

CONCOURSE CROSSING PHASE 1 REPLAT

A REPLAT OF TRACTS 17, 19, 20 AND 21, LOT A, OF UNIT 1, LOT H, OF UNIT 2, LOT A, OF UNIT 3, AND LOT H, OF UNIT 5, AS SHOWN ON THE PLAT OF CONCOURSE CROSSING PHASE 1, AS RECORDED IN OFFICIAL RECORDS BOOK 2554, PAGES 1692 THROUGH 1699, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK PAGE

SHEET 1 OF 8 SHEETS
4 LOTS AND 4 TRACTS, THIS PHASE

CAPTION

TRACTS 17, 19, 20 AND 21, LOT A, OF UNIT 1, LOT H, OF UNIT 2, LOT A, OF UNIT 3, AND LOT H, OF UNIT 5, AS SHOWN ON THE PLAT OF CONCOURSE CROSSING PHASE 1, AS RECORDED IN OFFICIAL RECORDS BOOK 2554, PAGES 1692 THROUGH 1699, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

CONTAINING 0.70 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 HEREFTER BE KNOWN AS CONCOURSE CROSSING PHASE 1 REPLAT , 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, 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 TRACTS 19, 20 AND 21 (LANDSCAPE) AND TRACT 17 (PARK) 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 GRANTEES, 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 JEA, 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 TRACT 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: _____

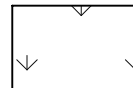
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2022, A.D., BY _____ OF CENTURY COMMUNITIES OF FLORIDA, LLC, A COLORADO LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

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

PERSONALLY KNOWN [] OR PRODUCED IDENTIFICATION []
TYPE OF IDENTIFICATION PRODUCED _____

LEGEND

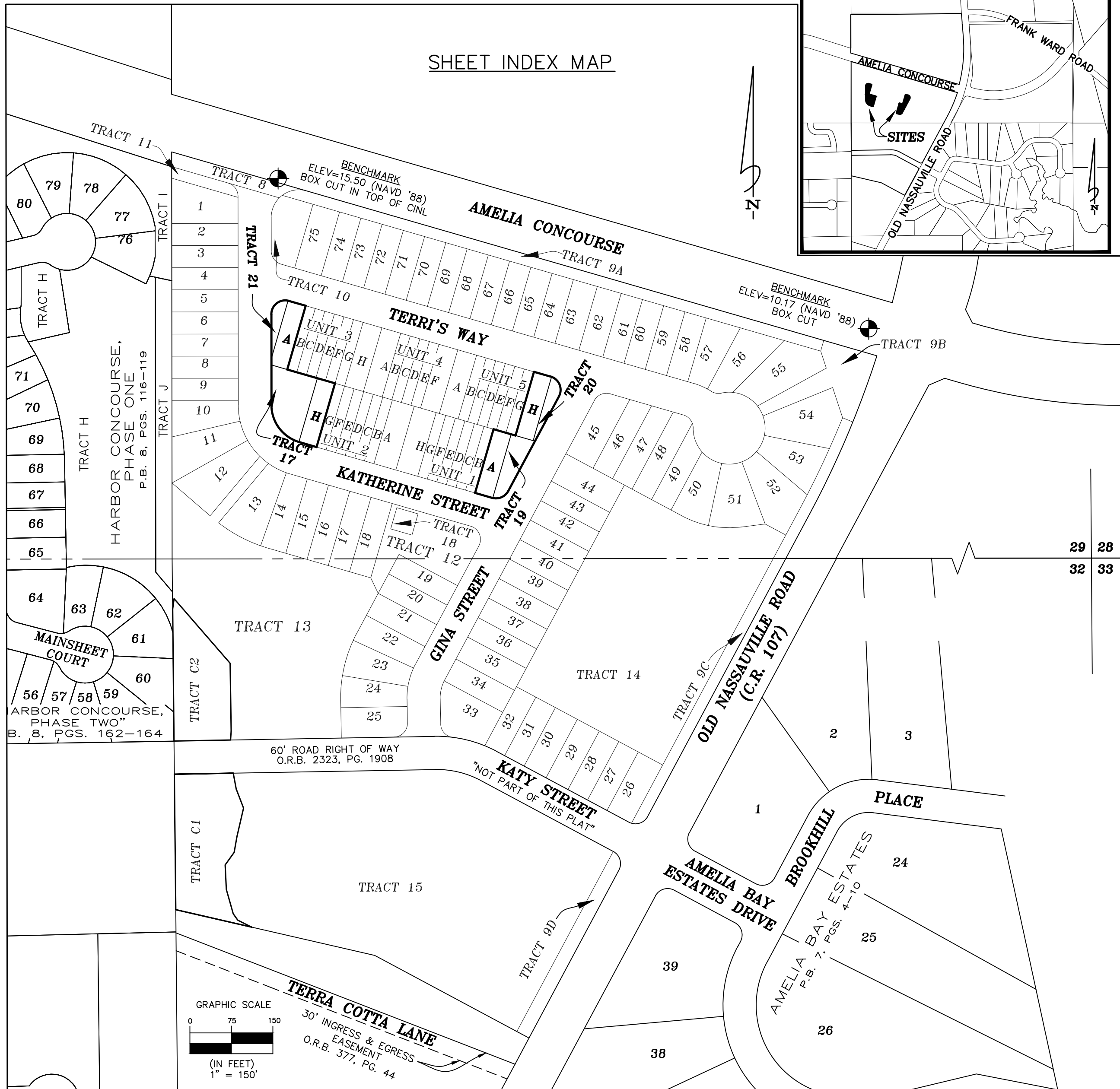
- R/W = RIGHT OF WAY
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG(S). = PAGE(S)
AG = AGRICULTURE
CH = CHORD DISTANCE
R = RADIUS
Δ = DELTA ANGLE
L = ARC LENGTH
C = CENTERLINE
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
D.E. = DRAINAGE EASEMENT
B.R.L. = BUILDING RESTRICTION LINE
C1 = TABULATED CURVE DATA
L1 = TABULATED LINE DATA
F.P.L.E. = FLORIDA POWER & LIGHT NON-EXCLUSIVE ELECTRIC EASEMENT
A. & D.E. = ACCESS & DRAINAGE EASEMENT
JEA-U.E. = JEA UTILITY EASEMENT
ELEV = ELEVATION
T.L.O. = TIE LINE ONLY
ATB = APPROXIMATE TOP OF BANK
S.F. = SQUARE FEET
S.M.F. = STORMWATER MANAGEMENT FACILITY
P.R.M. = PERMANENT REFERENCE MARKS
(R) = LOT LINE RADIAL TO R/W
(TYP.) = TYPICAL
U.D.E. = PUBLIC UNOBSTRUCTED DRAINAGE EASEMENT
NO. = NUMBER
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
CINL = CURB INLET
----- = BUILDING RESTRICTION LINE (B.R.L.)
● = PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731
□ = 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
UNLESS OTHERWISE NOTED
○ = 5/8" IRON ROD WITH CAP 'P.R.M. LB 3731'
UNLESS OTHERWISE NOTED
⊕ = BENCH MARK



DENOTES JURISDICTIONAL WETLANDS



DENOTES UPLAND BUFFER



GENERAL NOTES

- "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 MAYBE 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 NORTHERLY R/W LINE OF KATHERINE STREET, AS S73°52'03"E, PER THE PLAT OF CONCOURSE CROSSING PHASE 1 (O.R.B. 2554, PGS. 1692 - 1699) AND ARE REFERENCED TO THE 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 B 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 THE DATE 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.):
ATTACHED:
FRONT YARD-----TEN (10) FEET
SIDE YARD (INTERIOR)----- ZERO (0) FEET
SIDE YARD (EXTERIOR)-----FIFTEEN (15) FEET
REAR YARD-----TEN (10) FEET
MAXIMUM LOT COVERAGE WILL BE 75%.
- THE LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY GOVERNMENT.
- 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.
- TOTAL NUMBER OF LOTS: 4 LOTS, 4 TRACTS, IN THIS REPLAT.
- TOTAL ACREAGE: 0.70 ACRES ±
- OWNER: CENTURY COMMUNITIES OF FLORIDA, LLC.
- PARCEL IDENTIFICATION NUMBERS: 29-2N-28-0330-TR17-0000, 29-2N-28-0330-TR19-0000, 29-2N-28-0330-TR20-0000, 29-2N-28-0330-TR21-0000, 29-2N-28-0330-001-00A0, 29-2N-28-0330-002-00H0, 29-2N-28-0330-003-00A0, AND 29-2N-28-0330-005-00H0.
- THE LANDS SHOWN HEREON LIE WITHIN ZONE "A" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12089C0359G, COMMUNITY NO. 120710, DATED AUGUST 2, 2017. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- ALL STREETS WILL BE PAVED AND DRAINED, BEFORE ANY LOTS ARE SOLD.
- THERE ARE NO JURISDICTIONAL WETLANDS PRESENT ON LANDS DESCRIBED IN CAPTION AS DETERMINED BY ENVIRONMENTAL RESOURCE SOLUTIONS ON MAY 2017.

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

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-28-0330-TR17-0000, 29-2N-28-0330-TR19-0000, 29-2N-28-0330-TR20-0000, 29-2N-28-0330-TR21-0000, 29-2N-28-0330-001-00A0, 29-2N-28-0330-002-00H0, 29-2N-28-0330-003-00A0, AND 29-2N-28-0330-005-00H0, AS AVALOREM 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.

DENISE C. MAY, ATTORNEY
FLORIDA BAR NO. - 105372

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 RECORDED 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: CHARLES ROBERT LEE, P.L.S.

FLORIDA REGISTRATION NO. LS5618

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

REVIEWS

OFFICE: _____
FIELD: _____

CHECKED BY:

CLOSURES/DATA: _____
COVER SHEET: _____
PRMS: _____



CONCOURSE CROSSING PHASE 1 REPLAT

A REPLAT OF TRACTS 17, 19, 20 AND 21, LOT A, OF UNIT 1, LOT H, OF UNIT 2, LOT A, OF UNIT 3, AND LOT H, OF UNIT 5, AS SHOWN ON THE PLAT OF CONCOURSE CROSSING PHASE 1, AS RECORDED IN OFFICIAL RECORDS BOOK 2554, PAGES 1692 THROUGH 1699, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00'	44.52'	102°01'52"	S22°51'07"E	38.87'
C2	25.00'	34.02'	77°58'08"	S67°08'53"W	31.46'
C3	70.00'	90.16'	73°47'38"	N36°58'14"W	84.05'
C4	25.00'	46.34'	106°12'22"	N53°01'46"E	39.99'
C5	25.00'	1.90'	4°20'51"	N71°14'37"W	1.90'
C6	25.00'	42.62'	97°41'01"	N20°40'42"W	37.64'
C7	25.00'	33.02'	75°40'35"	N66°00'06"E	30.67'
C8	25.00'	1.00'	2°17'33"	S75°00'49"E	1.00'
C9	70.00'	1.00'	0°49'07"	S73°27'30"E	1.00'
C10	70.00'	89.16'	72°58'31"	S36°33'41"E	83.25'
C11	25.00'	44.44'	101°51'31"	S50°51'20"W	38.82'
C12	25.00'	1.90'	4°20'51"	N76°02'29"W	1.90'

