



VICINITY MAP (NOT TO SCALE)

LOT 101 "OCEAN BREEZE AT AMELIA" REPLAT

OFFICIAL RECORDS BOOK PAGE____ SHEET 1 OF 1 SHEETS

"CASHEN GRANT. SECTION 4, TOWNSHIP 2 NORTH, RANGE 28 EAST, AS RECORDED IN PLAT BOOK 8, PAGES 91 THROUGH 94, OF THE PUBLIC RECORDS OF NASSAU COUNTY, STATE OF FLORIDA.

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LOT 102, SAID OCEAN BREEZE AT AMELIA, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF OCEAN BREEZE DRIVE, A 50 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 85°34'47" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 75.00 FEET TO THE EASTERLY LINE OF SAID LOT 101; THENCE SOUTH 04°25'13" EAST, DEPARTING SAID LINE, AND ALONG SAID EASTERLY LINE, 118.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 101; THENCE SOUTH 85'34'47" WEST, ALONG SAID SOUTHERLY LINE, 62.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 13.26 FEET TO THE WESTERLY LINE OF SAID LOT 101, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66'34'56" WEST, 13.02 FEET; THENCE NORTH 04'25'13" EAST, ALONG SAID WESTERLY LINE, 122.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,866.59 SQUARE FEET OR 0.20 ACRES MORE OR LESS.

TITLE CERTIFICATION

WE, SUNSHINE TITLE CORPORATION, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN DANIEL NOWELL AND JENNIFER HALL PAYNE SPITZNAGEL AS TRUSTEE OF THE JENNIFER HALL PAYNE SPITZNAGEL 2006 TRUST. AS AMENDED AND RESTATED ON AUGUST 11, 2011, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN HEREON, THAT ALL EASEMENTS OF RECORD ARE SHOWN.



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.

COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBERS PARCEL 00-00-30-1512-0101-0000 HE UNDERSIGNED, DO HEREBY AFFIRM THAT, TO THE BEST OF MY

KNOWLEDGE AND BELIEF, THERE ARENO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT: SIGNED THIS 134 DAY OF TURE, A.D. 2022.

She m. Shew, Say Collector COUNTY TAX COLLECTOR NASSAU COUNTY, FLORIDA

DIRECTOR OF ENGINEERING SERVICES CERTIFICATE
THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED
BY THE DIRECTOR OF ENGINEERING SERVICES OF NASSAU
COUNTY, FLORIDA.

THIS _____ DAY OF ____ A.D. 2022 BY:

DIRECTOR OF ENGINEERING SERVICES

COMMISSION APPROVAL CERTIFICATE

BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY APPROVED FOR THE RECORD, THIS IS TO CERTIFY THAT THE ABOVE PLAT

HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY ATTORNEY. THIS ______ A.D. 2022 BY:

OFFICE OF THE COUNTY ATTORNEY FLORIDA BAR NO.

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICIAL RECORDS HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177.061 FLORIDA STATUTES, AND IS FILED FOR RECORD IN PLAT BOOK ___ PAGE ___ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

THIS _____ DAY OF _____ A.D. 2022 BY:

CLERK OF THE CIRCUIT COURT

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA, CURRENTLY IN EFFECT.

THIS	 DAY	OF	 A.D.	2022	B١

COUNTY PLANNER

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DANIEL NOWELL AND JENNIFER HALL PAYNE SPITZNAGEL AS TRUSTEE OF THE JENNIFER HALL PAYNE SPITZNAGEL 2006 TRUST, AS AMENDED AND RESTATED ON AUGUST 11, 2011, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS LOT 101 OCEAN BREEZE AT AMELIA REPLAT, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

FLORIDA PUBLIC UTILITIES AND ITS SUCCESSORS AND ASSIGNS ARE HEREBY IRREVOCABLY DEDICATED A TEN FOOT EASEMENT ALONG THE FRONT OF THIS LOT FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

DANIEL	NOWELL	AND	JENNIFER	HALL	PAYNE	SPITZNAGEL	AS	TRUSTEE	OF	TH
					***************************************		***************************************			

JENNIFER HALL PAYNE SPITZNAGEL 2	006 TRUS本
WITNESS	W. a. Movell.
ANNETTE LEMETTA. PRINT OR TYPE NAME	DANIEL NOWELL (OWNER)
WITNESS	
MICHAEL JAY FERLIN. PRINT OR TYPE NAME	
WITNESS	Just Hall Payer Snedmy

JENNIFER HALL PAYNE SPITZNAGEL (OWNER) HNNETTE LUMETTA

WITNESS . MICHAEZ VAY FERRINI PRINT OR TYPE NAME

STATE OF FLORIDA COUNTY OF MASSAU

MY COMMISSION EXPIRES:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF

PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS LOTAL
BY MAKE NOWELL AND JENNIFEK HALL PAYNE AS TRUSTEES
ON BEHACF OF JENNIFEK HALL PAYNE SPITINAGE FOR MAKE
WHO PRODUCED FL. D.L. 2004 TRUST AS IDENTIFICATION OR WHO IS PERSONALLY KNOWN.

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

Notary Public State of Florida Annette Lumette My Commission GG 343888 Expires 05/28/2023

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT ON THIS THIS DAY OF A.D. 2022, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS. THIS LOT IS ON PUBLIC WATER AND SEWER. COUNTY HEALTH DEPARTMENT

OCEAN BREEZE DRIVE (50 FOOT RIGHT OF WAY) N85'34'47"E 181.17' POINT OF BEGINNING (BEARING BASE) N85'34'47"E 58.01' SET4"×4"C.M. N85'34'47"E 10' FLORIDA PUBLIC UTILITIES EASEMENT N85°34'47"E 48.16' ------TRACT "F"

OCEAN BREEZE AT AMELIA — REPLAT

PLAT BOOK 8, PAGE 216 LOT 101 GROSS & NET OCEAN BREEZE AT AMELIA 8,866.59 SQ./FT. 0.02± ACRE HOMEOWNERS ASSOC. INC. LOT 102 (PLAT BOOK 8, PAGE 91-94) PETER R. & NANCY KAY WEIHSMANN O.R.B. 2013, PG. 978 AERATOR EASEMENT (OFFICIAL RECORDS BOOK ___2243, PG. 1996) CURVE DATA C1 MATTHEW R. & MELISSA DRAHZA CURVE DATA C2 O.R.B. 2109, PG. 335 S2517'54"W S66'34'56"W CH = 15.17'CH = 13.02'R = 20.00'R = 20.00'A = 15.56' $\Delta = 44^{\circ}34'21''$ A = 13.26'(PLAT BOOK 8, PAGE 91-94 $\Delta = 37'59'27'$ CURVE DATA C3 S03'54'21"W 62.69 S85'34'47"W CH = 8.83'R = 283.00'A = 8.83'SET4"x4"C.M. $\Delta = 1.47'14''$ RETENTION POND OCEAN BREEZE AT AMELIA HOMEOWNERS ASSOC. INC. O.R.B. 1964, PG. 1741 118.00" GRAPHIC SCALE (IN FEET

1 inch = 20 ft.

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF OCEAN BREEZE AT AMELIA AS RECORDED IN PLAT BOOK 8, PAGES 91 THROUGH 94, SAID LINE ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF OCEAN BREEZE DRIVE, A 50 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED AS BEING NORTH 85'34'47" EAST. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON; FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE,
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X" AND OR "SHADED X") AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120170, PANEL 12089C SUFFIX 0239 G, NAVD 88, DATED AUGUST 02, 2017. HOWEVER, FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION.
- 3. THE LAND SHOWN HEREON IS LOCATED WITHIN STORM SURGE CATEGORY 3 & 4, AS SCALED FORM STORM SURGE ATLAS VOLUME 1 PLATE 3, NASSAU COUNTY, FLORIDA AS PER S.L.O.S.H. (SEA, LAKE, AND OVERLAND SURGES FROM
- 4. LOT SHOWN HEREON IS INTENDED FOR RESIDENTIAL PURPOSES ONLY.
- NOTICE, THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM ON THE PLAT. NOTICE, THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 6. NO LOT HEREON MAY BE SUBDIVIDED WITHOUT PERMISSION FROM THE NASSAU COUNTY BOARD OF COUNTY
- 7. DENOTES A FOUND %" IRON ROD UNLESS OTHERWISE NOTED.
- 8. ALL PT'S AND PC'S DENOTE PERMANENT CONTROL POINTS, WHICH CONSIST OF A NAIL IN WASHER MARKED "FL
- 9. ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 10. THE DRAINAGE AND ACCESS EASEMENTS SHOWN HEREON SHALL REMAIN UNOBSTRUCTED AND ALLOW FOR VEHICULAR
- 11. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHAILD INTERFERE WITH THE FACILITIES AND SERVICES OF AN 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.
- 12. SUBJECT TO DECLARATIONS OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ASSESSMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 1970, PAGE 1991.
- 13. SUBJECT TO GRANT OF EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2243, PAGE 1996.
- 14. SUBJECT TO EASEMENT FOR FLORIDA PUBLIC UTILITY OVER THE NORTHERLY 10 FEET OF LOT AS SHOWN ON PLAT

Legena	/ =
COV. = COVERED FND. = FOUND ESM'T = EASEMENT CONC = CONCRETE MON. = MONUMENT I.P. = IRON PIPE I.R. = IRON ROD \(\triangle = DELTA \) ANGLE CH = CHORD A = ARC LENGTH R = RADIUS (C) = CALCULATED (D) = DEED (P) = PLAT (R) = RADIAL LINE Q = CENTER LINE R/W = RIGHT-OF-WAY (A) = ACTUAL (W) = WITNESS	F.F.E. = FINISH FLOOR ELEVATION A/C = AIR CONDITIONER I.D. = IDENTIFICATION P.R.M. = PERMANENT REFERENCE MONUMENT P.T. = POINT OF TANGENCY P.C.P. = PERMANENT CONTROL POINT P.C. = POINT OF CURVE P.R.C. = POINT OF REVERSE CURVE P.C.C. = POINT OF COMPOUND CURVE B.R.L. = BUILDING RESTRICTION F.P.&L. = FLORIDA POWER & LIGHT (TYP.) = TYPICAL NGVD = NATIONAL GEODETIC VERTICAL DATUM NAVD = NORTH AMERICAN VERTICAL P.I. = POINT OF INTERSECTION EOW = EDGE OF WATER TOB = TOP OF BANK LB = LICENSED BUSINESS

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEYING WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE ACCORDING TO THE LAWS AS SET FORTH BY THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

, DAY OF JUNE FLORIDA SURVEYOR & MAPPER NO 2647 ALL AMERICAN SURVEYORS OF FLORIDA, INC

3751 SAN JOSE PLACE, SUITE 15 JACKSONVILLE, FLORIDA 32257

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED CONTRACT 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 LOCAL GOVERNMENT BODY AND ACTING HERETO AS AN AGENT OF THE COUNTY. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 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

SURVEYOR & MAPPER

PREPARED BY ALL AMERICAN SURVEYORS OF FLORIDA, INC. 3751 SAN JOSE PLACE SUITE 15 JACKSONVILLE, FLORIDA 32257 904-279-0088 LICENSED BUSINESS NO. 3857