

"MILLS CORNER"

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2 SHEETS

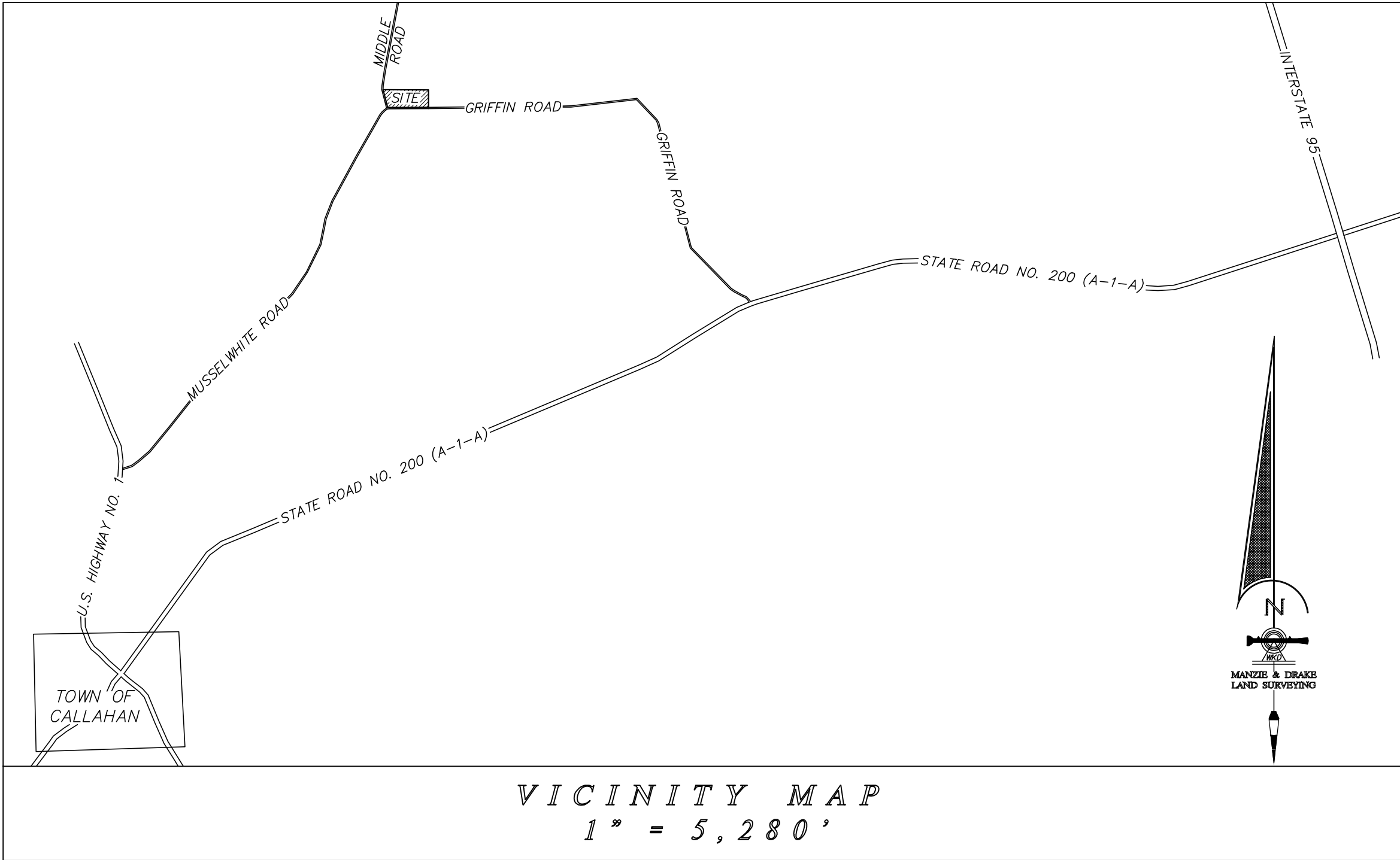
A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA

CAPTION:

A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 00°49'24" WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1469.60 FEET; THENCE SOUTH 00°35'27" WEST, CONTINUING ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 804.46 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°35'27" WEST, CONTINUING ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 798.85 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF GRIFFIN ROAD, A 60 FOOT RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 621, PAGE 797, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 89°43'00" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GRIFFIN ROAD, A DISTANCE OF 1,751.18 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 720.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GRIFFIN ROAD THROUGH A CENTRAL ANGLE OF 09°22'17", AN ARC DISTANCE OF 117.76 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 85°01'52" WEST A DISTANCE OF 117.63 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF MIDDLE ROAD, A 60 FOOT RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 621, PAGE 805, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 14°35'54" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MIDDLE ROAD, A DISTANCE OF 852.94 FEET; THENCE SOUTH 89°47'15" EAST, ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1226, PAGE 1959, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND EASTERLY PROJECTION THEREOF, A DISTANCE OF 2,091.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.73 ACRES MORE OR LESS



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, HEREFTER BE KNOWN AS "MILLS CORNER", 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 34-3N-25-0000-0001-0010

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 (?); AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (B); 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 9TH 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 _____

PRINT OR TYPE NAME

WITNESS _____

PRINT OR TYPE NAME

TERRAPOINTE LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: RAYONIER TRS OPERATING COMPANY, A DELAWARE CORPORATION, ITS MANAGING MEMBER

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

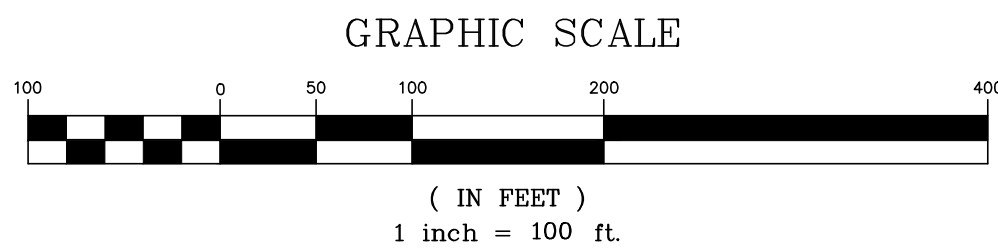
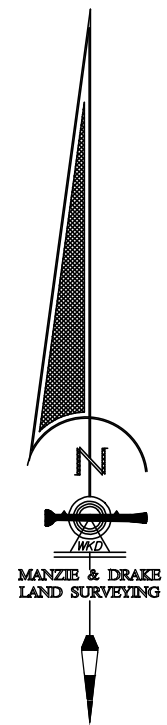
MANZIE & DRAKE LAND SURVEYING

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."

"MILLS CORNER"

A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 34,
TOWNSHIP 3 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA



LINE	BEARING	LENGTH
L1	N67°46'06"E	82.99'
L2	S66°45'43"E	73.24'
L3	S38°59'36"E	119.63'
L4	N36°39'11"W	74.90'
L5	N65°45'21"W	34.33'
L6	N65°45'21"W	52.96'
L7	N76°03'28"W	73.66'
L8	N79°44'48"W	90.29'
L9	S88°51'22"W	60.52'
L10	N73°17'51"W	81.54'
L11	N68°14'21"W	97.16'
L12	S76°03'34"W	56.94'
L13	N78°03'30"W	46.43'
L14	N78°03'30"W	18.62'
L15	S00°16'11"W	22.11'
L16	N43°35'28"W	69.02'
L17	S21°32'30"W	79.74'
L18	S41°04'20"W	50.54'
L19	N89°14'58"W	35.21'
L20	S85°54'42"W	74.67'
L21	S2°03'01"E	22.38'
L22	N49°33'35"W	18.75'
L23	N49°33'35"W	114.35'
L24	N68°17°44"W	56.34'
L25	S29°19'36"W	85.14'
L26	S17°17'55"W	92.31'
L27	N89°47'15"W	59.34'
L28	N89°47'15"W	16.29'
L29	N71°27°04"W	93.62'
L30	N84°20'59"W	74.56'
L31	N59°25'25"W	29.60'
L32	N1°04'33"W	39.73'
L33	N17°57'40"W	64.55'
L34	N70°33'00"W	56.79'
L35	S39°51'14"W	75.23'
L36	N56°46'48"W	75.18'
L37	N24°54'11"W	42.83'
L38	N10°21'55"E	217.43'
L39	S88°08'30"E	97.73'
L40	S14°35'38"E	71.40'
L41	S43°12'12"W	93.00'
L42	S14°24'32"W	73.51'

POINT OF REFERENCE
NORTHEAST CORNER OF SECTION 34,
TOWNSHIP 3 NORTH, RANGE 25 EAST
FOUND 4"x4" CONCRETE MONUMENT
N=2294873.6559
E=409515.5114

FOUND 4"x4"
CONCRETE
MONUMENT
(BROKEN)

LEGEND

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) = GROSS
(N) = NET
(N&G) = NET & GROSS
SURVEYOR'S NOTES

- 1.) [] DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (4"x4" CONCRETE MONUMENT) SET WITH IDENTIFICATION "MANZIE LB 7039".
- 2.) 43,560 SQ. FT. (G) DENOTES LOT SQUARE FOOTAGE
- 3.) 43,560 SQ. FT. (N) DENOTES USEABLE LOT SQUARE FOOTAGE
- 4.) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983/1990.
- 5.) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.G.V.D. 1988) ARE UNBUILDABLE AREAS.
- 6.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X & A" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C 0170 F, DATED 12/17/10. AREAS SHOWN ON THE PLAT AS FLOOD ZONE "A" ARE UNBUILDABLE AREAS.
- 7.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "OR".
- 8.) BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "OR" (OPEN RURAL), ARE AS FOLLOWS: FRONT SETBACK = 35 FEET SIDE SETBACK = 15 FEET REAR SETBACK = 25 FEET
- 9.) THE LANDS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORY 5, AS SCALED FROM STORM SURGE ATLAS VOLUME 1, PLATE 4, NASSAU COUNTY, FLORIDA, AS PER S.I.O.S.H. (SEA, LAKE, AND OVERLAND 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 SOLUTIONS, INC., AND WERE VERIFIED BY THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (S.J.R.W.M.D. FILE NUMBER 146712-1)
- 12A.) FOR ADDITIONAL INFORMATION REGARDING THESE WETLAND JURISDICTIONAL AREAS AND THE METHODOLOGY USED TO DETERMINE THESE WETLAND AREAS, THE FOLLOWING AGENCIES MAY BE CONTACTED: U.S. ARMY CORP OF ENGINEERS, STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.
- 12B.) 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.
- 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 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.
- 14.) "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.
- 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 AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- 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.) DRIVEWAYS AND CULVERTS IN THE COUNTY RIGHT-OF-WAY NEED APPROVAL FROM NASSAU COUNTY FOR A RIGHT-OF-WAY/DRIVEWAY PERMIT.
- 18.) TOTAL NUMBER OF LOTS: 9

MANZIE & DRAKE LAND SURVEYING

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WETLAND BUFFER TABLE		
REQUIRED AREA AT 25' (IN SQ. FT.)	PROVIDED AREA (IN SQ. FT.)	PROVIDED AVERAGE BUFFER
71,614.5 SQUARE FEET	72,478.5 SQUARE FEET	25- FEET

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