

AMENDED PLAT
CUSHING CREEK ESTATES

PLAT BOOK 6, PAGE 92

SHEET ONE OF THREE SHEETS

CAPTION:

A PART OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA AND PART OF SECTIONS 4 AND 5, TOWNSHIP 1 NORTH, IN SAID RANGE 25 EAST, NASSAU COUNTY, FLORIDA, AND A REPLAT OF LOT 15 AND TRACT "B", MEARES MEADOWS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 17 AND 18, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE HIGHWAY NO. 1, A 200 FOOT RIGHT-OF-WAY) WITH THE LINE COMMON TO SECTIONS 32 AND 33, TOWNSHIP 2 NORTH, RANGE 25 EAST OF SAID NASSAU COUNTY, FLORIDA; THENCE SOUTH 31°47'00" EAST, 2,937.53 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, TO THE NORTHEAST CORNER OF SAID MEARES MEADOWS AND THE POINT OF BEGINNING; THENCE THE FOLLOWING TWO COURSES ALONG THE NORTH BOUNDARY LINE OF SAID MEARES MEADOWS: (1) SOUTH 29°29'05" WEST, 963.10 FEET TO AN ANGLE POINT; (2) THENCE SOUTH 69°17'48" WEST, 1,410.00 FEET TO THE EAST LINE OF SAID LOT 15, MEARES MEADOWS; THENCE SOUTH 20°22'11" EAST, 300.00 FEET ALONG SAID EAST LINE TO THE NORTH RIGHT-OF-WAY LINE OF PINEBREEZE BOULEVARD (AN EXISTING 60 FOOT RIGHT-OF-WAY); THENCE THE FOLLOWING TWO COURSES ALONG SAID NORTH RIGHT-OF-WAY: (1) SOUTH 69°17'48" WEST, 34.14 FEET TO THE POINT OF CURVATURE, OF A CURVE CONCAVE SOUTH-EASTERLY, HAVING A RADIUS OF 75.00 FEET; (2) THENCE AROUND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 78°27'47", AN ARC DISTANCE OF 102.71 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 30°03'55" WEST, 94.87 FEET TO THE SOUTH LINE OF SAID TRACT "B"; THENCE SOUTH 69°17'48" WEST, 103.43 FEET ALONG SAID SOUTH LINE TO THE WEST BOUNDARY LINE OF SAID MEARES MEADOWS; THENCE SOUTH 20°22'11" EAST, 431.04 FEET TO THE SOUTHWEST CORNER OF SAID MEARES MEADOWS; THENCE THE FOLLOWING THREE COURSES ALONG THE NORTH BOUNDARY LINE OF THOSE LANDS KNOWN AS "BIG PUNK SWAMP": (1) SOUTH 77°14'00" WEST, 212.49 FEET; (2) THENCE SOUTH 40°44'00" WEST, 407.70 FEET; (3) THENCE SOUTH 48°10'00" WEST, 700.00 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE SEA-BOARD COASTLINE RAILROAD (A 200 FOOT RIGHT-OF-WAY); THENCE NORTH 24°44'27" WEST, 2,440.27 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF INTERSECTION WITH THE CENTER-LINE OF CUSHING CREEK; THENCE THE FOLLOWING FIFTEEN COURSES ALONG THE MEANDERINGS OF SAID CENTER-LINE OF CUSHING CREEK: (1) NORTH 39°00'31" EAST, 107.72 FEET; (2) THENCE NORTH 17°17'10" EAST, 222.17 FEET; (3) THENCE NORTH 33°31'24" EAST, 198.22 FEET; (4) THENCE NORTH 51°23'32" EAST, 292.16 FEET; (5) THENCE NORTH 58°32'14" EAST, 361.18 FEET; (6) THENCE NORTH 74°29'47" EAST, 220.45 FEET; (7) THENCE NORTH 83°12'19" EAST, 326.10 FEET; (8) THENCE NORTH 83°57'45" EAST, 192.12 FEET; (9) THENCE NORTH 82°26'59" EAST, 189.13 FEET; (10) THENCE NORTH 80°00'50" EAST, 202.18 FEET; (11) THENCE NORTH 67°15'07" EAST, 238.65 FEET; (12) THENCE NORTH 57°17'41" EAST, 255.97 FEET; (13) THENCE NORTH 43°51'04" EAST, 293.74 FEET; (14) THENCE NORTH 31°56'04" EAST, 445.22 FEET; (15) THENCE NORTH 44°34'43" EAST, 221.92 FEET TO THE POINT OF INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE SOUTH 31°47'00" EAST, 1,515.30 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 7,163,442 SQUARE FEET OR 164.45 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MARVIN E. HIGGINBOTHAM IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION ABOVE, KNOWN AS "CUSHING CREEK ESTATES", AND 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 AND THAT ALL RIGHT-OF-WAYS, DRAINAGEWAYS, AND EASEMENTS FOR DRAINAGE AND OR UTILITIES ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION, DEDICATED TO NASSAU COUNTY AND ITS SUCCESSORS.

IN WITNESS WHEREOF, MARVIN E. HIGGINBOTHAM, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 2nd DAY OF February, A.D., 1998.

Marvin E. Higginbotham
MARVIN E. HIGGINBOTHAM

Christine L. Muckewitz
WITNESS

Louis M. Mahan
WITNESS

MORTGAGEE'S DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WESJAX DEVELOPMENT COMPANY, IS A LAWFUL MORTGAGEE OF THE LANDS DESCRIBED IN THE CAPTION HEREINABOVE, KNOWN AS "CUSHING CREEK ESTATES", AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THE PLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

IN WITNESS WHEREOF, LEE D. WEDEKIND, PRESIDENT OF WESJAX DEVELOPMENT COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 2nd DAY OF February, A.D., 1998.

Lee D. Wedekind
LEE D. WEDEKIND, PRESIDENT
WESJAX DEVELOPMENT COMPANY

Christine L. Muckewitz
WITNESS

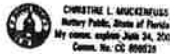
Louis M. Mahan
WITNESS

STATE OF FLORIDA, COUNTY OF NASSAU:

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, MARVIN E. HIGGINBOTHAM AND LEE D. WEDEKIND, WHO PRODUCED THEIR FLORIDA DRIVER LICENSES AS IDENTIFICATION AND KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL, THIS 2nd DAY OF February, A.D., 1998.

Christine L. Muckewitz
NOTARY PUBLIC



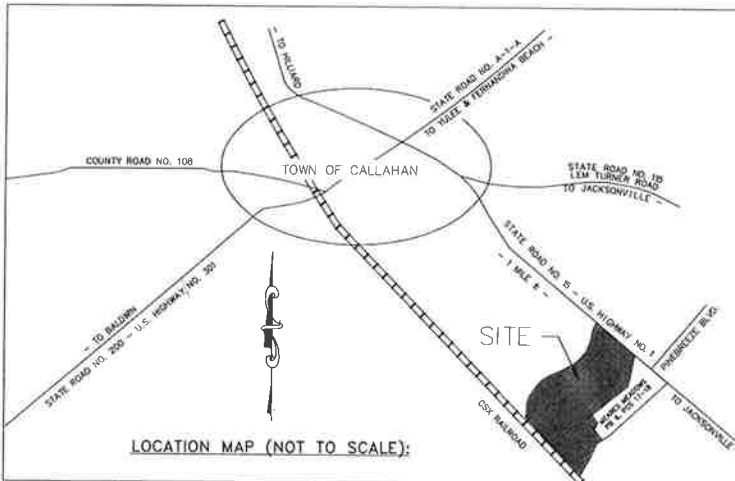
SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT AND THE MAPS SHOWN ON SHEETS TWO AND THREE, ARE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION ABOVE, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61017 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 427.027 FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF NASSAU COUNTY AND THE STATE OF FLORIDA.

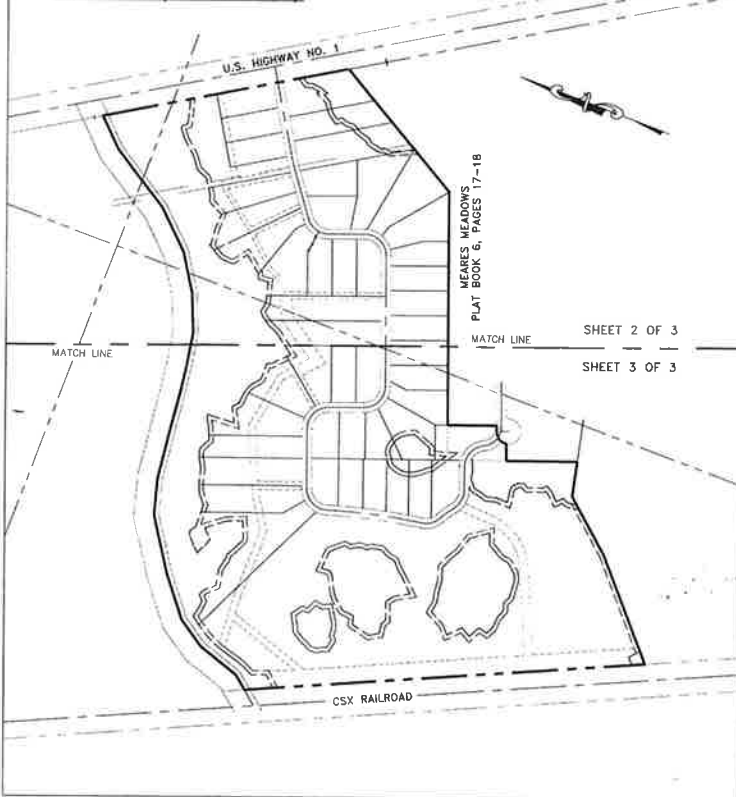
SIGNED AND SEALED THIS 2nd DAY OF January, A.D., 1999.

Stanley E. Brewes
STANLEY E. BREWES
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3150

PART OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA
& SECTIONS 4 AND 5, TOWNSHIP 1 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA
AND A REPLAT OF LOT 15 AND TRACT "B", MEARES MEADOWS, PLAT BOOK 6, PAGES 17-18, NASSAU COUNTY, FLORIDA



INDEX MAP (NOT TO SCALE):



PREPARED BY:
CORBITT & ASSOCIATES, SURVEYING COMPANY
2015 LEM TURNER ROAD
CALLAHAN, FLORIDA 32011
PHONE: (904) 878-1840 • FAX: (904) 878-8869

COUNTY TAX COLLECTOR CERTIFICATION:

THIS IS TO CERTIFY THAT THE TAXES HAVE BEEN PAID ON PARCEL(S): RE# 33-2N-25-0000-001-0000, RE# 04-1N-25-0000-0004-0000, RE# 04-1N-25-0000-0004-0010 AND RE# 05-1N-25-0000-0001-0000 FOR THE YEAR OF 1996-1997.

Humboldt M. Miller
COUNTY TAX COLLECTOR

PUBLIC SAFETY DEPARTMENT:

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE PUBLIC SAFETY STANDARDS FOR NASSAU COUNTY, FLORIDA, CURRENTLY IN EFFECT THIS 2nd DAY OF February, A.D., 1998.

Robert J. Roberts
PUBLIC SAFETY DIRECTOR

CLERK'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177.011 - 177.151 FLORIDA STATUTES AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK 6, PAGES 92-94 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS 2nd DAY OF February, A.D., 1998.

Michael J. Miller
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 2nd DAY OF February, A.D., 1998.

Deborah A. Comer
SENIOR PLANNER

COUNTY HEALTH CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS 4th DAY OF February, A.D., 1998, AND THESE LOTS ARE APPROVED TO BE REVIEWED ON AN INDIVIDUAL LOT BASIS ACCORDING TO FLORIDA ADMINISTRATIVE CODE 10 D-4 AND FLORIDA ADMINISTRATIVE CODE 10 D-6.

Edna Seidman
COUNTY HEALTH OFFICER

COMMISSION APPROVAL CERTIFICATION:

EXAMINED AND APPROVED THIS 9th DAY OF Feb., A.D., 1998, BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

M. J. Miller
COUNTY ATTORNEY

Robert J. Roberts
COMMISSION CHAIRMAN

PUBLIC WORKS DEPARTMENT CERTIFICATION:

EXAMINED AND APPROVED THIS 9th DAY OF February, A.D., 1998, BY THE PUBLIC WORKS DEPARTMENT AND THE SUBDIVISION REVIEW COMMITTEE OF NASSAU COUNTY, FLORIDA.

John J. Miller
DIRECTOR OF PUBLIC WORKS

PART OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA
& SECTION 4 AND 5, TOWNSHIP 1 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA
AND A REPLAT OF LOT 15 AND TRACT "B" MEARES MEADOWS, PLAT BOOK 6, PAGES 17-18, NASSAU COUNTY, FLORIDA

FOUND 4"x4" CONCRETE MONUMENT AT THE
POINT OF INTERSECTION OF LINE COMMON
TO SECTIONS 23 & 33, TOWNSHIP 2 NORTH,
RANGE 25 EAST AND WESTERLY R/W LINE
OF U.S. # 1 - STATE ROAD # 15

U.S. HIGHWAY NO. 1 - STATE ROAD NO. 15
(200' R/W)

(IN FEET)
1 inch = 100 ft



WEAVERS MEADOWS - PLAT BOOK 8, PAGES 17 & 18

WETLAND(S) LINE TABLE

[illegible][illegible][illegible]

10 BEARINGS ARE BASED ON THE WESTERN HORIZON OF ANY LINE OF U.S. HORIZONTAL CONTROL. STATE ROAD NOS. 15 ARE BEING SHOWN
11 WITHOUT METERS.

12 THERE ARE NO ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAN, THAT MAY BE FOUND IN THE PUBLIC RECORDS
13 OF NASSAU COUNTY, FLORIDA.

14 THE FLOODING LANDS ARE ZONE "A" AND "X" AS SHOWN ON THE FLOOD INSURANCE PREMIUM FLOOD
15 SURVANCE RATE MAP FOR NASSAU COUNTY, FLORIDA, COMMERCIAL PANEL NO. 13207A-0325-C, DATED MAY 4, 1980,
16 WHICH IS THE BASIS FOR THE FLOODING AREAS WHERE NO FLOOD ELEVATION HAS BEEN DETERMINED. ZONE "X" DENOTES AN AREA OUTSIDE THE
17 100-YEAR FLOOD PLAIN.

18 THE FLOODING ZONE IS SHOWN HEREIN WAS DERIVED FROM THE NATIONAL FLOOD INSURANCE PREMIUM FLOOD INSURANCE
19 SURVANCE RATE MAP FOR NASSAU COUNTY, FLORIDA, COMMERCIAL PANEL NO. 13207A-0325-C, DATED MAY 4, 1980,
20 ON THE U.S. DEPARTMENT OF THE INTERIOR, GEOLOGICAL SURVEY, "CALHOUN GUARDRAIL MAP", DATED 1993,
21 WHICH IS THE BASIS FOR THE FLOODING AREAS WHERE NO FLOOD ELEVATION HAS BEEN DETERMINED. ZONE "X" DENOTES AN AREA OUTSIDE THE
22 100-YEAR FLOOD PLAIN.

23 THE BASE FLOOD ELEVATION FOR THE UNLANNDED "A" ZONE HAS BEEN INCREASED TO ELEVATION 13 PER A STANDARD

InterTech, Inc. 2100 Corporate Square Blvd., Suite 200 Jacksonville, FL 32216

[illegible]

PREPARED BY:
CORRETT & ASSOCIATES, SURVEYING COMPANY
2015 LEM TURNER ROAD
CALLAHAN, FLORIDA 32011
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CURVE DATA TABLE

[illegible]

SEE SHEET TWO FOR THE LEGEND,
SURVEYOR'S NOTES, CURVE DATA TABLE
AND WETLANDS LINE TABLE.

LINE	RETENTION	LINE	RETENTION
1350	N 17 1/2° E	1350	135.0
1351	N 44 1/2° E	1351	135.1
1352	N 20 1/2° E	1352	135.2
1353	N 17 1/2° E	1353	135.3
1354	N 17 1/2° E	1354	135.4
1355	N 17 1/2° E	1355	135.5
1356	N 17 1/2° E	1356	135.6
1357	N 17 1/2° E	1357	135.7
1358	N 17 1/2° E	1358	135.8
1359	N 17 1/2° E	1359	135.9
1360	N 17 1/2° E	1360	136.0
1361	N 17 1/2° E	1361	136.1
1362	N 17 1/2° E	1362	136.2
1363	N 17 1/2° E	1363	136.3
1364	N 17 1/2° E	1364	136.4
1365	N 17 1/2° E	1365	136.5
1366	N 17 1/2° E	1366	136.6
1367	N 17 1/2° E	1367	136.7
1368	N 17 1/2° E	1368	136.8
1369	N 17 1/2° E	1369	136.9
1370	N 17 1/2° E	1370	137.0
1371	N 17 1/2° E	1371	137.1
1372	N 17 1/2° E	1372	137.2
1373	N 17 1/2° E	1373	137.3
1374	N 17 1/2° E	1374	137.4
1375	N 17 1/2° E	1375	137.5
1376	N 17 1/2° E	1376	137.6
1377	N 17 1/2° E	1377	137.7
1378	N 17 1/2° E	1378	137.8
1379	N 17 1/2° E	1379	137.9
1380	N 17 1/2° E	1380	138.0
1381	N 17 1/2° E	1381	138.1
1382	N 17 1/2° E	1382	138.2
1383	N 17 1/2° E	1383	138.3
1384	N 17 1/2° E	1384	138.4
1385	N 17 1/2° E	1385	138.5
1386	N 17 1/2° E	1386	138.6
1387	N 17 1/2° E	1387	138.7
1388	N 17 1/2° E	1388	138.8
1389	N 17 1/2° E	1389	138.9
1390	N 17 1/2° E	1390	139.0
1391	N 17 1/2° E	1391	139.1
1392	N 17 1/2° E	1392	139.2
1393	N 17 1/2° E	1393	139.3
1394	N 17 1/2° E	1394	139.4
1395	N 17 1/2° E	1395	139.5
1396	N 17 1/2° E	1396	139.6
1397	N 17 1/2° E	1397	139.7
1398	N 17 1/2° E	1398	139.8
1399	N 17 1/2° E	1399	139.9
1400	N 17 1/2° E	1400	140.0

