

Tributary Phase 1A Unit Five

A PORTION OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA.

CAPTION

A PORTION OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF THE PLAT OF TRIBUTARY PHASE 1A UNIT ONE, AS RECORDED IN OFFICIAL RECORDS BOOK 2378, PAGES 217 THROUGH 228, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG THE WESTERLY LINE OF SAID PLAT OF TRIBUTARY PHASE 1A UNIT ONE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 07°58'48" WEST, 808.02 FEET; COURSE NO. 2: SOUTH 39°55'08" WEST, 107.72 FEET; COURSE NO. 3: SOUTH 67°13'12" WEST, 175.62 FEET, TO THE NORTHERLY LINE OF THE PLAT OF TRIBUTARY PHASE 1A UNIT FOUR, AS RECORDED IN OFFICIAL RECORDS BOOK 2498, PAGES 240 THROUGH 247, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE WESTERLY, SOUTHWESTERLY, NORTHWESTERLY, NORTHERLY, SOUTHEASTERLY AND SOUTHERLY ALONG LAST SAID LINE, RUN THE FOLLOWING TWENTY (20) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 70°04'54" WEST, 250.23 FEET; COURSE NO. 2: SOUTH 60°57'04" WEST, 120.75 FEET; COURSE NO. 3: NORTH 29°02'56" WEST, 84.31 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 34.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 101°4'45" EAST, 31.67 FEET; COURSE NO. 5: NORTH 40°38'09" WEST, 50.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 6: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°44'36" WEST, 32.27 FEET; COURSE NO. 7: SOUTH 39°56'47" WEST, 50.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 8: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 32.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°49'32" WEST, 40.66 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 9: SOUTH 48°16'13" WEST, 120.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 10: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 105.00 FEET, AN ARC DISTANCE OF 21.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°33'36" WEST, 21.33 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 11: NORTH 53°23'25" WEST, 171.68 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 12: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 445.00 FEET, AN ARC DISTANCE OF 118.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°46'32" WEST, 137.93 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 13: NORTH 38°09'40" WEST, 169.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 14: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 44.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°49'32" WEST, 40.66 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 15: SOUTH 56°30'36" WEST, 29.03 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 16: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°30'36" WEST, 42.43 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 17: SOUTH 33°29'24" EAST, 495.00 FEET; COURSE NO. 18: SOUTH 56°30'36" WEST, 120.00 FEET; COURSE NO. 19: SOUTH 50°22'42" WEST, 50.29 FEET; COURSE NO. 20: SOUTH 56°30'36" WEST, 262.10 FEET; THENCE NORTH 27°31'22" WEST, 686.98 FEET; THENCE NORTH 32°37'21" WEST, 506.91 FEET; THENCE NORTH 75°44'15" WEST, 78.25 FEET; THENCE SOUTH 45°18'42" WEST, 84.49 FEET; THENCE NORTH 44°41'18" WEST, 170.00 FEET; THENCE NORTH 45°18'42" EAST, 57.82 FEET; THENCE NORTH 44°41'18" WEST, 137.93 FEET; THENCE NORTH 07°13'05" EAST, 454.68 FEET, TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 200 (A1A) (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE EASTERLY AND NORTHERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 (A1A), RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 82°46'55" EAST, 1152.28 FEET; COURSE NO. 2: NORTH 07°13'05" EAST, 34.00 FEET; COURSE NO. 3: SOUTH 82°46'55" EAST, 1093.38 FEET, TO THE POINT OF BEGINNING.

CONTAINING 53.35 ACRES, MORE OR LESS.

GENERAL NOTES

- "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 MAYBE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF TRACT 34 (TRIBUTARY PHASE 1A UNIT 1), AS NORTH 71°34'59" EAST, PER SAID PLAT, AND ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (NAD 1983 1990 NGS ADJUSTMENTS). COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE EAST ZONE OF FLORIDA (NAD 1983 1990 NGS ADJUSTMENT), AND WERE ESTABLISHED BY CONVENTIONAL SURVEYING MEANS WITH AN ERROR OF CLOSURE NOT EXCEEDING (1:20,000).
- REFERENCE BENCHMARK: BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) AND ARE REFERENCED TO A NAIL AND DISK IN 9" PINE, ELEV=13.55 (NAVD88)-REFERENCED FROM FLORIDA DEPARTMENT OF TRANSPORTATION CAICE DATABASE 7202007.
- THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS THE DATE OF RECORDING IS "PUD", "PLANNED UNIT DEVELOPMENT".
- BUILDING RESTRICTION SETBACK LINES SHALL BE IN ACCORDANCE WITH PUD ORDINANCE NO. 2006-68, AS AMENDED AND CURRENTLY ARE AS FOLLOWS: BUILDING RESTRICTION LINE (B.R.L.):
FRONT YARD-----FIFTEEN (15) FEET
FRONT YARD (WITH GARAGE FACING R/W)---TWENTY (20) FEET (SHOWN HEREON)
FRONT YARD (WITH PORCHES 1/2 THE WIDTH OF MAIN STRUCTURE)---TEN (10) FEET
SIDE YARD-----FIVE (5) FEET
SIDE STREET YARD-----FIVE (5) FEET
REAR YARD-----FIVE (5) FEET
MAXIMUM LOT COVERAGE WILL BE 75%.
- THE LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY GOVERNMENT.
- THIS PROPERTY IS SUBJECT TO STORM SURGE INUNDATION DURING A CATEGORY 3, 4 & 5 HURRICANE ACCORDING TO THE STORM SURGE ATLAS FOR NASSAU COUNTY PER MAP PROVIDED BY NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL.
- THE JURISDICTIONAL WETLANDS SHOWN HEREON ARE ACCORDING TO A MAP OF SAID WETLANDS PRODUCED BY THIS FIRM, DATED 11/17/2004 AND REVISED 2/28/2008. THE WETLANDS DETERMINATION AND FLAGGING WAS PERFORMED BY ENVIRONMENTAL SERVICES, INC.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATER WARD 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 THE TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- TOTAL NUMBER OF LOTS: 102 LOTS, 9 TRACTS, IN THIS PHASE.
- TOTAL ACREAGE: 53.35 ACRES ±
- OWNERS: THREE RIVERS DEVELOPERS, LLC.
- PARCEL IDENTIFICATION NUMBER: A PORTION OF 10-2N-26-0000-0001-0020
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND FLOOD ZONE "A" (SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON FLOOD INSURANCE RATE MAPS 120890330F, COMMUNITY NO. 120170, DATED DECEMBER 17, 2010. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) HAS BEEN APPROVED BY FEMA (CASE NO. 20-04-2570R, ISSUE DATE: SEPTEMBER 4, 2020).
- "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 SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE 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."
- ALL STREETS WILL BE PAVED AND DRAINED, BEFORE ANY LOTS ARE SOLD.
- ALL CONSERVATION EASEMENTS SHOWN HEREON HAVE THAT MEANING PRESCRIBED BY § 704.06, F.S. (SEC. 37.03(C) LDC)
- THE NUMBERING OF LOTS ON THIS PLAT INCLUDES LOTS NUMBERED 385 THROUGH AND INCLUDING 486.
- THE NUMBERING OF TRACTS ON THIS PLAT INCLUDES TRACTS NUMBERED 96 THROUGH AND INCLUDING 104.
- REFERENCE ORDINANCE NO. 2006-68, AS AMENDED, FOR SPECIFIC REQUIREMENTS RELATING TO ATTACHED GARAGE PLACEMENT.

AVERAGE UPLAND BUFFER WIDTH TABLE		
REQUIRED AREA AT 25' (S.F.)	PROVIDED AREA (S.F.)	PROVIDED AVERAGE BUFFER
140,857 S.F.	84,405 S.F.	16.92'

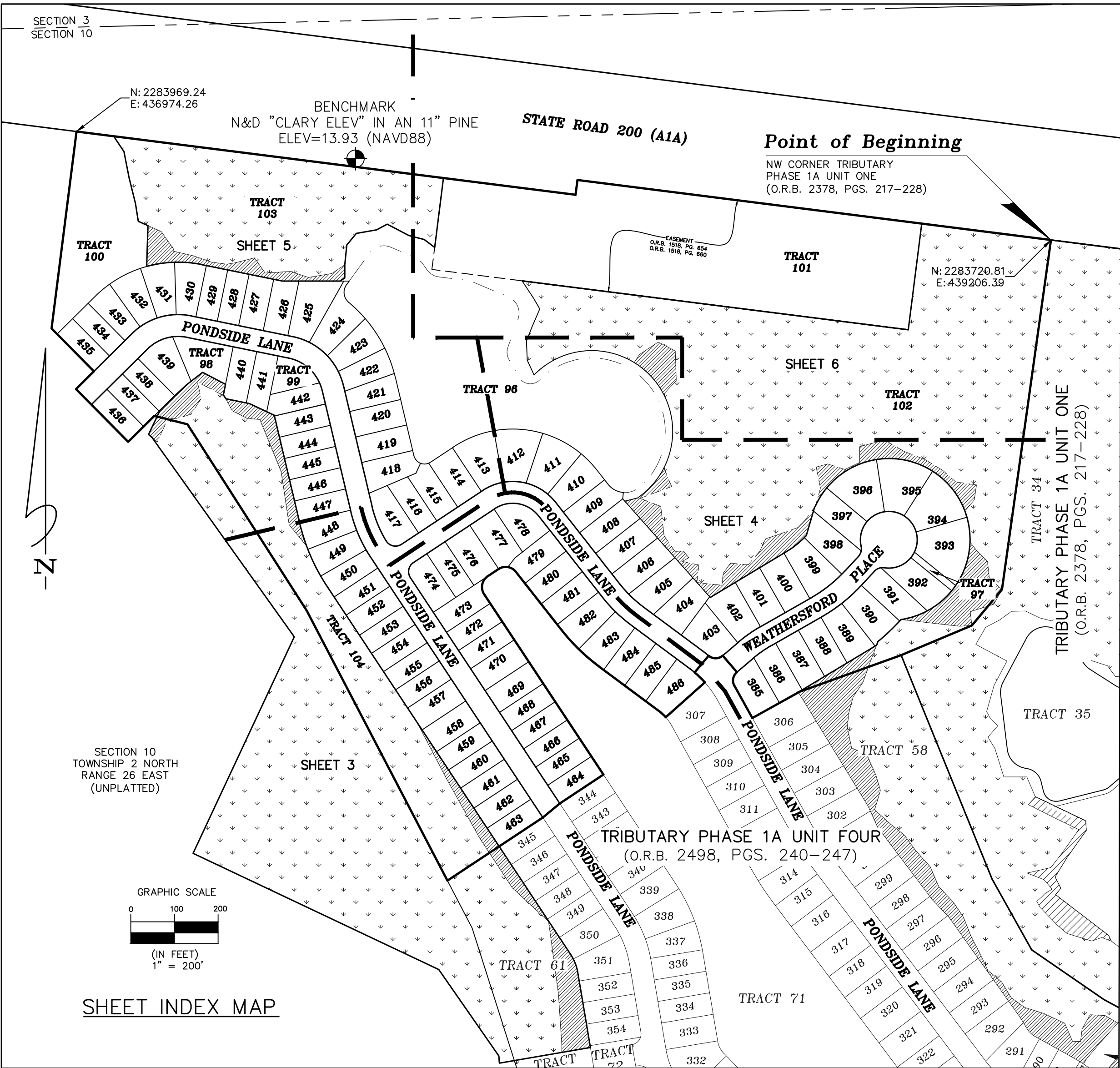
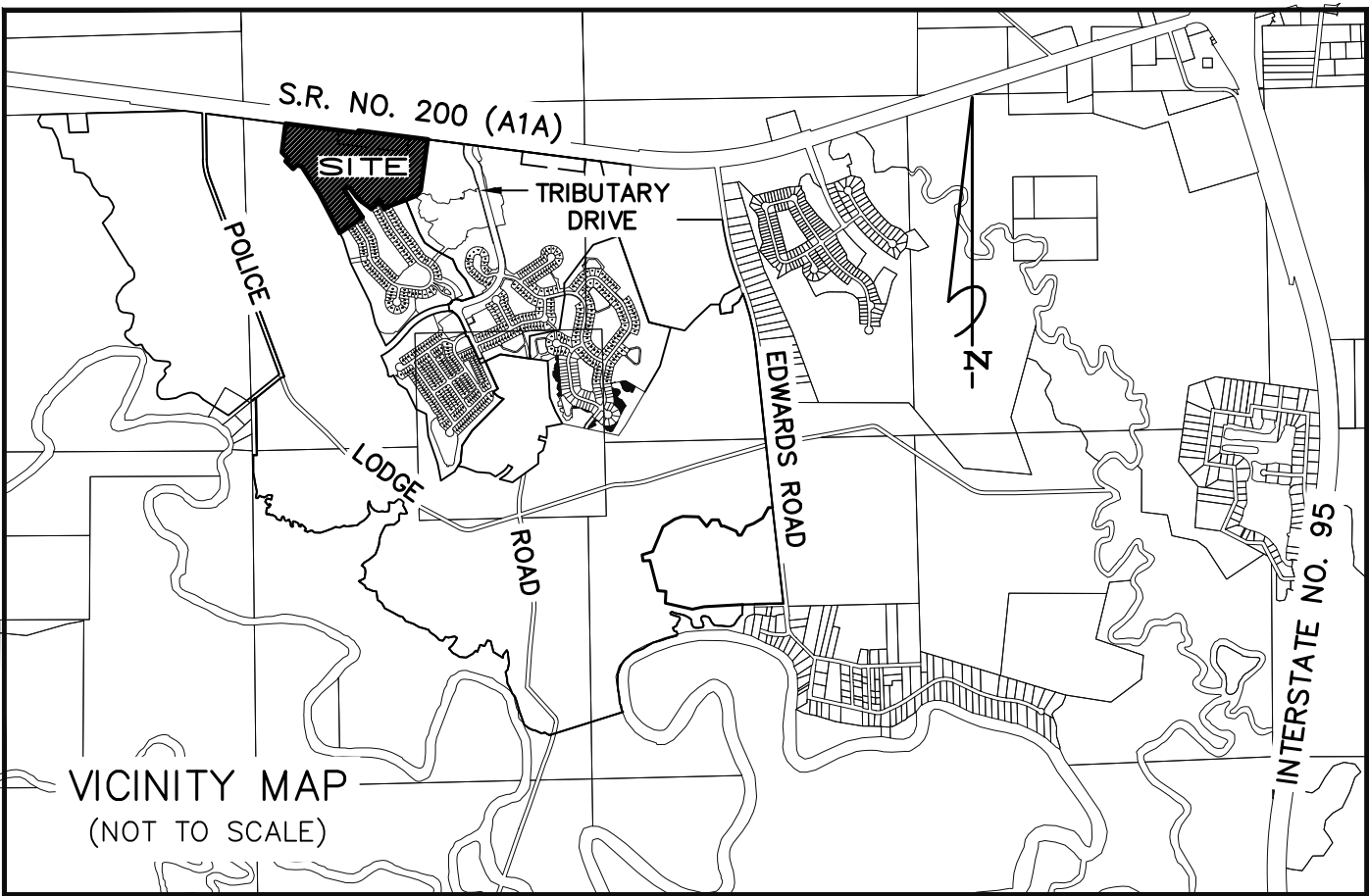
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/SHE HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS ____ DAY OF _____, 2023.

MICHAEL J. COLLIGAN
FLORIDA REGISTERED LAND SURVEYOR NO. 6788
CLARY AND ASSOCIATES
L.B. NO. 3731
3830 CROWN POINT ROAD JACKSONVILLE, FLORIDA 32257

TRACT PURPOSE TABLE	
TRACT	PURPOSE
96	STORMWATER MANAGEMENT FACILITY/ ACCESS/ LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ RECREATION/ SIGNAGE
97	ACCESS/ LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ SIGNAGE
98	LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ SIGNAGE
99	PARK/ LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ SIGNAGE
100	FUTURE DEVELOPMENT
101	F.D.O.T. PERPETUAL EASEMENT
102	CONSERVATION
103	CONSERVATION
104	CONSERVATION



LEGEND

R/W = RIGHT OF WAY
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG(S). = PAGE(S)
CH. = CHORD DISTANCE
R. = RADIUS
Δ. = DELTA ANGLE
L. = ARC LENGTH
C. = CENTERLINE
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
N.T. = POINT OF NON TANGENCY
B.R.L. = BUILDING RESTRICTION LINE
C1. = TABULATED CURVE DATA
L1. = TABULATED LINE DATA
F.P.L.E. = FLORIDA POWER & LIGHT NON-EXCLUSIVE ELECTRIC EASEMENT
JEA-M.E. = JEA METER EASEMENT
ELEV. = ELEVATION
T.L.O. = THE LINE ONLY
ATB. = APPROXIMATE TOP OF BANK
S.F. = SQUARE FEET
S.M.F. = STORMWATER MANAGEMENT FACILITY
P.R.M. = PERMANENT REFERENCE MARKS
(R) = LOT LINE RADIAL TO R/W
(TYP.) = TYPICAL
NAVD. = NORTH AMERICAN VERTICAL DATUM
U.A.E. = UNOBSTRUCTED ACCESS EASEMENT

C.E. = CONSERVATION EASEMENT
D.E. = DRAINAGE EASEMENT
A.T.B. = APPROXIMATE TOP OF BANK
NO. = NUMBER
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
M.A.B. = MAINTENANCE ACCESS BUFFER
--- = BUILDING RESTRICTION LINE (B.R.L.)
● = PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731
□ = 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
UNLESS OTHERWISE NOTED
○ = 5/8" IRON ROD WITH CAP "P.R.M. LB 3731"
UNLESS OTHERWISE NOTED
⊕ = BENCH MARK

Denotes Jurisdictional Wetlands
Denotes Upland Buffer (Natural Vegetative Upland Buffer)

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 PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEM.

COUNTY HEALTH DEPARTMENT

DIRECTOR OF ENGINEERING SERVICES 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. 2023.

DIRECTOR OF ENGINEERING SERVICES

CHIEF OF THE FIRE-RESCUE DEPARTMENT

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

CHIEF OF THE FIRE-RESCUE DEPARTMENT

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.

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

COUNTY PLANNER

TAX COLLECTOR'S CERTIFICATE

PARCEL IDENTIFICATION NUMBER: 10-2N-26-0000-0001-0020 AD-VALOREM TAXES ARE PAID IN FULL ON ALL PARCELS DESCRIBED ON THIS PLAT FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT.
SIGNED THIS ____ DAY OF _____, A.D. 2023.

TAX COLLECTOR, NASSAU COUNTY, FLORIDA

CERTIFICATE OF COUNTY ATTORNEY

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

MICHAEL S. MULLIN, ATTORNEY
FLORIDA BAR NO. - 301094

COMMISSIONERS APPROVAL

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

CHAIRMAN OF THE BOARD OF COMMISSIONERS

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORD IN OFFICIAL RECORDS BOOK ____ PAGE ____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA ON THIS ____ DAY OF _____, A.D. 2023.

CLERK OF THE CIRCUIT COURT STATE OF FLORIDA

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

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

SURVEYOR/MAPPER DATE

PRINT NAME: _____

FLORIDA REGISTRATION NO. _____

TITLE CERTIFICATION

WE, _____, A TITLE COMPANY, 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 THREE RIVERS DEVELOPERS, 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.

TITLE COMPANY REPRESENTATIVE DATE

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

Tributary Phase 1A Unit Five
A PORTION OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA.

APOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, THREE RIVERS DEVELOPERS ("TRD"), LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT" AND COLLECTIVELY WITH TRD, "OWNER") ARE COLLECTIVELY THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS TRIBUTARY PHASE 1A UNIT FIVE, 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.

ALL ROAD RIGHTS OF WAY DESIGNATED ON THIS PLAT AS AVENUES, CIRCLES, COURTS, DRIVES, LANES, PLACES, STREETS, AND WAYS, INCLUDING, WITHOUT LIMITATION, WEATHERSFORD PLACE AND PONDSIDE LANE ARE HEREBY CONVEYED AND DEDICATED TO THE DISTRICT, FOR THE USES AND PURPOSES STATED HEREON AND THE PERPETUAL USE OF THE PUBLIC. THE DISTRICT SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF SUCH ROAD RIGHTS OF WAY AND NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY, FLORIDA TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

OWNER HEREBY RETAINS TITLE TO TRACT 96 (STORMWATER MANAGEMENT FACILITY/ ACCESS/ LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ SIGNAGE), TRACT 97 (ACCESS/ LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ SIGNAGE), TRACT 98 (LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ SIGNAGE), TRACT 99 (PARK/ LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ SIGNAGE), TRACT 100 (FUTURE DEVELOPMENT), TRACT 101 (F.D.O.T. PERPETUAL EASEMENT), AND TRACTS 102, 103 & 104 (CONSERVATION); PROVIDED HOWEVER, OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING, WITHOUT LIMITATION, A HOMEOWNERS' OR PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, THE DISTRICT, OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT. SAID TRACTS 102, 103 AND 104 ARE SUBJECT TO A DEED OF CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WITH THIRD PARTY BENEFICIARY RIGHTS IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS, RECORDED IN OFFICIAL RECORDS BOOK 2504, PAGE 1455 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA ("PUBLIC RECORDS"). SAID TRACT 101 IS SUBJECT TO A PERPETUAL EASEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED IN OFFICIAL RECORDS BOOK 1518, PAGE 654 OF THE PUBLIC RECORDS.

OWNER HEREBY GRANTS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ALL OF THE ROAD RIGHTS OF WAY TO ALL FUTURE OWNERS OF LOTS WITHIN THE SUBDIVISION FOR INGRESS AND EGRESS TO THEIR RESPECTIVE LOTS FROM PUBLIC RIGHTS OF WAY.

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 JEA'S 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.

THOSE EASEMENTS DESIGNATED AS "JEA METER EASEMENTS" (JEA-M.E.) ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR METERS ASSOCIATED WITH WATER REUSE, WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENT AREAS.

OWNER HEREBY IRREVOCABLY GRANTS TO FLORIDA POWER & LIGHT, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE TEN-FOOT (10') EASEMENT (F.P.L.E.) ALONG THE FRONT OF EACH LOT, AND THE PERIMETER OF ALL TRACTS WHERE SHOWN ON THIS PLAT 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.

OWNER HEREBY DEDICATES TO THE DISTRICT ALL PUBLIC DRAINAGE EASEMENTS (D.E.), SHOWN ON THIS PLAT, TOGETHER WITH THE OBLIGATION OF THE DISTRICT TO MAINTAIN AND OPERATE SUCH DRAINAGE EASEMENTS AND ALL DRAINAGE FACILITIES LOCATED THEREIN.

OWNER HEREBY GRANTS TO FLORIDA PUBLIC UTILITIES COMPANY, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT OVER, UPON AND UNDER ALL OF THE ROAD RIGHTS OF WAY SHOWN ON THIS PLAT FOR THE INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF ITS NATURAL GAS DISTRIBUTION SYSTEM AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION.

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. NOTWITHSTANDING THE FOREGOING, ONLY NON-EXCLUSIVE PLATTED UTILITY EASEMENTS, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

IN WITNESS WHEREOF, THREE RIVERS DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS VICE PRESIDENT.

THIS _____ DAY OF _____, A.D., 20____

THREE RIVERS DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ WITNESS: _____
LIAM O'REILLY, VICE PRESIDENT PRINT: _____
WITNESS: _____
PRINT: _____

NOTARY FOR THREE RIVERS DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

STATE: _____
COUNTY: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, A.D., BY LIAM O'REILLY, VICE PRESIDENT OF THREE RIVERS DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC, STATE OF FLORIDA
TYPE OR PRINT NAME: _____
COMMISSION # _____
MY COMMISSION EXPIRES _____

TRACT PURPOSE TABLE	
TRACT	PURPOSE
96	STORMWATER MANAGEMENT FACILITY/ ACCESS/ LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ RECREATION/ SIGNAGE
97	ACCESS/ LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ SIGNAGE
98	LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ SIGNAGE
99	PARK/ LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ SIGNAGE
100	FUTURE DEVELOPMENT
101	F.D.O.T. PERPETUAL EASEMENT
102	CONSERVATION
103	CONSERVATION
104	CONSERVATION

MORTGAGEE'S CONSENT.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 2283, PAGE 1482 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, ENCUMBERING A PORTION OF THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN AND AGREES THAT THE MORTGAGE DOCUMENTS SHALL BE SUBORDINATED TO SAID DEDICATIONS.

FIDELITY LAND, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ WITNESS: _____
NAME: JAMES BAVOUSET PRINT: _____
TITLE: VICE PRESIDENT WITNESS: _____
PRINT: _____

NOTARY FOR FIDELITY LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY

STATE: _____
COUNTY: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, A.D., BY JAMES BAVOUSET, AS VICE PRESIDENT OF FIDELITY LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS _____ PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA
TYPE OR PRINT NAME: _____
COMMISSION # _____
MY COMMISSION EXPIRES _____

MORTGAGEE'S CONSENT.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN DEPOSIT RELEASE MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 2410, PAGE 1415 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, ENCUMBERING A PORTION OF THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN AND AGREES THAT THE MORTGAGE DOCUMENTS SHALL BE SUBORDINATED TO SAID DEDICATIONS.

LENNAR HOMES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ WITNESS: _____
NAME: _____ PRINT: _____
TITLE: _____ WITNESS: _____
PRINT: _____

NOTARY FOR LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

STATE: _____
COUNTY: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, A.D., BY _____, AS _____ OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS _____ PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA
TYPE OR PRINT NAME: _____
COMMISSION # _____
MY COMMISSION EXPIRES _____

THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT

A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES

BY: _____ WITNESS: _____
LIAM O'REILLY, CHAIR, BOAD OF SUPERVISORS PRINT: _____
WITNESS: _____
PRINT: _____

NOTARY FOR THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT

STATE: _____
COUNTY: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, A.D., BY LIAM O'REILLY, CHAIR, BOAD OF SUPERVISORS OF THREE RIVERS COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ON BEHALF OF THE CDD, WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC, STATE OF FLORIDA
TYPE OR PRINT NAME: _____
COMMISSION # _____
MY COMMISSION EXPIRES _____

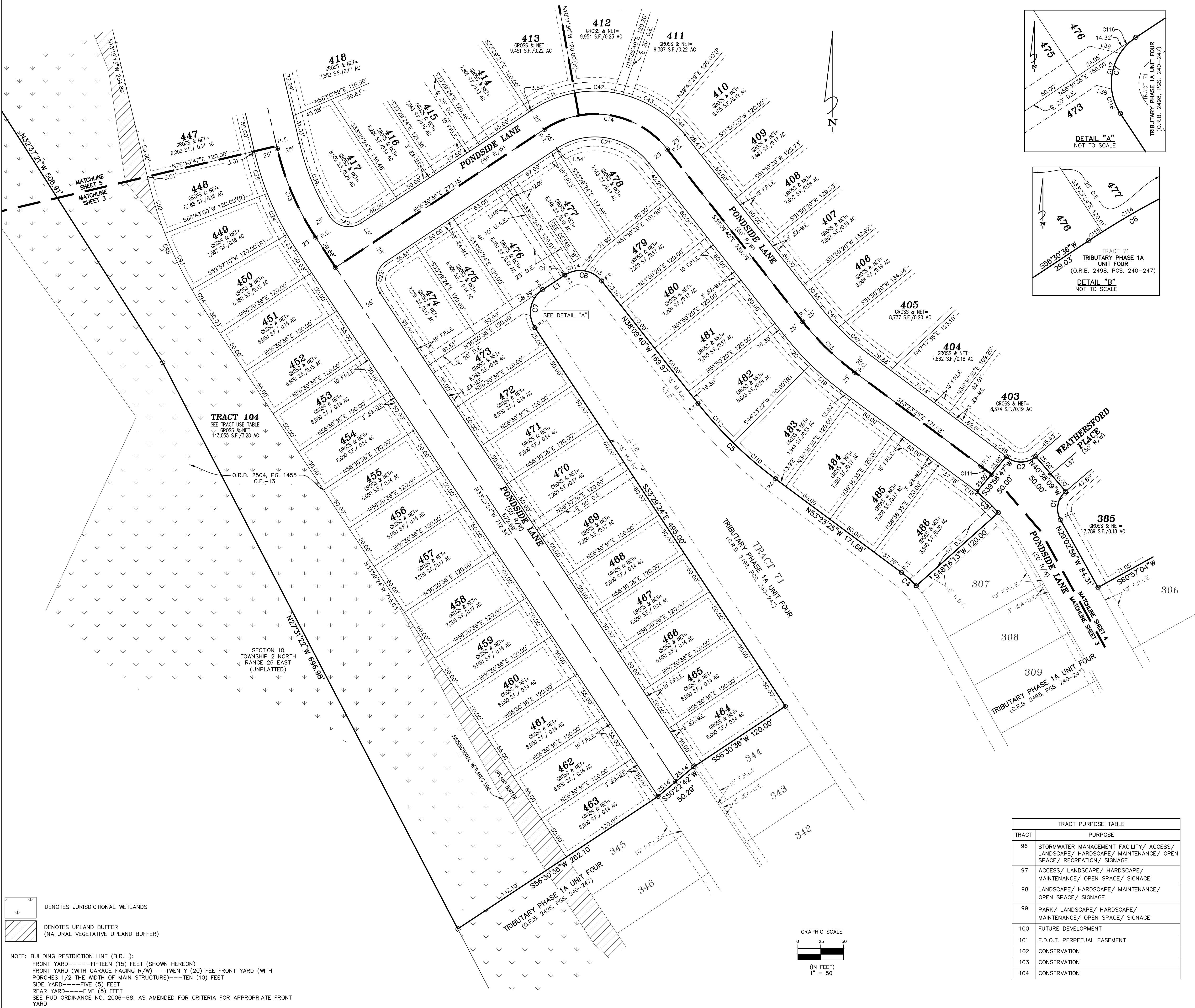
Tributary Phase 1A Unit Five

A PORTION OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK

PAGE

SHEET 3 OF 6 SHEETS
SEE SHEET 1 FOR GENERAL NOTES & LEGEND



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	25.00'	34.29'	78°35'22"	N101°4'45"E
C2	25.00'	35.08'	80°24'21"	S89°44'36"W
C3	225.00'	32.69'	81°9'26"	S45°53'30"E
C4	105.00'	21.37'	11°39'38"	N47°33'36"W
C5	445.00'	118.28'	151°3'44"	N45°46'32"W
C6	30.00'	44.68'	85°19'44"	N80°49'32"W
C7	30.00'	47.12'	90°00'00"	S11°30'36"W
C13	300.00'	105.61'	201°01'11"	S23°24'18"E
C14	100.00'	148.93'	85°19'44"	N80°49'32"W
C15	300.00'	79.74'	151°3'44"	S45°46'32"E
C18	225.00'	13.10'	3°20'12"	N51°43'19"W
C19	325.00'	44.13'	7°46'47"	N49°30'01"W
C20	325.00'	42.25'	7°26'58"	N41°53'09"W
C21	75.00'	111.70'	85°19'44"	N80°49'32"W
C22	25.00'	39.27'	90°00'00"	S11°30'36"W
C23	325.00'	19.53'	3°26'34"	N31°46'07"W
C24	325.00'	49.71'	8°45'50"	N25°39'55"W
C25	325.00'	45.17'	7°57'47"	N17°18'06"W
C39	275.00'	85.43'	17°47'56"	S22°31'11"E
C40	25.00'	40.30'	92°22'15"	S77°18'16"E
C41	125.00'	50.83'	23°17'48"	N68°09'30"E
C42	125.00'	52.80'	24°12'06"	S88°05'33"E
C43	125.00'	56.10'	25°42'59"	S63°08'00"E
C44	125.00'	26.43'	12°06'50"	S44°3'05"E
C45	275.00'	29.40'	6°07'29"	S41°13'25"E
C47	275.00'	43.70'	9°06'16"	S48°50'17"E
C48	275.00'	16.01'	3°20'12"	S51°43'19"E
C92	445.00'	61.85'	7°57'47"	S17°18'06"E
C93	445.00'	68.07'	8°45'50"	S25°39'55"E
C94	445.00'	26.74'	3°26'34"	S31°46'07"E
C95	445.00'	156.65'	201°01'11"	S23°24'18"E
C110	445.00'	60.42'	7°46'47"	S49°30'01"E
C112	445.00'	57.86'	7°26'58"	S41°53'09"E
C113	30.00'	22.46'	42°54'01"	N59°36'41"W
C114	30.00'	21.63'	41°18'38"	S78°17'00"W
C115	30.00'	0.59'	1°07'04"	S57°04'08"W
C116	30.00'	12.33'	23°33'14"	S44°43'59"W
C117	30.00'	20.39'	38°56'33"	S13°29'06"W
C118	30.00'	14.40'	27°30'13"	S19°44'17"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S56°30'36"W	29.03'
L8	S38°02'28"W	26.90'
L38	S76°30'54"E	8.41'
L39	S76°30'54"E	17.10'

TRACT PURPOSE TABLE	
TRACT	PURPOSE
96	STORMWATER MANAGEMENT FACILITY/ ACCESS/ LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ RECREATION/ SIGNAGE
97	ACCESS/ LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ SIGNAGE
98	LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ SIGNAGE
99	PARK/ LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ SIGNAGE
100	FUTURE DEVELOPMENT
101	F.D.O.T. PERPETUAL EASEMENT
102	CONSERVATION
103	CONSERVATION
104	CONSERVATION

Tributary Phase 1A Unit Five

A PORTION OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK

PAGE

SHEET 4 OF 6 SHEETS
SEE SHEET 1 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00'	34.29'	78°35'22"	N10°14'45"E	31.67'
C2	25.00'	35.08'	80°24'21"	S89°44'36"W	32.27'
C3	225.00'	32.69'	8°19'26"	S45°53'30"E	32.66'
C14	100.00'	148.93'	85°19'44"	N80°49'32"W	135.54'
C15	300.00'	79.74'	15°13'44"	S45°46'32"E	79.50'
C16	300.00'	56.28'	10°44'59"	S54°54'55"W	56.20'
C17	350.00'	106.06'	17°21'45"	N51°36'31"E	105.66'
C18	225.00'	13.10'	3°20'12"	N51°43'19"W	13.10'
C19	325.00'	44.13'	7°46'47"	N49°30'01"W	44.10'
C20	325.00'	42.25'	7°26'58"	N41°53'09"W	42.23'
C21	75.00'	111.70'	85°19'44"	N80°49'32"W	101.66'
C41	125.00'	50.83'	2°31'48"	N68°09'30"E	50.48'
C42	125.00'	52.80'	2°41'20"	S88°05'33"E	52.41'
C43	125.00'	56.10'	2°54'59"	S63°08'00"E	55.63'
C44	125.00'	26.43'	12°06'50"	S44°13'05"E	26.38'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C45	275.00'	29.40'	6°07'29"	S41°13'25"E	29.38'
C47	275.00'	43.70'	9°06'16"	S48°50'17"E	43.65'
C48	275.00'	16.01'	3°20'12"	S51°43'19"E	16.01'
C49	275.00'	48.86'	10°10'50"	N55°11'59"E	48.80'
C50	495.00'	69.32'	8°01'25"	N46°38'02"E	69.26'
C51	495.00'	4.56'	0°31'38"	N42°21'30"E	4.56'
C52	185.41'	63.58'	19°38'55"	N71°42'43"E	63.27'
C53	185.41'	72.98'	22°33'12"	N50°36'40"E	72.51'
C54	185.41'	15.01'	4°38'21"	N37°00'53"E	15.01'
C55	185.41'	163.95'	50°39'42"	N09°21'51"E	158.66'
C56	185.41'	134.42'	41°32'10"	N78°18'38"W	131.49'
C57	185.41'	133.96'	41°23'39"	S60°13'28"W	131.06'
C58	185.41'	49.68'	15°21'01"	S31°51'07"W	49.53'
C59	194.11'	51.14'	15°05'41"	S51°52'54"W	50.99'
C60	50.00'	41.02'	47°00'33"	N61°39'57"W	39.88'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C61	245.00'	51.80'	12°06'50"	N44°13'05"W	51.70'
C62	245.00'	100.35'	23°28'02"	N62°00'32"W	99.65'
C63	245.00'	113.11'	26°27'03"	N86°58'04"W	112.10'
C64	245.00'	99.62'	23°17'46"	S68°09'31"W	98.93'
C75	325.00'	60.98'	10°44'59"	N54°54'55"E	60.89'
C76	325.00'	88.84'	15°39'43"	N52°27'33"E	88.56'
C77	325.00'	9.65'	1°42'03"	N43°46'40"E	9.65'
C78	25.00'	13.92'	31°53'44"	N26°58'47"E	13.74'
C79	25.00'	10.63'	24°21'20"	N01°08'45"W	10.55'
C80	65.00'	60.34'	53°11'28"	N13°16'19"E	58.20'
C81	65.00'	46.89'	41°20'06"	N60°32'06"E	45.88'
C82	65.00'	46.89'	41°20'01"	S78°07'50"E	45.88'
C83	65.00'	46.89'	41°20'02"	S36°47'49"E	45.88'
C84	65.00'	47.40'	41°46'56"	S04°45'40"W	46.36'
C85	65.00'	15.14'	13°20'33"	S32°19'25"W	15.10'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C86	65.00'	68.28'	60°11'02"	S69°05'12"W	65.18'
C87	25.00'	7.64'	17°30'53"	N89°34'44"W	7.61'
C88	25.00'	16.90'	38°44'11"	S62°17'44"W	16.58'
C89	375.00'	59.03'	9°01'08"	S47°26'13"W	58.97'
C90	375.00'	54.61'	8°20'37"	S56°07'06"W	54.56'
C91	275.00'	2.73'	0°34'09"	S49°49'30"W	2.73'
C103	245.00'	364.87'	85°19'44"	N80°49'32"W	332.07'
C104	194.11'	3.38'	0°59'51"	N43°50'08"E	3.38'
C105	194.11'	54.52'	16°05'32"	N51°22'59"E	54.34'
C106	185.41'	134.54'	41°34'32"	N36°45'16"W	131.61'
C107	495.00'	73.87'	8°33'03"	N46°22'13"E	73.81'
C108	185.41'	768.12'	23°21'34"	N37°08'36"W	325.33'
C109	185.00'	617.72'	191°18'46"	N40°06'03"W	368.20'
C111	250.00'	14.56'	3°20'12"	N51°43'19"W	14.56'

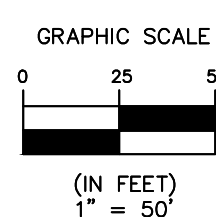
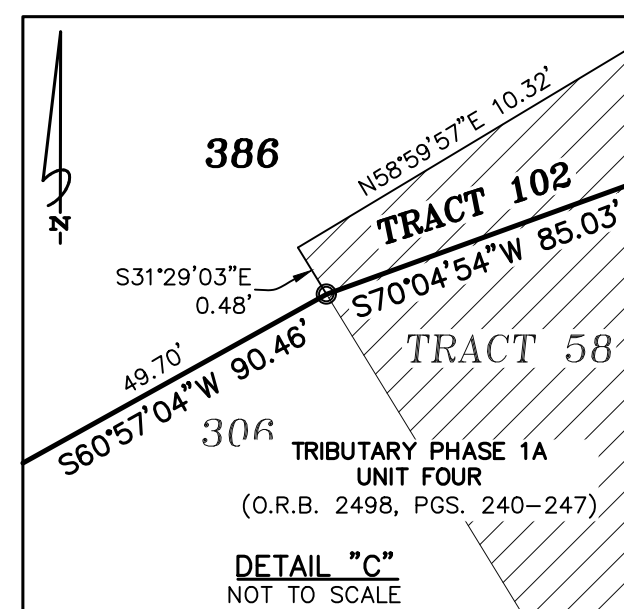
LINE TABLE		
LINE	BEARING	DISTANCE
L9	N05°55'41"E	14.62'
L10	S43°20'13"W	3.08'
L11	S36°30'37"W	3.25'
L12	S31°29'03"E	0.48'
L13	N18°25'40"E	8.07'
L14	N75°59'14"E	30.30'
L15	N24°52'06"W	37.21'
L16	N02°24'08"W	44.37'
L17	N21°44'39"E	34.28'
L37	N49°32'26"E	47.97'



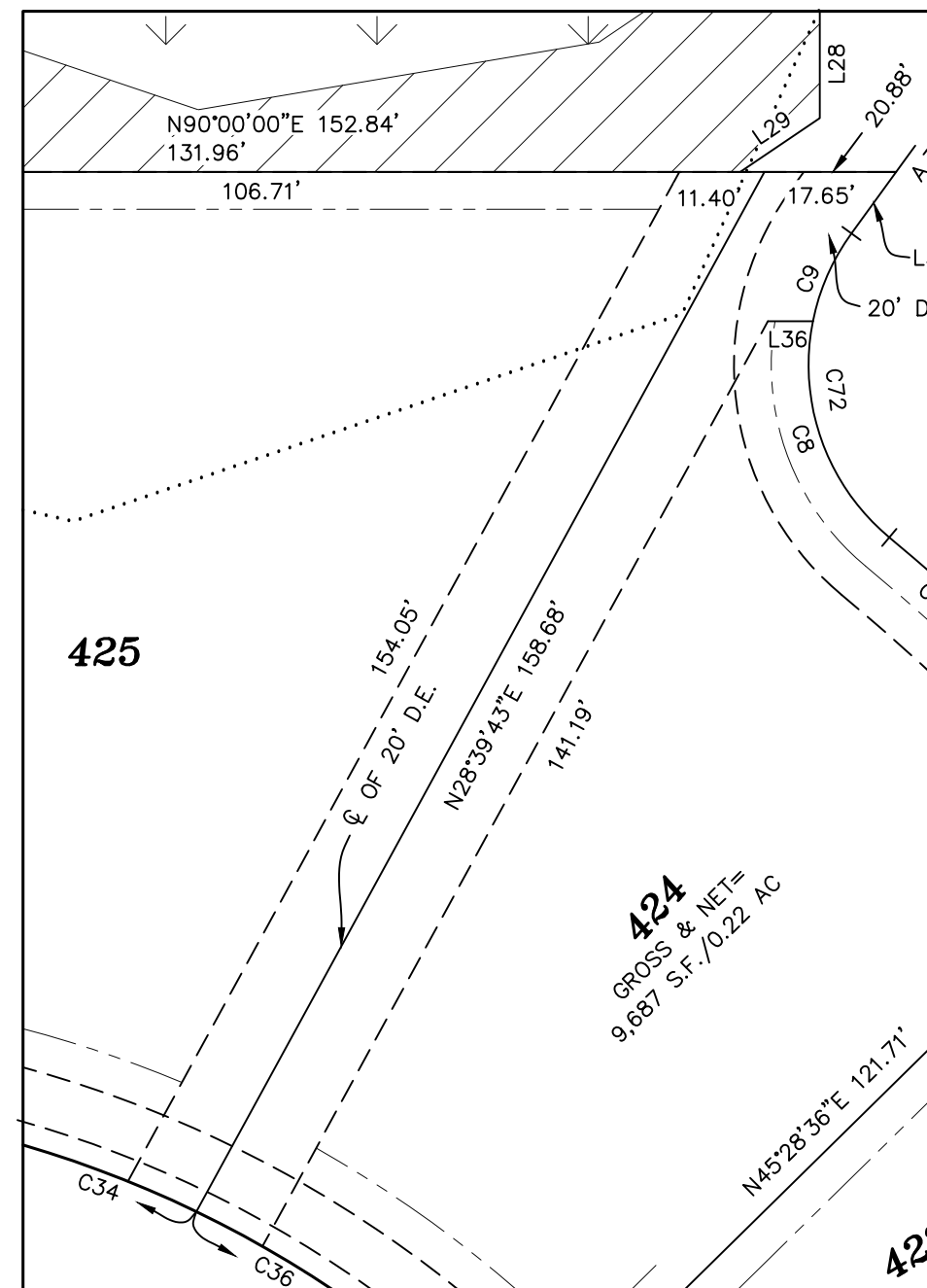
TRACT PURPOSE TABLE	
TRACT	PURPOSE
96	STORMWATER MANAGEMENT FACILITY/ ACCESS/ LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ RECREATION/ SIGNAGE
97	ACCESS/ LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ SIGNAGE
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99	PARK/ LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ SIGNAGE
100	FUTURE DEVELOPMENT
101	F.D.O.T. PERPETUAL EASEMENT
102	CONSERVATION
103	CONSERVATION
104	CONSERVATION

- DENOTES JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)

NOTE: BUILDING RESTRICTION LINE (B.R.L.):
FRONT YARD-----FIFTEEN (15) FEET (SHOWN HEREON)
FRONT YARD (WITH GARAGE FACING R/W)-----TWENTY (20) FEETFRONT YARD (WITH PORCHES 1/2 THE WIDTH OF MAIN STRUCTURE)-----TEN (10) FEET
SIDE YARD-----FIVE (5) FEET
REAR YARD-----FIVE (5) FEET
SEE PUD ORDINANCE NO. 2006-68, AS AMENDED FOR CRITERIA FOR APPROPRIATE FRONT YARD

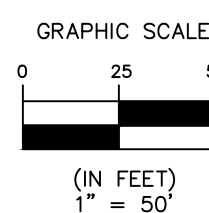


A PORTION OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C8	30.00'	32.23'	63'13"8"	S19°28'49"E	30.70'
C9	30.00'	12.95'	24°44'20"	S23°40'02"W	12.85'
C11	125.00'	122.64'	56°12'58"	S73°25'10"W	117.78'
C12	125.00'	142.14'	65°09'08"	N45°53'47"W	134.60'
C13	100.00'	100.61'	20°10'11"	S23°24'18"E	105.06'
C14	100.00'	148.93'	85°19'44"	N80°49'32"W	135.54'
C21	75.00'	111.70'	85°19'44"	N80°49'32"W	101.66'
C22	25.00'	39.27'	90°00'00"	S11°30'36"W	35.36'
C23	325.00'	19.53'	3°26'34"	N31°46'07"W	19.53'
C24	325.00'	49.71'	8°45'50"	N27°39'55"W	49.66'
C25	325.00'	45.17'	7°57'47"	N15°18'06"W	45.13'
C26	100.00'	19.15'	10°58'12"	N18°48'19"W	19.12'
C27	100.00'	94.57'	54°10'56"	N51°22'53"W	91.08'
C28	100.00'	32.85'	18°49'10"	N87°52'56"W	32.70'
C29	100.00'	65.27'	37°23'48"	S64°00'36"W	64.12'
C30	150.00'	23.97'	9°09'28"	N45°53'25"E	23.95'
C31	150.00'	44.28'	16°54'47"	N62°55'33"E	44.12'
C32	150.00'	44.28'	16°54'47"	N79°50'20"E	44.12'
C33	150.00'	34.64'	13°1'35"	S85°05'19"E	34.56'
C34	150.00'	37.34'	14°15'41"	S71°20'30"W	37.24'
C35	150.00'	54.32'	20°45'01"	S53°50'09"E	54.03'
C36	150.00'	54.32'	20°45'01"	S53°50'09"E	54.03'
C37	150.00'	43.95'	16°47'17"	S35°04'00"E	43.79'
C38	150.00'	34.96'	13°21'09"	S19°59'48"E	34.88'
C39	275.00'	85.43'	17°47'56"	S22°31'11"E	85.09'
C40	25.00'	40.30'	92°22'15"	S77°18'16"E	36.08'
C41	125.00'	50.83'	23°17'48"	N68°09'30"E	50.48'
C42	125.00'	52.80'	24°12'06"	S88°05'33"E	52.41'
C63	245.00'	113.11'	26°27'03"	N86°58'04"W	112.10'
C64	245.00'	99.62'	23°17'46"	S68°09'31"E	98.93'
C65	25.00'	19.25'	44°06'41"	S89°34'20"W	18.78'
C67	25.00'	24.02'	55°03'07"	N40°50'46"E	23.11'
C68	320.00'	10.07'	1°48'12"	N14°11'39"E	10.07'
C69	320.00'	62.14'	11°07'31"	N20°41'11"W	62.04'
C70	320.00'	81.43'	14°34'51"	N33°32'22"E	81.21'
C71	320.00'	52.65'	9°25'39"	N45°53'36"E	52.59'
C72	30.00'	45.18'	86°17'38"	N07°06'37"E	41.03'
C73	270.00'	79.70'	16°54'47"	S79°50'20"W	79.41'
C74	270.00'	43.15'	9°09'28"	N45°53'25"W	43.11'
C92	445.00'	61.85'	7°57'47"	S17°18'06"E	61.80'
C93	445.00'	68.07'	8°45'50"	S25°39'55"E	68.00'
C95	445.00'	156.65'	20°10'11"	S23°24'18"E	155.84'
C96	270.00'	79.70'	16°54'47"	S62°55'33"W	79.41'
C97	270.00'	62.36'	13°1'35"	N85°05'19"E	62.22'
C98	270.00'	137.64'	29°12'30"	S59°54'56"W	136.16'
C99	270.00'	127.27'	27°00'28"	S88°01'25"W	126.10'
C100	320.00'	206.29'	36°56'13"	N31°47'19"W	202.74'
C101	25.00'	4.80'	11°00'23"	N62°00'48"E	4.80'
C102	25.00'	48.07'	11°01'01"	N62°24'18"E	41.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N24°58'18"E	25.00'
L6	S62°25'49"E	2.50'
L7	S26°32'30"E	7.21'
L21	N52°53'13"W	30.06'
L22	N75°25'39"W	36.26'
L23	N62°27'11"W	56.14'
L24	S61°41'49"E	27.44'
L25	S80°09'17"W	47.25'
L26	S39°14'05"W	34.26'
L27	S05°55'22"E	45.57'
L28	S00°00'00"E	30.17'
L29	S55°57'09"W	12.87'
L30	N36°02'12"E	10.18'
L31	N66°04'27"W	24.19'
L32	N09°00'40"E	41.46'
L33	N14°03'37"E	60.09'
L34	N11°03'38"W	61.60'
L35	N33°40'23"W	42.24'
L36	S90°00'00"E	6.04'



Tributary Phase 1A Unit Five

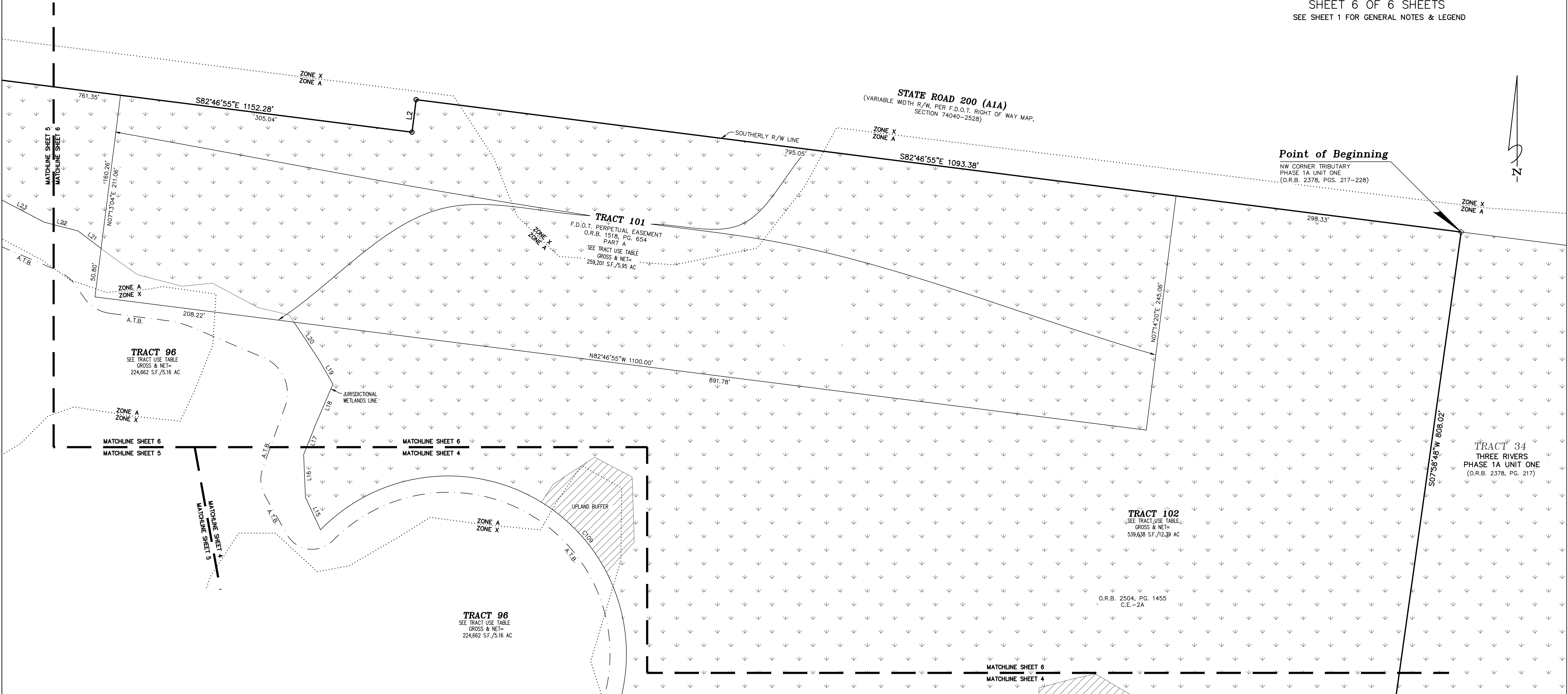
A PORTION OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK

PAGE

SHEET 6 OF 6 SHEETS

SEE SHEET 1 FOR GENERAL NOTES & LEGEND



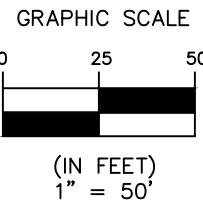
- ↓ DENOTES JURISDICTIONAL WETLANDS
- ▨ DENOTES UPLAND BUFFER
(NATURAL VEGETATIVE UPLAND BUFFER)

NOTE: BUILDING RESTRICTION LINE (B.R.L.):
FRONT YARD-----FIFTEEN (15) FEET (SHOWN HEREON)
FRONT YARD (WITH GARAGE FACING R/W)-----TWENTY (20) FEET
PORCHES 1/2 THE WIDTH OF MAIN STRUCTURE-----TEN (10) FEET
SIDE YARD-----FIVE (5) FEET
REAR YARD-----FIVE (5) FEET
SEE PUD ORDINANCE NO. 2006-68, AS AMENDED FOR CRITERIA FOR APPROPRIATE FRONT YARD

TRACT PURPOSE TABLE	
TRACT	PURPOSE
96	STORMWATER MANAGEMENT FACILITY/ ACCESS/ LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ RECREATION/ SIGNAGE
97	ACCESS/ LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ SIGNAGE
98	LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ SIGNAGE
99	PARK/ LANDSCAPE/ HARDSCAPE/ MAINTENANCE/ OPEN SPACE/ SIGNAGE
100	FUTURE DEVELOPMENT
101	F.D.O.T. PERPETUAL EASEMENT
102	CONSERVATION
103	CONSERVATION
104	CONSERVATION

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C109	185.00'	617.72'	191°18'46"	N40°06'03"W	368.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N07°13'05"E	34.00'
L15	N24°52'06"W	37.21'
L16	N02°24'08"W	44.37'
L17	N21°44'39"E	34.28'
L18	N23°12'10"E	44.95'
L19	N29°58'13"W	28.63'
L20	N33°28'47"W	47.43'
L21	N52°53'13"W	30.06'
L22	N75°25'39"W	36.26'
L23	N62°27'11"W	56.14'



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