

HAMLET AT WILDLIGHT

A RE-PLAT OF A PORTION OF PARCEL 5A-1, EAST NASSAU - WILDLIGHT PDP 3 / POD 5, ACCORDING TO THE PLAT THEREOF RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGES 1608 THROUGH 1613, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING A PORTIN OF THE HEIRS OF E. WATERMAN (MILL GRANT) SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST.

CAPTION

A portion of Parcel 5A-1, East Nassau - Wildlight PDP 3 / POD 5, according to the plat thereof recorded in Official Records Book 2546, pages 1608 through 1613, of the Public Records of Nassau County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner of Parcel 5A-2 (Parcel 5), also being the Southwesterly corner of said Parcel 5A-1, said corner lying on the Easterly right of way line of Wildlight Avenue, a variable width right of way as presently established; thence Northerly along said Easterly right of way line and along the arc of a curve concave Easterly having a radius of 1160.00 feet, through a central angle of 03°25'45", an arc length of 69.43 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 18°34'36" East, 69.42 feet; thence North 20°17'28" East, continuing along said Easterly right of way line, 123.10 feet to the Point of Beginning.

From said Point of Beginning; thence North 20°17'28" East, continuing along said Easterly right of way line, 686.54 feet; thence South 69°42'32" East, departing said Easterly right of way line, 94.00 feet; thence South 20°17'28" West, 686.54 feet; thence North 69°42'32" West, 94.00 feet to the Point of Beginning.

Containing 1.48 acres, more or less.

ADOPTION AND DEDICATION

This is to certify that Hamlet At Wildlight, LLC, a Virginia limited liability company ("Owner"), under the laws of the state of Florida, is the lawful owner of the lands described in the caption hereon which shall hereafter be known as HAMLET AT WILDLIGHT, and have caused the same to be surveyed and subdivided. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of said lands.

All landscape buffers and access easements shown on this plat shall be dedicated to the Owner and the sole and exclusive property of said Owner, its successors and assigns. The Owner retains the obligation for maintenance of all landscape buffers shown on this plat; provided however, the Owner reserves the right to assign the obligation for maintenance of said easements to a property owners' association or other such entity as will assume all obligation of maintenance and operation thereof under the plat.

In witness whereof, the undersigned Owners have executed this plat on the ____ day of ____, 2023.

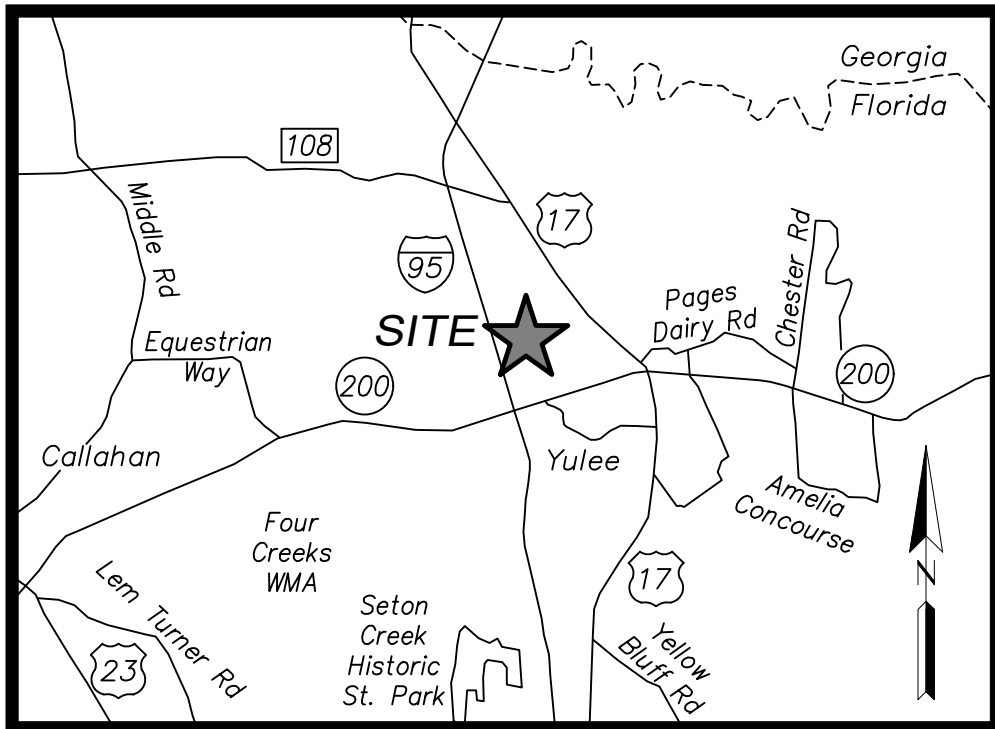
Witness OWNER: Hamlet At Wildlight, LLC a Virginia limited liability company By: Selim Tay-Agbozo Authorized Signatory

STATE OF VIRGINIA, COUNTY OF FAIRFAX

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ____ day of ____, 2023, by Selim Tay-Agbozo, the Authorized Signatory of Hamlet At Wildlight, LLC, a Virginia limited liability company, who [] is personally known to me or who [] has produced as identification.

Notary Public, State of Florida at Large My Commission expires ____ Printed Name Commission Number ____

VICINITY MAP (NOT TO SCALE)



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 may be additional restrictions that are not recorded on this plat that may be found in the public records of Nassau county.
- Bearings based on the Southeastely right of way line of the Wildlight Avenue, being N20°17'28"W, record bearings depicted hereon are reflective of adjustment of deed to state plane coordinates and are not transcribed verbatim from deeds of record.
- Reference Benchmark: Nation geodetic Survey monument "h331", located 147' south and 142' west of the centerline intersection of seaboard coastline railroad and chester road, elevation = 27.737' (National Geodetic Vertical Datum of 1929.)
- The current zoning for the lands shown on this plat as of the date of recording is PD-ENCPA.
- Building restriction setback lines shall be in accordance with the current zoning ordinance and currently are as follows:
Front yard: 10 feet, 20 feet to face of garage from sidewalk
Rear yard: 10 feet
Side yard: 0 feet for interior units and 10 feet for exterior units
- This is to certify that the subject property is shown to be in flood hazard zone "X", as per flood insurance rate maps, community panel number 12089C0195F for Nassau county, Florida, dated: December 17, 2010. Flood zone was scaled from said flood insurance rate maps.
- There is a non-exclusive easement, by this plat, 10 feet in width along all lots, parcels, and tracts, parallel with, adjacent to, and concentric with, all right-of-way lines shown hereon to Florida power and light, in addition, there is a non-exclusive easement, by this plat, 10 feet in width, 5 feet each side of all side lot lines reserved to Florida power and light, its successors and assigns, for use in its underground electrical distribution system.
- Lots or tracts shown hereon may not be further subdivided without approval of the Nassau County government.
- This property is not subject to storm surge inundation during a hurricane according to the Nassau county storm surge atlas provided by the northeast Florida regional council.
- Lot corners (iron rods) are to be set upon completion of road and utility construction, within one year after the recording of this plat or before bond expiration, whichever is earlier.
- Total number of lots: 26 lots.
- Total acreage: 1.48 acres.
- There are no jurisdictional wetlands present on lands described in caption as determined by Dr. Jennifer Rosinski, PhD, PWS from Breedlove, Dennis and Associates, Inc. on various dates in 2013.
- Nothing herein shall be construed as creating an obligation upon Nassau County to perform any act of construction or maintenance within such dedicated areas. The dedicated areas being the easements/roadways in the plat.
- 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.
- The plat is hereby subject to the following easements and are blanket in nature: Temporary Easement, recorded in Official Records Book 2557, page 1351 and Underground Easement, recorded in Official Records Book 2607, page 895, all of the Public Records of Nassau County, Florida.

SURVEYOR'S CERTIFICATE

This is to certify that the accompanying plat is a correct representation of the lands surveyed, platted and described hereon, that permanent reference monuments have been placed as shown on said plat according to chapter 177, Florida statutes as amended, and that permanent control points will be set in accordance with said laws, that said survey was made under my responsible direction and supervision and that the survey data shown hereon complies with all the provisions of said chapter. signed this ____ day of ____, 2023.

Bob L. Pittman Professional Surveyor and Mapper State of Florida Registered Surveyor No. 4827

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 2557, Page 1333, of the Public Records of Duval County, Florida ("Mortgage"), encumbering 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 shall be subordinated to said dedications.

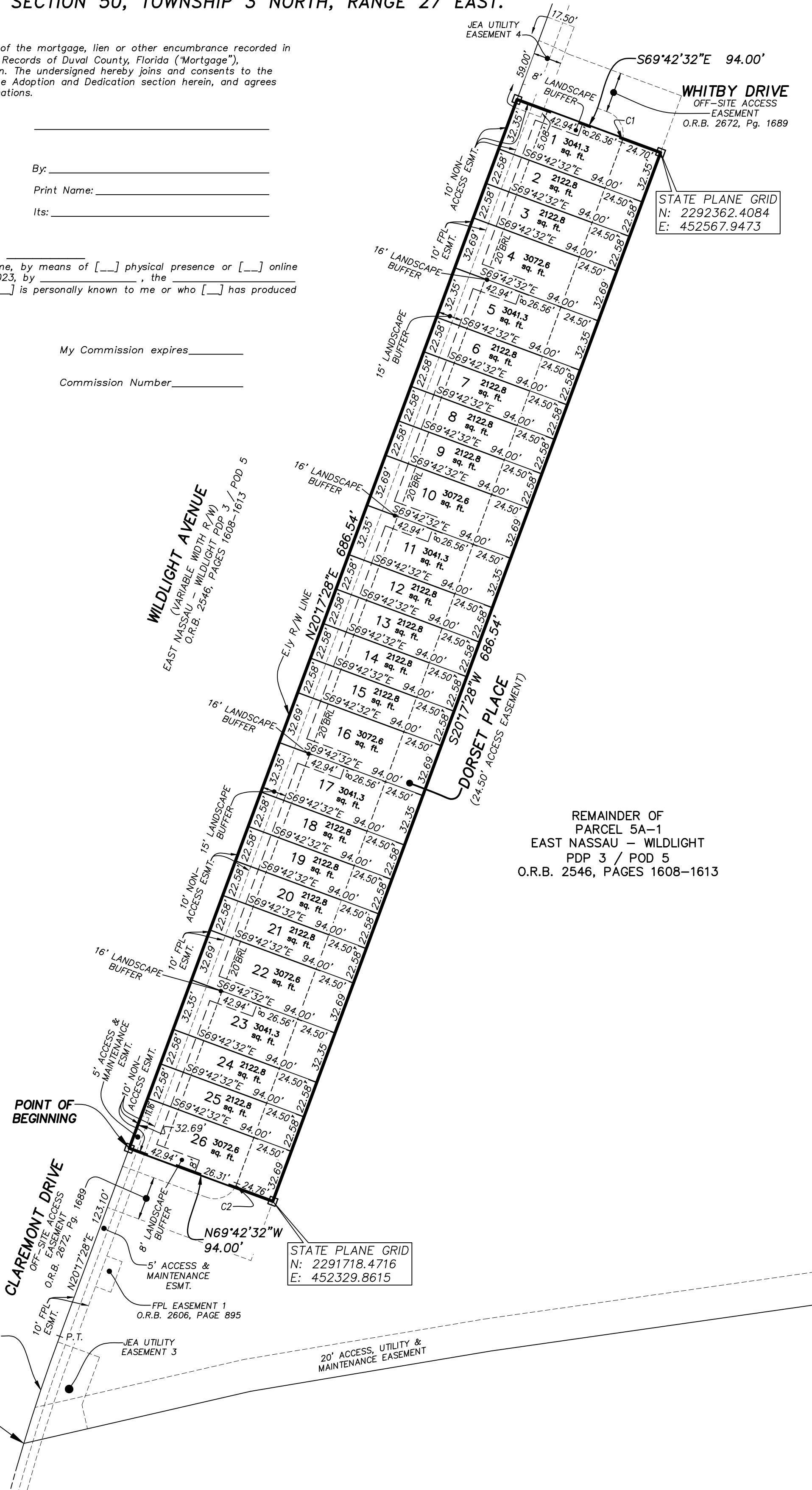
Signed in the presence of: Print Name: By: Print Name: Its: Print Name:

STATE OF ____, COUNTY OF ____ The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ____ day of ____, 2023, by ____, the of ____, a ____, who [] is personally known to me or who [] has produced as identification.

Notary Public, State of Florida at Large My Commission expires ____ Printed Name Commission Number ____

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#6628, UNLESS OTHERWISE NOTED
- ▲ FND N&D L.B.#6628, UNLESS OTHERWISE NOTED
- △ DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
- CONCRETE MONUMENT
- △ PERMANENT CONTROL POINT
- LICENSED BUSINESS
- △ REBAR AND CAP IDENTIFICATION
- sq ft SQUARE FEET
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) RADIAL
- C1 NON-RADIAL
- NR TABULATED CURVE DATA
- C1 TABULATED LINE DATA
- R/W RIGHT OF WAY
- P.B. PLAT BOOK
- P.G. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- F.L. FLORIDA POWER & LIGHT
- ESMT. EASEMENT
- UTIL. UTILITY
- BRL. BUILDING RESTRICTION LINE



PARCEL 5A-2 (PARCEL 5) EAST NASSAU - WILDLIGHT PDP 3 / POD 5 O.R.B. 2546, PAGES 1608-1613

| CURVE TABLE | | | | |
|-------------|--------|---------------|------------|---------------|
| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING |
| C1 | 14.50' | 9°28'01" | 2.40' | N15°33'28"E |
| C2 | 14.50' | 10°48'10" | 2.73' | N25°41'41"E |

CERTIFICATE OF ENGINEERING SERVICES

This is to certify that this plat has been examined and approved by the County Engineer for Nassau County, Florida, this ____ day of ____, A.D. 2023.

Director of Engineering Services Printed Name

CHIEF OF FIRE RESCUE

This is to certify that the plat has been approved by the Chief of Fire-Rescue Services of Nassau County, Florida, this ____ day of ____, A.D. 2023.

Chief of Fire-Rescue Printed Name

TAX COLLECTOR'S CERTIFICATE

Ad-valorem taxes are paid in full on all parcels described on this plat for the years preceding the recording date of this plat.

Nassau County Tax Collector Printed Name Date Parcel Identification Number: 50-3N-27-1005-05A1-0000

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 Printed Name

COUNTY HEALTH CERTIFICATE

This is to certify that I have reviewed the plat this ____ day of ____, A.D. 2023, and these lots are approved to be placed on approved public water and approved public sewage systems.

County Health Department Printed Name

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.

Office of the County Attorney Printed Name

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 Printed Name

CLERKS CERTIFICATE

I hereby certify that this plat has been examined and it complies in form with chapter 71-339, laws of Florida of 1971, Florida statue 177.061, and is filed for record and recorded in Plat Book ____ Pages ____ of the public records of Nassau county, Florida, this ____ day of ____, A.D. 2023.

Clerk of the Circuit Court Printed Name

TITLE CERTIFICATION

I/We, _____ a Florida limited liability company as a title agent for _____ insurance company, title company, do hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to _____ a Florida limited liability company, that the current taxes have been paid, that the property is not encumbered by any mortgages or other encumbrances other than those shown hereon, that all easements of record are shown.

Attorney Signature Date

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 of the county this limited certification as to facial conformity with 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 reflected on this plat.

Michael A. Manzie, P.L.S. Florida registration no. 4069 Date

PREPARED BY: ETM SURVEYING & MAPPING, INC. 14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FL 32258 (904) 642-8550 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624