

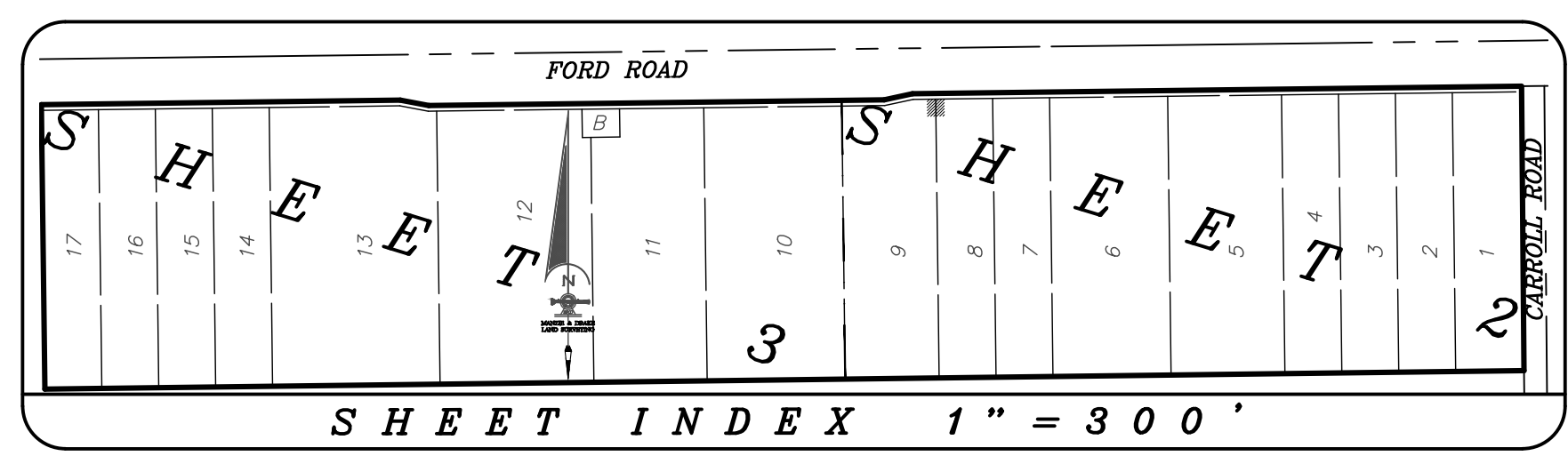
STABLES AT CARY FOREST

A PORTION OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA

LEGAL DESCRIPTION:
A PORTION OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 00°29'45" WEST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 4,770.85 FEET; THENCE SOUTH 89°17'01" WEST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°29'45" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CARROLL ROAD (A 40 FOOT COUNTY MAINTAINED IN-USE RIGHT-OF-WAY), A DISTANCE OF 500.00 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF FORD ROAD (AN 80 FOOT RIGHT-OF-WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) RIGHT-OF-WAY MAP SECTION 74617-2601); THENCE SOUTH 89°17'01" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,069.85 FEET; THENCE ALONG A TRANSITIONAL RIGHT-OF-WAY AS SHOWN ON SAID (F.D.O.T.) RIGHT-OF-WAY MAP THE FOLLOWING THREE COURSES: (1) SOUTH 77°58'25" WEST A DISTANCE OF 50.99 FEET; (2) THENCE SOUTH 89°17'01" WEST A DISTANCE OF 800.00 FEET; (3) THENCE NORTH 79°24'24" WEST A DISTANCE OF 50.99 FEET; THENCE SOUTH 89°17'01" WEST, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FORD ROAD (AN 80 FOOT RIGHT-OF-WAY AT THIS POINT AS SHOWN ON SAID (F.D.O.T.) RIGHT-OF-WAY MAP), A DISTANCE OF 630.47 FEET; THENCE SOUTH 00°42'59" EAST A DISTANCE OF 500.00 FEET; THENCE NORTH 89°17'01" EAST A DISTANCE OF 2,598.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.64 ACRES, MORE OR LESS



TITLE CERTIFICATION

I, _____, AN ATTORNEY AT LAW LICENSED IN FLORIDA, DO HEREBY CERTIFY THAT WE HAVE SEARCHED THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AS TO THE TITLE TO THE HEREON DESCRIBED PROPERTY AND WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS VESTED IN CC FORD INVESTMENTS, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN SHOWN HEREON AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

ATTORNEY AT LAW
SHEFFIELD & BOATRIGHT TITLE SERVICES, LLC.

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

CHIEF OF FIRE-RESCUE

COUNTY TAX COLLECTOR CERTIFICATE
TAX IDENTIFICATION NUMBER: 09-15-24-0000-0001-0020

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT.

SIGNED THIS _____ DAY OF _____, A.D. 2022.

TAX COLLECTOR
NASSAU COUNTY, FLORIDA

COUNTY ENGINEER 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.

COUNTY ENGINEER

COMMISSION APPROVAL CERTIFICATE
EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. 2022 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 THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY ATTORNEY, THIS _____ DAY OF _____, A.D. 2022.

DENISE C. MAY, ATTORNEY
FLORIDA BAR NO. 105372

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

THIS _____ DAY OF _____, A.D. 2022.

CLERK OF THE CIRCUIT COURT

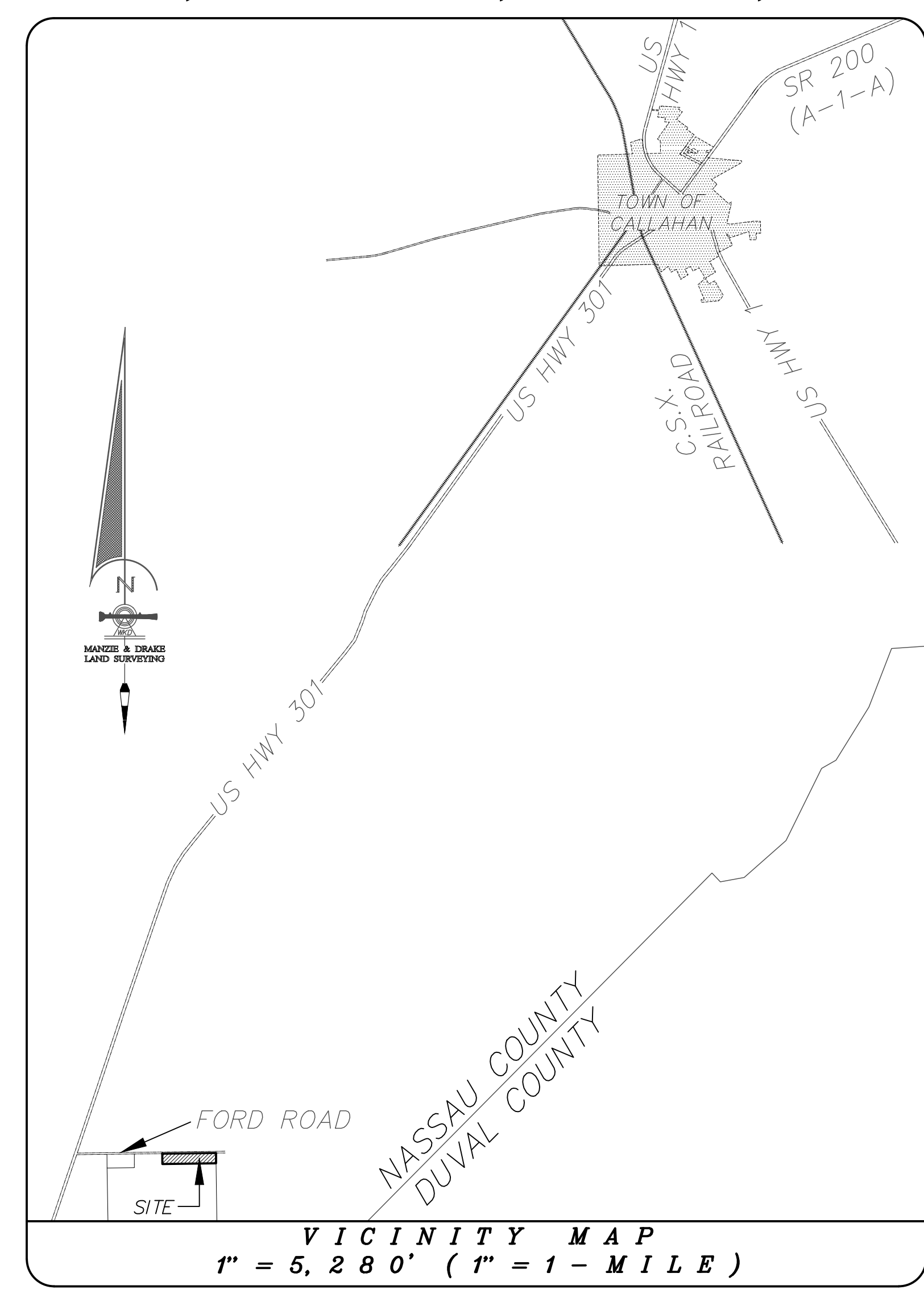
ZONING CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA, CURRENTLY IN EFFECT.

THIS _____ DAY OF _____, A.D. 2022.

COUNTY PLANNER

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 REVIEWED ON AN INDIVIDUAL LOT BASIS ACCORDING TO F.A.C. 64E-6, 64E-8 AND 40C-3.

COUNTY HEALTH DEPARTMENT



THE STABLES AT CARY FOREST OWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, JAMES M. COLEMAN, JR. AS PRESIDENT OF THE STABLES AT CARY FOREST OWNERS ASSOCIATION, INC., HEREBY JOINS AND CONSENTS TO THE FOREGOING ADOPTION AND DEDICATION AND HEREBY ACCEPTS RESPONSIBILITY FOR MAINTAINING THE EASEMENTS AND PONDS AND DRY HYDRANT, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS "_____" DAY OF APRIL, 2022 A.D.

PRINT NAME

JAMES M. COLEMAN, JR., PRESIDENT
THE STABLES AT CARY FOREST OWNERS ASSOCIATION, INC.

WITNESS

PRINT OR TYPE NAME

WITNESS

PRINT OR TYPE NAME

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED / CONTRACTED SURVEYOR

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

SURVEYOR / MAPPER
CHARLES ROBERT LEE
FLORIDA REGISTRATION NO.: LS 5618

DATE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

THIS _____ DAY OF _____, A.D. 2022.

MICHAEL A. MANZIE, P.L.S.
FLORIDA CERTIFICATE NO. 4069
MANZIE & DRAKE LAND SURVEYING
117 SOUTH 9TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

LEGEND
(N) = NET
(G) = GROSS
S.F. = SQUARE FEET
(N&G) = NET & GROSS
LB = LICENSED BUSINESS
(O.A.) = OVERALL DISTANCE
F.P.P. = FIRE PROTECTION POND
O.R.B. = OFFICIAL RECORDS BOOK

R/W = RIGHT-OF-WAY
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.I.N. = PARCEL IDENTIFICATION NUMBER
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.D.E.P. = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
N&G = 30' DRIVEWAY CORRIDOR (SEE NOTE NO. 15)
= UPLAND BUFFER
= WETLANDS

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, "CC FORD INVESTMENTS, LLC" IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "STABLES AT CARY FOREST"; 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 LAND.

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

TRACT A (10' R/W DEDICATION TRACT) IS HEREBY DEDICATED TO NASSAU COUNTY FOR THE PURPOSE OF ADDITIONAL RIGHT-OF-WAY.

TRACT B (FIRE PROTECTION POND TRACT) IS HEREBY DEDICATED TO THE STABLES AT CARY FOREST HOMEOWNERS ASSOCIATION, INC., FOR THE PURPOSE OF FIRE PROTECTION. DRY HYDRANTS PROVIDING WATER FROM NON-PRESSURIZED WATER SOURCES (PONDS, CISTERNS, TANKS) SHALL BE PERMITTED, DESIGNED, INSTALLED, TESTED AND MAINTAINED PER THE REQUIREMENT OF NFPA 1142: STANDARD ON WATER SUPPLIES FOR SUBURBAN AND RURAL FIREFIGHTING, AS ADOPTED BY THE FLORIDA FIRE PREVENTION CODE. TRACT B (FIRE PROTECTION POND TRACT) IS IRREVOCABLY DEDICATED TO THE STABLES OWNERS ASSOCIATION, INC. AND IS RESERVED FOR USE BY NASSAU COUNTY FIRE DEPARTMENT. THE STABLES OWNERS ASSOCIATION, INC. BY ITS SIGNATURE BELOW ACCEPTS RESPONSIBILITY FOR THE MAINTENANCE OF EASEMENTS, PONDS AND DRY HYDRANT.

TRACT C (LANDSCAPE BUFFER TRACT) IS HEREBY DEDICATED TO THE STABLES AT CARY FOREST HOMEOWNERS ASSOCIATION, INC., AND IS LOCATED ADJACENT TO CARROLL ROAD.

CC FORD INVESTMENTS, LLC

WITNESS

JAMES M. COLEMAN, SR.
MANAGER

PRINT OR TYPE NAME

WITNESS

PRINT OR TYPE NAME

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIALIZATION, THIS _____ DAY OF _____, 2022 BY _____ ON BEHALF OF _____
_____, AS _____ WHO PRODUCED _____
_____, AS IDENTIFICATION OR WHO IS PERSONALLY KNOWN.

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

SURVEYOR'S NOTES

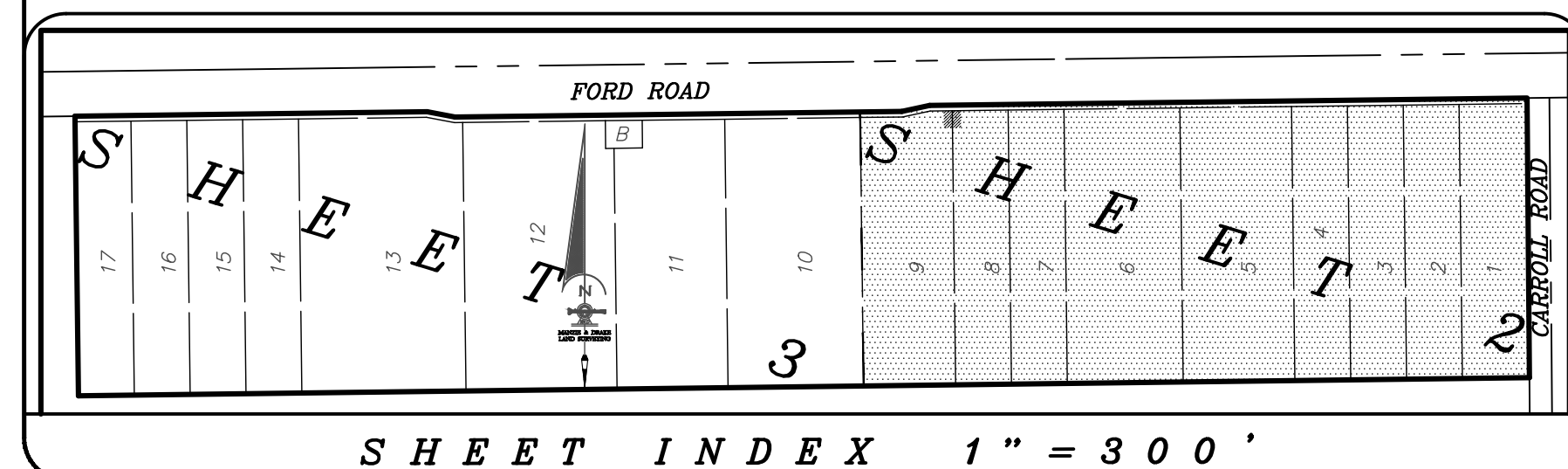
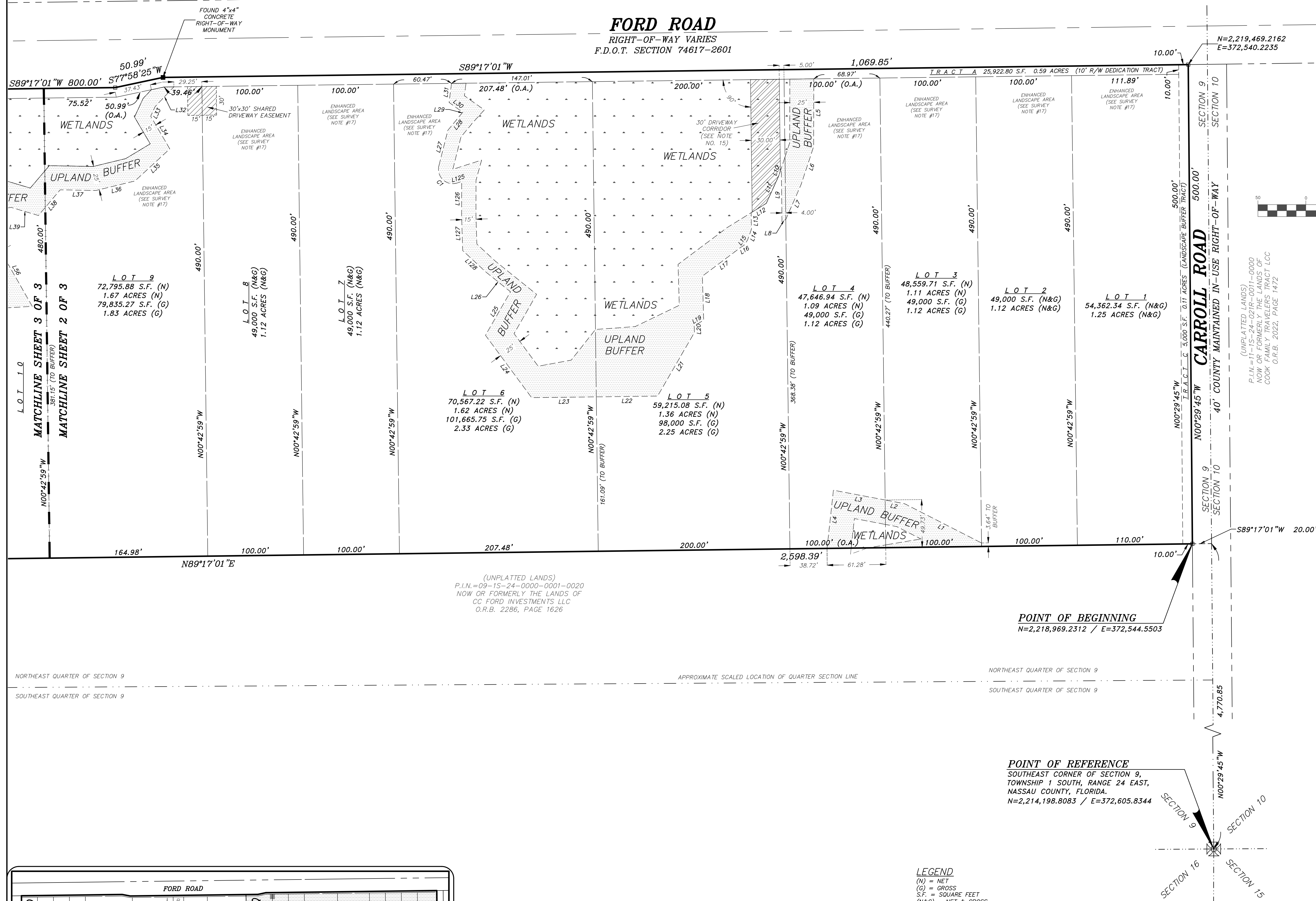
- 1.) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (5/8" IRON ROD & CAP) SET WITH IDENTIFICATION "PRM LB 7039". DENOTES CONCRETE MONUMENT FOUND AT P.R.M. POSITION (SIZE, MATERIAL & IDENTIFICATION VARIES)
- 2.) 43,560 S.F. (G) DENOTES GROSS (TOTAL) LOT SQUARE FOOTAGE
43,560 S.F. (N) DENOTES USEABLE LOT SQUARE FOOTAGE
43,560 S.F. (N&G) INDICATES TOTAL & USEABLE LOT SQUARE FOOTAGE ARE THE SAME.
- 3.) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983/1990.
- 4.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C 0445 F", DATED 12/17/2010. FLOOD ZONE INFORMATION LISTED ABOVE AND SHOWN ON THIS SURVEY IS PROVIDED AS A COURTESY AND IS APPROXIMATE AT BEST. ALL DATA SHOULD BE VERIFIED BY NASSAU COUNTY BUILDING DEPARTMENT FOR ACCURACY. WE ASSUME NO LIABILITY FOR ITS ACCURACY. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON AND IS NOT REQUIRED TO BE SHOWN PER CHAPTER 177 FLORIDA STATUTES. THE FLOOD ZONE DETERMINATION NOTED HEREON MAY BE SUPERSEDED AND/OR REDEFINED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY.
- 5.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "OR" (OPEN RURAL). BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "OR" (OPEN RURAL), ARE AS FOLLOWS:
FRONT SETBACK = 35 FEET SIDE SETBACK = 15 FEET REAR SETBACK = 25 FEET
BUILDING SETBACK REQUIREMENTS LISTED ABOVE ARE PER THE NASSAU COUNTY LAND DEVELOPMENT CODE, APPENDIX "A", ORDINANCE NO. 97-19, ARTICLE 22, SECTION 22.05 FOR PROPERTY ZONED "OR" (OPEN RURAL). (UPDATED ON MARCH 26, 2020). THERE MAY BE MORE RESTRICTIVE BUILDING RESTRICTIONS AND SET BACKS RECORDED AFTER THE RECORDING OF THIS PLAT UNDER SEPARATE DOCUMENTS IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.
- 6.) THE LANDS SHOWN HEREON ARE NOT LOCATED WITHIN A STORM SURGE CATEGORY OR EVACUATION ZONE PER THE NASSAU COUNTY "STORM SURGE" & "EVACUATION ZONES" MAPS LOCATED ON THE NASSAU COUNTY PROPERTY APPRAISER'S GIS WEBSITE UNDER THE "PUBLIC SAFETY" SECTION (SCALED 12/04/2020).
- 7.) LOTS SHOWN HEREON ARE INTENDED FOR RESIDENTIAL PURPOSES.
- 8.) "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION
- 10.) NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO NASSAU COUNTY SUBDIVISION REGULATIONS AND BE APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.
- 11.) TOTAL NUMBER OF LOTS: (12). TOTAL ACREAGE: 29.64
- 12.) ACCESS TO AND FROM CARROLL ROAD IS PROHIBITED.
- 13.) THE WETLANDS SHOWN HEREON WERE FLAGGED AND IDENTIFIED BY BEACOCK CONSULTING GROUP, LLC, ON NOVEMBER 06, 2019.
- 13A.) FOR ADDITIONAL INFORMATION REGARDING THESE WETLAND JURISDICTIONAL AREAS AND THE METHODOLOGY USED TO DETERMINE THESE WETLAND AREAS, THE FOLLOWING AGENCIES MAY BE CONTACTED: US ARMY CORP OF ENGINEERS, STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- 13B.) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF ANY OF THE JURISDICTIONAL WETLAND AREAS DEPICTED HEREON WITHOUT THE WRITTEN APPROVAL OF NASSAU COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THESE WETLAND JURISDICTIONAL LINES MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- 14.) UPLAND BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION. NATIVE VEGETATION REMOVED OR DESTROYED WITHIN THE UPLAND BUFFER IN VIOLATION OF NASSAU COUNTY COMPREHENSIVE PLAN POLICY 1.04A.02 SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS & EXOTIC PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.
- 15.) LOTS FIVE, TEN AND ELEVEN WILL REQUIRE AN FDEP DREDGE AND FILL PERMIT TO COMPENSATE FOR THE WETLAND ENCROACHMENT FOR THE DRIVEWAY. A THIRTY (30) FOOT WIDE CORRIDOR IS SHOWN ON THIS PLAT AND ON SHEETS 4 AND 5 OF THE ENGINEERING PLANS FOR THIS ENCROACHMENT.
- 16.) DRY HYDRANTS PROVIDING WATER FROM NON-PRESSURIZED WATER SOURCES (PONDS, CISTERNS, TANKS) SHALL BE PERMITTED, DESIGNED, INSTALLED, TESTED AND MAINTAINED PER THE REQUIREMENT OF NFPA 1142: STANDARD ON WATER SUPPLIES FOR SUBURBAN AND RURAL FIREFIGHTING, AS ADOPTED BY THE FLORIDA FIRE PREVENTION CODE. TRACT B (FIRE PROTECTION POND TRACT) IS IRREVOCABLY DEDICATED TO THE STABLES OWNERS ASSOCIATION, INC. AND IS RESERVED FOR USE BY NASSAU COUNTY FIRE DEPARTMENT. THE STABLES OWNERS ASSOCIATION, INC. BY ITS SIGNATURE BELOW ACCEPTS RESPONSIBILITY FOR THE MAINTENANCE OF EASEMENTS, PONDS AND DRY HYDRANT.
17. A) PER LAND DEVELOPMENT CODE 37.05 D.9.I, THOSE ONE- AND TWO-FAMILY LOTS/BUILDING SITES ACCESSED FROM AN EXISTING PUBLIC STREET OR ROW AND (1) HAVE NO OTHER STREET OR ROW FRONTAGE, (2) HAVE NO OTHER MEANS OF VEHICULAR ACCESS, AND (3) THE FRONT OF THE HOME WILL FACE TOWARDS THE EXISTING PUBLIC STREET OR ROW. IN THIS SITUATION, THE AREA BETWEEN THE STREET OR ROW AND THE ONE- OR TWO- FAMILY HOME SHALL BE DEFINED AS THE ENHANCED LANDSCAPE AREA (ELA). WITHIN THE ELA, AT THE TIME OF HOME CONSTRUCTION, THE OWNER SHALL CAUSE TO BE PLANTED NO LESS THAN THE MINIMUM NUMBER OF TREES REQUIRED PURSUANT TO SEC. 37.05.D LDC AND, WHERE APPLICABLE, SEC. 37.06 LDC PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE.
17. B) EXCEPT THOSE LOTS (LOTS 5, 10, AND 11) WHOSE ENTIRE FRONTAGE REQUIRES THE MAINTAINING OF THE EXISTING UNDISTURBED WETLANDS AND UPLAND BUFFERS (MINUS DRIVEWAYS), THE ELA REQUIRES THREE CANOPY AND THREE UNDERSTORY TREES PER 100 LINEAR FEET OR FRACTION THEREOF, PER 37.05 D.2."

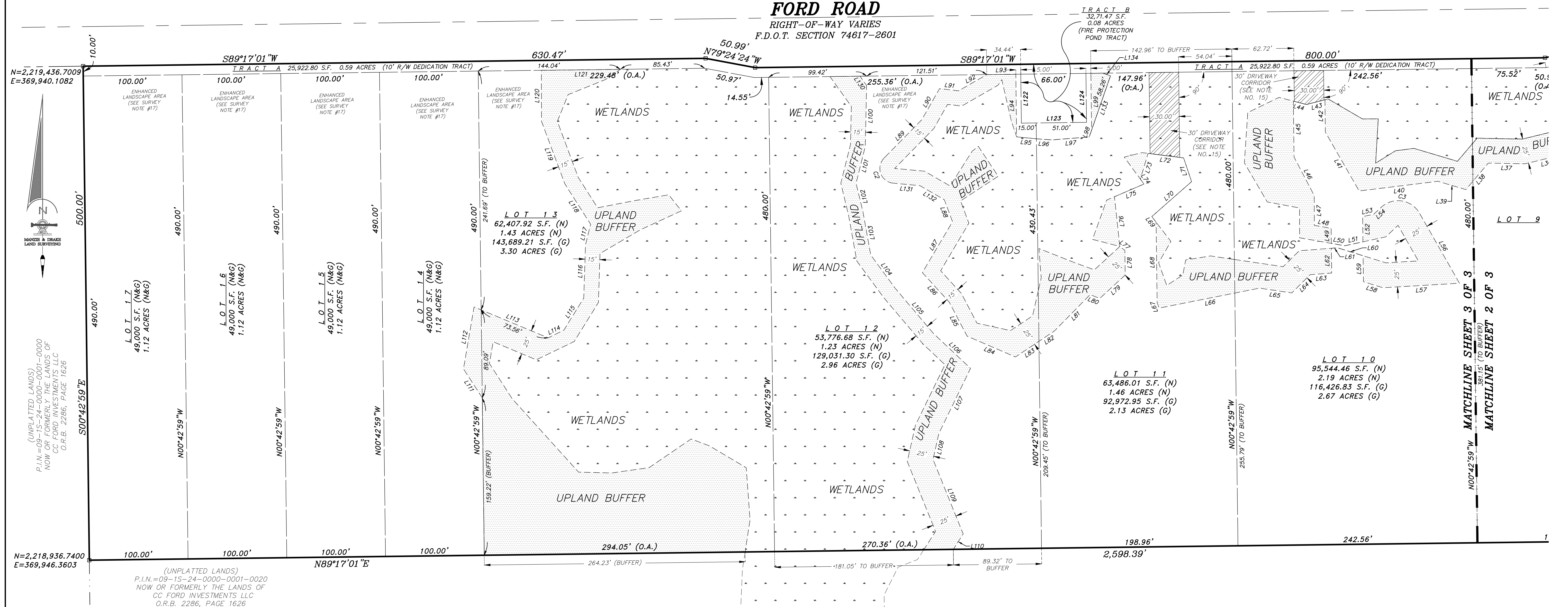
Manzie & Drake Land Surveying
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

STABLES AT CARY FOREST

A PORTION OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA

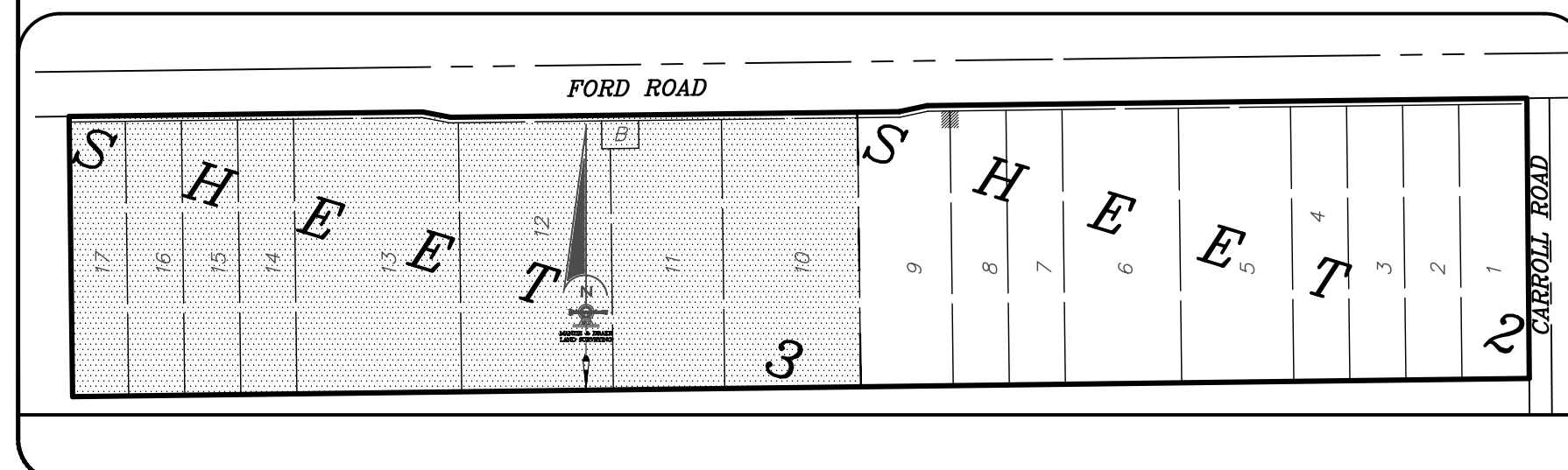
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SHEET 2 OF 3 SHEETS






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L40	S82°59'57"W	80.43'	L64	S45°16'17"W	26.26'	L87	N30°41'02"E	59.92'	L110	S32°39'08"W	18.51'
L41	N29°53'26"W	68.72'	L65	N81°34'31"W	33.00'	L88	N20°30'23"W	23.73'	L111	N32°55'26"W	35.02'
L42	N0°42'59"W	32.76'	L66	S78°46'02"W	103.66'	L89	N44°31'52"E	54.47'	L112	N9°41'57"E	63.60'
L43	S75°32'30"W	19.35'	L67	N19°41'44"W	6.08'	L90	N29°45'45"E	36.22'	L113	S67°22'36"E	81.36'
L44	N75°20'08"W	13.69'	L68	N0°42'59"W	81.25'	L91	S83°25'01"E	19.37'	L114	N63°35'27"E	17.71'
L45	S0°42'59"E	56.59'	L69	N37°38'59"W	7.14'	L92	N60°10'53"E	32.94'	L115	N31°51'27"E	38.11'
L46	S27°38'21"E	44.18'	L70	N48°41'58"E	53.64'	L93	N89°17'01"E	29.44'	L116	N1°52'40"E	53.85'
L47	S0°09'15"E	30.03'	L71	N18°37'26"W	25.31'	L94	S0°42'59"E	63.39'	L117	N13°52'00"E	21.54'
L48	S80°03'04"E	17.28'	L72	N82°45'34"W	36.24'	L95	S84°28'24"E	20.12'	L118	N32°33'27"W	48.35'
L49	S0°42'59"E	15.26'	L73	S16°45'01"W	27.21'	L96	S85°51'14"E	15.77'	L119	N20°28'28"W	67.76'
L50	S80°03'04"E	13.75'	L74	S36°18'42"E	6.17'	L97	N85°25'26"E	37.91'	L120	N0°08'23"W	51.56'
L51	N77°50°42"E	18.86'	L75	S66°44'14"W	32.53'	L98	N19°11'48"E	7.22'	L121	N89°17'01"E	80.07'
L52	N0°42'59"W	25.51'	L76	S6°08'12"E	50.60'	L99	N0°42'59"W	57.57'	L122	N0°42'59"W	49.57'
L53	N77°50'42"E	11.59'	L77	S52°30'12"E	6.45'	L100	S1°14'28"W	61.66'	L123	S89°17'01"W	66.00'
L54	N46°50'57"E	10.16'	L78	S0°42'59"E	25.04'	L101	S14°02'04"W	38.52'	L124	N0°42'59"W	49.57'
L56	S29°44'38"E	81.77'	L79	S47°24'15"W	34.88'	L102	S13°38'13"E	29.60'	L130	N35°27'46"W	11.54'
L57	S86°39'13"W	77.78'	L80	N68°58'50"W	10.54'	L103	S10°13'30"E	44.50'	L131	N84°41'27"W	27.14'
L58	N72°44'06"W	20.57'	L81	S44°30'46"W	51.51'	L104	S36°20'07"E	42.10'	L132	N60°02'14"W	28.48'
L59	N0°42'59"W	26.28'	L82	S56°19'41"W	18.87'	L105	S40°19'06"E	59.99'	L133	N19°11'48"E	65.49'
L60	N72°44'06"W	27.06'	L83	S56°19'41"W	28.58'	L106	S46°45'40"E	51.20'	L134	S70°33'43"E	8.10'
L61	S85°38'23"W	6.28'	L84	N66°43'57"W	53.33'	L107	S25°57'37"W	73.27'			
L62	S0°42'59"E	25.05'	L85	N27°41'30"W	38.96'	L108	S12°42'53"W	26.88'			


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	33.83'	15.00'	129°13'19"	N20°04'47"W	27.10'
C3	45.12'	25.00'	103°24'25"	S81°26'51"E	39.24'



LEGEND

(N) = NET
(C) = GROSS
S.F. = SQUARE FEET
(N&G) = NET & GROSS
LB = LICENSED BUSINESS
(O.A.) = OVERALL DISTANCE
F.P.P. = FIRE PROTECTION POND
O.R.B. = OPTIONAL RECORDS BOOK
R/W = RIGHT-OF-WAY
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.I.N. = PARCEL IDENTIFICATION NUMBER
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.D.E.P. = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
= 30' DRIVEWAY CORRIDOR (SEE NOTE NO. 15)

 = UPLAND BUFFER

 = WETLANDS

MANZIE & DRAKE LAND SURVEYING

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