

McGIRTS CREEK

SECTION 44 (JOHN LOWE GRANT) AND SECTION 50 (WILLIAM G. CHRISTOPHER GRANT), TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA,

CAPTION:

A PARCEL OF LAND SITUATE IN SECTION 44 (JOHN LOWE GRANT) AND SECTION 50 (WILLIAM G. CHRISTOPHER GRANT), TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE SECTION CORNER COMMON TO SECTIONS 43, 44 AND 50, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF SAID SECTION 50 THE FOLLOWING TWO COURSES: (1) THENCE NORTH 66°30'10" EAST A DISTANCE OF 725.45 FEET; (2) THENCE SOUTH 23°02'48" EAST A DISTANCE OF 396.11 FEET; THENCE SOUTH 07°43'51" WEST A DISTANCE OF 405.63 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2216, PAGE 1659, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LAST REFERENCED PROPERTY THE FOLLOWING FOUR COURSES: (1) THENCE SOUTH 13°24'06" WEST A DISTANCE OF 307.98 FEET; (2) THENCE SOUTH 83°30'35" EAST A DISTANCE OF 284.95 FEET; (3) THENCE SOUTH 13°44'53" WEST A DISTANCE OF 5.70 FEET; (4) THENCE SOUTH 84°40'19" EAST A DISTANCE OF 332 FEET MORE OR LESS TO THE MARSHLANDS OF MCGIRTS CREEK AND A POINT HEREINAFTER REFERRED TO AS POINT "X"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN SOUTH 13°22'55" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 50, A DISTANCE OF 474.64 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2031, PAGE 1796, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LAST REFERENCED PROPERTY THE FOLLOWING THREE COURSES: (1) THENCE NORTH 75°19'33" WEST A DISTANCE OF 224.91 FEET; (2) THENCE SOUTH 12°13'29" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BLACKROCK ROAD (A 100 FOOT RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 74540-150), A DISTANCE OF 96.65 FEET; (3) THENCE SOUTH 75°02'43" EAST A DISTANCE OF 222.99 FEET TO INTERSECT THE WESTERLY LINE OF SAID SECTION 50; THENCE SOUTH 13°22'55" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 50, A DISTANCE OF 459.48' FEET; THENCE SOUTH 77°37'33" EAST, ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1255, PAGE 704, AND OFFICIAL RECORDS BOOK 2025, PAGE 226, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,417 FEET MORE OR LESS TO THE MARSHLANDS OF MCGIRTS CREEK; THENCE NORTHERLY ALONG THE EDGE OF THE MARSHLANDS OF MCGIRTS CREEK, A DISTANCE OF 528 FEET MORE OR LESS TO ABOVE REFERENCED POINT "X" AND THE CLOSE OF THIS DESCRIPTION, CONTAINING 31.0 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 BLUFF RUNNERS FLA, LLC., 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.

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

CHIEF OF FIRE-RESCUE

COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBER: 50-3N-28-0000-0002-0000

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. 2023.

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. 2023.

COUNTY ENGINEER

COMMISSION APPROVAL CERTIFICATE

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. 2023 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. 2023.

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. 2023.

CLERK OF THE CIRCUIT COURT

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. 2023.

COUNTY PLANNER

COUNTY HEALTH CERTIFICATE

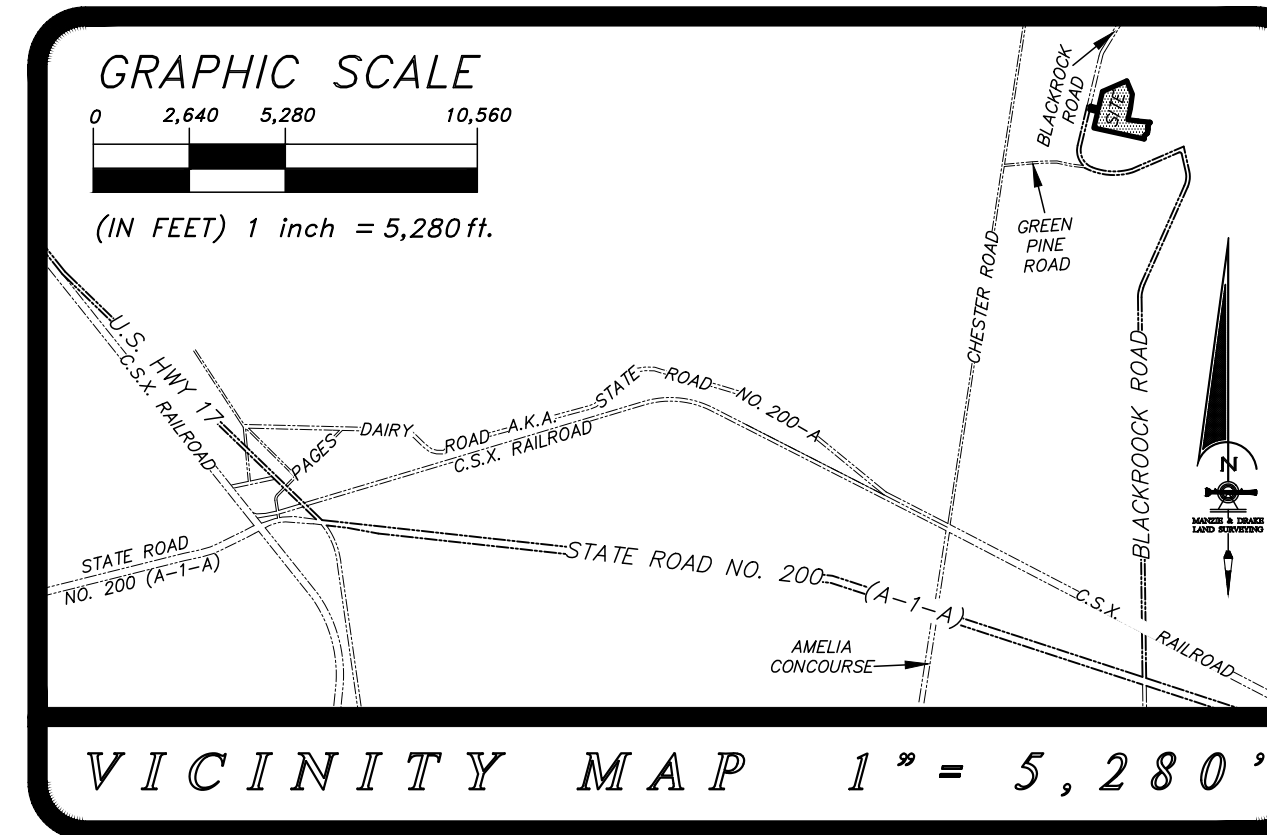
THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS _____ DAY OF _____, A.D. 2023, AND THESE LOTS ARE APPROVED TO BE REVIEWED ON AN INDIVIDUAL LOT BASIS ACCORDING TO F.A.C. 64E-6, 64E-8 (PRIVATE SEPTIC) AND PLACED ON APPROVED PUBLIC WATER SYSTEMS.)

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 _____ DATE _____
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. 2023.

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"

STATE OF FLORIDA
MORTGAGEE'S CONSENT

I, _____, ON BEHALF OF " _____ " DO HEREBY JOIN IN AND CONSENT TO THE ADOPTION AND DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREE THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK _____ PAGES OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA SHALL BE SUBORDINATED TO SAID ADOPTION AND DEDICATION.

WITNESS _____

PRINT OR TYPE NAME _____

WITNESS _____

PRINT OR TYPE NAME _____

STATE OF: _____ FLORIDA
COUNTY OF: _____ NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ 2023 BY
 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____ AS _____ ON BEHALF OF
_____ A _____ WHO
_____ AS IDENTIFICATION OR WHO IS PERSONALLY KNOWN.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF _____ IN THE COUNTY OF _____ AND THE STATE OF _____

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

NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES : _____

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, "BLUFF RUNNERS FLA, LLC." IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "MCGIRTS CREEK", 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 LAND.

IN WITNESS WHEREOF, OWNER 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 (MCGIRTS CREEK LOOP & MCGIRTS CREEK ROAD), 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" & "I" (RECREATION/OPEN SPACE TRACTS) ARE HEREBY DEDICATED TO MCGIRTS CREEK NASSAU OWNERS ASSOCIATION, INC.

TRACTS "B", "D", "F", "K", "P" & "O" (WETLAND BUFFER TRACTS) ARE HEREBY DEDICATED TO MCGIRTS CREEK NASSAU OWNERS ASSOCIATION, INC.

TRACTS "C", "E", "G" & "L" (WETLAND TRACTS) ARE HEREBY DEDICATED TO MCGIRTS CREEK NASSAU OWNERS ASSOCIATION, INC.

TRACTS "H" & "O" (POND TRACTS) ARE HEREBY DEDICATED TO MCGIRTS CREEK NASSAU OWNERS ASSOCIATION, INC.

TRACT "J" (EMERGENCY ACCESS TRACT) IS HEREBY DEDICATED TO MCGIRTS CREEK NASSAU OWNERS ASSOCIATION, INC.

TRACTS "M" & "N" (ISOLATED UPLAND TRACT) IS HEREBY DEDICATED TO MCGIRTS CREEK NASSAU OWNERS ASSOCIATION, INC.

TRACT "R" (DRAINAGE TRACT) IS HEREBY DEDICATED TO MCGIRTS CREEK NASSAU OWNERS ASSOCIATION, INC.

TRACT "S" (SETBACK COMPLIANCE TRACT) IS HEREBY DEDICATED TO MCGIRTS CREEK NASSAU OWNERS ASSOCIATION, INC.

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), ITS 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), ITS 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.

THE OWNER HEREBY IRREVOCABLY GRANTS TO JEA, 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 JEA WATER SERVICES AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION.

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.

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

BLUFF RUNNERS FLA, LLC.

WITNESS _____ JOHN B. TOWERS

PRINT OR TYPE NAME _____ VICE PRESIDENT

WITNESS _____

PRINT OR TYPE NAME _____

STATE OF FLORIDA
COUNTY OF _____

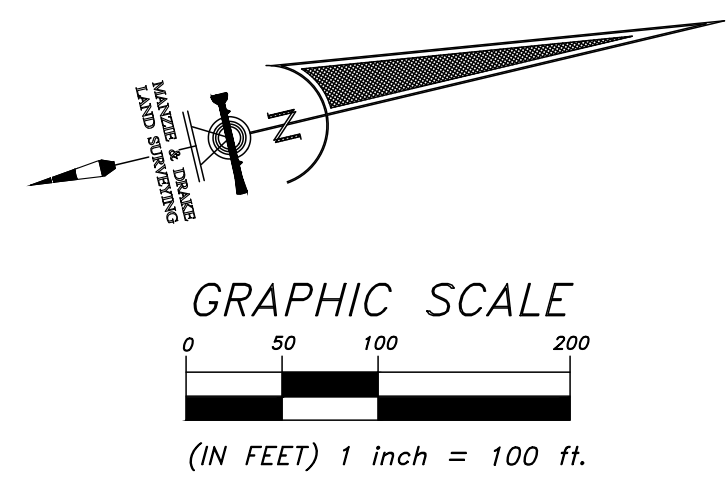
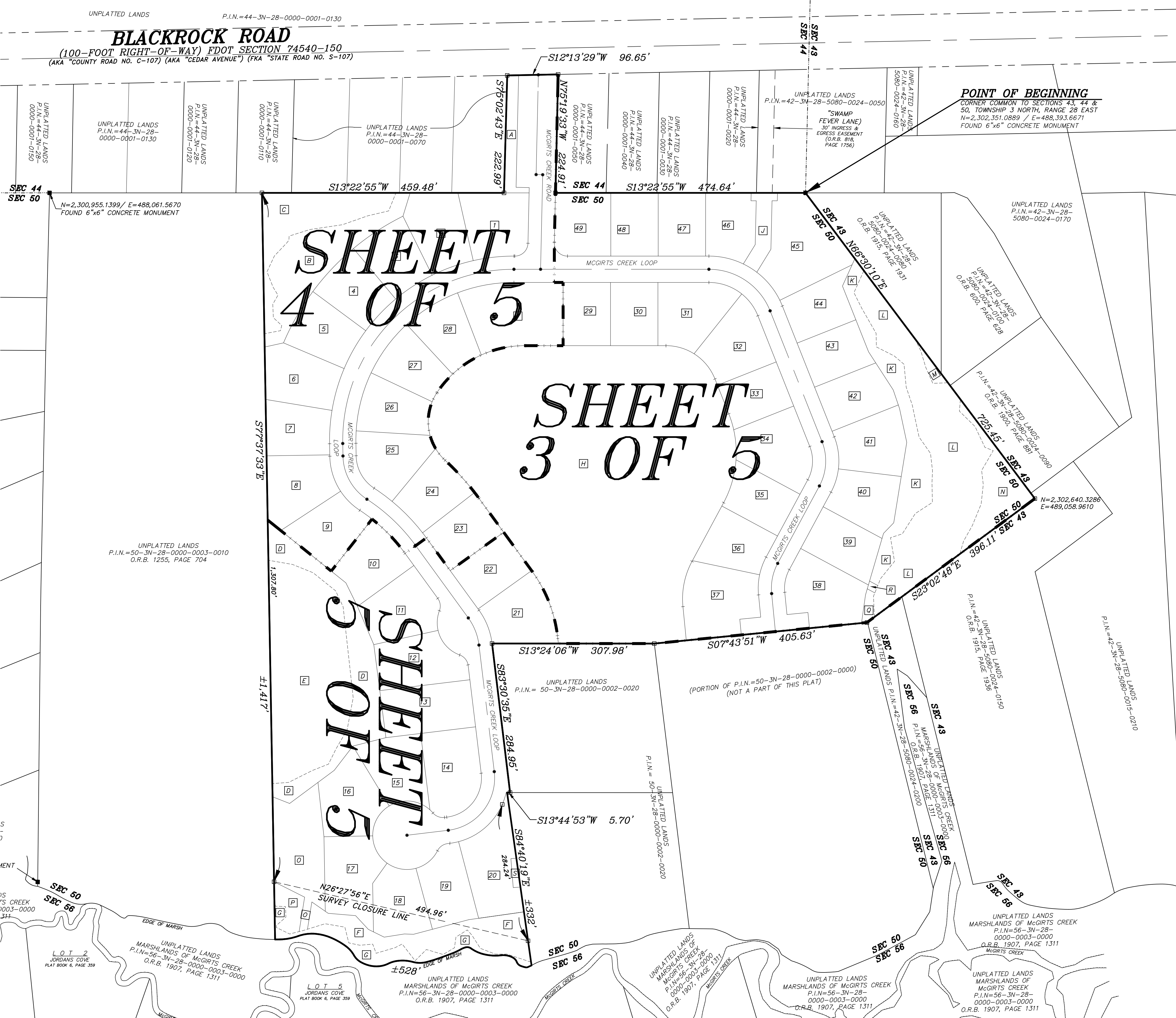
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ 2023 BY
 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____ AS _____ ON BEHALF OF
_____ A _____ WHO PRODUCED
_____ AS IDENTIFICATION OR WHO IS PERSONALLY KNOWN.

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

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

McGIRTS CREEK

SECTION 44 (JOHN LOWE GRANT) AND SECTION 50 (WILLIAM G. CHRISTOPHER GRANT), TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA,



- LEGEND**
- PLS = PROFESSIONAL LAND SURVEYOR
 - PIN = PARCEL IDENTIFICATION NUMBER
 - LB = LICENSED BUSINESS
 - UE = UTILITY EASEMENT
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - AKA = ALSO KNOWN AS
 - IE = INGRESS & EGRESS
 - ESMT = EASEMENT
 - SF = SQUARE FEET
 - FPL = FLORIDA POWER & LIGHT
 - FPLE = FLORIDA POWER & LIGHT EASEMENT
 - SNGE = SOUTHERN NATIONAL GAS EASEMENT
 - PG = PAGE
 - PGS = PAGES
 - ORB = OFFICIAL RECORDS BOOK
 - LE = LIVING ESTATE
 - RLT = REVOCABLE
 - NOFTLO = NOW OR FORMERLY THE LANDS OF
 - RTC = RAYMOND TAX COORDINATOR
 - POR = PORTION
 - PB = PLAT BOOK
 - R/W = RIGHT-OF-WAY
 - AKA = ALSO KNOWN AS
 - AC = FORMERLY KNOWN AS
 - AC = ACRES
 - [12] = LOT NUMBER DESIGNATION
 - [A] = TRACT LETTER DESIGNATION
 - [] = POND ACCESS & MAINTENANCE BUFFER
 - P.A.M. = POND ACCESS & MAINTENANCE
 - I.E.E. = INGRESS & EGRESS EASEMENT
 - SEC = SECTION

- SURVEYOR'S NOTES**
- 1.) [] DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (5/8" IRON ROD & CAP) SET WITH IDENTIFICATION "PRM LB 7039".
 - 2.) [] DENOTES CONCRETE MONUMENT FOUND AT P.R.M. POSITION (SIZE, MATERIAL & IDENTIFICATION VARIES).
 - 3.) [] DENOTES PERMANENT CONTROL POINT (P.C.P.) SET WITH IDENTIFICATION "LB 7039".
 - 4.) 43,560 SQ. FT. (GROSS) DENOTES LOT SQUARE FOOTAGE.
 - 5.) 43,560 SQ. FT. (NET) DENOTES USABLE LOT SQUARE FOOTAGE.
 - 6.) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983/1990.
 - 7.) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988).
 - 8.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONES "X" & "AE 10" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C-0216-G, DATED 08/02/2017. FLOOD ZONE INFORMATION LISTED ABOVE AND SHOWN ON THIS SURVEY IS PROVIDED AS A COURTESY AND IS APPROXIMATE AT BEST. ALL DATA SHOULD BE VERIFIED BY NASSAU COUNTY BUILDING DEPARTMENT FOR ACCURACY. WE ASSUME NO LIABILITY FOR ITS ACCURACY. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON AND IS NOT REQUIRED TO BE SHOWN PER CHAPTER 177 FLORIDA STATUTES. THE FLOOD ZONE DETERMINATION NOTED HEREON MAY BE SUPERSEDED AND/OR REDEFINED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY.
 - 9.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "RS-1". ARE AS FOLLOWS: BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "RS-1" (RESIDENTIAL SINGLE FAMILY 1), ARE AS FOLLOWS: FRONT SETBACK = 30 FEET SIDE SETBACK = 10 FEET REAR SETBACK = 15 FEET BUILDING SETBACK REQUIREMENTS LISTED ABOVE ARE PER THE NASSAU COUNTY LAND DEVELOPMENT CODE, APPENDIX "A" ORDINANCE NO. 19-19, ARTICLE 9, SECTION 9.05 FOR PROPERTY ZONED RESIDENTIAL SINGLE FAMILY 1 (RS-1). (UPDATED ON 04/25/2022). THERE MAY BE MORE RESTRICTIVE BUILDING RESTRICTIONS AND SET BACKS RECORDED AFTER THE RECORDING OF THIS PLAT UNDER SEPARATE DOCUMENTS IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.
 - 10.) 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 02/21/2023).
 - 11.) ALL LOT LINES INTERSECTING CURVES ARE NON-(RADIAL) UNLESS OTHERWISE NOTED.
 - 12.) LOTS SHOWN HEREON ARE INTENDED FOR RESIDENTIAL PURPOSES.
 - 13.) "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."
 - 14.) 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.
 - 15.) 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.
 - 16.) DRIVEWAYS AND CULVERTS IN THE COUNTY RIGHT-OF-WAY NEED APPROVAL FROM NASSAU COUNTY FOR A RIGHT-OF-WAY/DRIVEWAY PERMIT.
 - 17.) THE JURISDICTIONAL WETLANDS AS SHOWN HEREON WERE FLAGGED AND IDENTIFIED BY PEACOCK CONSULTING GROUP, LLC. AND WERE VERIFIED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (FILE NUMBER 19108A.)
 - 18.) 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. JOHNS RIVER WATER MANAGEMENT DISTRICT.
 - 19.) 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.
 - 20.) 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. NOXIOUS 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.
 - 21.) TOTAL NUMBER OF LOTS: (49) TOTAL NUMBER OF TRACTS: (18) TOTAL PLAT ACREAGE: (31.0 ACRES)

CURVE TABLE

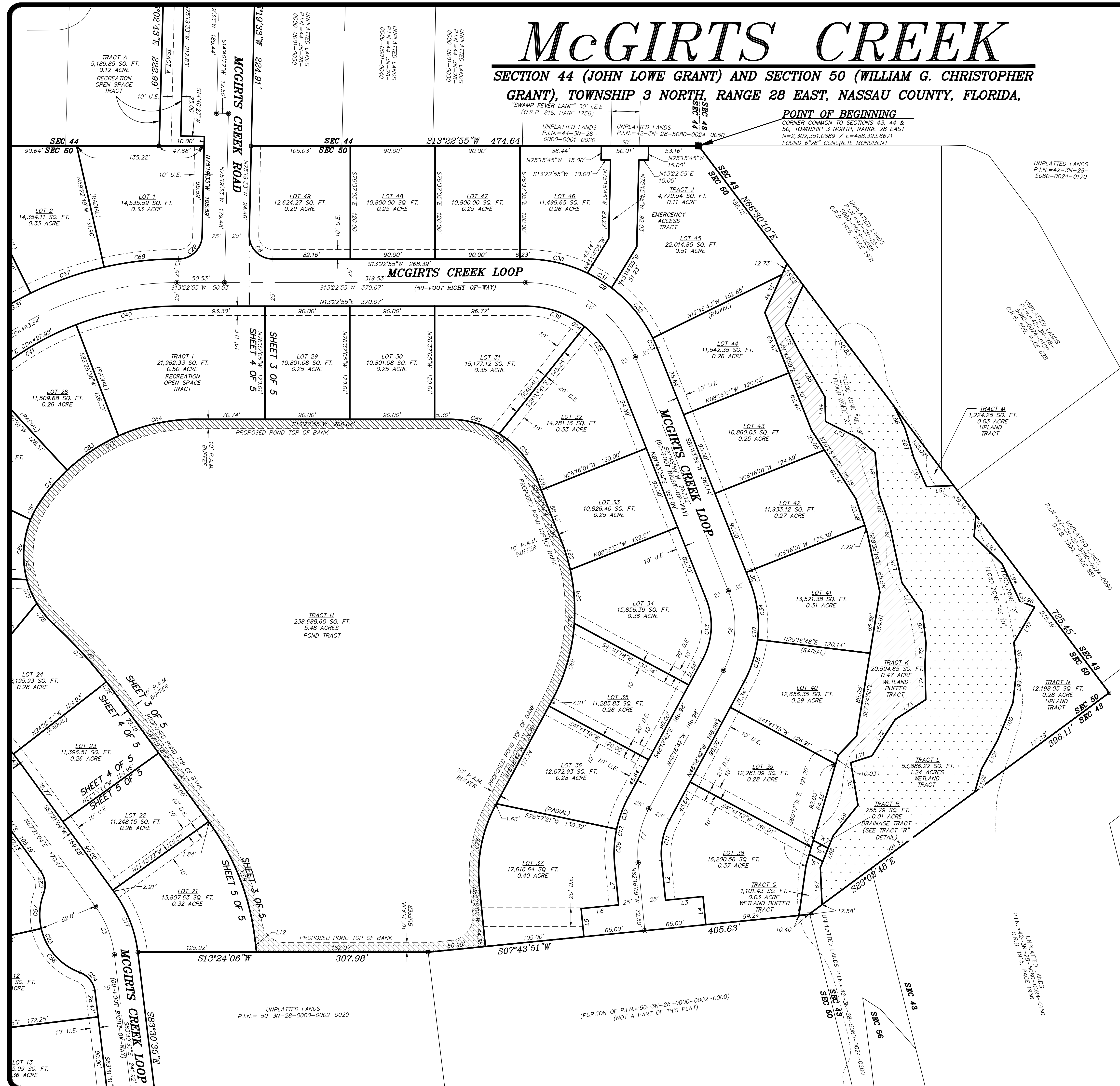
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C92	23.84'	124.99'	10°55'42"	S58°22'09"E	23.80'

MANZIE & DRAKE LAND SURVEYING

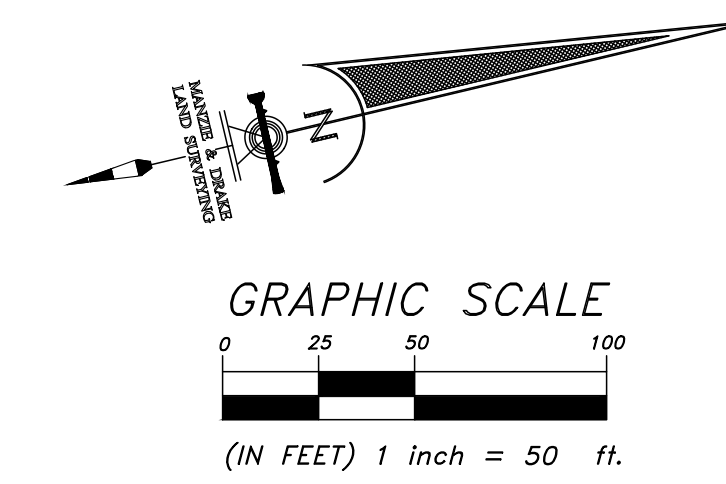
117 South Ninth Street, Fernandina Beach, FL 32034
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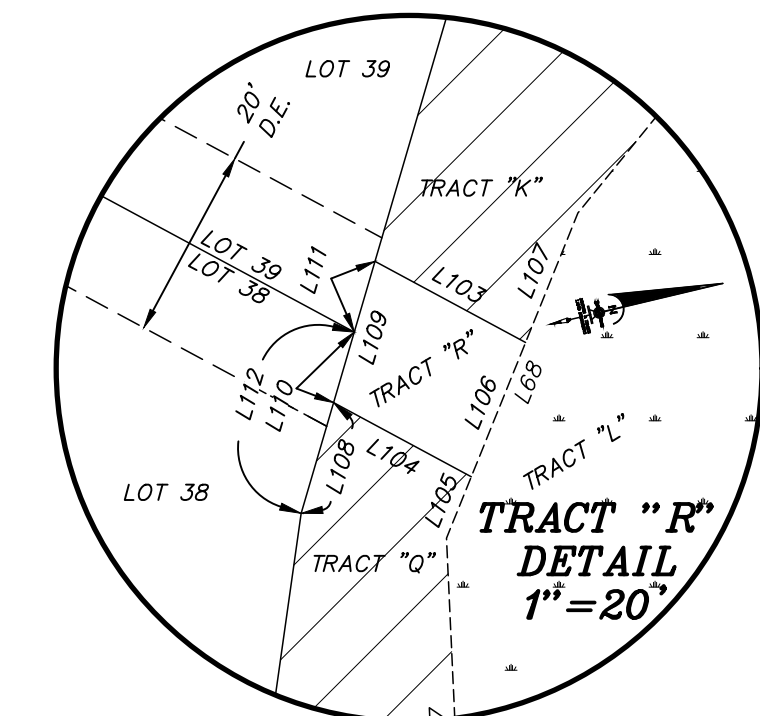
SECTION 44 (JOHN LOWE GRANT) AND SECTION 50 (WILLIAM G. CHRISTOPHER GRANT), TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA,



CURVE TABLE					LINE TABLE			
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	LINE	BEARING	LENGTH
C5	149.12'	125.00'	68°21'04"	S47°33'27"W	140.43'	L2	N82°16'09"W	42.50'
C6	86.99'	100.00'	49°50'20"	N73°13'52"W	84.27'	L3	S74°3'51"W	40.00'
C7	59.27'	100.00'	33°57'28"	S65°17'26"E	58.40'	L4	N82°16'09"W	30.00'
C8	39.83'	25.00'	91°17'32"	N59°01'41"E	35.75'	L5	S82°16'09"E	30.00'
C9	178.94'	150.00'	68°21'04"	S47°33'27"W	168.52'	L6	S74°3'51"W	40.00'
C10	108.76'	125.00'	49°51'04"	N73°14'14"W	105.36'	L7	S82°16'09"E	42.50'
C11	44.45'	75.00'	33°57'28"	S65°17'26"E	43.80'	L8	S13°44'53"W	1.65'
C12	74.08'	125.00'	33°57'28"	S65°17'26"E	73.00'	L12	N83°30'35"W	15.15'
C13	65.22'	75.00'	49°49'15"	N73°13'19"W	63.18'	L67	N79°14'53"W	39.44'
C14	119.30'	100.00'	68°21'04"	S47°33'27"W	112.35'	L68	N54°36'27"W	36.55'
C10	67.57'	150.00'	25°48'39"	S26°17'15"W	67.00'	L69	N37°29'20"W	41.59'
C31	30.05'	150.00'	11°28'42"	S44°55'55"W	30.00'	L70	N86°13'16"W	45.72'
C32	69.51'	150.00'	26°33'01"	S63°56'46"W	68.89'	L71	N4°25'02"W	23.47'
C33	11.81'	150.00'	4°30'43"	S79°28'38"W	11.81'	L72	N43°59'39"W	45.85'
C34	62.05'	125.00'	28°26'34"	N83°56'29"W	61.42'	L73	N19°38'49"W	38.73'
C35	46.71'	125.00'	21°24'30"	N59°00'57"W	46.43'	L74	N77°48'01"W	37.87'
C36	38.31'	125.00'	17°33'30"	S73°29'24"E	38.16'	L75	N74°02'37"W	22.33'
C37	35.78'	125.00'	16°23'57"	S56°30'40"E	35.66'	L76	N83°16'46"W	33.13'
C38	52.00'	100.00'	29°47'41"	S66°50'09"W	51.42'	L77	S68°29'16"W	37.87'
C39	67.29'	100.00'	38°33'24"	S32°39'37"W	66.03'	L78	N88°47'24"W	39.66'
C69	132.36'	260.00'	29°10'06"	S81°54'22"W	130.94'	L79	N88°18'45"W	22.23'
C70	97.29'	500.00'	11°08'54"	S61°44'52"W	97.13'	L80	S84°38'16"W	35.98'
C71	141.53'	100.00'	81°05'31"	S83°16'50"E	130.01'	L81	N81°58'28"W	43.64'
C72	198.08'	200.00'	56°44'47"	S14°21'41"E	190.08'	L82	S53°46'45"W	24.41'
C73	119.30'	100.00'	68°21'04"	S47°33'27"W	112.35'	L83	S40°11'29"W	38.04'
C74	174.38'	200.00'	49°57'19"	N73°17'21"W	168.91'	L84	N77°46'12"W	25.87'
C75	88.90'	150.00'	33°57'28"	S65°17'26"E	87.61'	L85	S73°32'49"W	53.70'
C85	56.18'	100.00'	32°11'19"	S29°28'35"W	55.44'	L86	S76°37'22"W	34.15'
C86	63.12'	100.00'	36°09'45"	S63°39'07"W	62.07'	L87	N52°14'55"W	45.83'
C87	31.73'	200.00'	9°05'28"	S86°16'43"W	31.70'	L88	N77°15'08"E	26.11'
C88	57.29'	200.00'	16°24'40"	N80°58'12"W	57.09'	L89	N86°42'49"E	32.46'
C89	85.36'	200.00'	24°27'11"	N60°32'17"W	84.71'	L90	N79°38'01"E	33.51'
						L91	N11°06'50"E	28.79'
						L92	S71°38'49"E	22.52'
						L93	N57°52'19"E	41.68'
						L94	N78°01'13"E	39.12'
						L95	N79°00'04"E	4.42'
						L96	N35°00'03"E	17.13'
						L97	S46°16'49"E	43.63'
						L98	S83°16'40"E	26.91'
						L99	S70°21'18"E	37.38'
						L100	S54°20'10"E	43.44'
						L101	S47°23'55"E	34.56'
						L102	S60°10'13"E	25.41'



N=2,302,640.3286
E=489,058.9610



TRACT "R" DETAIL LINE TABLE		
LINE	BEARING	LENGTH
L103	N41°41'14"E	17.82'
L104	S41°41'14"W	16.29'
L105	N54°36'27"W	6.89'
L106	N54°36'27"W	15.09'
L107	N54°36'27"W	14.56'
L108	N60°17'36"W	12.01'
L109	N60°17'36"W	15.33'
L110	N60°17'36"W	7.66'
L111	N60°17'36"W	7.67'
L112	S60°17'36"E	19.67'

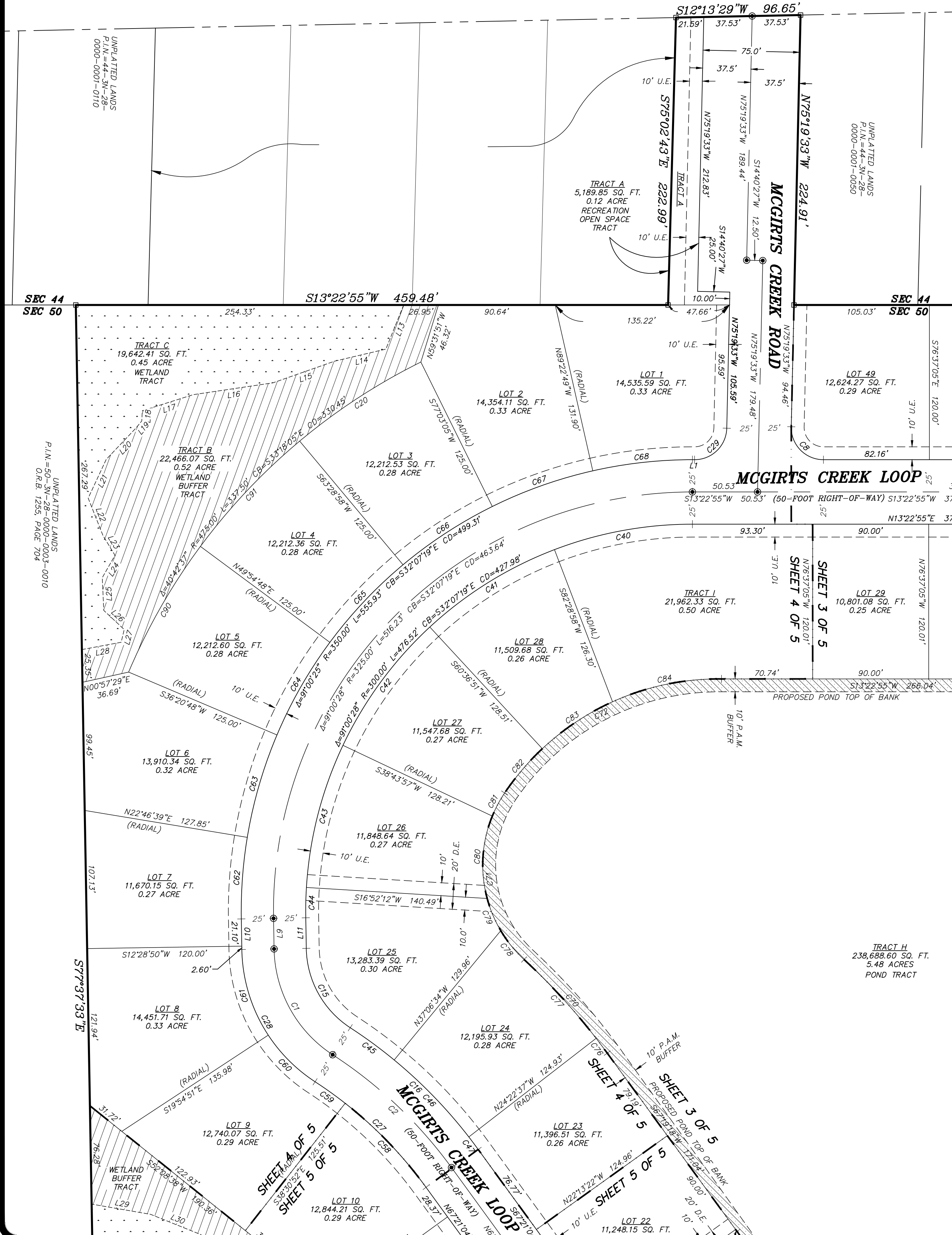
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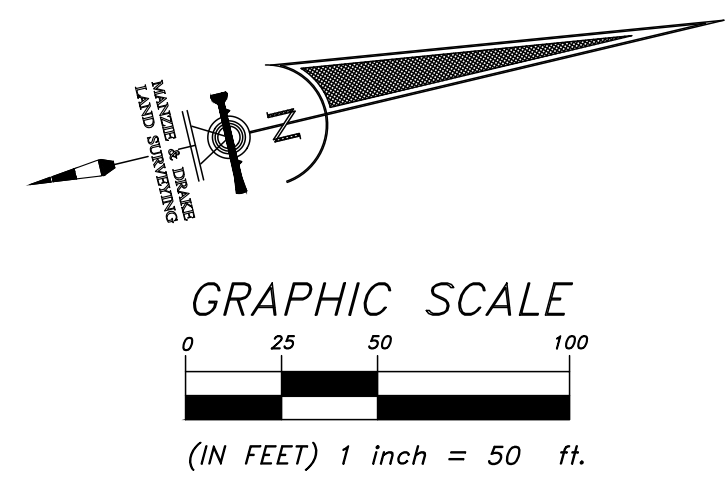
BLACKROCK ROAD

(100-FOOT RIGHT-OF-WAY) FDOT SECTION 74540-150
(AKA "COUNTY ROAD NO. G-107" (AKA "CEDAR AVENUE") (FKA "STATE ROAD NO. 5-107))



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	97.65'	100.00'	55°56'51"	N74°24'01"E	93.81'
C2	127.82'	350.00'	20°55'28"	S56°53'20"W	127.11'
C8	39.83'	25.00'	91°17'32"	N59°01'41"E	35.75'
C15	73.24'	75.00'	55°56'52"	N74°24'01"E	70.36'
C16	137.75'	375.00'	21°02'47"	S56°56'59"W	136.97'
C20	112.50'	475.00'	13°34'13"	S19°43'53"E	112.24'
C27	119.43'	325.00'	21°03'20"	S56°57'15"W	118.76'
C28	122.06'	125.00'	55°56'52"	N74°24'01"E	117.27'
C29	38.71'	25.00'	88°42'28"	N30°58'19"W	34.95'
C40	109.43'	300.00'	20°53'58"	S2°55'56"W	108.82'
C41	114.50'	300.00'	21°52'07"	S18°27'06"E	113.81'
C42	114.53'	300.00'	21°52'27"	S40°19'23"E	113.84'
C43	114.51'	300.00'	21°52'11"	S62°11'42"E	113.82'
C44	23.54'	300.00'	4°29'45"	S75°22'40"E	23.53'
C45	42.31'	375.00'	6°27'51"	S49°39'31"W	42.29'
C46	83.33'	375.00'	12°43'57"	S59°15'25"W	83.16'
C47	12.11'	375.00'	1°50'59"	S66°32'52"W	12.11'
C58	90.74'	325.00'	15°59'47"	S59°29'02"W	90.44'
C59	28.70'	325.00'	5°03'33"	S48°57'22"W	28.69'
C60	51.62'	125.00'	23°39'33"	N58°15'22"E	51.25'
C61	70.44'	125.00'	32°17'18"	N86°13'48"E	69.51'
C62	63.51'	350.00'	10°23'50"	S72°25'36"E	63.43'
C63	82.90'	350.00'	13°34'14"	S60°26'34"E	82.70'
C64	82.90'	350.00'	13°34'16"	S46°52'19"E	82.71'
C65	82.90'	350.00'	13°34'13"	S33°18'05"E	82.70'
C66	82.90'	350.00'	13°34'14"	S19°43'51"E	82.71'
C67	82.90'	350.00'	13°34'14"	S6°09'37"E	82.70'
C68	77.93'	350.00'	12°45'24"	S7°00'12"W	77.77'
C70	97.29'	500.00'	11°08'54"	S61°44'52"W	97.13'
C71	141.53'	100.00'	81°05'31"	S83°16'50"E	130.01'
C72	198.08'	200.00'	56°44'47"	S14°21'41"E	190.08'
C76	14.38'	500.00'	1°38'51"	S66°29'53"W	14.38'
C77	82.91'	500.00'	9°30'03"	S60°55'26"W	82.82'
C78	28.86'	100.00'	16°32'13"	N64°26'31"E	28.76'
C79	27.18'	100.00'	15°34'27"	N80°29'51"E	27.10'
C80	65.15'	100.00'	37°19'45"	S73°03'03"E	64.01'
C81	20.34'	100.00'	11°39'06"	S48°33'37"E	20.30'
C82	45.23'	200.00'	12°57'30"	S36°15'20"E	45.14'
C83	65.81'	200.00'	18°51'11"	S20°21'00"E	65.51'
C84	87.04'	200.00'	24°56'06"	S1°32'39"W	86.35'
C90	112.50'	475.00'	13°34'13"	S46°52'18"E	112.24'
C91	112.50'	475.00'	13°34'13"	S33°18'05"E	112.24'

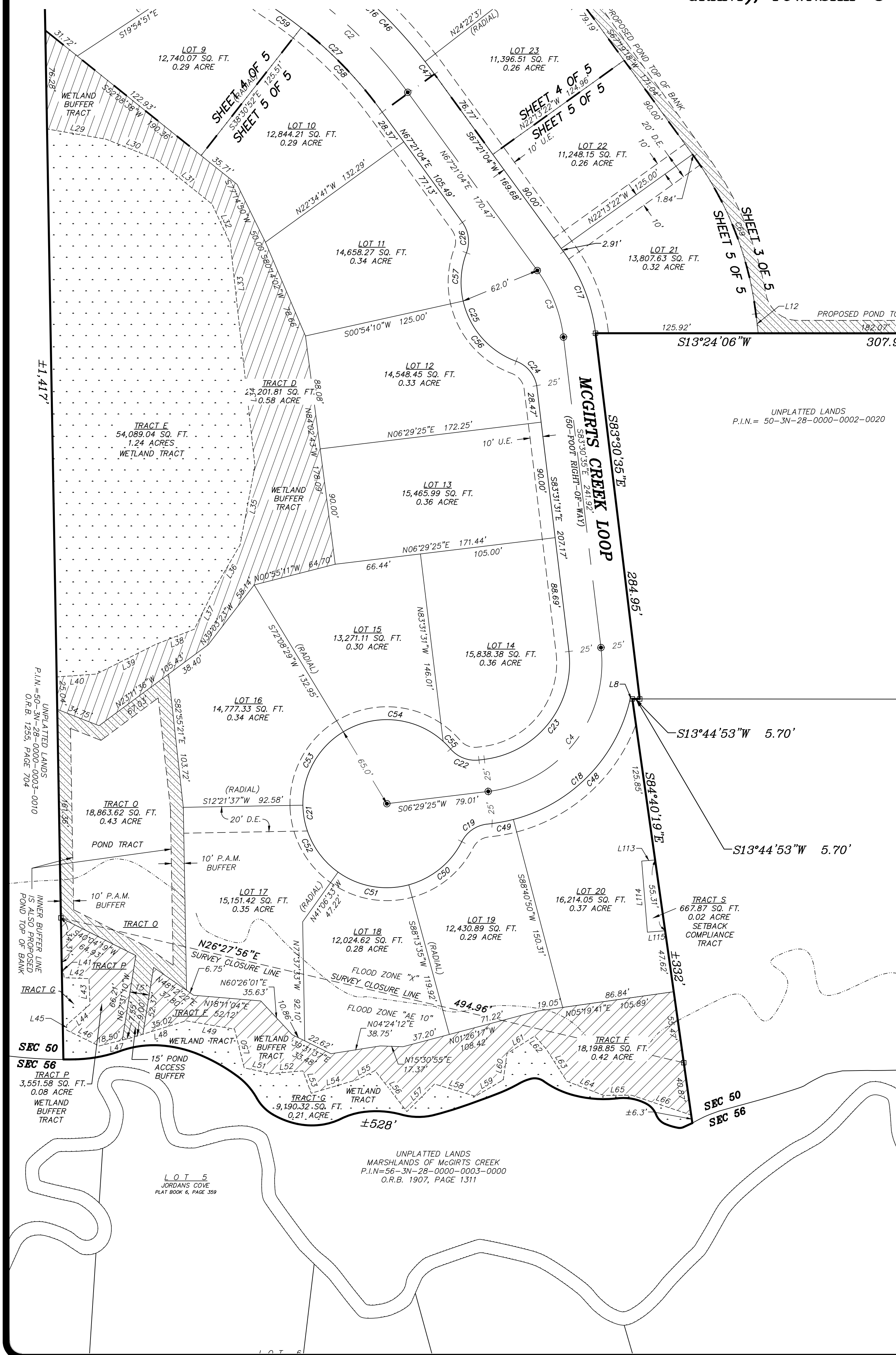
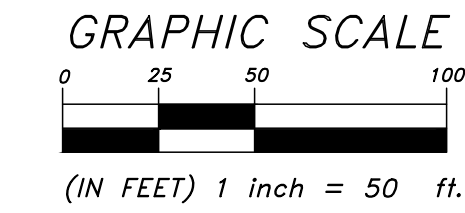
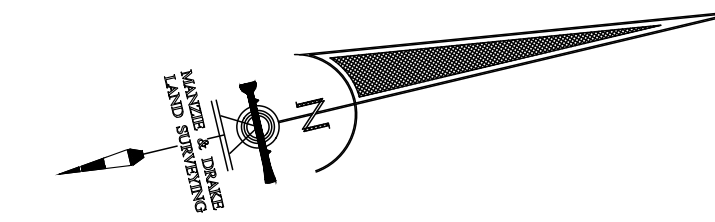
LINE TABLE		
LINE	BEARING	LENGTH
L1	S13°22'55"W	1.65'
L10	S77°37'33"E	23.69'
L11	N77°37'33"W	23.69'
L13	S54°41'28"E	36.89'
L14	S0°08'22"W	40.91'
L15	S5°58'17"E	50.75'
L16	S4°57'44"W	62.50'
L17	S4°09'17"E	41.37'
L18	S73°40'42"E	7.90'
L19	S37°20'57"E	7.11'
L20	S33°08'04"E	33.52'
L21	S51°37'36"E	33.17'
L22	N81°47'30"E	31.17'
L23	N72°03'30"E	17.97'
L24	S46°56'35"E	19.93'
L25	S79°08'46"E	25.42'
L26	N56°25'36"E	21.75'
L27	S63°05'13"E	10.17'
L28	S2°51'55"W	31.00'



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McGIRTS CREEK

SECTION 44 (JOHN LOWE GRANT) AND SECTION 50 (WILLIAM G. CHRISTOPHER GRANT), TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA,



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	127.82'	350.00'	20°55'28"	S56°53'20"W	127.11'
C3	55.94'	110.00'	29°08'21"	S81°55'14"W	55.34'
C4	157.08'	100.00'	90°00'00"	N38°30'35"W	141.42'
C17	68.66'	135.00'	29°08'21"	S81°55'14"W	67.92'
C18	153.42'	124.99'	70°19'43"	N28°40'09"W	143.97'
C19	24.54'	25.00'	56°15'03"	S21°38'08"E	23.57'
C21	331.63'	65.00'	292°30'07"	S83°30'35"E	72.22'
C22	24.54'	25.00'	56°15'04"	N34°36'56"E	23.57'
C23	117.81'	74.99'	90°00'29"	N38°30'31"W	106.06'
C24	25.80'	25.00'	59°07'42"	S63°06'33"W	24.67'
C25	102.64'	65.00'	90°28'30"	N78°46'57"E	92.30'
C26	24.73'	25.00'	56°40'08"	N84°18'52"W	23.73'
C27	119.43'	325.00'	21°03'20"	S56°57'15"W	118.76'
C47	12.11'	375.00'	1°50'59"	S66°32'52"W	12.11'
C48	136.63'	124.99'	62°38'03"	N32°30'59"W	129.93'
C49	16.79'	124.99'	7°41'40"	N2°38'53"E	16.77'
C50	54.44'	65.00'	47°59'14"	N29°46'02"W	52.86'
C51	57.48'	65.00'	50°39'52"	N23°33'31"E	55.62'
C52	60.66'	65.00'	53°28'10"	N75°37'32"E	58.48'
C53	67.82'	65.00'	59°46'52"	S47°44'57"E	64.78'
C54	83.16'	65.00'	73°18'11"	S18°47'34"W	77.60'
C55	8.28'	65.00'	7°17'48"	S59°05'34"W	8.27'
C56	64.69'	65.00'	57°01'09"	N62°03'17"E	62.05'
C57	37.95'	65.00'	33°27'20"	S72°42'28"E	37.42'
C58	90.74'	325.00'	15°59'47"	S59°29'02"W	90.44'
C69	132.36'	260.00'	29°10'06"	S81°54'22"W	130.94'
C92	23.84'	124.99'	10°55'42"	S58°22'09"E	23.80'

LINE TABLE		
LINE	BEARING	LENGTH
L8	S13°44'53"W	1.65'
L12	N83°30'35"W	15.15'
L29	N23°13'34"E	46.49'
L30	N35°20'40"E	42.05'
L31	N52°08'38"E	55.02'
L32	N78°23'35"E	33.54'
L33	S82°53'53"E	63.34'
L34	S82°57'14"E	109.89'
L35	S65°57'27"E	62.19'
L36	S46°23'50"E	41.70'
L37	S50°18'14"E	32.47'
L38	S8°05'50"E	32.40'
L39	S13°12'16"E	51.05'
L40	S91°25'55"W	30.87'
L41	S86°02'56"E	12.18'
L42	N15°25'01"E	19.15'
L43	S78°41'43"E	20.05'
L44	S27°52'21"E	23.95'
L45	S77°37'33"E	4.06'
L46	N39°17'08"E	27.87'
L47	N0°49'09"W	26.05'
L48	N3°51'40"W	44.02'
L49	N23°11'09"E	38.06'
L50	N89°20'52"E	30.84'
L51	N25°20'38"E	21.45'
L52	N8°25'55"E	24.53'
L53	N82°59'48"E	18.46'
L54	N3°03'30"W	37.70'
L55	N14°04'54"W	14.92'
L56	N65°33'22"E	40.18'
L57	N31°32'16"W	30.19'
L58	N30°01'20"E	33.02'
L59	N17°01'40"W	25.08'
L60	N68°43'06"W	20.52'
L61	N18°50'52"W	25.42'
L62	N61°40'46"E	13.25'
L63	N70°46'52"E	29.73'
L64	N34°27'50"E	30.48'
L65	N13°07'47"E	21.78'
L66	N31°44'48"E	48.51'
L113	N8°46'43"E	10.43'
L114	N81°31'17"W	55.20'
L115	S8°46'43"W	13.76'

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