PLAT

BOOK

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BEING > **PORTION** QF SECTION 8, TOWNSHIP NORTH, RANGE 24 EAST, NASSAU COUNTY, E LORIDA

VICINITY (NOT TO S

CAPTION:

A PORTION OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF AFOREMENTIONED SECTION AND RUN SOUTH 00°15'30" EAST, ALONG THE WESTERLY LINE OF SAID SECTION, A DISTANCE OF 1288.71 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING RUN NORTH 90°00'00" EAST, A DISTANCE OF 1284.18 FEET TO A POINT LYING ON THE WESTERLY RIGHT—OF—WAY LINE OF PENNY HADDOCK ROAD (A 60—FOOT RIGHT—OF—WAY PER PLAT BOOK 5, PAGE 338, OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 03°16'47" WEST, ALONG LAST MENTIONED WESTERLY RIGHT—OF WAY LINE, A DISTANCE OF 623.93 FEET TO A POINT LYING ON THE NORTHERLY RIGHT—OF—WAY LINE OF LAKE HAMPTON ROAD (ALSO KNOWN AS KINGS FERRY ROAD) A 60—FOOT RIGHT—OF—WAY AS NOW ESTABLISHED; RUN THENCE SOUTH 80°23'28" WEST, ALONG LAST MENTIONED NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 1262.44 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN BOOK 1771, PAGE 1743, OFFICIAL RECORDS OF SAID COUNTY; RUN THENCE NORTH 00°15'30" WEST, ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS AND THE EXTENSION THEREOF, A DISTANCE OF 833.64 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 21.09 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

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. 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 HEREINAFTER BE KNOWN AS "HORSESHOE RIDGE", AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY AND IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LAND.

WITNESS TERRAPOINTE LLC, A DELAWARE LIMITED LIABILITY BY; RAYONIER TRS OPERATING COMPANY, A DELAY CORPORATION, ITS MANAGING MEMBER.

(PRINT) WITNESS VICE PRESIDENT

(PRINT) STATE OF FLORIDA COUNTY OF NASSAU
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF BY MARK R. BRIDWELL, VICE PRESIDENT OF RAYONIER TRS OPERATING COMPANY, A DELAWARE MANAGING MEMBER OF TERRAPOINTE LLC, A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF COMPANY. E CORPORATION, AS F OF THE LIMITED LIABILITY

STATE OF FLORIDA AT LARGE

ENGINEERING A.D. 2017.

SERVICES

FOR NASSAU COUNTY, FLORIDA.

DAY OF

DIRECTOR OF

DIRECTOR OF ENGINEERING SERVICES

DIRECTOR OF ENGINEERING SERVICES THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THIS

COMMISSIONERS APPROVAL

EXAMINED AND APPROVED THIS ______ DAY OF _____
COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA. **BOARD**

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CHAIRMAN OF THE BOARD OF COMMISSIONERS

COUNTY TAX COLLECTOR'S CERTIFICATE

A.D. ID BELIEF, TO THIS

PARCEL IDENTIFICATION NUMBERS: 08-4N-24-0000-0002-0020

CHIEF OF FIRE-RESCUE

THIS IS TO CERTIFY THAT THE FIRE CHIEF OF NASSAU COUNTY, FLORIDA HAS A

FLORIDA HAS APPROVED THE ABOVE

 $\overline{ZONING\ CERTIFICATION}$ 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. 2017.

DIRECTOR OF PLANNING

COUNTY HEALTH CERTIFICATE

WE FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, 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 TERRAPOINTE LLC. 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.

 $TITLE\ CERTIFICATION$

TITLE COMPANY REPRESENTATIVE

THIS I A.D. 2 F.A.C. IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS ______ DAY OF _____ 2017, AND THESE LOTS ARE APPROVED AND TO BE REVIEWED ON AN INDIVIDUAL BASIS 3. 64E-6, 64E-8 AND 40C-3. ACCORDING TO

COUNTY HEALTH DEPARTMENT

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

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLIES IN FORM WITH CHAPTER 177.061
FLORIDA STATUTES, AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK _______, PAGES______

OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS

DAY OF

A.D. 2017.

CLERKS CERTIFICATE

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 #4069

NOTES:

1.)

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.

2.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S80°23'28"W FOR THE NORTHERLY RIGHT—OF—WAY LINE OF LAKE HAMPTON ROAD. COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE EAST ZONE OF FLORIDA (NAD '83), AND WERE ESTABLISHED BY CONVENTIONAL SURVEYING MEANS WITH AN ERROR OF CLOSURE EXCEEDING (1:50,000).

3.) REFERENCE BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT "V-596" ELEVATION 74.23 FEET NAVD 88 DATUM. BENCHMARK SHOWN ON PLAT IS A FOUND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT CONCRETE MONUMENT (02-014-0-01) N. 2345464.468, E. 361687.098

4.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "OR" OR "OPEN RURAL".

5.) BUILDING RESTRICTION SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CURRENT COUNTY ZONING ORDINANCE AND CURRENTLY ARE AS FOLLOWS:

---THIRTY-FIVE (35) FEET -- FIFTEEN (15) FEET --TWENTY-FIVE (25) FEET

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONED "X" AS PER FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 12089C 0040F FOR NASSAU COUNTY, DATED: DECEMBER 17, 2010. FLORIDA

A.D.

7.) NO DRIVEWAY CULVERTS MAY BE PLACED WITHOUT PRIOR APPROVAL FROM THE NASSAU COUNTY ENGINEERING SERVICES. "PRIMARY ACCESS FOR LOT 4 IS ON LAKE HAMPTON ROAD. ALL DRIVEWAYS MUST BE PERMITTED BY NASSAU COUNTY DEPARTMENT OF ENGINEERING SERVICES AND MEET THE NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS AS DEFINED IN ORDINANCE 99—17 (AS AMENDED)."

8.) THERE IS AN 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 AN 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.

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 AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

10.) THE LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY GOVERNMENT. THE LANDS SHOWN HEREON ARE NOT IN A STORM SURGE CATEGORY, AS PER S.L.O.S.H. (SEA, LAKE, AND OVERLAND SURGES FROM HURRICANES).

12.) 11.) 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 TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES. THE WETLAND LINES SHOWN WERE DELINEATED BY CARTER ENVIRONMENTAL SERVICES, INC. ON JUNE 14, 2016.

13.) UPLAND BUFFERS SHAL BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION. NATIVE VEGETATION REMOVED OR DESTROYED WITHEN 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. NOXIUS AND NON-NATIVE PLANT MATERIALS CAN BE REMOVED. LIMBING CAN OCCUR WITHIN BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE NO GREATER THAN THREE (3) INCHES IN DIAMETER.

PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE MADE OF CONCRETE, 4-INCHES SQUARE & 24-INCHES LONG WITH A 1-INCH DISK STAMPED "PRM LB 7486" (UNLESS OTHERWISE NOTED) AND ARE SHOWN THUS:

LOT CORNERS (½" IRON PIPES) AND INTERIOR POINT OF CURVATURES & POINT OF TANGENCY'S ARE TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION.

14.)

15.) MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE ROADWAY CROWN UNLESS OTHERWISE SPECIFIED BY GOVERNMENTAL AGENCIES.

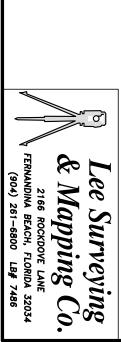
16.) TOTAL NUMBER OF LOTS: 4 LOTS, 0 TRACT(S).

17.)

TOTAL ACREAGE: ±21.10 ACRES

SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, AS AMENDED, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S. & CHAPTER 61G17—6.003 F.A.C. AND COMPLIES WITH THE LAWS OF NASSAU COUNTY, FLORIDA.



THE COUNTY ATTORNEY

CERTIFICATE OF COUNTY ATTORNEY PLAT HAS BEEN EXAMINED, AND APPROVED BY THE

THIS IS NASSAU TO CERTIFY THAT TO COUNTY, FLORIDA. SHL , A.D. 2017.

MICHAEL S. MULLIN, OFFICE OF BAR NO. — 301094

CHARLES ROBERT LEE, PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 5618
LEE SURVEYING & MAPPING CO.
2166 ROCKDOVE LANE
FERNANDINA BEACH, FLORIDA, 32034
(904) 261-6800 LB# 7486

