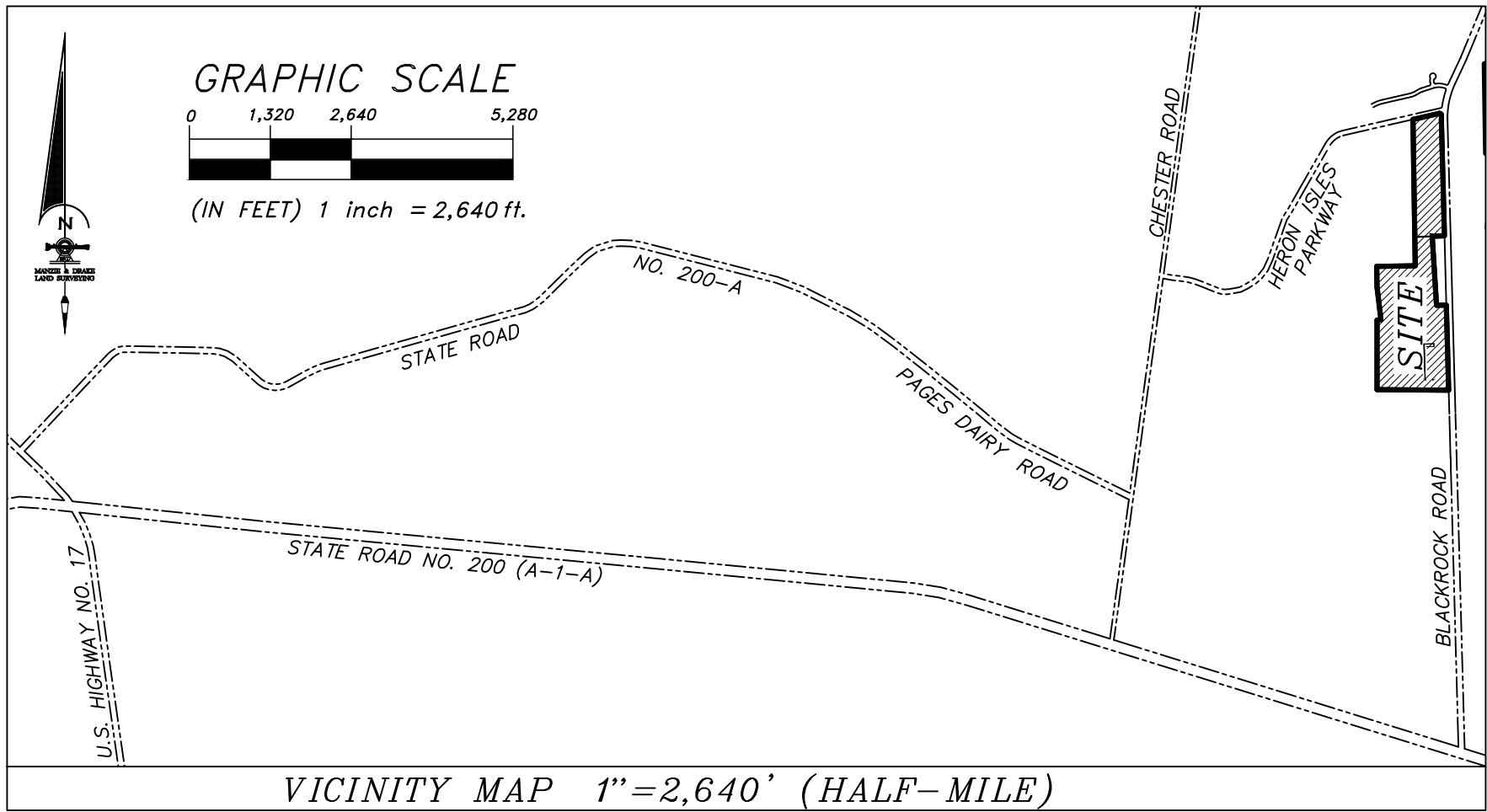


# BLACKROCK COVE, PHASE ONE

A PORTION OF SECTION 37 AND A PORTION OF THE MARGARET O'NEIL GRANT,  
SECTION 45, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA



## CAPTION:

A PORTION OF SECTIONS 37 AND 45, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 45; THENCE NORTH 89°06'31" EAST, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 1,438.44 FEET TO THE POINT OF BEGINNING; THENCE NORTH 06°49'26" WEST A DISTANCE OF 315.76 FEET; THENCE NORTH 00°53'29" WEST A DISTANCE OF 335.93 FEET; THENCE NORTH 89°06'31" EAST, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1265, PAGE 1191, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 628.89 FEET; THENCE NORTH 00°53'23" WEST, ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1265, PAGE 1191, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 2,389.38 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF HERON ISLES PARKWAY (AN 80 FOOT RIGHT-OF-WAY) AS SHOWN ON THE PLAT OF HERON ISLES PHASE TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 218, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 77°03'26" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 438.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 104°43'35", AN ARC DISTANCE OF 54.83 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 50°35'15" EAST A DISTANCE OF 47.51 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF BLACKROCK ROAD (A 100 FOOT RIGHT-OF-WAY) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 7454-150 AND A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,414.55 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 03°19'36", AN ARC DISTANCE OF 82.13 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 00°06'44" WEST A DISTANCE OF 82.12 FEET; THENCE SOUTH 01°32'29" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,886.07 FEET TO INTERSECT THE NORTHERLY LINE OF SECTION 38, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 87°41'19" WEST, ALONG THE NORTH LINE OF SAID SECTION 38, A DISTANCE OF 199.83 FEET TO THE NORTHWEST CORNER OF SAID SECTION 38; THENCE SOUTH 03°32'41" EAST, ALONG THE EAST LINE OF SAID SECTION 37, A DISTANCE OF 1,128.34 FEET TO THE SOUTHEASTERLY CORNER OF SAID SECTION 37; THENCE NORTH 89°06'31" EAST, ALONG THE NORTH LINE OF SAID SECTION 37, A DISTANCE OF 160.38 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF C.R. 107 (BLACKROCK ROAD) (A 100 FOOT RIGHT-OF-WAY) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 7454-150; THENCE SOUTH 01°32'29" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BLACKROCK ROAD, A DISTANCE OF 290.76 FEET TO PI STATION 80+00 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 7454-150; THENCE SOUTH 01°34'18" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,097.88 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2387, PAGE 70, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 89°34'38" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS AND ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 231, PAGE 215, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,169.28 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 1,134.90 FEET; THENCE NORTH 82°56'09" EAST A DISTANCE OF 64.30 FEET; THENCE NORTH 06°49'26" WEST A DISTANCE OF 221.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 74.68 ACRES MORE OR LESS.

## TITLE CERTIFICATION

I, \_\_\_\_\_, AN ATTORNEY AT LAW LICENSED IN FLORIDA, DO HEREBY CERTIFY THAT WE HAVE SEARCHED THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AS TO THE TITLE TO THE HEREON DESCRIBED PROPERTY AND WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS VESTED IN VPAMH BLACKROCK COVE LB LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN SHOWN HEREON AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

\_\_\_\_\_  
ATTORNEY AT LAW

## CHIEF OF FIRE-RESCUE CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE CHIEF OF FIRE-RESCUE OF NASSAU COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

\_\_\_\_\_  
CHIEF OF FIRE-RESCUE

## COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBER: 45-3N-28-0000-0001-0110

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT:

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

\_\_\_\_\_  
TAX COLLECTOR  
NASSAU COUNTY, FLORIDA

## COUNTY ENGINEER CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

\_\_\_\_\_  
COUNTY ENGINEER

## COMMISSION APPROVAL CERTIFICATE

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

\_\_\_\_\_  
COMMISSION CHAIRMAN

## CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

APPROVED FOR THE RECORD, THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY ATTORNEY; THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

\_\_\_\_\_  
DENISE MAY, ATTORNEY  
FLORIDA BAR NO. 105372

## CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORD IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

\_\_\_\_\_  
CLERK OF THE CIRCUIT COURT

## LEGEND

PG = PAGE	D.U.E. = DRAINAGE & UTILITY EASEMENT
O.R.B. = OFFICIAL RECORDS BOOK	D = DELTA ANGLE
F.F.E. = FINISHED FLOOR ELEVATION (MINIMUM)	L = LENGTH
P.L.S. = PROFESSIONAL LAND SURVEYOR	R = RADIUS
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER	B.R.L. = BUILDING RESTRICTION LINE
P.I.N. = PARCEL IDENTIFICATION NUMBER	(G&N) = GROSS & NET
P. = PLUS OR MINUS DISTANCE	U.E. = UTILITY EASEMENT
P.I. = POINT OF INTERSECTION	(R) = RADIAL
P.C. = POINT OF CURVATURE	L1 = TABULATED LINE DATA
P.T. = POINT OF TANGENCY	CB = CHORD BEARING
P.R.C. = POINT OF REVERSE CURVATURE	CD = CHORD DISTANCE
CI = TABULATED CURVE DATA	R.P. = RADIUS POINT
LB = LICENSED BUSINESS	FPL = FLORIDA POWER & LIGHT COMPANY
SO, FT = SQUARE FEET	FPLE = FLORIDA POWER & LIGHT COMPANY EASEMENT
MIN. = MINIMUM	

## 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

\_\_\_\_\_  
COUNTY PLANNER

## COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS.)

\_\_\_\_\_  
COUNTY HEALTH DEPARTMENT

## CERTIFICATE OF REVIEW BY COUNTY EMPLOYED / CONTRACTED SURVEYOR

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR 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  
CHARLES ROBERT LEE  
FLORIDA REGISTRATION NO.: LS 5618

## SURVEYOR'S 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; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (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 THE CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

\_\_\_\_\_  
MICHAEL A. MANZIE, P.L.S.  
FLORIDA CERTIFICATE NO. 4069

MANZIE & DRAKE LAND SURVEYING  
117 SOUTH 9TH STREET  
FERNANDINA BEACH, FL 32034  
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

OFFICIAL RECORDS BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

SHEET 1 OF 9 SHEETS

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, "VPAMH BLACKROCK COVE LB LLC, A DELAWARE LIMITED LIABILITY COMPANY" IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "BLACKROCK COVE, PHASE ONE", AND THAT THEY HAVE 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 LAND.

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

ALL ALLEYS, EASEMENTS, RIGHTS-OF-WAY (PINE STAND PLACE, BLACKROCK COVE WAY, FOXFIRE PARKWAY), AND PUBLIC AREAS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED AND REMAINS A MAINTENANCE OBLIGATION OF THE OWNER OR A RESPONSIBLE PROPERTY OWNERS' ASSOCIATION. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

TRACTS "A", "B", "D" & "G" (RECREATION/OPEN SPACE, WETLAND AND UPLAND BUFFER TRACTS) ARE HEREBY DEDICATED TO THE PROPERTY OWNERS' ASSOCIATION

TRACT "C" (EMERGENCY ACCESS TRACT) IS HEREBY DEDICATED TO THE PROPERTY OWNERS' ASSOCIATION

TRACTS "F" & "H" (POND, WETLAND, RECREATION/OPEN SPACE AND UPLAND BUFFER TRACT) ARE HEREBY DEDICATED TO THE PROPERTY OWNERS' ASSOCIATION

TRACT "I" (POND AND RECREATION/OPEN SPACE TRACT) IS HEREBY DEDICATED TO THE PROPERTY OWNERS' ASSOCIATION

TRACT "E" (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

TRACT "J" (WETLAND CONSERVATION AND COUNTY PARK TRACT) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO NASSAU COUNTY, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

TITLE TO THE "LIFT STATION LANDSCAPE BUFFER" IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID LANDSCAPE BUFFER TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH TRACT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT LIFT STATION.

OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE LIFT STATION LANDSCAPE BUFFER, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE LIFT STATION TRACT.

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LIFT STATION LANDSCAPE BUFFER OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE LIFT STATION TRACT OR JEA'S EASEMENT UPON THE LIFT STATION LANDSCAPE BUFFER. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LIFT STATION LANDSCAPE BUFFER WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE.

THOSE EASEMENTS DESIGNATED AS "JEA ACCESS & UTILITY EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE ACCESS, INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER AND/OR OTHER PUBLIC UTILITIES.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THE OWNER HEREBY IRREVOCABLY GRANTS TO FLORIDA POWER & LIGHT, ITS SUCCESSORS AND ASSIGNS, A NONEXCLUSIVE TEN FOOT EASEMENT ALONG THE FRONT OF EACH LOT, AND OVER, UPON AND UNDER ALL TRACTS, FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION.

THE OWNER(S) HEREBY AND IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO FLORIDA POWER & LIGHT COMPANY (FPL), IT'S SUCCESSORS AND ASSIGNS, EASEMENTS OVER AND UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF FPL UTILITIES, TOGETHER WITH THE RIGHTS OF FLORIDA POWER & LIGHT COMPANY (FPL), IT'S SUCCESSORS OR ASSIGNS, TO INGRESS AND EGRESS OVER AND UPON THOSE ROADWAYS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF ITS UTILITY SYSTEMS IN EASEMENTS ADJACENT TO THOSE ROAD RIGHTS OF WAY.

VPAMH BLACKROCK COVE LB LLC, A DELAWARE LIMITED LIABILITY COMPANY  
OWNER INFORMATION

WITNESS \_\_\_\_\_  
BY:  
VP DIAMOND NOTECO LLC, ITS SOLE MEMBER

PRINT OR TYPE NAME

WITNESS \_\_\_\_\_  
BY:  
VARDE PARTNERS, INC., ITS MANAGER

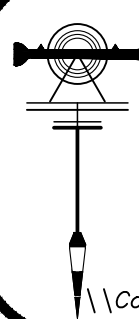
PRINT OR TYPE NAME

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_


THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  
☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY  
\_\_\_\_\_, AS \_\_\_\_\_, WHO PRODUCED  
\_\_\_\_\_, AS IDENTIFICATION OR WHO IS PERSONALLY KNOWN.

NOTARY PUBLIC - STATE OF FLORIDA  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

NUMBER OF LOTS  
TOTAL = 158 LOTS  
NUMBER OF TRACTS  
TOTAL = 9 TRACTS



**MANZIE & DRAKE LAND SURVEYING**  
117 SOUTH NINTH STREET, FERNANDINA BEACH, FL 32034  
(904) 491-5700 [www.ManzieAndDrake.com](http://www.ManzieAndDrake.com)  
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"  
**"OUR SIGHTS ARE ON THE FUTURE,  
SET YOUR SITES ON US."**



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# BLACKROCK COVE, PHASE ONE

A PORTION OF SECTION 37 AND A PORTION OF THE MARGARET O'NEIL GRANT,  
SECTION 45, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

## POINT OF REFERENCE

NORTHWEST CORNER OF SECTION 45,  
TOWNSHIP 3 NORTH, RANGE 28 EAST  
N=2293544.9636 / E=486959.2180

## GRAPHIC SCALE

0 50 100 200

(IN FEET) 1 inch = 100 ft.

OFFICIAL RECORDS BOOK

PAGE

SHEET 2 OF 9 SHEETS

## SURVEYOR'S NOTES

- 1) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (5/8" IRON ROD & CAP) SET WITH IDENTIFICATION "PRM LB 7039".  
DENOTES CONCRETE MONUMENT FOUND AT P.R.M. POSITION (SIZE, MATERIAL & IDENTIFICATION VARIES)  
DENOTES PERMANENT CONTROL POINT (P.C.P.) SET WITH IDENTIFICATION "LB 7039".
- 2) 43,560 SF DENOTES LOT OR TRACT SQUARE FOOTAGE.
- 3) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983/1990.
- 4) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988).
- 5) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANELS 120889C, 0219 G & 12089C 0219 G, DATED 08/12/2017.
- 6) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "PUD".  
PUD BUILDING RESTRICTIONS (PER APPROVED ENGINEERING PLANS):  
SINGLE FAMILY LOTS: TOWNHOME LOTS:  
MAXIMUM LOT COVERAGE: 70% MAXIMUM LOT COVERAGE: 75%  
MAXIMUM BUILDING HEIGHT: 35' MAXIMUM BUILDING HEIGHT: 35'  
FRONT YARD SETBACK: 15' FRONT YARD SETBACK: 10'  
SECONDARY FRONT YARD SETBACK (CORNER LOT): 10' SIDE YARD SETBACK: 5' FOR EXTERIOR UNITS  
CORNER LOTS: 158, 164, 184, 191, 198 (0 FOR INTERIOR UNITS)  
SIDE YARD SETBACK: 5' REAR YARD SETBACK: 10'  
REAR YARD SETBACK: 10'
- 7) THE LANDS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORIES 1, 2, 3 & 4, AS SCALED FROM THE NASSAU COUNTY "STORM SURGE" MAP LOCATED ON THE NASSAU COUNTY PROPERTY APPRAISER'S GIS WEBSITE UNDER THE "PUBLIC SAFETY" SECTION (SCALED 12/14/2021).
- 8) ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 9) LOTS SHOWN HEREON ARE INTENDED FOR RESIDENTIAL PURPOSES.
- 10) "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 11) 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.
- 12) NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO NASSAU COUNTY SUBDIVISION REGULATIONS AND BE APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.
- 13) TOTAL NUMBER OF LOTS: 158; TRACTS: (9); PHASE 1 PLAT ACREAGE: 53.34 ACRES.
- 14) THE JURISDICTIONAL WETLANDS AS SHOWN HEREON WERE FLAGGED AND IDENTIFIED BY PEACOCK CONSULTING GROUP, LLC AND WERE VERIFIED BY THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (FILE NUMBER 167614-2).
- 14A) FOR ADDITIONAL INFORMATION REGARDING THESE WETLAND JURISDICTIONAL AREAS AND THE METHODOLOGY USED TO DETERMINE THESE WETLAND AREAS, THE FOLLOWING AGENCIES MAY BE CONTACTED: US ARMY CORP OF ENGINEERS, STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.
- 14B) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF ANY OF THE JURISDICTIONAL WETLAND AREAS DEPICTED HEREON 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. THESE WETLAND JURISDICTIONAL LINES MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- 15) 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 1.04A.02 SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. WOODED AND EXOTIC PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.

SHEET 6 OF 9

SHEET 8 OF 9

SHEET 4 OF 9

SHEET 3 OF 9

SHEET 5 OF 9

SHEET 9 OF 9

## CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C192	54.83'	30.00'	104°43'35"	S50°35'15"E	47.51'
C193	82.13'	1414.55'	3°19'36"	S0°06'44"W	82.12'

MANZIE & DRAKE LAND SURVEYING

117 SOUTH NINTH STREET, FERNANDINA BEACH, FL 32034  
(904) 491-5700 www.ManzieAndDrake.com  
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

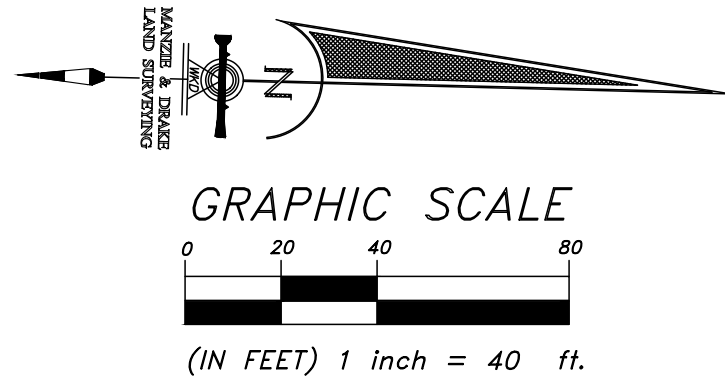
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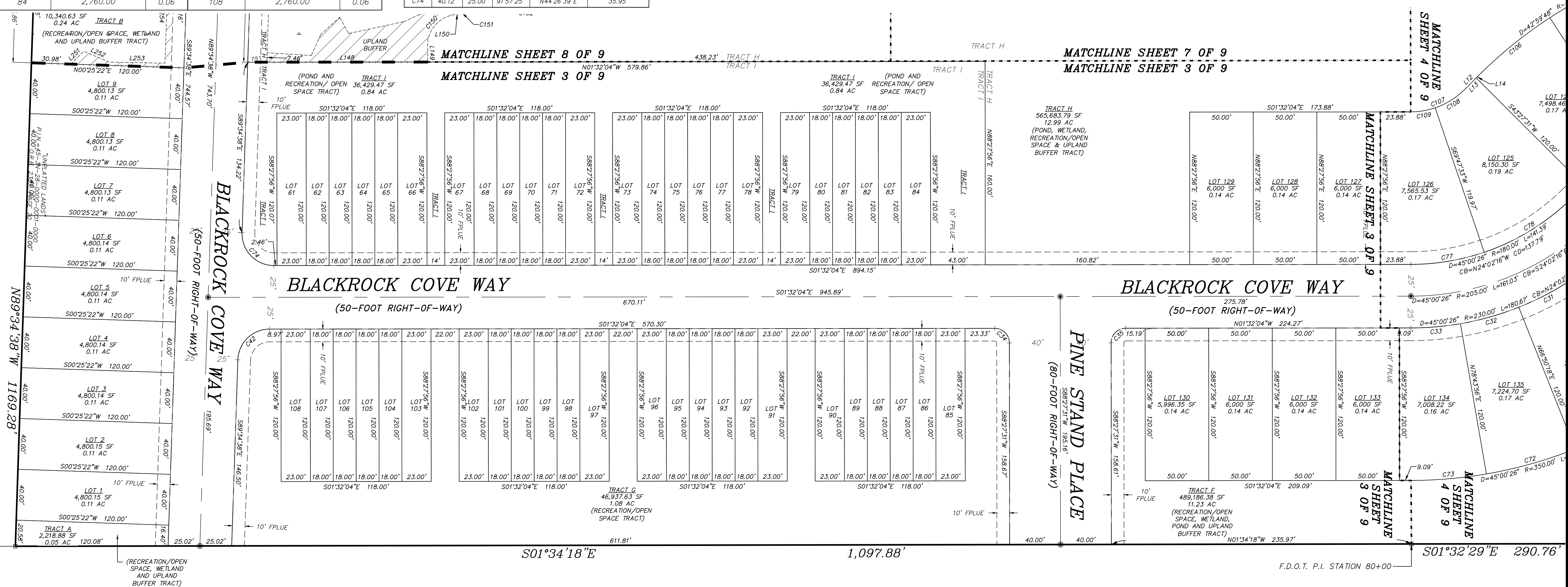
TOWNHOME LOTS AREA TABLE			TOWNHOME LOTS AREA TABLE		
LOT NO.	SQUARE FEET	ACRE	LOT NO.	SQUARE FEET	ACRE
61	2,760.00	0.06	85	2,760.00	0.06
62	2,160.00	0.05	86	2,160.00	0.05
63	2,160.00	0.05	87	2,160.00	0.05
64	2,160.00	0.05	88	2,160.00	0.05
65	2,160.00	0.05	89	2,160.00	0.05
66	2,760.00	0.06	90	2,760.00	0.06
67	2,760.00	0.06	91	2,760.00	0.06
68	2,160.00	0.05	92	2,160.00	0.05
69	2,160.00	0.05	93	2,160.00	0.05
70	2,160.00	0.05	94	2,160.00	0.05
71	2,160.00	0.05	95	2,160.00	0.05
72	2,760.00	0.06	96	2,760.00	0.06
73	2,760.00	0.06	97	2,760.00	0.06
74	2,160.00	0.05	98	2,160.00	0.05
75	2,160.00	0.05	99	2,160.00	0.05
76	2,160.00	0.05	100	2,160.00	0.05
77	2,160.00	0.05	101	2,160.00	0.05
78	2,760.00	0.06	102	2,760.00	0.06
79	2,760.00	0.06	103	2,760.00	0.06
80	2,160.00	0.05	104	2,160.00	0.05
81	2,160.00	0.05	105	2,160.00	0.05
82	2,160.00	0.05	106	2,160.00	0.05
83	2,160.00	0.05	107	2,160.00	0.05
84	2,760.00	0.06	108	2,760.00	0.06

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C34	18.06'	11.50'	89°59'34"	S43°27'44"W	16.26'
C35	18.07'	11.50'	90°00'26"	S46°32'16"E	16.26'
C42	38.42'	25.00'	88°02'35"	S45°33'21"E	34.75'
C74	40.12'	25.00'	91°57'25"	N44°26'39"E	35.95'



# BLACKROCK COVE, PHASE ONE

A PORTION OF SECTION 37 AND A PORTION OF THE MARGARET O'NEIL GRANT,  
SECTION 45, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA



COUNTY ROAD NO. C-107 (BLACKROCK ROAD)  
FDOT SECTION NO. 7454-150 (100-FOOT RIGHT-OF-WAY)

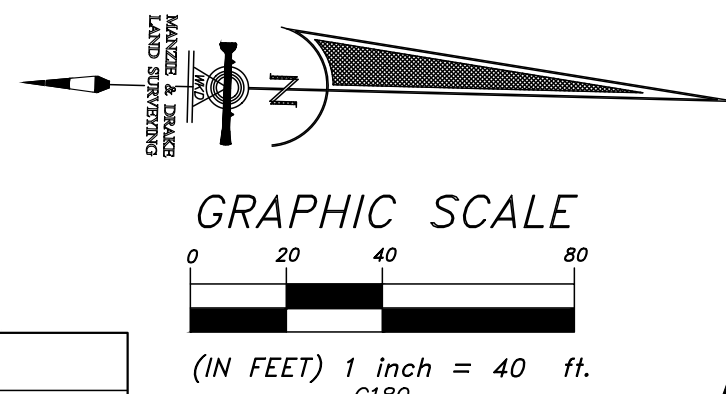
# BLACKROCK COVE, PHASE ONE

A PORTION OF SECTION 37 AND A PORTION OF THE MARGARET O'NEIL GRANT,  
SECTION 45, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK

PAGE

SHEET 4 OF 9 SHEETS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C19	2.45'	225.00'	0°37'30"	N85°21'22"W	2.45'
C20	50.00'	225.00'	12°43'57"	N78°40'39"W	49.90'
C21	50.00'	225.00'	12°43'57"	N65°56'42"W	49.90'
C22	50.00'	225.00'	12°43'57"	N53°12'45"W	49.90'
C23	50.00'	225.00'	12°43'57"	N40°28'49"W	49.90'
C24	50.00'	225.00'	12°43'57"	N27°44'52"W	49.90'
C25	10.00'	225.00'	2°32'48"	N20°06'30"W	10.00'
C26	47.51'	225.00'	12°05'51"	N12°47'10"W	47.42'
C27	12.54'	225.00'	3°11'33"	N5°08'28"W	12.54'
C28	41.41'	180.00'	1°31'02"	S10°08'07"E	41.32'
C29	93.67'	180.00'	29°48'56"	S31°38'01"E	92.61'
C30	46.05'	230.00'	11°28'16"	N40°48'21"W	45.97'
C31	47.75'	230.00'	11°53'41"	N29°07'23"W	47.66'
C32	47.75'	230.00'	11°53'43"	N17°13'41"W	47.67'
C33	39.12'	230.00'	9°44'46"	N6°24'27"W	39.08'
C34	76.67'	345.00'	12°43'57"	N78°40'39"W	76.51'
C35	76.67'	345.00'	12°43'57"	N65°56'42"W	76.51'
C36	76.67'	345.00'	12°43'57"	N53°12'45"W	76.51'
C37	76.67'	345.00'	12°43'57"	N40°28'49"W	76.51'
C38	79.33'	345.00'	13°10'31"	N27°31'35"W	79.16'
C39	94.73'	345.00'	15°43'59"	N11°24'41"W	94.44'
C40	75.23'	345.00'	12°29'40"	N13°01'50"W	75.09'
C41	19.50'	345.00'	3°14'19"	N5°09'51"W	19.50'
C42	45.03'	60.00'	42°59'48"	S25°02'35"E	43.98'
C43	13.99'	60.00'	13°21'29"	S10°13'26"E	13.96'
C44	31.04'	60.00'	29°38'19"	S31°43'20"E	30.69'
C45	70.10'	350.00'	11°28'34"	N40°48'12"W	69.99'
C46	72.66'	350.00'	11°53'40"	N29°07'05"W	72.53'
C47	72.66'	350.00'	11°53'41"	N17°13'25"W	72.53'
C48	59.51'	350.00'	9°44'30"	N6°24'19"W	59.44'
C49	58.71'	180.34'	18°39'12"	N10°54'22"W	58.45'
C50	82.67'	180.34'	26°15'49"	N33°21'53"W	81.94'
C51	47.87'	230.00'	11°55'28"	S40°34'45"E	47.78'
C52	50.00'	230.00'	12°27'20"	S28°23'22"E	49.90'
C53	50.00'	230.00'	12°27'20"	S15°56'01"E	49.90'
C54	24.73'	230.00'	6°09'40"	S6°37'31"E	24.72'
C55	1.48'	175.00'	0°29'08"	N3°47'15"W	1.48'
C56	112.61'	175.00'	36°52'12"	N22°27'55"W	110.68'
C57	112.61'	175.00'	36°52'12"	N59°20'07"W	110.68'
C58	24.12'	175.00'	7°53'55"	N81°43'10"W	24.11'
C59	34.02'	55.00'	35°26'29"	N60°02'58"W	33.48'
C60	36.76'	55.00'	38°17'55"	N23°10'46"W	36.08'
C61	0.47'	55.00'	0°29'08"	N3°47'15"W	0.47'
C62	37.64'	350.00'	6°09'40"	S6°37'31"E	37.62'
C63	76.09'	350.00'	12°27'20"	S15°56'01"E	75.94'
C64	76.09'	350.00'	12°27'20"	S28°23'22"E	75.94'
C65	72.84'	350.00'	11°55'28"	S40°34'45"E	72.71'
C66	47.13'	60.00'	45°00'26"	N24°02'16"W	45.93'
C67	27.52'	60.00'	26°16'52"	N33°24'03"W	27.28'
C68	19.61'	60.00'	18°43'33"	N10°53'50"W	19.52'
C69	2.85'	15.00'	10°52'40"	S47°13'18"E	2.84'
C70	12.40'	15.00'	47°22'09"	S18°05'54"E	12.05'
C71	1.50'	15.00'	5°42'59"	S2°43'41"W	1.50'
C72	3.73'	15.00'	14°15'19"	S71°15'28"E	3.72'
C73	2.11'	15.00'	8°02'50"	N10°21'43"W	2.11'
C74	15.99'	15.00'	61°04'53"	N24°12'09"E	15.24'
C75	3.98'	15.00'	15°12'16"	S47°08'27"W	3.97'
C76	7.69'	21.00'	20°59'38"	S73°53'10"E	7.65'
C77	15.45'	9.00'	98°22'51"	N67°25'14"E	13.62'
C78	8.52'	21.00'	23°14'26"	N29°51'01"E	8.46'
C79	7.58'	21.00'	20°40'44"	N51°48'37"E	7.54'
C80	16.19'	9.00'	103°04'41"	N10°36'38"E	14.09'
C81	35.09'	21.00'	95°44'32"	N6°56'34"E	31.15'
C82	7.38'	9.00'	46°57'16"	N31°20'12"E	7.17'
C83	37.44'	21.00'	102°08'26"	N58°55'47"E	32.67'
C84	32.93'	345.46'	5°27'39"	N6°16'45"W	32.91'
C85	41.27'	55.00'	42°59'48"	S25°02'35"E	40.31'
C86	96.91'	506.66'	10°57'32"	N8°29'22"W	96.76'

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S46°32'29"E	14.95'	L52	N41°46'58"W	62.40'
L2	N46°32'29"W	14.95'	L53	N52°39'38"W	26.25'
L3	S46°32'29"E	13.17'	L54	S87°18'24"W	60.49'
L4	S46°32'29"E	1.79'	L55	N23°32'55"W	23.24'
L5	S46°32'29"E	14.95'	L56	S52°39'38"E	37.50'
L6	N46°32'29"W	12.82'	L57	S41°46'58"E	67.74'
L7	N46°32'29"W	2.13'	L58	S53°51'11"W	51.97'
L8	S46°32'29"E	14.95'	L59	S07°49'E	10.72'
L9	S46°32'29"E	13.17'	L60	S07°49'E	12.06'
L10	S46°32'29"E	1.79'	L61	S14°23'08"E	19.98'
L11	N33°24'1"W	25.27'	L62	S62°01'8"E	35.75'
L12	S46°32'29"E	14.95'	L63	S54°44'35"W	13.49'
L13	N46°32'29"W	12.82'	L64	S38°08'25"W	25.07'
L14	N46°32'29"W	2.13'	L65	S89°52'11"W	25.00'
L15	N85°02'37"W	12.23'	L66	S89°52'11"W	25.00'
L16	N20°34'50"E	40.63'	L67	S63°23'21"E	26.70'
L17	N55°32'07"E	27.79'	L68	N18°13'48"E	41.40'
L18	N74°49'54"E	26.34'	L69	N41°28'15"E	18.76'
L19	S44°55'12"E	39.04'	L70	N62°08'59"E	25.10'
L20	S41°29'36"E	46.55'	L71	N40°55'42"W	24.42'
L21	S37°18'20"E	18.06'	L72	N54°48'50"E	21.53'
L22	N81°48'48"E	26.11'	L73	N7°51'34"E	16.10'
L23	S81°53'36"E	47.43'	L74	S70°00'00"E	5.26'
L24	N6°20'18"W	22.15'	L75	N3°31'47"W	32.79'
L25	N14°23'08"W	24.28'	L76	N43°27'31"E	56.41'
L26	N0°07'49"W	17.06'	L77	S46°32'29"E	13.17'
L27	N0°07'49"W	10.00'	L78	S33°24'1"E	120.53'
L28	N0°07'49"W	12.71'	L79	N69°53'30"E	24.35'
L29	N5°35'11"E	49.58'	L80	S69°53'30"W	10.00'
L30	S43°27'31"W	5.00'			

MATCHLINE SHEET 7 OF 9

MATCHLINE SHEET 4 OF 9

MATCHLINE SHEET 3 OF 9

MATCHLINE SHEET 4 OF 9

MATCHLINE SHEET 3 OF 9

MATCHLINE SHEET 4 OF 9

MATCHLINE SHEET 3 OF 9

MATCHLINE SHEET 4 OF 9

MATCHLINE SHEET 5 OF 9

MATCHLINE SHEET 4 OF 9

S01°34'18"E 1,097.88

S01°32'29"E 290.76'

F.D.O.T. P.I. STATION 80+00

COUNTY ROAD NO. C-107 (BLACKROCK ROAD)

FDOT SECTION NO. 7454-150 (100-FOOT RIGHT-OF-WAY)

"UNPLATTED LANDS"  
P.I.N.=38-3N-28-0000-0008-0000

UNPLATTED LANDS  
P.I.N.=38-3N-28-0000-0005-0000

UNPLATTED LANDS  
P.I.N.=38-3N-28-0000-0005-0000

MANZIE & DRAKE LAND SURVEYING

117 SOUTH NINTH STREET, FERNANDINA BEACH, FL 32034

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CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

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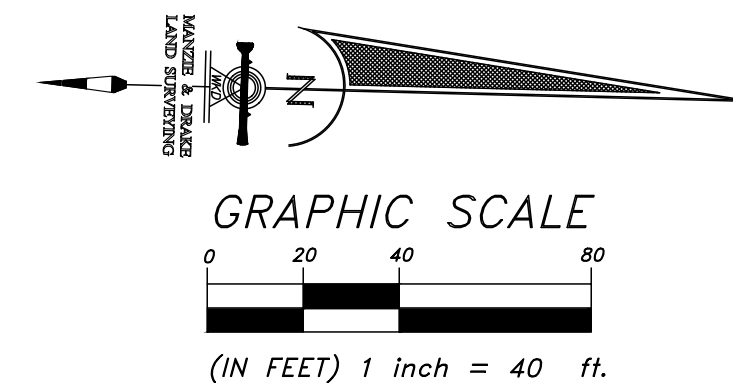


# BLACKROCK COVE, PHASE ONE

A PORTION OF SECTION 37 AND A PORTION OF THE MARGARET O'NEIL GRANT,  
SECTION 45, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK PAGE  
SHEET 5 OF 9 SHEETS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C110	0.68'	15.00'	2'36'09"	S1'07'24"W	0.68'
C111	22.91'	15.00'	87'30'39"	S43'34'39"W	20.75'
C112	18.47'	15.00'	70'33'43"	S52'03'07"W	17.33'
C113	1.88'	15.00'	7'11'50"	S20'22'10"W	1.88'
C114	1.67'	15.00'	6'21'47"	S20'47'12"W	1.66'
C115	6.79'	15.00'	25'46'04"	S9'06'24"W	6.69'
C116	12.80'	15.00'	48'53'01"	S28'13'08"E	12.41'



"UNPLATTED  
LANDS"  
P.I.N.=37-3N-28-  
0000-0001-0000  
O.R.B. 1265,  
PAGE 1191

N00°53'23"W 2,389.38'  
470.07'

LINE TABLE		
LINE	BEARING	LENGTH
L56	N46°48'48"E	39.49'
L57	N60°27'23"E	16.43'
L58	N86°41'57"E	1.58'
L59	N3°46'38"W	58.33'
L60	N21°59'26"E	41.28'
L61	N17°36'18"E	54.34'
L62	N23°58'05"E	53.14'
L63	N16°25'46"E	34.19'
L64	N17°08'00"E	51.35'
L65	N87°19'58"E	23.45'
L66	N0°10'41"W	63.93'
L67	N2°25'28"E	29.71'
L68	N2°42'02"W	27.95'
L69	N15°56'10"E	41.28'
L70	N48°42'02"E	3.51'
L71	S48°42'02"W	27.04'
L72	S15°56'10"W	29.83'
L73	S2°42'02"E	24.97'
L74	S2°25'28"W	29.92'
L75	S0°10'41"E	72.59'
L76	S87°19'58"W	4.85'
L77	S16°46'15"W	57.75'
L78	S23°58'05"W	51.63'
L79	S17°36'18"W	53.07'
L80	S21°59'26"W	33.09'
L81	S3°46'38"E	67.50'

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CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

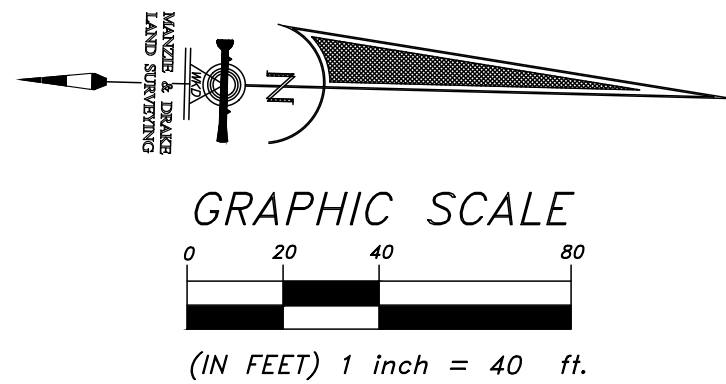
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SET YOUR SITES ON US."

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COUNTY ROAD NO. C-107 (BLACKROCK ROAD)  
FDOT SECTION NO. 7454-150 (100-FOOT RIGHT-OF-WAY)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	69.06'	200.00'	19°47'07"	N2°49'42"E	68.72'
C2	51.99'	200.00'	14°53'39"	S5°16'26"W	51.84'
C3	17.07'	200.00'	4°53'28"	S4°37'07"E	17.07'
C9	37.12'	25.00'	85°04'02"	N49°35'52"W	33.80'
C10	34.25'	25.00'	78°29'49"	N48°37'12"E	31.63'
C11	6.69'	225.00'	1°42'14"	S13°34'23"W	6.69'
C12	50.00'	225.00'	12°43'57"	S20°47'28"W	49.90'
C13	63.32'	225.00'	16°07'25"	S35°13'09"W	63.11'
C14	50.00'	225.00'	12°43'57"	S49°38'50"W	49.90'
C15	50.00'	225.00'	12°43'57"	S62°22'46"W	49.90'
C16	50.00'	225.00'	12°43'57"	S75°06'43"W	49.90'
C17	50.00'	225.00'	12°43'57"	S87°50'40"W	49.90'
C18	0.47'	225.00'	0°07'15"	N85°43'45"W	0.47'
C49	64.56'	345.00'	10°43'16"	S72°13'38"W	64.46'
C50	65.72'	345.00'	10°54'52"	S18°10'42"W	65.62'
C51	10.26'	345.00'	1°42'14"	S13°34'23"W	10.26'
C52	76.67'	345.00'	12°43'57"	S20°47'28"W	76.51'
C53	4.60'	345.00'	0°45'48"	S27°32'20"W	4.60'
C54	25.80'	345.00'	4°17'06"	S25°46'41"W	25.80'
C55	76.67'	345.00'	12°43'57"	S49°38'50"W	76.51'
C56	76.67'	345.00'	12°43'57"	S62°22'46"W	76.51'
C57	76.67'	345.00'	12°43'57"	S75°06'43"W	76.51'
C58	76.67'	345.00'	12°43'57"	S87°50'40"W	76.51'
C87	36.69'	175.00'	12°00'44"	S88°19'31"W	36.62'
C88	112.61'	175.00'	36°52'12"	S63°53'03"W	110.68'
C89	99.96'	175.00'	32°43'42"	S29°05'06"W	98.61'
C90	60.43'	175.00'	19°47'07"	S2°49'42"W	60.13'
C91	18.99'	55.00'	19°47'07"	S2°49'42"W	18.90'
C92	17.90'	55.00'	18°38'53"	S2°15'36"W	17.82'
C93	1.09'	55.00'	1°08'14"	S12°09'09"W	1.09'
C94	31.42'	55.00'	32°43'42"	S29°05'06"W	30.99'
C95	35.39'	55.00'	36°52'12"	S63°53'03"W	34.79'
C96	11.53'	55.00'	12°00'44"	S88°19'31"W	11.51'
C97	33.26'	55.00'	34°38'56"	S30°02'44"W	32.76'
C98	9.85'	55.00'	10°15'28"	S52°29'56"W	9.83'
C99	35.23'	55.00'	36°42'12"	S75°58'47"W	34.63'
C124	7.72'	9.00'	49°09'25"	S68°59'26"E	7.49'
C125	26.11'	21.00'	71°14'33"	S57°56'52"E	24.46'
C126	3.94'	20.00'	11°16'52"	S16°41'09"E	3.93'
C127	1.82'	9.00'	11°33'54"	S16°49'40"E	1.81'
C128	9.70'	9.00'	61°46'22"	S53°29'48"E	9.24'
C129	7.69'	21.00'	20°59'38"	S73°53'10"E	7.65'

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L15	N78°29'12"W	26.00'	L95	S4°28'47"W	107.47'
L16	N55°47'57"W	71.43'	L96	S44°24'43"E	21.50'
L17	N88°20'13"W	37.89'	L97	N86°25'52"E	3.33'
L18	N6°09'15"E	7.85'	L98	S22°19'35"E	24.92'
L19	N45°57'08"E	29.53'	L99	S11°02'43"E	33.26'
L20	N10°07'48"W	40.93'	L100	S22°36'37"E	32.21'
L21	N21°43'16"W	41.92'	L101	S84°22'59"E	25.24'
L22	N1°49'14"E	1.43'	L111	S19°27'17"E	3.35'
L23	N27°21'52"W	49.57'	L112	S34°03'20"E	21.48'
L24	N19°58'20"E	18.69'	L113	S28°28'45"E	30.57'
L25	N7°35'35"W	18.50'	L114	N78°03'46"E	50.69'
L26	S27°21'52"E	45.66'	L239	N9°15'25"E	65.28'
L27	N19°58'20"E	0.74'	L240	N83°44'43"E	17.35'
L28	S64°08'50"E	65.05'	L241	N12°43'16"E	24.40'
L29	N74°12'20"E	44.39'	L242	N26°17'45"W	41.28'
L30	N64°05'38"E	40.66'	L243	N11°16'56"E	30.21'
L31	S79°26'10"E	33.59'	L244	N52°49'49"E	17.54'
L32	N72°10'22"E	40.58'	L245	N1°27'41"E	32.57'
L33	S66°22'37"E	14.86'	L246	N63°06'51"E	30.51'
L34	N56°32'11"E	5.31'	L247	S42°30'40"E	14.07'
L35	N79°40'59"E	63.80'	L248	S0°16'54"W	1.14'
L36	S11°05'07"E	13.77'	L249	N36°19'07"E	14.55'
L93	S4°28'47"W	140.90'	L250	N25°50'58"E	33.50'
L94	S4°28'47"W	5.43'			



MATCHLINE SHEET 7 OF 9  
MATCHLINE SHEET 3 OF 9

# BLACKROCK COVE, PHASE ONE

A PORTION OF SECTION 37 AND A PORTION OF THE MARGARET O'NEIL GRANT,  
SECTION 45, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

POINT OF BEGINNING

N=2293567.3414 / E=488397.4841

"FUTURE DEVELOPMENT"

P.I.N.=50-3N-28-0000-0022-0130

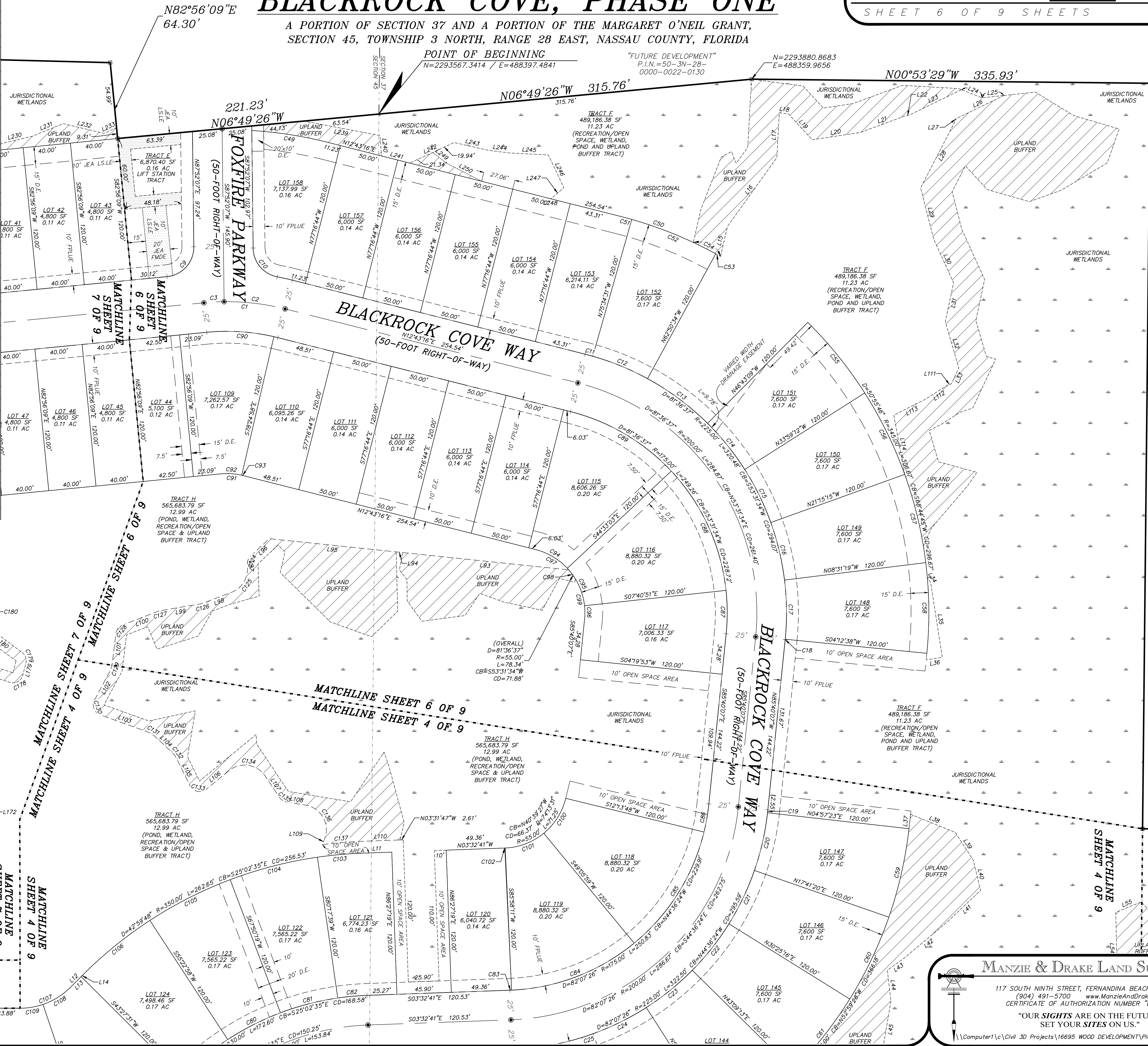
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SHEET 6 OF 9 SHEETS



"UNPLATTED LANDS"  
P.I.N.=37-3N-28-0000-0001-0000  
O.R.B. 1265, PAGE 1191

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SHEET 7 OF 9 SHEETS

[illegible]

LINE TABLE		
LINE	BEARING	LENGTH
L161	N127°56'E	55.77'
L162	N43°00'06"E	6.29'
L163	N8°10'30"E	35.88'
L164	N69°03'12"E	7.13'
L165	N45°34'25"E	29.06'
L166	N19°26'46"W	35.66'
L167	N31°31'27"W	26.68'
L168	N15°35'06"W	14.90'
L169	N47°28'17"W	15.51'
L170	N59°24'21"E	14.96'
L171	N43°30'05"E	56.63'
L172	S69°24'59"W	1.95'
L173	N78°59'50"W	18.11'
L174	S44°14'32"E	15.80'
L175	S12°11'15"E	0.58'
L176	S89°19'09"W	14.22'
L177	N54°28'43"W	9.44'
L178	N16°32'27"E	34.52'
L179	N77°00'43"W	10.61'
L180	S32°20'59"W	35.80'
L181	S9°19'48"W	13.74'
L182	S27°12'28"W	44.12'
L183	S42°29'14"E	15.94'
L184	S15°04'54"E	32.46'
L185	S42°09'03"E	14.37'
L186	S12°04'31"W	29.01'
L187	S15°40'21"E	66.58'
L188	S21°25'44"W	14.60'
L189	S88°41'53"W	4.56'
L190	N51°50'16"W	63.31'
L191	S44°03'12"W	2.03'
L192	S7°03'51"E	19.27'
L193	S73°51'51"E	86.60'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CURVE BEARING	CHORD DISTANCE
C161	16.67'	23.00"	41°32'10"	N22°14°01'E	16.31'
C162	4.25'	7.00"	34°49'36"	N25°33'18"E	4.19'
C163	21.25'	20.00"	60°52'43"	N38°36'51"E	20.26'
C164	10.95'	8.50"	73°48'38"	N32°08'53"E	10.21'
C165	2.18'	8.50"	14°41'21"	N12°06'06"W	2.17'
C166	1.79'	8.50"	120°4'40"	N25°29'07"W	1.79'
C167	5.98'	21.50"	15°56'21"	N23°33'17"W	5.96'
C168	4.73'	8.50"	31°53'11"	N31°31'42"W	4.67'
C169	40.11'	21.50"	106°52'38"	N5°58'02"E	34.54'
C170	8.14'	8.50"	54°50'15"	N31°59'13"E	7.83'
C171	17.08'	8.50"	115°09'06"	N53°30'28"W	14.35'
C172	11.85'	21.50"	31°35'11"	S85°12'34"W	11.70'
C173	8.79'	8.50"	59°15'38"	S71°22'21"W	8.40'
C174	8.00'	8.50"	53°55'47"	S14°46'38"W	7.71'
C175	38.09'	21.50"	101°30'24"	S38°33'57"W	33.30'
C176	13.59'	21.50"	36°33'07"	N72°34'17"W	13.37'
C177	26.64'	21.50"	71°00'10"	N18°57'38"W	24.97'
C178	13.88'	8.50"	93°33'10"	N30°14'08"W	12.39'
C179	10.33'	8.50"	67°38'18"	S69°00'08"W	9.46'
C180	3.86'	8.50"	26°01'11"	S22°20'44"W	3.86'
C181	6.71'	21.50"	17°52'40"	S18°16'08"W	6.68'
C182	10.34'	8.50"	69°41'42"	S73°28'23"E	9.77'
C183	10.37'	21.50"	27°38'20"	S28°40'04"E	10.21'
C184	4.05'	8.50"	27°18'09"	S28°29'59"E	4.01'
C185	20.35'	21.50"	54°13'34"	S15°02'16"E	19.60'
C186	3.88'	8.50"	26°09'52"	S10°02'25"E	3.85'
C187	13.33'	21.50"	35°31'05"	S3°40'12"W	13.12'
C188	25.24'	21.50"	67°16'09"	S55°03'48"W	23.82'
C189	14.81'	21.50"	39°27'52"	N71°34'12"W	14.52'

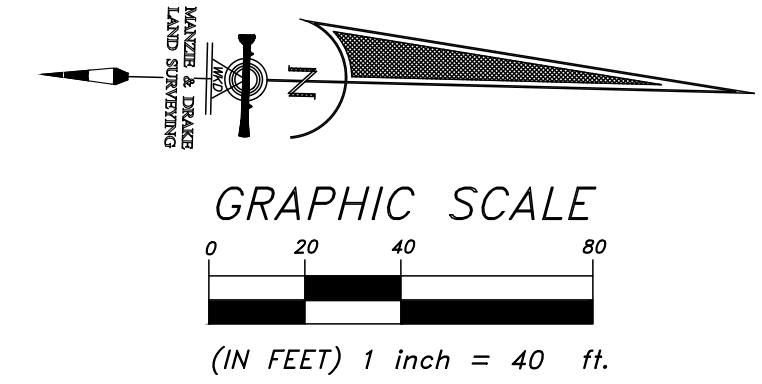
# BLACKROCK COVE, PHASE ONE

A PORTION OF SECTION 37 AND A PORTION OF THE MARGARET O'NEIL GRANT,  
SECTION 45, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK

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SHEET 8 OF 9 SHEETS



LINE TABLE		
LINE	BEARING	LENGTH
L125	S76°28'50"E	16.93'
L126	N87°14'12"E	42.22'
L127	S16°03'08"E	7.37'
L128	N82°56'09"E	2.27'
L129	N2°48'52"W	19.37'
L130	N30°10'25"E	16.18'
L131	S15°13'26"E	25.96'
L132	S41°02'02"E	7.85'
L133	N82°56'09"E	39.34'
L134	S70°35'1"E	32.26'
L135	S75°07'07"E	45.06'
L136	S51°25'59"E	60.48'
L137	S26°05'33"E	39.82'
L138	S01°17'37"E	25.52'
L139	S11°43'25"E	39.05'
L140	S22°59'21"E	18.18'
L141	S55°27'39"E	35.36'
L142	S0°08'59"E	11.99'
L143	S41°24'7"E	38.79'
L144	S7°59'47"E	19.56'
L145	S61°10'30"E	27.36'
L146	S01°25'6"W	8.24'
L147	S89°35'01"E	108.57'
L148	N1°32'04"W	126.61'
L149	S87°40'21"W	14.24'
L150	N13°00'08"W	7.67'
L151	N19°46'08"W	34.09'
L152	N46°28'50"W	13.25'
L153	N4°34'08"E	7.90'
L154	N14°58'07"E	21.93'
L155	N57°29'46"W	4.81'
L156	N17°27'51"E	27.90'
L157	N42°54'54"W	72.38'
L158	N10°03'13"E	8.17'
L159	N11°36'27"W	40.23'
L160	N31°15'49"W	37.49'
L194	S82°56'09"W	63.69'
L195	S73°07'47"W	13.27'
L196	N32°48'32"W	2.51'
L197	S82°56'09"W	30.53'
L198	S17°05'15"W	21.94'
L199	S81°29'41"W	2.65'
L200	S70°35'1"E	11.67'
L201	S84°18'37"E	13.52'
L202	S45°44'48"W	16.55'
L203	S70°35'1"E	54.52'
L204	N53°08'32"W	8.05'
L205	N11°39'47"W	80.65'
L206	N5°41'44"W	25.00'
L207	N33°54'04"W	29.47'
L208	N0°40'09"W	20.17'
L209	N10°16'11"W	55.73'
L210	N20°05'1"W	6.86'
L211	N25°27'55"E	36.23'
L212	N70°35'1"W	36.84'
L213	N60°42'00"W	31.22'
L214	N14°35'15"W	28.95'
L215	N39°12'01"E	30.22'
L216	N13°16'00"E	20.42'
L217	N70°35'1"W	131.57'
L218	N31°17'09"W	29.44'
L219	N5°49'06"E	34.63'
L220	N51°19'23"E	5.11'
L234	N5°05'37"W	34.00'
L235	N39°01'42"W	49.33'
L236	N24°46'53"W	44.36'
L237	N22°26'45"W	26.85'
L238	N24°58'12"W	20.33'
L251	N46°19'36"W	14.35'
L252	N21°31'56"E	21.76'
L253	N0°20'20"W	43.89'
L254	N89°34'38"W	75.14'
L255	S0°41'53"E	26.59'
L256	S6°58'27"W	34.24'
L257	S9°47'47"E	41.15'
L258	S15°03'57"E	1.98'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C5	40.00'	125.00'	18°20'05"	S62°59'13"E	39.83'
C6	40.17'	125.00'	18°24'50"	S44°36'46"E	40.00'
C7	34.79'	125.00'	15°56'43"	S27°26'00"E	34.67'
C8	27.05'	125.00'	12°23'48"	S13°15'45"E	26.99'
C43	19.61'	25.00'	44°57'09"	S22°54'39"W	19.11'
C44	51.00'	65.00'	44°57'09"	S22°54'39"W	49.70'
C45	15.57'	65.00'	13°43'28"	S71°17'49"W	15.53'
C46	35.43'	65.00'	31°13'41"	S29°46'23"W	34.99'
C47	87.43'	245.00'	20°26'48"	S29°42'26"E	86.97'
C48	53.11'	245.00'	12°25'13"	S13°16'25"E	53.01'
C138	7.93'	7.76'	58°31'59"	S41°27'27"E	7.59'
C139	10.75'	26.00'	23°41'08"	S63°16'33"E	10.67'
C140	11.50'	26.00'	25°20'26"	S38°45'46"E	11.41'
C141	11.71'	26.00'	25°47'56"	S13°11'35"E	11.61'
C142	0.80'	4.00'	11°25'48"	S6°00'31"E	0.80'
C143	2.27'	4.00'	32°28'18"	S39°13'30"E	2.24'
C144	25.10'	26.00'	55°18'41"	S27°48'19"E	24.14'
C145	0.28'	4.00'	41°03'48"	S2°10'53"E	0.28'
C146	0.26'	4.00'	3°47'00"	S6°06'17"E	0.26'
C147	3.51'	4.00'	50°12'56"	S33°06'15"E	3.39'
C148	25.06'	25.57'	56°09'04"	S30°47'10"E	24.07'
C149	4.33'	9.29'	26°42'57"	S7°08'19"E	4.29'
C150	32.27'	24.50'	75°27'38"	N50°43'57"W	29.99'
C151	0.65'	5.50'	6°46'00"	N16°23'08"W	0.65'
C152	2.56'	5.50'	26°42'41"	N33°07'29"W	2.54'
C153	21.83'	24.50'	51°02'58"	N20°57'21"W	21.11'
C154	4.45'	24.50'	10°23'59"	N9°46'08"E	4.44'
C155	6.96'	5.50'	72°27'54"	N21°15'50"W	6.50'
C156	32.05'	24.50'	74°57'38"	N20°00'58"W	29.82'
C157	5.80'	5.50'	60°22'45"	N12°43'31"W	5.53'
C158	22.65'	24.50'	52°58'07"	N16°25'50"W	21.85'
C159	2.24'	5.50'	23°17'12"	N1°35'23"W	2.22'
C160	13.14'	23.00'	32°43'45"	N14°53'57"W	12.96'

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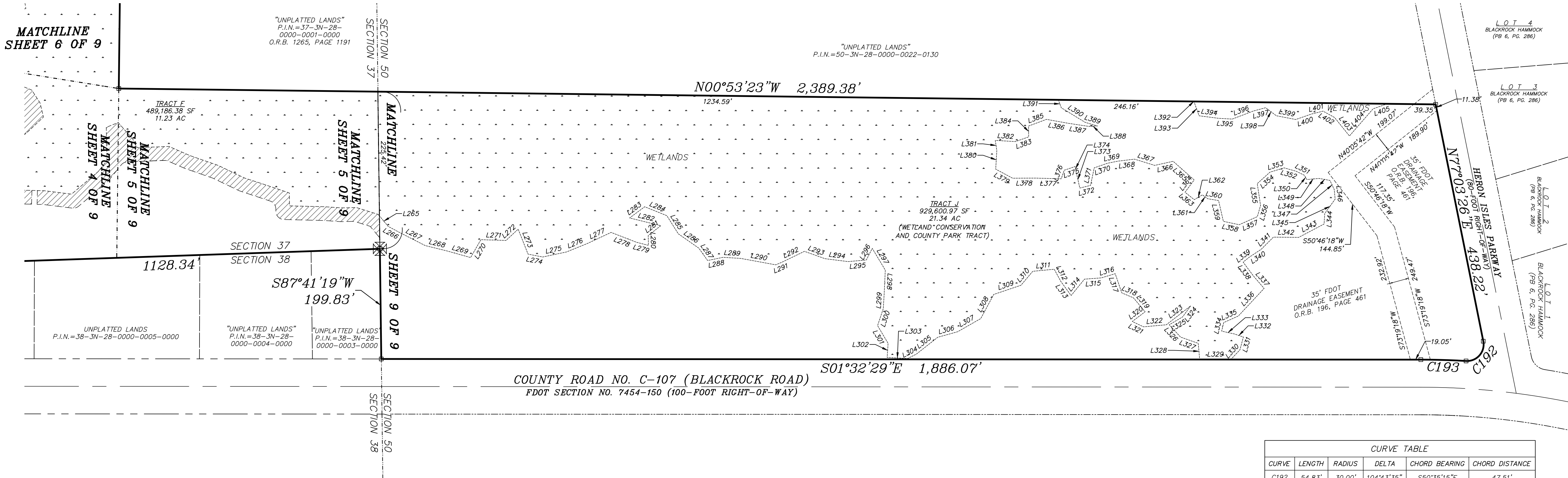
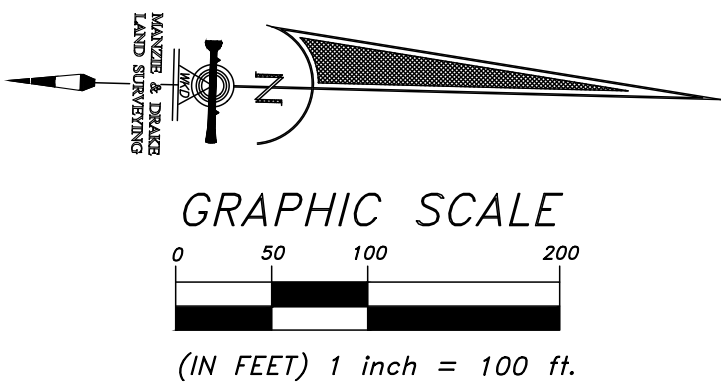
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BLACKROCK COVE, PHASE ONE

A PORTION OF SECTION 37 AND A PORTION OF THE MARGARET O'NEIL GRANT,  
SECTION 45, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L265	N48°42'02"E	24.60'	L301	N57°43'17"E	37.42'	L337	S47°36'19"W	28.69'	L373	S75°53'25"W	31.81'
L266	N26°41'57"E	20.85'	L302	S87°42'32"E	25.53'	L338	S51°42'49"W	32.33'	L374	S77°57'49"W	8.14'
L267	N25°30'12"E	54.94'	L303	N1°32'13"E	37.16'	L339	N40°26'46"W	14.26'	L375	S20°15'27"E	21.05'
L268	N12°15'37"E	40.87'	L304	N28°16'11"W	17.73'	L340	N35°00'05"W	26.15'	L376	S72°35'43"E	16.37'
L269	N14°04'24"E	44.32'	L305	N39°48'44"W	49.39'	L341	N46°32'48"W	31.04'	L377	S0°06'47"E	45.97'
L270	N61°39'35"W	37.38'	L306	N17°07'39"W	37.53'	L342	N1°07'58"W	46.02'	L378	S1°46'03"E	42.32'
L271	N0°07'12"E	45.67'	L307	N31°15'54"W	48.25'	L343	N29°24'34"W	51.97'	L379	S26°35'53"W	34.77'
L272	N44°30'03"W	30.04'	L308	N63°17'33"W	49.69'	L344	N88°07'44"W	18.91'	L380	N88°09'28"W	33.78'
L273	N66°49'05"E	48.71'	L309	N20°12'19"W	52.16'	L345	N55°49'01"W	32.34'	L381	S79°44'47"W	18.64'
L274	N9°28'37"E	27.18'	L310	N51°28'17"W	33.09'	L346	S83°11'07"W	17.44'	L382	N1°46'58"E	36.71'
L275	N13°32'20"W	43.87'	L311	N70°33'36"W	39.23'	L347	S63°07'22"W	18.36'	L383	N21°10'32"W	25.50'
L276	N23°39'18"W	41.58'	L312	N60°05'58"E	25.00'	L348	S8°44'09"W	19.92'	L384	S87°34'34"W	19.62'
L277	N26°37'35"W	46.97'	L313	N52°22'33"E	31.79'	L349	S6°45'38"E	22.20'	L385	N22°03'59"W	34.69'
L278	N19°37'58"E	49.33'	L314	N52°22'41"W	38.40'	L350	S57°08'53"W	9.11'	L386	N8°40'00"E	40.37'
L279	N12°57'34"E	22.52'	L315	N5°50'16"W	30.54'	L351	S24°28'45"W	16.36'	L387	N6°59'23"E	37.30'
L280	S86°55'43"W	17.83'	L316	N18°20'44"W	26.41'	L352	S14°16'11"W	22.72'	L388	N4°23'23"W	15.84'
L281	N39°36'03"W	29.05'	L317	N69°30'51"E	36.80'	L353	S18°27'05"E	26.97'	L389	S14°51'12"W	23.16'
L282	S12°15'50"W	58.35'	L318	N21°23'16"E	23.00'	L354	S43°35'06"E	31.00'	L390	S29°46'34"W	50.71'
L283	N38°14'01"W	34.11'	L319	N48°28'35"E	32.97'	L355	N79°48'55"E	40.04'	L391	S67°48'53"W	15.42'
L284	N20°18'12"E	43.31'	L320	S38°40'15"E	29.26'	L356	S75°36'00"E	21.10'	L392	N16°38'08"E	1.28'
L285	N56°09'00"E	38.88'	L321	N23°46'49"E	22.62'	L357	S25°37'24"E	36.05'	L393	N68°22'15"E	27.24'
L286	N33°25'24"E	45.58'	L322	N6°43'40"W	41.52'	L358	S10°25'48"W	29.40'	L394	N5°49'55"E	35.05'
L287	N53°03'50"E	27.44'	L323	N39°23'10"W	55.66'	L359	S75°25'42"W	38.73'	L395	N1°42'47"E	25.31'
L288	N13°15'46"W	28.62'	L324	S55°38'27"E	24.49'	L360	S7°30'03"W	19.97'	L396	N22°24'54"W	41.41'
L289	N1°54'39"E	32.01'	L325	S32°00'06"E	28.24'	L361	S34°50'25"W	11.90'	L397	N16°35'11"W	22.70'
L290	N8°49'35"E	64.70'	L326	N45°40'34"E	30.38'	L362	S31°57'48"E	17.22'	L398	N35°19'33"E	24.24'
L291	N24°21'01"W	11.46'	L327	N17°56'49"E	34.02'	L363	S37°10'35"W	21.44'	L399	N9°20'39"E	35.97'
L292	N27°21'21"W	46.10'	L328	N83°23'19"E	28.91'	L364	N54°57'09"W	27.81'	L400	N20°48'44"W	29.76'
L293	N18°04'31"E	39.54'	L329	N2°04'01"W	57.53'	L365	S40°01'11"W	50.95'	L401	N15°36'47"W	22.09'
L294	N5°38'48"E	42.31'	L330	N48°23'20"W	22.72'	L366	S14°03'42"E	34.27'	L402	N27°21'15"E	23.80'
L295	N6°43'09"W	33.18'	L331	N76°25'46"W	24.10'	L367	S15°33'02"W	38.38'	L403	N49°35'50"E	43.03'
L296	N64°29'43"W	23.66'	L332	S16°55'43"W	17.27'	L368	S8°26'45"E	30.34'	L404	N50°31'03"W	65.31'
L297	N57°31'36"E	46.05'	L333	S11°00'07"W	23.63'	L369	S13°00'19"E	19.60'	L405	N21°04'05"W	27.36'
L298	S88°54'04"E	40.97'	L334	N78°12'26"W	15.92'	L370	S20°45'34"E	25.15'			
L299	S88°12'01"E	28.89'	L335	N25°47'54"W	29.19'	L371	S79°42'08"E	32.52'			
L300	S72°59'03"E	32.61'	L336	N48°33'20"W	68.50'	L372	S15°29'58"E	20.06'			



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C192	54.83'	30.00'	104°43'35"	S50°35'15"E	47.51'
C193	82.13'	1414.55'	37°19'36"	S0°06'44"W	82.12'