

CLERK OF COURT CERTIFICATION OF APPROVAL AND OF RECORDING:

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH FLORIDA STATUTE 177.061 AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK _____ PAGE(S) _____, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023, A.D.

CLERK OF THE CIRCUIT COURT

COUNTY ATTORNEY CERTIFICATION OF APPROVAL:

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2023, A.D. BY THE COUNTY ATTORNEY, OF NASSAU COUNTY, FLORIDA

COUNTY ATTORNEY

TITLE CERTIFICATION:

WE FIDELITY NATIONAL INSURANCE COMPANY, 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 RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES 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 RECORDED ARE SHOWN.

TITLE COMPANY REPRESENTATIVE

DATE:

TAX COLLECTOR CERTIFICATION OF APPROVAL:

TAX IDENTIFICATION NUMBER - 31-15-24-0000-0001-0020

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 _____, 2023, A.D.

TAX COLLECTOR
NASSAU COUNTY, FLORIDA

CHIEF OF THE FIRE RESCUE DEPARTMENT CERTIFICATION OF APPROVAL:

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

CHIEF OF FIRE RESCUE DEPARTMENT

COUNTY PLANNER CERTIFICATION OF APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATION OF NASSAU COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023, A.D.

DIRECTOR OF PLANNING

DIRECTOR OF ENGINEERING SERVICES CERTIFICATION OF APPROVAL:

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

DIRECTOR OF ENGINEERING SERVICES

COUNTY HEALTH CERTIFICATE:

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

COUNTY HEALTH DEPARTMENT

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS CERTIFICATION OF APPROVAL:

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

COMMISSION CHAIRMAN

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

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 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

PRINT NAME:

FLORIDA REGISTRATION NUMBER: _____

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND 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) WILL BE 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.

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

RICHARD J. JENKINS, P.L.S.
FLORIDA CERTIFICATE NO. 4421

L.D. BRADLEY LAND SURVEYORS, INC.
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063

BRANDY BRANCH
BEING A PORTION OF
SECTION 31
TOWNSHIP 1 SOUTH, RANGE 24 EAST
NASSAU COUNTY, FLORIDA

Description:

A parcel of land, being a portion of Section 31, Township 1 South, Range 24 East, Nassau County, Florida, and being more particularly described as follows:

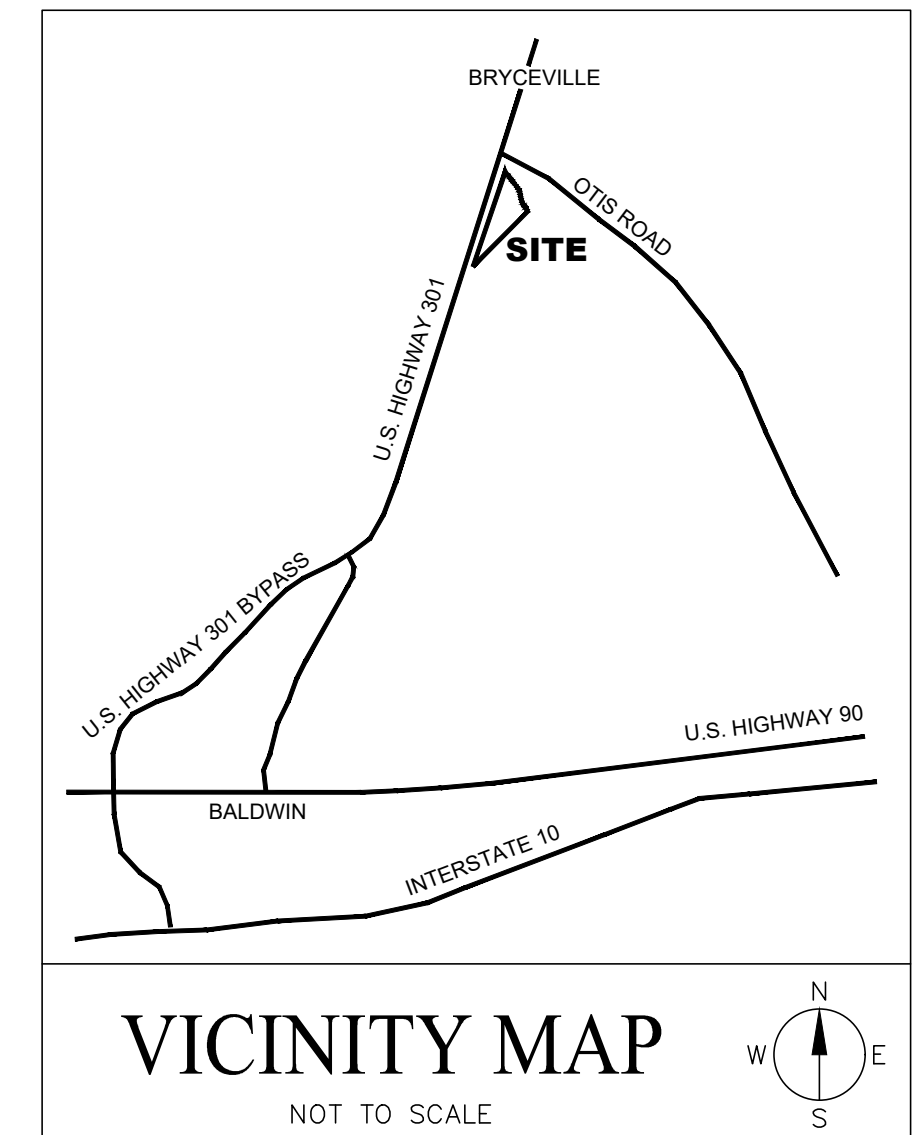
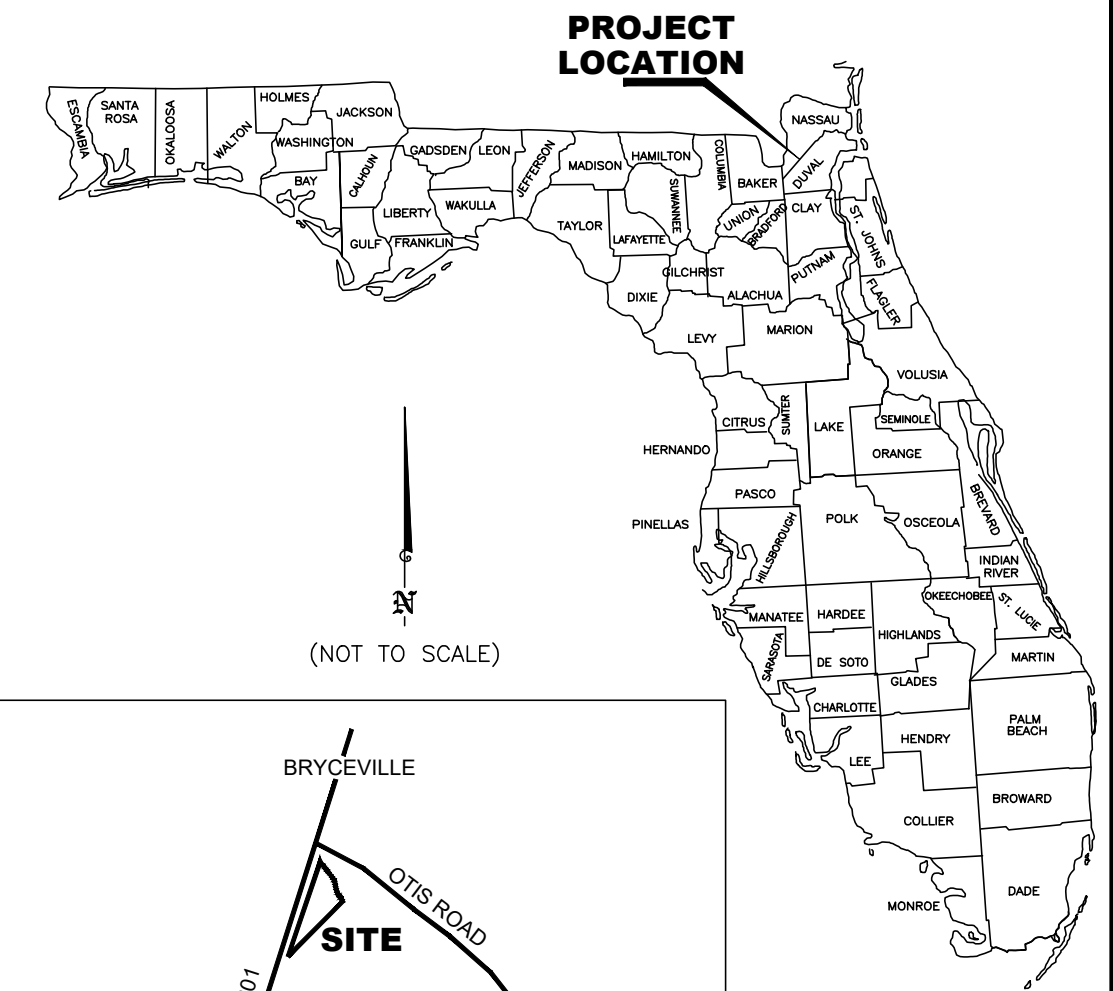
Commence at the Southwest corner of Section 31, Township 1 South, Range 24 East, Duval County, Florida; thence on the South line of said Section 31, N 89°27'23" E, a distance of 838.25 feet to a point on the Easterly Right of Way line of U.S Highway No. 301 (255 foot Right of Way); thence departing said South line and on said Easterly Right of Way line, N 18°44'30" E, a distance of 1479.05 feet to the Point of Beginning; thence continue on said Easterly Right of Way line, N 18°44'30" E, a distance of 2306.18 feet; thence departing said Easterly Right of Way line, S 71°15'30" E, a distance of 165.53 feet; thence S 43°43'01" E, a distance of 187.47 feet; thence S 59°21'01" E, a distance of 111.34 feet; thence S 71°43'33" E, a distance of 636.41 feet to a point on the Duval and Nassau County line; thence on said Duval and Nassau County line, S 44°48'36" W, a distance of 2451.06 feet to the Point of Beginning.

Containing a total of 27.83 acres.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS FOR THE STATE OF DELAWARE, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED HEREIN; THAT IT HAS CAUSED THE SAME TO BE SURVEYED; AND, THAT THIS PLAT KNOWN AS "BRANDY BRANCH" IS MADE IN ACCORDANCE WITH SAID SURVEY AND IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

IN WITNESS WHEREOF, RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY APPOINTED OFFICERS.



SURVEYORS NOTES:

- 1). LDC SECTION 37.05 (D) (9) (A)
A. THERE IS HEREBY ESTABLISHED AN EXCEPTION TO THIS SECTION FOR THOSE ONE AND TWO FAMILY LOTS/BUILDING SITES ACCESSED FROM AN EXISTING PUBLIC STREET OR ROW AND (I) HAVE NO OTHER STREET OR ROW FRONTAGE, (II) HAVE NO OTHER MEANS OF VEHICULAR ACCESS, AND (III) THE FRONT OF THE HOME WILL FACE TOWARDS THE EXISTING PUBLIC STREET OR ROW. IN THESE SITUATIONS, THE AREA BETWEEN THE STREET OR ROW AND THE ONE OR TWO FAMILY HOME SHALL BE DEFINED AS THE ENHANCED LANDSCAPE AREA (ELA). WITHIN THE ELA, AT THE TIME OF HOME CONSTRUCTION, THE OWNER SHALL CAUSE TO BE PLANTED NO LESS THAN THE MINIMUM NUMBER OF TREES REQUIRED PURSUANT TO SECTION 37.05.D [OF THE] LDC AND, WHERE APPLICABLE, SECTION 37.06 [OF THE] LDC PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE.
2). UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3). PROPERTY HEREON LIES FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP No. 12089C0505F, DATED DECEMBER 17, 2010.
4). THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS OPEN RURAL (UNINCORPORATED NASSAU COUNTY ZONING).
5). BUILDING RESTRICTION LINES FROM PROPERTY LINES ARE AS FOLLOWS:
FRONT 35.00 FEET
SIDE 15.00 FEET
REAR 25.00 FEET
6). THIS PROPERTY IS NOT SUBJECT TO STORM SURGE INUNDATION DURING A HURRICANE ACCORDING TO STORM SURGE ATLAS FOR NASSAU COUNTY PER MAP PROVIDED BY NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL.
7). UNLESS OTHERWISE NOTED MEASURED ANGLES AND DISTANCES ARE THE SAME AS PLAT OR DEED ANGLES AND DISTANCES.
8). NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF SURVEYOR.
9). BEARINGS SHOWN HEREON REFER TO FLORIDA STATE PLANE, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011) ADJUSTMENT AND ARE BASED ON CONTROL POINTS PID 72 94 GPS 3, DESIGNATION AB4004, THE BEARING BASE BEING THE MONUMENTED SOUTH LINE OF SECTION 31, SAID MONUMENTED LINE HAVING A GRID BEARING OF S 89 27'23" W.
10). PERMANENT CONTROL POINTS, LOT CORNERS (1/2" IRON PIPES) AND INTERIOR POINT OF CURVATURES & POINT OF TANGENCY'S ARE TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION.
11). ALL MORTGAGES HAVE BEEN SATISFIED.
12). "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 THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
13). THIS PLAT CONTAINS 3 LOTS, 1, 2, & 3.
14). FIRE PROTECTION WILL BE PROVIDED BY SPRINKLER SYSTEM IN ACCORDANCE WITH THE "NFPA" NATIONAL FIRE PROTECTION ASSOCIATION 130 RESIDENTIAL FIRE SPRINKLER DESIGN STANDARD OR BY OTHER MEANS IN ACCORDANCE WITH COUNTY FIRE MARSHAL.
15). WETLAND JURISDICTIONAL AREAS WERE PROVIDED BY CARTER ENVIRONMENTAL SERVICES, INC., PROJECT: 5.15181, RAYONIER BRANDY BRANCH.
16). 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 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."
17). AS PER NASSAU COUNTY ORDINANCE 98-17 SECTION 10.6.8.2 IN EFFECT AS OF THE TIME OF THIS PLAT FILING, NO EARTHWORK FILLING OPERATIONS SHALL OCCUR WITHIN THE LIMITS OF THE BOCC ADOPTED SENSITIVE AREA MAP WITHOUT COMPENSATORY STORAGE BEING PROVIDED AND PRIOR APPROVAL FROM THE NASSAU COUNTY ENGINEERING DEPARTMENT.
18). UNDERGROUND IMPROVEMENTS WERE NOT LOCATED OR SHOWN.

RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF FLORIDA
COUNTY OF NASSAU

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

(PRINT NAME _____)

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

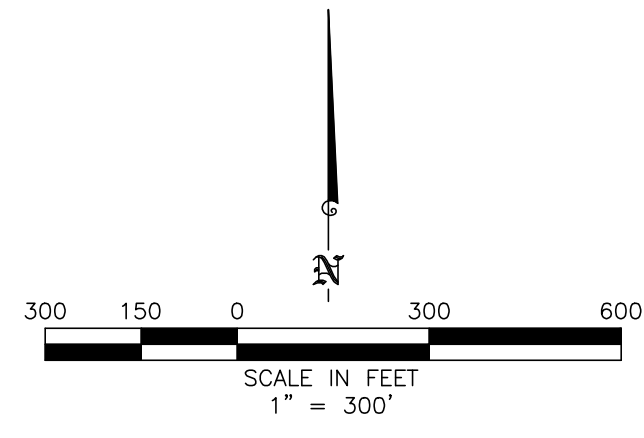
COMMISSION # _____

MY COMMISSION EXPIRES: _____

LD BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

Table with 4 columns: W.O. NO., DATE, CHECKED BY, CAD FILE, and DRAFTED BY.

BRANDY BRANCH
BEING A PORTION OF
SECTION 31
TOWNSHIP 1 SOUTH, RANGE 24 EAST
NASSAU COUNTY, FLORIDA



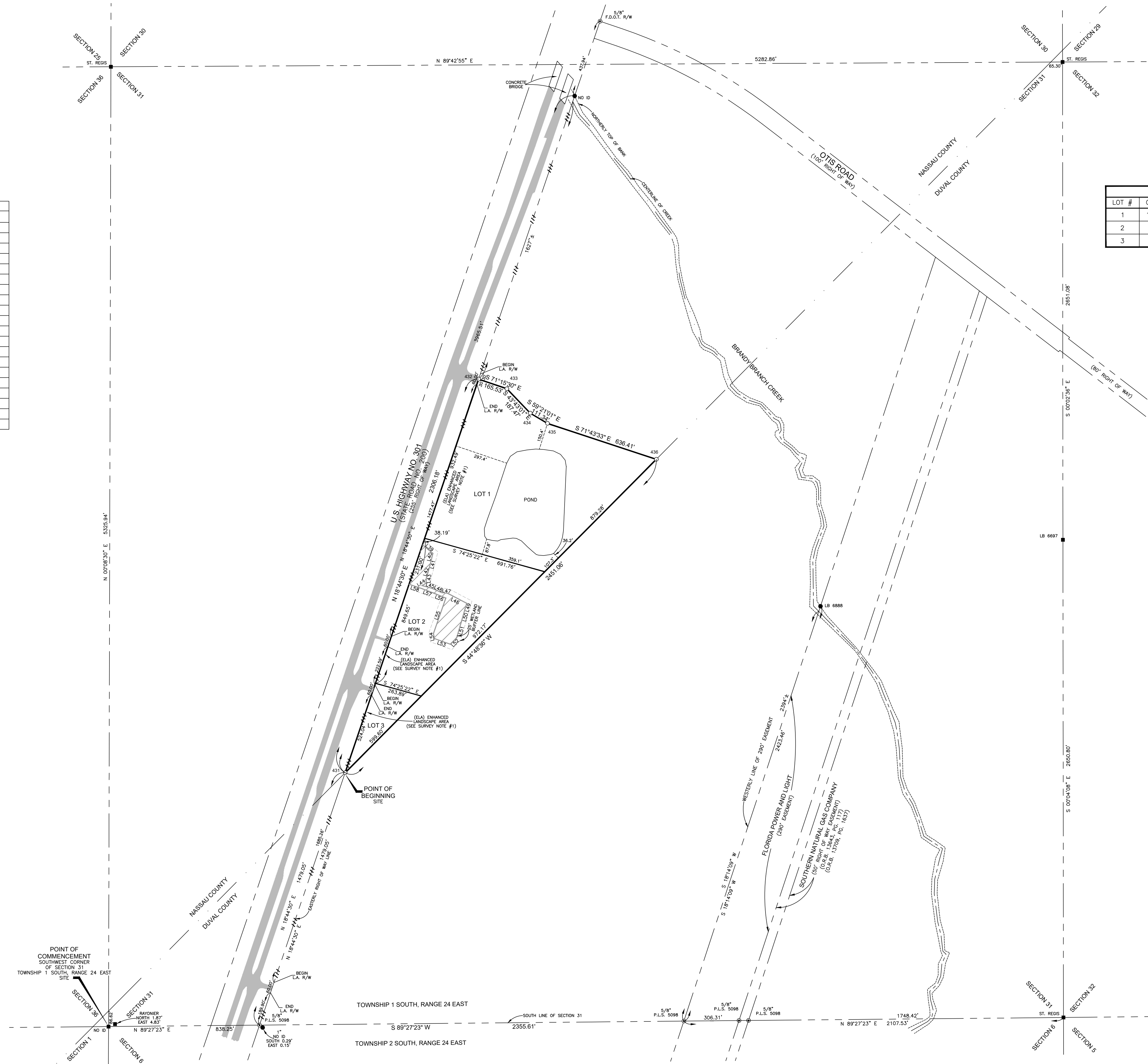
LINE #	BEARING	LENGTH
L39	S 50°30'07" E	75.21'
L40	S 13°22'12" W	40.09'
L41	S 14°28'01" W	42.88'
L42	S 16°10'04" W	53.81'
L43	S 6°18'08" W	33.34'
L44	S 57°09'15" W	24.54'
L45	S 74°44'01" E	55.91'
L46	S 66°06'31" E	57.28'
L47	S 82°58'11" E	34.41'
L48	S 62°09'36" E	120.16'
L49	S 15°55'58" W	33.49'
L50	S 16°02'15" W	75.27'
L51	S 16°21'48" W	90.30'
L52	S 42°50'19" W	49.85'
L53	N 70°04'54" W	94.44'
L54	N 12°57'53" W	28.63'
L55	N 19°19'04" E	208.25'
L56	N 67°28'29" W	69.89'
L57	N 68°58'34" W	70.93'
L58	N 71°13'55" W	77.45'

ACREAGE TABLE				
TOTAL PLAT	27.83 ACRES			

ACREAGE TABLE					
LOT #	GROSS ACRES	WETLAND ACRES	WETLAND BUFFER ACRES	POND ACRES	NET ACRES
1	16.94 ACRES	0.60 ACRES	0.40 ACRES	4.60 ACRES	10.82 ACRES
2	9.31 ACRES	1.16 ACRES	0.78 ACRES	0.00 ACRES	7.05 ACRES
3	1.58 ACRES	0.00 ACRES	0.00 ACRES	0.00 ACRES	1.33 ACRES

COORDINATE TABLE						
STATE PLANE, FLORIDA EAST ZONE, NSRS/2011						
POINT	NORTH	EAST	LONGITUDE	LATITUDE	SCALE FACTOR	CONVERGENCE
431	2194174.8847	357949.5688	-81°56'44.1"	30°21'56.5"	1.00004307	-00°58'40.96"
432	2196358.7807	358690.5503	-81°56'35.9"	30°22'18.6"	1.00004296	-00°58'31.32"
433	2196305.5947	358847.3050	-81°56'34.1"	30°22'17.7"	1.00004286	-00°58'34.85"
434	2196170.0963	358976.8619	-81°56'32.6"	30°22'16.4"	1.00004277	-00°58'35.41"
435	2196113.3343	359072.6570	-81°56'31.5"	30°22'15.8"	1.00004280	-00°58'36.16"
436	2195915.7787	359276.9756	-81°56'24.6"	30°22'13.9"	1.00004189	-00°58'27.10"

- LEGEND:
- = FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
 - ⊙ = FOUND IRON ROD UNLESS OTHERWISE NOTED
 - = SET 1/2" IRON PIPE & CAP STAMPED LB 6888
 - = SET 4"x4" CONCRETE MONUMENT STAMPED LB 6888
 - = FOUND 4"x4" CONCRETE MONUMENT UNLESS OTHERWISE NOTED
 - L.A. = LIMITED ACCESS
 - R.L.S. = REGISTERED LAND SURVEYOR
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - L.S. = LICENSED SURVEYOR
 - D.B. = DEED BOOK
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.C. = PAGE
 - (F) = FIELD MEASURED
 - (D) = DEED
 - (P) = PLAT
 - (C) = CALCULATED
 - ID = IDENTIFICATION
 - LB = LICENSED BUSINESS
 - T = COORDINATE POINT NUMBER
 - ▨ = ASPHALT PAVEMENT



<p>LD BRADLEY LAND SURVEYORS</p> <p>Old World Knowledge... New Age Technology</p>	<p>L. D. BRADLEY LAND SURVEYORS 510 SOUTH 5TH STREET MACCLENNENY, FLORIDA 32063</p> <p>PHONE (904) 786-6400 FAX (904) 786-1479</p> <p>LICENSED BUSINESS No. 6888</p>	
	<p>W.O. NO.: 21-672</p> <p>CHECKED BY: RJJ</p>	<p>DATE: 01/17/2023</p> <p>CAD FILE: 21672 NASSAU PLAT.DWG</p>