

ENCLAVE at SUMMER BEACH PHASE TWO-C

BEING A REPLAT OF A PORTION OF LOT 3, OF AMELIA, A SUBDIVISION OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK Y, PAGE 128 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

CAPTION

BEING A REPLAT OF A PORTION OF LOT 3, OF AMELIA, A SUBDIVISION OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAY BOOK Y, PAGE 128 OF THE PUBLIC RECORDS OF NASSAU COUNTY, SAID PORTION OF LOT 3, OF AMELIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHWESTERLY CORNER OF TRACT "A", (AMENITY AND STORM WATER MANAGEMENT FACILITY), "ENCLAVE AT SUMMER BEACH PHASE TWO-A & TWO-B", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2434, PAGES 722 THROUGH 724, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD No. 105 ~ A-1-A, (ALSO KNOWN AS AMELIA ROAD, A VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY), AND RUN THENCE, NORTH 18°02'10" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD No. 105 ~ A-1-A, A DISTANCE OF 399.52 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID LOT 3, OF AMELIA, A SUBDIVISION OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Y, PAGE 1278 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, (AND ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF ORANGE AVENUE, (A 29.7 FOOT ROAD RIGHT OF WAY, AS NOTED ON THE PLAT OF "BELLE GLADE", AS RECORDED IN PLAT BOOK 3, PAGE 55 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY); RUN THENCE, NORTH 84°56'50" EAST, ALONG LAST SAID LINE, A DISTANCE OF 433.69 FEET, TO A POINT, BEING THE MOST NORTHWESTERLY CORNER OF TRACT "O-7", (OPEN SPACE AND STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF "ENCLAVE AT SUMMER BEACH PHASE TWO-A & TWO-B"; RUN THENCE, ALONG THE WESTERLY AND THEN SOUTHERLY BOUNDARY OF SAID TRACT "O-7", (OPEN SPACE AND STORM WATER MANAGEMENT FACILITY), THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 11°51'49" EAST, A DISTANCE OF 137.08 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 77°56'20" EAST, A DISTANCE OF 119.36 FEET, TO A POINT, SAID POINT BEING ON THE WESTERLY LINE OF LOT 27, OF SAID "ENCLAVE AT SUMMER BEACH PHASE TWO-A & TWO-B"; RUN THENCE, SOUTH 05°03'10" EAST, ALONG THE WESTERLY LINE OF LOT 27, AND THEN ALONG THE WESTERLY LINE OF LOT 26, OF SAID "ENCLAVE AT SUMMER BEACH PHASE TWO-A & TWO-B", A DISTANCE OF 45.50 FEET, TO THE COMMON BOUNDARY BETWEEN SAID LOT 26 AND TRACT "O-6", (OPEN SPACE), OF SAID "ENCLAVE AT SUMMER BEACH PHASE TWO-A & TWO-B"; RUN THENCE, SOUTH 12°03'40" EAST, ALONG THE WESTERLY LINE OF AFORESAID TRACT "O-6", (OPEN SPACE), OF SAID "ENCLAVE AT SUMMER BEACH PHASE TWO-A & TWO-B", A DISTANCE OF 47.89 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "QUEEN PALM WAY", (A VARIABLE WIDTH PRIVATE ROAD RIGHT-OF-WAY), AS PER THE AFORESAID PLAT OF "ENCLAVE AT SUMMER BEACH PHASE TWO-A & TWO-B"; RUN THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID "QUEEN PALM WAY", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 103.50 FEET, THROUGH A CENTRAL ANGLE OF 15°51'39" TO THE LEFT, AN ARC DISTANCE OF 28.65 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65°16'05" WEST, 28.56 FEET;

COURSE No. 2: CONTINUE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 24°58'22" TO THE RIGHT, AN ARC DISTANCE OF 43.59 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°49'27" WEST, 43.24 FEET;

COURSE No. 3: RUN THENCE, SOUTH 82°18'38" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 12.75 FEET, TO THE MOST WESTERLY TERMINUS OF "QUEEN PALM WAY", AS SHOWN ON THE AFORESAID PLAT OF "ENCLAVE AT SUMMER BEACH PHASE TWO-A & TWO-B"; RUN THENCE, SOUTH 02°40'31" EAST, ALONG THE AFORESAID WESTERLY TERMINUS OF "QUEEN PALM WAY", A DISTANCE OF 50.36 FEET, TO A POINT ON THE NORTHERLY LINE OF TRACT "A", (AMENITY AND STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF "ENCLAVE AT SUMMER BEACH PHASE TWO-A & TWO-B"; RUN THENCE, ALONG THE NORTHERLY LINE OF SAID TRACT "A", (AMENITY AND STORM WATER MANAGEMENT FACILITY), THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 02°43'20" TO THE LEFT, A ARC DISTANCE OF 7.13 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°40'18" WEST, 7.13 FEET;

COURSE No. 2: RUN THENCE, SOUTH 82°18'38" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 74.92 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, SOUTH 07°41'22" EAST, A DISTANCE OF 90.22 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, SOUTH 80°11'29" WEST, A DISTANCE OF 64.74 FEET, TO A POINT;

COURSE No. 5: RUN THENCE, SOUTH 83°45'51" WEST, A DISTANCE OF 37.28 FEET, TO A POINT;

COURSE No. 6: RUN THENCE, SOUTH 79°26'43" WEST, A DISTANCE OF 36.51 FEET, TO A POINT;

COURSE No. 7: RUN THENCE, SOUTH 85°05'13" WEST, A DISTANCE OF 185.10 FEET, TO THE AFORESAID NORTHWESTERLY CORNER OF TRACT "A", (AMENITY AND STORM WATER MANAGEMENT FACILITY), "ENCLAVE AT SUMMER BEACH PHASE TWO-A & TWO-B", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2434, PAGES 722 THROUGH 724, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 166,584 SQUARE FEET, OR 3.82 ACRES, MORE OR LESS, IN AREA.

TITLE CERTIFICATION

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE SEARCHED THE TITLE TO THE HEREIN DESCRIBED PROPERTY AND PROVIDED A PROPERTY INFORMATION REPORT AS DEFINED IN FLORIDA STATUTES 627.7843 DISCLOSING ALL UNSATISFIED MORTGAGES OF RECORD AND EASEMENTS OF RECORD AFFECTING THE LAND DESCRIBED HEREON AND THAT RECORD TITLE TO THE LAND IS VESTED IN ARTISAN HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN IN THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN NASSAU COUNTY, FLORIDA.

SIGNATURE:

DATE:

PRINT NAME:

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WORK WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE POINTS (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 CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS ____ DAY OF _____ A.D. 202____.

JONATHON B. BOWAN
FLORIDA REGISTERED SURVEYOR AND MAPPER
REGISTRATION No. 4600

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ENCLAVE PHASE II PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREINAFTER TO BE KNOWN AS "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREAFTER BE KNOWN AS "ENCLAVE AT SUMMER BEACH PHASE TWO-C", 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 LANDS.

THE ROAD RIGHT OF WAYS SHOWN HEREON AND DESIGNATED ON THIS PLAT AS: "QUEEN PALM WAY", "MAJESTIC PALM WAY", AND "LAZY OAK WAY" ARE TO REMAIN PRIVATELY OWNED IN FEE SIMPLE AND THE SOLE EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS. NO PART OF SAID LANDS IS DEDICATED TO NASSAU COUNTY OR TO THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN OR SHOWN ON THIS PLAT.

THAT EASEMENT SHOWN HEREON AND DESIGNATED AS : "15' UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT" , IS TO REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS. NO PART OF EASEMENTS ARE DEDICATED TO NASSAU COUNTY OR TO THE PUBLIC.

THOSE TRACTS SHOWN HEREON AND DESIGNATED HEREON AS: TRACTS "O-9", "O-10", O-11" AND "O-12", (OPEN SPACE), AND TRACT "D", (DRAINAGE) ARE TO REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS. NONE OF THESE TRACTS ARE DEDICATED TO NASSAU COUNTY OR TO THE PUBLIC.

THOSE EASEMENTS SHOWN HEREON AND DESIGNATED HEREON AS "5' FPU/NAU EASEMENT" AND "10 FPU/NAU EASEMENT", ARE HEREBY DEDICATED TO F.P.U. (FLORIDA PUBLIC UTILITIES) AND N.A.U. (NASSAU AMELIA UTILITIES) THEIR SUCCESSORS AND ASSIGNS FOR THEIR NON-EXCLUSIVE USE FOR THE INSTALLATION AND MAINTENANCE OF THE UNDERGROUND WATER, SEWER AND ELECTRICAL SYSTEM LOCATED WITHIN THE BOUNDARIES OF SAID PLAT.

THOSE EASEMENTS SHOWN HEREON AND DESIGNATED AS: "40' DRAINAGE AND MAINTENANCE EASEMENT, (AS PER RESOLUTION 2005-75 AND 2018-112)", AND THAT EASEMENT DESIGNATED AS "20' EMERGENCY ACCESS" ARE HEREBY DEDICATED TO NASSAU COUNTY, AND ITS SUCCESSORS AND ASSIGNS, NOT WITHSTANDING THE FOREGOING, THE MAINTENANCE OF THE "20' EMERGENCY ACCESS" EASEMENT, IS THE RESPONSIBILITY OF "THE ENCLAVE AT SUMMER BEACH PHASE II, INC. HOMEOWNERS ASSOCIATION", A NOT FOR PROFIT CORPORATION.

THE UNDERSIGNED "OWNER", ITS SUCCESSORS AND ASSIGNS, DOES HEREBY GRANT TO THE PRESENT AND FUTURE LOT OWNERS OF THE LOTS SHOWN ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICKUP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID OWNERS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS, EGRESS OVER AND ACROSS THE PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE "OWNER", ITS SUCCESSORS AND ASSIGNS RESERVE AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

THE UNDERSIGNED "OWNER", ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME, WITH THE CONSENT OF NASSAU COUNTY, TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS SHOWN ON THIS PLAT, DESIGNATED AS ROADWAYS, TRACTS AND/OR EASEMENTS.

THE UNDERSIGNED OWNERS, ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME, TO GRANT PROVIDERS OF UTILITIES, EASEMENTS FOR THE INSTALLATION AND MAINTENANCE, (INCLUDING INGRESS AND EGRESS) OF SUCH IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE LOT OWNERS OF THE LAND DESCRIBED HEREIN, OR TO THE OWNERS OF ADJACENT LANDS.

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 ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (FLORIDA STATUTE 177.091 (28).

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

OWNER
ENCLAVE PHASE II PARTNERS LLC

A FLORIDA LIMITED LIABILITY COMPANY
MANAGED BY:
ARTISAN HOMES LLC
A FLORIDA LIMITED LIABILITY COMPANY,
MANAGED BY:
FORUM CAPITAL PARTNERS LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____

TYPE OR PRINT NAME

WITNESS: _____

TYPE OR PRINT NAME

NOTARY FOR OWNER

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 202____, BY TIM RITCH, AS THE MANAGER OF FORUM CAPITAL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF ARTISAN HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS THE MANAGER OF ENCLAVE PHASE II PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME

MY COMMISSION EXPIRES:

BY: _____

TIM RITCH, AS MANAGER OF
FORUM CAPITAL PARTNERS, LLC
A FLORIDA LIMITED LIABILITY COMPANY,
MANAGER OF
ARTISAN HOMES LLC
A FLORIDA LIMITED LIABILITY COMPANY
MANAGER OF
ENCLAVE PHASE II PARTNERS LLC
A FLORIDA LIMITED LIABILITY COMPANY

Official Records
Book _____

Page _____

SHEET ONE (1) of THREE (3) SHEETS
See Sheet Two (2) for General Notes, Key
Map and Plat Title Letter Comments

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ AND _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS ____ DAY OF _____, A.D., 2021.

CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS

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.

CHAIRMAN OF THE BOARD

CERTIFICATE OF APPROVAL COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA, THIS ____ DAY OF _____, A.D., 2021.

COUNTY ATTORNEY

COUNTY TAX COLLECTOR CERTIFICATE

THIS IS TO CERTIFY THAT THE TAXES HAVE BEEN PAID ON PARCEL IDENTIFICATION NUMBER: 00-00-30-0780-0003-0000, THROUGH AND INCLUDING THE TAX YEAR OF 2020.

BY:

COUNTY TAX COLLECTOR

DATE

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 WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY COUNTY PLANNER

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY A COUNTY PLANNER OF NASSAU COUNTY, FLORIDA THIS ____ DAY OF _____, A.D., 2021.

COUNTY PLANNER

CERTIFICATE OF APPROVAL BY NASSAU COUNTY FIRE RESCUE CHIEF

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY FIRE RESCUE CHIEF THIS ____ DAY OF _____, A.D., 2021.

NASSAU COUNTY FIRE RESCUE CHIEF

CERTIFICATE OF APPROVAL OF ENGINEERING SERVICES

DIRECTOR OF ENGINEERING SERVICES

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/
CONTRACTED SURVEYOR/MAPPER

SURVEYOR/MAPPER

DATE

PRINT NAME:

FLORIDA REGISTRATION No. _____

Prepared by:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

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Book _____ *Page* _____

BEING A REPLAT OF A PORTION OF LOT 3, OF AMELIA, A SUBDIVISION OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK Y, PAGE 128 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

CONSENT AND JOINDER TO PLAT DEDICATION

The undersigned, Truist Bank, a North Carolina banking corporation, hereby certifies that Truist Bank is the holder of the Mortgage and Security Agreement recorded in Official Records Book 2429, page 1085 of the Public Records of Nassau County, Florida, ("Mortgage"), and that State of Florida is the owner of the land described in the accompanying Statement Form recorded in Official Records Book 2429, page 1101 of the Public Records of Nassau County, Florida, encumbering the lands described in the Caption herein. The undersigned, Truist Bank, a North Carolina banking corporation doe 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.

Signed in the presence of:
Witness:

Type or Print Name

Witness: _____

Type or Print Name

NOTARY FOR
Truist Bank, a North Carolina banking corporation

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2021 by Name, (Officer Title) of Truist Bank, a North Carolina banking corporation, and who is personally known to me.

Notary Public, State of Florida

Type or Print name

My Commission expires:

SURVEYOR'S COMMENTS REGARDING THE TITLE SEARCH REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FEBRUARY 9, 2021 AT 8:00 A.M.

E. UNDERLYING RIGHTS OF WAY EASEMENTS OR PLATS AFFECTING SAID PROPERTY ARE AS FOLLOWS:

ACCESS TO THE PROPOSED PLAT IS OVER AND ACROSS PART OF:
ENCLAVE AT SUMMER BEACH AS PER PLAT BOOK 7, PAGE 318 THROUGH 321 and
ENCLAVE AT SUMMER BEACH PHASE TWO-A & TWO-B AS PER PLAT RECORDED IN
OFFICIAL RECORDS BOOK 2434, PAGES 722 THROUGH 724.

RECIPROCAL EASEMENT AND COST SHARING AGREEMENT IN BOOK 1601, PAGE 536
PARTIAL RELEASE OF EASEMENT IN BOOK 2418, PAGE 1512

SURVEYOR'S COMMENT: THE EASEMENT AREA IN OFFICIAL RECORDS BOOK 1601, PAGE 536 WAS RELEASED, AND REPLACED BY THE NEW RECREATIONAL PARCEL AND FACILITY BY OFFICIAL RECORDS BOOK 2418, PAGE 1491 (ITEM c).

ADDITIONAL RECIPROCAL, PERPETUAL, NON-EXCLUSIVE EASEMENT AND COST SHARING AGREEMENT IN BOOK 2418, PAGE 1491.

SURVEYOR'S COMMENT: THIS EASEMENT DOES AFFECT THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN ON THE FACE OF THIS SURVEY.

WATER AND SEWER SERVICE AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK
1422, PAGE 996

SURVEYOR'S COMMENT: THIS PLAT IS A PORTION OF THE LANDS DESCRIBED AND CONTAINED WITHIN EXHIBIT "A" AND IS THEREFORE SUBJECT TO THIS INSTRUMENT. THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS SURVEY.

F. OTHER INFORMATION REGARDING SAID PROPERTY INCLUDES:

- a) ENVIRONMENTAL RESOURCE PERMIT, BOOK 2353, PAGE 266
- b) RESOLUTION NO. 90-41 IN BOOK 589, PAGE 45
- c) RESOLUTION NO. 2005-75 IN BOOK 1319, PAGE 1492
- d) RESOLUTION NO. 2005-75 IN BOOK 1319, PAGE 1495
- e) RESOLUTION NO. 2007-105 IN BOOK 1507, PAGE 27
- f) ASSIGNMENT OF DEVELOPMENT RIGHTS IN BOOK 1345, PAGE 89
- g) RESOLUTION NO. 2017-94 IN BOOK 2126, PAGE 802
- h) RESOLUTION NO. 2019-132 IN BOOK 2298, PAGE 1523

4. THE FOLLOWING RESOLUTIONS AFFECT THE LAND UNDERLYING THE ACCESS
EASEMENT IN BOOK 1601, PAGE 536

- a) RESOLUTION No. 2017-94 IN BOOK 2126, PAGE 802
b) RESOLUTION No. 2019-132 IN BOOK 2298, PAGE 1523

GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF "ENCLAVE AT SUMMER BEACH" AS S 85°07'00" W. AS PER SURVEY BY MANZIE & DRAKE.

- 2) 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 THIS PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. FLORIDA STATUTES 177.091(27)

- 3) AT THE TIME THAT THIS PLAT WAS RECORDED, BY GRAPHIC PLOTTING ONLY, THE LANDS SHOWN ON THIS PLAT ARE IN FLOOD ZONE "X" (UNSHADED), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY: NASSAU COUNTY, COMMUNITY No. 120170, MAP NUMBER 12089C 0379 G, VERSION # 2.3.3.2 WITH AN EFFECTIVE DATE OF AUGUST 02, 2017.

- ANY FIRM, PERSON, INSURANCE COMPANY/AGENT OR BANKING INSTITUTION UTILIZING THIS PLAT TO MAKE A FLOOD ZONE DETERMINATION SHOULD BE AWARE THAT THIS FLOOD DETERMINATION MAY BE SUPERSEDED BY EITHER: a) A FLOOD INSURANCE RATE MAP PUBLISHED AT A LATER DATE, b) LETTER OF MAP REVISION (LOMAR), OR LETTER OF MAP REVISION BASED ON FILL (LOMAR-F) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

- 4) AT THE TIME THAT THIS PLAT WAS RECORDED, BY GRAPHIC PLOTTING ONLY, THE AREA AS DEPICTED HEREIN IS SUBJECT TO STORM SURGE INUNDATION DURING A CATEGORY 4 HURRICANE, AS PER THE SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) ATLAS PUBLISHED IN 2010.

- ANY FIRM, PERSON, INSURANCE COMPANY/AGENT OR BANKING INSTITUTION UTILIZING THIS PLAT TO MAKE A STORM SURGE CATEGORY DETERMINATION SHOULD BE AWARE THAT THE STORM SURGE CATEGORY SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) ATLAS PUBLISHED AT A LATER DATE.

- 5) FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INFORMATION AND SEA, LAKE AND OVERLAND SURGES FROM HURRICANE (SLOSH) LISTED ABOVE AND SHOWN ON THIS CURVE, IS PROVIDED AS COURTESY BY THIS FIRM. FEMA AND NASSAU COUNTY DO NOT WARRANT THE ACCURACY OF THESE PLATS AND SHOULD BE VERIFIED BY THE NASSAU COUNTY BUILDING DEPARTMENT FOR THEIR INTERPRETATION. THIS FIRM ASSUMES NO LIABILITY FOR ITS ACCURACY. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON, NOR IS IT A REQUIREMENT OF CHAPTER 177 FLORIDA STATUTES OR 5J-17, FLORIDA ADMINISTRATIVE CODE.

- 6) THE STATE PLANE CO-ORDINATES SHOWN HEREON WERE OBTAINED BY GPS METHODS FROM THE FOLLOWING CONTROL MONUMENTS FROM "A GEODETIC CONTROL SURVEY FOR NASSAU COUNTY, STATE OF FLORIDA FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF STATE LANDS, AND BUREAU OF SURVEYING AND MAPPING" SURVEY DATE: APRIL 02, 2002. THE STATE PLANE CO-ORDINATES SHOWN ARE IN NORTH AMERICAN DATUM (NAD) 83/90, ZONE 901, FLORIDA EAST ZONE, UNLESS OTHERWISE NOTED.

- STATION: NASSAU 3 $N(y)=2,279,078.540$, $E(x)=516,502.787$
STATION: NASSAU 4 $N(y)=2,281,339.747$, $E(x)=516,872.792$

- 7) NO FURTHER SUBDIVISION OF THE LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO THE CURRENT NASSAU COUNTY SUBDIVISION REGULATIONS AND IS APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.

- 8) THE GROSS SQUARE FOOTAGE (OR TOTAL SQUARE FOOTAGE) IS CALCULATED UTILIZING THE EXTERIOR DIMENSIONS OF THE LOT AND IS INCLUSIVE OF ALL EASEMENTS. THE NET SQUARE FOOTAGE (OR NET USEABLE) IS THE TOTAL SQUARE FOOTAGE OF THE LOT (GROSS SQUARE FOOTAGE) EXCLUDING ANY JURISDICTIONAL WETLANDS ONLY, AS PER NASSAU COUNTY DEFINITION OF NET AND GROSS.

- 9) THE BUILDING SETBACK/RESTRICTION LINES, AS PER THE SUMMER BEACH DEVELOPMENT OF REGIONAL IMPACT (DRI), NASSAU COUNTY ORDINANCE (2018-112) ARE AS FOLLOWS:

- FRONT - FIVE (5) FEET, (STREET SIDE)
SIDE YARDS - THREE (3) FEET, (BETWEEN BUILDINGS)
SIDE YARD - THREE (3) FEET, (NOT BETWEEN BUILDINGS)
REAR - FIVE (5) FEET
CORNER YARDS - THREE (3) FEET (AT RIGHT OF WAY)

- ZONING: PUD
MAXIMUM LOT COVERAGE BY BUILDING: 75% (AS PER NOTE ON ENGINEERING PLANS)
PERCENTAGE OF IMPERVIOUS SURFACE RATIO: 49.2% (AS PER NOTE ON ENGINEERING PLANS)

- 10) THERE ARE TWENTY-FOUR (24) LOTS RECORDED IN PHASE TWO-C, OF THIS PLAT.

NOTE REGARDING WETLANDS:

AS PER THE INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT TECHNICAL STAFF REPORT BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, FEBRUARY 21, 2011, APPLICATION # 08-033, THERE ARE NO JURISDICTIONAL WETLANDS FLAGGED OR PRESENT ON THE SITE. ONLY 0.49 ACRES OF AN UPLAND CUT DITCH (510) CROSSING THE SITE FROM NORTH TO SOUTH. THIS UPLAND CUT DITCH IS BEING PLACED WITHIN A 40 DRAINAGE AND MAINTENANCE EASEMENT, AND DEDICATED TO NASSAU COUNTY, IN ORDER TO COMPLY WITH RESOLUTION NO. 2005-75 AND RESOLUTION 2018-112.

ADJOINING LAND OWNER:
NASSAU COUNTY BOCC
RCEL No. 00-00-30-0780-004-000
QUIT CLAIM DEED
SUMMER BEACH, LTD. to
BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY
O.R. BOOK 1243, PAGE 1349
(PARCEL 4-A)

Prepared by:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

ENCLAVE at SUMMER BEACH PHASE TWO-C

BEING A REPLAT OF A PORTION OF LOT 3, OF AMELIA, A SUBDIVISION OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK Y, PAGE 128 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

ADJOINING LAND OWNER:
DAVID A. BARBER, ET AL
PARCEL No. 00-00-30-0780-013-0200
QUIT CLAIM DEED
O.R. BOOK 2180, PAGE 38

The South 1/2 of Lot 13, a Subdivision of Section 15, Township 2 North, Range 28 East, as recorded in Plat Book Y, page 128

T.B.M. #1
FOUND R.R. SPIKE
IN WOODEN POWER POLE
ELEVATION ... (17.04')
(DATUM)

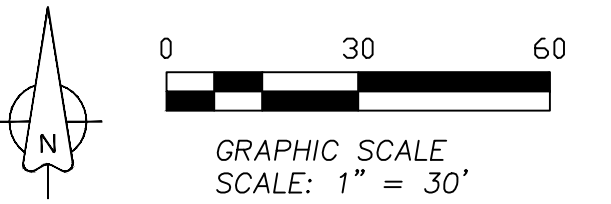
"BELLE GLADE"
(Plat Book 3, page 55)

Official Records
Book _____

Page _____

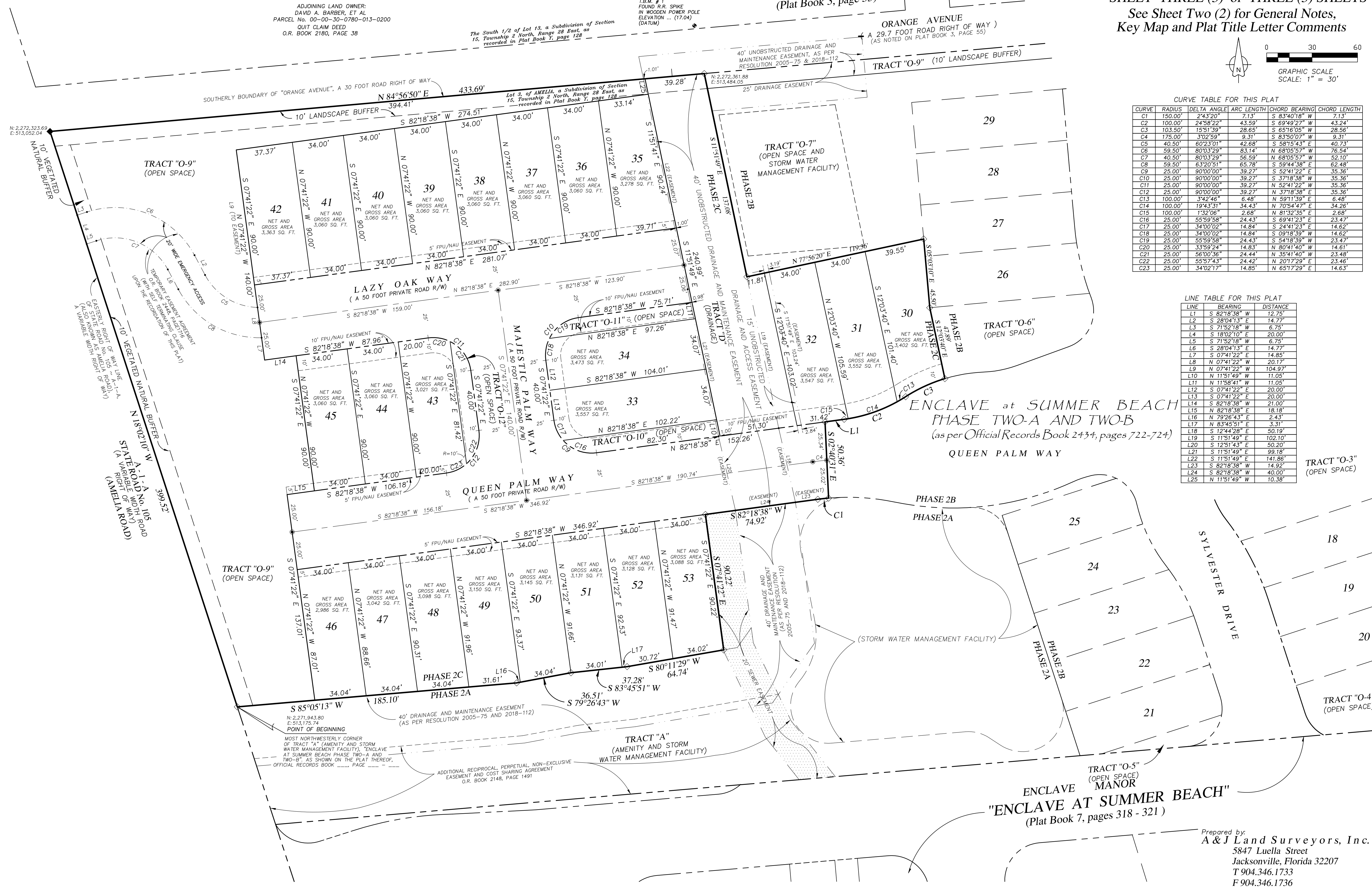
SHEET THREE (3) of THREE (3) SHEETS

See Sheet Two (2) for General Notes,
Key Map and Plat Title Letter Comments



CURVE TABLE FOR THIS PLAT					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	150.00'	2°43'20"	7.13'	S 83°40'18" W	7.13'
C2	100.00'	2°45'22"	43.59'	S 69°49'27" W	43.24'
C3	103.50'	15°51'39"	28.65'	S 65°16'05" W	28.56'
C4	175.00'	3°02'59"	9.31'	S 83°50'07" W	9.31'
C5	40.50'	60°23'01"	42.68'	S 58°15'43" E	40.73'
C6	59.50'	80°03'29"	83.14'	N 68°05'57" W	76.54'
C7	40.50'	80°03'29"	56.59'	N 68°05'57" W	52.10'
C8	59.50'	83°02'51"	65.78'	S 59°44'38" E	62.48'
C9	25.00'	90°00'00"	39.27'	S 52°41'22" E	35.36'
C10	25.00'	90°00'00"	39.27'	S 37°18'38" W	35.36'
C11	25.00'	90°00'00"	39.27'	N 52°41'22" W	35.36'
C12	25.00'	90°00'00"	39.27'	N 37°18'38" E	35.36'
C13	100.00'	3°42'46"	6.48'	N 59°11'39" E	6.48'
C14	100.00'	19°43'31"	34.43'	N 70°54'47" E	34.26'
C15	100.00'	1°32'06"	2.68'	N 81°32'35" E	2.68'
C16	25.00'	55°59'58"	24.43'	S 69°41'23" E	23.47'
C17	25.00'	34°00'02"	14.84'	S 24°41'23" E	14.62'
C18	25.00'	34°00'02"	14.84'	S 09°18'39" W	14.62'
C19	25.00'	55°59'58"	24.43'	S 54°18'39" W	23.47'
C20	25.00'	33°59'24"	14.83'	N 80°41'40" W	14.61'
C21	25.00'	56°00'36"	24.44'	N 35°41'40" W	23.48'
C22	25.00'	55°57'43"	24.42'	N 20°17'29" E	23.46'
C23	25.00'	34°02'17"	14.85'	N 65°17'29" E	14.63'

LINE TABLE FOR THIS PLAT		
LINE	BEARING	DISTANCE
L1	S 82°18'38" W	12.75'
L2	S 28°04'13" E	14.77'
L3	S 71°52'18" W	6.75'
L4	S 18°02'10" E	20.00'
L5	S 71°52'18" W	6.75'
L6	S 28°04'13" E	14.77'
L7	S 07°41'22" E	14.85'
L8	N 07°41'22" W	20.17'
L9	N 07°41'22" W	104.97'
L10	N 11°51'49" W	11.05'
L11	N 11°58'41" W	11.05'
L12	S 07°41'22" E	20.00'
L13	S 07°41'22" E	20.00'
L14	S 82°18'38" W	21.00'
L15	N 82°18'38" E	18.18'
L16	N 79°26'43" E	2.43'
L17	N 83°45'51" E	3.31'
L18	S 12°44'28" E	50.19'
L19	S 11°51'49" E	102.10'
L20	S 12°51'43" E	50.20'
L21	S 11°51'49" E	99.18'
L22	S 11°51'49" E	141.86'
L23	S 82°18'38" W	14.92'
L24	S 82°18'38" W	40.00'
L25	N 11°51'49" W	10.38'



ENCLAVE
"ENCLAVE AT SUMMER BEACH"
(Plat Book 7, pages 318 - 321)

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