

CAPTION

A PORTION OF LOTS 41 AND 42, CORNWALL FARM LAND COMPANY'S SURVEY OF NORTH FLORIDA PECAN AND TRUCK FARMS SECTION 28, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK "O", AT PAGE 31 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ROWE ROAD (A 60.00 FOOT RIGHT OF WAY) WITH THE EASTERLY LINE OF LOT 41, OF SAID CORNWALL FARMS LAND COMPANY'S SURVEY OF NORTH FLORIDA PECAN AND TRUCK FARMS; THENCE SOUTH 00°15'54"WEST, 649.24 FEET, ALONG THE EAST LINE OF SAID LOTS 41 AND 42 TO THE SOUTHEAST CORNER OF SAID LOT 42; THENCE SOUTH 89°59'19"WEST, ALONG THE SOUTH LINE OF SAID LOT 42, 813.40 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF BETTS ROAD (A 35.00 FOOT RIGHT OF WAY) SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT AND HAVING A RADIUS OF 277.50 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AND THE EASTERLY RIGHT OF WAY LINE OF BETTS ROAD AN ARC DISTANCE OF 150.49 FEET TO A POINT OF TANGENT AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°23'39"WEST, 148.65 FEET; THENCE NORTH 05°51'31"WEST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, 108.16 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 222.50 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AND SAID EASTERLY RIGHT OF WAY LINE OF BETTS ROAD AN ARC DISTANCE OF 140.90 FEET TO A POINT OF TANGENT AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°00'03"WEST, 138.56 FEET; THENCE NORTH 42°38'54"WEST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE OF BETTS ROAD, 76.70 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 1082.50 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AND SAID EASTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 146.12 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°58'28"WEST, 146.02 FEET; THENCE NORTH 49°48'22"WEST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, 129.85 FEET TO AN ANGLE POINT; THENCE NORTH 34°7'50"WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF BETTS ROAD, 32.86 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ROWE ROAD SAID POINT BEING ON A NON-TANGENT CURVE TO THE LEFT AND HAVING A RADIUS OF 3817.87 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AND SAID SOUTHERLY RIGHT OF WAY LINE OF ROWE ROAD AN ARC DISTANCE OF 66.12 FEET TO A POINT OF CONTINUOUS CURVE TO THE LEFT AND HAVING A RADIUS OF 17341.72 FEET AFORE SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°45'09"EAST, 86.12 FEET; THENCE ALONG AND AROUND SAID CONTINUOUS CURVE TO THE LEFT AND SAID SOUTHERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 252.30 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°48'52"EAST, 252.30 FEET; THENCE NORTH 89°19'51"EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ROWE ROAD, 873.84 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 14.12 ACRES MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT G & H LAND & TIMBER INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY (OWNER) IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS FOREST FARMS, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

THE OWNER HEREBY IRREVOCABLY GRANTS TO OKEFENOKE RURAL ELECTRIC MEMBERSHIP CORPORATION (OREMC), IT SUCCESSORS AND/OR ASSIGNS THE 15.00' AND 20.00' OREMC UTILITY EASEMENT ALONG THE FRONT AND SIDE LINES OF EACH LOT AS SHOWN ON THIS PLAT FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF ITS ELECTRIC DISTRIBUTION SYSTEMS AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION.

(1). TRACT "A" THE FIRE POND EASEMENTS, IS IRREVOCABLY DEDICATED TO THE FOREST FARMS HOMEOWNERS ASSOCIATION INC. AND RESERVED FOR USE BY NASSAU COUNTY FIRE DEPARTMENT. THE FOREST FARMS HOMEOWNERS ASSOCIATION INC. BY ITS SIGNATURE BELOW ACCEPTS RESPONSIBILITY FOR THE MAINTENANCE OF EASEMENTS AND POND.

(2). TRACT "B" THE 1.00 FOOT NON-ACCESS EASEMENTS ARE IRREVOCABLY DEDICATED TO THE FOREST FARMS HOMEOWNERS ASSOCIATION INC. AND REQUIRES A MAINTENANCE OBLIGATION BY THE LOT OWNER OR THE FOREST FARMS HOMEOWNERS ASSOCIATION INC. THE FOREST FARMS HOMEOWNERS ASSOCIATION INC. BY ITS SIGNATURE BELOW ACCEPTS RESPONSIBILITY FOR THE MAINTENANCE OF THE TRACT "B" EASEMENTS.

G & H LAND LLC. & TIMBER INVESTMENTS, A FLORIDA LIMITED LIABILITY COMPANY (OWNER)

IN WITNESS WHEREOF, SHARI HIGGINBOTHAM, AS A MANAGER OF G & H LAND & TIMBER INVESTMENTS, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, A.D. 2023.

PRINT NAME SHARI HIGGINBOTHAM, AS MANAGER OF G & H LAND LLC. AND TIMBER INVESTMENTS LLC.

PRINT NAME

STATE OF FLORIDA
COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF

☐ PHYSICAL PRESENCE OF ☐ ON-LINE NOTARIZATION, THIS _____ DAY OF _____, 2023

BY _____ AS _____

ON BEHALF OF G & H LAND AND TIMBER INVESTMENTS LLC., A _____, WHO

☐ PRODUCED _____ AS IDENTIFICATION OR WHO IS PERSONALLY KNOWN.

NOTARY PUBLIC-STATE OF FLORIDA

PRINT NAME

MY COMMISSION NUMBER; _____

MY COMMISSION EXPIRES; _____

JOINDER OF MORTGAGEES:

CLIFFORD RADIOLOGY CONSULTING P.C. PENSION AND PROFIT SHARING TRUST FBO STEPHEN M. CLIFFORD AS HOLDER OF A CERTAIN MORTGAGE OF THE LANDS DESCRIBED IN THE CAPTION HEREON RECORDED IN OFFICIAL RECORDS BOOK 2600, PAGE 375, HEREBY JOINS AND CONSENTS TO THE FOREGOING ADOPTION AND DEDICATION AND AGREES THAT MORTGAGE SHALL BE SUBORDINATED TO THE DEDICATIONS.

IN WITNESS WHEREOF, CLIFFORD RADIOLOGY CONSULTING P.C. PENSION AND PROFIT SHARING FBO STEPHEN M. CLIFFORD OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, A.D. 2023

PRINT NAME STEPHEN M. CLIFFORD BY TIMOTHY P. KELLY ESQ. HIS ATTORNEY IN FACT

PRINT NAME

STATE OF FLORIDA
COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF

☐ PHYSICAL PRESENCE OF ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023

BY TIMOTHY P. KELLY ESQ. AS ATTORNEY IN FACT FOR STEPHEN M. CLIFFORD _____ INDIVIDUALLY AND AS TRUSTEE

☐ PRODUCED _____ AS IDENTIFICATION OR WHO IS PERSONALLY KNOWN.

NOTARY PUBLIC-STATE OF FLORIDA

PRINT NAME

MY COMMISSION NUMBER; _____

MY COMMISSION EXPIRES; _____

CERTIFICATE OF APPROVAL BY THE CHIEF OF
THE FIRE-RESCUE DEPARTMENT:

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

FIRE CHIEF OF NASSAU COUNTY

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 _____, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS _____ DAY OF _____, A.D. 2023.

CLERK OF THE CIRCUIT COURT.

FOREST FARMS

A REPLAT OF A SUBDIVISION OF PART OF LOTS 41 AND 42, CORNWALL FARM LAND COMPANY'S SURVEY OF NORTH FLORIDA PECAN AND TRUCK FARMS SECTION 28, TOWNSHIP 3 NORTH, RANGE 24 EAST, AS RECORDED IN PLAT BOOK "O", PAGE 31, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

FOREST FARMS HOMEOWNERS ASSOCIATION INC.

IN WITNESS WHEREOF, SHARI HIGGINBOTHAM, AS PRESIDENT OF THE FOREST FARMS ASSOCIATION INC. HEREBY JOINS AND CONSENTS TO THE FOREGOING ADOPTION AND DEDICATION AND HEREBY ACCEPTS RESPONSIBILITY TO MAINTAIN THE FIRE POND EASEMENTS, AND 1.00 FOOT NON-ACCESS EASEMENTS, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF 2023 A.D.

PRINT NAME

SHARI HIGGINBOTHAM, PRESIDENT OF FOREST FARMS HOMEOWNERS ASSOCIATION INC.

WITNESS

PRINT NAME

STATE OF FLORIDA
COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF

☐ PHYSICAL PRESENCE OF ☐ ON-LINE NOTARIZATION, THIS _____ DAY OF _____, 2023

BY SHARI HIGGINBOTHAM AS PRESIDENT

ON BEHALF OF FOREST FARMS HOMEOWNERS ASSOCIATION INC., WHO

☐ PRODUCED _____ AS IDENTIFICATION OR WHO IS PERSONALLY KNOWN.

NOTARY PUBLIC-STATE OF FLORIDA

PRINT NAME

MY COMMISSION NUMBER; _____

MY COMMISSION EXPIRES; _____

COMMISSIONER'S APPROVAL:

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2023, BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD OF COMMISSIONERS.

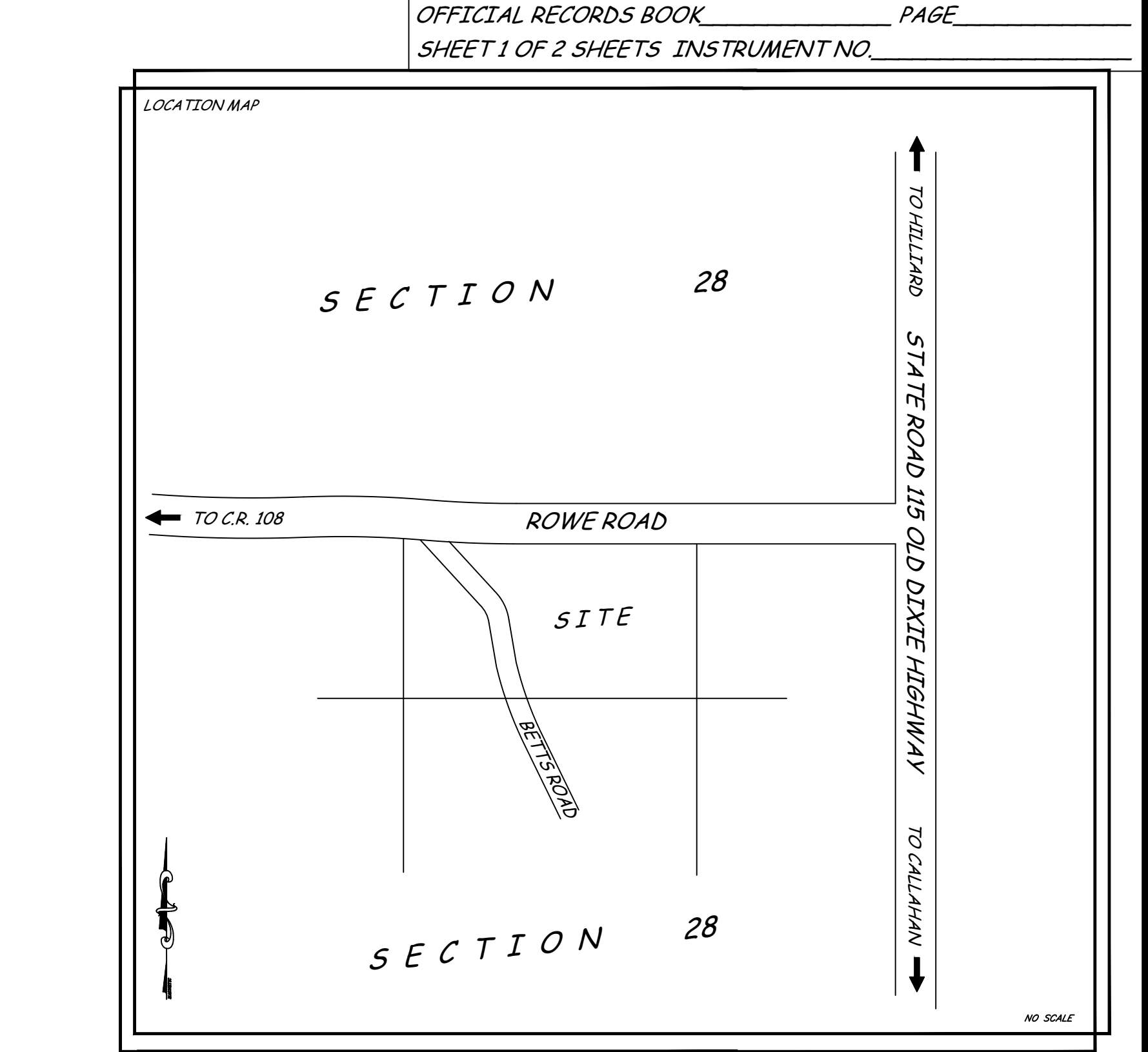
TAX COLLECTOR'S CERTIFICATE:

AD-VALOREM TAXES ARE PAID IN FULL ON ALL PARCELS DESCRIBED ON THIS PLAT FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT. TAX I.D. NUMBER 28-34-24-2020-0041-0000 FOR THE TAX YEAR 2022.

NASSAU COUNTY TAX COLLECTOR

NOTES:

1. BEARINGS BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE HAD 1983/1990 WITH A BEARING OF NORTH 89°09'35"EAST OF THE RIGHT OF WAY OF ROWE ROAD HELD FIXED.
2. ALL IRONS ARE SET 5/8" REBAR P.S.M. 5684
3. D. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT P.S.M. 5684
4. PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP 12089C145F DATED 08-02-2017
5. THE TRACTS/LOTS/FARMS SHOWN HEREON NOT TO BE FURTHER SUBDIVIDED WITHOUT APPROVAL FROM THE BOARD OF COUNTY COMMISSIONERS. LAND AREA SHOWN HEREON IS MORE OR LESS.
6. B DENOTES PERMANENT CONTROL POINT P.S.M.5684
7. COUNTY ZONING (OPEN RURAL) (OR)
8. BUILDING RESTRICTION LINES FROM PROPERTY LINES ARE AS FOLLOWS:
FRONT 35.00 FEET
SIDE 15.00 FEET
REAR 25.00 FEET
9. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. FS 177.091 (27)
10. THE AREA AS DEPICTED HEREIN IS NOT SUBJECT TO STORM SURGE.
11. THERE ARE 9 LOTS ON SUBJECT PLAT SHOWN HEREON.
12. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NORTH AMERICAN DATUM 1983/1990.
13. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
14. BENCH MARKS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 ADJUSTMENT.
15. THE INDIVIDUAL BUILDER AND/OR HOMEOWNER SHALL BE SOLELY RESPONSIBLE FOR PERMITTING OF/OR EASEMENTS ASSOCIATED WITH ANY AND ALL NECESSARY UTILITY CONNECTIONS CHOSEN FOR EACH LOT. THE UTILITIES SHALL INCLUDE BUT NOT BE LIMITED TO ELECTRIC POWER, CABLE, PHONE, ETC, OR ANY OTHER UTILITY SO CHOSEN BY SAID BUILDER AND/OR HOMEOWNER.
16. IF ANY PERMITTING OR EASEMENTS ARE REQUIRED TO ENTER INTO A LOT FROM THE RIGHT-OF-WAY OF ROWE ROAD THE BUILDER AND/OR HOMEOWNER SHALL ENDEAVOR TO POSITION THE LOCATION OF SAID EASEMENTS IN A MANNER TO CREATE THE LEAST AMOUNT OF DISTURBANCE TO EXISTING VEGETATION WITHIN THE ENHANCED LANDSCAPE AREA.
17. SJRW FILE (SEE EXEMPTION LETTER)
18. TOTAL NUMBER OF ACRES 14.12 ACRES MORE OR LESS.
19. THERE ARE NO JURISDICTIONAL WETLANDS PRESENT ON LANDS DESCRIBED IN CAPTION AS DETERMINED BY BRIAN SPAR LOG ENVIRONMENTAL DATED 12-16-2021
20. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
21. DEAD END FIRE DEPARTMENT ACCESS ROAD IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH THE APPROVED PROVISIONS FOR THE FIRE APPARATUS TO TURN AROUND.
22. THOSE ONE-AND TWO-FAMILY LOTS/BUILDING SITES ACCESSED FROM AN EXISTING PUBLIC STREET OR ROW AND (1) HAVE NO OTHER STREET OR ROW FRONTAGE, (2) HAVE NO OTHER MEANS OF VEHICULAR ACCESS, AND (3) THE FRONT OF THE HOME WILL FACE TOWARDS THE EXISTING PUBLIC STREET OR ROW, IN THIS SITUATION, THE AREA BETWEEN THE STREET OR ROW AND THE ONE- OR TWO-FAMILY HOME SHALL BE DEFINED AS THE ENHANCED LANDSCAPE AREA (ELA). WITHIN THE ELA, AT THE TIME OF HOME CONSTRUCTION, THE OWNER SHALL CAUSE TO BE PLANTED NO LESS THAN THE MINIMUM NUMBER OF TREES REQUIRED PURSUANT TO SEC. 37.05-C LDC, 37.05-D LDC AND, WHERE APPLICABLE, SEC. 37.06 LDC PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINANCE OF THE TREES.
23. PROVIDE HOA DOCUMENTS WITH LANGUAGE INDICATING MAINTENANCE OF THE ELA PER THE ABOVE COMMENT AND PER CHAPTER 29, SEC. 29-46- (HOMEOWNERS' ASSOCIATIONS. (A) HOMEOWNERS' ASSOCIATIONS PERTAINING TO SUBDIVISION REGULATIONS, EACH SUBDIVISION, INCLUDING RURAL SUBDIVISIONS, SHALL HAVE A PROPERTY / HOMEOWNERS' ASSOCIATION THAT IS RESPONSIBLE FOR THE MAINTENANCE OF ROADS, EASEMENTS, AMENITIES, AND THE APPROPRIATE DOCUMENTATION SHALL BE PROVIDED THAT SETS FORTH THE BY-LAWS AND COVENANTS OF THE PROPERTY / HOMEOWNERS' ASSOCIATION AND THE CERTIFICATE OF CORPORATION AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
24. 37.05-C. MINIMUM TREE PLANTING REQUIREMENTS BY USE.
1. ONE AND TWO-FAMILY DWELLINGS. EACH SINGLE-FAMILY AND TWO-FAMILY LOT MUST PROVIDE AT LEAST ONE (1) TREE PER THREE THOUSAND (3,000) SQUARE FEET OF LOT AREA FOR THE FIRST QUARTER ACRE OF LOT AREA. FOR LOTS EXCEEDING ONE-QUARTER (1/4) ACRE, ONE (1) TREE FOR EVERY ADDITIONAL ONE-QUARTER (1/4) ACRE, OR MAJOR FRACTION THEREOF, MUST BE PRESERVED OR PLANTED.
EXISTING CANOPY TREES, SABAL PALMS AND PINE TREES MAY BE USED TO SATISFY THIS REQUIREMENT, IN WHOLE OR IN PART, PROVIDED THAT THEY HAVE A MINIMUM CALIBER OF FOUR (4) INCHES DBH. WHEN TREES ARE PLANTED TO MEET THE MINIMUM REQUIREMENTS, THEY MUST BE MORE THAN ONE SPECIES OF TREE LISTED IN TABLE 37-1 OR 37-2 AND MEETING THE MATERIAL STANDARDS OF THIS SECTION. THE FOREGOING REPRESENTS THE ENTIRE REQUIREMENT APPLICABLE TO INDIVIDUAL ONE AND TWO-FAMILY DWELLINGS.
25. WITHIN THE ENHANCED LANDSCAPE AREA PROVIDE; PER LDC 37.05 D.3. LOCAL STREETS, THE ENHANCED LANDSCAPE AREA AT THE FRONT OF EACH LOT SHALL CONTAIN A MINIMUM OF TWO (2) CANOPY TREES PER ONE HUNDRED (100) LINEAR FEET OF PROPERTY FRONTAGE AND THREE (3) UNDERSTORY TREES PER ONE HUNDRED (100) LINEAR FEET OF PROPERTY FRONTAGE. THE CANOPY TREES SHALL CONSIST OF MORE THAN ONE SPECIES LISTED IN TABLES 37-1 OR 37-2 AND MEETING THE MATERIAL STANDARDS OF THIS SECTION.



ZONING CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA CURRENTLY IN EFFECT THIS _____ DAY OF _____, 2023 A.D.

PLANNING DIRECTOR

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ENGINEER OF NASSAU COUNTY FLORIDA. THIS _____ DAY OF _____, 2023

COUNTY ENGINEERING

CERTIFICATE OF COUNTY ATTORNEY:

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

DENISE C. MAY BAR NO.105372

COUNTY HEALTH CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT ON THIS _____ DAY OF _____, 2023 A.D. AND THESE LOTS ARE APPROVED TO BE REVIEWED ON AN INDIVIDUAL LOT BASIS ACCORDING TO F.A.C. 64E-6, 40C-3 AND 64E-8.

COUNTY HEALTH DEPARTMENT

TITLE CERTIFICATE:

TIMOTHY P. KELLY P.A., DOES HEREBY CERTIFY THAT HE HAS EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT HE FOUND THE TITLE OF THE PROPERTY IS VESTED IN G & H LAND & TIMBER INVESTMENTS LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN HEREON, AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

TIMOTHY P. KELLY P.A.

CERTIFICATE OF REVIEW BY COUNTY-EMPLOYED/
CONTRACTED SURVEYOR / MAPPER:

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR THE CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNMENT BODY AND HERETO AS AN AGENT OF THE COUNTY 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 ACCURACY OR QUALITY OF THE SURVEYING REFLECTED ON THIS PLAT.

DATE

SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 29 OF THE NASSAU COUNTY, LAND DEVELOPMENT CODE, THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (?) FLORIDA STATUTES, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET ACCORDING TO CHAPTER 177.091 FLORIDA STATUTES; ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

ANTHONY PAUL O'NEIL
FLORIDA REGISTRATION NUMBER 5684
10445 OLD ST AUGUSTINE ROAD
JACKSONVILLE FLORIDA 32257
(904) 624-3399

DATE

ANTHONY PAUL O'NEIL
FLORIDA REGISTRATION NUMBER 5684
10445 OLD ST AUGUSTINE ROAD
JACKSONVILLE FLORIDA 32257
(904) 624-3399

FOREST FARMS

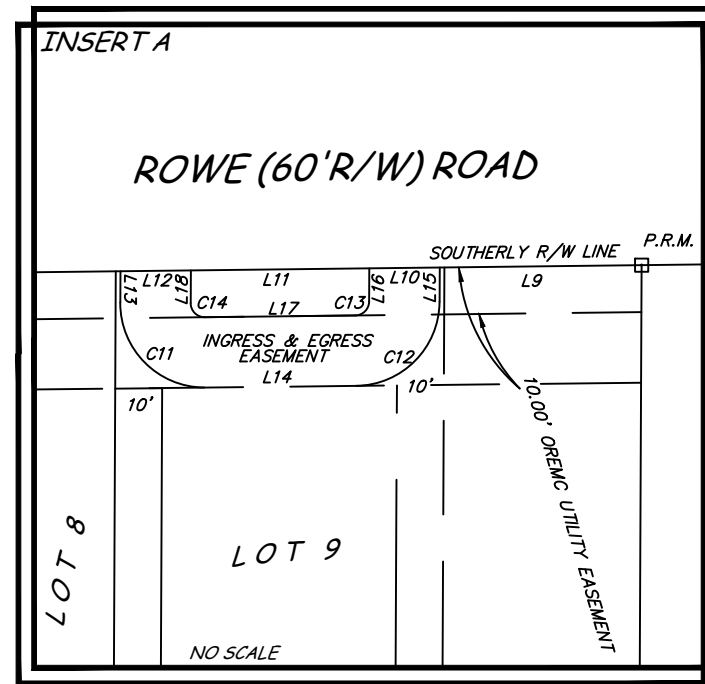
A REPLAT OF A SUBDIVISION OF PART OF LOTS 41 AND 42, CORNWALL FARM LAND COMPANY'S SURVEY OF NORTH FLORIDA PECAN AND TRUCK FARMS SECTION 28, TOWNSHIP 3 NORTH, RANGE 24 EAST, AS RECORDED IN PLAT BOOK "O", PAGE 31, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK _____ PAGE _____
SHEET 2 OF 2 SHEETS INSTRUMENT NO. _____

LOT 25

SECTION 28
LOT 40

LEGEND
□ DENOTES SET CONCRETE MONUMENT L.B.5684
PRM DENOTES CONCRETE MONUMENT L.B.5684
ALL LOT CORNERS SET 5/8 REBAR L.B.5684
S/RWM DENOTES ST. JOHNS RIVER WATER MANAGEMENT
OREMC DENOTES OKEFENOKEE RURAL ELECTRIC CORPORATION
P.C. DENOTES POINT OF CURVE
P.T. DENOTES POINT OF TANGENT
P.C.C. DENOTES POINT OF CONTINGENCY
L1 DENOTES BEARING & DISTANCE LINE NUMBER
C1 DENOTES CURVE DATA AND CHORD BEARING & DISTANCE CURVE NUMBER
B.R.L. DENOTES BUILDING RESTRICTION LINE
(E.L.A. AREA) DENOTES ENHANCED LANDSCAPE AREA



30' 30'

LOT 24

LOT 23

LINE	BEARING	DISTANCE
L1	S89°59'19"W	29.39'
L2	S34°17'50"E	32.86'
L3	S00°15'54"W	25.00'
L4	N89°19'51"E	10.00'
L5	S00°15'54"W	217.80'
L6	N89°19'51"E	50.01'
L7	N00°15'54"E	217.80'
L8	S89°19'51"W	50.01'
L9	S89°19'51"W	15.00'
L10	S89°19'51"W	38.01'
L11	S89°19'51"W	15.00'
L12	S00°15'54"W	6.71'
L13	N89°19'51"E	32.00'
L14	N00°15'54"E	7.29'
L15	S00°15'54"W	7.05'
L16	S89°19'51"W	32.00'
L17	N00°15'54"E	6.95'
L18	N78°03'12"E	17.93'

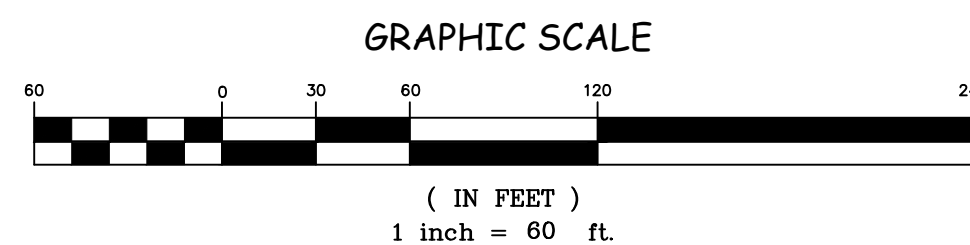
BOOMER DRIVE

30' 30'

LOT 22

60.00' PLATTED ROAD

CURVE	RADIUS	LENTH	DELTA	CHORD BEARING	CHORD
C1	295.00	147.04	28°33'28"	N20°08'15"W	145.52'
C2	205.00	64.91	18°08'30"	N14°55'46"W	64.64'
C3	205.00	64.91	18°08'33"	N33°04'18"W	64.64'
C4	3817.87	86.12	01°17'33"	N88°45'05"W	86.12'
C5	17341.72	252.30	00°50'01"	S89°48'52"E	252.30'
C6	222.50	92.48	23°48'50"	N17°45'56"W	91.81'
C7	222.50	48.43	12°28'13"	N35°54'28"W	48.33'
C8	17341.72	36.50	00°07'14"	N89°49'44"E	36.50'
C9	17341.72	215.80	00°42'47"	S89°45'15"E	215.80'
C10	3817.87	86.12	01°17'33"	N88°45'05"W	86.12'
C11	18.00	28.57	90°56'03"	S45°12'08"E	25.66'
C12	18.00	27.98	89°03'57"	N44°47'52"E	25.22'
C13	3.00	4.66	89°03'57"	S44°47'52"W	4.21'
C14	3.00	4.76	90°56'03"	N45°12'08"W	4.28'



O.R.B. 146 PAGE 69
ALEX B. & PHYLLIS S. SCOTT
36485 BETTS ROAD
HILLIARD, FLORIDA, 32046

O.R.B. 642 PAGE 64
ALEX B. & PHYLLIS S. SCOTT
36485 BETTS ROAD
HILLIARD, FLORIDA, 32046

O.R.B. 2195 PAGE 1955
SUMMER HADDOCK
36052 JADES COVE
HILLIARD, FLORIDA 32046

O.R.B. 2307 PAGE 1303
MARIE KATIE SKELTON
36325 BETTS ROAD
HILLIARD, FLORIDA. 32046

O.R.B. 1763 PAGE 1852
ESTELL VIOLET BETTS
36101 VIOLET LANE
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