

AMELIA NATIONAL PHASE ONE-C, SEGMENT THREE and PHASE ONE-E

BEING A PARCEL OF LAND, SITUATED IN SECTIONS 26, 27, 29, AND 30 TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

CAPTION
A PARCEL OF LAND, BEING A PARCEL OF LAND, SITUATED IN SECTIONS 26, 27, 29, AND 30 TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHWESTERLY CORNER OF TRACT "U", AS SHOWN ON THE PLAT OF "AMELIA NATIONAL PHASE ONE-C, SEGMENTS ONE AND TWO", AS RECORDED IN OFFICIAL RECORDS BOOK 2440, PAGES 1467 THROUGH 1475 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND RUN THENCE, ALONG THE WESTERLY BOUNDARY OF THE AFORESAID PLAT OF "AMELIA NATIONAL PHASE ONE-C, SEGMENTS ONE AND TWO", THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 00°30'10" EAST, ALONG THE AFORESAID WESTERLY BOUNDARY OF TRACT "U", A DISTANCE OF 537.77 FEET, TO THE MOST SOUTHWEST CORNER OF TRACT "U", AND BEING THE MOST NORTHWESTERLY CORNER OF LOT 398; OF THE AFORESAID PLAT.

COURSE No. 2: RUN THENCE, SOUTH 05°49'19" WEST, ALONG THE WESTERLY BOUNDARY OF AFORESAID LOT 398, AND THEN ALONG THE WESTERLY TERMINUS OF "GOLDEN GLOW DRIVE", (A 50 FOOT PRIVATE ROAD RIGHT-OF-WAY), A DISTANCE OF 165.00 FEET, TO THE CENTERLINE OF SAID "GOLDEN GLOW DRIVE";

COURSE No. 3: RUN THENCE, SOUTH 84°10'41" EAST, ALONG THE CENTERLINE OF SAID "GOLDEN GLOW DRIVE", A DISTANCE OF 10.70 FEET, TO A POINT, BEING A POINT ON THE WESTERLY TERMINUS OF SAID "GOLDEN GLOW DRIVE";

COURSE No. 4: RUN THENCE, SOUTH 05°49'19" WEST, ALONG THE AFORESAID WESTERLY TERMINUS OF "GOLDEN GLOW DRIVE", AND THEN ALONG THE WESTERLY BOUNDARY OF LOT 399, A DISTANCE OF 244.16 FEET, TO A POINT, BEING THE MOST SOUTHWESTERLY CORNER OF LOT 399;

COURSE No. 5: RUN THENCE, SOUTH 88°51'41" EAST, ALONG THE SOUTHERLY BOUNDARY OF LOT 399, AND THEN ALONG THE SOUTHERLY BOUNDARIES OF LOTS 400, 401 AND 402, A DISTANCE OF 285.33 FEET, TO THE MOST SOUTHEASTERLY CORNER OF SAID LOT 402, SAID POINT BEING THE COMMON BOUNDARY CORNER OF LOT 402, 403 AND TRACT "C-1";

COURSE No. 6: RUN THENCE, SOUTH 06°05'31" EAST, ALONG THE WESTERLY BOUNDARY OF SAID TRACT "C-1", A DISTANCE OF 40.69 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID TRACT "C-1";

COURSE No. 7: RUN THENCE, SOUTH 71°59'11" EAST, ALONG THE SOUTHERLY BOUNDARY OF TRACT "C-1", A DISTANCE OF 161.37 FEET, TO A POINT OF INTERSECTION IN SAID BOUNDARY;

COURSE No. 8: RUN THENCE, NORTH 52°05'41" EAST, CONTINUING ALONG THE SOUTHERLY BOUNDARY OF TRACT "C-1", AND THEN ALONG THE SOUTHERLY BOUNDARY OF (INSERT), A DISTANCE OF 101.74 FEET, TO A POINT;

COURSE No. 9: RUN THENCE, NORTH 53°24'07" EAST, CONTINUING ALONG THE SOUTHERLY BOUNDARY OF (INSERT) AND THEN CONTINUING ALONG THE SOUTHERLY BOUNDARY OF LOT 406, A DISTANCE OF 76.73 FEET, TO A POINT, BEING THE MOST NORTHWESTERLY CORNER OF SAID LOT 407;

COURSE No. 10: RUN THENCE, SOUTH 39°59'03" EAST, ALONG THE WESTERLY BOUNDARY OF LOT 407, AND THEN ALONG THE WESTERLY BOUNDARIES OF LOTS 408, 409 AND 410, A DISTANCE OF 174.60 FEET, TO A POINT OF INTERSECTION IN THE WESTERLY BOUNDARY OF SAID LOT 410;

COURSE No. 11: RUN THENCE, SOUTH 05°00'41" EAST, ALONG THE WESTERLY BOUNDARY OF LOT 410, AND THEN ALONG THE WESTERLY BOUNDARY OF LOTS 411, 412, 413 AND 414, A DISTANCE OF 272.07 FEET, TO A POINT OF INTERSECTION IN THE WESTERLY BOUNDARY OF SAID LOT 414;

COURSE No. 12: RUN THENCE, SOUTH 42°20'26" WEST, CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID LOT 414, AND THEN ALONG THE WESTERLY BOUNDARIES OF LOTS 415, 418, 419, 420, AND 421, A DISTANCE OF 301.67 FEET, TO A POINT OF INTERSECTION IN THE WESTERLY BOUNDARY OF LOT 421

COURSE No. 13: RUN THENCE, SOUTH 19°58'02" EAST, CONTINUING ALONG THE WESTERLY BOUNDARY OF LOT 421, AND THEN 422, A DISTANCE OF 165.52 FEET, TO A POINT OF INTERSECTION OF THE BOUNDARY OF LOT 422;

COURSE No. 14: RUN THENCE, SOUTH 52°11'12" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 422, A DISTANCE OF 12.90 FEET, TO A POINT, BEING THE MOST NORTHWESTERLY CORNER OF LOT 423;

COURSE No. 15: RUN THENCE, SOUTH 23°27'24" WEST, ALONG THE WESTERLY BOUNDARY OF SAID LOT 423, A DISTANCE OF 162.21 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "WILD CHERRY DRIVE", (A 50 FOOT PRIVATE ROAD RIGHT-OF-WAY), SAID POINT ALSO LYING ON THE ARC OF A CURVE, LEADING NORTHWESTERLY;

COURSE No. 16: RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF (INSERT), THROUGH A CENTRAL ANGLE OF (INSERT), AN ARC DISTANCE OF (INSERT), TO A POINT, LYING ON THE WESTERLY TERMINUS OF "WILD CHERRY DRIVE", LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF (INSERT);

COURSE No. 17: RUN THENCE, SOUTH 19°11'05" WEST, ALONG THE WESTERLY TERMINUS OF "WILD CHERRY DRIVE", AND THEN ALONG THE WESTERLY BOUNDARY OF LOT 424, A DISTANCE OF 270.78 FEET, TO THE MOST SOUTHWESTERLY CORNER OF SAID LOT 424;

COURSE No. 18: RUN THENCE, SOUTH 38°01'41" EAST, ALONG THE WESTERLY BOUNDARY OF SAID LOT 424, AND THEN ALONG THE WESTERLY BOUNDARIES OF LOT 425, 426, 427 AND 428, A DISTANCE OF 186.94 FEET, TO A POINT OF INTERSECTION IN SAID WESTERLY BOUNDARY OF LOT 428;

COURSE No. 19: RUN THENCE, SOUTH 00°36'54" WEST, CONTINUING ALONG THE WESTERLY BOUNDARY OF LOT 428, AND THEN ALONG THE WESTERLY BOUNDARIES OF LOTS 429, 430 AND 431, AND THEN ALONG THE WESTERLY BOUNDARY OF LOT 309, AS SHOWN ON THE PLAT OF "AMELIA NATIONAL UNIT ONE-B", AS RECORDED IN PLAT BOOK 7, PAGES 191 THROUGH 200 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, A DISTANCE OF 367.23 FEET, TO A POINT, BEING THE COMMON CORNER OF LOT 399, "AMELIA NATIONAL UNIT ONE-B", WITH TRACT "G-5" (GOLF COURSE TRACT), AS SHOWN ON THE PLAT OF "AMELIA NATIONAL UNIT ONE", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 48 THROUGH 71 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "G-5", (GOLF COURSE TRACT), AS SHOWN ON THE PLAT OF "AMELIA NATIONAL UNIT ONE", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 88°45'49" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "G-5", (GOLF COURSE TRACT), A DISTANCE OF 319.50 FEET, TO A POINT OF INTERSECTION IN SAID BOUNDARY LINE;

COURSE No. 2: RUN THENCE, NORTH 66°22'31" WEST, CONTINUING ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "G-5", (GOLF COURSE TRACT), A DISTANCE OF 773.65 FEET, TO A POINT OF INTERSECTION IN SAID BOUNDARY LINE;

COURSE No. 3: RUN THENCE, NORTH 46°34'26" WEST, CONTINUING ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "G-5", (GOLF COURSE TRACT), A DISTANCE OF 617.42 FEET, TO THE MOST NORTHWESTERLY CORNER OF SAID TRACT "G-5", (GOLF COURSE TRACT); RUN THENCE, SOUTH 19°21'48" WEST, ALONG THE WESTERLY BOUNDARY OF SAID TRACT "G-5", (GOLF COURSE TRACT), AND THEN ALONG THE BOUNDARY OF TRACT "C-12", (CONSERVATION TRACT), A DISTANCE OF 94.77 FEET, TO A POINT OF INTERSECTION IN THE BOUNDARY OF SAID TRACT "C-12", (CONSERVATION TRACT); RUN THENCE, NORTH 58°04'49" WEST, ALONG THE AFORESAID BOUNDARY OF SAID TRACT "C-12", (CONSERVATION TRACT), A DISTANCE OF 250.57 FEET, TO A POINT, BEING THE MOST NORTHWESTERLY CORNER OF SAID TRACT "C-12", (CONSERVATION TRACT), "AMELIA NATIONAL UNIT ONE";

RUN THENCE, DEPARTING FROM THE AFORESAID PLAT OF "AMELIA NATIONAL UNIT ONE", THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 24°43'55" EAST, A DISTANCE OF 162.59 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 21°09'40" EAST, A DISTANCE OF 104.12 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 16°40'30" EAST, A DISTANCE OF 52.00 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, NORTH 33°37'27" WEST, A DISTANCE OF 199.55 FEET, TO A POINT;

COURSE No. 5: RUN THENCE, NORTH 00°00'00" EAST, A DISTANCE OF 1,060.98 FEET, TO A POINT;

COURSE No. 5: RUN THENCE, NORTH 10°52'28" EAST, A DISTANCE OF 459.72 FEET, TO A POINT, ON THE SOUTHERLY BOUNDARY OF "NASSAU LAKES SUBDIVISION PHASE I-B REPLAT", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGES 175 AND 176, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID "NASSAU LAKES SUBDIVISION PHASE I-B REPLAT", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 68°10'20" EAST, A DISTANCE OF 655.25 FEET, TO A POINT OF INTERSECTION IN SAID SOUTHERLY BOUNDARY;

COURSE No. 2: RUN THENCE, NORTH 77°22'09" EAST, CONTINUING ALONG THE AFORESAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 542.58 FEET, TO THE AFORESAID MOST NORTHWESTERLY CORNER OF TRACT "U", AS SHOWN ON THE PLAT OF "AMELIA NATIONAL PHASE ONE-C, SEGMENTS ONE AND TWO", AS RECORDED IN OFFICIAL RECORDS BOOK 2440, PAGES 1467 THROUGH 1475 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 3,520,859 SQUARE FEET, OR 80.82 ACRES, MORE OR LESS, IN AREA.

TITLE CERTIFICATION

WE, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE SEARCHED THE TITLE TO THE HEREIN DESCRIBED PROPERTY AND PROVIDED A PROPERTY INFORMATION REPORT AS DEFINED IN FLORIDA STATUTES 627.7843 DISCLOSING ALL UNSATISFIED MORTGAGES OF RECORD AND EASEMENTS OF RECORD AFFECTING THE LAND DESCRIBED HEREON AND THAT RECORD TITLE TO THE LAND IS VESTED IN AMELIA NATIONAL ENTERPRISE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN IN THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN NASSAU COUNTY, FLORIDA.

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE CAPTION: THAT THE SURVEY WORK WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE POINTS (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 CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS ____ DAY OF _____, A.D. 2023.

JONATHAN B. BOWAN
FLORIDA REGISTERED SURVEYOR AND MAPPER
REGISTRATION No. 4600

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, AMELIA NATIONAL ENTERPRISE, LLC A FLORIDA LIMITED LIABILITY COMPANY, HEREINAFTER TO BE KNOWN AS "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREAFTER BE KNOWN AS "AMELIA NATIONAL PHASE ONE-C, SEGMENTS THREE AND PHASE ONE-E", 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.

THE ROAD RIGHT OF WAYS SHOWN HEREON AND DESIGNATED ON THIS PLAT AS: "WLD CHERRY DRIVE", "GOLDEN GLOW DRIVE", "ASTER WAY" AND "BENT GRASS COURT" ARE GRANTED TO AMELIA NATIONAL PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, NO PART OF SAID LANDS IS DEDICATED TO NASSAU COUNTY OR TO THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN OR SHOWN ON THIS PLAT. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

THOSE EASEMENTS SHOWN HEREON AND DESIGNATED AS : "PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT", "PRIVATE DRAINAGE, LAKE ACCESS AND MAINTENANCE EASEMENT" ARE GRANTED TO THE AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT, CREATED PURSUANT TO TO AND EXISTING UNDER THE PROVISIONS OF CHAPTER 190, FLORIDA STATUTES, AND ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY BY APPROVAL OF ORDINANCE No. 2004-01, ON JANUARY 12, 2004, AND ITS SUCCESSORS AND ASSIGNS. NO PART OF EASEMENTS ARE DEDICATED TO NASSAU COUNTY OR TO THE PUBLIC.

THOSE TRACTS SHOWN HEREON AND DESIGNATED HEREON AS: TRACT "C-1", "C-2", "C-3" AND TRACT "C-4", (CONSERVATION TRACTS), ARE HEREBY DEDICATED TO "AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT, CREATED PURSUANT TO TO AND EXISTING UNDER THE PROVISIONS OF CHAPTER 190, FLORIDA STATUTES, AND ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY BY APPROVAL OF ORDINANCE No. 2004-01, ON JANUARY 12, 2004, AND ITS SUCCESSORS AND ASSIGNS.

TRACT "U" (UTILITY TRACT) IS HEREBY DEDICATED TO THE OWNER, AMELIA NATIONAL ENTERPRISE, LLC A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS SHOWN HEREON AND DESIGNATED HEREON AS "10 FPL EASEMENT", AND "20' x 20' FPL EASEMENT"ARE HEREBY DEDICATED TO FLORIDA POWER & LIGHT (F.P. & L), ITS SUCCESSORS AND ASSIGNS FOR THEIR NON-EXCLUSIVE USE FOR THE INSTALLATION AND MAINTENANCE OF THE UNDERGROUND WATER, SEWER AND ELECTRICAL SYSTEM LOCATED WITHIN THE BOUNDARIES OF SAID PLAT.

THE UNDERSIGNED "OWNER", ITS SUCCESSORS AND ASSIGNS, DOES HEREBY GRANT TO THE PRESENT AND FUTURE LOT OWNERS OF THE LOTS SHOWN ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICKUP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID OWNERS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS, EGRESS OVER AND ACROSS THE PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE "OWNER", ITS SUCCESSORS AND ASSIGNS RESERVE AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

THE UNDERSIGNED "OWNER", ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME, WITH THE CONSENT OF NASSAU COUNTY, TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS SHOWN ON THIS PLAT, DESIGNATED AS ROADWAYS, TRACTS AND/OR EASEMENTS.

THE UNDERSIGNED OWNERS, ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME, TO GRANT PROVIDERS OF UTILITIES, EASEMENTS FOR THE INSTALLATION AND MAINTENANCE, (INCLUDING INGRESS AND EGRESS) OF SUCH IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE LOT OWNERS OF THE LAND DESCRIBED HEREIN, OR TO THE OWNERS OF ADJACENT LANDS.

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 ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (FLORIDA STATUTE 177.091 (28)).

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

OWNER
AMELIA NATIONAL ENTERPRISE LLC
A FLORIDA LIMITED LIABILITY COMPANY
By: AMELIA NATIONAL HOLDING, LLC
A FLORIDA LIMITED LIABILITY COMPANY,
SOLE MEMBER

BY:
MORTEZA HOSSEININ-KARGAR
PRESIDENT
AMELIA NATIONAL HOLDING, LLC
A FLORIDA LIMITED LIABILITY COMPANY,
SOLE MEMBER OF
AMELIA NATIONAL ENTERPRISE, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
TYPE OR PRINT NAME _____

WITNESS: _____
TYPE OR PRINT NAME _____

NOTARY FOR OWNER
STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY MORTEZA HOSSEININ-KARGAR, AS PRESIDENT, SECRETARY AND TREASURER OF AMELIA NATIONAL HOLDING, LLC A FLORIDA LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF AMELIA NATIONAL ENTERPRISE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME _____

MY COMMISSION EXPIRES: _____

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ AND _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS ____ DAY OF _____, A.D., 2023.

CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, THIS ____ DAY OF _____, A.D., 2023.

CHAIRMAN OF THE BOARD

CERTIFICATE OF APPROVAL COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA, THIS ____ DAY OF _____, A.D., 2023.

COUNTY ATTORNEY
DENISE G. MAY, FLORIDA BAR No. 105372

COUNTY TAX COLLECTOR CERTIFICATE

THIS IS TO CERTIFY THAT THE TAXES HAVE BEEN PAID ON PARCEL IDENTIFICATION NUMBER: 26-2N-28-0000-0001-0100, 27-2N-28-0000-0009-0000 and 29-2N-28-0000-0002-0030 AND 30-2N-28-0000-0001-30 THROUGH AND INCLUDING THE TAX YEAR OF 202...

BY: _____ DATE _____
COUNTY TAX COLLECTOR

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS ____ DAY OF _____, A.D., 2023, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY COUNTY PLANNER

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY A COUNTY PLANNER OF NASSAU COUNTY, FLORIDA THIS ____ DAY OF _____, A.D., 2023.

COUNTY PLANNER

CERTIFICATE OF APPROVAL BY NASSAU COUNTY FIRE RESCUE CHIEF

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY FIRE RESCUE CHIEF THIS ____ DAY OF _____, A.D., 2023.

NASSAU COUNTY FIRE RESCUE CHIEF

CERTIFICATE OF APPROVAL OF ENGINEERING SERVICES

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE DEPARTMENT OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA THIS ____ DAY OF _____, A.D., 2023.

DIRECTOR OF ENGINEERING SERVICES

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED CONTRACTED SURVEYOR/MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR THE 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
FLORIDA REGISTRATION No. _____

DATE

AMELIA NATIONAL PHASE ONE-C, SEGMENT THREE and PHASE ONE-E

BEING A PARCEL OF LAND, SITUATED IN SECTIONS 26, 27, 29, AND 30 TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

SURVEYOR'S COMMENTS REGARDING THE PLAT PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED JUNE 28, 2022

1. DEVELOPMENT AGREEMENT RECORDED IN O.R. BOOK 1195, PAGE 238

SURVEYOR'S COMMENT: THIS AGREEMENT COVERS THE LANDS ENCOMPASSED BY THIS PLAT, AND IS SUBJECT TO THIS DEVELOPMENT AGREEMENT. THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

2. FIRST AMENDMENT TO DEVELOPMENT AGREEMENT IN O.R. BOOK 1393, PAGE 252

SURVEYOR'S COMMENT: THIS AGREEMENT COVERS THE LANDS ENCOMPASSED BY THIS PLAT, AND IS SUBJECT TO THIS DEVELOPMENT AGREEMENT. THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

3. CONTRIBUTION AGREEMENT RECORDED IN O.R. BOOK 1344, PAGE 1493

SURVEYOR'S COMMENT: THIS AGREEMENT COVERS THE LANDS ENCOMPASSED BY THIS PLAT, AND IS SUBJECT TO THIS DEVELOPMENT AGREEMENT. THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

4. CONSERVATION EASEMENT RECORDED IN O.R. BOOK 1381, PAGE 859

SURVEYOR'S COMMENT: THESE CONSERVATION EASEMENTS AFFECT A PORTION OF THE LANDS SHOWN ON THIS PLAT, THE PARTICULAR EASEMENTS THAT AFFECT THE LANDS ENCOMPASSED ON THE FACE OF THIS PLAT ARE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

5. CERTIFICATE OF ACKNOWLEDGMENT AMELIA CONCOURSE ASSESSMENT AREA AS RECORDED IN O.R. BOOK 1189, PAGE 961.

SURVEYOR'S COMMENT: THE LANDS ENCOMPASSED WITHIN THE PLAT AREA, IS A PORTION OF THE BENEFITED LANDS CONTAINED WITHIN THIS INSTRUMENT, AND IS THEREFORE SUBJECT TO IT. THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

6. DECLARATION OF CONSENT TO JURISDICTION OF COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS RECORDED IN O.R. BOOK 1249, PAGE 989.

SURVEYOR'S COMMENT: THIS DECLARATION OF CONSENT COVERS THE LANDS ENCOMPASSED BY THIS PLAT, AND IS SUBJECT TO THIS DEVELOPMENT AGREEMENT. THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

7. INSTALLATION AND SERVICES AGREEMENT RECORDED IN O.R. BOOK 1448, PAGE 254

SURVEYOR'S COMMENT: THERE IS NO LEGAL DESCRIPTION OF THE LANDS SUBJECT TO THIS AGREEMENT, HOWEVER, IT IS WITH AMELIA NATIONAL ENTERPRISE, LLC, THE DEVELOPER/OWNER OF THE LANDS ENCOMPASSED BY THIS PLAT. THEREOF, LOGIC WOULD DICTATE THAT THE SUBJECT PROPERTY IS SUBJECT TO THIS AGREEMENT, AND THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

8. INSTALLATION AND SERVICES AGREEMENT RECORDED IN O.R. BOOK 1478, PAGE 1554.

SURVEYOR'S COMMENT: THERE IS NO LEGAL DESCRIPTION OF THE LANDS SUBJECT TO THIS AGREEMENT, HOWEVER, IT IS WITH AMELIA NATIONAL ENTERPRISE, LLC, THE DEVELOPER/OWNER OF THE LANDS ENCOMPASSED BY THIS PLAT. THEREOF, LOGIC WOULD DICTATE THAT THE SUBJECT PROPERTY IS SUBJECT TO THIS AGREEMENT, AND THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

9. DECLARATION OF COVENANTS AND RESTRICTIONS FOR AMELIA NATIONAL RECORDED IN O.R. BOOK 1284, PAGE 676.

SURVEYOR'S COMMENT: THIS DECLARATION OF COVENANTS AND RESTRICTIONS COVERS THE LANDS ENCOMPASSED BY THIS PLAT, AND IS SUBJECT TO THIS DEVELOPMENT AGREEMENT. THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

10. AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR AMELIA NATIONAL RECORDED IN O.R. BOOK 1600, PAGE 948

SURVEYOR'S COMMENT: THIS AMENDMENT TO DECLARATION ADDS SECTION 7.12 TO ARTICLE VI OF THE DECLARATION RECORDED IN O.R. BOOK 1284, PAGE 676 (ITEM 9 ABOVE), AND THEREFORE IT COVERS THE LANDS ENCOMPASSED BY THIS PLAT, AND IS SUBJECT TO THIS DEVELOPMENT AGREEMENT. THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

11. FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR AMELIA NATIONAL RECORDED IN O.R. BOOK 1758, PAGE 1401

THIS AMENDMENT TO DECLARATION REVISED PORTIONS OF SECTION 4.6 OF THE DECLARATION RECORDED IN O.R. BOOK 1284, PAGE 676 (ITEM 9 ABOVE), AND THEREFORE IT COVERS THE LANDS ENCOMPASSED BY THIS PLAT, AND IS SUBJECT TO THIS DEVELOPMENT AGREEMENT. THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

12. EASEMENT (TO FLORIDA POWER & LIGHT) AS RECORDED IN O.R. BOOK 673, PAGE 1452.

SURVEYOR'S COMMENT: THIS EASEMENT ENCUMBERS A PORTION OF THE LANDS ENCOMPASSED BY THIS PLAT, AND IS GRAPHICALLY SHOWN ON SHEET THREE (3) OF EIGHT (8).

13. RESTRICTIONS CONTAINED WITHIN THAT SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 1090, PAGE 1213.

SURVEYOR'S COMMENT: THE ONLY RESTRICTION CONTAINED WITHIN THIS INSTRUMENT IS A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND REGRESS OVER A 150 FOOT WIDE RIGHT OF WAY. THIS RESTRICTION HAS EXPIRED AS PER THE TERMS RECORDED IN THIS INSTRUMENT BY THE RECORDATION OF "AMELIA CONCOURSE" AS A PUBLIC ROAD RIGHT-OF-WAY.

14. RESERVATIONS RESERVED IN THAT SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 579, PAGE 407.

SURVEYOR'S COMMENTS: THE LANDS ENCOMPASSED IN THIS PLAT IS A PORTION OF THE LANDS CONTAINED WITHIN THIS SPECIAL WARRANTY DEED, AND THEREFORE IS SUBJECT TO THESE RESERVATIONS. THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS SURVEY.

15. RESERVATIONS RESERVED IN THAT SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 738, PAGE 887.

SURVEYOR'S COMMENTS: THE LANDS ENCOMPASSED IN THIS PLAT IS A PORTION OF THE LANDS CONTAINED WITHIN THIS SPECIAL WARRANTY DEED, AND THEREFORE IS SUBJECT TO THESE RESERVATIONS. THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS SURVEY.

16. RIGHT-OF-WAY EASEMENT (FLORIDA PUBLIC UTILITIES COMPANY) AS RECORDED IN O.R. BOOK 164, PAGE 580.

SURVEYOR'S COMMENT: THIS EASEMENT ENCUMBERS A PORTION OF THE LANDS ENCOMPASSED BY THIS PLAT, AND IS GRAPHICALLY SHOWN ON SHEET THREE (3) OF EIGHT (8).

17. EASEMENT AS RECORDED IN O.R. BOOK 164, PAGE 580.

SURVEYOR'S COMMENT: THIS EASEMENT ENCUMBERS A PORTION OF THE LANDS ENCOMPASSED BY THIS PLAT, AND IS GRAPHICALLY SHOWN ON SHEET THREE (3) OF EIGHT (8).

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GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY LINE OF LOT 261, "AMELIA NATIONAL UNIT ONE-B" AS N 52°27'40" W, AS PER PLAT RECORDED IN PLAT BOOK 7, PAGES 191-200 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

2) 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 THIS PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. FLORIDA STATUTES 177.091(27)

3) AT THE TIME THAT THIS PLAT WAS RECORDED, BY GRAPHIC PLOTTING ONLY, THE LANDS SHOWN ON THIS PLAT ARE IN FLOOD ZONE "X" (UNSHADE), ZONE "Y" (SHADE) AND ZONE "AE" (BFE 10, NAVD '88 DATUM) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY: NASSAU COUNTY, COMMUNITY NO. 120170, MAP NUMBER 12089C 0357 G, VERSION # 2-3-3-2 WITH AN EFFECTIVE DATE OF AUGUST 02, 2017.

ANY FIRM, PERSON, INSURANCE COMPANY/AGENT OR BANKING INSTITUTION UTILIZING THIS PLAT TO MAKE A FLOOD ZONE DETERMINATION SHOULD BE AWARE THAT THIS FLOOD DETERMINATION MAY BE SUPERSEDED BY EITHER: a) A FLOOD INSURANCE RATE MAP PUBLISHED AT A LATER DATE, b) LETTER OF MAP REVISION (LOMAR), OR LETTER OF MAP REVISION BASED ON FILL (LOMAR-F) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

4) AT THE TIME THAT THIS PLAT WAS RECORDED, BY GRAPHIC PLOTTING ONLY, THE LANDS SHOWN ON THIS PLAT, ARE IN STORM SURGE CATEGORY 3, 4 AND 5, OF THE SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) ATLAS PUBLISHED IN 2010. COUNCIL, AND IS SITUATED IN HURRICANE EVACUATION ZONE "C".

ANY FIRM, PERSON, INSURANCE COMPANY/AGENT OR BANKING INSTITUTION UTILIZING THIS PLAT TO MAKE A STORM SURGE CATEGORY DETERMINATION SHOULD BE AWARE THAT THE STORM SURGE CATEGORY SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) ATLAS PUBLISHED AT A LATER DATE.

5) FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INFORMATION AND SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) LISTED ABOVE AND SHOWN ON THIS SURVEY IS PROVIDED AS A COURTESY BY THIS FIRM, AS A NASSAU COUNTY REQUIREMENT FOR PLATS AND SHOULD BE VERIFIED BY THE NASSAU COUNTY BUILDING DEPARTMENT FOR THEIR INTERPRETATION. THIS FIRM ASSUMES NO LIABILITY FOR ITS ACCURACY. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON, NOR IS IT A REQUIREMENT OF CHAPTER 177 FLORIDA STATUTES OR 5J-17, FLORIDA ADMINISTRATIVE CODE.

6) THE STATE PLANE CO-ORDINATES SHOWN HEREON WERE OBTAINED BY GPS METHODS FROM THE FOLLOWING CONTROL MONUMENTS FROM "A GEODETIC CONTROL SURVEY FOR NASSAU COUNTY, STATE OF FLORIDA FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF STATE LANDS, AND BUREAU OF SURVEYING AND MAPPING" SURVEY DATE: APRIL 02, 2002. THE STATE PLANE CO-ORDINATES SHOWN ARE IN NORTH AMERICAN DATUM (NAD) 83/90, ZONE 901, FLORIDA EAST ZONE, UNLESS OTHERWISE NOTED.

STATION: NASSAU 3 N(y)=2,279,078.540, E(x)= 516,502.787
STATION: NASSAU 4 N(y)=2,281,339.747, E(x)= 516,872.792

7) NO FURTHER SUBDIVISION OF THE LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO THE CURRENT NASSAU COUNTY SUBDIVISION REGULATIONS AND IS APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.

8) THE GROSS SQUARE FOOTAGE (OR TOTAL SQUARE FOOTAGE) IS CALCULATED UTILIZING THE EXTERIOR DIMENSIONS OF THE LOT AND IS INCLUSIVE OF ALL EASEMENTS. THE NET SQUARE FOOTAGE (OR NET USEABLE) IS THE TOTAL SQUARE FOOTAGE OF THE LOT (GROSS SQUARE FOOTAGE) EXCLUDING ANY JURISDICTIONAL WETLANDS ONLY, AS PER NASSAU COUNTY DEFINITION OF NET AND GROSS.

9) THE ZONING DESIGNATION FOR THIS PROPERTY, AS PER THE AMELIA NATIONAL PLANNED UNIT DEVELOPMENT (PID), NASSAU COUNTY ORDINANCE 2002-20 (R02-13), (AS PER NASSAU COUNTY GIS MAP), ARE AS FOLLOWS:

10) THE BUILDING SETBACK/RESTRICTION LINES FOR PER THE ZONING, ARE AS FOLLOWS:

FRONT - TWENTY (20) FEET FEET

SIDE YARDS (SINGLE FAMILY LOTS) - FIVE (5) FEET FOR SINGLE FAMILY LOTS EIGHTY (80) FEET WIDE AND LESS, AND SEVEN AND ONE-HALF (7.5) FEET FOR SINGLE FAMILY LOTS LARGER THAN EIGHTY (80) FEET.

SIDE YARDS (PATIO UNITS) - A TOTAL OF SEVEN AND ONE-HALF (7.5) FEET FOR PATIO UNITS WITH ONE (1) SIDE YARD BEING ALLOWED TO BE ZERO (0) FEET.

SIDE YARDS (TOWNHOUSE) - TEN (1) FEET FOR THE END UNITS OF TOWNHOUSE SETS

REAR - TEN (10) FEET

ALL YARD SETBACKS SHALL BE MEASURED FROM THE FINISHED FACE OF THE EXTERIOR FOUNDATION WALL.

11) ELEVATIONS SHOWN HEREON REFER TO THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL SURVEY GEODETIC SURVEY (NGS), NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD OF 1988).

12) 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 ARE TO BE REPLANTED WITH COMPARABLE NATIVE VEGETATION 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, (SEC 37.03(C) LDC)

CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD 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 TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

13) THE ENVIRONMENTAL COMPANY RESPONSIBLE FOR IDENTIFICATION OF THE WETLAND JURISDICTIONAL AREAS SHOWN ON THIS PLAT IS:

ENVIRONMENTAL SERVICES, INC. (ES)
7220 FINANCIAL WAY, SUITE 100
JACKSONVILLE, FLORIDA 32256
T (904) 470-2200

SEE U.S. ARMY CORP OF ENGINEERS PERMIT 20002121 (IP-DS), DATED 11/30/2020.

14) THERE ARE NINETY-ONE (91) LOTS AND FIVE (5) TRACTS CONTAINED WITHIN THIS PLAT.

PREPARED BY:

A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

AMELIA NATIONAL PHASE ONE-C, SEGMENT THREE and PHASE ONE-E

BEING A PARCEL OF LAND, SITUATED IN SECTIONS 26, 27, 29, AND 30 TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L16	N 18°17'57" W	7.80'
L17	N 31°20'54" E	41.64'
L18	N 45°22'52" E	50.99'
L19	N 35°59'08" W	42.90'
L20	N 06°24'47" E	36.14'
L21	N 06°10'53" W	32.81'
L22	N 12°29'13" W	76.00'
L23	N 16°50'09" E	69.06'
L24	N 12°09'52" W	40.54'
L25	N 00°21'28" E	58.13'
L31	S 31°20'54" W	39.60'
L32	S 31°20'54" W	2.03'
L33	S 12°29'13" E	14.29'
L34	S 12°29'13" E	61.71'
L35	S 16°50'09" W	0.27'
L36	S 16°50'09" W	61.89'
L37	S 16°50'09" W	6.91'
L38	S 00°21'28" W	14.12'

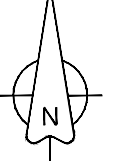
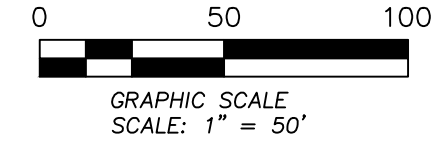
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C240	315.00'	12°14'07"	67.27'	S 08°46'26" W	67.14'
C241	190.00'	33°44'25"	111.89'	S 02°46'10" W	110.28'
C245	315.00'	8°25'54"	46.35'	S 06°52'19" W	46.31'
C246	315.00'	3°48'13"	20.91'	S 12°59'22" W	20.91'
C247	190.00'	12°04'18"	40.03'	S 08°03'53" E	39.96'
C248	190.00'	21°40'07"	71.86'	S 08°48'19" W	71.43'

LINE TABLE FOR BUFFER DATA

LINE	BEARING	DISTANCE
L92	S 56°36'45" E	42.12'
L93	S 35°59'08" E	28.26'
L94	S 45°22'52" W	32.58'
L95	S 31°20'54" W	56.28'
L96	S 18°17'57" E	41.05'
L103	N 02°39'22" E	60.00'
L104	N 02°39'22" E	13.81'
L105	N 31°20'54" E	4.14'
L106	N 31°20'54" E	52.14'
L107	N 18°17'57" W	10.79'
L108	N 18°17'57" W	30.26'
L109	S 88°55'04" W	26.17'
L118	S 87°20'38" E	36.12'
L119	S 87°20'38" E	45.36'
L120	S 87°20'38" E	33.60'
L121	S 87°20'38" E	45.98'
L122	S 56°25'32" E	25.02'
L123	S 89°22'15" E	26.43'

OFFICIAL RECORDS BOOK _____, PAGE _____
Sheet Three (3) of Eight (8) Sheets

SEE SHEET TWO (2) FOR KEY MAP,
GENERAL NOTES AND LEGEND



LINE TABLE FOR CENTERLINE DATA

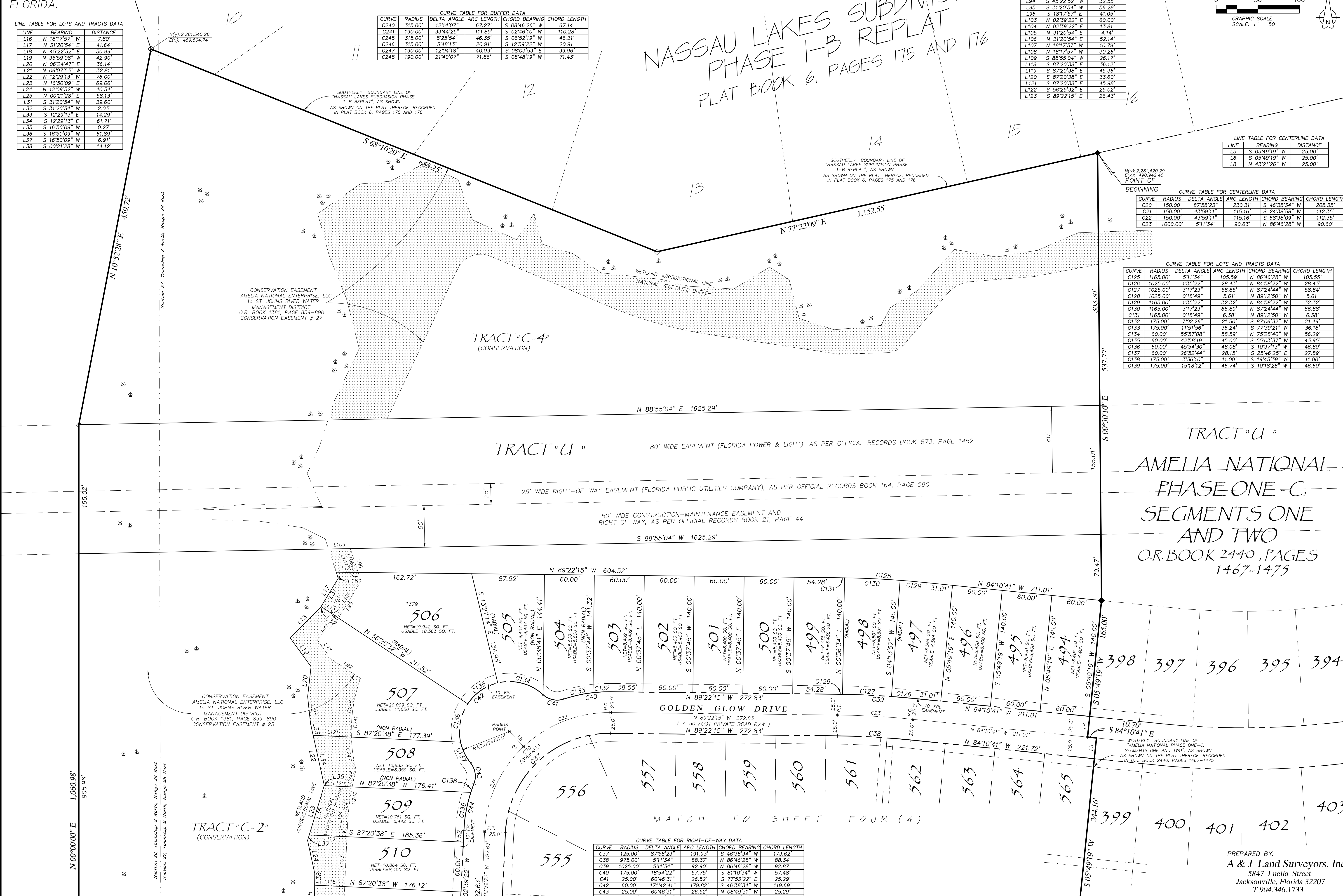
LINE	BEARING	DISTANCE
L5	S 05°49'19" W	25.00'
L6	S 05°49'19" W	25.00'
L8	N 43°21'28" W	25.00'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C20	150.00'	87°58'23"	230.31'	S 48°58'34" W	208.35'
C21	150.00'	43°59'11"	115.16'	S 24°38'58" W	112.35'
C22	150.00'	43°59'11"	115.16'	S 68°38'09" W	112.35'
C23	1000.00'	5°11'34"	90.63'	N 86°46'28" W	90.60'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C125	1165.00'	5°11'34"	105.59'	N 86°46'28" W	105.55'
C126	1025.00'	1°35'22"	28.43'	N 84°58'22" W	28.43'
C127	1025.00'	31°7'23"	58.85'	N 87°24'44" W	58.84'
C128	1025.00'	0°18'49"	5.61'	N 89°12'50" W	5.61'
C129	1165.00'	1°35'22"	32.32'	N 84°58'22" W	32.32'
C130	1165.00'	31°7'23"	66.89'	N 87°24'44" W	66.88'
C131	1165.00'	0°18'49"	6.38'	N 89°12'50" W	6.38'
C132	175.00'	7°02'26"	21.50'	S 87°06'32" W	21.49'
C133	175.00'	1°51'56"	36.24'	S 77°39'21" W	36.18'
C134	60.00'	55°57'08"	58.59'	N 75°28'40" W	58.29'
C135	60.00'	42°58'19"	45.00'	S 55°03'37" W	43.95'
C136	60.00'	45°54'30"	48.08'	S 10°37'13" W	46.80'
C137	60.00'	26°52'44"	28.15'	S 25°46'25" E	27.89'
C138	175.00'	3°36'10"	11.00'	S 19°43'39" W	11.00'
C139	175.00'	15°18'12"	46.74'	S 10°18'28" W	46.60'



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C37	125.00'	87°58'23"	191.93'	S 48°58'34" W	173.62'
C38	975.00'	5°11'34"	88.37'	N 86°46'28" W	88.34'
C39	1025.00'	5°11'34"	92.90'	N 86°46'28" W	92.87'
C40	175.00'	18°54'22"	57.75'	S 81°10'34" W	57.48'
C41	25.00'	60°46'31"	26.52'	S 77°53'22" E	25.29'
C42	60.00'	171°42'41"	179.82'	S 46°38'34" W	119.69'
C43	25.00'	60°46'31"	26.52'	N 08°49'31" W	25.29'
C44	175.00'	18°54'22"	57.75'	S 12°06'33" W	57.48'

PREPARED BY:
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AMELIA NATIONAL PHASE ONE-C, SEGMENT THREE and PHASE ONE-E

BEING A PARCEL OF LAND, SITUATED IN SECTIONS 26, 27, 29, AND 30 TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK _____, PAGE _____
Sheet Four (4) of Eight (8) Sheets

SEE SHEET TWO (2) FOR KEY MAP,
GENERAL NOTES AND LEGEND

GRAPHIC SCALE
SCALE: 1" = 50'



CURVE TABLE FOR CENTERLINE DATA				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C16	500.00'	36°25'39"	317.89'	N 81°04'53" W
C17	175.00'	101°57'05"	266.91'	S 48°19'10" E
C18	175.00'	52°07'44"	159.22'	S 73°13'51" E
C19	175.00'	49°49'21"	152.17'	S 22°19'18" E
C20	150.00'	87°58'23"	230.31'	S 46°38'34" W
C21	150.00'	43°59'11"	115.16'	S 24°38'58" W
C22	150.00'	43°59'11"	115.16'	S 68°38'09" W
C23	1000.00'	51°13'34"	90.63'	N 84°46'28" W

CURVE TABLE FOR EASEMENT DATA				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C35	525.00'	36°25'39"	333.78'	N 81°04'53" W
C36	150.00'	101°57'05"	266.91'	S 48°19'10" E
C37	125.00'	87°58'23"	194.93'	S 46°38'34" W
C38	975.00'	51°13'34"	88.37'	N 84°46'28" W
C45	200.00'	32°55'41"	114.94'	S 13°48'28" E
C46	25.00'	112°49'04"	49.23'	N 26°08'14" E
C47	60.00'	259°25'28"	271.67'	S 47°09'58" E
C48	25.00'	112°49'04"	49.23'	S 59°31'49" W
C49	200.00'	35°14'04"	122.99'	S 81°40'41" E
C50	475.00'	36°25'39"	302.00'	N 81°04'53" W
C185	855.00'	171°10'10"	17.70'	N 84°46'16" W
C186	855.00'	320°06'14"	14.79'	N 87°52'12" W
C187	60.00'	87°58'23"	92.13'	S 46°38'34" W
C188	60.00'	23°03'12"	24.14'	S 79°06'09" W
C189	60.00'	41°51'58"	43.84'	S 46°38'34" W
C190	60.00'	23°03'12"	24.14'	S 141°10'58" W
C191	60.00'	101°57'05"	106.76'	S 48°19'10" E
C192	60.00'	48°37'00"	50.91'	S 21°39'08" E
C193	60.00'	36°34'36"	38.30'	S 64°45'56" E
C194	60.00'	16°45'28"	17.55'	N 89°05'01" E
C195	645.00'	18°33'54"	208.99'	S 89°59'14" W
C196	645.00'	5°50'00"	65.67'	S 83°37'17" W
C197	645.00'	6°18'28"	71.01'	S 89°41'31" W
C198	645.00'	6°25'27"	72.32'	N 83°56'32" W
C199	645.00'	16°31'48"	186.08'	N 71°07'58" W
C200	645.00'	6°25'27"	72.32'	N 76°11'08" W
C224	355.00'	15°59'08"	99.05'	N 70°51'38" W
C225	355.00'	6°37'02"	41.00'	N 66°10'35" W
C226	355.00'	9°22'06"	58.05'	N 74°10'09" W
C227	355.00'	18°01'15"	111.65'	S 89°42'55" W
C228	355.00'	9°06'16"	56.41'	N 85°49'36" W
C229	355.00'	8°54'59"	55.24'	S 85°09'47" W
C230	320.00'	16°21'32"	91.37'	N 88°53'04" E
C231	320.00'	10°14'32"	57.20'	N 85°49'33" E
C232	320.00'	6°07'00"	34.16'	S 85°39'40" E
C233	45.00'	47°08'10"	37.02'	S 73°29'45" W
C234	170.00'	51°03'31"	151.49'	N 75°27'25" E
C235	170.00'	6°53'19"	20.44'	N 53°22'19" E
C236	170.00'	44°01'11"	131.05'	N 78°54'05" E
C237	170.00'	38°00'01"	112.75'	S 54°57'24" E
C238	35.00'	121°19'21"	74.11'	S 83°22'56" W
C249	35.00'	32°53'05"	20.09'	N 52°23'56" W
C250	35.00'	88°26'16"	54.02'	S 66°56'24" W

CURVE TABLE FOR LOTS AND TRACTS DATA				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C141	200.00'	15°06'51"	52.76'	S 22°42'53" E
C142	25.00'	30°21'24"	13.25'	N 15°05'36" W
C143	25.00'	82°27'40"	35.98'	N 41°18'56" E
C144	60.00'	70°46'41"	74.12'	S 47°09'25" W
C145	60.00'	41°32'53"	43.51'	S 09°00'22" E
C146	60.00'	46°41'54"	48.90'	N 80°09'56" E
C147	60.00'	53°41'42"	56.33'	N 28°58'08" E
C148	200.00'	24°39'32"	87.54'	S 76°33'25" E
C149	200.00'	10°14'32"	35.75'	N 85°49'33" E
C150	475.00'	8°54'59"	73.92'	S 85°09'47" W
C151	475.00'	10°18'54"	85.51'	N 85°13'17" W
C152	475.00'	10°14'44"	87.70'	N 74°46'28" W
C153	475.00'	6°37'02"	54.86'	N 66°10'35" W
C174	525.00'	7°05'25"	64.97'	N 76°31'08" W
C175	525.00'	7°05'25"	64.97'	N 83°36'33" W
C176	525.00'	6°18'28"	57.80'	S 89°41'31" W
C177	525.00'	5°50'00"	65.67'	S 83°37'17" W
C178	150.00'	62°19'31"	163.17'	S 68°07'57" E
C179	150.00'	39°37'34"	103.74'	S 17°09'25" E
C180	125.00'	11°53'49"	25.96'	S 08°36'17" W
C181	125.00'	64°10'44"	140.02'	S 46°38'34" W
C182	125.00'	11°53'49"	25.96'	S 84°40'50" W
C183	975.00'	3°30'15"	59.63'	N 87°37'07" W
C184	975.00'	1°41'19"	28.73'	N 85°01'20" W
C251	200.00'	17°30'19"	61.10'	S 06°24'18" E
C252	200.00'	0°18'31"	1.98'	S 02°30'07" W

CURVE TABLE FOR BUFFER DATA				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C239	340.00'	15°56'01"	94.55'	S 05°16'38" E
C242	340.00'	5°53'59"	33.03'	S 10°29'39" E
C243	340.00'	10°06'22"	59.97'	S 02°39'29" E
C244	340.00'	0°15'40"	1.55'	S 02°31'32" W

CURVE TABLE FOR LOT & TRACT DATA				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
L25	N 00°21'28" E	58.13'		
L26	N 32°41'57" W	40.52'		
L27	N 04°17'18" W	83.42'		
L28	N 03°27'00" W	102.02'		
L29	N 11°32'36" E	152.80'		
L30	N 22°43'16" E	80.91'		
L31	S 02°12'28" W	44.01'		
L40	S 32°41'57" W	16.51'		
L41	S 32°41'57" W	22.01'		
L42	S 04°17'18" E	42.17'		
L44	S 03°27'00" W	60.34'		
L48	S 22°43'16" W	72.77'		
L49	S 22°43'16" W	8.14'		
L50	S 04°17'18" E	41.25'		
L51	S 03°27'00" W	18.25'		
L52	S 02°39'22" W	13.81'		
L53	S 80°42'17" W	1.64'		
L54	S 80°42'17" W	4.51'		

CURVE TABLE FOR BUFFER DATA				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
L87	S 62°45'59" E	27.41'		
L88	S 21°09'42" W	85.55'		
L89	S 11°32'36" W	180.34'		
L90	S 33°41'54" W	35.27'		
L91	S 02°39'22" W	192.63'		
L97	N 21°09'42" E	44.36'		
L98	N 21°09'42" E	41.19'		
L99	N 11°32'36" E	126.06'		
L100	N 11°32'36" E	54.28'		
L101	N 02°39'22" E	58.82'		
L102	N 02°39'22" E	60.00'		
L110	S 60°13'11" W	42.91'		
L111	S 78°13'56" E	28.00'		
L112	N 33°41'34" E	2.77'		
L113	N 33°41'34" E	32.50'		
L114	S 87°20'38" E	32.50'		
L115	S 87°20'38" E	48.16'		
L116	S 87°20'38" E	49.54'		
L117	S 87°20'38" E	43.62'		
L118	S 87°20'38" E	36.12'		

CURVE TABLE FOR BUFFER DATA				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C239	340.00'	15°56'01"	94.55'	S 05°16'38" E
C242	340.00'	5°53'59"	33.03'	S 10°29'39" E
C243	340.00'	10°06'22"	59.97'	S 02°39'29" E
C244	340.00'	0°15'40"	1.55'	S 02°31'32" W

CURVE TABLE FOR LOT & TRACT DATA				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
L25	N 00°21'28" E	58.13'		
L26	N 32°41'57" W	40.52'		
L27	N 04°17'18" W	83.42'		
L28	N 03°27'00" W	102.02'		
L29	N 11°32'36" E	152.80'		
L30	N 22°43'16" E	80.91'		
L31	S 02°12'28" W	44.01'		
L40	S 32°41'57" W	16.51'		
L41	S 32°41'57" W	22.01'		
L42	S 04°17'18" E	42.17'		
L44	S 03°27'00" W	60.34'		
L48	S 22°43'16" W	72.77'		
L49	S 22°43'16" W	8.14'		
L50	S 04°17'18" E	41.25'		
L51	S 03°27'00" W	18.25'		
L52	S 02°39'22" W	13.81'		
L53	S 80°42'17" W	1.64'		
L54	S 80°42'17" W	4.51'		

CURVE TABLE FOR BUFFER DATA				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C239	340.00'	15°56'01"	94.55'	S 05°16'38" E
C242	340.00'	5°53'59"	33.03'	S 10°29'39" E
C243	340.00'	10°06'22"	59.97'	S 02°39'29" E
C244	340.00'	0°15'40"	1.55'	S 02°31'32" W

CURVE TABLE FOR LOT & TRACT DATA				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
L25	N 00°21'28" E	58.13'		
L26	N 32°41'57" W	40.52'		
L27	N 04°17'18" W	83.42'		
L28	N 03°27'00" W	102.02'		
L29	N 11°32'36" E	152.80'		
L30	N 22°43'16" E	80.91'		
L31	S 02°12'28" W	44.01'		
L40	S 32°41'57" W	16.51'		
L41	S 32°41'57" W	22.01'		
L42	S 04°17'18" E	42.17'		
L44	S 03°27'00" W	60.34'		
L48	S 22°43'16" W	72.77'		
L49	S 22°43'16" W	8.14'		
L50	S 04°17'18" E	41.25'		
L51	S 03°27'00" W	18.25'		
L52	S 02°39'22" W	13.81'		
L53	S 80°42'17" W	1.64'		
L54	S 80°42'17" W	4.51'		

CURVE TABLE FOR BUFFER DATA				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C239	340.00'	15°56'01"	94.55'	S 05°16'38" E
C242	340.00'	5°53'59"	33.03'	S 10°29'39" E
C243	340.00'	10°06'22"	59.97'	S 02°39'29" E
C244	340.00'	0°15'40"	1.55'	S 02°31'32" W

CURVE TABLE FOR LOT & TRACT DATA				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
L25	N 00°21'28" E	58.13'		
L26	N 32°41'57" W	40.52'		
L27	N 04°17'18" W	83.42'		
L28	N 03°27'00" W	102.02'		
L29	N 11°32'36" E	152.80'		
L30	N 22°43'16" E	80.91'		
L31	S 02°12'28" W	44.01'		
L40	S 32°41'57" W	16.51'		
L41	S 32°41'57" W	22.01'		
L42	S 04°17'18" E	42.17'		
L44	S 03°27'00" W	60.34'		
L48	S 22°43'16" W	72.77'		
L49	S 22°43'16" W	8.14'		
L50	S 04°17'18" E	41.25'		
L51	S 03°27'00" W	18.25'		
L52	S 02°39'22" W	13.81'		
L53	S 80°42'17" W	1.64'		
L54	S 80°42'17" W	4.51'		

CURVE TABLE FOR BUFFER DATA				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C239	340.00'	15°56'01"	94.55'	S 05°16'38" E
C242	340.00'	5°53'59"	33.03'	S 10°29'39" E
C243	340.00'	10°06'22"	59.97'	S 02°39'29" E
C244	340.00'	0°15'40"	1.55'	S 02°31'32" W

N 00°00'00" E 1,060.98'

Unplatted lands of Section 26, Township 2 North, Range 28 East

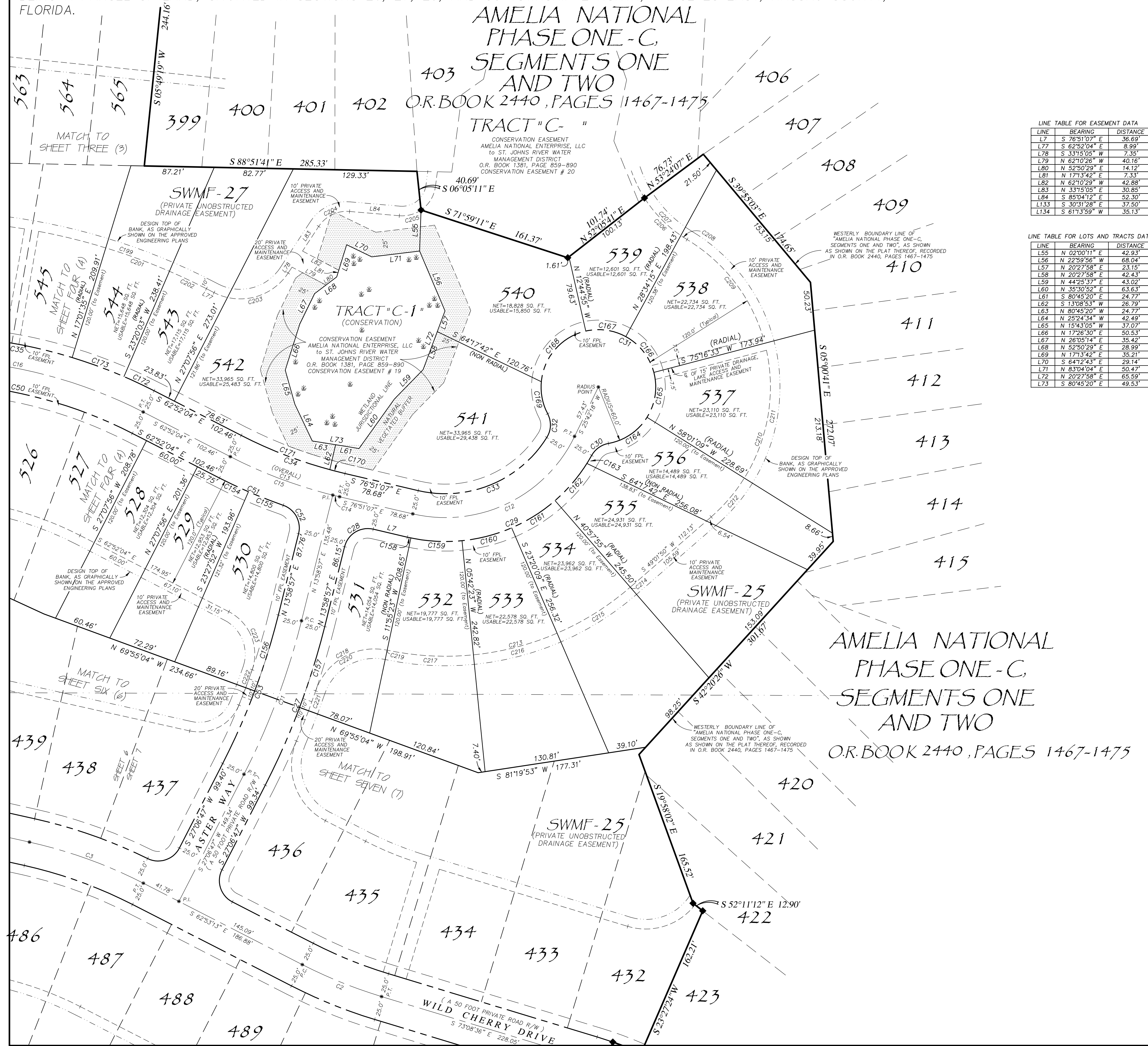
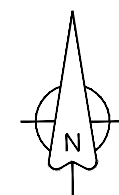
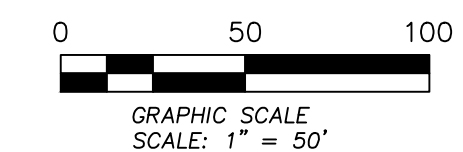
Section 26, Township 2 North, Range 28 East

Section 27, Township 2 North, Range 28 East

AMELIA NATIONAL PHASE ONE-C, SEGMENT THREE and PHASE ONE-E

BEING A PARCEL OF LAND, SITUATED IN SECTIONS 26, 27, 29, AND 30 TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK _____, PAGE _____
Sheet Five (5) of Eight (8) Sheets
SEE SHEET TWO (2) FOR KEY MAP,
GENERAL NOTES AND LEGEND



LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L7	S 76°51'07" E	36.89
L77	S 62°52'04" E	8.99
L78	S 33°15'05" W	7.35
L79	N 62°10'26" W	40.16
L80	N 52°50'29" E	14.12
L81	N 17°13'42" E	7.33
L82	N 62°10'29" W	42.88
L83	N 33°15'05" E	30.85
L84	S 85°04'12" E	52.30
L133	S 30°31'28" E	37.50
L134	S 61°13'59" W	35.13

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L55	N 02°00'11" E	42.93
L56	N 22°59'56" W	68.04
L57	N 20°27'58" E	23.15
L58	N 20°27'58" E	42.43
L59	N 44°25'37" E	43.02
L60	N 35°30'52" E	63.63
L61	S 80°45'20" E	24.77
L62	S 13°08'53" W	26.79
L63	N 80°45'20" W	24.77
L64	N 25°24'34" W	42.49
L65	N 15°43'05" W	37.07
L66	N 17°26'30" E	50.53
L67	N 26°05'14" E	35.42
L68	N 52°50'29" E	28.99
L69	N 17°13'42" E	35.21
L70	S 64°12'43" E	29.14
L71	N 83°04'04" E	50.47
L72	N 20°27'58" E	65.59
L73	S 80°45'20" E	49.53

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C27	775.00'	130°7'49"	177.61'	N 20°32'52" E	177.22'
C28	25.00'	89°09'55"	38.91'	S 58°33'55" W	35.10'
C29	175.00'	74°07'58"	226.43'	N 66°04'54" E	210.96'
C30	25.00'	50°56'07"	22.22'	S 54°28'59" W	21.50'
C31	60.00'	28°44'06"	301.30'	N 63°54'50" W	70.77'
C32	25.00'	59°42'51"	26.06'	N 02°05'23" E	24.89'
C33	125.00'	71°12'05"	155.34'	N 67°32'51" E	145.53'
C34	475.00'	13°59'03"	115.93'	S 69°51'36" E	115.65'
C35	525.00'	36°25'39"	333.78'	N 81°04'53" W	328.19'
C50	475.00'	36°25'39"	302.00'	N 81°04'53" W	286.93'
C51	525.00'	7°56'01"	72.70'	S 66°50'05" E	72.64'
C52	25.00'	84°47'03"	36.99'	N 28°24'34" W	33.71'
C53	725.00'	13°07'49"	166.15'	N 20°32'52" E	165.78'
C199	645.00'	16°51'48"	186.08'	N 71°07'58" W	185.44'
C200	645.00'	6°25'27"	72.32'	N 76°11'08" W	72.28'
C201	645.00'	6°18'28"	71.01'	N 69°49'11" W	70.97'
C202	645.00'	3°47'53"	42.76'	N 64°46'00" W	42.75'
C203	60.00'	83°52'51"	87.94'	N 75°13'31" E	80.20'
C204	35.00'	61°40'43"	37.68'	S 64°05'27" W	35.88'
C205	35.00'	39°12'13"	23.95'	N 75°19'42" E	23.48'
C221	785.00'	1°36'50"	22.11'	N 19°43'23" E	22.11'
C222	715.00'	1°36'21"	20.04'	N 19°46'15" E	20.04'
C223	50.00'	81°50'08"	71.42'	N 21°57'00" W	65.50'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	500.00'	101°5'23"	89.50'	S 68°00'54" E	89.38'
C3	500.00'	143°5'59"	126.97'	N 70°09'43" W	126.63'
C11	750.00'	130°7'49"	171.88'	N 20°32'52" E	171.50'
C12	150.00'	77°26'35"	202.75'	N 64°25'35" E	187.66'
C13	500.00'	13°59'03"	122.04'	S 69°51'36" E	121.73'
C14	500.00'	0°50'05"	7.28'	S 76°26'05" E	7.28'
C15	500.00'	13°08'59"	114.75'	S 69°26'33" E	114.50'
C16	500.00'	36°25'39"	317.89'	N 81°04'53" W	312.56'

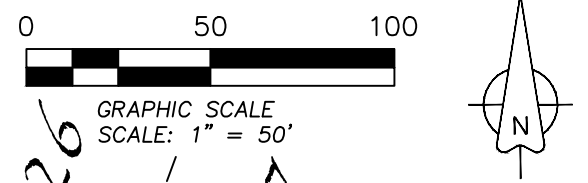
CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C154	525.00'	3°40'04"	33.61'	S 64°42'06" E	33.60'
C155	525.00'	4°15'57"	39.09'	S 68°40'07" E	39.08'
C156	725.00'	6°35'04"	83.32'	N 71°16'29" E	83.27'
C157	775.00'	6°33'11"	88.64'	N 71°15'53" E	88.59'
C158	175.00'	11°3'30"	3.74'	S 86°53'30" E	3.74'
C159	175.00'	17°37'46"	53.85'	N 75°28'44" E	53.63'
C160	175.00'	17°37'46"	53.85'	N 75°28'44" E	53.63'
C161	175.00'	17°37'46"	53.85'	N 75°28'44" E	53.63'
C162	175.00'	16°49'04"	51.37'	N 40°37'33" E	51.18'
C163	175.00'	31°2'06"	9.78'	N 30°36'58" E	9.78'
C164	60.00'	47°58'11"	50.23'	N 55°57'57" E	48.78'
C165	60.00'	46°42'18"	48.91'	N 08°37'42" E	47.57'
C166	60.00'	46°42'18"	48.91'	N 38°04'36" W	47.57'
C167	60.00'	41°19'10"	43.27'	N 82°05'20" W	42.34'
C168	60.00'	72°00'02"	75.40'	S 41°15'04" W	70.53'
C169	60.00'	33°07'06"	34.58'	S 11°15'30" E	34.10'
C170	475.00'	1°58'35"	16.39'	S 75°51'50" E	16.38'
C171	475.00'	12°00'32"	99.56'	S 68°52'20" E	99.38'
C172	525.00'	3°47'53"	34.80'	N 64°46'00" W	34.80'
C173	525.00'	6°18'28"	57.80'	N 69°49'11" W	57.77'

AMELIA NATIONAL PHASE ONE-C, SEGMENT THREE and PHASE ONE-E

BEING A PARCEL OF LAND, SITUATED IN SECTIONS 26, 27, 29, AND 30 TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK _____, PAGE _____
Sheet Six (6) of Eight (8) Sheets
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GENERAL NOTES AND LEGEND



LINE TABLE FOR BUFFER DATA		
LINE	BEARING	DISTANCE
L87	S 62°45'59\"	27.41'

LINE TABLE FOR EASEMENT DATA		
LINE	BEARING	DISTANCE
L9	N 77°26'12\"	64.04'
L10	N 77°26'12\"	64.04'
L11	N 77°26'12\"	0.15'

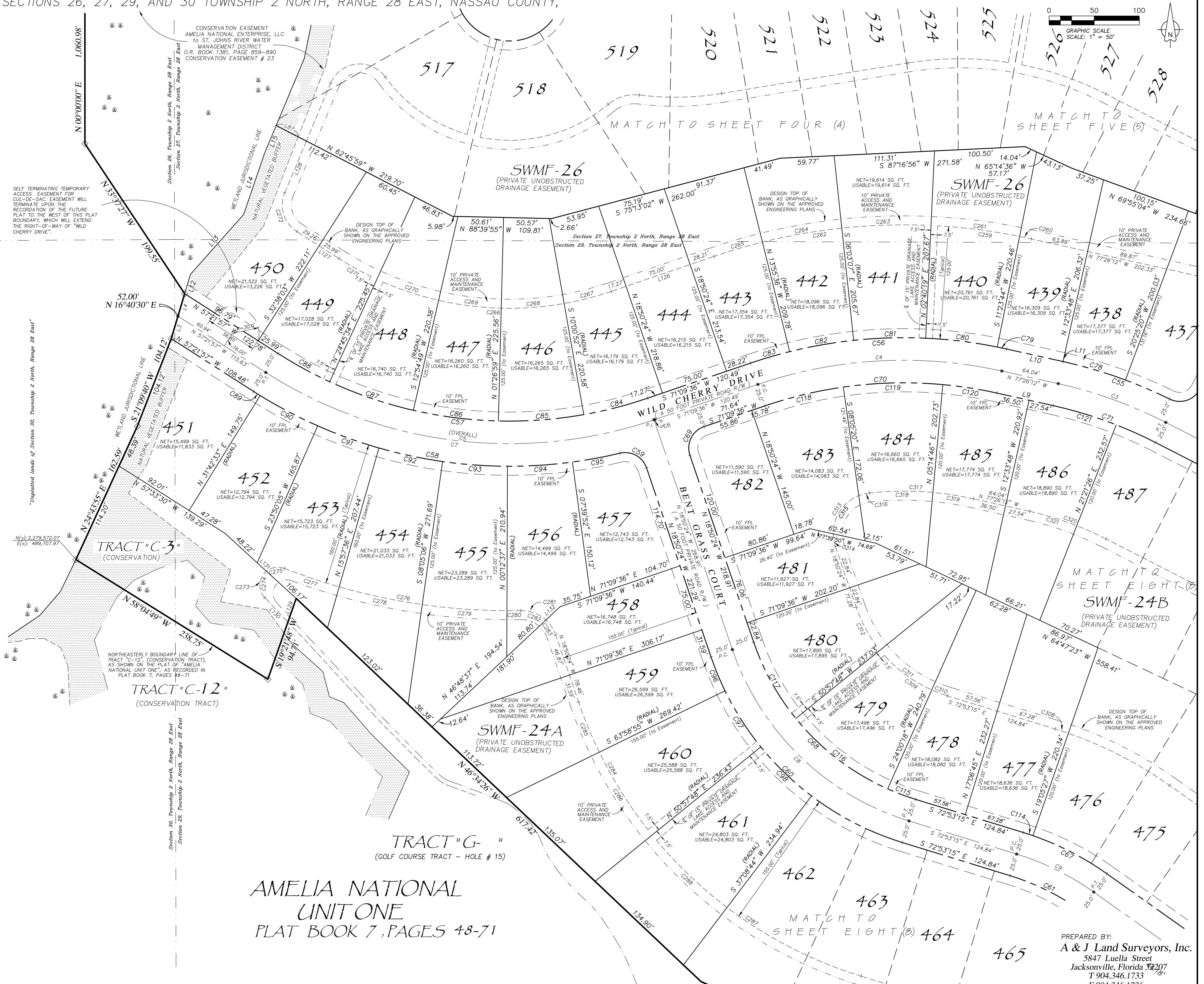
LINE TABLE FOR CENTERLINE DATA		
LINE	BEARING	DISTANCE
L3	N 16°40'30\"	26.00'
L4	N 16°40'30\"	26.00'

LINE TABLE FOR LOT & TRACT DATA		
LINE	BEARING	DISTANCE
L12	N 16°40'30\"	22.40'
L13	N 41°58'49\"	58.76'
L14	N 18°46'06\"	71.40'
L15	N 22°43'16\"	33.50'

CURVE TABLE FOR CENTERLINE DATA					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	500.00'	14°32'59\"	126.97'	N 70°09'43\"	126.63'
C4	500.00'	31°24'12\"	274.05'	S 86°51'42\"	270.63'
C5	500.00'	51°20'33\"	448.20'	S 83°06'11\"	434.24'
C6	500.00'	51°20'33\"	448.20'	S 83°02'14\"	433.21'
C7	300.00'	54°02'51\"	282.99'	S 45°51'50\"	272.62'
C8	300.00'	18°15'10\"	95.57'	N 63°45'40\"	95.17'

CURVE TABLE FOR LOT & TRACT DATA					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C78	525.00'	7°51'32\"	72.01'	N 73°30'26\"	71.95'
C79	525.00'	11°04'4\"	10.70'	N 78°01'14\"	10.70'
C80	525.00'	84°33'25\"	78.94'	N 82°37'59\"	79.88'
C81	525.00'	84°33'25\"	78.94'	S 88°18'36\"	79.88'
C82	525.00'	7°52'29\"	72.16'	S 80°00'39\"	72.10'
C83	525.00'	4°54'48\"	45.02'	S 73°37'00\"	45.01'
C84	475.00'	84°33'25\"	73.17'	N 75°34'22\"	73.09'
C85	475.00'	11°27'51\"	95.04'	N 85°43'03\"	94.88'
C86	475.00'	11°27'51\"	95.04'	S 82°49'06\"	94.88'
C87	475.00'	11°50'45\"	98.21'	S 71°09'48\"	98.03'
C88	475.00'	7°52'29\"	65.28'	S 61°18'11\"	65.23'
C89	525.00'	0°55'30\"	6.48'	S 57°49'42\"	6.48'
C90	525.00'	7°52'29\"	72.16'	S 82°13'41\"	72.10'
C91	525.00'	7°52'29\"	72.16'	S 77°58'39\"	72.10'
C92	525.00'	7°52'29\"	72.16'	S 85°51'08\"	72.10'
C93	525.00'	7°52'29\"	72.16'	N 86°16'23\"	72.10'
C94	525.00'	5°50'22\"	53.51'	N 79°24'57\"	53.48'
C95	525.00'	7°10'41\"	40.72'	S 22°25'45\"	40.69'
C96	325.00'	13°01'07\"	73.85'	S 32°31'39\"	73.69'
C97	325.00'	13°49'04\"	78.38'	S 45°56'44\"	78.19'

CURVE TABLE FOR EASEMENT DATA					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C55	525.00'	13°41'37\"	125.47'	N 70°35'24\"	125.18'
C56	525.00'	31°24'12\"	287.75'	S 86°51'42\"	284.16'
C57	475.00'	51°28'27\"	426.74'	S 83°06'11\"	412.53'
C58	525.00'	46°08'17\"	422.76'	S 80°26'06\"	411.43'
C59	25.00'	84°39'50\"	36.94'	N 61°10'19\"	33.67'
C60	325.00'	54°02'51\"	306.58'	S 45°51'50\"	295.33'
C61	275.00'	18°15'10\"	87.61'	N 63°45'40\"	87.24'
C62	325.00'	18°15'10\"	103.54'	N 63°45'40\"	103.10'
C63	275.00'	54°02'51\"	259.41'	S 45°51'50\"	249.90'
C64	25.00'	90°00'00\"	39.27'	S 26°09'36\"	35.36'
C65	475.00'	31°24'12\"	127.10'	S 86°51'42\"	127.10'
C66	475.00'	14°32'59\"	120.62'	N 70°09'43\"	120.30'
C126	1025.00'	1°35'22\"	28.43'	N 84°58'22\"	28.43'
C127	1025.00'	31°17'23\"	58.85'	N 87°24'44\"	58.84'
C128	1025.00'	0°18'49\"	5.61'	N 89°25'50\"	5.61'
C129	1165.00'	1°35'22\"	32.32'	N 84°58'22\"	32.32'
C130	1165.00'	31°17'23\"	66.89'	N 87°24'44\"	66.88'
C131	1165.00'	0°18'49\"	6.38'	N 89°25'50\"	6.38'
C259	650.00'	91°3'49\"	104.71'	N 82°03'07\"	104.60'
C260	650.00'	1°10'04\"	13.25'	N 87°01'14\"	13.25'
C261	650.00'	8°03'45\"	91.47'	N 82°38'09\"	91.39'
C262	650.00'	20°51'03\"	236.54'	S 81°36'07\"	235.24'
C263	650.00'	8°03'45\"	91.47'	S 87°58'46\"	91.39'
C264	650.00'	7°52'29\"	89.34'	S 80°00'39\"	89.27'
C265	650.00'	4°54'48\"	55.74'	S 73°37'00\"	55.72'
C266	350.00'	42°22'18\"	258.83'	S 87°39'15\"	252.98'
C267	350.00'	8°49'32\"	53.91'	N 75°34'22\"	53.86'
C268	350.00'	11°27'51\"	70.03'	N 85°43'03\"	69.91'
C269	350.00'	11°27'51\"	70.03'	S 82°49'06\"	69.91'
C270	350.00'	10°37'05\"	64.86'	S 71°46'38\"	64.77'
C271	350.00'	6°38'48\"	40.60'	S 60°41'21\"	40.58'
C272	35.00'	80°05'13\"	48.92'	S 17°19'21\"	45.04'
C273	20.00'	154°43'51\"	54.01'	S 33°37'05\"	39.03'
C274	20.00'	94°08'20\"	32.84'	S 03°07'50\"	29.28'
C275	20.00'	60°38'31\"	21.17'	S 80°59'45\"	20.19'
C276	685.00'	22°23'48\"	267.76'	S 79°52'53\"	266.06'
C277	685.00'	5°21'25\"	64.04'	S 71°21'42\"	64.02'
C278	685.00'	7°52'29\"	94.15'	S 75°58'59\"	94.07'
C279	685.00'	7°52'29\"	94.15'	S 85°51'08\"	94.07'
C280	685.00'	11°7'25\"	15.42'	N 89°33'55\"	15.42'
C281	40.00'	22°14'23\"	50.43'	N 54°57'36\"	47.16'
C282	40.00'	43°23'52\"	30.30'	N 69°25'51\"	29.59'
C283	40.00'	28°50'31\"	20.14'	N 53°15'40\"	19.82'
C284	480.00'	19°18'05\"	161.70'	S 28°29'27\"	160.94'
C285	480.00'	7°10'41\"	60.14'	S 22°25'45\"	60.10'
C286	480.00'	12°07'24\"	101.56'	S 32°04'47\"	101.37'
C287	480.00'	32°57'20\"	276.09'	S 62°24'55\"	272.30'
C308	445.00'	1°58'42\"	15.37'	N 71°53'54\"	15.37'
C309	155.00'	31°04'39\"	84.07'	S 57°20'56\"	83.05'
C310	155.00'	6°53'33\"	18.65'	S 69°26'29\"	18.63'
C311	155.00'	24°11'06\"	65.43'	S 53°54'08\"	64.94'
C312	155.00'	12°29'23\"	42.13'	S 73°33'06\"	46.95'
C313	45.00'	102°44'24\"	80.69'	S 32°31'48\"	70.31'
C314	45.00'	18°04'53\"	14.20'	S 09°47'58\"	14.14'
C315	45.00'	68°50'13\"	54.06'	S 33°39'35\"	50.87'
C316	45.00'	15°49'19\"	12.43'	S 75°59'21\"	12.39'
C317	355.00'	18°39'48\"	115.64'	N 86°46'06\"	115.13'
C318	355.00'	11°20'45\"	70.30'	S 89°34'23\"	70.18'
C319	355.00'	7°19'02\"	45.34'	N 81°05'43\"	45.31'
C320	355.00'	14°32'39\"	90.15'	N 70°09'43\"	89.91'



AMELIA NATIONAL
UNIT ONE
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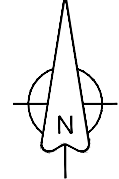
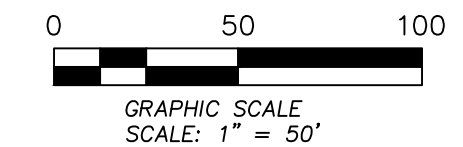
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AMELIA NATIONAL PHASE ONE-C, SEGMENT THREE and PHASE ONE-E

BEING A PARCEL OF LAND, SITUATED IN SECTIONS 26, 27, 29, AND 30 TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK _____, PAGE _____
Sheet Seven (7) of Eight (8) Sheets

SEE SHEET TWO (2) FOR KEY MAP,
GENERAL NOTES AND LEGEND



LINE TABLE FOR CENTERLINE DATA		
LINE	BEARING	DISTANCE
L1	S 19°11'05" W	25.00'
L2	S 19°11'05" W	25.00'

LINE TABLE FOR EASEMENT DATA		
LINE	BEARING	DISTANCE
L124	S 62°53'13" E	47.26'
L125	S 52°11'12" E	10.28'
L133	S 17°35'49" E	36.77'
L134	N 77°19'28" E	29.78'

AMELIA NATIONAL
PHASE ONE-C,
SEGMENTS ONE
AND TWO

Q.R. BOOK 2440, PAGES 1467-1475

CURVE TABLE FOR CENTERLINE DATA					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	400.00'	2°19'41"	16.25'	N 71°58'45" W	16.25'
C2	500.00'	10°15'23"	89.50'	S 68°00'54" E	89.38'
C3	500.00'	14°32'59"	126.97'	N 70°09'43" W	126.63'
C11	750.00'	13°07'49"	171.88'	N 20°32'52" E	171.50'

CURVE TABLE FOR CENTERLINE DATA					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C24	425.00'	2°19'41"	17.27'	N 71°58'45" W	17.27'
C25	475.00'	10°15'23"	85.03'	S 68°00'54" E	84.91'
C26	25.00'	90°00'00"	39.27'	S 17°35'13" E	35.36'
C27	775.00'	13°07'49"	177.61'	N 20°32'52" E	177.22'
C53	725.00'	13°07'49"	166.15'	N 20°32'52" E	165.78'
C54	25.00'	89°08'38"	38.90'	N 71°41'06" E	35.09'
C55	525.00'	13°41'57"	125.47'	N 70°35'24" W	125.18'
C71	475.00'	14°32'59"	120.62'	N 70°09'43" W	120.30'
C72	525.00'	10°15'23"	93.98'	S 68°00'54" E	93.85'
C73	375.00'	2°19'41"	15.24'	N 71°58'45" W	15.24'
C253	785.00'	2°29'27"	34.13'	N 21°46'51" E	34.12'
C254	65.00'	85°54'28"	97.46'	S 19°55'59" E	88.58'
C255	355.00'	9°19'30"	57.78'	S 67°32'58" E	57.71'
C256	65.00'	69°03'27"	78.34'	N 72°19'41" E	73.69'
C257	715.00'	1°33'49"	19.51'	N 21°21'20" E	19.51'
C258	45.00'	80°25'33"	63.17'	N 62°21'01" E	58.11'
C320	355.00'	14°32'59"	90.15'	N 70°09'43" W	89.91'
C321	355.00'	8°47'58"	54.49'	N 73°02'23" W	54.43'
C322	355.00'	5°45'21"	35.66'	N 65°45'54" W	35.65'
C323	645.00'	10°15'23"	115.46'	S 68°00'54" E	115.30'
C324	645.00'	1°46'29"	19.98'	S 63°46'28" E	19.98'
C325	645.00'	8°28'53"	95.48'	S 68°54'09" E	95.39'
C326	255.00'	2°19'41"	10.36'	N 71°58'45" W	10.36'

CURVE TABLE FOR LOT & TRACT DATA					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C74	775.00'	6°34'38"	88.97'	N 23°49'28" E	88.92'
C75	425.00'	6°36'00"	48.96'	N 69°50'36" W	48.93'
C76	725.00'	6°32'45"	82.83'	N 23°50'24" E	82.79'
C77	625.00'	5°50'05"	53.46'	N 66°39'38" W	53.44'
C122	475.00'	5°45'21"	47.72'	N 65°45'54" W	47.70'
C123	525.00'	1°46'29"	16.26'	S 63°46'28" E	16.26'
C124	525.00'	8°28'53"	77.72'	S 68°54'09" E	77.64'

AMELIA NATIONAL
PHASE ONE-C,
SEGMENTS ONE
AND TWO

CURVE TABLE FOR LOTS AND TRACTS DATA

Q.R. BOOK 2440, PAGES 1467-1475

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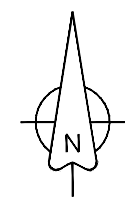
AMELIA NATIONAL PHASE ONE-C, SEGMENT THREE and PHASE ONE-E

BEING A PARCEL OF LAND, SITUATED IN SECTIONS 26, 27, 29, AND 30 TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

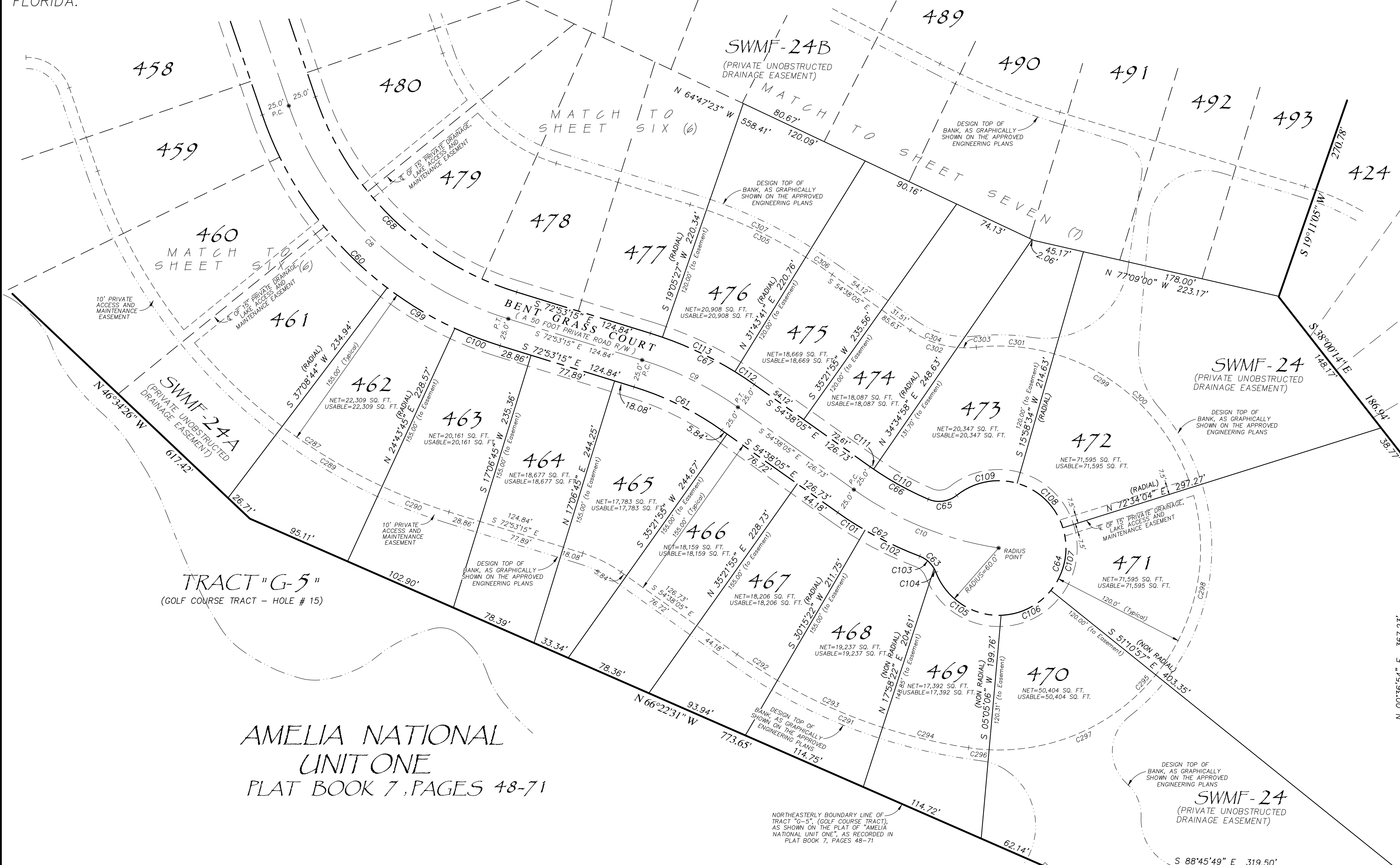
OFFICIAL RECORDS BOOK _____, PAGE _____
Sheet Eight (8) of Eight (8) Sheets

SEE SHEET TWO (2) FOR KEY MAP,
GENERAL NOTES AND LEGEND

0 50 100
GRAPHIC SCALE
SCALE: 1" = 50'



AMELIA NATIONAL
PHASE ONE-C,
SEGMENTS ONE
AND TWO
O.R. BOOK 2440, PAGES 1467-1475



AMELIA NATIONAL
UNIT ONE
PLAT BOOK 7, PAGES 48-71

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C60	325.00'	54°02'51"	306.58'	S 45°51'50" E	295.33'
C61	275.00'	18°15'10"	87.61'	N 63°45'40" W	87.24'
C62	325.00'	14°37'44"	82.98'	S 61°36'57" E	82.75'
C63	25.00'	48°06'51"	20.99'	N 45°12'23" W	20.38'
C64	60.00'	28°22'44"	300.94'	N 15°09'41" E	71.06'
C65	25.00'	61°30'23"	26.84'	N 82°13'30" E	25.57'
C66	275.00'	12°23'12"	59.45'	S 69°44'02" E	59.34'
C67	325.00'	18°15'10"	103.54'	N 63°45'40" W	103.10'
C68	275.00'	54°02'51"	259.41'	S 45°51'50" E	249.90'
C287	480.00'	32°57'20"	276.09'	S 56°24'35" E	272.30'
C288	480.00'	12°55'21"	108.26'	S 46°23'35" E	108.03'
C289	480.00'	12°25'00"	104.02'	S 59°03'45" E	103.82'
C290	480.00'	7°37'00"	63.81'	S 69°04'45" E	63.76'
C291	480.00'	26°48'21"	224.57'	S 68°02'16" E	222.53'
C292	480.00'	5°06'32"	42.80'	S 57°11'22" E	42.79'
C293	480.00'	12°17'00"	102.90'	S 65°53'08" E	102.71'
C294	480.00'	9°24'49"	78.86'	S 78°44'02" E	78.71'
C295	180.00'	11°33'36"13"	356.90'	N 41°45'27" E	301.24'
C296	180.00'	5°50'45"	18.36'	S 84°21'49" E	18.36'
C297	180.00'	53°46'55"	168.96'	N 65°49'21" E	162.83'
C298	180.00'	53°58'33"	169.57'	N 11°56'37" E	163.37'
C299	180.00'	76°32'46"	240.48'	N 58°05'36" W	222.99'
C300	180.00'	54°12'13"	170.29'	N 46°55'20" W	164.01'
C301	180.00'	22°20'33"	70.19'	N 85°11'43" W	69.75'
C302	85.00'	41°43'54"	61.91'	S 75°30'02" E	60.55'
C303	85.00'	11°17'39"	16.76'	N 89°16'50" E	16.23'
C304	85.00'	30°26'15"	45.15'	S 69°51'13" E	44.63'
C305	445.00'	18°15'10"	141.76'	N 63°45'40" W	141.17'
C306	445.00'	3°38'13"	28.25'	N 56°27'12" W	28.24'
C307	445.00'	12°38'14"	98.15'	N 64°35'26" W	97.95'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C99	325.00'	12°25'00"	70.43'	S 59°03'45" E	70.29'
C100	325.00'	7°37'00"	43.20'	S 69°04'45" E	43.17'
C101	325.00'	5°06'32"	28.98'	S 57°11'22" E	28.97'
C102	325.00'	9°31'11"	54.00'	S 64°30'13" E	53.94'
C103	25.00'	39°41'25"	17.32'	N 49°25'07" W	16.97'
C104	25.00'	8°25'27"	3.68'	N 25°21'41" W	3.67'
C105	60.00'	70°53'48"	74.24'	S 56°35'52" E	69.80'
C106	60.00'	48°47'41"	51.10'	N 63°33'04" E	49.57'
C107	60.00'	56°35'30"	59.26'	N 10°51'49" E	56.88'
C108	60.00'	56°35'30"	59.26'	N 45°43'41" W	56.88'
C109	60.00'	54°30'15"	57.08'	S 78°43'26" W	54.95'
C110	275.00'	11°36'16"	55.70'	S 61°13'10" E	55.60'
C111	275.00'	0°46'56"	3.75'	S 55°01'34" E	3.75'
C112	325.00'	3°38'13"	20.63'	N 56°27'12" W	20.63'
C113	325.00'	12°38'14"	71.68'	N 64°35'26" W	71.54'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	300.00'	54°02'51"	282.99'	S 45°51'50" E	272.62'
C9	300.00'	18°15'10"	95.57'	N 63°45'40" W	95.17'
C10	300.00'	26°48'21"	140.36'	S 68°02'16" E	139.08'

N(Y): 2,278,787.65
E(X): 491,428.72

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AMELIA NATIONAL
UNIT ONE-B
PLAT BOOK 7, PAGES 191-200