLAT THEREOF RECORDED IN OFFICIAL RECORDS BOOK 2379, PAGE 142, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING EIGHTEEN COURSES: (1) THENCE SOUTH 02°59'53" EAST A DISTANCE OF 52.22 FEET; (2) THENCE SOUTH 26°55'09" WEST A DISTANCE OF 308.31 FEET; (3) THENCE SOUTH 01°04'51" EAST A DISTANCE OF 63.18 FEET; (4) THENCE SOUTH 66°04'51" EAST A DISTANCE OF 142.34 FEET; (5) THENCE SOUTH 04°04'51" EAST A DISTANCE OF 141.30 FEET; (6) THENCE SOUTH 84°04'51" EAST A DISTANCE OF 118.29 FEET; (7) THENCE SOUTH 05°55'09" WEST A DISTANCE OF 108.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 76.00 FEET; (8) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°28'25", AN ARC DISTANCE OF 106.74 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 05°55'09" WEST A DISTANCE OF 98.18 FEET; (9) THENCE SOUTH 05°55'09" WEST A DISTANCE OF 110.01 FEET; (10) THENCE SOUTH 42°55'09" WEST A DISTANCE OF 18.28 FEET; (11) THENCE SOUTH 05°55'09" WEST A DISTANCE OF 117.76 FEET; (12) THENCE SOUTH 87°45'54" WEST A DISTANCE OF 189.32 FEET; (13) THENCE SOUTH 65°27'48" WEST A DISTANCE OF 106.72 FEET; (14) THENCE SOUTH 23°04'29" EAST A DISTANCE OF 397.49 FEET; (15) THENCE SOUTH 69°55'09" WEST A DISTANCE OF 183.09 FEET; (16) THENCE NORTH 66°04'51" WEST A DISTANCE OF 99.28 FEET; (17) THENCE SOUTH 23°55'09" WEST A DISTANCE OF 77.85 FEET; (18) THENCE SOUTH 26°04'51" EAST A DISTANCE OF 103.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.16 ACRES, MORE OR LESS.

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 _____

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 NUMBER: 42-2N-27-0000-0003-0060

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 _____ DAY OF _____, 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 _____ DAY OF _____, 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 _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS _____ PAGE _____ 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 _____

TITLE CERTIFICATION

I, _____, AN ATTORNEY AT LAW LICENSED IN FLORIDA, DO HEREBY CERTIFY THAT WE HAVE SEARCHED THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AS TO THE TITLE TO THE HERETO DESCRIBED PROPERTY AND WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS VESTED IN PATRIOT RIDGE, LLP, 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.

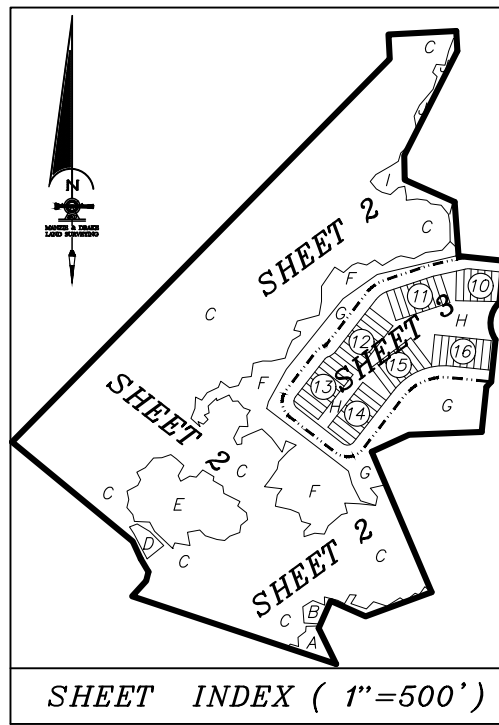
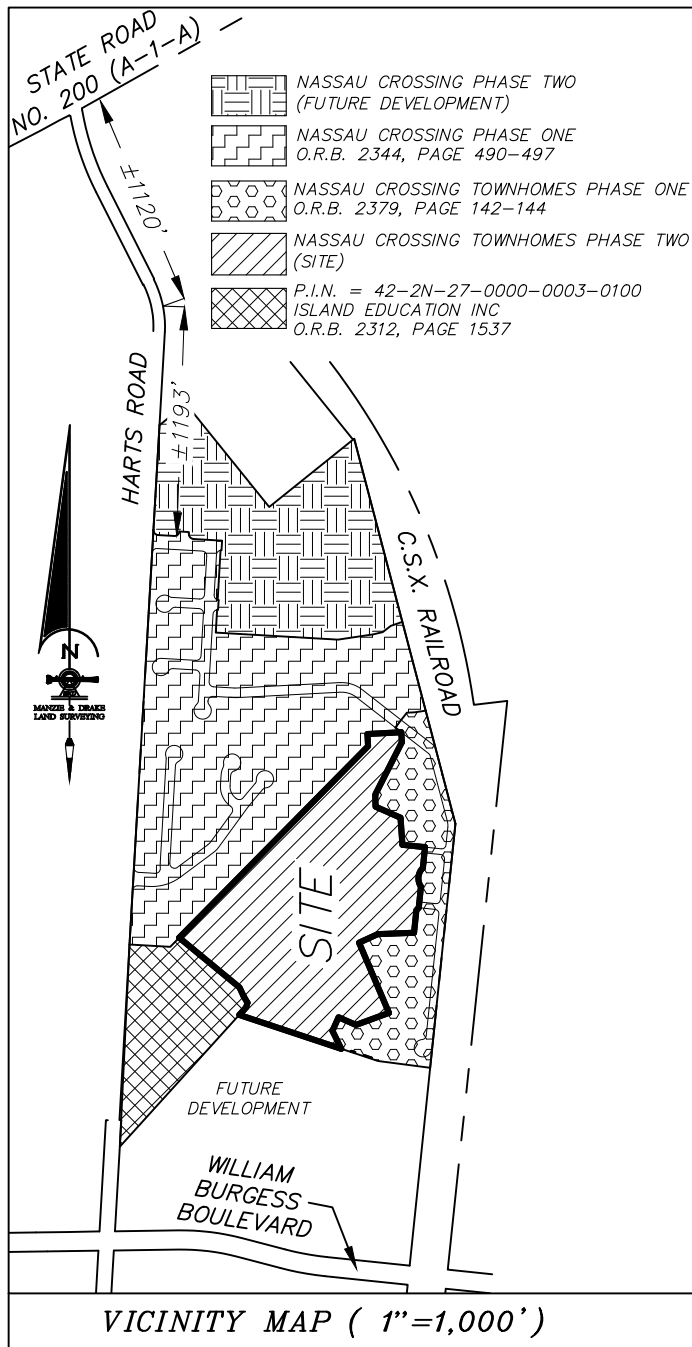
ATTORNEY AT LAW _____

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 _____ DAY OF _____, A.D. 2021.

CHIEF OF FIRE-RESCUE _____



LEGEND

- LB = LICENSED BUSINESS
- CL = CENTERLINE
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CH = CHORD
- D&U.E. = DRAINAGE & UTILITY EASEMENT
- JE.U.E. = JEA UTILITY EASEMENT
- FILE = FLORIDA POWER & LIGHT UTILITY EASEMENT
- L = LENGTH
- NAVD = NORTH AMERICAN VERTICAL DATUM
- O.R.B. = OFFICIAL RECORDS BOOK
- P.O. = POINT OF CURVATURE
- P.C.P. = PERMANENT CONTROL POINT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.R.C. = POINT OF REVERSE CURVATURE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- P.I.N. = PARCEL IDENTIFICATION NUMBER
- P.T. = POINT OF TANGENCY
- SO. FT. = SQUARE FEET

SURVEYOR'S NOTES

- 1.) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (5/8" IRON ROD & CAP) SET STAMPED "PRM LB 7039".
 DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (5/8" IRON ROD & CAP) FOUND STAMPED "PRM LB 7039".
 DENOTES PERMANENT CONTROL POINT (P.C.P.) SET WITH IDENTIFICATION "LB 7039".
- 2.) 43,560 SQ. FT. DENOTES LOT SQUARE FOOTAGE (GROSS & NET) (G&N)
- 3.) 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)
- 4.) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988). THE SOURCE BENCHMARK IS PUBLISHED BENCHMARK "P 143". (ELEVATION = 35.15' NAVD 1988)
- 5.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C 0351.F, DATED 08/02/2012. 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.
- 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 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.
- 7.) ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
- 8.) 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.
- 9.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS: PLANNED UNIT DEVELOPMENT "PUD" (NASSAU CROSSING PUD).
- 10.) BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "PUD" (NASSAU CROSSING PUD), ARE AS FOLLOWS:
FRONT SETBACK = 10'-FEET (FRONT PORCH); 15'-FEET (MAIN HOUSE); 20'-FEET (GARAGE)
(CORNER LOTS SHALL HAVE A SECONDARY FRONTAGE SETBACK OF 10'-FEET)
SIDE SETBACK = 5'-FEET BETWEEN BUILDINGS EXTERIOR/0'-FEET INTERIOR (TOWNHOUSE) 5'-FEET (ALL OTHERS)
REAR SETBACK (TOWNHOUSE); 10' (ALL OTHERS)
- 11.) THE LANDS SHOWN HEREON ARE NOT LOCATED WITHIN STORM SURGE CATEGORY, 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 11/16/2020).
- 12.) TOTAL NUMBER OF LOTS: 53 / TOTAL NUMBER OF TRACTS: 10 / TOTAL ACREAGE: 24.16 ACRES
- 13.) THE JURISDICTIONAL WETLANDS AS SHOWN HEREON WERE FLAGGED AND IDENTIFIED BY PEACOCK CONSULTING GROUP, LLC, AND WERE VERIFIED BY THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (FILE NUMBER 132382-4)
- 13A.) FOR ADDITIONAL INFORMATION REGARDING THESE WETLAND JURISDICTIONAL AREAS AND THE METHODOLOGY USED TO DETERMINE THESE WETLAND AREAS, THE FOLLOWING AGENCIES MAY BE CONTACTED: US ARMY CORP OF ENGINEERS, STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- 13B.) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF ANY OF THE JURISDICTIONAL WETLAND AREAS DEPICTED HEREON WITHOUT THE WRITTEN APPROVAL OF NASSAU COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THESE WETLAND JURISDICTIONAL LINES MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- 14.) TRACT "C", IS SUBJECT TO A CONSERVATION EASEMENT PURSUANT TO SECTION 704.06, FLORIDA STATUTES IN FAVOR OF THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT. ANY ACTIVITY IN OR USE OF THE CONSERVATION EASEMENT AREAS IS INCONSISTENT WITH THE PURPOSE OF THE CONSERVATION EASEMENT IS PROHIBITED. THE CONSERVATION EASEMENT EXPRESSLY PROHIBITS THE FOLLOWING ACTIVITIES AND USES:
(A) CONSTRUCTION OR PLACING BUILDINGS, ROADS, SIGNS, BILLBOARDS OR OTHER ADVERTISING, UTILITIES OR OTHER STRUCTURES ON OR ABOVE THE GROUND.
(B) DUMPING OR PLACING SOIL OR OTHER SUBSTANCE OR MATERIAL AS LANDFILL OR DUMPING OR PLACING OF TRASH, WASTE OR UNSIGHTLY OR OFFENSIVE MATERIALS.
(C) REMOVING, DESTROYING OR TRIMMING TREES, SHRUBS, OR OTHER VEGETATION.
(D) EXCAVATING, DREDGING OR REMOVING LOAM, PEAT, GRAVEL, SOIL, ROCK OR OTHER MATERIAL SUBSTANCES IN SUCH A MANNER AS TO EFFECT THE SURFACE.
(E) SURFACE USE, EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN PREDOMINANTLY IN ITS NATURAL CONDITION.
(F) ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION, OR FISH AND WILDLIFE HABITAT PRESERVATION.
(G) ACTS OR USES DETRIMENTAL TO SUCH RETENTION OF LAND OR WATER AREAS.
(H) ACTS OR USES DETRIMENTAL TO THE PRESERVATION OF THE STRUCTURAL INTEGRITY OR PHYSICAL APPEARANCE OF SITES OR PROPERTIES OF HISTORICAL, ARCHITECTURAL, ARCHAEOLOGICAL, OR CULTURAL SIGNIFICANCE.
- 15.) 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 EXOTIC PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.

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"

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, "PATRIOT RIDGE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP" IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "NASSAU CROSSING TOWNHOMES PHASE TWO", AND THAT THEY HAVE 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, DEVELOPER 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.

ALL ALLEYS, EASEMENTS, RIGHTS-OF-WAY (SHORTLINE CIRCLE), AND PUBLIC AREAS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED AND REMAINS A MAINTENANCE OBLIGATION OF THE OWNER OR A 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.

TRACT "C" (WETLAND TRACT) IS HEREBY DEDICATED TO THE "NASSAU CROSSING OWNER'S ASSOCIATION, INC."

TRACT "F" (WETLAND BUFFER TRACT) IS HEREBY DEDICATED TO THE "NASSAU CROSSING OWNER'S ASSOCIATION, INC." (SEE SURVEYOR'S NOTE NO. 15)

TRACT "G" (POND & OPEN SPACE TRACT) IS HEREBY DEDICATED TO THE "NASSAU CROSSING OWNER'S ASSOCIATION, INC."

TRACT "H" (PEDESTRIAN & EMERGENCY ACCESS TRACT) IS HEREBY DEDICATED TO THE "NASSAU CROSSING OWNER'S ASSOCIATION, INC."

TRACTS "A", "B", "D", "E", "I" & "J" (RECREATION/OPEN SPACE TRACTS) ARE HEREBY DEDICATED TO THE "NASSAU CROSSING OWNER'S ASSOCIATION, INC."

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(S) HEREBY AND IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO FLORIDA POWER & LIGHT COMPANY (FPL), ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER AND 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 RIGHTS OF FLORIDA POWER & LIGHT COMPANY (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 GRANTS TO JEA, 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 JEA WATER SERVICES AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION.

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.

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.

PATRIOT RIDGE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP

WITNESS _____

PRINT OR TYPE NAME _____

WITNESS _____

PRINT OR TYPE NAME _____

STATE OF FLORIDA

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021 BY
OF _____, A _____, AS _____, WHO PRODUCED
_____ AS IDENTIFICATION OR WHO IS PERSONALLY KNOWN.

NOTARY PUBLIC – STATE OF FLORIDA

PRINT NAME: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

MORTGAGEE'S CONSENT

I, _____, ON BEHALF OF D.R. HORTON, INC. – JACKSONVILLE
DO HEREBY JOIN IN AND CONSENT TO THE ADOPTION AND DEDICATION OF SAID LANDS BY
THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREE THAT ITS MORTGAGE, WHICH IS DESCRIBED IN
OFFICIAL RECORD BOOK 2311 PAGE 260 AND OFFICIAL RECORD BOOK 2231 PAGE 37, ALL IN THE PUBLIC
RECORDS OF NASSAU COUNTY, FLORIDA SHALL BE SUBORDINATED TO SAID ADOPTION AND DEDICATION.

WITNESS _____

PRINT OR TYPE NAME _____

WITNESS _____

PRINT OR TYPE NAME _____

STATE OF FLORIDA

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021 BY
OF _____, A _____, AS _____, WHO PRODUCED
_____ AS IDENTIFICATION OR WHO IS PERSONALLY KNOWN.

NOTARY PUBLIC – STATE OF FLORIDA

PRINT NAME: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

Manzie & Drake Land Surveying

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-8700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

"OUR **SIGHTS** ARE ON THE FUTURE,
SET YOUR **SITES** ON US."

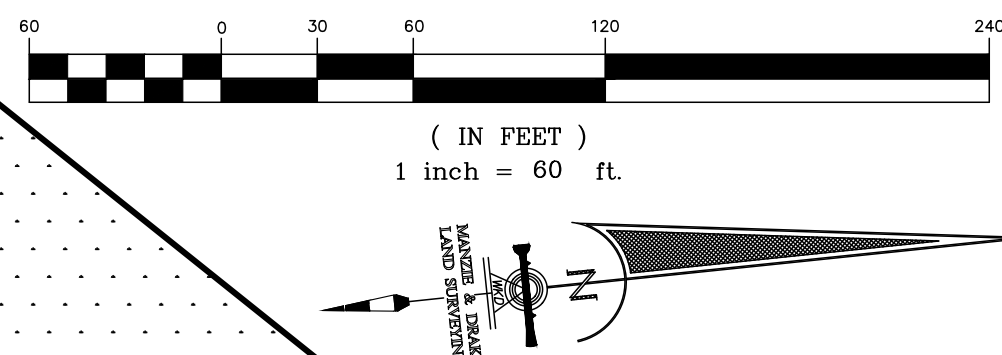
NASSAU CROSSING TOWNHOMES PHASE TWO

OFFICIAL RECORDS BOOK PAGE

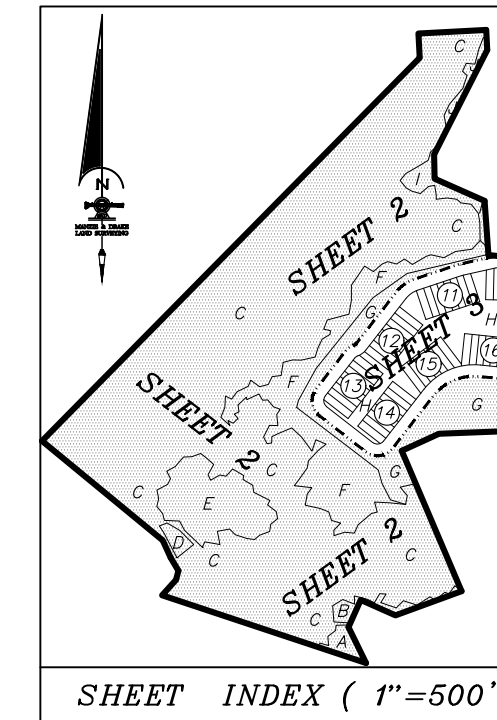
SHEET 2 OF 3 SHEETS

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA

GRAPHIC SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	136.75'	135.00'	58°02'16"	S66°54'00"W	130.98'
C2	78.54'	50.00'	90°00'00"	N82°52'52"E	70.71'
C3	78.54'	50.00'	90°00'00"	S70°08'E	70.71'
C4	26.65'	45.50'	33°33'26"	S54°39'35"W	26.27'
C5	8.49'	14.50'	33°33'26"	N54°39'35"E	8.37'
C6	56.02'	95.00'	33°47'20"	S54°46'32"W	55.22'
C7	20.86'	65.00'	18°23'24"	S86°43'27"W	20.77'

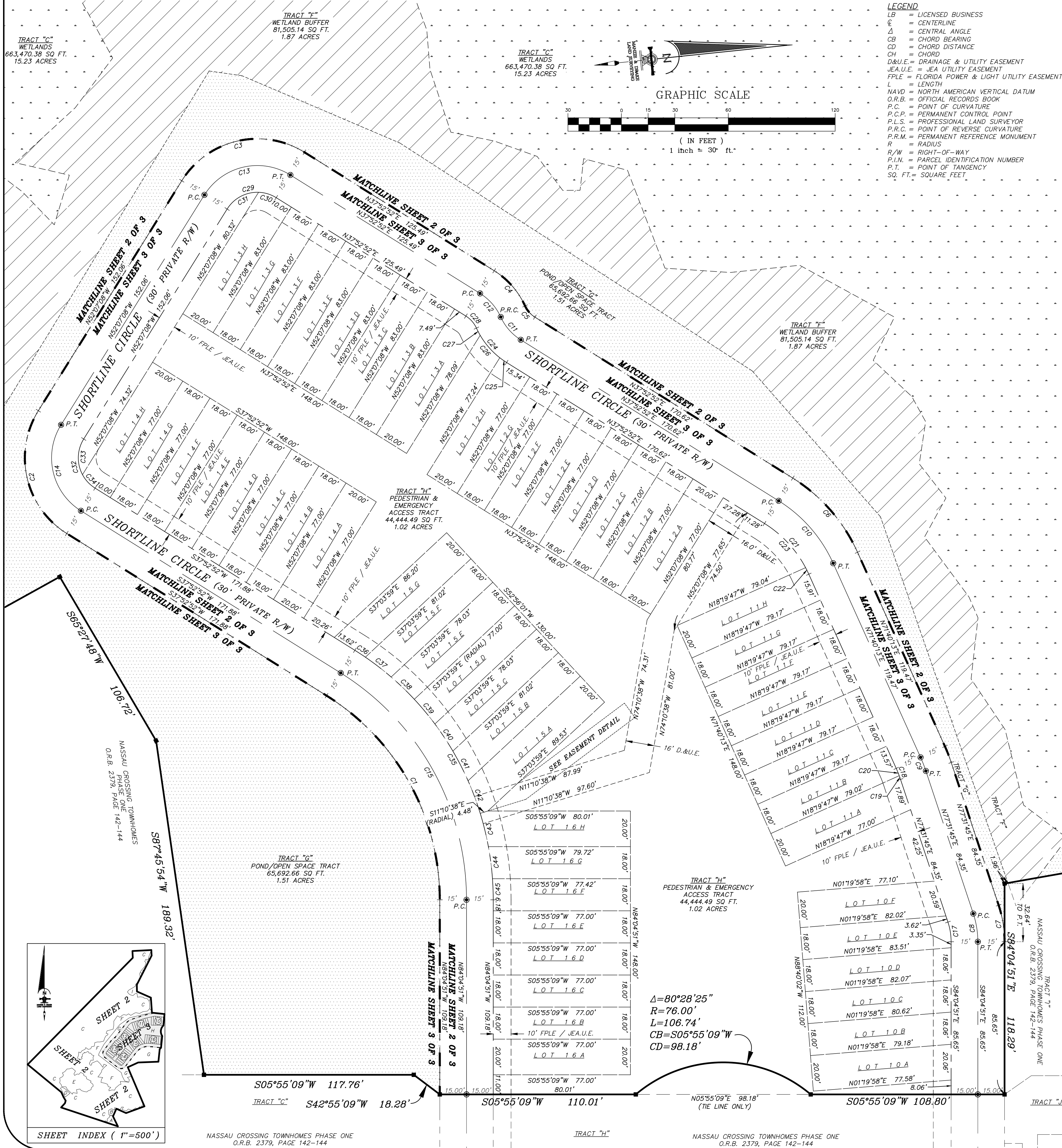


	LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
	L1	N45°50'55"E	13.02'	L34	S14°46'30"E	27.11'	L78	N64°27'09"W	15.28'	L125	N919°24"W	26.61'
	L2	S73°57'47"E	22.51'	L35	S76°27'54"W	15.73'	L79	S22°05'01"E	13.80'	L126	S78°52'06"W	16.59'
L3	N3°45'57"W	23.78'	L36	S49°31'53"W	45.42'	L80	N48°00'25"W	31.86'	L127	S48°52'15"W	27.87'	
	L4	N52°29'57"E	25.29'	L37	S24°39'22"W	23.71'	L81	N22°01'34"E	27.90'	L128	N74°29'24"W	22.81'
	L5	N4°39'51"E	13.48'	L38	N84°55'11"W	25.38'	L82	N3°09'22"E	29.62'	L129	N59°53'40"W	17.17'
L6	N88°20'03"E	35.21'	L39	S72°18'38"W	29.15'	L83	S63°35'26"E	17.87'	L130	N38°58'47"W	25.04'	
	L7	N7°33'47"E	5.27'	L40	N0°34'54"W	14.34'	L84	N36°06'05"E	24.04'	L131	N39°08'46"E	22.95'
	L8	N86°43'48"W	41.50'	L41	N43°37'10"E	25.24'	L85	N64°21'11"E	32.13'	L132	N59°55'08"E	45.26'
L9	N4°07'14"W	42.58'	L42	N73°24'29"W	24.59'	L86	N22°24'42"E	17.19'	L133	N58°07'02"E	22.81'	
L10	N58°30'22"E	30.79'	L43	N18°12'13"W	23.29'	L87	S53°37'00"E	28.49'	L134	N16°20'28"E	22.36'	
	L11	S68°35'35"E	33.10'	L44	N68°04'00"W	23.53'	L88	N75°47'11"E	23.56'	L135	N46°01'06"E	26.14'
L12	N2°04'41"W	21.57'	L45	N77°29'51"W	40.33'	L89	N26°02'51"E	22.85'	L136	N31°29'52"E	32.52'	
L13	S75°21'39"E	35.67'	L46	N10°02'09"E	29.20'	L90	N82°52'01"E	23.64'	L137	N13°08'27"E	20.62'	
L14	S63°27'44"E	19.72'	L47	N35°35'23"E	20.72'	L91	N8°34'27"E	34.51'	L138	N10°14'33"W	30.34'	
L15	N30°33'00"E	27.45'	L48	N83°22'03"W	45.96'	L92	N75°38'19"E	25.69'	L139	N25°45'59"E	31.61'	
L16	S86°24'46"E	16.69'	L49	N38°07'48"E	18.94'	L93	S88°40'02"E	22.12'	L140	N40°17'14"E	54.51'	
L17	S32°02'26"W	26.28'	L50	N35°01'48"E	37.82'	L94	N77°32'23"E	37.16'	L141	N17°59'42"E	34.86'	
L18	S71°16'18"E	42.78'	L51	N11°00'54"E	19.32'	L95	N17°25'45"E	24.91'	L142	N46°33'04"W	16.25'	
L19	N44°52'48"E	26.28'	L52	N42°59'07"E	37.40'	L96	N25°39'03"E	25.53'	L143	N24°58'01"E	22.65'	
L20	S72°00'59"E	36.77'	L53	N51°52'26"E	25.86'	L97	N58°52'51"E	23.89'	L144	S84°31'16"E	22.71'	
L21	N57°45'36"E	40.41'	L54	N67°11'46"W	29.10'	L98	N53°44'55"E	9.73'	L145	N14°42'59"E	38.43'	
L22	S56°04'18"E	15.69'	L55	S18°50'15"W	31.07'	L99	N77°40'29"W	17.85'	L146	N20°53'38"E	34.93'	
L23	N51°28'20"E	33.30'	L56	N36°39'57"W	45.64'	L100	N20°44'04"E	25.48'	L147	S76°17'11"E	8.57'	
L24	S67°07'08"E	11.31'	L57	N47°04'00"W	34.90'	L101	N74°58'26"E	58.81'	L148	N27°47'28"W	46.15'	
L25	N35°00'18"E	26.10'	L58	S67°09'10"W	38.56'	L102	N9°40'56"E	36.71'	L149	N27°22'54"W	27.72'	
L26	S50°53'20"E	22.75'	L59	S64°06'15"W	17.82'	L103	N0°00'27"W	39.19'	L150	N33°08'45"W	21.19'	
L27	N46°49'09"W	27.99'	L60	S21°19'47"W	16.38'	L104	N34°35'15"E	60.63'	L151	N69°09'01"E	21.44'	
L28	S80°04'14"W	12.49'	L61	S80°55'51"W	12.17'	L105	S57°53'55"E	27.02'	L152	S59°27'15"E	38.26'	
L29	S76°58'33"W	28.98'	L62	N27°47'45"W	19.58'	L106	N49°02'21"E	29.67'	L153	S44°45'25"E	51.58'	
L30	S39°46'32"E	28.88'	L63	N26°51'47"E	34.04'	L107	N67°07'04"E	16.10'	L154	S51°21'43"W	55.63'	
L31	S11°40'49"W	23.18'	L64	S88°24'46"E	21.88'	L108	S75°31'56"E	24.00'	L155	N46°29'32"W	64.13'	
L32	N84°20'13"W	42.44'	L65	N5°39'14"W	29.28'	L109	N57°55'39"E	24.30'	L156	N28°07'23"W	27.34'	
L33	N86°59'33"W	38.29'	L66	N34°21'45"E	16.23'	L110	S55°15'55"E	24.90'	L157	N87°31'11"W	39.79'	

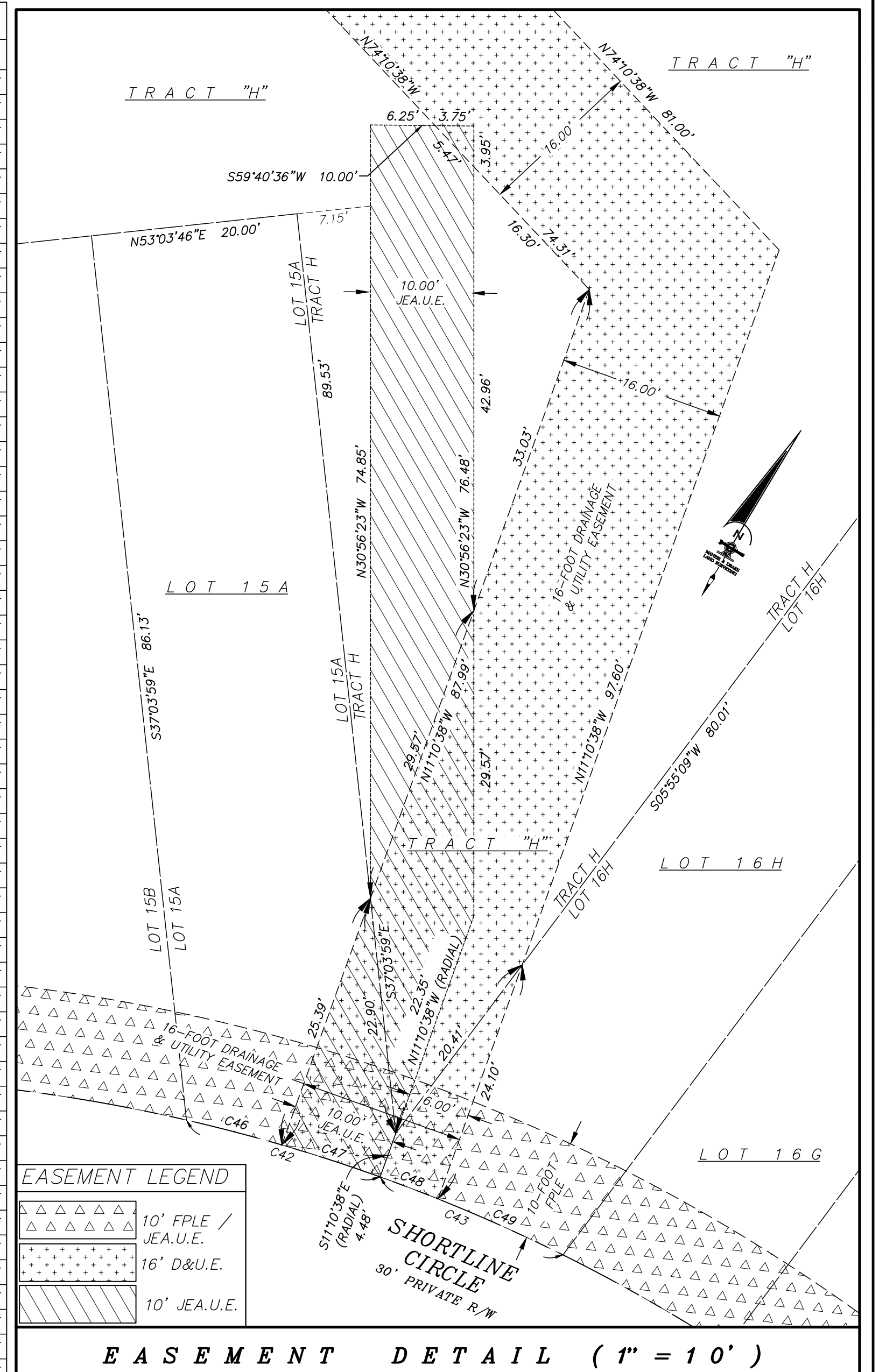
NASSAU CROSSING TOWNHOMES PHASE TWO

OFFICIAL RECORDS BOOK PAGE
SHEET 3 OF 3 SHEETS

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA



CURVE TABLE				CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	CURVE	LENGTH
C1	136.75'	135.00'	58°02'16"	S66°54'00"W	130.98'	C26	16.82'
C2	78.54'	50.00'	90°00'00"	N82°52'52"E	70.71'	C27	4.58'
C3	78.54'	50.00'	90°00'00"	S70°07'08"E	70.71'	C28	9.08'
C4	26.65'	45.50'	33°33'26"	S54°39'35"W	26.27'	C29	31.42'
C5	8.49'	14.50'	33°33'26"	N54°39'35"E	8.37'	C30	10.47'
C6	56.02'	95.00'	33°47'20"	S54°46'32"W	55.22'	C31	20.94'
C7	20.86'	65.00'	18°23'24"	S86°43'27"W	20.77'	C32	31.42'
C8	16.05'	50.00'	18°23'24"	S86°43'27"W	15.98'	C33	20.94'
C9	8.18'	80.00'	5°51'32"	S74°35'59"W	8.18'	C34	10.47'
C10	47.18'	80.00'	33°47'20"	S54°46'32"W	46.50'	C35	167.14'
C11	17.28'	29.50'	33°33'26"	N54°39'35"E	17.03'	C36	7.06'
C12	17.86'	30.50'	33°33'26"	S54°39'35"W	17.61'	C37	18.26'
C13	54.98'	35.00'	90°00'00"	S70°07'08"E	49.50'	C38	18.04'
C14	54.98'	35.00'	90°00'00"	N82°52'52"E	49.50'	C39	18.04'
C15	151.94'	150.00'	58°02'16"	S66°54'00"W	145.53'	C40	18.26'
C17	11.23'	35.00'	18°23'24"	S86°43'27"W	11.19'	C41	18.72'
C18	6.65'	65.00'	5°51'32"	S74°35'59"W	6.64'	C42	19.54'
C19	2.21'	65.00'	1°56'56"	S76°33'17"W	2.21'	C43	19.25'
C20	4.44'	65.00'	3°54'36"	S73°37'31"W	4.43'	C44	18.15'
C21	38.33'	65.00'	33°47'20"	S54°46'32"W	37.78'	C45	11.83'
C22	4.10'	65.00'	3°56'43"	S69°51'51"W	4.10'	C46	9.54'
C23	34.23'	65.00'	30°10'37"	S52°58'11"W	33.84'	C47	10.01'
C24	26.06'	44.50'	33°33'26"	N54°39'35"E	25.69'	C48	6.00'
C25	4.67'	44.50'	6°00'35"	N40°53'10"E	4.67'	C49	13.24'



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