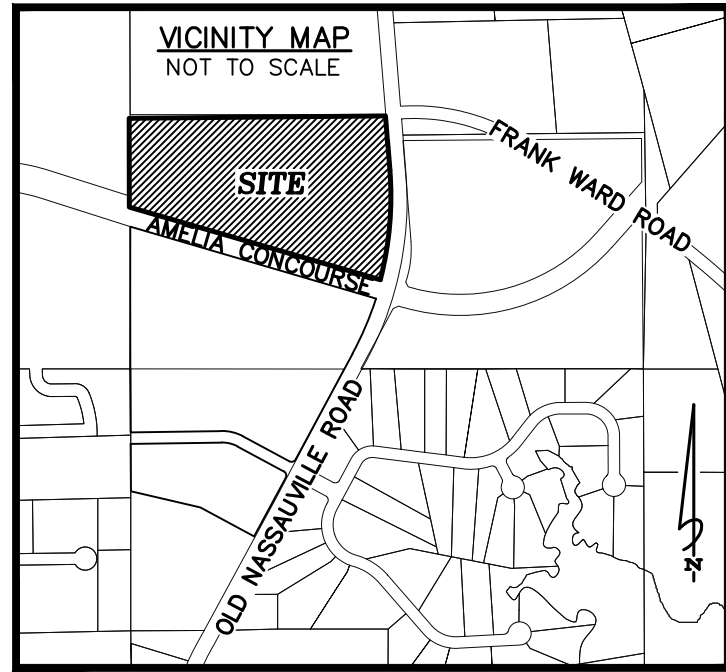


# CONCOURSE CROSSING PHASE 2

A PORTION OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

SHEET 1 OF 3 SHEETS  
30 LOTS AND 9 TRACTS, THIS PHASE



### CAPTION

A PORTION OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 89°57'03" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 29, A DISTANCE OF 2666.45 FEET TO THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29; THENCE NORTH 00°04'25" WEST, ALONG LAST SAID LINE, 840.34 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF AMELIA CONCOURSE (A 100 FOOT RIGHT OF WAY, PER OFFICIAL RECORDS BOOK 897, PAGE 1417 OF THE PUBLIC RECORDS OF SAID COUNTY) AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°04'25" WEST, ALONG SAID WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 29, A DISTANCE OF 461.43 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 980, PAGE 1471 OF SAID PUBLIC RECORDS; THENCE NORTH 89°29'08" EAST, ALONG LAST SAID LINE, 1330.69 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 107 (OLD NASSAUVILLE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 04°34'39" EAST, ALONG LAST SAID LINE, 102.87 FEET TO THE WESTERLY LINE OF THE NORTH 128.9 FEET OF THE EAST 1320 FEET OF GOVERNMENT LOT 4 OF SAID SECTION 29; THENCE SOUTH 00°26'17" EAST, ALONG LAST SAID LINE, 26.29 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°29'08" EAST, ALONG LAST SAID LINE, 190 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 107; THENCE SOUTH 04°34'39" EAST, ALONG LAST SAID LINE, 152.62 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1722.95 FEET, AN ARC DISTANCE OF 574.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°58'07" WEST, 571.47 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF AMELIA CONCOURSE; THENCE NORTH 73°52'03" WEST, ALONG LAST SAID LINE, 1356.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.40 ACRES, MORE OR LESS.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CENTURY COMMUNITIES OF FLORIDA, LLC, A COLORADO LIMITED LIABILITY COMPANY ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS CONCOURSE CROSSING PHASE 2, 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.

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

TITLE TO TRACT 1 (STORMWATER MANAGEMENT FACILITY), TRACT 2 (ACCESS, STORMWATER MANAGEMENT FACILITY), TRACT 3 (PARK), TRACTS 4, 5 AND 7 (LANDSCAPE BUFFER), TRACT 8 (ACCESS, LANDSCAPE BUFFER, UTILITY EASEMENT) TRACT 6 (ACCESS) AND TRACT C3 (CONSERVATION) ARE HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND GRANTEE, IF ANY, OF SAID EASEMENTS. THE UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LANDSCAPE PURPOSES; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

ANY AND ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER OR SEWER AND ACCESS THERETO, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO SEA, ITS SUCCESSORS AND ASSIGNS; HOWEVER, THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS AND EGRESS OVER ANY ACCESS EASEMENTS TO WATER AND SEWER UTILITIES SHOWN ON THIS PLAT. IN ADDITION, ANY UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE FLORIDA STATUTES, 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. NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

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 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.

IN WITNESS WHEREOF, CENTURY COMMUNITIES OF FLORIDA, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS AUTHORIZED SIGNATORY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

### CENTURY COMMUNITIES OF FLORIDA, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
PRINT: \_\_\_\_\_ PRINT: \_\_\_\_\_  
TITLE: AUTHORIZED SIGNATORY WITNESS: \_\_\_\_\_  
PRINT: \_\_\_\_\_

### NOTARY FOR CENTURY COMMUNITIES OF FLORIDA, LLC

STATE: \_\_\_\_\_  
COUNTY: \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D., BY \_\_\_\_\_ OF CENTURY COMMUNITIES OF FLORIDA, LLC, A COLORADO LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

PERSONALLY KNOWN [ ] OR PRODUCED IDENTIFICATION [ ]  
TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA  
TYPE OR PRINT NAME: \_\_\_\_\_  
COMMISSION # \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

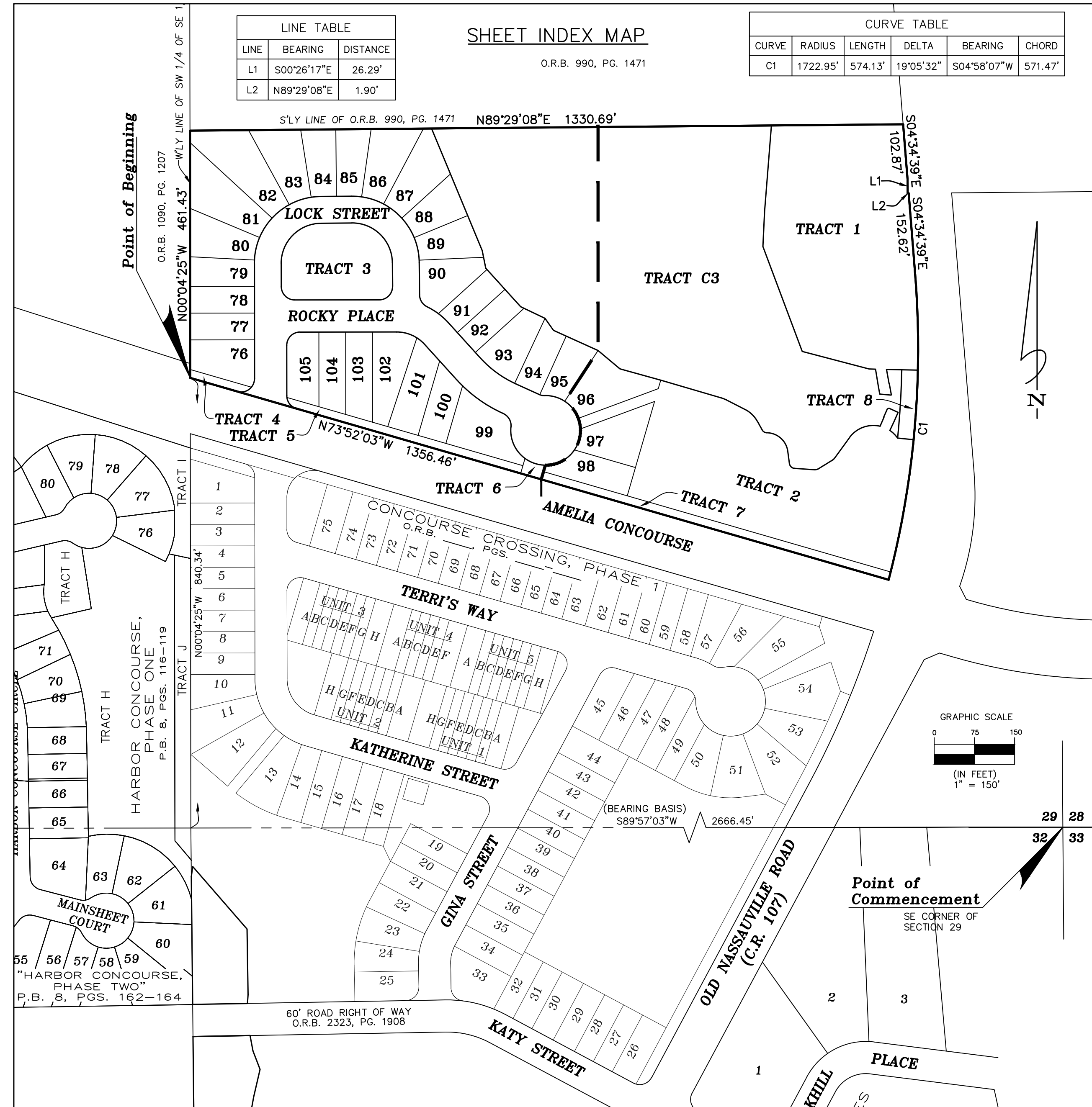
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/SHE HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

MICHAEL J. COLLIGAN  
FLORIDA REGISTERED LAND SURVEYOR NO. 6788  
CLARY AND ASSOCIATES  
L.B. NO. 3731  
3830 CROWN POINT ROAD JACKSONVILLE, FLORIDA 32257

REVIEWS  
OFFICE: \_\_\_\_\_  
FIELD: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_  
CLOSURES/DATA: \_\_\_\_\_  
COVER SHEET: \_\_\_\_\_  
PRMS: \_\_\_\_\_



### GENERAL NOTES

- "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE SUBDIVISION OF THE 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 THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AS SB89°57'03"W PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT. COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE EAST ZONE OF FLORIDA (NAD 1983 1990 NGS ADJUSTMENT), AND WERE ESTABLISHED BY CONVENTIONAL SURVEYING MEANS WITH AN ERROR OF CLOSURE NOT EXCEEDING (1:20,000).
- REFERENCE BENCHMARK: BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). REFERENCE BENCHMARK: BRASS DISK STAMPED "FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION SURVEY AND MAPPING 8 609 2004 SURVEY MARKER". FROM THE INTERSECTION OF AMELIA CONCOURSE AND OLD NASSAUVILLE ROAD, BRASS DISK IS LOCATED 435' SOUTH AND 42' WEST, ELEVATION = 10.97' (NAVD 88).
- THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF RECORDING IS "PUD"/"PLANNED UNIT DEVELOPMENT".
- BUILDING RESTRICTION SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CONCOURSE CROSSING PUD EXHIBIT B AND CURRENTLY ARE AS FOLLOWS:  
BUILDING RESTRICTION LINE (B.R.L.):  
DETACHED:  
FRONT YARD-----TWENTY (20) FEET  
SECOND FRONT YARD-----TEN (10) FEET  
SIDE YARD-----FIVE (5) FEET  
REAR YARD-----TEN (10) FEET  
MAXIMUM LOT COVERAGE WILL BE 65%.  
6. THE LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY GOVERNMENT.  
7. THIS PROPERTY IS SUBJECT TO STORM SURGE INUNDATION DURING A CATEGORY 3, 4 & 5 HURRICANE ACCORDING TO THE STORM SURGE ATLAS FOR NASSAU COUNTY PER MAP PROVIDED BY NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL.  
8. THE JURISDICTIONAL WETLANDS SHOWN HEREON ARE ACCORDING TO A MAP OF SAID WETLANDS PRODUCED BY THIS FIRM, DATED 5/19/2017. THE WETLANDS DETERMINATION AND FLAGGING WAS PERFORMED BY ENVIRONMENTAL RESOURCE SOLUTIONS, REFERENCE CLARY MAP NOS.; T2N-181 AND T2N-182.  
9. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATER WARD OF THE JURISDICTIONAL WETLAND LINES OR WITHIN THE VEGETATED NATURAL BUFFER AS DEPICTED ON THIS PLAT 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. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM THE TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.  
10. TOTAL NUMBER OF LOTS: 30 LOTS, 8 TRACTS, IN THIS PHASE.  
11. TOTAL ACREAGE: 20.40 ACRES ±  
12. OWNER: CENTURY COMMUNITIES OF FLORIDA, LLC.  
13. PARCEL IDENTIFICATION NUMBERS: 29-2N-28-0000-0004-0000.  
14. THE LANDS SHOWN HEREON LIE WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD), ZONE "X" (SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD), AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12089C03599, COMMUNITY NO. 120170, DATED AUGUST 2, 2017 HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.  
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 SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS AND NON-NATIVE INVASIVE PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN THE BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER."  
16. ALL STREETS WILL BE PAVED AND DRAINED, BEFORE ANY LOTS ARE SOLD.  
17. ALL CONSERVATION EASEMENTS SHOWN HEREON HAVE THAT MEANING PRESCRIBED BY § 704.06, F.S. (SEC. 37.03)(C) LDC

AVERAGE UPLAND BUFFER WIDTH TABLE			
LENGTH OF WETLANDS	REQUIRED AREA AT 25' (S.F.)	PROVIDED AREA (S.F.)	PROVIDED AVERAGE BUFFER
2939 LF.	73,475' S.F.	73,499' S.F.	25.01'

### COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEM.

COUNTY HEALTH DEPARTMENT

### DIRECTOR OF ENGINEERING SERVICES CERTIFICATE

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

DIRECTOR OF ENGINEERING SERVICES

### CHIEF OF THE FIRE-RESCUE DEPARTMENT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE CHIEF OF THE FIRE-RESCUE DEPARTMENT OF NASSAU COUNTY, FLORIDA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

CHIEF OF THE FIRE-RESCUE DEPARTMENT

### 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.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

COUNTY PLANNER

### TAX COLLECTOR'S CERTIFICATE

PARCEL IDENTIFICATION NUMBERS: 29-2N-28-0000-0004-0000 AD-VALOREM TAXES ARE PAID IN FULL ON ALL PARCELS DESCRIBED ON THIS PLAT FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

TAX COLLECTOR, NASSAU COUNTY, FLORIDA

### CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY FOR NASSAU COUNTY, FLORIDA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

MICHAEL S. MULLIN, ATTORNEY  
FLORIDA BAR NO. - 301094

### COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022, BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD OF COMMISSIONERS

### CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORD IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

CLERK OF THE CIRCUIT COURT STATE OF FLORIDA

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

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNMENT BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF ACCURACY OR QUALITY OF THE SURVEYING / MAPPING REFLECTED ON THIS PLAT.

SURVEYOR/MAPPER \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME: MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

### TITLE CERTIFICATION

WE, \_\_\_\_\_ A TITLE COMPANY, DO HEREBY CERTIFY THAT WE HAVE SEARCHED THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AS TO THE TITLE TO THE HEREON DESCRIBED PROPERTY AND WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS VESTED IN CENTURY COMMUNITIES OF FLORIDA, LLC, A COLORADO LIMITED LIABILITY COMPANY, 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.

TITLE COMPANY REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_



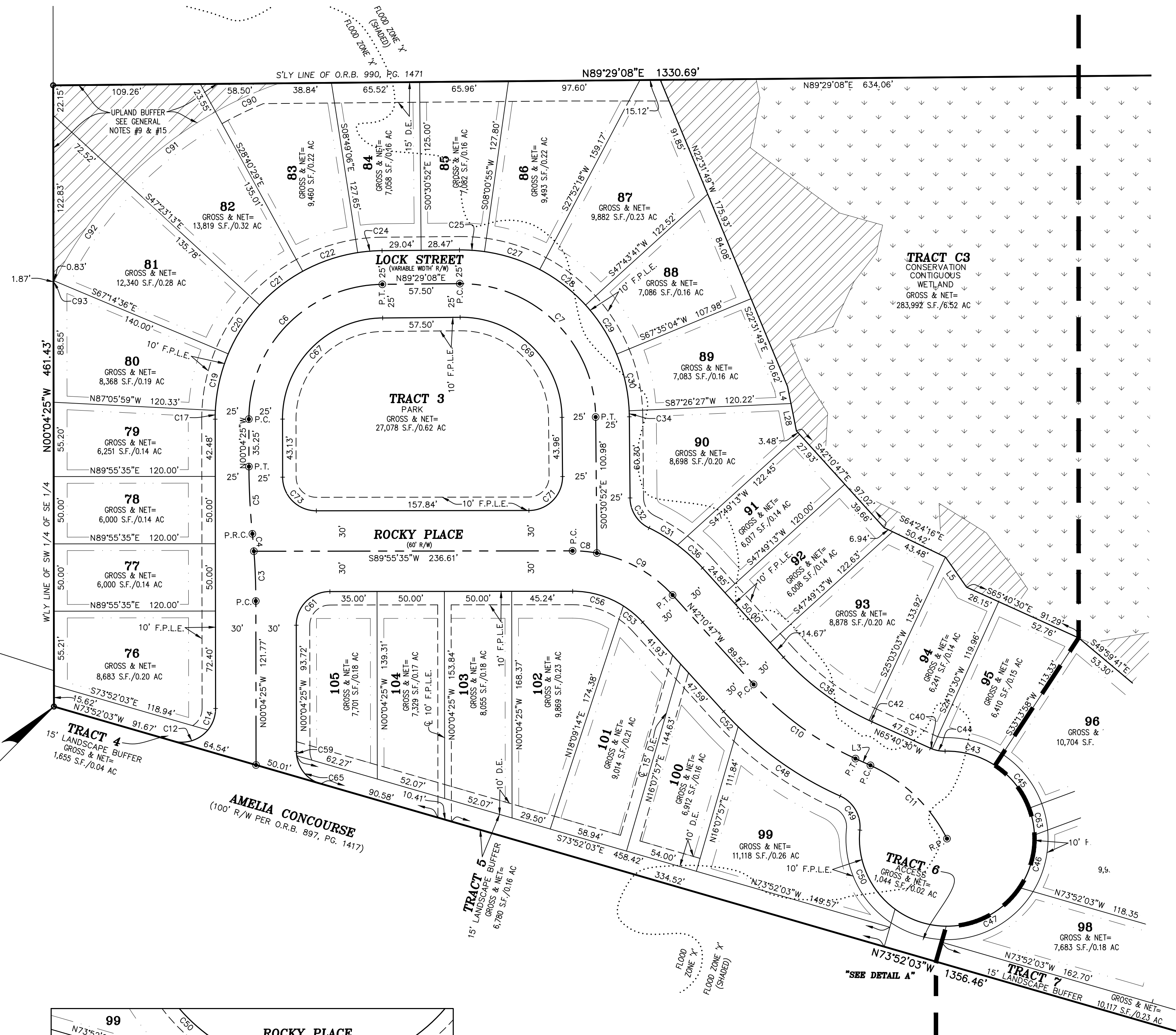
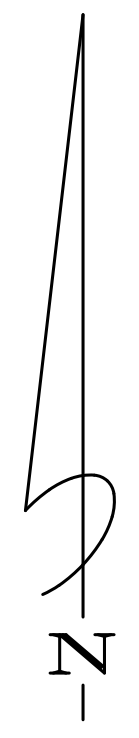
# CONCOURSE CROSSING PHASE 2

A PORTION OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

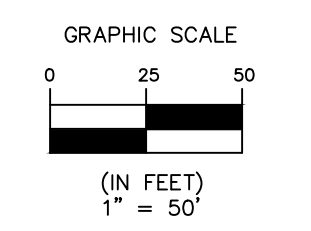
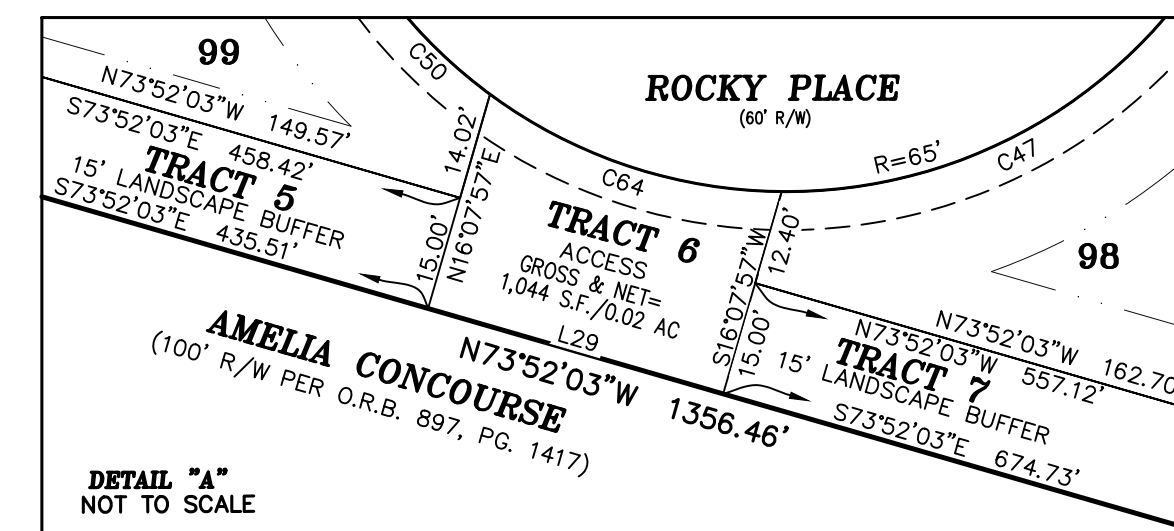
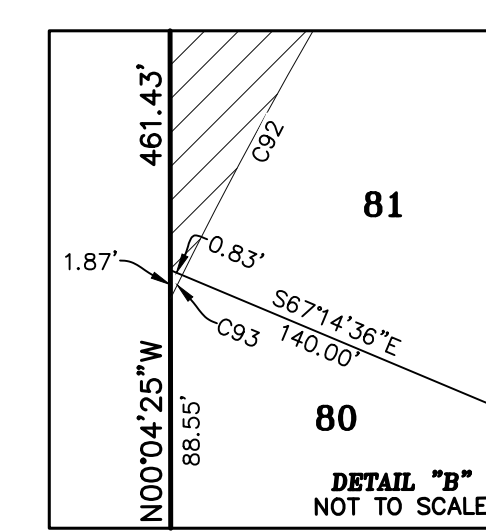
SHEET 2 OF 3 SHEETS  
SEE SHEET 1 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	500.00'	37.03'	414°38'	N02°11'44"W	37.03'
C4	500.00'	12.99'	1°29'18"	N05°03'41"W	12.99'
C5	500.00'	50.02'	5°43'55"	N02°56'22"W	50.00'
C6	100.00'	156.31'	89°33'33"	N44°42'22"E	140.88'
C7	100.00'	157.08'	90°00'00"	S45°30'52"E	141.42'
C8	100.00'	18.13'	10°23'18"	N84°52'46"W	18.11'
C9	100.00'	65.46'	37°30'20"	N60°55'57"W	64.30'
C10	230.00'	94.32'	23°29'43"	N53°55'39"W	93.66'
C11	119.00'	80.21'	38°37'02"	N46°14'48"W	78.70'
C12	25.00'	28.98'	66°25'19"	S72°55'18"W	27.39'
C14	25.00'	17.36'	39°47'03"	S19°49'07"W	17.01'
C17	125.00'	6.49'	2°58'26"	S01°24'48"W	6.49'
C19	125.00'	43.32'	19°51'23"	S12°49'42"W	43.10'
C20	125.00'	43.32'	19°51'23"	S32°41'05"W	43.10'
C21	125.00'	40.82'	18°42'44"	S51°58'09"W	40.64'
C22	125.00'	43.32'	19°51'23"	S71°15'13"W	43.10'
C24	125.00'	18.12'	8°18'14"	S85°20'01"W	18.10'
C25	125.00'	18.61'	8°31'47"	N86°14'58"W	18.59'
C27	125.00'	43.32'	19°51'23"	N72°03'23"W	43.10'
C28	125.00'	43.32'	19°51'23"	N52°12'00"W	43.10'
C29	125.00'	43.32'	19°51'23"	N32°20'37"W	43.10'
C30	125.00'	43.32'	19°51'23"	N12°29'14"W	43.10'
C31	130.00'	24.61'	10°50'51"	N58°44'40"W	24.58'
C32	25.00'	27.77'	6°33'14"	N32°20'29"W	26.37'
C34	125.00'	4.46'	2°02'41"	N01°32'12"W	4.46'
C36	130.00'	25.28'	11°08'28"	N47°45'01"W	25.24'
C38	200.00'	79.48'	22°46'10"	N53°33'52"W	78.96'
C40	25.00'	1.33'	3°03'25"	N67°12'13"W	1.33'
C42	200.00'	2.53'	0°43'33"	N65°18'44"W	2.53'
C43	65.00'	39.13'	34°29'27"	N74°00'46"W	38.54'
C44	25.00'	9.83'	22°31'34"	N79°59'42"W	9.77'
C45	65.00'	41.32'	36°25'12"	N38°33'26"W	40.62'
C46	65.00'	41.39'	36°28'47"	N15°48'46"E	40.69'
C47	65.00'	64.05'	56°27'41"	N62°17'00"E	61.49'
C48	260.00'	92.06'	20°17'11"	S55°45'33"E	91.58'
C49	25.00'	31.22'	71°33'00"	S30°07'38"E	29.23'
C50	65.00'	67.23'	59°15'46"	S23°59'02"E	64.27'
C52	260.00'	15.59'	3°26'10"	S43°53'52"E	15.59'
C53	70.00'	18.78'	15°22'27"	S49°52'01"E	18.73'
C56	70.00'	39.73'	32°31'11"	S73°48'50"E	39.20'
C59	25.00'	3.22'	7°22'19"	N03°45'35"W	3.21'
C61	25.00'	39.27'	90°00'00"	N44°55'35"E	35.36'
C63	65.00'	20.33'	17°55'13"	S11°23'14"E	20.25'
C64	65.00'	40.69'	35°52'15"	N71°33'02"W	40.03'
C65	25.00'	28.98'	66°25'19"	S40°39'24"E	27.39'
C67	75.00'	117.23'	89°33'33"	N44°42'22"E	105.66'
C69	75.00'	117.81'	90°00'00"	S45°30'52"E	106.07'
C71	25.00'	39.46'	90°26'27"	S44°42'22"W	35.49'
C73	25.00'	39.27'	90°00'00"	N45°04'25"W	35.36'
C90	293.74'	51.80'	10°06'13"	N65°49'09"E	51.73'
C91	293.74'	84.96'	16°34'21"	N52°28'52"E	84.67'
C92	293.74'	91.11'	17°46'17"	N35°18'33"E	91.97'
C93	293.74'	1.72'	0°20'09"	S26°15'20"W	15.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N65°40'30"W	12.18'
L4	S11°20'25"E	12.92'
L5	S35°04'33"E	27.36'
L28	S11°20'25"E	20.76'
L29	S73°52'03"E	40.00'



Point of Beginning



- DENOTES JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)

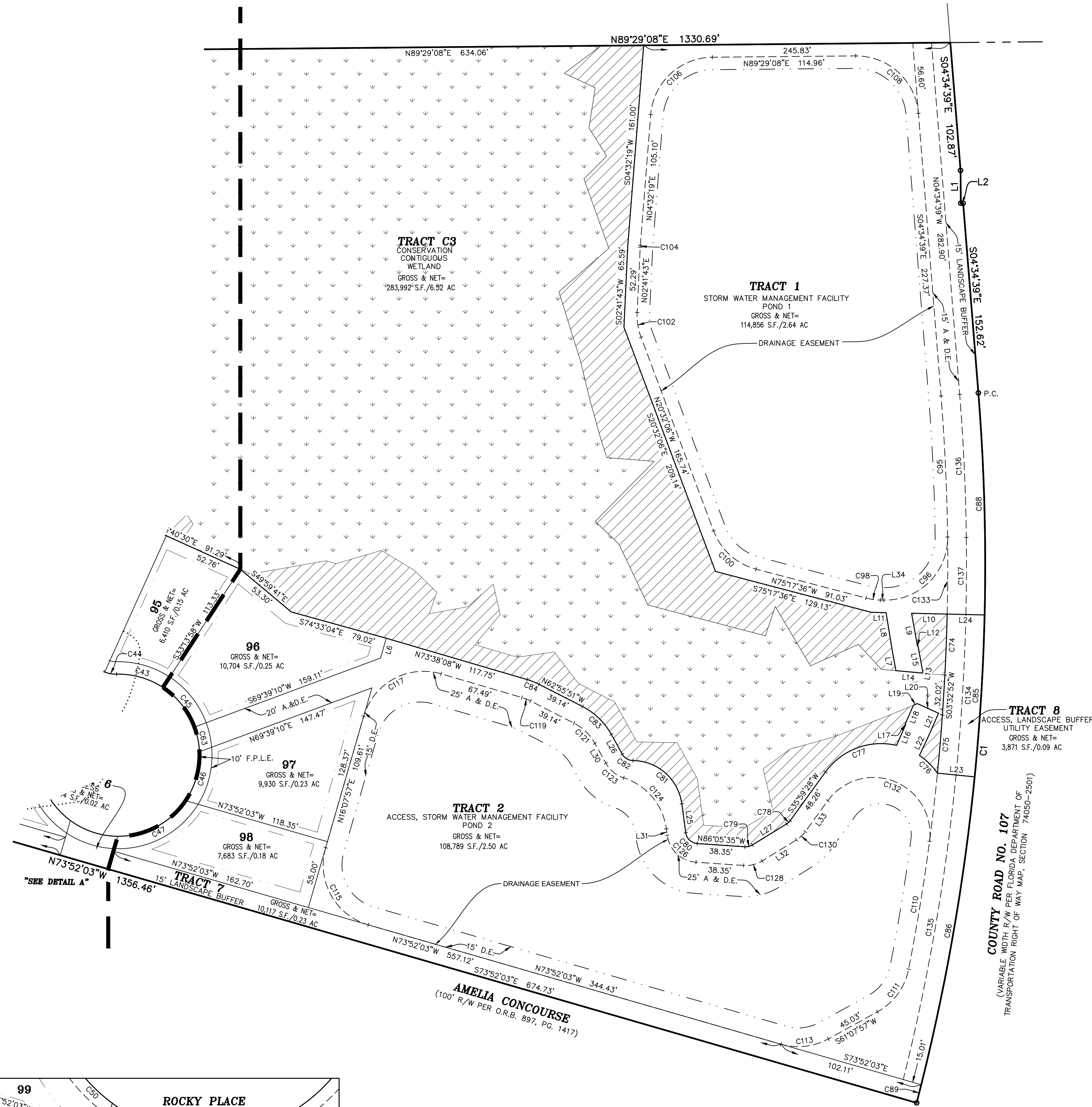
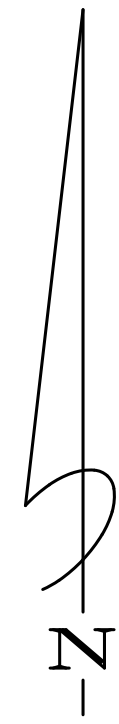
**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
LB NO. 3731  
3850 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703  
WWW.CLARYASSOC.COM



# CONCOURSE CROSSING PHASE 2

A PORTION OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

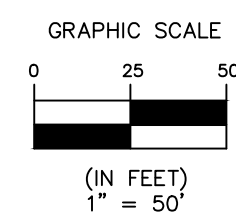
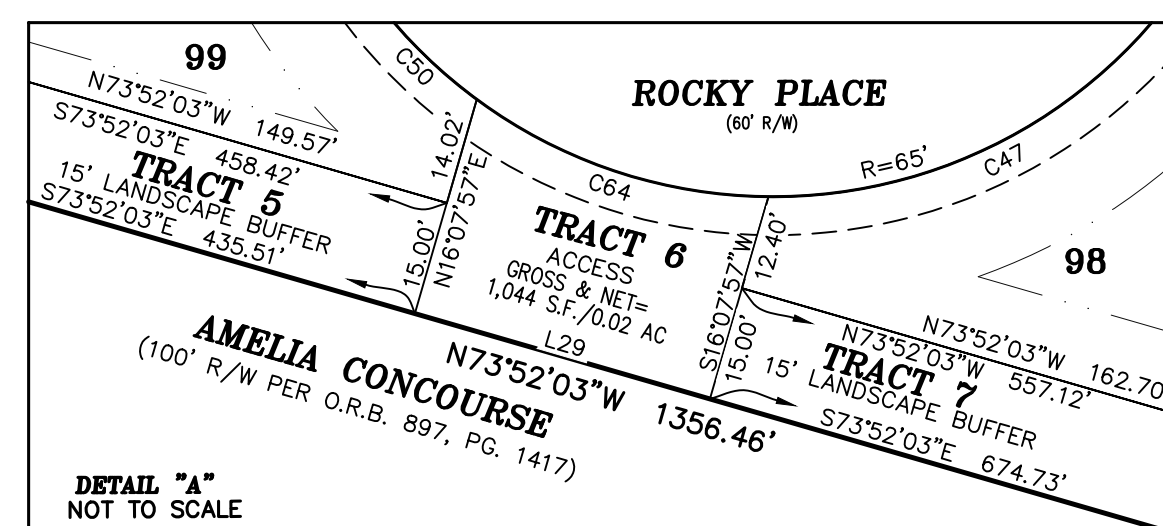
SHEET 3 OF 3 SHEETS  
SEE SHEET 1 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1722.95'	574.13'	19°05'32"	S04°58'07"W	571.47'
C43	65.00'	39.13'	34°29'27"	N74°00'46"W	38.54'
C44	25.00'	9.83'	22°31'34"	N79°59'42"W	9.77'
C45	65.00'	41.32'	36°25'12"	N38°33'26"W	40.62'
C46	65.00'	41.39'	36°28'47"	N15°48'46"E	40.69'
C47	65.00'	64.05'	56°27'41"	N62°17'00"E	61.49'
C63	65.00'	20.33'	17°55'13"	S11°23'14"E	20.25'
C64	65.00'	40.69'	35°52'15"	N71°33'02"W	40.03'
C74	1692.95'	48.99'	1°39'29"	S02°10'37"W	48.99'
C75	1692.95'	46.84'	1°35'07"	S04°52'56"W	46.84'
C76	55.00'	20.41'	21°15'36"	N45°21'33"W	20.29'
C77	55.00'	64.38'	67°04'06"	S69°31'31"W	60.77'
C78	10.00'	3.91'	22°25'51"	S47°12'24"W	3.89'
C79	10.00'	6.19'	35°29'06"	S76°09'52"W	6.09'
C80	10.00'	13.69'	78°25'13"	N46°52'58"W	12.64'
C81	40.00'	56.98'	81°36'50"	N48°28'46"W	52.28'
C82	10.00'	10.52'	60°17'16"	N59°08'34"W	10.04'
C83	55.00'	32.57'	33°55'55"	N45°57'53"W	32.10'
C84	55.00'	10.28'	10°42'17"	N68°16'59"W	10.26'
C85	1722.95'	130.11'	4°19'37"	S03°30'41"W	130.08'
C86	1722.95'	250.82'	8°20'27"	S09°50'43"W	250.60'
C88	1722.95'	178.19'	5°55'32"	N01°36'53"W	178.11'
C89	1722.95'	15.01'	0°29'57"	N14°15'55"E	15.01'
C95	1692.95'	113.26'	3°49'59"	S02°39'41"E	113.24'
C96	50.00'	80.37'	92°05'34"	S45°18'05"W	71.99'
C98	50.00'	11.66'	13°21'32"	N81°58'22"W	11.63'
C100	50.00'	47.79'	54°45'30"	N47°54'51"W	45.99'
C102	50.00'	20.27'	23°13'49"	N08°55'11"W	20.13'
C104	50.00'	1.61'	1°50'36"	N03°37'01"E	1.61'
C106	50.00'	74.13'	84°56'49"	N47°00'44"E	67.52'
C108	50.00'	74.99'	85°56'08"	S47°32'47"E	68.16'
C110	1692.95'	103.84'	3°30'52"	S09°17'42"W	103.83'
C111	50.00'	43.70'	50°04'49"	S36°05'33"W	42.33'
C113	50.00'	39.27'	45°00'00"	S83°37'57"W	38.27'
C115	50.00'	78.54'	90°00'00"	N28°52'03"W	70.71'
C117	50.00'	78.74'	90°13'55"	N61°14'55"E	70.85'
C119	40.00'	7.47'	10°42'17"	S68°16'59"E	7.46'
C121	40.00'	23.69'	33°55'55"	S45°57'53"E	23.34'
C123	25.00'	18.84'	43°10'14"	S50°35'03"E	18.39'
C124	50.00'	56.28'	64°29'49"	S39°55'15"E	53.36'
C126	25.00'	34.22'	78°25'13"	S46°52'58"E	31.61'
C128	25.00'	15.48'	35°29'06"	N76°09'52"E	15.24'
C130	25.00'	9.79'	22°25'51"	N47°12'24"E	9.72'
C132	45.32'	119.88'	151°32'48"	S68°14'08"E	87.86'
C133	1692.95'	61.84'	2°05'34"	N00°18'05"E	61.84'
C134	1707.95'	128.98'	4°19'37"	N03°30'41"E	128.95'
C135	1707.95'	248.08'	8°19'20"	N09°50'09"E	247.86'
C136	1707.95'	114.82'	3°51'07"	N02°39'07"W	114.80'
C137	1707.95'	61.82'	2°04'26"	N00°18'39"E	61.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°26'17"E	26.29'
L2	N89°29'08"E	1.90'
L6	S16°07'57"W	16.57'
L7	S10°13'13"E	16.37'
L8	S09°17'25"E	30.80'
L9	N10°13'13"W	26.70'
L10	S88°39'08"E	28.61'
L11	S88°39'08"E	11.90'
L12	S79°46'47"W	0.50'
L13	N12°12'19"E	1.31'
L14	S84°46'00"E	21.27'
L15	N10°13'13"W	20.83'
L16	S23°32'06"W	18.25'
L17	S66°27'54"E	0.50'
L18	S23°32'06"W	16.69'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	S67°33'31"W	3.44'
L20	N65°33'47"W	18.61'
L21	N23°32'06"E	18.87'
L22	N25°06'16"E	18.26'
L23	N84°19'31"W	30.00'
L24	S88°39'08"E	30.00'
L25	N07°40'21"W	23.44'
L26	N28°59'56"W	18.16'
L27	S58°25'19"W	32.24'
L29	S73°52'03"E	40.00'
L30	S28°59'56"E	18.16'
L31	S07°40'21"E	5.21'
L32	N58°25'19"E	32.24'
L33	N35°59'28"E	30.62'
L34	N88°39'08"W	2.80'



- DENOTES JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)

⊕ BENCHMARK  
ELEV=1517.00 (RANGE 280)