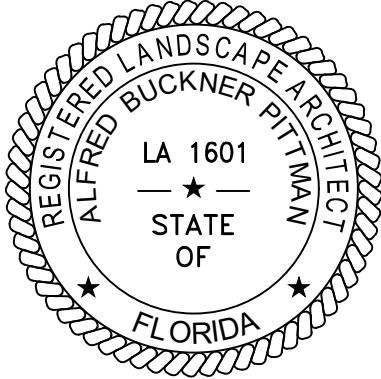




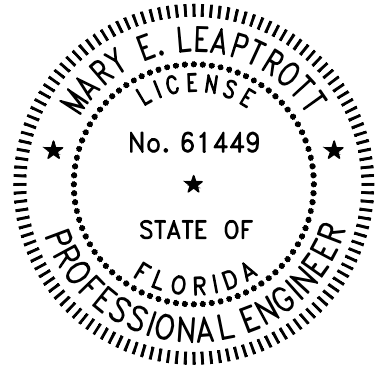
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CONNELLY & WICKER INC.
10060 SKINNER LAKE DR., SUITE 500
JACKSONVILLE, FL 32246
PHONE 904.265.3030 FAX 904.265.3031
CA NO. 3650 LA NO. LC26000311
ALFRED B. PITTMAN, RLA NO. 0001601

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

INDEX OF SHEETS	
SHEET	TITLE
TM100	TREE REMOVAL & PROTECTION PLAN
TM101 - TM102	TREE EVALUATION AND MITIGATION TABLE
LA100	LANDSCAPE PLAN
LA101	LANDSCAPE SPECIFICATION



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CA NO. 3650 LA NO. LC26000311
MARY E. LEAPTROT, P.E. NO. 61449

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

INDEX OF SHEETS	
SHEET	TITLE
C100	FINAL DEVELOPMENT PLAN
C101	FINAL DEVELOPMENT GRADING PLAN
C102	FINAL DEVELOPMENT UTILITY PLAN

MARY E. LEAPTROT, P.E.
P.E. NUMBER: 61449
Reg. Engineer

Project No.: 20-01-0014
Designed: MEL Drawn: ANB
Checked: RCW O.C.: RCW
Date: JULY 14, 2021
Scale:

Sheet

SUMMER BEACH
PARCEL
NASSAU COUNTY
PREPARED FOR
FORUM CAPITAL PARTNERS

FINAL DEVELOPMENT
SIGNAGE PAGE

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 256-3030 FAX: (904) 265-3031 www.cweng.com
Florida Registry 3650 L.A. Number: LC26000311

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NOTE:
COMMERCIAL BUILDING USAGE AT THIS TIME IS UNKNOWN.
PLEASE REFER TO ORDINANCE 2007-015, COMMERCIAL
NEIGHBORHOOD SECTION 15.01 OF THE LAND
DEVELOPMENT CODE, AND THE PUD RESTRICTIONS FOR
CHURCHES, NURSING HOMES, AND RESTAURANTS WITH
FULL SERVICE KITCHEN.

LEGEND

-  0.30 AC. OF WETLAND TO BE IMPACTED
-  LANDSCAPE BUFFER AREA

PROJECT DATA

PROJECT NAME: SUMMER BEACH PARCEL
PARCEL ID#: 00-00-30-0820-0006-0010
APPROVED PUD ORDINANCE NO.: SUMMER BEACH CONSOLIDATED DRI/PUD - RESOLUTION NO. 2007-105
CURRENT LAND USE: COMMERCIAL
CURRENT ZONING: PUD

PROJECT INTENT:

TO DEVELOP A COMMERCIAL BUILDING AND 15 CONDOMINIUM UNITS ON 3.21 ACRES

DEVELOPMENT SCHEDULE:

2 PHASE

BUILDING UNIT SUMMARY:

RESIDENTIAL UNIT = 15 CONDOMINIUM UNITS
COMMERCIAL UNIT = Up to 7,000 SF. AS SHOWN 4,500 SF (BUILDING PAD 2,250 SF)
HEIGHT = LESS THAN 45'

PARKING:

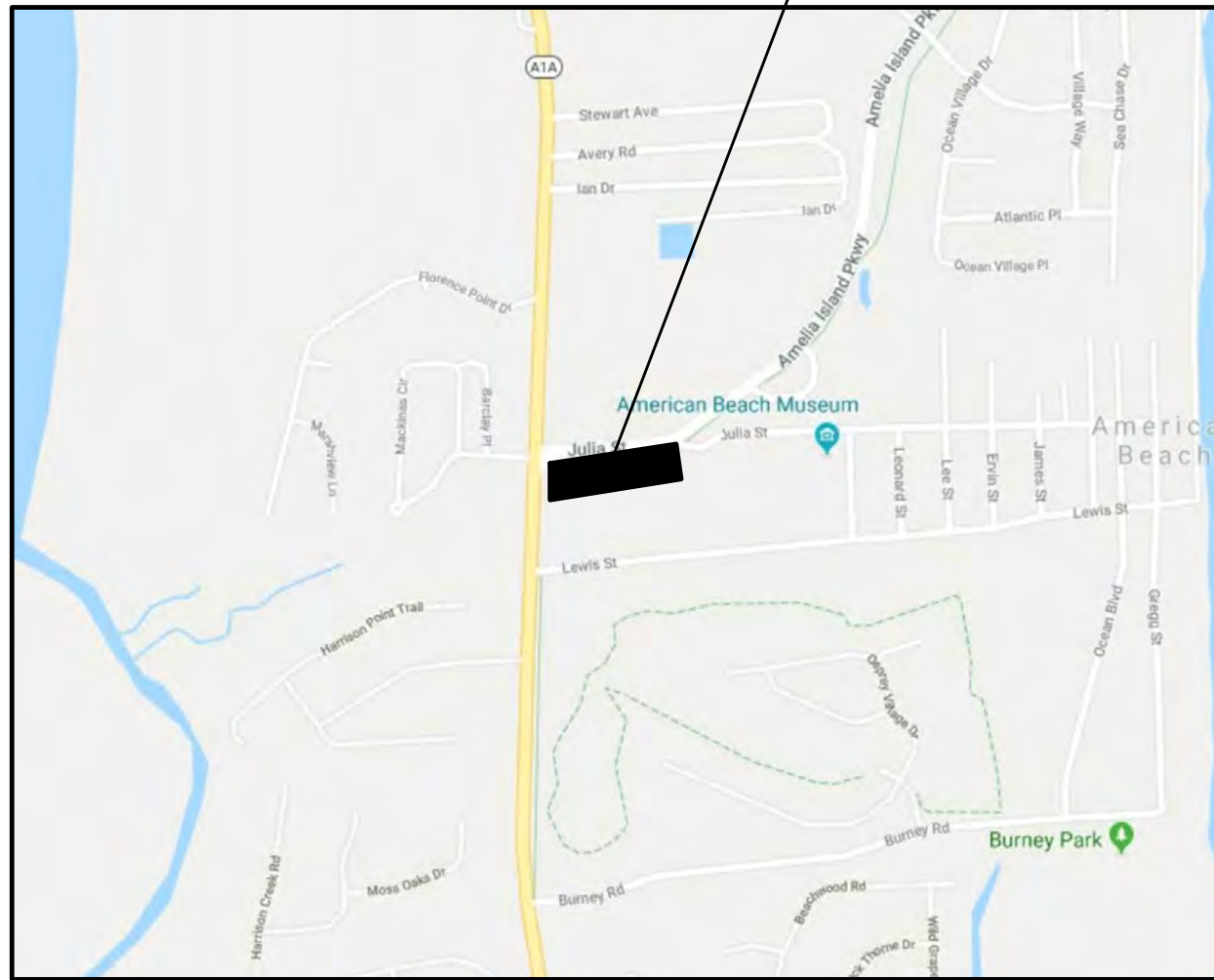
2 SPACES/UNIT (2 GARAGE)
REQUIRED SPACES: 30
PROVIDED SPACES: 30

COMMERCIAL BUILDING
REQUIRED: (MEDICAL = 1 SPACE/DOCTOR, 1 SPACE/2 EMPLOYEES, 1.5 SPACE/CONSULTANT ROOM)
(GENERAL COMMERCIAL = 1 SPACE/300 SF + 1 SPACE/EMPLOYEE)
PROVIDED: 13 SPACES

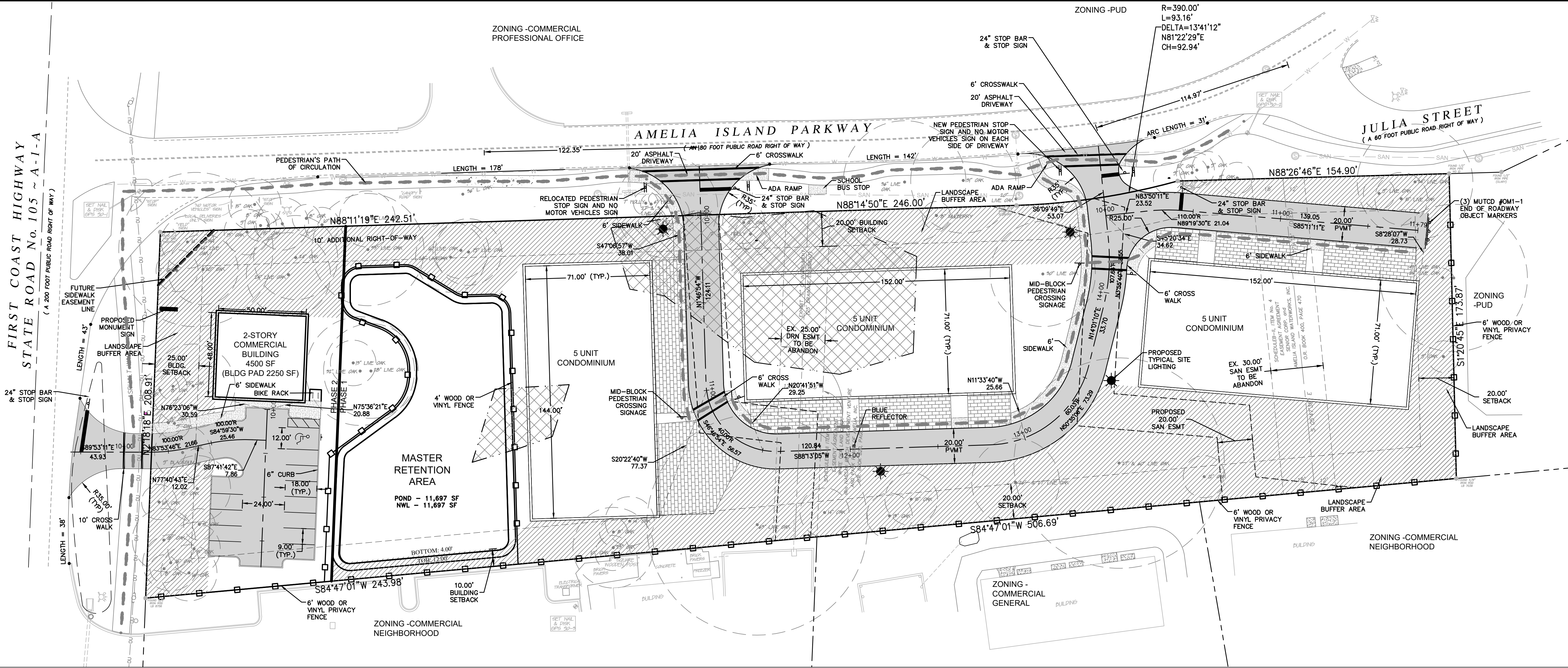
SITE DATA			
	PROPOSED COMMERCIAL	PROPOSED RESIDENTIAL	TOTAL PROPOSED
GROSS PROJECT AREA	0.50 ac.	2.71 ac.	3.21 ac.
BUILDING AREA	0.06 ac.	0.77 ac.	0.83 ac.
PAVEMENT AREA	0.14 ac.	0.52 ac.	0.66 ac.
RETENTION	0.00 ac.	0.27 ac.	0.27 ac.
OPEN SPACE	0.30 ac.	1.15 ac.	1.45 ac.
TOTAL IMPERVIOUS AREA	0.20 ac.	1.56 ac.	1.76 ac.
IMPERVIOUS SURFACE AREA RATIO	40%	58%	55%
MAX BUILDING COVERAGE	40%	40%	
FLOOR AREA RATIO	12%	28%	26%

INDEX OF SHEETS	
SHEET	TITLE
C100	FINAL DEVELOPMENT PLAN
C101	FINAL DEVELOPMENT GRADING PLAN
C102	FINAL DEVELOPMENT UTILITY PLAN
TM100	TREE REMOVAL & PROTECTION PLAN
TM101 - TM102	TREE EVALUATION AND MITIGATION TABLE
LA100	LANDSCAPE PLAN
LA101	LANDSCAPE SPECIFICATION
S100	SURVEY
A100	ELEVATION

PROJECT LOCATION



LOCATION MAP
NTS



FINAL DEVELOPMENT PLAN

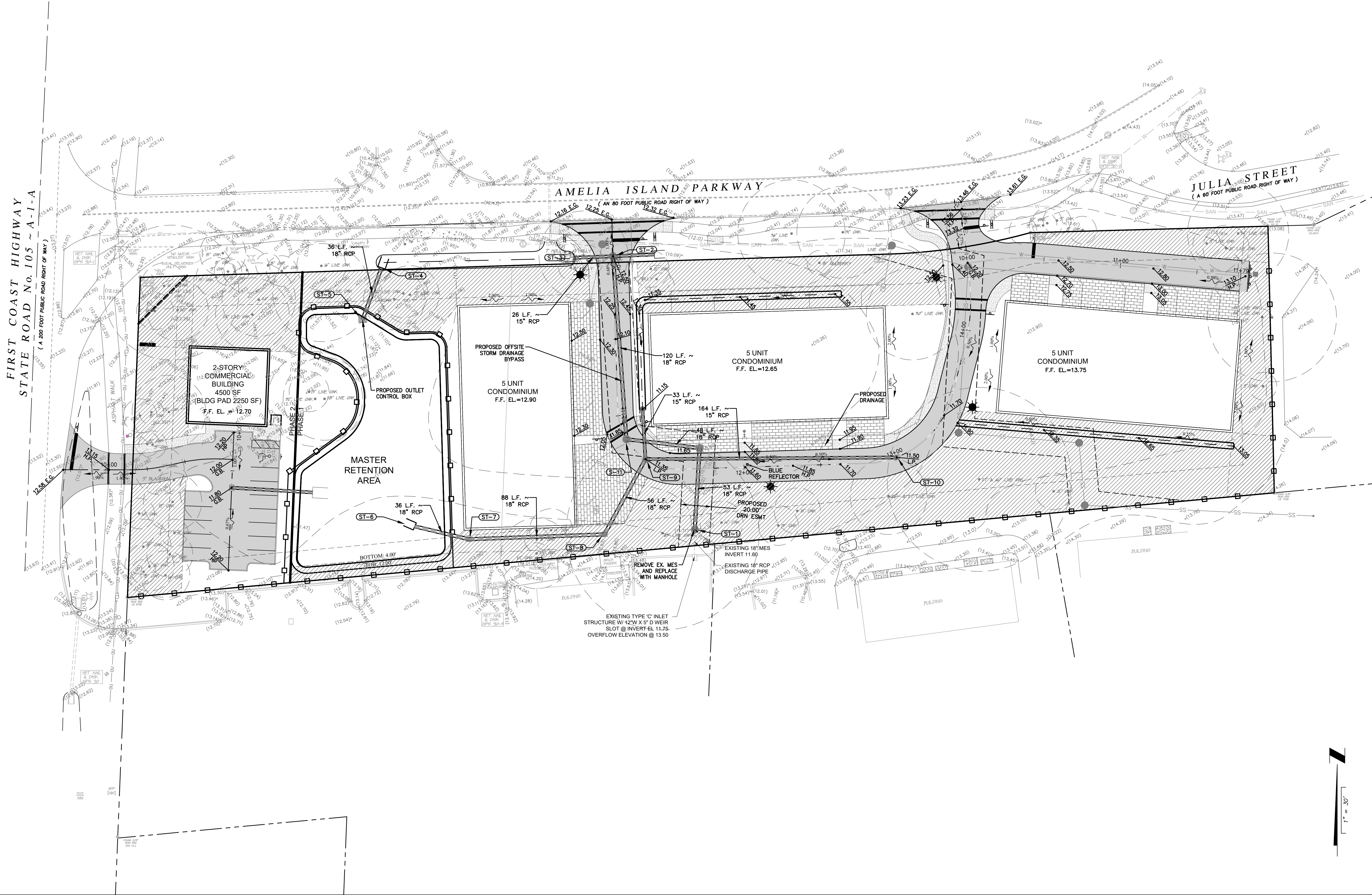
SUMMER BEACH
PARCEL
NASSAU COUNTY
PREPARED FOR
FORUM CAPITAL PARTNERS

MARY E. LEAPROTT, P.E.
P.E. NUMBER: 61449
Reg. Engineer

Project No.: 20-01-0014
Designed: MEL
Checked: RCW
Date: June 3, 2021
Scale: 1" = 30'

Sheet C100

CONW Connelly & Wicker Inc.
Engineering - Landscape Architecture
Planning
10060 Summer Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 256-3030 FAX: (904) 265-3031 www.conw.com
Florida Registry 3650 L.A. Number: LC26000311



1" = 30'

SUMMER BEACH
PARCEL
NASSAU COUNTY

FINAL DEVELOPMENT
GRADING PLAN

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
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PREPARED FOR
FORUM CAPITAL PARTNERS

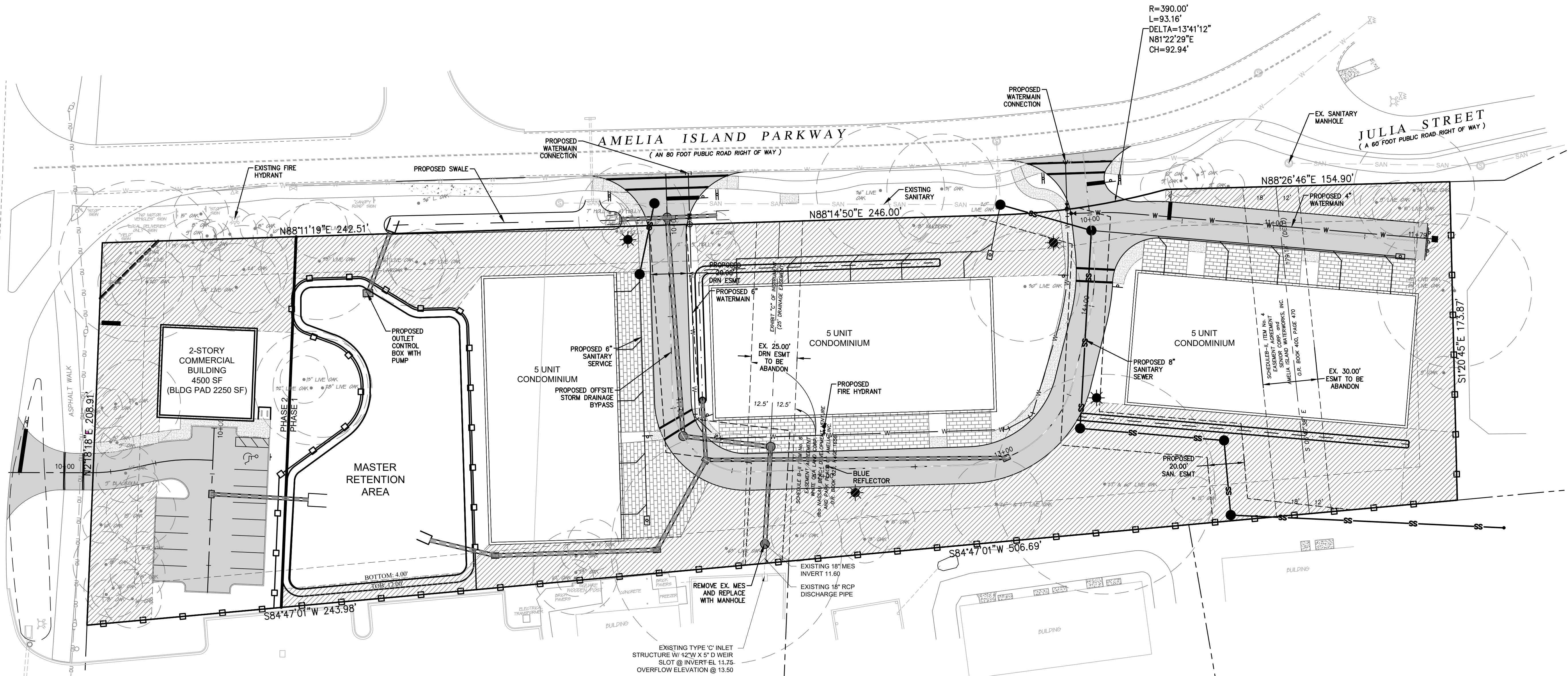
MARY E. LEAPROTT, P.E.
P.E. NUMBER: 61449
Reg. Engineer

Project No.: 20-01-0014
Designed: MEL Drawn: ANB
Checked: RCW O.C.: RCW
Date: October 16, 2020
Scale: 1" = 30'

Sheet C101

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FIRST COAST HIGHWAY
STATE ROAD No. 105 ~ A-1-A
(A 200 FOOT PUBLIC ROAD RIGHT OF WAY)



- NOTES:
1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 2. CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH THE LATEST ADA CODE PER FDOT STD 522-002 (FY 2020-2021).
 3. ALL STRIPING, PAVEMENT MARKINGS, AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT STD 711-001 (EXTRUDED THERMOPLASTIC MATERIAL SHALL BE USED).
 4. STOP BARS SHALL BE LOCATED 4.0' MIN. FROM CROSSWALKS AND / OR CURB RAMPS.
 5. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT", 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND 2012 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHEN APPLICABLE.
 6. A 36" CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED (NFPA 1:18.5.3).
 7. A CLEAR SPACE OF NOT LESS THAN 60" SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVE A DIAMETER GREATER THAT 2.5" (NFPA 1:18.5.7.2).

1" = 30'

SUMMER BEACH
PARCEL
NASSAU COUNTY

FINAL DEVELOPMENT
UTILITY PLAN

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Summer Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 256-3030 FAX: (904) 265-3031 www.connelly-wicker.com
Florida Registry 3650 L.A. Number: LC26000311

Project No.: 20-01-0014	
Designed: MEL	Drawn: ANB
Checked: RCW	O.C.: RCW
Date: October 16, 2020	
Scale: 1" = 30'	
Sheet C102	

PREPARED FOR
FORUM CAPITAL PARTNERS

MARY E. LEAPROTT, P.E.
P.E. NUMBER: 61449
Reg. Engineer

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Printed By:

Printed:

FIRST COAST HIGHWAY
STATE ROAD No. 105 ~ A-1-A
(A 200 FOOT PUBLIC ROAD RIGHT OF WAY)

MITIGATION FOR IMPACT TO PROTECTED TREES WITHIN TREE PROTECTION ZONE:

- UTILIZE TREE SURGEON TO CLEANLY CUT PROTRUDING ROOTS AT LIMITS OF DISTURBANCE TO THE REQUIRED DEPTH
- BACKFILL WITH TOPSOIL NATIVE TO THE SITE AND AMENDED WITH 5% PINE BARK COMPOST BY VOLUME. WATER-IN IMMEDIATELY TO PROVIDE A SURFACE LEVEL WITH FINISHED GRADE
- PROVIDE 6" PINE BARK MULCH AS SPECIFIED OVER ALL DISTURBED AREAS.

-  = Tree protection zone impact area
-  = Existing non-protected tree to be removed
-  = Existing protected tree to be removed
-  = Existing tree preserved for credit
-  = Tree barricade or silt fence

Install tree protection barricade according to the detail in these plans and prior to site clearing and construction activity. Leave barricade intact and in place during construction and remove only when irrigation and landscape plans are ready for installation. Silt fence may be used for tree protection when located at the Limits of Disturbance.

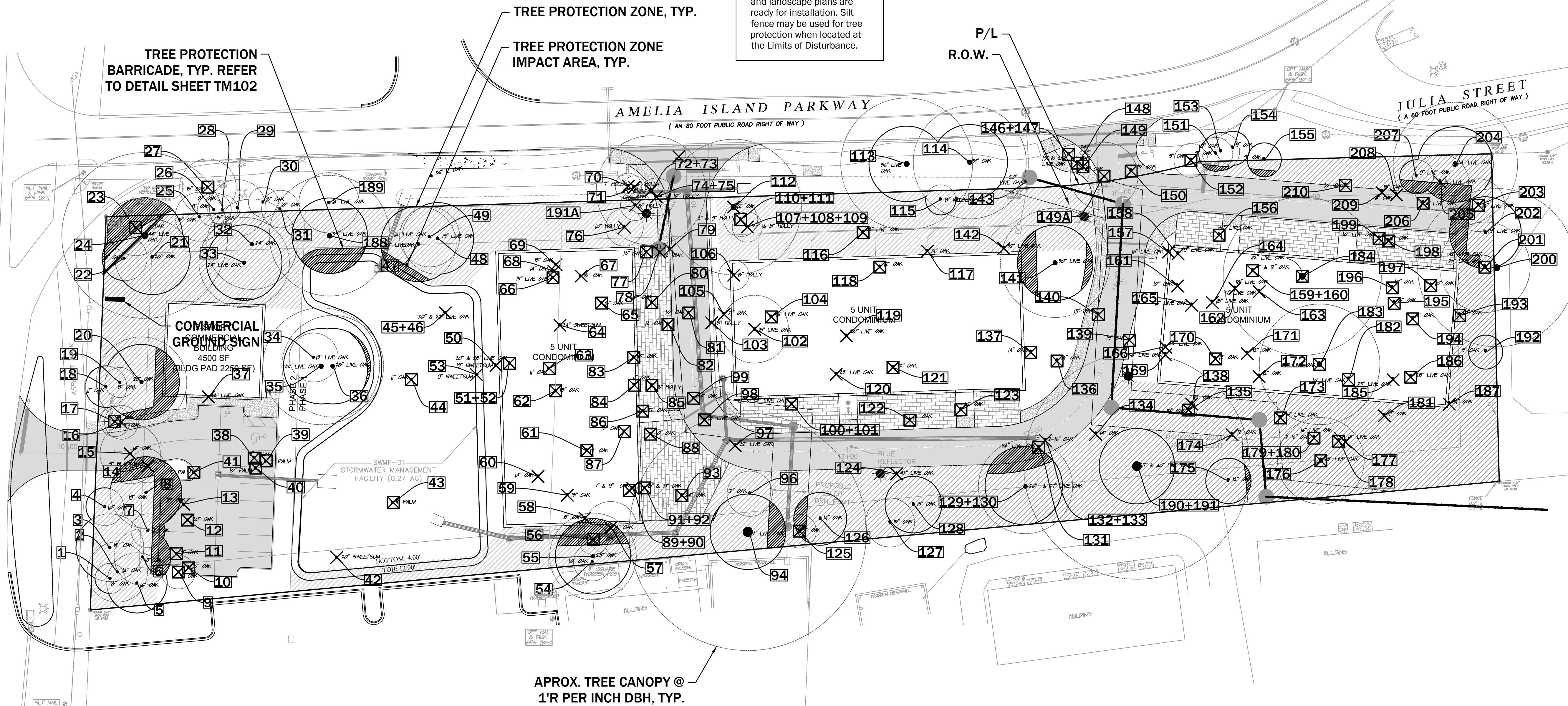
I, Alfred B. Pittman, am a certified arborist through the International Society of Arboriculture and my certification number is 4752A. I hereby attest that I have prepared this tree protection plan and/or restoration plan. This includes not only the evaluation of individual trees but also review of the complete construction plan set and the techniques that will be utilized to mitigate impacts to protected trees. Further, I attest that the best practices, as supported by the International Society of Arboriculture, are being implemented to avoid and mitigate impacts to protected trees.

Print Name: Alfred B. Pittman

Signature:

Date:

1" = 30'



APROX. TREE CANOPY @
1'R PER INCH DBH, TYP.

SUMMER BEACH
PARCEL
NASSAU COUNTY
PREPARED FOR
FORUM CAPITAL PARTNERS

TREE PROTECTION AND
REMOVAL PLAN

Connelly & Wicker Inc.
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(904) 256-3030 FAX: (904) 265-3031 www.cweng.com
Florida Registry 3650 L.A. Number: LC26000311

Project No.: 20-01-0014
Designed: ABP Drawn: ABP
Checked: JEW O.C.: RCW
Date: JULY 14, 2021
Scale: 1" = 30'

Sheet TM100

ALFRED B. PITTMAN, M.L.A., R.L.A.
LA 1601
Reg. Landscape Architect

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Amelia Island Parkway
TREE EVALUATION
April 19, 2021

Location: Amelia Island Parkway, Amelia Island, FL
Protected Tree Jurisdiction: Nassau County, Florida
Development Type: Multifamily
Date of Evaluation: 3-28-18, 2-9-20
Evaluator: Alfred B. Pitman Certified arborist (FL-5641A) and Landscape Architect (Florida LA-1601)
PITMAN LANDSCAPE ARCHITECTURE
4049 San Severa Drive North
Jacksonville, Florida 32217

Notes: Tree locations and sizes based on tree survey provided by Connelly & Wicker, dated January 2017. This evaluation supersedes the tree survey where discrepancies arise. Evaluated trees are flagged with white or neon pink tape and numbered according to this table

Recommended Action and final inches and mitigation amounts are based on the proposed site plan.

Calculations based on current Nassau County LDC

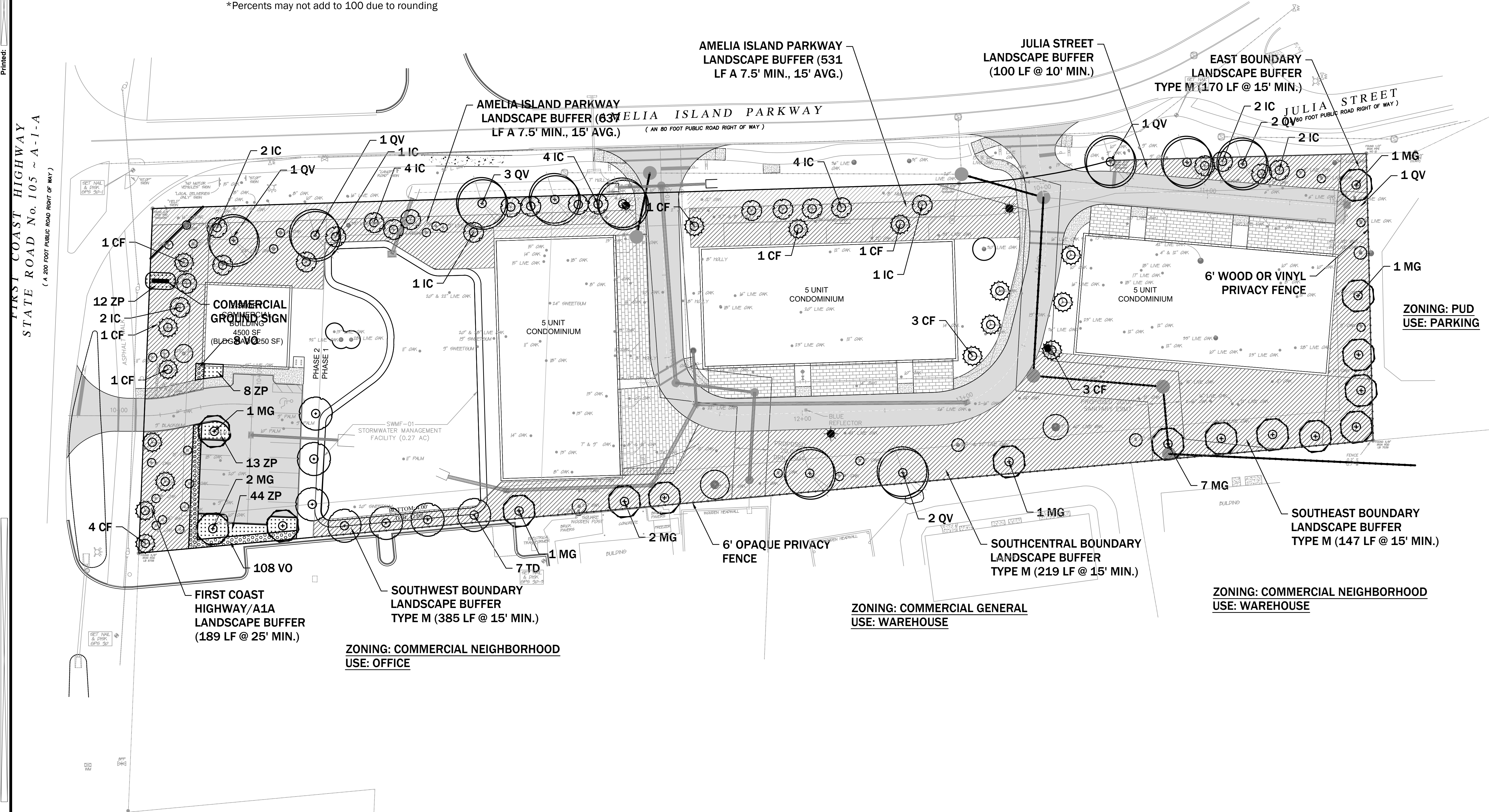
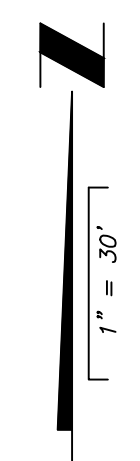
Tree No. (See Plan)	Tree Size (Inches DBH)	Common Name (Botanical Name)	Condition	Recommended Action	Protected Status by Ordinance (Y or N)	PROTECTED TREE (6"+) Removed Inches	PROTECTED TREE (6"+) Preserved Inches	BONUS (125%)
1	8	Laurel oak (Quercus laurifolia)	Top/main leader cut back, deformed	Preserve	N			
2	16	Laurel oak (Quercus laurifolia)	Branch opening mid trunk with internal decay	Preserve	N			
3	18	Laurel oak (Quercus laurifolia)	Major trunk wound, mid trunk with decay	Preserve	N			
4	10	Laurel oak (Quercus laurifolia)	Fair condition, healthy. Poor structure	Preserve	Y		10	
5	16	Laurel oak (Quercus laurifolia)	Large opening at base with natural decay. Lopsided form. Dieback in crown	Preserve	N			
6	15	Laurel oak (Quercus laurifolia)	Fair condition, healthy	Preserve	Y		15	
7	9	Laurel oak (Quercus laurifolia)	Branch wound at base with internal decay, lopsided form, poor structure	Preserve	N			
8	19	Laurel oak (Quercus laurifolia)	Good condition, healthy	Preserve	Y		19	
9	9	Water oak (Quercus nigra)	Fair condition, healthy	Remove for construction	N			
10	10	Laurel oak (Quercus laurifolia)	Severely deformed crown, main leader bent 90 degrees	Remove for construction	N			
11	9	Laurel oak (Quercus laurifolia)	Main leader dead, tree in decline	Remove for construction	N			
12	20	Laurel oak (Quercus laurifolia)	Trunk wounds and staining in multiple locations, likely internal decay. Dieback in crown	Remove for construction	N			
13	18	Laurel oak (Quercus laurifolia)	Fair conditions, leaning, healthy	Remove for construction	Y		18	
14	9	Black gum (Nyssa sylvatica)	Good condition, healthy	Remove for construction	Y		9	
15	16	Laurel oak (Quercus laurifolia)	Fair condition, healthy, lopsided form	Remove for construction	Y		16	
16	9	Laurel oak (Quercus laurifolia)	Fair condition, healthy, poor structure	Preserve	Y		9	
17	8	Laurel oak (Quercus laurifolia)	Main leader cut off, utility prune	Preserve	N			
18	11	Laurel oak (Quercus laurifolia)	Main leader dead	Preserve	N			
19	8	Laurel oak (Quercus laurifolia)	Main leader dead	Preserve	N			
20	25	Laurel oak (Quercus laurifolia)	Mature specimen, no visible defects, good health and condition	Preserve	Y		25	
21	20	Laurel oak (Quercus laurifolia)	Major trunk wounds at base, internal decay	Preserve	N			
22	20	Laurel oak (Quercus laurifolia)	Deformed crown, main leader deformed with decay at junction	Preserve	N			
23	16	Southern Red Cedar (Juniperus silicicola)	Major trunk wounds, half of tree dead with decay, relatively healthy	Remove for construction	N			
24	44	Live oak (Quercus virginiana)	Mature specimen, very good condition, healthy	Preserve	Y		44	11
25	13	Laurel oak (Quercus laurifolia)	Good condition, healthy	Preserve	Y		13	
26	9	Water oak (Quercus nigra)	Good condition, healthy. Not Native Canopy Tree	R.O.W. Preserve	N			
27	15	Laurel oak (Quercus laurifolia)	Significantly deformed crown, main leader bent to 90 degrees	Remove for construction	N			
28	8	Laurel oak (Quercus laurifolia)	Main leader broken off	R.O.W. Preserve	N			
29	15	Laurel oak (Quercus laurifolia)	Significant lean, relatively healthy	R.O.W. Preserve	Y			
30	8	Water oak (Quercus nigra)	Good condition, healthy. Not Native Canopy Tree	R.O.W. Preserve	N			
31	10	Water oak (Quercus nigra)	Advanced dieback on crown, shelf fungus on trunk. Not Native Canopy Tree	R.O.W. Preserve	N			
32	24	Live oak (Quercus virginiana)	Good condition, healthy, significant lean	Preserve	Y		24	
33	24	Live oak (Quercus virginiana)	Good condition, healthy	Preserve	Y		24	
34	13	Live oak (Quercus virginiana)	Good condition, healthy	Preserve	Y		13	
35	32	Live oak (Quercus virginiana)	Good condition, healthy	Preserve	Y		32	8
36	28	Live oak (Quercus virginiana)	Good condition, healthy	Preserve	Y		28	7
37	42	Live oak (Quercus virginiana)	Some storm damage, thin crown, fair condition, healthy	Remove for construction	Y		42	
38	9	Cabbage Palm (Sabal palmetto)	Good condition, healthy. Not Native Canopy Tree	Remove for construction	N			
39	9	Cabbage Palm (Sabal palmetto)	Good condition, healthy. Not Native Canopy Tree	Remove for construction	N			
40	10	Cabbage Palm (Sabal palmetto)	Good condition, healthy. Not Native Canopy Tree	Remove for construction	N			
41	8	Washington Palm (Washingtonia robusta)	Good condition, healthy. Not Native Canopy Tree	Remove for construction	N			
42	20	Sweetgum (Liquidambar styraciflua)	Good condition, healthy.	Remove for construction	N*			
43	11	Cabbage Palm (Sabal palmetto)	Good condition, healthy. Not Native Canopy Tree	Remove for construction	N			
44	11	Water oak (Quercus nigra)	Fair condition, healthy, significant lean. Not Native Canopy Tree	Remove for construction	N*			
45	20	Live oak (Quercus virginiana)	Fair condition, healthy, significant lean, exposed roots	Remove for construction	N*			
46	22	Live oak (Quercus virginiana)	Fair condition, healthy, significant lean, exposed roots	Remove for construction	N			
47	20	Live oak (Quercus virginiana)	Good condition, healthy	Preserve	Y		20	
48	19	Live oak (Quercus virginiana)	Good condition, healthy	Preserve	Y		19	
49	16	Live oak (Quercus virginiana)	Good condition, healthy	Preserve	Y		16	
50	19	Sweetgum (Liquidambar styraciflua)	Trunk opening mid-trunk with visible decay. Dead limbs and dieback in crown. In decline	Remove for construction	N		19	
51	20	Live oak (Quercus virginiana)	Visible decay, dead limbs, dieback in crown. In decline	Remove for construction	N			
52	28	Live oak (Quercus virginiana)	Visible decay, dead limbs, dieback in crown. In decline	Remove for construction	N			
53	9	Sweetgum (Liquidambar styraciflua)	Good condition, healthy.	Remove for construction	Y		9	
54	10	Laurel oak (Quercus laurifolia)	Deformed crown	Preserve	N			
55	23	Laurel oak (Quercus laurifolia)	Good condition, healthy	Preserve	Y		23	
56	8	Water oak (Quercus nigra)	Main leader dead. Not Native Canopy Tree	Remove for construction	N			
57	9	Water oak (Quercus nigra)	Good condition, healthy. Not Native Canopy Tree	Remove for construction	N			
58	6	Laurel oak (Quercus laurifolia)	Fair condition, healthy	Remove for construction	Y		8	
59	13	Sweetgum (Liquidambar styraciflua)	Good condition, healthy.	Remove for construction	Y		13	
60	14	Live oak (Quercus virginiana)	Fair condition, healthy	Remove for construction	Y		14	
61	13	Water oak (Quercus nigra)	Good condition, healthy. Not Native Canopy Tree	Remove for construction	N			
62	18	Live oak (Quercus virginiana)	Multi Trunk, half of tree dead and decaying	Remove for construction	N			
63	11	Water oak (Quercus nigra)	Deformed crown with advanced dieback. Not Native Canopy Tree.	Remove for construction	N			
64	24	Sweetgum (Liquidambar styraciflua)	Fair condition, leaning, healthy	Remove for construction	Y		24	
65	8	Water oak (Quercus nigra)	Main leader dead. Not Native Canopy Tree.	Remove for construction	N			
66	15	Live oak (Quercus virginiana)	Main leader dead	Remove for construction	N			
67	18	Live oak (Quercus virginiana)	Fair condition, healthy	Remove for construction	Y		18	
68	14	Live oak (Quercus virginiana)	Fair condition, significantly leaning, healthy	Remove for construction	Y		14	
69	15	Live oak (Quercus virginiana)	Fair condition, significantly leaning, healthy	Remove for construction	Y		15	
70	7	American holly (Ilex opaca)	Good condition, healthy	Remove for construction	Y		7	
71	8	American holly (Ilex opaca)	Good condition, healthy	Remove for construction	Y		8	
72	27	Live oak (Quercus virginiana)	Multi trunk, specimen, good condition, healthy	Remove for construction	Y		27	7
73	30	Live oak (Quercus virginiana)	Multi trunk, good condition, healthy	Remove for construction	Y		30	
74	4	American holly (Ilex opaca)	Good condition, healthy.	Remove for construction	N			
75	10	American holly (Ilex opaca)	Good condition, healthy	Remove for construction	Y		10	
76	10	American holly (Ilex opaca)	Good condition, healthy	Remove for construction	Y		10	
77	13	Water oak (Quercus nigra)	Major openings at base with internal decay. Not Native Canopy Tree	Remove for construction	N			
78	12	Live oak (Quercus virginiana)	Good condition, healthy	Remove for construction	Y		12	
79	13	American holly (Ilex opaca)	Fair condition, significantly leaning, healthy	Remove for construction	Y		13	
80	10	Water oak (Quercus nigra)	Fair condition, healthy. Not Native Canopy Tree	Remove for construction	N			
81	10	Water oak (Quercus nigra)	Fair condition, healthy. Not Native Canopy Tree	Remove for construction	N			
82	12	Water oak (Quercus nigra)	Fair condition, healthy. Not Native Canopy Tree	Remove for construction	N			
83	13	Water oak (Quercus nigra)	Main leader dead. Not Native Canopy Tree.	Remove for construction	N			
84	11	Water oak (Quercus nigra)	Good condition, healthy. Not Native Canopy Tree	Remove for construction	N			
85	8	American holly (Ilex opaca)	Deformed crown, main leader broken off	Remove for construction	N			
86	17	Water oak (Quercus nigra)	Storm damaged, half blown over with raised rootball. Not Native Canopy Tree	Remove for construction	N			
87	13	Water oak (Quercus nigra)	#86 blown into. Not Native Canopy Tree.	Remove for construction	N			
88	17	Water oak (Quercus nigra)	Dead main leader, storm damaged. Not Native Canopy Tree.	Remove for construction	N			

80th Percentile Calculation		
Tree No. (See Plan)	Tree Size (Inches DBH)	Tree Set
208	8	1
108	7	2
58	8	3
103	8	4
106	8	5
109	8	6
191A	8	7
9	9	8
53	9	10
90	9	11
111	9	12
207	9	13
4	10	14
76	10	15
161	10	16
181	11	17
128	11	18
129	12	19
172	12	20
174	12	21
177	12	22
25	13	23
34	13	24
59	13	25
127	13	26
209	13	27
60	14	28
88	14	29
134	14	30
187	14	31
6	15	32
69	15	33
205	15	34
15	16	35
49	16	36
132	16	37
133	16	38
157	16	39
163	17	40
13	18	41
67	18	42
102	18	43
162	18	44
164	18	45
8	19	46
48	19	47
50	19	48
138	19	49
158	19	50
202	19	51
42	20	52
45	20	53
47	20	54
119	20	55
171	20	56
105	21	57
117	21	58
146	22	59
165	23	60
166	23	61
120	23	62
165	23	63
166	23	64
185	23	65
32	24	66
33	24	67
64	24	68
20	25	69
201	25	70
123	26	71
72	27	72
130	27	73
190	27	74
36	28	75
73	30	76
141	30	77
35	32	78
142	32	79
188	33	80
204	34	81
169	36	82
112	37	83
37	42	84
124	42	85
200	42	86
24	44	87
191	60	88

Tree No. (See Plan)	Tree Size (Inches DBH)	Common Name (Botanical Name)	Condition	Recommended Action	Protected Status by Ordinance (Y or N)	PROTECTED TREE (6"+) Removed Inches	PROTECTED TREE (6"+) Preserved Inches	BONUS (125%)
89	7	Laurel oak (Quercus laurifolia)	Significant trunk wound with internal decay	Remove for construction	N			
90	9	Laurel oak (Quercus laurifolia)	Fair condition, healthy	Remove for construction	Y		9	
91	21	Laurel oak (Quercus laurifolia)	Major trunk openings, with advanced internal decay	Remove for construction	N			
92	8	Laurel oak (Quercus laurifolia)	Dead main leader, deformed	Remove for construction	N			
93	24	Water oak (Quercus nigra)	Main leader fallen out, trunk openings with visible decay, tree in decline. Not Native Canopy Tree	Remove for construction	N			
94	63	Live oak (Quercus virginiana)	Good condition, healthy. Specimen	Preserve	Y		63	16
96	12	Water oak (Quercus nigra)	Fair condition, healthy. Not Native Canopy Tree	Preserve	N			
97	22	Live oak (Quercus virginiana)	Fair condition, healthy	Remove for construction	Y		22	
98	19	Live oak (Quercus virginiana)	Major trunk wound at base with internal decay	Remove for construction	N			
99	14	Water oak (Quercus nigra)	Fair condition, healthy. Not Native Canopy Tree	Remove for construction	N			
100	19	Live oak (Quercus virginiana)	Multi Trunk, old lightning injuries with dead main leaders and decay, tree in decline	Remove for construction	N			
101	24	Live oak (Quercus virginiana)	Multi Trunk, old lightning injuries with dead main leaders and decay, tree in decline	Remove for construction	N			
102	18	Live oak (Quercus virginiana)	Fair condition, healthy	Remove for construction	Y		18	
103	8	American holly (Ilex opaca)	Good condition, healthy	Remove for construction	Y		8	
104	16	Live oak (Quercus virginiana)	Significant lean, no dominant stems, thin deformed crown, large opening at base	Remove for construction	N			
105	21	Live oak (Quercus virginiana)	Fair condition, healthy	Remove for construction	Y		21	
106	8	American holly (Ilex opaca)	Good condition, healthy	Remove for construction	Y		8	
107	3	American holly (Ilex opaca)	Good condition, healthy	Remove for construction	N			
108	7	American holly (Ilex opaca)	Good condition, healthy	Remove for construction	Y		7	
109	8	American holly (Ilex opaca)	Good condition, healthy	Remove for construction	Y		8	
110	2	American holly (Ilex opaca)	Good condition, healthy	Remove for construction	N			
111	9	American holly (Ilex opaca)	Good condition, healthy	Remove for construction	Y		9	
112	37	Live oak (Quercus virginiana)	Specimen, good condition, healthy	Remove for construction	Y		37	
113	36	Live oak (Quercus virginiana)	Good condition, healthy	R.O.W. Preserve	Y			
114	31	Live oak (Quercus virginiana)	Significant injury at base with internal decay	R.O.W. Preserve	N			
115	8	Red mulberry (Morus nuba)	Good condition, healthy. Not Native Canopy Tree	Preserve	N			
116	32	Live oak (Quercus virginiana)	Old lightning strike, main leader dead, trunk split with advanced decay	Remove for construction	N			
117	21	Live oak (Quercus virginiana)	Fair condition, healthy	Remove for construction	Y		21	
118	12	Laurel oak (Quercus laurifolia)	Top dead	Remove for construction	N			
119	20	Live oak (Quercus virginiana)	Fair condition, healthy	Remove for construction	Y		20	
120	23	Live oak (Quercus virginiana)	Fair condition, healthy	Remove for construction	Y		23	
121	12	Water oak (Quercus nigra)	Significant trunk wound at base with internal decay, dieback in crown. Not Native Canopy Tree	Remove for construction	N			
122	14	Laurel oak (Quercus laurifolia)	Top dead	Remove for construction	N			
123	10	Water oak (Quercus nigra)	Good condition, healthy. Not Native Canopy Tree	Remove for construction	N			
124	42	Live oak (Quercus virginiana)	Fair condition, healthy	Remove for construction	Y		42	
125	9	Water oak (Quercus nigra)	Fair condition, healthy. Not Native Canopy Tree	Remove for construction	N			
126	14	Laurel oak (Quercus laurifolia)	Deformed crown, storm damage	Preserve	N			
127	13	Laurel oak (Quercus laurifolia)	Fair condition, healthy	Preserve	Y		13	
128	15	Laurel oak (Quercus laurifolia)	Deformed crown, storm damage	Preserve	N			
129	26	Live oak (Quercus virginiana)	Multi trunk, good condition, healthy	Preserve	Y		26	7
130	27	Live oak (Quercus virginiana)	Multi trunk, good condition, healthy	Preserve	Y		27	7
131	26	Live oak (Quercus virginiana)	Main leader dead/fallen out, storm damage to other stem	Remove for construction	N			
132	16	Live oak (Quercus virginiana)	Multi trunk, good condition, healthy	Remove for construction	Y		16	
133	16	Live oak (Quercus virginiana)	Multi trunk, good condition, healthy	Remove for construction	Y		16	
134	14	Laurel oak (Quercus laurifolia)	Fair condition, healthy	Remove for construction	Y		14	
135	13	Laurel oak (Quercus laurifolia)	Large opening at base with internal decay. Decay/fungus in lower crown	Remove for construction	N			
136	14	Water oak (Quercus nigra)	Significant trunk opening mid trunk with internal decay, dead lower limbs with decay. Not Native Canopy Tree	Remove for construction	N			
137	14	Laurel oak (Quercus laurifolia)	Trunk wound at base with internal decay	Remove for construction	N			
138	19	Laurel oak (Quercus laurifolia)	Fair condition, healthy	Remove for construction	Y		19	
139	19	Laurel oak (Quercus laurifolia)	Trunk damage at base with decay, main leader fallen out	Remove for construction	N			
140	13	Water oak (Quercus nigra)	Major wound at base with advanced decay. Not Native Canopy Tree.	Remove for construction	N			
141	30	Live oak (Quercus virginiana)	Good condition, healthy	Preserve	Y		30	8
142	32	Live oak (Quercus virginiana)	Good condition, healthy. Specimen	Remove for construction	Y		32	
143		Not there. Survey error						
146	19	Live oak (Quercus virginiana)	Multi Trunk, main leader deformed with significant dieback and dead hangers, decay	R.O.W. Remove for construction	N			
147	20	Live oak (Quercus virginiana)	Multi Trunk, main leader deformed with significant dieback and dead hangers, decay	R.O.W. Remove for construction	N			
148	24	Live oak (Quercus virginiana)	Significant opening at base with internal decay, deformed crown with loss of limbs, decay	R.O.W. Remove for construction	N			
149	8	Laurel oak (Quercus laurifolia)	Tree almost dead, poison ivy strangled	R.O.W. Remove for construction	N			
149A	18	Live oak (Quercus virginiana)	Existing tree not shown on survey. Significant wounds at base with decay, opening in trunk with decay, deformed crown, poor structure	R.O.W. Remove for construction	N			
150	13	Water oak (Quercus nigra)	Good condition, healthy. Not Native Canopy Tree	R.O.W. Remove for construction	N			
151	9	Laurel oak (Quercus laurifolia)	Storm damaged, half brown over	R.O.W. Preserve	N			
152	9	Water oak (Quercus nigra)	Dead	R.O.W. Remove for construction	N			
153	10	Water oak (Quercus nigra)	Main leader broken off. Not Native Canopy Tree	R.O.W. Preserve	N			
154	9	Water oak (Quercus nigra)	Fair condition, healthy. Not Native Canopy Tree	R.O.W. Preserve	N			
155	9	Laurel oak (Quercus laurifolia)	Fair condition, relatively healthy	R.O.W. Preserve	Y		9	
156	57	Live oak (Quercus virginiana)	Multi trunk, mature tree with major storm damage on one leader.	Remove for construction	N			
157	16	Live oak (Quercus virginiana)	One stem with opening and decay, dieback, one stem dead	Remove for construction	Y		16	
158	19	Live oak (Quercus virginiana)	Good condition, healthy	Remove for construction	Y		19	
159	4	Water oak (Quercus nigra)	Multi Trunk, main leaders broken off, storm damaged. Not Native Canopy Tree.	Remove for construction	N			
160	12	Water oak (Quercus nigra)	Multi Trunk, main leaders broken off, storm damaged. Not Native Canopy Tree.	Remove for construction	N			
161	10	Laurel oak (Quercus laurifolia)	Good condition, healthy	Remove for construction	Y		10	
162	18	Live oak (Quercus virginiana)	Good condition, healthy	Remove for construction	Y		18	
163	17	Live oak (Quercus virginiana)	Good condition, healthy	Remove for construction	Y		17	
164	18	Live oak (Quercus virginiana)	Good condition, healthy	Remove for construction	Y		18	
165	23	Live oak (Quercus virginiana)	Good condition, healthy	Remove for construction	Y		23	
166	23	Live oak (Quercus virginiana)	One limb dead, overall healthy	Remove for construction	Y		23	
169	36	Live oak (Quercus virginiana)	Multi trunk, one stem dead, no decay. Fair condition, healthy	Remove for construction	Y		36	
170	12	Laurel oak (Quercus laurifolia)	Major trunk wound with internal decay	Remove for construction	N			
171	20	Live oak (Quercus virginiana)	Good condition, healthy	Remove for construction	Y		20	
172	12	Laurel oak (Quercus laurifolia)	Fair condition, healthy	Remove for construction	Y		12	
173	15	Live oak (Quercus virginiana)	Major injury to main leader with internal decay, storm damage	Remove for construction	N			
174	12	Laurel oak (Quercus laurifolia)	Fair condition, healthy	Remove for construction	Y		12	
175	44	Live oak (Quercus virginiana)	Major storm damage to two main stems, trunk wound with decay	Preserve	N			
176	23	Live oak (Quercus virginiana)	Major storm damage to main leader	Remove for construction	N			
177	12	Live oak (Quercus virginiana)	Fair condition, one dead limb, relatively healthy	Remove for construction	Y		12	
178	23	Live oak (Quercus virginiana)	Deformed leader with trunk shear and openings	Remove for construction	N			
179	16	Live oak (Quercus virginiana)	Multi Trunk, one stem dead with decay, storm damage to crown	Remove for construction	N			
180	16	Live oak (Quercus virginiana)	Multi Trunk, one stem dead with decay, storm damage to crown	Remove for construction	N			
181	11	Laurel oak (Quercus laurifolia)	Fair condition, healthy	Remove for construction	Y		11	
182	10	Live oak (Quercus virginiana)	Deformed leader, major tree conflict	Remove for construction	N			
183	33	Live oak (Quercus virginiana)	Multi trunk, one stem with major shear damage and decay, trunk openings. One stem deformed and damaged	Remove for construction	N			
184	42	Live oak (Quercus virginiana)	Storm-damaged, central leader broken out, stress shear on remaining main leader	Remove for construction	N			
185	23	Live oak (Quercus virginiana)	Fair condition, healthy	Remove for construction	Y		23	
186	28	Live oak (Quercus virginiana)	Very significant lean, significant storm damage to main leader, broken off, some dieback	Remove for construction	N			
187	14	Laurel oak (Quercus laurifolia)	Fair condition, healthy	Remove for construction	Y		14	
189	33	Live oak (Quercus virginiana)	Multi trunk specimen, good condition, healthy	Preserve	Y		33	8
190	16	Live oak (Quercus virginiana)	Good condition, healthy	R.O.W. Preserve	Y			
191	80	Live oak (Quercus virginiana)	Multi trunk specimen, good condition, healthy	Preserve	Y		27	7
191A	8	American holly (Ilex opaca)	Good condition, healthy	Remove for construction	Y		8	60
191B	8	American holly (Ilex opaca)	Good condition, healthy	Remove for construction	Y		8	15

SYM	QTY	PCT	ABV	BOTANICAL NAME	COMMON NAME	SIZE / SPECS	SPACING	TYPE	ORIGIN
	TREES								
☉	15	21	CF	<i>Cornus florida</i>	Dogwood	2" cal / 8-10' ht / tree form	As shown	Understory	Native
☉	23	32	IC	<i>Ilex cassine</i>	Dahoon holly	2" cal / 8-10' ht / tree form	As shown	Understory	Native
☉	16	23	MG	<i>Magnolia grandiflora</i> 'Brackens'	Brackens magnolia	3" cal / 10-12' ht / tree form	As shown	Canopy	Native
☉	10	14	QV	<i>Quercus virginiana</i>	Live oak	3" cal / 10-12' ht / tree form	As shown	Canopy	Native
☉	7	10	TD	<i>Taxodium distichum</i>	Bald cypress	3" cal / 10-12' ht / tree form	As shown	Canopy	Native
	71	100*							Total:
	SHRUBS AND GROUNDCOVERS								
	116		VO	<i>Viburnum obovatum</i>	Walters viburnum	18" min ht / 3 gal / hedge	30" OC		Native
	77		ZP	<i>Zamia pumila</i>	Coontie palm	12-15" ht / 3 gal	3.5' OC		Native
			SOD	<i>Paspalum notatum</i> 'Argentine'	Argentine bahiagrass	Certified	Solid sod		Exotic

**NOTE:
FOR ALL PRIVACY
FENCING, CONTRACTOR
TO MODIFY POST AND
PANEL LOCATION AND
INSTALLATION TO
ACCOMMODATE
EXISTING TREES AND
MINIMIZE DISTURBANCE
TO TRUNKS, ROOTS AND
BRANCHES. UTILIZE ANSI
A300 IF PRUNING IS
REQUIRED.**



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Florida Registering 3650 (L.A. Number: LC26000311)

[illegible]

LANDSCAPE PLAN

SUMMER BEACH
PARCEL
NASSAU COUNTY
PREPARED FOR
FORUM CAPITAL PARTNERS

ALFRED B. PITTMAN, MIA, RLA
LA 1601
Reg. Landscape Architect

Project No.: 20-01-0014	
Designed: ABP	Drawn: ABP
Checked: JEW	O.C.: RCW
Date: JULY 14, 2021	
Scale: 1" = 30'	

Sheet **LA100**

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Printed By: Printed: ☐

- ## TREE AND EXISTING VEGETATION PROTECTION

- ## PLANT INSTALLATION

- 

NASSAU COUNTY CODE CALCULATIONS

PROTECTED TREE PRESERVATION/REPLACEMENT
See Tree Mitigation Plans

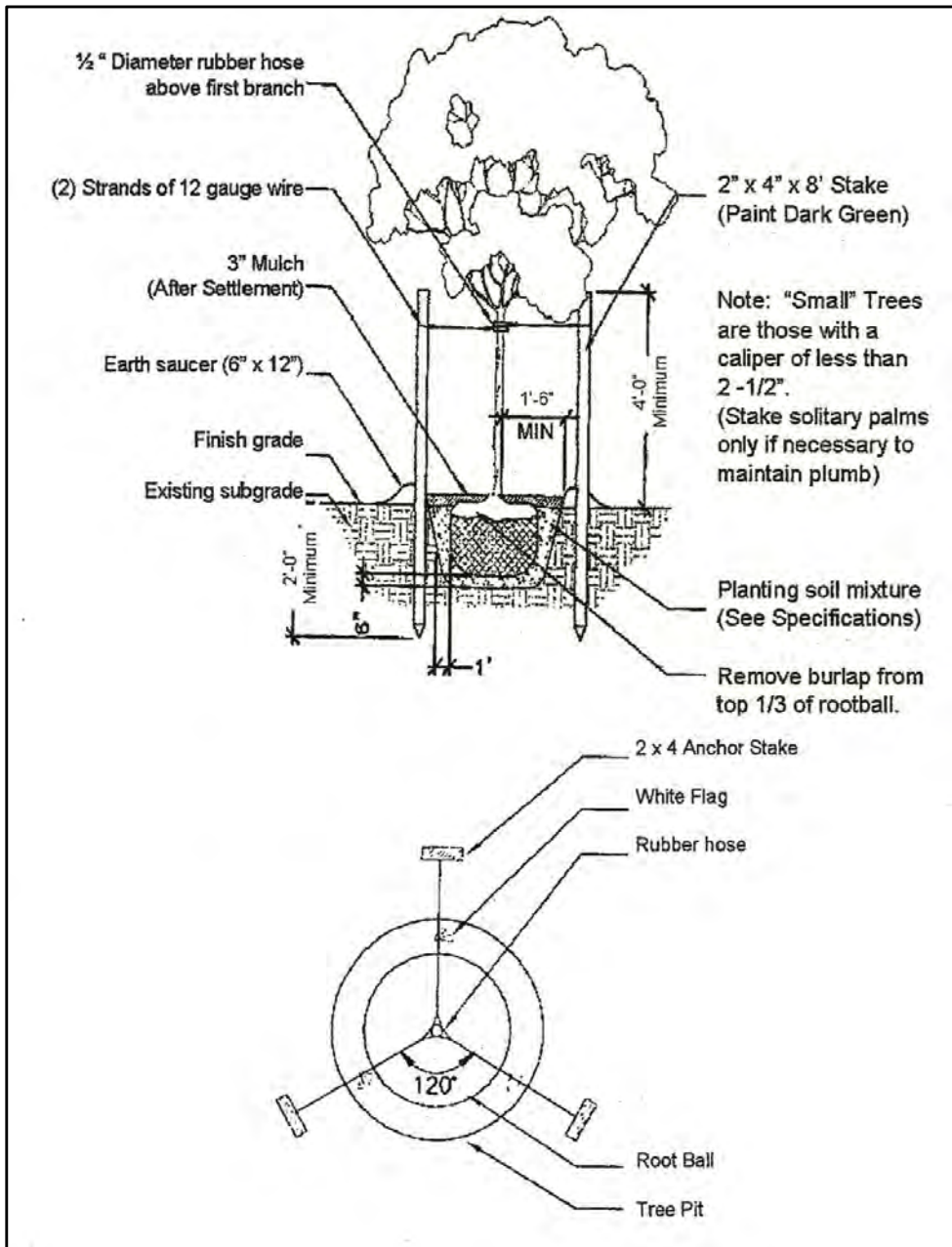
In addition to perimeter/buffer requirements

Non-residential area: 21,604 SF
 Required green space (10%): 2,161 SF
 Provided green space: 13,826
 Required trees (1 tree/500 SF): 5
 Provided trees: 19 (10 new, 9 existing preserved >6" DBH:
 Trees 5,6,7,8,16,17,19,20,21)

A1A/SR 200 R.O.W. (189 lf)
 Required canopy trees (3 per 100 lf): 6
 Provided canopy trees: 7 (7 existing preserved >6" DBH):
 Trees 1, 2, 3, 4, 18, 22, 24
 Required understory trees (3 per 100 lf): 7
 Provided understory trees: 7
 Required area (25 sf avg): 5,225 sf
 Provided area: 6,190 sf

Amelia Island Parkway R.O.W. (531 lf)
Road Type: Collector
Required canopy trees (3 per 100 lf): 16
Provided canopy trees: 18 (6 new, 12 existing preserved >6" DBH)
Trees 21, 22, 24, 32, 33, 188, 47, 48, 49, 76, 110, 111
Required understorey trees (3 per 100 lf): 16
Provided understorey trees: 18 (18 new)
Required area (15 sf/lf): 7,965 sf
Provided area: 11,791 sf

Julia Street R.O.W. (154 lf)
Road Type: Local
Required canopy trees (2 per 100 lf): 4
Provided canopy trees: 4 (2 new, 2 existing preserved >6" DBH):
Trees 207, 204
Required understory trees (3 per 100 lf): 4
Provided understory trees: 4 (4 new)
Required area (10 sf/lf): 1,540 sf
Provided area: 2,363 sf



All trees planted shall be staked or guyed for a period of at least six (6) months in accordance with this detail.

Southwest Boundary (385 lf)
Zoning Designation: Commercial Neighborhood
Buffer Type: M
Required canopy trees (4/100 lf): 15
Provided canopy trees: 16 (10 new, 6 existing preserved >6" DBH:
Trees 1, 2, 5, 54, 55, 94
Required area (15 sf/lf): 5,775 sf
Provided area: 5,775 sf
Required screening provided by 6' opaque fence along boundary in lieu of shrubs.

Southcentral Boundary (219 lf)
Zoning Designations: Commercial General
Buffer Type: M
Required canopy trees (4/100 lf): 9
Provided canopy trees: 9 (3 new, 6 existing preserved >6" DBH):
Trees 126, 128, 129, 130, 190, 191
Required area (15 sf/lf): 11,265 sf
Provided area: 23,185 sf
Required screening provided by 6' opaque vinyl fence along boundary in lieu
of shrubs.

Southeast Boundary (147 lf)
 Zoning Designations: Commercial General
 Buffer Type: M
 Required canopy trees (4/100 lf): 6
 Provided canopy trees: 6 (5 new, 1 existing preserved >6" DBH:
 Tree 175
 Required area (15 sf/lf): 11,265 sf
 Provided area: 23,185 sf
 Required screening provided by 6' opaque vinyl fence along boundary in lieu
 of shrubs.

East Boundary (170 lf)
Zoning Designation: Neighborhood Commercial/Commercial
Buffer Type: M
Required canopy trees (4/100 lf): 7
Provided canopy trees: 7 (5 new, 2 existing preserved >6" DBH:
Trees 192,202)
Required area (15 sf/lf): 2,460 sf
Provided area: 3,935 sf
Required screening provided by 6' opaque vinyl fence along boundary in lieu
of shrubs.

See Landscape Plan

37.05.B. All installed trees, shrubs and groundcovers shall conform to the standards for Florida Grade #1 or better according to the current edition of "Grades and Standards for Nursery plants" published by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry. Synthetic or artificial trees, shrubs, groundcovers or vines are not acceptable substitutes. In choosing plant materials, consideration should be given to the amount of sun or shade, the wetness or dryness of the soil, the effects of salt spray (where applicable), the amount of irrigation required and the mature size and spatial needs of plants chosen.

37.05.G.1. All plants will be fully irrigated.

37.05.J. The property owner is responsible for the maintenance of all landscape areas, including irrigation, mowing, trimming, fertilizing, & carrying out the activities to keep the plant material in a healthy and growing condition, maintain visual clearance, & allow passage of vehicles & pedestrians on public roads & non-exclusive easements.

37.05.K.1. Upon determination by the county that a required tree or plant is dead or severely damaged or diseased, the tree or plant shall be replaced by the owner with plant material meeting the requirements of this section.

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Florida Registering 3650 (L.A. Number: LC26000311)

	A	--
	B	--
	C	--
	D	--
	E	--
	F	--
	G	--
No.	A	--
Date		
Revision		
By		

LANDSCAPE SPECIFICATIONS

SUMMER BEACH

PARCEL

WASSAU COUNTY

PREPARED FOR

FORUM CAPITAL PARTNERS

ALFRED B. PITTMAN, MLA, RLA
LA 1601
Reg. Landscape Architect

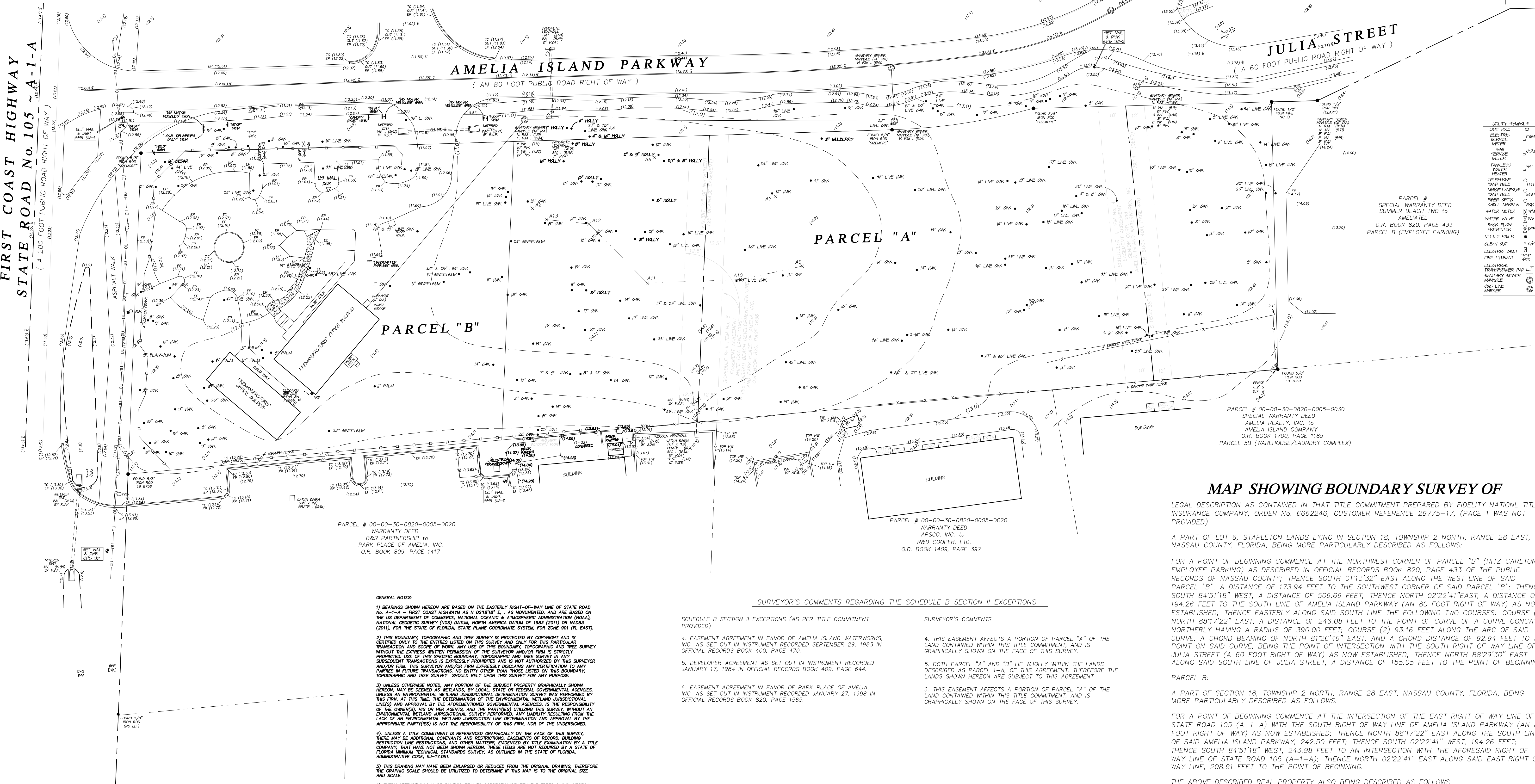
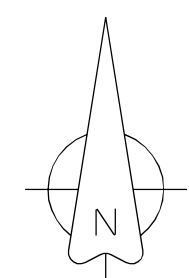
Project No.: 20-01-0014	
Designed: ABP	Drawn: ABP
Checked: JEW	O.C.: RCW
Date: JULY 14, 2020	
Scale:	

Sheet LA101

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FIRST COAST HIGHWAY
STATE ROAD No. 105 ~ A-1-A
(A 200 FOOT PUBLIC ROAD RIGHT OF WAY)

0 30 60
GRAPHIC SCALE
SCALE: 1" = 30'



GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. A-1-A ~ FIRST COAST HIGHWAY AS N 02°18'18" E, AS MONUMENTED, AND ARE BASED ON THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FIPS ZONE 801 (12, EAST).
- 2) THIS BOUNDARY, TOPOGRAPHIC AND TREE SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SURVEY AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS BOUNDARY, TOPOGRAPHIC AND TREE SURVEY WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SPECIFIC BOUNDARY, TOPOGRAPHIC AND TREE SURVEY IN ANY SUBSEQUENT TRANSACTIONS IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS, NO ENTITY OTHER THAN THOSE LISTED ON THIS BOUNDARY, TOPOGRAPHIC AND TREE SURVEY SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.
- 3) UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREON MAY BE DEEMED AS WETLANDS, BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES, UNLESS AN ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION SURVEY WAS PERFORMED BY THIS FIRM AT THIS TIME. THE DETERMINATION OF THE ENVIRONMENTAL WETLAND JURISDICTIONAL LINE(S) AND APPROVAL BY THE AFOREMENTIONED GOVERNMENTAL AGENCIES, IS THE RESPONSIBILITY OF THE OWNER(S), HIS OR HER AGENTS, AND THE PARTY(IES) UTILIZING THIS SURVEY, WITHOUT AN ENVIRONMENTAL WETLAND JURISDICTIONAL SURVEY PERFORMED BY THE GENERAL SURVEYOR, THE LACK OF AN ENVIRONMENTAL WETLAND JURISDICTION LINE DETERMINATION AND APPROVAL BY THE APPROPRIATE PARTY(IES) IS NOT THE RESPONSIBILITY OF THIS FIRM, NOR OF THE UNDERGROUND.
- 4) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION LINE RESTRICTIONS, AND OTHER MATTERS, ENJOINED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED BY A STATE OF FLORIDA MINIMUM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 54A-12.001.
- 5) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.
- 6) EVERY ATTEMPT WAS MADE BY THIS FIRM TO CORRECTLY IDENTIFY THE TREES SHOWN HEREON BY SPECIES TYPE, (I.E. HICKORY AND LIVE OAK), HOWEVER, THIS FIRM DOES NOT HAVE ON ITS STAFF A BOTANIST OR DENDROLOGIST, NOR DOES IT PRACTICE IN THE FIELD OF BOTANY OR DENDROLOGY AND THEREFORE, THERE MAY BE MIS-IDENTIFIED TREES SHOWN ON THIS SURVEY.
- 7) ELEVATIONS SHOWN HEREON ARE BASED ON THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 IS THE CURRENT VERTICAL CONTROL DATUM OF ORTHOMETRIC HEIGHT ESTABLISHED FOR VERTICAL CONTROL SURVEYING IN THE UNITED STATES BASED UPON THE GENERAL MEAN OF THE NORTH AMERICAN DATUM OF 1988, AND USES THE HELMERT ORTHOMETRIC HEIGHT, WHICH CALCULATES THE LOCATION OF THE GEOD (WHICH APPROXIMATES SEA LEVEL) FROM MODELED LOCAL GRAVITY.

SURVEYOR'S COMMENTS REGARDING THE SCHEDULE B SECTION II EXCEPTIONS

SCHEDULE B SECTION II EXCEPTIONS (AS PER TITLE COMMITMENT PROVIDED)

4. EASEMENT AGREEMENT IN FAVOR OF AMELIA ISLAND WATERWORKS, INC. AS SET OUT IN INSTRUMENT RECORDED SEPTEMBER 29, 1983 IN OFFICIAL RECORDS BOOK 400, PAGE 470.
5. DEVELOPER AGREEMENT AS SET OUT IN INSTRUMENT RECORDED JANUARY 17, 1984 IN OFFICIAL RECORDS BOOK 409, PAGE 644.
6. EASEMENT AGREEMENT IN FAVOR OF PARK PLACE OF AMELIA, INC. AS SET OUT IN INSTRUMENT RECORDED JANUARY 27, 1998 IN OFFICIAL RECORDS BOOK 820, PAGE 1565.

SURVEYOR'S COMMENTS

4. THIS EASEMENT AFFECTS A PORTION OF PARCEL "A" OF THE LAND CONTAINED WITHIN THIS TITLE COMMITMENT, AND IS GRAPHICALLY SHOWN ON THE FACE OF THIS SURVEY.
5. BOTH PARCEL "A" AND "B" LIE WHOLLY WITHIN THE LANDS DESCRIBED AS PARCEL 1-A, OF THIS AGREEMENT. THEREFORE THE LANDS SHOWN HEREON ARE SUBJECT TO THIS AGREEMENT.
6. THIS EASEMENT AFFECTS A PORTION OF PARCEL "A" OF THE LAND CONTAINED WITHIN THIS TITLE COMMITMENT, AND IS GRAPHICALLY SHOWN ON THE FACE OF THIS SURVEY.

MAP SHOWING BOUNDARY SURVEY OF

LEGAL DESCRIPTION AS CONTAINED IN THAT TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER No. 6662246, CUSTOMER REFERENCE 29775-17, (PAGE 1 WAS NOT PROVIDED)

A PART OF LOT 6, STAPLETON LANDS LYING IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF PARCEL "B" (RITZ CARLTON EMPLOYEE PARKING) AS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 433 OF THE PUBLIC RECORDS OF NASSAU COUNTY; THENCE SOUTH 01°13'32" EAST ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 173.94 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 84°51'18" WEST, A DISTANCE OF 506.69 FEET; THENCE NORTH 02°22'41" EAST, A DISTANCE OF 194.26 FEET TO THE SOUTH LINE OF AMELIA ISLAND PARKWAY (AN 80 FOOT RIGHT OF WAY) AS NOW ESTABLISHED; THENCE EASTERLY ALONG SAID SOUTH LINE THE FOLLOWING TWO COURSES: COURSE (1) NORTH 88°17'22" EAST, A DISTANCE OF 246.08 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 390.00 FEET; COURSE (2) 93.16 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 81°26'46" EAST, AND A CHORD DISTANCE OF 92.94 FEET TO A POINT ON SAID CURVE, BEING THE POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF JULIA STREET (A 60 FOOT RIGHT OF WAY) AS NOW ESTABLISHED; THENCE NORTH 88°29'30" EAST ALONG SAID SOUTH LINE OF JULIA STREET, A DISTANCE OF 155.05 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PART OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE ROAD 105 (A-1-A) WITH THE SOUTH RIGHT OF WAY LINE OF AMELIA ISLAND PARKWAY (AN 80 FOOT RIGHT OF WAY) AS NOW ESTABLISHED; THENCE NORTH 88°17'22" EAST ALONG THE SOUTH LINE OF SAID AMELIA ISLAND PARKWAY, 242.50 FEET; THENCE SOUTH 02°22'41" WEST, 194.26 FEET; THENCE SOUTH 84°51'18" WEST, 243.98 FEET TO AN INTERSECTION WITH THE AFORESAID RIGHT OF WAY LINE OF STATE ROAD 105 (A-1-A); THENCE NORTH 02°22'41" EAST ALONG SAID EAST RIGHT OF WAY LINE, 208.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED REAL PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:

A PART OF LOT 6, STAPLETON LANDS LYING IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE ROAD 105 (A-1-A) WITH THE SOUTH RIGHT OF WAY LINE OF AMELIA ISLAND PARKWAY (AN 80 FOOT RIGHT OF WAY) AS NOW ESTABLISHED; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID AMELIA ISLAND PARKWAY, THE FOLLOWING TWO COURSES: (1) N 88°17'22" E, A DISTANCE OF 488.58 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 390.00 FEET; THENCE EASTERLY 93.16 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING N 81°26'46" E AND A CHORD DISTANCE OF 92.94 FEET TO A POINT ON SAID CURVE; THENCE N 88°31'03" E ALONG THE SOUTH LINE OF JULIA STREET (A 60 FOOT RIGHT OF WAY), AS NOW ESTABLISHED, A DISTANCE OF 154.90 FEET TO THE NORTHWEST CORNER OF PARCEL "B" AS DESCRIBED IN OFFICIAL RECORDS VOLUME 820, PAGE 433 OF THE PUBLIC RECORDS OF NASSAU COUNTY; THENCE S 01°16'28" E ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 173.87 FEET; THENCE S 84°51'18" W, A DISTANCE OF 750.67 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF AFORESAID STATE ROAD No. 105 (A-1-A); THENCE N 02°22'41" E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 208.91 FEET TO THE POINT OF BEGINNING.

JONATHAN B. BOWAN
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
CERTIFICATE No. 4600

JOB No. 49685
F.B. 520, PAGE 21 (BENCH RUN)
COMPOSITE MAP OF THREE (3)
DIFFERENT SURVEYS

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