

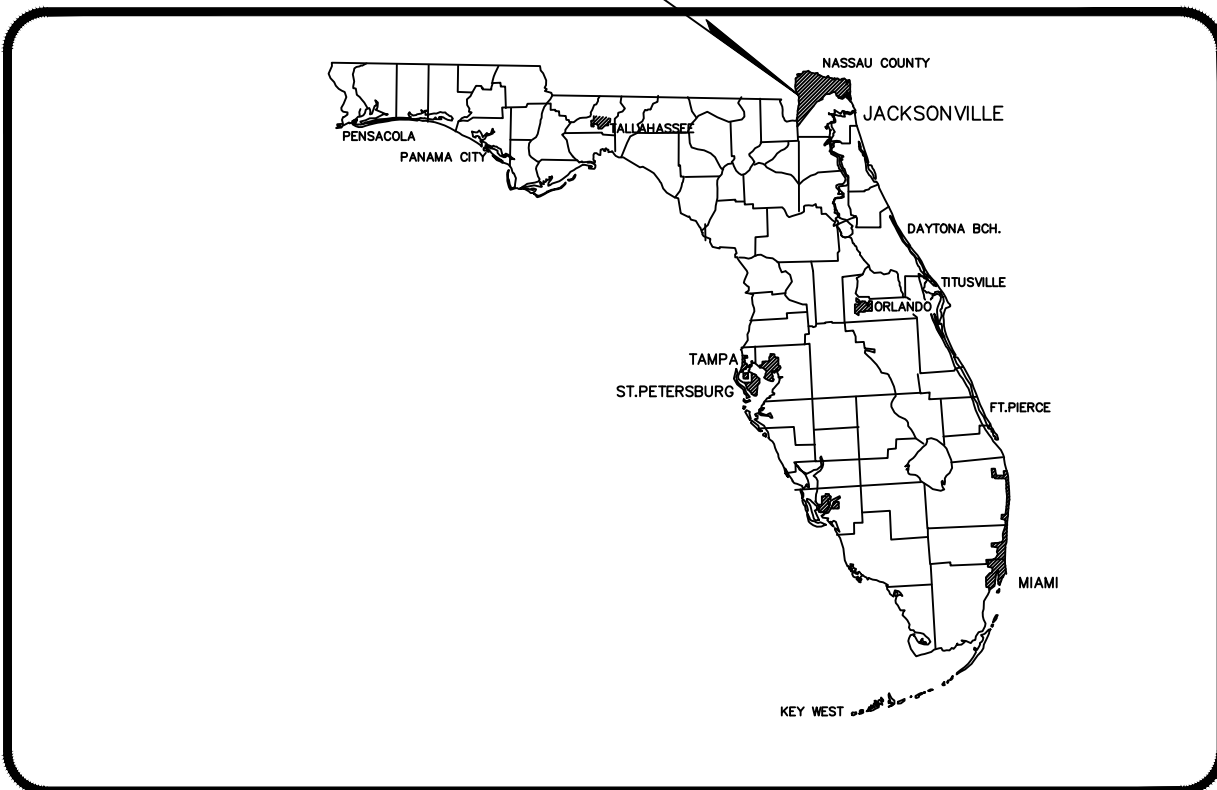
Forest Edge

61400 RIVER ROAD

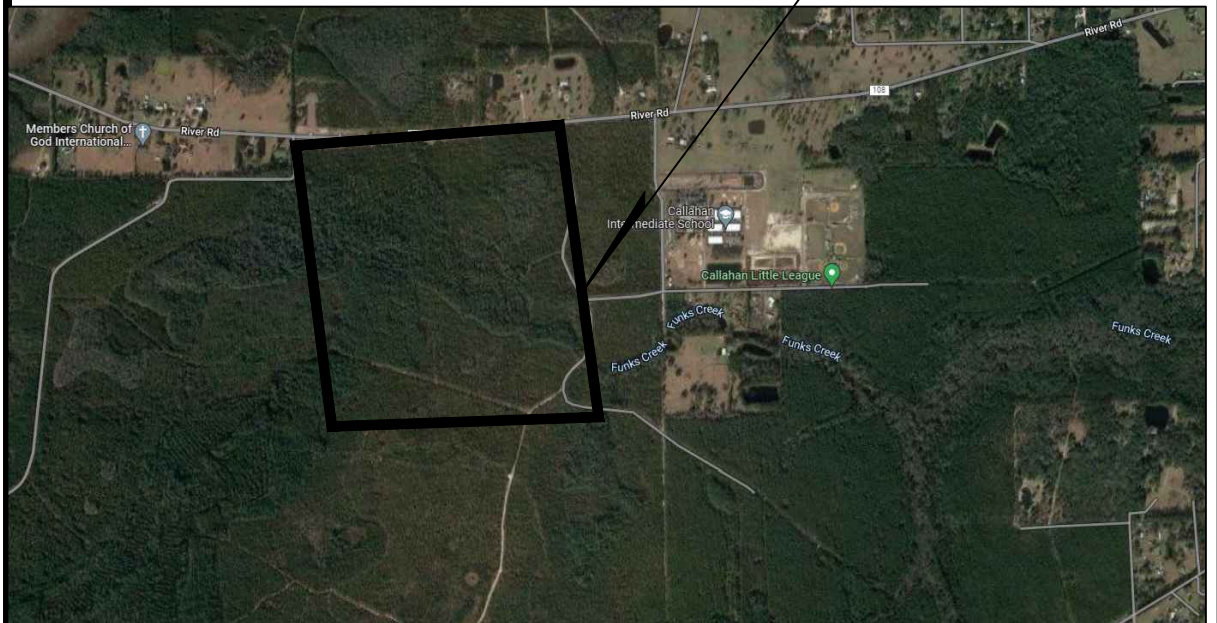
NASSAU COUNTY, FLORIDA

32011

LOCATION OF PROJECT



LOCATION OF PROJECT



LOCATION MAP

NTS.

This item has been digitally signed and sealed by
Henry A. Vorpe, Jr., P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and
the signature must be verified on any electronic copies.

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

A PORTION OF SECTIONS 27 & 34, TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING ALSO A PORTION OF "UNIT "A" JACKSONVILLE PARK", AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 34, THENCE SOUTH 00°51'17"EAST, ALONG THE EASTERLY LINE OF SAID SECTION 34 AND ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2283, PAGE 1392, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,256.42 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2283, PAGE 1392; THENCE SOUTH 00°04'49"EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID SECTION 34 AS MONUMENTED BY SURVEY PREPARED BY L.D. BRADLEY LAND SURVEYORS, DATED 01/08/2018, WORK ORDER NO. 17-182, A DISTANCE OF 712.44 FEET; THENCE SOUTH 63°02'23" WEST, A DISTANCE OF 822.82 FEET; THENCE NORTH 26°57'37" WEST, A DISTANCE OF 755.35 FEET; THENCE SOUTH 87°26'15" WEST, A DISTANCE OF 588.07 FEET; THENCE SOUTH 55°57'30" WEST, A DISTANCE OF 165.47 FEET; THENCE NORTH 59°59'29" WEST, A DISTANCE OF 207.17 FEET; THENCE NORTH 01°13'55" WEST, A DISTANCE OF 884.90 FEET TO INTERSECT THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2191, PAGE 522, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 88°46'05" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2191, PAGE 522, A DISTANCE OF 400 FEET; THENCE NORTH 01°13'55" WEST, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2191, PAGE 522, A DISTANCE OF 1,256.57 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 108 (A 66 FOOT RIGHT-OF-WAY); THENCE NORTH 85°11'39" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 108, A DISTANCE OF 1,603 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2283, PAGE 1392, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 00°51'17"EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS AND ALONG THE EASTERLY LINE OF SAID SECTION 27, A DISTANCE OF 600.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 100.00 ACRES MORE OR LESS.

CERTIFIED TO:
Raydient LLC dba Raydient Places + Properties LLC,
a Delaware limited liability company."

PROJECT CONTACTS

OWNER
RAYDIENT LLC
61400 RIVER RD
NASSAU COUNTY, FL 32011
941-650-7391

ENGINEER
AVA ENGINEERS, INC.
HENRY A. VORPE, P.E.
4201 BAYMEADOWS RD STE 3
JACKSONVILLE, FL 32217
(904) 730-3223

SURVEYOR
MANZIE & DRAKE LAND SURVEYING
MICHAEL A. MANZIE, P.L.S. 4069
117 SOUTH NINTH STREET, FERNANDINA BEACH, FL 32034
904-491-5700

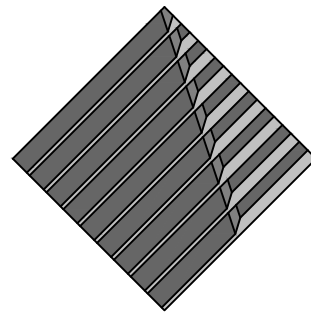
ELECTRIC PROVIDER:
OKEFENOKEE RURAL ELECTRIC
458414 OLD DIXIE HIGHWAY
HILLIARD, FLORIDA, 32046
904-845-7477

PROJECT INFORMATION

GENERAL	
Project Name	FOREST EDGE
Project Address	NASSAU COUNTY 32011
Project Acreage	76.83 ac.
Concurrency Application Number	N/A
Property Appraiser	27-2N-24-228A-0011-0000
Number (RE#)	
Future Land Use	
Zoning Designation	AGRICULTURAL
PUD Ordinance Number	OPEN RURAL
FIRM / Community / Panel	N/A
Flood Zones (Show in Plans)	12089C0292F
Base Flood Elev. (Show in Plans)	ZONE A
Vertical Datum Used for Project	N/A
NAVD 88	
SUBDIVISION	
PSD Number	
City or Private Inspection	N/A
Public or Private Roads	N/A
Subdivision (911) Disk Provided?	N/A
NON-SUBDIVISION	
North American Industry Classification System (NAICS)	813110
Impervious Area (Sq. Ft.)	XXXX

No.	Revisions	By
1		
2		
3		
4		

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3225
Henry A. Vorpe, Jr., P.E. 48043



UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A PROFESSIONAL ENGINEER, IT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN INFORMATION PURPOSES ONLY AND IS NOT VALID. THIS DRAWING HAS BEEN PREPARED BY AN ENGINEER OR SURVEYOR WHO HAS BEEN LICENSED BY THE STATE OF FLORIDA. THE ENGINEER OR SURVEYOR HAS ACCEPTED ENGINEERING PRACTICE, ENGINEERING DESIGN, AND/OR SURVEYING, AND HAS CERTAINED BY OTHERS (i.e. CITY, COUNTY, STATE, FEDERAL, etc.) THAT SUCH STORMWATER FACILITIES, THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE ENGINEER DOES NOT WARRANT THE INFORMATION FOR RETENTION AND TREATMENT OF STORMWATER.

FOREST EDGE

COVER

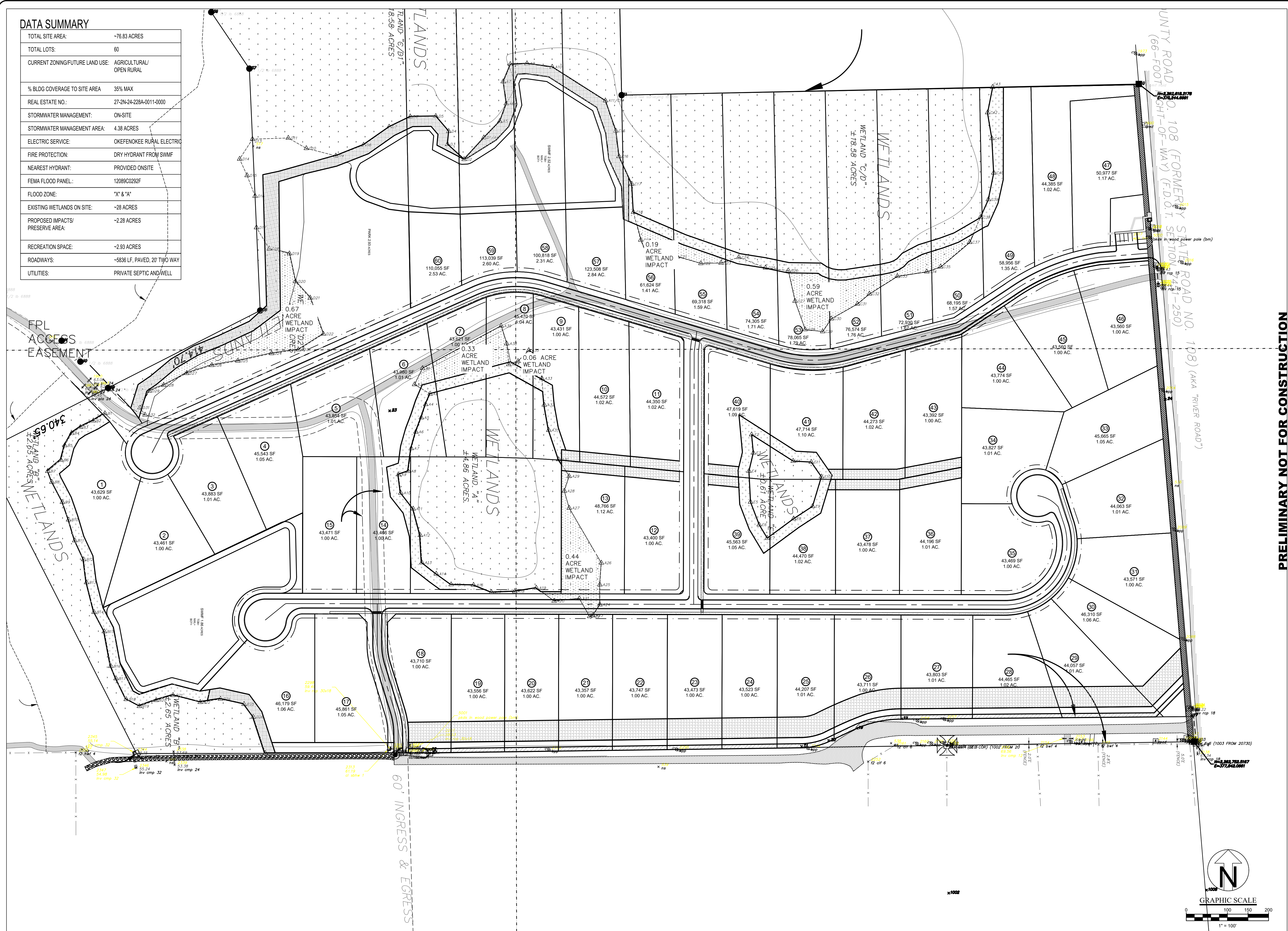
FLORIDA

NASSAU COUNTY

Date:	1/9/23
Designer:	HAV
Job #:	22-008
Drawn:	TRB
Scale:	
Sheet:	1
	of 14

DATA SUMMARY

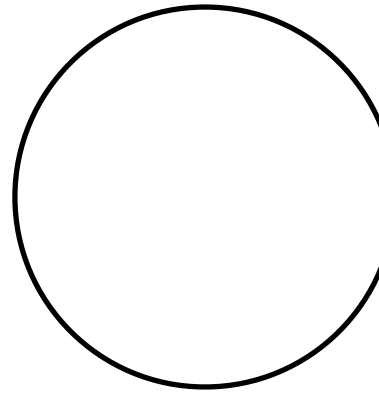
TOTAL SITE AREA:	~76.83 ACRES
TOTAL LOTS:	60
CURRENT ZONING/FUTURE LAND USE:	AGRICULTURAL/ OPEN RURAL
% BLDG COVERAGE TO SITE AREA	35% MAX
REAL ESTATE NO.:	27-2N-24-228A-0011-0000
STORMWATER MANAGEMENT:	ON-SITE
STORMWATER MANAGEMENT AREA:	4.38 ACRES
ELECTRIC SERVICE:	OKEFENOKEE RURAL ELECTRIC
FIRE PROTECTION:	DRY HYDRANT FROM SWMF
NEAREST HYDRANT:	PROVIDED ONSITE
FEMA FLOOD PANEL:	12089C0292F
FLOOD ZONE:	"X" & "A"
EXISTING WETLANDS ON SITE:	~28 ACRES
PROPOSED IMPACTS/ PRESERVE AREA:	~2.28 ACRES
RECREATION SPACE:	~2.93 ACRES
ROADWAYS:	~5836 LF, PAVED, 20' TWO WAY
UTILITIES:	PRIVATE SEPTIC AND WELL



No.	Revisions	By
1		
2		
3		
4		

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4201 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32207
Ph: (904) 730-3223 | Fx: (904) 730-3225
Henry A. Urrutia, Jr., No. 484943

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A PROFESSIONAL ENGINEER, IT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN INFORMATION PURPOSES ONLY AND IS NOT VALID. INFORMATION FOR THIS PROJECT WAS PROVIDED BY THE CLIENT AND HAS BEEN PREPARED BY THE ENGINEER ON THE BASIS OF THE INFORMATION PROVIDED. THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE INFORMATION PROVIDED IS INCOMPLETE OR INACCURATE. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED.



FOREST EDGE
SITE PLAN
FLORIDA
NASSAU COUNTY

Date: 1/9/23
Designer: HAV
Job #: 22-008
Drawn: TRB
Scale: 1:100
Sheet: 6
of 14