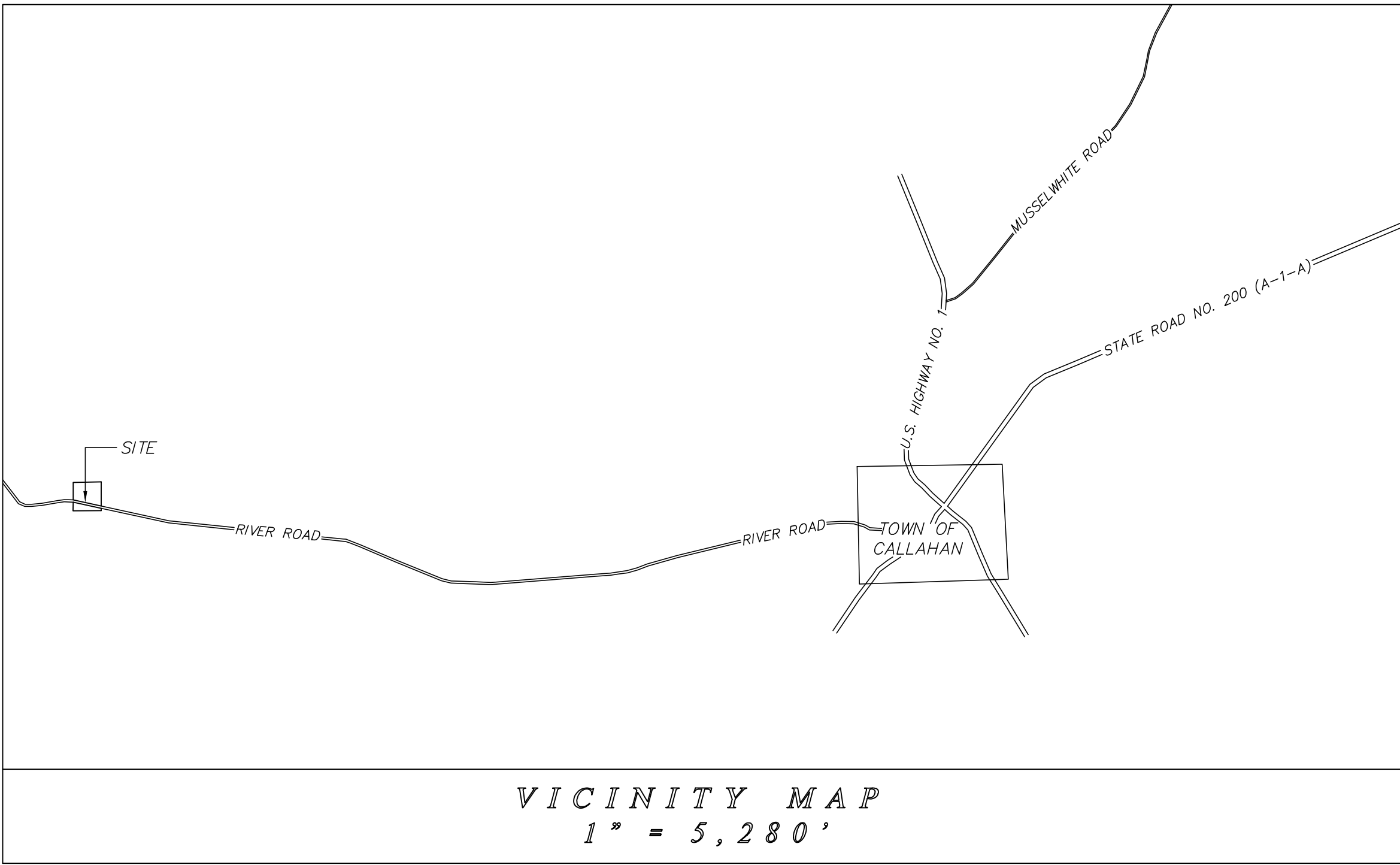


McCULLY FOREST
A PORTION OF SECTION 25, TOWNSHIP 2 NORTH,
RANGE 23 EAST, NASSAU COUNTY, FLORIDA

CAPTION:
THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE
NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 25,
TOWNSHIP 2 NORTH, RANGE 23 EAST, NASSAU COUNTY,
FLORIDA. LESS AND EXCEPT RIGHT-OF-WAY FOR COUNTY
ROAD NO. "S-108" (ALSO KNOWN AS RIVER ROAD) A 100
FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE.



ADOPTION AND DEDICATION
THIS IS TO CERTIFY THAT THE UNDERSIGNED, TERRAPOINTE LLC, A DELAWARE LIMITED LIABILITY
COMPANY (OWNER) IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON
WHICH SHALL HEREAFTER BE KNOWN AS "McCULLY FOREST", 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.

TITLE CERTIFICATION
WE, FIDELITY NATIONAL TITLE 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 TERRAPOINTE 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.

TITLE COMPANY REPRESENTATIVE
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. 2017.

CHIEF OF FIRE-RESCUE
COUNTY TAX COLLECTOR CERTIFICATE
TAX IDENTIFICATION NUMBER 25-2N-23-0000-0004-0000
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. 2017.
TAX COLLECTOR
NASSAU COUNTY, FLORIDA

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. 2017.

DIRECTOR OF ENGINEERING SERVICES

COMMISSION APPROVAL CERTIFICATE
EXAMINED AND APPROVED THIS DAY OF A.D. 2017 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. 2017

MICHAEL S. MULLIN, ATTORNEY
FLORIDA BAR NO. 301094

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 PLAT BOOK PAGE OF THE PUBLIC RECORDS OF NASSAU
COUNTY, FLORIDA. THIS DAY OF A.D. 2017.

CLERK OF THE CIRCUIT COURT

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.

SIGNED THIS DAY OF A.D. 2017.

MICHAEL A. MANZIE, P.L.S.
FLORIDA CERTIFICATE No. 4069

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

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, 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
PRINT NAME:
FLORIDA REGISTRATION NO.:

TERRAPOINTE LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER)
WITNESS TERRAPOINTE LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: RAYONIER TRS OPERATING COMPANY, A DELAWARE
CORPORATION, ITS MANAGING MEMBER
WITNESS
PRINT OR TYPE NAME
BY:
NAME:
ITS:
STATE OF: FLORIDA
COUNTY OF: NASSAU

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY
AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, AS
OF RAYONIER TRS OPERATING COMPANY, A DELAWARE CORPORATION AS MANAGING MEMBER OF TERRAPOINTE LLC,
A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF THE LIMITED LIABILITY COMPANY, TO ME WELL
KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND
DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY
FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF IN THE
COUNTY OF AND THE STATE OF THIS
DAY OF A.D., 2017

NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES :

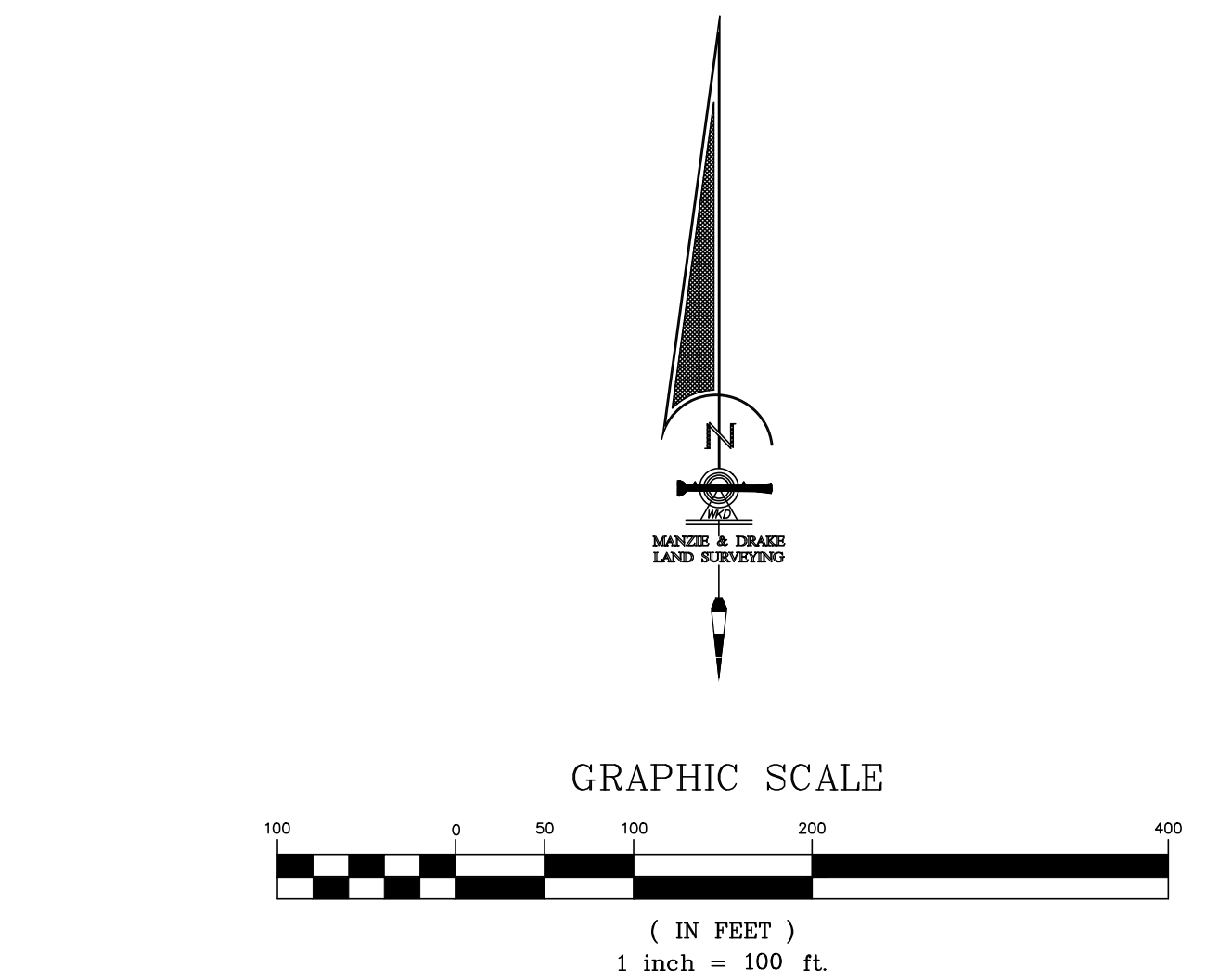
ZONING CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN
COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF NASSAU COUNTY,
FLORIDA, CURRENTLY IN EFFECT.
THIS DAY OF 2017.
COUNTY PLANNER

COUNTY HEALTH CERTIFICATE
THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS
DAY OF A.D. 2017, AND THESE LOTS ARE APPROVED TO BE
REVIEWED ON AN INDIVIDUAL LOT BASIS ACCORDING TO F.A.C. 64E-6, 64E-8 AND 40C-3.

COUNTY HEALTH DEPARTMENT

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

PLAT BOOK _____ PAGE _____
SHEET 2 OF 2 SHEETS



LINE TABLE		
LINE	BEARING	LENGTH
L1	S66°15'27"E	141.06'
L2	S55°39'14"E	59.93'
L3	S62°45'21"E	60.83'
L4	S72°29'44"E	80.59'
L5	S54°51'03"E	14.47'
L6	S54°51'03"E	57.07'
L7	S66°31'20"E	103.45'
L8	S86°16'02"E	32.60'
L9	S52°10'03"E	77.15'

P.L.S. = PROFESSIONAL LAND SURVEYOR
P.I.N. = PARCEL IDENTIFICATION NUMBER
LB = LICENSED BUSINESS
SQ. FT = SQUARE FEET
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
(G&N) = GROSS & NET

1.) [] DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (4"x4" CONCRETE MONUMENT) SET WITH IDENTIFICATION "MANZIE LB 7039".

■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (4"x4" CONCRETE MONUMENT) FOUND

2.) 43,560 SQ. FT. (G) DENOTES LOT SQUARE FOOTAGE

3.) 43,560 SQ. FT. (N) DENOTES VESABLE LOT SQUARE FOOTAGE.

4.) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORUM 1983/1990.

5.) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.G.V.D. 1988)

6.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X & A" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C 0280 F, DATED 12/17/10.

7.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAN AS OF THE DATE OF RECORDING IS "QB".

8.) BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "QB" (OPEN RURAL), ARE AS FOLLOWS:
FRONT SETBACK = 35 FEET SIDE SETBACK = 15 FEET REAR SETBACK = 25 FEET

9.) THE LANDS SHOWN HEREON ARE NOT LOCATED WITHIN A STORM SURGE CATEGORY, AS SCALED FROM STORM SURGE ATLAS VOLUME 1, PLATE 4, NASSAU COUNTY, FLORIDA, AS PER S.L.O.S.H. (SEA, LAKE, AND WETLAND SURGES FROM HURRICANES).

10.) ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED

11.) LOTS SHOWN HEREON ARE INTENDED FOR RESIDENTIAL PURPOSES.

12.) THE JURISDICTIONAL WETLANDS AS SHOWN HEREON WERE FLAGGED AND IDENTIFIED BY CARTER ENVIRONMENTAL SITUATIONS, INC. (ST. JOHNS RIVER WETLAND MANAGEMENT DISTRICT PERMIT NOT REQUIRED PER S.J.R.W.M.D. PERMIT DETERMINATION NUMBER PDEK-089-147606-1)

12A.) 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.

12B.) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER ACTS SHALL BE PLACED 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 LINES MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

13.) 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 SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS REMOVED OR DESTROYED. NON-NATIVE OR 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.

14.) "NOTICE: THIS PLAN, 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 PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

15.) ALL PLATTED UTILITY 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 EXISTING TELEPHONE, GAS OR OTHER UTILITIES.

16.) 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.

17.) ANY UNPAVED PRIVATE ACCESS IS SHOWN AS PRIVATE.

18.) TOTAL NUMBER OF LOTS: 7

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